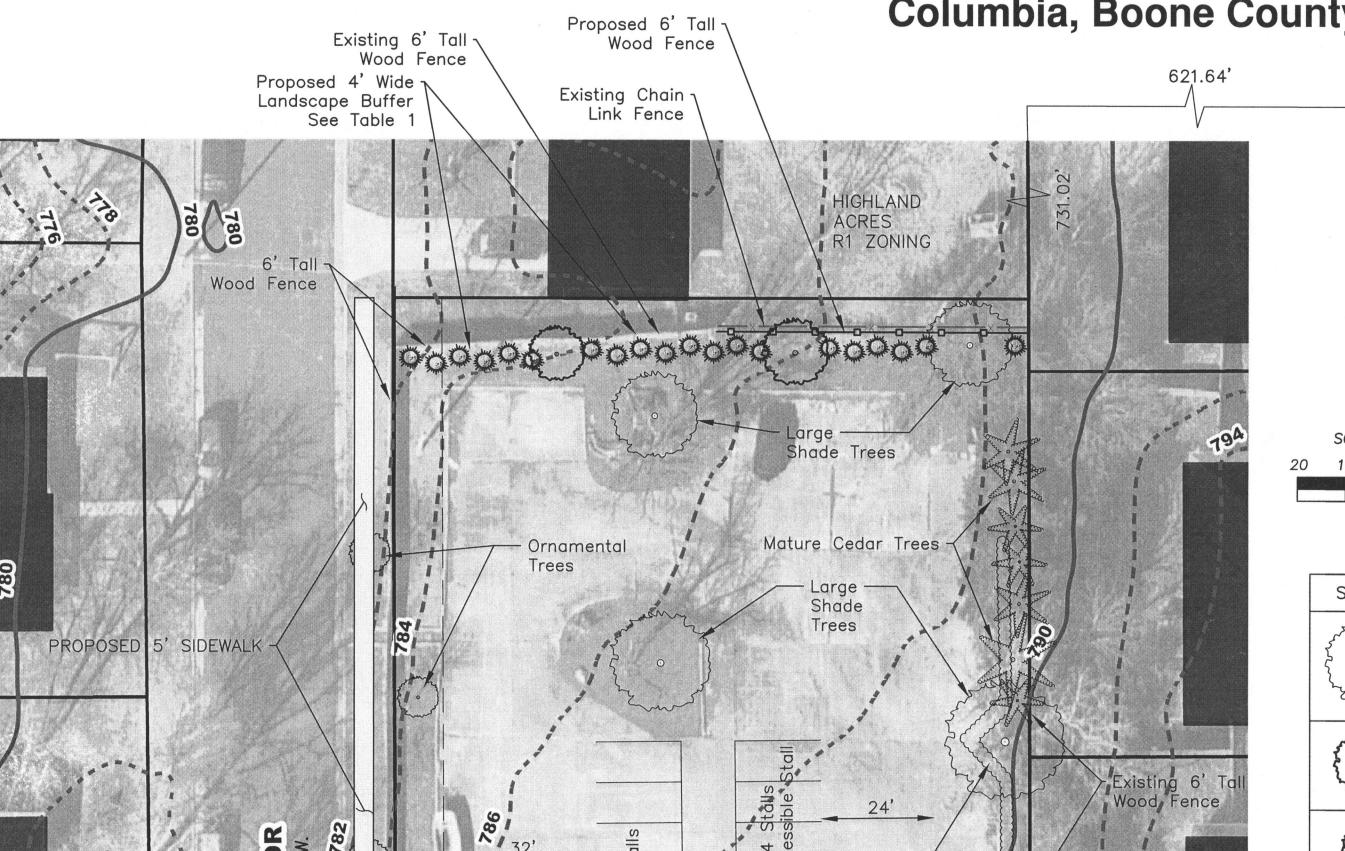
SUNSHINE EARLY CARE AND **EDUCATION CENTER** PD PLAN

2207 Holly Ave Columbia, Boone County, MO 65202



- Proposed

5' SIDEWALK

EXISTING UTILITY POLE

Wood Fence

Source: Nearmap. https://www.nearmap.com/us/en

Proposed - 10' UE

EXISTING FIRE HYDRANT

Truncation R20'

HOLLY AV

40' R.O.W.

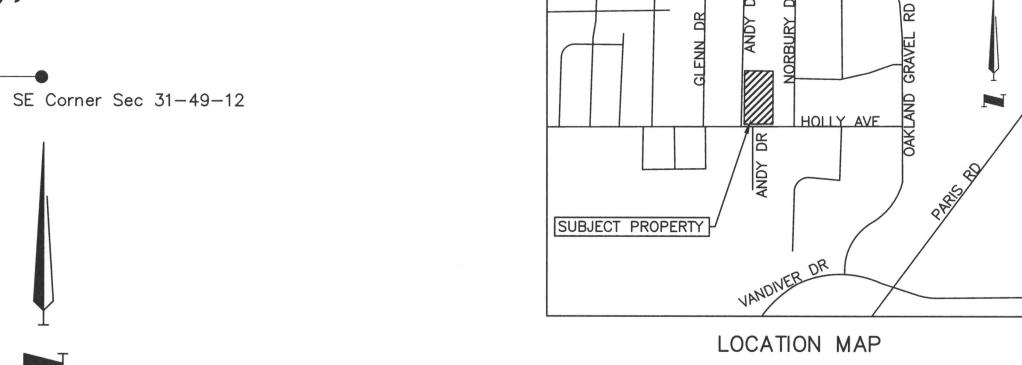


TABLE 1 - 4' LANDSCAPE BUFFER PLANTING

Symbol	Plant Type	Qty	Notes
o de la companya della companya della companya de la companya della companya dell	Large Shade Tree	1	(a)
e e	Medium Shade Tree	1	(b)
0	Small Shade Tree	1	(b)
O	Shrubs	20	(c)

- (a) Existing tree
- (b) Per 29-4.4(e)(2)(iii)(B) 2-inch caliper; 10 feet in height (c) Per 29-4.4(e)(2)(iii)(C) Shrubs/flowering plants covering a minimum of 50% of the remaining area outside the required trees, with a minimum of 25% being flowering

SITE INFORMATION: SITE ADDRESS: 2207 HOLLY AVE. COLUMBIA, MO 65202

LOT SIZE: 0.8 AC

MAXIMUM BUILDING HEIGHT: 35 FT.

ZONING: PD

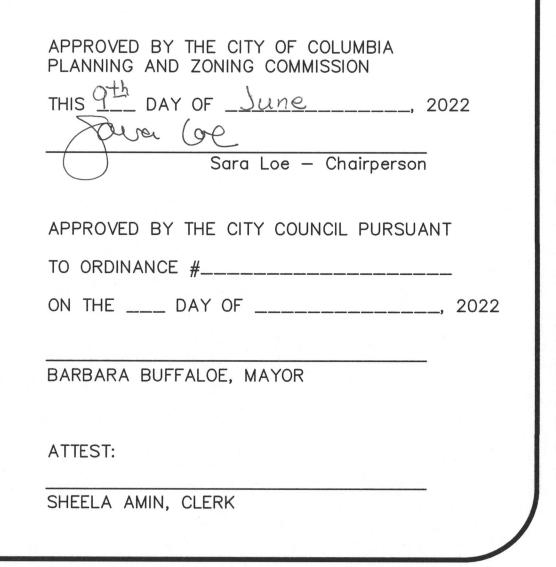
SUNSHINE FAMILY HOME CENTER, LLC 3633 EVERGREEN LN COLUMBIA, MO 65201

FLOOD PLAIN STATEMENT: This tract is located in an Area Determined to be Outside the 0.2% Annual Chance Floodplain, Zone X, as shown by the flood map panel #29019C0281E dated April 19, 2017

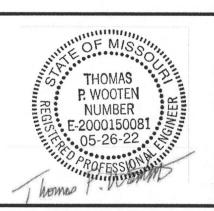
NOTE: The proposed 20' radiuis corner truncation at the corner of Holly Ave and Andy Drive and proposed 10' utility easements on Holly Ave and Andy Drive are shown as final plat requirements. No final plat is planned at this time. At such time that final platting is required, these items will be dedicated as part of said final plat. Proposed sidewalk construction shown shall be completed within 3 years.

DESIGN EXCEPTION:

29-4.4(e) and Table 4.4-4: Property edge buffering Granting a partial waiver to allow a level 2 transitional screening and buffer along the north property line, instead of the required level 3 screening and buffer



SUNSHINE EARLY CARE & EDUCATION CENTER



SHEET NUMBER 1 of 1