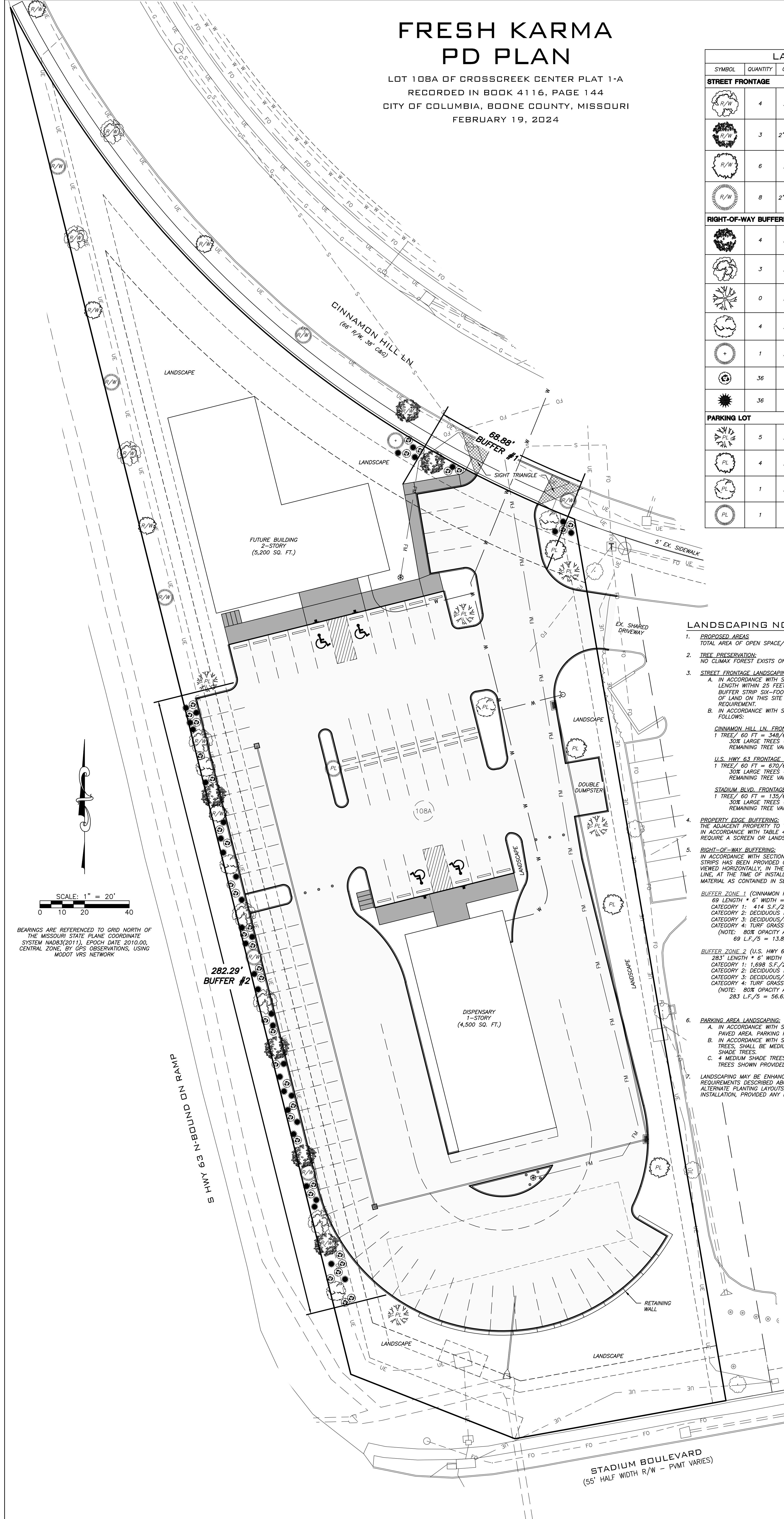
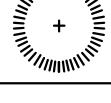


FRESH KARMA PD PLAN

LOT 108A OF CROSSCREEK CENTER PLAT 1-A
RECORDED IN BOOK 4116, PAGE 144
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 19, 2024



SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE				
	4	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	2" CAL - B&B	AS SHOWN	
	6	2" CAL - B&B	AS SHOWN	MEDIUM SHADE TREE - MATURE HEIGHT 30'-45'
	8	2" CAL - B&B	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
RIGHT-OF-WAY BUFFERING				
	4	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	0	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	2" CAL - B&B	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
	36	5 GAL	AS SHOWN	DECIDUOUS FLOWERING SHRUB VARIETY 1
	36	5 GAL	AS SHOWN	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
PARKING LOT				
	5	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	2" CAL - B&B	AS SHOWN	MEDIUM SHADE TREE - MATURE HEIGHT 30'-45'
	1	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	4' HEIGHT	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'

LANDSCAPING NOTES

1. PROPOSED AREAS
TOTAL AREA OF OPEN SPACE/LANDSCAPING WILL BE 15% OR GREATER.
2. TREE PRESERVATION:
NO CLIMAX FOREST EXISTS ON SITE.
3. STREET FRONTAGE LANDSCAPING:
 - A. IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). TWO STRIPS OF LAND ON THIS SITE MEET THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
 - B. IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

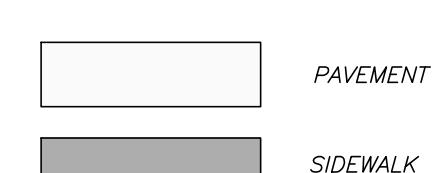
CINNAMON HILL LN. FRONTAGE = 348 L.F.
 $1 \text{ TREE/ 60 FT} = 348/60 = 6 \text{ TOTAL TREES}$
 $30\% \text{ LARGE TREES} = 2 \text{ TREES}$
 $\text{REMAINING TREE VARIETIES} = 4 \text{ TREES}$

U.S. HWY 63 FRONTAGE = 670 L.F.
 $1 \text{ TREE/ 60 FT} = 670/60 = 12 \text{ TOTAL TREES}$
 $30\% \text{ LARGE TREES} = 4 \text{ TREES}$
 $\text{REMAINING TREE VARIETIES} = 8 \text{ TREES}$

STADIUM BLVD. FRONTAGE = 135 L.F.
 $1 \text{ TREE/ 60 FT} = 135/60 = 3 \text{ TOTAL TREES}$
 $30\% \text{ LARGE TREES} = 1 \text{ TREE}$
 $\text{REMAINING TREE VARIETIES} = 2 \text{ TREES}$
4. PROPERTY EDGE BUFFERING:
THE ADJACENT PROPERTY TO THE EAST IS ZONED PD WITH THE USE BEING A QUICK-SERVE RESTAURANT. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, A LEVEL 0 LANDSCAPE BUFFER IS REQUIRED, DOES NOT REQUIRE A SCREEN OR LANDSCAPE BUFFER.
5. RIGHT-OF-WAY BUFFERING:
IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) ONE SIX-FOOT WIDE LANDSCAPE BUFFER STRIPS HAS BEEN PROVIDED ON THIS SITE. THE BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:

BUFFER ZONE 1 (CINNAMON HILL LN - 69 L.F.):
 $69 \text{ LENGTH} * 6' \text{ WIDTH} = 414 \text{ S.F. BUFFER AREA}$
 CATEGORY 1: $414 \text{ S.F.}/200 \text{ S.F.} = 2.07, 3 \text{ TREES PROVIDED}$
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 7 SHRUBS
 CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 7 SHRUBS
 CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 207 SQ. FT.
 (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
 $69 \text{ L.F.}/5 = 13.8, 14 \text{ SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 \& 3)$

BUFFER ZONE 2 (U.S. HWY 63 - 283 L.F.):
 $283' \text{ LENGTH} * 6' \text{ WIDTH} = 1,698 \text{ S.F. BUFFER AREA}$
 CATEGORY 1: $1,698 \text{ S.F.}/200 \text{ S.F.} = 8.49, 9 \text{ TREES PROVIDED}$
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 29 SHRUBS
 CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 28 SHRUBS
 CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 142 SQ. FT.
 (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
 $283 \text{ L.F.}/5 = 56.6. 57 \text{ SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 \& 3)$
6. PARKING AREA LANDSCAPING:
 - A. IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = $43,283 \text{ SQ. FT.} / 4,000 = 10.8$ OR 11 TREES REQUIRED.
 - B. IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 11 TREES REQUIRED ABOVE, A MINIMUM OF 30%, 4 TREES, SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40%, 5 TREES, SHALL BE LARGE SHADE TREES.
 - C. 4 MEDIUM SHADE TREES, 5 LARGE SHADE TREES AND 2 ORNAMENTAL TREES, FOR A TOTAL OF 11 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.



<p>JAY GEBHARDT E-25052 MO PROFESSIONAL ENGINEER</p>  <p>A CIVIL GROUP, LLC MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006116</p>		<p>DATE: 03/04/2024</p> 
<p>PLANNED DEVELOPMENT PLAN LOT 108A CROSSCREEK CENTER PLAT 1-A COLUMBIA, MISSOURI</p>		