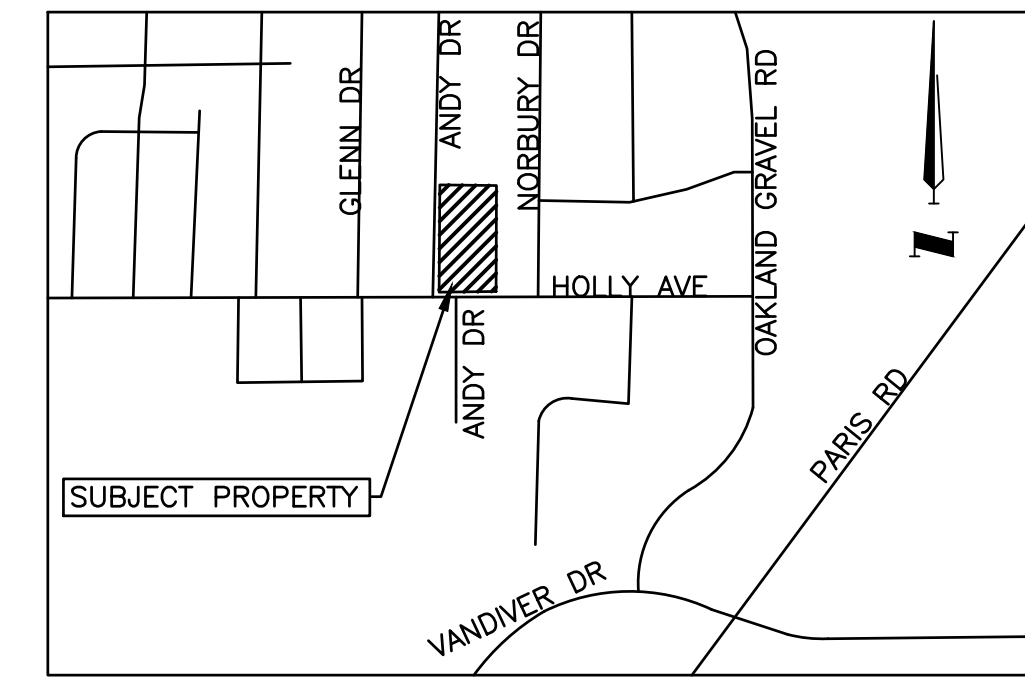
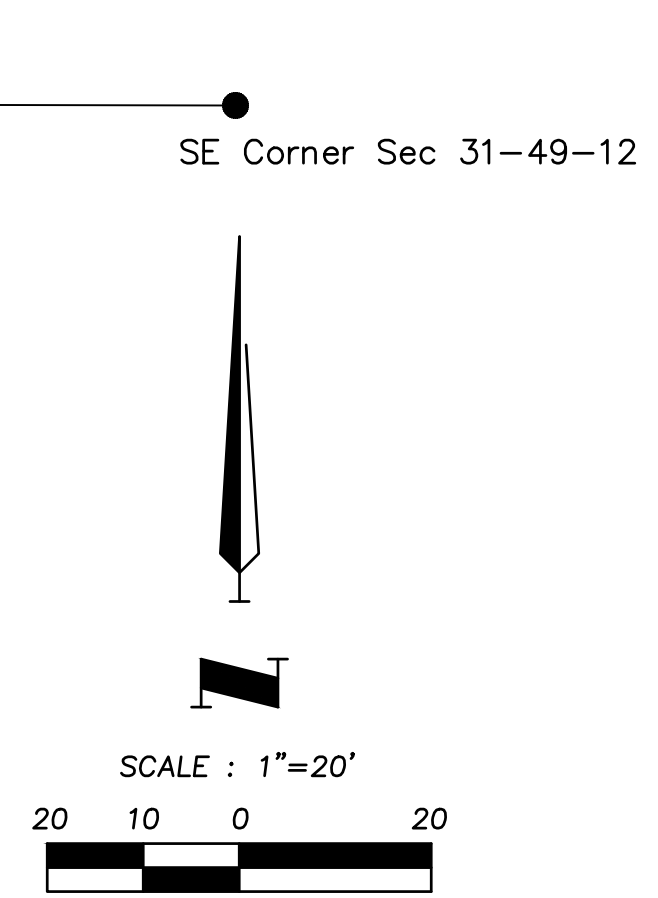


SUNSHINE EARLY CARE AND EDUCATION CENTER

PD PLAN

2207 Holly Ave
Columbia, Boone County, MO 65202



LOCATION MAP

TABLE 1 - 4' LANDSCAPE BUFFER PLANTING

Symbol	Plant Type	Qty	Notes
	Large Shade Tree	1	(a)
	Medium Shade Tree	1	(b)
	Small Shade Tree	1	(b)
	Shrubs	20	(c)

NOTES
 (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 shrubs

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

LOT SIZE: 0.8 AC
MAXIMUM BUILDING HEIGHT: 35 FT.

ZONING: PD

OWNER:
 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' radius 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.

DESIGN EXCEPTIONS:
 29-4.3(g)(1): Residential setback
 Granting a partial waiver from the required 6', to prohibit parking within 3' of the east property line.
 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

Design Adjustment for required sidewalk along the Andy Street frontage as required by UDC Section 29-5.1 Approved by City Council pursuant to Ordinance # _____ on the _____ day of _____ 2022.

APPROVED BY THE CITY OF COLUMBIA
 PLANNING AND ZONING COMMISSION
 THIS ____ DAY OF _____, 2022

Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT
 TO ORDINANCE # _____
 ON THE ____ DAY OF _____, 2022

BARBARA BUFFALO, MAYOR

ATTEST:
 SHEELA AMIN, CLERK

ANDERSON ENGINEERING
 EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
 4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO 65201 - PHONE (673) 397-5476
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
 MISSOURI CERTIFICATE OF AUTHORITY #00062 EXPIRES 12/31/2023

DRAWING INFO.	
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	05-13-2022
JOB NUMBER:	22CO10006

REVISIONS	
NO.	DESCRIPTION

SUNSHINE DAYCARE
 PD Development Plan
 Sunshine Daycare Overview

COLUMBIA, BOONE COUNTY, MO

SHEET NUMBER
1
 1 OF 1

May 13, 2022 - 10:23am Plotted By: Tom W:\22co10006 - Sunshine Daycare PD Plan\Admin\Reports\PD Plan Documents\Sunshine Daycare PD Plan.dwg Layout: 1