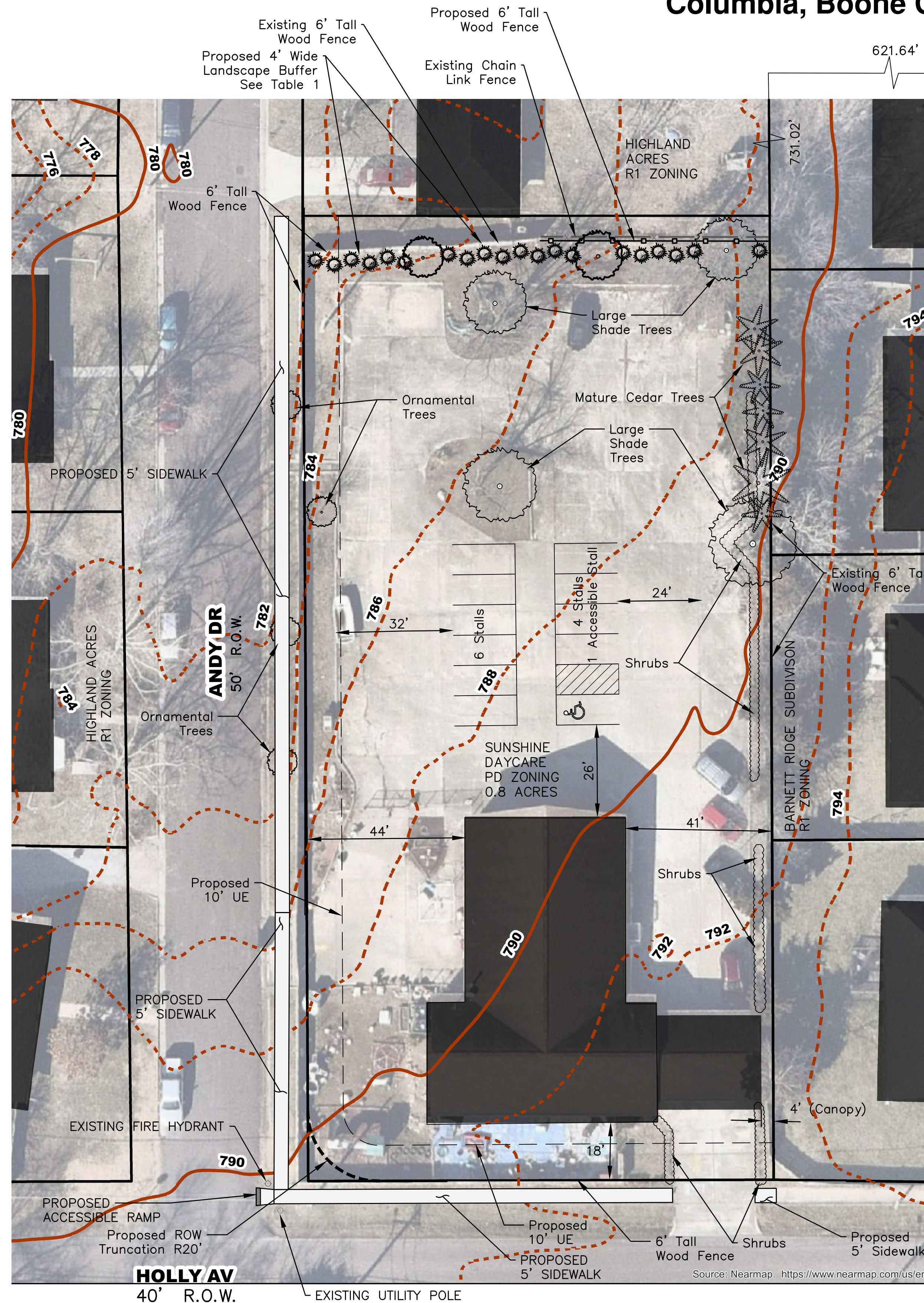
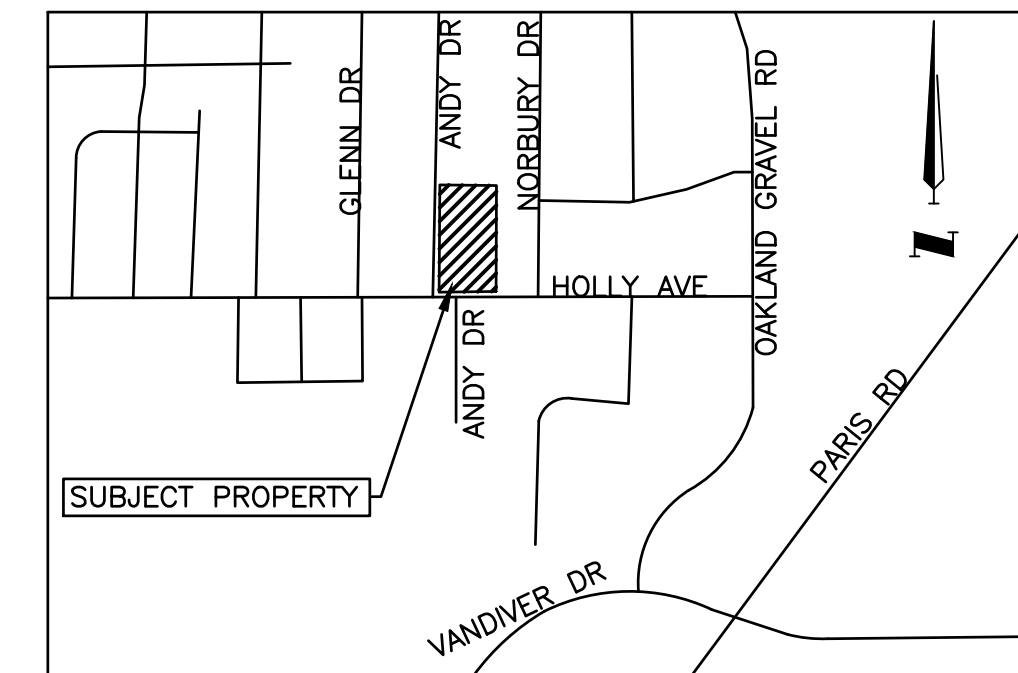
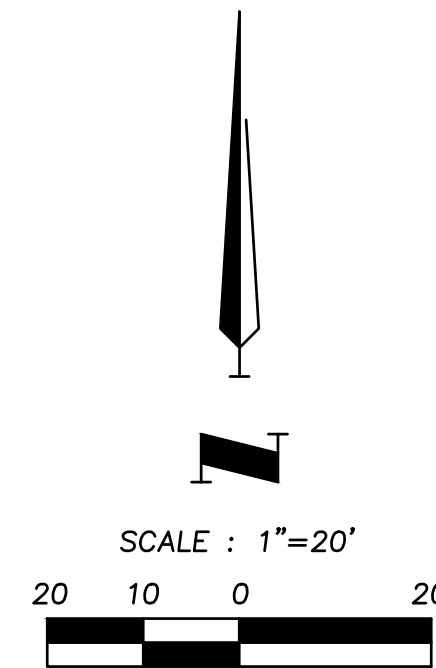


# SUNSHINE EARLY CARE AND EDUCATION CENTER PD PLAN

2207 Holly Ave  
Columbia, Boone County, MO 65202



621.64'  
SE Corner Sec 31-49-12



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

**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

**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. Proposed sidewalk construction shown shall be completed within 3 years.

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 #000062 EXPIRES 12/31/2023

DRAWING INFO.	
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	05-26-2022
JOB NUMBER:	22CO10006

SUNSHINE EARLY CARE & EDUCATION CENTER  
PD DEVELOPMENT PLAN  
COLUMBIA, BOONE COUNTY, MO

SHEET NUMBER  
**1**  
1 OF 1