

CRANE MHP BOARD OF ADJUSTMENT EXHIBIT

SITE DATA

ZONING: EXISTING ZONING - R-M, R-S & CG-P
 PROPOSED ZONING - M-LP

SITE AREA: 4.68 ACRES

STREAM BUFFER

STREAMSIDE ZONE

ONLY GRADING WILL TAKE PLACE IN THE STREAMSIDE ZONE
 AFTER CONSTRUCTION THE 25' STREAMSIDE BUFFER WILL BE MAINTAINED AND WILL INCLUDE NO IMPERVIOUS AREA
 PROPOSED PLANTING OF NATIVE VEGETATION AND TREES IN THE STREAMSIDE ZONE BASED ON STREAM BUFFER ENCROACHMENT AREA AS FOLLOWS:

ENCROACHMENT AREA = 20,157 SQFT

REVEGETATION EQUIVALENT AREA = 1.5 X 20,157 SQFT = 30,236 SQFT

REPLANT WITH

- 25% LARGE TREES = 7,600 SQFT
- 25% SMALL TREES = 7,600 SQFT
- 25% SHRUBS = 7,600 SQFT
- 25% GROUND COVER = 7,600 SQFT OR 0.174 ACRES

COVERAGE AREA BASED ON SPECIES FROM TABLE 4.4.2 OF THE CITY OF COLUMBIA CODE OF ORDINANCES (SECTION 29-4.4)

- ROOT BAG TREE = 600 SQFT
- SMALL CONTAINER TREE = 450 SQFT
- SHRUBS = 75 SQFT
- NATIVE GRASS = 6 LBS OF PLUGS/ACRE


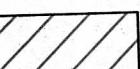
REPLANTING CALCULATIONS:

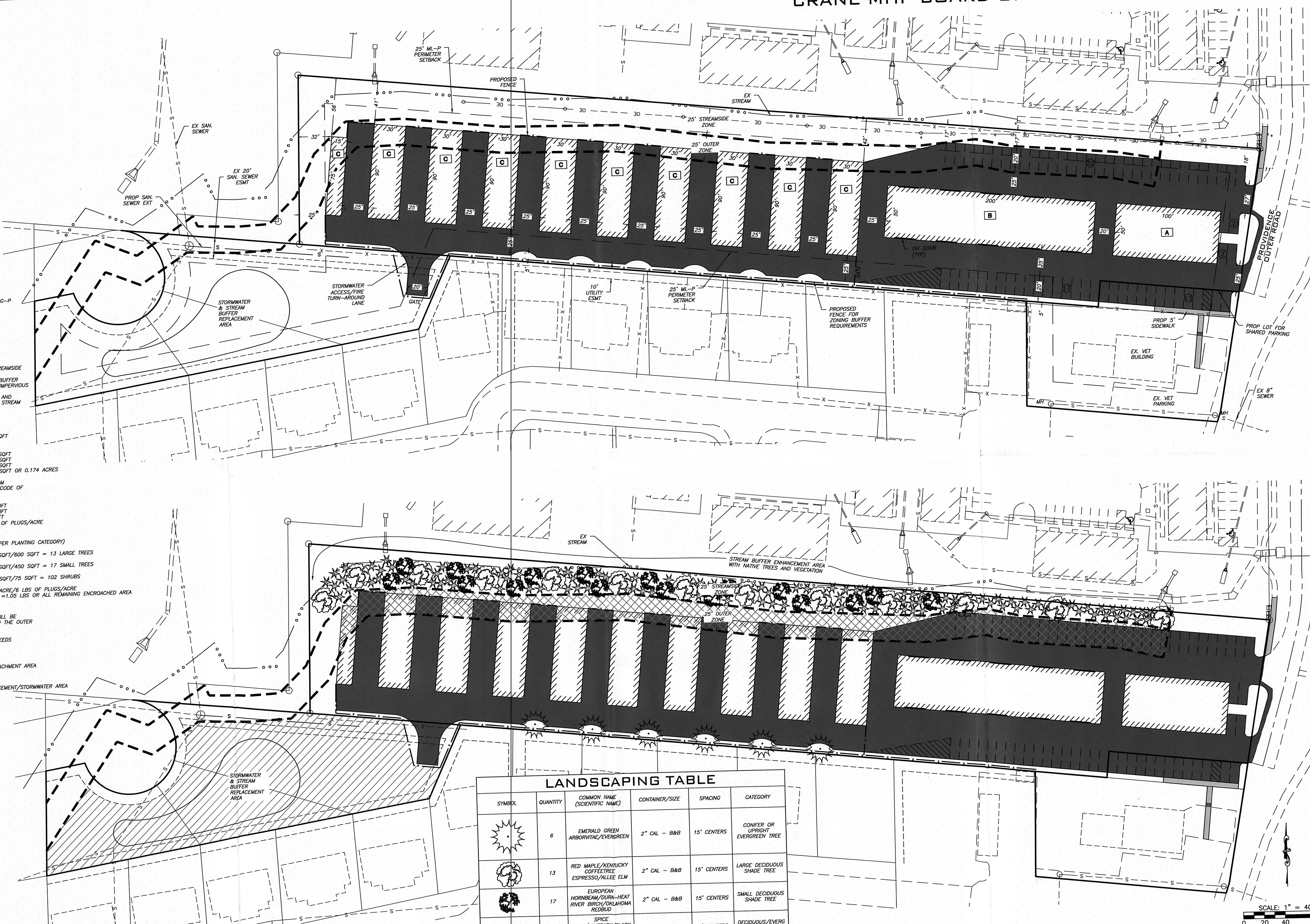
(NO MORE THAN 50% OF ONE SPECIES PER PLANTING CATEGORY)

- ROOT BAG TREE = 7,600 SQFT/600 SQFT = 13 LARGE TREES
- SMALL CONTAINER TREE = 7,600 SQFT/450 SQFT = 17 SMALL TREES
- SHRUBS = 7,600 SQFT/75 SQFT = 102 SHRUBS
- NATIVE GRASS = 0.174 ACRE/6 LBS OF PLUGS/ACRE = 1.05 LBS OR ALL REMAINING ENCROACHED AREA

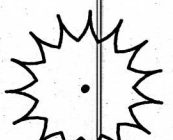
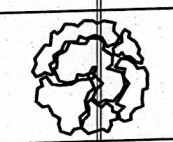
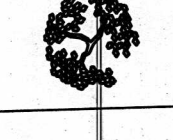

OUTER ZONE

ENCROACHMENT INTO THE OUTER ZONE WILL BE MITIGATED BY ADDING ADDITIONAL AREA TO THE OUTER ZONE IN THE STREAM BUFFER REPLACEMENT/STORMWATER AREA
 STREAM BUFFER REPLACEMENT AREA EXCEEDS ENCROACHED OUTER ZONE AREA

-  - STREAM BUFFER ENCROACHMENT AREA - 20,157 SQFT
-  - STREAM BUFFER REPLACEMENT/STORMWATER AREA - 30,100 SQFT



LANDSCAPING TABLE

SYMBOL	QUANTITY	COMMON NAME (SCIENTIFIC NAME)	CONTAINER/SIZE	SPACING	CATEGORY
	6	EMERALD GREEN ARBORVITAE/EVERGREEN	2" CAL - B&B	15' CENTERS	CONIFER OR UPRIGHT EVERGREEN TREE
	13	RED MAPLE/KENTUCKY COFFEE TREE ESPRESSO/ALLEE ELM	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE
	17	EUROPEAN HORNBEAM/DURA-HEAT RIVER BIRCH/OKLAHOMA REDBUD	2" CAL - B&B	15' CENTERS	SMALL DECIDUOUS SHADE TREE
	102	SPICE BUSH/NINEBARK/BLACK CHOKEBERRY/TOR BIRCHLEAF SPIREA	5 CAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB

SCALE: 1" = 40'
 0 20 40 80