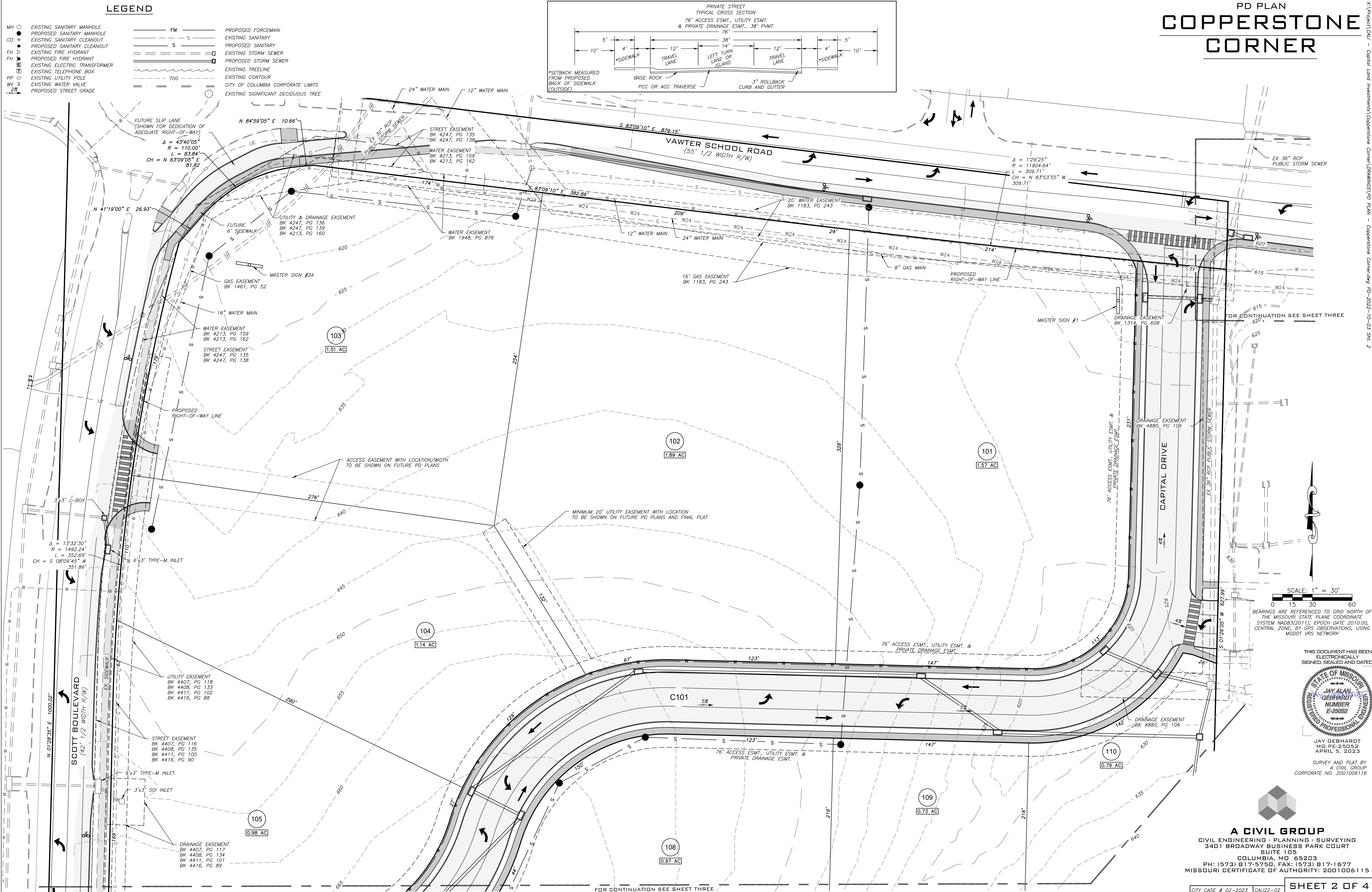


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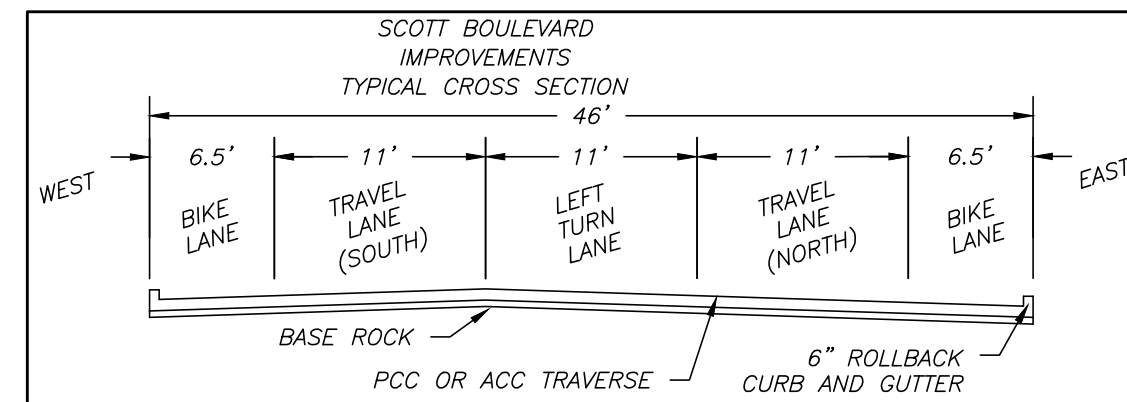
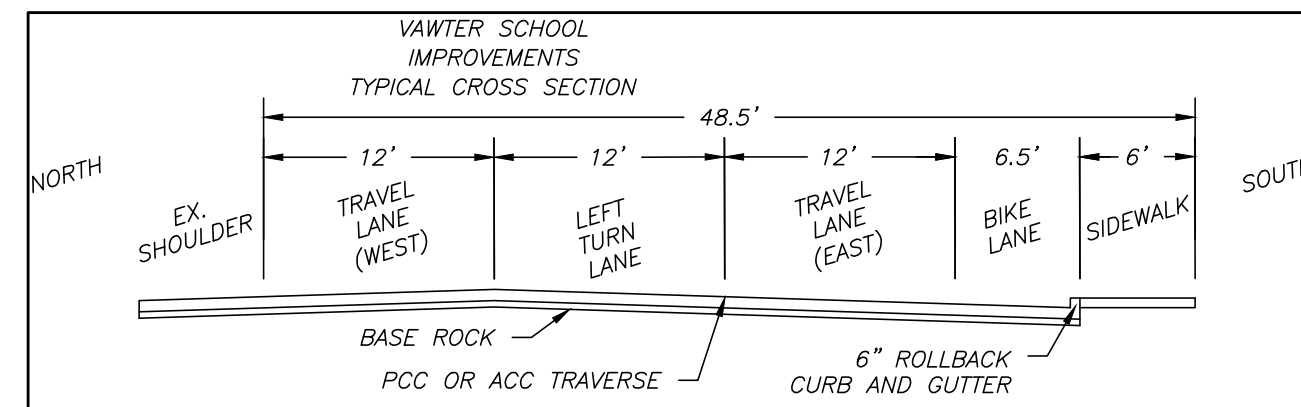
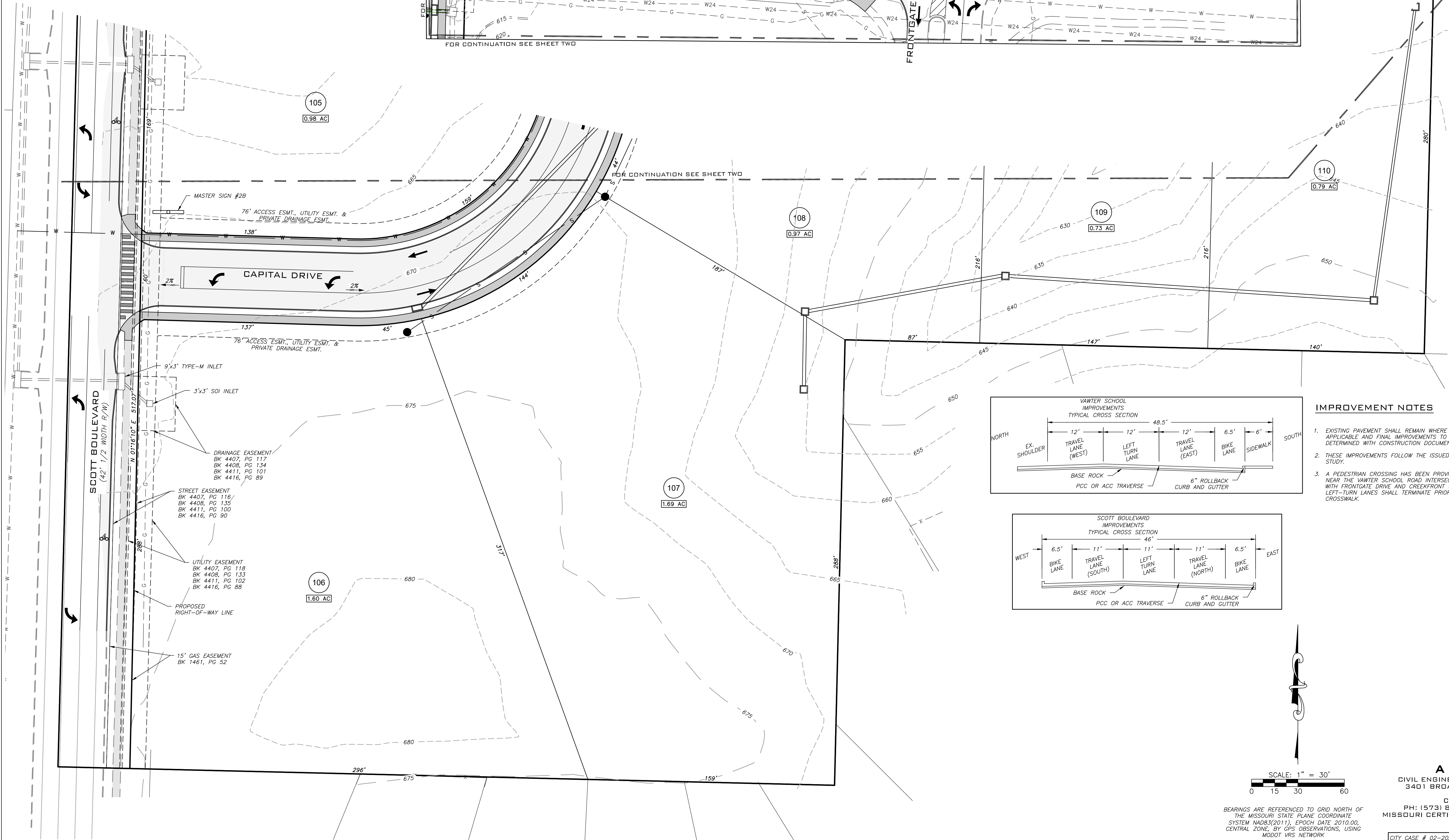
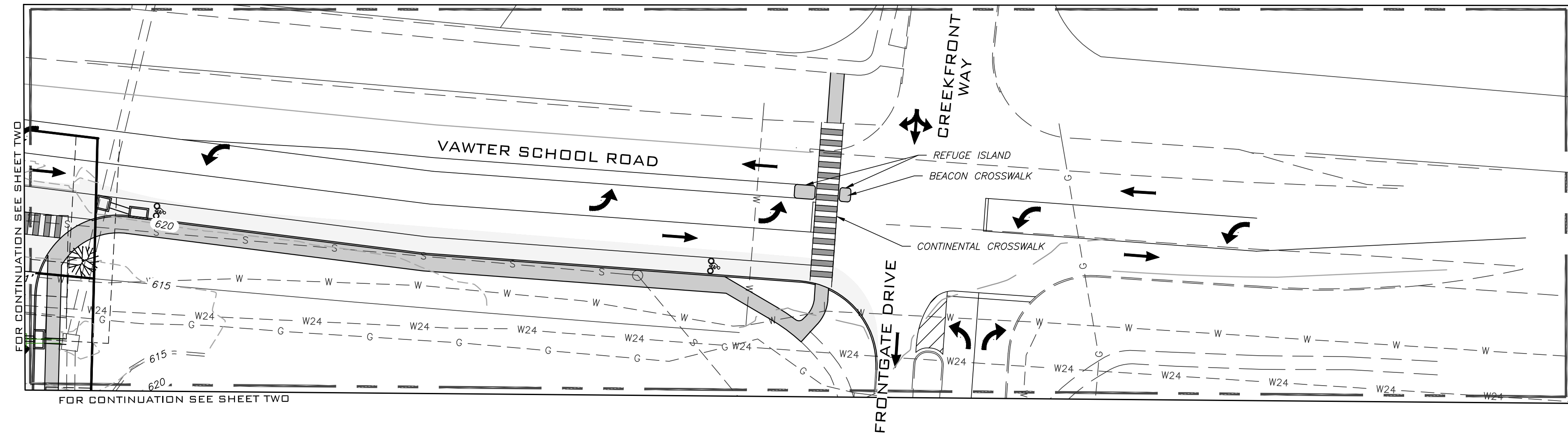
PD PLAN COPPERSTONE CORNER



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PD PLAN
**COPPERSTONE
CORNER**

LEGEND	
MH ○	EXISTING SANITARY MANHOLE
CO ●	PROPOSED SANITARY MANHOLE
CO ●	EXISTING SANITARY CLEANOUT
CO ●	PROPOSED SANITARY CLEANOUT
FH ○	EXISTING FIRE HYDRANT
FH ○	PROPOSED FIRE HYDRANT
ET ○	EXISTING ELECTRIC TRANSFORMER
ET ○	EXISTING TELEPHONE BOX
PP ○	EXISTING UTILITY POLE
WV X	EXISTING WATER VALVE
2% ▽	PROPOSED STREET GRADE
FM —	PROPOSED FORCEMAIN
S —	EXISTING SANITARY
S —	PROPOSED SANITARY
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	EXISTING TREELINE
700 —	EXISTING CONTOUR
—	CITY OF COLUMBIA CORPORATE LIMITS
○	EXISTING SIGNIFICANT DECIDUOUS TREE



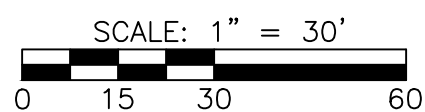
IMPROVEMENT NOTES

- EXISTING PAVEMENT SHALL REMAIN WHERE APPLICABLE AND FINAL IMPROVEMENTS TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS.
- THESE IMPROVEMENTS FOLLOW THE ISSUED TRAFFIC STUDY.
- A PEDESTRIAN CROSSING HAS BEEN PROVIDED NEAR THE VAWTER SCHOOL ROAD INTERSECTION WITH FRONTGATE DRIVE AND CREEKFRONT WAY. THE LEFT-TURN LANES SHALL TERMINATE PRIOR TO THE CROSSWALK.

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED



JAY GEBHARDT
MO PE-25052
APRIL 5, 2023
SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116



BEARINGS ARE REFERENCED TO GRID NORTH OF
THE MISSOURI STATE PLANE COORDINATE
SYSTEM NAD83(2011), EPOCH DATE 2010.00,
CENTRAL ZONE, BY GPS OBSERVATIONS, USING
MODOT VRS NETWORK

A CIVIL GROUP
CIVIL ENGINEERING • PLANNING • SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

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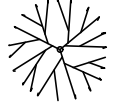

PD PLAN
COPPERSTONE
CORNER

LANDSCAPING NOTES

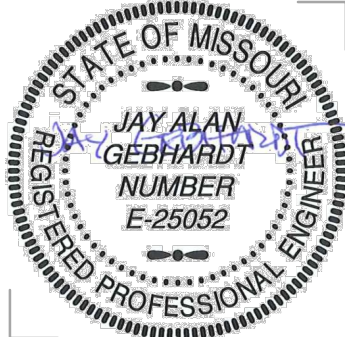
1. PROPOSED AREAS
ALL PROPOSED AREAS WILL BE COMPLIANT WITH LANDSCAPING REQUIREMENTS AT THE TIME A REVISED PD IS SUBMITTED.
2. TREE PRESERVATION:
CLIMAX FOREST TOTAL AREA: 0
REQUIRED TREE PRESERVATION AREA: 0
3. STREET FRONTAGE LANDSCAPING:
 - A. IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP. STREET FRONTAGE LANDSCAPING SUBJECT TO FINAL SITE PLAN SUBMISSIONS.
 - B. IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

VAWTER SCHOOL RD. FRONTAGE = 768 L.F.
1 TREE / 40 FT = 770/40 = 19.25 OR 20 TOTAL TREES
30% LARGE TREES = 6 TREES
REMAINING TREE VARIETIES = 14 TREES

SCOTT BLVD. = 913 L.F.
1 TREE / 40 FT = 920/40 = 22.8 OR 23 TOTAL TREES
30% LARGE TREES = 6.9 OR 7 TREES
REMAINING TREE VARIETIES = 16 TREES
C. STREET TREES SHALL BE REQUIRED ADJACENT CAPITAL DRIVE AND SHOWN WITH EACH DEVELOPMENT PLAN.
4. PROPERTY EDGE BUFFERING:
 - A. LOT 101 TO THE EAST OF THE SUBJECT PROPERTY DOES NOT REQUIRE PROPERTY EDGE BUFFERING. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.
 - B. LOT 102C TO THE EAST OF THE SUBJECT PROPERTY DOES NOT REQUIRE PROPERTY EDGE BUFFERING. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.
 - C. THE PROPERTIES ADJACENT TO THE SOUTHERN LINE OF THE SUBJECT PROPERTY ARE ZONED R-1. THESE 10 PROPERTIES REQUIRE A LEVEL 3 PROPERTY EDGE BUFFER IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC. A 10-FOOT WIDE LANDSCAPE BUFFER WITH FOUR CATEGORIES OF PLANTING MATERIAL REQUIRED. SEE TABLE 4.4-3 AND AN EIGHT-FOOT TALL SCREENING DEVICE IS REQUIRED AT A COMMERCIAL TO SINGLE-FAMILY RESIDENTIAL TRANSITION. A PORTION OF THE PROPERTY EDGE EXISTING LANDSCAPING IS INTENDED TO BE PRESERVED. THE EXISTING PRESERVED BUFFER WIDTH IS APPROXIMATELY 10'. EVERGREEN TREES ALONG PROPERTY LINE TO BE PLACED AT 10' CENTERS AND STAGGER THEM 5 TO 10 FEET HORIZONTALLY FROM THE PROPERTY LINE WITH A 10-FOOT WIDE LANDSCAPE BUFFER WITH FOUR CATEGORIES OF PLANTING MATERIALS.
 - D. SOME OF THE ADJACENT PROPERTIES HAVE EXISTING FENCES AND THE ADJACENT OWNERS DO NOT SUPPORT ANOTHER FENCE AS A SCREENING DEVICE.
5. PRESERVATION OF EXISTING LANDSCAPING:
THE EXISTING VEGETATION WITHIN EXISTING WOODED AREA WILL BE PRESERVED ALONG THE SOUTHERN PROPERTY LINE AND COUNT TOWARD THE SCREEN/BUFFER REQUIREMENTS.
6. REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(G)(1-3) OF THE CITY CODE. 23 SIGNIFICANT TREES ON THE SITE.

LANDSCAPING TABLE				
SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONT BUFFERING				
	13	2" CAL - B&B	40' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	30	2" CAL - B&B	40' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
RESIDENTIAL BUFFERING				
	223	6' HEIGHT	10' CENTERS	EVERGREEN TREE - MATURE HEIGHT 30'-35'

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JAY GEBHARDT
MO PE-26052
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