

A MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF **DISCOVERY APARTMENTS**

LOCATED IN SECTION 32; TOWNSHIP 48 NORTH; RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

LOT 1 - IMPERVIOUS AREA
4.52 TOTAL AREA 100%
2.18 IMPERVIOUS 70%
1.34 PERVIOUS 30%
LOT 1 - DENSITY
119 TOTAL UNITS /
4.52 ACRES =
26.33 UNITS/ACRE

LOT 3 - 194 ACRE LOT SIZE
IMPERVIOUS AREA ALLOCATED
FOR FUTURE BUILT OUT OF
LOT 3 = 1.60 ACRES

GENERAL LANDSCAPING NOTES

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE
REVISED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.
ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN
ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE
CITY OF COLUMBIA.
LANDSCAPING SHALL COMPLY WITH SECTION 20-4.4 OF THE CITY OF
COLUMBIA CODE OF ORDINANCES.
LANDSCAPE CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND
IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK
AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE PANS SHALL BE MULCHED WITH 3" OF DIED BROWN
HARDWOOD MULCH.
LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A
PERIOD OF THREE MONTHS.
ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN
ASSOCIATION OF NURSERYMEN.
PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY AGRICULTURAL APPROVAL.
LANDSCAPING MAY BE INSTALLED IN PHASES AS THE WORK PROGRESSES
ON A LOT-BY-LOT BASIS.

LANDSCAPE COMPLIANCE

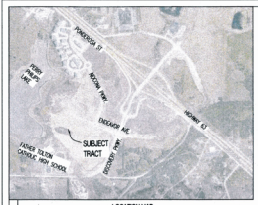
20-4.4(i) - GENERAL PROVISIONS:	
EXISTING CANOPY FOREST ON SITE:	0.00 AC
TOTAL SITE AREA:	23.77 AC
REQUIRED 10% OF TOTAL SITE TO BE LANDSCAPED:	2.37 AC (10%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	3.50 AC (15%)
20-4.4(ii) - STREET FRONTAGE LANDSCAPING:	
(1) LENGTH OF PAVED AREA UNDER ACT IN LENGTH MINIMUM 20' OF 6" WIDE TO HAVE 6" WIDE LANDSCAPED BUFFER (OTHER THAN TYPICAL SCREENING BED PLANTING SCHEM).	0 L.F. TO 99' WIDE
1 TREE 12" CALIPER, 14' TALL AT END OF PLANTING BED 200 S.E. OF BUFFER AREA	0 TREES
(2) 1 TREE PER 100' OF STREET FRONTAGE WITH HEIGHT OF 8' OR GREATER TRIM TO FEET (LARGE APPLICABLE STREET FRONTAGE)	34 TREES
20-4.4(iii) - PRESERVATION OF EXISTING LANDSCAPING:	
(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA. PARKING AREAS BETWEEN 100 AND 149 SPACES SHALL BE ESTIMATED BY 10% WIDE LANDSCAPING STRIP WITH A CIRCUMFERENCE OF PLANTING MATERIALS FROM SECTION 20-4.4(iii)(2)	10.0% OF REQUIRED 23.04 AC OF PROPOSED LOT SIZE
(2) 1 TREE PER 400 S.F. OF LANDSCAPED AREA - 534 S.F.	24 TREES
(3) 1 TREE PER 4,000 S.F. OF PAVED PAVED AREA - 19,000 S.F. OF PARKING AND DRIVE LINES	43 TREES
(4) 1 TREE PER 4,000 S.F. OF PAVED PAVED AREA - 19,000 S.F. OF PARKING AND DRIVE LINES	43 TREES
(5) MIN. SIZE TOTAL TREES TO BE MEDIUM SHADE TREES	13 TREES
(6) MIN. AND TOTAL TREES TO BE LARGE SHADE TREES	18 TREES
20-4.4(iii) - PRESERVATION OF EXISTING LANDSCAPING:	
TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 0 TREES	
(50) MINIMUM OF 10% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (0 TREES)	

PARKING AREA LANDSCAPING PLANTING:					
QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE	
15	HEDGE MAPLE	ACER CAMPESTRIS	MEDIUM TREE	2.5" CALIPER	
13	COLEMANHARTS	KOELBIA FRAXINOLATA	MEDIUM TREE	2.5" CALIPER	
10	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER	
8	SUGAR MAPLE	ACER SACCABINUM	LARGE TREE	2.5" CALIPER	
13	REDBELL	CESTRUM CORDICUM	SMALL TREE	2.5" CALIPER	
8	JAPANESE TREE LILAC	SPIRAEA VERTICILLATA	ORNAMENTAL TREE	2.5" CALIPER	

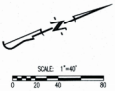
STREET FRONTAGE STREET TREES PLANTING TABLE:					
QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE	
9	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER	
9	SWITCHGRASS	COLEOPTERIS SYMPHYLOCA	LARGE TREE	2.5" CALIPER	
8	RIVER BIRCH	BETULA NIDA THERESA	MEDIUM TREE	2.5" CALIPER	
8	AMERICAN HONEYLOCUST	GLABRUM TRICANTENS	MEDIUM TREE	2.5" CALIPER	



THE SHEET HAS BEEN REDESIGNED AND
REVISIONS:
NO. 1: 04/11/2025
NO. 2: 04/11/2025
NO. 3: 02/28/2025
ORIGINAL: 02/27/2025
CROCKETT JOB #24544



OWNER/DEVELOPER:
PDR LLC
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201



(FUTURE DEVELOPMENT)
LOT 6
9.85
ACRES

