

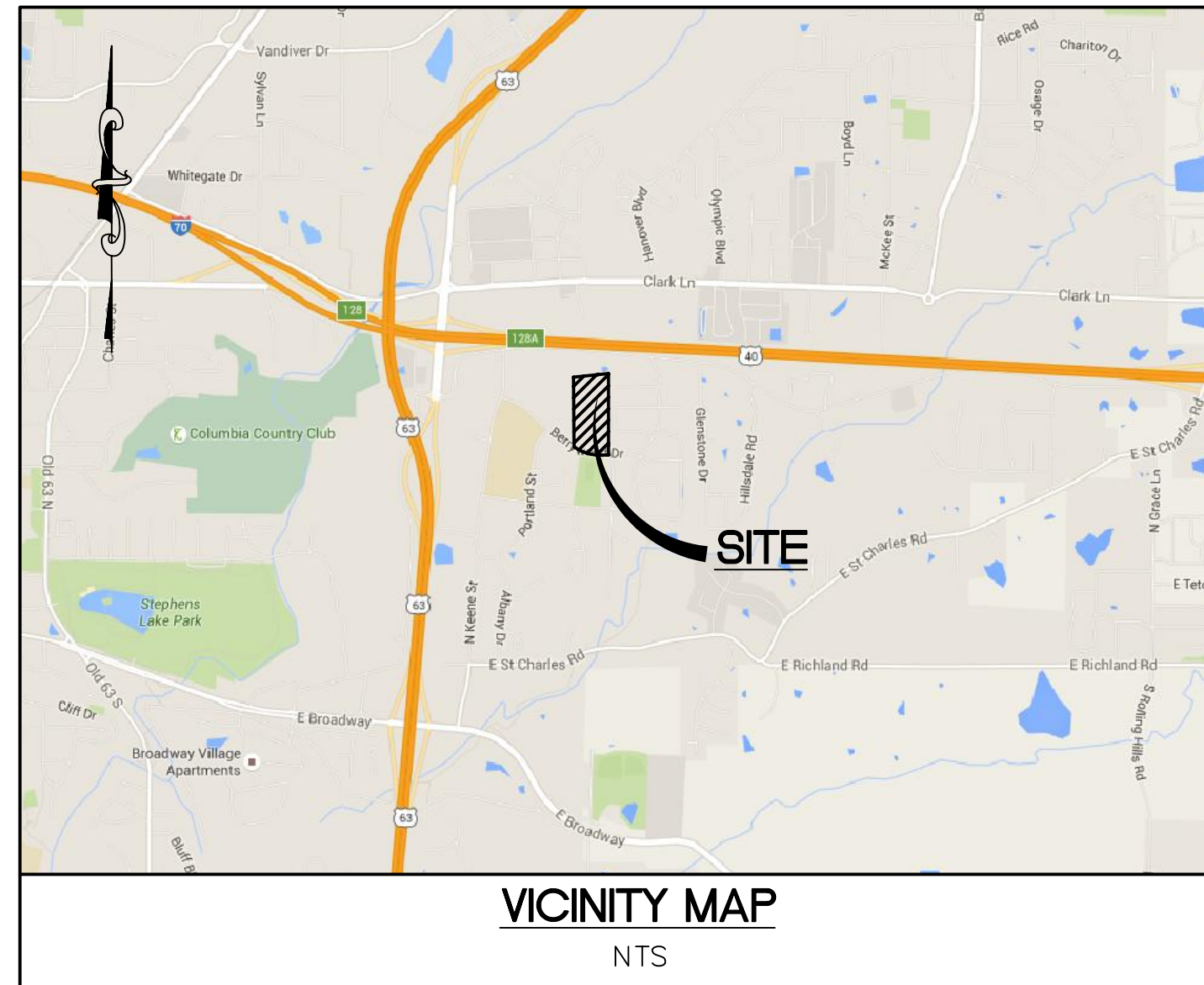
**LEGEND**

EXISTING		PROPOSED
460 459 + 620.15	CONTOURS	460 459 621.25 (TOP OF CURB) (NEAREST PRECEDENT)
~ ~ ~	SPOT GRADE	~ ~ ~
~ ~ ~	TREE LINE	~ ~ ~
○	TREE	○
○	BUSH	○
○	STORM MANHOLE	○
○	AREA INLET	○
○	CURB INLET	○
○	GRATED INLET	○
○	FLARED END SECTION	○
12" RCP	STORM SEWER	12" RCP
○	GRATED MANHOLE	○
○	STORM DESIGNATOR	○
○	DOWNSPOUT	○
○	DRAINAGE PIPE	○
○	SWALE/SLOPE INDICATOR	○
○	SANITARY MANHOLE	○
○	SANITARY SEWER	SS
○	CLEAN OUT	CO
○	SANITARY DESIGNATOR	○
○	UTILITY POLE	○
○	GUIDE WIRE	○
○	OVERHEAD UTILITY	OU
○	UNDERGROUND ELECTRIC	UE
○	ELECTRIC MARKER	○
○	ELECTRIC METER	○
○	ELECTRIC BOX	○
○	ELECTRIC PULL BOX	○
○	ELECTRIC TRANSFORMER	○
○	ELECTRIC MANHOLE	○
○	UNDERGROUND TELEPHONE	UT
○	FIBER OPTIC MARKER	○
○	CABLE MARKER	○
○	GAS LINE	GV
○	GAS VALVE	GM
○	GAS METER	○
○	GAS MARKER	○
○	WATER LINE	W
○	WATER VALVE	WV
○	WATER METER	○
○	FIRE HYDRANT	○
○	SIGN	○
○	MAIL BOX	○
○	TEST HOLE	○
○	LIGHT STANDARD	○
○	FENCE	○
○	BOLLARD	○
○	RETAINING WALL	○
○	CONCRETE PAVEMENT	○
○	SILTATION FENCE	○
○	AIR CONDITIONER	○
○	FLAG POLE	○
○	MONITORING WELL	○
○	PARKING METER	○
○	PLANTER	○
○	SPRINKLER CONTROL BOX	○
○	SPRINKLER	○
○	SPRINKLER VALVE	○
○	TRAFFIC CONTROL BOX	○
○	TRAFFIC POLE	○
○	YARD LIGHT	○
○	GUARD RAIL	○
○	PROPERTY LINE	○
○	EASEMENT	○
○	SETBACK	○
○	INLET PROTECTION	○
○	WATTLE	○
○	CHECK DAM	○
○	USE IN PLACE	(UIP)
○	TO BE REMOVED	(TBR)
○	ADJUST TO GRADE	(ATG)
○	TO BE REMOVED & RELOCATED	(TBR&R)
○	TYPICAL	(TYP)
○	NOT TO SCALE	N.T.S.
○	HIGH POINT IN GRADE	HP
○	LOW POINT IN GRADE	LP
○	TOP OF WALL	TW
○	BOTTOM OF WALL	BW
○	NOT IN CONTRACT	(NIC)

# MAINSTREET HEALTH & WELLNESS SUITES

A TRACT OF LAND BEING KEENE ESTATES PLAT NO. 6  
NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 48  
NORTH, RANGE 12 WEST  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

## O-P DEVELOPMENT PLAN



	INDEX	REVISIONS								
		1	2	3	4	5	6	7	8	9
C1.0	COVER SHEET									
C2.0	SITE PLAN									
C2.1	TRASH ENCLOSURE DETAILS									
C3.0	CONCEPT STORMWATER PLAN									
L1.0	CONCEPT LANDSCAPE PLAN									
E2.04	PHOTOMETRIC PLAN									

**FLOOD PLAIN STATEMENT**

THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 29019C0285D, WITH AN EFFECTIVE DATE OF MARCH 17, 2011.

**PARKING CALCULATIONS**

HOSPITAL USE: 1 SPACE/BED FOR FIRST 100 BEDS; 1 SPACE/2 BEDS FOR NEXT 100 BEDS; 1 SPACE/4 BEDS THEREAFTER  
 PARKING REQUIRED: 70 SPACES  
 PARKING PROVIDED: 100 SPACES (INCLUDES 4 ACCESSIBLE SPACES)  
 BICYCLE PARKING REQUIRED: 51-99 PARKING SPACES REQUIRED = 8 BICYCLE PARKING SPACES

**PERTINENT DATA**

EXISTING ZONING: O-P (PLANNED OFFICE DISTRICT)  
 PROPOSED ZONING: O-P (PLANNED OFFICE DISTRICT)  
 SITE AREA: 11.24 ACRES  
 PROPOSED BUILDING: 49,793 S.F.  
 BUILDING HEIGHT: 29'-0"

**TREE PRESERVATION**

TOTAL AREA OF REGULATED CLIMAX FOREST: 10.64 ACRES  
 MINIMUM AREA REQUIRED TO BE SAVED: 2.66 ACRES = 25%  
 MINIMUM AREA PROPOSED TO BE SAVED: 4.00 ACRES = 38%

**STREAM BUFFER**

IT HAS BEEN DETERMINED THROUGH A REVIEW OF THE USGS MAP "COLUMBIA, MO" AND A SITE INSPECTION THAT THIS SITE DOES NOT CONTAIN ANY TYPE I, TYPE II OR TYPE III STREAMS AS DEFINED IN SECTION 12A-233 OF THE CODE OF ORDINANCES OF THE CITY OF COLUMBIA, MISSOURI.

**DESIGN AND DEVELOPMENT CONTACTS**

OWNER: LEGACY BANK  
2801 WEST MEMORIAL ROAD  
OKLAHOMA CITY, OK 73134  
XXX-XXX-XXXX

DEVELOPER: MS COLUMBIA, LLC  
14390 CLAY TERRACE BOULEVARD, STE 205  
CARMEL, IN 46032  
317-582-6200

CIVIL ENGINEER: COLE  
401 SOUTH 18TH STREET, SUITE 200  
ST. LOUIS, MO 63103  
314-984-9887

ARCHITECT: LAWRENCE GROUP  
319 N. 4TH STREET, SUITE 1000  
ST. LOUIS, MO 63102  
314-231-5700

SURVEYOR: COLE  
401 SOUTH 18TH STREET, SUITE 200  
ST. LOUIS, MO 63103  
314-984-9887

LANDSCAPE ARCHITECT: COLE  
401 SOUTH 18TH STREET, SUITE 200  
ST. LOUIS, MO 63103  
314-984-9887

**UTILITY CONTACTS**

WATER: CITY OF COLUMBIA  
701 EAST BROADWAY  
COLUMBIA, MO 65205  
573-874-7443  
GARY LUTZ (GPL@COCOLUMBIAMO.COM)

SANITARY SEWER: CITY OF COLUMBIA  
701 EAST BROADWAY  
COLUMBIA, MO 65205  
573-441-5481  
LINDSEY SCHAEFER (LLSCHAEF@COCOLUMBIAMO.COM)

STORM SEWER: CITY OF COLUMBIA  
701 EAST BROADWAY  
COLUMBIA, MO 65205  
573-874-7575  
RICK KAUFMANN (RAKAUFMA@COCOLUMBIAMO.COM)

ELECTRIC: CITY OF COLUMBIA  
701 EAST BROADWAY  
COLUMBIA, MO 65205  
573-874-7313  
JOHN BLAKEMORE (JTB@COCOLUMBIAMO.COM)

GAS: AMEREN UE  
2001 MACUIRE BLVD.  
COLUMBIA, MO 65201  
573-876-3063  
CHAD WARREN (C.WARREN@AMEREN.COM)

TELEPHONE: MEDIACOM  
573-489-3364  
DAVID COOKE (DCCOKE@MEDIACOMCC.COM)

**AGENCY CONTACTS**

ZONING: CITY OF COLUMBIA, COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & DEVELOPMENT DIVISION  
701 EAST BROADWAY  
COLUMBIA, MO 65205  
573-874-7682  
STEVE MACINTYRE (STEVE.MACINTYRE@COMO.GOV)

BUILDING: CITY OF COLUMBIA, COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING AND SITE DEVELOPMENT  
701 EAST BROADWAY  
COLUMBIA, MO 65205  
573-874-7474

FIRE: COLUMBIA FIRE DEPARTMENT, FIRE MARSHAL'S DIVISION  
201 ORR STREET  
COLUMBIA, MO 65201  
(573) 874-7391

TRANSPORTATION: CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT  
701 EAST BROADWAY  
COLUMBIA, MO 65205  
573-874-7250  
JACOB RAY (JACOB.RAY@COMO.GOV)

**SURVEYOR'S DESCRIPTION**

A TRACT OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BERRYWOOD DRIVE, 50 FEET WIDE, WITH THE EAST LINE OF LOT 6A OF THE ADMINISTRATIVE REPLAT OF LOT 6 OF KEENE ESTATES, PLAT 4, A SUBDIVISION ACCORDING TO DEED BOOK 1284 PAGE 518 OF THE BOONE COUNTY RECORDS;

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 42 MINUTES 28 SECONDS EAST, 937.81 FEET TO THE SOUTH LINE OF LOT 1-A OF THE REPLAT OF LOT 1 OF BRYAN'S, A SUBDIVISION ACCORDING TO PLAT BOOK 18 PAGE 39 OF THE BOONE COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE, AND THE SOUTH LINES OF LOT 2-B OF THE REPLAT OF LOT 2 OF BRYAN'S, A SUBDIVISION ACCORDING TO BOOK 513 PAGE 921, AND LOTS 1AA AND 2AA OF THE LOT 2A BRYAN'S SUBDIVISION, A REPLAT OF LOT 2A, A SUBDIVISION ACCORDING TO BOOK 1131 PAGE 829 OF THE BOONE COUNTY RECORDS, NORTH 85 DEGREES 02 MINUTES 08 SECONDS EAST, 473.65 FEET TO THE WEST LINE OF WOODRIDGE WEST SUBDIVISION, A SUBDIVISION ACCORDING TO PLAT BOOK 10 PAGE 206 OF THE BOONE COUNTY RECORDS;

THENCE ALONG SAID WEST LINE AND THE WEST LINE OF WOODRIDGE SUBDIVISION, A SUBDIVISION ACCORDING TO PLAT BOOK 6 PAGE 47 OF THE BOONE COUNTY RECORDS, SOUTH 01 DEGREES 09 MINUTES 27 SECONDS WEST, 973.69 FEET TO THE NORTH LINE OF WOODRIDGE SUBDIVISION BLOCK 6, A SUBDIVISION ACCORDING TO PLAT BOOK 11 PAGE 81 OF THE BOONE COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID WOODRIDGE SUBDIVISION BLOCK 6, SOUTH 01 DEGREES 00 MINUTES 43 SECONDS WEST, 124.50 FEET TO THE NORTH RIGHT OF WAY LINE OF BERRYWOOD DRIVE, AS AFOREMENTIONED;

THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 56 MINUTES 31 SECONDS WEST, 109.75 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 580.46 FEET, AN ARC LENGTH OF 388.78 FEET, AND A CHORD BEARING NORTH 71 DEGREES 44 MINUTES 30 SECONDS WEST, 362.60 FEET, AND NORTH 53 DEGREES 32 MINUTES 28 SECONDS WEST, 9.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 11.241 ACRES AND IS BASED ON A BOUNDARY SURVEY BY COLE & ASSOCIATES, INC. DURING THE MONTH OF MAY 2016 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

**SITE BENCHMARK INFORMATION**

BENCHMARK INFORMATION: NAVD 88 ELEVATION 730.75; NGS STATION COLUMBIA 1; AT COLUMBIA, BOONE COUNTY, 10 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE CITY HALL, 30 FEET EAST OF THE CENTERLINE OF 6TH STREET, 19 FEET NORTH OF THE CENTERLINE OF A REAR DRIVE, 5 FEET EAST OF A LAMP POST, AND ABOUT 2 FEET ABOVE GROUND. A STANDARD DISK STAMPED COLUMBIA 1 1935 AND SET IN THE TOP OF A 14-INCH SQUARE CONCRETE POST. NOTE-- THE MARK WAS STAMPED 1934 INSTEAD OF 1935 AND THE DISK IS SET IN THE TOP OF AN 18 X 19 INCH STONE POST.

SITE BENCHMARK: NAVD 88 ELEVATION 785.15; "0" IN OPEN OF THE FIRE HYDRANT LOCATED NEAR THE SOUTHWEST CORNER OF SITE.

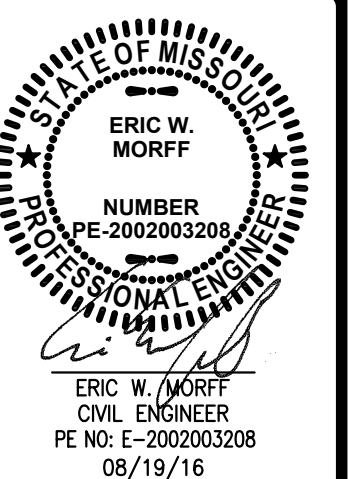
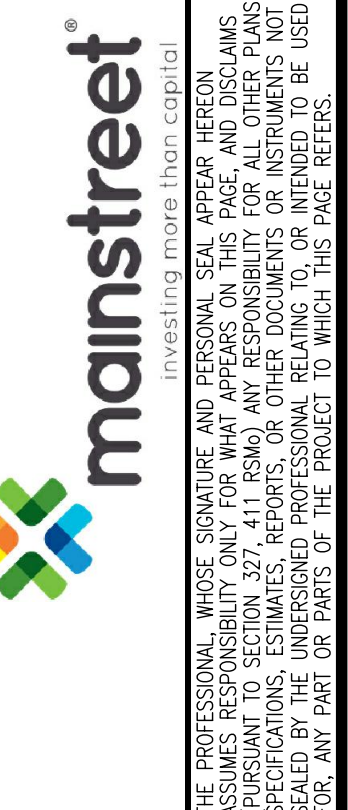
APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

RUSTY STRODTMAN, VICE CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



MS 16-002  
COLUMBIA, MO  
MAINSTREET PROPERTY GROUP  
14390 CLAY TERRACE BOULEVARD, SUITE 205  
CARMEL, IN 46032  
COVER SHEET



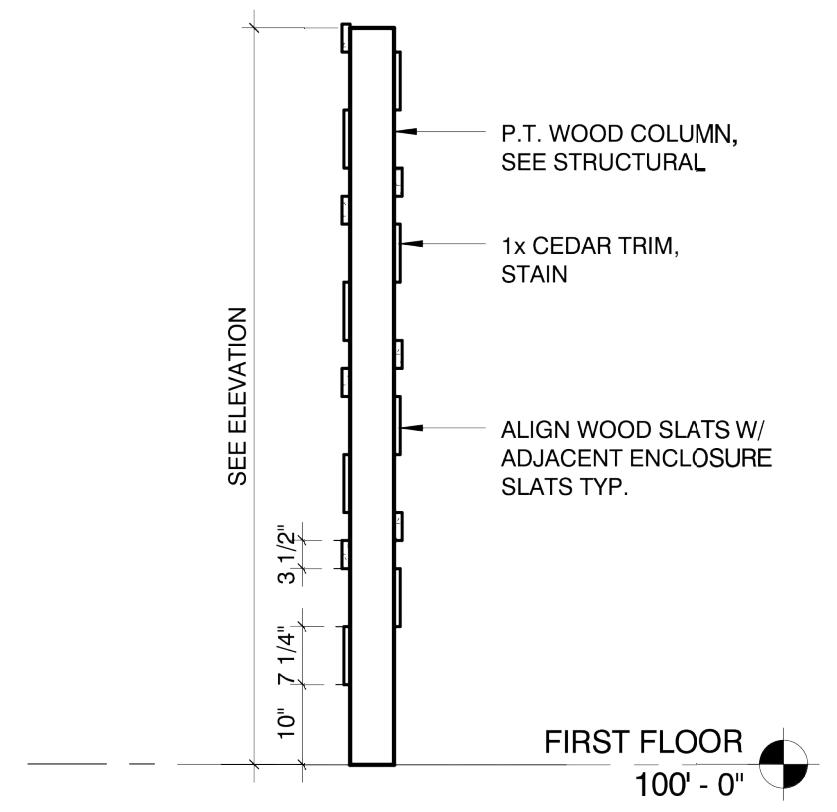
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Job Number  
16-0009  
Sheet Number  
C1.0

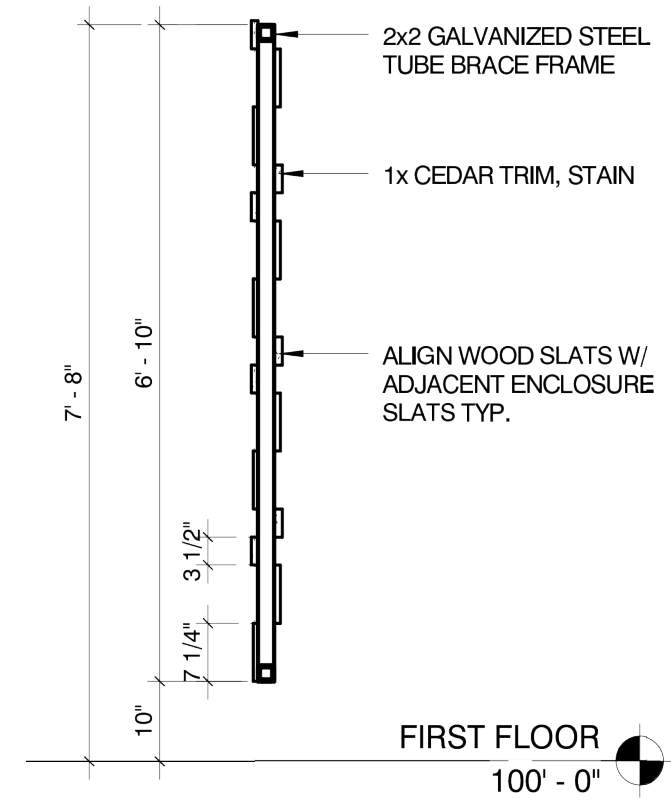




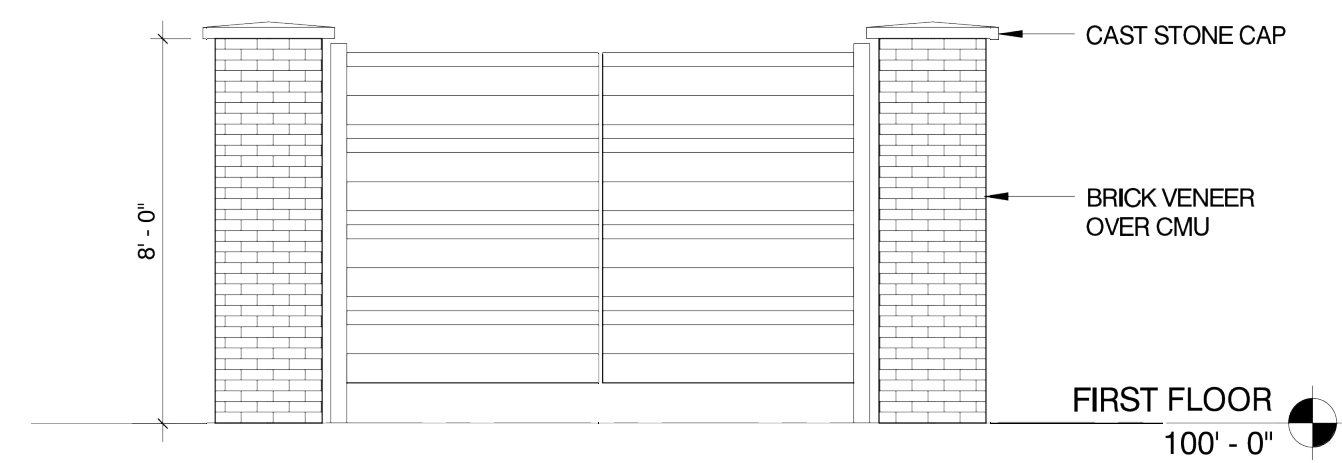




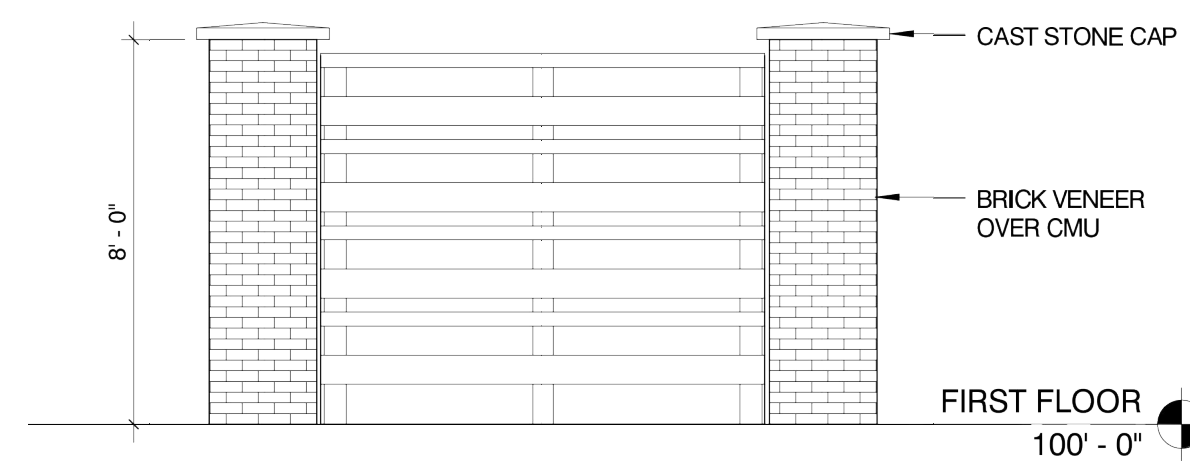
TRASH ENCLOSURE SECTION



TRASH ENCLOSURE GATE SECTION



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE SIDE ELEVATION

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

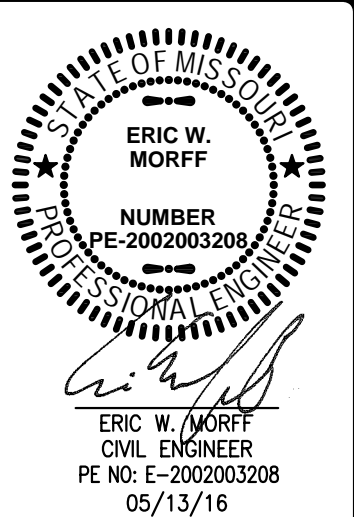
RUSTY STRODTMAN, VICE CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

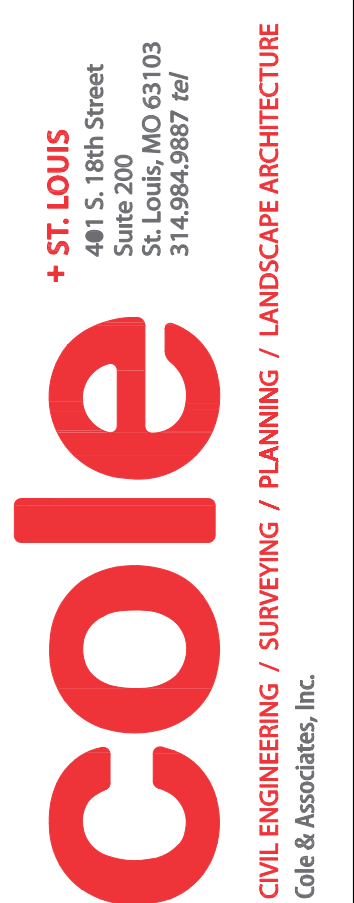
BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

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MS 16-002  
 COLUMBIA, MO  
 MAINSTREET PROPERTY GROUP  
 14390 CLAY TERRACE BOULEVARD, SUITE 205  
 CARMEL, IN 46032  
 TRASH ENCLOSURE DETAILS



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DATE: 08/01/16

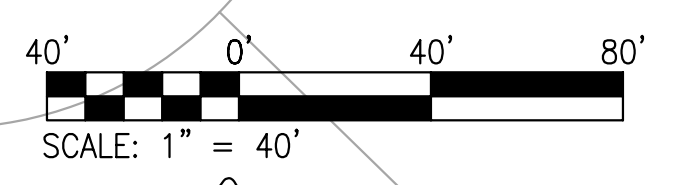
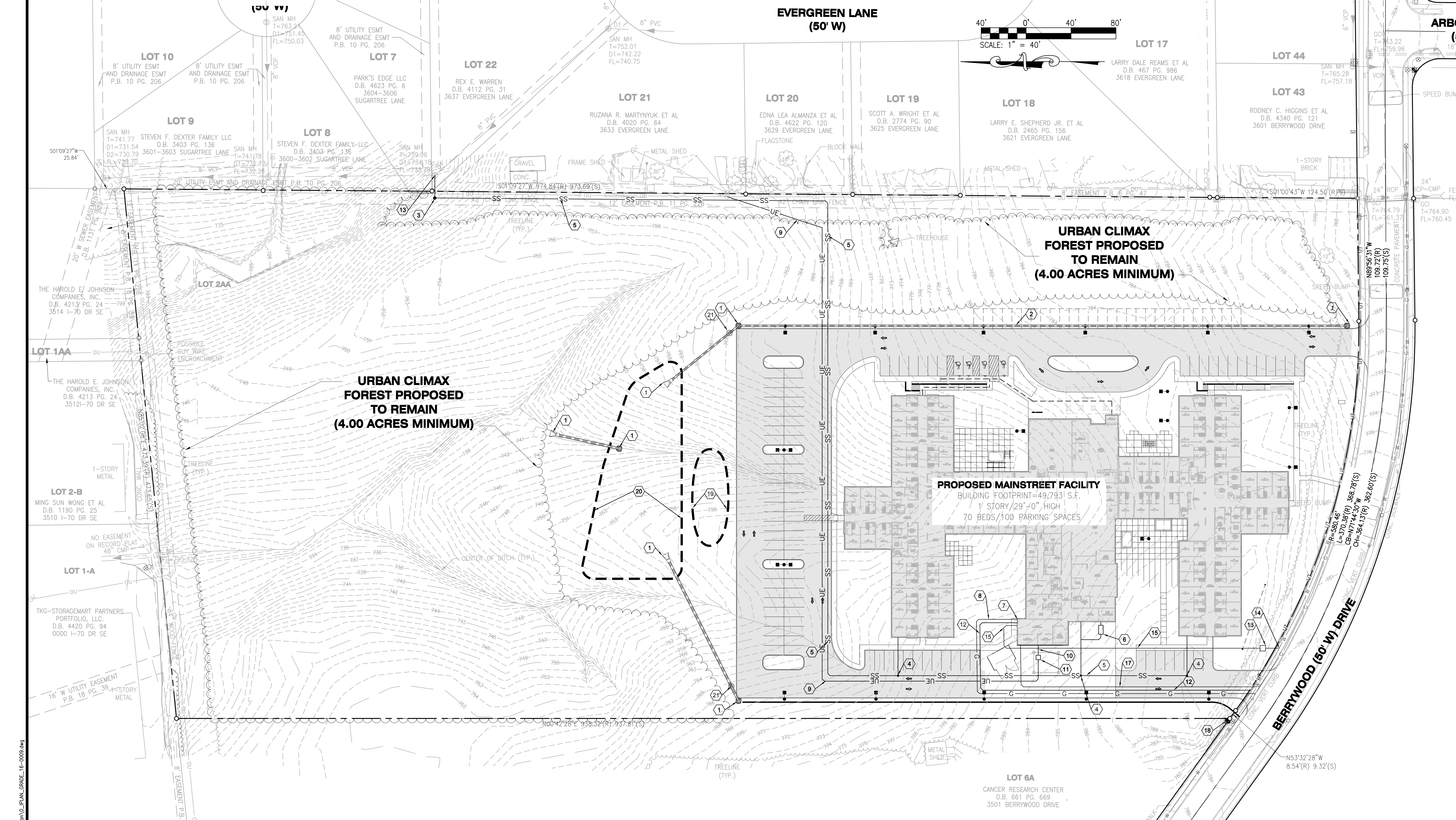
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C2.1

NO.	DATE	REVISION DESCRIPTION
1	08-19-2016	CITY COMMENTS





**URBAN CLIMAX FOREST PROPOSED TO REMAIN (4.00 ACRES MINIMUM)**

**URBAN CLIMAX FOREST PROPOSED TO REMAIN (4.00 ACRES MINIMUM)**

**PROPOSED MAINSTREET FACILITY**  
 BUILDING FOOTPRINT=49,793 S.F.  
 1 STORY/29'-0" HIGH  
 70 BEDS/100 PARKING SPACES

**KEYED NOTES:**

- ① NEW STORM SEWER STRUCTURE.
- ② NEW HDPE STORM SEWER PIPE.
- ③ NEW SEWER MANHOLE.
- ④ NEW SEWER CLEANOUT.
- ⑤ 6" PVC SANITARY SERVICE LINE @ 2.00% MINIMUM (PRIVATE).
- ⑥ NEW 2,000 GALLON GREASE INTERCEPTOR.
- ⑦ NEW GAS METER BY XCEL ENERGY.
- ⑧ NEW GAS SERVICE LINE BY XCEL ENERGY.
- ⑨ NEW PRIMARY ELECTRIC SERVICE LINE BY COLUMBIA WATER AND LIGHT.
- ⑩ NEW SECONDARY ELECTRIC SERVICE LINE BY MAINSTREET.
- ⑪ NEW CONCRETE ELECTRIC TRANSFORMER PAD. MAINTAIN 10' CLEAR IN FRONT AND 5' CLEAR ALL OTHER SIDES. TRANSFORMER AND PAD PROVIDED BY COLUMBIA WATER AND LIGHT.
- ⑫ NEW TELEPHONE SERVICE LINE.
- ⑬ NEW CONNECTION TO EXISTING SANITARY SEWER MAIN.
- ⑭ NEW WATER POINT OF CONNECTION TO EXISTING 8" MAIN PER COLUMBIA WATER AND LIGHT STANDARDS.
- ⑮ NEW 2" PVC DOMESTIC WATER SERVICE (PRIVATE).
- ⑯ NEW 2" WATER METER AND APPURTENANCES FOR DOMESTIC SERVICE PER COLUMBIA WATER AND LIGHT STANDARDS.
- ⑰ NEW 6" PVC FIRE SERVICE (PRIVATE). FINAL FIRE SERVICE LINE TO BE VERIFIED BY FIRE SPRINKLER CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- ⑱ EXISTING FIRE HYDRANT.
- ⑲ NEW STORMWATER FOREBAY.
- ⑳ NEW STORMWATER DETENTION BASIN.
- ㉑ NEW STORMWATER BMP STRUCTURE.

**LEGEND**

EXISTING		PROPOSED
--- 460 ---	CONTOURS	--- 460 ---
--- 459 ---		--- 459 ---
--- +620.15 ---	SPOT GRADE	--- 621.25 (TOP OF CURB) (FINISH FLOOR) ---
--- 8" VCP ---	STORM SEWER	--- SS ---
--- OU ---	SANITARY SEWER	--- OU ---
--- UE ---	OVERHEAD UTILITY	--- UE ---
--- UT ---	UNDERGROUND ELECTRIC	--- UT ---
--- G ---	UNDERGROUND TELEPHONE	--- G ---
--- W ---	GAS LINE	--- W ---
	WATER LINE	

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

RUSTY STRODTMAN, VICE CHAIRPERSON  
 APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

BRIAN TREECE, MAYOR  
 SHEELA AMIN, CITY CLERK

NO	REVISION DESCRIPTION	DATE
1 <td>CITY COMMENTS</td> <td>08-19-2016</td>	CITY COMMENTS	08-19-2016
2 <td>CITY COMMENTS</td> <td>08-30-2016</td>	CITY COMMENTS	08-30-2016

**mainstreet**  
 DEVELOPER/OWNER

investing more than capital  
 THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON IS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI. HIS/HER DESIGN AND/OR CONSTRUCTION OF THIS PROJECT IS LIMITED TO THE SPECIFIC PROJECT AND/OR SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOTED HEREON. THIS PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL ARE NOT TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS REFERS.

STATE OF MISSOURI  
 ERIC W. MORFF  
 NUMBER PE-2002003200  
 PROFESSIONAL ENGINEER  
 ERIC W. MORFF  
 CIVIL ENGINEER  
 PE NO. E-20020032008  
 08/19/16

MS 16-002  
 COLUMBIA, MO  
 MAINSTREET PROPERTY GROUP  
 14390 CLAY TERRACE BOULEVARD, SUITE 205  
 CAMEL, IN 46032  
**CONCEPT STORMWATER PLAN**

+ ST. LOUIS  
 1155 1/2 Birch Street  
 Suite 200  
 St. Louis, MO 63103  
 314.984.9887 ext  
**COLE**  
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE  
 Cole & Associates, Inc.

DESIGN/CALC BY  
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 Job Number  
**16-009**  
 Sheet Number  
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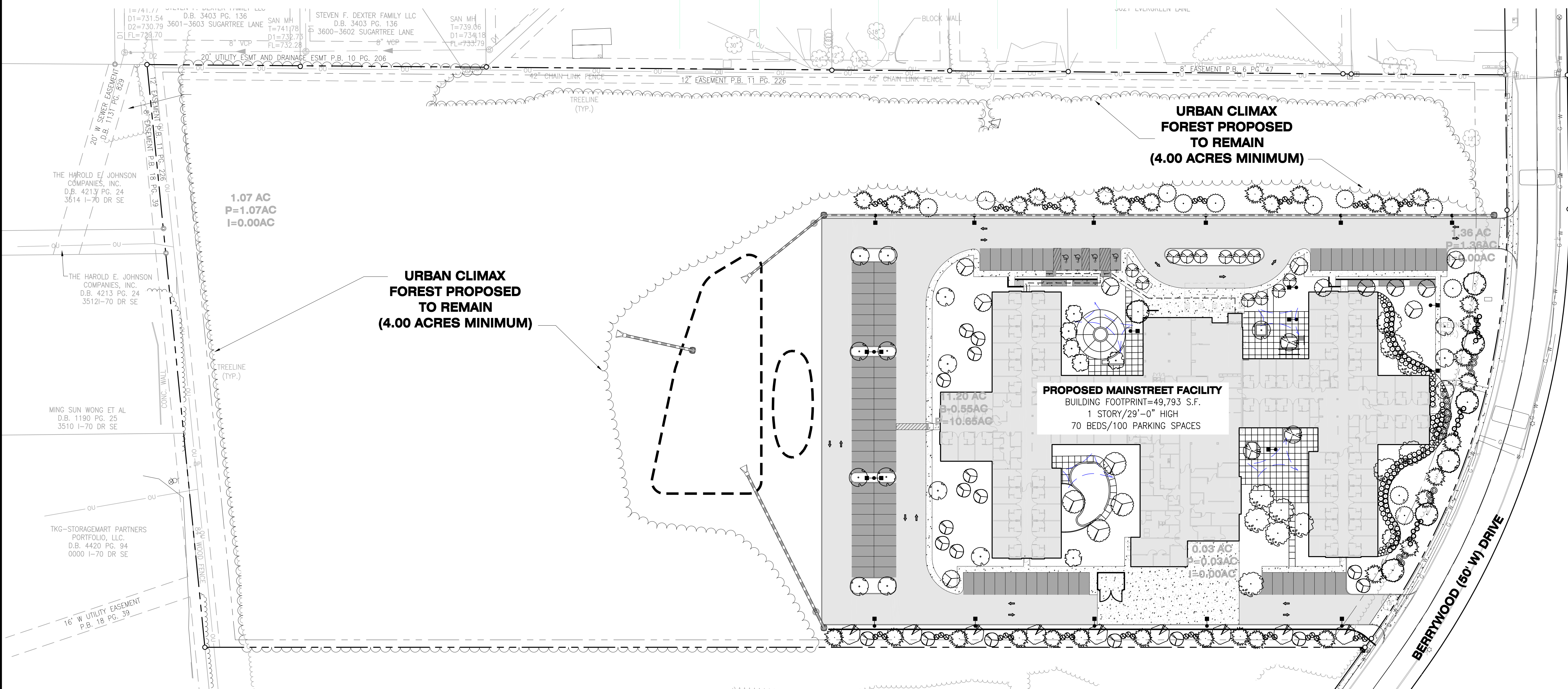
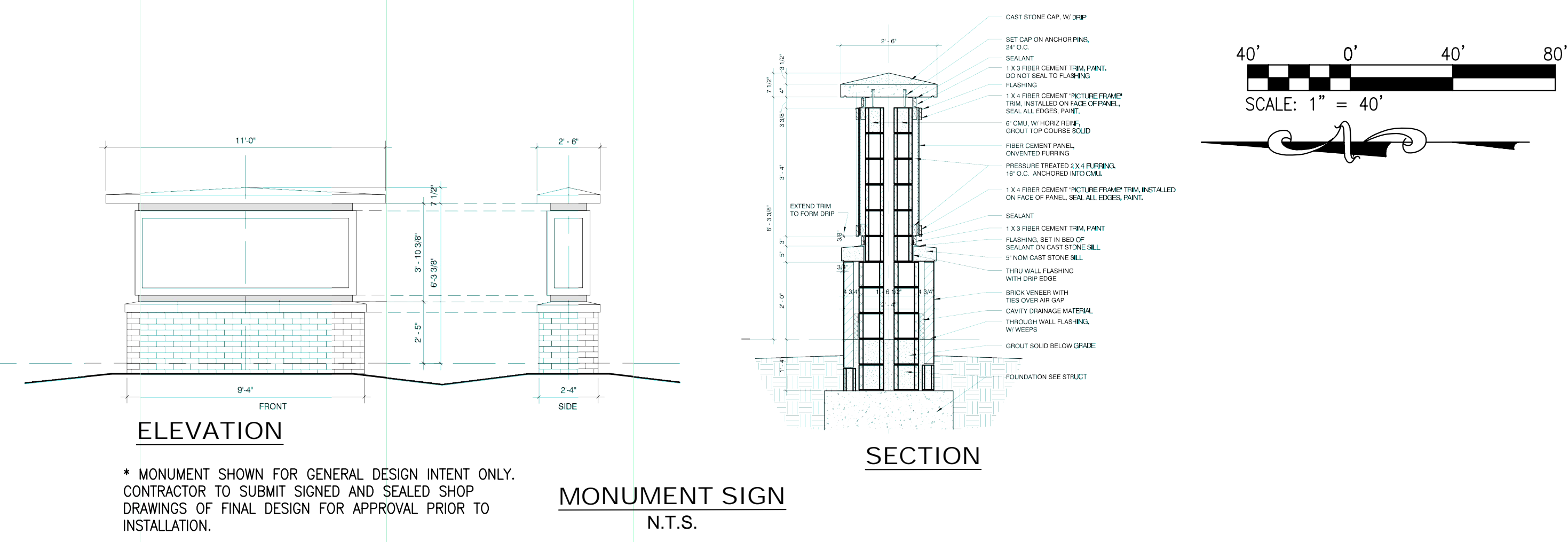
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**PLANT SCHEDULE**

SYMBOL	COMMON/BOTANICAL NAME	QTY.	PLANTING SIZE	CONDITION
<b>DECIDUOUS TREES</b>				
	RED MAPLE (ACER RUBRUM 'RED SUNSET')	16	2" CAL. MIN.	B&B
	SAWTOOTH OAK (QUERCUS ACCUTISSIMA)	9	2" CAL. MIN.	B&B
	BALD CYPRESS (TAXODIUM DISTICHUM)	7	2" CAL. MIN.	B&B
<b>FLOWERING/ORNAMENTAL TREES</b>				
	COLUMNAR EUROPEAN HORNBEAM (CARPINUS BETULUS 'COLUMNARIS')	20	4" HT. MIN.	B&B
	REDBUD (CERCIS CANADENSIS)	15	4" HT. MIN.	B&B
	SERVICEBERRY (AMELANCHIER SP.)	15	4" HT. MIN.	B&B

SYMBOL	COMMON/BOTANICAL NAME	QTY.	PLANTING SIZE	CONDITION
<b>EVERGREEN TREES</b>				
	NORWAY SPRUCE (PICEA ABIES)	35	6" HT. MIN.	B&B
	BLUE SPRUCE (PICEA PUNGENS)	11	6" HT. MIN.	B&B
<b>SHRUBS/ORNAMENTAL GRASSES</b>				
	LEATHERLEAF VIBURNUM (VIBURNUM RHYTIDOPHYLLUM)	51	24" MIN.	CONT.
	WEGELIA (WEIGELA FLORIDA 'ALEXANDER' WINE & ROSES)	18	24" MIN.	CONT.
	AMERICAN CRANBERRY BUSH (VIBURNUM TRILOBUM 'ALFREDO')	21	24" MIN.	CONT.
	RED SPIREA (SPIREA X BUMALDA 'ANTHONY WATERER')	44	24" MIN.	CONT.
	GOLDEN ST. JOHN'S WORT (HYPERICUM FRONDOSUM)	64	2 GAL. MIN.	CONT.
	FEATHER REED GRASS (CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER')	31	2 GAL. MIN.	CONT.



**GENERAL NOTES:**

- LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- ALL LANDSCAPE SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z 60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
- MULCH AREAS WITH TRIPLE GROUND HARDWOOD MULCH 3" MIN. DEPTH.
- ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUNDCOVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
- ALL BACKFILL IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL AS CALLED OUT IN THE SPECIFICATIONS.
- ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING.
- ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
- AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL DOGLEGS.
- WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
- A SPADE CUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS UNLESS OTHERWISE NOTED.
- SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
- DO NOT DISTURB EXISTING UTILITIES WITHIN WORK AREA. SILT FENCE AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.

**TREE PRESERVATION:**

TOTAL AREA OF REGULATED CLIMAX FOREST:	10.64 ACRES
MINIMUM AREA REQUIRED TO BE SAVED:	2.66 ACRES = 25%
MINIMUM AREA PROPOSED TO BE SAVED:	4.00 ACRES = 38%

**LANDSCAPING DATA:**

TOTAL AREA OF LOT:	11.24 ACRES
TOTAL IMPERVIOUS AREA:	2.18 ACRES
TOTAL INTERIOR LANDSCAPE AREA:	1.22 ACRES
NO. OF TREES REQUIRED:	489,614 SF/4,500-109 TREES
NO. OF TREES PROVIDED:	128

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

RUSTY STRODTMAN, VICE CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

USER: Eric\_Morff Tab: Site Date: 08/01/16 10:18:40 AM  
 DRAWING: S:\Users\ericmorff\16-0009\CADD\C-Plan\Plotsheets\C-P\_Development\_Plan\0\_IP\AN\_LAND\_16-0009.dwg

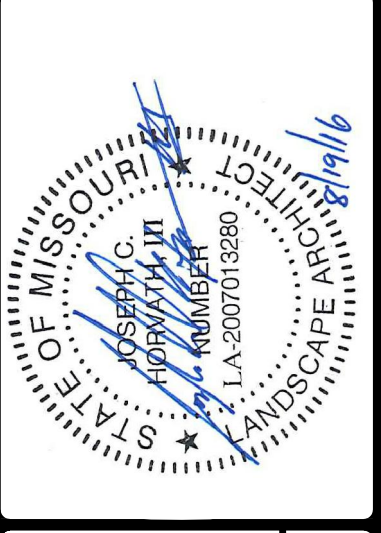
**mainstreet**  
 investing more than capital

DEVELOPER/OWNER

MS 16-002  
 COLUMBIA, MO

MANSTREET PROPERTY GROUP  
 14390 CLAY TERRACE BOULEVARD, SUITE 205  
 CARMEL, IN 46032

**LANDSCAPE PLAN**



**COLE**  
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE  
 Cole & Associates, Inc.

401 S. 18th Street  
 Suite 200  
 St. Louis, MO 63103  
 314.964.9887 / 767

DESIGN/CALC BY: C/JG  
 DRAWN BY: C/JG  
 CHECKED BY: JDR  
 DRAWING SCALE: AS SHOWN  
 DATE: 08/01/16

Job Number: 16-0009  
 Sheet Number: L1.0

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