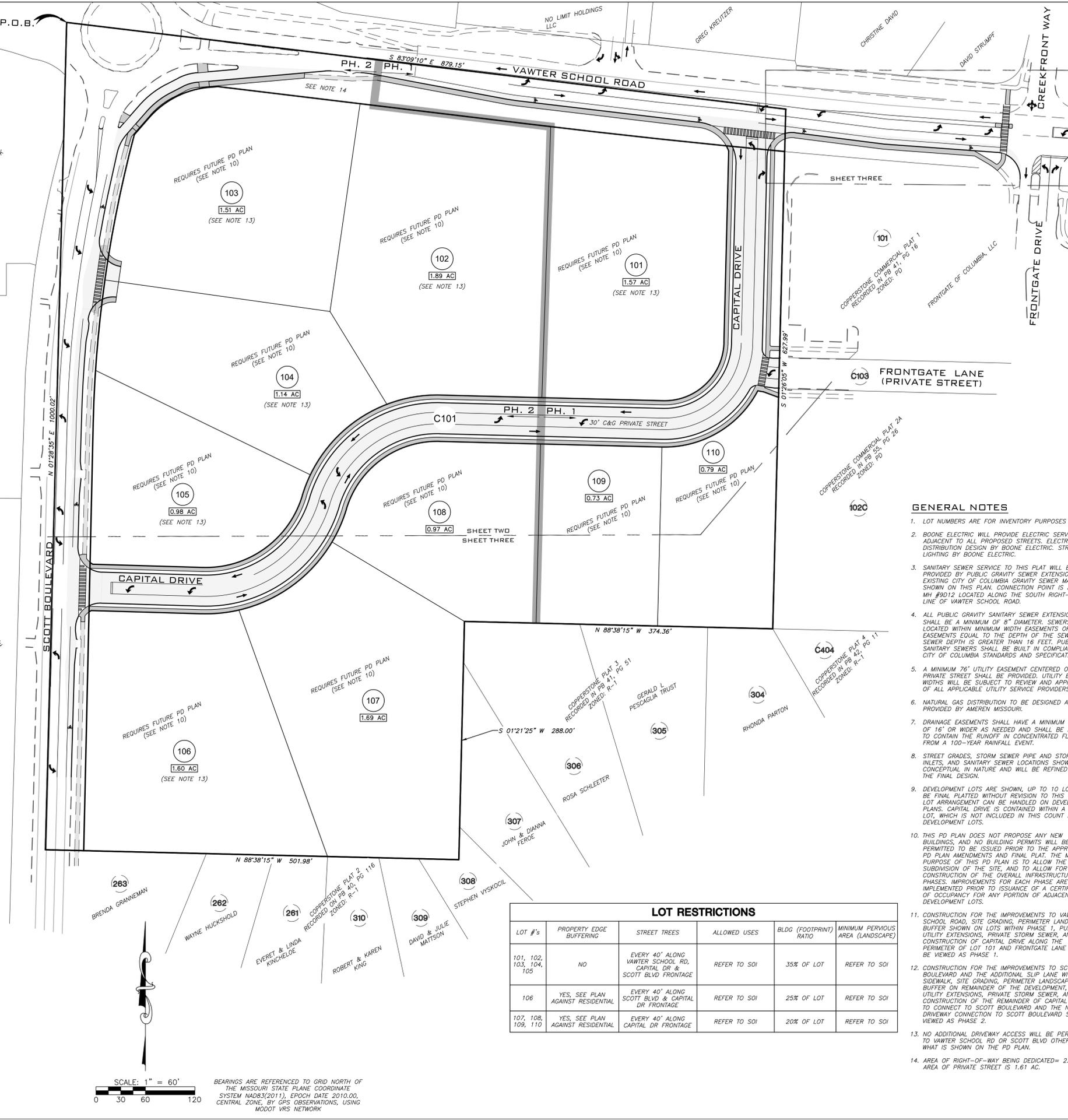


LEGEND

MH ○ EXISTING SANITARY MANHOLE
 MH ● PROPOSED SANITARY MANHOLE
 CO ○ EXISTING SANITARY CLEANOUT
 CO ● PROPOSED SANITARY CLEANOUT
 FH ○ EXISTING FIRE HYDRANT
 FH ● PROPOSED FIRE HYDRANT
 FH ○ EXISTING GUY WIRE
 LP ○ EXISTING LIGHT POLE
 LP ● PROPOSED LIGHT POLE
 EM ○ EXISTING ELECTRIC METER
 EM ● PROPOSED ELECTRIC METER
 GM ○ EXISTING GAS METER
 GM ● PROPOSED GAS METER
 WM ○ EXISTING WATER METER
 WM ● PROPOSED WATER METER
 CB ○ EXISTING CABLE BOX
 CB ● PROPOSED CABLE BOX
 ET ○ EXISTING ELECTRIC TRANSFORMER
 ET ● PROPOSED ELECTRIC TRANSFORMER
 TP ○ EXISTING TELEPHONE BOX
 TP ● PROPOSED TELEPHONE BOX
 UP ○ EXISTING UTILITY POLE
 UP ● PROPOSED UTILITY POLE
 WV ○ EXISTING WATER VALVE
 WV ● PROPOSED WATER VALVE
 HW ○ EXISTING HANDICAPPED SPACE
 HW ● PROPOSED HANDICAPPED SPACE
 IP ○ EXISTING IRON PIPE CAP #2001006115
 IP ● PROPOSED IRON PIPE CAP #2001006115
 S ○ EXISTING SET
 S ● PROPOSED SET
 (REC) ○ RECORD BORE HOLE
 (REC) ● RECORD BENCH MARK
 DH ○ DRILL HOLE
 IP ○ IRON PIPE
 RB ○ REBAR
 PM ○ PERMANENT MONUMENT
 RW ○ RIGHT OF WAY MARKER
 STONE ○ EXISTING STREET SIGN
 STONE ● EXISTING BOLLARD
 STONE ○ EXISTING ROOF DRAIN
 STONE ○ EXISTING SPRINKLER VALVE
 STONE ○ EXISTING MAILBOX
 STONE ○ EXISTING FLAGPOLE
 BCS ○ BOONE COUNTY SURVEY
 F/G ○ FINISH GRADE
 T/C ○ TOP OF CURB
 T/P ○ TOP OF PAVEMENT
 F ○ FINISH FLOOR
 (R) ○ RADIAL LINE
 (C) ○ CENTERLINE

0.000 SQUARE FEET
 00.00 AC ACRES

— X — EXISTING FENCE
 — X — PROPOSED FENCE
 — UE — EXISTING UNDERGROUND ELECTRIC
 — UE — PROPOSED UNDERGROUND ELECTRIC
 — OE — EXISTING OVER-HEAD ELECTRIC
 — OE — PROPOSED OVER-HEAD ELECTRIC
 — UT — EXISTING UNDERGROUND TELEPHONE
 — UT — PROPOSED UNDERGROUND TELEPHONE
 — OT — EXISTING OVER-HEAD TELEPHONE
 — OT — PROPOSED OVER-HEAD TELEPHONE
 — FO — EXISTING FIBER OPTIC CABLE
 — FO — PROPOSED FIBER OPTIC CABLE
 — G — EXISTING GAS
 — G — PROPOSED GAS
 — S — EXISTING SANITARY
 — S — PROPOSED SANITARY
 — W — EXISTING WATER
 — W — PROPOSED WATER
 — □ — EXISTING STORM SEWER
 — □ — PROPOSED STORM SEWER
 — CATV — EXISTING CABLE TELEVISION
 — RD — EXISTING ROOF DRAIN
 — ○ — EXISTING FLOWLINE (R)
 — ○ — EXISTING TREELINE
 — ○ — PRESERVED TREELINE
 — ○ — EXISTING SIGNIFICANT DECIDUOUS TREE
 — ○ — PROPOSED CONTOUR
 — ○ — EXISTING CONTOUR
 — 2% — PROPOSED STREET GRADE



PD PLAN
COPPERSTONE CORNER
 BEING PART OF NORTHWEST 1/4
 OF SECTION 33 IN T48N, R13W,
 CITY OF COLUMBIA,
 BOONE COUNTY, MISSOURI
 SUBMITTED OCTOBER 3, 2022



OWNER:
 DANFORTH PROPERTIES, LLC
 MARILYN M MITCHELL REVOCABLE LIVING TRUST
 MCCLATCHY PROPERTIES, LLC
 GRINDSTONE ACRES, LLC

SITE DATA
 ACREAGE: 16.79 ACRES
 SECTION-TOWNSHIP-RANGE: 33-48-13
 EXISTING ZONING = PD

STREAM BUFFER STATEMENT
 THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

STORMWATER MANAGEMENT
 1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(6).
 2. EACH LOT IN THE DEVELOPMENT WILL BE REQUIRED TO ADDRESS THE STORMWATER ORDINANCE ON THE LOT.

FLOOD PLAIN STATEMENT
 THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(d)(4).

GENERAL NOTES

- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- BOONE ELECTRIC WILL PROVIDE ELECTRIC SERVICE ADJACENT TO ALL PROPOSED STREETS. ELECTRIC DISTRIBUTION DESIGN BY BOONE ELECTRIC. STREET LIGHTING BY BOONE ELECTRIC.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAN. CONNECTION POINT IS EXISTING MH #9D12 LOCATED ALONG THE SOUTH RIGHT-OF-WAY LINE OF VAWTER SCHOOL ROAD.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- A MINIMUM 76' UTILITY EASEMENT CENTERED ON EACH PRIVATE STREET SHALL BE PROVIDED. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
- STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- DEVELOPMENT LOTS ARE SHOWN, UP TO 10 LOTS CAN BE FINAL PLATTED WITHOUT REVISION TO THIS PD PLAN. LOT ARRANGEMENT CAN BE HANDLED ON DEVELOPMENT PLANS. CAPITAL DRIVE IS CONTAINED WITHIN A COMMON LOT, WHICH IS NOT INCLUDED IN THIS COUNT FOR DEVELOPMENT LOTS.
- THIS PD PLAN DOES NOT PROPOSE ANY NEW BUILDINGS, AND NO BUILDING PERMITS WILL BE PERMITTED TO BE ISSUED PRIOR TO THE APPROVAL OF PD PLAN AMENDMENTS AND FINAL PLAT. THE MAIN PURPOSE OF THIS PD PLAN IS TO ALLOW THE SUBDIVISION OF THE SITE, AND TO ALLOW FOR CONSTRUCTION OF THE OVERALL INFRASTRUCTURE IN PHASES. IMPROVEMENTS FOR EACH PHASE ARE TO BE IMPLEMENTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PORTION OF ADJACENT DEVELOPMENT LOTS.
- CONSTRUCTION FOR THE IMPROVEMENTS TO VAWTER SCHOOL ROAD, SITE GRADING, PERIMETER LANDSCAPE BUFFER SHOWN ON LOTS WITHIN PHASE 1, PUBLIC UTILITY EXTENSIONS, PRIVATE STORM SEWER, AND CONSTRUCTION OF CAPITAL DRIVE ALONG THE PERIMETER OF LOT 101 AND FRONTGATE LANE SHALL BE VIEWED AS PHASE 1.
- CONSTRUCTION FOR THE IMPROVEMENTS TO SCOTT BOULEVARD AND THE ADDITIONAL SLIP LANE WITH SIDEWALK, SITE GRADING, PERIMETER LANDSCAPE BUFFER ON REMAINDER OF THE DEVELOPMENT, PUBLIC UTILITY EXTENSIONS, PRIVATE STORM SEWER, AND CONSTRUCTION OF THE REMAINDER OF CAPITAL DRIVE TO CONNECT TO SCOTT BOULEVARD AND THE NORTH DRIVEWAY CONNECTION TO SCOTT BOULEVARD SHALL BE VIEWED AS PHASE 2.
- NO ADDITIONAL DRIVEWAY ACCESS WILL BE PERMITTED TO VAWTER SCHOOL RD OR SCOTT BLVD OTHER THAN WHAT IS SHOWN ON THE PD PLAN.
- AREA OF RIGHT-OF-WAY BEING DEDICATED= 2.31 AC. AREA OF PRIVATE STREET IS 1.61 AC.

CONTRACT PURCHASER/DEVELOPER
 CAPITAL LAND INVESTMENTS

LIGHTING NOTE
 ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE, SECTION 29-4.5. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS SHOWN ON A FUTURE LIGHTING PLAN WITH THE DEVELOPMENT PLAN PER LOT.

SIGNAGE NOTE
 ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA SIGN ORDINANCE, SECTION 29-4.8 AND COMPLY WITH THE "SHOPPING CENTER" PROVISIONS (TABLE 4.8-5).
 THE INSTALLATION OF FREE-STANDING SIGNS WITHIN THE DEVELOPMENT SHALL BE PROHIBITED ALONG ANY LOT WITH PUBLIC OR PRIVATE STREET FRONTAGE.
 THE LOCATION OF THE TWO PERMITTED "MASTER" SIGNS (ONE PER FRONTAGE) ARE SHOWN.
 MASTER SIGN #1 IS LOCATED ALONG THE VAWTER SCHOOL ROAD FRONTAGE AT THE SOUTHWEST CORNER WITH CAPITAL DRIVE.
 MASTER SIGN #2A OR #2B WILL BE LOCATED ALONG SCOTT BOULEVARD FRONTAGE AND CONSTRUCTED AT THE DISCRETION OF THE DEVELOPER. #2A IS NEAR THE ROUNDABOUT AND #2B IS AT THE NORTHEAST CORNER WITH CAPITAL DRIVE AND SCOTT BOULEVARD.

PROPERTY DESCRIPTION
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1-A OF A SURVEY RECORDED IN BOOK 2860, PAGE 59, ALSO BEING DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5110, PAGE 71, RECORDERS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1-A AND THE NORTHWEST CORNER OF SAID SECTION 33, THENCE ALONG THE NORTH LINE OF SAID TRACT, S 83°09'10"E, 879.15 FEET, THENCE LEAVING SAID SECTION LINE AND THE NORTH LINE OF SAID TRACT, S 01°26'05"W, 627.99 FEET; THENCE N 88°38'15"W, 374.36 FEET; THENCE S 01°21'25"W, 288.00 FEET; THENCE N 88°38'15"W, 501.98 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE ALONG SAID WEST LINE, N 01°28'35"E, 1000.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.79 ACRES.

LOT RESTRICTIONS

LOT #'s	PROPERTY EDGE BUFFERING	STREET TREES	ALLOWED USES	BLDG (FOOTPRINT) RATIO	MINIMUM PERVIOUS AREA (LANDSCAPE)
101, 102, 103, 104, 105	NO	EVERY 40' ALONG VAWTER SCHOOL RD, CAPITAL DR & SCOTT BLVD FRONTAGE	REFER TO SOI	35% OF LOT	REFER TO SOI
106	YES, SEE PLAN AGAINST RESIDENTIAL	EVERY 40' ALONG SCOTT BLVD & CAPITAL DR FRONTAGE	REFER TO SOI	25% OF LOT	REFER TO SOI
107, 108, 109, 110	YES, SEE PLAN AGAINST RESIDENTIAL	EVERY 40' ALONG CAPITAL DR FRONTAGE	REFER TO SOI	20% OF LOT	REFER TO SOI

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2023.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
 THIS ____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE # _____



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 MDOOT VRS NETWORK

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED

JAY GEBHARDT
 MO PE-25052
 APRIL 5, 2023

SURVEY AND PLAT BY A CIVIL GROUP CORPORATION NO. 2001006116

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

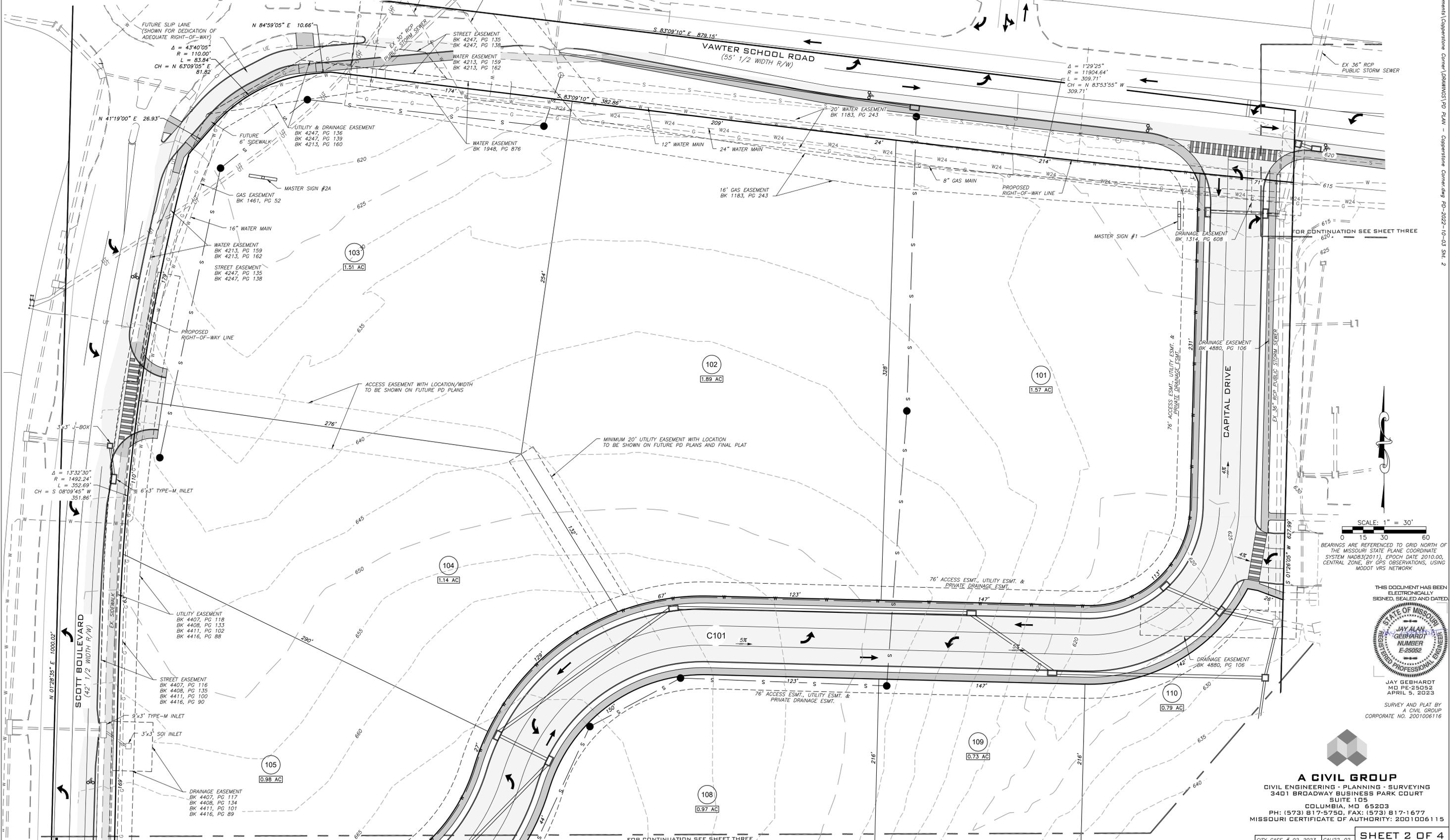
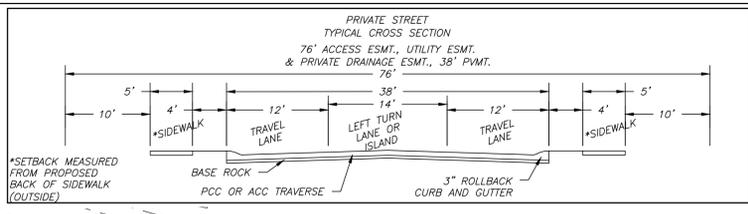
CITY CASE # 02-2023 | CAU22-02 | SHEET 1 OF 4

PD PLAN
**COPPERSTONE
 CORNER**

K:\Project\CAU - Capital Land Investments\Copperstone Corner\Drawings\PD Plan - Copperstone Corner.dwg PD-2022-10-03 SH. 2

LEGEND

MH ○	EXISTING SANITARY MANHOLE	FM	PROPOSED FORCEMAIN
●	PROPOSED SANITARY MANHOLE	S	EXISTING SANITARY
CO ●	EXISTING SANITARY CLEANOUT	S	PROPOSED SANITARY
○	PROPOSED SANITARY CLEANOUT	SS	EXISTING STORM SEWER
FH ○	EXISTING FIRE HYDRANT	SS	PROPOSED STORM SEWER
FH ●	PROPOSED FIRE HYDRANT	TL	EXISTING TREELINE
ET	EXISTING ELECTRIC TRANSFORMER	700	EXISTING CONTOUR
ET	EXISTING TELEPHONE BOX	---	CITY OF COLUMBIA CORPORATE LIMITS
UP	EXISTING UTILITY POLE	---	EXISTING SIGNIFICANT DECIDUOUS TREE
WV	EXISTING WATER VALVE	---	
2x	PROPOSED STREET GRADE		

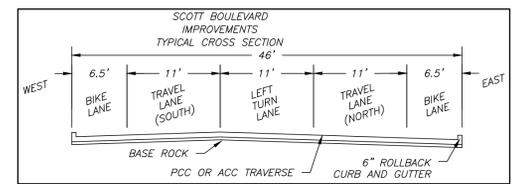
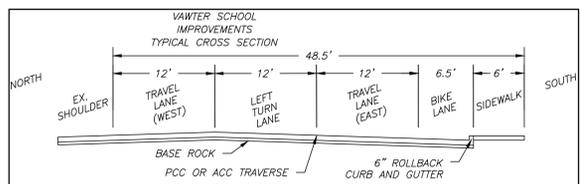
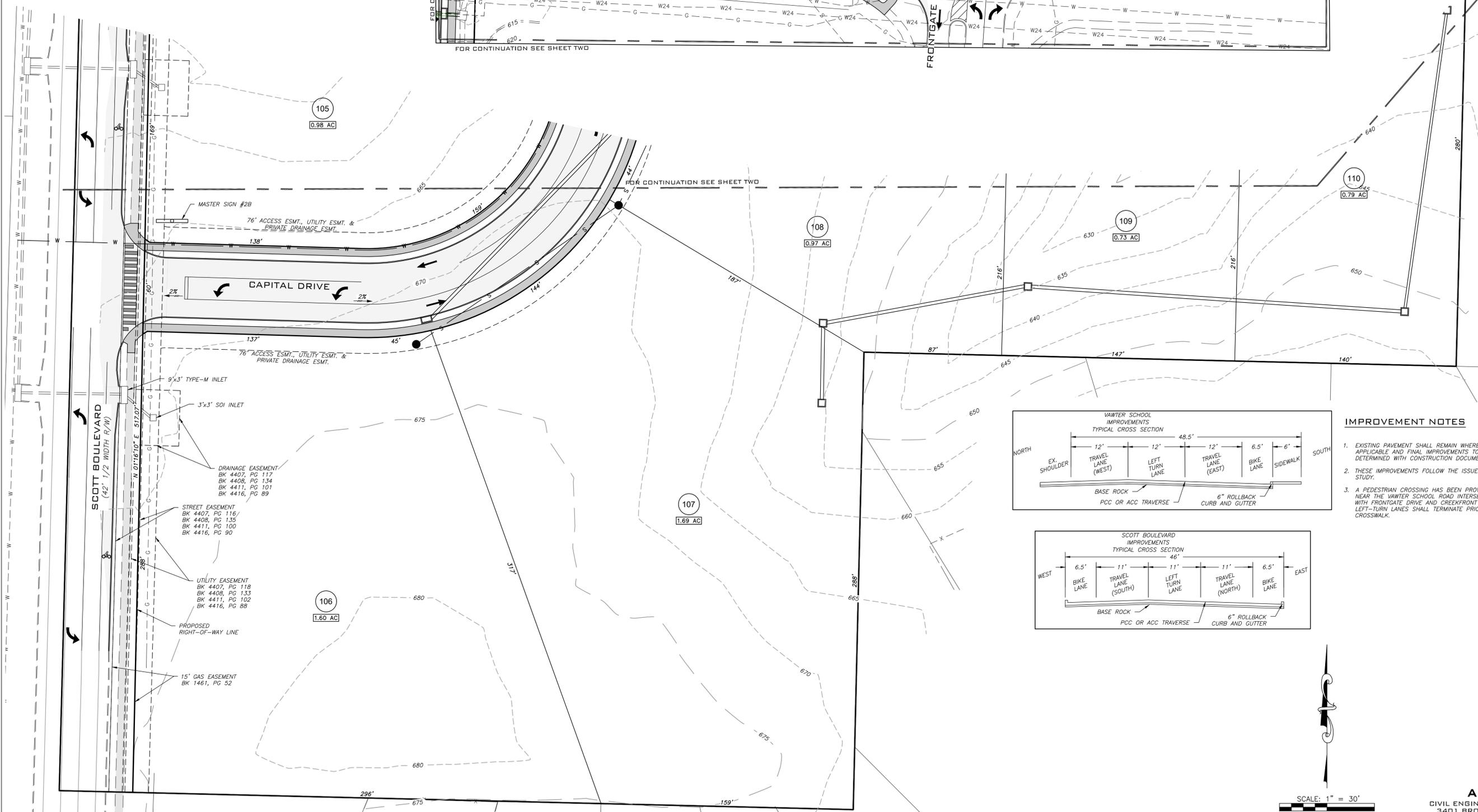
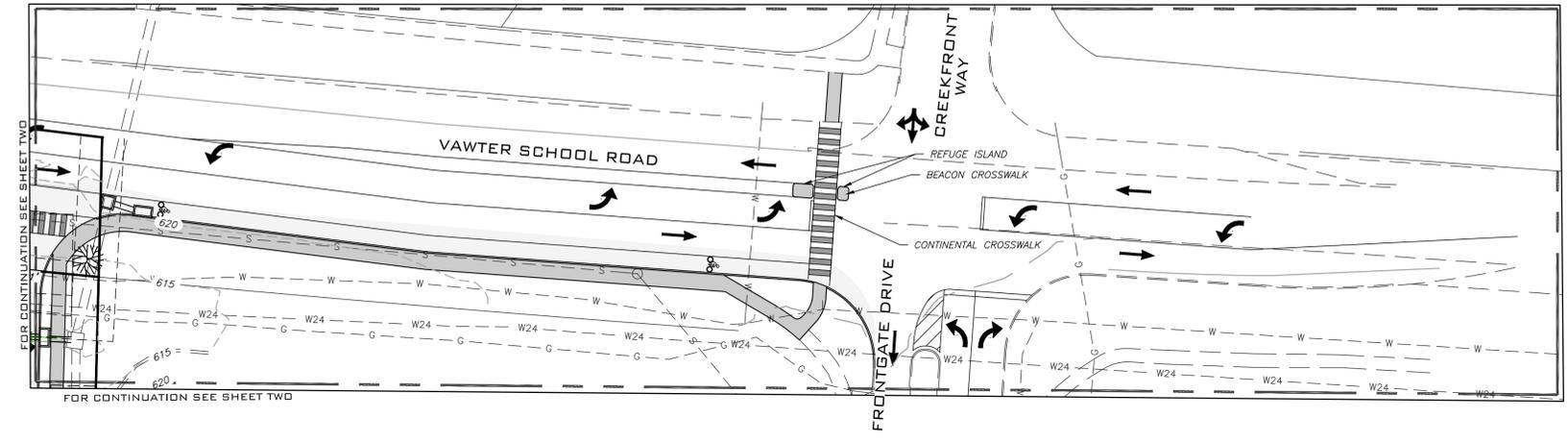


PD PLAN
COPPERSTONE CORNER

K:\Project\CAU - Capital Land Investments\Copperstone Corner\DWG\05 PD PLAN - Copperstone Corner.dwg PD-2022-10-03 SH. 3

LEGEND

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



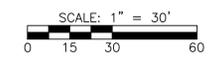
IMPROVEMENT NOTES

- 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 MDOOT VRS NETWORK

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PD PLAN
**COPPERSTONE
 CORNER**

LANDSCAPING NOTES

- PROPOSED AREAS**
 ALL PROPOSED AREAS WILL BE COMPLIANT WITH LANDSCAPING REQUIREMENTS AT THE TIME A REVISED PD IS SUBMITTED.
- TREE PRESERVATION:**
 CLIMAX FOREST TOTAL AREA: 0
 REQUIRED TREE PRESERVATION AREA: 0
- STREET FRONTAGE LANDSCAPING:**
 - 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.
 - 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
 30X 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
 30X 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.
- PROPERTY EDGE BUFFERING:**
 - 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.
 - 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.
 - 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.
 - SOME OF THE ADJACENT PROPERTIES HAVE EXISTING FENCES AND THE ADJACENT OWNERS DO NOT SUPPORT ANOTHER FENCE AS A SCREENING DEVICE.
- 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.
- 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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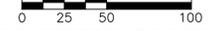


JAY ALAN GEBHARDT
 REGISTERED PROFESSIONAL ENGINEER
 NUMBER E-26052

JAY GEBHARDT
 MO PE-26052
 APRIL 5, 2023

SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NO. 2001006116

SCALE: 1" = 50'



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