















	PROPERTY LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED BUILDING SETBACK
	PROPOSED EASEMENT
<b>UTILITY LEGEND</b>	
 W	INSTALL DOMESTIC WATER SERVICE LINE
 IRR	INSTALL IRRIGATION SERVICE LINE
 GAS	INSTALL GAS SERVICE
 SS	INSTALL SANITARY SEWER SERVICE
 FO	INSTALL FIBER OPTIC LINE
 UCE	INSTALL UNDERGROUND ELECTRIC LINE
 SD	INSTALL STORM SEWER LINE
 W24	EXISTING 24" WATER MAIN
 G	EXISTING GAS MAIN
 S	EXISTING SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED PRIVATE STORM

SHARON GEUEA JONES, CHAIRPERSON

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

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

**FLOOD ZONE:**  
 ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 29019C0267E,  
 EFFECTIVE DATE: APRIL 19, 2017. THIS PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE  
 OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SITE ACCESS:**  
NO SITE ACCESS TO BE PERMITTED FROM VAWTER SCHOOL ROAD. PRIMARY ACCESS WILL BE FROM PROPOSED CAPITAL DRIVE.

**SITE MAINTENANCE:**  
ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

**SITE SIGNAGE:**

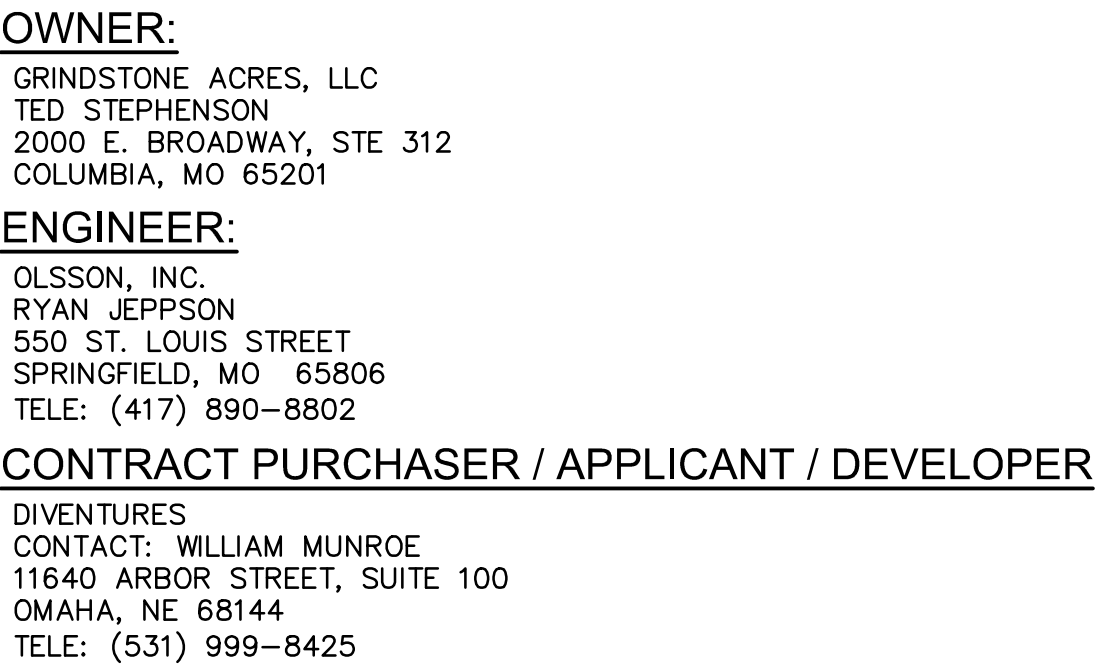
ON-SITE SIGNS SHALL BE IN ACCORDANCE WITH THE SEC. 29-4.8 (SIGN STANDARDS) OF THE UNIFIED DEVELOPMENT CODE AND COMPLY WITH THE "SHOPPING CENTER" PROVISIONS (TABLE 4.8-5). THIS SITE SHALL NOT BE ENTITLED TO A FREE-STANDING SIGN ALONG ANY LOT WITH PUBLIC OR PRIVATE STREET FRONTAGE.

**SITE LIGHTING:**  
SITE LIGHTING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF SEC. 29-4.5 (EXTERIOR LIGHTING) OF THE UNIFIED DEVELOPMENT CODE.

**DESIGN EXCEPTIONS:**

1. SECTION 29-4.3(e)(2)(i) AND TABLE 4.3-1 TO EXCEED THE OFF-STREET MAXIMUM PARKING REQUIREMENT OF 200% OF THE MINIMUM AMOUNT REQUIRED. IN TOTAL, 67 PARKING STALLS SHALL BE PROVIDED, PENDING A DESIGN EXCEPTION, EXCEEDING THE MAXIMUM OF 42 STALLS ALLOWED PER TABLE 4.3-1 INDOOR RECREATION OR ENTERTAINMENT CLASSIFICATION.
2. SECTION 29-4.6(c)(1) TO PERMIT THE OPERATING ENTRY DOOR BE LOCATED BASED ON THE ADDRESSING OF THE BUILDING ALONG CAPITAL DR.

**DIMENSIONS:**  
DIMENSIONS ARE SHOWN TO BACK OF CURB.

PD PLAN  
DIVENTURES OF COLUMBIA

PROJECT NO.: 78-2024 DRAWN BY: JRH  
DATE: 02/14/2024 REVIEWED BY: RVJ

**PROFESSIONAL SEAL**

## SITE PLAN

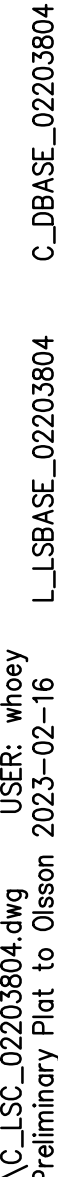
# C101

**olsson**

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Olsson, INC. Landscape Architecture MO State Cert. of Authority #2005000285  
550 St. Louis St.  
Springfield, MO 65806  
Olsson # 022-03804

TEL 417.890.8802      [www.olsson.com](http://www.olsson.com)





Caliper measured 6" above the ground

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L100

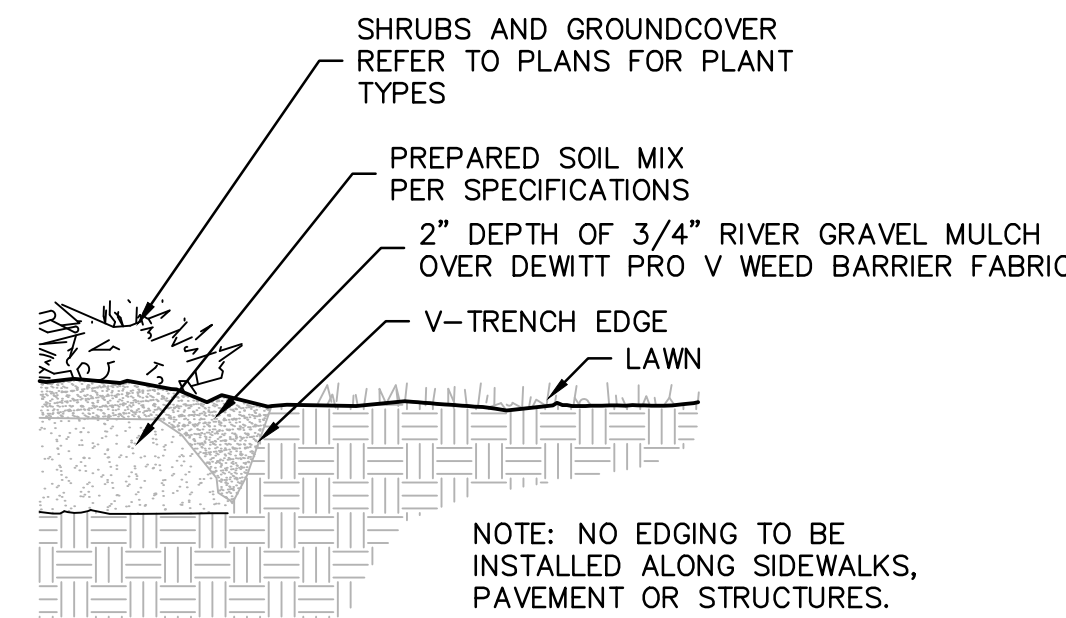


1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
7. THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
8. BACKFILL TREE AND SHRUB TPOISL WITH A PREPARED PLANTING MIX AS FOLLOWS UNLESS NOTED OTHERWISE:
  - 2 PARTS BY VOLUME TPOISL
  - 1 PART BY VOLUME BROWN RIVER SAND
  - 1 PART BY VOLUME PEAT MOSS
  - 1 LB. COMMERCIAL FERTILIZER PER CY OF MIX.
9. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
10. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6" OF IMPORTED OR STOCKPILED FINELY GRADED TPOISL. ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL, UNLESS NOTED OTHERWISE.
12. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. INSTALL V-TRENCH BED EDGING TO SEPARATE ALL MULCHED PLANTING AREAS FROM TURF AREAS. REFER TO DETAIL ON SHEET L200.
14. INSTALL WOVEN BLACK LANDSCAPE WEED BARRIER FABRIC (DEWITT 20 YEAR, 4.1 OZ. WOVEN WEED BARRIER FABRIC OR EQUAL) IN ALL PLANTING BEDS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
15. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
17. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.



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- TURF
- MULCHED SHRUB BED
- STAKE PER MANUFACTURER'S RECOMMENDATIONS
- STEEL EDGING - DARK COLOR. EDGING SHALL BE INSTALLED BETWEEN PLANTING BEDS AND TURF AREAS

**STEEL EDGING DETAIL**  
NOT TO SCALE



"V" TRENCH EDGING DETAIL  
\*TO BE USED AROUND TREES PLACED IN LAWN AREA\*  
 NOT TO SCALE



ROCK MULCH DETAIL  
N.T.S.



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**CONTRACT PURCHASER**  
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 531.999.8425

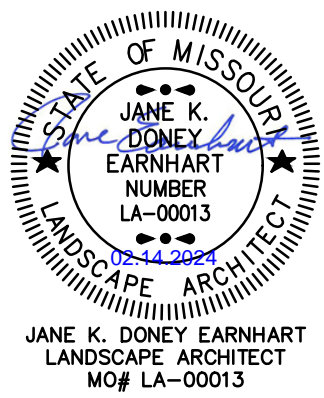
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PD PLAN  
DIVENTURES OF COLUMBIA[illegible]

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**PROFESSIONAL SEAL**



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## LANDSCAPE DETAILS

# L200

SHEE