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BARBARA BUFFALOE, MAYOR

ATTEST:

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DIVENTURES
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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.

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.

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

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.

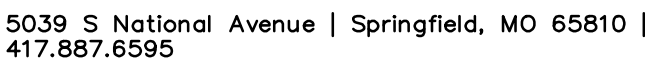
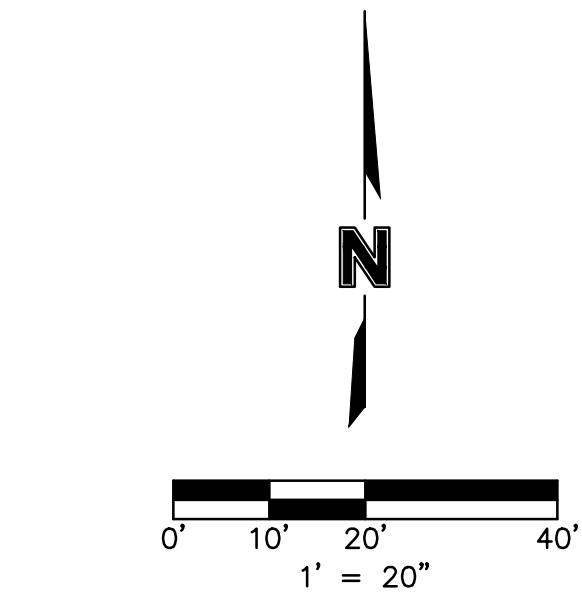
ON-SITE SIGNS SHALL BE IN ACCORDANCE WITH THE SEC. 29-4.8 (SIGN STANDARDS) OF THE UNIFIED DEVELOPMENT CODE AND COMPLY WITH THE "SHOPPING CENTER" PROVISIONS (TABLE 4.8-5). THIS SITE SHALL NOT BE ENTITLED TO A FREE-STANDING SIGN ALONG ANY LOT WITH PUBLIC OR PRIVATE STREET FRONTAGE.

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

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 ARE SHOWN TO BACK OF CURB.



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PD PLAN
DIVENTURES OF COLUMBIA

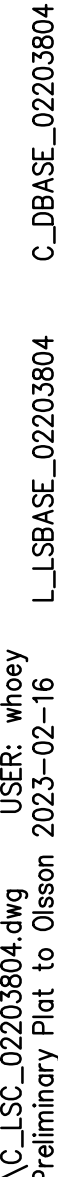
PROJECT NO.: 78-2024 DRAWN BY: JRH
DATE: 02/14/2024 REVIEWED BY: RVJ

RYAN V. JEPSSON-CIVIL ENGINEER
MO# PE-2012024241


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SITE PLAN

C101






Caliper measured 6" above the ground

 SOD

 STREET FRONTAGE
LANDSCAPE BUFFER

GENERAL CONTRACTOR IS RESPONSIBLE FOR CARE OF THE
INSTALLED SOD FOR A MINIMUM OF 60 DAYS.

EVERGREEN SHRUBS						
	BG	42	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	5 GAL.	CONTAINER	
	JF	38	JUNIPERUS PFITZERIANA 'SEA GREEN' SEA GREEN JUNIPER	5 GAL.	CONTAINER	
PERENNIALS						
	AB	40	HEMEROCALLIS X 'APRICOT BEAUTY' APRICOT BEAUTY DAYLILY	3 GAL.	CONTAINER	



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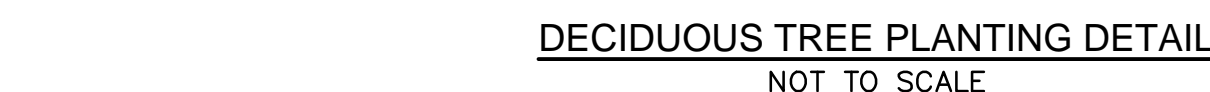
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LANDSCAPE PLAN

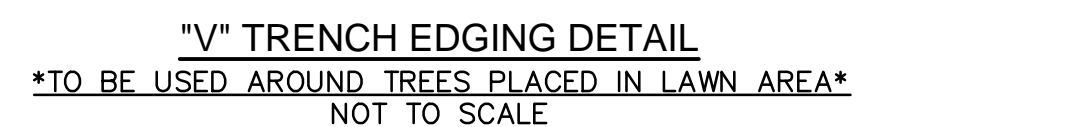
L100

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER 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 PITS WITH A PREPARED PLANTING MIX AS FOLLOWS UNLESS NOTED OTHERWISE:
 - 2 PARTS BY VOLUME TOPSOIL
 - 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 SOIL. ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL LANDSCAPE HARDWARES, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED PLANTING 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.
18. THE ENTIRE SURFACE TO BE PLANTED, SODDED OR SEEDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
19. ALL AREAS DESIGNATED TO RECEIVE SOD SHALL BE SODDED WITH TURF-TYPE TALL FESCUE. ALL OTHER DISTURBED LAWN AREAS SHALL BE HYDROSEEDDED WITH A MATCHING NO-WEED SEED MIX.
20. SOD SHALL BE CAREFULLY PLACED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
21. ALL SOD SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLACEMENT.
22. ALL DISTURBED AREAS OF THE SITE, WITH THE EXCEPTION OF SODDED OR SHRUBBED AREAS, SHALL BE HYDROSEEDDED WITH AN IMPROVED TURF-TYPE TALL FESCUE AT A RATE OF 10 LBS/1,000 SF.
23. HYDROSEED MIX SHALL INCLUDE:
 - CONWED OR SILVA FIBER - 1,500 LBS/AC.
 - FERTILIZE 9-13-7 FERTILIZER - 500 LBS/AC
 - CONWEB TACKIFIER - 40 LBS/AC (7 LBS/100 GAL)
24. ALL AREAS DESIGNATED TO BE HYDROSEEDDED SHALL BE SCARIFIED PRIOR TO SEEDING TO ENSURE A FIRM BUT FRABLE SEED BED.
25. PRIOR TO HYDROSEED GERMINATION, A PREMERGENT HERBICIDE SHALL BE APPLIED. THE CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH HYDROSEEDDED PLANT MATERIAL.
26. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEEDING SEASON.
27. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO; WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AND TURF AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
28. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT.
29. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
30. ALL LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED WITH A BELOW GRADE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS. SUBMIT SHOP DRAWINGS OF LAYOUT AND CUT SHEETS OF PRODUCTS AND INSTALLATION DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TREES, SHRUBS AND TURF AREA SHALL BE SPRAY HEADS.
31. CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR AND ALL OTHER SUBCONTRACTORS FOR THE LOCATION OF PIPE SLEEVES AND IRRIGATION EQUIPMENT.
32. ALL SPRINKLER HEADS SHALL BE OF THE POP-UP MATCHED PRECIPITATION AND PRESSURE COMPENSATING VARIETY. INSTALLED HEADS WITH SWING JOINTS.
33. ALL SPRINKLER HEADS SHALL BE ADJUSTED FOR MINIMUM COVERAGE ON WALKWAYS , BUILDINGS, PAVING AND OTHER HARDCAPE FEATURES.
34. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS PRIOR TO PROCEEDING WITH ANY DIGGING OPERATIONS SO THAT PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH OBSTRUCTIONS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED UTILITY LOCATIONS AND EXTERIOR LIGHTING LOCATIONS.
35. INSTALL EQUIPMENT PER PLUMBING CODE AND CITY AND/OR COUNTY REQUIREMENTS.
36. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING CONDITIONS.
37. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SIZE AND QUANTITIES OF WIRING AND PIPING FOR PROPER FUNCTION OF DESIGN.
38. WHEN IRRIGATION SYSTEM IS COMPLETED, PROVIDE TO OWNER AS-BUILT DRAWINGS, COPY OF ALL MANUALS, COPY OF PROGRAM SETTING AND THE IRRIGATION SCHEDULE.
39. THE LANDSCAPE AND IRRIGATION CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
40. THE NEW IRRIGATION COMPONENTS SHALL BE RAINBIRD 2-WIRE DECODER SYSTEM.
41. REFER TO IRRIGATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
42. THE NEW IRRIGATION SYSTEM SHALL INCLUDE QUICK COUPLER VALVES (ONE PER NEW IRRIGATION SECTION) CONNECTED TO CONTINUOUS PRESSURE LINES AND SHALL BE INSTALLED IN VALVE BOXES.



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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
USED AROUND TREES PLACED IN LAND
NOT TO SCALE



ROCK MULCH DETAIL
N.T.S.



olsson

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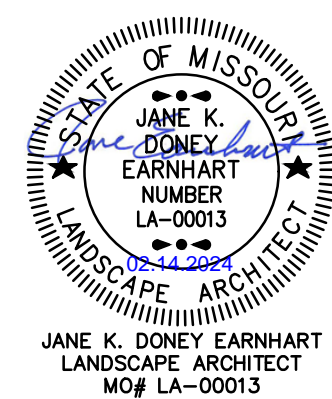
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PROFESSIONAL SEAL



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LANDSCAPE DETAILS

L200

SHEE