



PD PLAN  
DIVENTURES OF COLUMBIA

## LANDSCAPE CALCULATIONS:

Site - Copperstone Corner PD Plan\* - Lot 101 (Proposed)

North - PD - Zoned PD-FP-O, Use is COMMERCIAL (GAS STATION)

East - Copperstone Corner PD Plan

South - Copperstone Corner PD Plan

West - Copperstone Corner PD Plan

\*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 land shall be viewed as Phase 1.

 Minimum Landscape Area  
Lots 101-103 shall have a minimum of 15% landscaping and 0% existing vegetation.

Lot Area: 68,259 SF (1.57 AC)

Required: 10,239 SF (15%)

Provided: 23,061 SF (33.8%)

## Street Frontage Landscape

All paved areas with more than 40 feet of length within 25 feet of a street right-of-way shall be improved with a landscaping buffer strip street frontage landscaping subject to final site plan submissions. The required landscape buffer shall be designed so that at least 80% opacity is achieved, viewed horizontally, in the space between 1 foot and 5 feet above grade at the screen line. The landscape buffer shall include the following plant mix: 4 of the categories of planting material contained in section 29-4.4(c)(6) and the guidelines for landscaping and screening, 1 tree with a 2 inch caliper that is 10 feet in height at the time of installation for each 200 SF of buffer area. Shrubs and flowering plants that cover a minimum of 50% of the remaining area with a minimum of 25% of that plant material being in flowering shrubs.

W. Vawter School Road:

Required: None. No paved area within 25' of R/W.

Provided: Not Applicable

Capital Drive - East (Private Road) 174 LF landscape buffer:

Required: 6' buffer width, 1,042 SF buffer. Mix of Ornamental Trees, Conifers, Shrubs and sod achieving 80% opacity, 6 trees (2" caliper and 10' height), 50% shrubs and flowering plants that cover a minimum 521 SF

Provided: 6' buffer width, 1,042 SF buffer, 2 ornamental trees, 4 conifers, 15 evergreen shrubs, 18 flowing shrubs achieving 80% opacity, 6 trees (2" caliper and 10' height), 40% of plant material are flowing shrubs.

Capital Drive - South (Private Road) 130 LF landscape buffer:

Required: 6' buffer width, 782 SF buffer. Mix of Ornamental Trees, Conifers, Shrubs and sod achieving 80% opacity, 4 trees (2" caliper and 10' height), 50% shrubs and flowering plants that cover a minimum 391 SF, 25% of that plant material being flowing shrubs.

Provided: 6' buffer width, 782 SF buffer, 2 ornamental trees, 3 conifers, 18 evergreen shrubs, 15 flowing shrubs achieving 80% opacity, 4 trees (2" caliper and 10' height), 42% of plant material are flowing shrubs.

## Street Trees

Street tree landscaping shall be installed on both sides of any right-of-way greater than 50' in width that is newly platted, or is improved with new roadway construction, or is redeveloped. 1 street tree shall be required for every 60' of street frontage. A mixture of street trees (large, medium, small) shall be proposed from the list of approved street trees as identified within the "Standards and Guidelines for Landscaping and Tree Preservation." No more than 30% of the required trees may be from one tree species. Required street trees shall generally be planted at intervals of at least 60' on center; however, trees may be clustered and placed at uneven intervals upon approval of the city arborist when it is determined that such placement will address unique site conditions impacting public health, safety and welfare.

W. Vawter School Road - Per Copperstone Corner PD Plan, Vawter School Rd. perimeter landscape buffer shall be viewed as Phase 1 of the planned development.

Street trees shall comply with Section 29-4.4(d)(2)(i-vii) of the City Code.

Provided: Developer is providing large deciduous shade trees at 40' o.c. as Vawter School Rd. street tree landscaping requirement.

Capital Drive - East (Private) (321 LF):

Required: 6 trees

Provided = 3 (50%) large to medium trees, 3 (50%) small trees

Exact placement of trees to be determined by City of Columbia at the time of development.

Capital Drive - South (Private) (177 LF):

Required: 3 trees

Provided = 2 (68%) large to medium trees, 1 (32%) small trees

Exact placement of trees to be determined by City of Columbia at the time of development.

## Property Edge Buffer

Lot 101 does not require property edge buffering. In accordance with table 4.4-4 of the UDC, no buffer required at commercial transition

## Parking Area Landscape

Parking area contains 67 parking spaces which is less than 100 parking spaces. Therefore, NO minimum parking area landscaping required.

## Interior Landscape Area

1 tree within a minimum 170 SF growspace per 4,000 SF of paved area. No less than 30% shall be of a species of medium shade trees. No less than 40% shall be of a species of large shade trees. No single tree species shall make up more than 40% of the trees required to be planted in the interior of the parking area.

Pavement area = 36,842 SF

Required: 10 trees, 1,700 SF growspace

Provided: 6 (6%) large shade trees, 4 (40%) medium shade trees, 2,645 SF growspace

## Screening of Outdoor Storage Areas

All exterior storage areas shall be enclosed by a permanent screen at least 8' in height. When a solid wall or any solid fence is used for screening, ornamental landscaping shall be placed between the fence and the adjacent property lines.

Required: 8' wall, ornamental landscaping

Provided: 8' wall, 4 coniferous trees, 5 evergreen shrubs, 7 deciduous shrubs

## Preservation of Existing Landscape

Removal and replacement of significant trees shall comply with section 29-4.4(g)(1-3) of the City Code. There are no significant deciduous trees on this site.

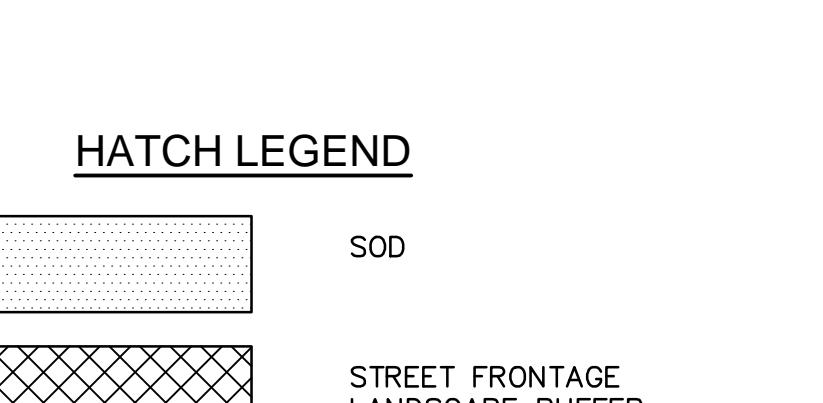
Not Applicable, No existing trees on site.

## Snow Storage Areas

Areas required for snow storage and areas required for landscaping shall not overlap, except that snow may be stored on ground cover landscape areas (e.g., turf) that do not contain required landscape trees or other plantings.

Provided: Refer to plan for location.

## HATCH LEGEND



**NOTE:**  
Substantial completion date for site work may vary from that of the building  
substantial completion date. Coordinate with Architect for completion dates. This site  
will have a permanent irrigation system. Until the permanent irrigation system is fully  
functional, the Contractor shall use whatever means necessary (including a temporary  
irrigation system) to achieve the following water application until establishment per the  
specification. Similarly, the same water application shall be utilized once the  
permanent irrigation system is fully functional.

Water sod regularly to maintain an adequate supply of moisture penetration through  
sod into top 6 inches of topsoil. Adequate moisture supply during Fall and Spring  
planting dates is the equivalent of 1/2 inch of absorbed water per week either  
through irrigation or supplemented by periodic watering. Apply water at a  
moderate rate so as not to displace the mulch or float the turf out. Adequate  
moisture should be divided into two to three waterings per week, as directed by the  
Owner's Representative. During the summer (June 2 through August 31) watering may  
be required on a daily basis, as directed by the Owner's Representative. During the  
winter months confer with the Owner's Representative regarding the frequency of  
watering.

Sodded areas are properly established such that within any 10' x 10' area of turf  
there is less than 5% weed coverage; sod is free of bare and dead spots and is  
without weeds; and no surface soil is visible when grass has been cut to height of  
2-1/2 inches.

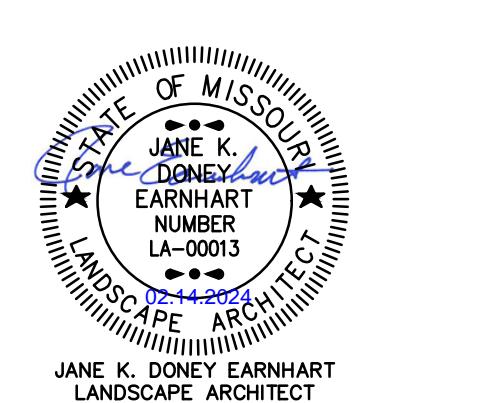
**GENERAL CONTRACTOR IS RESPONSIBLE FOR CARE OF THE  
INSTALLED SOD FOR A MINIMUM OF 60 DAYS.**

Refer to specifications for additional information.

NO.	DESCRIPTION	DATE
6		
5		

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

PROFESSIONAL SEAL



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EVERGREEN SHRUBS					
HA	BG	42	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	5 GAL.	CONTAINER
IC	JF	38	JUNIPERUS Pfitzeriana 'SEA GREEN' SEA GREEN JUNIPER	5 GAL.	CONTAINER
SS	AB	40	HEMEROCALLIS X 'APRICOT BEAUTY' APRICOT BEAUTY DAYLILY	3 GAL.	CONTAINER
SP	VC	10	SYRINGA PATULIA 'MISS KIM' MISS KIM KOREAN LILAC	5 GAL.	CONTAINER
CF	VJ	1	VIBURNUM CARLESI KOREANSPICE VIBURNUM	5 GAL.	CONTAINER
GI	WA	12	WEIGELA FLORIDA 'ALEXANDRA' WINE & ROSES WEIGELA	5 GAL.	CONTAINER

LANDSCAPE PLAN

 olsson  
L100

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SHEET

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