

**SIGN NOTE**

SEE ATTACHED CONCEPTUAL SIGN PLAN FOR HEIGHTS AND AREAS OF SHOPPING CENTER MONUMENTS SIGNS, SHOPPING CENTER PYLON SIGN, AND WAL-MART WALL SIGNS. WALL SIGNS FOR THE RETAIL SHOPS SHALL NOT EXCEED FIFTEEN (15) PERCENT OF THE AREA OF THE WALL, WITH A MAXIMUM AREA OF 250 SQ. FT.

**CONSTRUCTION DISCLAIMER NOTE**

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**STORM WATER NOTE**

ALL STORM WATER FROM PAVED SURFACES WILL BE FILTERED TO REMOVE SEDIMENT & HYDROCARBONS.

**OWNER & DEVELOPER**

BROADWAY-FAIRVIEW VENTURE, LLC  
1001 E CHERRY ST SUITE 308  
COLUMBIA, MO 65201

**FLOOD PLAIN NOTE**

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEFINED BY CITY ORDINANCE.

**ZONING NOTE**

THE PROPERTY SOUTH OF PROPOSED WEST ASH STREET IS ZONED C-P, PLANNED COMMERCIAL DISTRICT, THE PROPERTY NORTH OF PROPOSED WEST ASH STREET IS ZONED R-1.

**BUILDING NOTES**

1. THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING SHALL BE THIRTY-FIVE (35) FEET.
2. THE MAXIMUM ALLOWABLE AREA SHALL BE 220,000 SQUARE FEET.
3. BUILDING SETBACKS SHALL BE AT LEAST:  
WEST BROADWAY R/W 25 FEET  
FAIRVIEW R/W 25 FEET  
PARK DEVILLE R/W 10 FEET  
WEST ASH STREET R/W 10 FEET

**SOLID WASTE NOTES**

1. DUMPSTER PAD LOCATIONS ARE PRELIMINARY, THE SPECIFIC SIZE AND LOCATION FOR THESE UNITS WILL BE COORDINATED THROUGH AND APPROVED BY THE CITY OF COLUMBIA-SOLID WASTE DEPARTMENT PRIOR TO INSTALLATION. CONTACT PETE VACCA AT 874-6272.
2. TWO FULL SIZE COMPACTORS SHALL BE INSTALLED TO SERVE WAL-MART.
3. THE DUMPSTER PADS SHALL BE SCREENED FROM VIEW BY A 8' MASONRY ENCLOSURE. THE COLOR AND VENEER OF THE ENCLOSURE SHALL BE COORDINATED TO MATCH THE NEAREST BUILDING. THE FRONT OF THE ENCLOSURE SHALL HAVE A MATCHING GATE.

**CLIMAX FOREST PRESERVATION NOTE**

THIS SITE CONTAINS NO CLIMAX FOREST AS DEFINED BY CITY ORDINANCE

**LIGHTING NOTE**

THE LIGHT STANDARD POLES WILL BE 25 FEET IN HEIGHT ABOVE THEIR BASES. FULL CUT OFF LIGHT FIXTURES WILL BE INSTALLED SO THAT NO LIGHT SPILL OVER FROM THE PROPERTY WILL OCCUR. LIGHTS WILL BE DIMMED BETWEEN 11:00 P.M. AND 6:00 A.M.

**LANDSCAPE NOTE**

C-P ZONED PROPERTY	TOTAL AREA	BUILDING AREA	PAVED AREA	LANDSCAPE AREA
	988,225 SQ. FT.	100.0%		
	219,440 SQ. FT.	22.2%		
	386,014 SQ. FT.	38.9%		
	186,771 SQ. FT.	18.9%		

R-1 ZONED PROPERTY	TOTAL AREA	BUILDING AREA	PAVED AREA	LANDSCAPE AREA
	234,287 SQ. FT.	100%		
	0 SQ. FT.	0%		
	38,873 SQ. FT.	16.6%		
	195,414 SQ. FT.	83.4%		

-TOTAL AREA DOES NOT INCLUDE PROPOSED WEST ASH STREET PARK-DEVILLE, FAIRVIEW, BROADWAY, ORLEANS DRIVE OR PROPOSED BASIN DRIVE.

**STORM WATER NOTE**

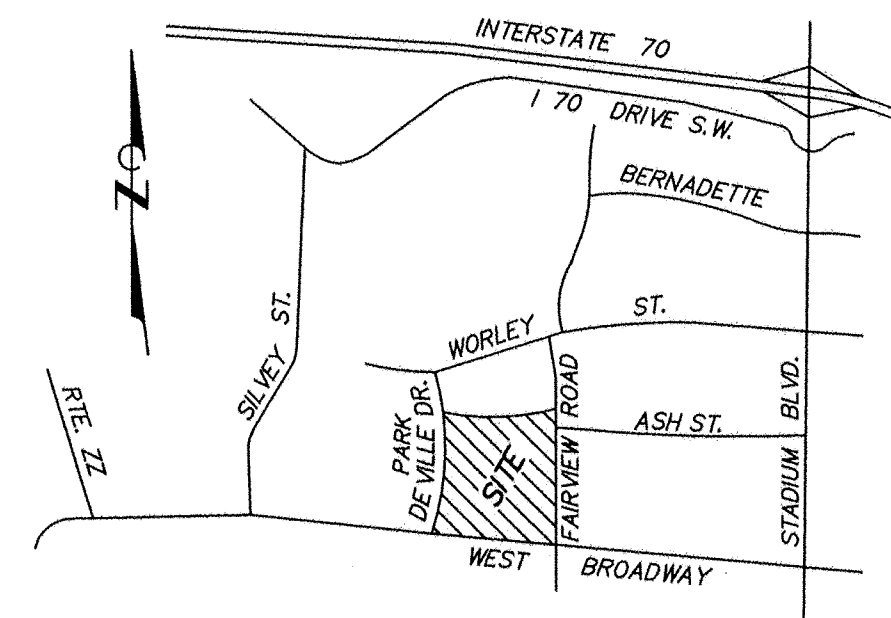
ON-SITE STORM WATER DETENTION SHALL BE DESIGNED TO DISCHARGE THE PREDEVELOPMENT PEAK FLOW OR LESS FOR THE  
2 YR STORM  
10 YR STORM  
25 YR STORM  
AND TO PASS THE 100 YEAR STORM AS DETERMINED BY TECHNICAL RELEASE NO. 55 URBAN HYDROLOGY FOR SMALL WATERSHEDS JUNE 1986.

# FAIRVIEW MARKETPLACE

## C-P DEVELOPMENT PLAN / PRELIMINARY PLAT

30 JUNE 2005

REVISED 8 SEPTEMBER 2005



SITE LOCATION MAP

NOT TO SCALE

**LEGEND**

— E —	PROPERTY LINE
— UE —	ELECTRIC LINE
— UT —	UNDERGROUND TELEPHONE LINE
— UTV —	UNDERGROUND TELEVISION LINE
— UCL —	UTILITY COMMUNICATION LINE
— FO —	FIBER OPTIC LINE
— S —	SANITARY SEWER LINE
— SS —	STORM SEWER LINE
— G —	GAS LINE
— W —	WATER LINE
— X —	FENCE
—	TREE & BRUSH LINE
—	DRAINAGE SWALE
—	ANCHOR
—	UTILITY POLE
—	LIGHT STANDARD
—	ELECTRIC METER
—	TELEPHONE PEDESTAL
—	TELEVISION PEDESTAL
—	UNDERGROUND ROOF DRAIN
—	AIR CONDITIONER
—	WATER METER
—	WATER VALVE
—	GAS METER
—	GAS VALVE
—	FIRE HYDRANT
—	CLEANOUT
—	CORRUGATED METAL PIPE
—	CORRUGATED PLASTIC PIPE
—	POLYVINYL CHLORIDE PIPE
—	REINFORCED CONCRETE PIPE
—	DUCTILE IRON PIPE
—	CAST IRON PIPE
—	FLARED END SECTION
—	METAL ARCH PIPE
—	TOP OF WALL
—	TEST BORING
—	IRON
—	R/W MARKER
—	TREE PRESERVATION BARRIER
—	EXISTING CONTOUR
—	FINISH CONTOUR
—	PROPOSED WATER VALVE
—	PROPOSED FIRE HYDRANT & VALVE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED STORM SEWER LINE
—	PROPOSED WATER LINE
—	PROPOSED UNDERGROUND ELECTRIC LINE
—	PROPOSED UNDERGROUND TELEPHONE LINE
—	PROPOSED FENCE

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON 8/23/05

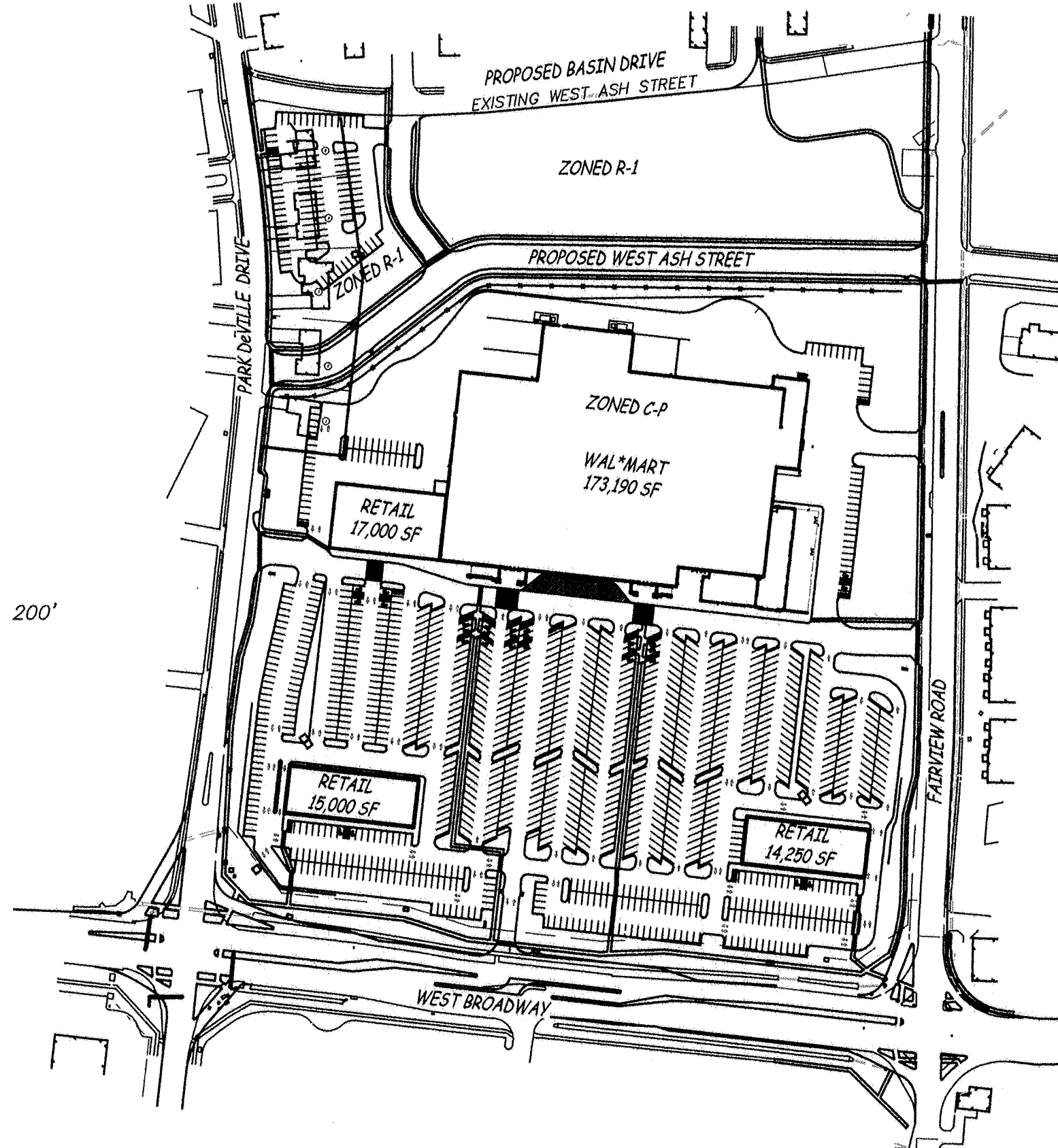
JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, ON 8/23/05

DARWIN HINDMAN, MAYOR

SHEELA AMIN, CITY CLERK

SCALE: 1" = 200'



**PROPERTY DESCRIPTION**

ENTIRE PROPERTY: A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 48 NORTH RANGE 13 WEST IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1 OF A SURVEY RECORDED IN BOOK 1514 PAGE 313, CONTAINING 28.74 ACRES.

LOTS 1, 2, 3, 4, & 5 OF PARK DEVILLE SUBDIVISION, PLAT 1, AS SHOWN BY THE PLAT RECORDED IN BOOK 11, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI.

CP PROPERTY: A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 9 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1 OF A SURVEY RECORDED IN BOOK 1514 PAGE 313 AND PART OF LOTS 1 AND 2 PARK DEVILLE SUBDIVISION PLAT 1, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF TRACT 1 OF A SURVEY RECORDED IN BOOK 1514 PAGE 313, SHOWN BY SAID SURVEY AS BEING S 0°59'25"W 1175.75 FEET AND S 81°42'45"W 24.33 FEET FROM THE EAST QUARTER CORNER OF SECTION 9-48-13; THENCE S 0°59'20"W ALONG THE EASTERLY LINE OF SAID TRACT 1, 355.85 FEET; THENCE LEAVING SAID LINE, N 89°00'40"W 14.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE S 0°59'20"W 623.72 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2459.85 FEET, 98.39 FEET, THE CHORD BEING S 2°08'30"W 98.38 FEET; THENCE S 3°17'00"W 238.08 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, 27.71 FEET, THE CHORD BEING S 29°44'30"W 26.73 FEET; THENCE ALONG THE LINES OF TRACT 1 OF A SURVEY RECORDED IN BOOK 1514 PAGE 313, S 56°12'00"W 68.11 FEET; THENCE N 83°31'00"W 300.00 FEET; THENCE S 87°56'40"W 101.12 FEET; THENCE N 83°31'00"W 200.00 FEET; THENCE N 72°12'50"W 101.98 FEET; THENCE N 83°31'00"W 240.00 FEET; THENCE N 43°02'20"W 53.15 FEET; THENCE N 31°30'00"E 305.79 FEET; THENCE N 63°00'00"E 350.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 PARK DEVILLE SUBDIVISION PLAT 1, N 63°00'00"E 81.36 FEET; THENCE, LEAVING SAID LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, 44.36 FEET, THE CHORD BEING N 48°51'20"E 40.42 FEET; THENCE S 88°47'20"E 21.70 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 133.00 FEET, 82.80 FEET, THE CHORD BEING N 71°12'00"E 90.85 FEET; THENCE N 51°21'50"E 204.57 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 67.00 FEET, 46.26 FEET, THE CHORD BEING N 71°08'40"E 45.35 FEET; THENCE S 89°04'40"E 633.81 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, 47.16 FEET TO THE BEGINNING, THE CHORD BEING S 44°02'40"E 42.45 FEET. THIS TRACT CONTAINS 22.91 ACRES.

**WORLEY ST. AND FAIRVIEW INTERSECTION NOTE**

IMPROVEMENTS TO THIS INTERSECTION ARE NOT SHOWN ON THIS PLAN, SINCE THE GOVERNING AUTHORITIES HAVE NOT DETERMINED, IN SUFFICIENT DETAIL, THE INTENDED CONFIGURATION, IMPROVEMENTS TO THIS INTERSECTION REMAIN A PART OF THE OVERALL SCOPE OF THIS PROJECT. THE DESIGN FOR THESE IMPROVEMENTS WILL BE SUBMITTED AT A LATER DATE, YET TO BE DETERMINED.

**PARKING NOTE**

REQUIRED PARKING:  
SHOPPING CENTER:  
200,000 SQ. FT. AT 1 SPACE/250 SQ. FT. = 800 SPACES  
19,440 SQ. FT. AT 1 SPACE/200 SQ. FT. = 97 SPACES  
BIKE SPACES 87 SPACES

PROVIDED PARKING:  
SHOPPING CENTER:  
STANDARD ADA 999 SPACES  
28 SPACES  
1027 SPACES

BIKE 50 SPACES  
SCHOOL PARKING LOT:  
STANDARD 100 SPACES

**BENCH MARK**

- BM - EAST RIM OF MANHOLE LOCATED NEAR THE SW CORNER OF FAIRVIEW AND WEST ASH SHOWN BY CITY SEWER PLANS DATED OCTOBER 1, 1980 ELEVATION = 722.28
- TBM - CHISEL MARKS ON THE EAST RIM ELECTRIC MANHOLE, LOCATED NEAR NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AND FAIRVIEW ELEVATION = 747.00
- TBM - CHISEL MARKS ON EAST RIM ELECTRIC MANHOLE LOCATED APPROXIMATELY 300 FEET EAST OF THE INTERSECTION OF BROADWAY AND PARK DEVILLE DRIVE. ELEVATION = 731.40
- TBM - CHISEL MARKS ON THE EAST RIM MANHOLE LOCATED APPROXIMATELY 250 FEET SE FROM INTERSECTION OF WEST ASH AND PARK DEVILLE DRIVE. ELEVATION = 744.62

**UTILITY NOTES**

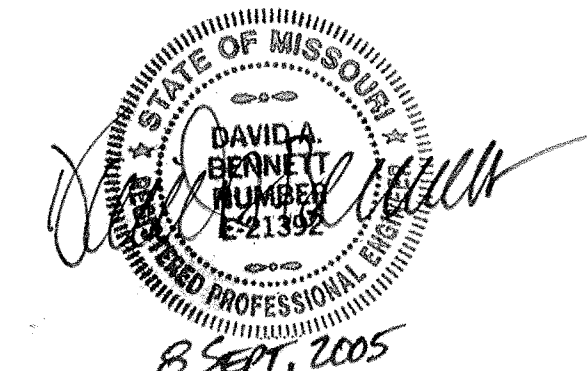
- WATER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DAVID MATHON 573-874-7303  
12" LINES ALONG THE NORTH SIDE OF BROADWAY, 12" ALONG EAST SIDE OF PARK DEVILLE DRIVE & 12" & 36" LINES ALONG THE WEST SIDE OF FAIRVIEW ROAD AS SHOWN.
- ELECTRIC**  
CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DAN CLARK 573-874-7738  
UNDERGROUND LINES ALONG THE NORTH SIDE OF WEST BROADWAY & THE EAST SIDE OF PARK DEVILLE DRIVE AS SHOWN
- GAS**  
AMEREN UE  
210 ORR STREET  
COLUMBIA, MISSOURI 65205  
CONTACT: GARY WPFLE 573-876-3028  
4" PLASTIC LINE ALONG THE EAST SIDE OF FAIRVIEW ROAD.  
6" PLASTIC LINE ALONG THE SOUTH SIDE OF BROADWAY.  
2" PLASTIC LINE ALONG THE NORTH SIDE OF PARK DEVILLE DRIVE.  
2" PLASTIC LINE ALONG THE NORTH SIDE OF ASH FROM PARK DEVILLE TO ORLEANS COURT.  
6" PLASTIC LINE AT THE SOUTH EAST CORNER OF SITE AS SHOWN.
- TELEPHONE**  
CENTURYTEL  
625 E. CHERRY STREET  
COLUMBIA, MISSOURI 65201  
CONTACT: DUANE MCGEE 573-886-3507  
UNDERGROUND LINES ALONG THE NORTH & SOUTH SIDE OF WEST BROADWAY, SOUTH SIDE OF ASH STREET, WEST SIDE OF PARK DEVILLE DRIVE, EAST SIDE OF FAIRVIEW, & SOUTH SIDE OF W. WORLEY AS SHOWN
- TELEVISION**  
MEDIACOM  
901 N. COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
573-443-1535  
UNDERGROUND LINES ALONG THE EAST SIDE OF PARK DEVILLE DRIVE & THE SOUTH SIDE OF ASH STREET AS SHOWN
- SANITARY SEWER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JOHN GLASCOCK 573-874-7250  
AS SHOWN
- STORM SEWER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JOHN GLASCOCK 573-874-7250  
AS SHOWN

**SURVEY CONTROL POINTS**

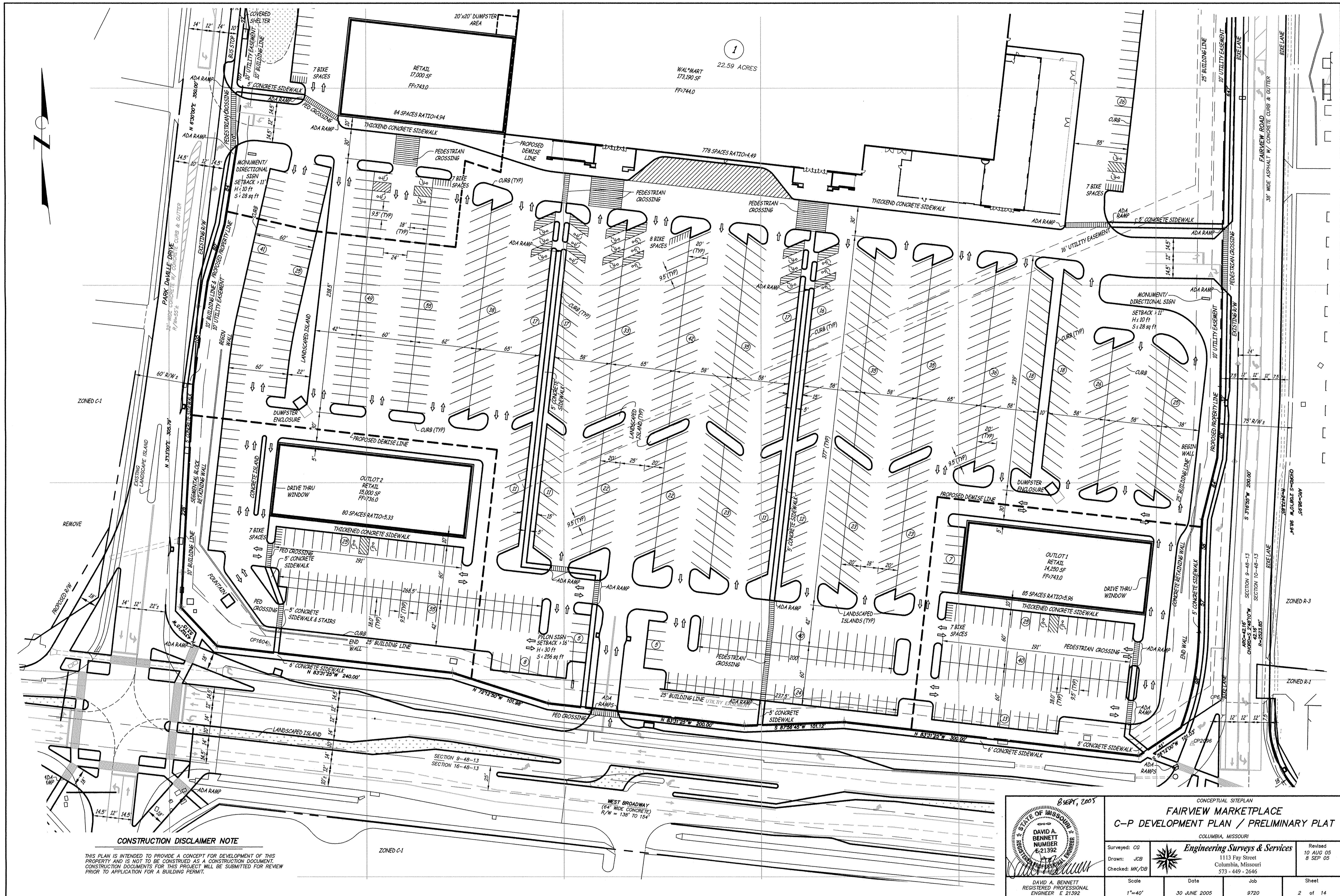
POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP37	932.62	1055.67	752.07	SPIKE
CP37B	909.78	1182.28	751.20	REBAR
CP68B	1512.05	1189.68	746.73	DRILL HOLE
CP730	1555.50	1545.88	724.42	REBAR
CP1000	936.45	421.20	742.33	DRILL HOLE
CP1076	1228.42	428.50	742.92	REBAR
CP1146	1454.63	405.94	729.73	DRILL HOLE
CP1604	236.02	500.65	724.92	REBAR
CP1914	-226.47	1452.91	752.13	DRILL HOLE
CP2096	133.03	1436.21	750.47	REBAR
CP2275	610.31	1455.76	753.04	REBAR
CP2818	2052.43	1541.80	709.57	REBAR
CP3092	1429.33	1702.48	715.42	REBAR
CP3150	2308.89	1384.29	698.28	DRILL HOLE
CP3282	2543.86	1576.38	677.57	REBAR
CP3398	1820.82	1630.36	716.73	SPIKE
CP3444	2089.62	1685.77	691.62	SPIKE
CP3542	2434.89	1533.60	672.14	DRILL HOLE

**SHEET INDEX**

- 1 SITE LOCATION MAPS & NOTES
- 2-3 CONCEPTUAL SITEPLAN
- 4 CONCEPTUAL BROADWAY IMPROVEMENTS
- 5-6 CONCEPTUAL GRADING & DRAINAGE PLAN
- 7-8 CONCEPTUAL UTILITY PLAN
- 9 LIGHTING PLAN
- 10-11 LANDSCAPE PLAN
- 12 PYLON & MONUMENT SIGN PLAN
- 13 WAL-MART WALL SIGNS
- 14 BUILDING ELEVATION



PLAN PREPARED BY:  
ENGINEERING SURVEYS AND SERVICES  
1113 FAY STREET  
COLUMBIA, MISSOURI 65201



1  
22.59 ACRES  
WAL-MART  
173,190 SF  
FF-744.0

RETAIL  
17,000 SF  
FF-743.0

OUTLOT 2  
RETAIL  
15,000 SF  
FF-736.0

OUTLOT 1  
RETAIL  
14,250 SF  
FF-743.0

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SEPT, 2005  
STATE OF MISSOURI  
DAVID A. BENNETT  
REGISTERED PROFESSIONAL ENGINEER E-21392

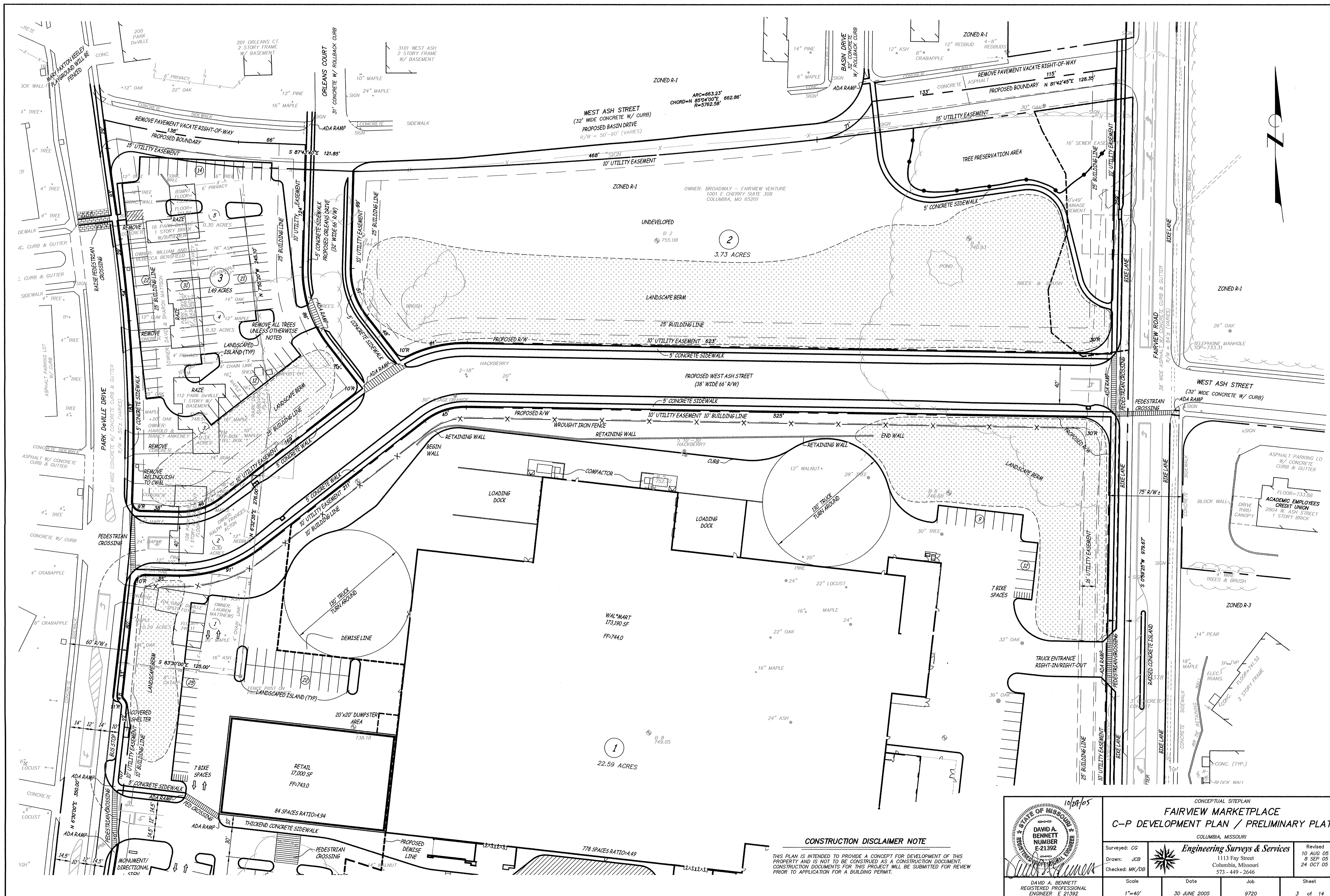
CONCEPTUAL SITE PLAN  
**FAIRVIEW MARKETPLACE**  
C-P DEVELOPMENT PLAN / PRELIMINARY PLAT  
COLUMBIA, MISSOURI

Engineering Surveys & Services  
1113 Fay Street  
Columbia, Missouri  
573 - 449 - 2646

Surveyed: CG  
Drawn: JCB  
Checked: MK/DB

Scale: 1"=40'  
Date: 30 JUNE 2005  
Job: 9720  
Sheet: 2 of 14

Revised: 10 AUG 05  
8 SEP 05



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	<b>CONCEPTUAL SITE PLAN</b> <b>FAIRVIEW MARKETPLACE</b> <b>C-P DEVELOPMENT PLAN / PRELIMINARY PLAT</b> COLUMBIA, MISSOURI			
	Surveyed: CG Drawn: JCB Checked: MK/DB		Engineering Surveys & Services 1113 Fay Street Columbia, Missouri 573 - 449 - 2646	
Scale: 1"=40' Date: 30 JUNE 2005	Job: 9720	Sheet: 3 of 14	Revised: 10 AUG 05 8 SEP 05 24 OCT 05	DAVID A. BENNETT REGISTERED PROFESSIONAL ENGINEER E-21392

SEE SHEET L-2 FOR PLANT SCHEDULE,  
GENERAL NOTES AND PLANTING DETAILS

**LANDSCAPE CALCULATIONS:**

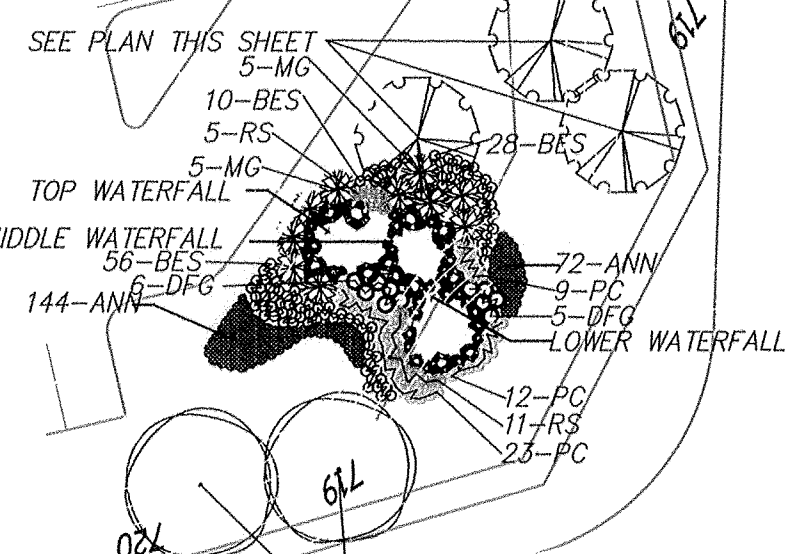
TOTAL AREA = 988,225 SQ. FT. OR 22.69 ACRES  
BUILDING AREA = 219,440 SF (22%)  
PAVED AREA = 593,855 SF (60%)  
LANDSCAPE AREA = 174,930 SF (18%)

**PARKING LOTS:**  
1 TREE REQUIRED PER 4,500 SF PAVED AREA  
593,855 SF ÷ 4,500 = 132 TREES REQUIRED

**BUFFER PLANTING:**  
1 TREE REQUIRED PER 50 LF OF BUFFER  
4,962 LF ÷ 50 = 99 TREES REQUIRED

TOTAL TREES REQUIRED: 231  
TOTAL TREES PROVIDED: 479

LARGE TO MEDIUM DECIDUOUS SHADE TREES: 314 (OR 66%)



SEE PLAN THIS SHEET  
**DETAIL LANDSCAPING  
@ WATERFALL**  
NOT TO SCALE

REVISIONS	BY
12/21/04	RWM
6/13/05	RWM
9/8/05	RWM
10/24/05	RWM

**Proposed Master Planting Plan for the Development at**  
**Fairview Market Place**  
Columbia, Missouri

*landscape*  
**TECHNOLOGIES**

67 Jacobs Creek Drive  
St. Charles, Missouri 63044  
(636) 928-4450  
Fax: (636) 928-4450

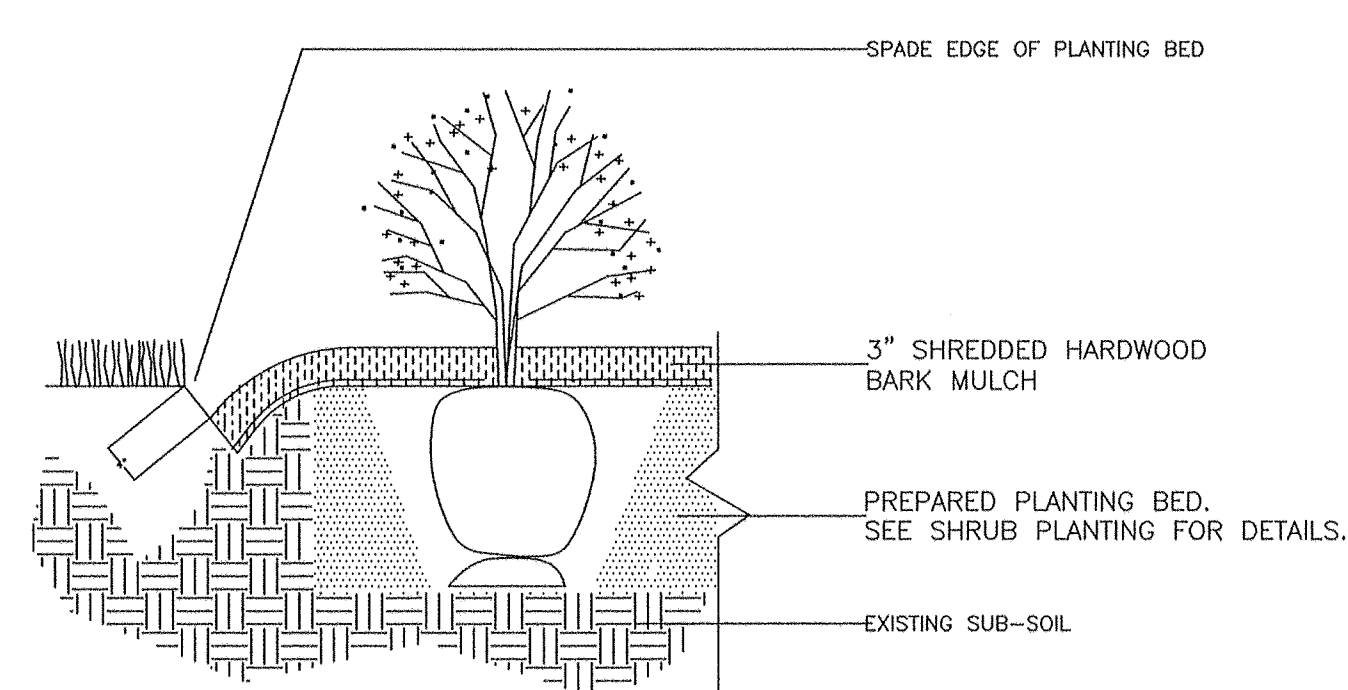
DRAWN	R. MARQUIS
CHECKED	RWM / GJB
DATE	11/29/04
SCALE	1"=50'
JOB No.	
SHEET	10 of 14

LANDSCAPE SCHEDULE:

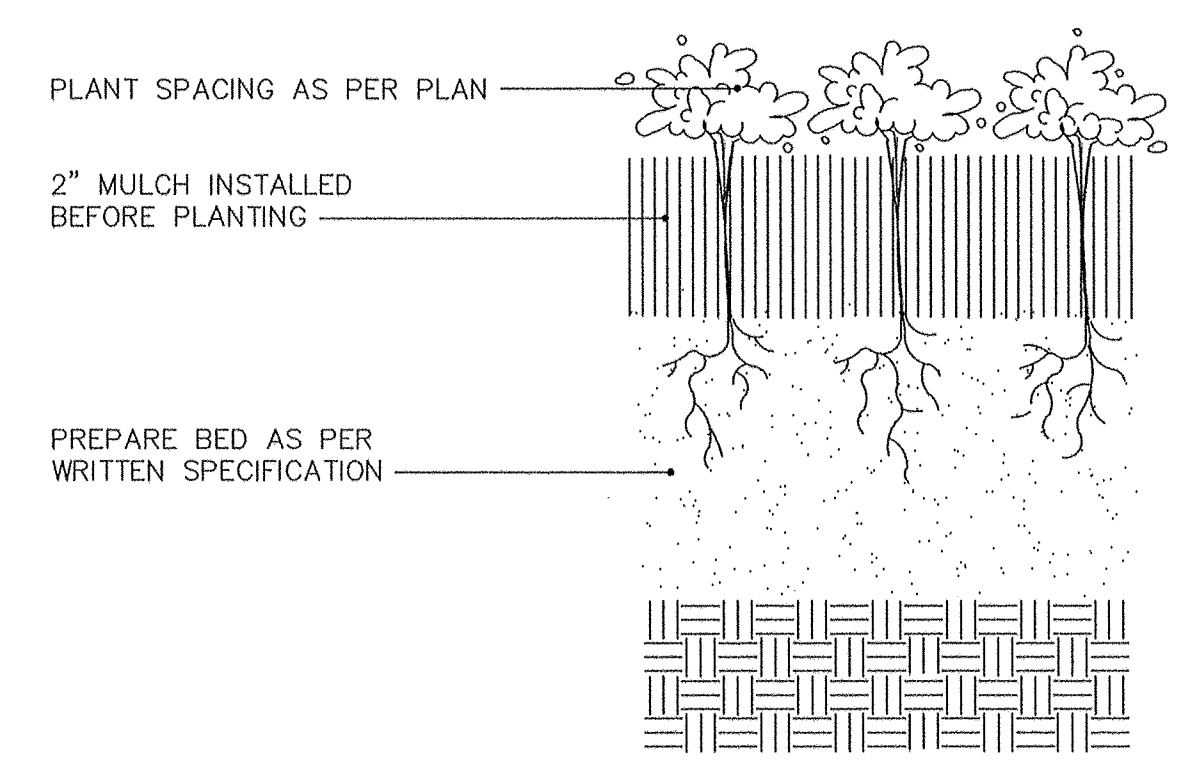
QTY	SYM	PLANT NAME	PLANT SPECIES	POT SIZE
3,816	ANN	ANNUALS	Min. of Five Varieties	3" POT
41	ARM	ARMSTRONG RED MAPLE	Acer X freemanii 'Jeffersred'	2.5" CALIPER
81	BAY	BAYBERRY	Myrica pennsylvanica	24"-30"
94	BES	BLACK-EYED SUSAN	Rudbeckia fulgida 'Goldsturm'	2 QUART
108	CH	CHINA GIRL/BOY HOLLY	Ilex X meserveae 'China Girl/Boy'	5 GALLON
16	CP	CAPITAL PEAR	Pyrus calleryana 'Capital'	2" CALIPER
2	CRB	CLUMP RIVER BIRCH	Betula nigra	10'-12'
265	DBB	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	5 GALLON
11	DFG	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	5 GALLON
1,384	DL	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	2 QUART
26	GL	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	2.5" CALIPER
34	KC	KWANZAN CHERRY	Prunus serrulata 'Kwanzan'	2" CALIPER
19	LSM	LEGACY SUGAR MAPLE	Acer saccharum 'Legacy'	2.5" CALIPER
83	MG	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 GALLON
28	NS	NORWAY SPRUCE	Picea abies	6'-7'
8	CBS	COLORADO BLUE SPRUCE	Picea pungens 'Glauca'	10'-12'
25	OGRM	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2.5" CALIPER
44	PC	PURPLE CONEFLOWER	Echinacea purpurea 'Magnus'	2 QUART
12	PO	PIN OAK	Quercus palustris	2.5" CALIPER
20	RB	REDBUD	Cercis canadensis	2" CALIPER
31	RFC	ROBINSON FLOWERING CRAB	Malus 'Robinson'	2" CALIPER
16	RS	RUSSIAN SAGE	Perovskia atriplicifolia	2 QUART
22	NP	NEWPORT PLUM	Prunus 'Newport'	2" CALIPER
33	SA	SUMMIT ASH	Fraxinus pennsylvanica 'Summit'	2.5" CALIPER
198	SGJ	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	5 GALLON
19	SM	SAUCER MAGNOLIA	Magnolia soulangiana	2" CALIPER
4	SO	SAWTOOTH OAK	Quercus acutissima	2.5" CALIPER
87	SSFC	SPRING SNOW FLOWERING CRAB	Malus 'Spring Snow'	2" CALIPER
12	SWO	SWAMP WHITE OAK	Quercus bicolor	2.5" CALIPER
25	WP	WHITE PINE	Pinus strobus	6'-7'

NOTES:

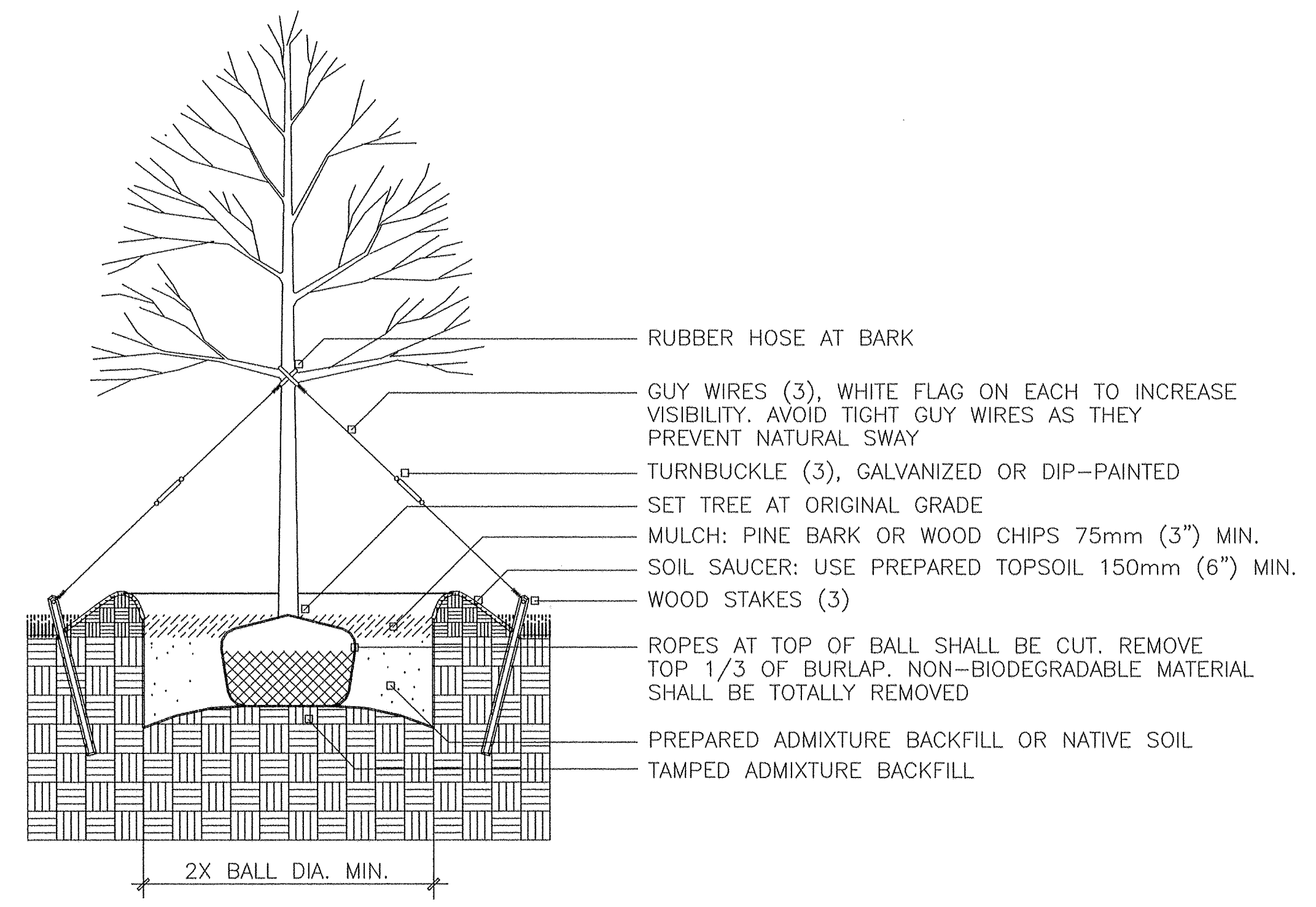
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be Meramec gravel at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with Valley-View edge unless otherwise noted. Provide alternate for Ryerson steel edge.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant perennials to within 18" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be sodded with fescue sod. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- All hedge plantings to be installed in a continuous shredded bark mulch bed.



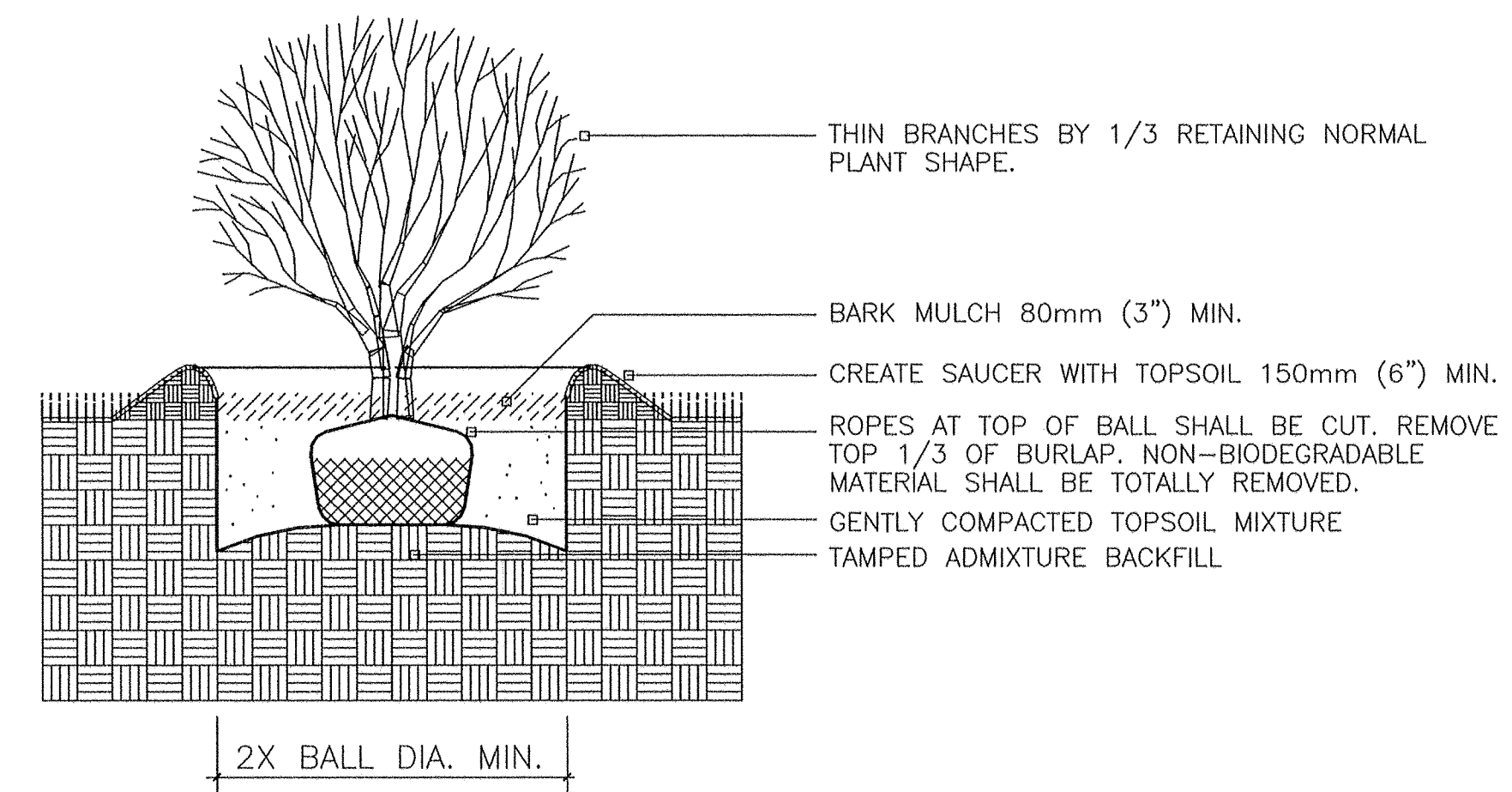
SPADE-CUT EDGE DETAIL



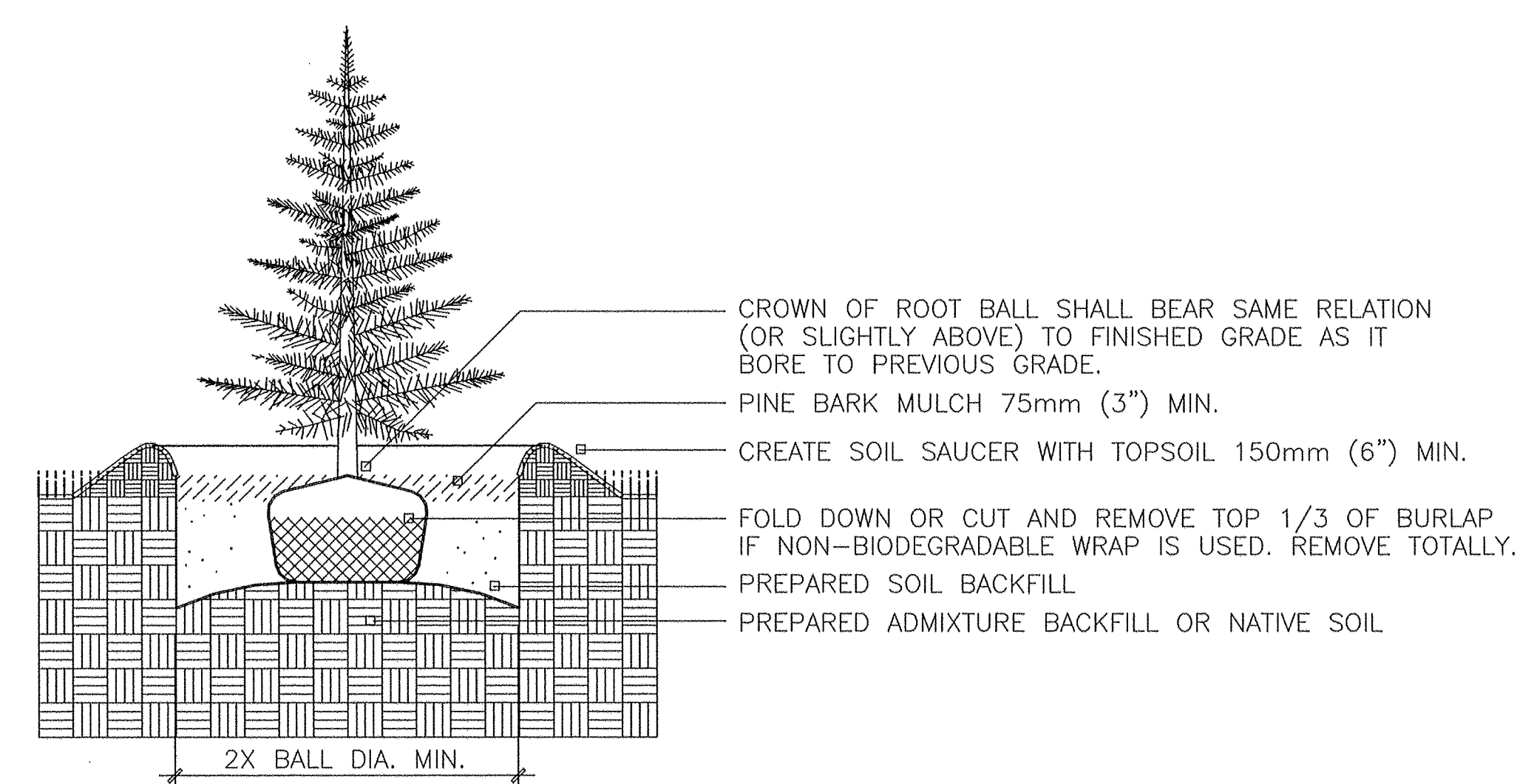
GROUNDCOVER / PERENNIAL PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

REVISIONS	BY
12/21/04	RWM
6/13/05	RWM
9/8/05	RWM
10/24/05	RWM

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Proposed Master Planting Plan for the Development at  
**Fairview Market Place**  
 Columbia, Missouri

DRAWN: R. MAROIS  
 CHECKED: RWM / GJB  
 DATE: 11/29/04  
 SCALE: NA  
 JOB No.:  
 SHEET: 11 of 14  
**L-2**