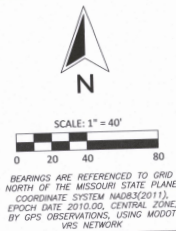
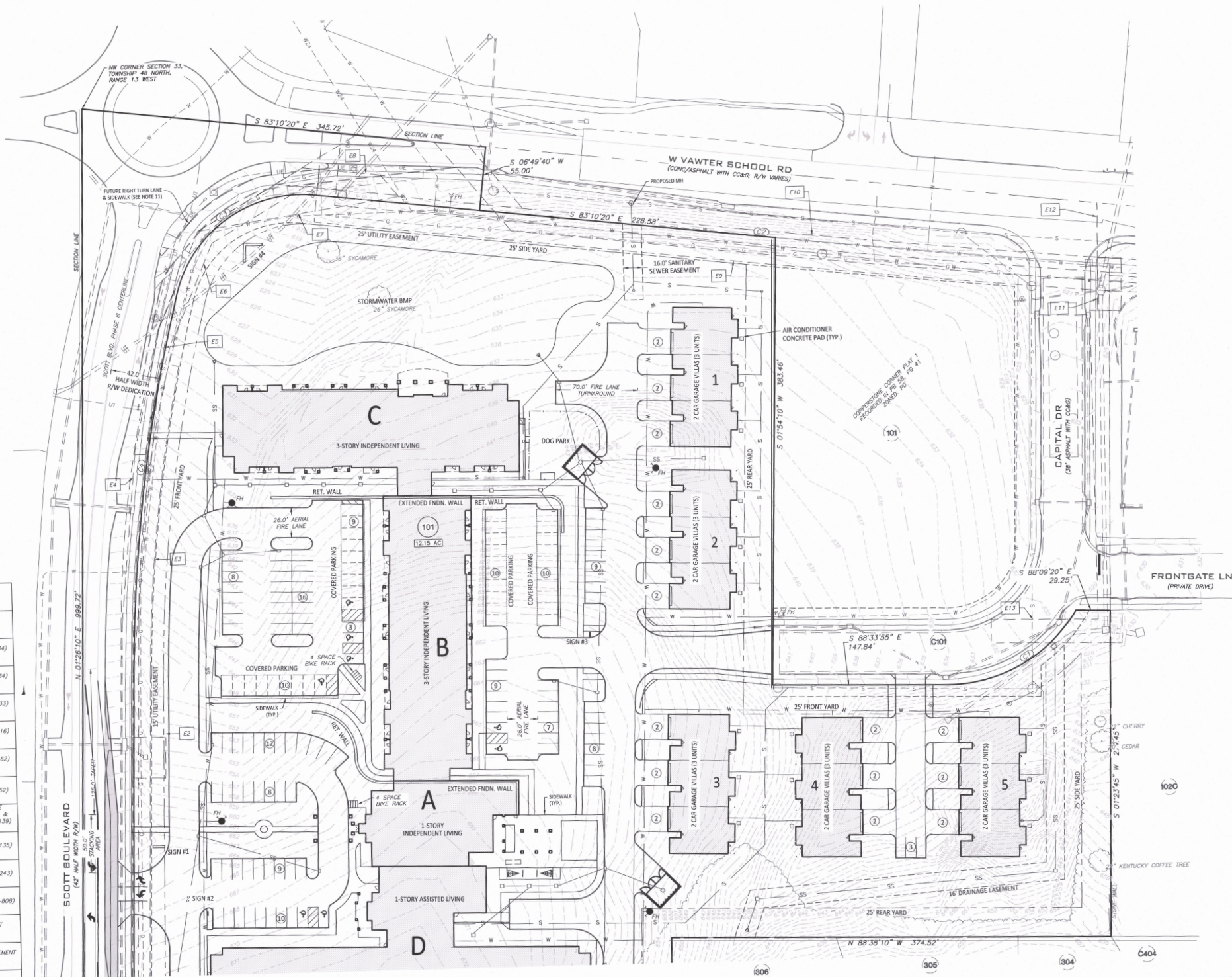


FIRE HYDRANT NOTE

FIRE HYDRANTS ARE TO BE SPACED AT 300' INTERVALS AND WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION. LOCATIONS OF FIRE HYDRANTS ARE TO BE DETERMINED AT A FUTURE TIME.

EASEMENT TABLE

LABEL	DESCRIPTION (BK-PG)
E1	DRAINAGE EASEMENT (4407-117) & (4408-134) & (4411-101) & (4416-89)
E2	DRAINAGE EASEMENT (4407-117) & (4408-134) & (4411-101) & (4416-89)
E3	UTILITY EASEMENT (4407-110) & (4408-133) & (4411-102) & (4416-89)
E4	STREET EASEMENT (4408-135) & (4407-116) & (4411-100) & (4416-89)
E5	STREET EASEMENT (4213-150) & (4213-162) & (4247-135) & (4247-138)
E6	GAS EASEMENT (1461-52)
E7	UTILITY AND DRAINAGE EASEMENT (4213-163) & (4247-136) & (4247-139) & (4213-160)
E8	STREET EASEMENT (4213-162) & (4247-135) & (4247-138)
E9	GAS EASEMENT (1183-243)
E10	WATER EASEMENT (946-808)
E11	DRAINAGE EASEMENT (1314-608)
E12	ROAD AND UTILITY EASEMENT (1314-608)
E13	DRAINAGE EASEMENT (4880-106)



DATE	CITY COMMENTS	DAC
04/28/26	ORIGINAL ISSUE	DAC
03/10/26	ORIGINAL ISSUE	DAC

REVISIONS

PD PLAN
COLUMBIA SENIOR LIVING COMMUNITY
WPT TR 1-A SURVEY 2860-59 &
LOTS 102 & 103 COPPERSTONE CORNER PLAT 1
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SITE PLAN

A CIVIL GROUP
CIVIL ENGINEERING-
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3401 BROADWAY
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COLUMBIA, MO 65203
PH: (573) 817-5750
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MISSOURI ENGINEERING
CORPORATION: 2001006116

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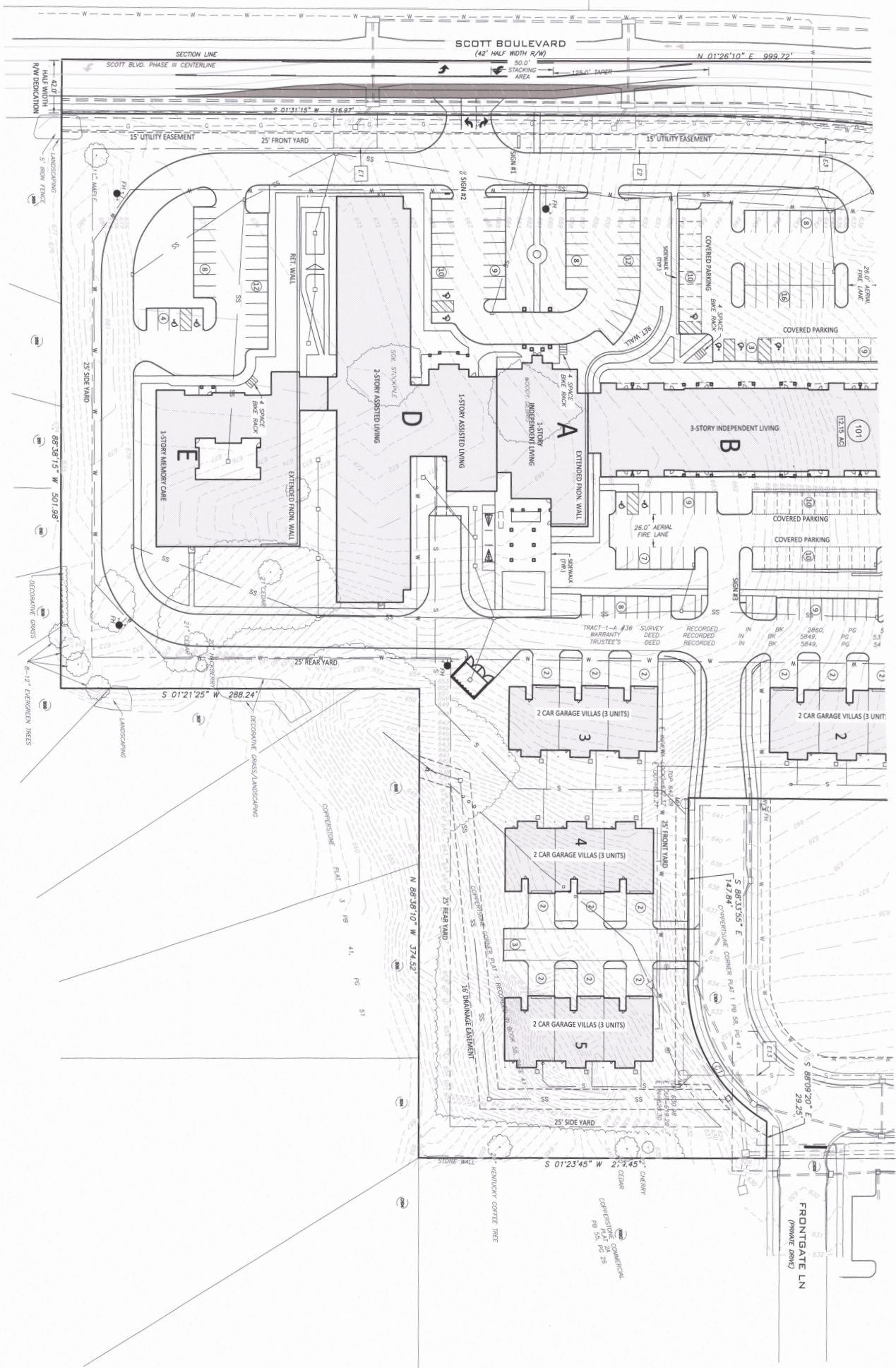
JAY ALAN
GERHARDT
REGISTERED PROFESSIONAL ENGINEER
PE-25052
APRIL 29, 2026

JOB #: SWDA26-02
DWG: SWDA26-02 PD Plan
DRAWN BY: DAC

C101

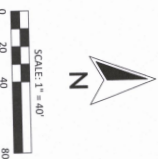
TRACT 1-A, PG 41
RECORDED DEED R-5
EDEL FAMILY REDEVELOPMENT TRUST

PT TRACT 2, PG 114
RECORDED DEED R-5
WALSH & CANY OWNERS



PD PLAN
COLUMBIA SENIOR LIVING COMMUNITY
WPT TR 1-A SURVEY 2860-59 &
LOTS 102 & 103 COPPERSTONE CORNER PLAT 1
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SITE PLAN



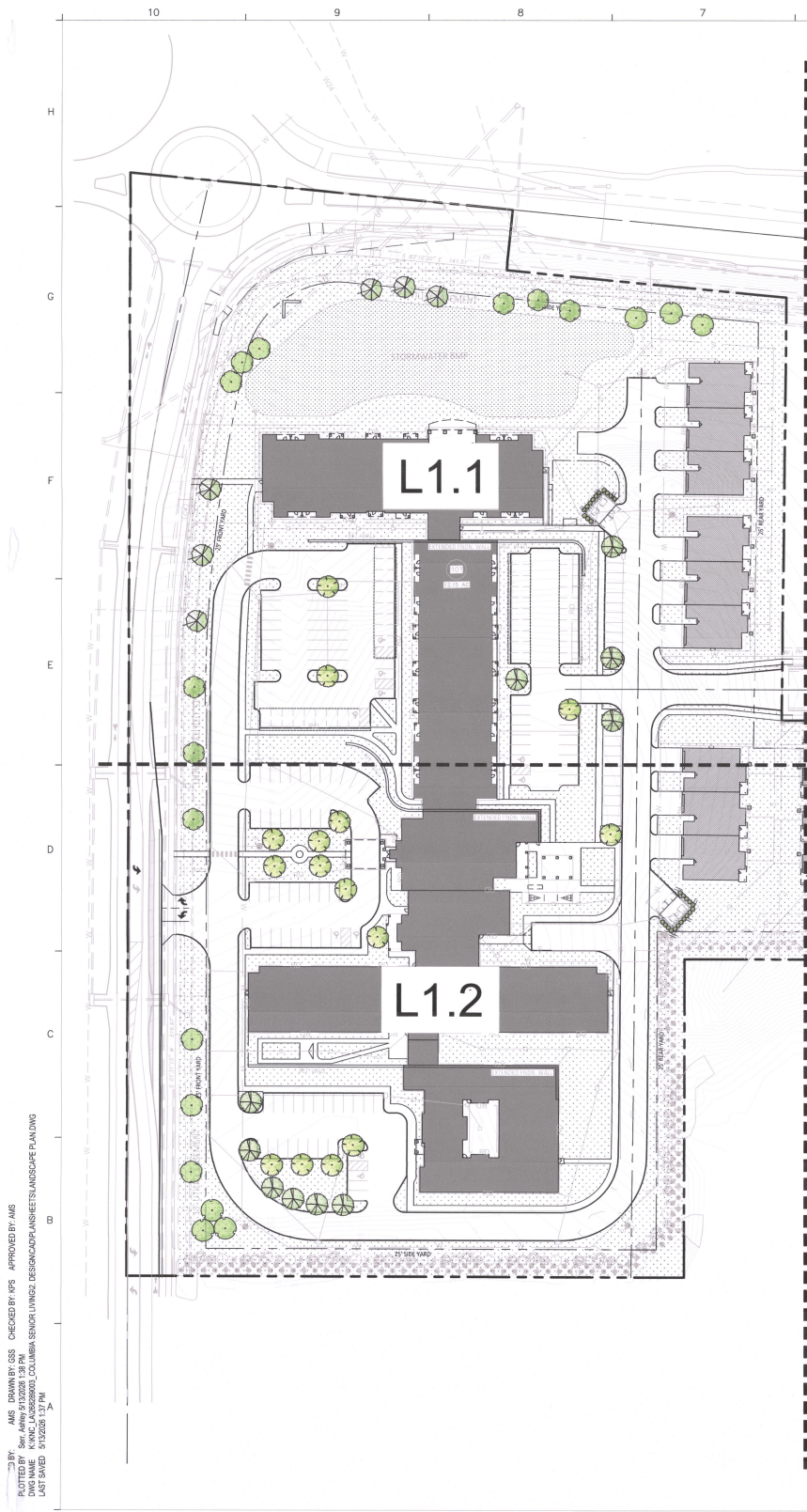
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DATE BY CITY COMMENTS
10/12/2016 DMC
10/12/2016 DMC

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JOB #:
DWG: SWDA26-02 PD Plan
DRAWN BY: DMC

C102



- PLANTING NOTES:**
- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
 - CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
 - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 - TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
 - PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A LANDSCAPE EDGE BETWEEN BEDS AND LAWN AREAS - REFERENCE LANDSCAPE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 4" SHREDDED HARDWOOD MULCH - REFERENCE LANDSCAPE PLAN.
 - LAY TALL FESCUE SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE TALL FESCUE SOD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
 - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 - ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 - FERTILIZER: FERTILIZE SEEDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 40 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHORUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

PLANT SCHEDULE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	REMARKS
STREET TREES							
	ST1	6	STREET TREE 1	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	ST2	6	STREET TREE 2	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	ST3	6	STREET TREE 3	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	ST4	6	STREET TREE 4	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING

SHADE TREES							
	SH1	16	SHADE TREE 1	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	SH2	15	SHADE TREE 2	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING

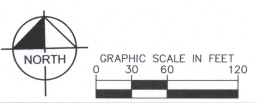
EVERGREEN TREES							
	ET1	7	EVERGREEN TREE 1	CONT.	N/A	6' - 8' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SHRUBS							
	SH	50	9' SCREENING SHRUB	5 GAL. MIN.	36" HT. MIN.	48" O.C.	FULL AND MATCHING
	SS	28	8' SCREENING SHRUB	5 GAL. MIN.	36" HT. MIN.	48" O.C.	FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SEED							
	SEED	26,952 SF	BOTTOM OF DETENTION	SEED			SEED TO BE FREE OF WEEDS, PESTS, AND DISEASE.
SOD							
	SOD	249,730 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD			SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

Columbia, Missouri - Landscape Data Table			
Site Area: 12.15 acres (529,254 SF) - Zoning (PD) Planned Development			
Section 29-4.4 - Landscaping, Screening and Tree Preservation		REQUIRED	PROVIDED
c.2. Minimum required landscaping			
A minimum of 15% of the total land area of any tract, parcel or lot shall be landscaped. Landscaping shall be installed to comply with specific requirements for street frontage, property edge buffering, and parking lot landscaping in this section, and the remainder shall be distributed throughout the site.		Yes	Yes
529,254 SF of Land Area * 15% = 79,389 SF Required Landscape Area		79,389 SF Required Landscape Area	79,389 SF Required Landscape Area
c.3. Plant materials			
All plant material must be hardy to central Missouri (hardiness zone 5b), free of disease and insects, and must conform to ANSI standards. No one species may comprise more than 50% of the total for that plant type. 50% of all trees planted are required to be large to medium species, and only 50% of large to medium trees can be a single species.		Yes	Yes
c.7. Plant material spacing			
Plant materials shall not be placed closer than 4 feet from any fence line, or property line, unless required to comply with the provisions of subsection 29-4.4. (4) (property edge buffering). Where tree planting requirements are based on linear street frontage, areas occupied by driveways shall be included when calculating the number of trees required to be planted. Any tree that would otherwise be required in driveways shall be planted in other landscaped front yard areas unless prohibited by minimum spacing requirements.		Yes	Yes
c.9. Screening of outdoor storage areas			
All exterior storage areas shall be enclosed by a permanent screen at least 8 feet in height above ground surface, or of a height to screening the storage materials from public view, but non-vegetative screening shall not exceed 12 feet in height. When a solid wall or fence is used, ornamental landscaping shall be placed between the fence and adjacent property lines.		Yes	Yes
d.2. Street trees			
Street tree landscaping shall be installed on both sides of any right of way greater than 50 feet in width that is newly platted or redeveloped. One street tree shall be required for every 60 feet of street frontage. Street trees shall be a mix of large, medium and small trees from the list of approved street trees.		Yes	Yes
Scott Boulevard: 472 LF / 160' = 15 Trees		Scott Boulevard - 15 Trees	Scott Boulevard - 15 Trees
W. Vawter School Rd: 534 LF / 160' = 9 Trees		W. Vawter School Rd - 9 Trees	W. Vawter School Rd - 9 Trees
No more than 30% of the required street trees shall be from one species.		Yes	Yes
Street trees can not be counted towards compliance with all other provisions.		Yes	Yes
e.1. Property edge buffering			
Where a property contains at least 10,000 square feet of area or more than 1,500 square feet of paved area, or any vehicle loading/unloading area, buffering shall be installed as required by Table 4.4.4.		Yes, per approved PD Plan	Yes, by others. This will be installed during construction
e.2. Landscape buffer location and design			
The landscape buffer shall include the following plant mix:			
A. 4 of the categories of planting material contained in section 29-4.4.c.6 and the guidelines		Yes	Yes
B. One tree 2" caliper, for each 200 square feet of buffer area			
C. Shrubs and flowering plantings that cover a minimum of 50% of the remaining area with a minimum of 25% of that plant material being flowering shrubs.			
f.1. Parking Area landscaping			
All parking areas containing over 100 parking spaces shall include interior landscaping equal to at least 10% of the paved area. Street trees and buffer plantings shall not be used to satisfy this requirement.		Yes	Yes
100,773 SF * 10% = 10,077 SF Interior Landscape area		10,077 SF Interior Landscape Area	10,077 SF Interior Landscape Area
No parking area shall contain more than 150 spaces unless its separated by a landscaped area at least 10 feet from the parking area. The 10' wide landscaped island shall contain 4 categories of planting materials and have trees planted at a rate of 1 tree per 40 linear feet.		No	No
In addition to the above, paved areas exceeding 4,000 square feet shall contain a minimum of 1 tree within a island (1770 SF parking space) for every 4,000 square feet of paved area.		Yes	Yes
100,773 SF parking area / 4,000' = 25 Trees in Islands		25 Trees in Islands	25 Trees in Islands
No less than 50% of parking trees shall be medium trees and no less than 40% shall be large shade trees		Yes	Yes

SECTION 29-4.4(g)(3)				
(i) DECIDUOUS SIGNIFICANT TREES	EXISTING	REMOVED	PROTECTED	25%
	7	7	0	1.75, OR 2
(ii) IF 25% OF SIGNIFICANT TREES CANNOT BE SAVED, THEN MUST REPLACE UP TO THE 25% NUMBER AS FOLLOWS:	CONFEROUS SIGNIFICANT TREES	2	0	0.5, OR 1
a. 3 LARGE TO MEDIUM DECIDUOUS TREES x 2 REMOVED = 6 MEDIUM TO LARGE DECIDUOUS PLANTED ONSITE				
PROVIDED: 6 MEDIUM TO LARGE TREES				
b. 2 CONFEROUS TREES x 1 REMOVED = 2 CONFEROUS TREES PLANTED ONSITE				
PROVIDED: 2 CONFEROUS TREES				



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KANSAS CITY, MO 64105
PHONE: 816-652-0350
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C. 2026 KIMLEY-HORN AND ASSOCIATES, INC.
MO. CERTIFICATE OF AUTHORITY #2012036305,
EXPIRES 12/31/26



ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

COLUMBIA SENIOR LIVING COMMUNITY
S SCOTT BLVD AND W VAWTER SCHOOL RD
COLUMBIA, BOONE COUNTY, MISSOURI

SEAL
LANDSCAPE ARCHITECT - ASHLEY SERR
LICENSE NO. PL-2024016720



OVERALL
LANDSCAPE PLAN

ISSUE DATE:
05/13/26

REVISIONS:

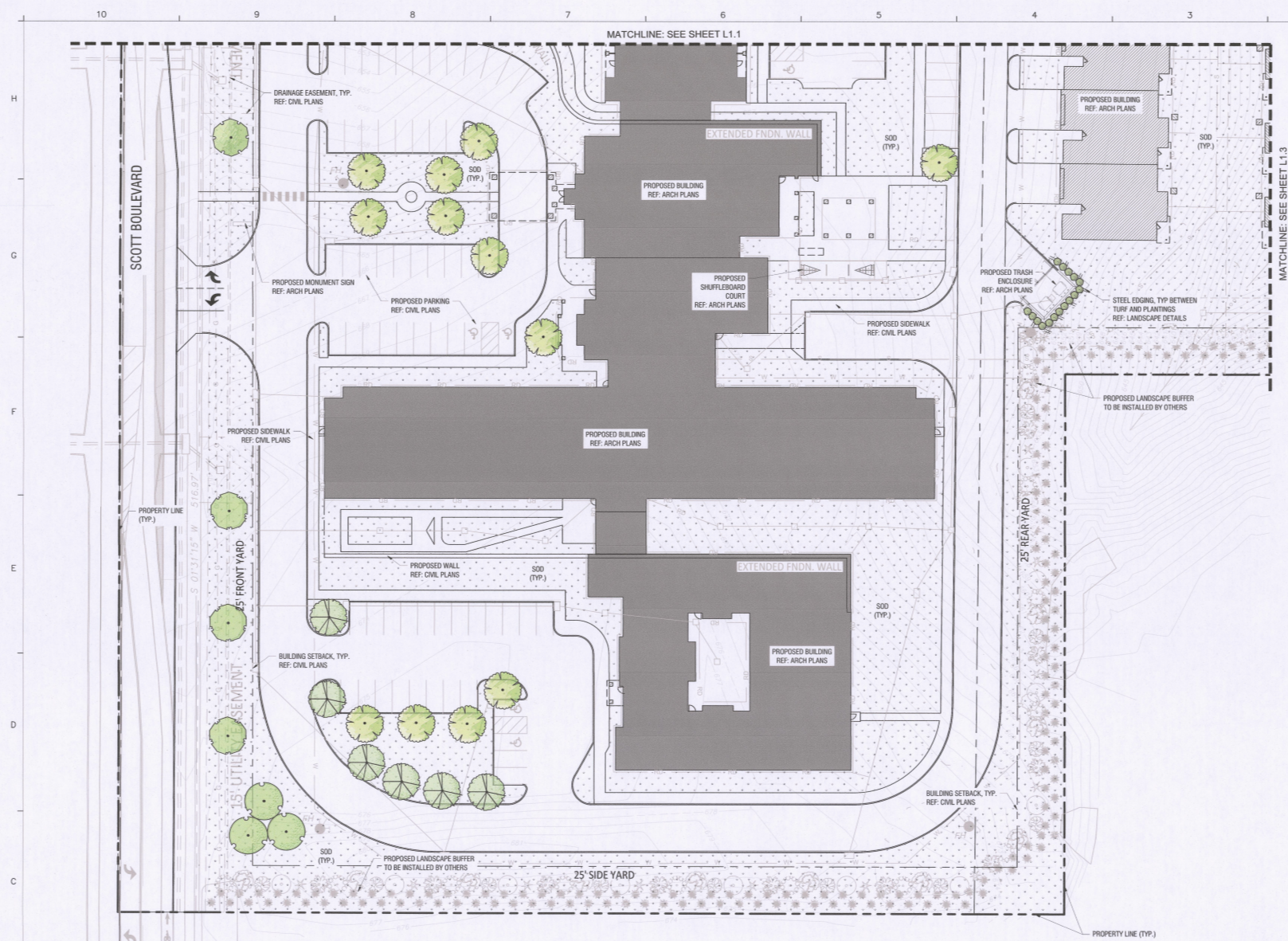
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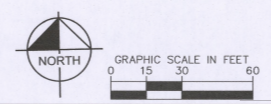
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BY: AMS DRAINITY GSS CHECKED BY: KPS APPROVED BY: AMS
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PLANT SCHEDULE NOTE: SEE SHEET L1.0 FOR FULL PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
STREET TREES		
	ST1	STREET TREE 1
	ST2	STREET TREE 2
	ST3	STREET TREE 3
	ST4	STREET TREE 4
SHADE TREES		
	SH1	SHADE TREE 1
	SH2	SHADE TREE 2
EVERGREEN TREES		
	ET1	EVERGREEN TREE 1
SHRUBS		
	SH	5' SCREENING SHRUB
	SS	8' SCREENING SHRUB
SEED		
	SEED	BOTTOM OF DETENTION
SOD		
	SOD	FESTUCA ARUNDINACEA



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EST 1935

ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

COLUMBIA SENIOR LIVING COMMUNITY
S SCOTT BLVD AND W VAWTER SCHOOL RD
COLUMBIA, BOONE COUNTY, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
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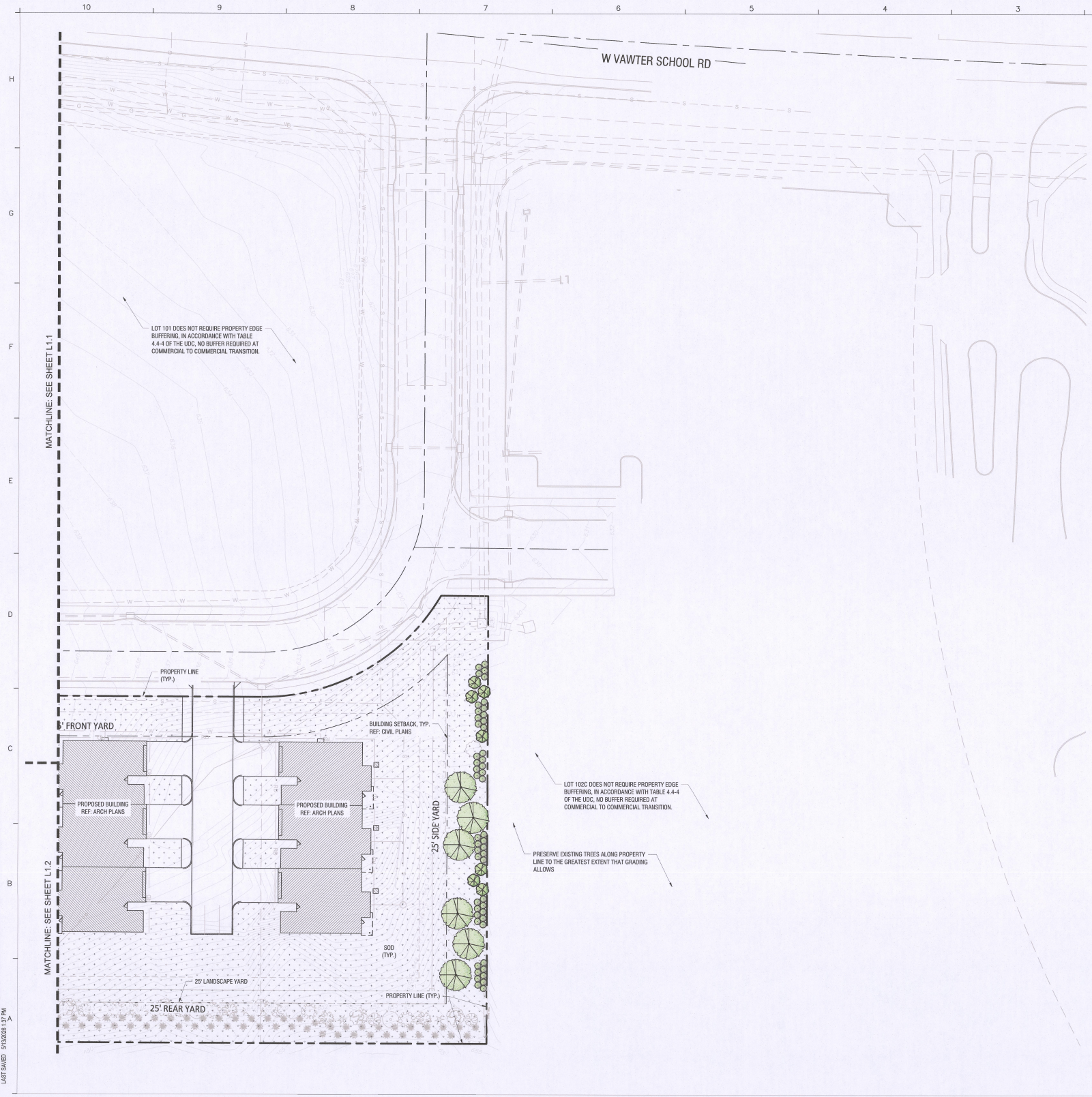
LANDSCAPE PLAN
ENLARGEMENT 2

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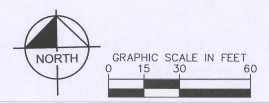
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W VAWTER SCHOOL RD

PLANT SCHEDULE NOTE: SEE SHEET L1.0 FOR FULL PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
STREET TREES		
	ST1	STREET TREE 1
	ST2	STREET TREE 2
	ST3	STREET TREE 3
	ST4	STREET TREE 4
SHADE TREES		
	SH1	SHADE TREE 1
	SH2	SHADE TREE 2
EVERGREEN TREES		
	ET1	EVERGREEN TREE 1
SHRUBS		
	SH	9' SCREENING SHRUB
	SS	8' SCREENING SHRUB
SEED		
	SEED	BOTTOM OF DETENTION
SOD		
	SOD	FESTUCA ARUNDINACEA



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ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073
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LICENSE NO. PLA-2024016720



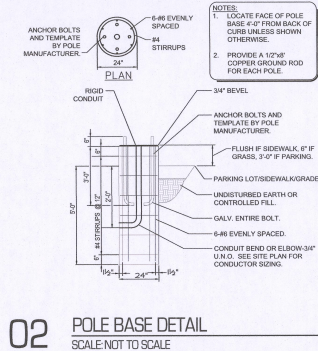
LANDSCAPE PLAN
ENLARGEMENT 3

ISSUE DATE:
05/13/26
REVISIONS:
NO. DESCRIPTION DATE

PROJECT NO.: 2513
L1.3
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A12 PHOTOMETRIC SITE PLAN
1" = 40'-0"



LIGHT FIXTURE SCHEDULE - PHOTOMETRIC SITE LIGHTING												
MARK	MANUFACTURER	MODEL	LAMP DATA			LIGHT	VOLTS	MOUNTING	TOTAL	WATTS	DESCRIPTION	NOTES
			LUMENS	TYPE	COLOR(K)	DISTRIB.						
SA	ATLAS	EAGLE SLPM-12L-FT-3K	11994	LED	3000K	T4	120-277	POLE TOP	75		LED LOW PROFILE PARKING LOT FIXTURE	1
SAH	ATLAS	EAGLE SLPM-12L-FT-3K-HSSM	11994	LED	3000K	T4-HSS	120-277	POLE TOP	75		LED LOW PROFILE PARKING LOT FIXTURE WHISS	1
SB	ATLAS	EAGLE SLPM-12L-T3-3K	12220	LED	3000K	T3	120-277	POLE TOP	75		LED LOW PROFILE PARKING LOT FIXTURE	1
SBH	ATLAS	EAGLE SLPM-12L-T3-3K-HSSM	12220	LED	3000K	T3-HSS	120-277	POLE TOP	75		LED LOW PROFILE PARKING LOT FIXTURE WHISS	1
SC	WESTGATE	COLX-SM-5-25W-3K	3000	LED	3000K	T5	120-277	SURFACE	45		LED LOW PROFILE PARKING CANOPY FIXTURE	6
SD	HUBBELL LIGHTING	CT1-35-385-7-4-4-UNV-T	2500	LED	3000K	T4-HSS	120-277	WALL	25		DIRECT INDIRECT LED EXTERIOR WALL MOUNT	5
SF	EVERGREEN	FLO430BL	4000	LED DRIVER	3000K	T5	120-277	POLE TOP	40		DECORATIVE POST TOP LED FIXTURE	2
AA	MCDRAW-EDISON	BS1-SAT-C-735-1-SL4-CBP	4500	LED	3000K	T4-HSS	120-277	WALL	35		TYPE SL4 LED EXTERIOR WALL MOUNT W/WHISS	3,4
CC	BEACON	BNK1-4BL-35-40V-LDV	800	LED	3000K	-	120	WALL	9		20" ONE LIGHT BLACK DECORATIVE EXT. SCANCE	9

NOTES:

1. PROVIDE 20'-0" TALL, SQUARE STRAIGHT STEEL POLE UNLESS AS NOTED BELOW.
2. WHERE FIXTURE IS PROVIDED WITH 3'-0" CONCRETE BASE, PROVIDE WITH 17'-0" TALL POLE.
3. PROVIDE 10'-0" TALL, ROUND EXTRUDED POLE.
4. FIXTURE SHALL BE MOUNTED AT 8'-0" AFG TO THE BOTTOM OF THE FIXTURE.
5. FIXTURE AT CANOPY SHALL BE MOUNTED AT 10'-0" AFG TO THE BOTTOM OF THE FIXTURE.
6. FIXTURE SHALL BE MOUNTED AT 5'-0" AFG TO THE BOTTOM OF THE FIXTURE.
7. FIXTURE SHALL BE MOUNTED TO BOTTOM OF CARPORT STRUCTURE.

GENERAL NOTES:

- A. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
- B. CONTRACTOR SHALL VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING ALL FIXTURES.
- C. NOT ALL FIXTURES MAY APPEAR ON THE PLAN.
- D. AT THE CONTRACTORS OPTION EQUIVALENT FIXTURES MAY BE SUBMITTED. IF ALTERNATE FIXTURES ARE SUBMITTED AND ACCEPTED THE CONTRACTOR SHALL BE PROVIDING UPDATED LIGHTING CALCULATIONS TO BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER FOR RESUBMISSION TO THE LOCAL JURISDICTIONS TO SHOW COMPLIANCE OF EXTERIOR LIGHTING REQUIREMENTS.

SWD
ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

H&B
HOSS BROWN
ENGINEERS

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EOR - CASEY J. STEINER
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PHOTOMETRIC
SITE PLAN

ISSUE DATE:
4/28/2026

REVISIONS:

No. Description Date

PROJECT NO.:2513

PH1.1