

PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF THE VANTAGE

SHEET 1 OF 3

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2026.

A MAJOR SUBDIVISION LOCATED IN SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI JANUARY 28, 2026

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE _____ ON THE _____ DAY OF _____, 2026.

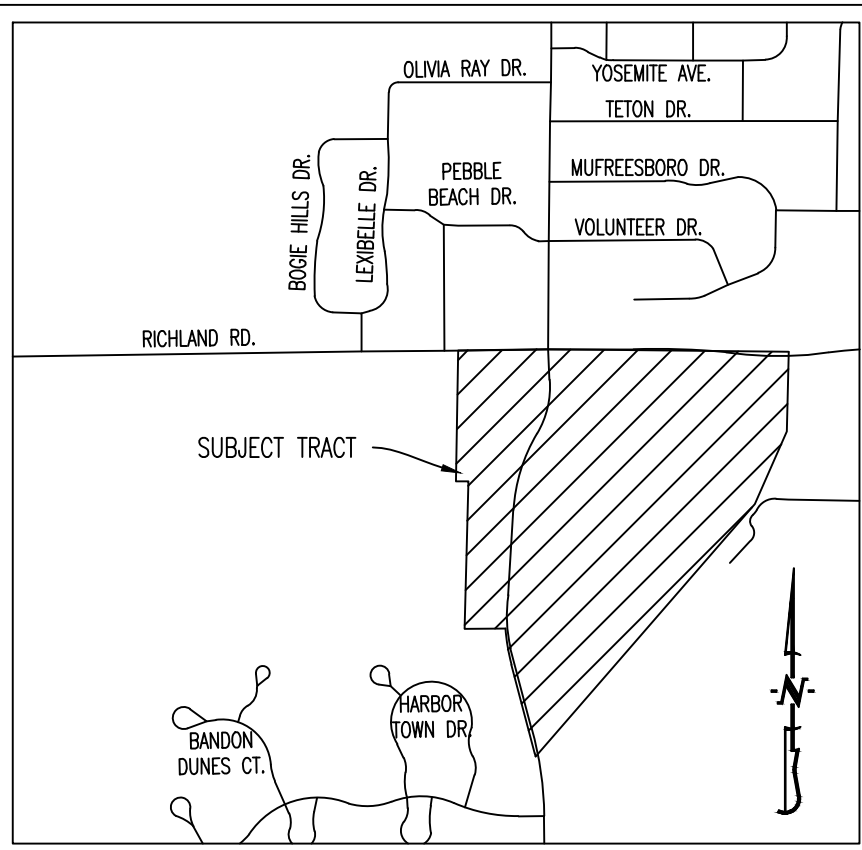
BARBARA BUFFALO, MAYOR

ATTEST:

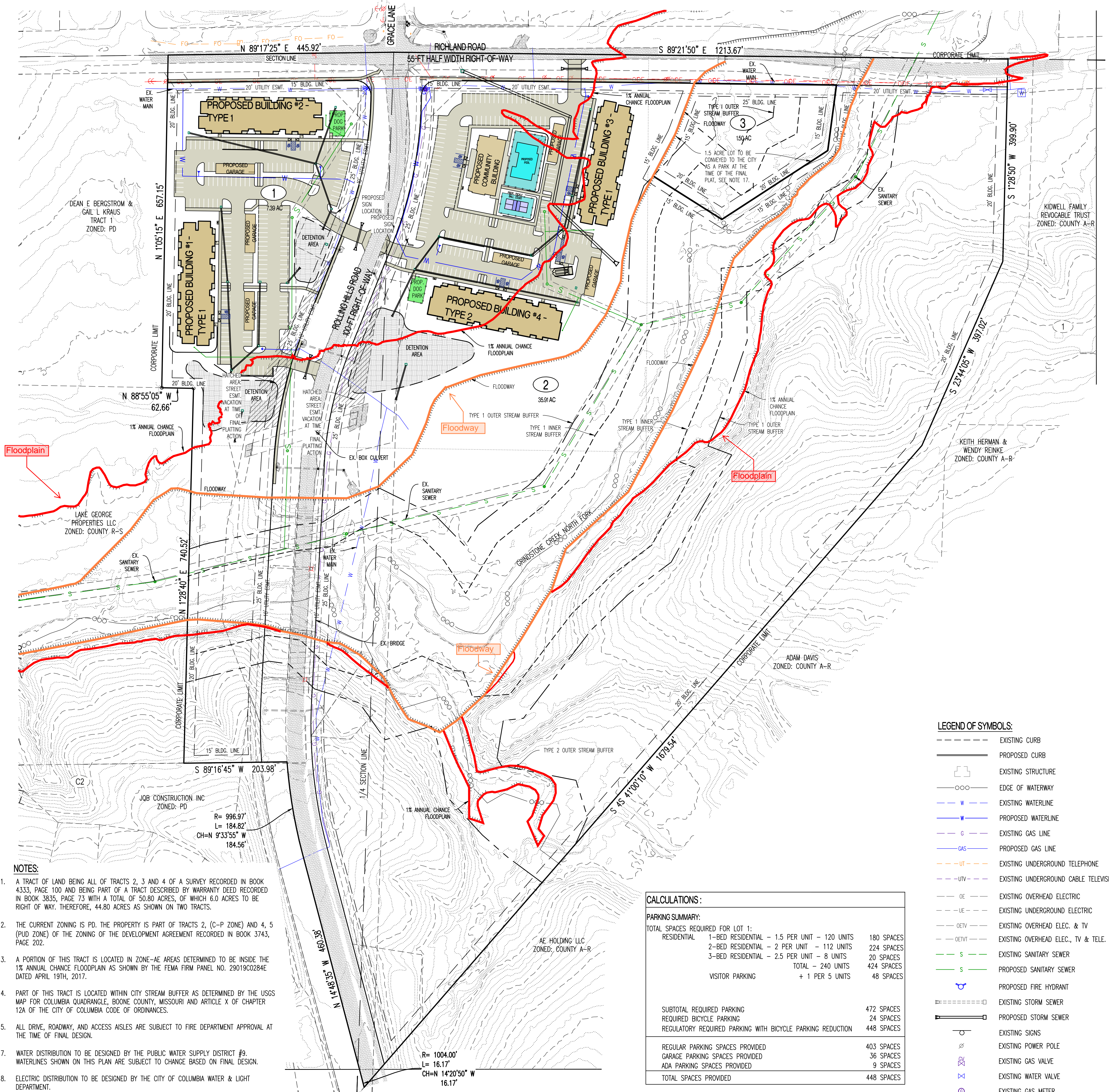
SHEELA AMIN, CITY CLERK

OWNER:
TORI - BEN FARMS, LLC
1002 HAMPTON DR.
CENTRALIA, MO 65240

DEVELOPER:
VANTAGE APARTMENTS LLC
5661 TELEGRAPH ROAD, STE 4B
ST. LOUIS, MO 63129-4275



SCALE: 1"=100'
0 50 100 200
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



- NOTES:**
- A TRACT OF LAND BEING ALL OF TRACTS 2, 3 AND 4 OF A SURVEY RECORDED IN BOOK 4333, PAGE 100 AND BEING PART OF A TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3835, PAGE 73 WITH A TOTAL OF 50.80 ACRES, OF WHICH 6.0 ACRES TO BE RIGHT OF WAY. THEREFORE, 44.80 ACRES AS SHOWN ON TWO TRACTS.
 - THE CURRENT ZONING IS PD. THE PROPERTY IS PART OF TRACTS 2, (C-P ZONE) AND 4, 5 (PUD ZONE) OF THE ZONING OF THE DEVELOPMENT RECORDED IN BOOK 3743, PAGE 202.
 - A PORTION OF THIS TRACT IS LOCATED IN ZONE-AE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 29019C0284E DATED APRIL 19TH, 2017.
 - PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - WATER DISTRIBUTION TO BE DESIGNED BY THE PUBLIC WATER SUPPLY DISTRICT #9. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
 - THE BUILDINGS AND PARKING SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE.
 - DEVELOPMENT WILL FOLLOW ALL CITY CODES FOR SIGNAGE.
 - THE MAX BUILDING HEIGHT FOR THIS DEVELOPMENT IS 45' FEET.
 - THIS DEVELOPMENT SHALL FOLLOW ALL CITY OF COLUMBIA STANDARDS AND REGULATIONS FOR STORMWATER.
 - EXISTING STREET WATER QUALITY UNITS CAN BE RELOCATED ABOUT THE SITE AS NEEDED BUT ARE STILL REQUIRED TO FUNCTION WITH THE SAME PURPOSE AS EXISTING.
 - THE BUILDING SETBACKS, OF LOTS 1 & 2 SHALL BE AS DESCRIBED BELOW WITH THE FRONTAGE OF EACH LOT FACING ROLLING HILLS RD. THE BUILDING SETBACKS OF LOT 3 SHALL BE AS DESCRIBED BELOW WITH THE FRONTAGE OF THE LOT FACING RICHLAND RD.
FRONT: 25 FEET
REAR: 20 FEET
SIDE: 15 FEET

- NOTES CONT:**
- TRAIL EASEMENT: UPON SUBMISSION OF THE FINAL PLAT RELATING TO THE SUBJECT PROPERTY, DEVELOPER SHALL GRANT TO THE CITY, AT NO COST TO THE CITY, AN EASEMENT FOR A TRAIL ALONG THE NORTH FORK OF GRINDSTONE CREEK. SAID TRAIL EASEMENT SHALL BE REASONABLY LOCATED IN CLOSE PROXIMITY TO GRINDSTONE CREEK AND SHALL BE NO LESS THAN 16' IN WIDTH, WITH PRECISE LOCATION TO BE DETERMINED BY THE CITY PARKS AND RECREATION DEPARTMENT. THE LOCATION OF SAID EASEMENT SHALL NOT UNREASONABLY INTERFERE WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.
 - CITY PARK: LOT 3, APPROXIMATELY 1.5 ACRES, TO BE CONVEYED TO THE CITY OF COLUMBIA FOR A DEDICATED CITY PARK/TRAIL HEAD AT NO COST TO THE CITY. EXACT LOCATION OF THE SAME SHALL BE FINALIZED AT THE TIME OF FINAL PLATING. SAID LOT TO BE CONVEYED TO THE CITY OF COLUMBIA BY DEED AT TIME OF FINAL PLATING. THE LOCATION OF SAID TRAIL HEAD SHALL NOT UNREASONABLY INTERFERE WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

CALCULATIONS:

50.8 ACRE TRACT BOUNDARY
6.0 ACRES TO RIGHT OF WAY & 44.8 ACRE TO DEVELOPMENT

BUILDING AREA:		IMPERVIOUS AREA	
BUILDING 1 - TYPE 1	4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)	44.8 TOTAL AREA	100%
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR	32 TOTAL 1-BED 28 TOTAL 2-BED	7.09 IMPERVIOUS	16%
BUILDING 2 - TYPE 1	4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)	37.71 PERVIOUS	84%
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR	32 TOTAL 1-BED 28 TOTAL 2-BED		
BUILDING 3 - TYPE 1	4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)		
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR	32 TOTAL 1-BED 28 TOTAL 2-BED		
BUILDING 4 - TYPE 2	4 STORIES EACH 16,740 SQ FT (EACH FLOOR RESIDENTIAL USAGE)		
(6) 1-BED AND (7) 2-BED AND (2) 3-BED UNITS PER FLOOR	24 TOTAL 1-BED 28 TOTAL 2-BED 8 TOTAL 3-BED		

DENSITY:
240 TOTAL UNITS / 44.8 ACRES = 5.36 UNITS/ACRE

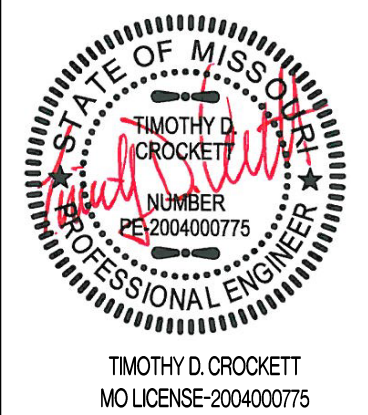
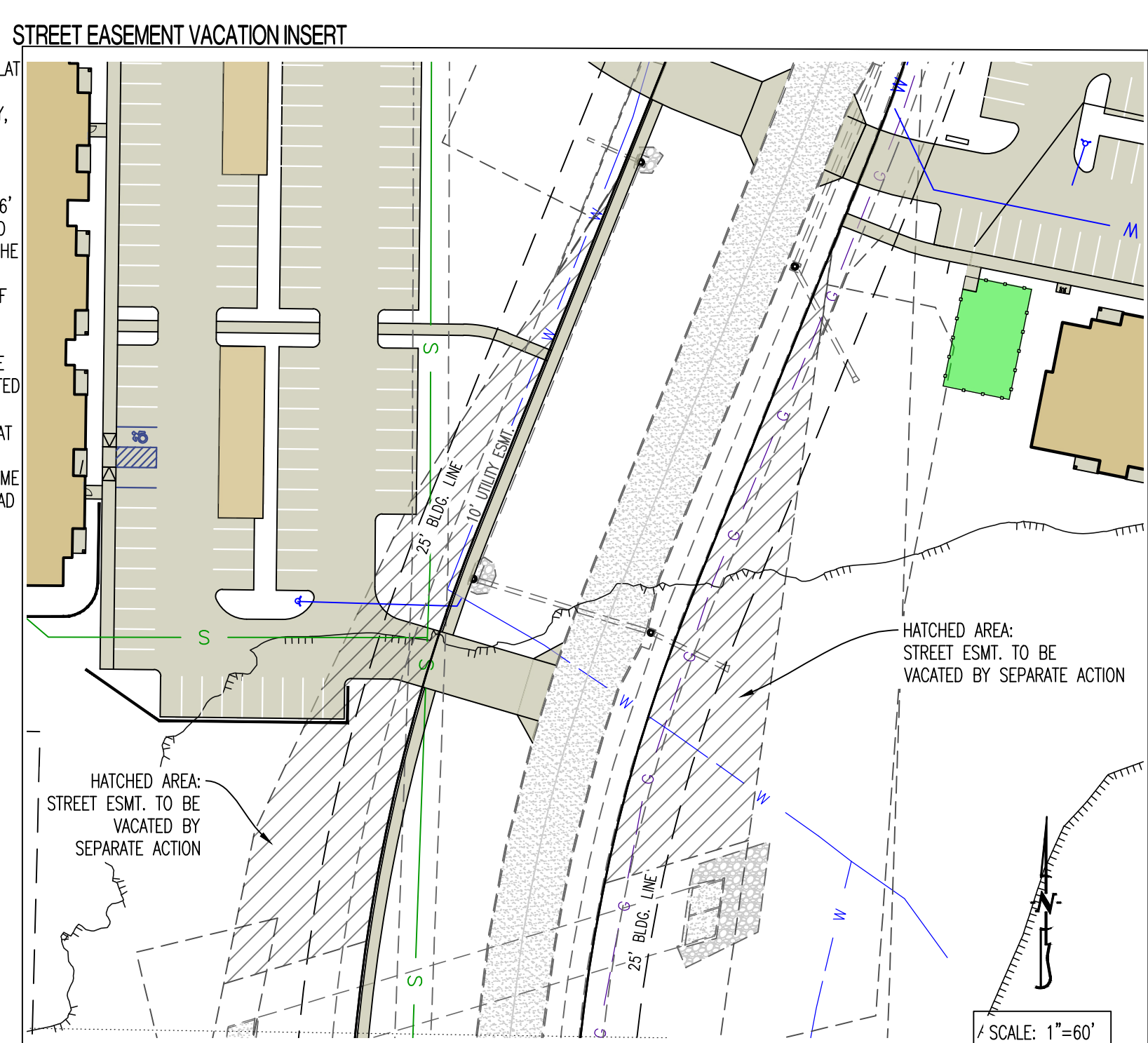
UNIT MIX:
120-1 BED UNITS - 50%
112-2 BED UNITS - 46.7%
8 - 3 BED UNITS - 3.3%
TOTAL : 240 UNITS

LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- EXISTING STRUCTURE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE TELEVISION
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
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- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SIGNS
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- DUMPSTER PAD
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED PAVEMENT
- PROPOSED LOT

CALCULATIONS:

50.8 ACRE TRACT BOUNDARY		IMPERVIOUS AREA	
6.0 ACRES TO RIGHT OF WAY & 44.8 ACRE TO DEVELOPMENT		44.8 TOTAL AREA	100%
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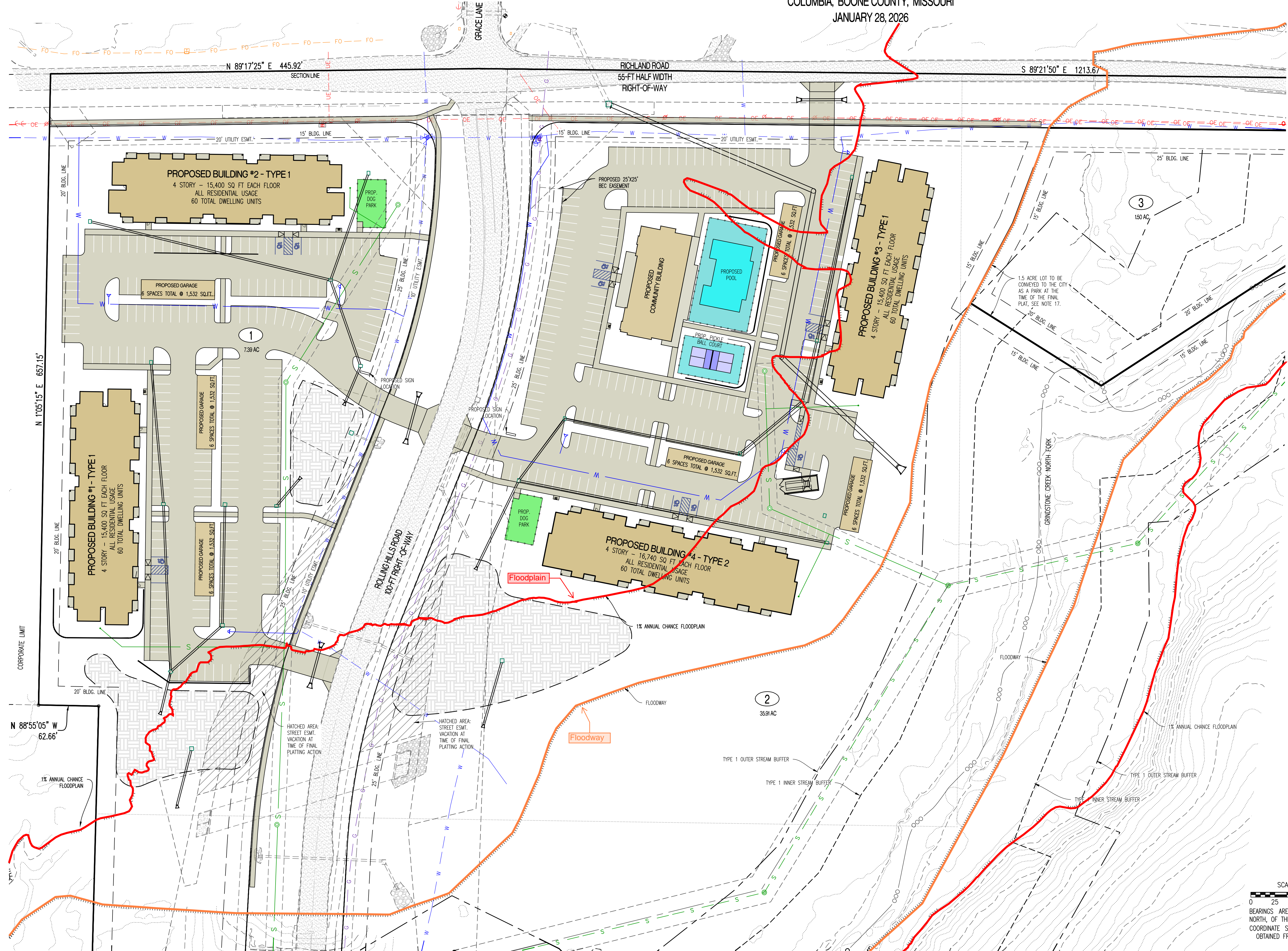
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CROCKETT JOB #250339

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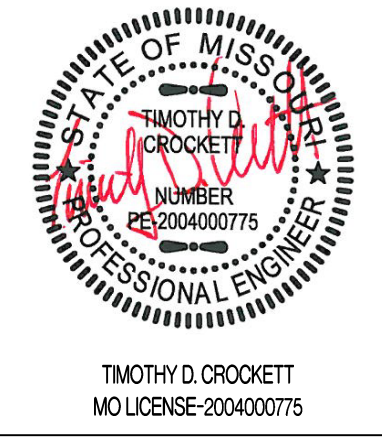
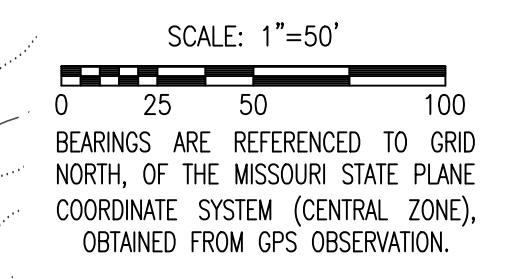
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SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 28, 2026



LEGEND OF SYMBOLS:

---	EXISTING CURB	○	EXISTING SIGNS
- - -	PROPOSED CURB	⊗	EXISTING POWER POLE
---	EXISTING STRUCTURE	⊗	EXISTING GAS VALVE
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---	EXISTING UNDERGROUND TELEPHONE	⊗	MANHOLE
---	EXISTING UNDERGROUND CABLE TELEVISION	⊗	EXISTING SANITARY SEWER LATERAL
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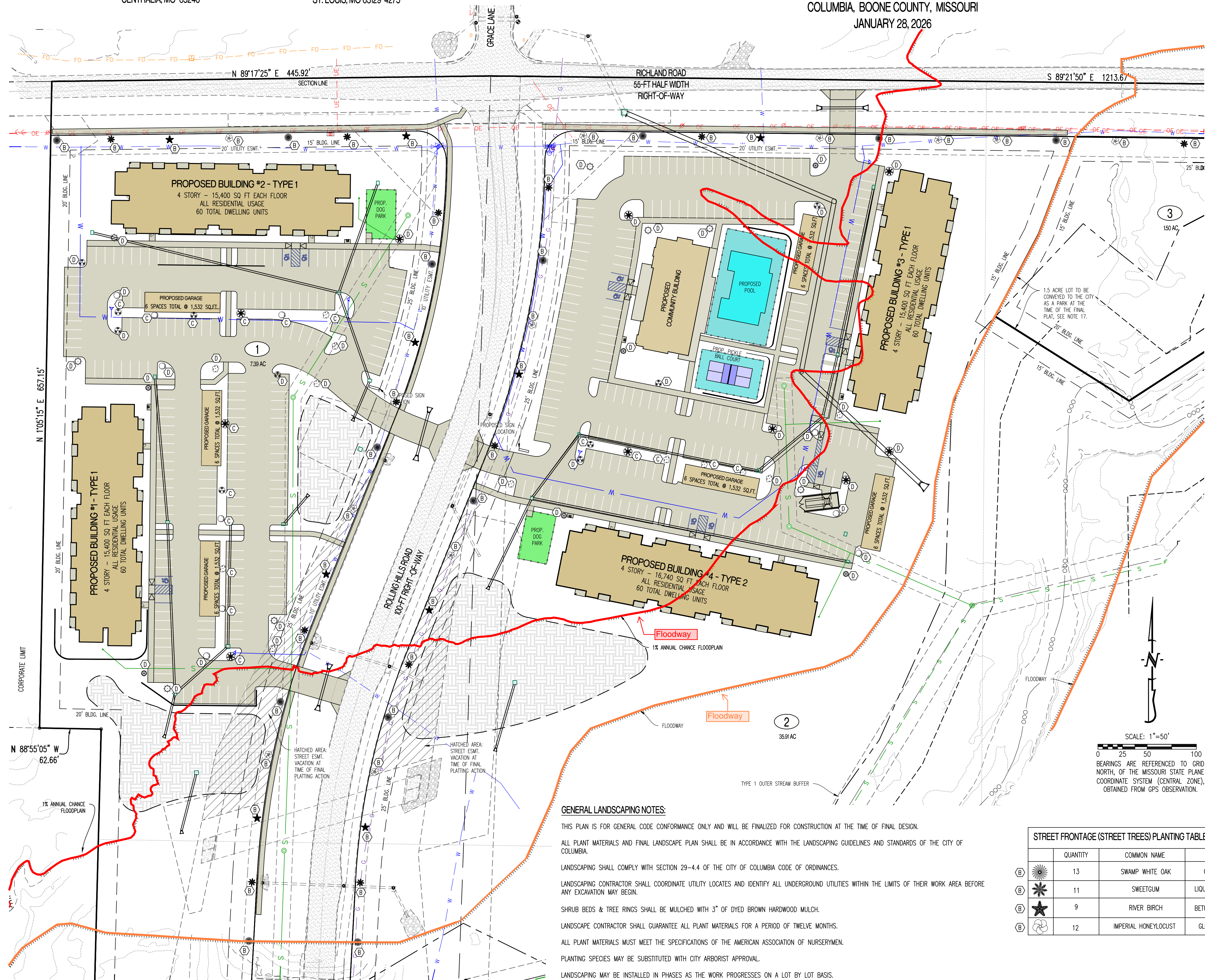
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---	PROPOSED FIRE HYDRANT	⊗	PROPOSED PAVEMENT
---	EXISTING STORM SEWER	⊗	
---	PROPOSED STORM SEWER	⊗	

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

TOTAL SITE AREA:	44.81
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	6.72 AC. (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	37.95 AC. (85%)

29-4.4(d) - STREET FRONTAGE LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: 0 L.F. TO ANY R/W
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL)
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA 0 TREES

(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (2,700' APPLICABLE STREET FRONTAGE) 45 TREES

29-4.4(d) (2)(vii) - THE REQUIREMENTS OF THIS SUBSECTION SHALL NOT APPLY TO PREVIOUSLY PLATTED LOTS

29-4.4(e) - PROPERTY EDGE BUFFERING:

N/A

29-4.4(f) - PARKING AREA LANDSCAPING:

(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA. PARKING AREAS BETWEEN 100 AND 149 SPACES SHALL BE SEPARATED BY 10' WIDE LANDSCAPE STRIP WITH 4 CATEGORIES OF PLANTING MATERIALS FROM SECTION 29-4.4(c)(6) 15,530 SF REQUIRED

(2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 660 L.F. 17 TREES

(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 155,350 S.F. OF PARKING AND DRIVE LANES 39 TREES
0 EXISTING PARKING LOT TREES -0 TREES
PARKING LOT TREES REQUIRED 39 TREES
PARKING LOT TREES PROPOSED 39 TREES

(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 12 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 16 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 28 TREES
(3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (8 TREE)

PARKING AREA LANDSCAPING PLANTING:

	(C) QUANTITY	(D)	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
☼	4	6	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
☼	4	6	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
☼	4	6	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
☼		8	SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	LARGE TREE	2.5" CALIPER
☼	5	7	REDBUD	CERCIS CANADENSIS	SMALL TREE	2.0" CALIPER
☼		6	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.0" CALIPER
TOTALS	17	39				

STREET FRONTAGE (STREET TREES) PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
☼	13	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
☼	11	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
☼	9	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	MEDIUM TREE	2.5" CALIPER
☼	12	IMPERIAL HONEYLOCUST	GLIEDITSIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER

GENERAL LANDSCAPING NOTES:

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

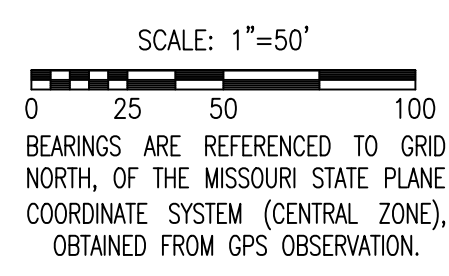
SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.

LANDSCAPING MAY BE INSTALLED IN PHASES AS THE WORK PROGRESSES ON A LOT BY LOT BASIS.



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STATE OF MISSOURI
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NUMBER 20040000775
TIMOTHY D. CROCKETT
M.O. LICENSE 20040000775

REVISION 3 01/28/2026
REVISION 2 01/21/2026
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