



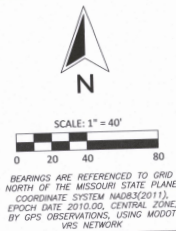
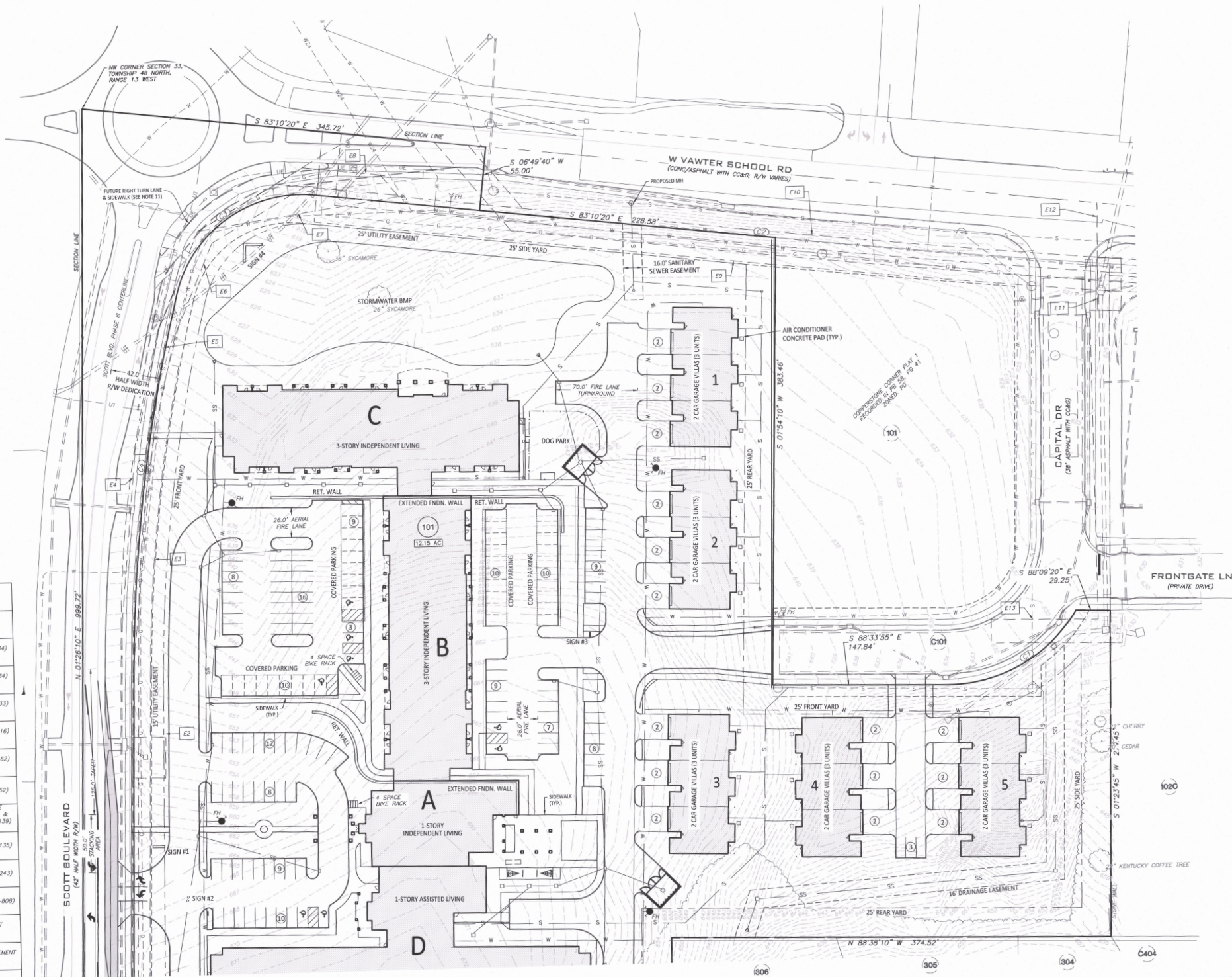


# FIRE HYDRANT NOTE

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-  
PLANNING - SURVEYING  
3401 BROADWAY  
BUSINESS PARK COURT,  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750  
WWW.ACIVILGROUP.COM

MISSOURI ENGINEERING  
CORPORATION: 2001 D06116

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY  
SIGNED, SEALED AND DATED.

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

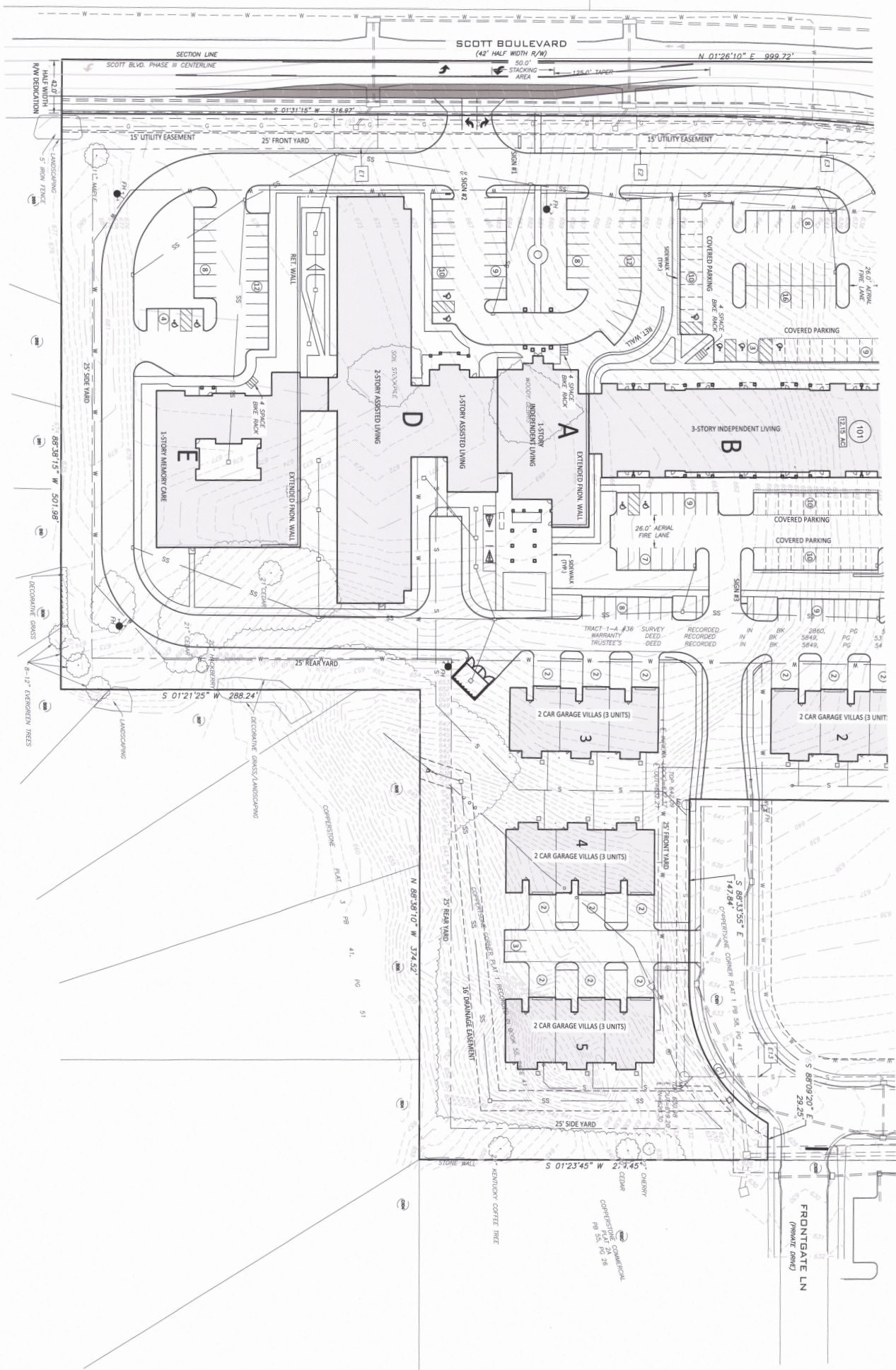
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DWG: SWDA26-02 PD Plan  
DRAWN BY: DAC

C101



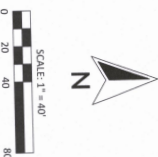
TRACT 1-A, PG 41  
RECORDED DEED R-5  
EDEL FAMILY REDEVELOPMENT TRUST

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



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



REVISIONS

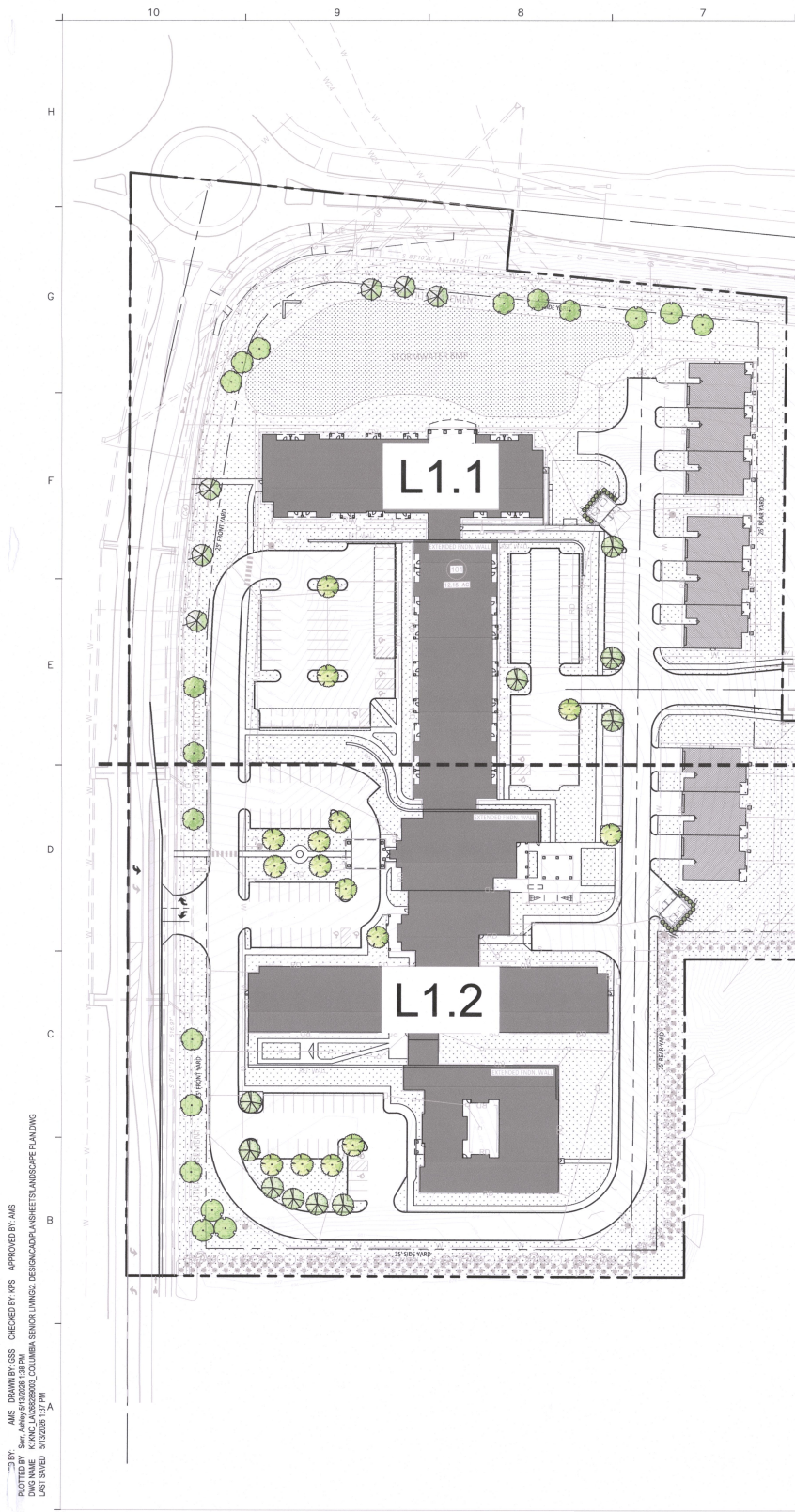
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| 1   | 01/20/2016 | DMC | ISSUED FOR PERMIT |
| 2   | 01/20/2016 | DMC | ISSUED FOR PERMIT |

**A CIVIL GROUP**  
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CORPORATION: 2001066116



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.

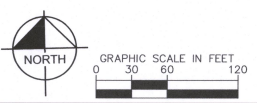
PLANT SCHEDULE

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                                                   |
| 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                                                                           |
| 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 landscape 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 of interior space) for every 4,000 square feet of paved area.                                                                                                                                                                                                                                                                                                                                                        |  | Yes                               | Yes                                                        |
| 100,773 SF of 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%        |
| CONIFEROUS SIGNIFICANT TREES                                                                         | 7        | 2       | 0         | 1.75, OR 2 |
|                                                                                                      | 2        | 2       | 0         | 0.5, OR 1  |
| (ii) IF 25% OF SIGNIFICANT TREES CANNOT BE SAVED, THEN MUST REPLACE UP TO THE 25% NUMBER AS FOLLOWS: |          |         |           |            |
| 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 CONIFEROUS TREES x 1 REMOVED = 2 CONIFEROUS TREES PLANTED ONSITE                                |          |         |           |            |
| PROVIDED: 2 CONIFEROUS TREES                                                                         |          |         |           |            |



PREPARED BY:  
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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:

NO. DESCRIPTION DATE

PROJECT NO.: 2513

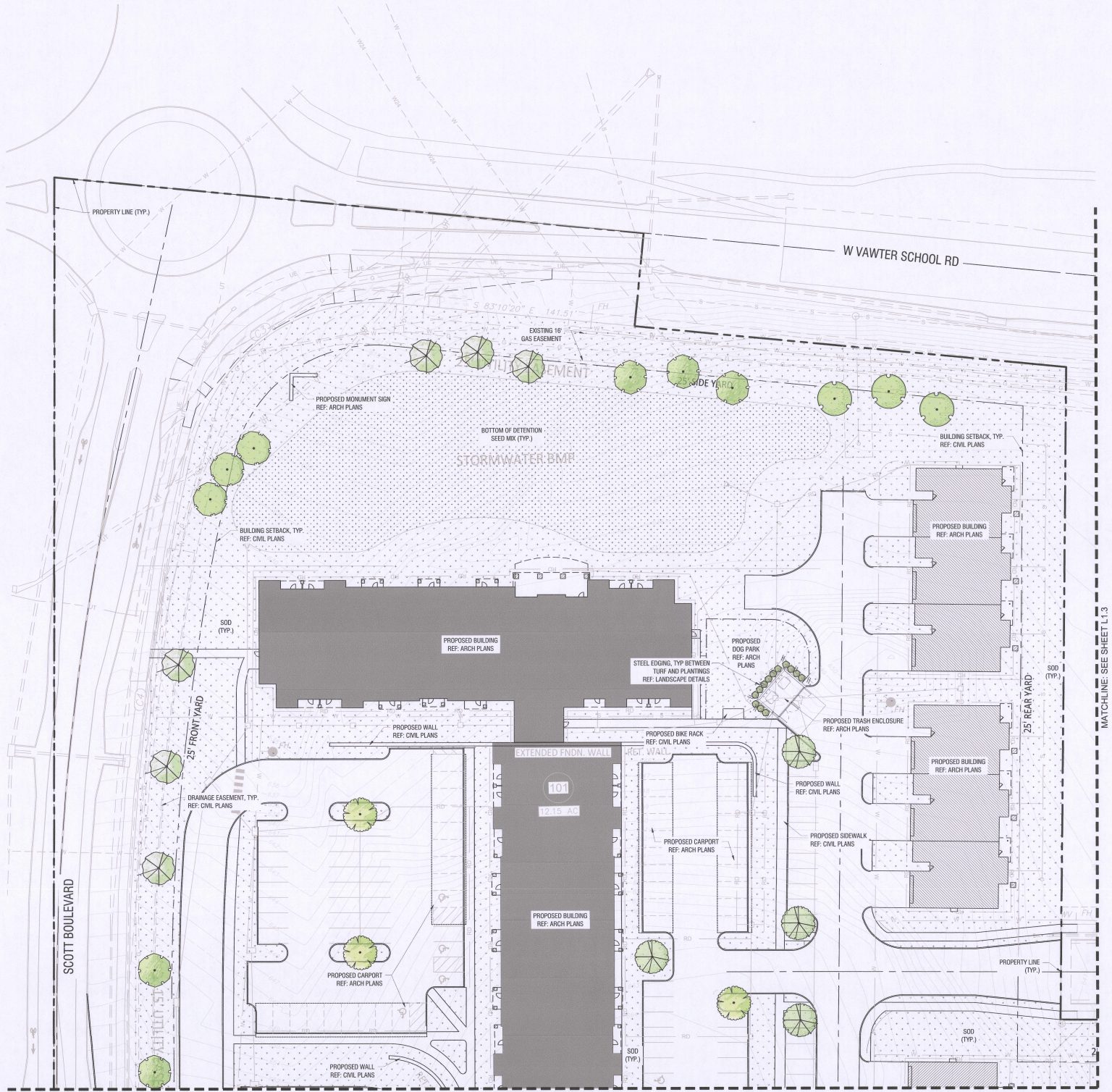
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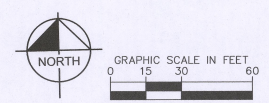


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COLUMBIA SENIOR LIVING COMMUNITY  
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698  
WWW.SWDARCHITECTS.COM



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 |



PREPARED BY:  
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C. 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
MO CERTIFICATE OF AUTHORITY #2012036305,  
EXPIRES 12/31/26

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

ASHLEY M. SERR  
NUMBER  
2024016720  
2024

LANDSCAPE PLAN  
ENLARGEMENT 1

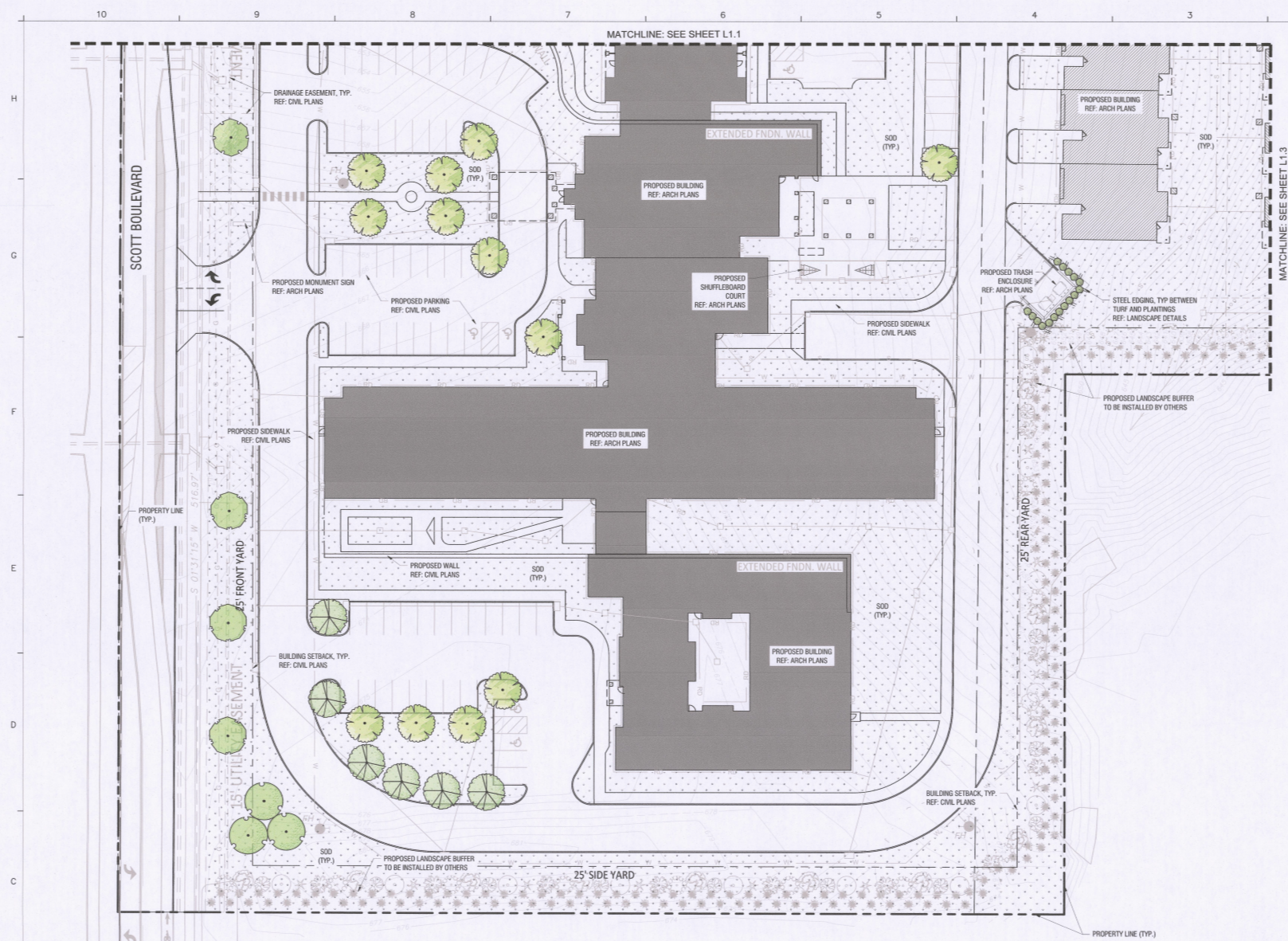
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05/13/26

REVISIONS:  
NO. DESCRIPTION DATE

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11  
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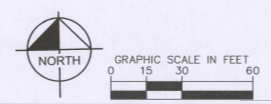


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PLANT SCHEDULE NOTE: SEE SHEET L1.0 FOR FULL PLANT SCHEDULE

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



PREPARED BY:  
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MO. CERTIFICATE OF AUTHORITY #2012036305,  
EXPIRES 12/31/26

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

LANDSCAPE PLAN  
ENLARGEMENT 2

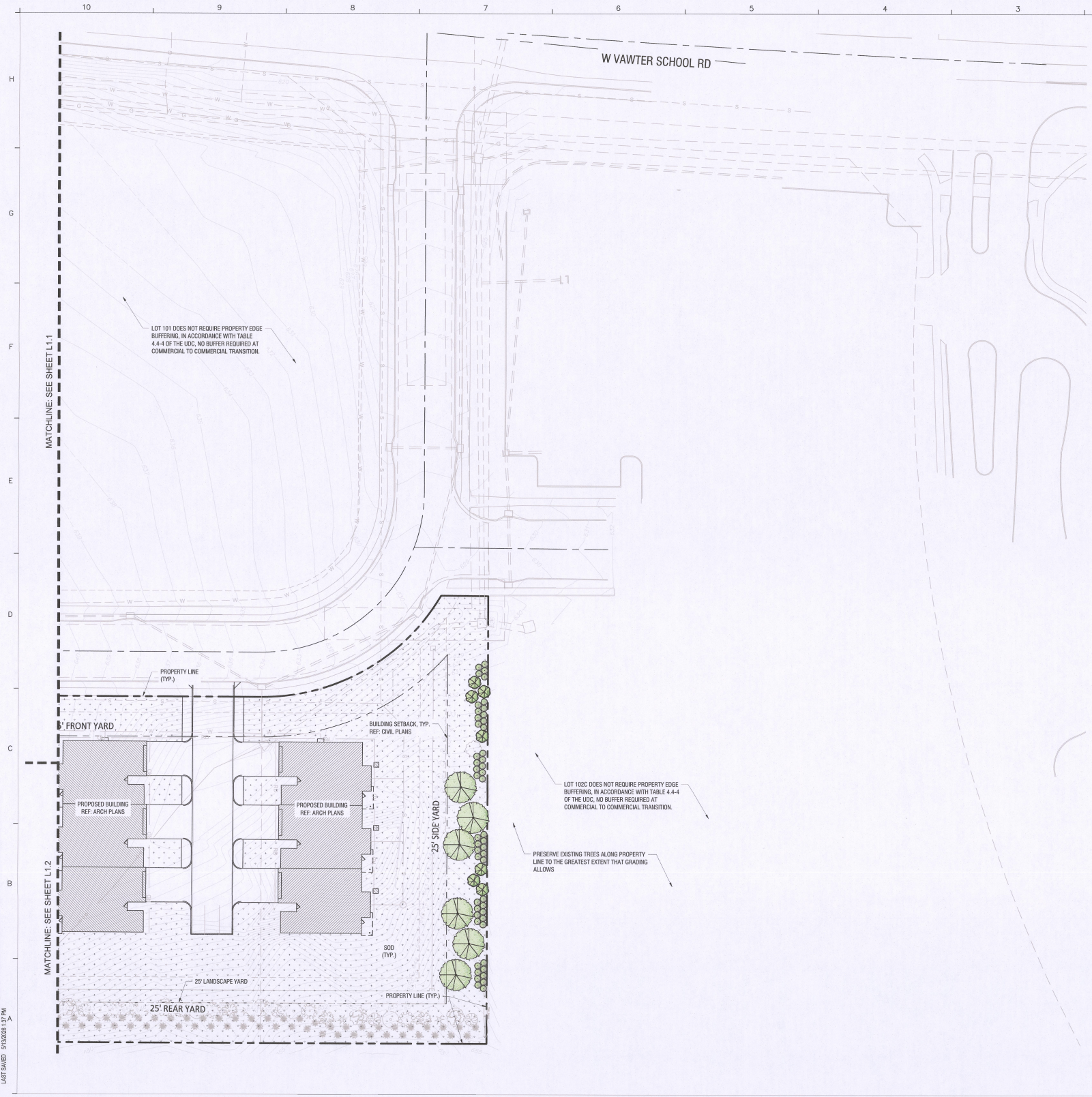
|             |             |      |          |
|-------------|-------------|------|----------|
| ISSUE DATE: |             |      | 05/13/26 |
| REVISIONS:  |             |      |          |
| NO.         | DESCRIPTION | DATE |          |

PROJECT NO.: 2513  
**L1.2**

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DESIGNED BY: AMS  
DRAWN BY: GBS  
CHECKED BY: WVS  
APPROVED BY: AMS  
DATE: 01/10/2026 1:37 PM  
PROJECT NAME: KIMLEY-HORN COLUMBIA SENIOR LIVING COMMUNITY  
LAST SAVED: 01/10/2026 1:37 PM



W VAWTER SCHOOL RD

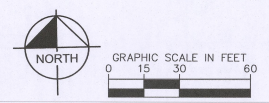
LOT 101 DOES NOT REQUIRE PROPERTY EDGE BUFFERING, IN ACCORDANCE WITH TABLE 4.4.4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.

LOT 102C DOES NOT REQUIRE PROPERTY EDGE BUFFERING, IN ACCORDANCE WITH TABLE 4.4.4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.

PRESERVE EXISTING TREES ALONG PROPERTY LINE TO THE GREATEST EXTENT THAT GRADING ALLOWS

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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LANDSCAPE ARCHITECT - ASHLEY SERR  
LICENSE NO. PLA-2024016720



LANDSCAPE PLAN  
ENLARGEMENT 3

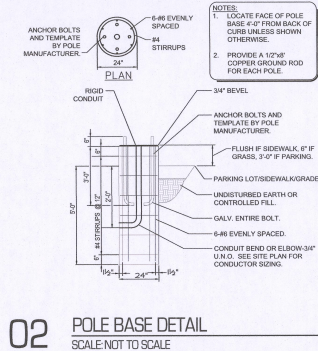
ISSUE DATE:  
05/13/26  
REVISIONS:  
NO. DESCRIPTION DATE

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-730-1-SL4-CBP   | 4500      | LED        | 3000K    | T4-HSS   | 120-277 | WALL     | 35    |       | TYPE SL4 LED EXTERIOR WALL MOUNT W/OWB     | 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

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EOR - CASEY J. STEINER  
PE-0000035182



PHOTOMETRIC  
SITE PLAN

ISSUE DATE:

4/28/2026

REVISIONS:

No. Description Date

PROJECT NO.:2513

PH1.1