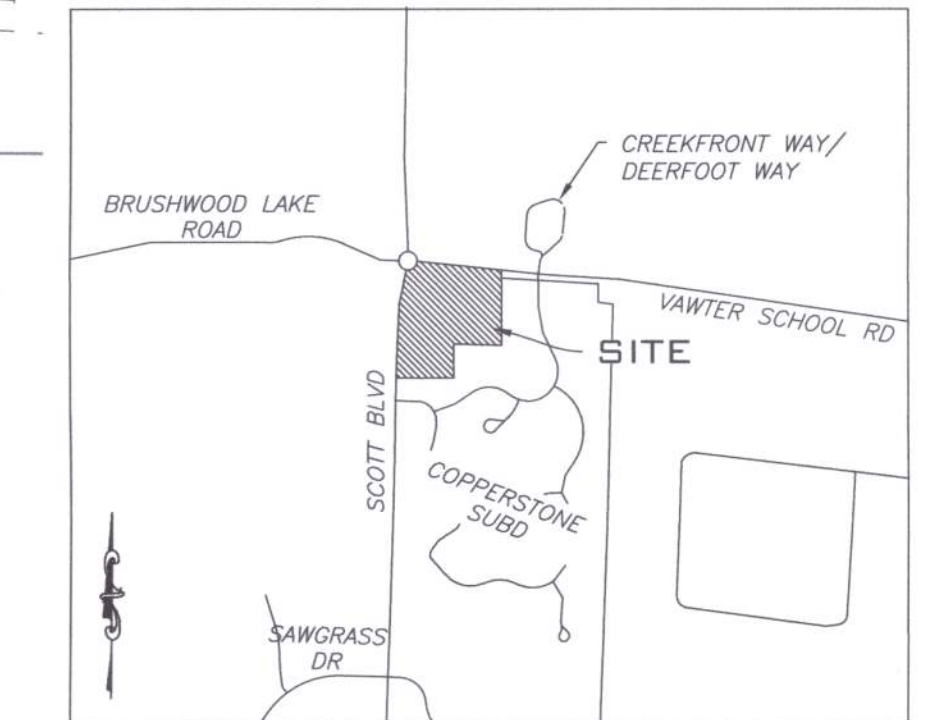


PD PLAN COPPERSTONE CORNER

BEING PART OF NORTHWEST 1/4
OF SECTION 33 IN T48N, R13W,
CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI
SUBMITTED OCTOBER 3, 2022



LOCATION MAP
NOT TO SCALE

STREAM BUFFER STATEMENT
THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

STORMWATER MANAGEMENT
1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).
2. EACH LOT IN THE DEVELOPMENT WILL BE REQUIRED TO ADDRESS THE STORMWATER ORDINANCE ON THE LOT.

OWNER:
DANFORTH PROPERTIES, LLC
MARILYN M MITCHELL REVOCABLE LIVING TRUST
MCCLATCHY PROPERTIES, LLC
GRINDSTONE ACRES, LLC

SITE DATA
ACREAGE: 16.79 ACRES
SECTION-TOWNSHIP-RANGE: 33-48-13
EXISTING ZONING = PD

FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(g)(4).

CONTRACT PURCHASER/DEVELOPER
CAPITAL LAND INVESTMENTS

LIGHTING NOTE
ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE, SECTION 29-4.5. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS SHOWN ON A FUTURE LIGHTING PLAN WITH THE DEVELOPMENT PLAN PER LOT.

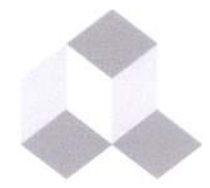
SIGNAGE NOTE
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA SIGN ORDINANCE, SECTION 29-4.8 AND COMPLY WITH THE "SHOPPING CENTER" PROVISIONS (TABLE 4.8-5).
THE INSTALLATION OF FREE-STANDING SIGNS WITHIN THE DEVELOPMENT SHALL BE PROHIBITED ALONG ANY LOT WITH PUBLIC OR PRIVATE STREET FRONTAGE.
THE LOCATION OF THE TWO PERMITTED "MASTER" SIGNS (ONE PER FRONTAGE) ARE SHOWN.
MASTER SIGN #1 IS LOCATED ALONG THE VAWTER SCHOOL ROAD FRONTAGE AT THE SOUTHWEST CORNER WITH CAPITAL DRIVE.
MASTER SIGN #2A OR #2B WILL BE LOCATED ALONG SCOTT BOULEVARD FRONTAGE. WE ARE SHOWING TWO OPTIONAL LOCATIONS, ONLY ONE WILL BE PERMITTED AND CONSTRUCTED AT THE DISCRETION OF THE DEVELOPER. #2A IS NEAR THE ROUNDABOUT AND #2B IS AT THE NORTHEAST CORNER WITH CAPITAL DRIVE AND SCOTT BOULEVARD.

PROPERTY DESCRIPTION
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1-A OF A SURVEY RECORDED IN BOOK 2860, PAGE 59, ALSO BEING DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5110, PAGE 71, RECORDERS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1-A AND THE NORTHWEST CORNER OF SAID SECTION 33, THENCE ALONG THE NORTH LINE OF SAID TRACT, S 83°09'10" E, 879.15 FEET; THENCE LEAVING SAID SECTION LINE AND THE NORTH LINE OF SAID TRACT, S 01°28'35" W, 627.99 FEET; THENCE N 88°38'15" W, 374.36 FEET; THENCE S 01°21'25" W, 288.00 FEET; THENCE N 88°38'15" W, 501.98 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE ALONG SAID WEST LINE, N 01°28'35" E, 1000.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.79 ACRES.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY GEBHARDT
MO PE-25052
APRIL 5, 2023
SURVEY AND PLAT BY A CIVIL GROUP CORPORATE NO. 2001006116



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

GENERAL NOTES

- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- BOONE ELECTRIC WILL PROVIDE ELECTRIC SERVICE ADJACENT TO ALL PROPOSED STREETS. ELECTRIC DISTRIBUTION DESIGN BY BOONE ELECTRIC. STREET LIGHTING BY BOONE ELECTRIC.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAN. CONNECTION POINT IS EXISTING MH #9D12 LOCATED ALONG THE SOUTH RIGHT-OF-WAY LINE OF VAWTER SCHOOL ROAD.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- A MINIMUM 76" UTILITY EASEMENT CENTERED ON EACH PRIVATE STREET SHALL BE PROVIDED. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16" OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
- STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- DEVELOPMENT LOTS ARE SHOWN, UP TO 10 LOTS CAN BE FINAL PLATTED WITHOUT REVISION TO THIS PD PLAN. LOT ARRANGEMENT CAN BE HANDLED ON DEVELOPMENT PLANS. CAPITAL DRIVE IS CONTAINED WITHIN A COMMON LOT, WHICH IS NOT INCLUDED IN THIS COUNT FOR DEVELOPMENT LOTS.
- THIS PD PLAN DOES NOT PROPOSE ANY NEW BUILDINGS, AND NO BUILDING PERMITS WILL BE PERMITTED TO BE ISSUED PRIOR TO THE APPROVAL OF PD PLAN AMENDMENTS AND FINAL PLAT. THE MAIN PURPOSE OF THIS PD PLAN IS TO ALLOW FOR THE SUBDIVISION OF THE SITE, AND TO ALLOW FOR CONSTRUCTION OF THE OVERALL INFRASTRUCTURE IN PHASES. IMPROVEMENTS FOR EACH PHASE ARE TO BE IMPLEMENTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PORTION OF ADJACENT DEVELOPMENT LOTS.
- CONSTRUCTION FOR THE IMPROVEMENTS TO VAWTER SCHOOL ROAD, SITE GRADING, PERIMETER LANDSCAPE BUFFER SHOWN ON LOTS WITHIN PHASE 1, PUBLIC UTILITY EXTENSIONS, PRIVATE STORM SEWER, AND CONSTRUCTION OF CAPITAL DRIVE ALONG THE PERIMETER OF LOT 101 AND FRONTGATE LANE SHALL BE VIEWED AS PHASE 1.
- CONSTRUCTION FOR THE IMPROVEMENTS TO SCOTT BOULEVARD AND THE ADDITIONAL SLIP LANE WITH SIDEWALK, SITE GRADING, PERIMETER LANDSCAPE BUFFER ON REMAINDER OF THE DEVELOPMENT, PUBLIC UTILITY EXTENSIONS, PRIVATE STORM SEWER, AND CONSTRUCTION OF THE REMAINDER OF CAPITAL DRIVE TO CONNECT TO SCOTT BOULEVARD AND THE NORTH DRIVEWAY CONNECTION TO SCOTT BOULEVARD SHALL BE VIEWED AS PHASE 2.
- NO ADDITIONAL DRIVEWAY ACCESS WILL BE PERMITTED TO VAWTER SCHOOL RD OR SCOTT BLVD OTHER THAN WHAT IS SHOWN ON THE PD PLAN.
- AREA OF RIGHT-OF-WAY BEING DEDICATED= 2.31 AC. AREA OF PRIVATE STREET IS 1.61 AC.

LOT #'s	PROPERTY EDGE BUFFERING	STREET TREES	ALLOWED USES	BLDG (FOOTPRINT) RATIO	MINIMUM PERVIOUS AREA (LANDSCAPE)
101, 102, 103, 104, 105	NO	EVERY 40' ALONG VAWTER SCHOOL RD, CAPITAL DR & SCOTT BLVD FRONTAGE	REFER TO SOI	35% OF LOT	REFER TO SOI
106	YES, SEE PLAN AGAINST RESIDENTIAL	EVERY 40' ALONG SCOTT BLVD & CAPITAL DR FRONTAGE	REFER TO SOI	25% OF LOT	REFER TO SOI
107, 108, 109, 110	YES, SEE PLAN AGAINST RESIDENTIAL	EVERY 40' ALONG CAPITAL DR FRONTAGE	REFER TO SOI	20% OF LOT	REFER TO SOI

LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- MH ● PROPOSED SANITARY MANHOLE
- CO ○ EXISTING SANITARY CLEANOUT
- CO ● PROPOSED SANITARY CLEANOUT
- CO ○ EXISTING SANITARY A-LOK
- CO ● PROPOSED SANITARY A-LOK
- FH ○ EXISTING FIRE HYDRANT
- FH ● PROPOSED FIRE HYDRANT
- EW ○ EXISTING GUY WIRE
- EW ● PROPOSED GUY WIRE
- LP ○ EXISTING LIGHT POLE
- LP ● PROPOSED LIGHT POLE
- EM ○ EXISTING ELECTRIC METER
- EM ● PROPOSED ELECTRIC METER
- GM ○ EXISTING GAS METER
- GM ● PROPOSED GAS METER
- WM ○ EXISTING WATER METER
- WM ● PROPOSED WATER METER
- CB ○ EXISTING CABLE BOX
- CB ● PROPOSED CABLE BOX
- ET ○ EXISTING ELECTRIC TRANSFORMER
- ET ● PROPOSED ELECTRIC TRANSFORMER
- TE ○ EXISTING TELEPHONE BOX
- TE ● PROPOSED TELEPHONE BOX
- UP ○ EXISTING UTILITY POLE
- UP ● PROPOSED UTILITY POLE
- WV ○ EXISTING WATER VALVE
- WV ● PROPOSED WATER VALVE
- HS ○ EXISTING HANDICAPPED SPACE
- HS ● PROPOSED HANDICAPPED SPACE
- IP ○ EXISTING IRON PIPE CAP #2001006115
- IP ● PROPOSED IRON PIPE CAP #2001006115
- SET ○ EXISTING SET
- SET ● PROPOSED SET
- REC ○ EXISTING RECORD
- REC ● PROPOSED RECORD
- BH ○ EXISTING BORE HOLE
- BH ● PROPOSED BORE HOLE
- BM ○ EXISTING BENCH MARK
- BM ● PROPOSED BENCH MARK
- DH ○ EXISTING DRILL HOLE
- DH ● PROPOSED DRILL HOLE
- IP ○ EXISTING IRON PIPE
- IP ● PROPOSED IRON PIPE
- REB ○ EXISTING REBAR
- REB ● PROPOSED REBAR
- MON ○ EXISTING MONUMENT
- MON ● PROPOSED MONUMENT
- PM ○ EXISTING PERMANENT MONUMENT
- PM ● PROPOSED PERMANENT MONUMENT
- RW ○ EXISTING RIGHT OF WAY MARKER
- RW ● PROPOSED RIGHT OF WAY MARKER
- ST ○ EXISTING STONE
- ST ● PROPOSED STONE
- B ○ EXISTING BOLLARD
- B ● PROPOSED BOLLARD
- RD ○ EXISTING ROOF DRAIN
- RD ● PROPOSED ROOF DRAIN
- SV ○ EXISTING SPRINKLER VALVE
- SV ● PROPOSED SPRINKLER VALVE
- MB ○ EXISTING MAILBOX
- MB ● PROPOSED MAILBOX
- FP ○ EXISTING FLAGPOLE
- FP ● PROPOSED FLAGPOLE
- BCS ○ EXISTING BOONE COUNTY SURVEY
- BCS ● PROPOSED BOONE COUNTY SURVEY
- FG ○ EXISTING FINISH GRADE
- FG ● PROPOSED FINISH GRADE
- TC ○ EXISTING TOP OF CURB
- TC ● PROPOSED TOP OF CURB
- TP ○ EXISTING TOP OF PAVEMENT
- TP ● PROPOSED TOP OF PAVEMENT
- FF ○ EXISTING FINISH FLOOR
- FF ● PROPOSED FINISH FLOOR
- RL ○ EXISTING RADIAL LINE
- RL ● PROPOSED RADIAL LINE
- CL ○ EXISTING CENTERLINE
- CL ● PROPOSED CENTERLINE

0.000 SQUARE FEET
00.00 AC ACRES

- X EXISTING FENCE
- X PROPOSED FENCE
- UE EXISTING UNDERGROUND ELECTRIC
- UE PROPOSED UNDERGROUND ELECTRIC
- OE EXISTING OVER-HEAD ELECTRIC
- OE PROPOSED OVER-HEAD ELECTRIC
- UT EXISTING UNDERGROUND TELEPHONE
- UT PROPOSED UNDERGROUND TELEPHONE
- OT EXISTING OVER-HEAD TELEPHONE
- OT PROPOSED OVER-HEAD TELEPHONE
- FO EXISTING FIBER OPTIC CABLE
- FO PROPOSED FIBER OPTIC CABLE
- G EXISTING GAS
- G PROPOSED GAS
- S EXISTING SANITARY
- S PROPOSED SANITARY
- W EXISTING WATER
- W PROPOSED WATER
- SS EXISTING STORM SEWER
- SS PROPOSED STORM SEWER
- CATV EXISTING CABLE TELEVISION
- CATV PROPOSED CABLE TELEVISION
- RD EXISTING ROOF DRAIN
- RD PROPOSED ROOF DRAIN
- FL EXISTING FLOWLINE (R)
- FL PROPOSED FLOWLINE (R)
- TR EXISTING TREELINE
- TR PROPOSED TREELINE
- SD EXISTING SIGNIFICANT DECIDUOUS TREE
- SD PROPOSED SIGNIFICANT DECIDUOUS TREE
- 700 EXISTING CONTOUR
- 700 PROPOSED CONTOUR
- 2% PROPOSED STREET GRADE

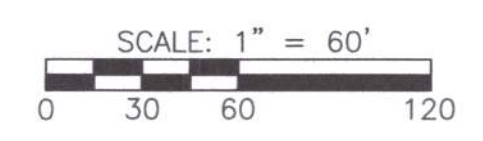
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 20TH DAY OF April, 2023.

Sharon Geula Jones, Chairperson

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS 5TH DAY OF June, 2023.

Barbara Buffaloe, Mayor
Andrea Wanner, Mayor Pro Tem

Sheela Amin, City Clerk
ORDINANCE # 025347



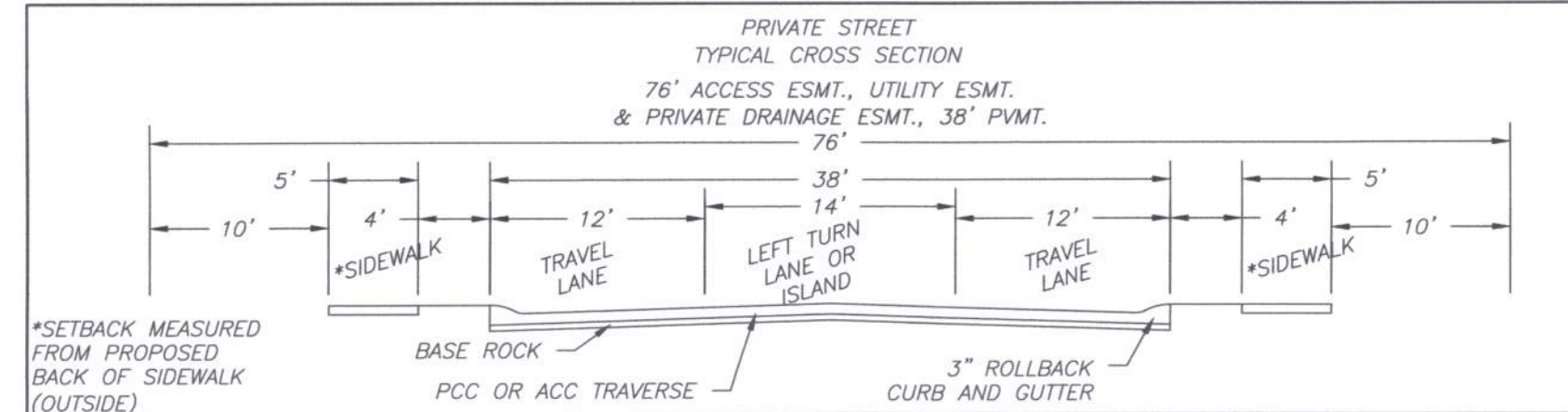
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MDDOT VRS NETWORK

X:\Project\CAU - Capital Land Investments\Copperstone Corner\Drawings\PD PLAN - Copperstone Corner.dwg 03-2022-10-03

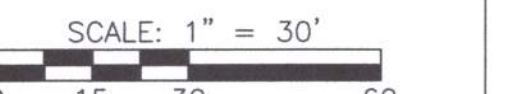
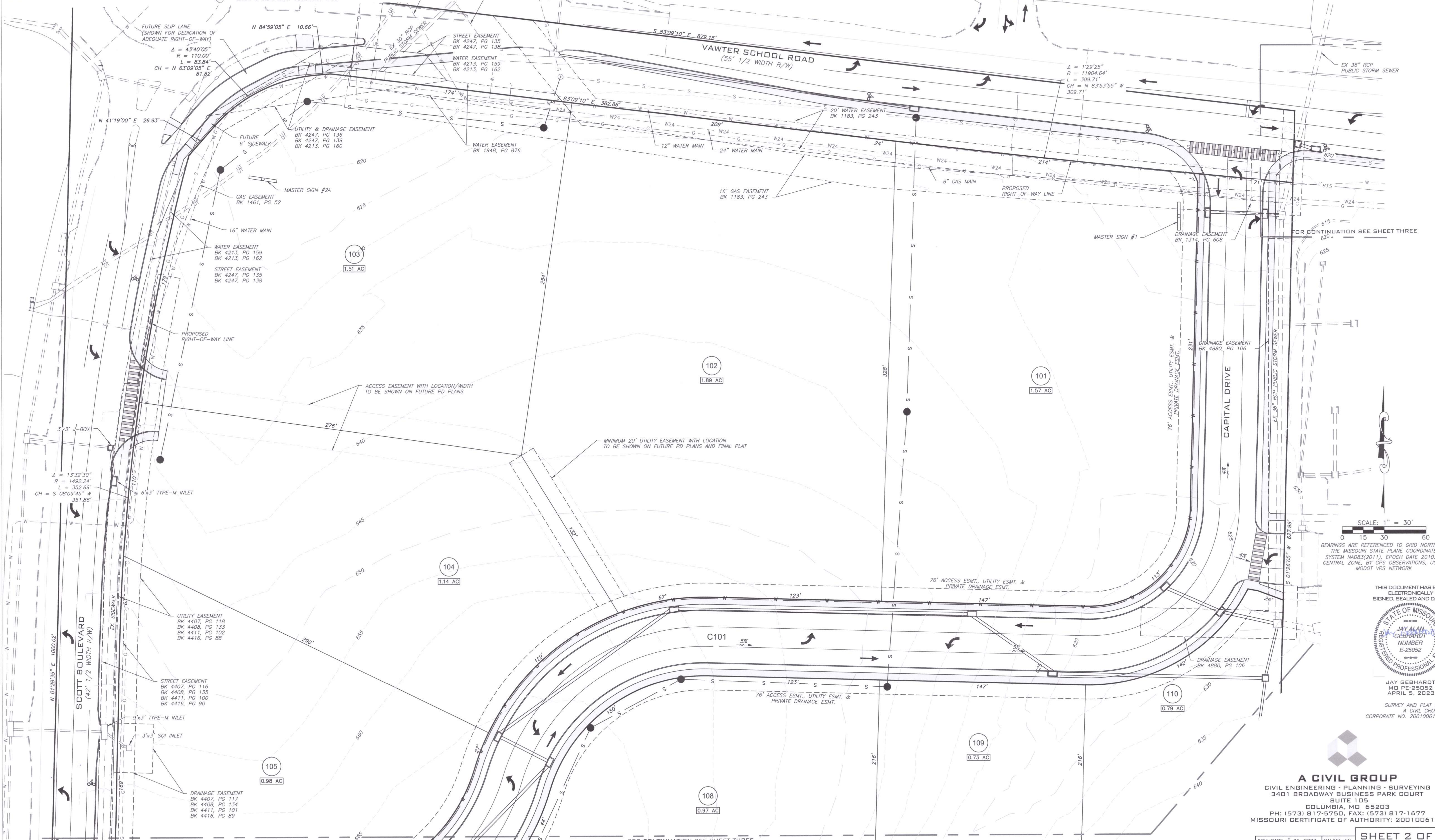
LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- CO ● PROPOSED SANITARY MANHOLE
- CO ● EXISTING SANITARY CLEANOUT
- FH ○ EXISTING FIRE HYDRANT
- FH ○ PROPOSED FIRE HYDRANT
- ET ○ EXISTING ELECTRIC TRANSFORMER
- TE ○ EXISTING TELEPHONE BOX
- UP ○ EXISTING UTILITY POLE
- WV ○ EXISTING WATER VALVE
- SG ○ PROPOSED STREET GRADE

- FM — PROPOSED FORCEMAIN
- S — EXISTING SANITARY
- S — PROPOSED SANITARY
- SS — EXISTING STORM SEWER
- SS — PROPOSED STORM SEWER
- TL — EXISTING TREE LINE
- EC — EXISTING CONTOUR
- CL — CITY OF COLUMBIA CORPORATE LIMITS
- SD — EXISTING SIGNIFICANT DECIDUOUS TREE



PD PLAN
COPPERSTONE CORNER



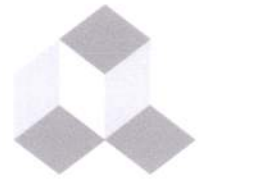
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THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED



JAY ALAN GEBHARDT
M.D. PE-25082
APRIL 5, 2023

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116



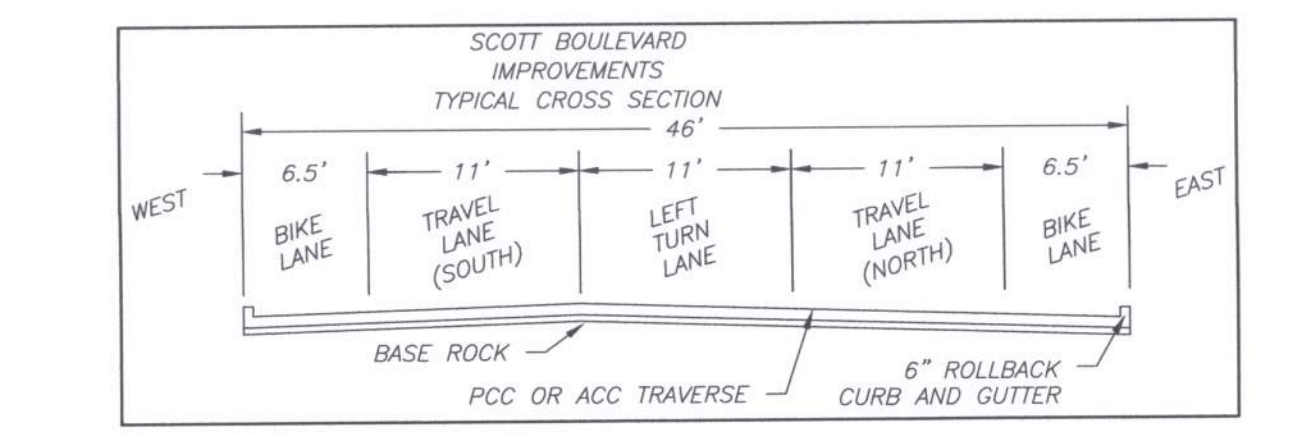
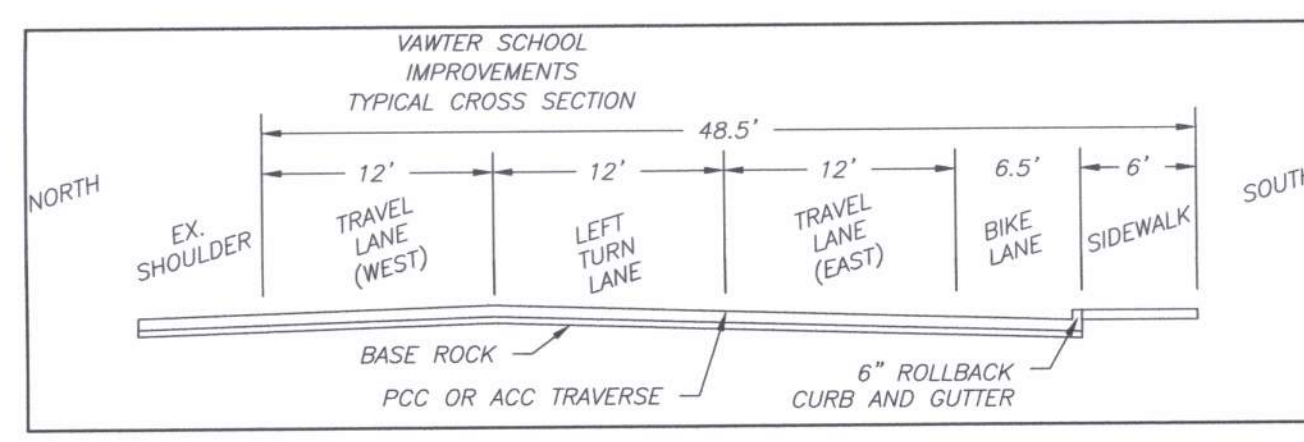
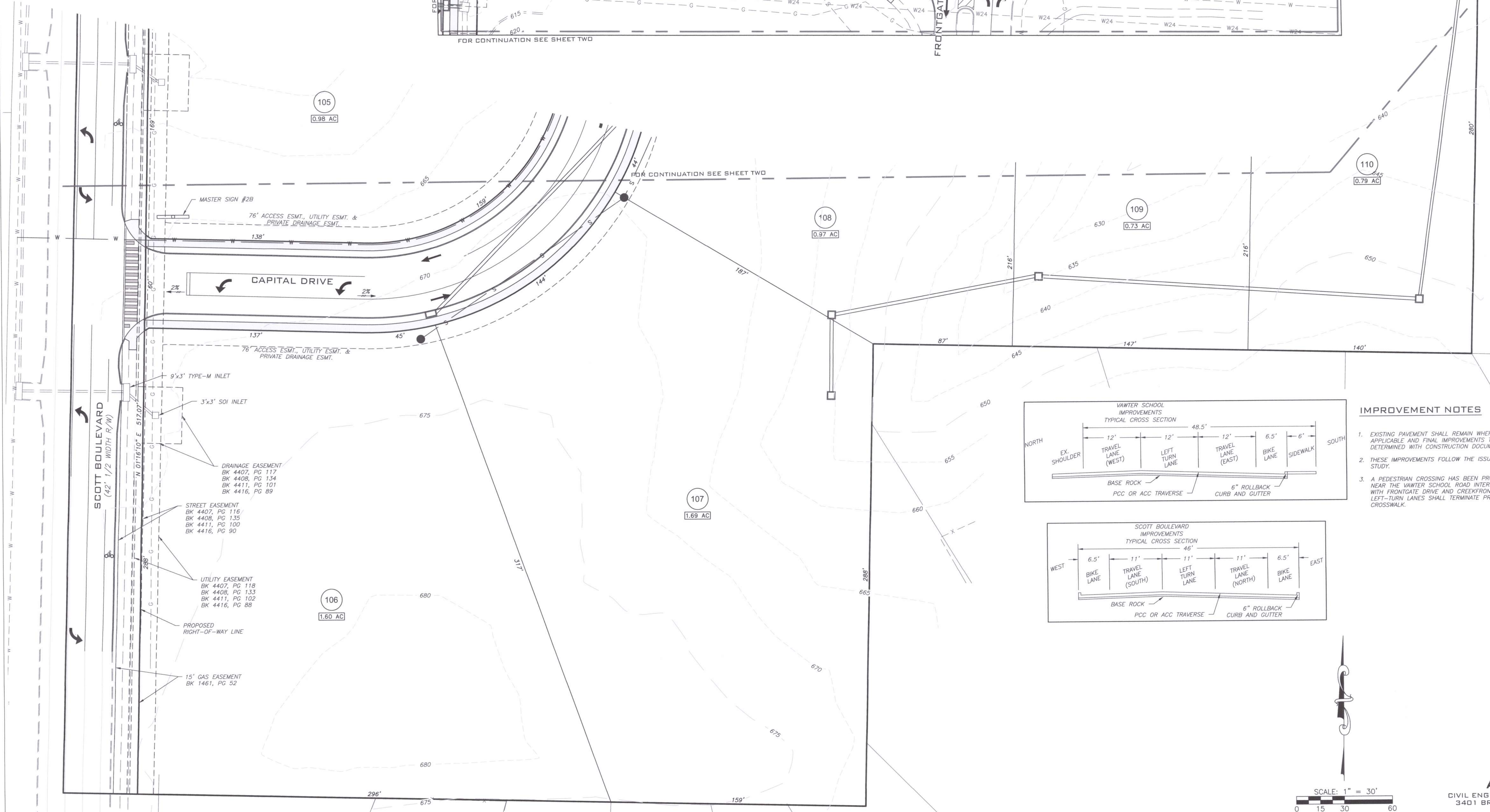
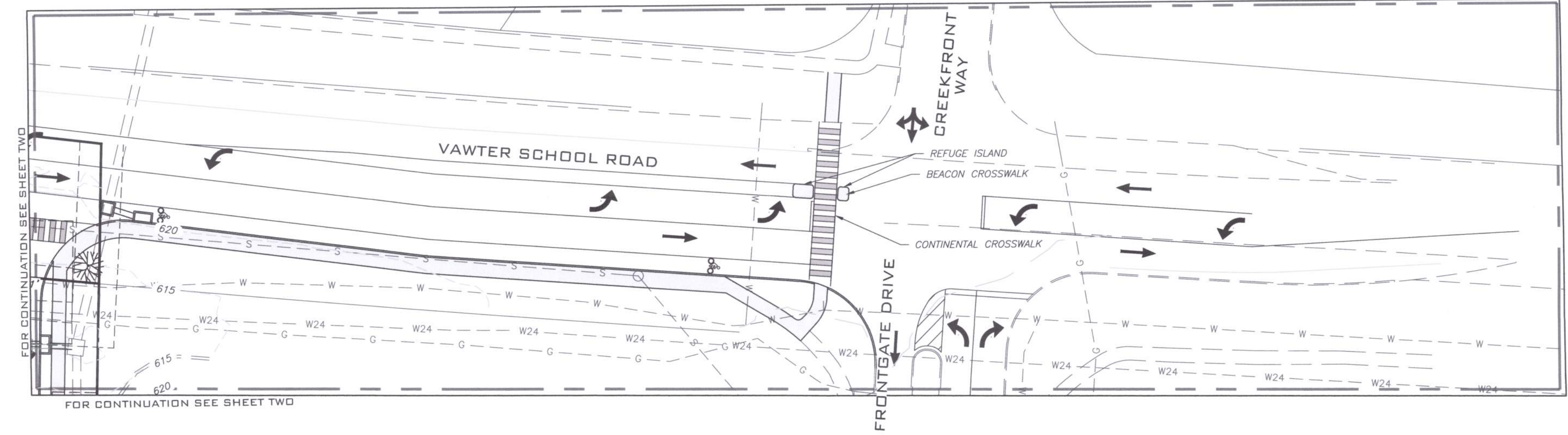
A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO. 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

Project: CAU - Capital Land Investments/Copperstone Corner/DRMWS/PP PLAN - Copperstone Corner/PP-2022-10-03 SH 3

PD PLAN COPPERSTONE CORNER

LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- CO ● PROPOSED SANITARY MANHOLE
- CO ● EXISTING SANITARY CLEANOUT
- CO ● PROPOSED SANITARY CLEANOUT
- FH > EXISTING FIRE HYDRANT
- FH > PROPOSED FIRE HYDRANT
- ET ○ EXISTING ELECTRIC TRANSFORMER
- PP ○ EXISTING UTILITY POLE
- WV × EXISTING WATER VALVE
- 2% ○ PROPOSED STREET GRADE
- FM — PROPOSED FORCEMAIN
- S — EXISTING SANITARY
- S — PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING TREETLINE
- 700 — EXISTING CONTOUR
- CITY OF COLUMBIA CORPORATE LIMITS
- EXISTING SIGNIFICANT DECIDUOUS TREE



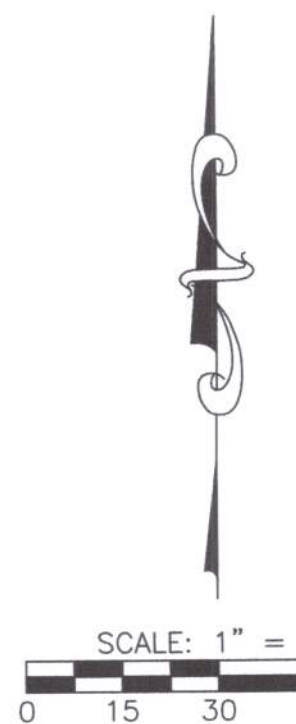
IMPROVEMENT NOTES

1. EXISTING PAVEMENT SHALL REMAIN WHERE APPLICABLE AND FINAL IMPROVEMENTS TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS.
2. THESE IMPROVEMENTS FOLLOW THE ISSUED TRAFFIC STUDY.
3. A PEDESTRIAN CROSSING HAS BEEN PROVIDED NEAR THE VAWTER SCHOOL ROAD INTERSECTION WITH FRONTGATE DRIVE AND CREEKFRONT WAY. THE LEFT-TURN LANES SHALL TERMINATE PRIOR TO THE CROSSWALK.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY GEBHARDT
 MG PE-25052
 APRIL 5, 2023
 SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NO. 2001006116



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

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PD PLAN
**COPPERSTONE
 CORNER**

LANDSCAPING NOTES

- PROPOSED AREAS:**
 ALL PROPOSED AREAS WILL BE COMPLIANT WITH LANDSCAPING REQUIREMENTS AT THE TIME A REVISED PD IS SUBMITTED.
- TREE PRESERVATION:**
 CLIMAX FOREST TOTAL AREA: 0
 REQUIRED TREE PRESERVATION AREA: 0
- STREET FRONTAGE LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP. STREET FRONTAGE LANDSCAPING SUBJECT TO FINAL SITE PLAN SUBMISSIONS.
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

 VAWTER SCHOOL RD. FRONTAGE = 768 L.F.
 1 TREE / 40 FT = 770/40 = 19.25 OR 20 TOTAL TREES
 30% LARGE TREES = 6 TREES
 REMAINING TREE VARIETIES = 14 TREES

 SCOTT BLVD. = 913 L.F.
 1 TREE / 40 FT = 920/40 = 22.8 OR 23 TOTAL TREES
 30% LARGE TREES = 6 OR 7 TREES
 REMAINING TREE VARIETIES = 16 TREES
 C. STREET TREES SHALL BE REQUIRED ADJACENT CAPITAL DRIVE AND SHOWN WITH EACH DEVELOPMENT PLAN.
- PROPERTY EDGE BUFFERING:**
 - LOT 101 TO THE EAST OF THE SUBJECT PROPERTY 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 TO THE EAST OF THE SUBJECT PROPERTY DOES NOT REQUIRE PROPERTY EDGE BUFFERING IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.
 - THE PROPERTIES ADJACENT TO THE SOUTHERN LINE OF THE SUBJECT PROPERTY ARE ZONED R-1. THESE 10 PROPERTIES REQUIRE A LEVEL 3 PROPERTY EDGE BUFFER IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, A 10-FOOT WIDE LANDSCAPE BUFFER WITH FOUR CATEGORIES OF PLANTING MATERIAL REQUIRED, SEE TABLE 4.4-3 AND AN EIGHT-FOOT TALL SCREENING DEVICE IS REQUIRED AT A COMMERCIAL TO SINGLE-FAMILY RESIDENTIAL TRANSITION. A PORTION OF THE PROPERTY EDGE EXISTING LANDSCAPING IS INTENDED TO BE PRESERVED. THE EXISTING PRESERVED BUFFER WIDTH IS APPROXIMATELY 10'. EVERGREEN TREES ALONG PROPERTY LINE TO BE PLACED AT 10' CENTERS AND STAGGER THEM 5 TO 10 FEET HORIZONTALLY FROM THE PROPERTY LINE WITH A 10-FOOT WIDE LANDSCAPE BUFFER WITH FOUR CATEGORIES OF PLANTING MATERIALS.
 - SOME OF THE ADJACENT PROPERTIES HAVE EXISTING FENCES AND THE ADJACENT OWNERS DO NOT SUPPORT ANOTHER FENCE AS A SCREENING DEVICE.
- PRESERVATION OF EXISTING LANDSCAPING:**
 THE EXISTING VEGETATION WITHIN EXISTING WOODED AREA WILL BE PRESERVED ALONG THE SOUTHERN PROPERTY LINE AND COUNT TOWARD THE SCREEN/BUFFER REQUIREMENTS.
- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(G)(1-3) OF THE CITY CODE. 23 SIGNIFICANT TREES ON THE SITE.**

LANDSCAPING TABLE				
SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONT BUFFERING				
	13	2" CAL - B&B	40' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	30	2" CAL - B&B	40' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
RESIDENTIAL BUFFERING				
	223	6' HEIGHT	10' CENTERS	EVERGREEN TREE - MATURE HEIGHT 30'-35'

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY GEBHARDT
 MO PE-25052
 APRIL 5, 2023
 SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NO. 2001006116



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 CIVIL ENGINEERING - PLANNING - SURVEYING
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 MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

SCALE: 1" = 50'
 0 25 50 100
 BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011). EPOCH DATE 2010.00. CENTRAL ZONE, BY GPS OBSERVATIONS, USING MDDOT VRS NETWORK

