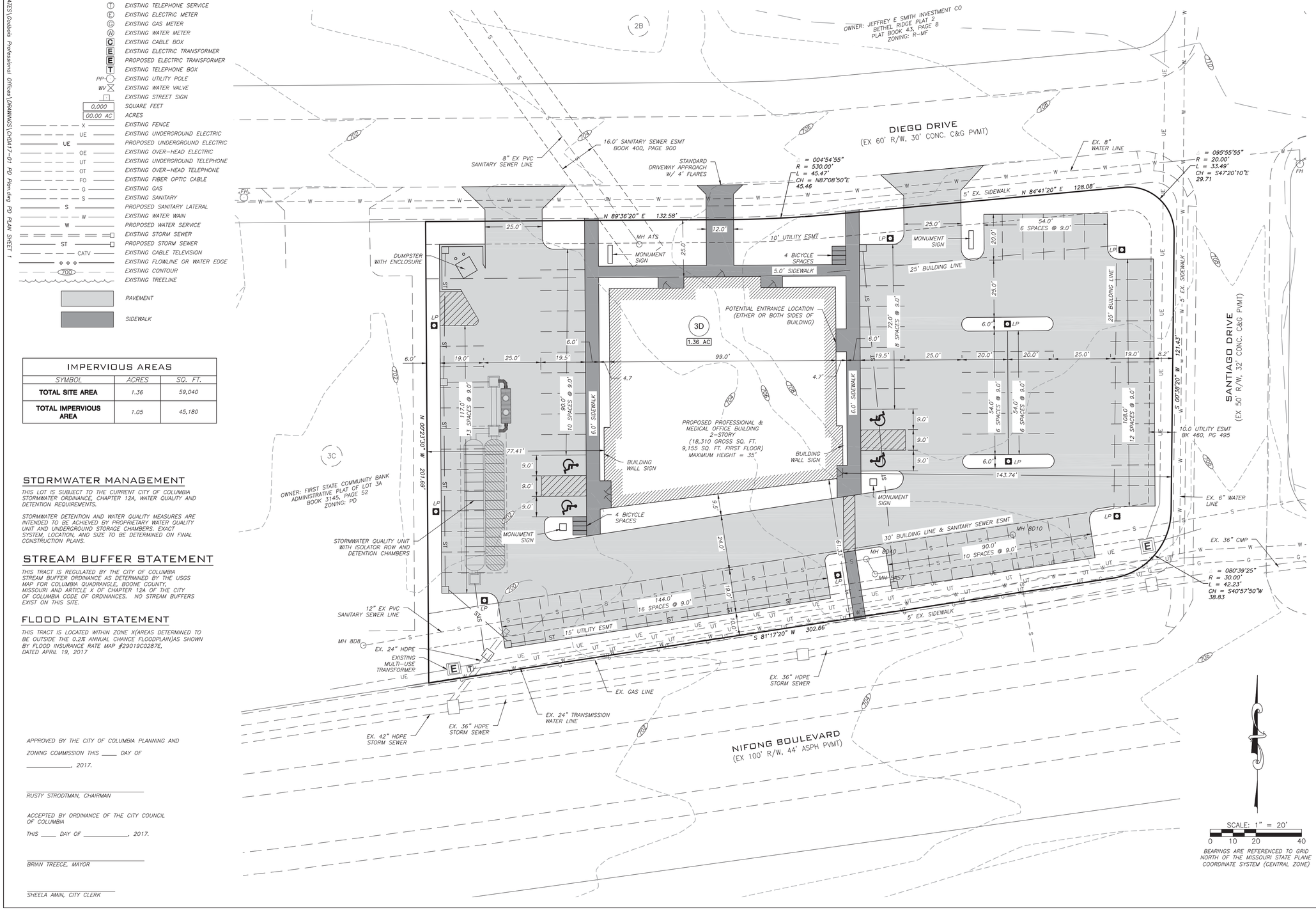
GADBOIS PROFESSIONAL OFFICES
PD PLAN

LOT 3D OF THE ADMINISTRATIVE PLAT RECORDED
IN BOOK 3145, PAGE 52
COLUMBIA, BOONE COUNTY, MISSOURI



LEGEND

- MH — EXISTING SANITARY MANHOLE
- FH — EXISTING FIRE HYDRANT
- EXISTING GUY WIRE
- LP — EXISTING LIGHT POLE
- LP — PROPOSED LIGHT POLE
- T — EXISTING TELEPHONE SERVICE
- E — EXISTING ELECTRIC METER
- G — EXISTING GAS METER
- W — EXISTING WATER METER
- C — EXISTING CABLE BOX
- E — EXISTING ELECTRIC TRANSFORMER
- E — PROPOSED ELECTRIC TRANSFORMER
- T — EXISTING TELEPHONE BOX
- PP — EXISTING UTILITY POLE
- WV — EXISTING WATER VALVE
- EXISTING STREET SIGN
- 0,000 — SQUARE FEET
- 00.00 AC — ACRES
- X — EXISTING FENCE
- UE — EXISTING UNDERGROUND ELECTRIC
- UE — PROPOSED UNDERGROUND ELECTRIC
- OE — EXISTING OVER-HEAD ELECTRIC
- UT — EXISTING UNDERGROUND TELEPHONE
- OT — EXISTING OVER-HEAD TELEPHONE
- FO — EXISTING FIBER OPTIC CABLE
- G — EXISTING GAS
- S — EXISTING SANITARY
- S — PROPOSED SANITARY LATERAL
- W — EXISTING WATER MAIN
- W — PROPOSED WATER SERVICE
- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- CATV — EXISTING CABLE TELEVISION
- EXISTING FLOWLINE OR WATER EDGE
- 700 — EXISTING CONTOUR
- EXISTING TREELINE
- PAVEMENT
- SIDEWALK

IMPERVIOUS AREAS

SYMBOL	ACRES	SQ. FT.
TOTAL SITE AREA	1.36	59,040
TOTAL IMPERVIOUS AREA	1.05	45,180

STORMWATER MANAGEMENT

THIS LOT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.

STORMWATER DETENTION AND WATER QUALITY MEASURES ARE INTENDED TO BE ACHIEVED BY PROPRIETARY WATER QUALITY UNIT AND UNDERGROUND STORAGE CHAMBERS. EXACT SYSTEM, LOCATION, AND SIZE TO BE DETERMINED ON FINAL CONSTRUCTION PLANS.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE 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. NO STREAM BUFFERS EXIST ON THIS SITE.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN ZONE X(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0287E, DATED APRIL 19, 2017

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.

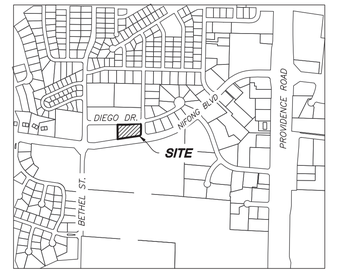
_____
RUSTY STRODTMAN, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2017.

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 1.36 ACRES
SECTION-TOWNSHIP-RANGE: SW 1/4 25-48-13
ZONING: PD (PREVIOUS C-P BY CITY ORDINANCE #: 019150)

OWNER

CHERRY HILL DENTAL ASSOCIATES, LLC
2012 CHERRY HILL DRIVE, SUITE 101
COLUMBIA, MO 65203

LEGAL DESCRIPTION

LOT 3D OF THE REPLAT OF LOT 3A OF THE REPLAT OF LOT 3, ROCKBRIDGE SUBDIVISION, BLOCK V, COLUMBIA, MISSOURI AND TRACT A OF THE SEVEN-TRACT SURVEY RECORDED IN BOOK 460, PAGE 495, AND BEING SHOWN BY THE ADMINISTRATIVE REPLAT RECORDED IN BOOK 3145, PAGE 52, ALL OF THE BOONE COUNTY RECORDS.

GENERAL NOTES

1. THIS SITE IS PART OF THE PREMIER BANK, BETHEL BANKING CENTER C-P PLAN THAT WAS PREVIOUSLY ACCEPTED BY CITY COUNCIL JULY 26TH, 2006, BY CITY ORDINANCE 019150.
2. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
3. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
4. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
5. ELECTRIC EASEMENT ON NORTH SIDE OF NIFONG BOULEVARD, PREVIOUSLY RUNNING THROUGH AND OVER THIS SITE, WAS VACATED AS SHOWN IN BOOK 3157, PAGE 49.
6. SANITARY SEWER EASEMENT, PREVIOUSLY RUNNING THROUGH AND OVER THIS SITE IN A NORTH-SOUTH DIRECTION, WAS VACATED AS SHOWN IN BOOK 4686, PAGE 118.
7. ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.
8. OWNER TO PROVIDE ADDITIONAL STREET AND UTILITY EASEMENTS ALONG NIFONG BLVD, AS REQUIRED BY THE CITY, TO FACILITATE IMPROVEMENTS FOR A MAJOR ARTERIAL AS SHOWN ON THE CATSO MAJOR ROADWAY PLAN.

SIGNAGE NOTE

EXTERIOR SIGNAGE:

NIFONG BLVD: 2 x 64 SQUARE FOOT MAXIMUM, 12' MAX HEIGHT, FREESTANDING SIGNS, AND 2 x 128 SQUARE FOOT WALL SIGNS ON EAST AND WEST SIDES OF BUILDING.

DIEGO DR: 2 x 48 SQUARE FOOT MAXIMUM, 12' MAX HEIGHT FREESTANDING SIGNS.

LIGHTING NOTE

24 FOOT MAXIMUM LIGHT POLE HEIGHT

NUMBER AND LOCATIONS HAVE BEEN SHOWN FOR SCHEMATIC REFERENCE. FINAL LOCATION AND NUMBER OF POLES SUBJECT TO APPROVED LIGHTING PLAN, IN ACCORDANCE WITH ALL APPLICABLE CODES, AT THE TIME OF BUILDING PERMITTING

ALL OTHER LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

PARKING DATA

REQUIRED:
MEDICAL OFFICE - 1 SPACE/200 SQ. FT.
18,310 SQ. FT. = 91.55
= 92 SPACES

TOTAL REQUIRED: 92 SPACES (3 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE); + 8 REQUIRED BICYCLE SPACES, (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)

PROVIDED:
87 REGULAR SPACES
4 HANDICAP SPACES (2 OF WHICH ARE VAN ACCESSIBLE)
8 BICYCLE SPACES
TOTAL PROVIDED = 99 SPACES

SCALE: 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
CODY ALAN DARR
NUMBER PE-2012018055
PROFESSIONAL ENGINEER

CODY ALAN DARR
MO PE-2012018055
AUGUST 28, 2017

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

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GADBOIS PROFFESIONAL OFFICES
PD PLAN

LOT 3D OF THE ADMINISTRATIVE PLAT RECORDED
IN BOOK 3145, PAGE 52
COLUMBIA, BOONE COUNTY, MISSOURI

LANDSCAPING NOTES

1. PROPOSED AREAS
TOTAL AREA OF SITE= 1.36 AC. = 59,040 SQ.FT.
TOTAL BUILDING AREA= 9,155 SQ.FT. (15.5%)
TOTAL PARKING PAVED AREA= 33,396 SQ.FT. (56.6%)
TOTAL SIDEWALK AREA= 2,629 SQ.FT. (4.4%)
TOTAL IMPERVIOUS AREA= 45,180 SQ.FT. (76.5%)
TOTAL AREA OF OPEN SPACE/LANDSCAPING= 13,860 SQ.FT. (23.5%)

2. TREE PRESERVATION:
NO CLIMAX FOREST EXISTS ON SITE.

3. STREET FRONTAGE LANDSCAPING:
A. 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 SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). FOUR STRIPS OF LAND ON THIS SITE MEET THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
B. IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

DIEGO DR. FRONTAGE = 310 L.F.
1 TREE/ 40 FT = 310/40 = 7.75 OR 8 TOTAL TREES
30% LARGE TREES = 2.4 OR 3 TREES
REMAINING TREE VARIETIES = 5 TREES

SANTIAGO DR FRONTAGE = 122 L.F.
1 TREE/ 40 FT = 122/40 = 3.05 OR 4 TOTAL TREES
30% LARGE TREES = 1.2 OR 2 TREES
REMAINING TREE VARIETIES = 2 TREES

NIFONG BLVD FRONTAGE = 303 L.F.
1 TREE/ 40 FT = 303/40 = 7.6 OR 8 TOTAL TREES
30% LARGE TREES = 2.4 OR 3 TREES
REMAINING TREE VARIETIES = 5 TREES

4. PROPERTY EDGE BUFFERING:
NO PROPERTY EDGE BUFFERING, OTHER THAN DESCRIBED BELOW, IS REQUIRED ON SUBJECT SITE. THE ONLY ADJACENT PROPERTY, BEING TO THE WEST, IS COMMERCIALLY ZONED. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.

5. RIGHT-OF-WAY BUFFERING:
IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) FOUR SIX-FOOT WIDE LANDSCAPE BUFFER STRIPS HAVE BEEN PROVIDED ON THIS SITE. EACH BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:

BUFFER ZONE 1(70 L.F.):
CATEGORY 1: TREES AS LISTED IN NOTE 3.
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 7 SHRUBS
CATEGORY 3: DECIDOUS/EVERGREEN SHRUB VARIETY 2 = 7 SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 210 SQ. FT.
(NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
70 L.F./5 = 14 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

BUFFER ZONE 2(121 L.F.)
CATEGORY 1: TREES AS LISTED IN NOTE 3.
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 13 SHRUBS
CATEGORY 3: DECIDOUS/EVERGREEN SHRUB VARIETY 2 = 12 SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 363 SQ. FT.
(NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
121 L.F./5 = 25 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

BUFFER ZONE 3(108 L.F.)
CATEGORY 1: TREES AS LISTED IN NOTE 3.
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 11 SHRUBS
CATEGORY 3: DECIDOUS/EVERGREEN SHRUB VARIETY 2 = 11 SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 324 SQ. FT.
(NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
108 L.F./5 = 22 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

BUFFER ZONE 4(261 L.F.)
CATEGORY 1: TREES AS LISTED IN NOTE 3.
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 27 SHRUBS
CATEGORY 3: DECIDOUS/EVERGREEN SHRUB VARIETY 2 = 26 SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 783 SQ. FT.
(NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
261 L.F./5 = 53 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

6. PARKING AREA LANDSCAPING:
A. IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 33,396 SQ. FT. / 4,000= 8.3 OR 9 TREES REQUIRED.
B. IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 9 TREES REQUIRED ABOVE, A MINIMUM OF 30% SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40% SHALL BE LARGE SHADE TREES.
C. 3 MEDIUM SHADE TREES, 4 LARGE SHADE TREES AND 2 ORNAMENTAL TREES, FOR A TOTAL OF 9 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.

7. PRESERVATION OF EXISTING LANDSCAPING:
NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO SIGNIFICANT TREES EXIST ON SITE. NO CLEARING OF TREES IS PROPOSED.

8. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.

9. LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.

PLANT SCHEDULE(STREET FRONTAGE & RIGHT-OF-WAY BUFFERING)

SYMBOL	QUANTITY	SIZE	CATEGORY	PLANT SPECIES
	2	2"	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT GREATER THAN 45 FT	RED MAPLE
	4	2"	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT GREATER THAN 45 FT	SUGAR MAPLE
	2	2"	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT GREATER THAN 45 FT	ACCOLADE ELM
	4	2"	MEDIUM DECIDUOUS SHADE TREE – MATURE HEIGHT 30-45 FT	TRIDENT MAPLE
	3	2"	MEDIUM DECIDUOUS SHADE TREE – MATURE HEIGHT 30-45 FT	DURA-HEAT RIVER BIRCH
	5	4' HEIGHT	ORNAMENTAL TREE – MATURE HEIGHT LESS THAN 20 FT	OKLAHOMA REDBUD, VIBRUM
	58	5 GAL.	DECIDUOUS FLOWERING SHRUB VARIETY 1	BEAUTYBERRY, SPICEBUSH
	56	5 GAL.	DECIDUOUS/EVERGREEN SHRUB VARIETY 2	BIRCH-LEAF SPIREA 'TOR'
N/A		N/A	TURF GRASS	–

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

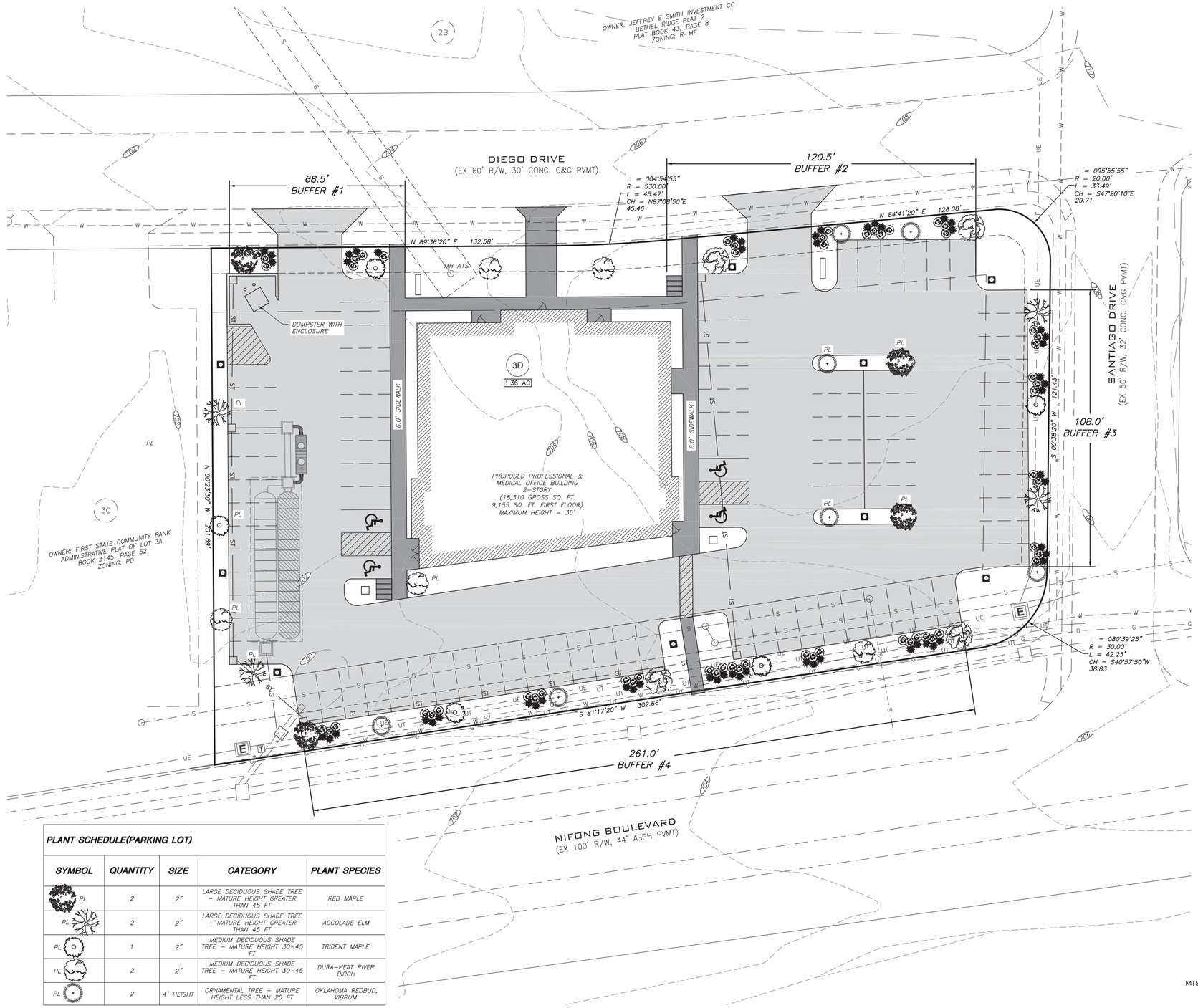
THIS ____ DAY OF _____, 2017.

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.

_____
RUSTY STRODTMAN, CHAIRMAN



PLANT SCHEDULE(PARKING LOT)

SYMBOL	QUANTITY	SIZE	CATEGORY	PLANT SPECIES
PL	2	2"	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT GREATER THAN 45 FT	RED MAPLE
PL	2	2"	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT GREATER THAN 45 FT	ACCOLADE ELM
PL	1	2"	MEDIUM DECIDUOUS SHADE TREE – MATURE HEIGHT 30-45 FT	TRIDENT MAPLE
PL	2	2"	MEDIUM DECIDUOUS SHADE TREE – MATURE HEIGHT 30-45 FT	DURA-HEAT RIVER BIRCH
PL	2	4' HEIGHT	ORNAMENTAL TREE – MATURE HEIGHT LESS THAN 20 FT	OKLAHOMA REDBUD, VIBRUM

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
CODY ALAN DARR
NUMBER PE-2012018055
PROFESSIONAL ENGINEER

CODY ALAN DARR
MO PE-2012018055
AUGUST 28, 2017

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

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