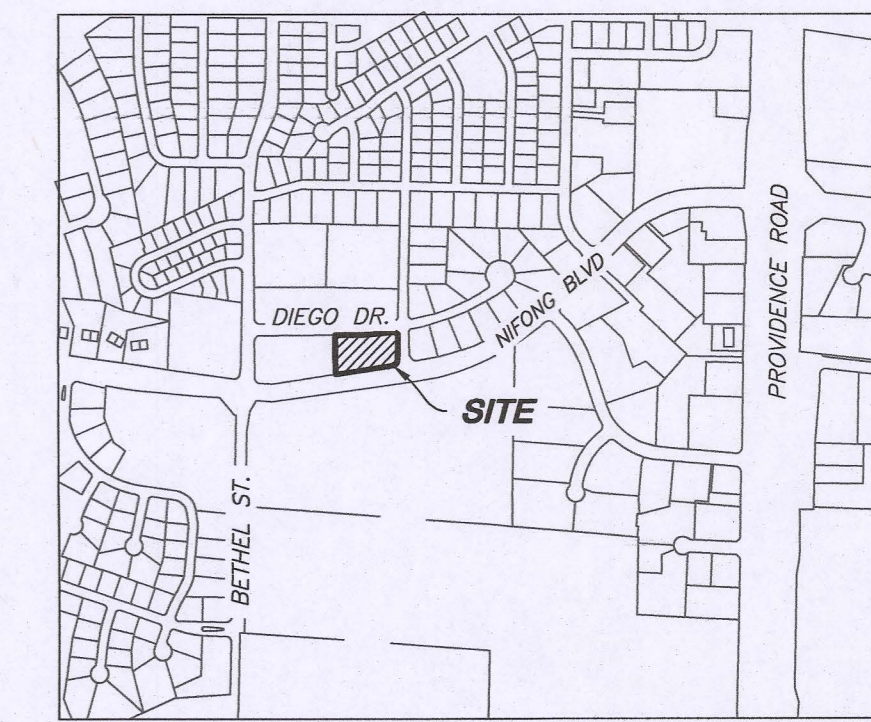


MAJOR REVISION TO THE GADBOIS PROFESSIONAL OFFICES PD PLAN

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



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

- 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.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ELECTRIC EASEMENT ON NORTH SIDE OF NIFONG BOULEVARD, PREVIOUSLY RUNNING THROUGH AND OVER THIS SITE, WAS VACATED AS SHOWN IN BOOK 3157, PAGE 49.
- SANITARY SEWER EASEMENT, PREVIOUSLY RUNNING THROUGH AND OVER THIS SITE IN A NORTH-SOUTH DIRECTION, WAS VACATED IN BOOK 4686, PAGE 118.
- ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.
- 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 GATSO MAJOR ROADWAY PLAN.

SIGNAGE NOTE

- EXTERIOR SIGNAGE:**
- DIRECTIONAL SIGNAGE:**
DIRECTIONAL SIGNS AS ALLOWED IN M-N DISTRICTS, CITY OF COLUMBIA CODE OF ORDINANCES.
- PYLON SIGNAGE:**
2 PYLON SIGNS ALONG NIFONG BLVD, BEING A MAXIMUM OF 32 SQUARE FEET AREA ON TWO SIDES EACH, AND MAXIMUM 12' HEIGHT, SEE PYLON SIGN DETAIL. PYLON SIGN 1: 32 S.F. MAX EACH SIDE, WEST AND SOUTH SIDES ONLY. PYLON SIGN 2: 32 S.F. MAX EACH SIDE, EAST AND SOUTH SIDES ONLY.
- BUILDING AND WALL SIGNAGE:**
2 BUILDING WALL SIGNS BEING A MAXIMUM OF 64 SQUARE FEET AREA ON EAST AND WEST SIDES OF BUILDING RESPECTIVELY. AREA CALCULATED AS SHOWN ON WALL SIGN DETAIL.
- AND
- ONE OF THE FOLLOWING OPTIONS:
- 1 FREESTANDING SIGN ALONG DIEGO DR. BEING A MAXIMUM OF 48 SQUARE FEET EACH SIDE AND MAXIMUM 12' HEIGHT.
 - 1 ADDITIONAL BUILDING WALL SIGN BEING A MAXIMUM OF 48 SQUARE FEET AREA ON THE EAST SIDE OF THE BUILDING.

LIGHTING NOTE

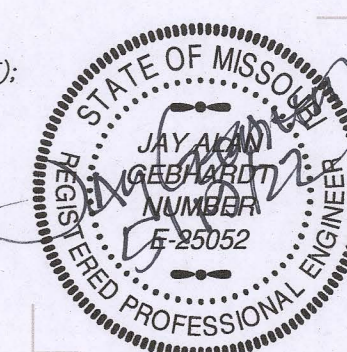
24 FOOT MAXIMUM LIGHT POLE HEIGHT
NUMBER AND LOCATIONS HAVE BEEN SHOWN FOR SCHEMATIC REFERENCE. FINAL LOCATION AND NUMBER OF POLES SUBJECT TO APPROVED LIGHTING PLAN, IN ACCORDANCE WITH ALL APPLICABLE CODES, AT THE TIME OF BUILDING PERMITTING
ALL OTHER LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 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



JAY ALAN GEBHARDT
MO PE-25052
MAY 6, 2022

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

LEGEND

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
G	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
T	PROPOSED ELECTRIC TRANSFORMER
T	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
WS	EXISTING STREET SIGN
SQ	SQUARE FEET
AC	ACRES
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
OE	PROPOSED UNDERGROUND ELECTRIC
UE	EXISTING OVER-HEAD ELECTRIC
OT	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
ST	EXISTING CABLE TELEVISION
ST	EXISTING FLOWLINE OR WATER EDGE
ST	EXISTING CONTOUR
ST	EXISTING TREELINE
P	PAVEMENT
S	SIDEWALK

IMPERVIOUS AREAS

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

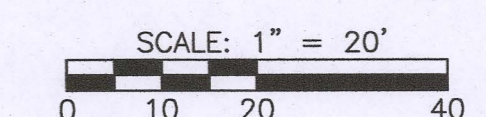
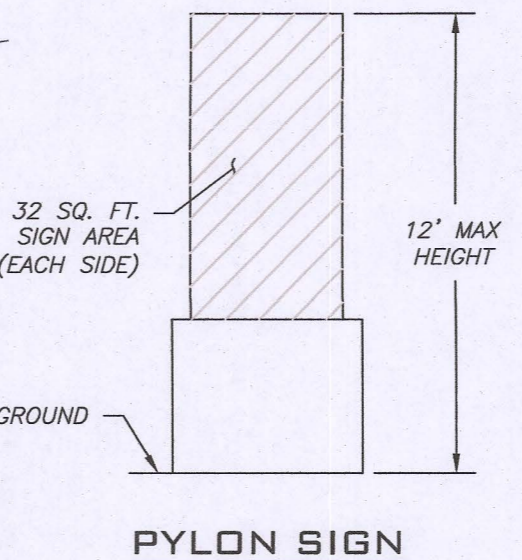
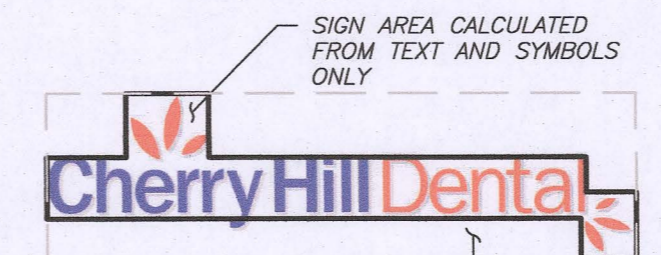
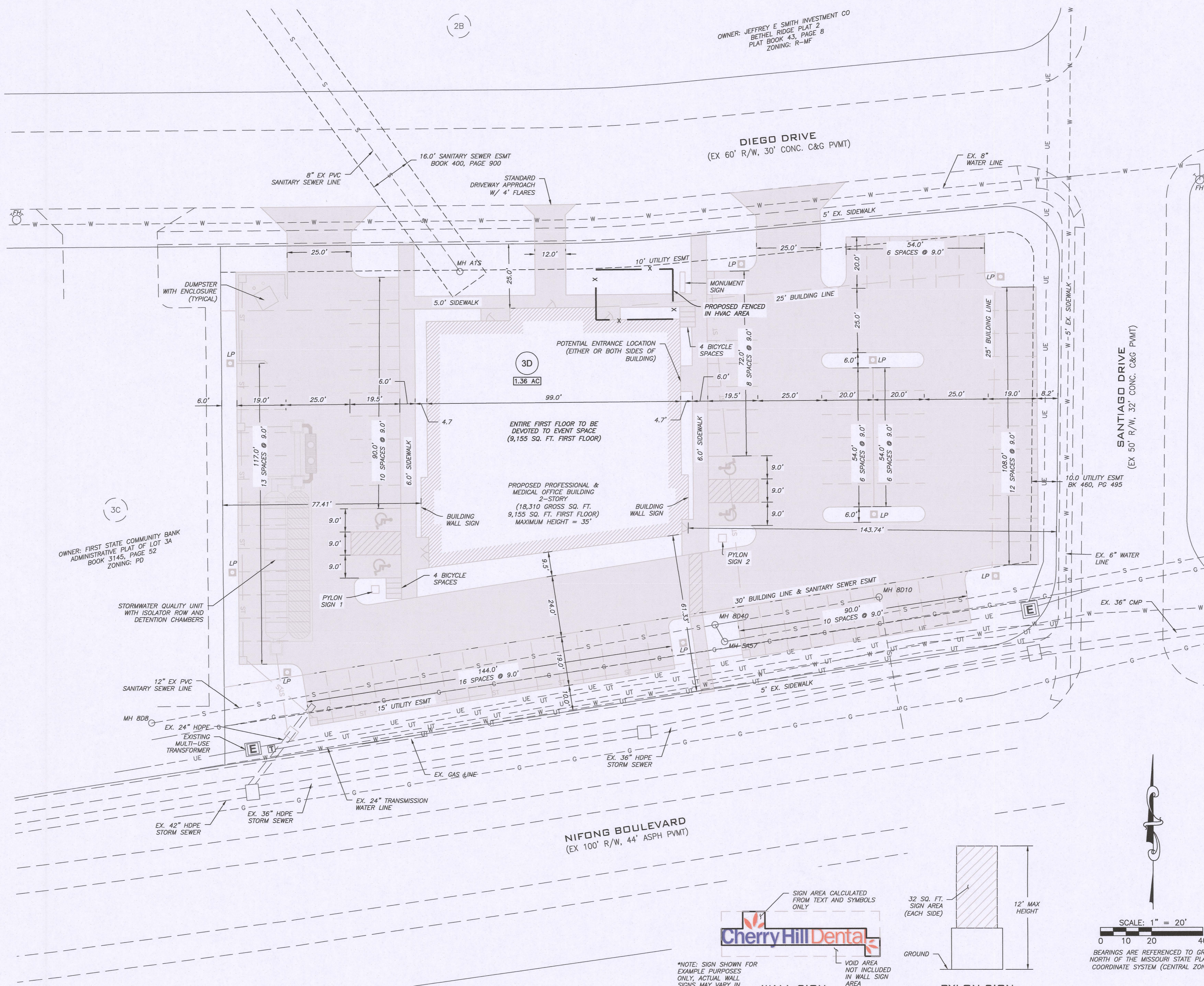
STORMWATER MANAGEMENT
THIS LOT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.
STORMWATER DETENTION AND WATER QUALITY MEASURES ARE INTENDED TO BE ACHIEVED BY PROPRIETARY WATER QUALITY UNIT AND UNDERGROUND STORAGE CHAMBERS. EXACT 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

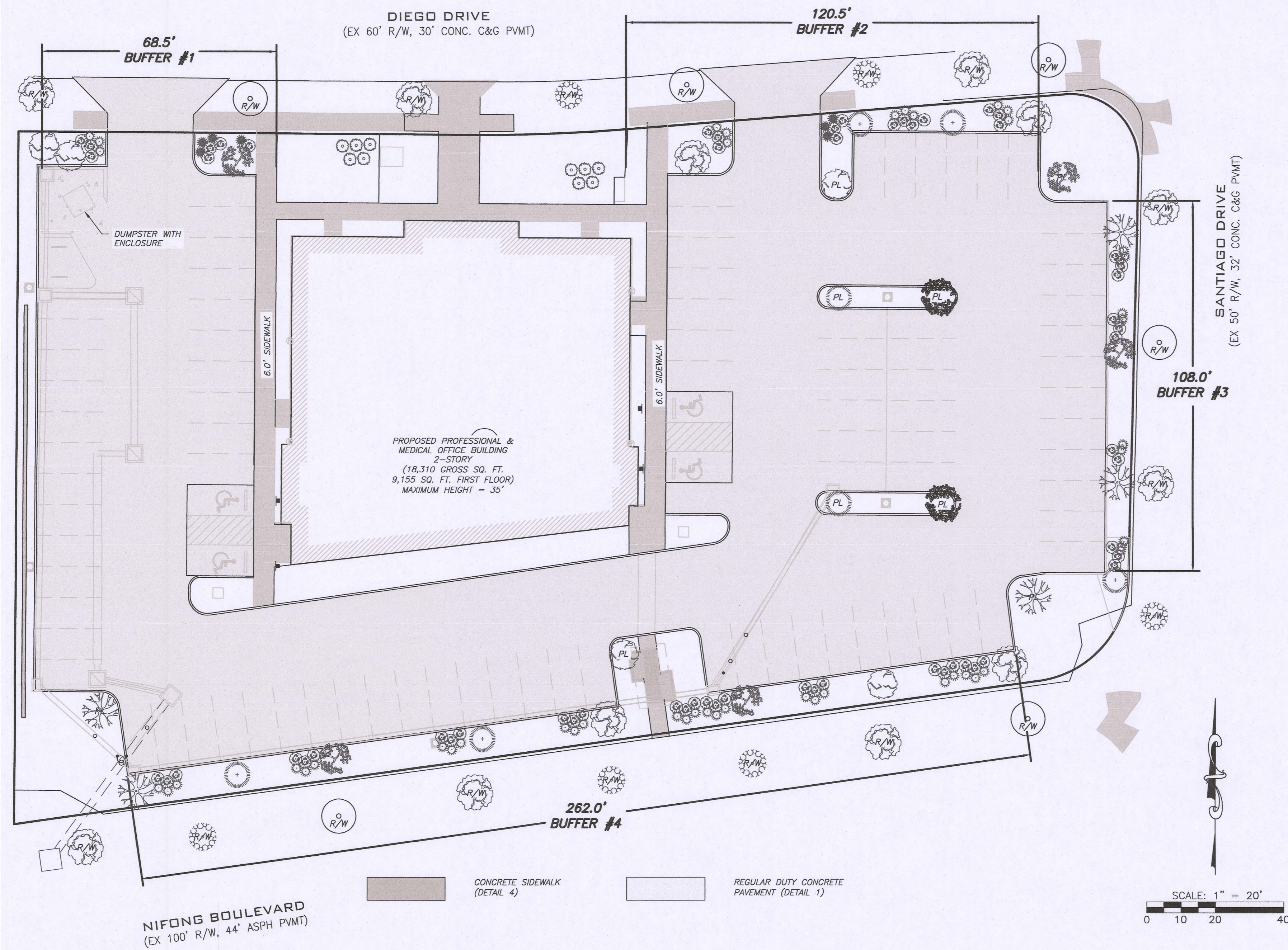
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19TH DAY OF MAY, 2022.
SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS DAY OF 2022.
BARBARA BUFFALO, MAYOR
SHEELA AMIN, CITY CLERK



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

OWNER: HIGH STEPHENSON TRUST
 TRACT: JUST EAL TRACT IN BOOK 2860, PAGE 59
 ZONING: PD (FORMERLY C-P)



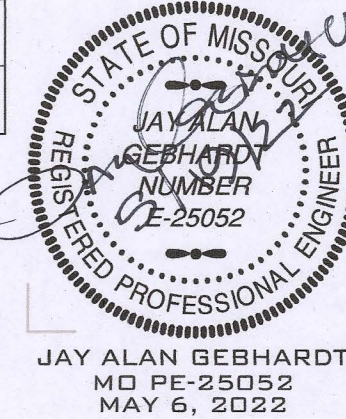
LANDSCAPING NOTES

- 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%)
- TREE PRESERVATION:**
 NO CLIMAX FOREST EXISTS ON SITE.
- 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 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.
 - 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
- 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 COMMERCIAL ZONED. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.
- 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 (69 L.F.):
 69' LENGTH * 6' WIDTH = 414 S.F. BUFFER AREA
 CATEGORY 1: 1568 S.F./200 S.F. = 3.24 TREES. 4 TREES PROVIDED.
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 13 SHRUBS
 CATEGORY 3: DECIDUOUS/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.
 69 L.F./5 = 14 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)
BUFFER ZONE 2 (121 L.F.):
 121' LENGTH * 6' WIDTH = 726 S.F. BUFFER AREA
 CATEGORY 1: 726 S.F./200 S.F. = 3.63 TREES. 4 TREES PROVIDED.
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 13 SHRUBS
 CATEGORY 3: DECIDUOUS/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.
 121 L.F./5 = 25 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)
BUFFER ZONE 3 (108 L.F.):
 108' LENGTH * 6' WIDTH = 648 S.F. BUFFER AREA
 CATEGORY 1: 648 S.F./200 S.F. = 3.24 TREES. 4 TREES PROVIDED.
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 11 SHRUBS
 CATEGORY 3: DECIDUOUS/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.):
 261' LENGTH * 6' WIDTH = 1566 S.F. BUFFER AREA
 CATEGORY 1: 1566 S.F./200 S.F. = 7.83 TREES. 8 TREES PROVIDED.
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 27 SHRUBS
 CATEGORY 3: DECIDUOUS/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)

- PARKING AREA LANDSCAPING:**
 - 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.
 - 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.
 A. 9 TREES * 0.3 MEDIUM TREES = 2.7 (3 SHOWN)
 B. 9 TREES * 0.4 LARGE TREES = 3.6 (4 SHOWN)
 C. 9 TREES * 0.4 ONE SPECIES = 3.6 (MAX OF ANY ONE SPECIES SHOWN IS 2 < 3.6 OK)
- PRESERVATION OF EXISTING LANDSCAPING:**
 NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO SIGNIFICANT TREES EXIST ON SITE. NO CLEARING OF TREES IS PROPOSED.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.**
- 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.**

LANDSCAPING TABLE						
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE						
	8	KENTUCKY COFFEETREE ESPRESSO	GYMNOCLADUS DIOICA	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	6	FRONTIER ELM	ULMUS FRONTIER	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	6	SUGAR TINE CRABAPPLE	MALUS SUTYZAM	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
RIGHT-OF-WAY BUFFERING						
	2	RED MAPLE "SUN VALLEY"	ACER RUBRUM	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	KENTUCKY COFFEETREE ESPRESSO	GYMNOCLADUS DIOICA	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	EMER II - ALLEE ELM	ULMUS PARVIFOLIA - EMER II	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	EUROPEAN HORNBEAM	CARPINUS BETULUS	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	3	DURA-HEAT RIVER BIRCH	BETULA NIGRA	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	5	OKLAHOMA REDBUD	CERCIS CANADENSIS	2" CAL - B&B	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
	58	SPICE BUSH	LINDERA BENZOIN	5 GAL	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	56	TOR BIRCHLEAF SPIREA	SPIRAEA BETULIFOLIA	5 GAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
PARKING LOT						
	2	RED MAPLE "SUN VALLEY"	ACER RUBRUM	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	2	EMER II - ALLEE ELM	ULMUS PARVIFOLIA - EMER II	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	EUROPEAN HORNBEAM	CARPINUS BETULUS	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	2	DURA-HEAT RIVER BIRCH	BETULA NIGRA	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	2	OKLAHOMA REDBUD	CERCIS CANADENSIS	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
NATIVE VEGETATION ESTABLISHMENT						
	10 (TOTAL)	WINTERBERRY	LLEX VERTICILLATA	3 GAL	5' CENTERS	
		GOLDAN CURRANT	RIBES ODORATUM	3 GAL	5' CENTERS	
		MAIDEN GRASS	GRACILLIMUS	3 GAL	5' CENTERS	
		VIRGINIA SWEETSPICE	ITEA VIRGINICA 'HENRY'S GARNET'	3 GAL	5' CENTERS	
GROUNDCOVER MIX		265				
	33%	SNEEZEWEED	HELENIUM AUTUMNALE	1 GAL	24" CENTERS	
	33%	PIXIE MEADOWWRIGHT CONEFLOWER	ECHINACEA PURPUREA	1 QT	24" CENTERS	
	33%	LITTLE GOLDSTAR CONEFLOWER	RUDBECKIA FULGIDA SULLIVANTII	1 GAL	24" CENTERS	
GROUNDCOVER ALTERNATE		n/a				
		SOFT RUSH	JUNCUS EFFUSUS SOLITUS	1 GAL	24" CENTERS	
		SWITCHGRASS	PANICUM VIRGATUM	1 QT	24" CENTERS	
		NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE	1 QT	24" CENTERS	
		EASTERN BLUESTAR	AMSONIA TABERNAEMONTANA	1 QT	24" CENTERS	
		PALM SEDGE	CAREX MUSKINGUMENSIS	PLUG	18" CENTERS	

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