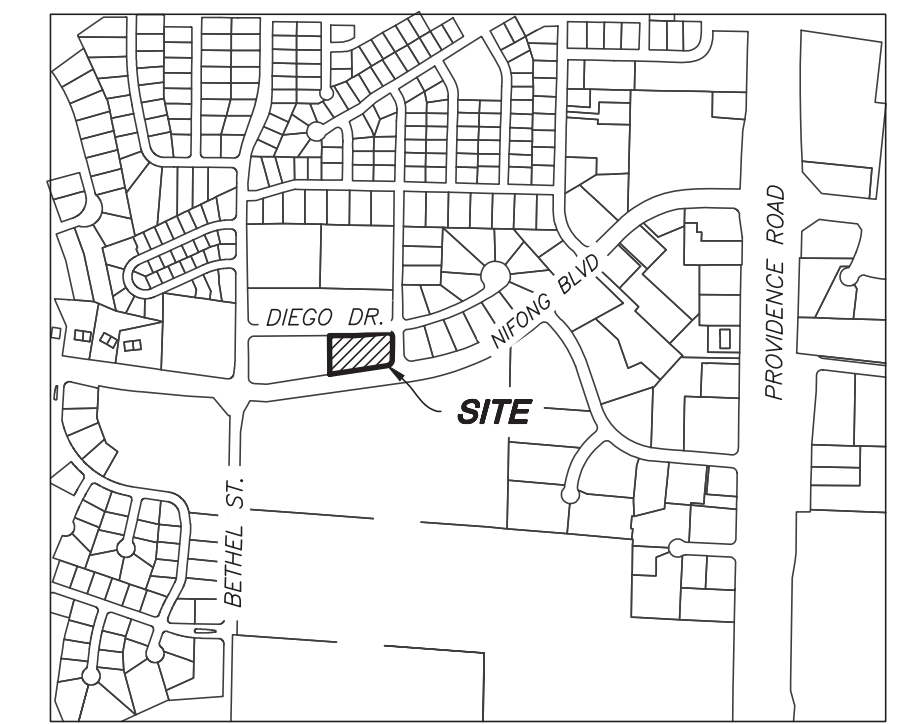


# GADBOIS PROFESSIONAL OFFICES PD PLAN

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 AS SHOWN 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 CATSO MAJOR ROADWAY PLAN.

**SIGNAGE NOTE**

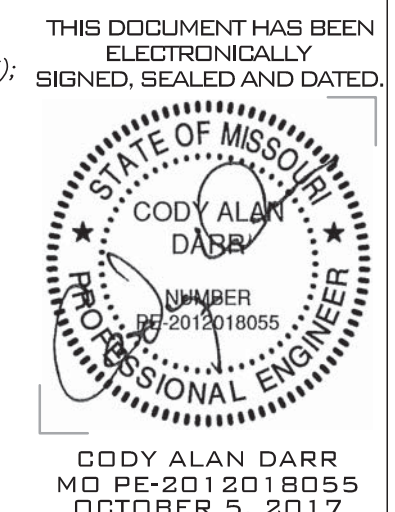
- EXTERIOR SIGNAGE:
- 2 PYLON SIGNS ALONG NIFONG BLVD, BEING A MAXIMUM OF 32 SQUARE FEET  
AREA ON TWO SIDES EACH, AND MAXIMUM 12' HEIGHT. SEE PYLON SIGN DETAIL.  
PYLON SIGN 1: 32 S.F. MAX EACH SIDE, WEST AND SOUTH SIDES ONLY  
PYLON SIGN 2: 32 S.F. MAX EACH SIDE, EAST AND SOUTH SIDES ONLY
  - 2 BUILDING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

**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.

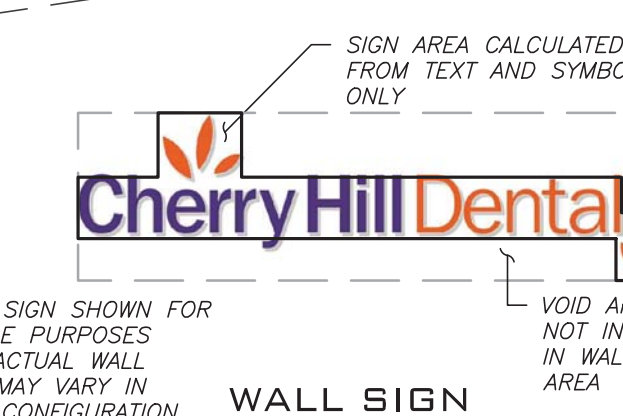
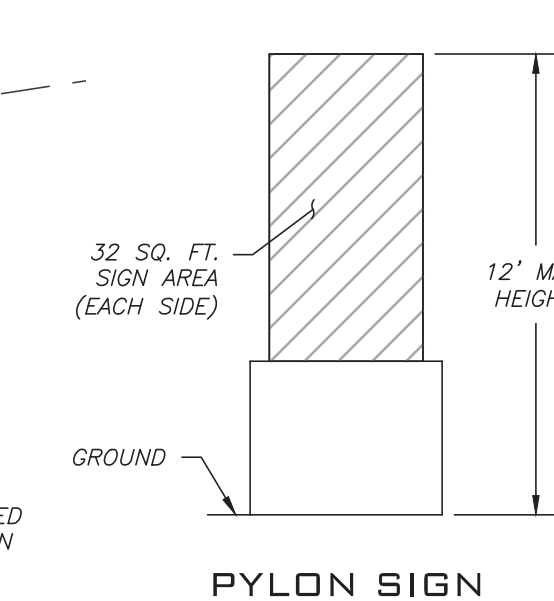
**PARKING DATA**

- 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



**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

SCALE: 1" = 20'  
0 10 20 40  
BEARINGS ARE REFERENCED TO GRID  
NORTH OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE)



\*NOTE: SIGN SHOWN FOR  
EXAMPLE PURPOSES  
ONLY. ACTUAL WALL  
SIGNS MAY VARY IN  
STYLE, CONFIGURATION,  
TEXT, ETC.

**PYLON SIGN**

**WALL SIGN**

- LEGEND**
- MH ○ EXISTING SANITARY MANHOLE
  - FH ○ EXISTING FIRE HYDRANT
  - LP ○ EXISTING LIGHT POLE
  - LP □ PROPOSED LIGHT POLE
  - Ⓣ EXISTING TELEPHONE SERVICE
  - Ⓜ EXISTING ELECTRIC METER
  - Ⓜ EXISTING GAS METER
  - Ⓜ EXISTING WATER METER
  - Ⓜ EXISTING CABLE BOX
  - Ⓜ EXISTING ELECTRIC TRANSFORMER
  - Ⓜ PROPOSED ELECTRIC TRANSFORMER
  - Ⓜ EXISTING TELEPHONE BOX
  - PP ○ EXISTING UTILITY POLE
  - WV ○ EXISTING WATER VALVE
  - Ⓜ EXISTING STREET SIGN
  - SQUARE FEET
  - 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
  - CA TV --- EXISTING CABLE TELEVISION
  - ○ EXISTING FLOWLINE OR WATER EDGE
  - ○ 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.

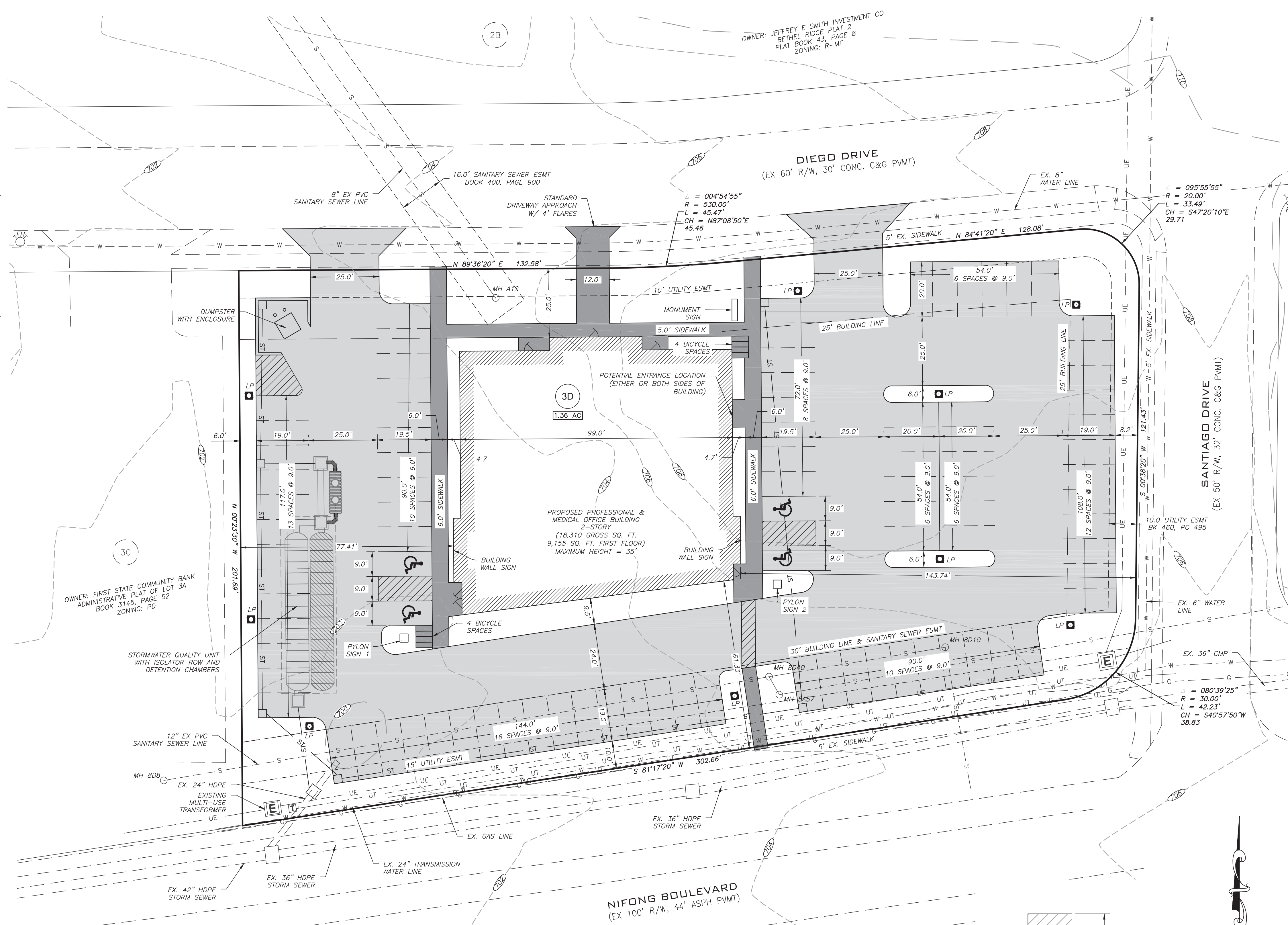
RUSTY STRODTMAN, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL  
OF COLUMBIA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK





# GADBOIS PROFESSIONAL OFFICES

## PD PLAN

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

### 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 PLANTING SPECIFICATIONS 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: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 7 SHRUBS  
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 210 SQ. FT. (NOTE: BOX 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: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 12 SHRUBS  
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 363 SQ. FT. (NOTE: BOX 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: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 11 SHRUBS  
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 324 SQ. FT. (NOTE: BOX 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: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 26 SHRUBS  
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 783 SQ. FT. (NOTE: BOX 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.
  - 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.
- 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.

### 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	N/A	TURF GRASS	-

### PLANT SCHEDULE(PARKING LOT)

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

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

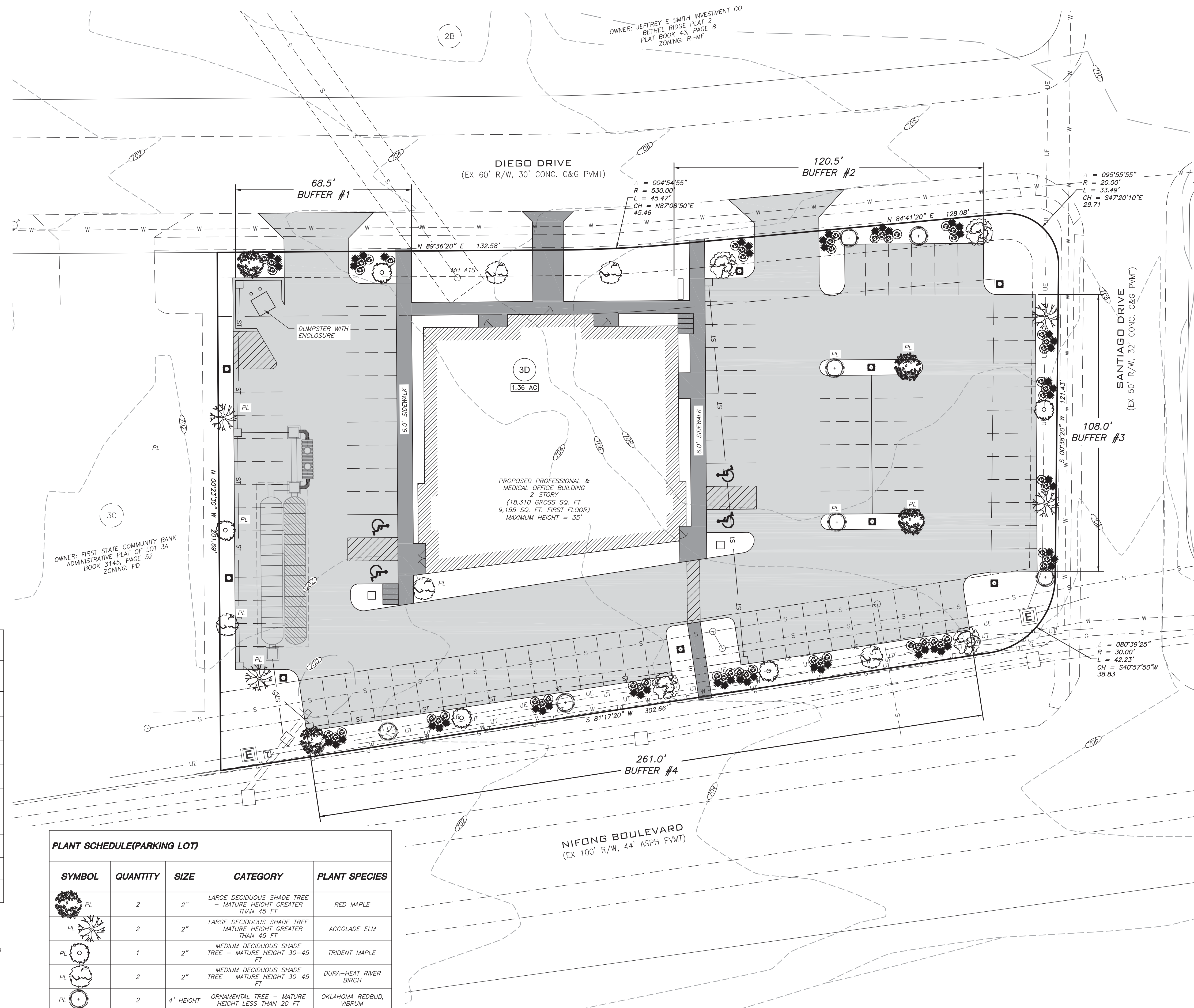
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

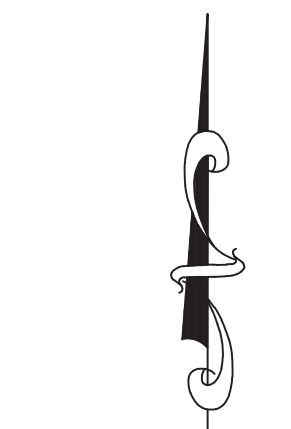
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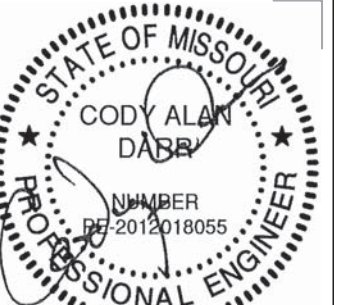


PAVEMENT  
SIDEWALK



SCALE: 1" = 20'  
0 10 20 40

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



CODY ALAN DARR  
MO PE-2012018055  
OCTOBER 5, 2017



**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115