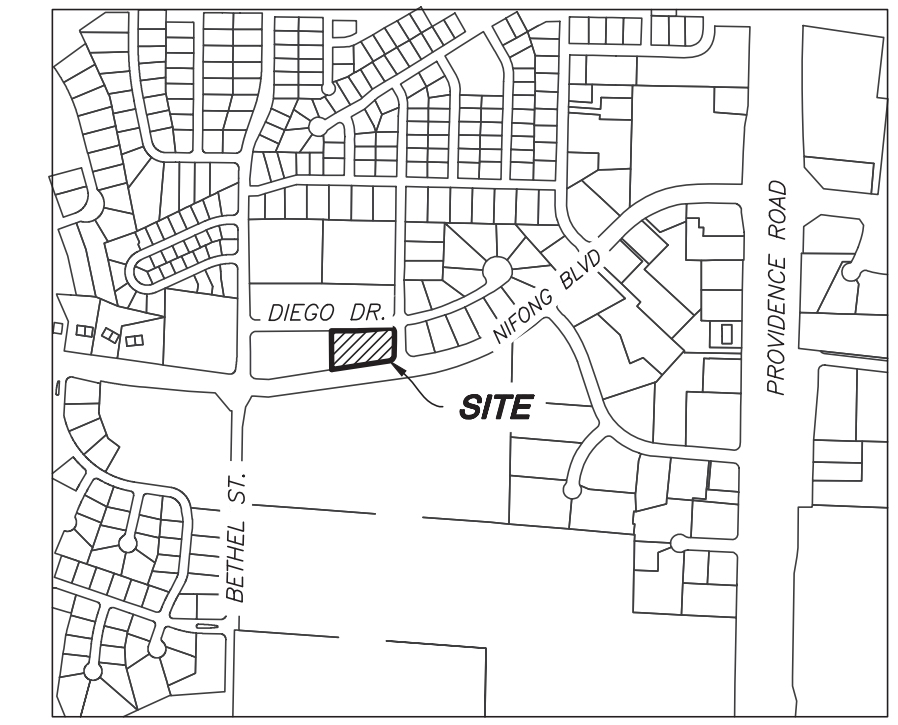


MAJOR REVISION TO THE GADBOIS PROFESSIONAL OFFICES PD PLAN

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 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:**
- 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

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.



JAY ALAN GEBHARDT
MO PE-25052
APRIL 4, 2019



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
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
TE	EXISTING TELEPHONE SERVICE
EM	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WM	EXISTING WATER METER
CB	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
ET	PROPOSED ELECTRIC TRANSFORMER
TE	EXISTING TELEPHONE BOX
UP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
SS	EXISTING STREET SIGN
FF	SQUARE FEET
00.00	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
FL	EXISTING FLOWLINE OR WATER EDGE
700	EXISTING CONTOUR
700	EXISTING TREELINE
PAV	PAVEMENT
SW	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.

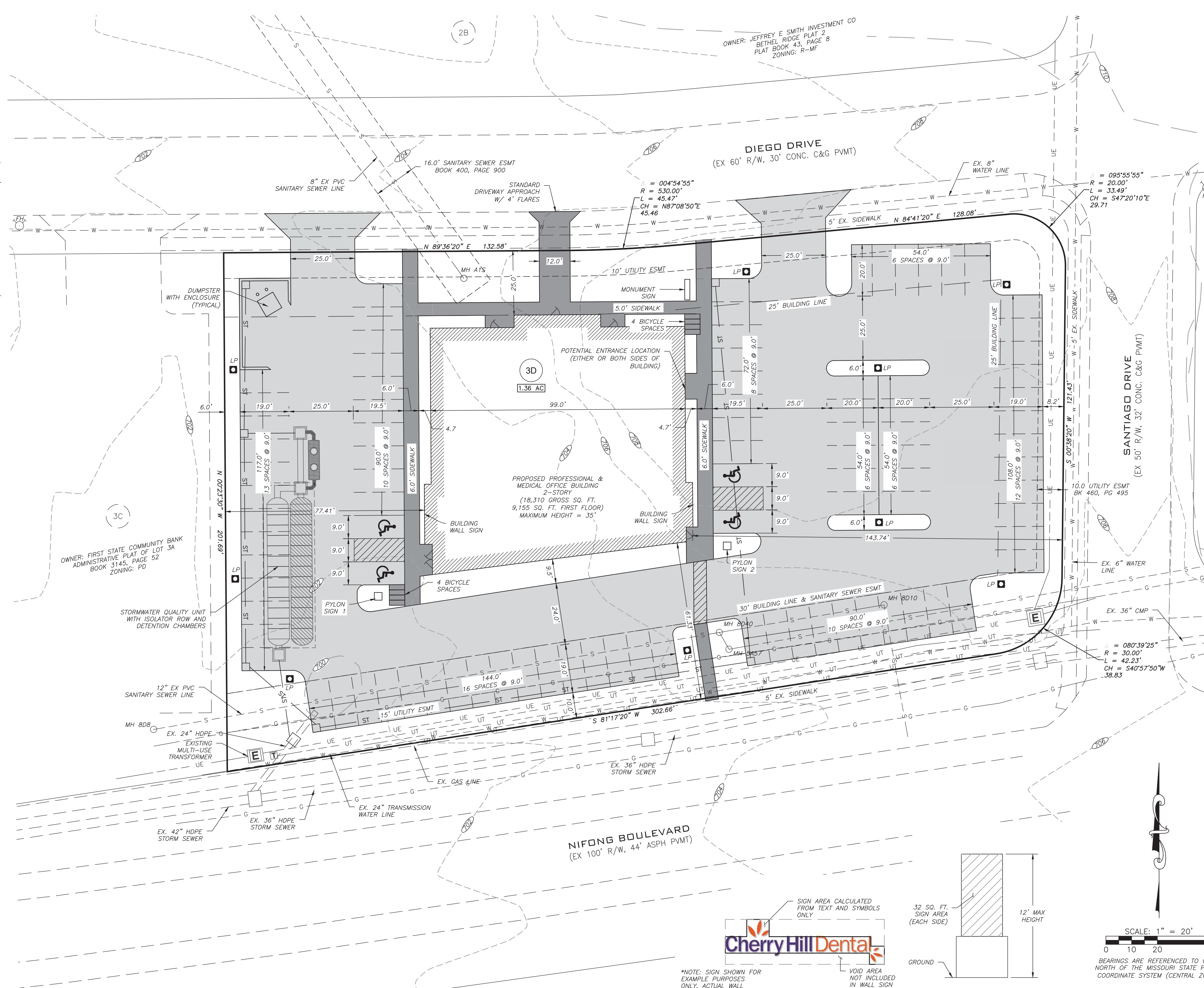
FLOOD PLAIN STATEMENT

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

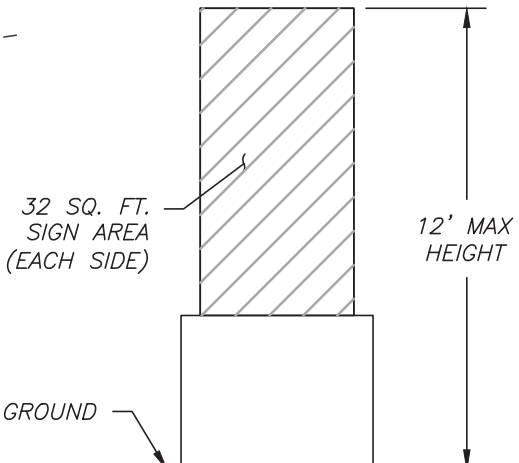
APPROVED BY THE CITY OF COLUMBIA PLANNING AND
ZONING COMMISSION THIS ____ DAY OF _____,
2019.

SARA LOE, CHAIRMAN
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL
OF COLUMBIA
THIS ____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR
SHEELA AMIN, CITY CLERK



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



PYLON SIGN

WALL SIGN

SCALE: 1" = 20'

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

X:\Project\CHDA - CHERRY HILL DENIAL ASSOCIATES\Gadbois Professional Offices\PD\CHDA19-01 PD Planning PD PLAN SHEET 2

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

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 CATEGORY 3 PLANTING MATERIALS 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, VIBURNUM
	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)

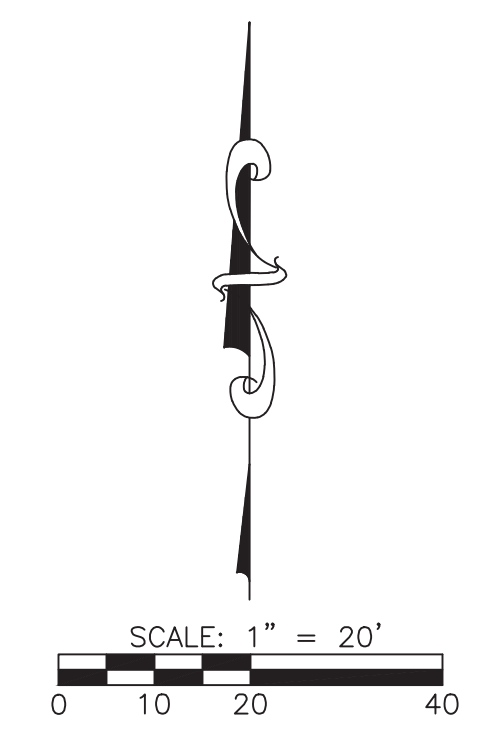
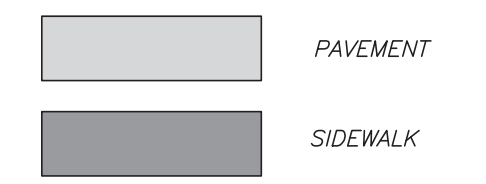
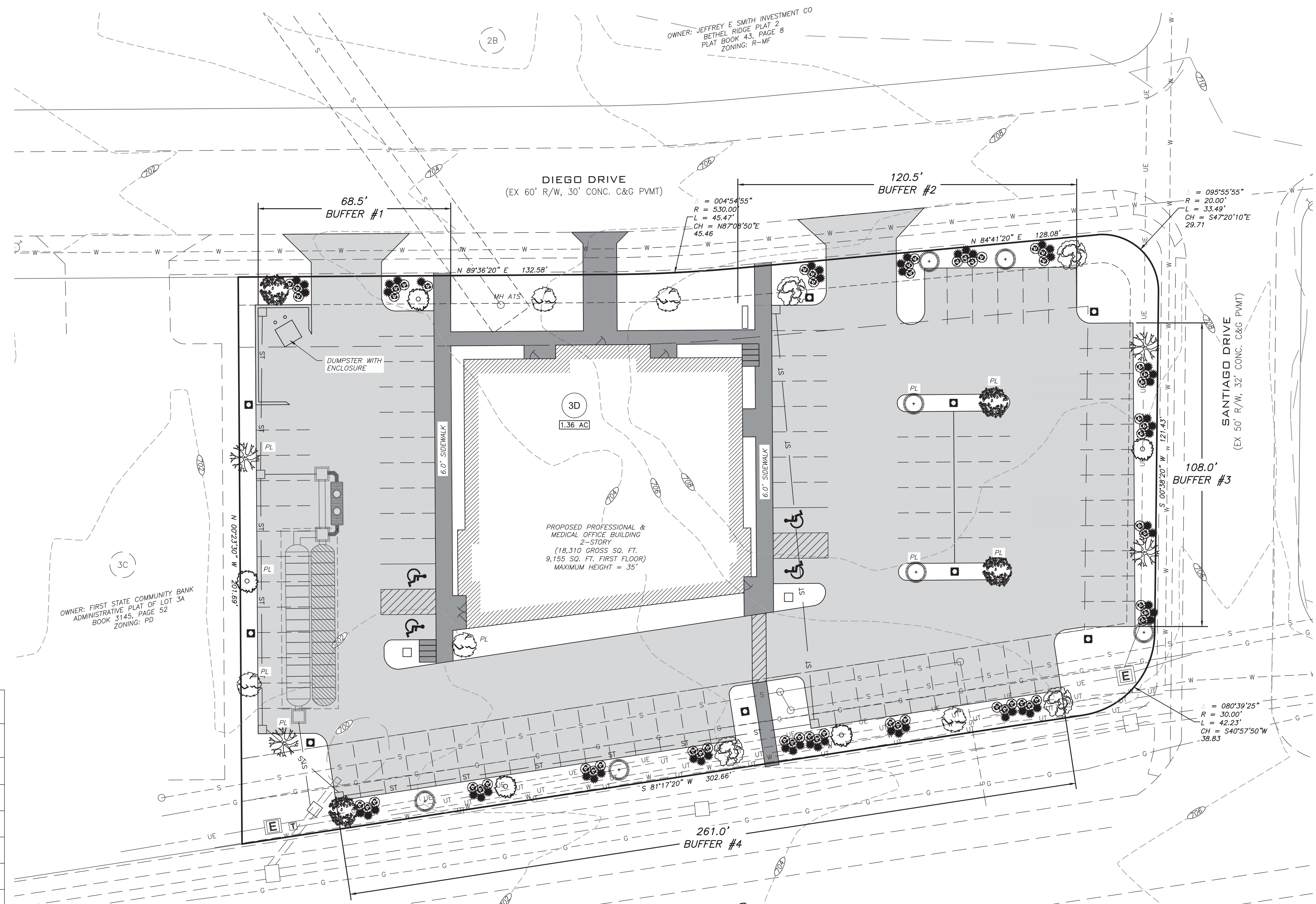
SYMBOL	QUANTITY	SIZE	CATEGORY	PLANT SPECIES
	2	2"	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT GREATER THAN 45 FT	RED MAPLE
	2	2"	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT GREATER THAN 45 FT	ACCOLADE ELM
	1	2"	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30-45 FT	TRIDENT MAPLE
	2	2"	MEDIUM DECIDUOUS SHADE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

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS ____ DAY OF _____, 2019.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2019.

BRIAN TREECE, MAYOR
SARA LOE, CHAIRMAN

SHEELA AMIN, CITY CLERK



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

JAY ALAN GEBHARDT
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-25052
APRIL 4, 2019

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