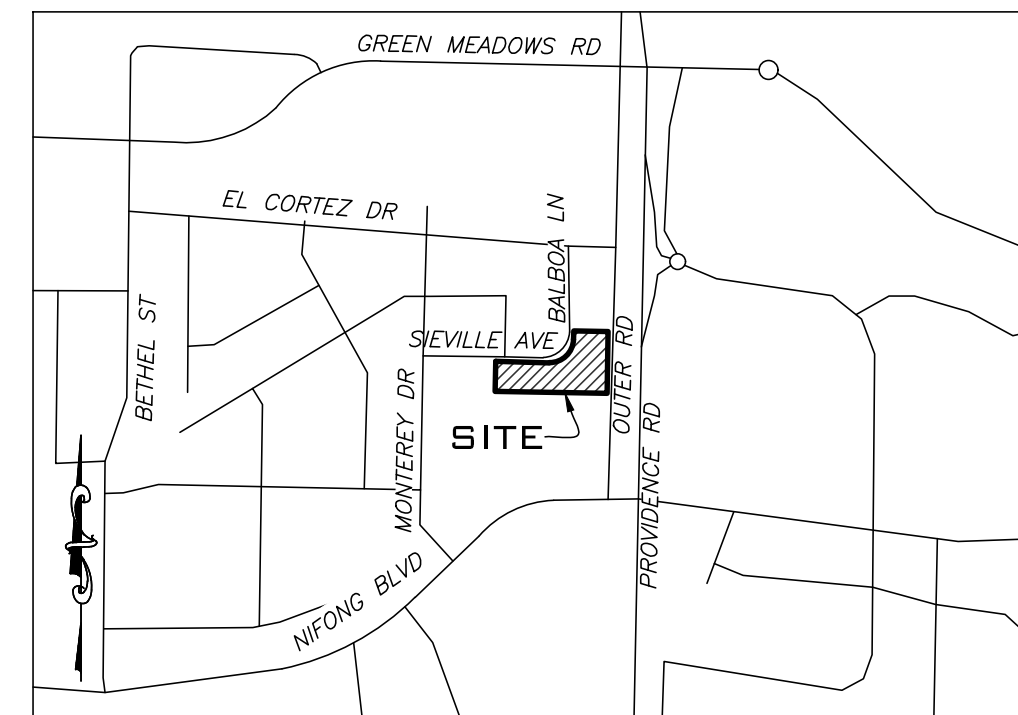


# ROCKBRIDGE CONDOMINIUMS PD PLAN

LOTS 1,2,3,4,5 & EAST 10' OF LOT 6 OF ROCKBRIDGE SUBDIVISION  
BLOCK IV RECORDED IN PLAT BOOK 10, PAGE 196  
COLUMBIA, BOONE COUNTY, MISSOURI



LOCATION MAP  
NOT TO SCALE

## SITE DATA

ACREAGE: 2.76 ACRES  
SECTION-TOWNSHIP-RANGE: SW 1/4  
25-48-13  
ZONING: PD (PREVIOUS R-MF)

## OWNER

RB34 LLC  
28 N 8TH ST, SUITE 417  
COLUMBIA, MO 65203

## LEGAL DESCRIPTION

LOT ONE (1) AND TWO (2) OF ROCKBRIDGE SUBDIVISION, BLOCK IV, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 10, PAGE 196, RECORDS OF BOONE COUNTY, MISSOURI; AND LOTS THREE (3), FOUR (4), FIVE (5) AND THE EAST TEN (10) FEET OF LOT SIX (6) OF ROCKBRIDGE SUBDIVISION, BLOCK IV, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 10, PAGE 196, RECORDS OF BOONE COUNTY, MISSOURI.

## GENERAL NOTES

- BUILDING SIZE AND DIMENSIONS ARE EXISTING. NO NEW BUILDINGS OR ADDITIONS ARE REQUESTED. FUTURE PD PLAN REQUIRED FOR DEVELOPMENT OF LOT 102.
- 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.

## SIGNAGE NOTE

THERE ARE NO EXISTING SIGNS.

NO NEW SIGNS PROPOSED ON LOTS 101, 102 AND 104.  
LOT 103 WILL HAVE SIGNS AS ALLOWED FOR M-OF ZONING. ALL SIGNAGE TO BE COMPLIANT WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

## LIGHTING NOTE

ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE.  
ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.

## STORMWATER MANAGEMENT

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

THIS PD PLAN AS CURRENTLY SHOWN, INCLUDING THE FUTURE BUILDOUT OF LOT 102, AS A COMMON PLAN OF DEVELOPMENT, QUALIFIES AS A REDEVELOPMENT.

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A FIRM PANEL #29019C0287E, DATED APRIL 19, 2017.

## SIDEWALK CONSTRUCTION

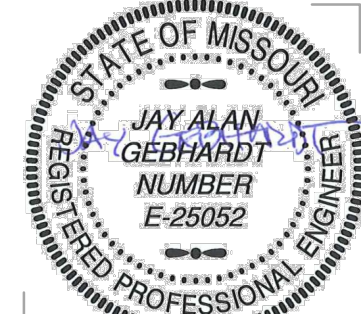
LOT 101:  
SIDEWALK TO BE BUILT WITH CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF LOT 102

LOT 102:  
SIDEWALK TO BE BUILT WITH CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF LOT 102

LOT 103:  
SIDEWALK TO BE BUILT WITH CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF LOT 103

LOT 104:  
SIDEWALK ON WEST SIDE TO BE BUILT WITH CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF LOT 102  
SIDEWALK ON EAST SIDE TO BE BUILT WITH CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF LOT 103

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY  
SIGNED, SEALED AND DATED.



JAY ALAN GEBHARDT  
MO PE-25052  
JANUARY 13, 2023



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PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

CITY CASE #225-2022 RB3422-01

SHEET 1 OF 2

## LEGEND

MH	EXISTING SANITARY MANHOLE
PH	EXISTING FIRE HYDRANT
E	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
X	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
o o o	EXISTING FLOWLINE OR WATER EDGE
~~~~~	EXISTING CONTOUR
~~~~~	EXISTING TREELINE
	PAVEMENT
	SIDEWALK
	PROPOSED PAVEMENT

## PARKING DATA

LOT 101 - 2 BD APARTMENTS:  
TOTAL PROVIDED = 61 SPACES  
50 REGULAR SPACES  
3 VAN ACCESSIBLE SPACES  
8 BICYCLE SPACES

LOT 102 FUTURE DEVELOPMENT:  
TOTAL TO BE PROVIDED = 18 SPACES  
13 REGULAR SPACES  
1 VAN ACCESSIBLE SPACE  
4 BICYCLE SPACES

LOT 103 OFFICE WITH STORAGE:  
TOTAL PROVIDED = 19 SPACES  
15 REGULAR SPACES  
2 VAN ACCESSIBLE SPACES  
4 BICYCLE SPACES

LOT 104 - 2 BD APARTMENTS:  
TOTAL PROVIDED = 61 SPACES  
50 REGULAR SPACES  
3 VAN ACCESSIBLE SPACES  
8 BICYCLE SPACES

## LOT DENSITY

EXISTING  
TOTAL DENSITY: 17 DU/ACRE

PROPOSED  
LOT 101: 31 DU/ACRE  
LOT 102: 17 DU/ACRE  
LOT 103: N/A  
LOT 104: 27 DU/ACRE  
TOTAL PROPOSED DENSITY: 22 DU/ACRE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND  
ZONING COMMISSION THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2023.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY ORDINANCE OF THE CITY COUNCIL  
OF COLUMBIA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

DESIGN EXCEPTIONS LIST		
LOT #	SECTION	DESIGN EXCEPTION
LOT 101	29-4.4 (E)	KEEP EXISTING CONDITION WITH 0 BUFFER AREA, REQUIRED 8' TALL SCREENING ALREADY PROVIDED BY NEIGHBORING COMMERCIAL PROPERTY
	29-4.3(i)(3)(i)	KEEP EXISTING CONDITION WITH 0 SETBACK
	29-4.3(i)(3)(iii)	KEEP EXISTING PARKING AREA
	29-4.3(i)(1)(v)	KEEP EXISTING PARKING SURFACE AREA
LOT 102	N/A	NONE
	29-4.1-2	20' SETBACK REQUESTED
LOT 103	29-4.4(E)	KEEP EXISTING 7' BUFFER BETWEEN PARKING LOTS. EXISTING DRIVEWAY CONNECTOR WILL BE REMOVED. 10' TALL SCREEN WILL BE ACCOMPLISHED WITH EXISTING VEGETATION AND NEW LANDSCAPING
	29-4.3(i)(3)(i)	KEEP EXISTING CONDITION WITH 0 SETBACK
LOT 104	29-4.3(i)(3)(i)	KEEP EXISTING CONDITION WITH 0 SETBACK
	29-4.3(i)(3)(iii)	KEEP EXISTING PARKING AREA

\*REQUEST AND PURPOSE FOR DESIGN EXCEPTIONS ARE DESCRIBED IN MORE DETAIL IN THE STATEMENT OF INTENT\*

IMPERVIOUS AREAS		
SYMBOL	ACRES	SQ. FT.
EXISTING TOTAL SITE AREA	2.76	120,226
TOTAL EXISTING IMPERVIOUS AREA	1.46	63,540
PROPOSED ADDITIONAL IMPERVIOUS AREA	0.13	5,714



ROCKBRIDGE CONDOMINIUMS  
PD PLAN

SIGNIFICANT TREES

REMOVAL AND REMOVAL OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1)-(3) OF THE CITY CODE.  
13 SIGNIFICANT TREES ARE ON SITE, AND 1 IS PROPOSED TO BE REMOVED AT THIS TIME, WHICH IS WITHIN THE REQUIRED MINIMUM TO BE PRESERVED. WHEN LOT 102 IS DEVELOPED, A PLAN TO REPLACE THE SIGNIFICANT TREES REMOVED WILL BE REQUIRED.









LANDSCAPING NOTES

- PROPOSED AREAS  
ALL PROPOSED AREAS WILL BE ADDRESSED IN FUTURE PD PLANS AS EACH LOT IS DEVELOPED.
- TREE PRESERVATION:  
CLIMAX FOREST TOTAL AREA: 0  
REQUIRED TREE PRESERVATION AREA: 0
- 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). TWO 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:  
  
PROVIDENCE OUTER RD. FRONTAGE = 200 L.F.  
1 TREE/ 40 FT = 200/40 = 5 TOTAL TREES  
30% LARGE TREES = 1.5 OR 2 TREES  
REMAINING TREE VARIETIES = 3 TREES
- PROPERTY EDGE BUFFERING:  
LOT 101 - LEVEL 3 SCREENING REQUIRED. DESIGN EXCEPTION TO ALLOW 0' SETBACK  
LOT 102 - LEVEL 3 SCREENING REQUIRED ONCE DEVELOPED, ON SOUTH AND EAST LINE  
LOT 103 - LEVEL 1 SCREENING REQUIRED ON SOUTH LINE, LEVEL 3 ON NORTH & WEST. AN 8' TALL PRIVACY FENCE WILL BE INSTALLED ALONG THE WEST BOUNDARY LINE. TURF GRASS TO BE USED AS ONE OF THE LEVEL 3 LANDSCAPE BUFFERING MATERIALS. DESIGN EXCEPTION TO ALLOW 7' SETBACK  
LOT 104 - SCREENING BUFFER PROVIDED BY LOT 103

TREE LEGEND

- EXISTING TREE
- EXISTING SIGNIFICANT TREE

LANDSCAPING TABLE

SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
COMERCIAL BUFFERING				
	2	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	2	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	2	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	24	5 GAL	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	22	5 GAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
RESIDENTIAL BUFFERING				
	40	8' HEIGHT	15' CENTERS	EVERGREEN TREE - MATURE HEIGHT 30' - 35'
	44	5 GAL	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	42	5 GAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB VARIETY 2

NOTE:  
STREET TREES ARE REQUIRED AND DUE TO EXISTING UTILITIES, THE EXISTING TREES ON SITE WILL COUNT TOWARD STREET TREES REQUIRED. SEE NOTE 3.

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MO PE-25052  
JANUARY 13, 2023



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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

SCALE: 1" = 30'

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