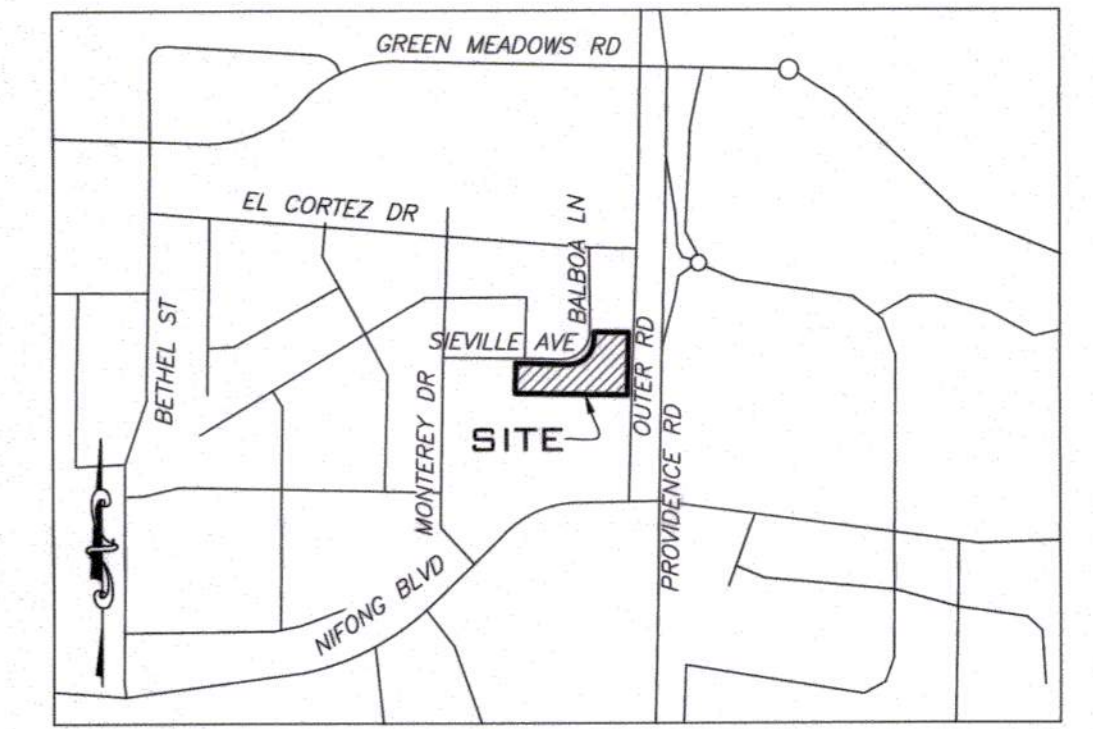


ROCKBRIDGE CONDOMINIUMS PD PLAN

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

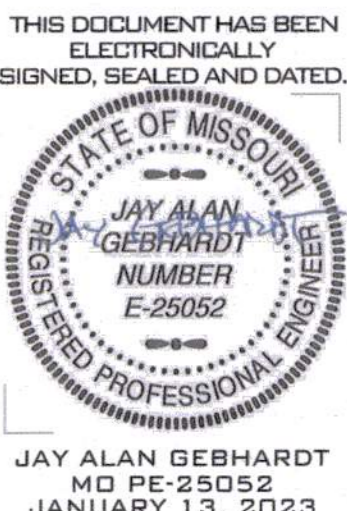
THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-2.32 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT

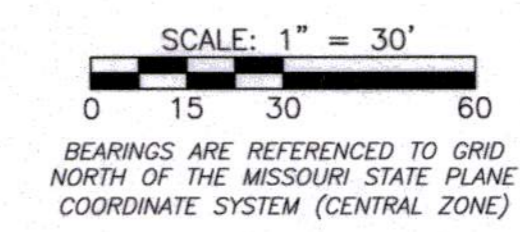
THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A FIRM PANEL #29019C0287E, DATED APRIL 19, 2017.

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



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CIVIL ENGINEERING - PLANNING - SURVEYING
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SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



- ### LEGEND
- MH (O) EXISTING SANITARY MANHOLE
 - FH (O) EXISTING FIRE HYDRANT
 - G (O) EXISTING GUY WIRE
 - LP (O) EXISTING LIGHT POLE
 - LP (S) PROPOSED LIGHT POLE
 - TE (O) EXISTING TELEPHONE SERVICE
 - EM (O) EXISTING ELECTRIC METER
 - GM (O) EXISTING GAS METER
 - WM (O) EXISTING WATER METER
 - CB (O) EXISTING CABLE BOX
 - ET (O) EXISTING ELECTRIC TRANSFORMER
 - PE (O) PROPOSED ELECTRIC TRANSFORMER
 - TX (O) EXISTING TELEPHONE BOX
 - UP (O) EXISTING UTILITY POLE
 - WV (O) EXISTING WATER VALVE
 - SS (O) EXISTING STREET SIGN
 - SF (O) SQUARE FEET
 - AA (O) ACRES
 - X (---) EXISTING FENCE
 - UE (---) EXISTING UNDERGROUND ELECTRIC
 - PE (---) 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
 - SL (---) PROPOSED SANITARY LATERAL
 - W (---) EXISTING WATER MAIN
 - WS (---) PROPOSED WATER SERVICE
 - ST (---) EXISTING STORM SEWER
 - PS (---) PROPOSED STORM SEWER
 - CATV (---) EXISTING CABLE TELEVISION
 - FL (---) EXISTING FLOWLINE OR WATER EDGE
 - CT (---) EXISTING CONTOUR
 - TL (---) EXISTING TREELINE
 - P (---) PAVEMENT
 - S (---) SIDEWALK
 - PP (---) 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 19th DAY OF January, 2023.

SHARON BUEA JONES, CHAIRPERSON

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS 6th DAY OF March, 2023.

BARBARA BUFFALO, MAYOR

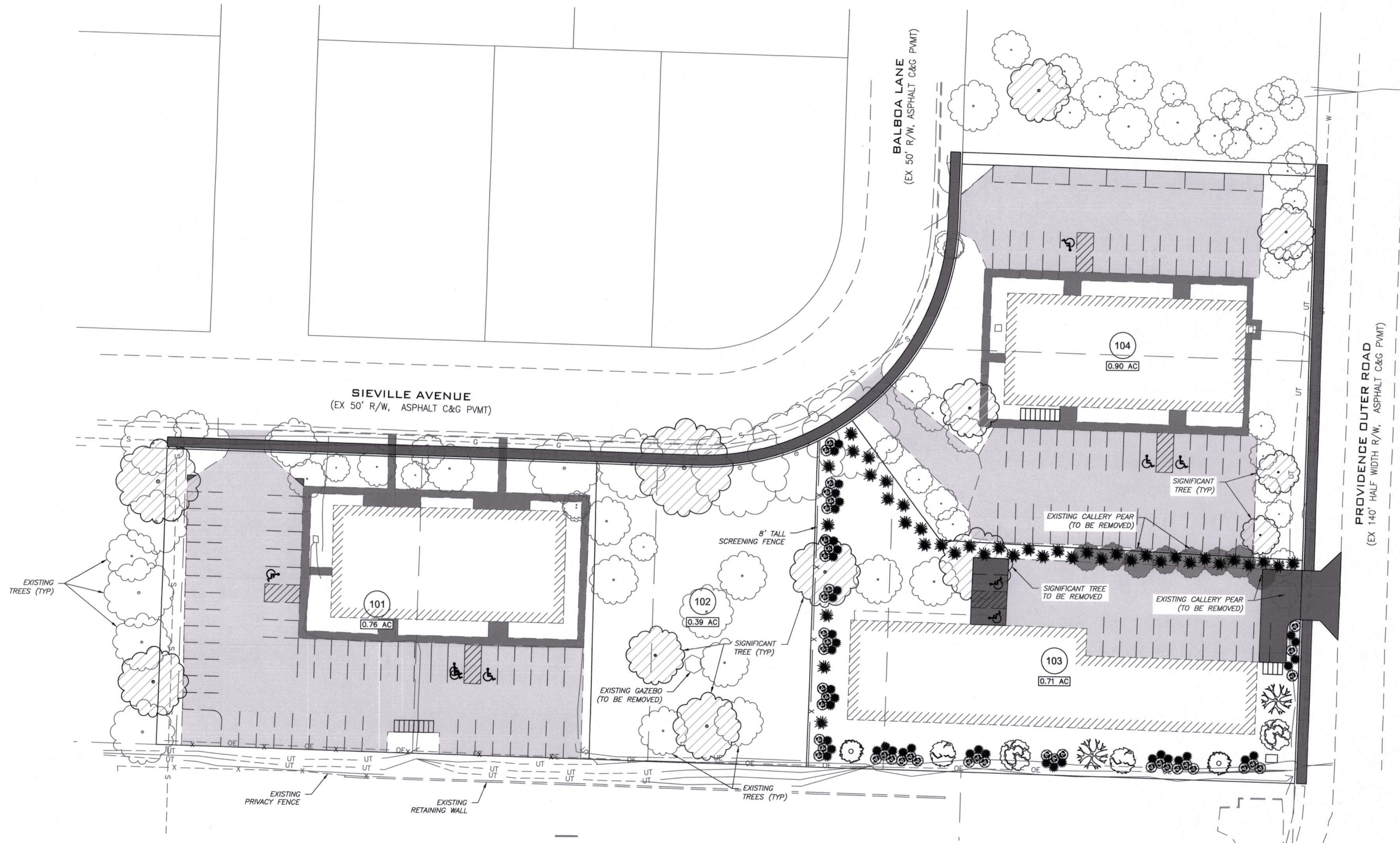
ATTEST:
SHEELA AMIN, CITY CLERK

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
LOT 103	29-4.1-2	20' SETBACK REQUESTED
	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
LOT 104	29-4.3(i)(3)(i)	KEEP EXISTING CONDITION WITH 0' SETBACK
	29-4.3(i)(3)(iii)	KEEP EXISTING PARKING AREA

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

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

ROCKBRIDGE CONDOMINIUMS PD PLAN



SIGNIFICANT TREES

REMOVAL AND REPLACEMENT 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

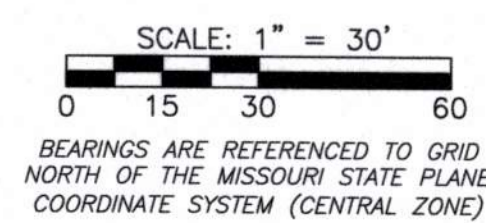
- PROPOSED AREAS**
ALL PROPOSED AREAS WILL BE ADDRESSED IN FUTURE PD PLANS AS EACH LOT IS DEVELOPED.
- TREE PRESERVATION**
CLIMAX FOREST TOTAL AREA: 0
REQUIRED TREE PRESERVATION AREA: 0
- STREET FRONTAGE LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET 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.
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:
 PROVIDENCE OUTER RD. FRONTAGE = 200 L.F.
 $1 \text{ TREE} / 40 \text{ FT} = 200 / 40 = 5 \text{ TOTAL TREES}$
 $30\% \text{ LARGE TREES} = 1.5 \text{ OR } 2 \text{ TREES}$
 $\text{REMAINING TREE VARIETIES} = 3 \text{ TREES}$
- 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.

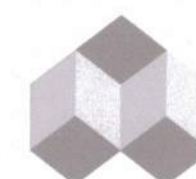


BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY ALAN GEBHARDT
MO PE-25052
JANUARY 13, 2023



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X:\Projects\RB34 - RB34.LTD\1401 Balboa Lane\09\RB3422-01 PD Plan.dwg PD-2022-12-06 (2)