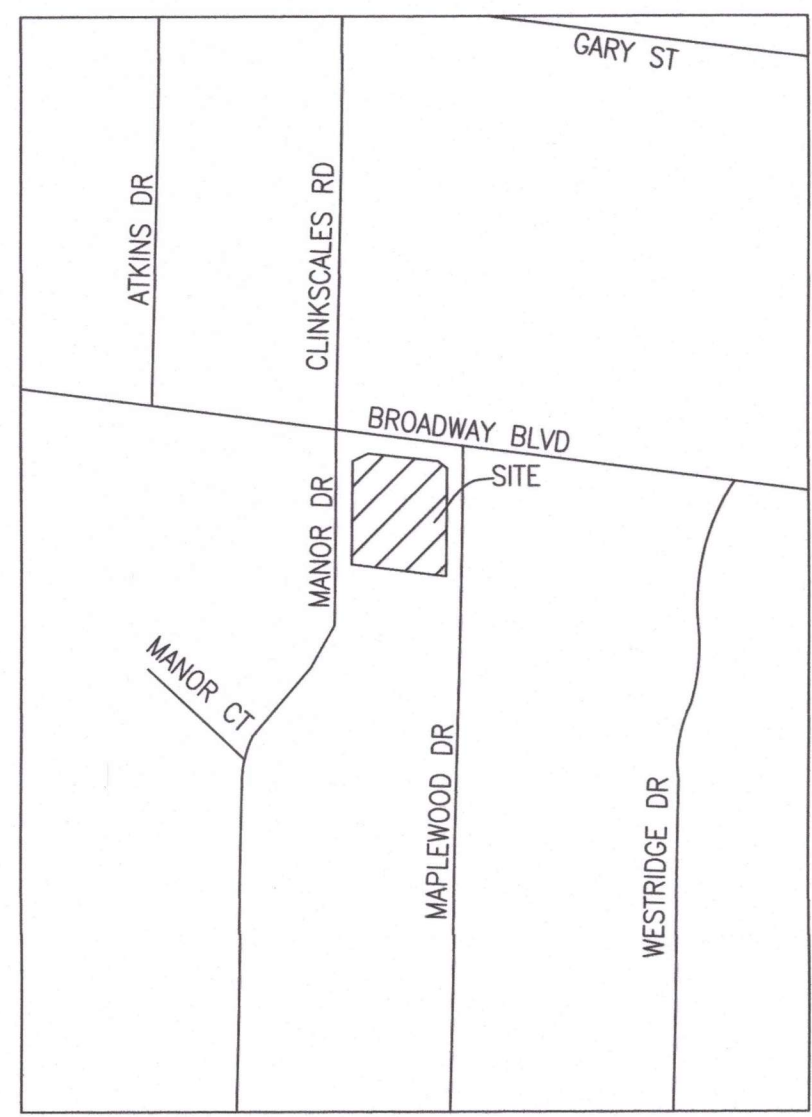
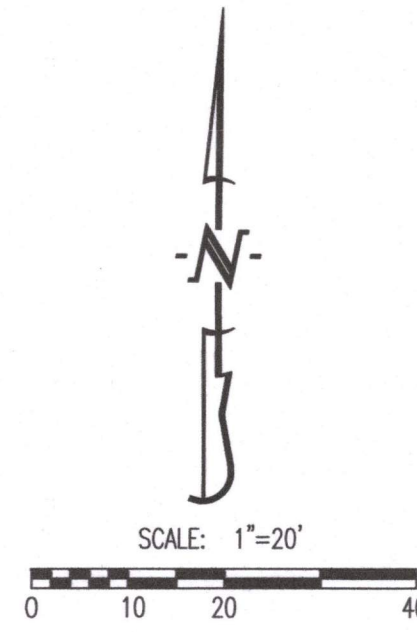


PD PLANNED DEVELOPMENT OF THOMAS DENTAL

LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 194-2023

OWNER:
D & D INVESTMENTS OF COLUMBIA, LLC
1200 F-70 DRIVE SOUTHWEST
COLUMBIA, MO 65203



LOCATION MAP
NOT TO SCALE

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

PROPOSED LEGAL DESCRIPTION:

LOT 1 OF THOMAS DENTAL PLAT NO. 1. (THE EXISTING DESCRIPTION IS PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOURTEEN, TOWNSHIP FORTY-EIGHT NORTH (48N), RANGE THIRTEEN WEST (13W), IN BOONE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON IN THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4); THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION, SOUTH 84 DEGREES 45 MINUTES EAST, 148.3 FEET TO AN IRON; THENCE SOUTH 205 FEET TO AN IRON; THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION, NORTH 84 DEGREES 45 MINUTES WEST, 148.2 FEET TO AN IRON ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE WEST LINE, 205.1 FEET TO THE POINT OF BEGINNING, AND SHOWN AS TRACT ONE (1) OF SURVEY RECORDED IN DEED BOOK 256, PAGE 54, RECORDS OF BOONE COUNTY, MISSOURI, EXCEPT THAT PART IN BROADWAY.

LEGEND OF SYMBOLS:

---	EXISTING CURB	---	EXISTING OVERHEAD ELEC., TV & TELE.	⊗	EXISTING FIRE HYDRANT
---	PROPOSED CURB	---	EXISTING SANITARY SEWER	⊙	MANHOLE
---	EXISTING STRUCTURE	---	PROPOSED SANITARY SEWER	---	EXISTING SANITARY SEWER LATERAL
---	EDGE OF WATERWAY	---	PROPOSED FIRE HYDRANT	---	PROPOSED SANITARY SEWER LATERAL
---	EXISTING WATERLINE	---	EXISTING STORM SEWER	---	EXISTING AIR CONDITIONER
---	PROPOSED WATERLINE	---	PROPOSED STORM SEWER	---	EXISTING TELEPHONE PEDESTAL
---	EXISTING GAS LINE	---	PROPOSED LOT NUMBER	---	EXISTING LIGHT POLE
---	PROPOSED GAS LINE	---	EXISTING LOT NUMBER	---	EXISTING GUY WIRE
---	EXISTING UNDERGROUND TELEPHONE	---	EXISTING SIGNS	---	EXISTING MINOR CONTOUR
---	EXISTING UNDERGROUND CABLE TELEVISION	---	EXISTING POWER POLE	---	EXISTING MAJOR CONTOUR
---	EXISTING OVERHEAD ELECTRIC	---	EXISTING GAS VALVE	---	PROPOSED PAVEMENT
---	EXISTING UNDERGROUND ELECTRIC	---	EXISTING WATER VALVE	---	EXISTING TREE
---	EXISTING OVERHEAD ELEC. & TV	---	EXISTING GAS METER	---	EXISTING TREELINE
---		---	EXISTING WATER METER		
---		---	DUMPSTER PAD		

NOTES:

- THE EXISTING PARCEL CONTAINS 0.59 ACRES. THE PROPOSED BOUNDARY WILL DEDICATE .09 ACRES OF RIGHT OF WAY TO THE CITY OF COLUMBIA AND LEAVE THE PARCEL WITH 0.50 ACRES.
- CURRENT ZONING IS R-1. PROPOSED ZONING IS P-D.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 35'. THE BUILDING SHALL CONTAIN NO MORE THAN TWO STORIES.
- THE BUILDING SHALL CONTAIN NO MORE THAN 4,400 GROSS SQUARE FEET OF FLOOR AREA ON THE MAIN LEVEL OFFICE USES.
- THE LOWER LEVEL SHALL BE COMPRISED OF ONE SINGLE BEDROOM APARTMENT AND ONE TWO BEDROOM APARTMENT.
- THE BUILDING FACADE SHALL CONSIST OF DURABLE BUILDING MATERIALS SUCH AS STONE, BRICK, FIBER-CEMENT SIDING PRODUCTS, WOOD, GLAZING, OR ARCHITECTURAL METALS. NO EIFS OR VINYL SIDING PRODUCTS SHALL BE USED.
- THE ROOF SHALL BE A PITCHED ROOF WITH SLOPES NO STEEPER THAN 8:1. ROOFING MATERIALS SHALL BE COMPRISED OF ARCHITECTURAL SHINGLES.
- THE BUILDING SHALL BE ALLOWED TO CONTAIN A PORCH STRUCTURE THAT EXTENDS INTO THE FRONT YARD BUILDING SETBACK BY NO MORE THAN 6 FEET, WITH A MAXIMUM SQUARE FOOTAGE OF 60 SQUARE FEET.
- THERE SHALL BE A 25' FRONT YARD SETBACK ALONG BROADWAY. THERE SHALL BE 15' SIDE YARD SETBACKS ALONG MANOR DRIVE AND MAPLEWOOD DRIVE. THERE SHALL BE A 25' REAR YARD SETBACK ON THE SOUTH SIDE OF THE PROPERTY.
- THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA FIRM PANEL NO. 29019C0295E DATED APRIL 19, 2017.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO FURTHER DESIGN. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING. A COMPLETE OUTDOOR LIGHTING PLAN COMPLYING WITH CITY OF COLUMBIA UDC CHAPTER 29-4.5 WILL BE PREPARED AND SUBMITTED AT THE TIME OF FINAL DESIGN.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER 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.
- ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN. DRIVEWAY ACCESS SHALL BE LOCATED ON MANOR DRIVE.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN. ALL UTILITIES SHOWN ARE INTENDED TO BE UNDERGROUND UNLESS NOTED OTHERWISE. PRELIMINARY FIRE HYDRANT LOCATIONS HAVE BEEN SHOWN ON THIS PLAN.
- THE DEVELOPER SHALL POSITION "NO PARKING" SIGNS, IN COORDINATION WITH THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT, ALONG MANOR DRIVE SUCH THAT NO PARKING WILL BE ALLOWED ON THE EAST SIDE OF MANOR DRIVE FROM THE DRIVEWAY LOCATION OF THIS PARCEL TO THE INTERSECTION OF MANOR AND BROADWAY.
- A SINGLE MONUMENT SIGN ALONG THE FRONTAGE OF WEST BROADWAY SHALL BE PERMITTED. SUCH SIGN SHALL BE NO GREATER THAN 12 FEET TALL AND A TOTAL OF 64 SQUARE FEET IN AREA PER SIDE. WALL SIGNAGE SHALL BE PERMITTED PER SECTION 29-4.8 FOR M-OF ZONED PROPERTY.
- THE DEVELOPER SHALL REPLACE THE EXISTING SIDEWALK ALONG BROADWAY AND PROVIDE NEW SIDEWALKS ALONG MANOR DRIVE AND MAPLEWOOD DRIVE.
- NO DRIVEWAY ACCESS IS PERMITTED TO WEST BROADWAY OR TO MAPLEWOOD DRIVE.

CALCULATIONS:

PARKING SUMMARY:	
SPACES REQUIRED:	
DENTAL OFFICE - 4,400 SQ FT (1 SPACE PER 200 SQ FT):	22 SPACES
1 BEDROOM UNIT - 1.5 SPACES PER UNIT:	1.5 SPACES
2 BEDROOM UNIT - 2.0 SPACES PER UNIT:	2.0 SPACES
SUBTOTAL REQUIRED SPACES	25.5 SPACES
PARKING REDUCTION FACTOR (TRANSIT ROUTE) - 20%	(5.1 SPACES)
ADJUSTED REQUIRED PARKING	21 SPACES
ADA ACCESSIBLE SPACES REQUIRED:	1 SPACES
SPACES PROVIDED:	21 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	1 SPACES
BICYCLE SPACES REQUIRED:	4
BICYCLE SPACES PROVIDED:	4

STORMWATER NOTES:

THE PROJECT SHALL COMPLY WITH CHAPTER 12A OF THE CITY CODE FOR STORMWATER MANAGEMENT. IN ADDITION, THE PARKING LOT SHALL DRAIN TO A BIORETENTION CELL FOR TREATMENT PRIOR TO BEING RELEASED TO THE DOWNSTREAM STORMWATER SYSTEM.

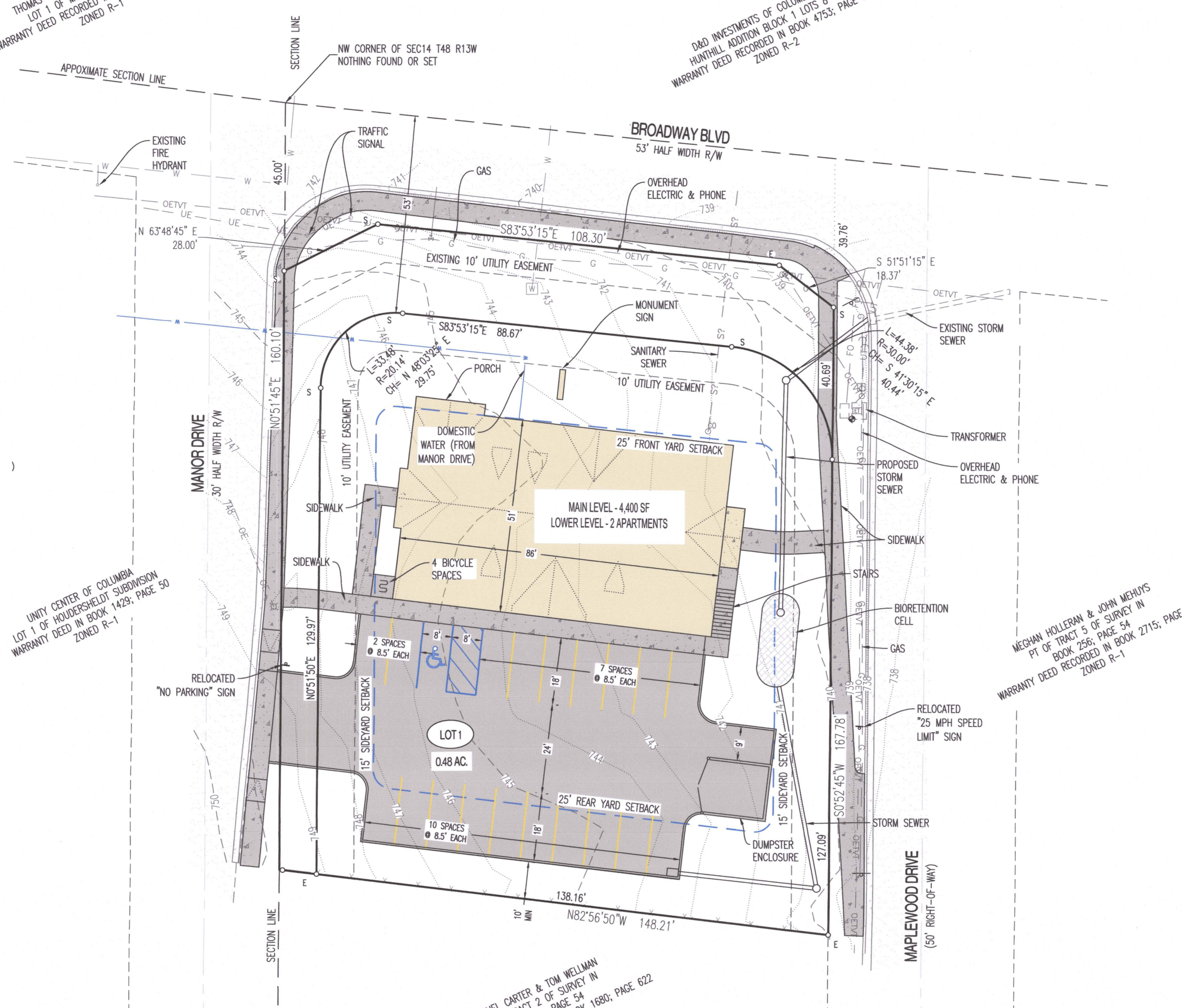
THOMAS C. MONBEB REVOCABLE TRUST
LOT 1 OF MCCALLEY SUBDIVISION
WARRANTY DEED RECORDED IN BOOK 4993, PAGE 74
ZONED R-1

D&D INVESTMENTS OF COLUMBIA, LLC
HUNTHILL ADDITION BLOCK 1 LOTS B-17
WARRANTY DEED RECORDED IN BOOK 4753, PAGE 75
ZONED R-2

UNITY CENTER OF COLUMBIA
LOT 1 OF HOUDEGHELOT SUBDIVISION
WARRANTY DEED IN BOOK 1429, PAGE 50
ZONED R-1

MEGHAN HOLLERMAN & JOHN MEYERS
PT OF TRACT 5 OF SURVEY IN
BOOK 256, PAGE 54
WARRANTY DEED RECORDED IN BOOK 2715, PAGE 29
ZONED R-1

RACHEL CARTER & TOM WELLMAN
PT OF TRACT 2 OF SURVEY IN
BOOK 256, PAGE 54
WARRANTY DEED RECORDED IN BOOK 1680, PAGE 622
ZONED R-1



APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

PURSUANT TO ORDINANCE # _____

THIS _____ DAY OF _____, 20____

JESSE R. STEPHENS, 2010000868
DATE
06/30/2023

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

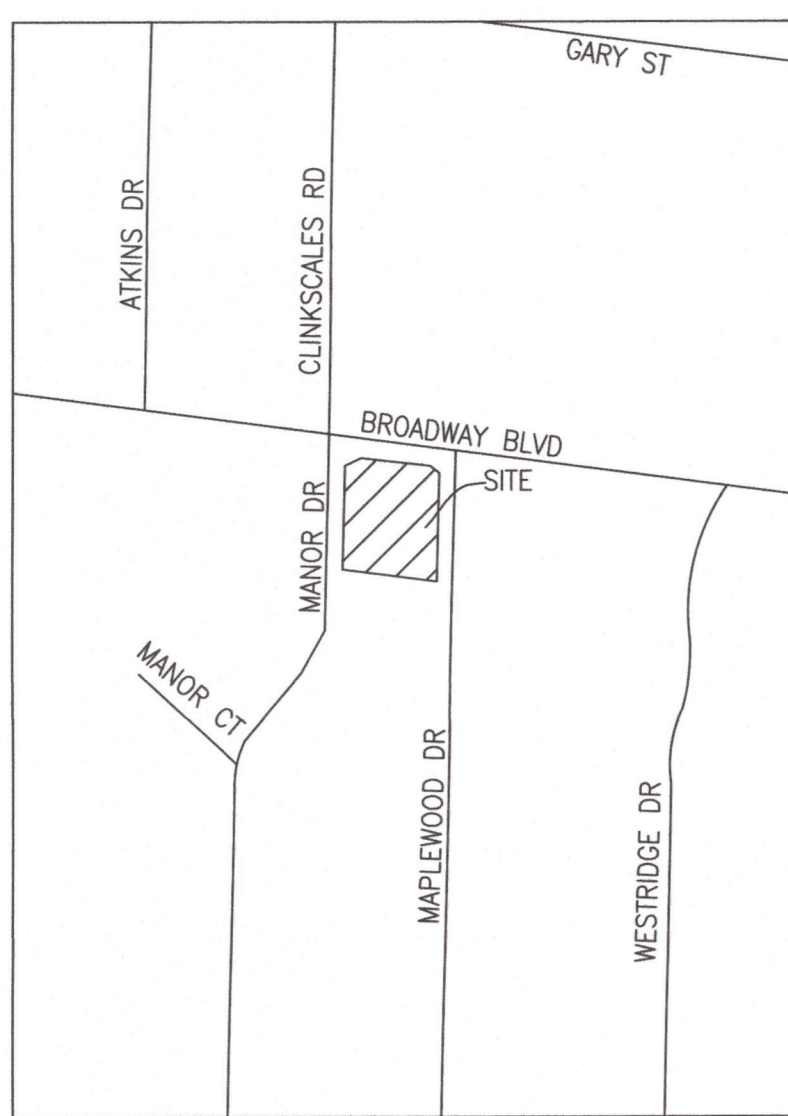
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS 20th DAY OF July, 2023

SHARON GUEVA JONES, CHAIRPERSON

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

PD PLANNED DEVELOPMENT OF THOMAS DENTAL

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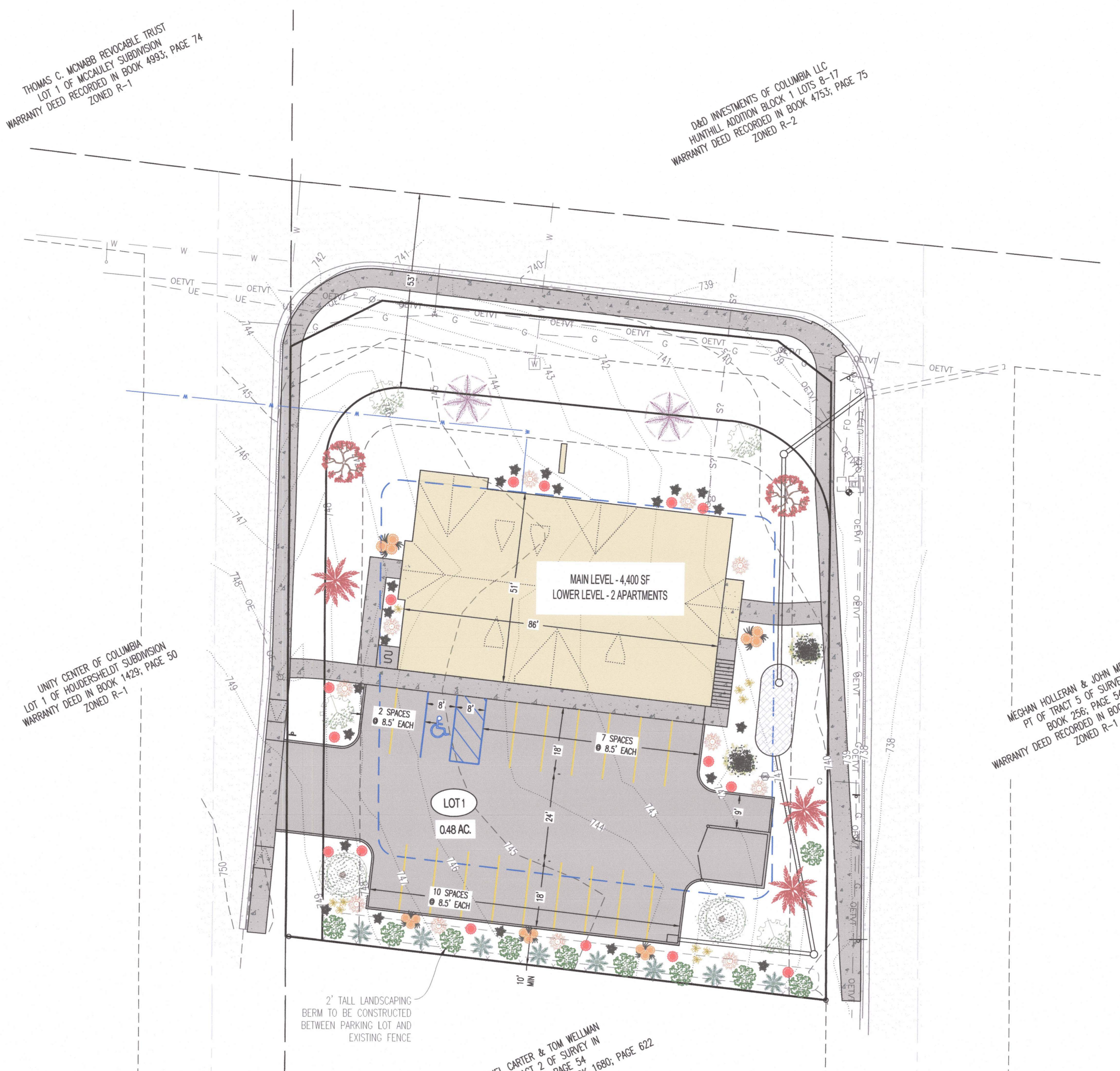
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D&D INVESTMENTS OF COLUMBIA, LLC
HUNTHILL ADDITION BLOCK 1 LOTS 8-17
WARRANTY DEED RECORDED IN BOOK 4753, PAGE 75
ZONED R-2

UNITY CENTER OF COLUMBIA
LOT 1 OF HUNDERSHEDLOTT SUBDIVISION
WARRANTY DEED RECORDED IN BOOK 1428, PAGE 50
ZONED R-1

MEGHAN HOLLERAN & JOHN MEHYS
PT OF TRACT 3 OF SURVEY IN
BOOK 256, PAGE 54
WARRANTY DEED RECORDED IN BOOK 2715, PAGE 29
ZONED R-1

RACHEL CARTER & TOM WELLMAN
PT OF TRACT 2 OF SURVEY IN
BOOK 256, PAGE 54
WARRANTY DEED RECORDED IN BOOK 1680, PAGE 622
ZONED R-1



GENERAL LANDSCAPING NOTES:

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.
ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.
SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.
LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.
ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:	
EXISTING CLIMAX FOREST ON SITE:	0.00 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.075 AC. (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.15 AC. (30%)
29-4.4(d) - STREET FRONTAGE LANDSCAPING:	
(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	84 L.F. 84 L.F. * 6' = 504 SF/200= 3 TREES
(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (430' APPLICABLE STREET FRONTAGE)	8 TREES
COMBINED STREET FRONTAGE TREES REQUIRED =	11 TREES
COMBINED STREET FRONTAGE TREES PROPOSED =	11 TREES
29-4.4(e) - PROPERTY EDGE BUFFERING:	
(1) TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING: = LEVEL 3 = 143 LINEAL FEET X 10' WIDE (REQUIRES 1 TREE PER 200 SQFT OF BUFFER = 1430/200 = 8 TREES)	8 TREES
29-4.4(f) - PARKING AREA LANDSCAPING:	
(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA.	NOT APPLICABLE
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 6,850 S.F. 0 EXISTING PARKING LOT TREES PARKING LOT TREES REQUIRED PARKING LOT TREES PROPOSED	2 TREES -0 TREES 2 TREES 5 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	2 TREES 2 TREES
29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:	
TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 0 TREES	
(3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (0 TREES)	

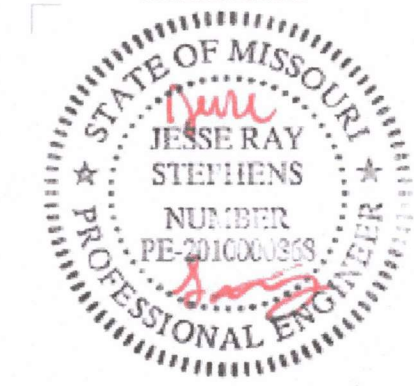
TYPICAL SHRUB/GRASS PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
21	AZALEA	RHODODENDRON 'PLEASANT WHITE'	EVERGREEN SHRUB	5 GALLON
10	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	ORNAMENTAL GRASS	5 GALLON
11	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA 'GRANDIFLORA'	LARGE DECIDUOUS SHRUB	5 GALLON
15	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	5 GALLON
5	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	DECIDUOUS SHRUB	5 GALLON

STREET TREE PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
10	GREEN GIANT ARBORVITAE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
8	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	MEDIUM TREE	2.5" CALIPER
2	BALD CYPRESS	TAXODIUM DISTICHUM	LARGE TREE	2.5" CALIPER
4	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
2	EASTERN REDBUD	CERCIS CANADENSIS	SMALL TREE	2.5" CALIPER
3	AUTUMN FANTASY MAPLE	ACER FREEMANNI	LARGE TREE	2.5" CALIPER
2	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	MEDIUM TREE	2.5" CALIPER
2	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



JESSE R. STEPHENS, 201000868
06/30/2023
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

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www.crockettengineering.com