

# Discovery Business Park PD PLAN

## Columbia, Boone County, MO

**SITE DESCRIPTION:**  
**EXISTING DESCRIPTION:**  
 PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

**PROPOSED DESCRIPTION:**  
 LOTS 1, 2 AND 3 OF DISCOVERY BUSINESS PARK, CONSISTING OF 8.5 ACRES. ACREAGE INCLUDES 1.4 ACRES OF PROPOSED RIGHT OF WAY FOR PUBLIC STREETS.

**OWNER/DEVELOPER:**  
 P1316 LLC  
 4220 Philips Farm Road  
 Columbia, MO 65201

**ZONING:** PD

**FLOOD PLAIN STATEMENT:**  
 This tract is located in an Area Determined to be Outside the 0.2% Annual Chance Floodplain, Zone X, as shown by the flood map panel #29019C0295E dated April 19, 2017

**STREAM BUFFER STATEMENT:**  
 There are no regulated streams within or abutting this tract 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.

**BUILDING INFORMATION:**  
 Height: 45' Maximum for all buildings

**PARKING RATIO CALCULATIONS:**  
 Lot 1, Building 1-A: 30000 SF GFA/21 spaces = 1 space per 1429 SF  
 Lot 2, Building 2A-2B: 20000 SF GFA/43 spaces = 1 space per 465 SF  
 Lot 3, Building 3A-3D: 40000 SF GFA/92 spaces = 1 space per 435 SF

**DRIVEWAY/CROSS ACCESS EASEMENT:**  
 Driveway/cross access easement(s) will be executed as needed to permit access across corresponding lots.

**SIGNAGE NOTES:**  
 1. The site will have a maximum of 1 monument sign per lot, locations to be determined.  
 Maximum Height per Sign: 4'  
 Maximum Area per Sign: 64 SF

**SITE LIGHTING NOTES:**  
 1. Parking lot lighting will be full cut off LED area lights on round poles with a maximum height of 28 feet including base. Lighting will comply with City of Columbia UDC standards.  
 2. Building mounted lighting is undetermined at this time. 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.

**STORMWATER MANAGEMENT:**  
 Stormwater for the individual lots will be collected on site by curb and area inlets, and conveyed to an on site water quality BMP. An outlet structure will then release stormwater to the closest existing drainageway.

**DESIGN ADJUSTMENT:**  
 A Design Adjustment is being requested as part of this plan to allow the parking lot to be constructed across the proposed lot lines, between Lots 1 and 2.

**GENERAL NOTES:**  
 1. All existing utilities on this site are underground unless noted

APPROVED BY THE CITY OF COLUMBIA  
 PLANNING AND ZONING COMMISSION

THIS 10<sup>th</sup> DAY OF December 2020

*Sara Loe*  
 Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT

TO ORDINANCE # 024512

ON THE 19<sup>th</sup> DAY OF January 2020

*Brian Treece*  
 BRIAN TREECE, MAYOR

ATTEST:

*Sheela Amin*  
 SHEELA AMIN, CLERK

**ANDERSON  
ENGINEERING**  
EMPLOYEE OWNED



ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
 4240 PHILIPS FARM RD, STE. 101 - COLUMBIA, MO 65201 - PHONE (673) 397-5476  
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION  
 MISSOURI CERTIFICATE OF AUTHORITY #00062 EXPIRES 12/31/2021

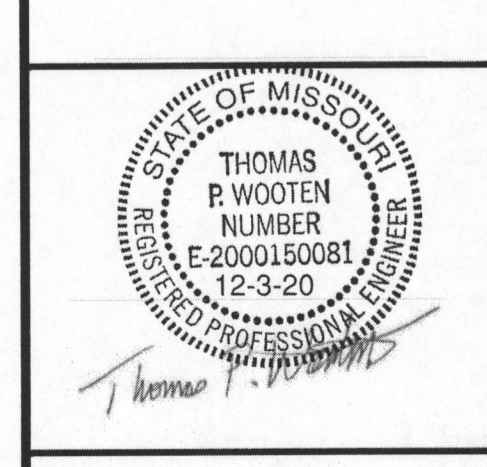
REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	BY
1	REVIEW COMMENTS	TPW 11.20.20	TPW

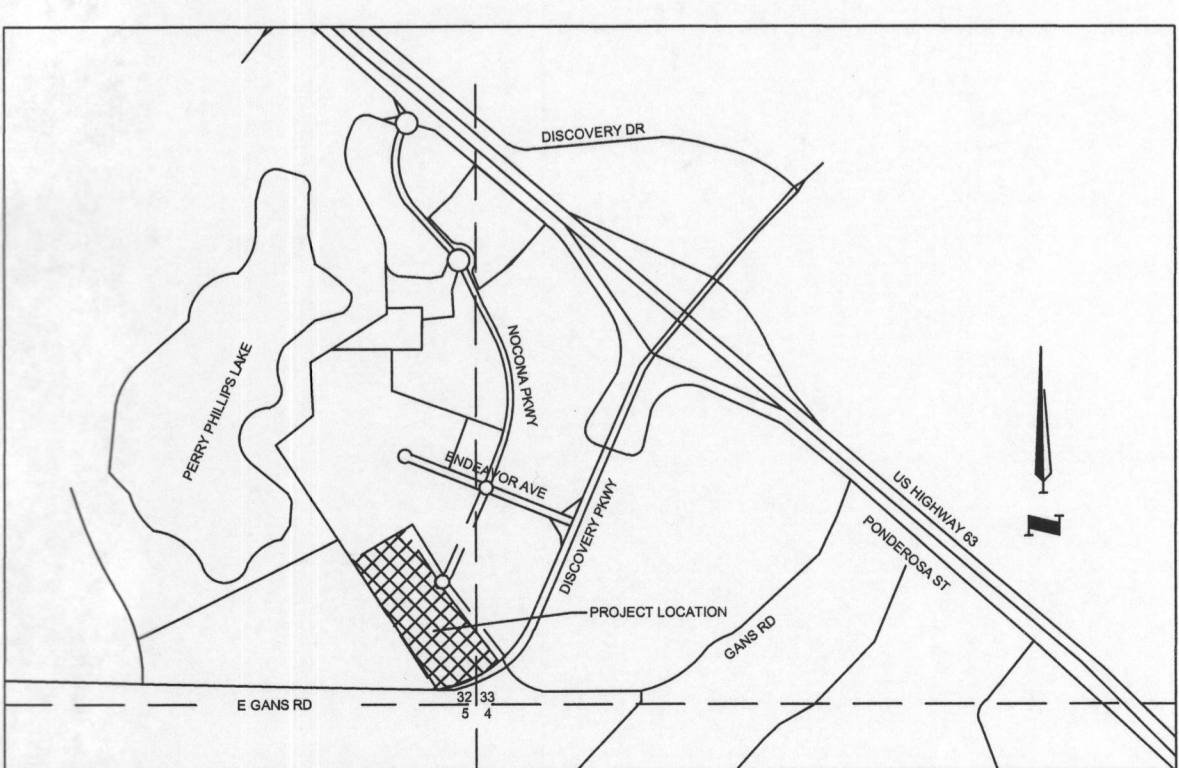
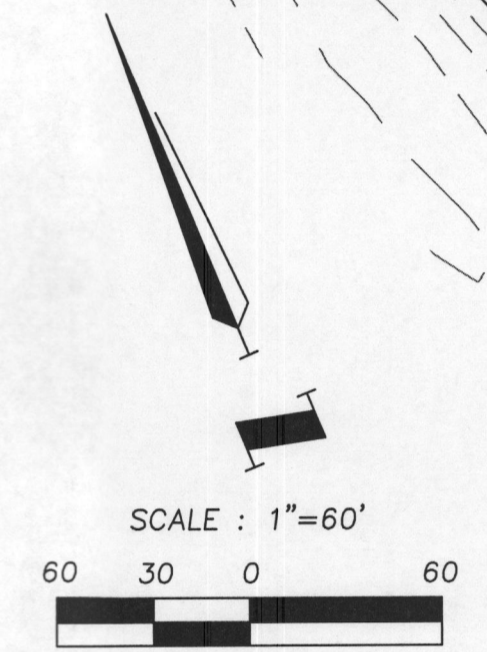
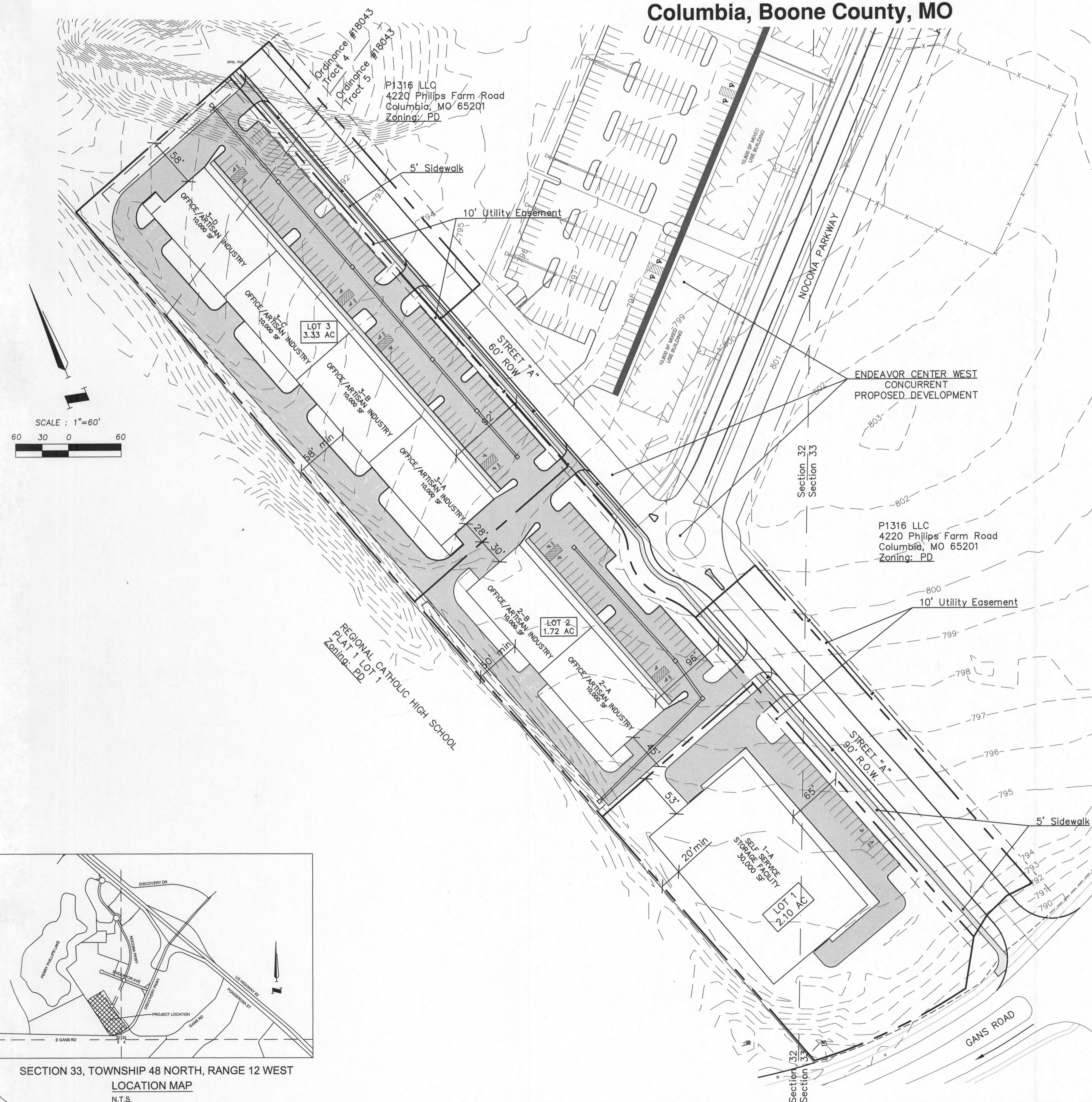
DRAWN BY:	TPW	CHECKED BY:	11-20-2020
LICENSE NO.:	E-2000150081	LICENSE NO.:	20CO10005
DATE:		JOB NUMBER:	

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**DISCOVERY BUSINESS PARK**  
 PD Development Plan  
 Site Plan  
 COLUMBIA, BOONE COUNTY, MO


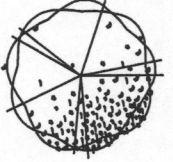
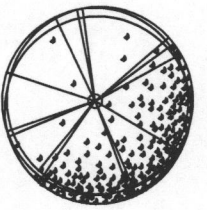


SHEET NUMBER  
**PD1**  
 1 OF 2



SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 LOCATION MAP  
 N.T.S.

PROPOSED LANDSCAPING FEATURES

-  ORNAMENTAL TREE  
4' TALL AT PLANTING
-  MEDIUM DECIDUOUS SHADE TREE  
2" CALIPER
-  LARGE DECIDUOUS SHADE TREE  
2" CALIPER

LANDSCAPE NOTES

- All landscaping shall comply with the minimum requirements of Section 29-4.4 of the City of Columbia Unified Development Code.

Lot 1:

Total Lot Area: 91479 SF  
Parking Area 22550 SF  
Building & Sidewalk Area: 31428 SF  
Landscaped Area: 37501 SF

- Street Tree Requirements: 1 tree per 40' of street frontage.  
Total street frontage: 976 LF  
632 LF/40 = 16 street trees required.  
30% Medium Trees = 4.8 Med Trees (5 shown)  
30% Large Trees = 4.8 Large Trees (5 shown)  
Other Shade & Ornamental Trees = 6
- Interior Landscaping Tree Requirements:  
1 tree per 4000 SF of paved area  
22550 SF/4000 = 5.6; 6 trees required.  
30% Medium Trees = 1.8 Med Trees (2 Shown)  
40% Large Trees = 2.4 Large Trees (4 Shown)  
Other Shade & Ornamental Trees = 3

Lot 2:

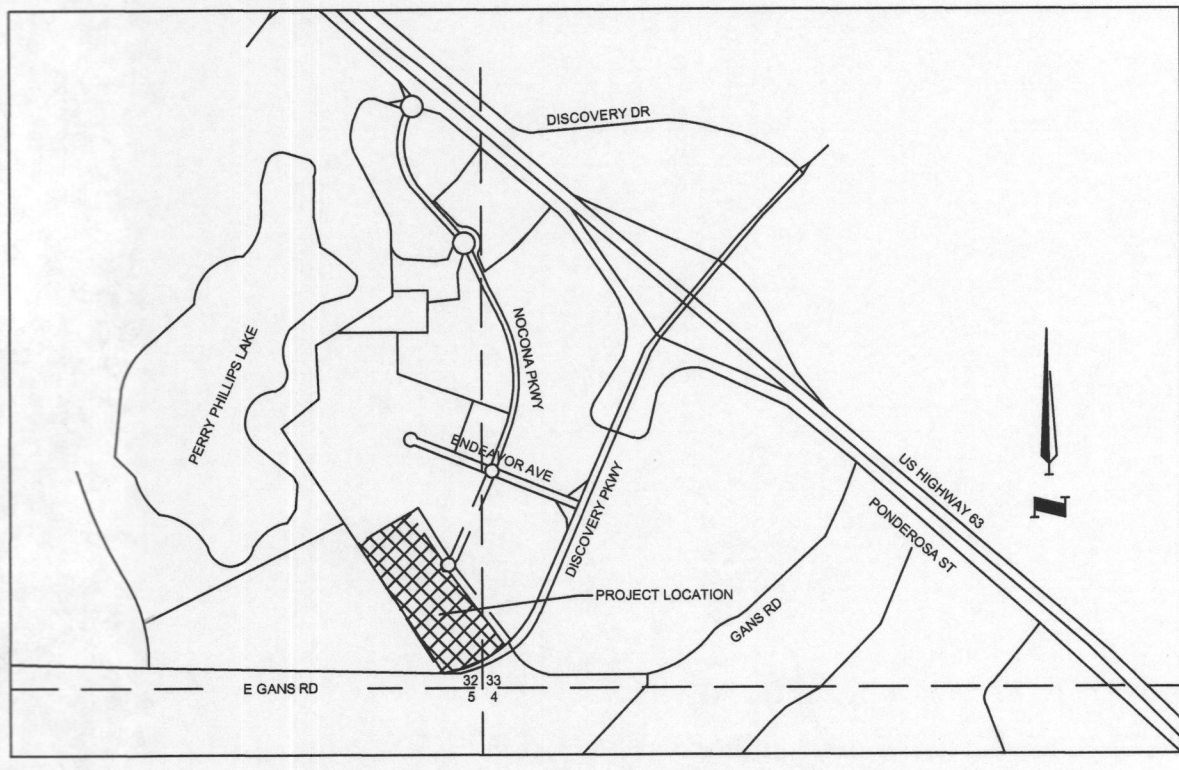
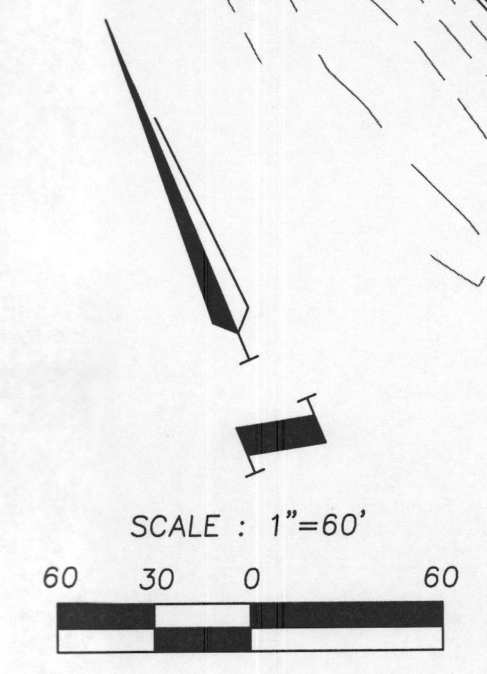
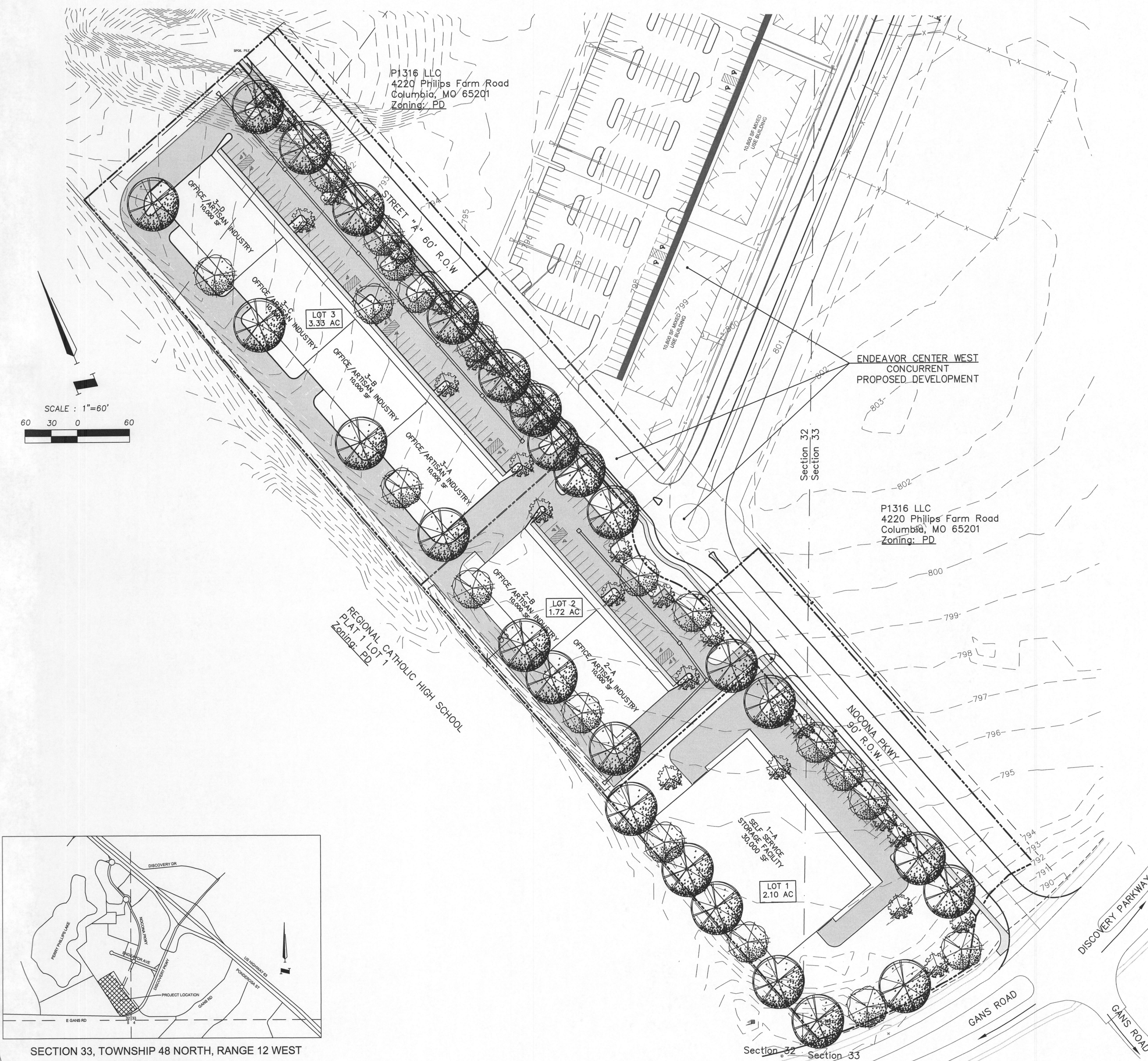
Total Lot Area: 74923 SF  
Parking Area 33067 SF  
Building & Sidewalk Area: 22304 SF  
Landscaped Area: 19552 SF

- Street Tree Requirements: 1 tree per 40' of street frontage.  
Total street frontage: 319 LF  
251 LF/40 = 8 street trees required.  
30% Medium Trees = 3 Med Trees  
30% Large Trees = 3 Large Trees  
Other Shade & Ornamental Trees = 3
- Interior Landscaping Tree Requirements:  
1 tree per 4000 SF of paved area  
33067 SF/4000 = 8.3; 9 trees required.  
30% Medium Trees = 2.7 Med Trees (2 Shown)  
40% Large Trees = 3.6 Large Trees (4 Shown)  
Other Shade & Ornamental Trees = 3

Lot 3:

Total Lot Area: 145055 SF  
Parking Area 64693 SF  
Building & Sidewalk Area: 46110 SF  
Landscaped Area: 34251 SF

- Street Tree Requirements: 1 tree per 40' of street frontage.  
Total street frontage: 586 LF  
586 LF/40 = 14.7 = 15 street trees required.  
30% Medium Trees = 4 Med Trees  
30% Large Trees = 5 Large Trees  
Other Shade & Ornamental Trees = 6
- Interior Landscaping Tree Requirements:  
1 tree per 4000 SF of paved area  
64693 SF/4000 = 16.2; 17 trees required.  
30% Medium Trees = 5.1 Med Trees (5 Shown)  
40% Large Trees = 6.8 Large Trees (7 Shown)  
Other Shade & Ornamental Trees = 5



SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST  
LOCATION MAP  
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DISCOVERY BUSINESS PARK  
PD Development Plan  
Conceptual Landscape Plan  
COLUMBIA, BOONE COUNTY, MO

