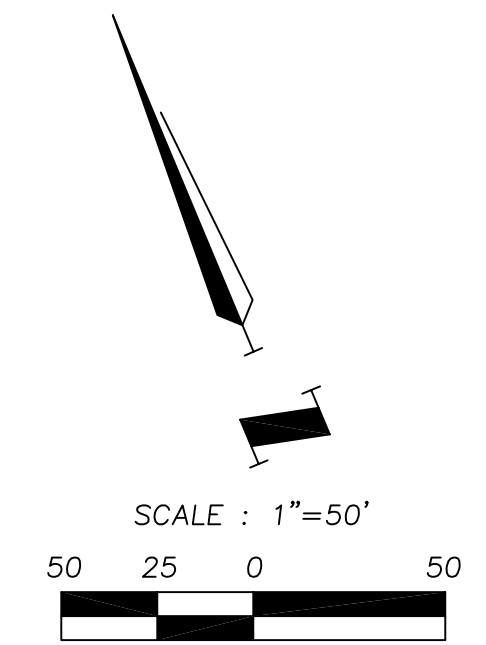


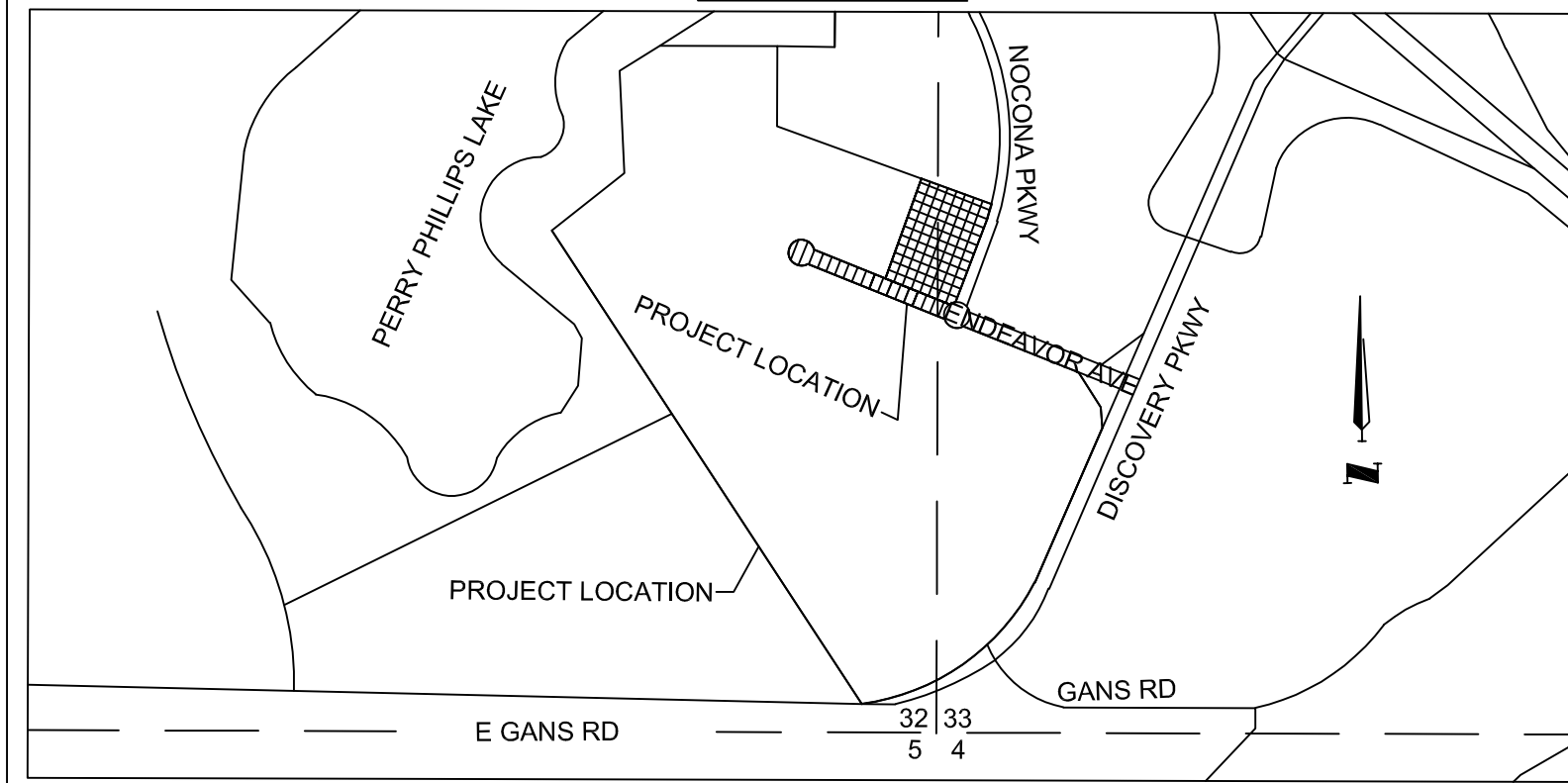
DISCOVERY PARK SUBDIVISION PLAT 5, LOT 501

PD PLAN

Columbia, Boone County, MO



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



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:
LOT 501, DISCOVERY PARK SUBDIVISION PLAT 5, CONSISTING OF 2.25 ACRES.

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

FLOOD PLAIN STATEMENT:
This tract is located in an Area of Minimal Flood Hazard, 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: 30' Maximum
Building A: 7,000 SF GFA Approx.
Building B: 22,000 SF GFA Approx.

PARKING CALCULATIONS:
Required Parking Based on Usages Shown:

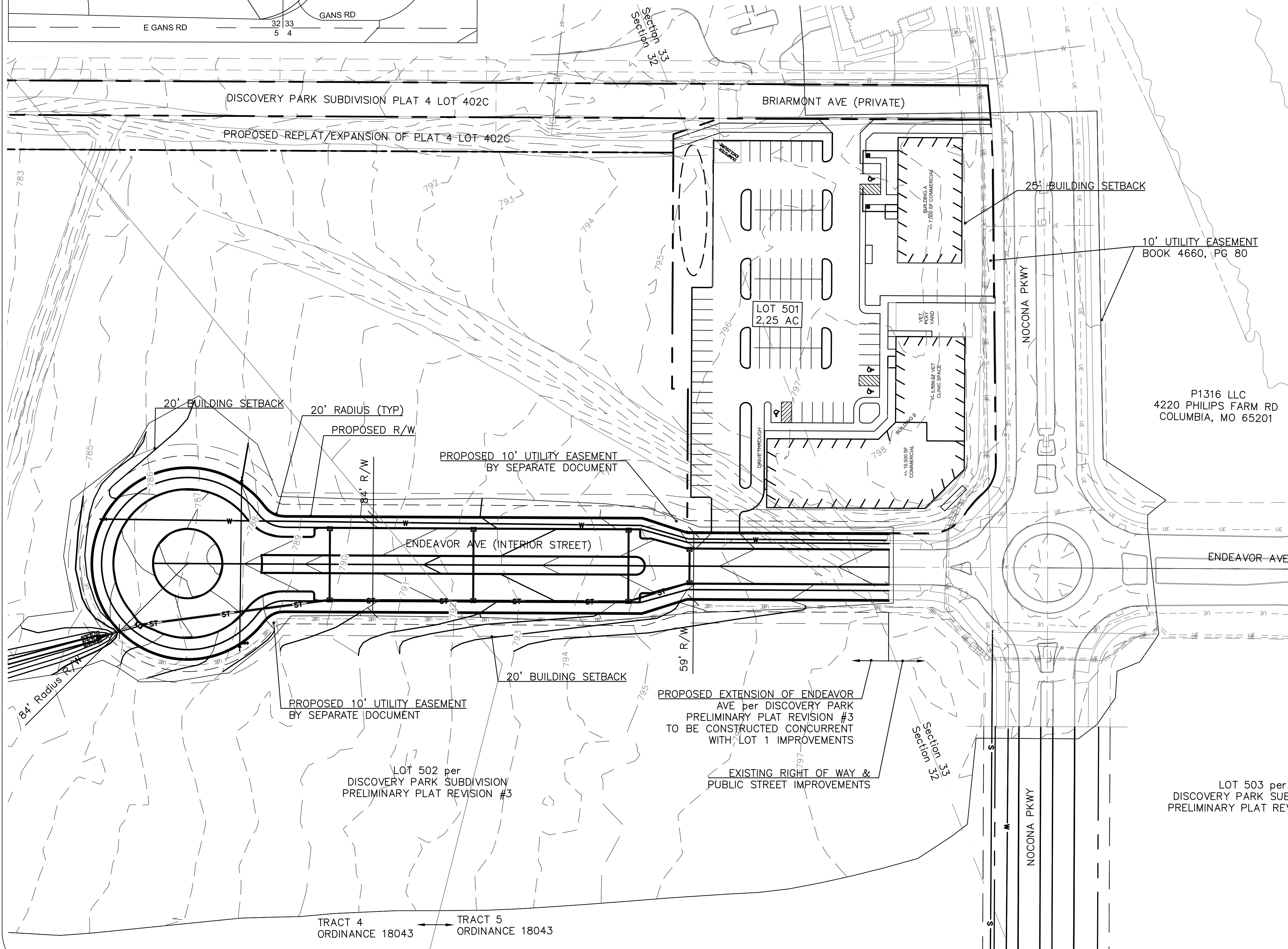
- Building A - Office Space, 7000 SF @ 1 Stall per 300 SF = 23
- Building B - Vet Clinic, 5500 SF @ 1 Stall per 400 SF = 14
- Building B - Office Space, 16500 SF @ 1 Stall per 300 SF = 55

 Total Required = 92

Bicycle Spaces Required: 8
Bicycle Space Reduction per 29-4.3(k): -8
Net Vehicle Spaces Required: 92 - 8 = 84

Provided Parking: 86 Vehicle Stalls
Total Building GFA: 29000 SF
Net Parking Ratio Provided: 1 Stall per 337 SF GFA
Accessible Stalls Required: 4
Accessible Stalls Provided: 4
Bicycle Stalls Provided: 8

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



P1316 LLC
4220 PHILIPS FARM RD
COLUMBIA, MO 65201

LOT 503 per
DISCOVERY PARK SUBDIVISION
PRELIMINARY PLAT REVISION #3

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
THIS ___ DAY OF _____, 2019
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT
TO ORDINANCE # _____
ON THE ___ DAY OF _____, 2019
BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CLERK

ANDERSON ENGINEERING
EMPLOYEE OWNED

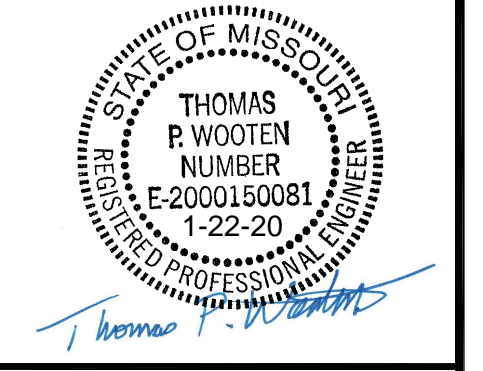
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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #00062 EXPIRES 12/31/2021

DRAWING INFO.		REVISIONS	
NO.	DATE	DESCRIPTION	BY
3	12/20/19	City Review Comments	TPW
4	1/22/20	City Review Comments	TPW

DRAWN BY:	TPW	DATE:	1-25-20
LICENSE NO.:	E-2000150081	CHECKED BY:	19CO10014
CHECKED BY:	TPW	LICENSE NO.:	
DATE:		JOB NUMBER:	

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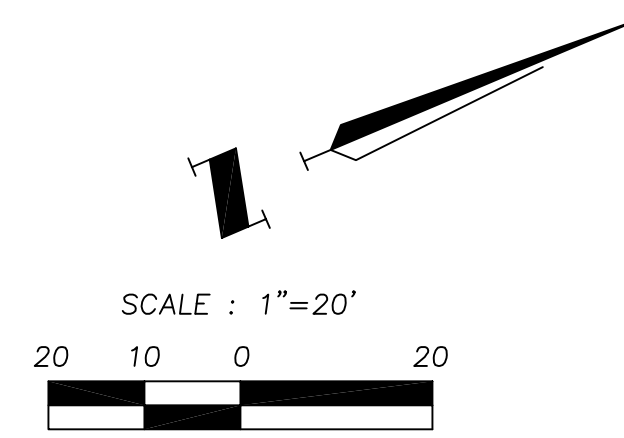
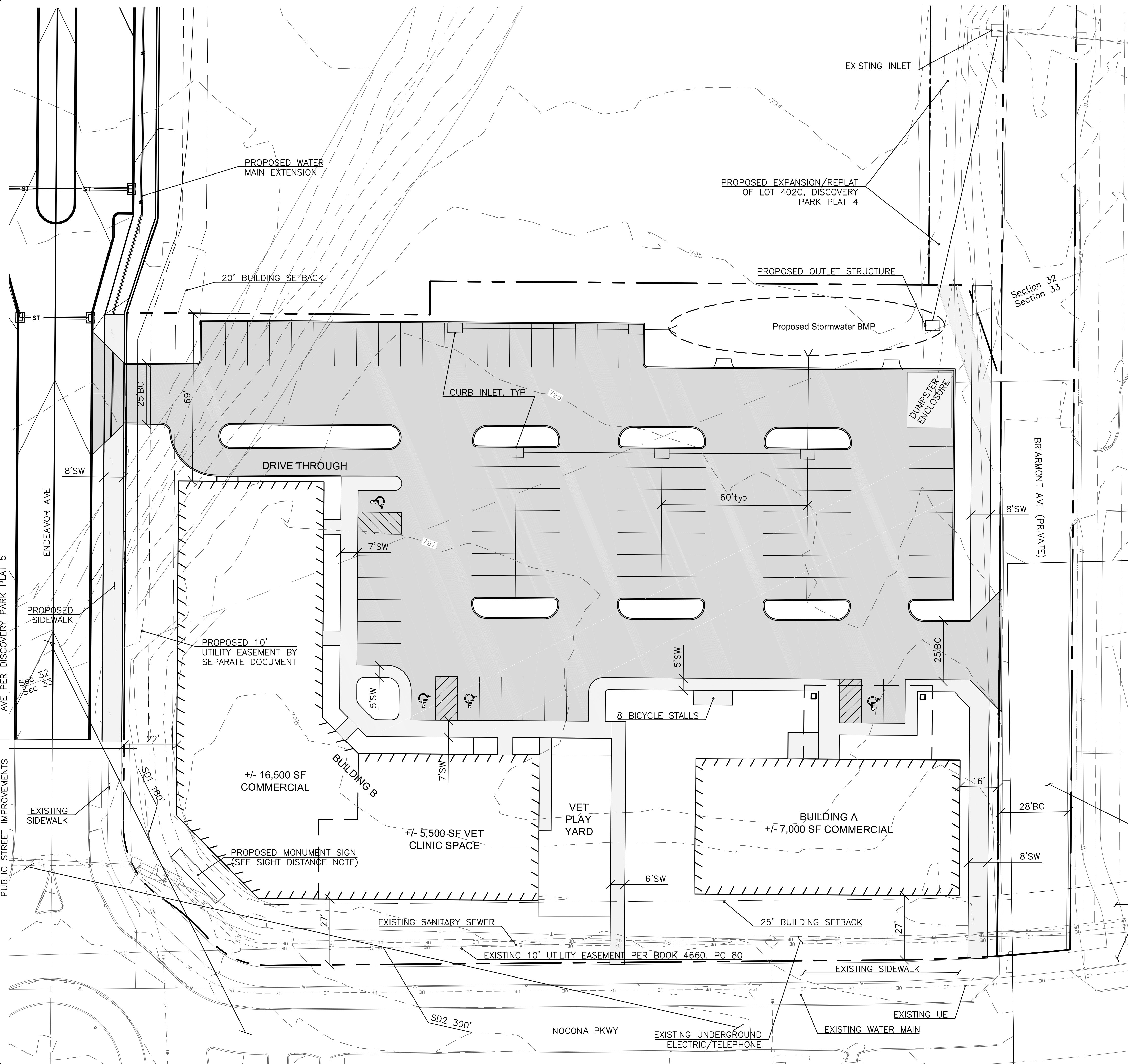
DISCOVERY PARK SUBD PLAT 5
Lot 501 PD Development Plan
Lot 501 Overview
COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
PD1
1 OF 3

Jan 22, 2020 - 11:12am Plotted By: ltwot Z:\AE-COL\1-Projects\19co\0014 - Central States Nocona Surv and PD\19CO10014_Plan.dwg Layout: PD1

Jan 22, 2020 - 11:09am Plotted By: twot Z:\AE-COL\1-Projects\96010014 - Central States Nocona Surv and PD\96010014 Plans.dwg Layout: PD2
 EXISTING RIGHT OF WAY & PUBLIC STREET IMPROVEMENTS
 PROPOSED EXTENSION OF ENDEAVOR AVE PER DISCOVERY PARK PLAT 5



SIGNAGE NOTES:

- The site will have 1 monument sign in the location shown
 Maximum Height: 4'
 Maximum Area: 64 SF

SITE LIGHTING NOTES:

- 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.
- 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 proposed development area will be collected on site by curb and area inlets, and conveyed to the northwestern portion of the site to a combined detention/water quality BMP. An outlet structure will then release stormwater to an existing inlet.

DESIGN MODIFICATION:

- A Design Modification is being requested as part of this plan, as follows:
- Request that Building A and Building B each be addressed from Endeavor Avenue.
 - To waive the requirement of 29-4.6(c.1), requiring that each principal building have operating entry doors facing and visible from a public street, thus allowing the primary entrances to face the parking lot.

JUSTIFICATION: The layout of the proposed development at Nocona and Endeavor is the first phase of a larger planned development. A similar layout is tentatively planned on the opposite corner of the Nocona/Endeavor intersection that will mirror this site. These 2 sites will serve as a gateway into the future development to the north. Building entrances orient inward with shared parking and combined facilities. Re-orientation of the buildings to position parking in front will diminish the overall development's approach. Both Nocona and the portion of Endeavor near the Nocona intersection do not have on-street parking. The pedestrian and facility user will originate in the off-street parking lots. The internal layout of buildings for commercial and office use are not conducive to having a secondary/rear public entrance.

SIGHT DISTANCE NOTE:

SD1: Sight distance from Southbound Nocona Parkway (entering roundabout), to Eastbound Endeavor Avenue: 180'.
 SD2: Sight distance from Eastbound Endeavor Avenue (entering roundabout), to Southbound Nocona Parkway: 300'.

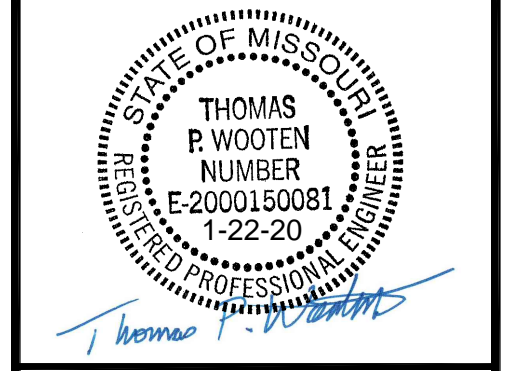
ANDERSON ENGINEERING
 EMPLOYEE OWNED

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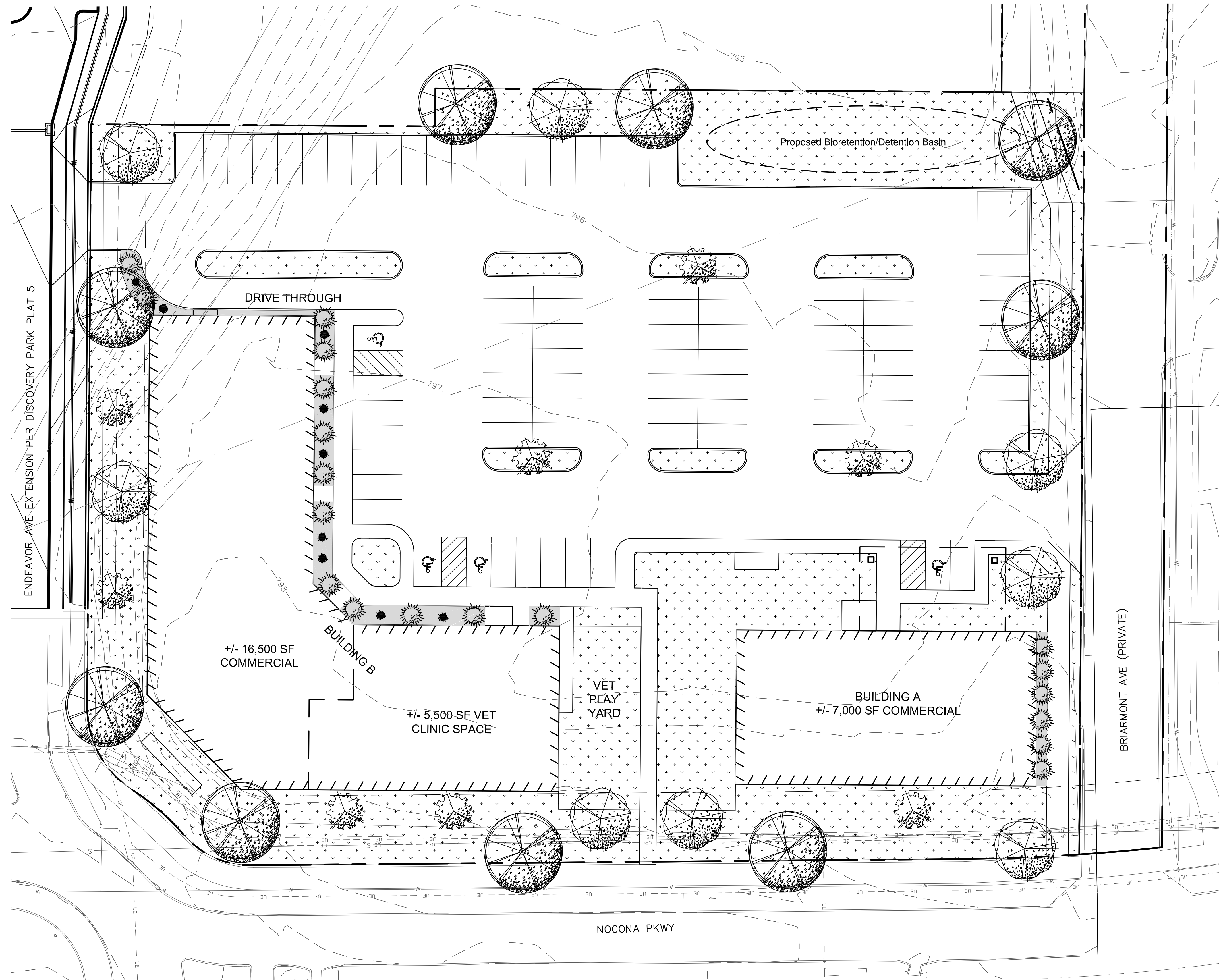
DRAWING INFO.	
NO.	DESCRIPTION
2	City Review Comments
3	City Review Comments
4	City Review Comments

BY	DATE	DRAWN BY:	TPW
TPW	12/24/19	LICENSE NO.	E-2000150081
TPW	12/30/19	CHECKED BY:	
TPW	1/22/20	LICENSE NO.	
		DATE:	1-22-20
		JOB NUMBER:	19CO10014

DISCOVERY PARK SUBD PLAT 5
 Lot 501 PD Development Plan
 Site Plan
 COLUMBIA, BOONE COUNTY, MO



Jan 22, 2020 - 11:03am Plotted By: twot Z:\AE-COL\1-Projects\95010014 - Central States Nocona_Surv and PD\95010014_Plans.dwg Layout: L1

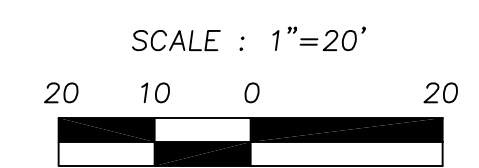


LANDSCAPE NOTES

- Total Area: 98,152 SF
 Parking Area 38,568 SF
 Building & Sidewalk Area: 34,394 SF
 Landscaped Area: 25,190 SF
- Street Tree Requirements: 1 tree per 40' of street frontage.
 Lot has 600 LF of street frontage:
 600 LF/40 = 15 street trees required.
 30% Medium Trees = 5 Medium Trees
 30% Large Trees = 5 Large Trees
 Other Shade & Ornamental Trees = 5
- Interior Landscaping Tree Requirements:
 1 tree per 4000 SF of paved area
 38568 SF/4000 = 9.6; 10 trees required.
 30% Medium Trees = 3 Medium Trees
 40% Large Trees = 4 Large Trees
 Other Shade & Ornamental Trees = 3
- Bioretention Basin Plantings will be selected at time of final design and will comply with UDO 29-4.4 and the City of Columbia Stormwater Design Manual.

PROPOSED LANDSCAPING FEATURES

- LARGE DECIDUOUS SHADE TREE
2" CALIPER
- MEDIUM DECIDUOUS SHADE TREE
2" CALIPER
- ORNAMENTAL TREE
4' TALL AT PLANTING
- 5 GAL. SHRUB
- 2 GAL. SHRUB/ORNAMENTAL GRASS
- NATIVE DROUGHT TOLERANT, SEEDED TURF AREA
- HARDWOOD MULCHED AREA



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 EMPLOYEE OWNED

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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
3	City Review Comments	TPW	12/20/19
4	City Review Comments	TPW	1/22/20

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LICENSE NO.:	
DATE:	1-22-20
JOB NUMBER:	19CO10014

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DISCOVERY PARK SUBD PLAT 5
 Lot 501 PD Development Plan
Conceptual Landscape Plan
 COLUMBIA, BOONE COUNTY, MO

