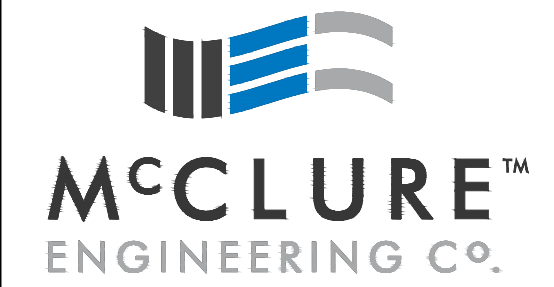


# DISCOVERY PARK - LANDMARK HOSPITAL PD PLAN

COLUMBIA, BOONE COUNTY, MISSOURI



building strong communities.

1901 Pennsylvania Dr., Suite A  
Columbia, Missouri 65201  
(573)814-1568

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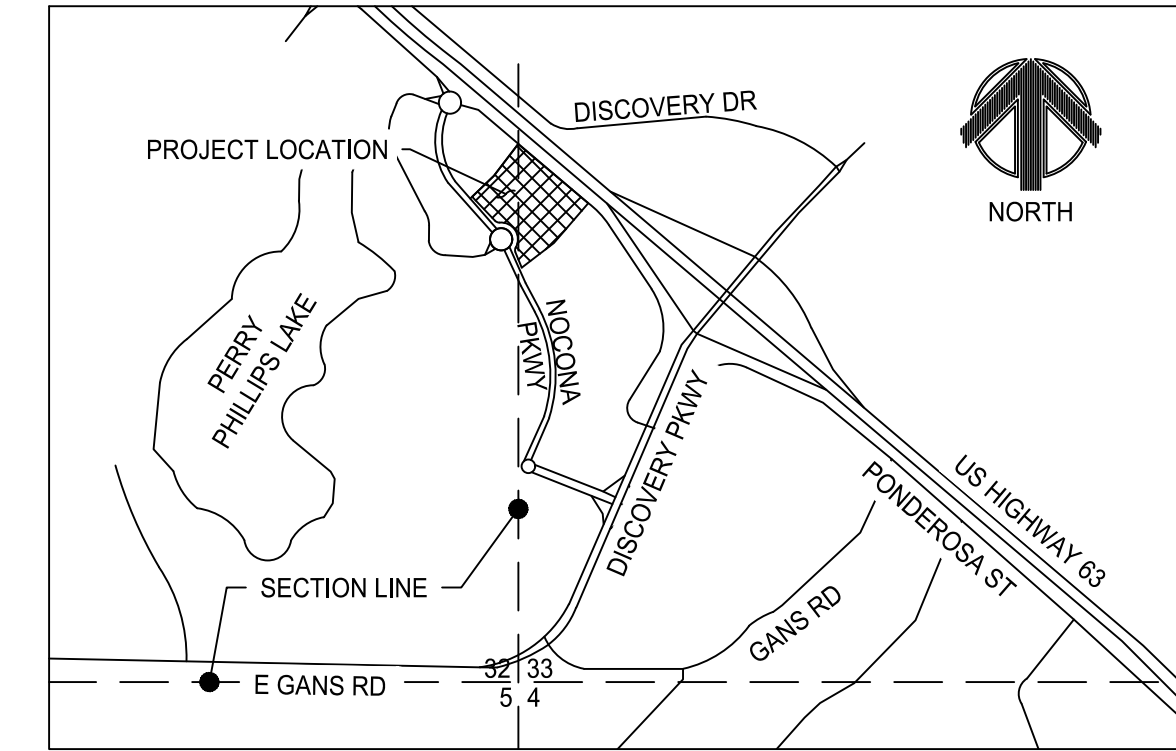
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**SITE INFORMATION:**

OWNER: P1316 LLC  
4220 PHILIPS FARM RD.  
COLUMBIA, MISSOURI 65201  
SITE AREA: 6.7 ACRES  
PARCEL#: 17-803-00-00-004.00 01  
ZONED: M-C AND PD

**DESCRIPTION:**

LOT 501, DISCOVERY PARK SUBDIVISION PLAT 5



SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST

**LOCATION MAP**

N.T.S.

**NOTES:**

1. WATER DISTRIBUTION TO BE SUPPLIED BY THE CITY OF COLUMBIA AND DESIGNED AND INSTALLED BY THE DEVELOPER IN PHASES WITH THE CURRENT PORTION OF DEVELOPMENT.
2. NO PUBLIC GRAVITY SANITARY SEWER EXTENSION IS PROPOSED.
3. THERE SHALL BE A 10' WIDE (MINIMUM) UTILITY EASEMENT ALONG EACH SIDE OF THE LOT ADJACENT TO STREET RIGHT-OF-WAY.
4. NATURAL GAS DISTRIBUTION TO BE DESIGNED AND INSTALLED BY AMEREN UE.
5. A 5' WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG FRONTAGE OF NOCONA PARKWAY AND PONDEROSA STREET.
6. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100 YEAR RAINFALL EVENT.
7. ALL STORM SEWER STRUCTURES AND PIPES SHALL BE SIZED AT THE TIME OF FINAL DESIGN AND SHALL COMPLY WITH CITY OF COLUMBIA REQUIREMENTS.
8. STREET GRADES, STORM SEWER PIPE AND STORM INLET SIZES AND LOCATIONS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE ONLY AND WILL BE REFINED WITH FINAL DESIGN.
9. OXYGEN YARD WILL BE A CONCRETE SLAB WITH CMU WALLS AND STUCCO. THERE WILL BE TWO SEPARATE ENTRANCES WITH A CONCRETE RAMP ON THE SOUTHWEST SIDE FOR DELIVERIES. NO ROOF IS PLANNED, AND THE EXPECTED HEIGHT IS 10 FT.
10. SIGN WILL BE A MAXIMUM OF 64 SQ FT AND 12 FT HIGH AND WILL COMPLY WITH THE CITY OF COLUMBIA UDO.
11. ELECTRIC TO BE DESIGNED BY COLUMBIA WATER & LIGHT.
12. THIS TRACT IS SUBJECT TO THE REQUIREMENT OF ORDINANCE #018043

**FLOOD PLAIN STATEMENT:**

THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP #29019Co295E, DATED APRIL 19, 2017.

**STREAM BUFFER STATEMENT:**

THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAM BUFFER AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE 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.

**PARKING REQUIREMENTS:**

PER CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE, SECTION 29-4.3(b), 1 SPACE IS REQUIRED PER 500 SQ FT GFA. THE HOSPITAL WILL HAVE APPROXIMATELY 90,000 SQ FT GFA, REQUIRING 180 PARKING SPACES. 317 SPACES ARE PROVIDED, INCLUDING 9 ACCESSIBLE SPACES. 17 BICYCLE SPACES ARE REQUIRED AND 20 ARE PROVIDED.

**STORM WATER MANAGEMENT:**

PER THE DEVELOPMENT AGREEMENT, ALL WATER QUALITY AND DETENTION REQUIREMENTS WILL BE HANDLED DOWNSTREAM OF THIS SITE. STORM WATER WILL BE DIRECTED INTO THE EXISTING STORM SEWER AND CONVEYED TO THE BMP IN DISCOVERY PARK LOT 6, THEN INTO PHILIPS LAKE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_ DAY OF \_\_\_, 2018.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_ ON THE \_\_\_ DAY OF \_\_\_, 2018

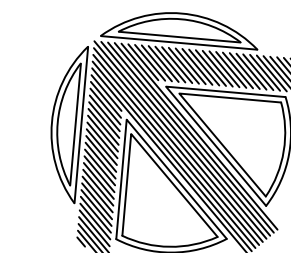
BRIAN TREECE, MAYOR  
ATTEST:

SHEELA AMIN, CITY CLERK

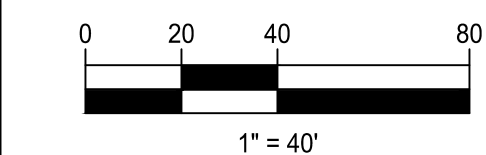
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CHRISTOPHER M. SANDER  
LS-2003013178

AUGUST 24, 2018



NORTH



1" = 40'

DISCOVERY PARK  
LANDMARK HOSPITAL

COLUMBIA, MISSOURI  
80817018-01

REVISIONS  
ORIGINAL 7/30/18  
CITY COMMENTS 8/24/18

ENGINEER  
CMS

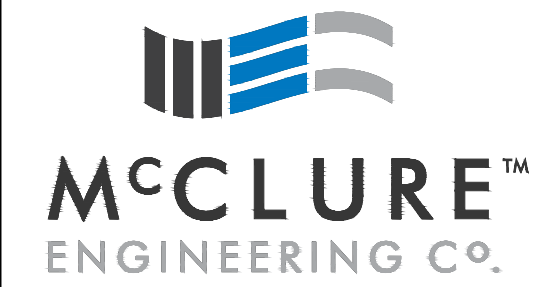
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# DISCOVERY PARK - LANDMARK HOSPITAL

## LANDSCAPE PLAN

COLUMBIA, BOONE COUNTY, MISSOURI



building strong communities.

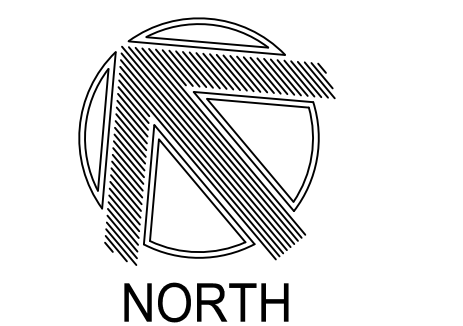
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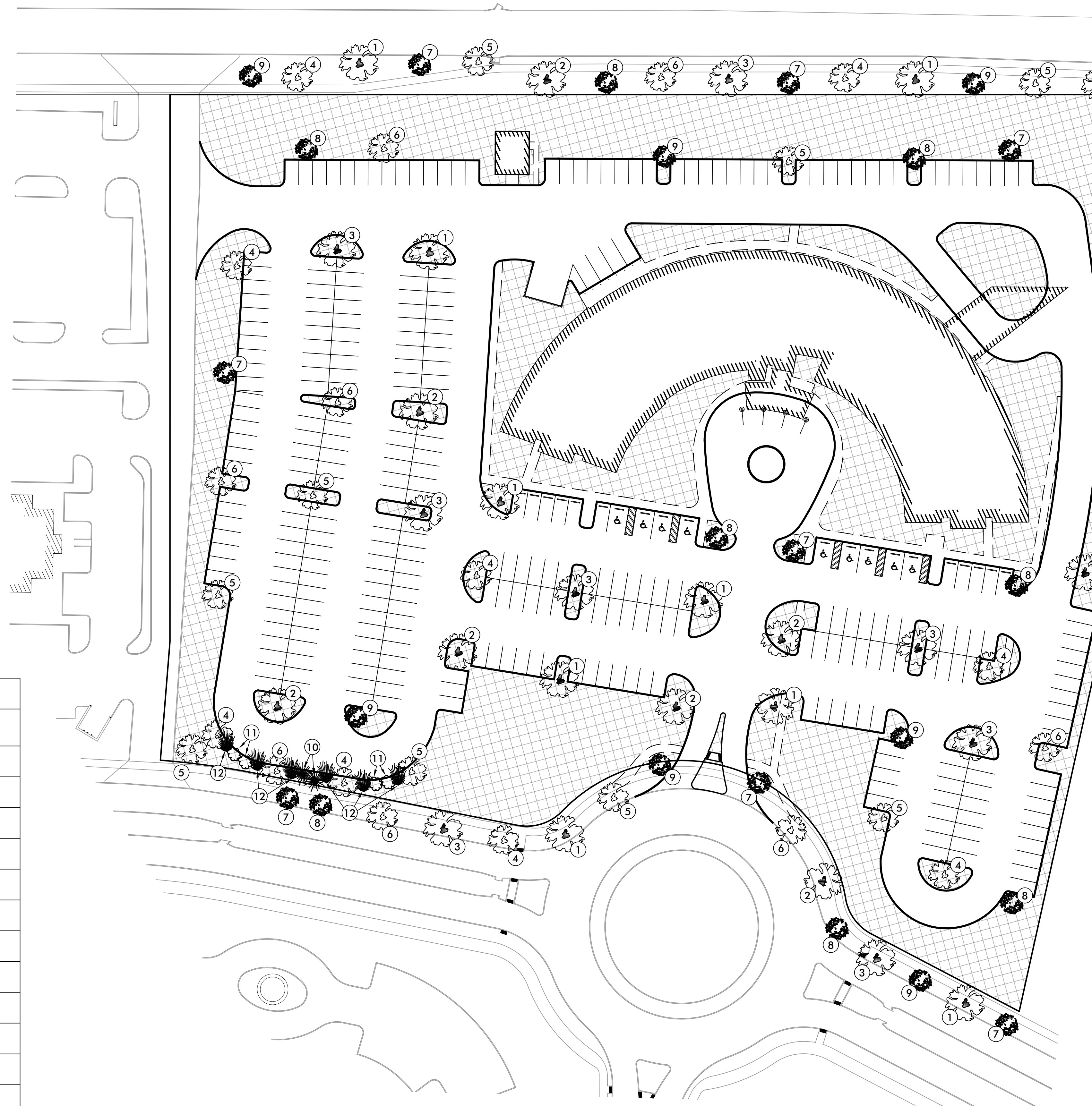
CHRISTOPHER M. SANDER  
LS-2003013178  
AUGUST 24, 2018



DISCOVERY PARK  
LANDMARK HOSPITAL  
COLUMBIA, MISSOURI  
80817018-01

REVISIONS  
ORIGINAL 7/30/18  
CITY COMMENTS 8/24/18

ENGINEER CMS DRAWN BY CFB



**LANDSCAPING NOTES:**

1. TOTAL AREA: 289,737 SQ.FT.  
PARKING AREA: 153,315 SQ.FT.  
BUILDING & SIDEWALK AREA: 37,903 SQ.FT.  
TOTAL IMPERVIOUS AREA: 191,218 SQ.FT. (66%)

TOTAL AREA OF LANDSCAPING: 98,519 SQ.FT. (34%)

2. 153,315 SQ. FT. PARKING / 4,000 = 39 TREES REQUIRED.  
30% MEDIUM TREES: 12 TREES  
40% LARGE TREES: 16 TREES  
OTHER SHADE AND ORNAMENTAL TREES: 11 TREES

3. THIS LOT CONTAINS PAVED AREAS WITH MORE THAN FORTY (40) FEET OF LENGTH, WITHIN TWENTY (25) FEET OF A STREET RIGHT-OF-WAY. STREET YARD LANDSCAPING IS REQUIRED AND SHALL CONSIST OF AT LEAST 4 CATEGORIES OF VEGETATION, INCLUDING SHADE AND ORNAMENTAL TREES, DECIDUOUS AND EVERGREEN SHRUBS, AND ORNAMENTAL GRASS.

LENGTH OF STREET WITH 25 FT. OF ROAD: 137 FT.

137 FT. X 6 FT. BUFFER = 822 SQ. FT.

822 / 208 = 4 TREES REQUIRED IN BUFFER ZONE

4. THIS LOT HAS APPROXIMATELY 1250 FT. OF STREET FRONTAGE.  
1250 FT. STREET FRONTAGE / 40 = 32 STREET TREES REQUIRED.

30% MEDIUM TREES: 10 TREES  
30% LARGE TREES: 10 TREES  
OTHER SHADE AND ORNAMENTAL TREES: 12 TREES

TOTAL TREES PROVIDED: 23 ORNAMENTAL TREES  
26 MEDIUM SHADE TREES  
26 LARGE SHADE TREES  
75 TOTAL TREES

**PARKING AREA LANDSCAPING:**

CONTINUOUS PARKING AREA WITH MORE THAN 100 SPACES: 135,700 SQ. FT.  
LANDSCAPED AREA WITHIN PARKING AREA: 13,900 SQ. FT.  
PERCENT LANDSCAPED: 10%

**TREE PRESERVATION:**

THERE ARE NO EXISTING TREES ON THIS SITE.



LANDSCAPING PLANT SCHEDULE				
NUMBER	SPECIES	QUANTITY	SIZE	CATEGORY
①	WHITE OAK	9	2" CALIPER	SHADE TREE, LARGE
②	REDOAK	9	2" CALIPER	SHADE TREE, LARGE
③	BUR OAK	8	2" CALIPER	SHADE TREE, LARGE
④	TRIDENT MAPLE	9	2" CALIPER	SHADE TREE, MEDIUM
⑤	HONEY LOCUST	9	2" CALIPER	SHADE TREE, MEDIUM
⑥	SPRING FLURRY SERVICEBERRY	8	2" CALIPER	SHADE TREE, MEDIUM
⑦	OKLAHOMA REDBUD	8	4" TALL	ORNAMENTAL TREE
⑧	APPALACHIAN RED REDBUD	8	4" TALL	ORNAMENTAL TREE
⑨	CANADA RED SELECT CHERRY	7	4" TALL	ORNAMENTAL TREE
⑩	BURNING BUSH	2	5 GAL.	DECIDUOUS SHRUB
⑪	HARDY BOX WOOD	4	5 GAL.	EVERGREEN SHRUB
⑫	FEATHER REED GRASS	6	2 GAL.	ORNAMENTAL GRASS