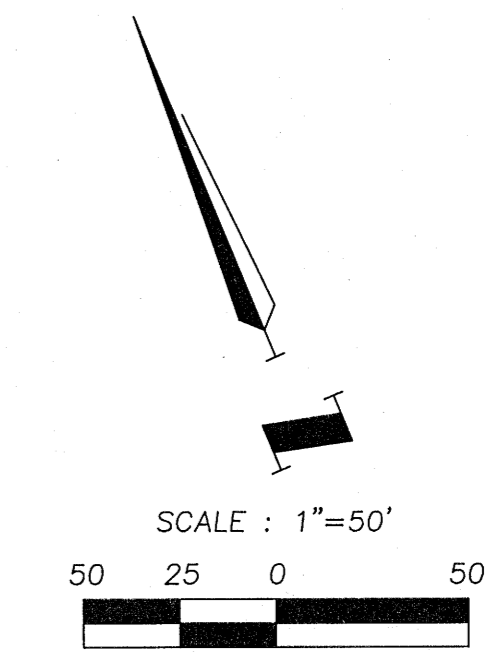
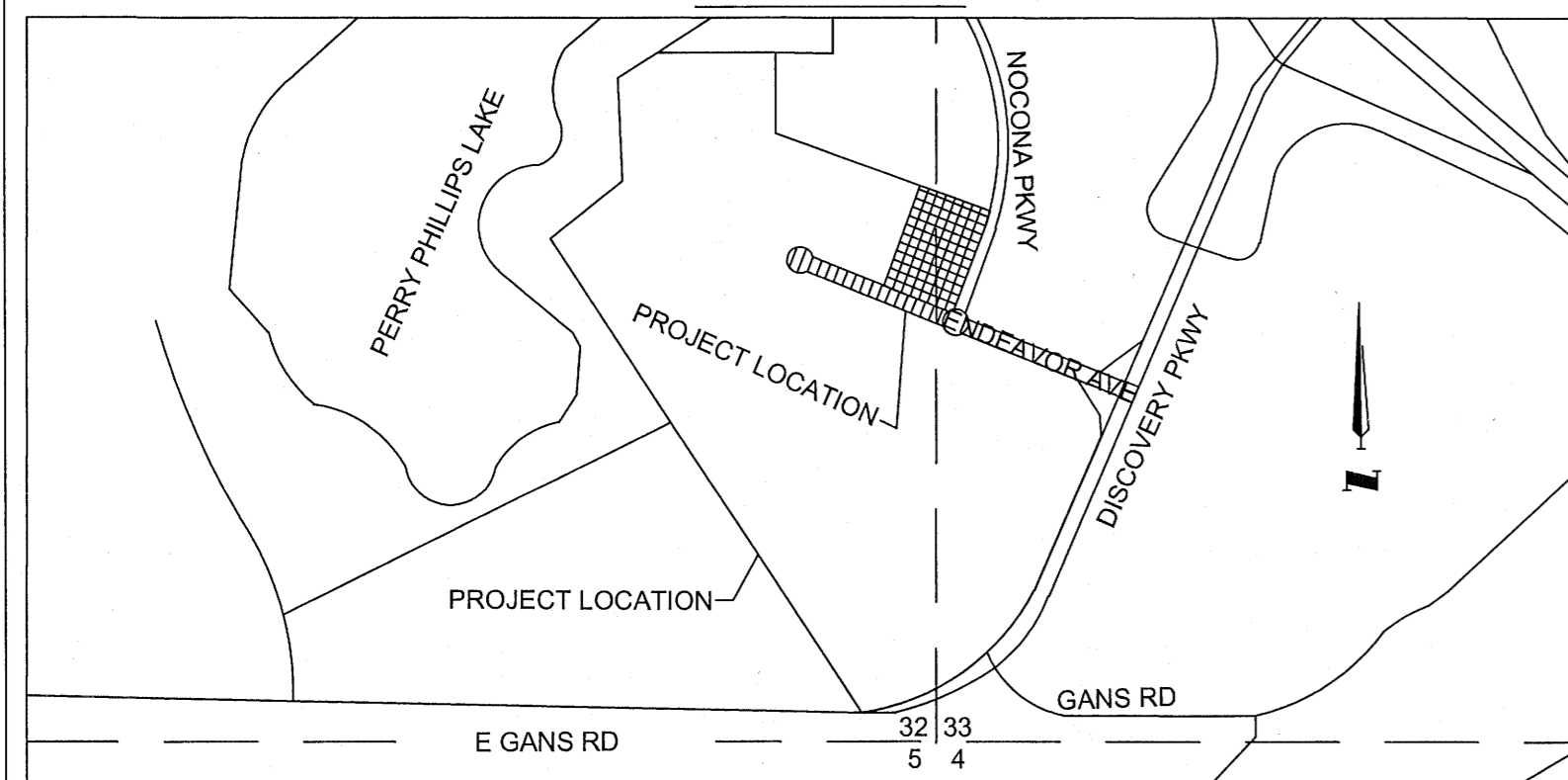


DISCOVERY PARK SUBDIVISION PLAT 5, LOT 501

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:

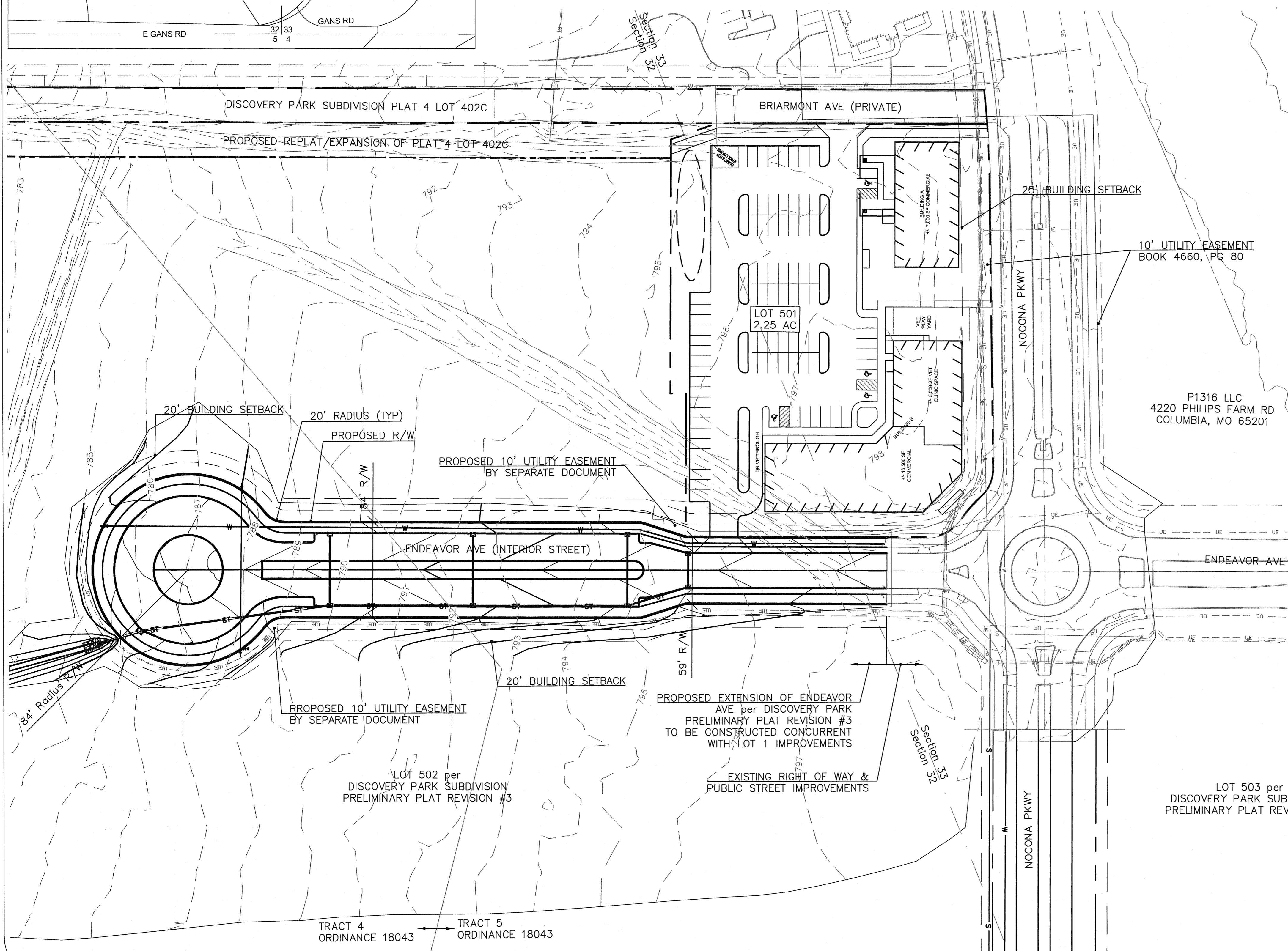
- Building A - Office Space, 7000 SF @ 1 Stall per 300 SF = 23
- Building B - Vet Clinic, 5500 SF @ 1 Stall per 400 SF = 14
- Building B - Office Space, 16500 SF @ 1 Stall per 300 SF = 55

 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

PROPOSED EXTENSION OF ENDEAVOR AVE per DISCOVERY PARK PRELIMINARY PLAT REVISION #3 TO BE CONSTRUCTED CONCURRENT WITH LOT 1 IMPROVEMENTS

LOT 502 per DISCOVERY PARK SUBDIVISION PRELIMINARY PLAT REVISION #3

LOT 503 per DISCOVERY PARK SUBDIVISION PRELIMINARY PLAT REVISION #3

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS 9th DAY OF January, 2019 2020
Sara Loe
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # 02463
ON THE 1th DAY OF February, 2019
Brian Treece
BRIAN TREECE, MAYOR

ATTEST:
Sheela Amin
SHEELA AMIN, CLERK

ANDERSON ENGINEERING
EMPLOYEE OWNED

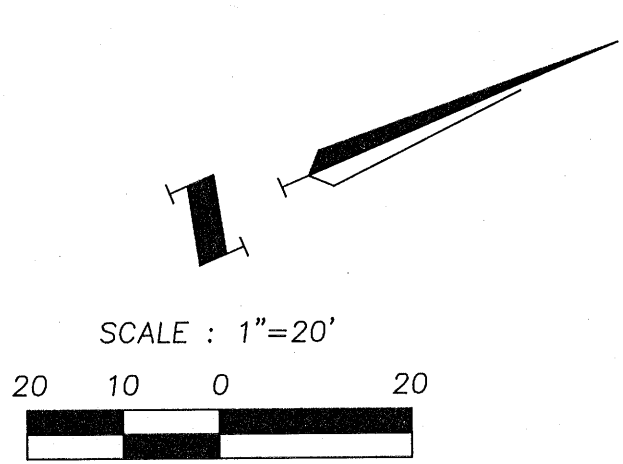
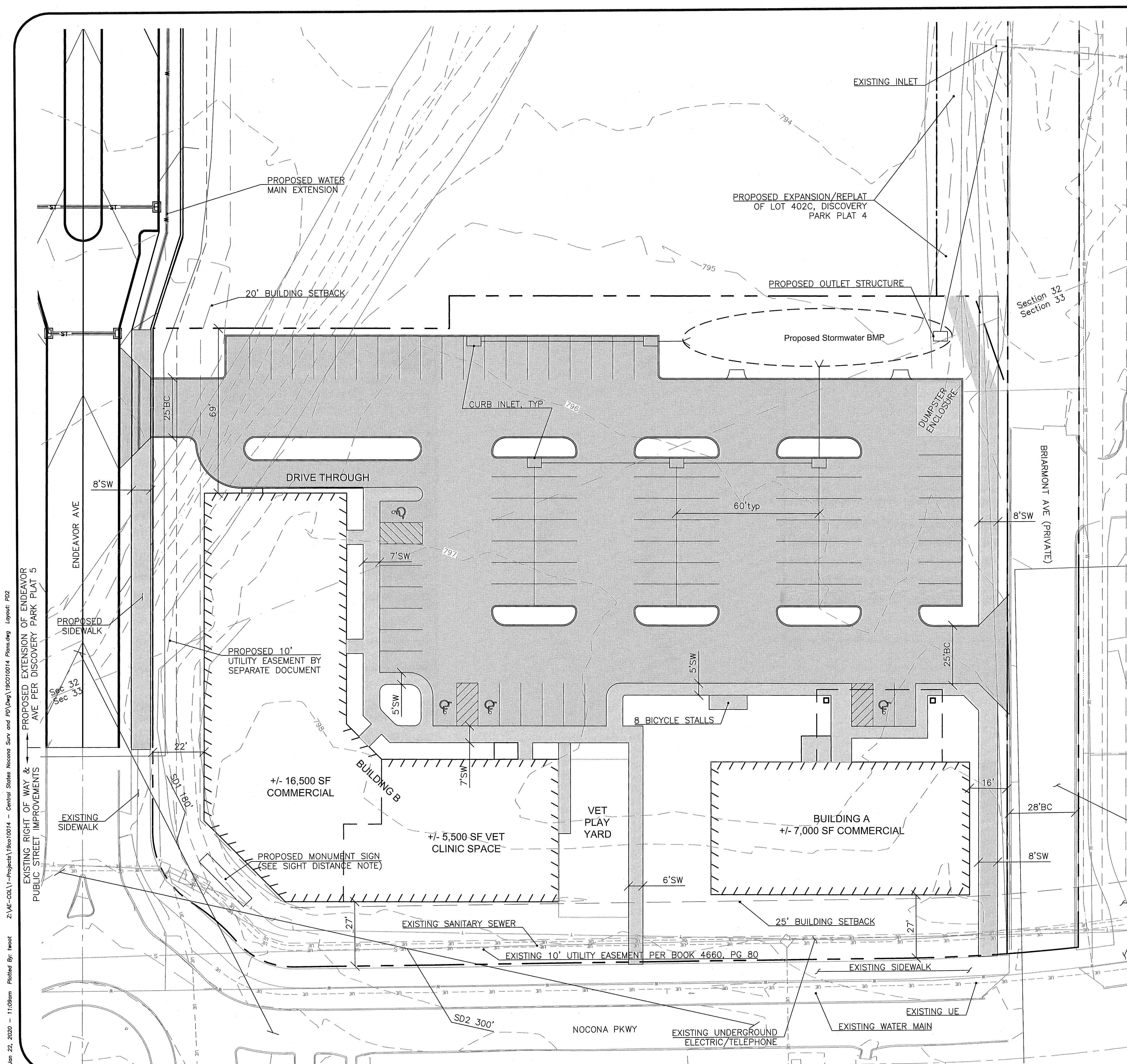
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILIPS FARM RD, STE. 101, COLUMBIA, MO 65201 - PHONE (673) 397-5476
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

DRAWING INFO.	
DATE	1/22/20
BY	TPW
DESCRIPTION	Comments
NO.	3
DATE	1/22/20
BY	TPW
DESCRIPTION	Comments
NO.	4
DATE	1-22-20
BY	TPW
DESCRIPTION	Comments
NO.	18C010014

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

STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER E-2000150081
1-22-20
LICENSED PROFESSIONAL ENGINEER

Jan 22, 2020 - 11:12am Plotted By: moost 2:\AE-COL\1-Projects\18c010014 - Central States Nocona Surv and PD\Draw\18c010014_PlanSet.dwg Layout: PD1



SIGNAGE NOTES:
1. The site will have 1 monument sign in the location shown
Maximum Height: 4'
Maximum Area: 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:
1. 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:
1. Request that Building A and Building B each be addressed from Endeavor Avenue.
2. 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 (entering roundabout), to Southbound Nocona Parkway: 300'.

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILIPS FARM RD. STE. 100 COLUMBIA, MO 65203
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
2	City Review Comments	TPW	12/24/19
3	City Review Comments	TPW	12/30/19
4	City Review Comments	TPW	1/22/20

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

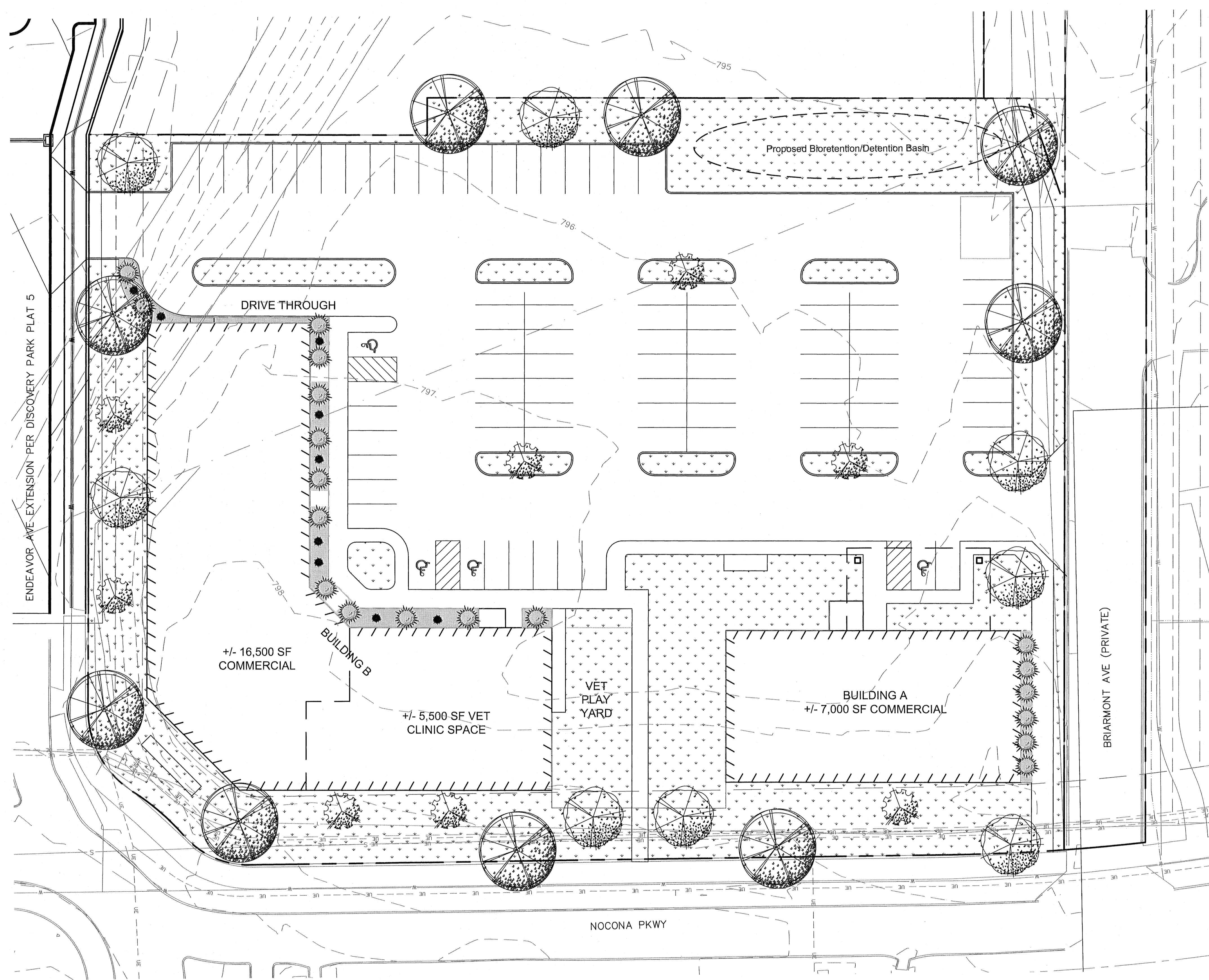
DISCOVERY PARK SUBD PLAT 5
Lot 501 PD Development Plan

Site Plan

COLUMBIA, BOONE COUNTY, MO

STATE OF MISSOURI
THOMAS P. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
E-2000150081
1-22-20

Jan 22, 2020 - 11:09am Plotted By: twood
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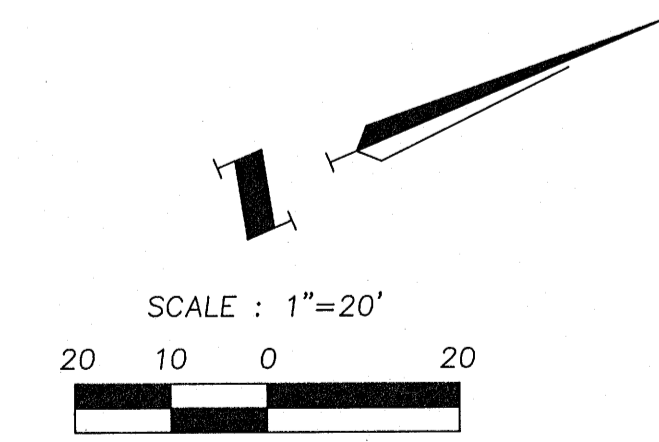


LANDSCAPE NOTES

- 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

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



ANDERSON ENGINEERING
 EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
 4240 PHILIPS FARM RD. STE. 100 COLUMBIA, MO 65208
 MISSOURI CERTIFICATE OF AUTHORITY #00062 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	DRAWN BY:
3	City Review Comments	12/29/19	TPW
4	City Review Comments	1/22/20	TPW

E-2000150081	1-22-20
19CO01014	

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

STATE OF MISSOURI
 THOMAS P. WOOTEN
 NUMBER E-2000150081
 1-22-20
 PROFESSIONAL ENGINEER

Jan 22, 2020 - 11:03am Plotted By: twood Z:\ME-COL\1-Projects\19co01014 - Central States Nocona Surv and PD\DWG\19CO01014_Plan.dwg Layout: L1