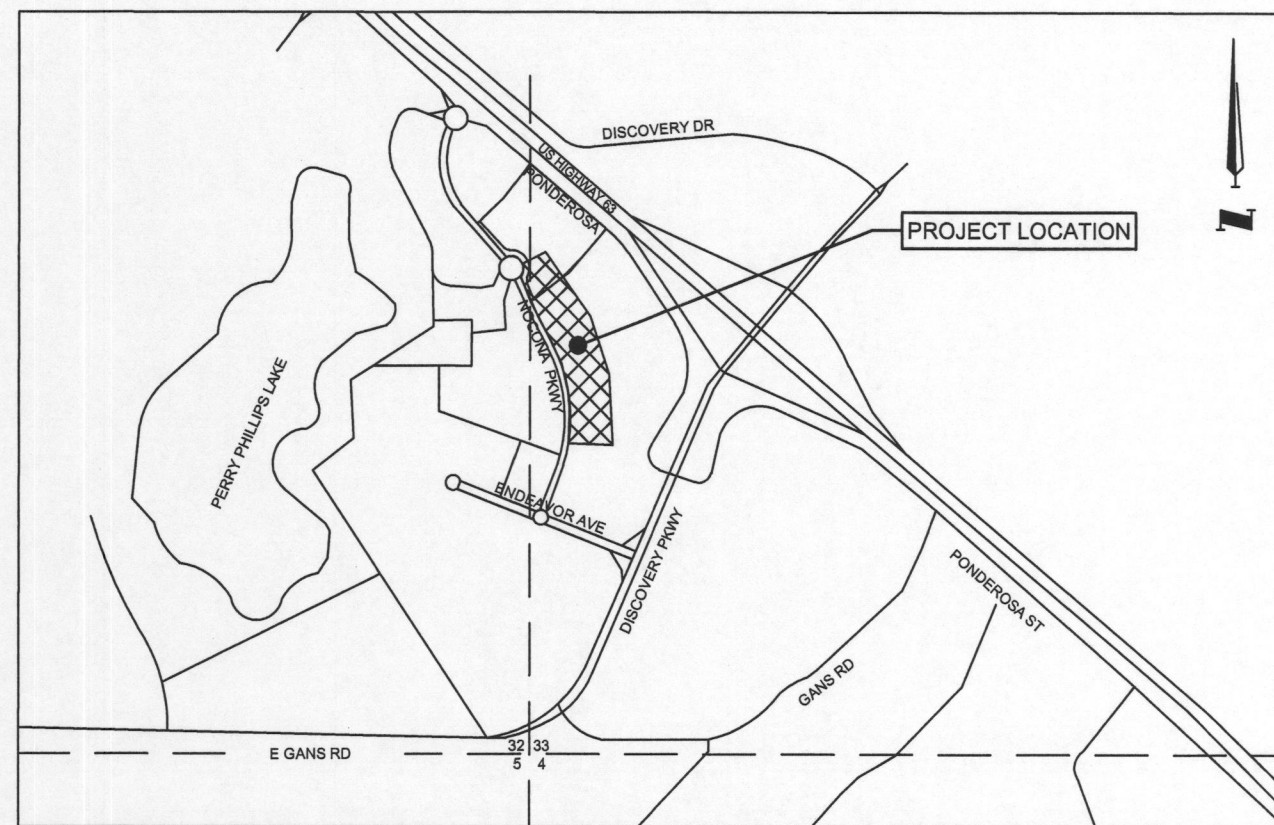
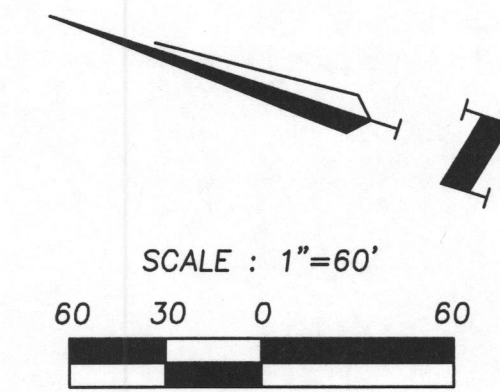
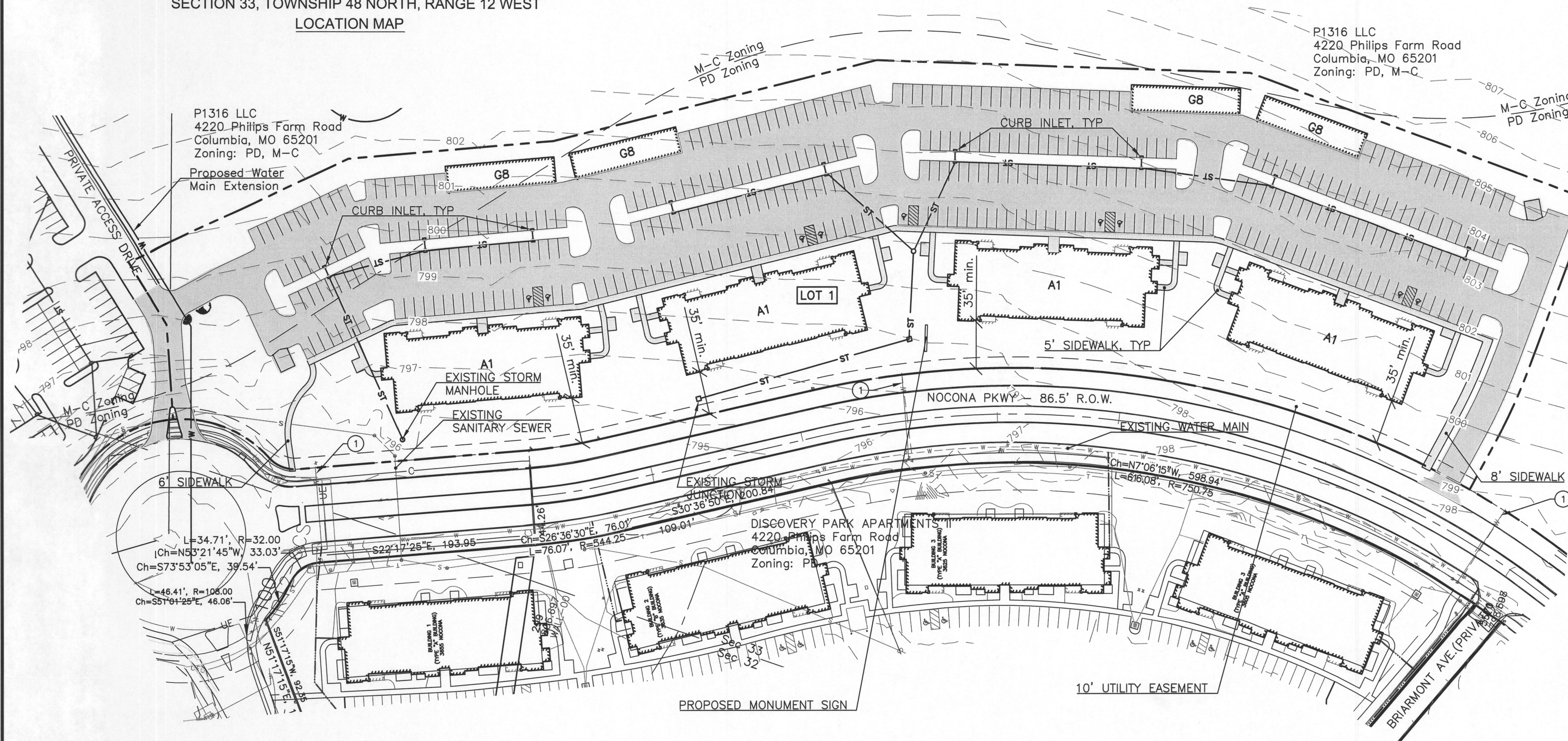


# Aria Boulevard Phase 2 PD PLAN

## Columbia, Boone County, MO



SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST  
LOCATION MAP



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

**PROPOSED DESCRIPTION:**  
ARIA BOULEVARD PHASE 2, LOT 1, CONSISTING OF 7.99 ACRES.

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

**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:**  
Primary Residential Buildings "A1": 4 story, each with 8 studio apartments, 28 1 bedroom apartments, and 12 2 bedroom apartments.  
Height: 65' Maximum

Detached Garages "G8": single story garages, each containing 8 parking stalls.

**RESIDENTIAL DEVELOPMENT DENSITY**  
LOT SIZE: 7.99 ACRES  
TOTAL # OF UNITS: 192  
PROPOSED DENSITY: 24 UNITS/ACRE

**PARKING CALCULATIONS:**  
REQUIRED PARKING:

4 Buildings, each with 8 studio apts, 28 1BR, 12 2BR: 296 Spaces Required.  
Visitor spaces required (1 space/5 units)  
192 Units / 5 = 38.4: 39 Spaces Required

TOTAL REQUIRED PARKING 335 SPACES

PARKING SHOWN, INCLUDING GARAGES: 432 Spaces  
(423 Standard Stalls/9 Accessible Stalls)

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 # 024500

ON THE 1<sup>st</sup> DAY OF January, 2021  
*Brian Treece*  
BRIAN TREECE, MAYOR

ATTEST:  
*Sheela Amin*  
SHEELA AMIN, CLERK

- 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 existing storm sewer network along Nocona Parkway, which conveys stormwater to lot 6 of Discovery Park Plat 2-B. Lot 6 is a stormwater only/not for development lot containing a regional stormwater BMP that provides water quality for multiple surrounding developments, in accordance with Ordinance 18043, the development agreement for this and surrounding properties.

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

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

- ① Existing water main feed across Nocona Parkway (3 Total serving this site). Hydrants will be installed at or near these locations, to provide a hydrant within 100' of FDC locations at all buildings.

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
4240 PHILIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-5476  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION  
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

DRAWING INFO.	
NO.	DATE
1	11/22/20
2	12/2/20

BY	DATE	DESCRIPTION
TPW	11/22/20	City Review Comments
TPW	12/2/20	City Review Comments

TPW	E-2000150081	12-2-2020	20C010008
DRAWN BY:	LICENSE NO.	CHECKED BY:	DATE:
OWNER/DEVELOPER:	JOB NUMBER:		

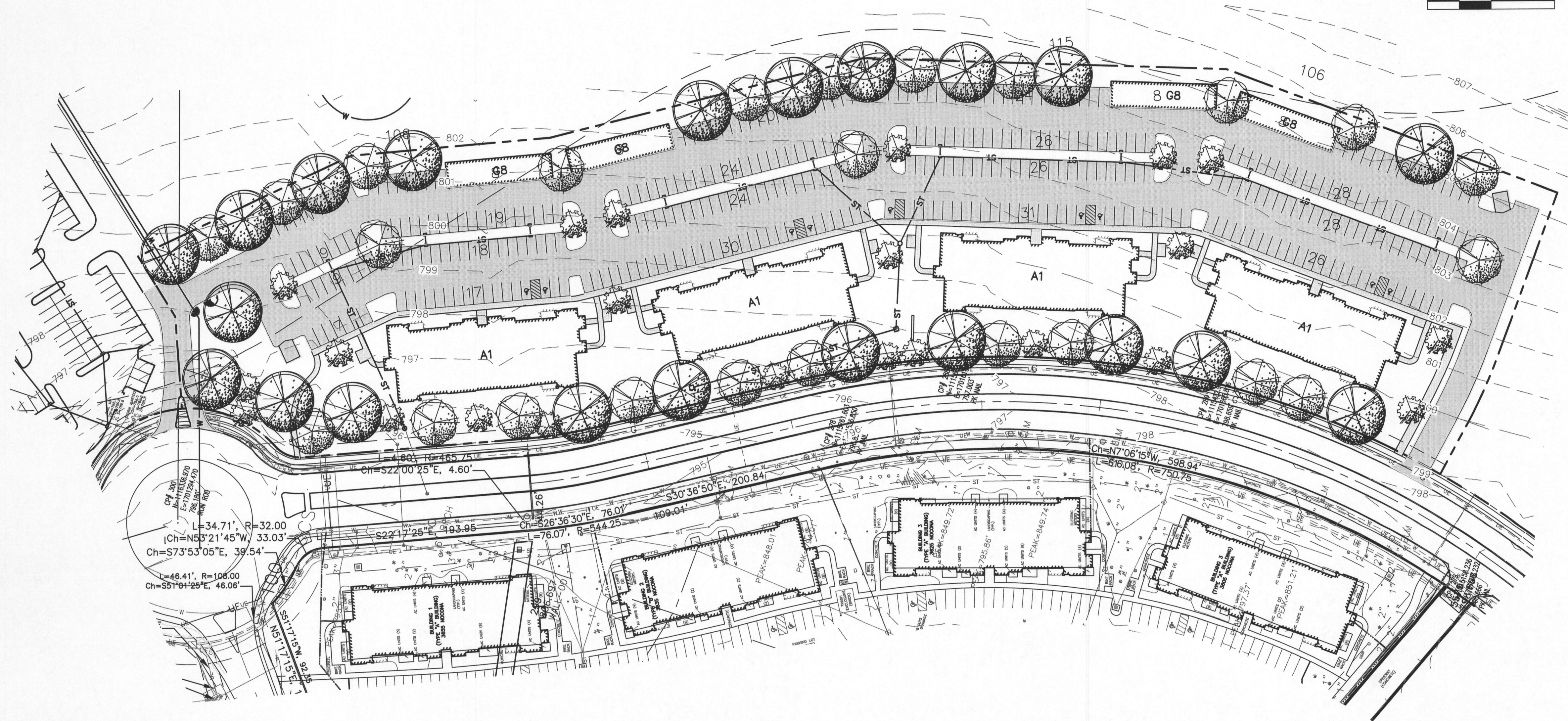
Aria Boulevard Phase 2  
PD Development Plan  
Site Overview

COLUMBIA, BOONE COUNTY, MO


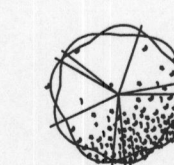
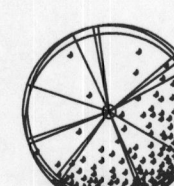
**SHEET NUMBER**  
**PD1**  
1 OF 2



Dec 02, 2020 - 4:28pm Plotted By: Tom W:\2020\10008 - Central States - Aria Blvd. - Phase 2\Admin\Reports\PD Plan Documents\201102 PD Plan 1st Submittal 11-2-20\Aria Blvd PH2 PH2 PD Plan.dwg Layout: L1



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.
- Total Area: 348,234 SF  
Parking Area 142,578 SF  
Building & Sidewalk Area: 62,979 SF  
Landscaped Area: 142,677 SF (41%)
- Street Tree Requirements: 1 tree per 40' of street frontage.  
Lot has 1227 LF of street frontage:  
1227 LF/40 = 31 street trees required.  
30% Medium Trees = 10 Medium Trees  
30% Large Trees = 10 Large Trees  
Other Shade & Ornamental Trees = 11
- Interior Landscaping Tree Requirements:  
1 tree per 4000 SF of paved area  
142,578 SF/4000 = 35.6; 36 trees required.  
30% Medium Trees = 11 Medium Trees  
40% Large Trees = 14 Large Trees  
Other Shade & Ornamental Trees = 11

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED



ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
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A MISSOURI PROFESSIONAL ENGINEERING FIRM  
MISSOURI CERTIFICATE OF AUTHORITY NUMBER EXPRES 120312021

DRAWING INFO.	
NO.	DESCRIPTION
1	City Review Comments
2	City Review Comments

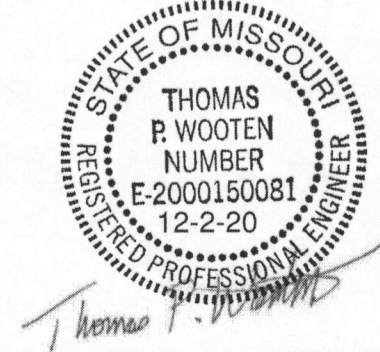
BY	DATE	DRAWN BY	TPW
TPW	11/23/20	TPW	11/23/20
TPW	12/2/20	TPW	12/2/20

LICENSE NO.	CHECKED BY:	LICENSE NO.	DATE:
E-2000150081	TPW	E-2000150081	12-2-2020
			202010008

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Aria Boulevard Phase 2  
PD Development Plan  
Conceptual Landscape Plan  
COLUMBIA, BOONE COUNTY, MO



THOMAS P. WOOTEN  
LICENSE NUMBER  
E-2000150081  
12-2-20  
REGISTERED PROFESSIONAL ENGINEER

SHEET NUMBER  
**L1**  
2 OF 2