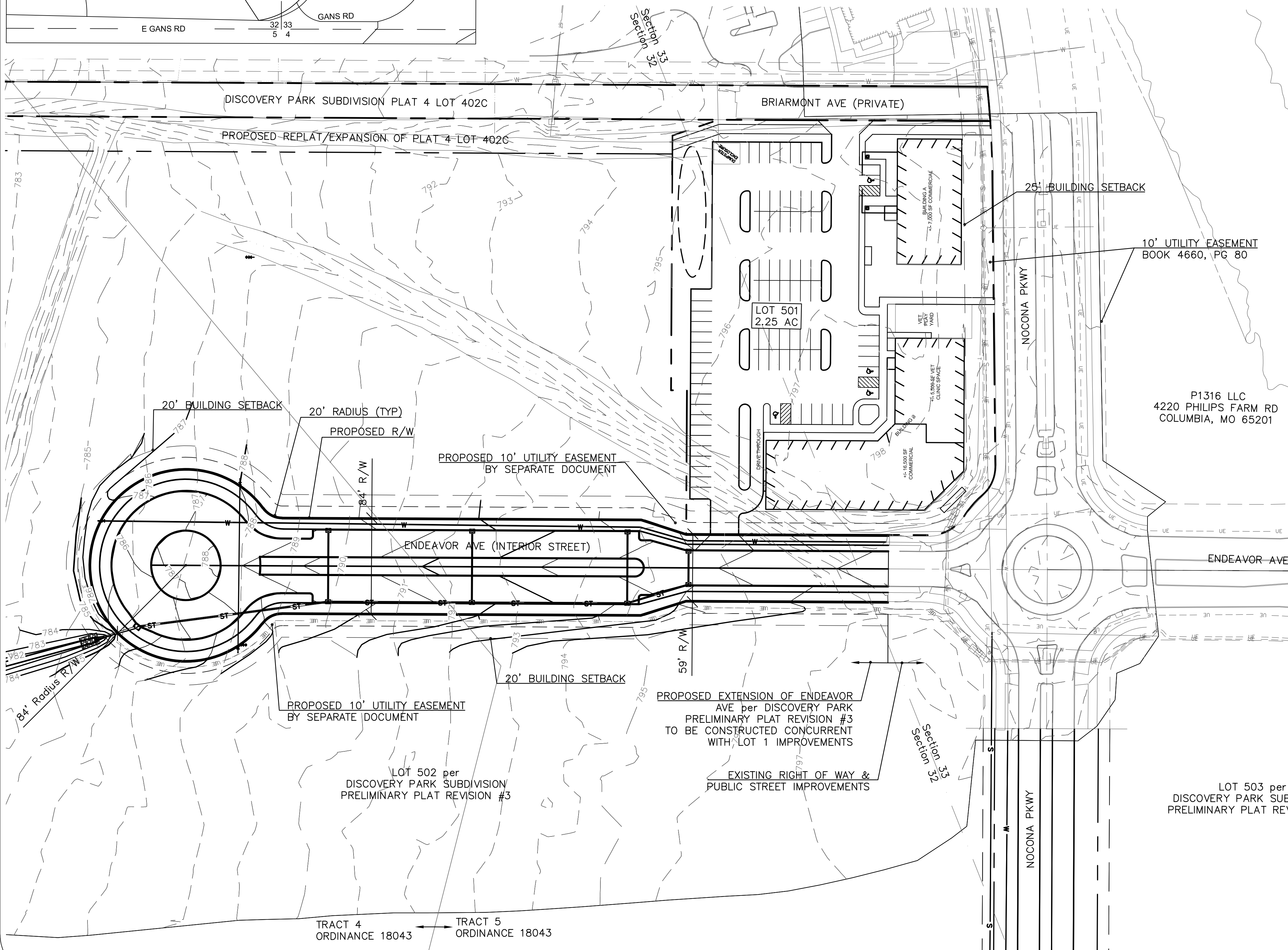
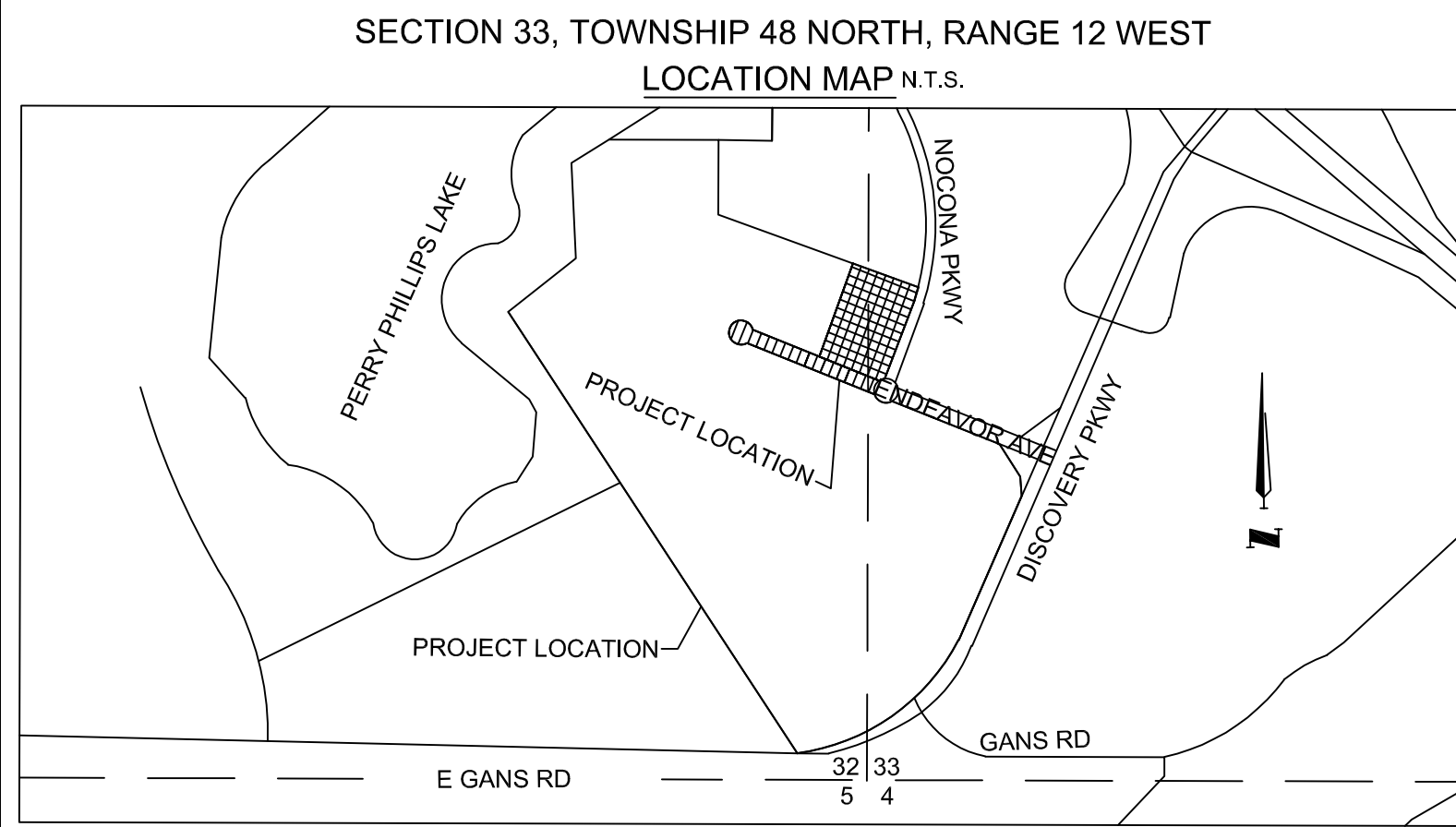
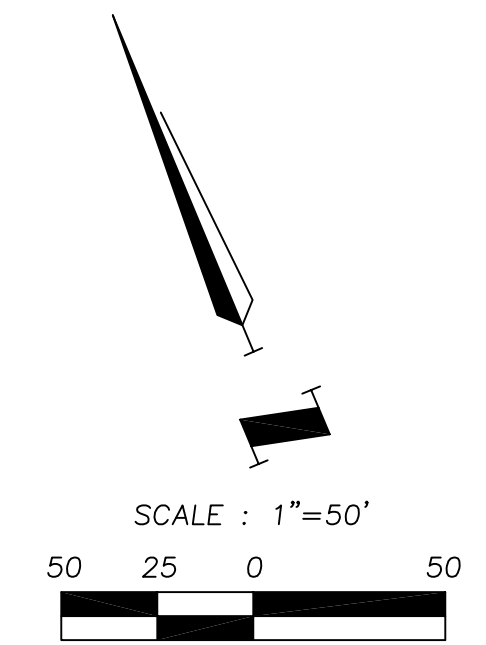


# DISCOVERY PARK SUBDIVISION PLAT 5, LOT 501

## 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:**  
 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

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

LOT 503 per  
 DISCOVERY PARK SUBDIVISION  
 PRELIMINARY PLAT REVISION #3

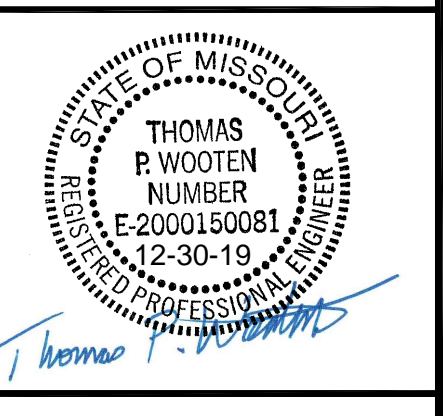
**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
 4240 PHILLIPS FARM RD, STE. 101 - COLUMBIA, MO 65201 - PHONE (573) 397-5476  
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION  
 MISSOURI CERTIFICATE OF AUTHORITY #00062 EXPIRES 12/31/2021

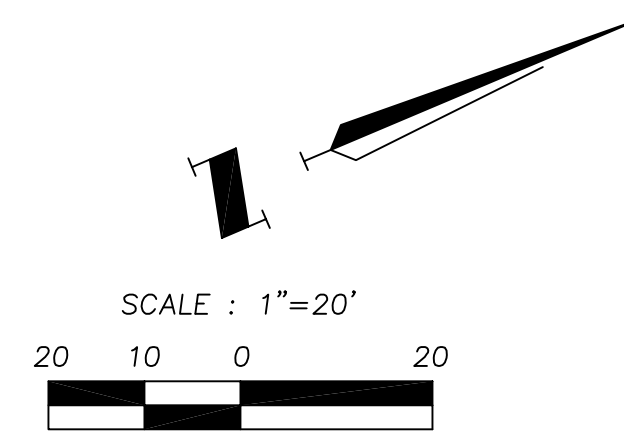
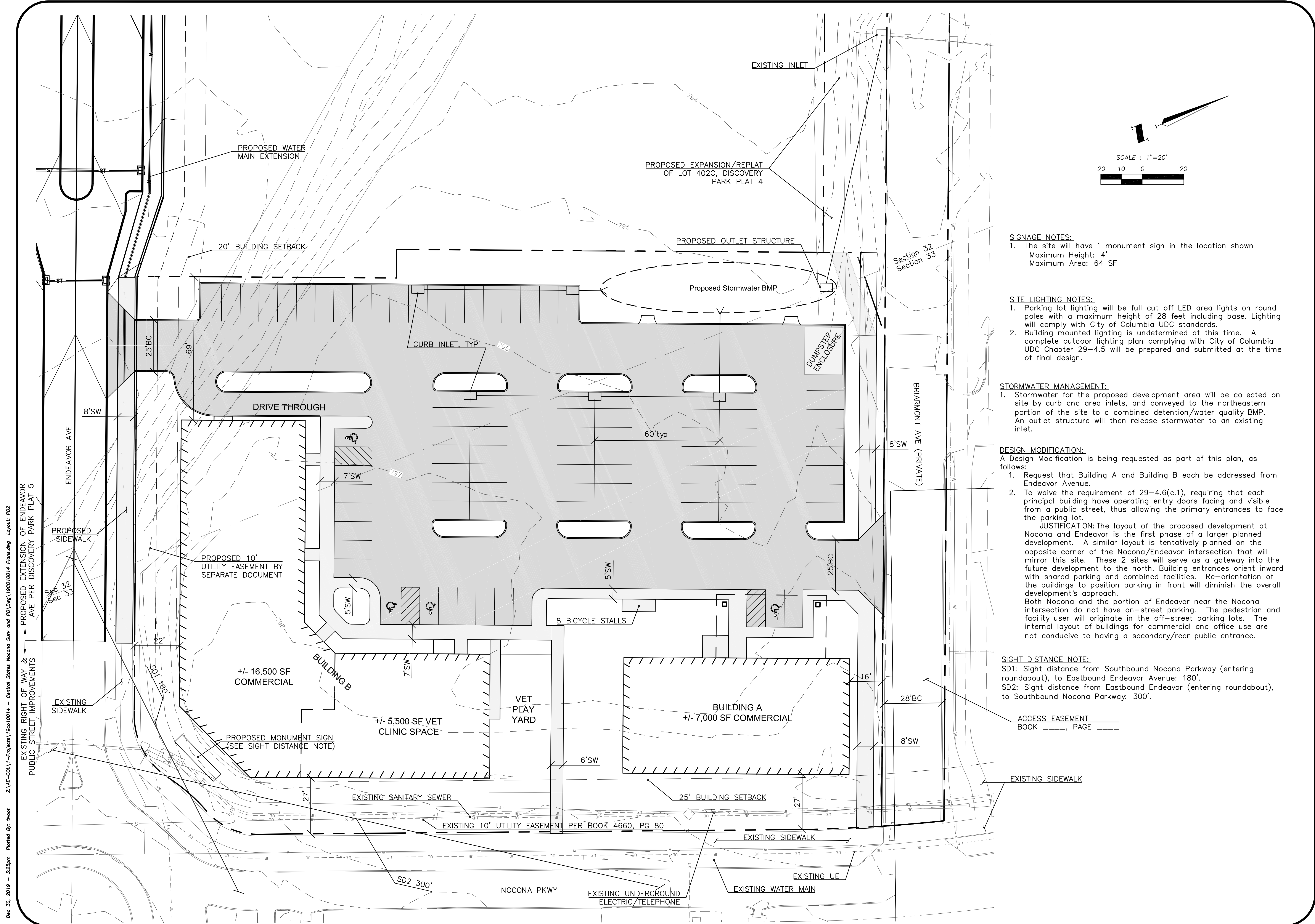
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NO.	DATE	DESCRIPTION	BY
3	12/30/19	City Review Comments	TPW
DRAWN BY: TPW		LICENSED BY: TPW	
LICENSE NO.: E-2000150081		CHECKED BY:	
DATE: 12-30-19		LICENSE NO.:	
JOB NUMBER: 19CO10014		DATE:	

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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



**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 northeastern 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'.

ACCESS EASEMENT  
 BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

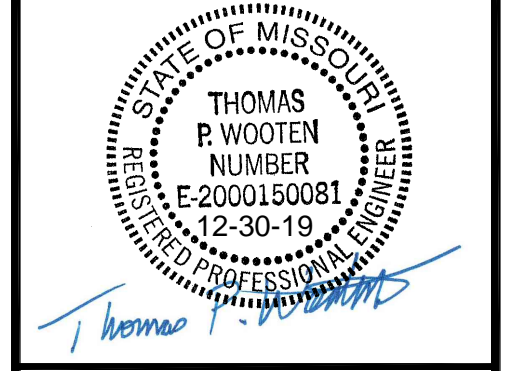
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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
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3	City Review Comments	TPW	12/30/19

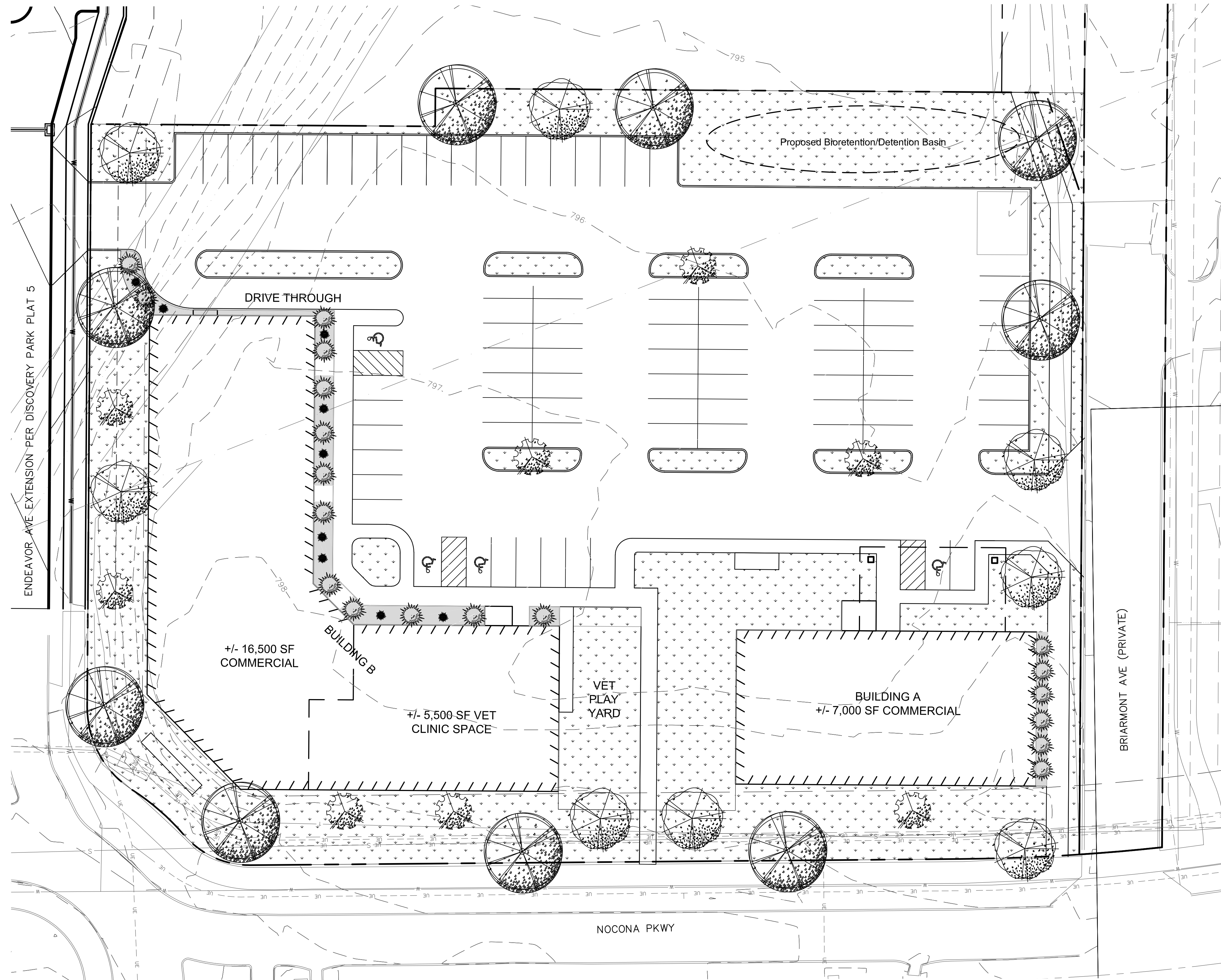
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LICENSE NO.:	
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**DISCOVERY PARK SUBD PLAT 5**  
 Lot 501 PD Development Plan  
 Site Plan  
 COLUMBIA, BOONE COUNTY, MO



Dec 30, 2019 - 3:25pm Plotted By: tmoct Z:\AE-COL\Projects\19co10014 - Central States Nocona Sub and PD\Draw\19CO10014 Plans.dwg Layout: PD2

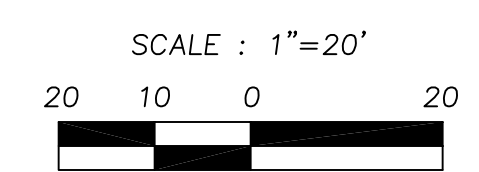


**LANDSCAPE NOTES**

- 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, SEEDED TURF AREA
- HARDWOOD MULCHED AREA



**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

**AE**

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

