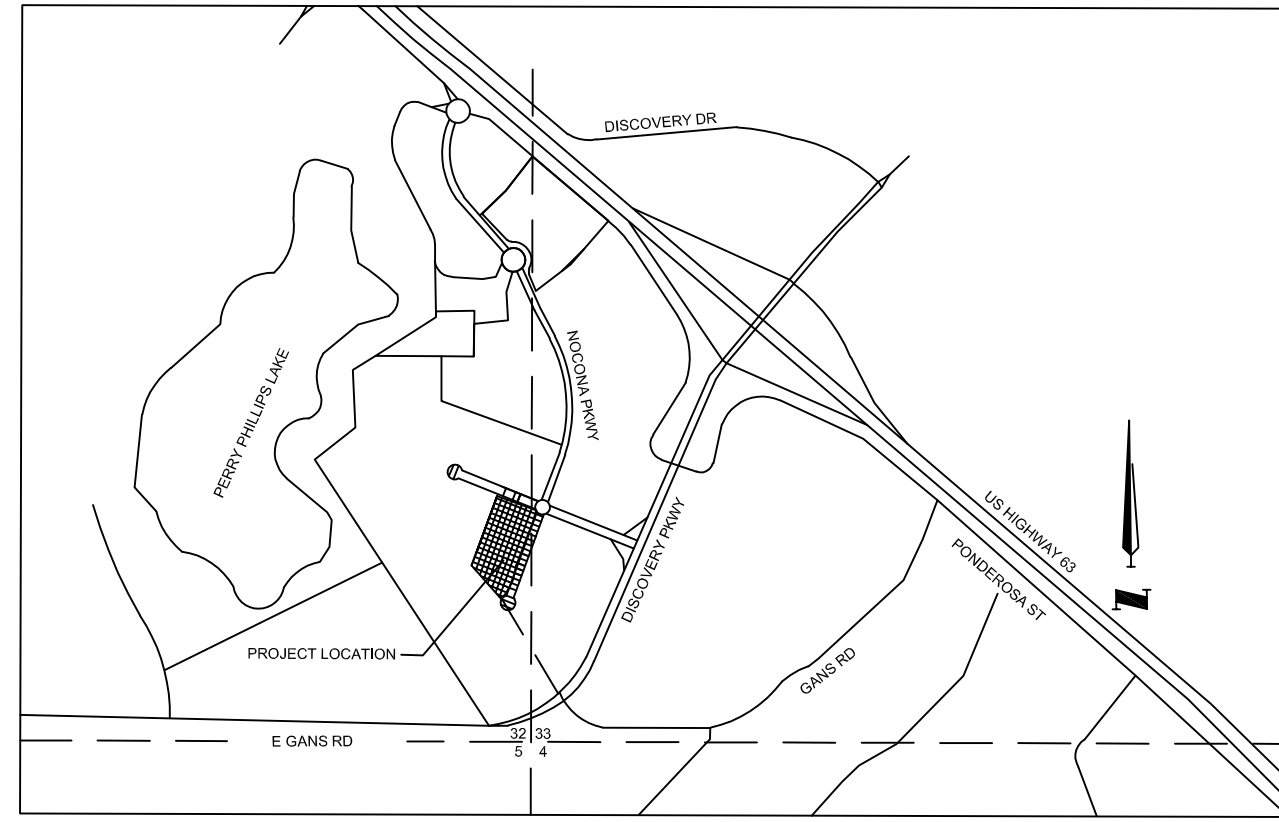


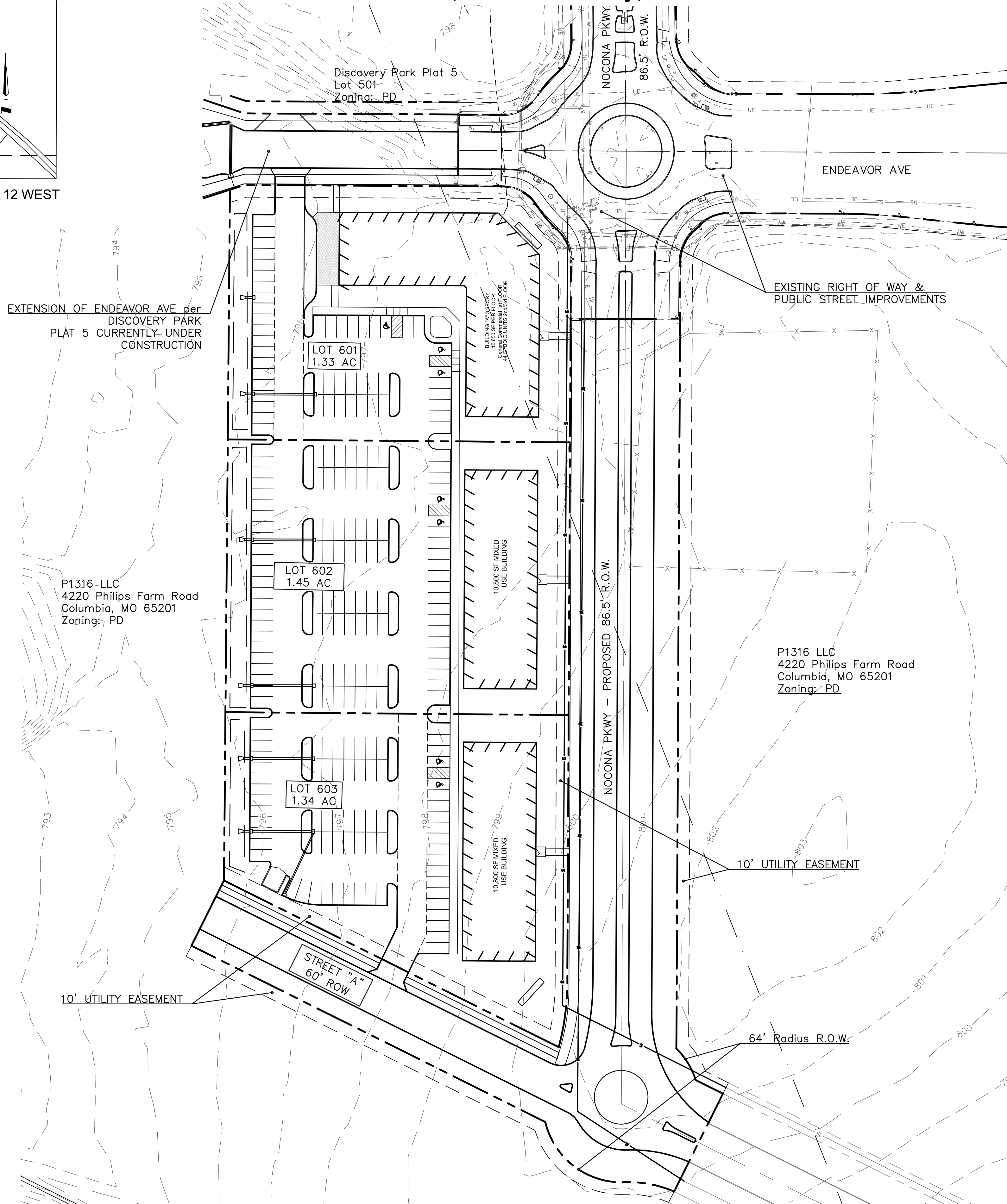
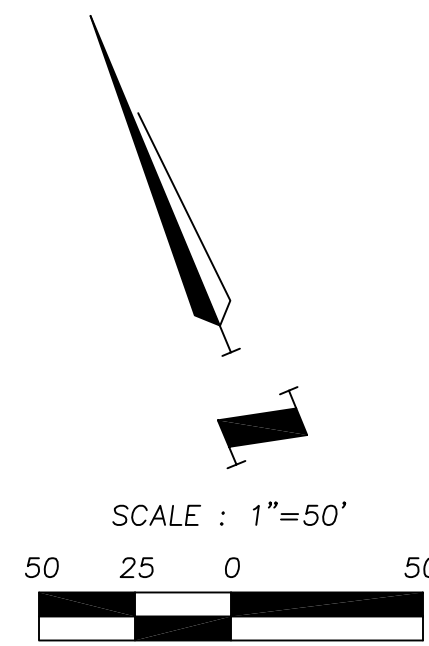
DISCOVERY PARK - ENDEAVOR CENTER WEST

PD PLAN

Columbia, Boone County, MO



SECTIONS 32-33, 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 SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

PROPOSED DESCRIPTION:
LOTS 601, 602 & 603 DISCOVERY PARK SUBDIVISION PLAT 6, CONSISTING OF 6.08 ACRES.
ACREAGE INCLUDES 2.0 ACRES OF PROPOSED PUBLIC STREET RIGHT OF WAY.

ZONING: PD

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:
Building A: 46950 SF GFA; 48' Max Height
Building B: 10800 SF GFA; 30' Max Height
Building C: 10800 SF GFA; 30' Max Height

RESIDENTIAL DEVELOPMENT DENSITY, LOT 601
Lot Area: 1.46 Acres
Proposed # of Units: 44
Proposed Density: 30.1 Units/Acre

PARKING CALCULATIONS:
Lot 601/Building A:
Second and Third Floors will Contain 22 Studio Apartments per Floor; 44 Studio Apartments Total.
1 Space Required per Apartment = 44 Spaces
Visitor Space Requirements: 1 Space per 5 Apartments = 44/5 = 8.8--> 9 Visitor Spaces Required
Second and Third Floor Parking Requirements = 44+9 = 53 Spaces

A Shared Parking Arrangement will be proposed between Lots 601, 602 and 603 to allow all 3 lots to share parking and function as if Buildings A, B and C were all on one lot.

Parking space count per lot as shown:
Lot 601: 50 spaces
Lot 602: 103 spaces
Lot 603: 69 spaces
Total for all 3 lots: 222 spaces

Allocating 53 spaces for Building A, 2nd & 3rd floors leaves 169 spaces for the remainder of the site.
Resulting parking ratio for remainder of site - Buildings B and C, and the first floor of Building A:
37,250 SF/169 spaces = 1 space per 220 SF

ACCESS EASEMENTS:
See keynotes on sheet PD2

GENERAL NOTES:
1. All existing utilities on this site are underground unless noted
2. This project will trigger the requirement to complete installation of the traffic signal at Discovery Parkway and Endeavor Avenue. The signal shall be installed and operational prior to the issuance of any Occupancy Certificates for this property.

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION

THIS ____ DAY OF _____, 2020
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT
TO ORDINANCE # _____
ON THE ____ DAY OF _____, 2020

BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CLERK

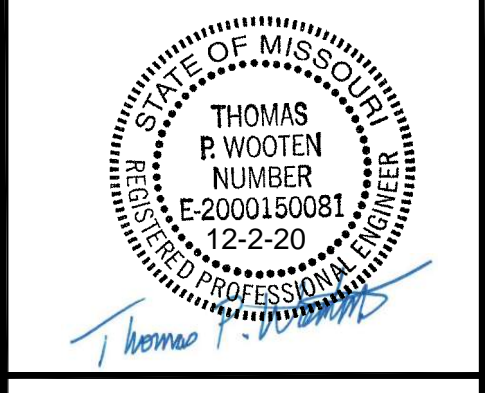
ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO 65201 - PHONE 6720 397-5476
LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000022 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	BY
1	City Review Comments	10/28/20	TPW
2	City Review Comments	11/23/20	TPW
3	City Review Comments	12/2/20	TPW

TPW	E-2000150081	12-2-2020	20CO10004
TPW	11/23/20	12-2-2020	20CO10004
TPW	12/2/20	12-2-2020	20CO10004

ENDEAVOR CENTER WEST
PD Development Plan
Endeavor Center West Overview
COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
PD1
1 OF 3

SIGNAGE NOTES:

- The site will have 2 monument sign in the locations shown.
Maximum Height per Sign: 4'
Maximum Area per Sign: 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:

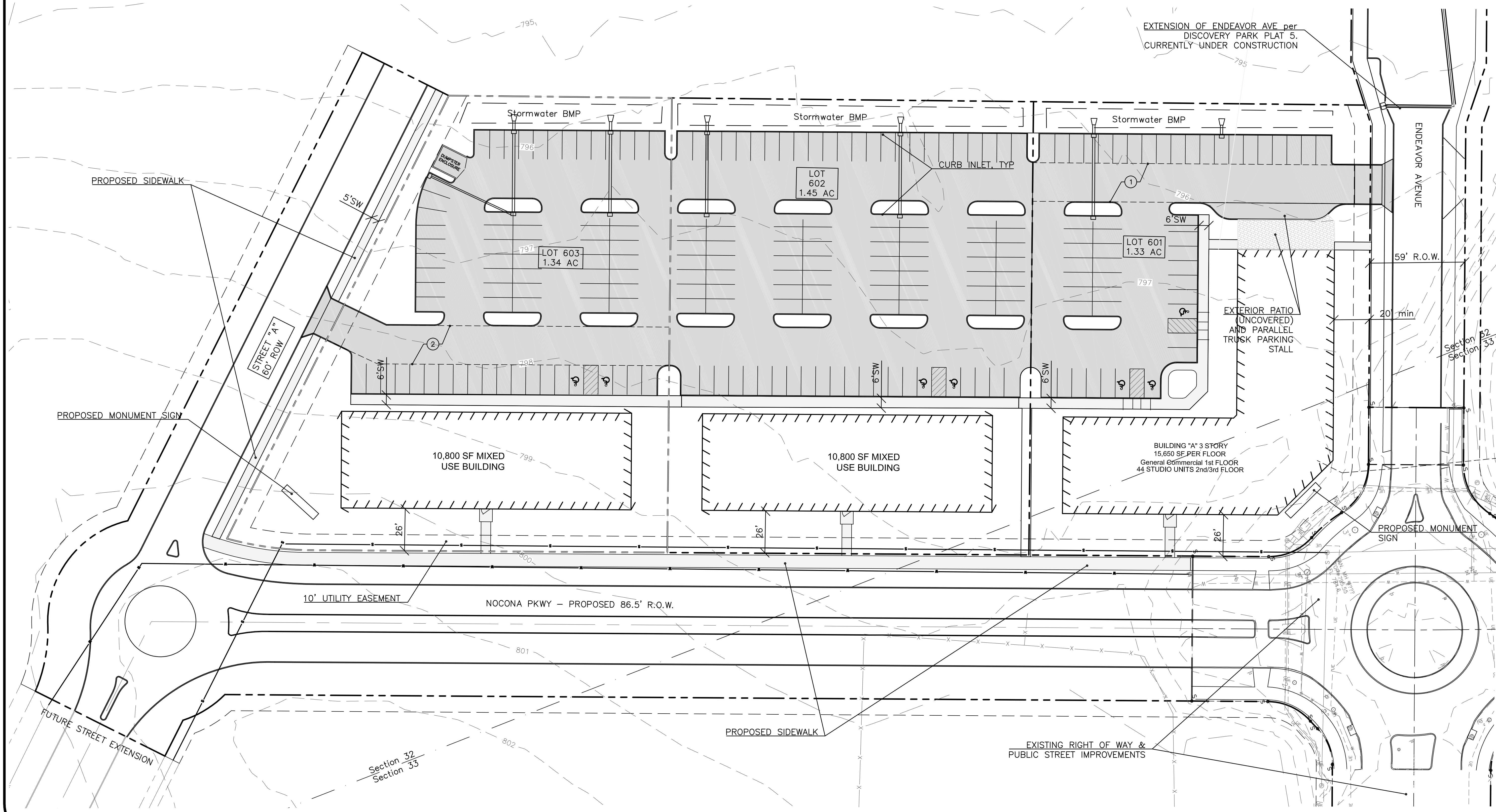
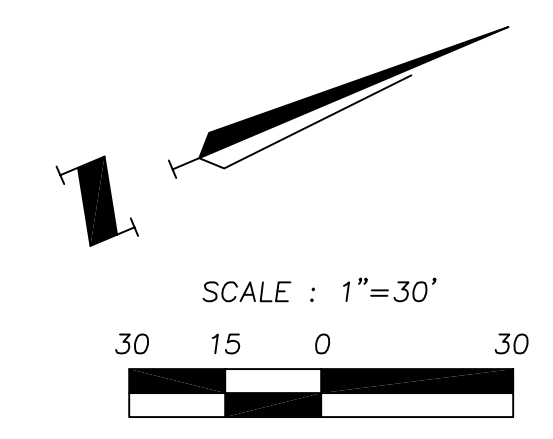
- Stormwater for the proposed development lots will be collected on site by curb and area inlets, and conveyed to the western portion of the site to a water quality BMP. An outlet structure will then release stormwater to the existing natural drainageway.

DESIGN ADJUSTMENT:

A Design Adjustment is being requested as part of this plan to allow the parking lot to be constructed across the proposed lot lines, between Lots 601 and 602, and lots 602 and 603.

KEYNOTES

- Future/proposed access easement across Lot 601 to Lot 602
- Future/proposed access easement across Lot 603 to Lot 602



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EMPLOYEE OWNED

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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	BY
1	City Review Comments	10/28/20	TPW
2	City Review Comments	11/23/20	TPW
3	City Review Comments	12/2/20	TPW

TPW	E-2000150081	12-2-2020	20CO10004
TPW	E-2000150081	DATE:	JOB NUMBER:

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ENDEAVOR CENTER WEST
PD Development Plan

Site Plan

COLUMBIA, BOONE COUNTY, MO


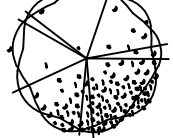
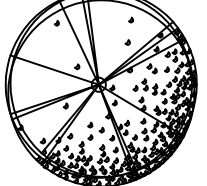
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
THOMAS P. WOOTEN
NUMBER
E-2000150081
12-2-20

SHEET NUMBER
PD2
2 OF 3

Dec 02, 2020 - 4:12pm Plotted By: Tom WA_20co10004 - Central States - Endeavor Center West (Admin\Reports\PD Plan Documents\201012 PD Plan 1st Submittal)\Endeavor Center West PD Plan.dwg Layout: PD2

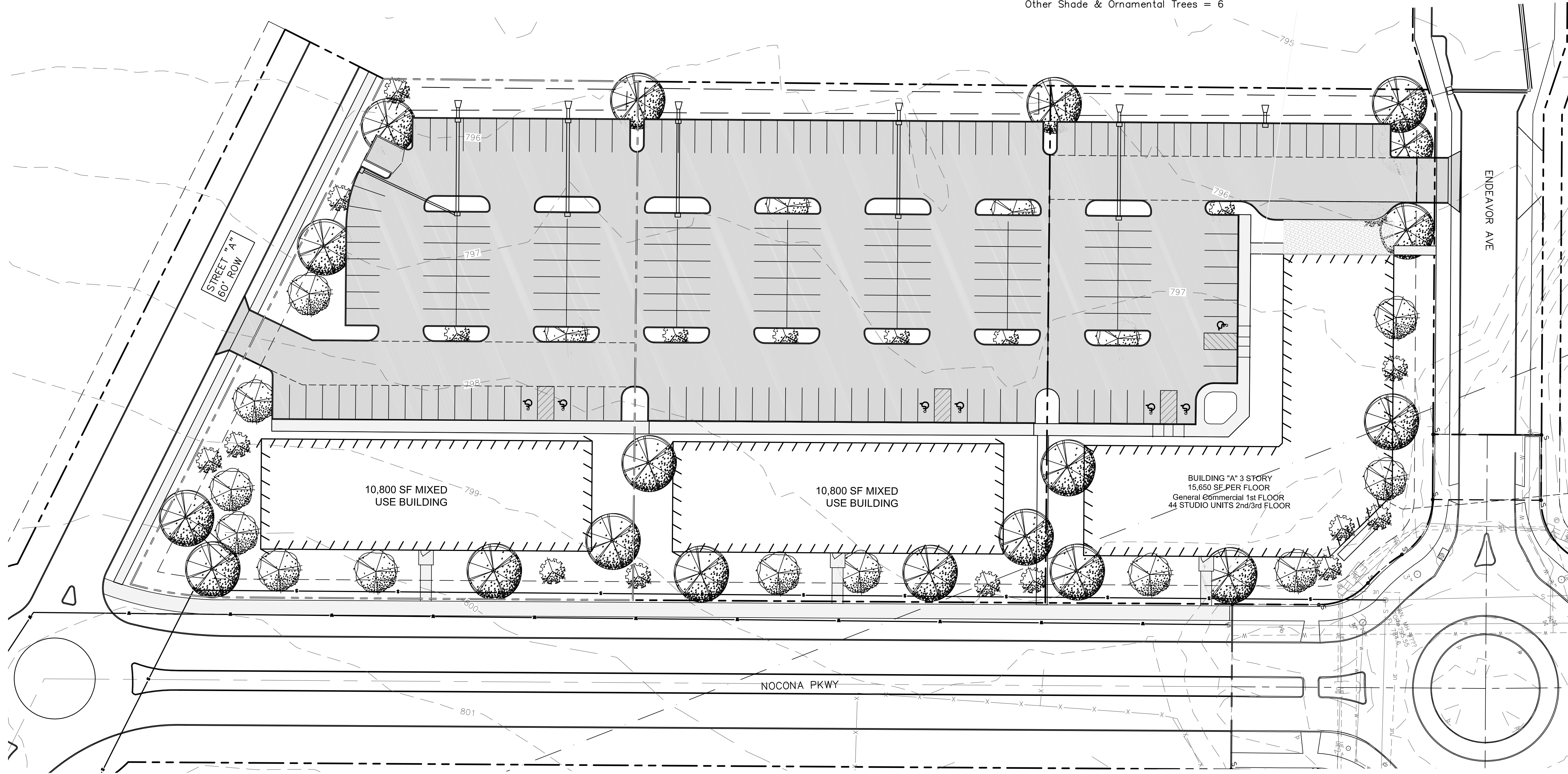
Dec 02, 2020 - 4:13pm Plotted By: Tom W:\200010004 - Central States - Endeavor Center West\Admin\Reports\PD Plan Documents\201012 PD Plan 1st Submittal\Endeavor Center West PD Plan.dwg Layout: L1

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 Lots 601, 602, 603: 179467 SF
Parking Area 82191 SF
Building & Sidewalk Area: 43397 SF
Landscaped Area: 53879 SF
- Street Tree Requirements: 1 tree per 40' of street frontage.
Total street frontage: 1270 LF
1270 LF/40 = 32 street trees required.
30% Medium Trees = 9.6 Med Trees (9 shown)
30% Large Trees = 9.6 Large Trees (10 shown)
Other Shade & Ornamental Trees = 13
- Interior Landscaping Tree Requirements:
1 tree per 4000 SF of paved area
82191 SF/4000 = 20.5; 21 trees required.
30% Medium Trees = 6.3 Med Trees (6 Shown)
40% Large Trees = 8.4 Large Trees (9 Shown)
Other Shade & Ornamental Trees = 6



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EMPLOYEE OWNED

AE

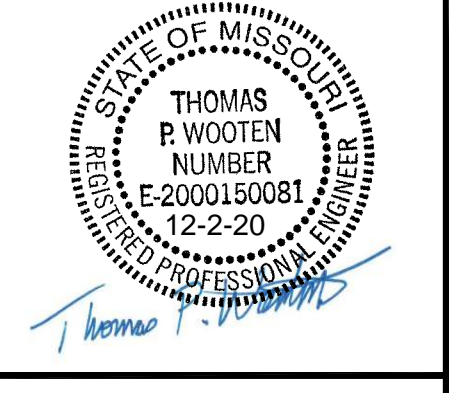
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MISSOURI CERTIFICATE OF AUTHORITY #00002 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	City Review Comments	TPW	10/28/20
2	City Review Comments	TPW	11/23/20
3	City Review Comments	TPW	12/2/20

TPW	E-2000150081
TPW	12-2-2020
20CO10004	20CO10004

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ENDEAVOR CENTER WEST
PD Development Plan
Conceptual Landscape Plan
COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
L1
3 OF 3