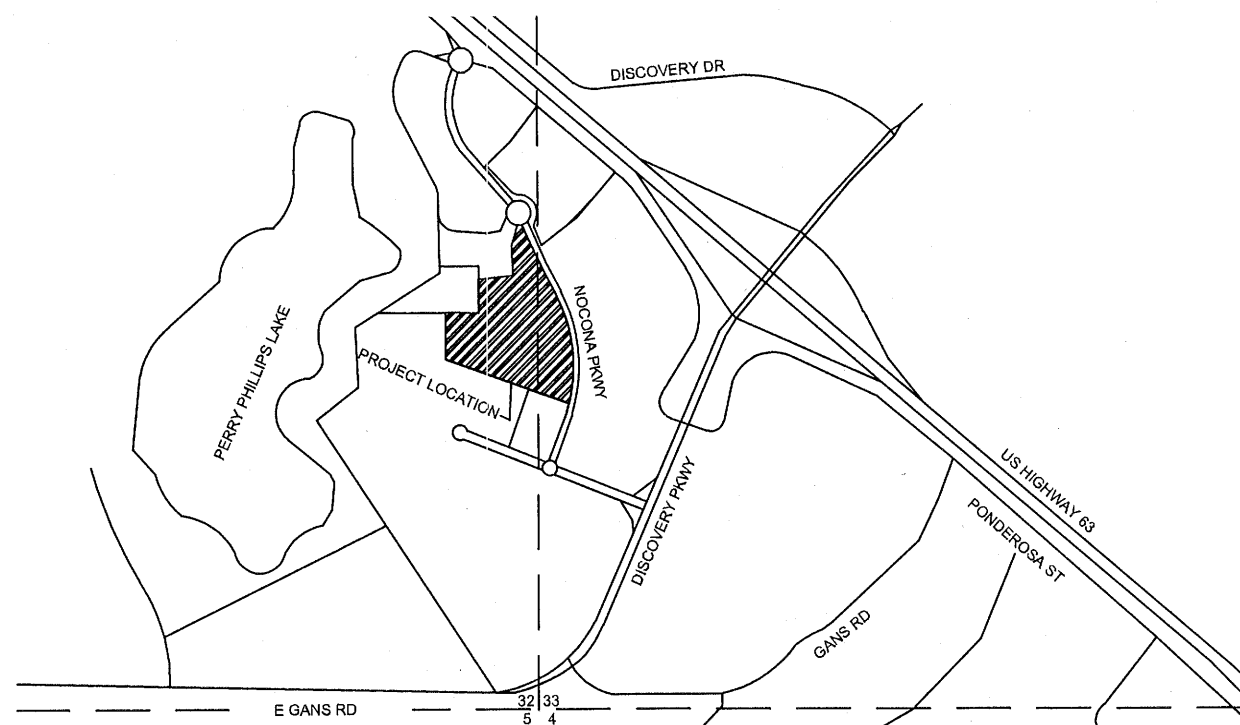


DISCOVERY PARK SUBDIVISION PLAT 4

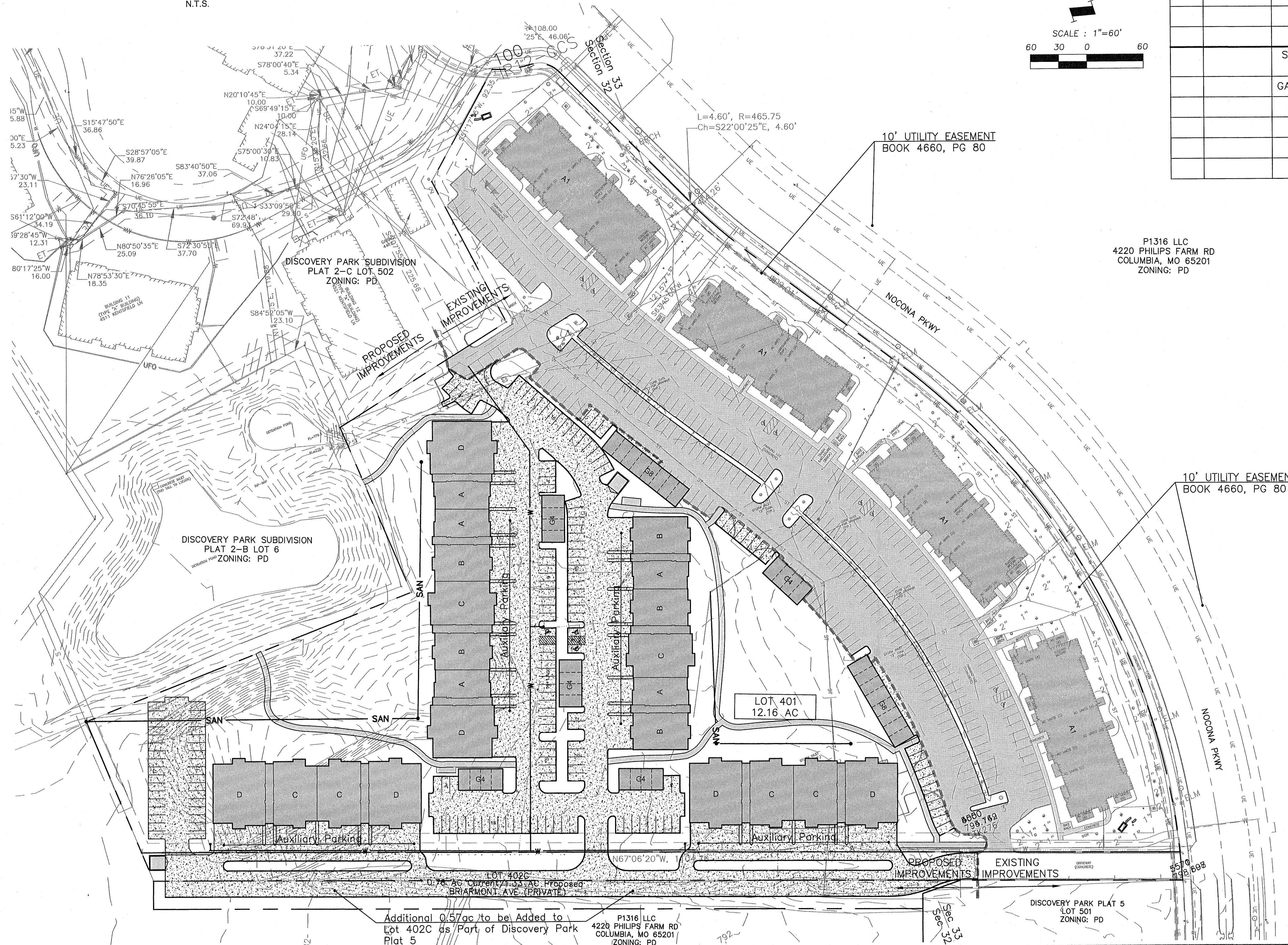
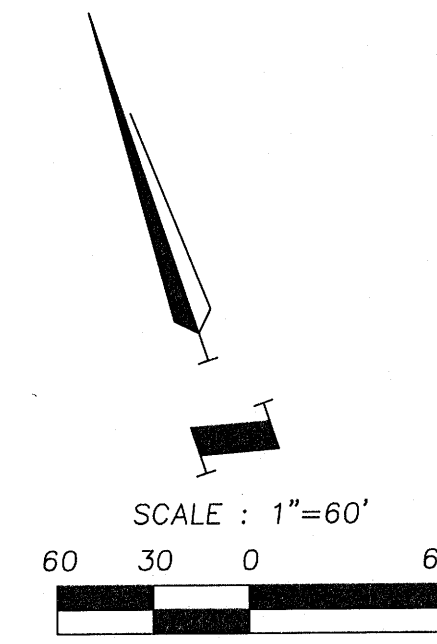
PD PLAN MAJOR AMENDMENT #1

Columbia, Boone County, MO



SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
LOCATION MAP
N.T.S.

RESIDENTIAL PARKING CALCULATION			
KEY	NO. BLDGS	DESCRIPTION	TOTAL
A	5	APARTMENTS 5, 1BR EACH	38 Spaces Req'd
B	5	APARTMENTS 5, 1BR EACH	38 Spaces Req'd
C	6	APARTMENTS 5, 2BR EACH	60 Spaces Req'd
D	6	APARTMENTS 5, 3BR EACH	75 Spaces Req'd
A1	4	APARTMENTS 8 STUDIO, 28 1BR, 12 2BR	296 Spaces Req'd
VISITOR SPACES REQUIRED (1 SPACE / 5 UNITS) 302 UNITS			61 SPACES
TOTAL SPACES REQUIRED			568 SPACES
BICYCLE SPACES REQUIRED (60 PROVIDED)			29 SPACES
BICYCLE SPACE REDUCTION PER ORDINANCE			29 SPACES
NET PARKING REQUIRED INCLUDING BICYCLE REDUCTION			539 SPACES
SPACES PROVIDED (PARKING LOT, INCLUDING 11 ACCESSIBLE STALLS)			425 SPACES
GARAGE SPACES PROVIDED (Buildings A-D plus "G" buildings)			115 SPACES
TOTAL SPACES PROVIDED			540 SPACES
AUXILIARY SPACES IN FRONT OF BUILDING GARAGE BAYS			79 SPACES
TOTAL SPACES PROVIDED INCLUDING AUXILIARY SPACES			619 SPACES



LEGAL DESCRIPTION:
ALL OF LOTS 401 & 402C OF DISCOVERY PARK SUBDIVISION, PLAT 4, PLAT BOOK 50, PAGE 70 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

OWNER/DEVELOPER:
Discovery Park Apartments
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: 54' Maximum
"A1" Buildings are existing and contain no internal garage parking spaces. Proposed buildings contain garage parking on the main level, as follows:

Building Designation	# of garage stalls
A	2
B	3
C	4
D	5
G4	4 (Detached Garage Structure)
G8	8 (Detached Garage Structure)

FIRE DEPT ACCESS:
The proposed parking and drive configuration represented herein has been verified to accommodate turning movements by City of Columbia Fire Dept vehicles known as of the submittal date. Turning movements will be re-verified as needed at time of final design.

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

APPROVED BY THE CITY COUNCIL PURSUANT
TO ORDINANCE # 024164
ON THE 17th DAY OF February, 2020
Brian Treece
BRIAN TREECE, MAYOR

ATTEST:
Sheela Amin
SHEELA AMIN, CLERK

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILIPS FARM ROAD, COLUMBIA, MO 65201
TEL: 636-721-1111 FAX: 636-721-1112
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

DRAWING INFO.	
NO.	DESCRIPTION
1	City Review Comments

DATE	BY	DESCRIPTION
12-20-19	TPW	City Review Comments

DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	12-20-19
JOB NUMBER:	190010016

DISCOVERY PARK SUBDIVISION
PLAT 4 PD Development Plan Major Amendment
Lot Overview
COLUMBIA, BOONE COUNTY, MO

SHEET NUMBER
PD1
1 OF 3

Dec 20, 2019 - 4:10pm Plotted By: hewat Z:\AE-COA\1-Projects\190010016 - Central States - Lot 401 PD Plan & Constr Dwg\190010016 Plans.dwg Layout: PD1

SIGNAGE NOTES:

ONE MONUMENT SIGN IS PROPOSED NEAR THE ROUNDABOUT AT THE NE CORNER OF LOT 401, WHICH WILL BE A MAXIMUM OF 8' TALL AND SIGNAGE AREA SHALL NOT BE MORE THAN APPROXIMATELY 34 SQUARE FEET. SIGN SHALL BE OF MASONRY CONSTRUCTION AND MAY HAVE A LANDSCAPE PLANTER ATTACHED. SIGN WILL BE SIMILAR TO THE EXISTING SIGN ON LOT 5 OF DISCOVERY PARK PLAT 2B.

ONE MONUMENT SIGN IS PROPOSED AT THE SE CORNER OF LOT 401 ALONG NOCONA PARKWAY, WHICH WILL BE A MAXIMUM OF 8' TALL AND SIGNAGE AREA SHALL NOT BE MORE THAN APPROXIMATELY 34 SQUARE FEET. SIGN SHALL BE OF MASONRY CONSTRUCTION AND MAY HAVE A LANDSCAPE PLANTER ATTACHED. SIGN WILL BE SIMILAR TO THE EXISTING SIGN ON LOT 5 OF DISCOVERY PARK PLAT 2B.

DIRECTIONAL SIGNS MAY BE INSTALLED AT BUILDING ENTRANCES AS NEEDED. WALL MOUNTED SIGNAGE IS NOT KNOWN AT THIS TIME.

FINAL SIGNAGE WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS. SIGNAGE WILL BE IN ACCORDANCE WITH CITY STANDARDS AND ORDINANCE 18043.

SITE LIGHTING NOTES:

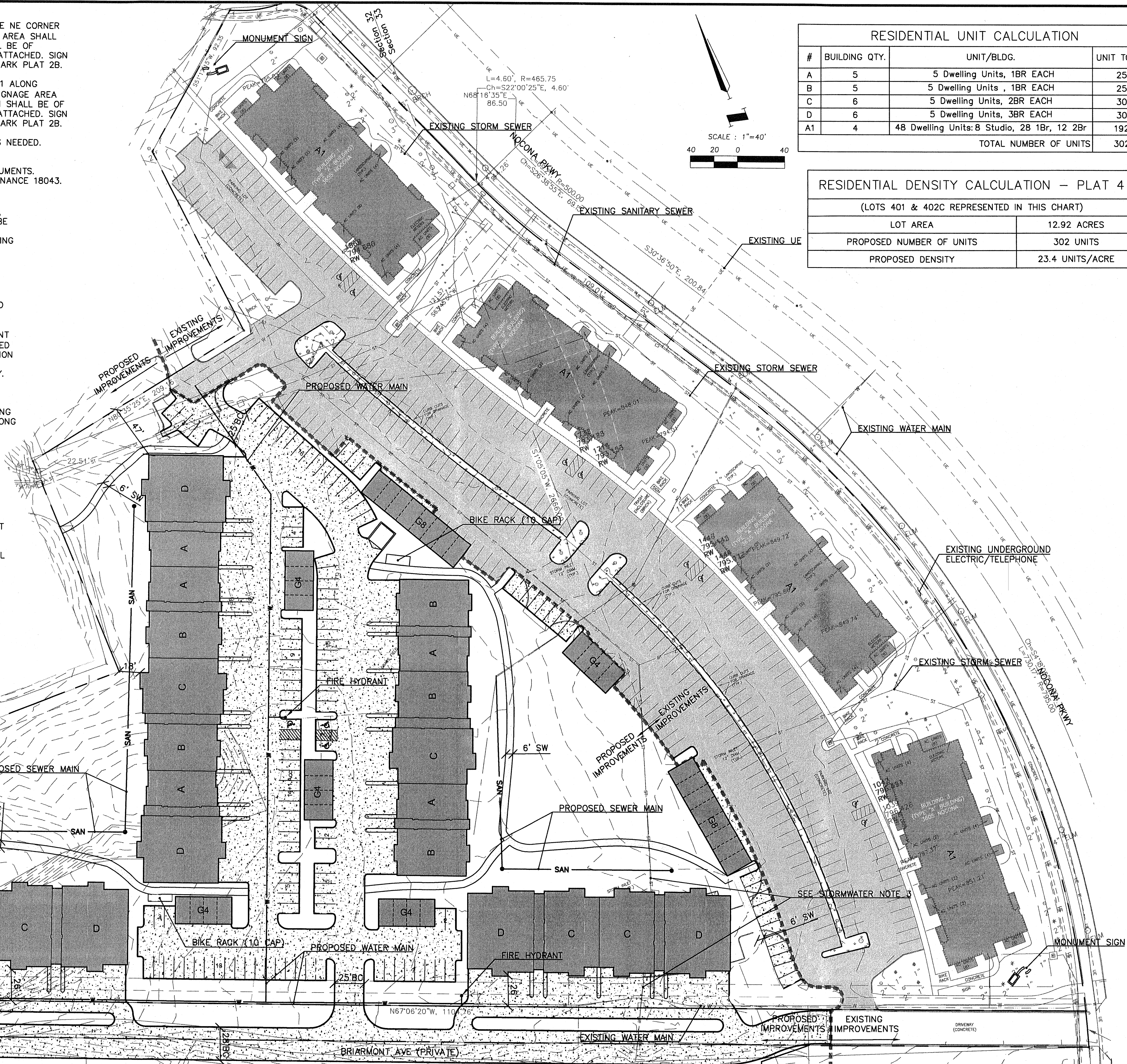
PARKING LOT LIGHTING SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, TOTAL NUMBER ESTIMATED TO BE 42. MAXIMUM LIGHT POLE HEIGHT SHALL BE 20 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORMWATER NOTES:

1. STORMWATER MANAGEMENT SHOWN ON THIS DRAWING IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
2. IN ORDER TO COMPLY WITH ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THIS SITE), THE STORM WATER WILL BE DIRECTED INTO LOT 6 OF PLAT 2-B, WHICH IS AN EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
 - 2.1. EXCEPTION WILL BE AREAS THAT CANNOT DRAIN BY GRAVITY. THOSE AREAS WILL HAVE SEPARATE WATER QUALITY.
3. CONFLICT BETWEEN EXISTING STORM SEWER AND PROPOSED BUILDING WILL BE ADDRESSED AT TIME OF DESIGN BY RE-ROUTING STORM SEWER AROUND BUILDING OR REALIGNING NORTHERLY ALONG BRIARMONT AS GRADING AND DRAINAGE PATTERNS DICTATE.

PRIVATE STREET NOTE:

ALL MAINTENANCE OF THE PRIVATE STREET(S) SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREET SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR CITY STREETS.



#	BUILDING QTY.	UNIT/BLDG.	UNIT TOTAL
A	5	5 Dwelling Units, 1BR EACH	25
B	5	5 Dwelling Units, 1BR EACH	25
C	6	5 Dwelling Units, 2BR EACH	30
D	6	5 Dwelling Units, 3BR EACH	30
A1	4	48 Dwelling Units: 8 Studio, 28 1Br, 12 2Br	192
TOTAL NUMBER OF UNITS			302

LOT AREA	12.92 ACRES
PROPOSED NUMBER OF UNITS	302 UNITS
PROPOSED DENSITY	23.4 UNITS/ACRE

Dec 20, 2019 - 4:15pm Plotted By: hmoat Z:\ME-CO\1-Projects\180010016 - Central States - Lot 401 PD Plan & Const. Draw\Draw\180010016 Planning Layout: PD2

ANDERSON ENGINEERING
EMPLOYEE OWNED

ANDERSON ENGINEERING - DRILLING LABORATORIES - SURVEYORS - COLUMBIA, MO 65201 - PHONE (673) 397-5476
4240 PHILIPS FARM RD. STE 101 - COLUMBIA, MO 65201 - PHONE (673) 397-5476
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000682 EXPIRES 12/31/2021

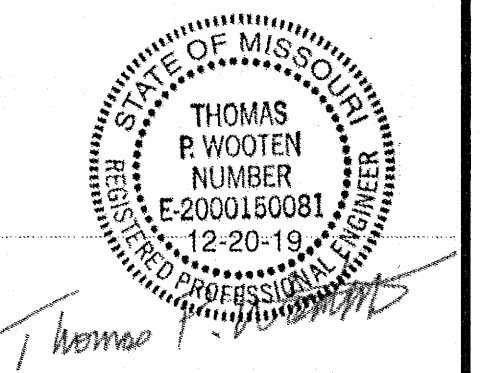
DRAWING INFO.	
NO.	DESCRIPTION
1	City Review Comments

DATE	DRAWN BY	DATE	CHECKED BY
12-20-19	TPW	12-20-19	TPW

LICENSE NO.	JOB NUMBER
E-2000150081	18010016

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DISCOVERY PARK SUBDIVISION
PLAT 4 PD Development Plan Major Amendment
Site Plan
COLUMBIA, BOONE COUNTY, MO


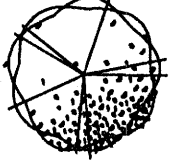
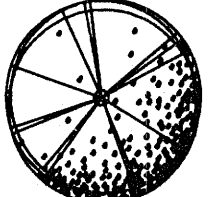


SHEET NUMBER
PD2
2 OF 3

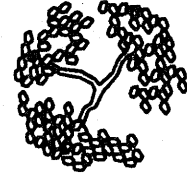
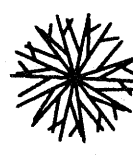



LANDSCAPE NOTES (APPLIES TO "PROPOSED IMPROVEMENTS" AREA)

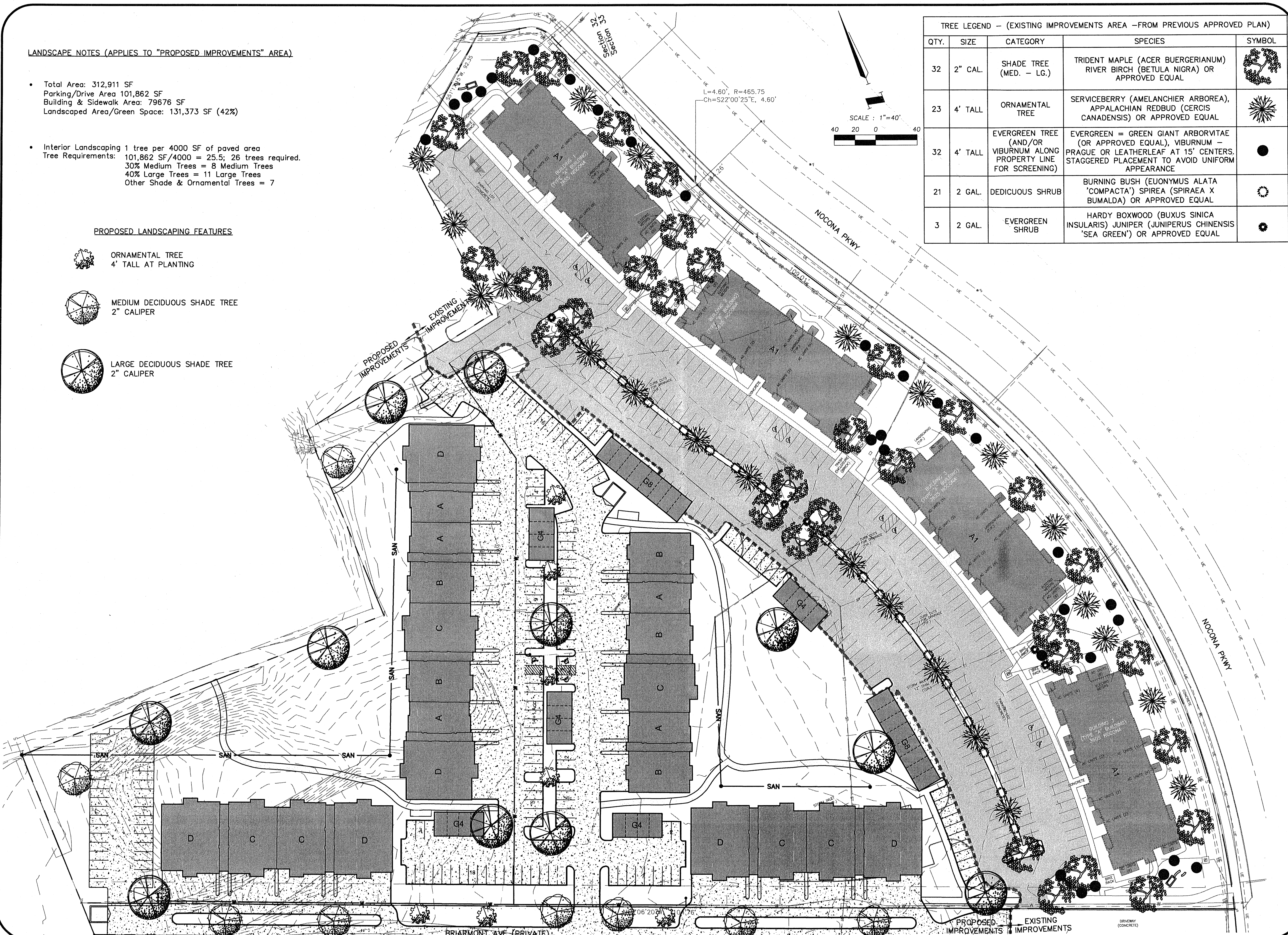
- Total Area: 312,911 SF
 Parking/Drive Area 101,862 SF
 Building & Sidewalk Area: 79,676 SF
 Landscaped Area/Green Space: 131,373 SF (42%)
- Interior Landscaping 1 tree per 4000 SF of paved area
 Tree Requirements: 101,862 SF/4000 = 25.5; 26 trees required.
 30% Medium Trees = 8 Medium Trees
 40% Large Trees = 11 Large Trees
 Other Shade & Ornamental Trees = 7

PROPOSED LANDSCAPING FEATURES

-  ORNAMENTAL TREE
4' TALL AT PLANTING
-  MEDIUM DECIDUOUS SHADE TREE
2" CALIPER
-  LARGE DECIDUOUS SHADE TREE
2" CALIPER

TREE LEGEND - (EXISTING IMPROVEMENTS AREA -FROM PREVIOUS APPROVED PLAN)

QTY.	SIZE	CATEGORY	SPECIES	SYMBOL
32	2" CAL.	SHADE TREE (MED. - LG.)	TRIDENT MAPLE (ACER BUERGERIANUM) RIVER BIRCH (BETULA NIGRA) OR APPROVED EQUAL	
23	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHIER ARBOREA), APPALACHIAN REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
32	4' TALL	EVERGREEN TREE (AND/OR VIBURNUM ALONG PROPERTY LINE FOR SCREENING)	EVERGREEN = GREEN GIANT ARBORVITAE (OR APPROVED EQUAL), VIBURNUM - PRAGUE OR LEATHERLEAF AT 15' CENTERS. STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
21	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
3	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	



Jan 02, 2020 - 11:35am Plotted By: twost Z:\ME-COL\1-Projects\190010016 - Central States - Lot 401 PD Plan & Contr. Dwg\190010016 Plans.dwg Layout: L1

ANDERSON ENGINEERING
 EMPLOYEE OWNED

AE

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REVISIONS

NO.	DESCRIPTION	BY	DATE	DRAWN BY	TPW	TPW	TPW	TPW	TPW
1	City Review Comments	TPW	12-20-18	TPW	TPW	TPW	TPW	TPW	TPW
2	City Review Comments	TPW	1-2-20	TPW	TPW	TPW	TPW	TPW	TPW

DRAWING INFO.

DATE	12-20-19
LICENSE NO.	190010016
JOB NUMBER	190010016
DATE	12-20-19
LICENSE NO.	190010016
JOB NUMBER	190010016

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DISCOVERY PARK SUBDIVISION
 PLAT 4 PD Development Plan Major Amendment
 Conceptual Landscape Plan
 COLUMBIA, BOONE COUNTY, MO

STATE OF MISSOURI
 THOMAS R. WOOTEN
 NUMBER
 E-2000150081
 1-2-20
 PROFESSIONAL SEAL

SHEET NUMBER
L1
 3 OF 3