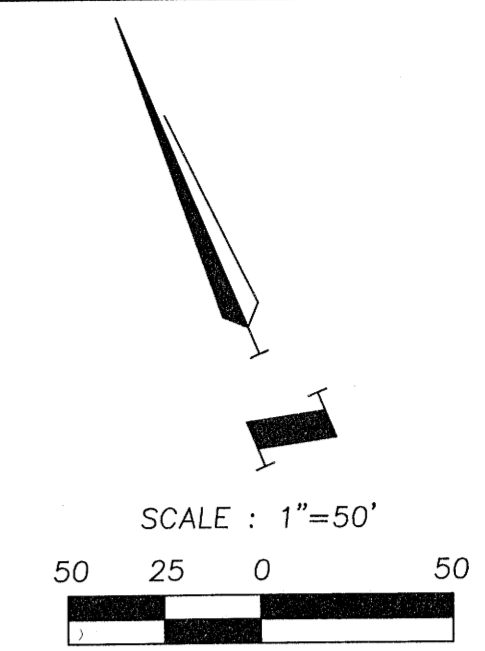


DISCOVERY PARK SUBDIVISION PLAT 5, LOT 501

PD PLAN MINOR AMENDMENT 1

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: 6443 SF GFA
 Building B: 15930 SF GFA

PARKING CALCULATIONS:
 86 Parking Stalls Total. 80 Standard Stalls. 6 Accessible Stalls.

Building A, Veterinary Clinic: 6443 SF GFA
 Required Parking Ratio:
 1 Stall/400 SF = 17 Stalls Required

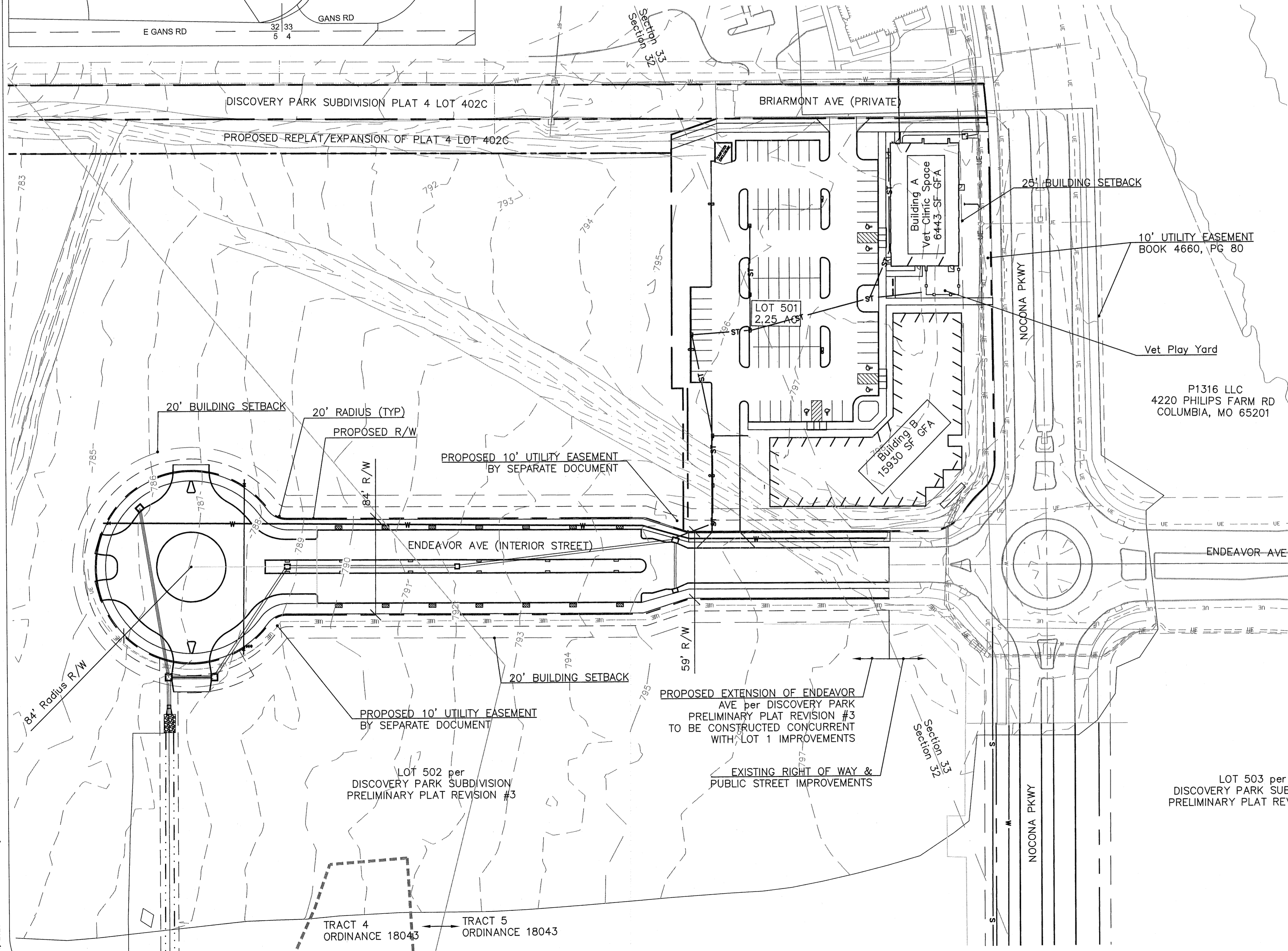
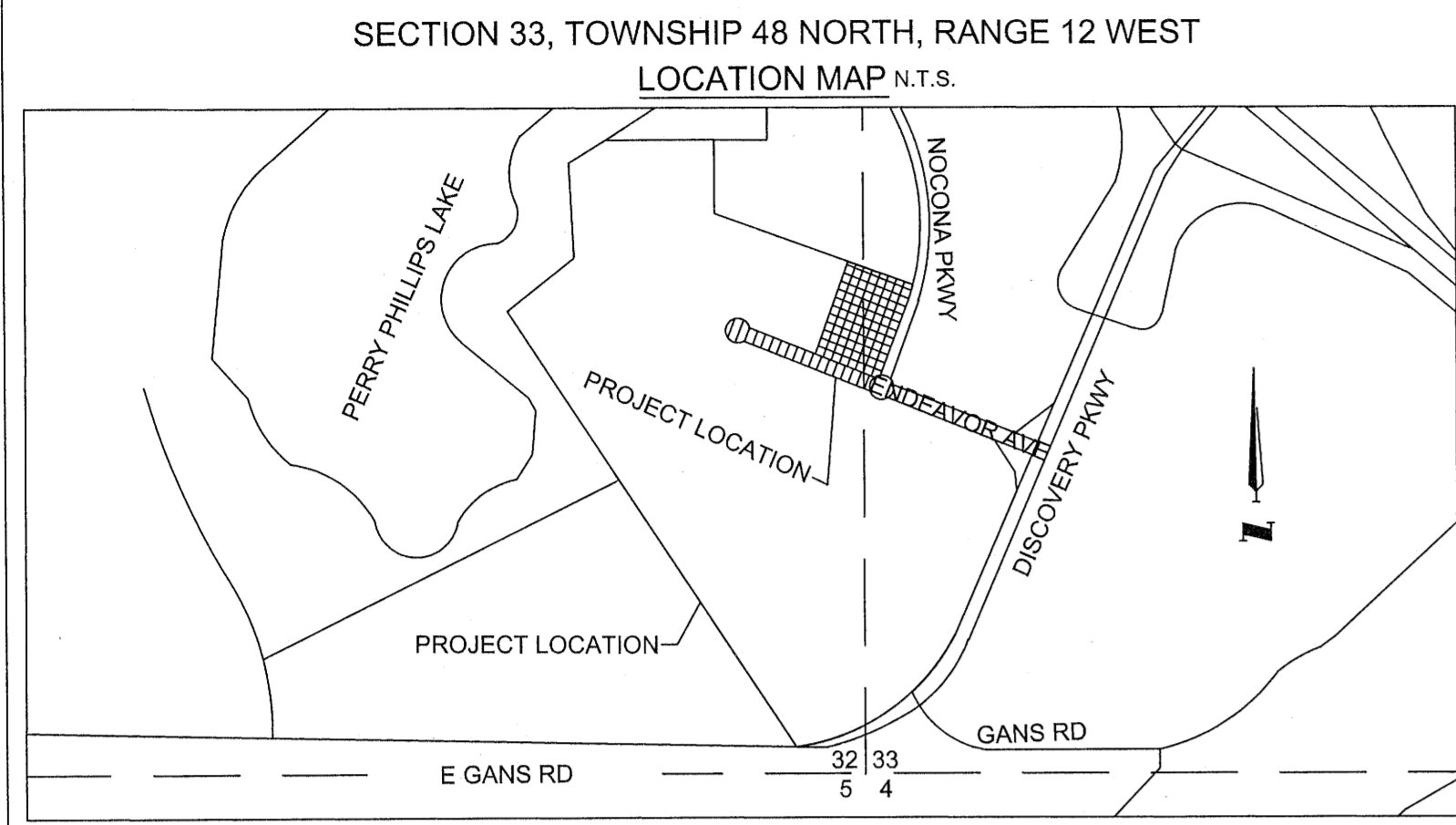
Building B, Use Undetermined: 15930 SF GFA
 Remaining Stalls After Building A Allocation:
 (86-17) = 69 Stalls
 Resultant Parking Ratio Building B: 1 Stall/231 SF

Accessible Stalls:
 Building A: 17 Stalls Allocated
 1 Accessible Stall Required.
 2 Accessible Stalls Provided at Building A

Building B:
 69 Stalls Allocated
 3 Accessible Stalls Required
 4 Accessible Stalls Provided at Building B

Bicycle Stalls:
 86 Parking Stalls Total
 8 Bicycle Stalls Required
 8 Bicycle Stalls Provided

GENERAL NOTES:
 1. All existing utilities on this site are underground unless noted



LOT 503 per
 DISCOVERY PARK SUBDIVISION
 PRELIMINARY PLAT REVISION #3

APPROVED AS A MINOR REVISION BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS 3RD DAY OF AUGUST, 2020

[Signature]
 TIMOTHY TEDDY, DIRECTOR

ANDERSON ENGINEERING
 EMPLOYEE OWNED

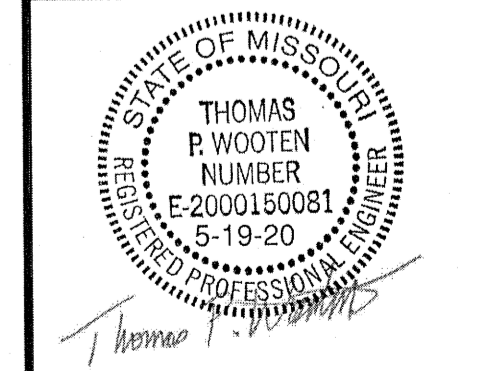
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
 4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO 65201 - PHONE (573) 397-5476
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
 MISSOURI CERTIFICATE OF AUTHORITY #006862 EXPIRES 12/31/2021

DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
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DISCOVERY PARK SUBD PLAT 5
 Lot 501 PD Minor Amendment 1

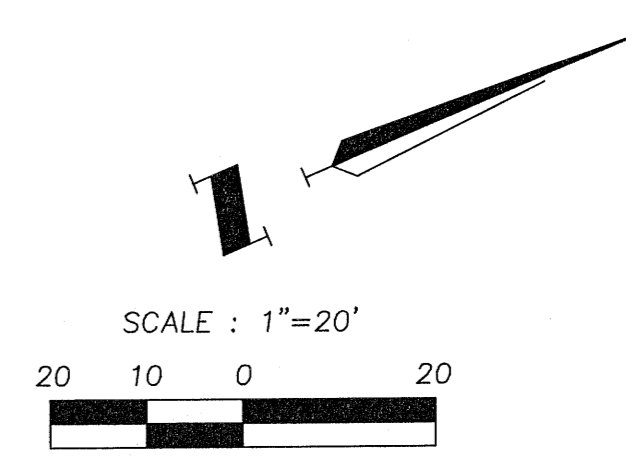
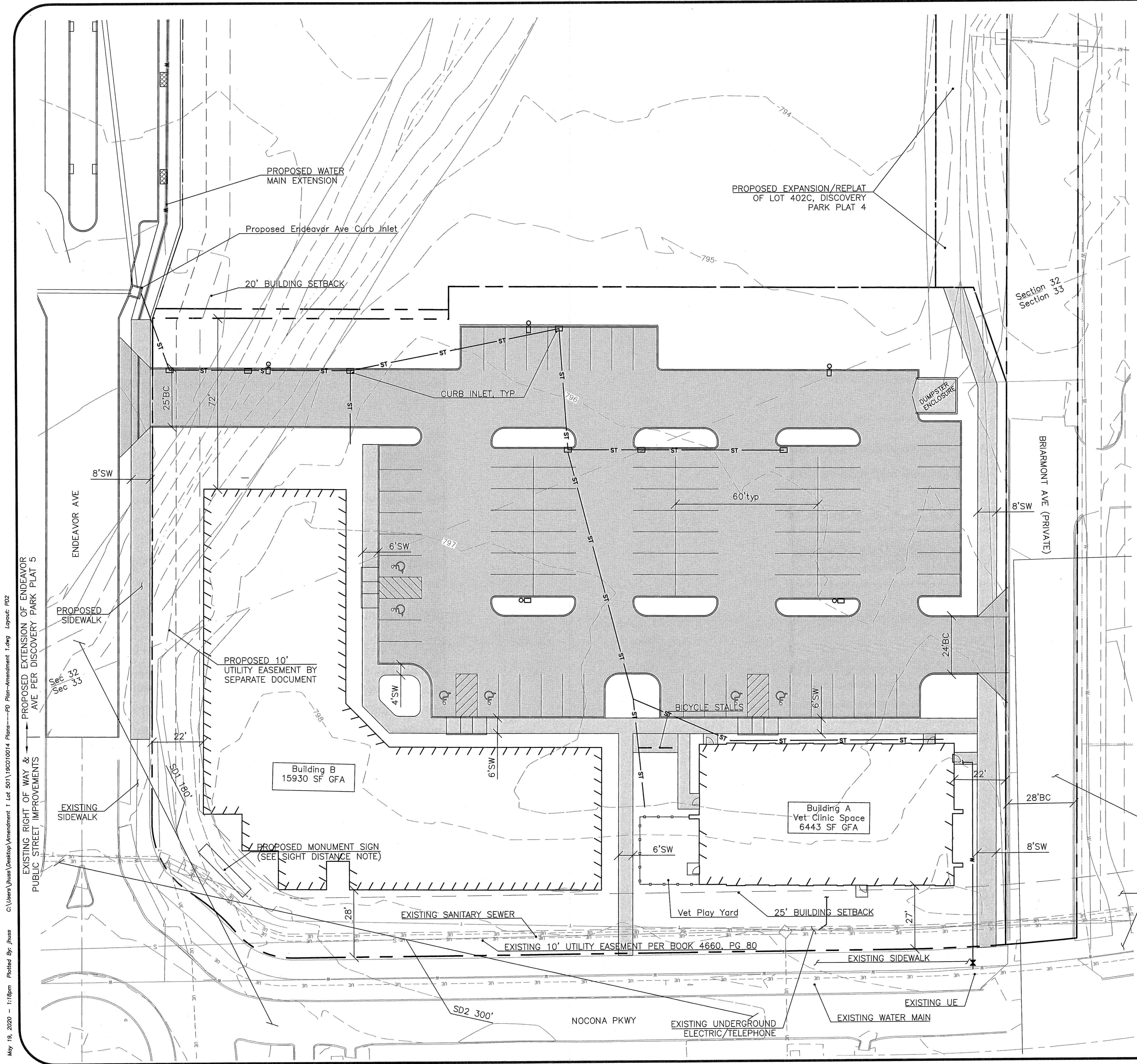
Lot 501 Overview

COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
PD1
 1 OF 3

Jun 04, 2020 - 11:12am Plotted By: twost Z:\ME-CO\1-Projects\180410014 - Central States Nocona Surv. and PD\Draw\180410014 Plans-PD Plan-Amendment 1.dwg Layout: PD1



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 northwestern portion of the site to a proposed curb inlet on Endeavor Avenue.
- Water quality for this lot and the extension of Endeavor Avenue will be via a regional BMP.

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 (entering roundabout), to Southbound Nocona Parkway: 300'.

ANDERSON ENGINEERING
EMPLOYEE OWNED

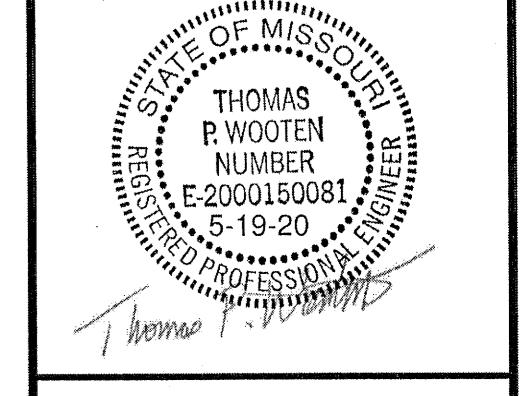
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DRAWING INFO.	
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	05-18-2020
JOB NUMBER:	18CO10014

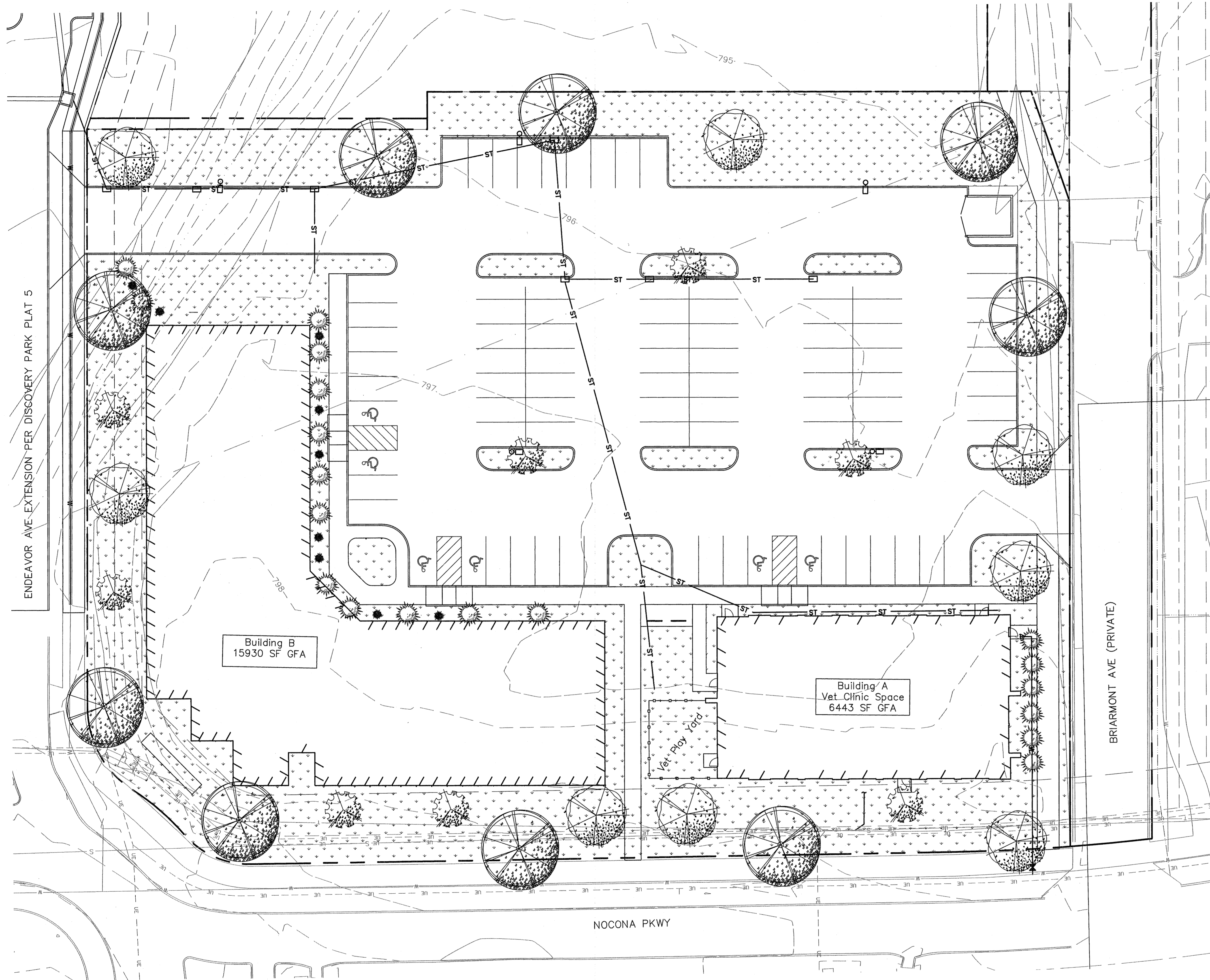
DISCOVERY PARK SUB'D PLAT 5
Lot 501 PD Minor Amendment 1

Site Plan

COLUMBIA, BOONE COUNTY, MO




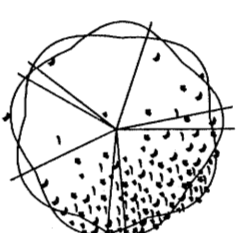
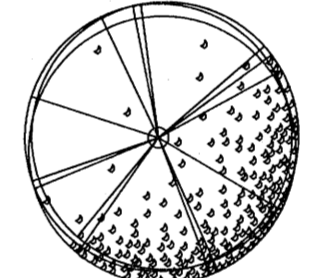


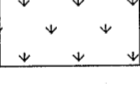

May 18, 2020 - 1:18pm Plotted By: jhusa C:\Users\jhusa\Desktop\Amendment 1 Lot 501\18CO10014 Plans\---PP Plan-Amendment 1.dwg Layout: PD2

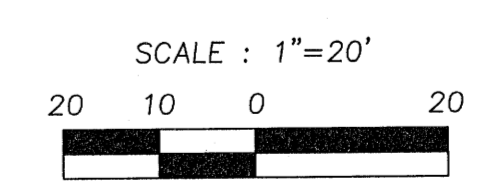


LANDSCAPE NOTES

- 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:
 $600 \text{ LF} / 40 = 15$ 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
 $38568 \text{ SF} / 4000 = 9.6$; 10 trees required.
 30% Medium Trees = 3 Medium Trees
 40% Large Trees = 4 Large Trees
 Other Shade & Ornamental Trees = 3

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

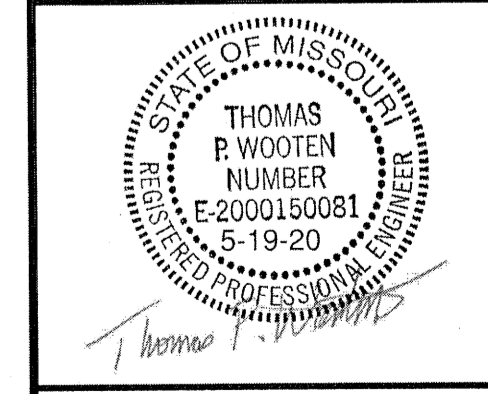
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DRAWING INFO.	
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	05-18-2020
JOB NUMBER:	19CO10014

REVISIONS	
NO.	DESCRIPTION

DISCOVERY PARK SUB/D PLAT 5
 Lot 501 PD Minor Amendment 1
Conceptual Landscape Plan
 COLUMBIA, BOONE COUNTY, MO



May 19, 2020 - 1:18pm Plotted By: Jhus C:\Users\Jhus\Desktop\Amendment 1 Lot 501\19CO10014 Plans-PP Plan-Amendment 1.dwg Layout: L1