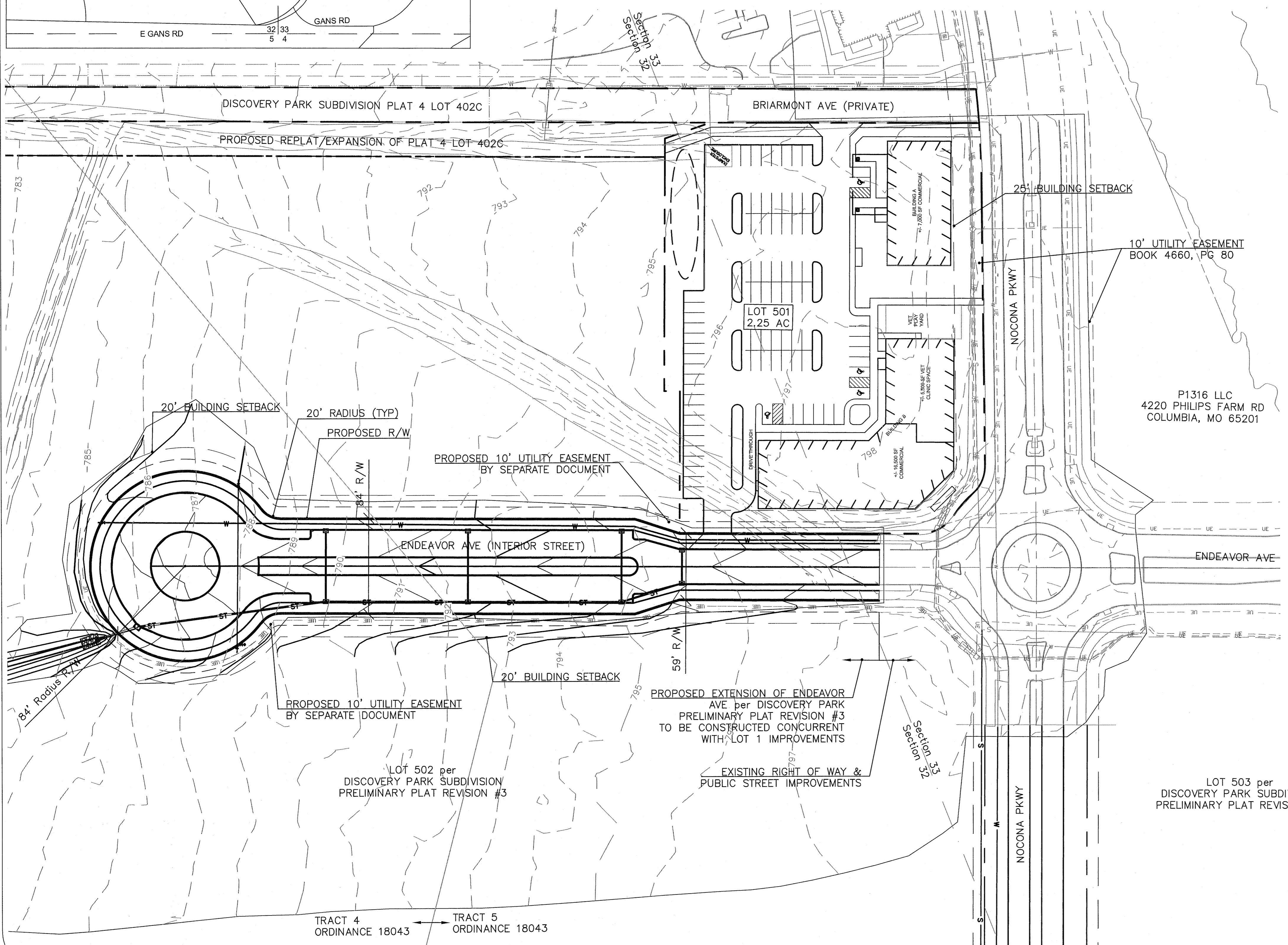
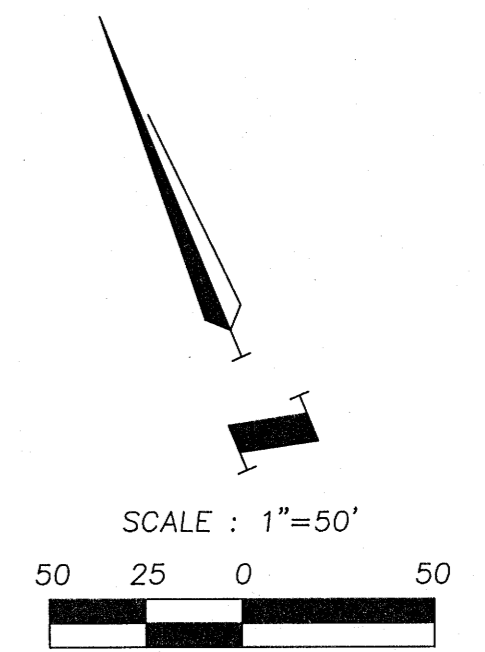
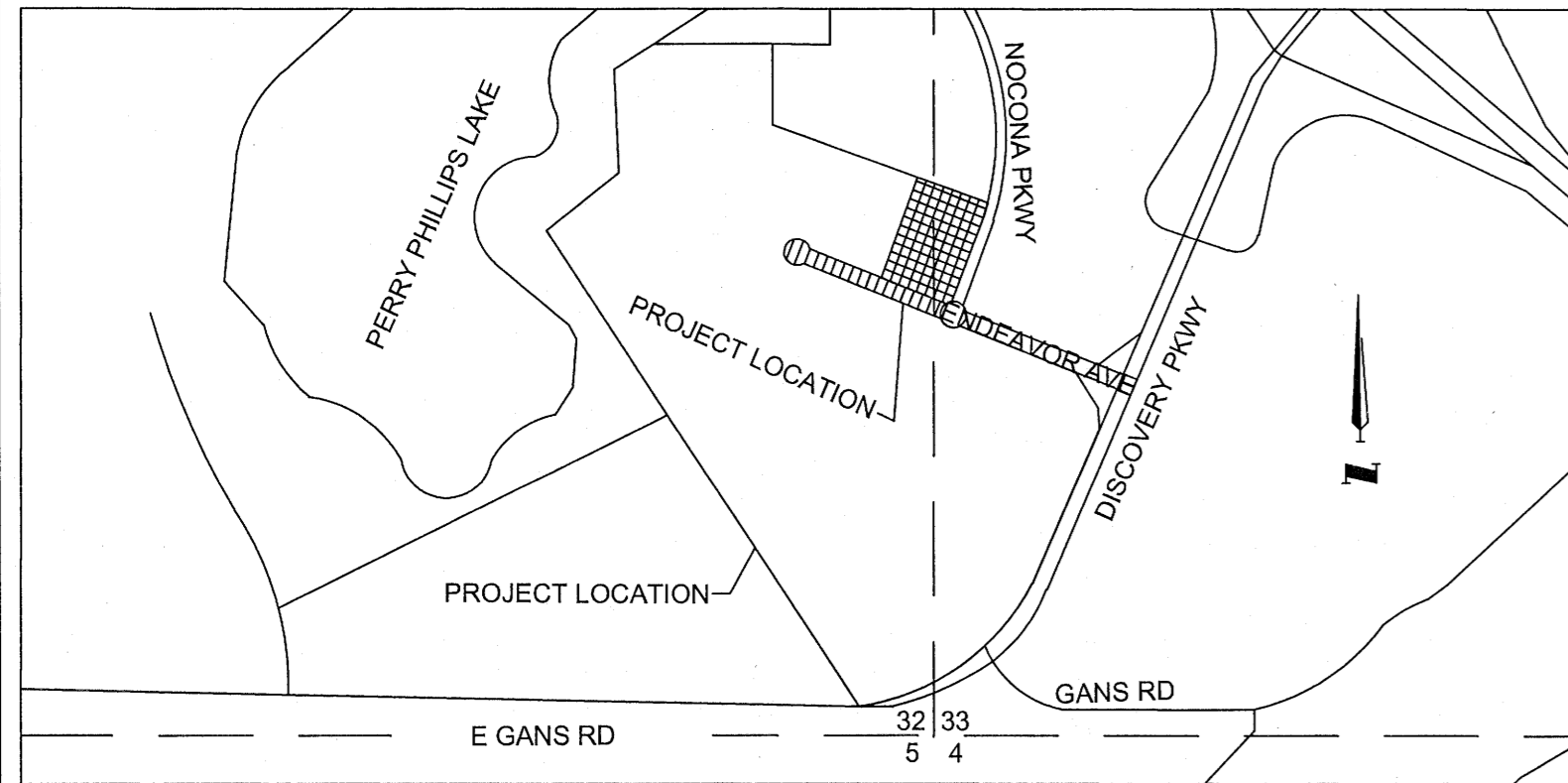


# DISCOVERY PARK SUBDIVISION PLAT 5, LOT 501

## PD PLAN

Columbia, Boone County, MO

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



**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 9<sup>th</sup> DAY OF January, 2019/2020  
*Sara Loe*  
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT  
TO ORDINANCE # 02463  
ON THE 1<sup>th</sup> DAY OF February, 2019/20  
*Brian Treece*  
BRIAN TREECE, MAYOR

ATTEST:  
*Sheela Amin*  
SHEELA AMIN, CLERK

LOT 503 per  
DISCOVERY PARK SUBDIVISION  
PRELIMINARY PLAT REVISION #3

PROPOSED EXTENSION OF ENDEAVOR  
AVE per DISCOVERY PARK  
PRELIMINARY PLAT REVISION #3  
TO BE CONSTRUCTED CONCURRENT  
WITH LOT 1 IMPROVEMENTS

LOT 502 per  
DISCOVERY PARK SUBDIVISION  
PRELIMINARY PLAT REVISION #3

TRACT 4 ORDINANCE 18043      TRACT 5 ORDINANCE 18043

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
4240 PHILIPS FARM RD, STE. 101, COLUMBIA, MO 65201 - PHONE (673) 397-5476  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION  
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

DRAWING INFO.		
NO.	DESCRIPTION	
3	City Review Comments	
4	City Review Comments	
REVISIONS		
DATE	BY	DESCRIPTION
12/19/19	TPW	Comments
1/27/20	TPW	Comments
DRAWING INFO.		
DRAWN BY:	TPW	
LICENSE NO.:	E-2000150081	
CHECKED BY:		
LICENSE NO.:		
DATE:	1-22-20	
JOB NUMBER:	18C010014	

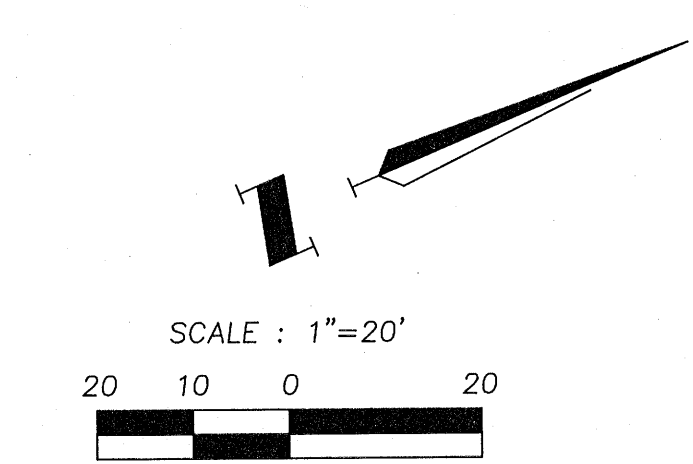
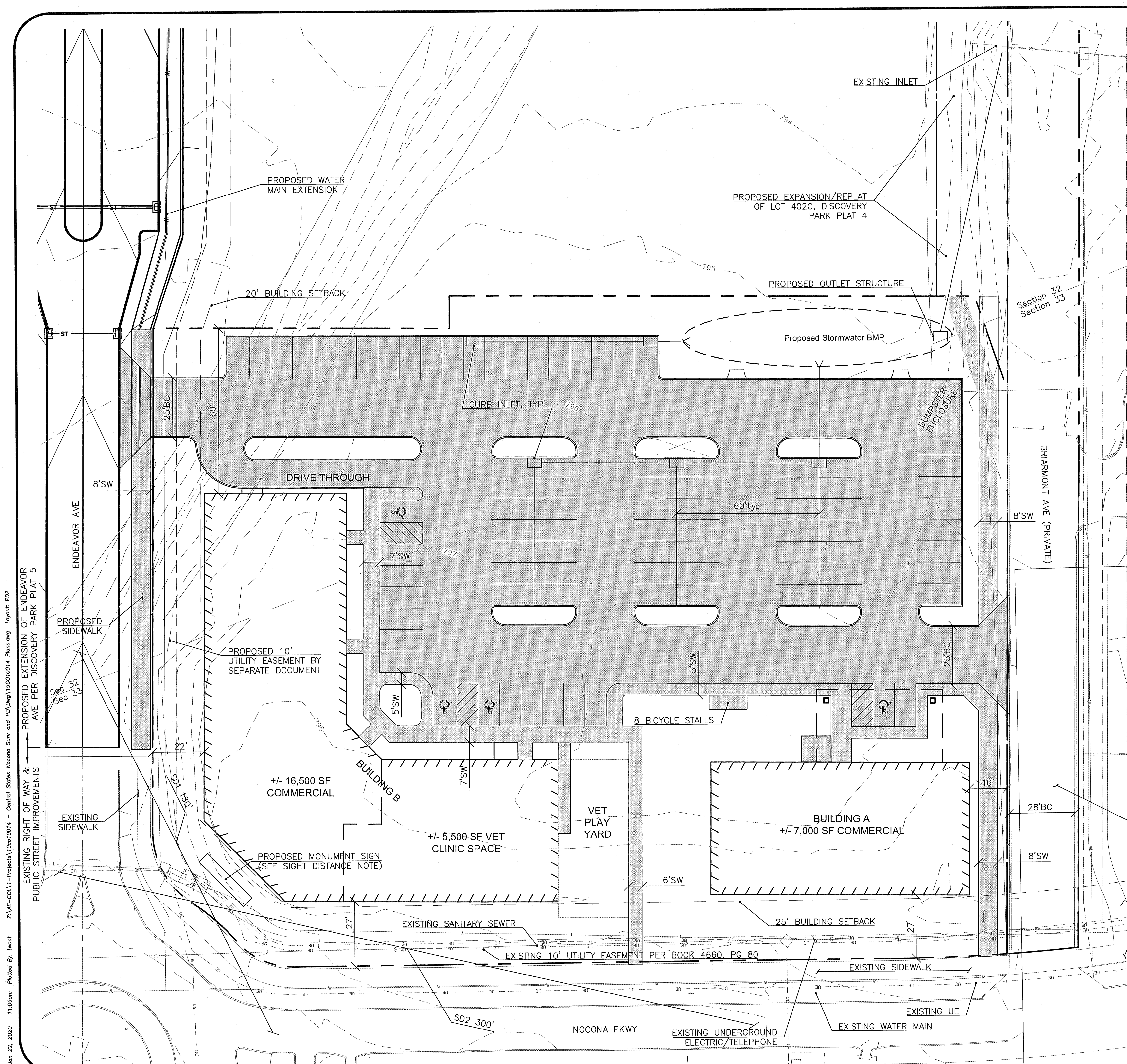
DISCOVERY PARK SUBD PLAT 5  
Lot 501 PD Development Plan  
Lot 501 Overview  
COLUMBIA, BOONE COUNTY, MO

STATE OF MISSOURI  
THOMAS P. WOOTEN  
NUMBER E-2000150081  
1-22-20  
LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER  
**PD1**  
1 OF 3

Jan 22, 2020 - 11:12am Plotted By: moost Z:\AE-COL\1-Projects\18c010014 - Central States Nocona Surv and PD\Draw\18c010014\_PlanSet.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 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 (entering roundabout), to Southbound Nocona Parkway: 300'.

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
4240 PHILIPS FARM RD. STE. 100 COLUMBIA, MO 65203  
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

DRAWING INFO.		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	12/24/18	City Review Comments	TPW
2	12/30/18	City Review Comments	TPW
3	1/22/20	City Review Comments	TPW
4	1/22/20	City Review Comments	TPW

DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	1-22-20
JOB NUMBER:	19CO10014

**DISCOVERY PARK SUBD PLAT 5**  
Lot 501 PD Development Plan

Site Plan

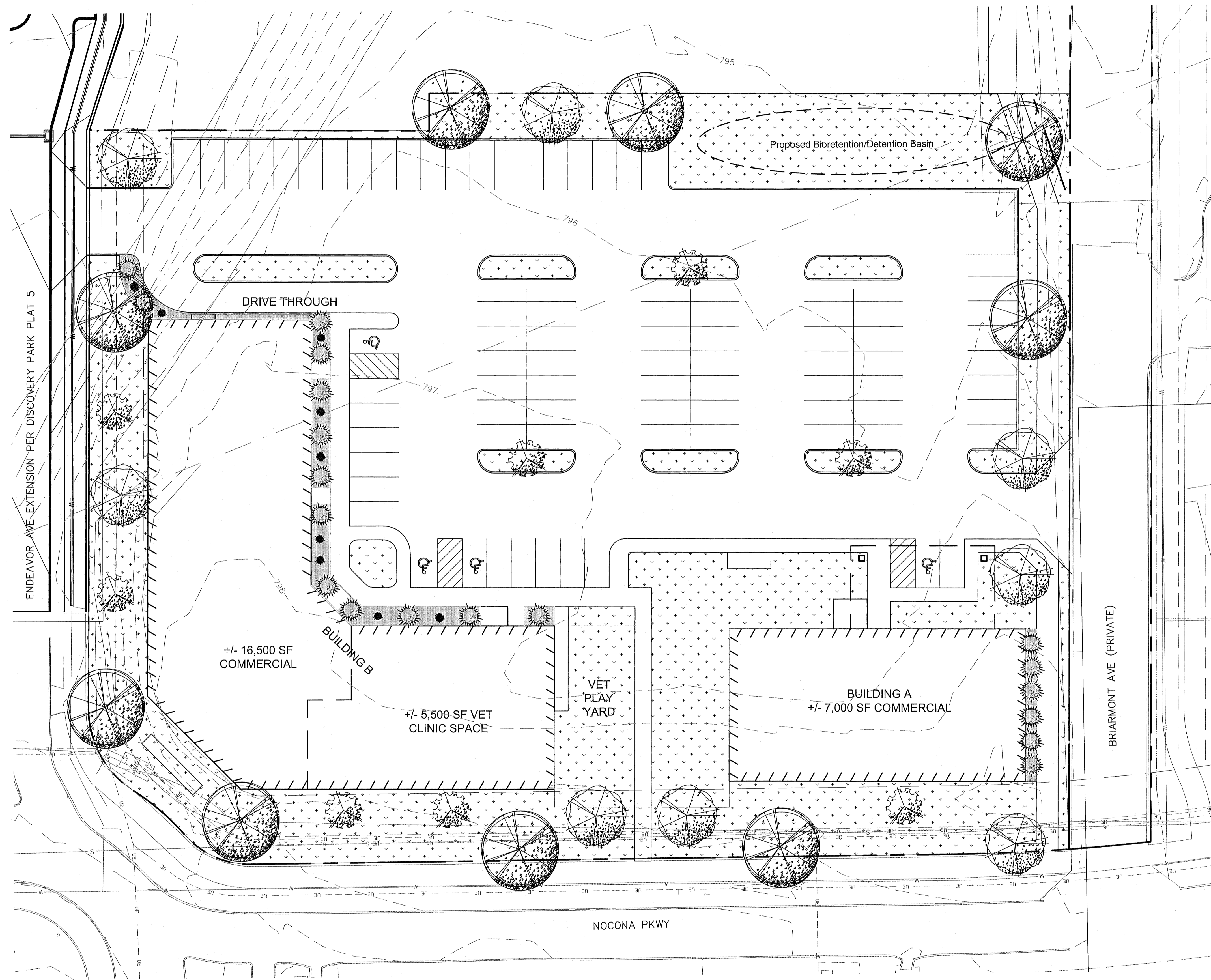
COLUMBIA, BOONE COUNTY, MO

STATE OF MISSOURI  
THOMAS P. WOOTEN  
REGISTERED PROFESSIONAL ENGINEER  
E-2000150081  
1-22-20

SHEET NUMBER  
**PD2**  
2 OF 3

Jun 22, 2020 - 11:09am Plotted By: twood  
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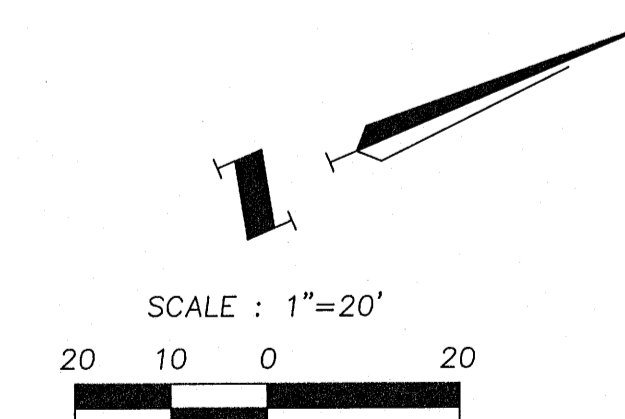


LANDSCAPE NOTES

- 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

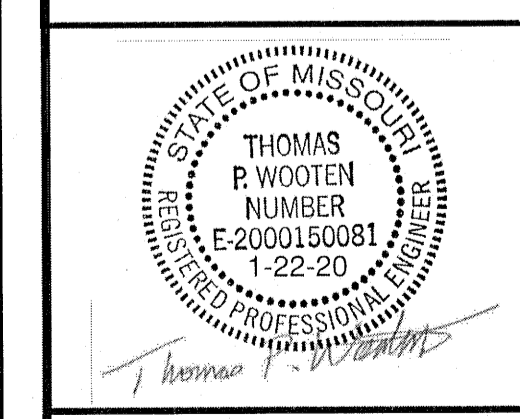
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
 4240 PHILIPS FARM RD. STE. 100 COLUMBIA, MO 65208  
 MISSOURI CERTIFICATE OF AUTHORITY #00062 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	DRAWN BY:
3	City Review Comments	12/29/19	TPW
4	City Review Comments	1/22/20	TPW

E-2000150081	1-22-20
19CO10014	

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DISCOVERY PARK SUB'D PLAT 5  
 Lot 501 PD Development Plan  
 Conceptual Landscape Plan  
 COLUMBIA, BOONE COUNTY, MO



Jan 22, 2020 - 11:03am Plotted By: twood Z:\ME-COL\1-Projects\19co10014 - Central States Necona Surv and PD\DWG\19CO10014\_Plan.dwg Layout: L1