

Discovery Business Park 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:
 LOTS 1, 2 AND 3 OF DISCOVERY BUSINESS PARK, CONSISTING OF 8.5 ACRES. ACREAGE INCLUDES 1.4 ACRES OF PROPOSED RIGHT OF WAY FOR PUBLIC STREETS.

OWNER / DEVELOPER:
 P1316 LLC
 4220 Philips Farm Road
 Columbia, MO 65201

ZONING: PD

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:
 Height: 45' Maximum for all buildings

PARKING RATIO CALCULATIONS:
 Lot 1, Building 1-A: 30000 SF GFA/21 spaces = 1 space per 1429 SF
 Lot 2, Building 2A-2B: 20000 SF GFA/43 spaces = 1 space per 465 SF
 Lot 3, Building 3A-3D: 40000 SF GFA/92 spaces = 1 space per 435 SF

DRIVEWAY/CROSS ACCESS EASEMENT:
 Driveway/cross access easement(s) will be executed as needed to permit access across corresponding lots.

SIGNAGE NOTES:
 1. The site will have a maximum of 1 monument sign per lot, locations to be determined.
 Maximum Height per Sign: 4'
 Maximum Area per Sign: 64 SF

SITE LIGHTING NOTES:
 1. 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.
 2. 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 individual lots will be collected on site by curb and area inlets, and conveyed to an on site water quality BMP. An outlet structure will then release stormwater to the closest existing 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 1 and 2.

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 _____, 2020

Sara Loe - Chairperson

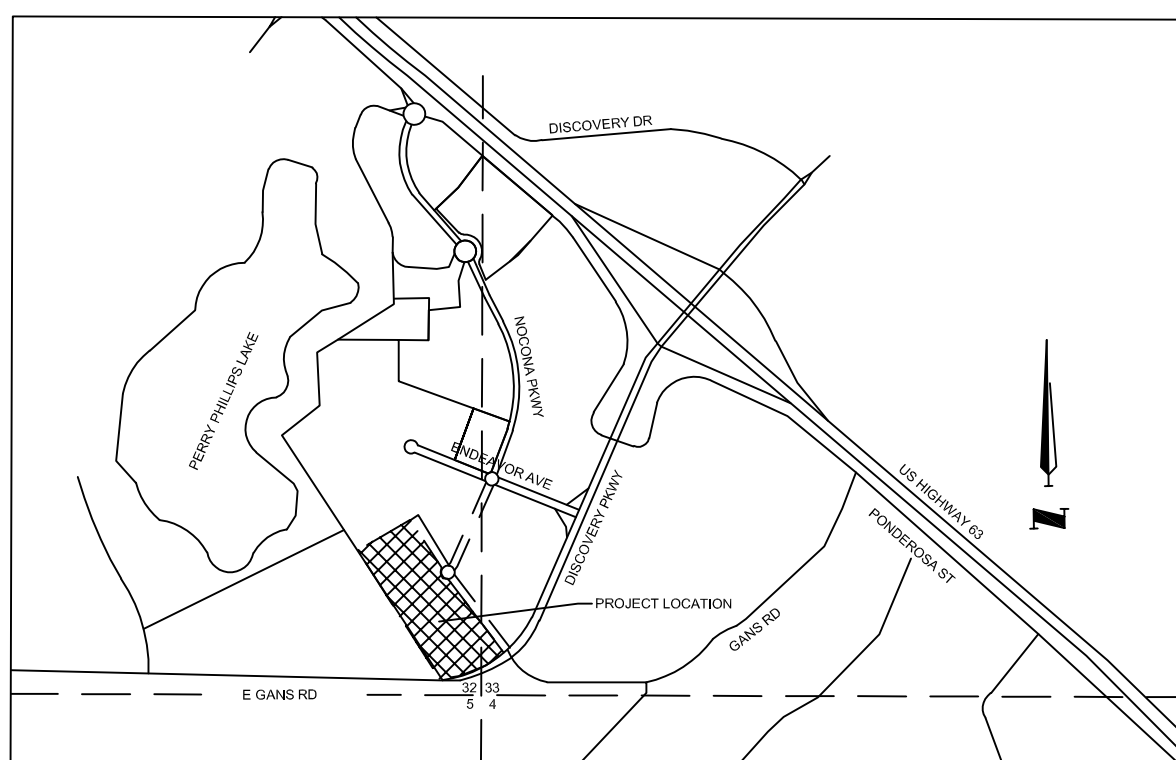
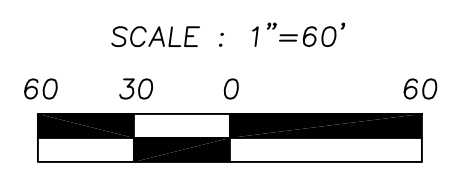
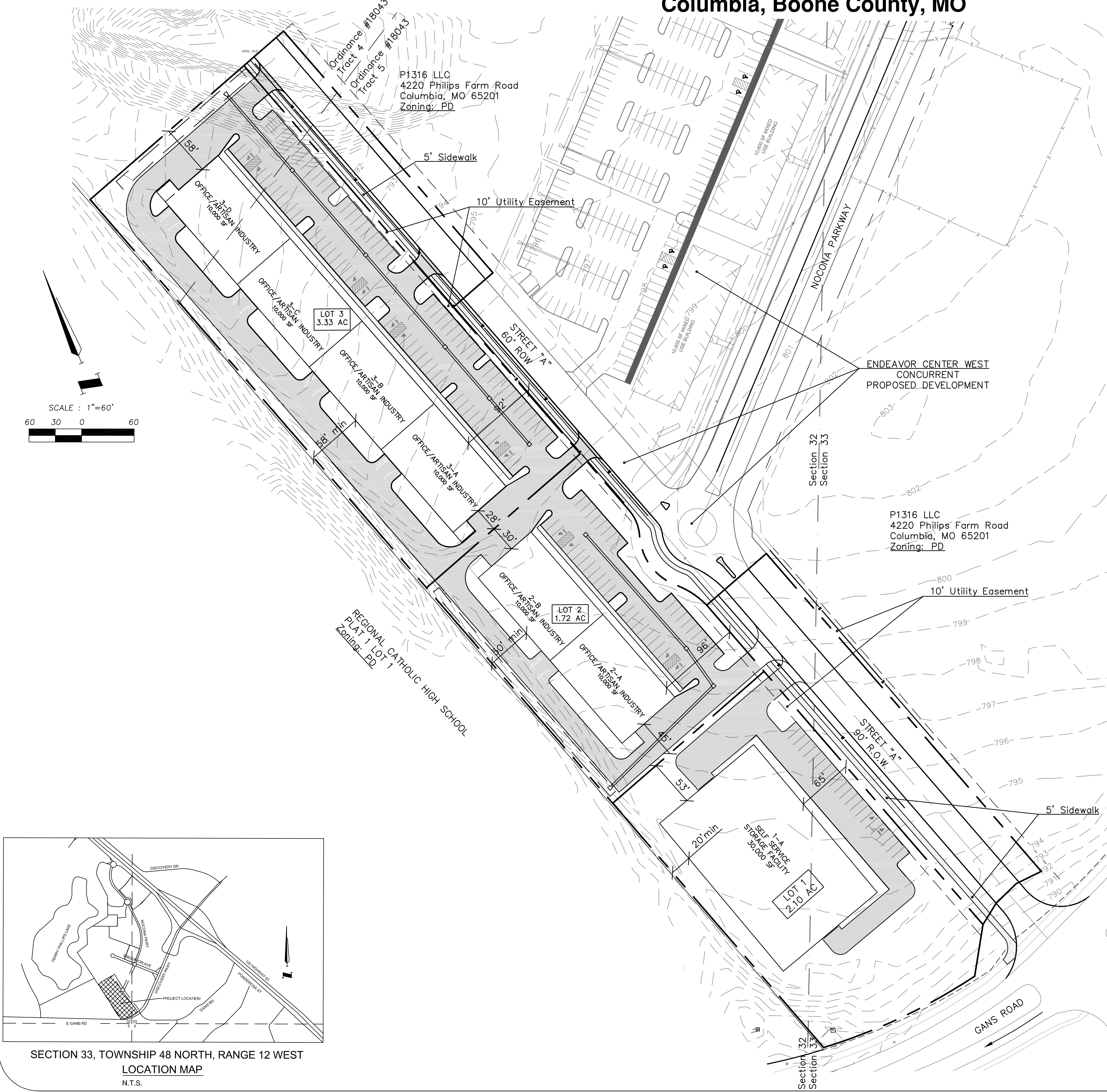
APPROVED BY THE CITY COUNCIL PURSUANT
 TO ORDINANCE # _____

ON THE ____ DAY OF _____, 2020

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CLERK



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

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
 4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO 65201 - PHONE 672-397-5476
 LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
 MISSOURI CERTIFICATE OF AUTHORITY #00002 EXPIRES 12/31/2021


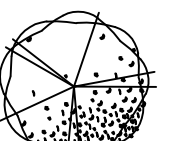
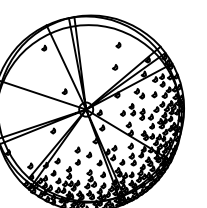
| DRAWING INFO. | | | | |
|---------------|--------------|----------|-----|-----------------|
| TPW | E-2000150081 | | | |
| DATE | 11-20-2020 | | | |
| BY | TPW | | | |
| REVISIONS | | | | |
| NO. | DESCRIPTION | DATE | BY | REVIEW COMMENTS |
| 1 | | 11/20/20 | TPW | |

DISCOVERY BUSINESS PARK
 PD Development Plan
 Site Plan
 COLUMBIA, BOONE COUNTY, MO

STATE OF MISSOURI
 THOMAS R. WOOTEN
 NUMBER
 E-2000150081
 12-3-20

SHEET NUMBER
PD1
 1 OF 2

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.

Lot 1:
 Total Lot Area: 91479 SF
 Parking Area 22550 SF
 Building & Sidewalk Area: 31428 SF
 Landscaped Area: 37501 SF

- Street Tree Requirements: 1 tree per 40' of street frontage.
 Total street frontage: 976 LF
 632 LF/40 = 16 street trees required.
 30% Medium Trees = 4.8 Med Trees (5 shown)
 30% Large Trees = 4.8 Large Trees (5 shown)
 Other Shade & Ornamental Trees = 6

- Interior Landscaping Tree Requirements:
 1 tree per 4000 SF of paved area
 22550 SF/4000 = 5.6; 6 trees required.
 30% Medium Trees = 1.8 Med Trees (2 Shown)
 40% Large Trees = 2.4 Large Trees (4 Shown)
 Other Shade & Ornamental Trees = 3

Lot 2:
 Total Lot Area: 74923 SF
 Parking Area 33067 SF
 Building & Sidewalk Area: 22304 SF
 Landscaped Area: 19552 SF

- Street Tree Requirements: 1 tree per 40' of street frontage.
 Total street frontage: 319 LF
 251 LF/40 = 8 street trees required.
 30% Medium Trees = 3 Med Trees
 30% Large Trees = 3 Large Trees
 Other Shade & Ornamental Trees = 3

- Interior Landscaping Tree Requirements:
 1 tree per 4000 SF of paved area
 33067 SF/4000 = 8.3; 9 trees required.
 30% Medium Trees = 2.7 Med Trees (2 Shown)
 40% Large Trees = 3.6 Large Trees (4 Shown)
 Other Shade & Ornamental Trees = 3

Lot 3:
 Total Lot Area: 145055 SF
 Parking Area 64693 SF
 Building & Sidewalk Area: 46110 SF
 Landscaped Area: 34251 SF

- Street Tree Requirements: 1 tree per 40' of street frontage.
 Total street frontage: 586 LF
 586 LF/40 = 14.7 = 15 street trees required.
 30% Medium Trees = 4 Med Trees
 30% Large Trees = 5 Large Trees
 Other Shade & Ornamental Trees = 6

- Interior Landscaping Tree Requirements:
 1 tree per 4000 SF of paved area
 64693 SF/4000 = 16.2; 17 trees required.
 30% Medium Trees = 5.1 Med Trees (5 Shown)
 40% Large Trees = 6.8 Large Trees (7 Shown)
 Other Shade & Ornamental Trees = 5

| DRAWING INFO. | |
|---------------|--------------|
| TPW | E-2000150081 |
| DRAWN BY: | |
| LICENSE NO. | |
| CHECKED BY: | |
| LICENSE NO. | |
| DATE: | 11-20-2020 |
| JOB NUMBER: | 20CO10005 |

| REVISIONS | |
|-----------|-----------------|
| NO. | DESCRIPTION |
| 1 | REVIEW COMMENTS |

DISCOVERY BUSINESS PARK
 PD Development Plan
 Conceptual Landscape Plan
 COLUMBIA, BOONE COUNTY, MO

