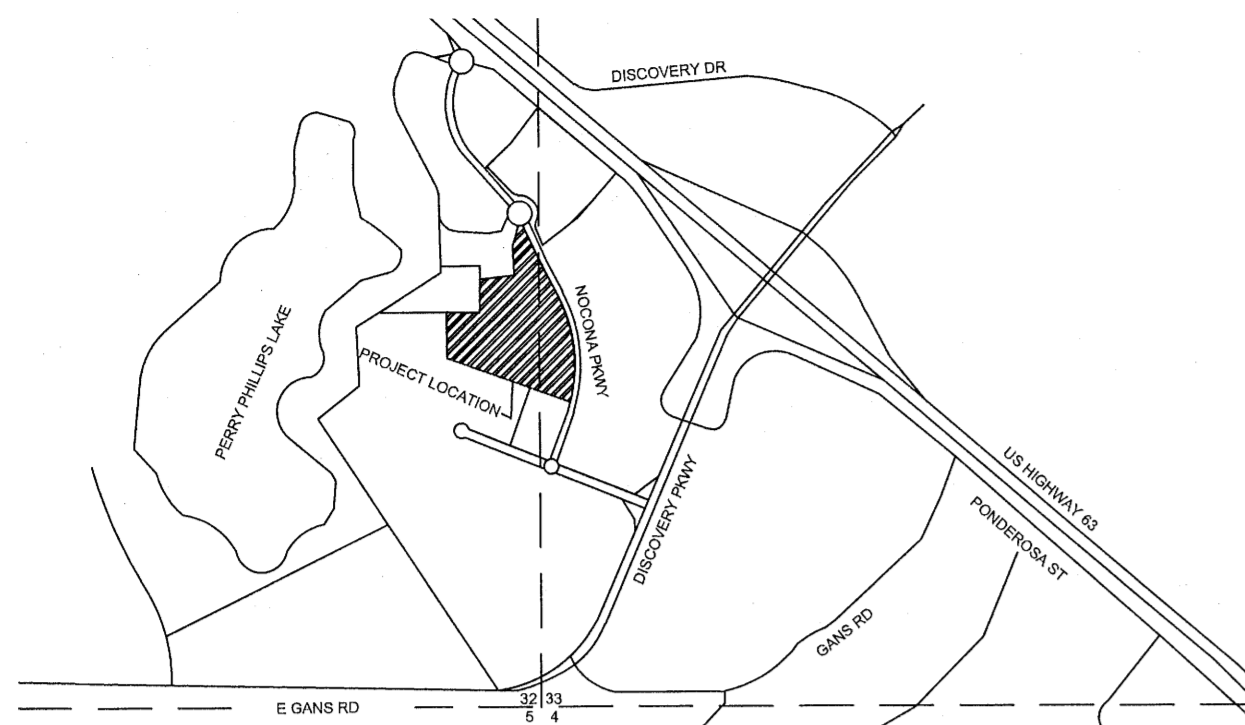


# DISCOVERY PARK SUBDIVISION PLAT 4 PD PLAN MAJOR AMENDMENT #2

Columbia, Boone County, MO



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

**LEGAL DESCRIPTION:**  
CURRENT: ALL OF LOTS 401 & 402C OF DISCOVERY PARK SUBDIVISION, PLAT 4, PLAT BOOK 50, PAGE 70 OF THE RECORDS OF BOONE COUNTY, MISSOURI.  
PROPOSED: LOTS 401A, 401B & 403C OF DISCOVERY PARK SUBDIVISION PLAT 4-A.

**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**

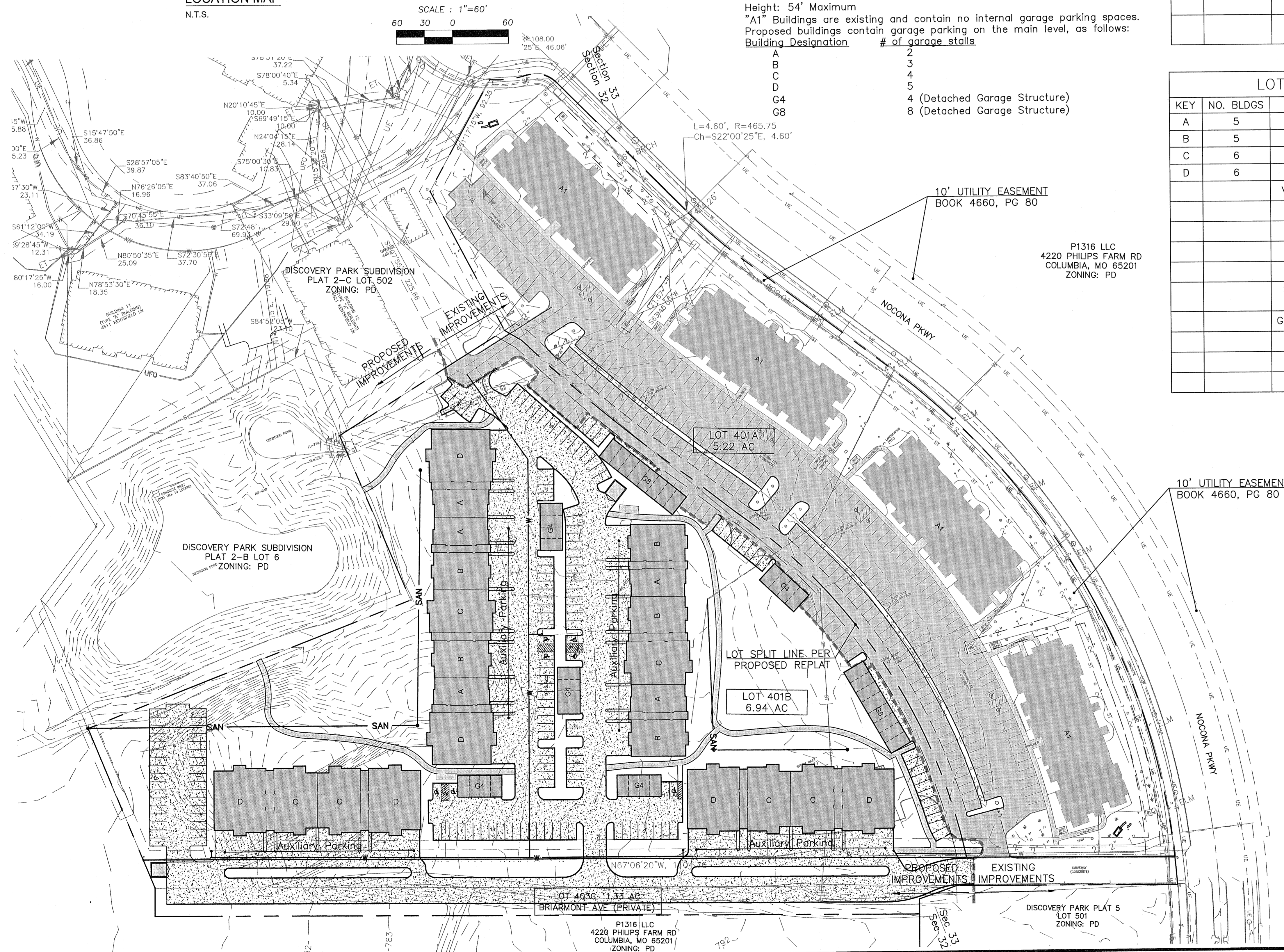
- A 2
- B 3
- C 4
- D 5
- G4 4 (Detached Garage Structure)
- G8 8 (Detached Garage Structure)

LOT 401A RESIDENTIAL PARKING CALCULATION

KEY	NO. BLDGS	DESCRIPTION	TOTAL
A1	4	APARTMENTS 8 STUDIO, 28 1BR, 12 2BR	296 Spaces Req'd
		VISITOR SPACES REQUIRED (1 SPACE / 5 UNITS) 192 UNITS	39 SPACES
		TOTAL SPACES REQUIRED	335 SPACES
		BICYCLE SPACES REQUIRED (32 PROVIDED)	17 SPACES
		BICYCLE SPACE REDUCTION PER ORDINANCE	17 SPACES
		NET PARKING REQUIRED INCLUDING BICYCLE REDUCTION	318 SPACES
		SPACES PROVIDED (PARKING LOT, INCLUDING 8 ACCESSIBLE STALLS)	245 SPACES

LOT 401B 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
		VISITOR SPACES REQUIRED (1 SPACE / 5 UNITS) 110 UNITS	22 SPACES
		TOTAL SPACES REQUIRED	233 SPACES
		BICYCLE SPACES REQUIRED (18 PROVIDED)	15 SPACES
		BICYCLE SPACE REDUCTION PER ORDINANCE	15 SPACES
		NET PARKING REQUIRED INCLUDING BICYCLE REDUCTION	218 SPACES
		SPACES PROVIDED (PARKING LOT, INCLUDING 7 ACCESSIBLE STALLS)	181 SPACES
		GARAGE SPACES PROVIDED (Buildings A-D plus "G" buildings)	115 SPACES
		TOTAL SPACES PROVIDED	296 SPACES
		AUXILIARY SPACES IN FRONT OF BUILDING GARAGE BAYS	79 SPACES
		TOTAL SPACES PROVIDED INCLUDING AUXILIARY SPACES	375 SPACES



P1316 LLC  
4220 PHILIPS FARM RD  
COLUMBIA, MO 65201  
ZONING: PD

**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 line between Lots 401A and 401B.

**SHARED PARKING/CROSS ACCESS**  
A shared parking agreement and cross access easements will be executed to address the deficit of required parking on Lot 401A. The shared parking will be owned and managed as one complex so that parking will be available to all residents regardless of lot location. The shared parking arrangement is only authorized for as long as Lot 401A and Lot 401B are owned and managed as one complex, unless otherwise authorized by the Director.

**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 4th DAY OF June, 2020  
*Sara Loe*  
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT  
TO ORDINANCE # 024209  
ON THE 20th DAY OF July, 2020  
*Brian Treece*  
BRIAN TREECE, MAYOR

ATTEST:  
*Sheela Amin*  
SHEELA AMIN, CLERK

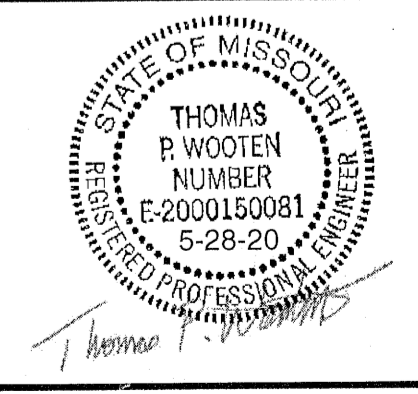
**ANDERSON ENGINEERING**  
EMPLOYEE OWNED  
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
4940 PHILIPS FARM RD, STE. 101 - COLUMBIA, MO 65201 - PHONE (636) 391-5476  
MISSOURI CERTIFICATE OF AUTHORITY #00082 EXPIRES 12/31/2021

DRAWING INFO.

NO.	DATE	BY	DESCRIPTION	TPW	TPW	DATE	BY	DESCRIPTION	TPW	TPW	DATE	BY	DESCRIPTION	TPW	TPW
1	5/22/20	TPW	Adjust Lot Split Line	E-2000150081											
2	5/28/20	TPW	Revise Shared Parking Note	E-2000150081		05-28-2020					19C010016				

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DISCOVERY PARK SUBDIVISION  
PLAT 4 PD Development Plan Major Amendment #2  
Lot Overview  
COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER  
**PD1**  
1 OF 3

**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:**

- 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.
- 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.
  - EXCEPTION WILL BE AREAS THAT CANNOT DRAIN BY GRAVITY. THOSE AREAS WILL HAVE SEPARATE WATER QUALITY.
- 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.

**ELECTRIC SERVICE NOTE**

EXISTING ELECTRIC SERVICES AND ASSOCIATED EASEMENTS CURRENTLY SERVING PROPOSED LOT 401A WILL BE EXTENDED TO SERVE PROPOSED LOT 401B AT TIME OF DESIGN.

**WATER MAIN NOTE**

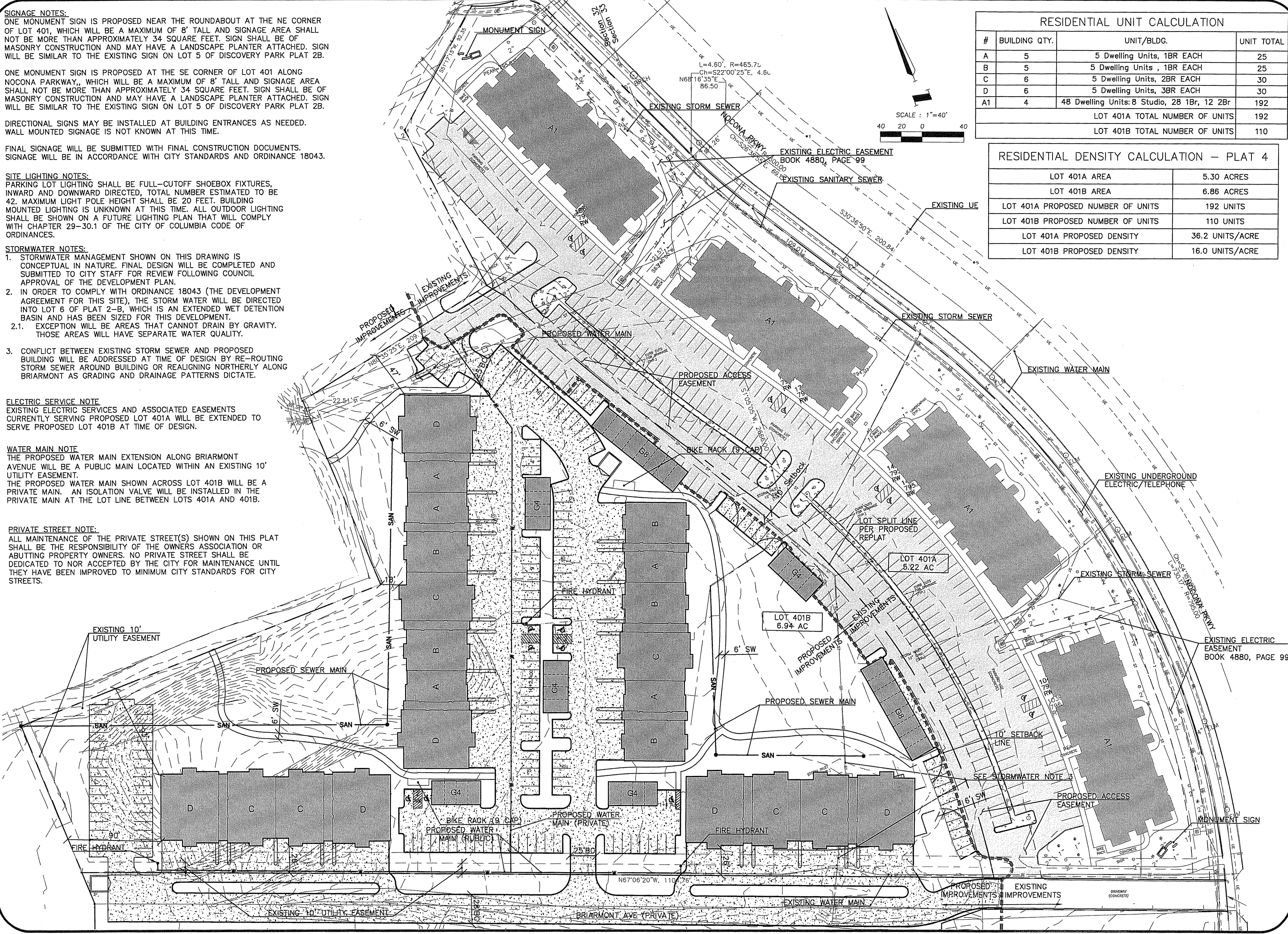
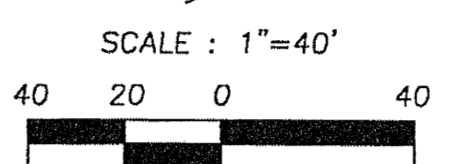
THE PROPOSED WATER MAIN EXTENSION ALONG BRIARMONT AVENUE WILL BE A PUBLIC MAIN LOCATED WITHIN AN EXISTING 10' UTILITY EASEMENT. THE PROPOSED WATER MAIN SHOWN ACROSS LOT 401B WILL BE A PRIVATE MAIN. AN ISOLATION VALVE WILL BE INSTALLED IN THE PRIVATE MAIN AT THE LOT LINE BETWEEN LOTS 401A AND 401B.

**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.

RESIDENTIAL UNIT CALCULATION			
#	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
LOT 401A TOTAL NUMBER OF UNITS			192
LOT 401B TOTAL NUMBER OF UNITS			110

RESIDENTIAL DENSITY CALCULATION - PLAT 4	
LOT 401A AREA	5.30 ACRES
LOT 401B AREA	6.86 ACRES
LOT 401A PROPOSED NUMBER OF UNITS	192 UNITS
LOT 401B PROPOSED NUMBER OF UNITS	110 UNITS
LOT 401A PROPOSED DENSITY	36.2 UNITS/ACRE
LOT 401B PROPOSED DENSITY	16.0 UNITS/ACRE

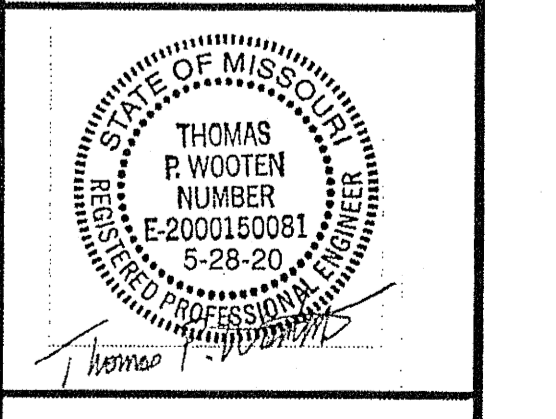


**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO. 65211  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION  
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

DRAWING INFO.			
NO.	DESCRIPTION	DATE	DRAWN BY:
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			CHECKED BY:
			DATE:
			JOB NUMBER:
			18CO10016

DISCOVERY PARK SUBDIVISION  
PLAT 4 PD Development Plan Major Amendment #2  
Site Plan  
COLUMBIA, BOONE COUNTY, MO




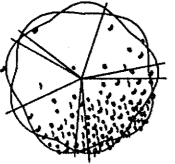
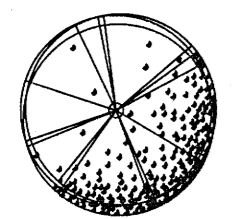
SHEET NUMBER  
**PD2**  
2 OF 3

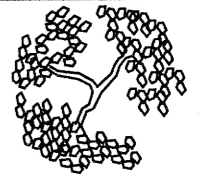
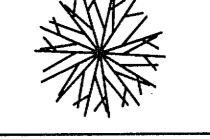
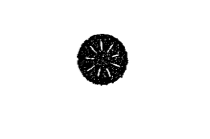

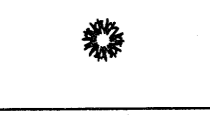
May 28, 2020 - 8:41 am Plotted By: lscott Z:\VE-COL1-Projects\18co10016 - Central Station - Lot 401 PD Plan & Constr. Docs\DWG\18co10016 Plans - PD Planning Layout: Amendment #2 PD2

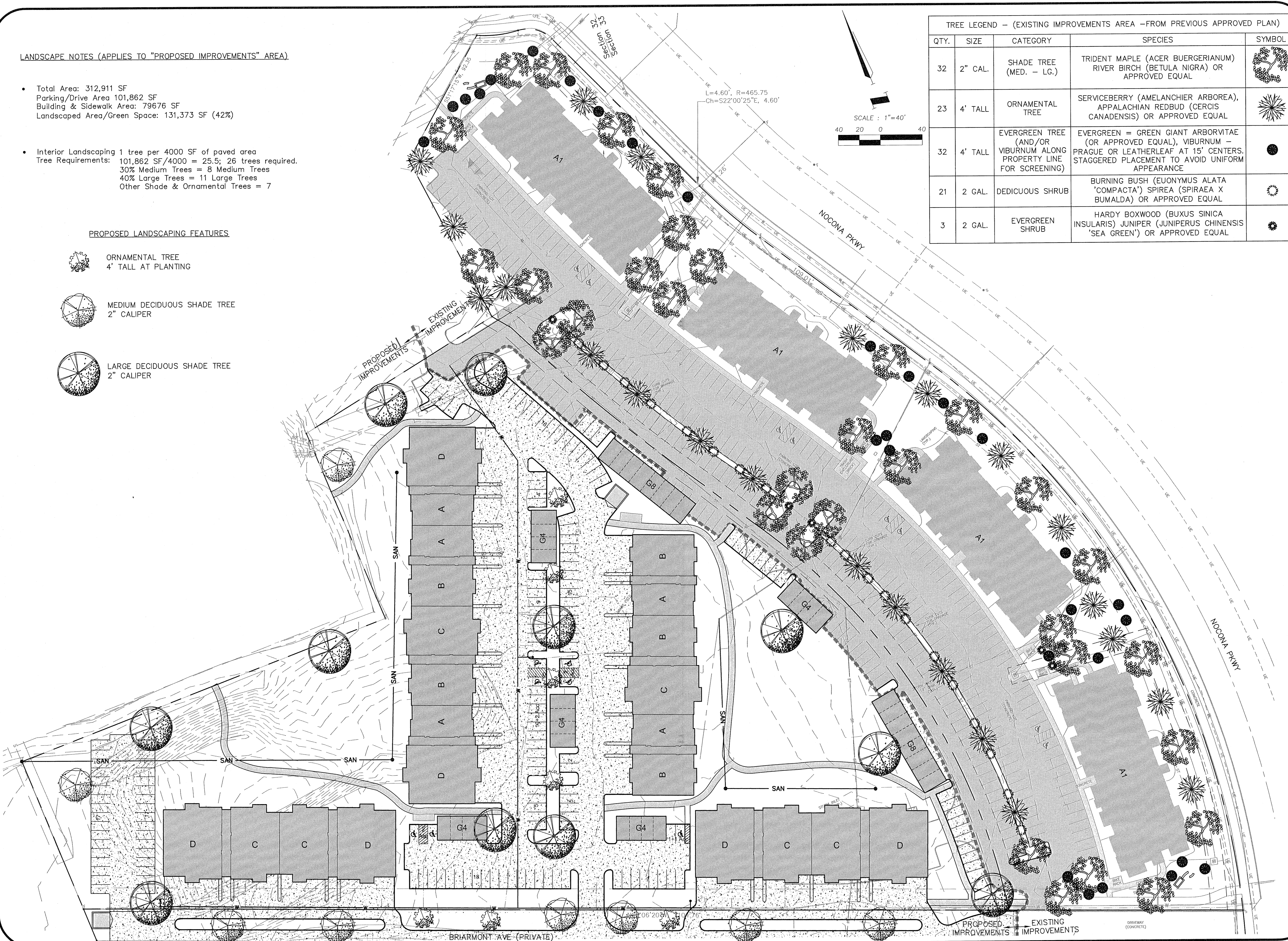
LANDSCAPE NOTES (APPLIES TO "PROPOSED IMPROVEMENTS" AREA)

- 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.	DEDICUOUS 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	



May 26, 2020 - 8:35am Plotted By: hwood 2:\ME-C01\1-projects\150010016 - Central States - Lot 401 PD Plan & Constr Deep\Draw\150010016 Plans - PD Plan.dwg Layout: Amendment #2 L1

**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
 4240 PHILIPS FARM RD. STE. 100 COLUMBIA, MO 65203 (620) 397-6476  
 MISSOURI CERTIFICATE OF AUTHORITY #000662 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	BY
1	Adjust Lot Split Line	5/22/20	TPW

DATE	TPW
E-2000150081	E-2000150081
CHECKED BY:	CHECKED BY:
LICENSE NO.	LICENSE NO.
DATE:	DATE:
JOB NUMBER:	JOB NUMBER:
19C010016	19C010016

DISCOVERY PARK SUBDIVISION  
 PLAT 4 PD Development Plan Major Amendment #2  
 Conceptual Landscape Plan  
 COLUMBIA, BOONE COUNTY, MO

STATE OF MISSOURI  
 THOMAS R. WOOLEN  
 NUMBER E-2000150081  
 5-28-20  
 PROFESSIONAL SEAL

SHEET NUMBER  
**L1**  
 3 OF 3