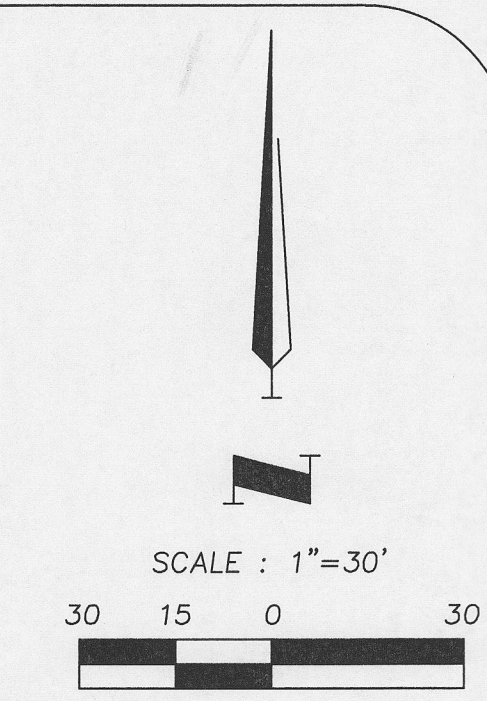


DISCOVERY PARK SUBDIVISION

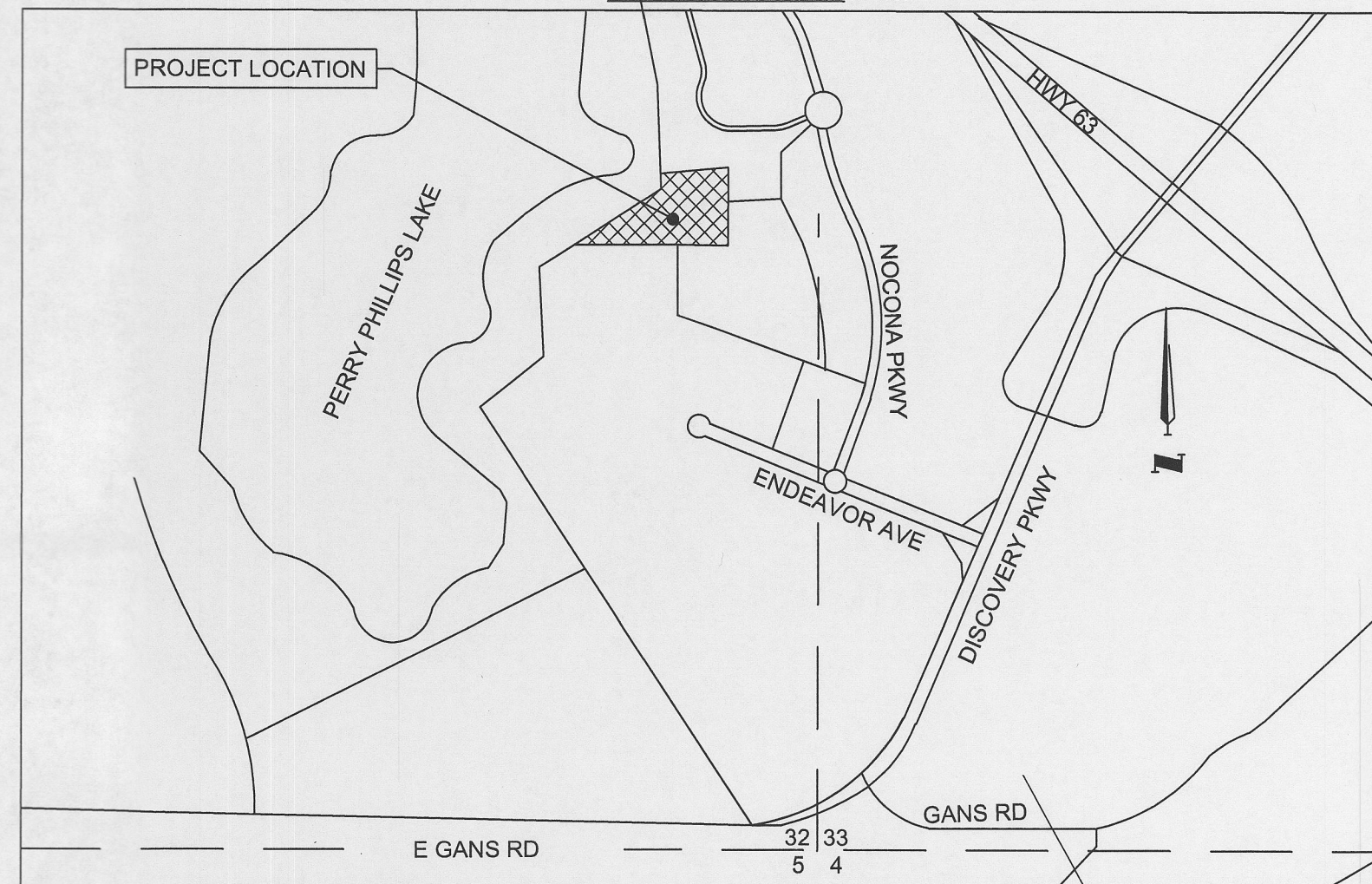
PLAT 2-B, LOT 6

PD PLAN

Columbia, Boone County, MO

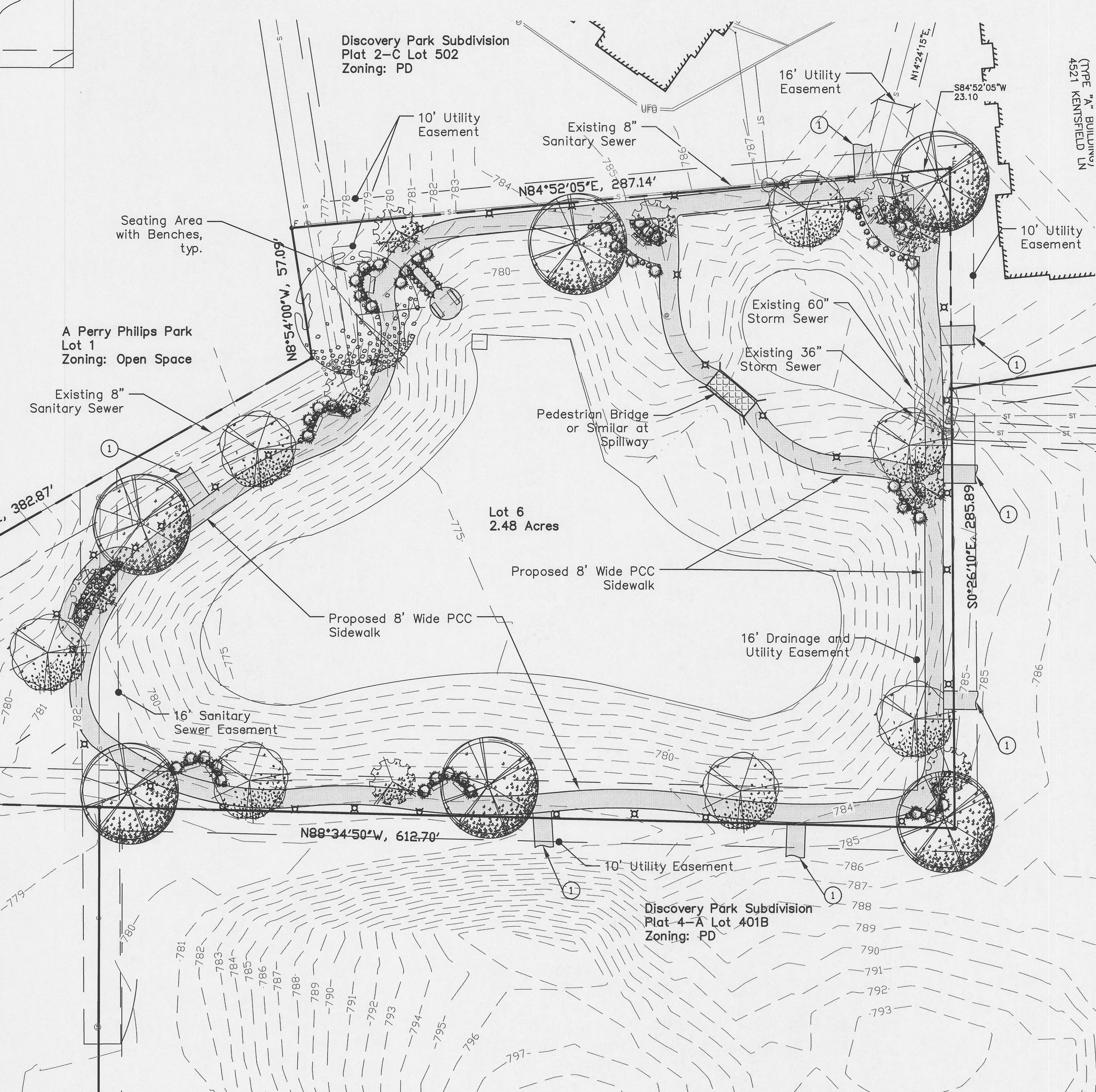


SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
LOCATION MAP N.T.S.



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
- PROPOSED LIGHT
-BOLLARD OR POLE LIGHT
- PROPOSED BENCH



LEGAL DESCRIPTION:
LOT 6 OF DISCOVERY PARK SUBDIVISION PLAT 2-B, PLAT BOOK 54, PAGE 47

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

FLOOD PLAIN STATEMENT:
This tract is located in Zone X - Areas Determined to be Outside the 0.2% Annual Chance Floodplain 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 AND PARKING INFORMATION:
There are no buildings or parking proposed on this lot as the current final plat reserves Lot 6 for stormwater purposes and designates it as a "not for development" lot.

IMPERVIOUS AREA INFORMATION:
Lot Size: 2.48 Acres
Proposed Impervious Area: 14650 SF = 0.34 Acres
% Impervious Proposed with this Plan: 13.7%

- GENERAL NOTES:**
- All existing utilities on this site are underground unless note
 - Per approved site plans and calculations obtained from City staff, this site was designed to provide water quality treatment to an area consisting of 59.85 acres. The exact extents of this area will be determined as part of the ongoing development of the surrounding properties.
 - The intent of the proposed improvements to this site shown on this plan are to serve as an amenity to the surrounding multi-family developments, while continuing to provide the intended stormwater benefits.

- KEYED NOTES:**
- Sidewalk Connection to Adjacent Property. Exact Location to be Determined

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
THIS 22nd DAY OF October, 2020
Sara Loe
Sara Loe - Chairperson

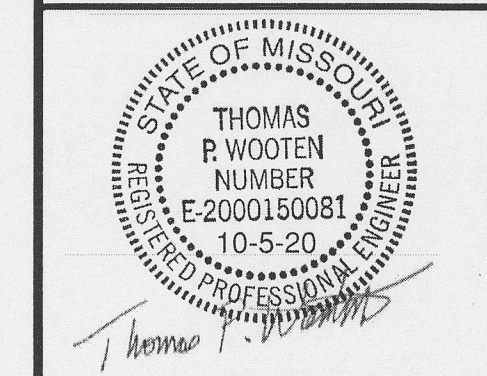
APPROVED BY THE CITY COUNCIL PURSUANT
TO ORDINANCE # _____
ON THE ____ DAY OF _____, 2020
BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CLERK

DRAWING INFO	
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	10-5-2020
JOB NUMBER:	19C010017

REVISIONS	
NO.	DESCRIPTION
1	City Review Comments

DISCOVERY PARK SUB'D PLAT 2-B
Lot 6
PD Plan
COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
PD1
1 OF 1

Oct 05, 2020 - 3:23pm Plotted By: Tom W:\19c010017 - Central States - Lot 6 Stormwater Study & PD Plan\DWG\19c010017 - Lot 6 PD Plan.dwg Layout: PD1