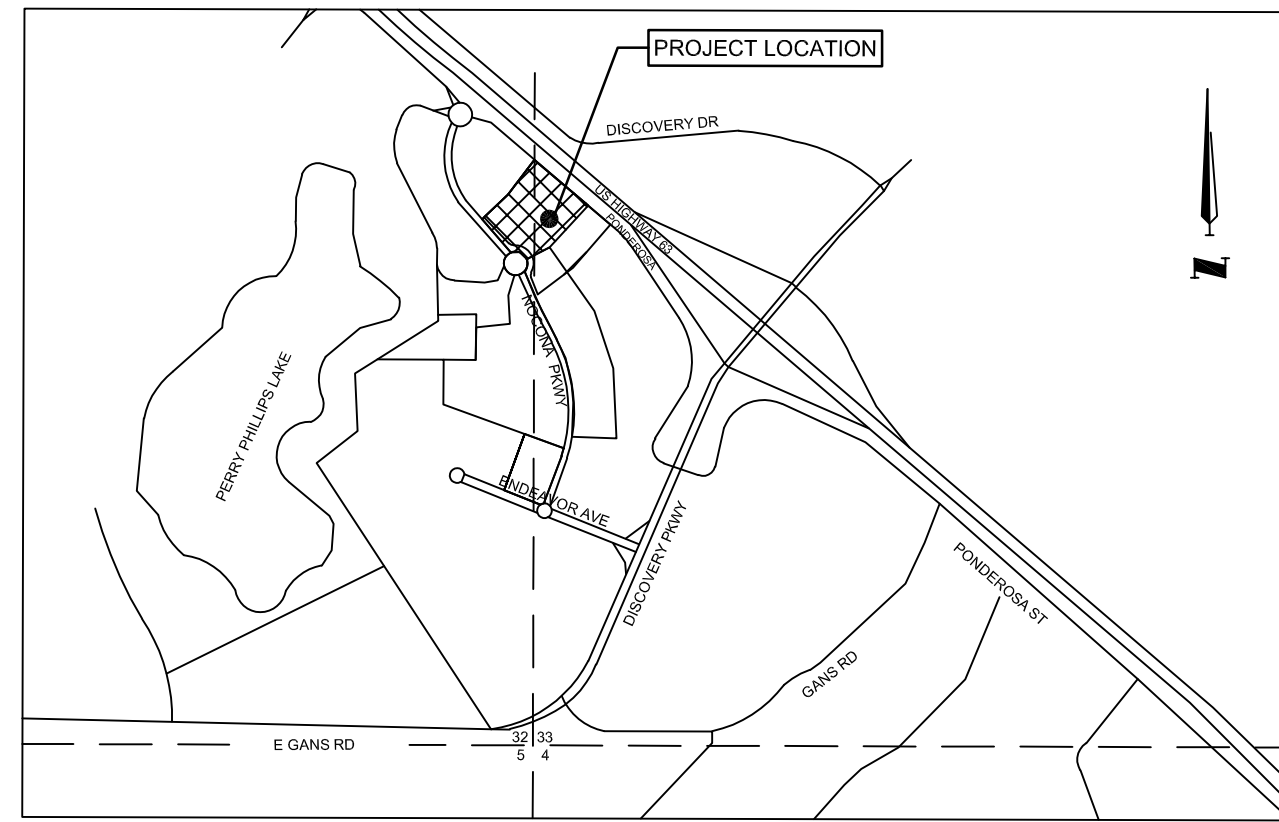
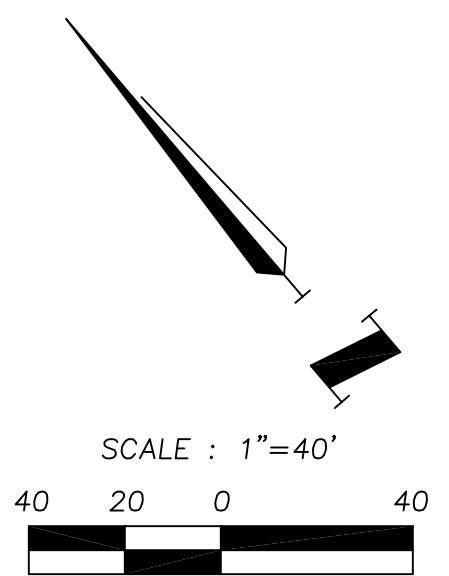
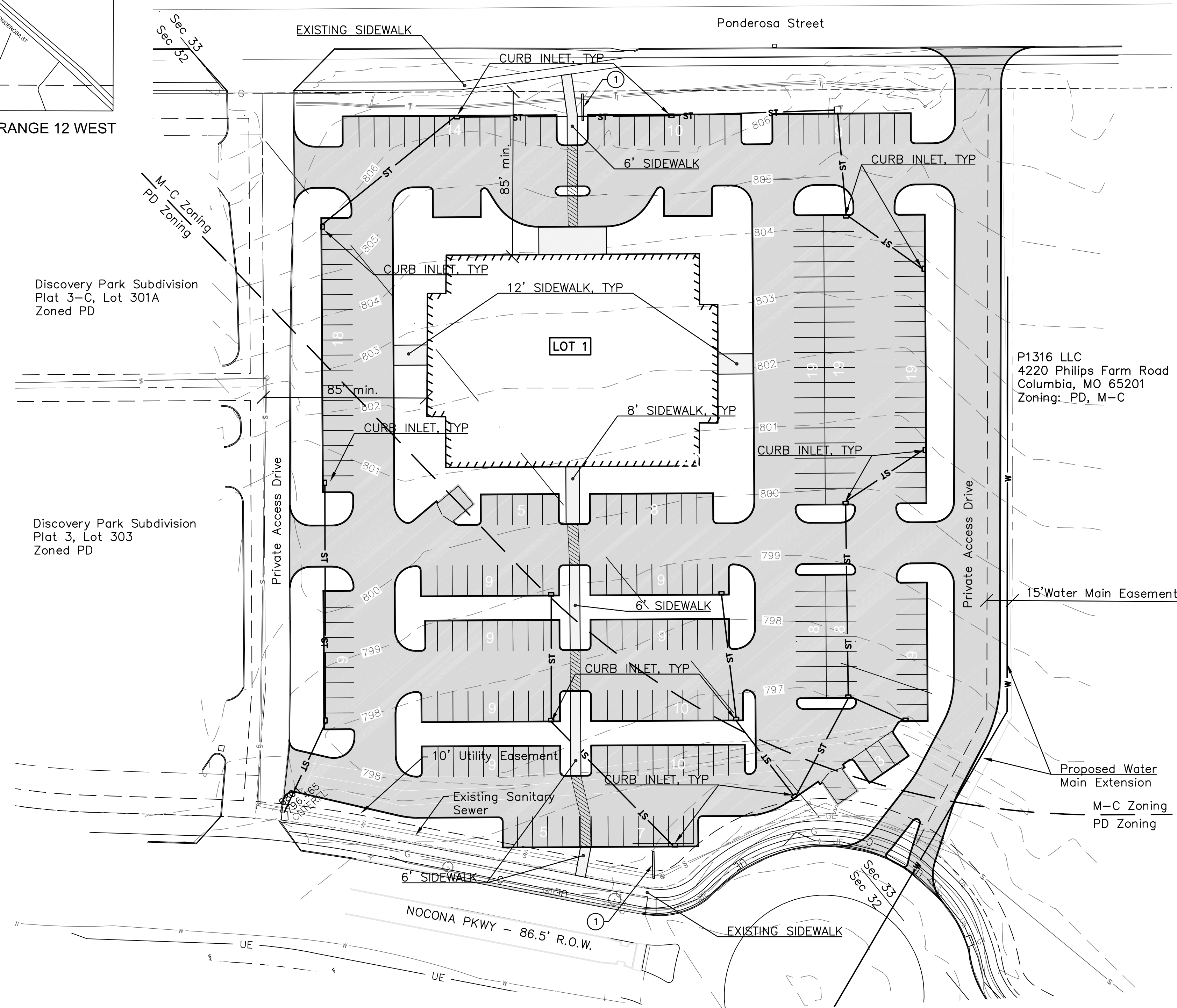


Discovery Professional Offices PD PLAN

Columbia, Boone County, MO



SECTIONS 32,33, 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:
Discovery Professional Offices, Plat One, Lot 1, consisting of 4.6 acres

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

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:
No Buildings Proposed in PD Zoned Area

PARKING RATIO:
Building Gross Square Footing: 60,000
Parking Stalls Provided: 244
Parking Ratio As Shown: 1 stall/ 246 SF

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 _____, 2021

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CLERK

SIGNAGE NOTES:

1. The site will have a maximum of 2 monument signs in the locations shown.
Maximum Height: 4'
Maximum Area: 48 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:

1. Stormwater for the proposed development area will be collected on site by curb and area inlets, and conveyed to the existing storm sewer network along Nocona Parkway, which conveys stormwater to lot 6 of Discovery Park Plat 2-B. Lot 6 is a stormwater only/not for development lot containing a regional stormwater BMP that provides water quality for multiple surrounding developments, in accordance with Ordinance 18043, the development agreement for this and surrounding properties.

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 #000662 EXPIRES 12/31/2021

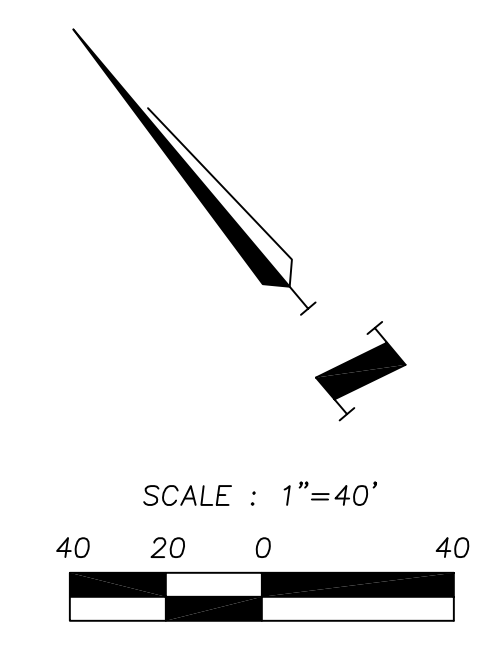
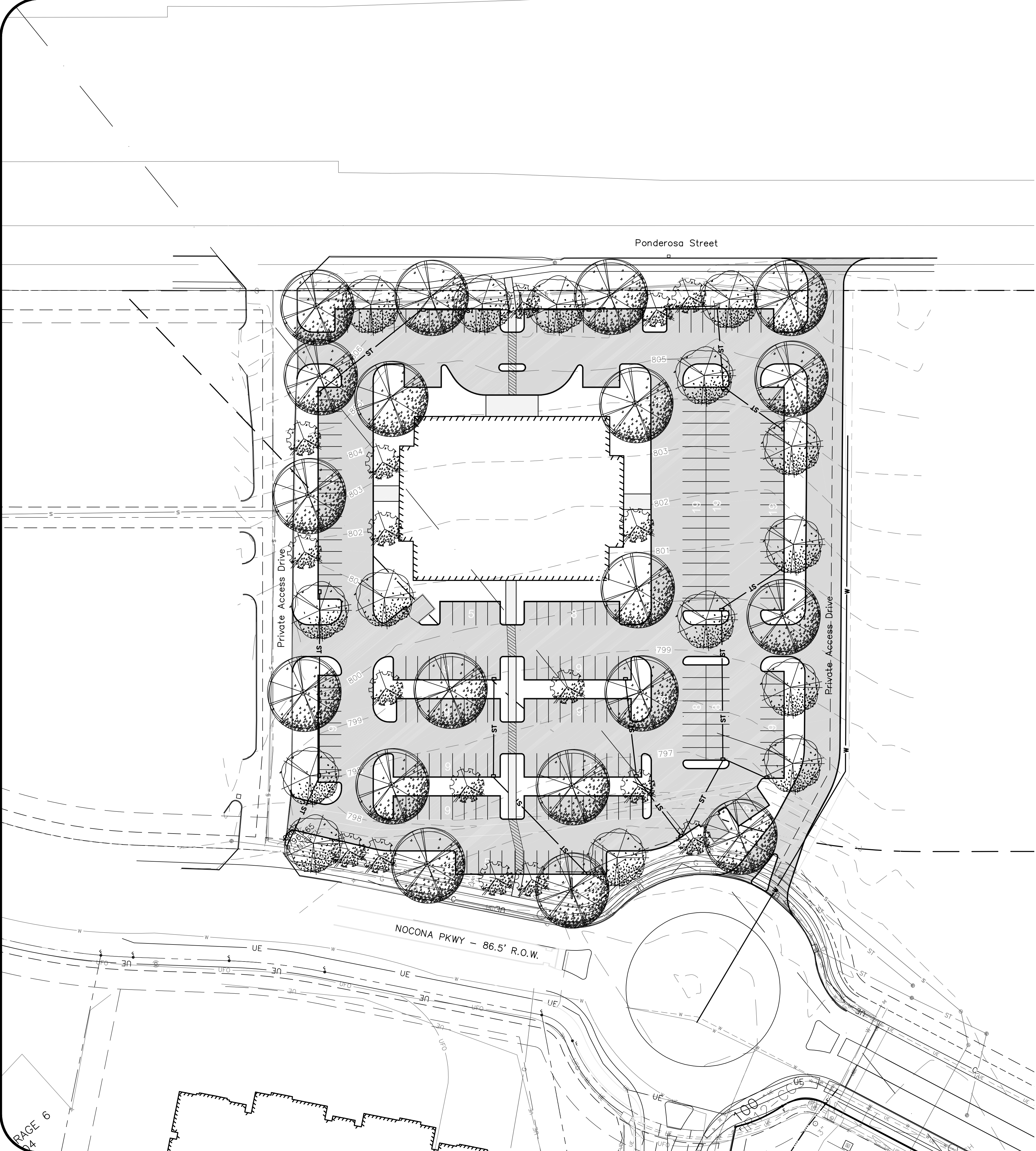
DRAWING INFO.								
NO.	DESCRIPTION							
1	City Review Comments							
2	City Review Comments							
DATE	BY	TPW	TPW	LICENSE NO.	CHECKED BY:	LICENSE NO.	DATE:	JOB NUMBER:
11/23/20	TPW	11/23/20	E-2000150081		TPW	12/2/20	12-2-20	20C010008

© COPYRIGHT ANDERSON ENGINEERING, INC. 2020

Discovery Prof. Offices Plat One, Lot 1
PD Development Plan
Site Overview
COLUMBIA, BOONE COUNTY, MO

SHEET NUMBER
PD1
1 OF 2


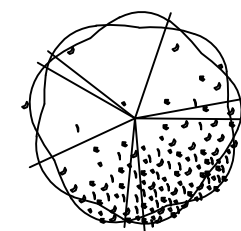
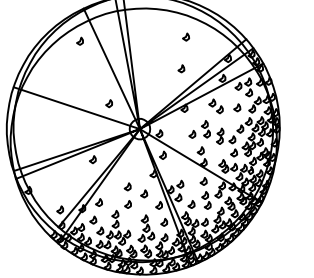
Dec 02, 2020 - 4:43pm Plotted By: Tom W:\200010009 - Central States - Infield Office Big #1 Admin\Reports\PD Plan Documents\201102 PD Plan First Submittal\Infield Office PD Plan.dwg Layout: L1



LANDSCAPE NOTES

- All landscaping shall comply with the minimum requirements of Section 29-4.4 of the City of Columbia Unified Development Code.
- Total Area: 189,831 SF
 Parking Area 117,529 SF
 Building & Sidewalk Area: 21,419 SF
 Landscaped Area: 50,883 SF
- Street Tree Requirements: 1 tree per 40' of street frontage.
 Lot has 834 LF of street frontage:
 834 LF/40 = 21 street trees required.
 30% Medium Trees = 6 Medium Trees
 30% Large Trees = 7 Large Trees
 Other Shade & Ornamental Trees = 8
- Interior Landscaping Tree Requirements: 1 tree per 4000 SF of paved area
 117,529 SF/4000 = 29.4; 30 trees required.
 30% Medium Trees = 9 Medium Trees
 40% Large Trees = 12 Large Trees
 Other Shade & Ornamental Trees = 9
- 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

ANDERSON ENGINEERING
 EMPLOYEE OWNED

AE

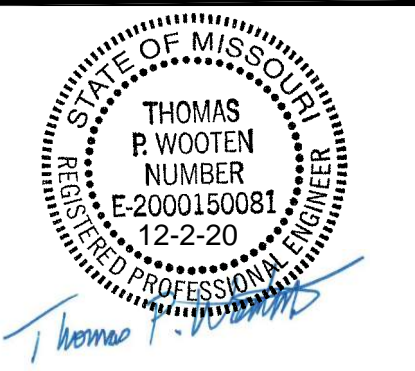
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
 4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO 65201 - PHONE (673) 397-5476
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
 MISSOURI CERTIFICATE OF AUTHORITY #000662 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	City Review Comments	TPW	11/23/20
2	City Review Comments	TPW	12/2/20

DRAWN BY:	TPW	E-2000150081
CHECKED BY:	TPW	12-2-20
JOB NUMBER:	20CO10008	

© COPYRIGHT ANDERSON ENGINEERING, INC. 2020

Discovery Prof. Offices Plat One, Lot 1
 PD Development Plan
Conceptual Landscape Plan
 COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
L1
 2 OF 2