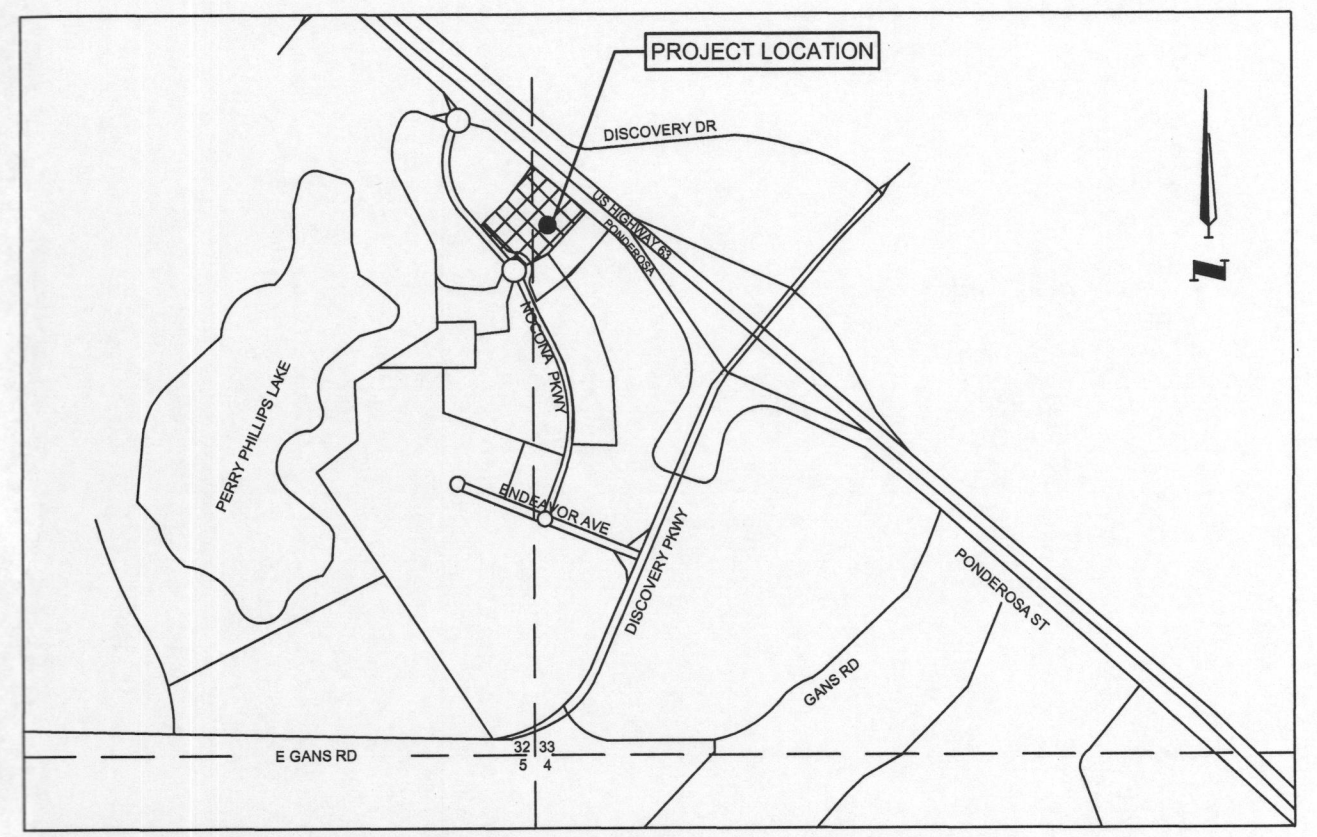
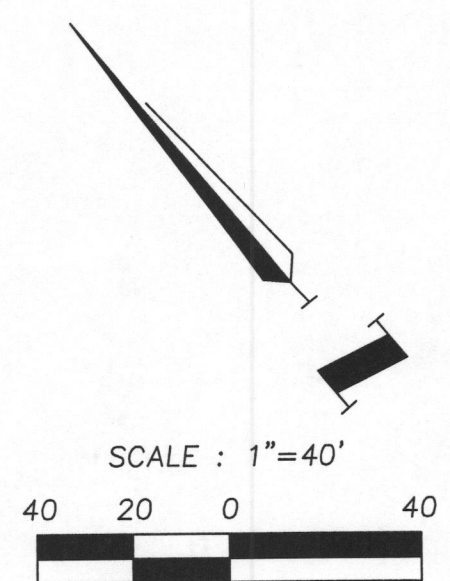
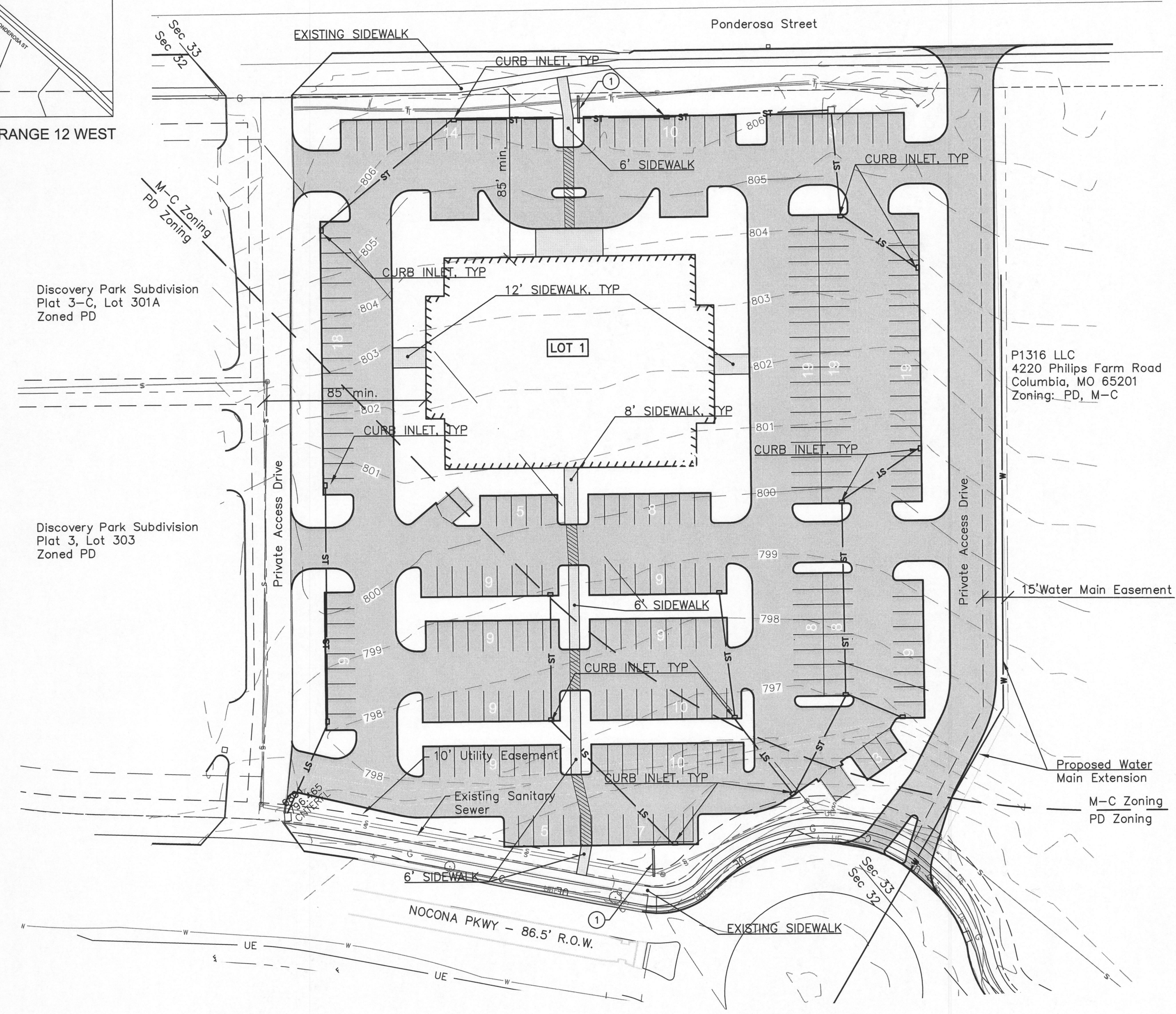


# Discovery Professional Offices PD PLAN

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

**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.

APPROVED BY THE CITY OF COLUMBIA  
PLANNING AND ZONING COMMISSION  
THIS 10<sup>th</sup> DAY OF December, 2020  
*Sara Loe*  
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT  
TO ORDINANCE # 024514  
ON THE 14<sup>th</sup> DAY OF January, 2021  
*Brian Treece*  
BRIAN TREECE, MAYOR

ATTEST:  
*Sheela Amin*  
SHEELA AMIN, CLERK

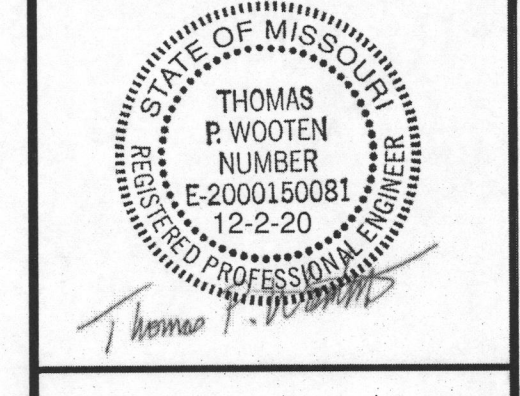
**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

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 #000062 EXPIRES 12/31/2021

DRAWING INFO.	
NO.	DATE
1	11/22/20
2	12/22/20
REVISIONS	
DESCRIPTION	BY
City Review Comments	TPW
City Review Comments	TPW
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	TPW
LICENSE NO.:	12-2-20
DATE:	2020/10/08
JOB NUMBER:	20C010008

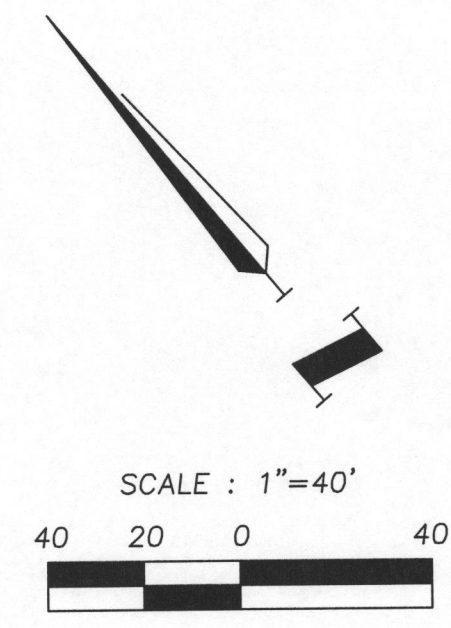
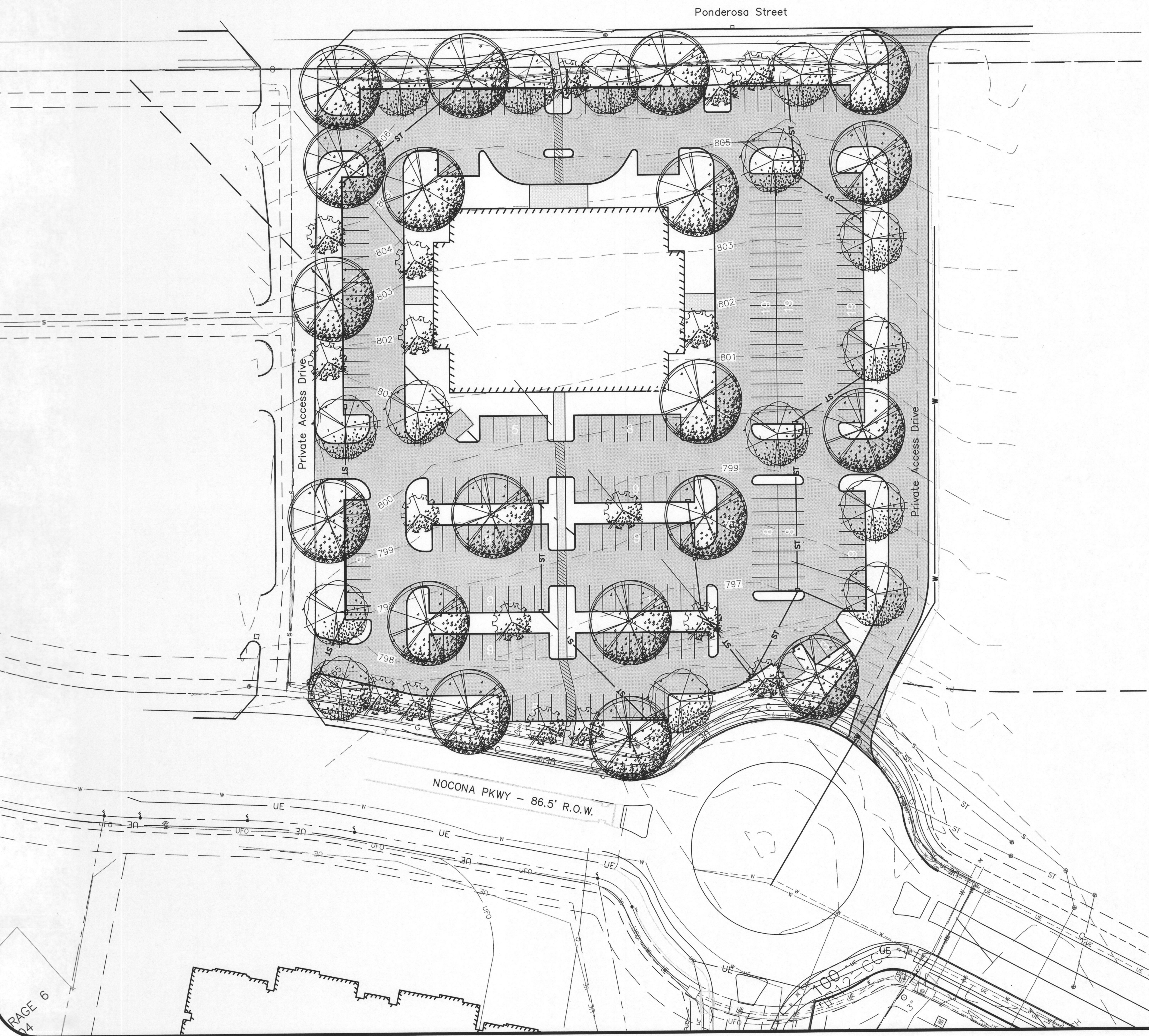
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Discovery Prof. Offices Plat One, Lot 1  
PD Development Plan  
Site Overview  
COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER  
**PD1**  
1 OF 2


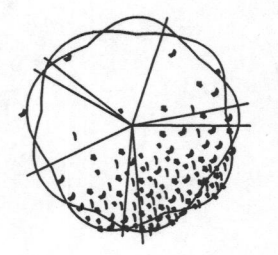
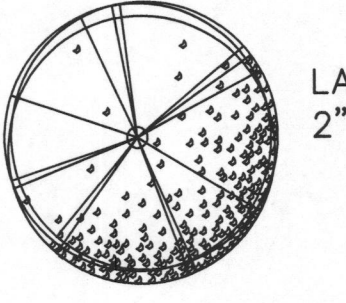
Dec 02, 2020 - 4:43pm Plotted By: Tom W:\200010009 - Central States - Infield Office Bldg #1\Admin\Reports\PD Plan first Submittal\Infield Office PD Planning Layout L1



**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**

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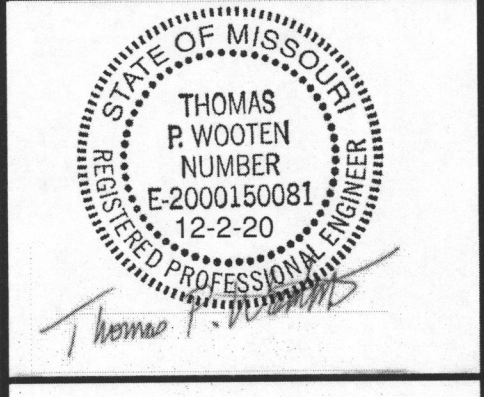
REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	City Review Comments	TPW	11/23/20
2	City Review Comments	TPW	12/20

TPW	E-2000150081	12-2-20	200010008
TPW	12/20	DATE:	JOB NUMBER:

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



SHEET NUMBER  
**L1**  
2 OF 2