

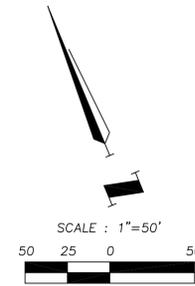
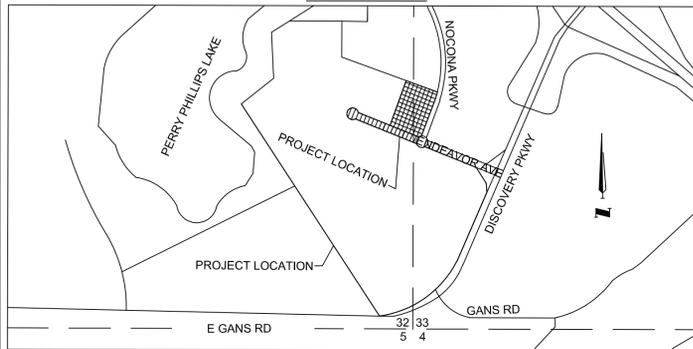
DISCOVERY PARK SUBDIVISION PLAT 5, LOT 501

PD PLAN MAJOR AMENDMENT

FALL 2020

Columbia, Boone County, MO

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



SITE DESCRIPTION:
EXISTING DESCRIPTION:
LOT 501 OF DISCOVERY PARK SUBDIVISION PLAT 5, PLAT BOOK 54, PAGE 47

PROPOSED DESCRIPTION:
LOTS 501A AND 501B, DISCOVERY PARK SUBDIVISION PLAT 5-A, CONSISTING OF 2.26 ACRES.

ZONING: PD

OWNER/DEVELOPER:
ENDEAVOR CENTER, LLC
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:
Building A: 6443 SF GFA; 30' Max. Height
Building B: 47790 SF GFA, 3 Floors @ 15930 SF GFA per Floor; 48' Max. Height

RESIDENTIAL DEVELOPMENT DENSITY, LOT 501B
Lot Area: 1.66 Acres
Proposed # of Units: 44
Proposed Density: 26.5 Units/Acre

PARKING CALCULATIONS:
Lot 501A/Building A, Veterinary Clinic: 6443 SF GFA
Required Parking Ratio:
1 Stall/400 SF = 17 Spaces Required
1 Accessible Space Required; 2 Accessible Spaces Provided
4 Bicycle Spaces Required; 4 Provided

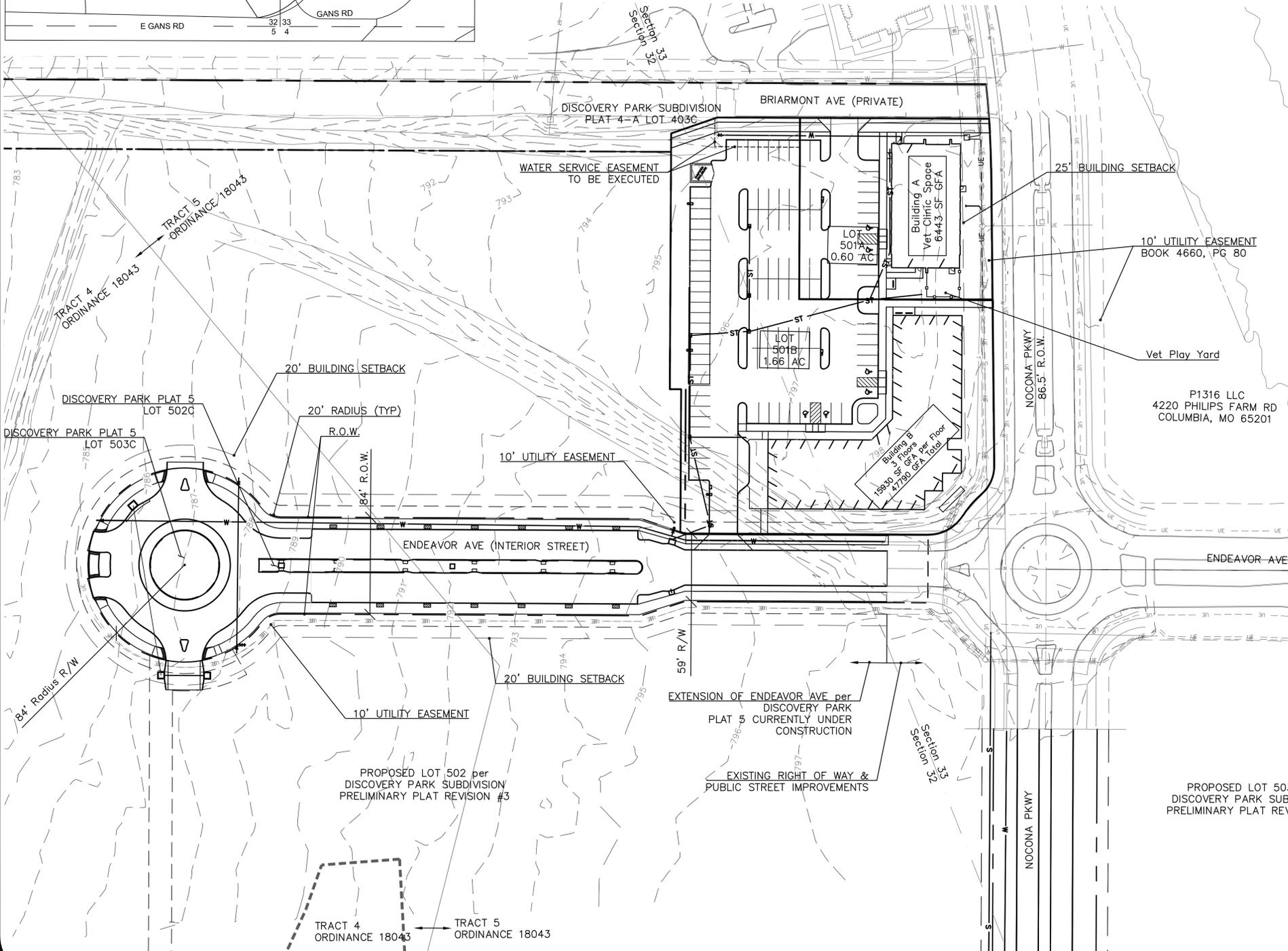
Lot 501B/Building B:
Second and Third Floors will Contain 22 Studio Apartments per Floor; 44 Studio Apartments Total.
1 Space Required per Apartment = 44 Spaces
Visitor Space Requirements: 1 Space per 5 Apartments = 44/5 = 8.8--> 9 Visitor Spaces Required
Second and Third Floor Parking Requirements = 44+9 = 53 Spaces

Lot 501B will contain at total of 85 Spaces with 53 Allocated to the 2nd & 3rd Floors, and the remaining 32 allocated to the First Floor: 15930 SF GFA
Resulting Parking Ratio for First Floor: 15930 SF/32 Spaces = 1/498
4 Accessible Spaces Required; 4 Provided
8 Bicycle Spaces Required; 8 Provided
At Time of Development, an Applicable Shared Parking Reduction Will be Applied Between the 2nd and 3rd Floor Residential Uses and the First Floor Use in Order to Allow the Provided Parking to Meet Overall Parking Requirements for the Lot

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

WATER SERVICE EASEMENT:
An appropriate easement will be executed to allow the existing water service to Lot 501A to cross Lot 501B.

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

ANDERSON ENGINEERING
EMPLOYEE OWNED

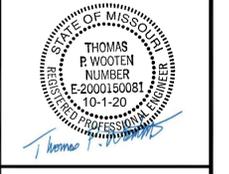
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO 65201 - PHONE (673) 397-5476
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000002 EXPIRES 12/31/2021

| DRAWING INFO. | |
|----------------------|------------|
| BY | TPW |
| DATE | 9-18-20 |
| DRAWN BY | TPW |
| CITY REVIEW COMMENTS | 10-01-20 |
| DESCRIPTION | |
| CITY REVIEW COMMENTS | |
| NO. | |
| 1 | |
| 2 | |
| REVISIONS | |
| DATE | 09-18-2020 |
| LICENSE NO. | 19C010014 |
| CHECKED BY | |
| LICENSE NO. | |
| DATE | |
| JOB NUMBER | |

DISCOVERY PARK SUB'D PLAT 5
Lot 501 PD Major Amendment - Fall 2020

Lot 501 Overview

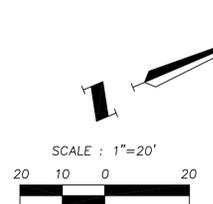
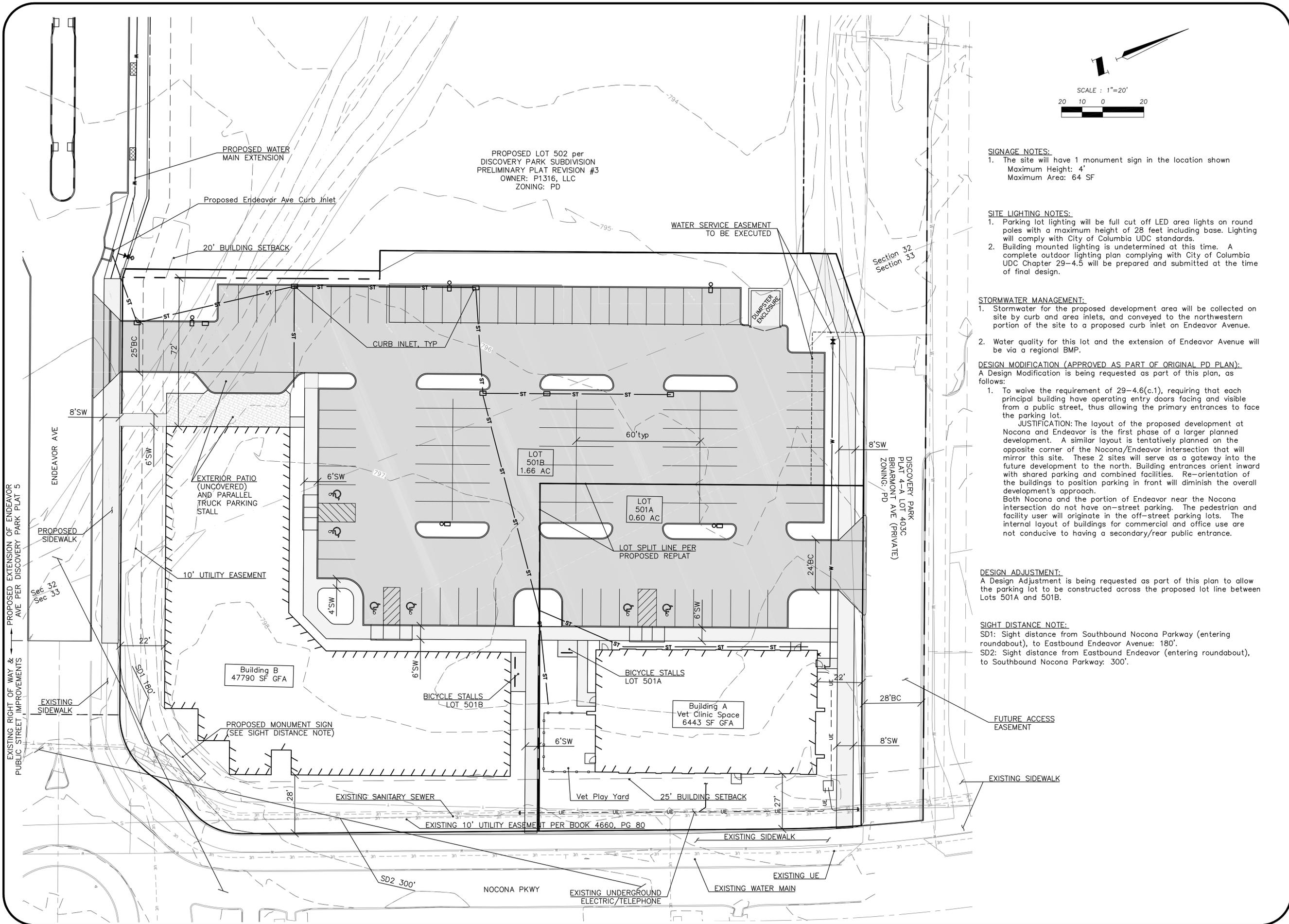
COLUMBIA, BOONE COUNTY, MO



SHEET NUMBER
PD1
1 OF 3

Oct 01, 2020 - 2:23pm Plotted By: eminar Z:\ME-CO\1-Projects\15001014 - Central States Nocona Surv and PD\Map\Lot 501 PD Major Amendment Aug 2020.dwg Layout: PD1

Oct 01, 2020 - 2:29pm Plotted By: emhior Z:\ME-COL\Projects\1901014 - Central States Nocona Surv and PD\Draw\Lot 501 PD Major Amendment Aug 2020.dwg Layout: PD2



SIGNAGE NOTES:

- The site will have 1 monument sign in the location shown
Maximum Height: 4'
Maximum Area: 64 SF

SITE LIGHTING NOTES:

- 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.
- 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 proposed development area will be collected on site by curb and area inlets, and conveyed to the northwestern portion of the site to a proposed curb inlet on Endeavor Avenue.
- Water quality for this lot and the extension of Endeavor Avenue will be via a regional BMP.

DESIGN MODIFICATION (APPROVED AS PART OF ORIGINAL PD PLAN):

A Design Modification is being requested as part of this plan, as follows:

- To waive the requirement of 29-4.6(c.1), requiring that each principal building have operating entry doors facing and visible from a public street, thus allowing the primary entrances to face the parking lot.

JUSTIFICATION: The layout of the proposed development at Nocona and Endeavor is the first phase of a larger planned development. A similar layout is tentatively planned on the opposite corner of the Nocona/Endeavor intersection that will mirror this site. These 2 sites will serve as a gateway into the future development to the north. Building entrances orient inward with shared parking and combined facilities. Re-orientation of the buildings to position parking in front will diminish the overall development's approach. Both Nocona and the portion of Endeavor near the Nocona intersection do not have on-street parking. The pedestrian and facility user will originate in the off-street parking lots. The internal layout of buildings for commercial and office use are not conducive to having a secondary/rear public entrance.

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 501A and 501B.

SIGHT DISTANCE NOTE:

SD1: Sight distance from Southbound Nocona Parkway (entering roundabout), to Eastbound Endeavor Avenue: 180'.
SD2: Sight distance from Eastbound Endeavor (entering roundabout), to Southbound Nocona Parkway: 300'.

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS SURVEYORS LABORATORIES DRILLING
4200 W. MISSOURI ENGINEERING & SURVEYING CORPORATION
LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

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| NO. | DESCRIPTION | BY | DATE |
| 1 | CITY REVIEW COMMENTS | TPW | 9-18-20 |
| 2 | CITY REVIEW COMMENTS | TPW | 10-01-20 |

| TPW | E-2000150081 | 09-18-2020 | 19CO10014 |
|-----|--------------|------------|-----------|
| TPW | E-2000150081 | 09-18-2020 | 19CO10014 |

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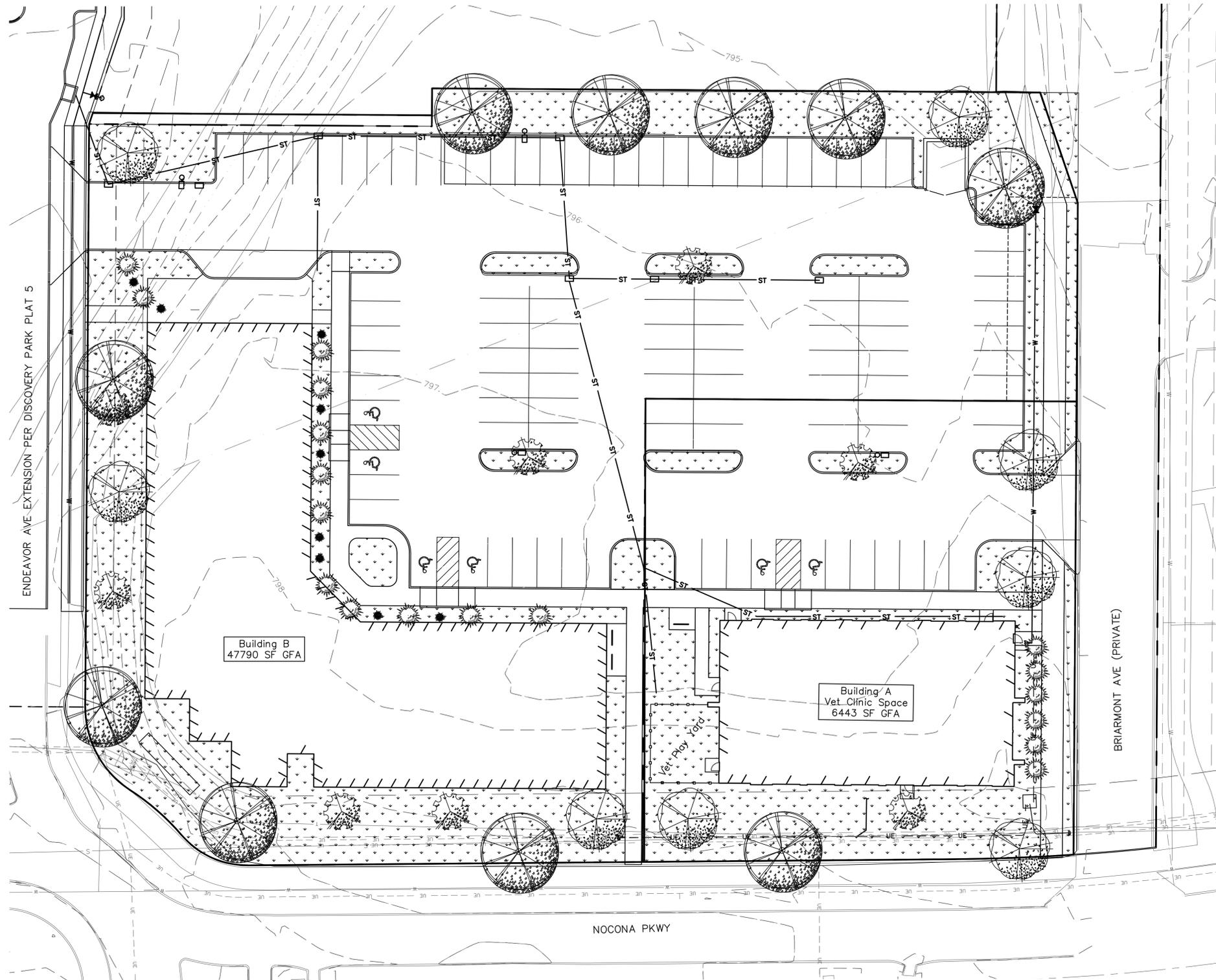
DISCOVERY PARK SUB'D PLAT 5
Lot 501 PD Major Amendment - Fall 2020

Site Plan

COLUMBIA, BOONE COUNTY, MO

THOMAS P. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-2000150081
10-1-20

SHEET NUMBER
PD2
2 OF 3

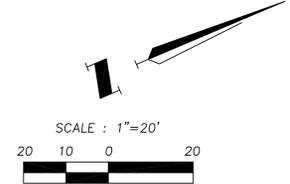


LANDSCAPE NOTES

- Total Area: 98,152 SF
 Parking Area 42,240 SF
 Building & Sidewalk Area: 35,416 SF
 Landscaped Area: 20,496 SF
- Street Tree Requirements: 1 tree per 40' of street frontage.
 Lot has 600 LF of street frontage:
 600 LF/40 = 15 street trees required.
 30% Medium Trees = 5 Medium Trees
 30% Large Trees = 5 Large Trees
 Other Shade & Ornamental Trees = 5
- Interior Landscaping Tree Requirements: 1 tree per 4000 SF of paved area
 42,240 SF/4000 = 10.56; 11 trees required.
 30% Medium Trees = 3 Medium Trees
 40% Large Trees = 5 Large Trees
 Other Shade & Ornamental Trees = 3
- All landscaping will conform to Section 29-4.4 of the Unified Development Code unless City Arborist approves alternatives

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
- NATIVE DROUGHT TOLERANT, SEEDED TURF AREA



ANDERSON ENGINEERING
 EMPLOYEE OWNED

ENGINEERS, SURVEYORS, LABORATORIES, DRILLING
 4200 N. MISSOURI, COLUMBIA, MO 65201
 LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
 MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

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| NO. | DESCRIPTION | BY | DATE |
| 1 | CITY REVIEW COMMENTS | TPW | 9-18-20 |
| 2 | CITY REVIEW COMMENTS | TPW | 10-01-20 |

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|-------|--------------|------------|-------------|
| TPW | E-2000150081 | 08-18-2020 | 19CO10014 |
| TPW | 10-01-20 | 08-18-2020 | 19CO10014 |
| DATE: | JOB NUMBER: | DATE: | JOB NUMBER: |

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DISCOVERY PARK SUB'D PLAT 5
 Lot 501 PD Major Amendment - Fall 2020
Conceptual Landscape Plan
 COLUMBIA, BOONE COUNTY, MO

