

A MAJOR AMENDMENT TO THE: PD PLANNED DEVELOPMENT AND PRELIMINARY PLAT OF THE KITCHEN & DISCOVERY OFFICES

LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI CITY OF COLUMBIA CASE NO. 37-2024

OWNER/DEVELOPER: P1316 LLC; DISCOVERY BUSINESS CENTER LLC; DISCOVERY ENTERTAINMENT CENTER LLC 4220 PHILIPS FARM RD. COLUMBIA, MO 65201

PREPARED BY: CROCKETT ENGINEERING CONSULTANTS 1000 West Nifong Blvd., Bldg. 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERMOST CORNER OF ARTEMIS DRIVE AS SHOWN IN DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44 AND WITH THE LINES OF SAID ARTEMIS DRIVE N 40°53'20"W, 439.14 FEET; THENCE 40.99 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 11°32'05"W 39.22 FEET; THENCE 64.32 FEET ALONG AN 80.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 5°12'50"W, 62.60 FEET; THENCE 35.71 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 2°40'25"W, 34.53 FEET TO THE EASTERLY RIGHT OF WAY OF NOCONA PARKWAY; THENCE WITH SAID EASTERLY RIGHT OF WAY LINES N 22°53'55"E, 592.92 FEET; THENCE 30.05 FEET ALONG A 35.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 47°09'05"E, 29.16 FEET; THENCE 6.40 FEET ALONG AN 86.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 69°16'15"E, 6.40 FEET; THENCE 24.75 FEET ALONG A 31.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 89°59'25"E, 24.10 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ENDEAVOR AVENUE; THENCE WITH SAID SOUTHERLY RIGHT WAY LINE S 67°07'05"E, 95.51 FEET; THENCE 48.64 FEET ALONG A 481.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 64°13'30"E, 48.62 FEET; THENCE S 61°19'50"E, 61.80 FEET; THENCE 51.94 FEET ALONG A 518.50-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 64°12'00"E, 51.92 FEET; THENCE S 67°04'15"E, 33.79 FEET; THENCE S 66°57'45"E, 50.01 FEET; THENCE S 67°06'20"E, 45.91 FEET; THENCE 35.42 FEET ALONG A 58.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 49°36'05"E, 34.88 FEET; THENCE S 32°06'30"E, 94.29 FEET; THENCE 46.79 FEET ALONG A 53.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 6°48'45"E, 45.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DISCOVERY PARKWAY (FORMALLY GANS ROAD); THENCE WAS SAID NORTHERLY RIGHT OF WAY LINE S 18°28'25"W, 79.93 FEET; THENCE S 22°53'40"W, 469.94 FEET; THENCE 236.95 FEET ALONG IS 711.99 FEET RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 32°25'40"W, 235.86 FEET; THENCE 26.69 FEET ALONG A 29.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 68°19'40"W, 25.76 FEET; THENCE 56.67 FEET ALONG A 111.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 80°03'55"W, 56.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.64 ACRES.

LEGEND OF SYMBOLS:

Table with 3 columns: Symbol, Description, and Symbol. Includes symbols for existing/prop. curb, structure, waterline, gas line, etc.

NOTES:

- 1. THIS SITE CONTAINS 10.64 ACRES.
2. CURRENT ZONING IS PD.
3. THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO 29010C0295E DATED APRIL 19TH, 2017.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE...

CALCULATIONS:

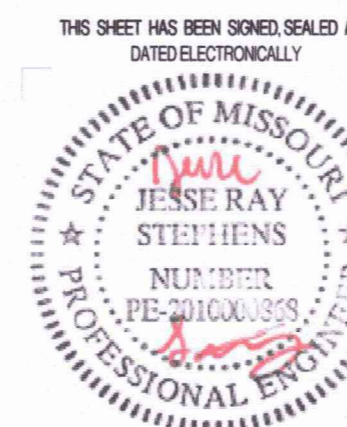
Table with columns: Building, Total Spaces Required, Regulatory Spaces Required, Allowed Reductions, Bicycle Spaces Provided, etc.

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

PURSUANT TO ORDINANCE # THIS DAY OF 20

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

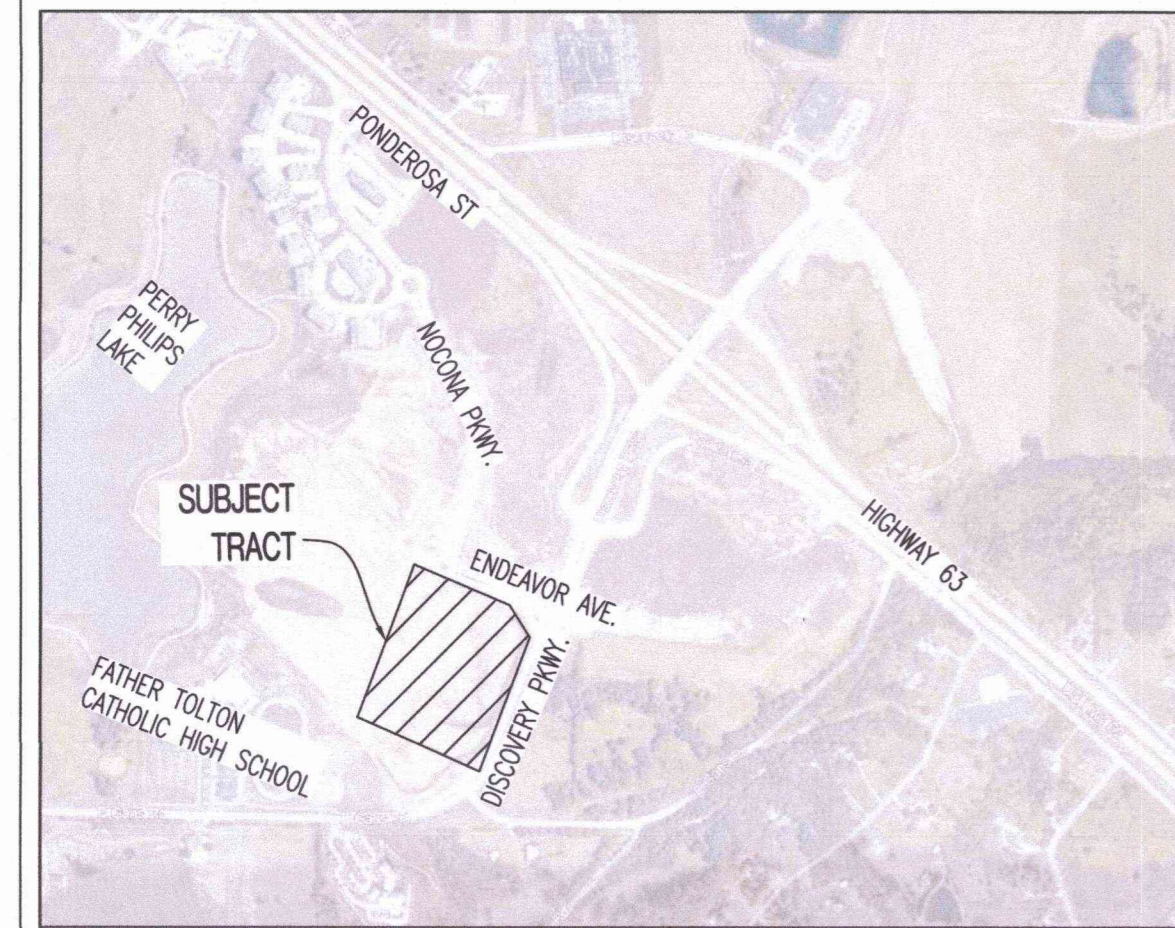


JESSE R. STEPHENS, 201000068 12/13/2023 DATE

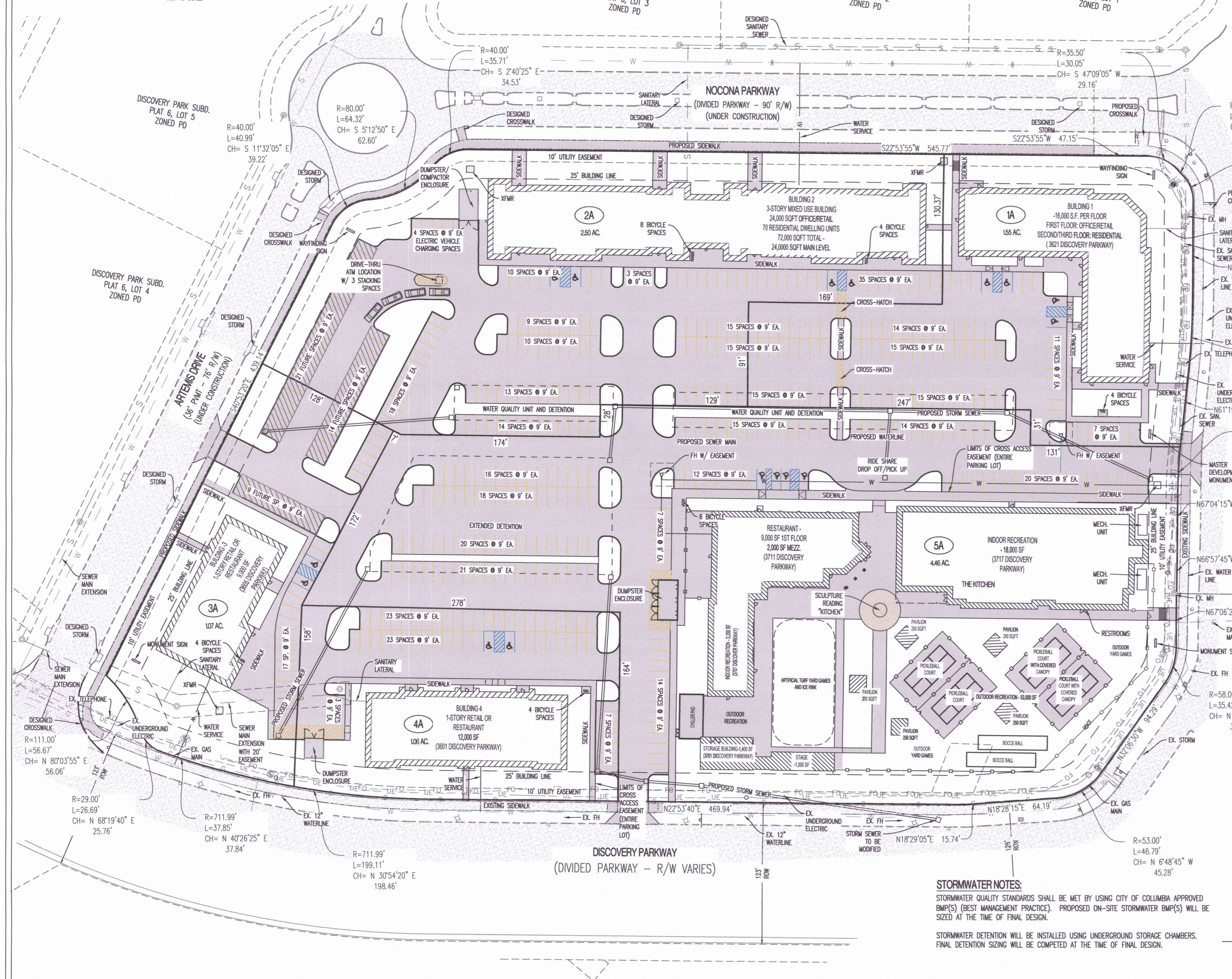
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 21st DAY OF December, 2023

SHARON GEUA JONES, CHAIRPERSON

REVISED 12/13/2023 REVISED 12/7/2023 ORIGINAL 11/13/2023 CROCKETT JOB #210249



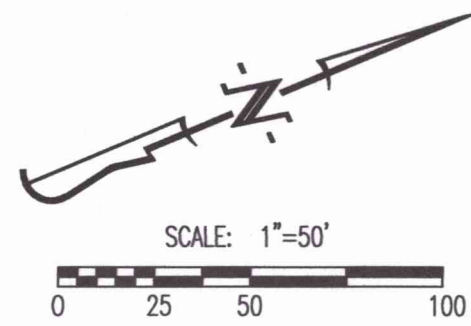
LOCATION MAP NOT TO SCALE



STORMWATER NOTES: STORMWATER QUALITY STANDARDS SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP(S) (BEST MANAGEMENT PRACTICE). PROPOSED ON-SITE STORMWATER BMP(S) WILL BE SIZED AT THE TIME OF FINAL DESIGN. STORMWATER DETENTION WILL BE INSTALLED USING UNDERGROUND STORAGE CHAMBERS. FINAL DETENTION SIZING WILL BE COMPLETED AT THE TIME OF FINAL DESIGN.

A MAJOR AMENDMENT TO THE: CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT AND PRELIMINARY PLAT OF THE KITCHEN & DISCOVERY OFFICES

LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 37-2024



CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:		10.64 AC
LOT COVERAGES:		
TOTAL IMPERVIOUS SURFACE AREA (REQUIRED PARKING):	7.92 AC.	74%
TOTAL IMPERVIOUS SURFACE AREA (FUTURE PARKING):	0.17 AC.	2%
TOTAL OPEN SPACE:	2.55 AC.	24%

GENERAL LANDSCAPING NOTES:

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

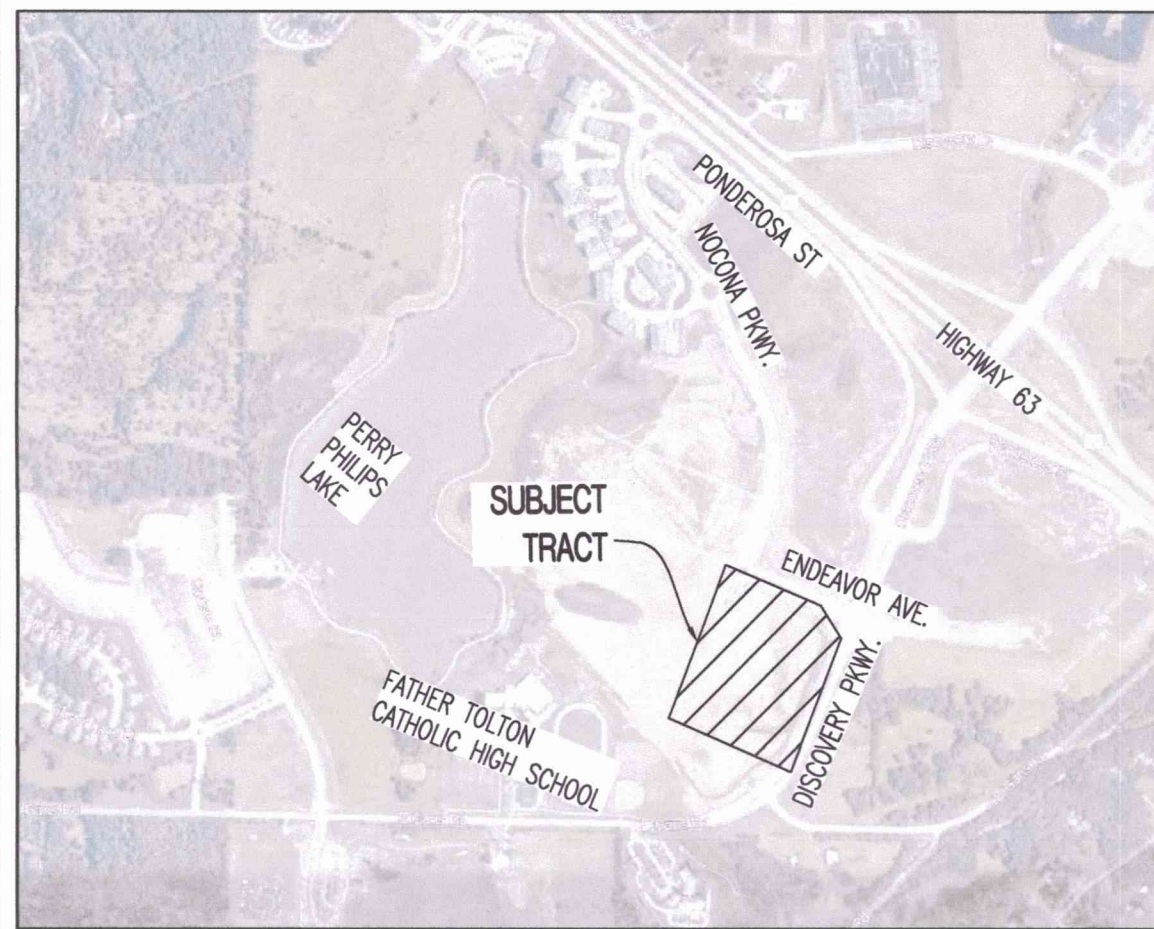
LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.



LOCATION MAP
NOT TO SCALE

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

EXISTING CLIMAX FOREST ON SITE: 0.00 AC.
 REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED: 1.60 AC. (15%)
 MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: 2.55 AC. (24%)

29-4.4(d) - STREET FRONTAGE LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: 340 L.F.
 (REFER TO TYPICAL SCREENING BED PLANTING DETAIL) 0 L.F. * 6' = 0
 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA 0 TREES

(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (2,668' APPLICABLE STREET FRONTAGE) 45 TREES

29-4.4(e) - PROPERTY EDGE BUFFERING:

N/A

29-4.4(f) - PARKING AREA LANDSCAPING:

(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA. PARKING AREAS BETWEEN 100 AND 149 SPACES SHALL BE SEPARATED BY 10' WIDE LANDSCAPE STRIP WITH 4 CATEGORIES OF PLANTING MATERIALS FROM SECTION 29-4.4(C)(6) 19,000 SF REQUIRED
 22,000 SF PROPOSED=11.6%

(2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 1018 L.F. 26 TREES

(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 190,000 S.F. 48 TREES
 0 EXISTING PARKING LOT TREES -0 TREES
 PARKING LOT TREES REQUIRED 48 TREES
 PARKING LOT TREES PROPOSED 48 TREES

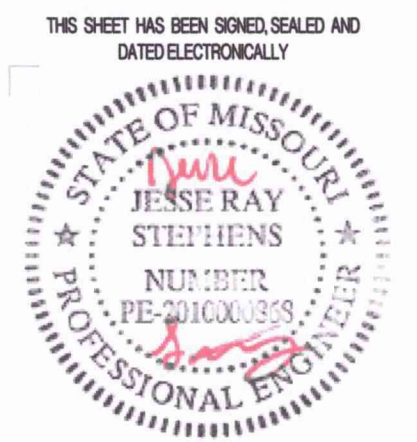
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 13 TREES
 MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 18 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 0 TREES
 (3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (0 TREE)

PARKING AREA LANDSCAPING PLANTING:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
12	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
9	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
13	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
11	SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	LARGE TREE	2.5" CALIPER
15	REDBUD	CERCIS CANADENSIS	SMALL TREE	2.5" CALIPER
15	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.5" CALIPER



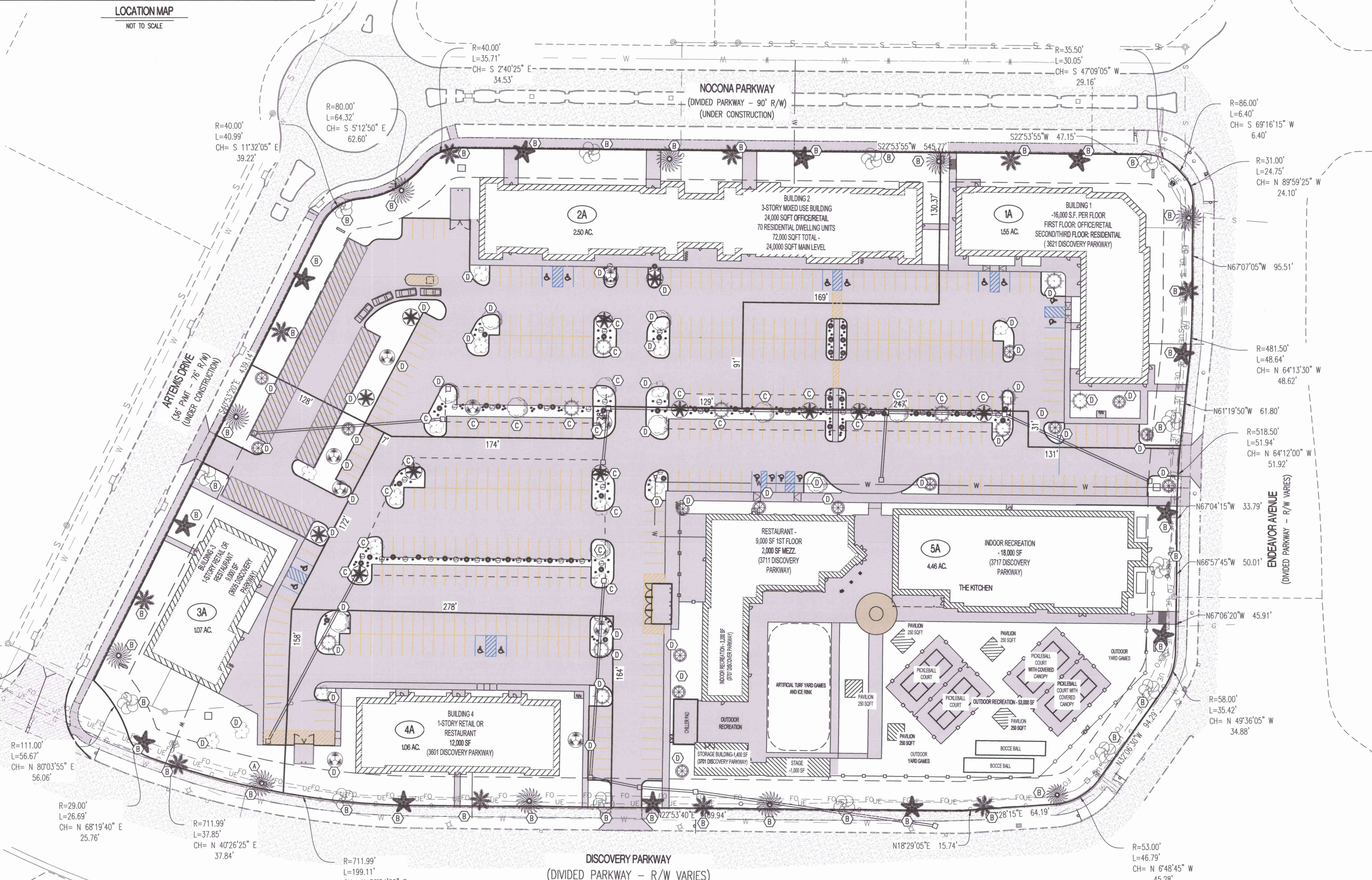
JESSE R. STEPHENS, 2010000868
12/13/2023
DATE

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REVISED 12/13/2023
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ORIGINAL 11/13/2023
CROCKETT JOB #210249



STREET FRONTAGE (STREET TREES) PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
10	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
12	RIVER BIRCH	BETULA NIGRA 'HERITAGE	MEDIUM TREE	2.5" CALIPER
14	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER