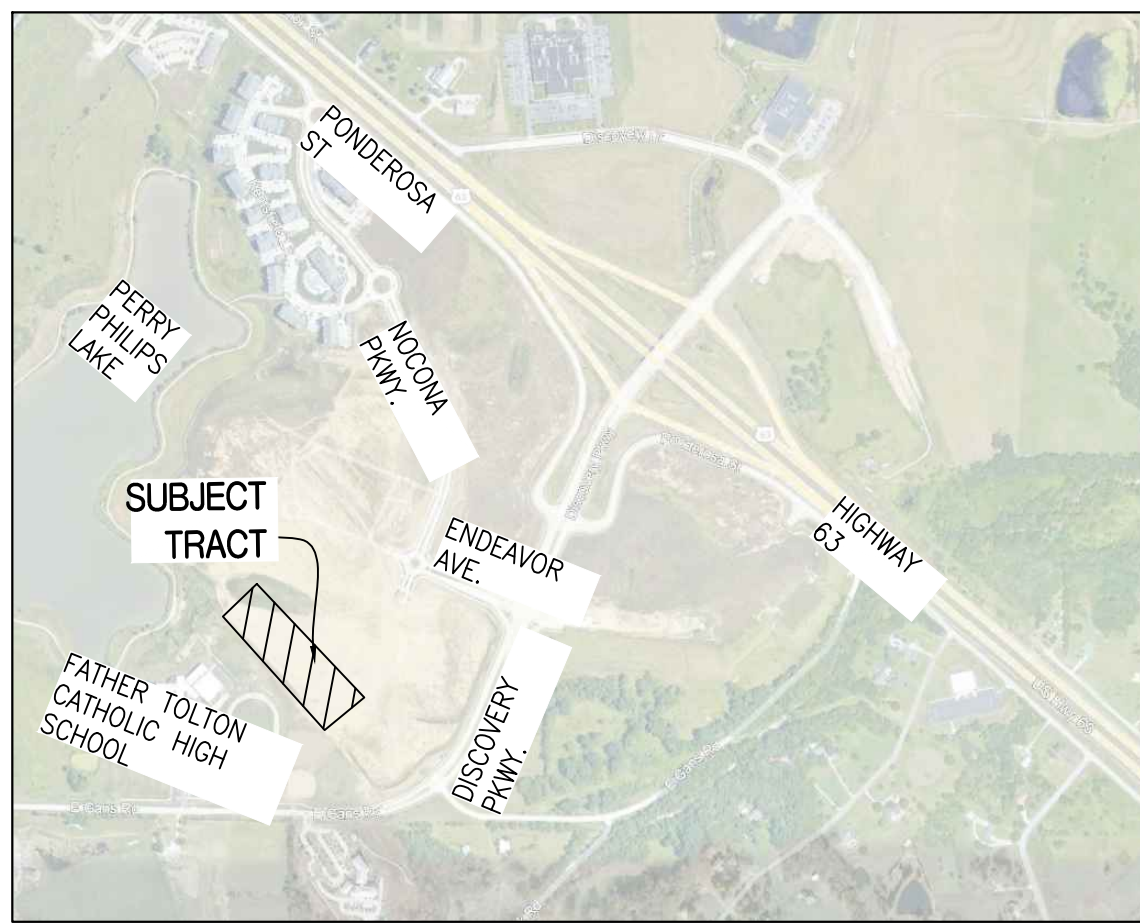
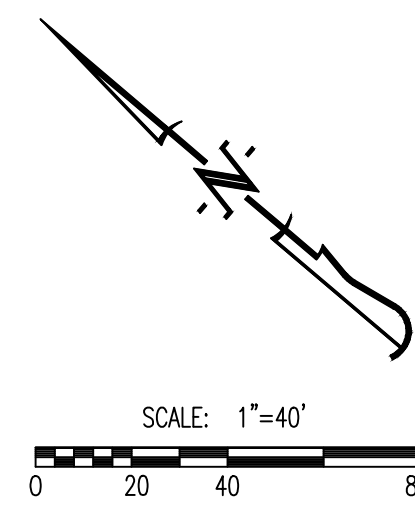


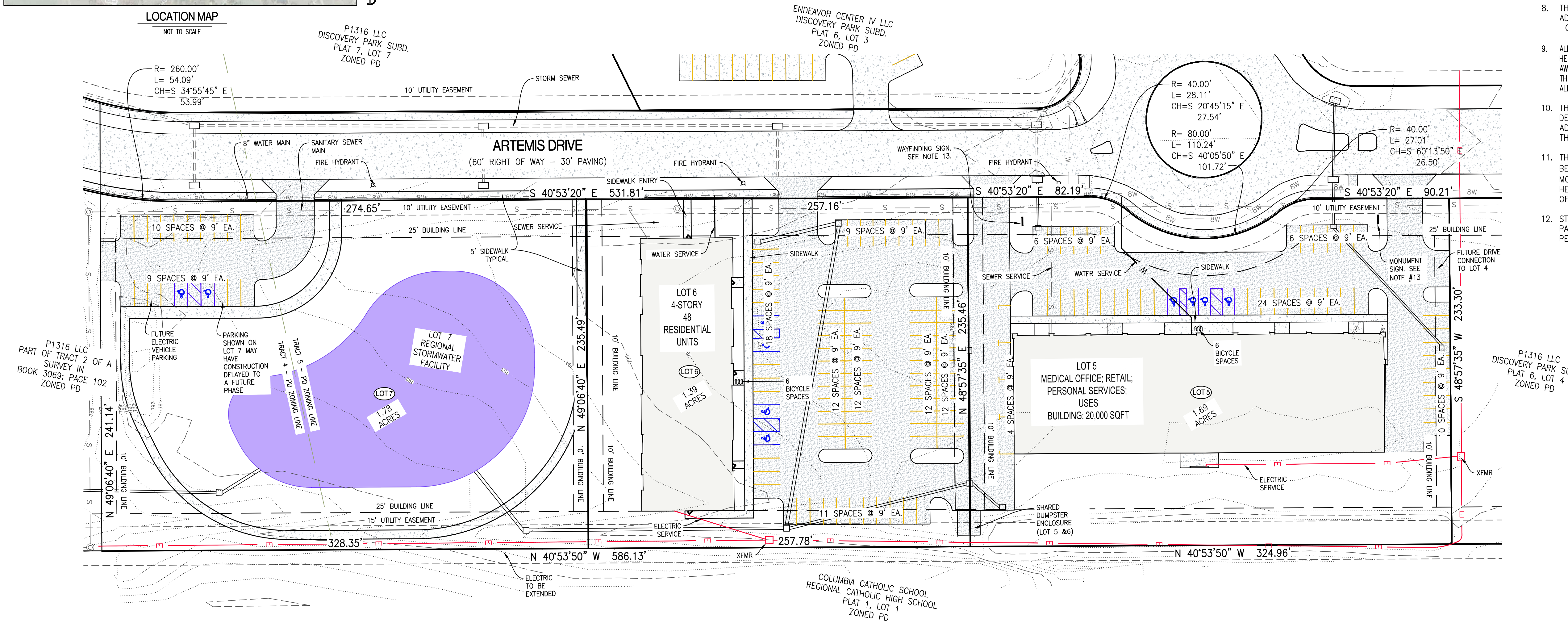
# A MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF DISCOVERY BUSINESS PARK

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 47-2024

OWNER/DEVELOPER:  
P1316 LLC / DISCOVERY BUSINESS PARK 1 LLC  
4220 PHILIPS FARM RD.  
COLUMBIA, MO 65201



LOCATION MAP  
NOT TO SCALE



- NOTES:**
- THIS SITE CONTAINS 4.86 ACRES.
  - THE CURRENT ZONING IS PD, AND THE PROPERTY IS PART OF TRACTS 4 AND 5 OF THE PHILLIPS TRACT AS DEFINED IN ORDINANCE NUMBER 018043 OF THE CITY OF COLUMBIA RECORDS.
  - THESE TRACTS ARE LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 29019C0295E DATED APRIL 19TH, 2017.
  - NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER 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.
  - THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE AS FOLLOWS:  
OFFICE: 90 FEET  
COMMERCIAL: 65 FEET  
RESIDENTIAL: 75 FEET  
HOTEL: 100 FEET
  - ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
  - WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
  - THE BUILDINGS AND PARKING SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
  - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHT POLES SHALL NOT EXCEED 28' IN HEIGHT. EXACT LOCATION SUBJECT TO FURTHER DESIGN. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PAKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
  - THERE SHALL BE A SHARED PARKING AGREEMENT ACROSS ALL DRIVEWAYS AND PARKING SPACES WITHIN THIS DEVELOPMENT. WHILE THE TRACT MAY BE ALLOWED TO BE SUBDIVIDED, EACH LOT DOES NOT HAVE TO CONTAIN ADEQUATE PARKING FOR SAID LOT AS LONG AS THE COMBINED NUMBER OF PARKING SPACES IS ADEQUATE FOR THE COMBINED DEVELOPMENT.
  - THE SITE WILL CONTAIN TWO SIGNS WITH LOCATIONS AS SHOWN ON THE PLAN. THE MONUMENT SIGN SHALL BE A MONUMENT SIGN NOT TO EXCEED 12' IN HEIGHT AND 64 SQUARE FEET IN AREA. WAYFINDING MONUMENT SIGN, LOCATED NEAR THE INTERSECTION OF NOYOLA AND ARTEMIS, SHALL NOT EXCEED 6' IN HEIGHT AND 32 SQUARE FEET IN AREA. SIGNS SHALL MEET ALL OTHER REQUIREMENTS OF SECTION 29-4.8 OF THE UDC.
  - STORMWATER MANAGEMENT SHALL BE IN COMPLIANCE WITH THE APPROVED DEVELOPMENT AGREEMENT FOR THIS PARCEL. POST-DEVELOPMENT STORMWATER RUN-OFF PEAK FLOWS SHALL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOWS FOR THIS SITE FROM THE 1-YEAR, 2-YEAR, 10-YEAR, AND 100-YEAR STORM EVENTS.

**CALCULATIONS (SHARED PARKING):**

| PARKING SUMMARY:  |            |
|---|------------|
| TOTAL SPACES REQUIRED:  |            |
| LOT 5 - 5000 ARTEMIS - MEDICAL OFFICE/RETAIL - 1:200 - 20000 SQFT | 100 SPACES |
| LOT 6 - RESIDENTIAL   |            |
| 1-BED RESIDENTIAL - 1.5 PER UNIT - 37 UNITS                       | 56 SPACES  |
| 2-BED RESIDENTIAL - 2 PER UNIT - 11 UNITS                         | 22 SPACES  |
| + 1 PER 5 UNITS   | 10 SPACES  |
| SUBTOTAL PRIOR TO PARKING REDUCTION FACTOR                        | 188 SPACES |
| PARKING REDUCTION FACTOR = 1.3                                    | 43 SPACES  |
| SUBTOTAL REQUIRED PARKING   | 145 SPACES |
| REQUIRED BICYCLE PARKING  | 12 SPACES  |
| REGULATORY REQUIRED PARKING WITH BICYCLE PARKING REDUCTION        | 133 SPACES |
| PARKING SPACES PROVIDED (LOTS 5 & 6):                             | 136 SPACES |
| PARKING SPACES PROVIDED (LOT 7):                                  | 19 SPACES  |

**CALCULATIONS (LOT 5) - 1.69 ACRE LOT SIZE**

|                                 |             |
|---------------------------------|-------------|
| <b>BUILDING AREA:</b>           |             |
| GROUND LEVEL GROSS FLOOR AREA:  | 20,000 SQFT |
| TOTAL GROSS FLOOR AREA:         | 20,000 SQFT |
| *(NOTE - ALL GFA IS IN TRACT 5) |             |

**CALCULATIONS (LOT 6) - 1.39 ACRE LOT SIZE**

|                                 |             |
|---------------------------------|-------------|
| <b>BUILDING AREA:</b>           |             |
| GROUND LEVEL GROSS FLOOR AREA:  | 11,500 SQFT |
| TOTAL GROSS FLOOR AREA:         | 46,000 SQFT |
| *(NOTE - ALL GFA IS IN TRACT 5) |             |

**CALCULATIONS (LOT 7) - 1.78 ACRE LOT SIZE**

|  |        |
|--|--------|
| <b>BUILDING AREA:</b>                                    |        |
| GROUND LEVEL GROSS FLOOR AREA:                           | 0 SQFT |
| TOTAL GROSS FLOOR AREA:                                  | 0 SQFT |
| *(NOTE - THIS TRACT IS PARTIALLY IN TRACT 4 AND TRACT 5) |        |

**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, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 5 AND 6 OF DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44 AND BEING DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 49 AND BOOK 5481, PAGE 152 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AT THE SOUTHERNMOST CORNER OF SAID LOT 6 AND WITH THE LINES THEREOF, N 40°53'50" W, 586.13 FEET; THENCE N 49°06'40" E, 241.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ARTEMIS DRIVE; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 6, 54.09 FEET ALONG A 260.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 34°55'45" E, 53.99 FEET; THENCE S 40°53'20" E, 531.81 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 5; THENCE LEAVING THE LINES OF SAID LOT 6 AND WITH THE LINES OF SAID LOT 5, AND CONTINUING WITH SAID WESTERLY RIGHT OF WAY LINE, S 40°53'20" E, 82.19 FEET; THENCE 28.11 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 20°45'15" E, 27.54 FEET; THENCE 110.24 FEET ALONG AN 80.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 40°05'50" E, 101.72 FEET; THENCE 27.01 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 60°13'50" E, 26.50 FEET; THENCE S 40°53'20" E, 90.21 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 5, S 48°57'35" W, 233.30 FEET; THENCE N 40°53'50" W, 324.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.86 ACRES.

**LEGEND OF SYMBOLS:**

|            |                                       |           |                         |     |                                 |
|------------|---------------------------------------|-----------|-------------------------|-----|---------------------------------|
| --- C ---  | EXISTING CURB                         | --- S --- | EXISTING SANITARY SEWER | ⊕   | EXISTING FIRE HYDRANT           |
| --- P ---  | PROPOSED CURB                         | --- S --- | PROPOSED SANITARY SEWER | ⊙   | MANHOLE                         |
| --- S ---  | EXISTING STRUCTURE                    | --- S --- | PROPOSED FIRE HYDRANT   | --- | EXISTING SANITARY SEWER LATERAL |
| --- W ---  | EDGE OF WATERWAY                      | ---       | PROPOSED STORM SEWER    | --- | PROPOSED SANITARY SEWER LATERAL |
| --- W ---  | EXISTING WATERLINE                    | ---       | EXISTING STORM SEWER    | --- | EXISTING AIR CONDITIONER        |
| --- W ---  | PROPOSED WATERLINE                    | ---       | PROPOSED STORM SEWER    | --- | EXISTING TELEPHONE PEDESTAL     |
| --- G ---  | EXISTING GAS LINE                     | ---       | EXISTING LOT NUMBER     | --- | EXISTING LIGHT POLE             |
| --- G ---  | PROPOSED GAS LINE                     | ---       | EXISTING SIGN           | --- | EXISTING GUY WIRE               |
| --- UT --- | EXISTING UNDERGROUND TELEPHONE        | ---       | EXISTING POWER POLE     | --- | EXISTING MINOR CONTOUR          |
| --- UT --- | PROPOSED UNDERGROUND TELEPHONE        | ---       | EXISTING GAS VALVE      | --- | EXISTING MAJOR CONTOUR          |
| --- UV --- | EXISTING UNDERGROUND CABLE TELEVISION | ---       | EXISTING WATER VALVE    | --- | PROPOSED PAVEMENT               |
| --- OE --- | EXISTING OVERHEAD ELECTRIC            | ---       | EXISTING GAS METER      | --- | EXISTING TREE                   |
| --- UE --- | EXISTING UNDERGROUND ELECTRIC         | ---       | EXISTING WATER METER    | --- | EXISTING TREELINE               |
| --- OE --- | EXISTING OVERHEAD ELEC. & TV          | ---       | DUMPSTER PAD            | --- |                                 |
| ---        | FUTURE PARKING                        |           |                         |     |                                 |

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

PURSUANT TO ORDINANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

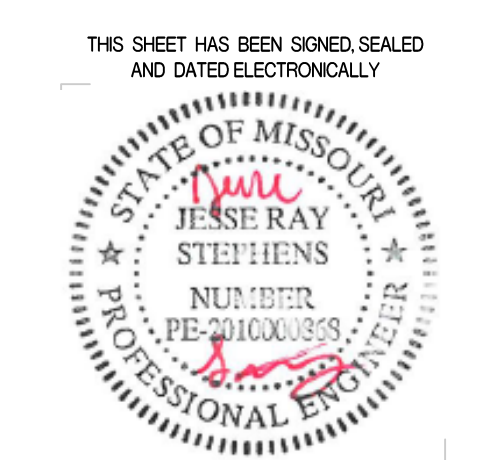
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SHARON GEUEA JONES, CHAIRPERSON

BARBARA BUFFALO, MAYOR

SHEELA AMIN, CITY CLERK



JESSE R. STEPHENS, 201000889  
12/27/2023  
DATE

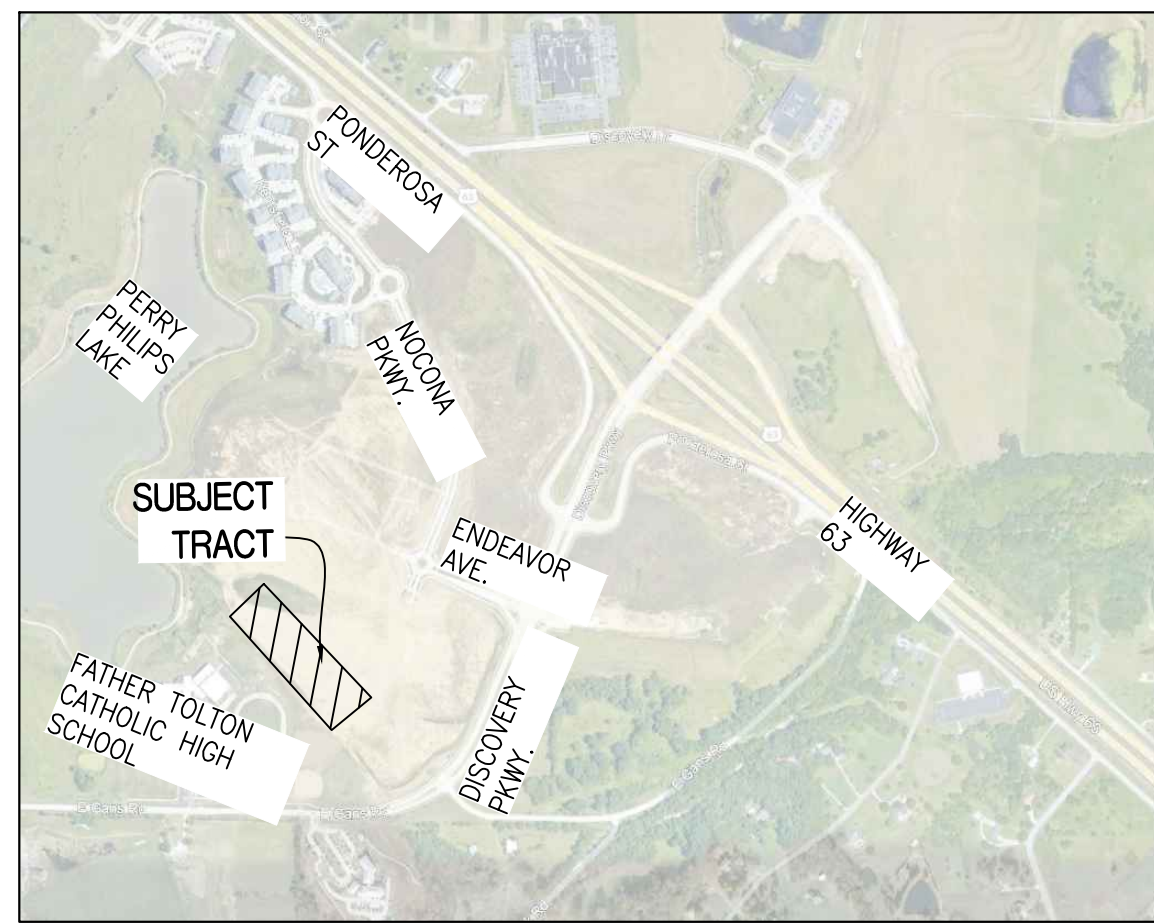
PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 West Nilong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com

REVISED 12/27/2023  
REVISED 12/15/2023  
ORIGINAL 11/27/2023  
CROCKETT JOB #210249

# A MAJOR AMENDMENT TO THE CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF DISCOVERY BUSINESS PARK

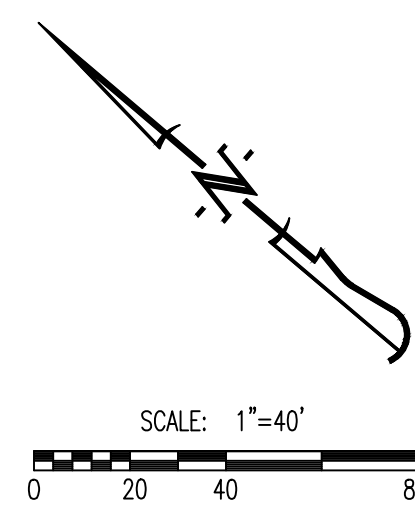
LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST  
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CITY OF COLUMBIA CASE NO. 47-2024

**OWNER/DEVELOPER:**  
P1316 LLC / DISCOVERY BUSINESS PARK 1 LLC  
4220 PHILIPS FARM RD.  
COLUMBIA, MO 65201



**LOCATION MAP**  
NOT TO SCALE

| CALCULATIONS:                  |          |     |
|--------------------------------|----------|-----|
| LAND AREA:                     |          |     |
| TOTAL LAND AREA:               | 4.86 AC  |     |
| LOT COVERAGES:                 |          |     |
| TOTAL IMPERVIOUS SURFACE AREA: | 2.50 AC. | 52% |
| TOTAL OPEN SPACE:              | 2.36 AC. | 48% |



**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.

**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:                  | 200 L.F.                   |
| (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)  | 394 L.F. * 6' = 2,364 SQFT |
| (A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA                                   | 12 TREES                   |
| (B) (2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (925' APPLICABLE STREET FRONTAGE) | 16 TREES                   |

**29-4.4(e) - PROPERTY EDGE BUFFERING:**

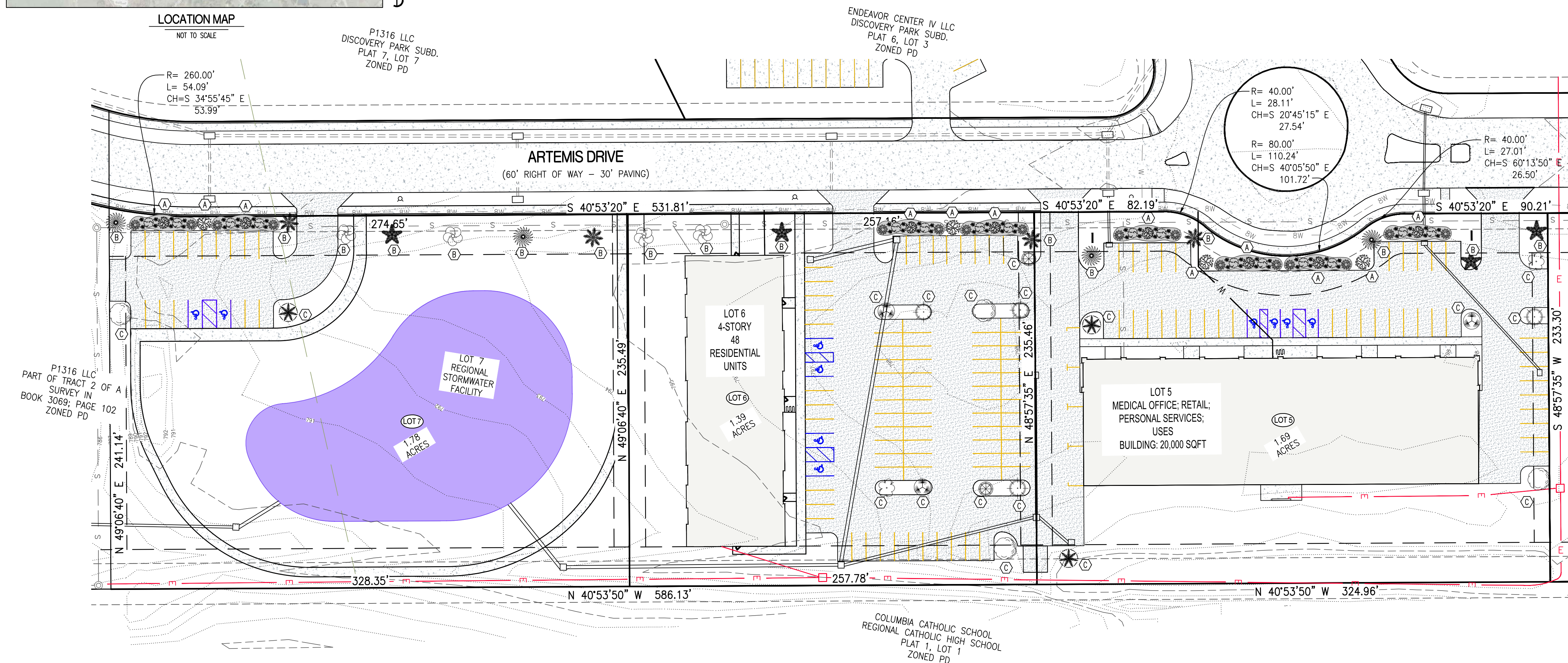
N/A

**29-4.4(f) - PARKING AREA LANDSCAPING:**

|   |          |
|---|----------|
| (4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 65,600 S.F. | 8 TREES  |
| 30,000 SQFT - LOT 5   | 8 TREES  |
| 28,100 SQFT - LOT 6   | 2 TREES  |
| 7,500 SQFT - LOT 7  | 8 TREES  |
| (C) TOTAL PARKING LOT TREES REQUIRED                          | 18 TREES |
| TOTAL PARKING LOT TREES PROPOSED                              | 18 TREES |
| (5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES             | 6 TREES  |
| MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES                  | 8 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:**

| SYMBOL       | QUANTITY | COMMON NAME         | BOTANICAL NAME                  | PLANT TYPE      | SIZE         |
|--------------|----------|---------------------|---------------------------------|-----------------|--------------|
| (C) [Symbol] | 3        | HEDGE MAPLE         | ACER CAMPESTRE                  | MEDIUM TREE     | 2.5" CALIPER |
| (C) [Symbol] | 3        | GOLDENRAINTREE      | KOELREUTERIA PANICULATA         | MEDIUM TREE     | 2.5" CALIPER |
| (C) [Symbol] | 4        | RED OAK             | QUERCUS RUBRA                   | LARGE TREE      | 2.5" CALIPER |
| (C) [Symbol] | 4        | SUGAR MAPLE         | ACER SACCHARUM 'GREEN MOUNTAIN' | LARGE TREE      | 2.5" CALIPER |
| (C) [Symbol] | 2        | REDBUD              | CERCIS CANADENSIS               | SMALL TREE      | 2.5" CALIPER |
| (C) [Symbol] | 2        | JAPANESE TREE LILAC | SYRINGA RETICULATA              | ORNAMENTAL TREE | 2.5" CALIPER |

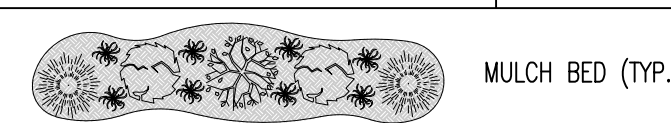
**STREET FRONTAGE (STREET TREES) PLANTING TABLE:**

| SYMBOL       | QUANTITY | COMMON NAME          | BOTANICAL NAME          | PLANT TYPE  | SIZE         |
|--------------|----------|----------------------|-------------------------|-------------|--------------|
| (B) [Symbol] | 4        | SWAMP WHITE OAK      | QUERCUS BICOLOR         | LARGE TREE  | 2.5" CALIPER |
| (B) [Symbol] | 4        | SWEETGUM             | LIQUIDAMBAR STYRACIFLUA | LARGE TREE  | 2.5" CALIPER |
| (B) [Symbol] | 4        | RIVER BIRCH          | BETULA NIGRA 'HERITAGE' | MEDIUM TREE | 2.5" CALIPER |
| (B) [Symbol] | 4        | IMPERIAL HONEYLOCUST | GLEDITSIA TRIACANTHOS   | MEDIUM TREE | 2.5" CALIPER |

**TYPICAL STREET FRONTAGE SCREENING PLANTING TABLE:**

| SYMBOL       | QUANTITY | COMMON NAME        | BOTANICAL NAME                            | PLANT TYPE            | SIZE       |
|--------------|----------|--------------------|---|-----------------------|------------|
| (A) [Symbol] | 12       | CRABAPPLE          | MALUS SP.                                 | SMALL TREE            | 2" CALIPER |
| [Symbol]     | 64       | FEATHER REED GRASS | CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER' | ORNAMENTAL GRASS      | 5 GALLON   |
| [Symbol]     | 16       | PEE GEE HYDRANGEA  | HYDRANGEA PANICULATA 'GRANDIFLORA'        | LARGE DECIDUOUS SHRUB | 5 GALLON   |
| [Symbol]     | 16       | DRIFT ROSE         | ROSA MEIGALPIO                            | PERENNIAL             | 5 GALLON   |

**TYPICAL SCREENING BED PLANTING DETAIL:**



MULCH BED (TYP.)

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

PURSUANT TO ORDINANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SHARON GEUEA JONES, CHAIRPERSON

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



JESSE R. STEPHENS, 2010000868

12/27/2023  
DATE

**PREPARED BY:**  
**CROCKETT**  
ENGINEERING CONSULTANTS

1000 West Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
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