

A MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF DISCOVERY APARTMENTS

LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

NOTES:

- THIS SITE CURRENTLY CONTAINS 3 LOTS WITH A TOTAL OF 23.23 ACRES. THE PROPOSED DEVELOPMENT TO CONTAIN 6 LOTS INCLUDING 1 COMMON LOT WITH A TOTAL OF 22.14 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 018433 OF THE CITY OF COLUMBIA RECORDS.
- 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. 220100202E DATED APRIL 1978, 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:
ALLOWED: OFFICE: 90 FEET; COMMERCIAL: 65 FEET; RESIDENTIAL: 75 FEET
DESIGNED: R47 AND R51: 45'; M8 AND M12: 64'; GARAGES: 16' (MAXIMUM)
- ALL DRIVE, ROADWAY, AND ACCESS ASILES 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 PACKS ARE ALLOWED ON THE BUILDING. HOWEVER, DECORATIVE WALL SCONES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SODIT 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 CURRENT SITE PLAN 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 ARTEMIS AND BRANMONT, SHALL NOT EXCEED 4' IN HEIGHT AND 32 SQUARE FEET IN AREA. SIGNS SHALL MEET ALL OTHER REQUIREMENTS OF SECTION 29-4.8 OF THE ULC.
- THE BUILDING SETBACKS OF ANY BUILDING SHALL BE AS FOLLOWS WITH THE FRONTAGE OF EACH LOT FACING ARTEMIS DR. OR BRANMONT AVE.
FRONT: 25 FEET REAR: 10 FEET SIDE: 5 FEET
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.
- PARKING IS ALLOWED IN THE FRONT YARD SETBACK OF ALL LOTS ON THIS PD PLAN

CALCULATIONS:

LOT 1 - 4.52 ACRE LOT SIZE	LOT 1 - IMPERVIOUS AREA
BUILDING AREA: R-4.2 3 STORES EACH 11,000 SQ FT (EACH FLOOR RESIDENTIAL USAGE) (1) 1-BED AND (2) 2-BED UNITS PER FLOOR	4.52 TOTAL AREA 100% 3.16 IMPERVIOUS 70% 1.36 PERVIOUS 30%
M-12 - MIXED USE BUILDING (1ST FLOOR COMMERCIAL & RESIDENTIAL) 4 STORES EACH 22,270 SQ FT FIRST FLOOR - (3) 1-BEDS, (2) 2-BEDS, 15,282 SF COMMERCIAL RESIDENTIAL FLOORS 2-4: EACH - (3) STUDIOS, (1) 1-BED, (1) 2-BED	9 TOTAL STUDIOS 36 TOTAL 1-BED 35 TOTAL 2-BED 4.52 ACRES = 26.33 UNITS/ACRE
LOT 2 - 3.34 ACRE LOT SIZE	LOT 2 - IMPERVIOUS AREA
BUILDING AREA: R-4.2 3 STORES EACH 11,000 SQ FT (EACH FLOOR RESIDENTIAL USAGE) (1) 1-BED AND (2) 2-BED UNITS PER FLOOR	3.34 TOTAL AREA 100% 2.61 IMPERVIOUS 78% 0.73 PERVIOUS 22%
M-8 MIXED USE BUILDING (1ST FLOOR COMMERCIAL & RESIDENTIAL) 4 STORES EACH 22,270 SQ FT FIRST FLOOR - (3) 1-BEDS, (2) 2-BEDS, 14,980 SF COMMERCIAL RESIDENTIAL FLOORS 2-4: EACH - (3) STUDIOS, (1) 1-BED, (1) 2-BED	10 TOTAL STUDIOS 36 TOTAL 1-BED 35 TOTAL 2-BED 3.34 ACRES = 35.93 UNITS/ACRE
LOT 3 - 1.94 ACRE LOT SIZE	IMPERVIOUS AREA ALLOCATED FOR FUTURE BUILD OUT OF LOT 3 = 1.40 ACRES
LOT 4 - 2.07 ACRE LOT SIZE	IMPERVIOUS AREA ALLOCATED FOR FUTURE BUILD OUT OF LOT 4 = 1.57 ACRES
LOT 5 - 9.85 ACRE LOT SIZE	IMPERVIOUS AREA ALLOCATED FOR FUTURE BUILD OUT OF LOT 5 = 6.30 ACRES
LOT C1 - 0.38 ACRE LOT SIZE	LOT C1 - IMPERVIOUS AREA
	0.38 TOTAL AREA 100% 0.31 IMPERVIOUS 82% 0.07 PERVIOUS 18%

CALCULATIONS (SHARED PARKING FOR LOT 1):

PARKING SUMMARY:

TOTAL SPACES REQUIRED FOR LOT 1:	
OFFICE/RETAIL - 15,282 SQ FT / 1,300 =	51 SPACES
RESIDENTIAL STUDIO RESIDENTIAL - 1.0 PER UNIT - 9 UNITS	9 SPACES
1-BED RESIDENTIAL - 1.5 PER UNIT - 69 UNITS	104 SPACES
2-BED RESIDENTIAL - 2 PER UNIT - 41 UNITS	82 SPACES
+ 1 PER 5 UNITS	24 SPACES
SUBTOTAL PRIOR TO PARKING REDUCTION FACTOR	270 SPACES
PARKING REDUCTION FACTOR = 1.3	
SUBTOTAL REQUIRED PARKING	208 SPACES
REQUIRED BICYCLE PARKING	45 SPACES
REGULATORY REQUIRED PARKING WITH BICYCLE PARKING REDUCTION	193 SPACES

PARKING SPACES PROVIDED FOR LOT 1:
REDUCED TOTAL SPACING TO TRANSFER TO LOT 2: 10 SPACES
PARKING SPACES PROVIDED FOR LOT 1 AFTER TRANSFER: 236 SPACES

CALCULATIONS (SHARED PARKING FOR LOT 2):

PARKING SUMMARY:

TOTAL SPACES REQUIRED FOR LOT 2:	
OFFICE/RETAIL - 14,980 SQ FT / 1,300 =	50 SPACES
RESIDENTIAL STUDIO RESIDENTIAL - 1.0 PER UNIT - 9 UNITS	9 SPACES
1-BED RESIDENTIAL - 1.5 PER UNIT - 69 UNITS	104 SPACES
2-BED RESIDENTIAL - 2 PER UNIT - 41 UNITS	82 SPACES
+ 1 PER 5 UNITS	24 SPACES
SUBTOTAL PRIOR TO PARKING REDUCTION FACTOR	270 SPACES
PARKING REDUCTION FACTOR = 1.3	
SUBTOTAL REQUIRED PARKING	208 SPACES
REQUIRED BICYCLE PARKING	15 SPACES
REGULATORY REQUIRED PARKING WITH BICYCLE PARKING REDUCTION	193 SPACES

PARKING SPACES PROVIDED FOR LOT 2:
ADDED TOTAL SPACING AFTER TRANSFER FROM LOT 1: 10 SPACES
PARKING SPACES PROVIDED FOR LOT 2 AFTER TRANSFER: 193 SPACES

MAJOR AMENDMENT CHANGES:

- REVISION TO INCLUDE BUILDING FOOTPRINT OF LOTS 1 AND 2, AND SITE LAYOUT
- NEW LOTS 3 THRU 5, C1 AND ADDED ROAD RIGHT-OF-WAY

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____ BARBARA BUFFALOE, MAYOR

SHARON GELEA JONES, CHAIRPERSON

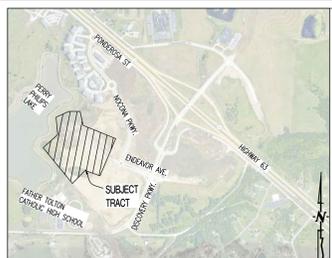
ATTEST: SHEILA AMM, CITY CLERK



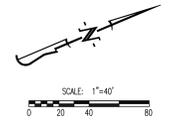
PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 West Nibong Blvd., Bldg. 1
Columbia, Missouri 65203
(314) 447-0272
www.crocketteengineering.com

REV. 3: 04/11/2025
REV. 2: 03/11/2025
REV. 1: 02/28/2025
ORIGINAL: 02/10/2025
CROCKETT JOB #240544

KYLE R. MAIER, 2017019013
04/11/2025
DATE



OWNER/DEVELOPER:
P106 LLC
4220 PHILLIPS FARM RD.
COLUMBIA, MO 65201

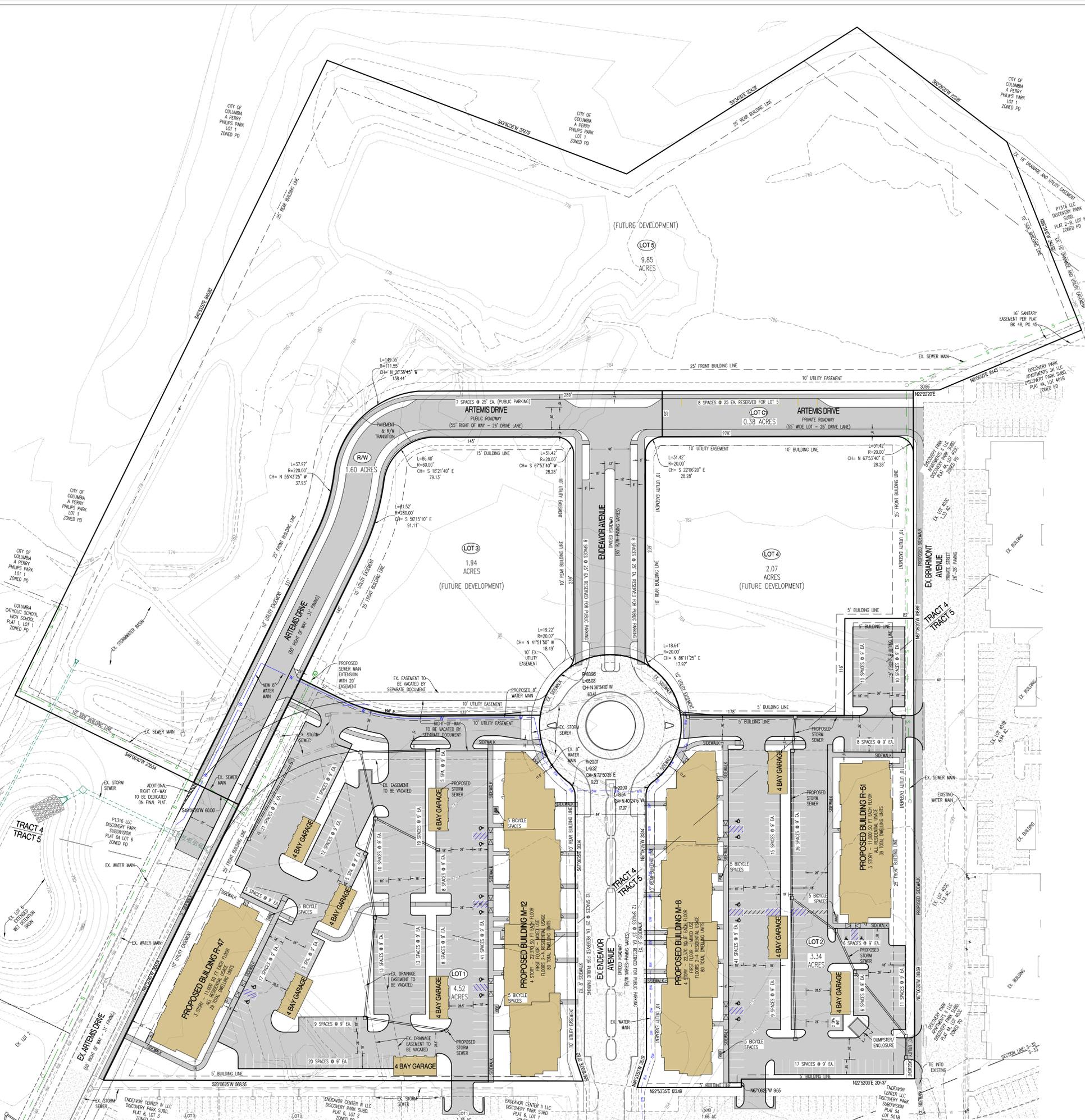


STORMWATER NOTES:
STORMWATER QUALITY STANDARDS SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP'S (BEST MANAGEMENT PRACTICES). NO ON-SITE FACILITY REQUIRED. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT SHALL DRAIN TO THE EXTENDED DETENTION BASIN LOCATED TO THE WEST IN LOT 7 OF DISCOVERY PARK SUBDIVISION PLAT 64. REFER TO DETAILS DESCRIBED IN THE "DETENTION AND WATER QUALITY CALCULATIONS FOR BUILDING R2 AND LOT 7 STORMWATER" FOR MORE INFORMATION. THE BASIN LOCATED AT LOT 7, WAS SIZED TO HANDLE THE RUNOFF FOR THIS DEVELOPMENT WITH A CURVE NUMBER AT 83. THE PROJECT DOES ALLOW FOR REVISIONS TO THIS CURRENT CALCULATION PLAN IF APPROVED BY THE CITY.

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

LEGEND OF SYMBOLS

---	EXISTING CURB
- - - -	PROPOSED CURB
---	EXISTING STRUCTURE
---	EDGE OF WATERWAY
---	EXISTING WATERLINE
---	PROPOSED WATERLINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING UNDERGROUND TELEPHONE
---	PROPOSED UNDERGROUND TELEPHONE
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELEC. & TV
---	PROPOSED OVERHEAD ELEC. & TV
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED FIRE HYDRANT
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	PROPOSED LOT NUMBER
---	EXISTING LOT NUMBER
---	EXISTING SIGNS
---	EXISTING POWER POLE
---	EXISTING GAS VALVE
---	EXISTING WATER VALVE
---	EXISTING GAS METER
---	EXISTING WATER METER
---	DUMPSTER PAD
---	EXISTING FIRE HYDRANT
---	MANHOLE
---	EXISTING SANITARY SEWER LATERAL
---	PROPOSED SANITARY SEWER LATERAL
---	EXISTING AIR CONDITIONER
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING LIGHT POLE
---	EXISTING CITY WIRE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PAVEMENT



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LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

LOT 1 - IMPERVIOUS AREA

4.52 TOTAL AREA 100%
3.16 IMPERVIOUS 70%
1.36 PERVIOUS 30%

LOT 1 - DENSITY

119 TOTAL UNITS /
4.52 ACRES =
26.33 UNITS/ACRE

LOT 2 - IMPERVIOUS AREA

3.34 TOTAL ACRES 100%
2.81 IMPERVIOUS 78%
0.73 PERVIOUS 22%

LOT 2 - DENSITY

120 TOTAL UNITS /
3.34 ACRES =
35.93 UNITS/ACRE

LOT C1 - 0.38 ACRE LOT SIZE

0.38 TOTAL AREA 100%
0.31 IMPERVIOUS 82%
0.07 PERVIOUS 18%

LOT 3 - 1.94 ACRE LOT SIZE

IMPERVIOUS AREA ALLOCATED FOR FUTURE BUILD OUT OF LOT 3 = 1.40 ACRES

LOT 4 - 2.07 ACRE LOT SIZE

IMPERVIOUS AREA ALLOCATED FOR FUTURE BUILD OUT OF LOT 4 = 1.57 ACRES

LOT 5 - 9.85 ACRE LOT SIZE

IMPERVIOUS AREA ALLOCATED FOR FUTURE BUILD OUT OF LOT 5 = 6.30 ACRES

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.

LANDSCAPING MAY BE INSTALLED IN PHASES AS THE WORK PROGRESSES ON A LOT BY LOT BASIS.

LANDSCAPE COMPLIANCE:

29-4.4(i) - GENERAL PROVISIONS:

EXISTING CLIMAX FOREST ON SITE: 0.00 AC.
TOTAL SITE AREA: 23.77 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED: 3.57 AC. (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: 3.75 AC. (16%)

29-4.4(i) - STREET FRONTAGE LANDSCAPING:

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

(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (1,000' APPLICABLE STREET FRONTAGE)
34 TREES

29-4.4(i)(2)(iv) - THE REQUIREMENTS OF THIS SUBSECTION SHALL NOT APPLY TO PREVIOUSLY PLATTED LOTS

29-4.4(i) - PROPERTY EDGE BUFFERING:

N/A

29-4.4(i) - 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 140 SPACES SHALL BE SEPARATED BY 10' WIDE LANDSCAPE STRIP WITH 4 CATEGORIES OF PLANTING MATERIALS FROM SECTION 29-4.4(i)(6)

(2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 834 L.F.: 24 TREES

(3) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 169,805 S.F. OF PARKING AND DRIVE LANES: 43 TREES
0 EXISTING PARKING LOT TREES: 0 TREES
PARKING LOT TREES REQUIRED: 43 TREES
PARKING LOT TREES PROPOSED: 43 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(i) - PRESERVATION OF EXISTING LANDSCAPING:

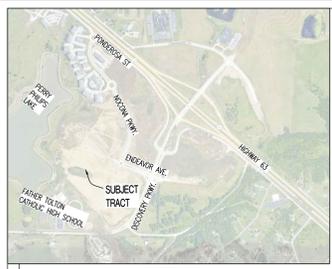
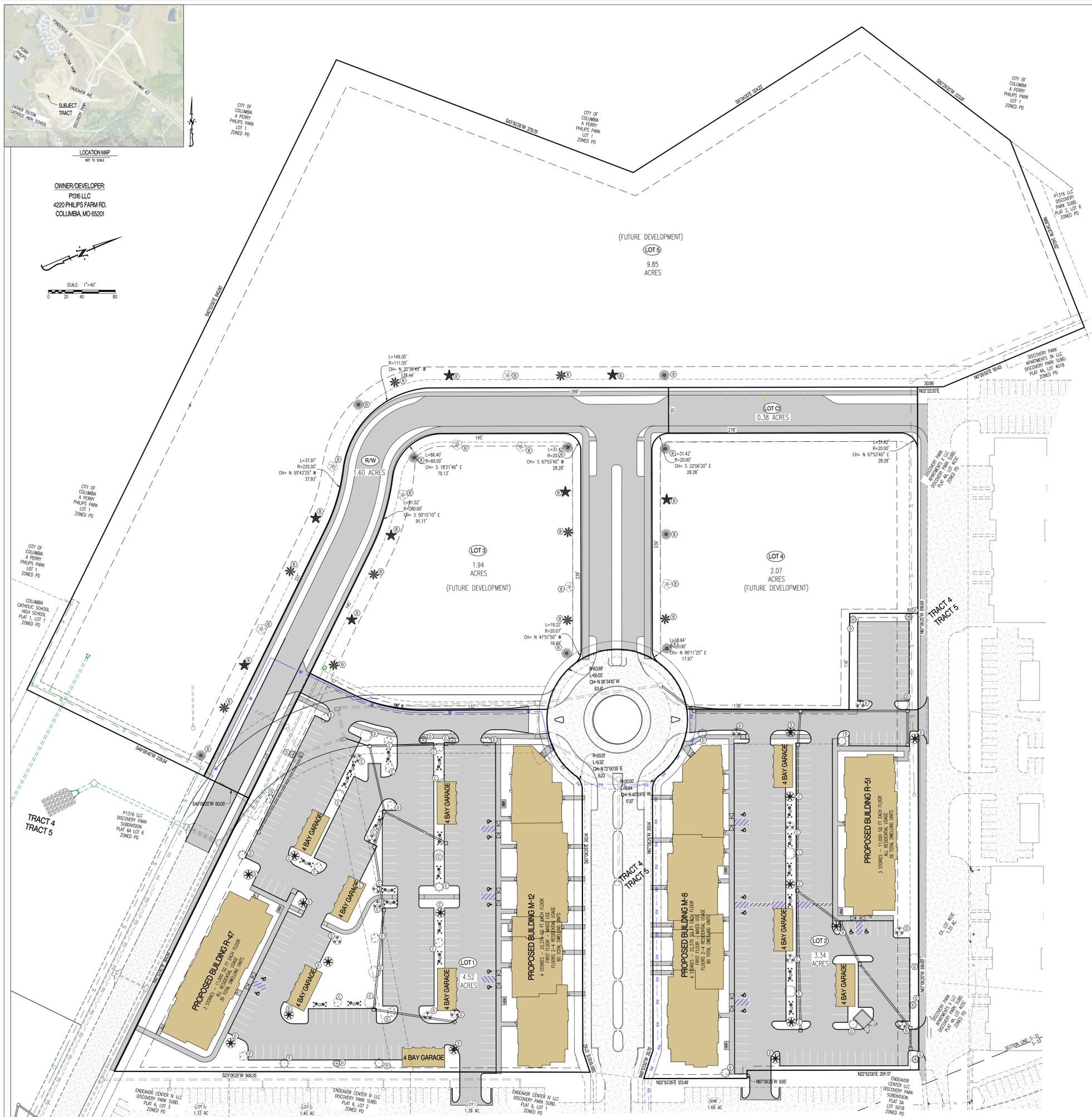
TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 0 TREES
(3X) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (0 TREE)

PARKING AREA LANDSCAPING PLANTING:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
15	HEDGE MAPLE	ACER CAMPESTRIS	MEDIUM TREE	2.5" CALIPER
13	GOLDENRANTREE	KOELREUTERA PANICULATA	MEDIUM TREE	2.5" CALIPER
10	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
8	SUGAR MAPLE	ACER SACCARINUM	LARGE TREE	2.5" CALIPER
13	REDBUD	CERIS CANADENSIS	SMALL TREE	2.5" CALIPER
8	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.5" CALIPER

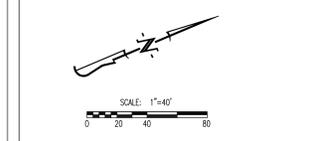
STREET FRONTAGE (STREET TREES) PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
9	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
9	SWEETGUM	LIQUIDAMBAR STRYACIFLUA	LARGE TREE	2.5" CALIPER
8	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	MEDIUM TREE	2.5" CALIPER
8	IMPERIAL HONEYLOCUST	GLEDITSIA TRACANTHOS	MEDIUM TREE	2.5" CALIPER



LOCATION MAP NOT TO SCALE

OWNER/DEVELOPER:
P1016 LLC
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201



THE SHEET HAS BEEN BOUND, SIGNED AND PROFESSIONALLY SEALED BY:

Kyle R. Miller
Professional Engineer
No. 10000
Missouri
No. 2017019613

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

REV. 3 04/11/2025
REV. 2 03/11/2025
REV. 1 02/28/2025
ORIGINAL 02/10/2025
CROCKETT JOB #240544

KYLE R. MILLER, 2017019613
04/11/2025
DATE