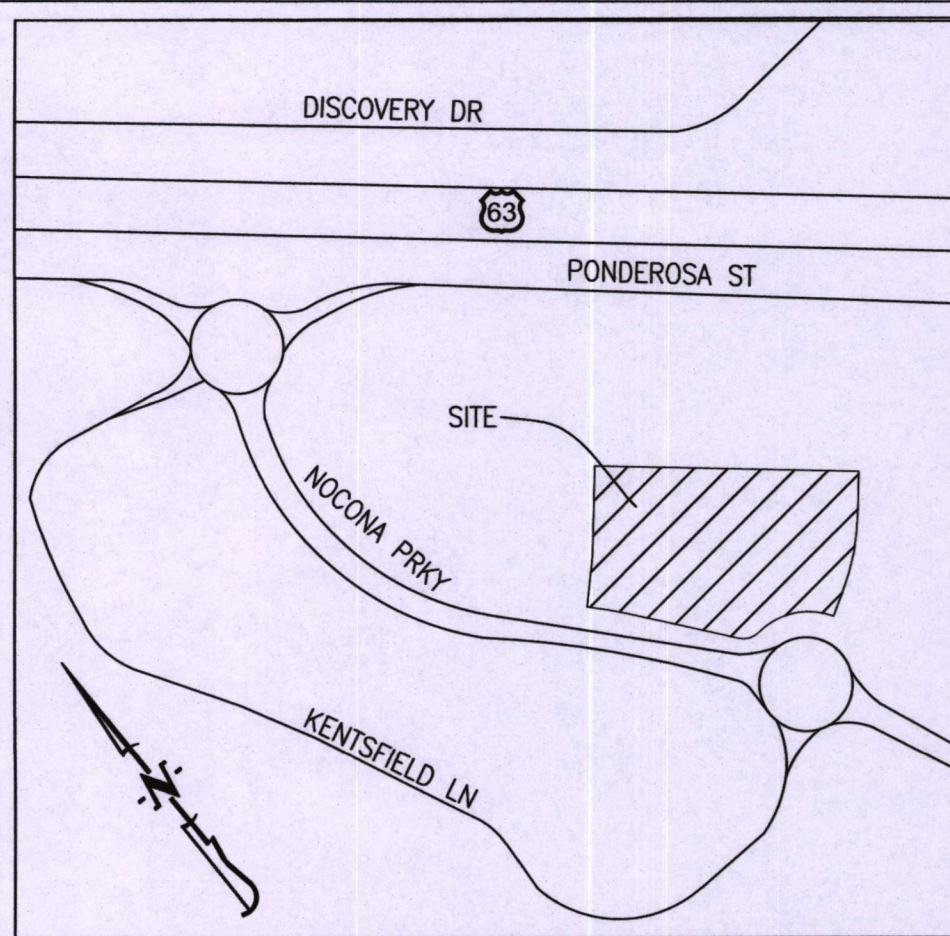
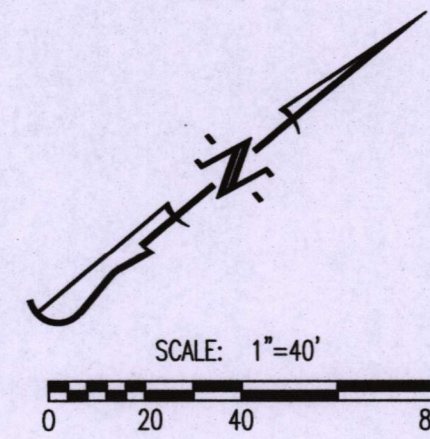


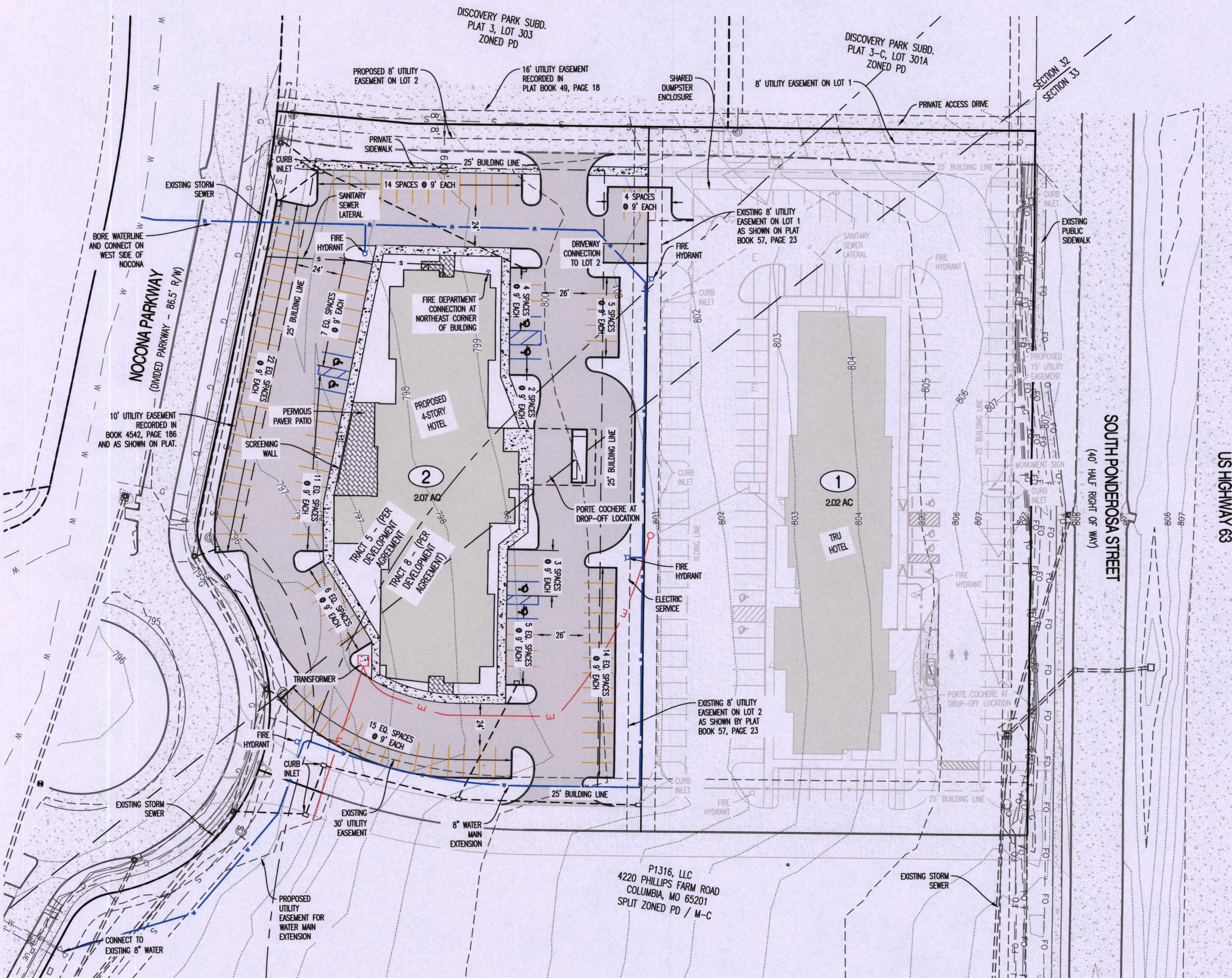
PD PLANNED DEVELOPMENT OF DISCOVERY HOTEL - LOT 2

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 242-2024

OWNER/DEVELOPER:
P1316 LLC
4220 PHILLIPS FARM RD.
COLUMBIA, MO 65201



LOCATION MAP
NOT TO SCALE



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 NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 2, DISCOVERY HOTEL, PLAT NO. 1 RECORDED IN PLAT BOOK 57, PAGE 23 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 2 AND WITH THE NORTHEAST LINE THEREOF, SAID LINE ALSO BEING THE SOUTHEAST LINE OF LOT 1, OF SAID DISCOVERY HOTEL, PLAT NO. 1, S 49°56'20"E, 400.08 FEET TO THE EAST CORNER OF SAID LOT 2; THENCE LEAVING SAID NORTHEAST LINE AND WITH THE SOUTHEAST LINE OF SAID LOT 2, S 40°03'20"W, 66.23 FEET; THENCE CONTINUING WITH SAID SOUTHEAST LINE, 117.28 FEET ALONG A 350.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 49°39'20"W, 116.73 FEET; THENCE S 59°15'15"W, 39.00 FEET TO THE EAST RIGHT OF WAY LINE OF NOCONA PARKWAY, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 2; THENCE WITH SAID EAST LINE, 122.80 FEET ALONG A 108.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 63°18'35"W, 116.29 FEET; THENCE CONTINUING WITH SAID EAST LINE, 31.93 FEET ALONG A 32.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 67°17'40"W, 30.63 FEET; THENCE CONTINUING WITH SAID LINE, N 38°42'20"W, 171.51 FEET; THENCE 64.03 FEET ALONG A 552.25-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 42°01'40"W, 63.99 FEET TO THE WEST CORNER OF SAID LOT 2; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH THE NORTHWEST LINE OF SAID LOT 2, SAID LINE ALSO BEING THE SOUTHEAST LINE OF LOT 303, DISCOVERY PARK SUBDIVISION PLAT 3, RECORDED IN PLAT BOOK 49, PAGE 18, N 44°39'05"E, 77.18 FEET; THENCE CONTINUING WITH SAID NORTHWEST LINE, N 40°03'30"E, 135.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.07 ACRES.

LEGEND OF SYMBOLS:

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

NOTES:

- THIS SITE CONTAINS 2.07 ACRES.
- THIS PROPERTY IS ZONED P-D.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 65'.
- THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA FIRM PANEL NO. 29019C0295E DATED APRIL 19, 2017.
- 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 SCANCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING. 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.
- 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.
- ALL DRIVE, ROADWAY, AND ACCESS ANGLES 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. ALL UTILITIES SHOWN ARE INTENDED TO BE UNDERGROUND UNLESS NOTED OTHERWISE. PRELIMINARY FIRE HYDRANT LOCATIONS HAVE BEEN SHOWN ON THIS PLAN.
- THE BUILDING SHOWN FOR LOT 1 IS CURRENTLY UNDER CONSTRUCTION. A DRIVEWAY CONNECTION BETWEEN LOT 1 AND LOT 2 SHALL BE CONSTRUCTED WHEN LOT 2 IS DEVELOPED. SIDEWALKS SHOWN ON LOT 2 SHALL BE BUILT AT THE TIME THAT LOT 2 IS DEVELOPED.
- THERE SHALL BE A SHARED PARKING AGREEMENT ACROSS ALL BUILDINGS, LOTS, 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.
- SIGNAGE SHALL COMPLY WITH CHAPTER 29-4.8. APPROXIMATE MONUMENT SIGN LOCATION SHOWN. EXACT LOCATION TO BE DETERMINED AT FINAL DESIGN.

CALCULATIONS (LOT 2)	
BUILDING AREA:	
GROUND LEVEL GROSS FLOOR AREA:	16,000 SQFT
TOTAL GROSS FLOOR AREA:	60,000 SQFT
*(NOTE - APPROX. 34,720 SQFT IS IN TRACT 5 & 25,280 SQFT IS IN TRACT 8)	
PARKING SUMMARY:	
HOTEL - 2 SPACES PER 3 GUEST ROOMS - 111 GUEST ROOMS	75 SPACES
HOTEL - 1 SPACE PER 200 SF GFA ACCESSORY USE - 7,000 SQFT GFA	35 SPACES
SPACES REQUIRED: (WITHOUT BICYCLE REDUCTION)	110 SPACES
BICYCLE SPACES REQUIRED:	12 SPACES
SPACES REQUIRED: (WITH BICYCLE REDUCTION)	98 SPACES
BICYCLE SPACES PROVIDED:	12 SPACES
PARKING SPACES PROVIDED: (ON LOT 2)	110 SPACES

STORMWATER NOTES:

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 TRACT) 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 24th DAY OF October, 2024

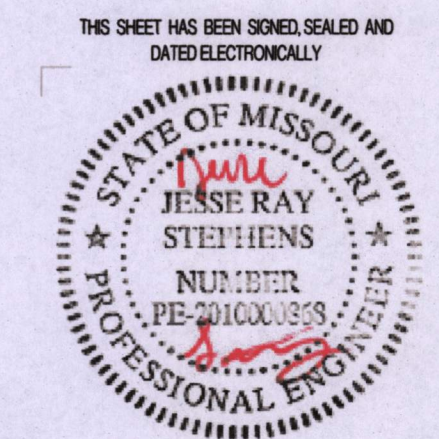
SHARON GUEVA JONES, CHAIRPERSON

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

PURSUANT TO ORDINANCE # _____

THIS _____ DAY OF _____, 20____

ATTEST: SHEELA AMIN, CITY CLERK

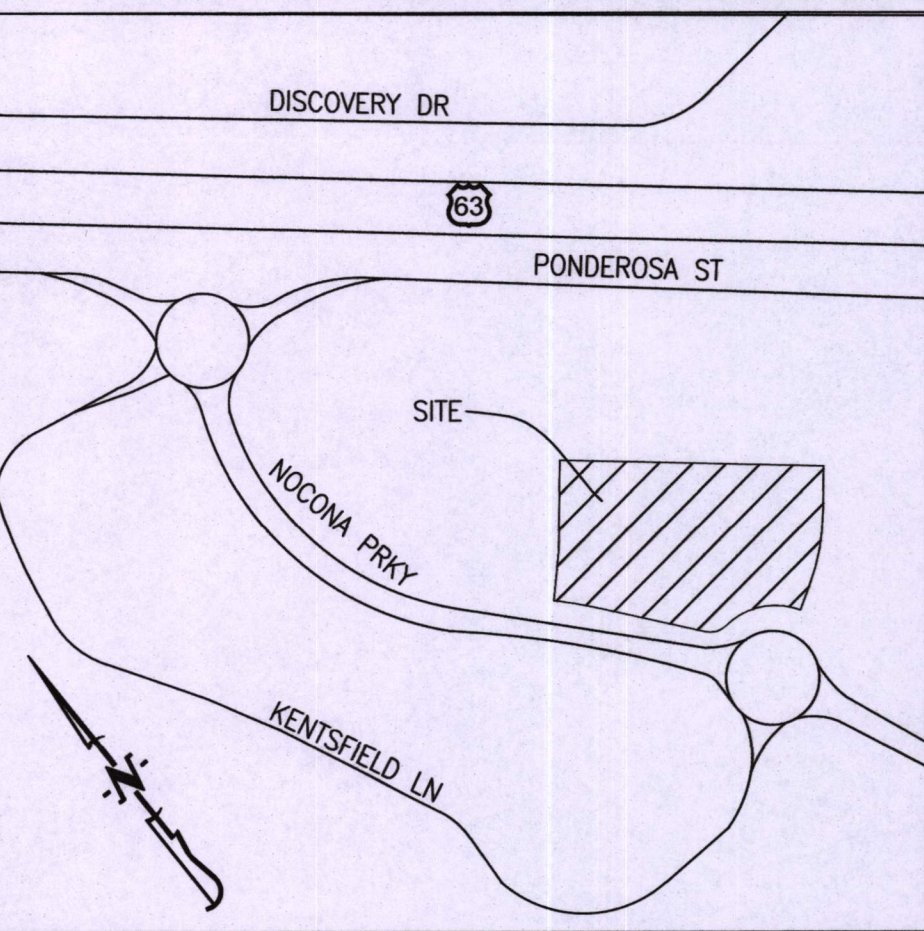


JESSE R. STEPHENS, 201000888

10/15/2024
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
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www.crockettengineering.com

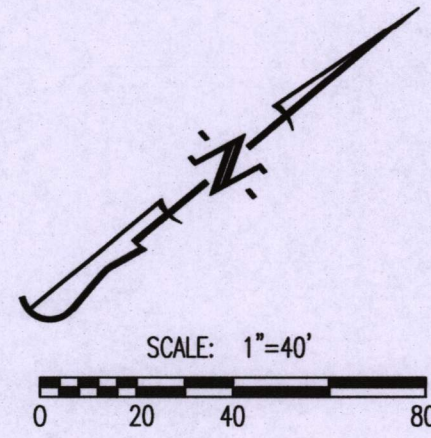
REVISED 10/15/2024
REVISED 10/11/2024
ORIGINAL 08/30/2024
CROCKETT JOB #210249



LOCATION MAP
NOT TO SCALE

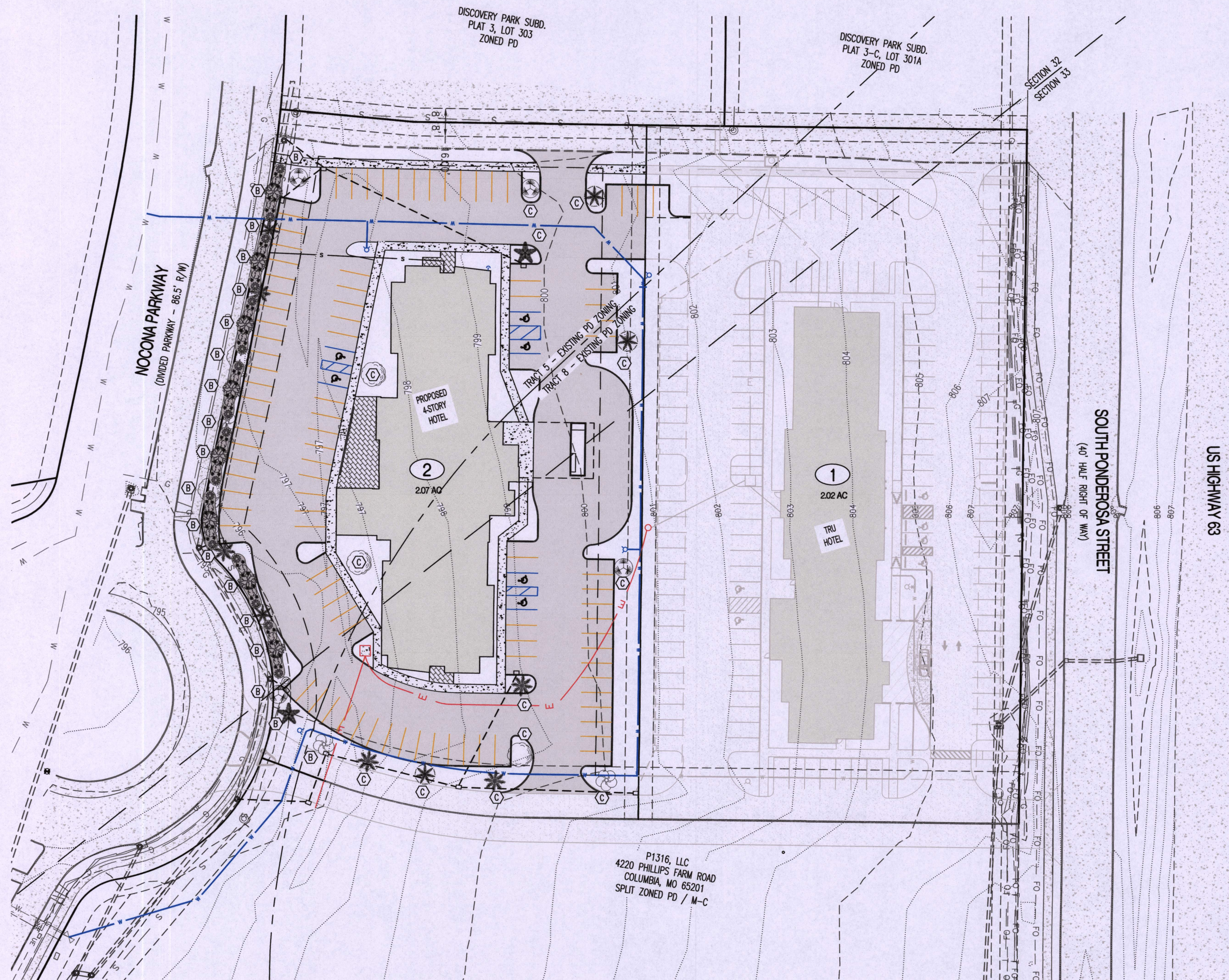
CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT OF DISCOVERY HOTEL - LOT 2

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 242-2024



OWNER/DEVELOPER:
P1316 LLC
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201

IMPERVIOUS AREA CALCULATIONS:		
LAND AREA (LOT 1 & 2 COMBINED):		
TOTAL LAND AREA:	4.09 AC	
LOT COVERAGES (LOT 1 & 2 COMBINED):		
MAXIMUM IMPERVIOUS SURFACE AREA:	3.27 AC.	80%
TOTAL OPEN SPACE:	0.82 AC.	20%
*NOTE PORTIONS OF LOTS ON TRACT 8 MAY NOT BE MORE THAN 85% IMPERVIOUS		
*NOTE PORTIONS OF LOTS ON TRACT 5 SHALL HAVE IMPERVIOUS AREA COUNTED TOWARDS THE TOTAL OVERALL IMPERVIOUS LIMIT FOR TRACT 5.		



GENERAL LANDSCAPING NOTES:

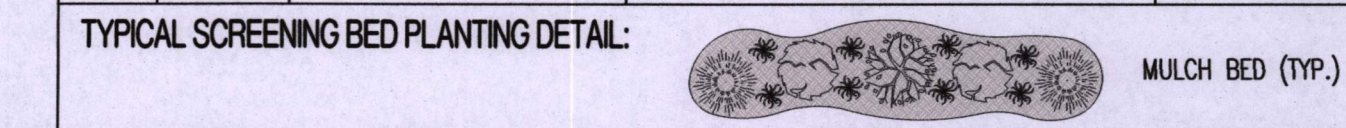
THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.
LANDSCAPING FOR LOT 1 IS SHOWN ON A PREVIOUSLY APPROVED DEVELOPMENT PLAN.
ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS 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 (COMBINED FOR LOTS 1 & 2):		0.62 AC. (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:		0.82 AC. (20%)
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: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	390 LF. 390 LF. * 6' = 2340 SF/200=	12 TREES
(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (400' APPLICABLE STREET FRONTAGE)		7 TREES
COMBINED STREET FRONTAGE TREES REQUIRED =		19 TREES
COMBINED STREET FRONTAGE TREES PROPOSED =		19 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.	51,436 SF DRIVE/PARKING 5,144 SF PROPOSED=10.0%	
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 51,436 S.F.		13 TREES
0 EXISTING PARKING LOT TREES		-0 TREES
PARKING LOT TREES REQUIRED		13 TREES
PARKING LOT TREES PROPOSED		13 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES		4 TREES 6 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)		

TYPICAL STREET FRONTAGE SCREENING PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
8	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
64	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	ORNAMENTAL GRASS	5 GALLON
16	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA 'GRANDIFLORA'	LARGE DECIDUOUS SHRUB	5 GALLON
16	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	5 GALLON



STREET TREE PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
2	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
2	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
2	SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	LARGE TREE	2.5" CALIPER
2	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
1	REDBUD	CERCIS CANADENSIS	SMALL TREE	2.5" CALIPER
2	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.5" CALIPER

PARKING AREA LANDSCAPING PLANTING/ MAXIMUM PARKING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
3	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
1	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
3	SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	LARGE TREE	2.5" CALIPER
3	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
1	REDBUD	CERCIS CANADENSIS	SMALL TREE	2.5" CALIPER
2	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.5" CALIPER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



JESSE R. STEPHENS, 2010000868

10/15/2024
DATE

PREPARED BY:
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REVISED 10/15/2024
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