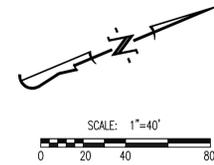


# MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT OF DISCOVERY PARK - ENDEAVOR CENTER WEST, LOTS 2 & 3

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 26-2022

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

**OWNER:**  
ENDEAVOR CENTER II LLC  
4220 PHILIPS FARM RD.  
COLUMBIA, MO 65201



**BASIS OF BEARING:**

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

**LEGAL DESCRIPTION:**

LOTS 2 & 3 OF DISCOVERY PARK SUBDIVISION, PLAT 6 AS RECORDED IN PLAT BOOK 55 OF PAGE 44 OF THE BOONE COUNTY RECORDS.



LOCATION MAP  
NOT TO SCALE

**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 POWER POLE             |
| --- | EXISTING UNDERGROUND CABLE TELEVISION | --- | EXISTING OVERHEAD ELECTRIC          | --- | EXISTING GAS VALVE              |
| --- | EXISTING OVERHEAD ELECTRIC            | --- | EXISTING UNDERGROUND ELECTRIC       | --- | EXISTING WATER VALVE            |
| --- | EXISTING OVERHEAD ELEC. & TV          | --- | EXISTING GAS METER                  | --- | PROPOSED PAVEMENT               |
|     |                                       | --- | EXISTING WATER METER                | --- | EXISTING TREE                   |
|     |                                       | --- | DUMPSTER PAD                        | --- | EXISTING TREELINE               |

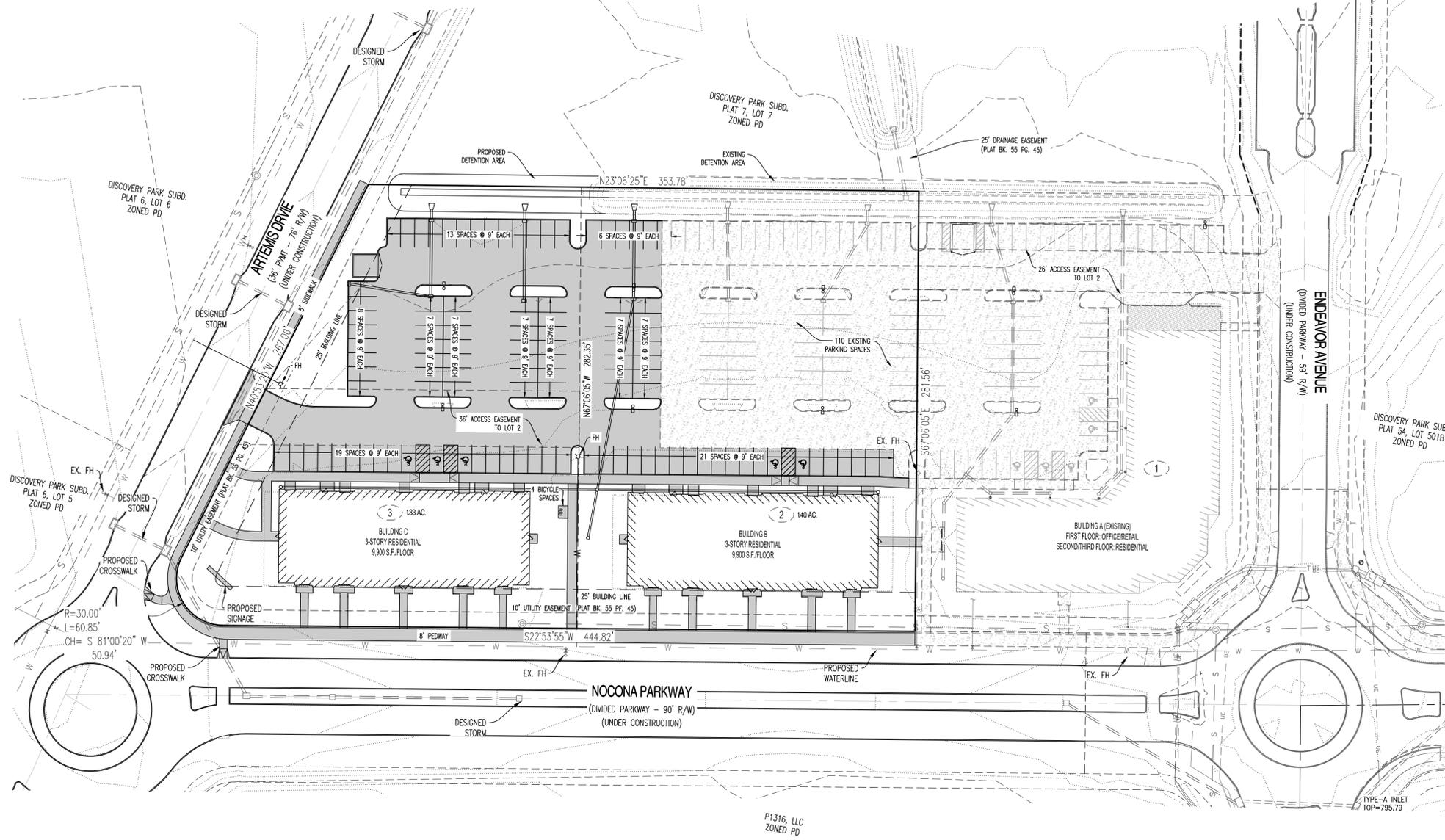
**NOTES:**

- THIS SITE CONTAINS 2.73 ACRES.
- CURRENT ZONING IS PD.
- 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. 29019C0295EE DATED APRIL 19, 2017.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHT POLES SHALL NOT EXCEED 30' 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 SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
- 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 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 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.
- THIS PROJECT WILL TRIGGER THE REQUIREMENT TO COMPLETE INSTALLATION OF THE TRAFFIC SIGNAL AT DISCOVERY PARKWAY AND ENDEAVOR AVENUE. THE SIGNAL SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE ISSUANCE OF ANY OCCUPANCY CERTIFICATES FOR THIS PROPERTY.
- 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.

**CALCULATIONS:**

**PARKING SUMMARY:**

|  |            |  |
|--|------------|--|
| TOTAL SPACES REQUIRED: (LOTS 1, 2, & 3)                  |            |  |
| BUILDING A - GENERAL OFFICE/RETAIL - 1:300 - 15,650 SQFT | 52 SPACES  |  |
| STUDIO RESIDENTIAL - 1 PER UNIT - 44 UNITS               | 44 SPACES  |  |
| + 1 PER 5 UNITS  | 9 SPACES   |  |
| BUILDING B - 2-BED RESIDENTIAL - 2 PER UNIT - 12 UNITS   | 24 SPACES  |  |
| 1-BED RESIDENTIAL - 1.5 PER UNIT - 18 UNITS              | 27 SPACES  |  |
| + 1 PER 5 UNITS  | 6 SPACES   |  |
| BUILDING C - 2-BED RESIDENTIAL - 2 PER UNIT - 12 UNITS   | 24 SPACES  |  |
| 1-BED RESIDENTIAL - 1.5 PER UNIT - 18 UNITS              | 27 SPACES  |  |
| + 1 PER 5 UNITS  | 6 SPACES   |  |
| SPACES REQUIRED: (WITHOUT BICYCLE REDUCTION)             | 219 SPACES |  |
| PARKING SPACES REQUIRED: (ON LOTS 1, 2, & 3)             | 219 SPACES |  |
| BICYCLE SPACES REQUIRED: 5% OF PARKING SPACES            | 11 SPACES  |  |
| BICYCLE SPACES PROVIDED:                                 | 11 SPACES  |  |
| SPACES REQUIRED: (WITH BICYCLE REDUCTION)                | 208 SPACES |  |



**DESIGN EXCEPTION:**

29-4.6(c)(1) ENTRIES. EACH PRINCIPAL BUILDING SHALL HAVE ONE OR MORE OPERATING DOORS FACING AND VISIBLE FROM AN ADJACENT PUBLIC STREET. THE LOCATION OF THE ENTRY ON THE BUILDING FACADE SHALL BE EMPHASIZED BY THE USE OF DIFFERENT MATERIALS, WALL ARTICULATION AROUND THE ENTRY, OR FOUNDATION PLANTINGS AROUND THE ENTRY. THIS ACCEPTANCE WILL ALLOW THESE PROPOSED BUILDINGS TO NOT HAVE OPERATING ENTRY DOORS FACING NOCONA PARKWAY.

**MAJOR AMENDMENT CHANGES:**

- REVISION TO THE BUILDING FOOTPRINT OF BUILDING B & C
- THE BUILDING USE OF BUILDING B & C CHANGED FROM 1-STORY MIXED USE TO 3-STORY RESIDENTIAL.

**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 DETENTION BASIN. FINAL DETENTION SIZING WILL BE COMPETED AT THE TIME OF FINAL DESIGN.

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

PURSUANT TO ORDINANCE # \_\_\_\_\_

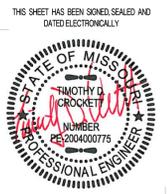
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

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

SARA LOE, CHAIRPERSON

ATTEST: SHEELA AMIN, CITY CLERK



TIMOTHY D. CROCKETT, 2004000775  
12/03/2021  
DATE

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS

1000 West Nilong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

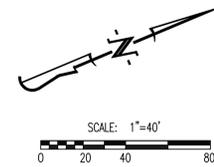
REVISION 12/03/2021  
REVISION 11/19/2021  
ORIGINAL 11/01/2021  
CROCKETT JOB #210249

# CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT OF DISCOVERY PARK - ENDEAVOR CENTER WEST

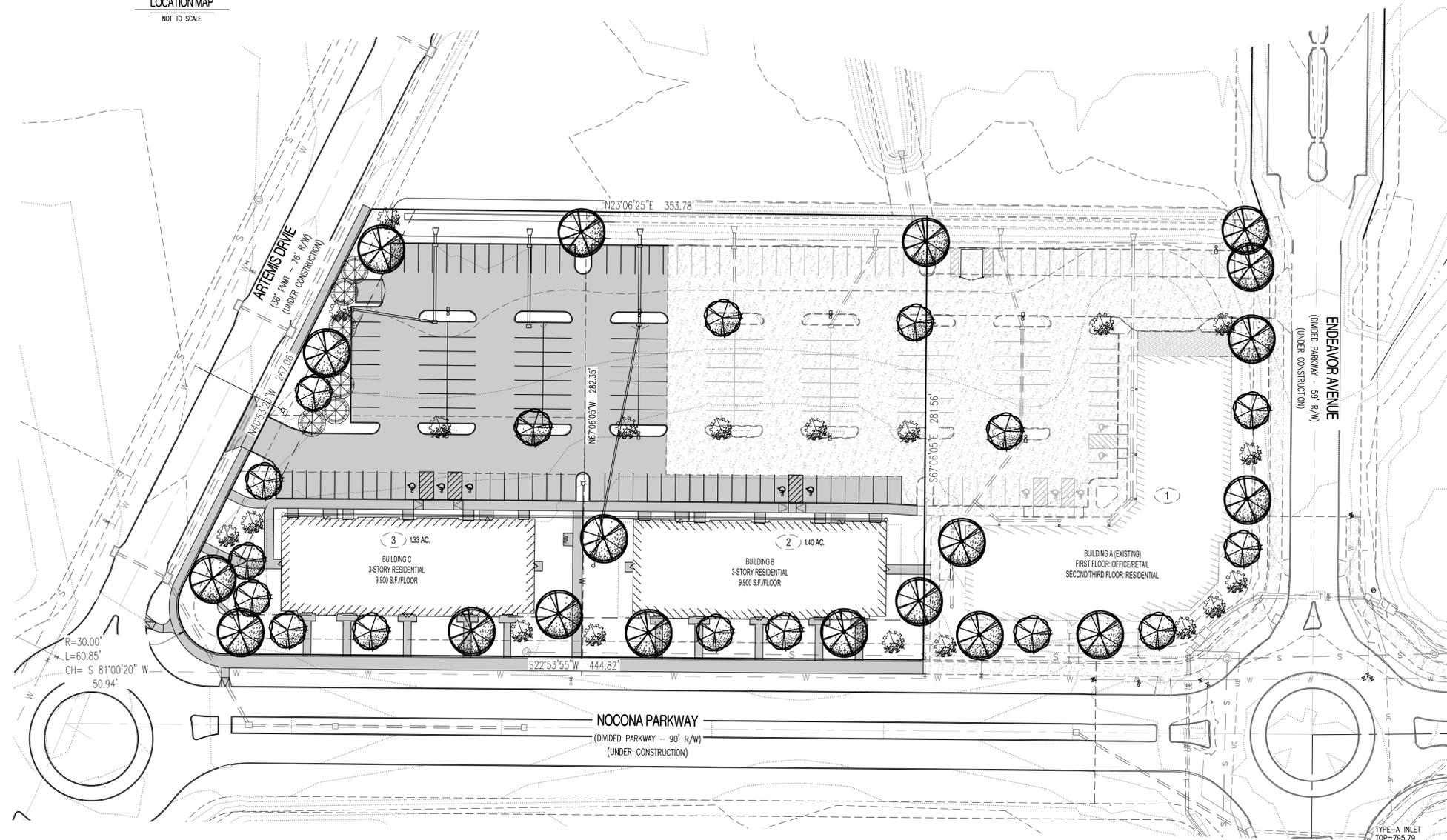
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LOCATION MAP  
NOT TO SCALE



**PROPOSED LANDSCAPING FEATURES**

-  ORNAMENTAL TREE  
4' TALL AT PLANTING
-  MEDIUM DECIDUOUS SHADE TREE  
2" CALIPER
-  LARGE DECIDUOUS SHADE TREE  
2" CALIPER
-  EVERGREEN TREE FOR SCREENING OF PARKING LOT  
2" CALIPER

**LANDSCAPE NOTES**

- All landscaping shall comply with the minimum requirements of Section 29-4.4 of the City of Columbia Unified Development Code.
- Total Area Lots 601, 602, 603: 179467 SF  
Parking Area 82191 SF  
Building & Sidewalk Area: 43397 SF  
Landscaped Area: 53879 SF
- Street Tree Requirements:  
1 tree per 40' of street frontage.  
Total street frontage: 1270 LF  
1270 LF/40 = 32 street trees required.  
30% Medium Trees = 9.6 Med Trees (9 shown)  
30% Large Trees = 9.6 Large Trees (10 shown)  
Other Shade & Ornamental Trees = 13
- Interior Landscaping Tree Requirements:  
1 tree per 4000 SF of paved area  
82191 SF/4000 = 20.5; 21 trees required.  
30% Medium Trees = 6.3 Med Trees (6 Shown)  
40% Large Trees = 8.4 Large Trees (9 Shown)  
Other Shade & Ornamental Trees = 6

THIS SHEET HAS BEEN SIGNED, SEALED AND  
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

12/03/2021  
DATE

PREPARED BY:

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