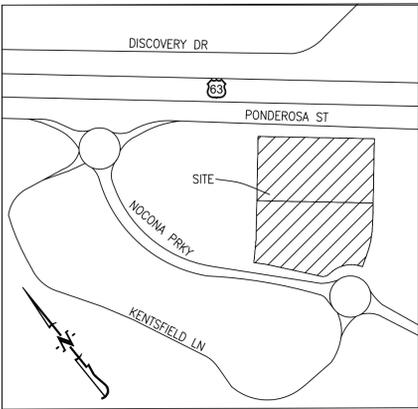
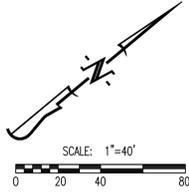


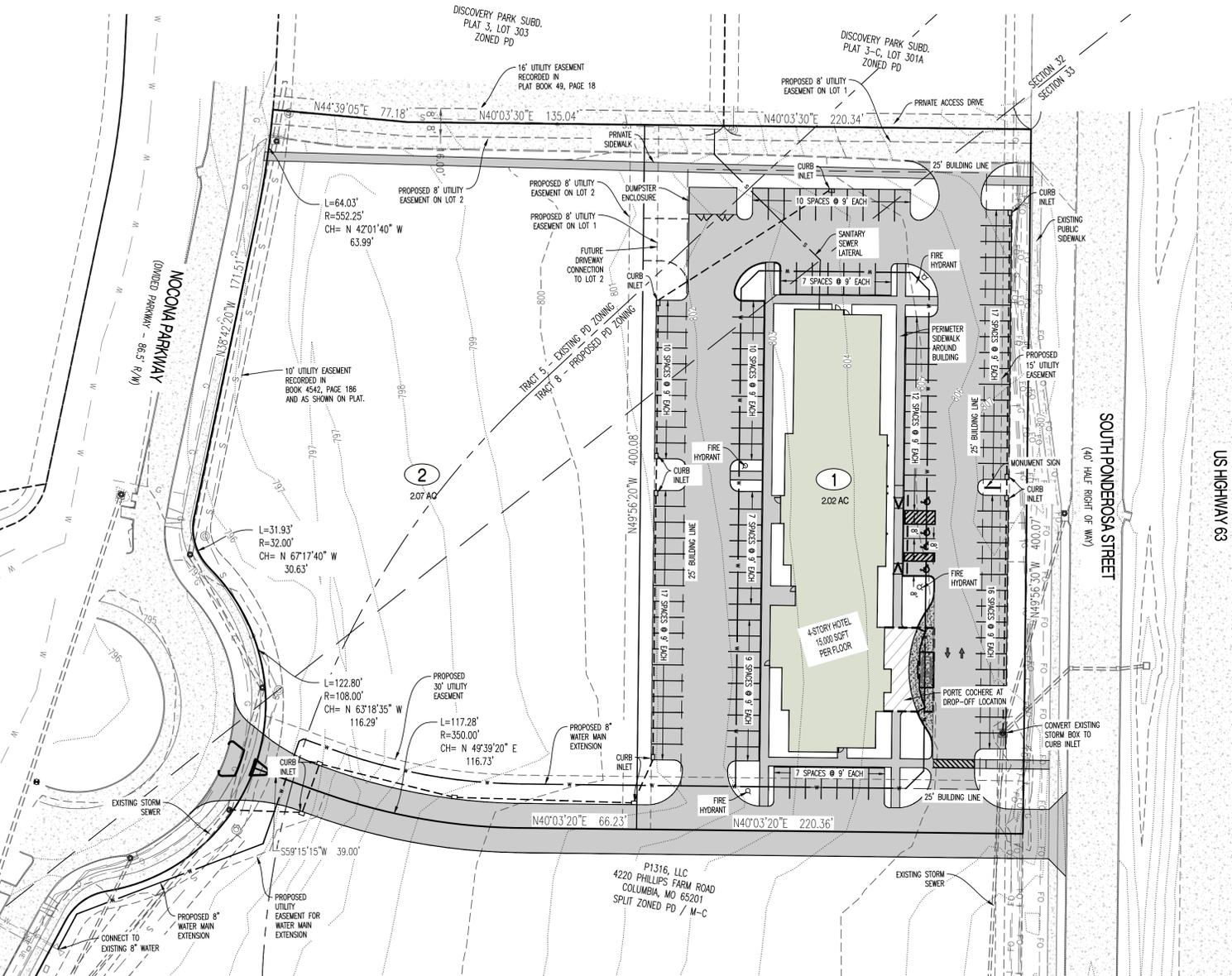
PD PLANNED DEVELOPMENT OF DISCOVERY HOTEL

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 69-2023

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.

PROPOSED LEGAL DESCRIPTION:

LOTS 1 & 2 OF DISCOVERY HOTEL PLAT NO. 1. (THE EXISTING DESCRIPTION IS PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

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 4.09 ACRES.
- CURRENT ZONING IS SPLIT ZONED PD & M-C. PROPOSED ZONING IS 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 SCORGES 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 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. 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 WILL BE BUILT IN ONE PHASE. FUTURE DRIVEWAY CONNECTIONS TO LOT 2 SHALL BE BUILT AT THE TIME 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.
- A SUBSEQUENT DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 2 OF DISCOVERY HOTEL PLAT NO.1 PRIOR TO ANY BUILDING PERMITS ISSUED FOR LOT 2. PARKING REQUIREMENTS FOR LOT 2 WILL BE ESTABLISHED ON THAT PLAN.
- SIGNAGE SHALL COMPLY WITH CHAPTER 29-4.8. APPROXIMATE MONUMENT SIGN LOCATION SHOWN. EXACT LOCATION TO BE DETERMINED AT FINAL DESIGN.
- THIS PLAN IS AN AMENDMENT TO THE PREVIOUSLY APPROVED PD PLAN KNOWN AS DISCOVERY PROFESSIONAL OFFICES, WHICH WAS APPROVED AS ORDINANCE #024514 ON JANUARY 19TH, 2021.

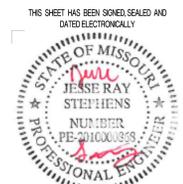
CALCULATIONS (LOT 1)

BUILDING AREA:	
GROUND LEVEL GROSS FLOOR AREA:	15,000 SQFT
TOTAL GROSS FLOOR AREA:	60,000 SQFT
*(NOTE - ALL GFA IS IN TRACT 8)	
PARKING SUMMARY:	
HOTEL - 2 SPACES PER 3 GUEST ROOMS - 130 GUEST ROOMS	88 SPACES
HOTEL - 1 SPACE PER 200 SF GFA ACCESSORY USE - 7,000 SQFT GFA	35 SPACES
SPACES REQUIRED: (WITHOUT BICYCLE REDUCTION)	123 SPACES
BICYCLE SPACES REQUIRED:	12 SPACES
SPACES REQUIRED: (WITH BICYCLE REDUCTION)	111 SPACES
BICYCLE SPACES PROVIDED:	12 SPACES
PARKING SPACES PROVIDED: (ON LOT 1)	124 SPACES

CALCULATIONS (LOT 2)

BUILDING AREA:
EXACT BUILDING AREAS SHALL BE DETERMINED ON SUBSEQUENT PD PLAN FOR LOT 2 TO DETERMINE SQUARE FOOTAGES WITHIN TRACT 5 AND TRACT 8 OF THE DEVELOPMENT AGREEMENT

PARKING SUMMARY:
PARKING REQUIREMENTS SHALL BE DETERMINED ON SUBSEQUENT PD PLAN FOR LOT 2



JESSE R. STEPHENS, 2010000868

01/26/2023
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

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

www.crockettengineering.com

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

ATTEST:
SHEELA AMIN, CITY CLERK

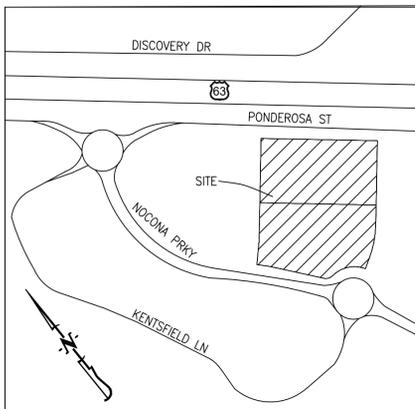
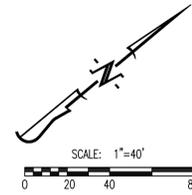
STORMWATER NOTES:

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.

CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT OF DISCOVERY HOTEL

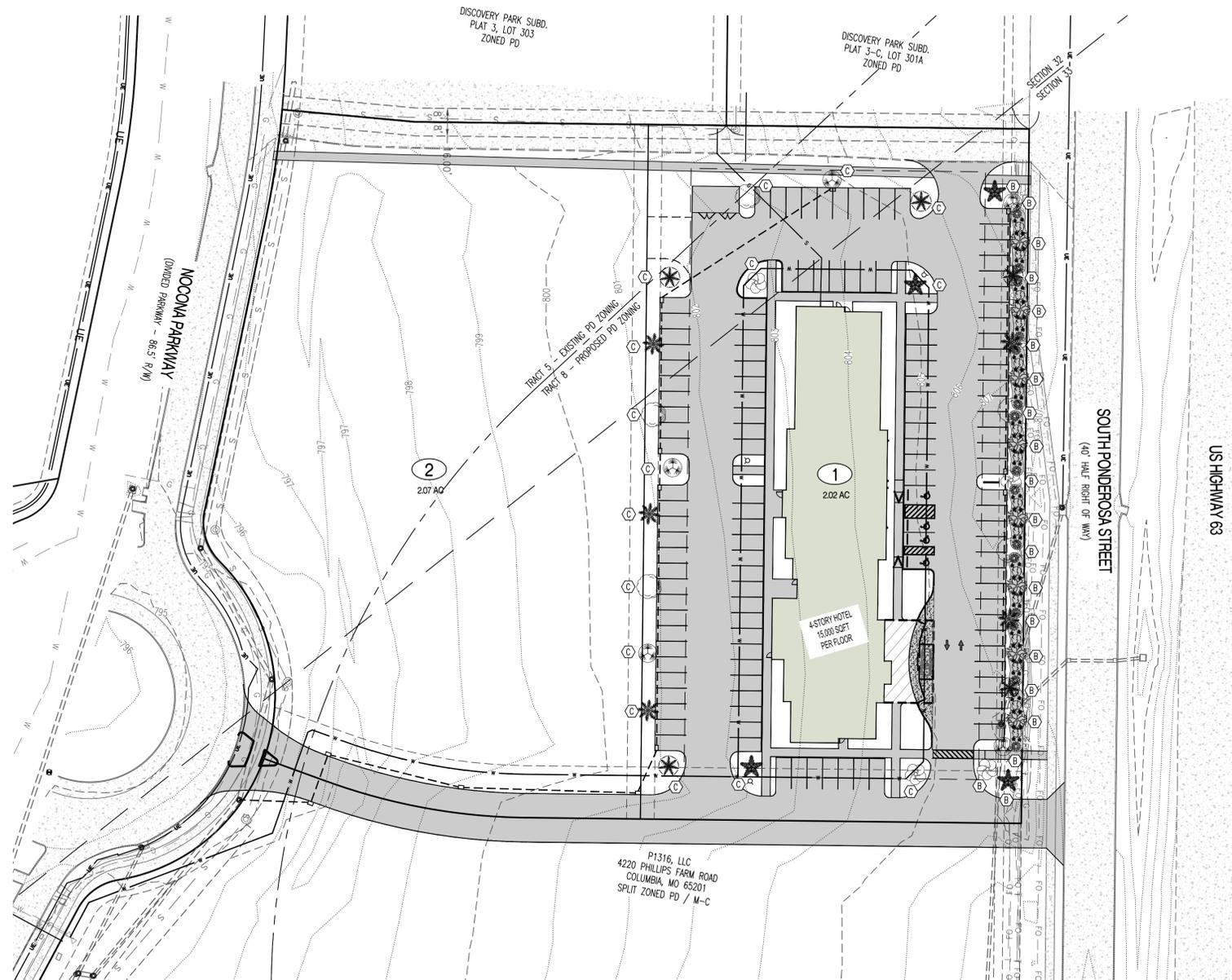
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LOCATION MAP
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IMPERVIOUS AREA CALCULATIONS:		
LAND AREA (LOT 1 & 2 COMBINED):		
TOTAL LAND AREA:		4.09 AC
LOT COVERAGES (LOT 1 & 2 COMBINED):		
MAXIMUM IMPERVIOUS SURFACE AREA:	3.27 AC.	80%
TOTAL 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 2 SHALL SHOWN ON SUBSEQUENT 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 NURSERMEN.
PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.

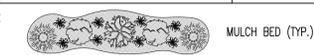
LANDSCAPE COMPLIANCE:

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:	385 L.F.	
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	385 L.F. * 6' = 2310 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 =		20 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.	50,125 SF DRIVE/PARKING	5,013 SF PROPOSED=10.0%
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 50,125 S.F.	13 TREES	13 TREES
0 EXISTING PARKING LOT TREES	-0 TREES	
PARKING LOT TREES REQUIRED		16 TREES
PARKING LOT TREES PROPOSED		
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	5 TREES	
MIN. 40% TOTAL TREES TO BE LARGE SHADE 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

TYPICAL SCREENING BED PLANTING DETAIL:



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
2	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
3	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
2	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

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