

PD PLANNED DEVELOPMENT OF
DISCOVERY CENTER

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 162-2021

OWNER/DEVELOPER:
P1316 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:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERMOST CORNER OF ENDEAVOR AVENUE, SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ENDEAVOR AVENUE, AS SHOWN IN THE DISCOVERY PARK SUBDIVISION, 3-B, RECORDED IN PLAT BOOK 50, PAGE 59; THENCE WITH THE LINES OF SAID DISCOVERY PARK SUBDIVISION 3-B, N 68°21'10"W, 50.04 FEET; THENCE 36.83 FEET ALONG A 518.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 70°46'25"W, 36.83 FEET; THENCE N 72°48'35"W, 104.43 FEET; THENCE 48.23 FEET ALONG A 481.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 69°56'25"W, 48.21 FEET; THENCE N 67°04'15"W, 99.38 FEET; THENCE 26.16 FEET ALONG A 31.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 43°16'35"W, 25.42 FEET; THENCE 14.27 FEET ALONG AN 86.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 24°14'10"W, 14.25 FEET; THENCE 28.49 FEET ALONG A 32.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 32°9'15"W, 27.56 FEET; THENCE N 22°01'00"E, 255.42 FEET; THENCE 502.83 FEET ALONG AN 837.25-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 4°48'40"E, 495.31 FEET; THENCE LEAVING THE LINES OF SAID DISCOVERY PARK SUBDIVISION, 3-B N 77°21'45"E, 215.61 FEET; THENCE S 66°57'30"E, 427.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 63 AND PONDEROSA STREET; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE, S 32°47'00"W, 279.72 FEET; THENCE 204.71 FEET ALONG A 122.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 15°17'15"E, 181.52 FEET; THENCE S 14°23'35"E, 74.34 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DISCOVERY PARKWAY; THENCE LEAVING SAID PONDEROSA STREET RIGHT OF WAY LINE AND WITH SAID RIGHT OF WAY LINE OF DISCOVERY PARKWAY, S 22°53'40"W, 283.65 FEET; THENCE 35.43 FEET ALONG A 58.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 40°23'40"W, 34.88 FEET; THENCE S 57°53'40"W, 68.25 FEET; THENCE 46.79 FEET ALONG A 53.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 83°11'15"W, 45.28 FEET; THENCE N 71°31'50"W, 81.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.66 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 10.62 ACRES.
- EXISTING ZONING IS PD AND M-C. M-C ZONING TO BE REZONED TO PD.
- NO PART OF THIS TRACT IS LOCATED WITHIN AREAS DETERMINED TO BE INSIDE THE FLOODWAY OR 1% 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 SCONES 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 HUNTSDALE 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
HOTEL: 100 FEET
COMMERCIAL: 65 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 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.

CALCULATIONS:

PARKING SUMMARY:

LOT 1:	RETAIL, GENERAL -15,000 SQFT (1 SPACE PER 300 SQ FT):	50 SPACES
	TOTAL SPACES REQUIRED:	65 SPACES
	STANDARD SPACES PROVIDED:	3 SPACES
	ADA SPACES PROVIDED:	8 SPACES
	BICYCLE SPACES PROVIDED:	8 SPACES
LOT 2:	RETAIL, GENERAL -5,000 SQFT (1 SPACE PER 300 SQ FT):	17 SPACES
	STANDARD SPACES REQUIRED:	34 SPACES
	RESTAURANT (NO DRIVE-THROUGH) -5,000 SQFT (1 SPACE PER 150 SQ FT):	51 SPACES
	TOTAL SPACES REQUIRED:	64 SPACES
	STANDARD SPACES PROVIDED:	3 SPACES
	ADA SPACES PROVIDED:	8 SPACES
	BICYCLE SPACES PROVIDED:	8 SPACES
LOT 3:	OFFICE -90,000 SQFT (1 SPACE PER 300 SQ FT):	300 SPACES
	TOTAL SPACES REQUIRED:	518 SPACES
	STANDARD SPACES PROVIDED:	14 SPACES
	ADA SPACES PROVIDED:	28 SPACES
	BICYCLE SPACES PROVIDED:	28 SPACES
LOT 4:	HOTEL -96 ROOMS (2 SPACES PER 3 ROOMS):	64 SPACES
	TOTAL SPACES REQUIRED:	82 SPACES
	STANDARD SPACES PROVIDED:	4 SPACES
	ADA SPACES PROVIDED:	8 SPACES
	BICYCLE SPACES PROVIDED:	8 SPACES

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 20____

SARA LOE, CHAIRPERSON

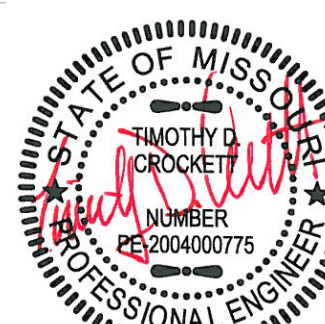
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO ORDINANCE

THIS _____ DAY OF _____, 20____

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

05/03/2021

DATE

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

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www.crockettengineering.com

REV 1 05/26/2021

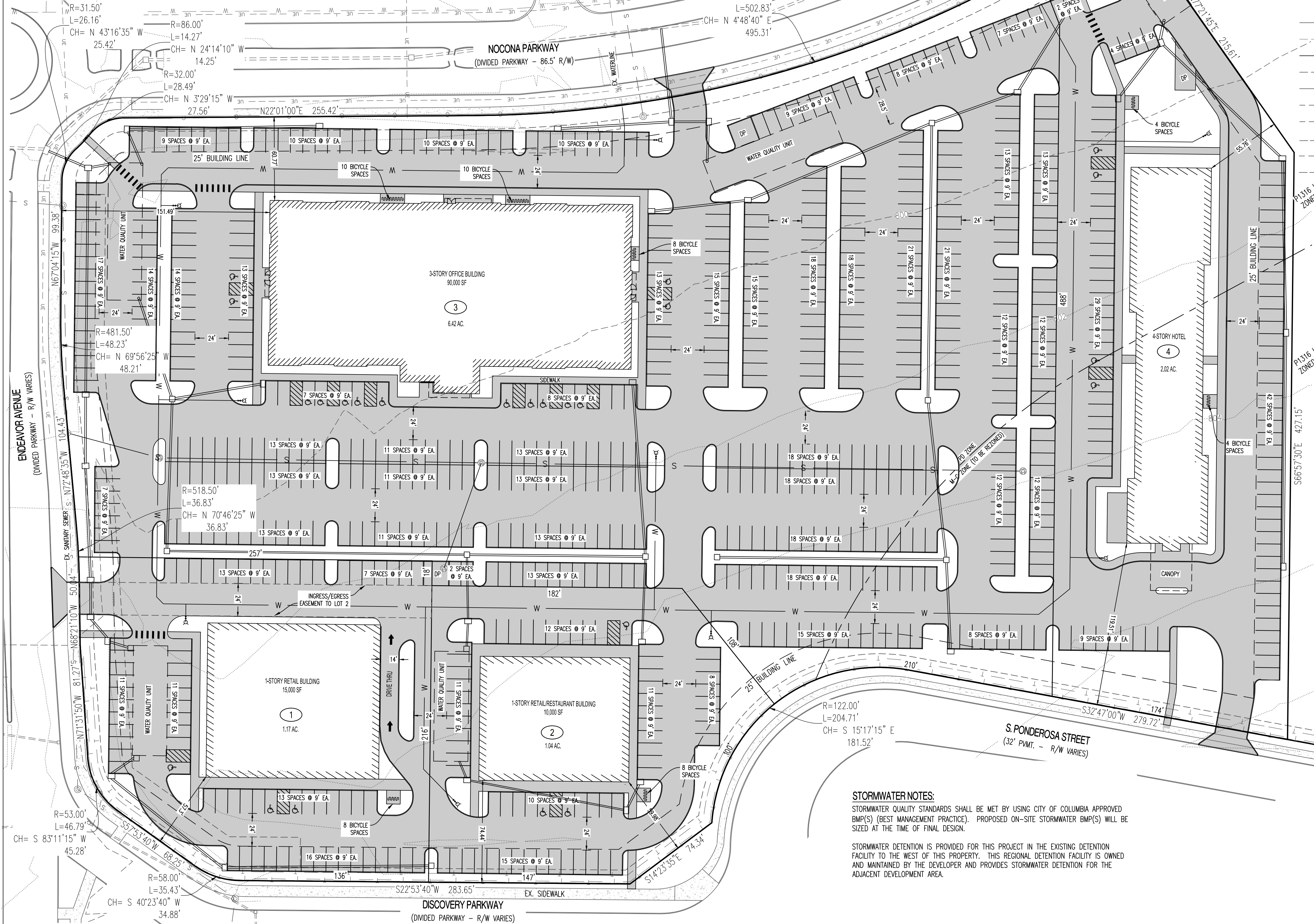
ORIGINAL 05/03/2021

CROCKETT JOB #210249



LOCATION MAP

NOT TO SCALE



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 IS PROVIDED FOR THIS PROJECT IN THE EXISTING DETENTION FACILITY TO THE WEST OF THIS PROPERTY. THIS REGIONAL DETENTION FACILITY IS OWNED AND MAINTAINED BY THE DEVELOPER AND PROVIDES STORMWATER DETENTION FOR THE ADJACENT DEVELOPMENT AREA.

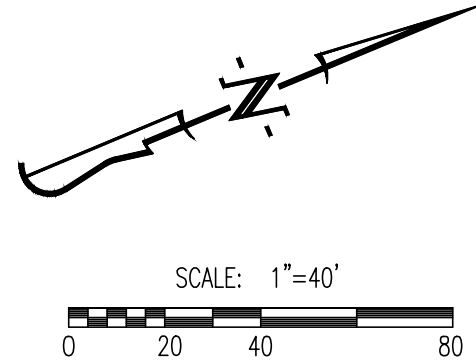


LOCATION MAP
NOT TO SCALE

CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT OF DISCOVERY CENTER

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COLUMBIA, MO 65201



CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:		10.66 AC
LOT COVERAGES:		
TOTAL IMPERVIOUS SURFACE AREA:	ACRES	PERCENT OF TOTAL
TOTAL OPEN SPACE:	8.59 AC.	81%
	2.07 AC.	19%

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:	1.58 AC.
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	2.07 AC.

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)	1,660 L.F.
(A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	50 TREES
(B) (2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (2,238' APPLICABLE STREET FRONTAGE)	38 TREES

29-4.4(e) - PROPERTY EDGE BUFFERING:

(1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING. SEE TYPICAL LANDSCAPING BED PLANTING DETAIL BELOW IF APPLICABLE.	
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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.	LOT 1: N/A - 68 SPACES LOT 2: N/A - 67 SPACES LOT 3: INTERNAL LANDSCAPING @ 16% LOT 4: N/A - 86 SPACES
(D) (2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 1,672 L.F.	42 TREES
(C) (4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 283,960 S.F. 0 EXISTING PARKING LOT TREES NET PARKING LOT TREES TO BE PLANTED	71 TREES -0 TREES 71 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	22 TREES 29 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)

* NOTE:

A DESIGN EXCEPTION IS BEING REQUESTED FOR THE AMOUNT OF INTERNAL LANDSCAPING ON LOT 3. WHILE LOT 3 IS IN CONFORMANCE WITH SECTION 29-4.4(f)(1), THE INTERNAL LANDSCAPING NEEDS TO BE INCREASED TO 20% PER SECTION 29-4.3(e)(2). THE AMOUNT OF INTERNAL LANDSCAPING SHOWN IS 16%.

PARKING AREA LANDSCAPING PLANTING/ MAXIMUM PARKING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(C) *	18	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
(D) (C) *	30	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
(C) *	18	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
(D) (C) *	28	AUTUMN FANTASY MAPLE	ACER FREEMANII	LARGE TREE	2.5" CALIPER
(D) *	15	PAPERBARK MAPLE	ACER GRiseum	SMALL TREE	2.5" CALIPER
(D) *	9	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.5" CALIPER

STREET FRONTAGE (STREET TREES) PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(B) *	9	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
(B) *	10	HARDY RUBBER TREE	EUCOMMIA ULMOIDES	LARGE TREE	2.5" CALIPER
(B) *	10	BLACK TUPELO	NYSSA SYLVATICA	MEDIUM TREE	2.5" CALIPER
(B) *	9	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER

TYPICAL STREET FRONTAGE SCREENING PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(B) *	50	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
(B) *	400	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	ORNAMENTAL GRASS	5 GALLON
(B) *	100	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA 'GRANDIFLORA'	LARGE DECIDUOUS SHRUB	5 GALLON
(B) *	100	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	5 GALLON

TYPICAL SCREENING BED PLANTING DETAIL:



THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY.



TIMOTHY D. CROCKETT, 2004000775

05/03/2021
DATE

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