

A MAJOR AMENDMENT TO THE: PD PLANNED DEVELOPMENT OF THE KITCHEN & DISCOVERY OFFICES

LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 149-2024

OWNER/DEVELOPER:
P1316 LLC; DISCOVERY BUSINESS CENTER LLC;
DISCOVERY ENTERTAINMENT CENTER LLC
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

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(314) 447-0292

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SCALE: 1"=50'
0 25 50 100

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 SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF ARTEMIS DRIVE AS SHOWN IN DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44 AND WITH THE LINES OF SAID ARTEMIS DRIVE N 40°53'20" W, 439.14 FEET; THENCE 40.99 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 11°32'05" W 39.22 FEET; THENCE 64.32 FEET ALONG AN 80.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 5°12'50" W, 62.60 FEET; THENCE 35.71 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 2°40'25" W, 34.53 FEET TO THE EASTERLY RIGHT OF WAY OF NACONA PARKWAY; THENCE WITH SAID EASTERLY RIGHT OF WAY LINES N 22°53'55" E, 592.92 FEET; THENCE 30.05 FEET ALONG A 35.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 47°09'05" E, 29.16 FEET; THENCE 6.40 FEET ALONG AN 86.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 64°13'30" E, 48.62 FEET; THENCE N 61°19'50" E, 61.80 FEET; THENCE 24.75 FEET ALONG A 31.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 89°59'25" E, 24.10 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ENDEAVOR AVENUE; THENCE WITH SAID SOUTHERLY RIGHT AWAY LINE S 67°07'05" E, 95.51 FEET; THENCE 48.64 FEET ALONG A 481.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 69°16'15" W, 6.40 FEET; THENCE S 66°57'45" E, 50.01 FEET; THENCE S 67°06'20" E, 45.91 FEET; THENCE 35.42 FEET ALONG A 58.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 49°36'05" E, 34.88 FEET; THENCE S 32°06'30" E, 94.29 FEET; THENCE 46.79 FEET ALONG A 53.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 6°48'45" E, 45.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DISCOVERY PARKWAY (FORMALLY GANS ROAD); THENCE WAS SAID NORTHERLY RIGHT OF WAY LINE S 18°28'25" W, 79.93 FEET; THENCE S 22°53'40" W, 469.94 FEET; THENCE 236.95 FEET ALONG IS 111.99 FEET RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 32°25'40" W, 235.86 FEET; THENCE 26.69 FEET ALONG A 29.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 68°19'40" W, 25.76 FEET; THENCE 56.67 FEET ALONG A 111.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 80°03'55" W, 56.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.64 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 | EXISTING 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 |
| FUTURE PARKING | EXISTING WATER METER | |
| | DUMPSTER PAD | |

NOTES:

- THIS SITE CONTAINS 10.64 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 THE FEMA FIRM PANEL NO 2301900295E DATED APRIL 19TH, 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 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 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:
OFFICE: 90 FEET; COMMERCIAL: 65 FEET; RESIDENTIAL: 75 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 & PARKING SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDINGS 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 IS A SHARED PARKING AGREEMENT ACROSS ALL BUILDINGS, LOTS, AND PARKING SPACES WITHIN THIS DEVELOPMENT RECORDED IN BOOK 5602 ON PAGE 130 FOR 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.
- FUTURE PARKING SHOWN TO BE INSTALLED AS NEEDED. ALL GREENSPACE CALCULATIONS ON THESE PLANS REFLECT AS IF THESE AREAS ARE PAVED. THESE AREAS SHALL NOT BE INCLUDED IN THE OVERALL IMPERVIOUS CALCULATIONS OF THE DISCOVERY DEVELOPMENT UNLESS THESE AREAS ARE PAVED.
- THE PROJECT SHALL CONTAIN A MASTER DEVELOPMENT SIGN LOCATED AT THE DRIVE ENTRANCE AT ENDEAVOR. THE SIGN SHALL BE A MONUMENT SIGN NOT TO EXCEED 12' IN HEIGHT OR 64 SQUARE FEET. THERE SHALL BE WAYFINDING MONUMENT SIGNS LOCATED NEAR THE INTERSECTION OF ENDEAVOR AND NOCONA AND NOCONA AND ARTEMIS. WAYFINDING SIGNS NOT TO EXCEED 8' IN HEIGHT OR 32 SQUARE FEET. THERE SHALL BE DISCOVERY PARK MONUMENT SIGNS LOCATED NEAR THE INTERSECTION OF ENDEAVOR AND DISCOVERY PARKWAY AND ARTEMIS AND DISCOVERY PARKWAY. THESE SHALL HAVE A MAXIMUM HEIGHT OF 12' AND A MAXIMUM AREA OF 64 SQ. FT. SIGNS SHALL COMPLY WITH SECTION 29-4.8 OF THE UDC.

CALCULATIONS:

PARKING SUMMARY:

| | |
|--|-------------------------|
| TOTAL SPACES REQUIRED: | |
| BUILDING 1 - GENERAL/MEDICAL OFFICE/RETAIL - 1:200 - 15,925 SQFT | 80 SPACES |
| 1-BED RESIDENTIAL - 1.5 PER UNIT - 44 UNITS | 66 SPACES |
| + 1 PER 5 UNITS | 9 SPACES |
| BUILDING 2 - GENERAL/MEDICAL OFFICE/RETAIL - 1:200 - 13,000 SQFT | 65 SPACES |
| 1-BED RESIDENTIAL - 1.5 PER UNIT - 54 UNITS | 81 SPACES |
| 2-BED RESIDENTIAL - 2.0 PER UNIT - 20 UNITS | 40 SPACES |
| + 1 PER 5 UNITS | 15 SPACES |
| BUILDING 3 - RETAIL/RESTAURANT - 1:150 - 9,000 SQFT | 60 SPACES |
| BUILDING 4 - RETAIL/RESTAURANT - 1:150 - 12,000 SQFT | 80 SPACES |
| THE KITCHEN | |
| RESTAURANT - 1 SPACE PER 150 SQ FT | 10,300 SQFT = 69 SPACES |
| INDOOR RECREATION - 1 SPACE PER 400 SQ FT | 21,400 SQFT = 54 SPACES |
| OUTDOOR RECREATION - 1 SP. PER 5000 SQ FT LAND AREA | 53,000 SQFT = 11 SPACES |
| STORAGE - 1 SPACE PER 2000 SQ FT | 1,400 SQFT = 1 SPACES |

REGULATORY SPACES REQUIRED:

ALLOWED REDUCTIONS
SEC. 29-4.3 - PARKING AND LOADING; SECTION b-(2); ii
FOR A SHARED PARKING FACILITY WITH A MIX OF RESIDENTIAL AND OFFICE AND OTHER COMMERCIAL USES REFER TO TABLE 4.3-2. TOTAL PARKING SPACES MAY BE REDUCED BY A FACTOR OF 1.3 SPACES OF THE OVERALL REQUIRED.

584 SPACES / 1.3 = 486 SPACES REQUIRED AFTER THE REDUCTION

SEC. 29-4.3 - PARKING AND LOADING; SECTION k-(1); ii
FOR PARKING LOTS REQUIRED BY OTHER PROVISIONS OF THIS CHAPTER TO HAVE MORE THAN TWENTY-FIVE (25) VEHICLE PARKING SPACES, THE REQUIRED NUMBER OF VEHICLE PARKING SPACES MAY BE REDUCED BY 1 SPACE FOR EACH REQUIRED BICYCLE SPACE

BICYCLE SPACES REQUIRED: 25 SPACES
REGULATORY PARKING SPACES REQUIRED (AFTER REDUCTION): 461 SPACES

PARKING SPACES PROVIDED (35 ARE FUTURE): 497 SPACES
BICYCLE SPACES PROVIDED: 30 SPACES

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

PURSUANT TO ORDINANCE # _____

THIS _____ DAY OF _____, 20____

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 20____

SHARON GUEVA JONES, CHAIRPERSON

REVISED 05/08/2024

REVISED 05/06/2024

ORIGINAL 04/15/2024

CROCKETT JOB #210249

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



JESSE R. STEPHENS, 201000868

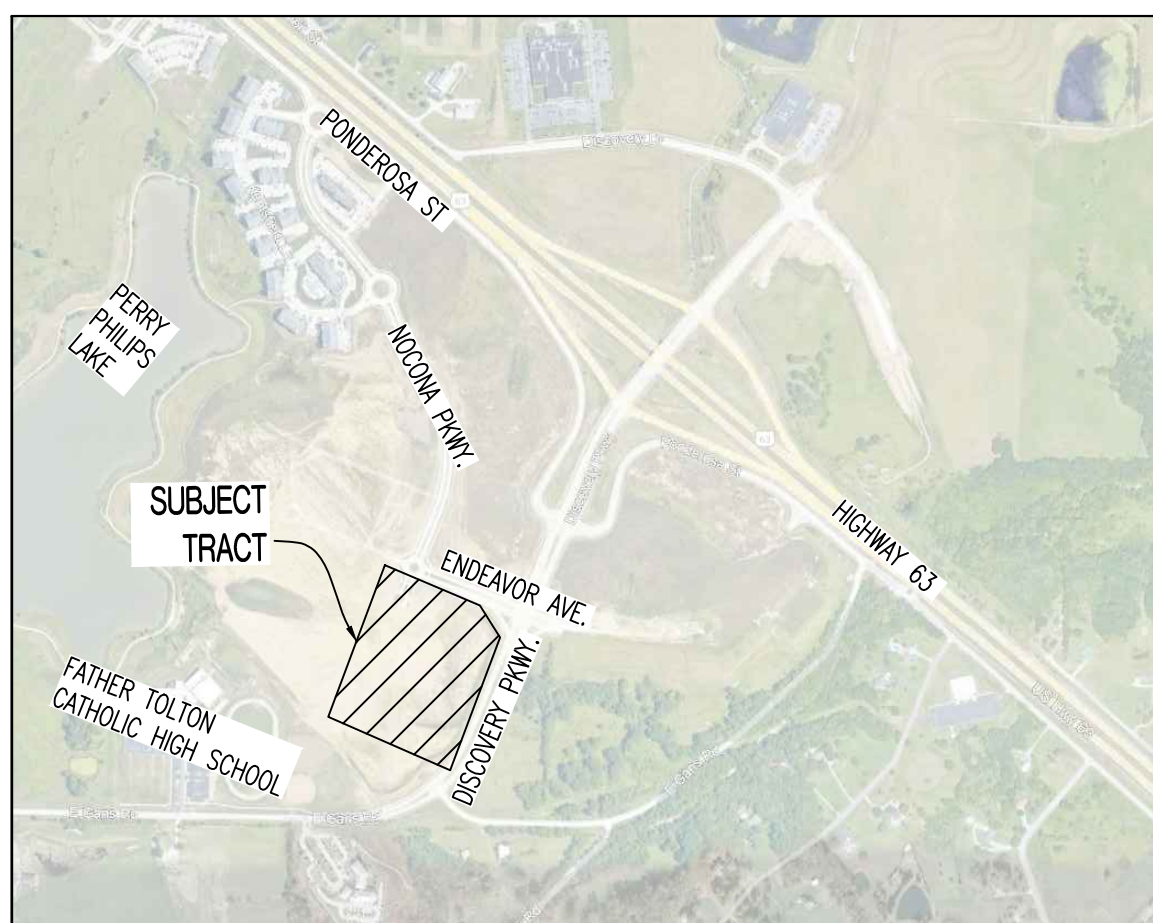
5/08/2024

DATE

STORMWATER NOTES:

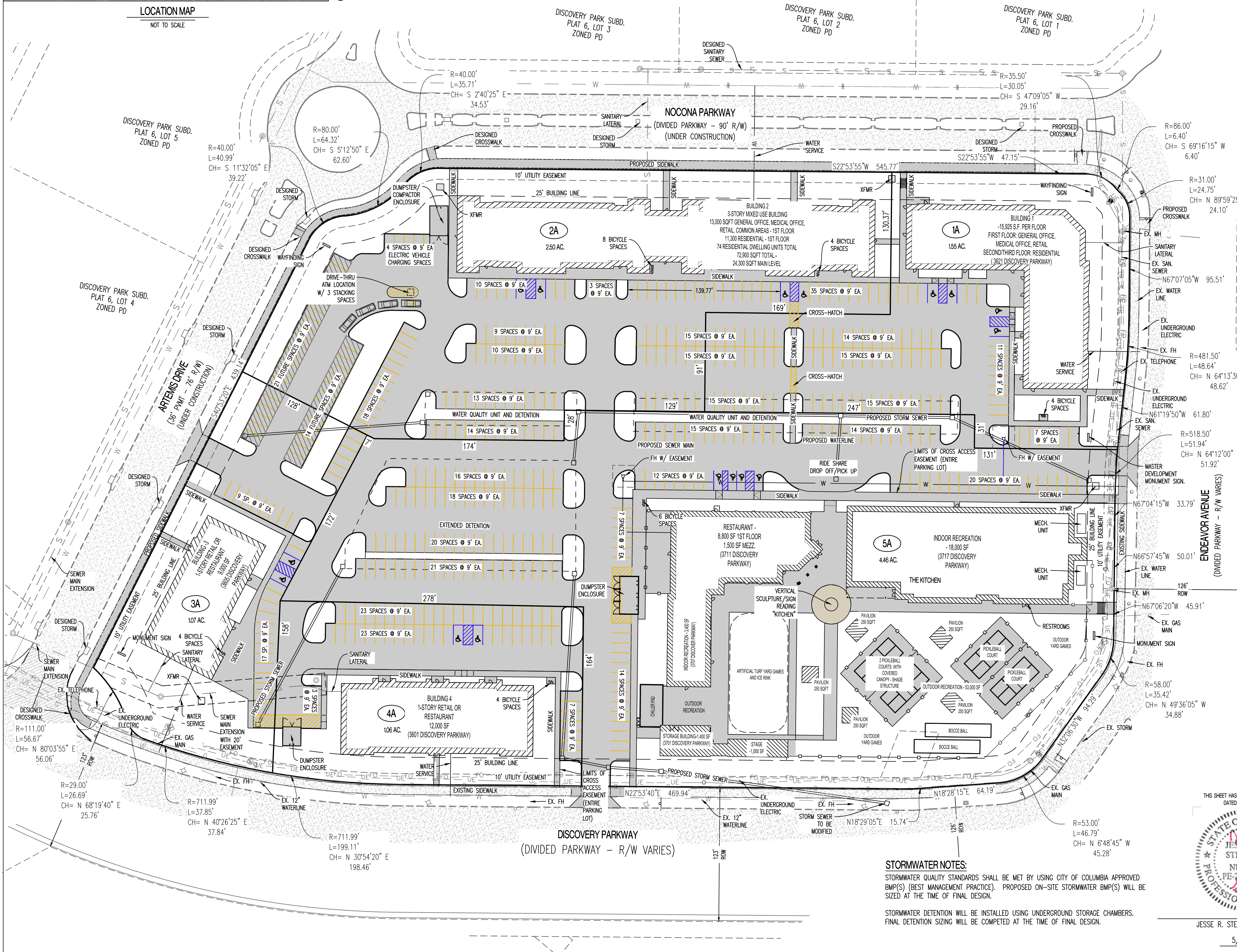
STORMWATER QUALITY STANDARDS SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP(S) (BEST MANAGEMENT PRACTICE). PROPOSED ON-SITE STORMWATER BMP(S) WILL BE SIZED AT THE TIME OF FINAL DESIGN.

STORMWATER DETENTION WILL BE INSTALLED USING UNDERGROUND STORAGE CHAMBERS. FINAL DETENTION SIZING WILL BE COMPLETED AT THE TIME OF FINAL DESIGN.



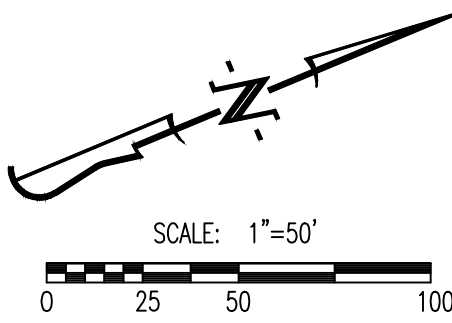
LOCATION MAP

NOT TO SCALE



A MAJOR AMENDMENT TO THE:
CONCEPTUAL LANDSCAPING PLAN FOR THE
PD PLANNED DEVELOPMENT OF
THE KITCHEN & DISCOVERY OFFICES

LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 149-2024



| CALCULATIONS: | | |
|---|----------|----------|
| LAND AREA: | | |
| TOTAL LAND AREA: | | 10.64 AC |
| LOT COVERAGES: | | |
| TOTAL IMPERVIOUS SURFACE AREA (REQUIRED PARKING): | 7.93 AC. | 74% |
| TOTAL IMPERVIOUS SURFACE AREA (FUTURE PARKING): | 0.17 AC. | 2% |
| TOTAL OPEN SPACE: | 2.54 AC. | 24% |

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.

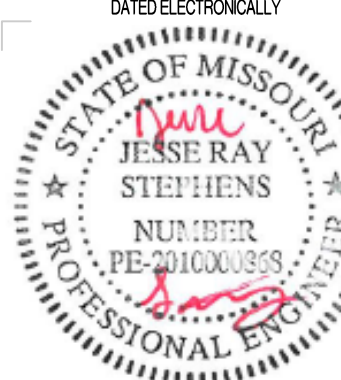
LANDSCAPE COMPLIANCE:

| 29-4.4(c) - GENERAL PROVISIONS: | | |
|---|--|--|
| EXISTING CLIMAX FOREST ON SITE: | | 0.00 AC. |
| REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED: | | 1.60 AC. (15%) |
| MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: | | 2.55 AC. (24%) |
| 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) | | 340 L.F. 0 L.F. * 6' = 0 |
| (A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA | | 0 TREES |
| (B) (2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (2,668' APPLICABLE STREET FRONTAGE) | | 45 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. PARKING AREAS BETWEEN 100 AND 149 SPACES SHALL BE SEPARATED BY 10' WIDE LANDSCAPE STRIP WITH 4 CATEGORIES OF PLANTING MATERIALS FROM SECTION 29-4.4(C)(6) | | 19,000 SF REQUIRED 22,000 SF PROPOSED=11.6% |
| (C) (2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 1018 L.F. | | 26 TREES |
| (D) (4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 190,000 S.F. | | 48 TREES |
| 0 EXISTING PARKING LOT TREES | | -0 TREES |
| PARKING LOT TREES REQUIRED | | 48 TREES |
| PARKING LOT TREES PROPOSED | | 48 TREES |
| (5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES | | 13 TREES 18 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) | | |

PARKING AREA LANDSCAPING PLANTING:

| | QUANTITY | COMMON NAME | BOTANICAL NAME | PLANT TYPE | SIZE |
|---------|----------|---------------------|------------------------------------|-----------------|--------------|
| (C) (D) | 12 | HEDGE MAPLE | ACER CAMPESTRE | MEDIUM TREE | 2.5" CALIPER |
| (C) (D) | 9 | GOLDENRAINTREE | KOELREUTERIA PANICULATA | MEDIUM TREE | 2.5" CALIPER |
| (C) (D) | 13 | RED OAK | QUERCUS RUBRA | LARGE TREE | 2.5" CALIPER |
| (C) (D) | 11 | SUGAR MAPLE | ACER SACCHARUM 'GREEN MOUNTAIN' | LARGE TREE | 2.5" CALIPER |
| (C) (D) | 15 | REDBUD | CERCIS CANADENSIS | SMALL TREE | 2.5" CALIPER |
| (D) | 15 | JAPANESE TREE LILAC | SYRINGA RETICULATA | ORNAMENTAL TREE | 2.5" CALIPER |

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



JESSE R. STEPHENS, 2010000868

5/08/2024

DATE

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REVISED 05/08/2024

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ORIGINAL 4/15/2024

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STREET FRONTAGE (STREET TREES) PLANTING TABLE:

| | QUANTITY | COMMON NAME | BOTANICAL NAME | PLANT TYPE | SIZE |
|-----|----------|----------------------|-------------------------|-------------|--------------|
| (B) | 10 | SWAMP WHITE OAK | QUERCUS BICOLOR | LARGE TREE | 2.5" CALIPER |
| (B) | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA | LARGE TREE | 2.5" CALIPER |
| (B) | 12 | RIVER BIRCH | BETULA NIGRA 'HERITAGE' | MEDIUM TREE | 2.5" CALIPER |
| (B) | 14 | IMPERIAL HONEYLOCUST | GLADISTIA TRIACANTHOS | MEDIUM TREE | 2.5" CALIPER |