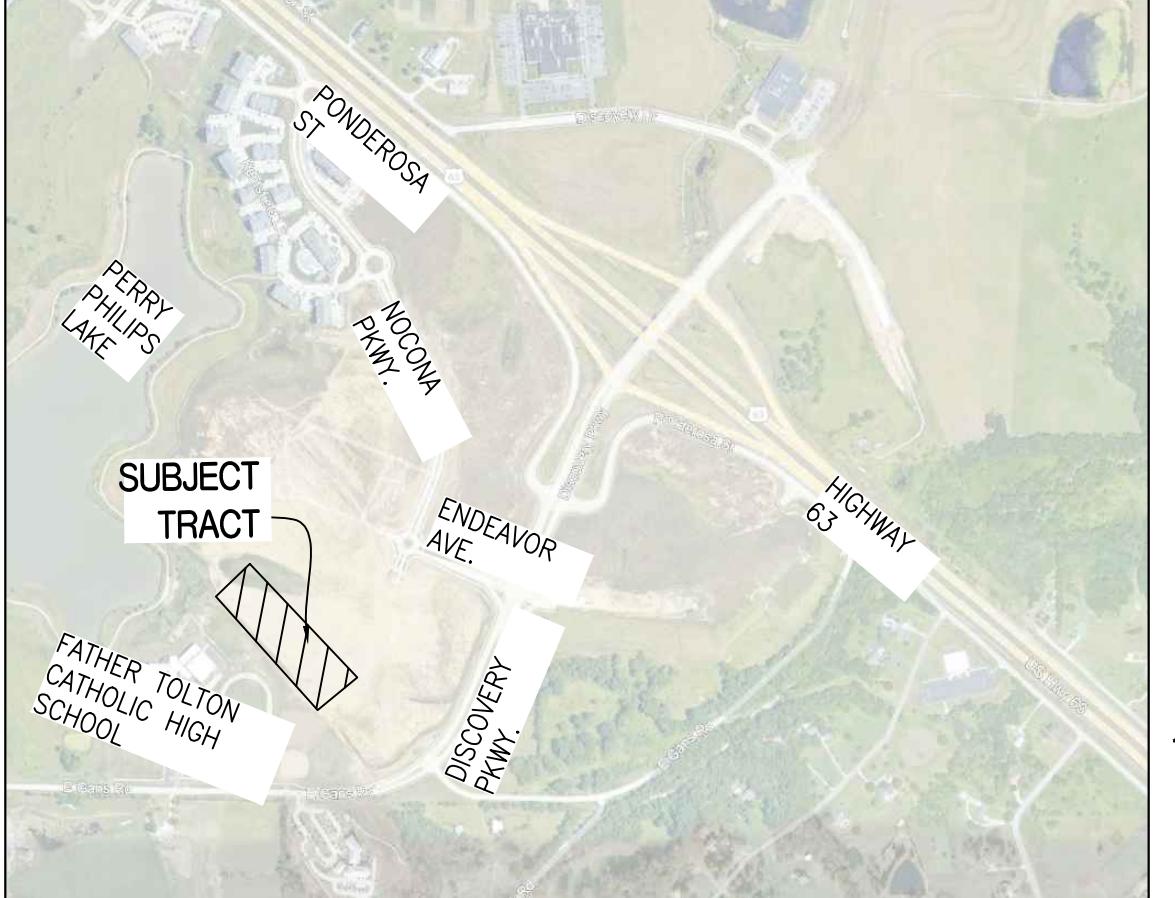


A MAJOR AMENDMENT TO THE
PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF
DISCOVERY BUSINESS PARK

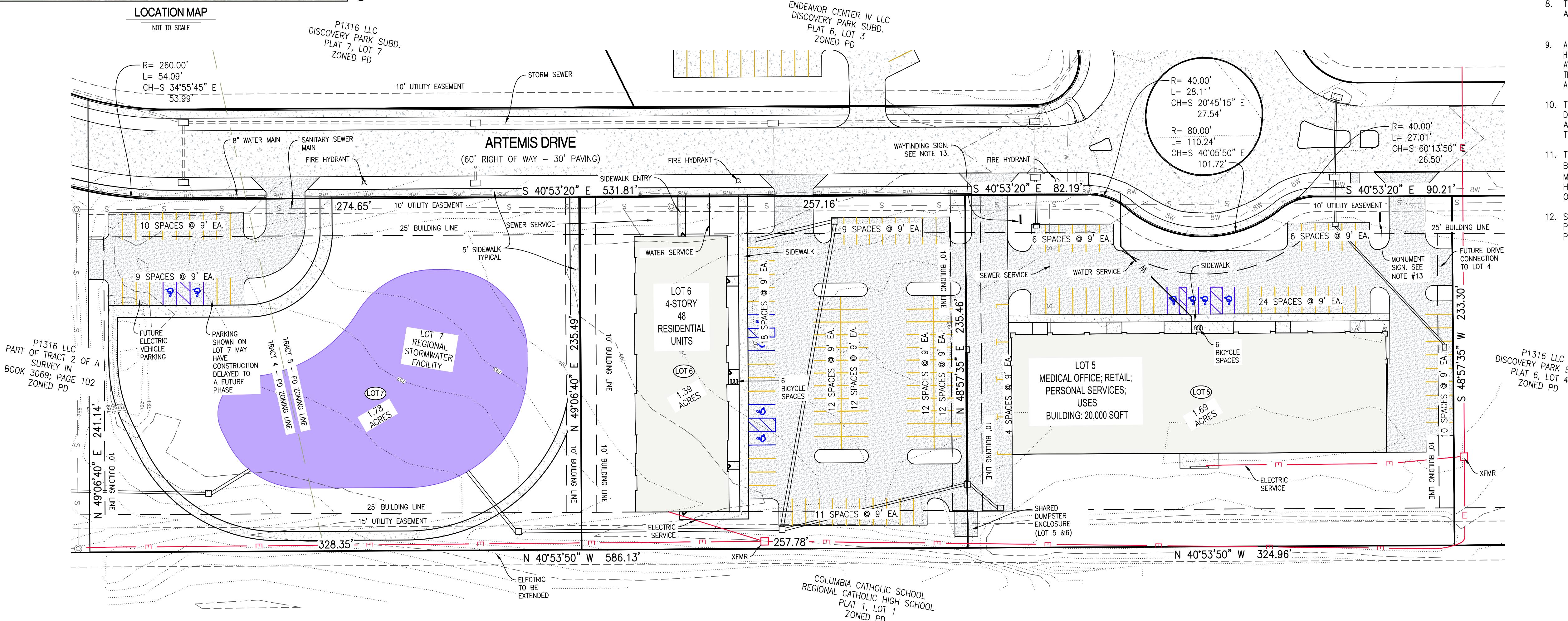
LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 47-2024



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

SCALE: 1"=40'

0 20 40 80



BASIS OF BEARING:

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

LEGEND OF SYMBOLS:

---	---	EXISTING CURB
---	---	PROPOSED CURB
□	□	EXISTING STRUCTURE
○○○	○○○	EDGE OF WATERWAY
—W—	—W—	EXISTING WATERLINE
—W—	—W—	PROPOSED WATERLINE
—G—	—G—	EXISTING GAS LINE
—G—	—G—	PROPOSED GAS LINE
—UT—	—UT—	EXISTING UNDERGROUND TELEPHONE
—UE—	—UE—	EXISTING UNDERGROUND CABLE TELEVISION
—OE—	—OE—	EXISTING OVERHEAD ELECTRIC
—UE—	—UE—	EXISTING UNDERGROUND ELECTRIC
—OETV—	—OETV—	EXISTING OVERHEAD ELEC. & TV
▨	▨	FUTURE PARKING

—OETV— EXISTING OVERHEAD ELEC., TV & TELE.

—S— EXISTING SANITARY SEWER

—S— PROPOSED SANITARY SEWER

○ PROPOSED FIRE HYDRANT

—S— EXISTING STORM SEWER

—S— PROPOSED STORM SEWER

XX PROPOSED LOT NUMBER

XX EXISTING LOT NUMBER

— Existing Signs

— Existing Power Pole

— Existing Gas Valve

— Existing Water Valve

— Existing Gas Meter

— Existing Water Meter

▨ FUTURE PARKING

— Existing PAVEMENT

— Existing TREE

— Existing TREELINE

DP DUMPSTER PAD

○ EXISTING FIRE HYDRANT

○ MANHOLE

— Existing SANITARY SEWER LATERAL

— Existing SANITARY SEWER LATERAL

— Existing AIR CONDITIONER

— Existing TELEPHONE PEDESTAL

— Existing LOT NUMBER

— Existing LIGHT POLE

— Existing GUY WIRE

— Existing MINOR CONTOUR

— Existing MAJOR CONTOUR

— Existing PAVEMENT

— Existing TREE

— Existing TREELINE

— Existing DUMPSTER PAD

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 5 AND 6 OF DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44 AND BEING DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 49 AND BOOK 5481, PAGE 152 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF SAID LOT 6 AND WITH THE LINES THEREOF, N 40°53'50" W, 586.13 FEET; THENCE N 49°06'40" E, 241.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ARTEMIS DRIVE; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 6, 54.09 FEET ALONG A 260.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 34°55'45" E, 53.99 FEET; THENCE S 40°53'20" E, 531.81 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 5; THENCE LEAVING THE LINES OF SAID LOT 6 AND WITH THE LINES OF SAID LOT 5, AND CONTINUING WITH SAID WESTERLY RIGHT OF WAY LINE, S 40°53'20" E, 82.19 FEET; THENCE 28.11 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 20°45'15" E, 27.54 FEET; THENCE 110.24 FEET ALONG AN 80.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 40°05'50" E, 101.72 FEET; THENCE 27.01 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 60°13'50" E, 26.50 FEET; THENCE S 40°53'20" E, 90.21 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 5, S 48°57'35" W, 233.30 FEET; THENCE N 40°53'50" W, 324.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.86 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS ____ DAY OF ____ 20____

SHARON GEUA JONES, CHAIRPERSON

NOTES:

1. THIS SITE CONTAINS 4.86 ACRES.
2. THE CURRENT ZONING IS PD, AND THE PROPERTY IS PART OF TRACTS 4 AND 5 OF THE PHILLIPS TRACT AS DEFINED IN ORDINANCE NUMBER 018043 OF THE CITY OF COLUMBIA RECORDS.
3. THESE TRACTS ARE LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 29019C0295E DATED APRIL 19TH, 2017.
4. 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.
5. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE AS FOLLOWS:
OFFICE: 90 FEET
COMMERCIAL: 65 FEET
RESIDENTIAL: 75'
HOTEL: 100'
6. ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
7. 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.
8. THE BUILDINGS AND PARKING 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.
9. 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 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 EXTERIOR SOFFIT LIGHTING.
10. THERE SHALL BE A SHARED PARKING AGREEMENT ACROSS ALL DRIVEWAYS 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.
11. THE SITE WILL CONTAIN TWO SIGNS WITH LOCATIONS AS SHOWN ON THE PLAN. THE MONUMENT SIGN SHALL BE A MONUMENT SIGN NOT TO EXCEED 12' IN HEIGHT AND 64 SQUARE FEET IN AREA. WAYFINDING MONUMENT SIGN, LOCATED NEAR THE INTERSECTION OF NOCONA AND ARTEMIS, SHALL NOT EXCEED 6' IN HEIGHT AND 32 SQUARE FEET IN AREA. SIGNS SHALL MEET ALL OTHER REQUIREMENTS OF SECTION 29-4.8 OF THE UDC.
12. STORMWATER MANAGEMENT SHALL BE IN COMPLIANCE WITH THE APPROVED DEVELOPMENT AGREEMENT FOR THIS PARCEL. POST-DEVELOPMENT STORMWATER RUN-OFF PEAK FLOWS SHALL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOWS FOR THIS SITE FROM THE 1-YEAR, 2-YEAR, 10-YEAR, AND 100-YEAR STORM EVENTS.

CALCULATIONS (SHARED PARKING):

PARKING SUMMARY:

TOTAL SPACES REQUIRED:
LOT 5 - 5000 ARTEMIS - MEDICAL OFFICE/RETAIL - 1:200 - 20000 SQFT 100 SPACES

LOT 6 - RESIDENTIAL
1-BED RESIDENTIAL - 1.5 PER UNIT - 37 UNITS
2-BED RESIDENTIAL - 2 PER UNIT - 11 UNITS
+ 1 PER 5 UNITS 56 SPACES
22 SPACES
10 SPACES

SUBTOTAL PRIOR TO PARKING REDUCTION FACTOR 188 SPACES

PARKING REDUCTION FACTOR = 1.3 43 SPACES

SUBTOTAL REQUIRED PARKING 145 SPACES

REQUIRED CYCLING PARKING 12 SPACES

REGULATORY REQUIRED PARKING WITH CYCLING PARKING REDUCTION 133 SPACES

PARKING SPACES PROVIDED (LOTS 5 & 6):

PARKING SPACES PROVIDED (LOT 7): 136 SPACES

19 SPACES

CALCULATIONS (LOT 5) - 169 ACRE LOT SIZE

BUILDING AREA:

GROUND LEVEL GROSS FLOOR AREA: 20,000 SQFT
TOTAL GROSS FLOOR AREA: 20,000 SQFT

*NOTE - ALL GFA IS IN TRACT 5

CALCULATIONS (LOT 6) - 139 ACRE LOT SIZE

BUILDING AREA:

GROUND LEVEL GROSS FLOOR AREA: 11,500 SQFT
TOTAL GROSS FLOOR AREA: 46,000 SQFT

*NOTE - ALL GFA IS IN TRACT 5

CALCULATIONS (LOT 7) - 178 ACRE LOT SIZE

BUILDING AREA:

GROUND LEVEL GROSS FLOOR AREA: 0 SQFT
TOTAL GROSS FLOOR AREA: 0 SQFT

*NOTE - THIS TRACT IS PARTIALLY IN TRACT 4 AND TRACT 5

THIS SHEET HAS BEEN SIGNED, SEALED
AND DATED ELECTRONICALLY



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

PURSUANT TO ORDINANCE #

THIS ____ DAY OF ____ 20____

BARBARA BUFFALO, MAYOR

ATTEST: SHELLA AMIN, CITY CLERK

JESSE R. STEPHENS, 201000868

12/27/2023 DATE

PREPARED BY:



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

REVISED 12/27/2023
REVISED 12/15/2023
ORIGINAL 11/27/2023

CROCKETT JOB #210249
www.crockettengineering.com

