

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 20-14

AN ORDINANCE

approving the Final Plat of Westcliff, Plat 3A, a Replat of Lot 309 of Westcliff, Plat No. 3; accepting the dedication of rights-of-way and easements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Westcliff, Plat 3A, a Replat of Lot 309 of Westcliff, Plat No. 3, as certified and signed by the surveyor on January 3, 2014, a subdivision located on the northwest corner of Perche Pointe Place and Swift Court, containing approximately 1.66 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

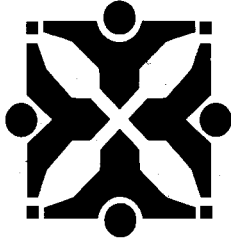
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning *4*

Agenda Item No:

To: **City Council**

From: **City Manager and Staff** *MM*

Council Meeting Date: Jan 21, 2014

Re: Westcliff, Plat 3A - replat (Case 13-245)

EXECUTIVE SUMMARY:

A request by Hemme Construction, LLC (owner) for a three-lot replat of PUD (Planned Unit Development) zoned land, to be known as "Westcliff, Plat 3A". The 1.66-acre subject site is located on the northwest corner of Perche Pointe Place and Swift Court. (Case #13-245)

DISCUSSION:

The applicant is requesting approval of a three-lot replat on PUD-zoned land to accommodate the construction of three single-family detached houses. The proposed plat is substantially consistent with the Westcliff PUD development plan, which was approved by Council on May 3, 2004.

The replat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations. Locator maps and a reduced copy of the plat are attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

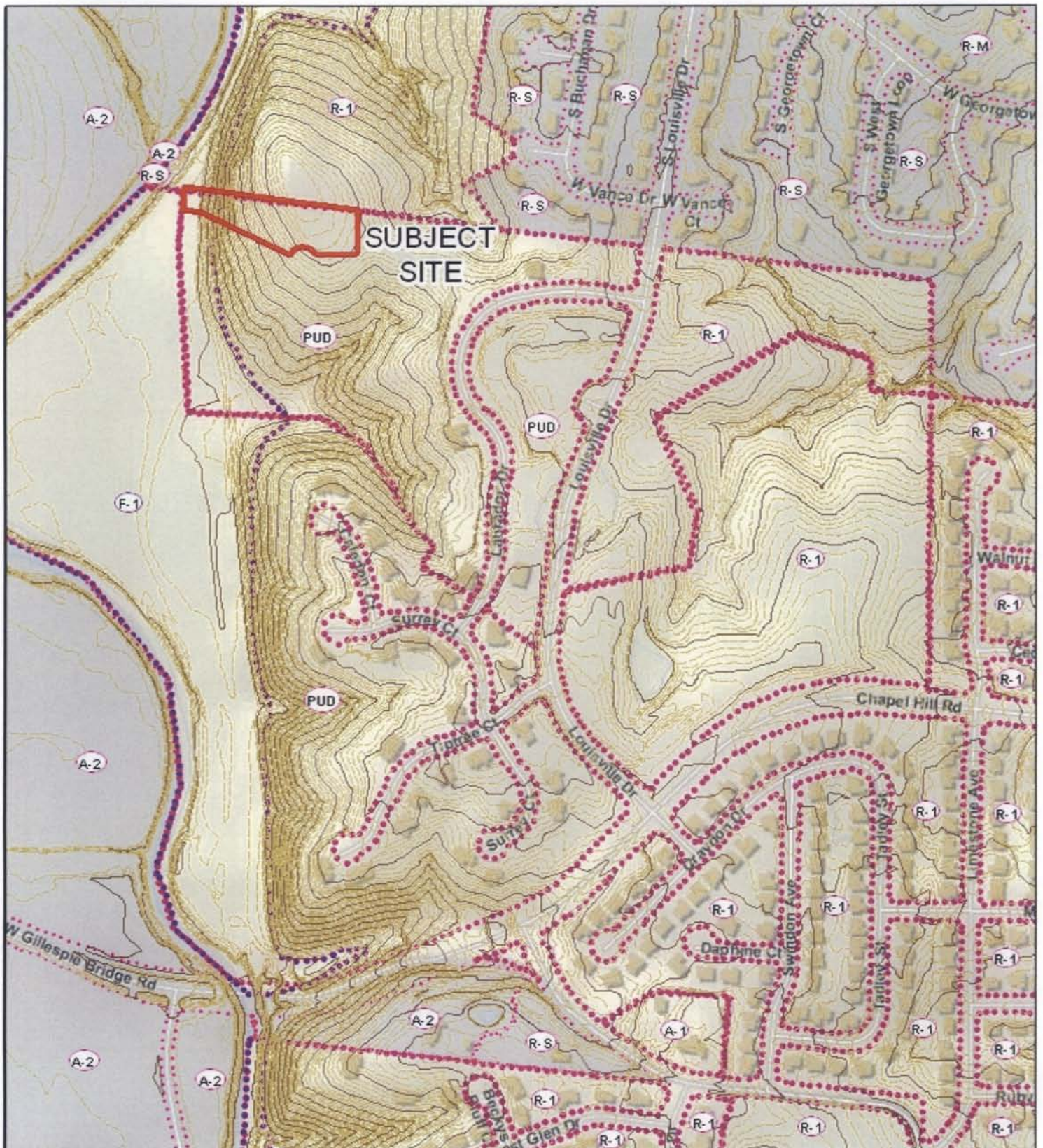
Approval of the proposed replat

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA



13-245: Westcliff, Plat 3A Replat





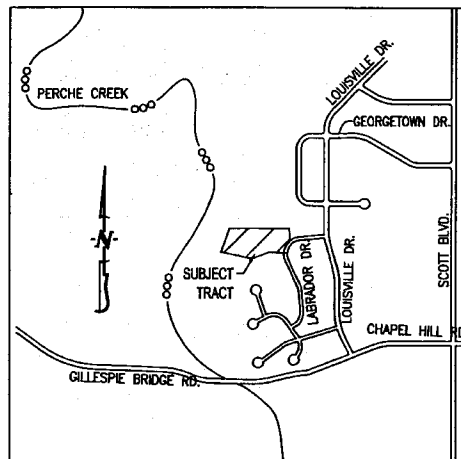
13-245: Westcliff, Plat 3A Replat

0 230 460 920
Feet



WESTCLIFF, PLAT 3A

A REPLAT OF LOT 309 OF WESTCLIFF, PLAT NO. 3, LOCATED IN
SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 2, 2013



LOCATION MAP
NOT TO SCALE

LEGEND

- E EXISTING
- S SET
- 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH X DRILL HOLE
- W/ CHISELED X

NOTES

- A PORTION OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAP #29019CD260D, EFFECTIVE MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. IT WAS PRELIMINARY PLATTED PRIOR TO 2007.

CERTIFICATION

I HEREBY CERTIFY THAT IN NOVEMBER 2013, I COMPLETED A SURVEY FOR HEMME CONSTRUCTION, LLC OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4213, PAGE 10 AND BEING ALL OF LOT 309 OF WESTCLIFF, PLAT 3, RECORDED IN PLAT BOOK 47, PAGE 66 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

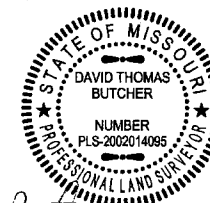
BEGINNING ON THE NORTHWEST CORNER OF LOT 309 OF SAID WESTCLIFF, PLAT 3, AND WITH THE LINES THEREOF, S 82°35'45"E, 560.53 FEET; THENCE 25.73 FEET ALONG A 175.00 FOOT-RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 3°30'59"E, 25.71 FEET; THENCE S 0°41'45"W, 98.47 FEET; THENCE 31.42 FEET ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 45°41'45"W, 28.28 FEET; THENCE N 89°18'15"W, 102.89 FEET; THENCE 23.26 FEET ALONG A 30.00 FOOT-RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 67°05'48"W, 22.68 FEET; THENCE 89.30 FEET ALONG A 47.00 FOOT-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 80°40'40"W, 76.46 FEET; THENCE N 63°45'20"W, 312.73 FEET; THENCE N 82°35'45"W, 62.22 FEET; THENCE N 4°17'30"E, 72.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS-2002014095

1/3/2014
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 3 DAY OF January, 2014.

Danielle Griffith
DANIELLE GRIFFITH

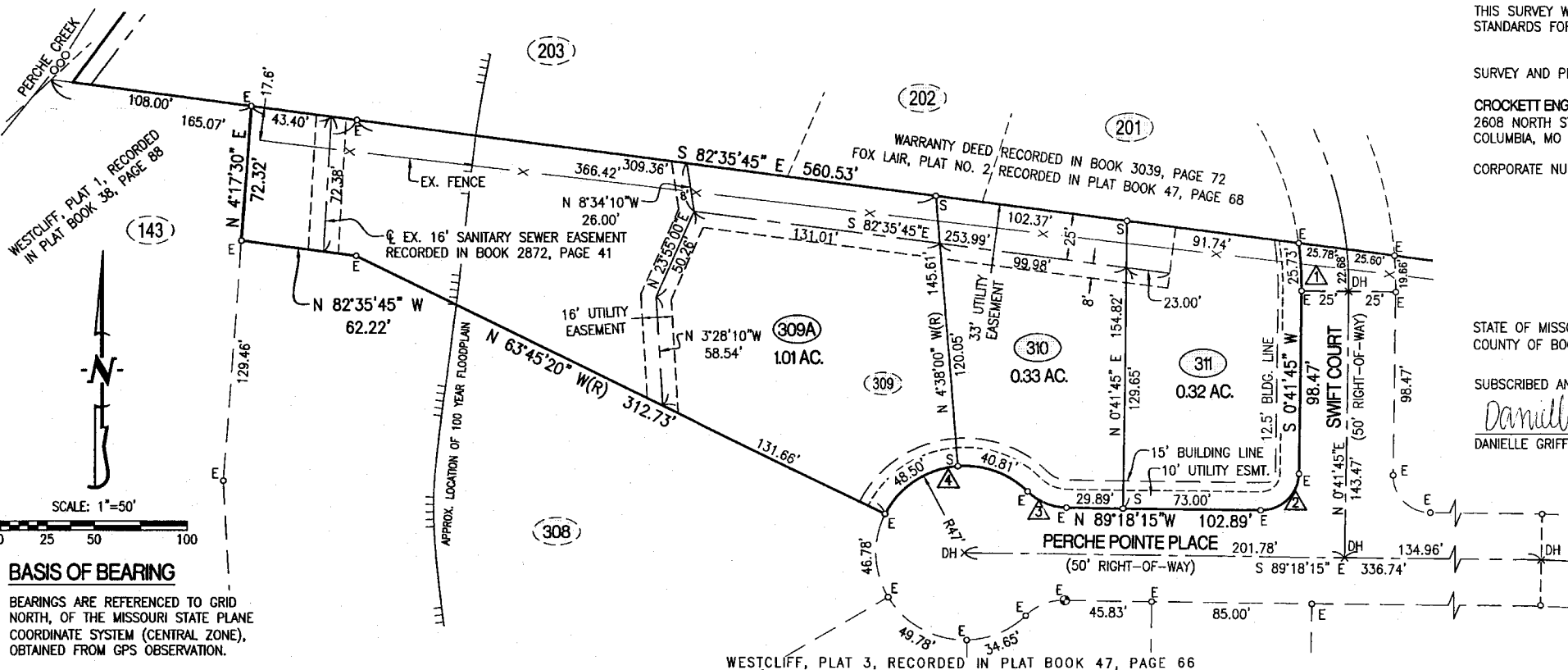
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires Oct. 28, 2016
Commission #12409201

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
MISSOURI, THIS ____ DAY OF ____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK



BASIS OF BEARING

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

KNOW ALL MEN BY THESE PRESENTS

THAT HEMME CONSTRUCTION, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT OF WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "WESTCLIFF, PLAT 3A"

IN WITNESS WHEREOF, HEMME CONSTRUCTION, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER.

HEMME CONSTRUCTION, LLC.

JEFF HEMME, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF ____, 2014.

DANIELLE GRIFFITH
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires Oct. 28, 2016
Commission #12409201

CURVE TABLE

CURVE	L	R	Δ	CH DIST
1	25.73'	175.00'	8°25'30"	25.71'
2	31.42'	20.00'	90°00'00"	28.28'
3	23.26'	30.00'	44°24'55"	22.68'
4	89.30'	47.00'	108°52'00"	76.46'