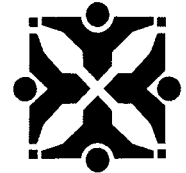


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B138-14

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** May 19, 2014

**Re:** The Gates - Preliminary Plat and Final Plat (Case #14-58)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Performance Contracts

**Supporting documentation includes:** Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from Minutes, Correspondence from Crockett Engineering

## Executive Summary

A request by The Gates Real Estate, LLC (owner) for approval of a revised preliminary plat to be known as "The Gates" and approval of a 34-lot final plat to be known as "The Gates Plat 1 – Rearrangement". The subject site is located southwest of the intersection of Old Plank Road and south of State Route K. The proposed final plat is 16.27 acres of the overall 93.60 acre development site. (Case #14-58)

## Discussion

The applicant is seeking approval of a 167-lot preliminary plat for the Gates subdivision as well as approval of a new 34-lot final plat to be known as the "Gates Plat 1 – Rearrangement" that will vacate and replace the existing final plat known as "Gates Plat 1". The original preliminary plat was approved in 2005 and the existing final plat was recorded in August 2012 shortly before the approved preliminary plat expired. No development activity has commenced on the property since the preliminary and the final plats were approved.

The proposed changes to the development are a result of new ownership and will lessen the impact on the site's environmental assets as well as future costs associated with maintenance of public infrastructure such as roads and sanitary/storm sewers. Since this project was originally approved in 2005, compliance with the current Chapter 12A stormwater standards was not required.

The applicant requests that this exemption be extended to the revised preliminary plat. If granted, the applicant proposes to install approximately 19 acres of Chapter 12A compliant stormwater improvements within the development beginning with the recording of the second final plat. The revised preliminary plat includes a "developer imposed restriction/note" committing to this proposal.

The rationale for such a request is that the applicant could move forward with developing the acreage as previously approved. This is possible since the first final plat was recorded prior to the statute of limitations on the preliminary plat approval (7 years) expiring. Proceeding to develop the subject site

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



as previously approved would allow for greater cut/fill, less tree preservation, and greater public infrastructure maintenance costs. The new layout mitigates these impacts and reduces the total number of lots from 205 to 167.

While revisions to a preliminary plat (for which no development has commenced) would generally trigger full compliance with the 12A standards, staff finds that the requested exemption is reasonable. The 19 acres is proportional to the acreage that the Gates Plat 1 currently occupies. Had the applicant not desired to revise the final plat no opportunity to obtain stormwater compliance for any of the acreage would have been possible. Staff further finds that the reductions in potential environmental impacts and future public infrastructure maintenance costs, only possible due to the new preliminary plat, justify the request for continued exemption.

The revised preliminary plat provides additional road right-of-way for Old Plank Road not shown in 2005 as well as connectivity to all adjacent property to the east and west. The additional right-of-way along Old Plank Road as well as a 25-foot future utility/access easement is to be dedicated by separate document with the recoding of the new final plat. Additionally, plat notations on the 2005 preliminary plat dealing with upgrades to the Cascades Pump Station and submission of design plans for an on-site pump station have been eliminated. These notes have been eliminated since 1) the Cascades Pump Station has been upgraded and 2) design plan submission is a requirement of City regulations.

In addition to the requested approval of a the revised preliminary plat, this request includes the approval of a new 34-lot final plat to replace the existing Gates Plat 1. The new plat is 5 lots greater than the existing plat. Approval of the new final plat will “abrogate” the existing final plat, its lots and all of the previously recorded rights-of-way and easements. To ensure that the previously recorded right-of-way and utility easement dedications along Old Plank Road are not vacated specific plat notation has been made to that effect and the boundaries of the proposed plat do not include the area of that right-of-way and utility easement.

At its May 8, 2014, meeting the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the revised preliminary plat and the stormwater exemption as well as the 34-lot final plat. No one from the public spoke regarding the matter.

A copy of the staff report, including locator maps, a reduced copy of the plat, and meeting excerpts are attached.

## **Fiscal Impact**

**Short-Term Impact:** None anticipated. Utility infrastructure placement and extension as well as roadway/sidewalk construction are the responsibility of the developer at their expense.

**Long-Term Impact:** Impacts will include additional sidewalk, roadway, and utility infrastructure maintenance. Such costs will be offset by additional user fees and increased property tax revenue from improvement of the site.

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701 East Broadway, Columbia, Missouri 65201



## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development, Environment

Strategic Plan Impact: Growth Management, Infrastructure

Comprehensive Plan Impact: Land Use & Growth Management, Environmental Management, Livable and Sustainable Communities

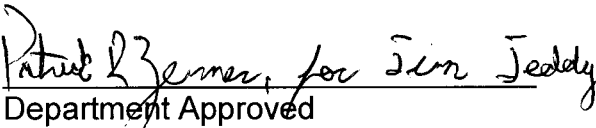
## Suggested Council Action

- 1) Approval of the 167-lot preliminary plat with Chapter 12A exemption; and
- 2) Approval of the 34-lot final plat entitled "Gates Plat 1 – Rearrangement"

## Legislative History

September 2005 - Approval of Gates Preliminary Plat (Res. # 185-05)

August 2012 – Approval of Gates Plat 1 (Ord. # 21387)

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 138-14

### **AN ORDINANCE**

approving the Final Plat of The Gates, Plat No. 1 - Rearrangement, a Replat of The Gates, Plat No. 1, a major subdivision; accepting the dedication of rights-of-way and easements; authorizing a performance contract; 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 The Gates, Plat No. 1 - Rearrangement, a Replat of The Gates, Plat No. 1, as certified and signed by the surveyor on May 6, 2014, a major subdivision located on the south side of Old Plank Road and west of Sinclair Road, containing approximately 16.27 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. The City Manager is hereby authorized to execute a performance contract with Gates Real Estate, LLC in connection with the approval of the Final Plat of The Gates, Plat No. 1 - Rearrangement. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. 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

## PERFORMANCE CONTRACT

This contract is entered into on this day \_\_\_\_ of \_\_\_\_\_, 2014 between the City of Columbia, MO (“City”) and **Gates Real Estate, LLC.** (“Subdivider”).

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of **The Gates Plat No. 1 - Rearrangement**, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat. Sidewalks along Old Plank are Excluded.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider’s equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to the Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City’s Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection, or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys’ fees, incurred by the City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.

7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.
8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.
9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHERE OF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: \_\_\_\_\_  
Mike Matthes, City Manager

ATTEST:

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nancy Thompson, City Counselor

Gates Real Estate, LLC.

BY:  \_\_\_\_\_

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## **SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:**

Summary of Board/Commission Reports, Maps, Plats and Plans, Excerpts from  
Minute, Correspondence from Crockett Engineering

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 8, 2014**

**SUMMARY**

A request by The Gates Real Estate, LLC (owner) for approval of a revised preliminary plat to be known as "The Gates" and approval of 34-lot final plat to be known as "The Gates Plat 1 – Rearrangement". The subject site is located southwest of the intersection of Old Plank Road and south of State Route K. The proposed final plat is 16.27 acres of the overall 93.60 acre development site. (Case 14-58)

**DISCUSSION**

The applicant is seeking approval of a revised overall preliminary plat for the Gates subdivision. The original preliminary plat showed the development of the site's approximate 94 acres into 205 lots (199 R-1 lots and 6 common lots). In addition, the applicant is seeking approval of a revised final plat that will vacate and replace the existing final plat (Gates Plat 1) which was recorded in August 2012 shortly before the approved preliminary plat expired. No development activity has commenced on the property since the preliminary and the final plats were approved.

This request has been made as a result of a change in ownership of the property. The current owner desires to better accommodate the natural limitations of the site into a new layout. Such changes will ultimately result in less environmental impact as well as less public infrastructure maintenance relating to sewer and roads. The site is served by Consolidated Public Water District #1 and Boone Electric.

The proposed changes to the lot layout are a considerable improvement to the previously approved layout. However, the existing preliminary plat was approved prior to the adoption of the current Chapter 12A stormwater regulations. Typically when a new preliminary plat is requested it must become compliant with the existing regulatory standards. In this instance; however, the applicant is seeking to be allowed to retain his stormwater exemption in exchange for providing 19 acres of current Chapter 12A compliance.

The rationale for such a request is that the applicant could move forward with developing the acreage as previously approved. This is possible since the first final plat was recorded prior to the statute of limitations on the preliminary plat approval (7 years) expiring. Such development would impact the natural environment and increase future public infrastructure maintenance costs significantly. The new layout proposes to disturb less sensitive slopes, increase tree preservation, shorten utility runs, and install less roadway than the prior layout. The new preliminary plat also will reduce



the total number of lots from 205 to 167.

Staff believes that the request to maintain the current Chapter 12A exemption on all but 19 acres of the approximate 94 acre site is reasonable. The 19 acres of proposed stormwater compliance is proportional to the acreage that the Gates Plat 1 currently occupies. The revised preliminary plat includes a "developer imposed restriction/note" stating that stormwater improvements equal to the 19 acres are to be installed in subsequent phases.

Had the applicant not desired to revise Plat 1 to include unplatted land for future development the request for exemption from stormwater compliance would not have been required. The reason for this would be because the applicant would have only had to propose a replat on the existing platted acreage covered within Plat 1. The addition of unplatted land triggered the need to vacate the existing Gates Plat 1 and record a new Plat 1 (the Rearrangement).

As a result of a new final plat being requested, it was the opinion of the City's Legal Department that a revised preliminary plat also be provided. If approved the revised preliminary plat, inclusive of the extension of the stormwater exemption, would guide all future final plat submissions for the Gates.

The proposed revised preliminary plat show additional roadway upgrades along Old Plank Road not shown in 2005 as well as connectivity to all adjacent property to the east and west. The additional right-of-way along Old Plank Road as well as a 25-foot future utility/access easement is to be dedicated by separate document with the recoding of the new final plat. Access to the south has been eliminated due to the changes in the lot layout and the steep terrain.

Additionally, plat notations dealing with upgrades to the Cascades Pump Station and submission of design plans for an on-site pump station have been eliminated. The Cascades Pump Station has been upgraded and has an established connection fee schedule for new development connections to it. Elimination of the note related to design plan submission for the on-site pump station was believed appropriate based on premise that City regulations require plans for such improvements.

As noted above, a new final plat is proposed to replace the Gates Plat 1. The new final plat (the Rearrangement) will include 34-lots (31 single-family and 3 common lots) which is five greater than the currently recorded final plat.

If approved, the new final plat will "abrogate" the existing final plat, its lots and all of the previously recorded rights-of-way and easements. To ensure that the previously recorded right-of-way and utility easement dedications along Old Plank Road is not vacated specific plat notation has been made to that effect and the boundaries of

the proposed plat do not include the area of that right-of-way and utility easement.

The both the proposed revised preliminary and new final plat have been reviewed by internal and external departments/agencies and found to comply with Subdivision Regulations. The plats are recommended for approval with acknowledgement that the stormwater exemption currently applied to the development would be extended onto all but 19 acres of future development within the overall project acreage.

### **STAFF RECOMMENDATION**

Approval of the revised preliminary plat with the extension of the stormwater exemption as requested by the applicant; and

Approval of the Gates Plat 1 – Rearrangement final plat

### **SUPPORTING DOCUMENTS**

- Locator maps
- Revised preliminary plat
- Gates Plat 1 – Rearrangement
- Development Comparison Analysis (Crockett Engineering)
- 2005 Preliminary Plat
- Gates Plat 1 final plat

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	93.60
<b>Address</b>	N/A
<b>Topography</b>	Sloping to the southeast
<b>Vegetation</b>	Heavily forested
<b>Watershed</b>	Little Bonne Femme

### **SITE HISTORY**

<b>Annexation date</b>	2005
<b>Land Use Plan designation</b>	Neighborhood District
<b>Existing use(s)</b>	Undeveloped,
<b>Existing zoning</b>	R-1 (One-family dwelling)

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	Consolidated Public Water District # 1
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Old Plank Road</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan classification</b>	County-maintained local residential. 33 foot half-width required. Plat provides 38-foot half-width. Sidewalk required along property's street frontage.
<b>CIP projects</b>	None

**PARKS & RECREATION**

<b>Neighborhood Parks Plan</b>	Closest existing City park is Cascades to the northeast of the site.
<b>Trails Plan</b>	None proposed.
<b>Bicycle/Pedestrian Network Plan</b>	Urban trail/pedway

Report prepared/approved by Patrick R. Zenner





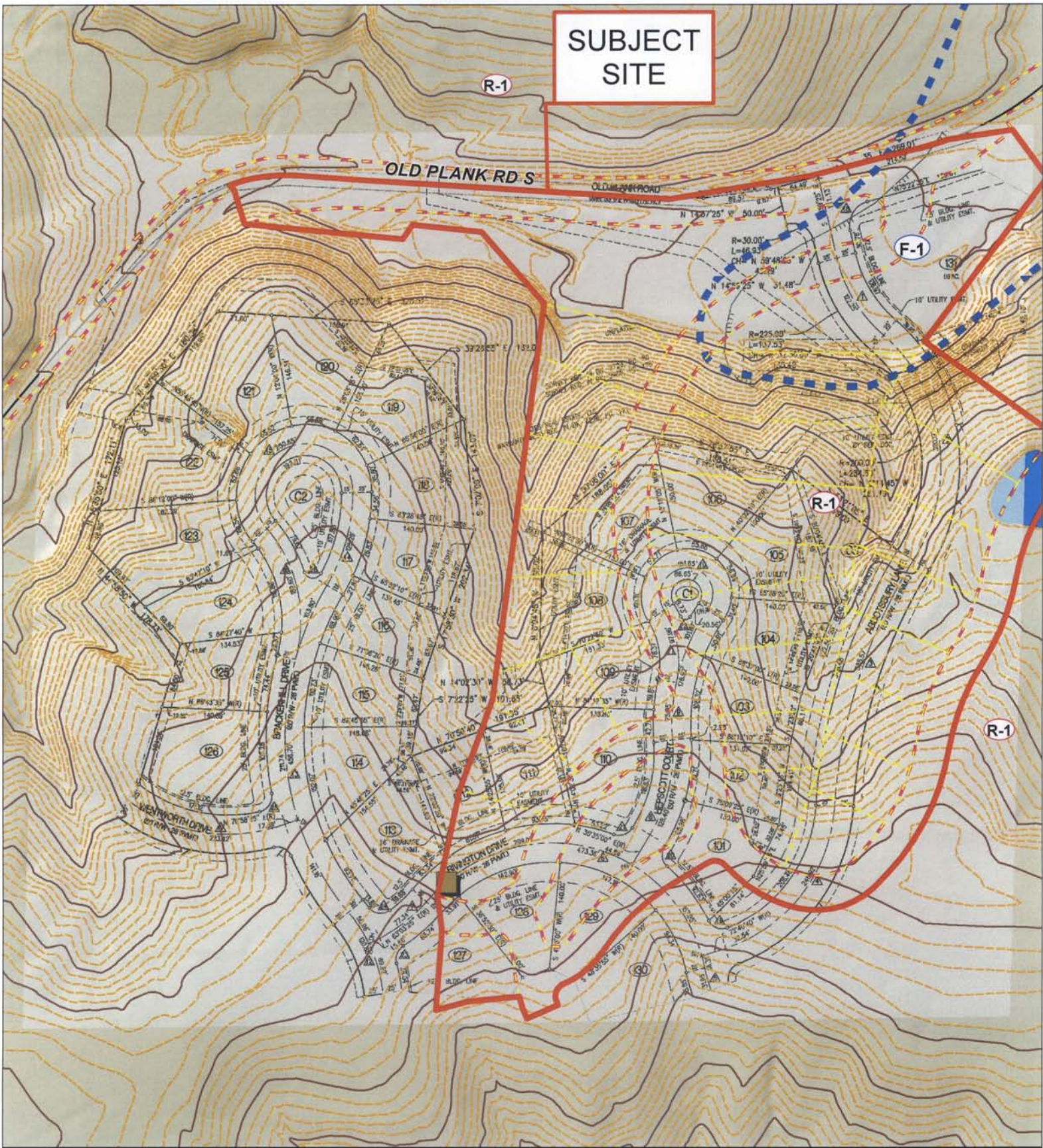
## 14-58: Gates Plat 1 Rearrangement Final Major



Hillshade Data: Boone County GIS Office  
 Parcel Data Source: Boone County Assessor  
 Imagery: Boone County Assessor's Office, Sanborn Map Company  
 Created by The City of Columbia - Community Development Department

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## 14-58: Gates Plat 1 Rearrangement Final Major



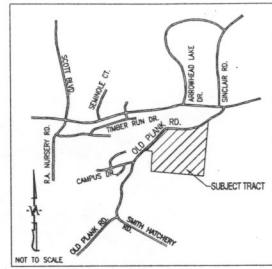
Hillshade Data: Boone County GIS Office  
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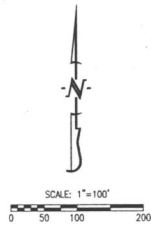


REVISION TO THE  
PRELIMINARY PLAT  
OF  
THE GATES

A TRACT LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MAY, 2014

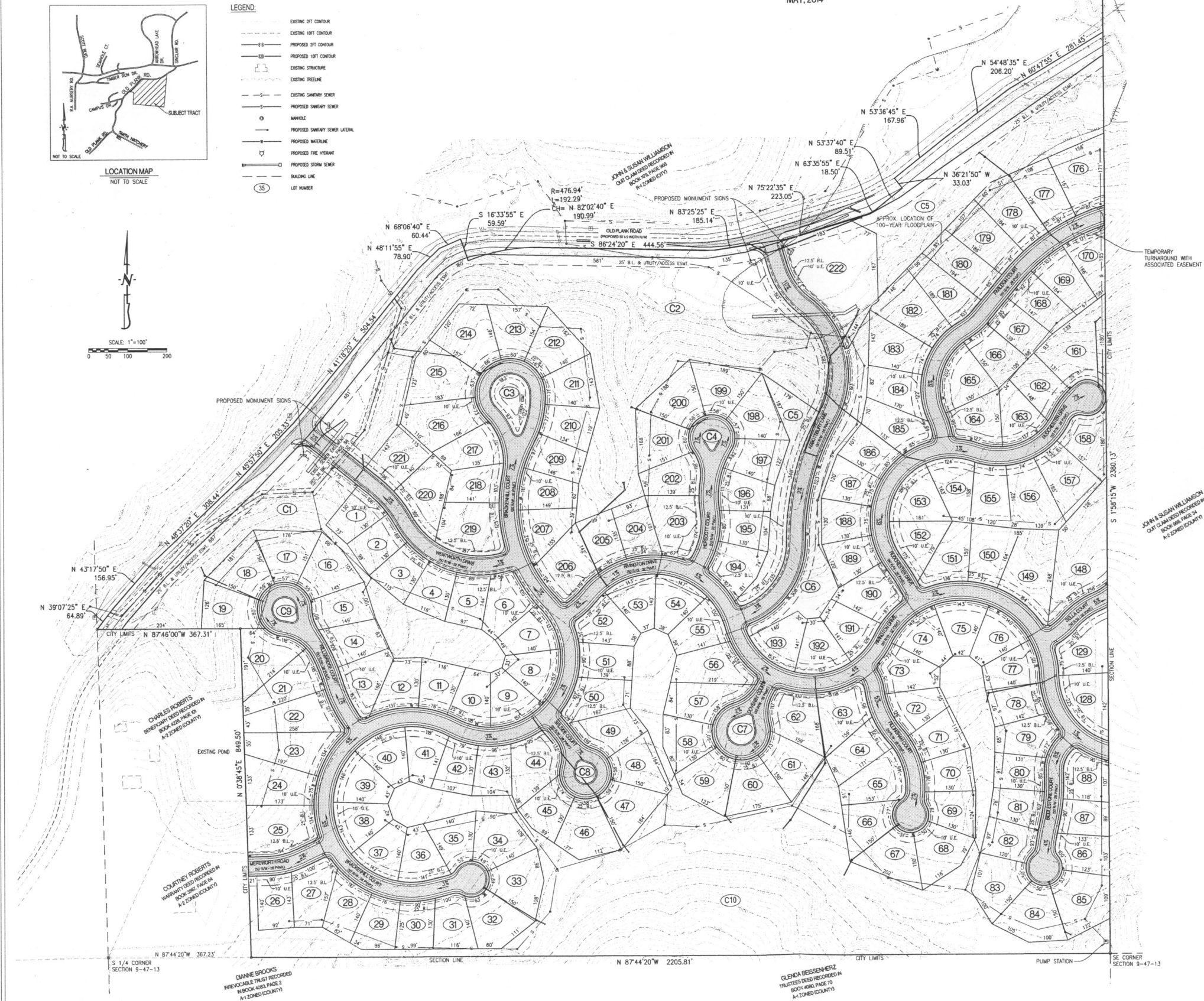


LOCATION MAP  
NOT TO SCALE



LEGEND:

- EXISTING 3/4 CORNER
- EXISTING 1/4 CORNER
- PROPOSED 3/4 CORNER
- PROPOSED 1/4 CORNER
- EXISTING STRUCTURE
- EXISTING TREELINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- WALKWAY
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- LOT NUMBER



NOTES:

- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 03550 DATED MARCH 17, 2011.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A MINIMUM OF A 10 FOOT WIDE UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- WATER DISTRIBUTION TO BE DESIGNED BY BOONE COUNTY PUBLIC WATER SUPPLY, DISTRICT #1.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 96.30 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDE OF ALL INTERNAL STREETS.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS (PRELIMINARY PLATTED SEPTEMBER 6, 2005).
- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO OLD PLANK ROAD.
- LOTS C1 - C10 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC.
- ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
- A MINIMUM OF 19 ACRES OF THIS PRELIMINARY PLAT SHALL CONFORM TO THE CURRENT STORM WATER REGULATIONS FOR THE CITY OF COLUMBIA. THE BMP'S FOR THIS COMPLIANCE MAY BE INSTALLED AT ANY PHASE OF THE DEVELOPMENT, HOWEVER THEY MUST AT LEAST BE IDENTIFIED PRIOR TO THE APPROVAL OF THE SECOND FINAL PLAT. SAID BMP'S MAY INCLUDE BIOTENTION CELLS, DRY DETENTION, WET DETENTION, NATIVE PRESERVATION OR ANY OTHER BMP IDENTIFIED IN THE CITY OF COLUMBIA STORM WATER MANUAL.
- PROPOSED INTERSECTIONS WITH OLD PLANK ROAD (WENTWORTH DRIVE AND ABBOTTSBURY LANE) SHALL INCLUDE PROPOSED LEFT TURN LANES. SAID LANES TO BE DESIGNED WITH THE CONSTRUCTION PLANS FOR THE RESPECTIVE FINAL PLATS.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 OF COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 96.30 ACRES.

OWNER:  
GATES REAL ESTATE LLC  
6000 S HWY KK  
COLUMBIA, MO 65203

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1408 North Stearns Boulevard  
Columbia, Missouri 65203  
620.445.0599

www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
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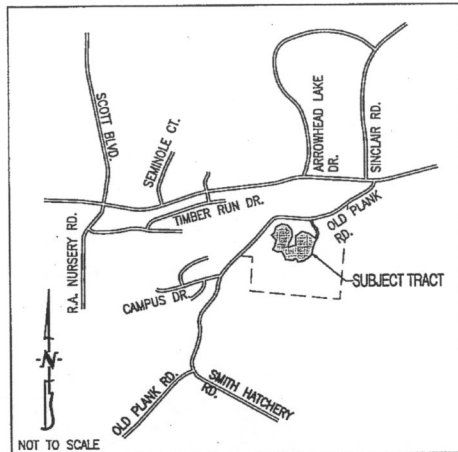
TIMOTHY D. CROCKETT - PE-2004000775  
05/05/2014

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

OR: RAMON FUR

ROBERT McDONALD, MAYOR

SHEILA AMIN, CITY CLERK



LOCATION MAP  
NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS:**

THAT THE GATES REAL ESTATE, LLC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS 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 "THE GATES, PLAT NO. 1-REARRANGEMENT"

IN WITNESS WHEREOF, THE GATES REAL ESTATE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

THE GATES REAL ESTATE, LLC.

MIKE TOMPKINS, MANAGING MEMBER

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BEFORE ME PERSONALLY APPEARED MIKE TOMPKINS, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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



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

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

DR. RAMAN PURI, CHAIRPERSON

# FINAL PLAT THE GATES, PLAT No. 1 - REARRANGEMENT

A MAJOR REPLAT OF THE GATES, PLAT NO. 1 LOCATED IN THE SE QUARTER  
OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 31, 2014

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN MARCH OF 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR THE GATES REAL ESTATE, LLC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 AND BEING A REARRANGEMENT OF THE GATES PLAT No. 1, RECORDED IN PLAT BOOK 46, PAGE 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AT THE NORTHEAST CORNER OF LOT C102 OF SAID GATES, PLAT NO. 1, AND WITH SAID SOUTH RIGHT-OF-WAY LINE, S 53°37'40" W 89.51'; THENCE S 63°35'55" W 18.50'; THENCE S 75°22'35" W 53.48' TO THE POINT OF BEGINNING:

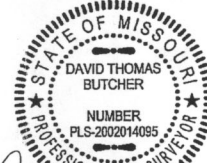
• THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH RIGHT-OF-WAY LINE S 60°10'05"E, 79.37 FEET; THENCE S 1°03'35"W, 175.27 FEET; THENCE S 60°28'05"W, 18.78 FEET; THENCE S 31°08'25"W, 124.95 FEET; THENCE S 77°13'10"W, 10.00 FEET; THENCE 193.30 FEET ALONG A 250.00-FOOT RADIUS, NON-TANGENT, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 9°22'10"W, 188.52 FEET; THENCE 322.67 FEET ALONG A 625.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 16°43'50"W, 319.10 FEET; THENCE 266.99 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 35°56'05"W, 251.60 FEET; THENCE 32.05 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 24°01'25"W, 28.73 FEET; THENCE S 68°07'00"W, 50.00 FEET; THENCE S 77°35'55"W, 141.20 FEET; THENCE N 20°25'55"W, 58.66 FEET; THENCE N 63°35'35"W, 37.77 FEET; THENCE S 72°40'15"W, 36.72 FEET; THENCE S 29°42'30"W, 37.90 FEET; THENCE N 83°10'15"W, 142.71 FEET; THENCE S 82°35'55"W, 50.00 FEET; THENCE 108.14 FEET ALONG A 180.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 24°17'35"W, 104.60 FEET; THENCE 109.04 FEET ALONG A 390.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 33°10'30"W, 108.69 FEET; THENCE 27.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 64°26'40"W, 25.32 FEET; THENCE 225.09 FEET ALONG A 250.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 77°55'40"W, 217.57 FEET; THENCE N 37°51'55"E, 50.00 FEET; THENCE N 15°32'00"E, 188.56 FEET; THENCE N 44°58'50"W, 178.73 FEET; THENCE N 15°35'50"E, 172.11 FEET; THENCE N 40°59'30"E, 180.34 FEET; THENCE S 85°33'25"E, 228.51 FEET; THENCE S 39°26'55"E, 162.06 FEET; THENCE S 7°02'00"E, 143.07 FEET; THENCE S 17°58'30"W, 202.34 FEET; THENCE S 7°22'25"W, 101.65 FEET; THENCE N 70°50'40"E, 191.95 FEET; THENCE N 14°02'30"W, 58.73 FEET; THENCE N 0°04'45"W, 168.02 FEET; THENCE N 50°06'00"E, 188.05 FEET; THENCE S 76°37'55"E, 188.51 FEET; THENCE S 53°21'05"E, 179.09 FEET; THENCE 284.60 FEET ALONG A 200.00-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 9°14'45"W, 261.19 FEET; THENCE 137.53 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 32°30'00"W, 135.40 FEET; THENCE N 14°59'25"W, 31.48 FEET; THENCE 46.93 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 59°48'25"W, 42.29 FEET; THENCE N 14°37'25"W, 15.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD PLANK ROAD; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE N 83°25'25"E, 98.37 FEET; THENCE N 75°22'35"E, 169.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.27 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE 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



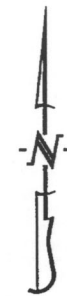
DAVID T. BUTCHER, PLS-2002014095

5/6/2014  
DATE

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



**LEGEND:**

- E EXISTING
- o 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
- P.O.B. POINT OF BEGINNING

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

**NOTES:**

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C 0335D DATED 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. (PRELIMINARY PLATTED SEPTEMBER 6, 2005)
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS C1, C2 & C3 ARE NOT FOR DEVELOPMENT AND ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
- THE LOTS, RIGHTS-OF-WAY AND EASEMENTS RECORDED IN PLAT BOOK 46, PAGE 29 NOT SHOWN HEREON ARE HEREBY VACATED UPON COUNCIL APPROVAL OF THIS REPLAT.
- NO LOTS ON THIS PLAT SHALL TAKE DIRECT DRIVEWAY ACCESS OFF OLD PLANK ROAD.

**RIGHT-OF-WAY TO REMAIN (NOT PART OF VACATION)**

RIGHT-OF-WAY FOR OLD PLANK ROAD BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AT THE NORTHEAST CORNER OF LOT C102 OF THE GATES, PLAT NO. 1, AND WITH SAID RIGHT-OF-WAY LINE, S 53°37'40"W, 89.51 FEET; THENCE S 63°35'55"W, 18.50 FEET; THENCE S 5°22'35"W, 226.19 FEET; THENCE S 83°24'55"W, 202.09 FEET; THENCE N 86°24'20"W, 444.76 FEET; THENCE 171.92 FEET ALONG A 424.52-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 82°01'35"W, 170.75 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, N 16°34'25"W, 59.59 FEET; THENCE N 84°46'30"E, 73.73 FEET; THENCE S 86°24'55"E, 556.78 FEET; THENCE N 83°24'55"E, 89.57 FEET; THENCE N 75°22'35"E, 325.04 FEET; THENCE N 63°35'20"E, 96.09 FEET; THENCE S 36°20'25"E, 33.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.03 ACRES.

**UTILITY EASEMENT TO REMAIN (NOT PART OF VACATION)**

20' UTILITY EASEMENT ALONG SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AT THE NORTHEAST CORNER OF LOT C102 OF THE GATES, PLAT NO. 1, AND WITH SAID RIGHT-OF-WAY LINE, SAID STRIP BEING 20 FEET WIDE AND LYING LEFT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, S 53°37'40"W, 89.51 FEET; THENCE S 63°35'55"W, 18.50 FEET; THENCE S 75°22'35"W, 226.19 FEET; THENCE S 83°24'55"W, 202.09 FEET; THENCE N 86°24'20"W, 444.76 FEET; THENCE 171.92 FEET ALONG A 424.52-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 82°01'35"W, 170.75 FEET TO THE END OF THIS DESCRIBED LINE.



# FINAL PLAT THE GATES, PLAT No. 1- REARRANGEMENT

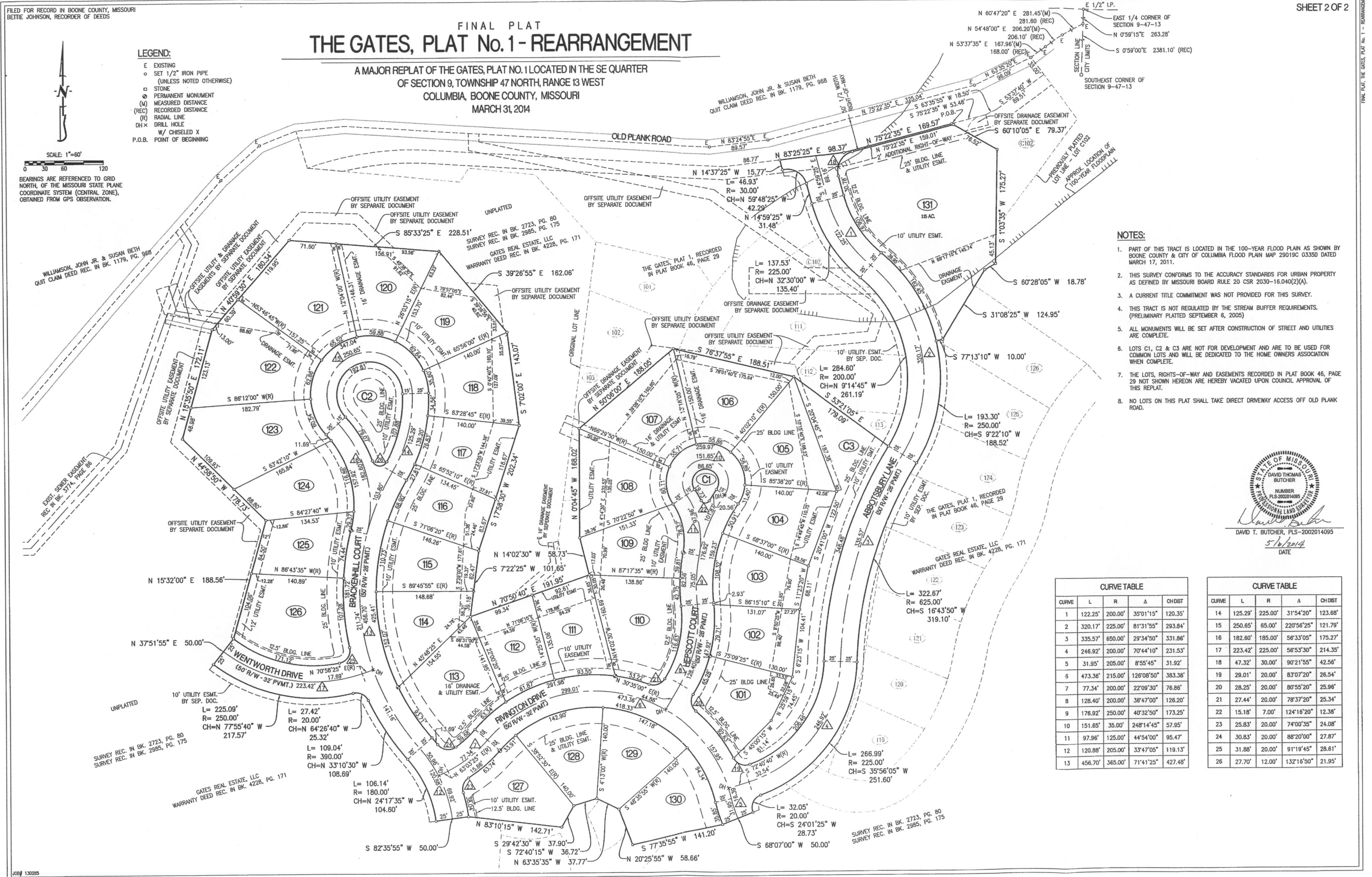
A MAJOR REPLAT OF THE GATES, PLAT NO. 1 LOCATED IN THE SE QUARTER  
OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 31, 2014

## LEGEND:

- E EXISTING
- SET 1/2" IRON PIPE  
(UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- P.O.B. POINT OF BEGINNING

SCALE: 1"=60'  
0 30 60 120

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



## NOTES:

- PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C 0335D DATED 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. (PRELIMINARY PLATTED SEPTEMBER 6, 2005)
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS C1, C2 & C3 ARE NOT FOR DEVELOPMENT AND ARE TO BE USED FOR COMMON LOTS AND WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
- THE LOTS, RIGHTS-OF-WAY AND EASEMENTS RECORDED IN PLAT BOOK 46, PAGE 29 NOT SHOWN HEREON ARE HEREBY VACATED UPON COUNCIL APPROVAL OF THIS REPLAT.
- NO LOTS ON THIS PLAT SHALL TAKE DIRECT DRIVEWAY ACCESS OFF OLD PLANK ROAD.



DAVID T. BUTCHER, PLS-2002014095  
5/6/2014  
DATE

## CURVE TABLE

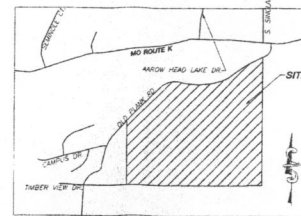
CURVE	L	R	Δ	CHDIST
1	122.25'	200.00'	35°01'15"	120.35'
2	320.17'	225.00'	81°31'55"	293.84'
3	335.57'	650.00'	29°34'50"	331.86'
4	248.92'	200.00'	70°44'10"	231.53'
5	31.95'	205.00'	8°55'45"	31.92'
6	473.36'	215.00'	126°08'50"	383.38'
7	77.34'	200.00'	22°09'30"	76.86'
8	128.40'	200.00'	36°47'00"	126.20'
9	176.92'	250.00'	40°32'50"	173.25'
10	151.65'	35.00'	248°14'45"	57.95'
11	97.96'	125.00'	44°54'00"	95.47'
12	120.88'	205.00'	33°47'05"	119.13'
13	456.70'	365.00'	71°41'25"	427.48'

## CURVE TABLE

CURVE	L	R	Δ	CHDIST
14	125.29'	225.00'	31°54'20"	123.68'
15	250.65'	65.00'	220°56'25"	121.79'
16	182.60'	185.00'	56°33'05"	175.27'
17	223.42'	225.00'	56°53'30"	214.35'
18	47.32'	30.00'	90°21'55"	42.56'
19	29.01'	20.00'	83°07'20"	26.54'
20	28.25'	20.00'	80°55'20"	25.96'
21	27.44'	20.00'	78°37'20"	25.34'
22	15.18'	7.00'	124°16'20"	12.38'
23	25.83'	20.00'	74°00'35"	24.08'
24	30.83'	20.00'	88°20'00"	27.87'
25	31.88'	20.00'	91°19'45"	28.61'
26	27.70'	12.00'	132°16'50"	21.95'



PRELIMINARY PLAT  
**THE GATES**  
JUNE 30, 2005



**OWNER / DEVELOPER**

COMMERCIAL CAPITAL, L.L.C.  
1800 B HIGHWAY  
BOONVILLE, MO 63303  
(800) 808-0570

**SITE DATA**

PERMANENT ZONE T-1  
ACREAGE: 97.3 AC.  
LOCATION: S 1/2 SECTION 8, T4N, R13W

**FLOOD PLAIN STATEMENT**

THIS TRACT IS LOCATED WITHIN THE  
100-YEAR FLOOD PLAIN AS SHOWN BY THE  
BOONE COUNTY FLOODPLAIN MAPS (BOOKS 0019 &

**LEGEND**

- PROPOSED STREET GRACE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- FENCE
- UTILITY POLE
- TREES
- MANHOLE
- ELIAN OUT
- EXISTING CONTOUR
- TREE LINE

**GENERAL NOTES**

- THIS IS A SUBURBAN CLASS SURVEY.
- TITLE INFORMATION FOR THIS SURVEY WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, COMPANY NUMBER 10112, DATED APRIL 12, 2005.
- THIS TRACT IS ZONED R-1.
- THIS TRACT IS SUBJECT TO AN ELECTRIC EASEMENT, GRANTED TO BOONE COUNTY COOPERATIVE ELECTRIC ASSOCIATION, DATED SEPTEMBER 16, 1937 AND RECORDED IN BOOK 218, PAGE 171 OF THE BOONE COUNTY RECORDS.
- THE 100-YEAR FLOODPLAIN IS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FIRM04-0174-B.
- PROPOSED INTERSECTIONS WITH OLD PLANK RD. AT THOR DR. AND GRAVES DR. TO BE IMPROVED TO INCLUDE PROPOSED LEFT-TURN LANE, DESIGN TO BE APPROVED WITH FINAL PLAT.
- THE STREAM ALONG OLD PLANK ROAD IS THE ONLY JURISDICTIONAL WATERS OF THE U.S. ON THIS TRACT. THE REQUIRED NATIONAL PERMIT FOR THE STREET AND UTILITY CROSSINGS WILL BE OBTAINED.
- THERE WILL BE A 16'-WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
- ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
- THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
- ALL STREETS SHALL BE 25' CURB AND GUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- NO DRIVEWAY ACCESS SHALL BE ALLOWED ON OLD PLANK ROAD.
- TREE PRESERVATION FOR THE PRELIMINARY PLAT AREA TO BE ADDRESSED BY SEPARATE DOCUMENT.
- NO LOTS ON THE PLAT SHALL TAKE DIRECT DRIVEWAY ACCESS OFF OLD PLANK ROAD.
- THE DEVELOPER WILL PROVIDE THE CITY OF COLUMBIA WITH A PLAN TO UPGRADE THE EXISTING PUMP STATION OR WORK OUT A DEVELOPMENT AGREEMENT WITH THE CITY THAT WILL ADDRESS THE INABILITY OF THE CASCADE PUMP STATION TO SERVE THIS DEVELOPMENT.
- REGARDING THE ADDED SANITARY SEWER PUMP STATION, THE DEVELOPER WILL PROVIDE AN ENGINEERING REPORT, PLANS AND SPECIFICATIONS AS PER THE CITY OF COLUMBIA SPECIFICATIONS FOR A PUMP STATION DESIGN.

RECEIVED  
JUN 28 2005  
PLANNING DEPT.

**PREPARED BY**



**A CIVIL GROUP**  
CIVIL, ENGINEERING, PLANNING, SURVEYING  
AND THE SECTORS  
COLUMBIA, MO 65201  
PHONE: 659-5150, FAX: 659-5151

*[Signature]*  
JUL 1 2005  
E-2005

Plotted, BCL, 6/29/05; 29 JUL 2005 - 7:42pm  
JOB NUMBER: 050105  
PRELIMINARY PLAT - THE GATES

**SHEET 1 OF 1**



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005

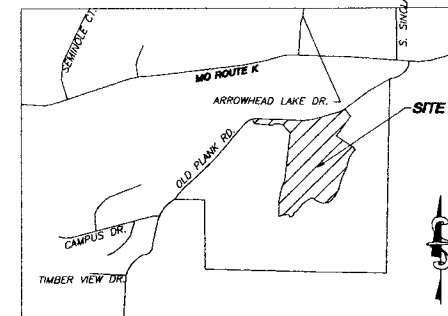
JERRY WAZZ, CHAIRPERSON

WARRANTY DEED  
RECORDED IN BOOK 916  
PAGE 617

WARRANTY DEED  
RECORDED IN BOOK 916  
PAGE 617

WARRANTY DEED  
RECORDED IN BOOK 916  
PAGE 617

FINAL PLAT  
**THE GATES PLAT 1**  
MAJOR SUBDIVISION  
06/01/12



LOCATION MAP  
NOT TO SCALE

**CERTIFICATION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 2749, PAGE 26, AND SHOWN BY THE SURVEY IN BOOK 2723, PAGE 80, ALL OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 2723, PAGE 80; THENCE S59°48'20"W, 281.45 FEET; THENCE S52°32'55"W, 167.96 FEET; THENCE S52°32'55"W, 167.96 FEET TO THE POINT OF BEGINNING; THENCE S37°21'25"E, 118.88 FEET; THENCE S35°50'50"W, 298.90 FEET; THENCE S55°43'40"E, 235.59 FEET; THENCE S43°37'10"E, 50.00 FEET; THENCE ALONG A 300.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 193.27 FEET, SAID CURVE HAVING A CHORD S27°55'30"W, 189.94 FEET; THENCE ALONG A 350.00-FOOT RADIUS CURVE TO THE RIGHT 136.70 FEET, SAID CURVE HAVING A CHORD S20°39'30"W, 135.83 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT 132.83 FEET, SAID CURVE HAVING A CHORD S20°08'20"W, 131.91 FEET; THENCE ALONG A 350.00-FOOT RADIUS CURVE TO THE RIGHT 234.19 FEET, SAID CURVE HAVING A CHORD S27°35'55"W, 229.85 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT 118.71 FEET, SAID CURVE HAVING A CHORD S73°58'10"W, 114.30 FEET; THENCE ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT 125.34 FEET, SAID CURVE HAVING A CHORD N60°51'55"W, 123.29 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT 27.30 FEET, SAID CURVE HAVING A CHORD N82°00'40"W, 25.23 FEET; THENCE S88°53'30"W, 51.19 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT 152.73 FEET, SAID CURVE HAVING A CHORD S45°25'40"W, 151.33 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT 74.56 FEET, SAID CURVE HAVING A CHORD S48°03'15"W, 73.46 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT 30.55 FEET, SAID CURVE HAVING A CHORD S21°48'40"W, 27.95 FEET; THENCE ALONG A 175.00-FOOT RADIUS CURVE TO THE LEFT 6.04 FEET, SAID CURVE HAVING A CHORD S23°30'30"E, 6.04 FEET; THENCE S85°30'10"W, 50.00 FEET; THENCE ALONG A 225.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 33.99 FEET, SAID CURVE HAVING A CHORD N87°10'10"W, 33.96 FEET; THENCE S83°21'15"W, 75.07 FEET; THENCE S74°13'10"W, 48.54 FEET; THENCE N82°26'30"E, 116.84 FEET; THENCE N88°25'30"W, 52.52 FEET; THENCE N110°4'50"E, 156.70 FEET; THENCE N18°58'35"E, 140.21 FEET; THENCE N06°27'10"E, 57.12 FEET; THENCE N42°38'15"W, 138.78 FEET; THENCE N84°58'40"W, 101.15 FEET; THENCE S32°11'10"W, 25.32 FEET; THENCE N85°28'20"W, 232.44 FEET; THENCE N17°33'30"W, 59.59 FEET; THENCE N88°43'25"W, 325.08 FEET; THENCE N62°36'50"E, 96.04 FEET TO THE POINT OF BEGINNING, CONTAINING 18.29 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBMITTED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP, LLC  
CORPORATE NUMBER  
2001006115

*Christopher M. Sander*  
CHRISTOPHER M. SANDER L.S. 2003013178  
DATE 7-10-12

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10 DAY  
OF JULY, 2012.

*Spencer Haskamp*  
SPENCER HASKAMP

NOTARY PUBLIC MY  
COMMISSION EXPIRES  
JULY 15, 2015.

Plotted by: chris; Jul 11 2012 - 12:13pm

**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65204  
PHONE: (573) 871-5750, FAX: (573) 871-6771

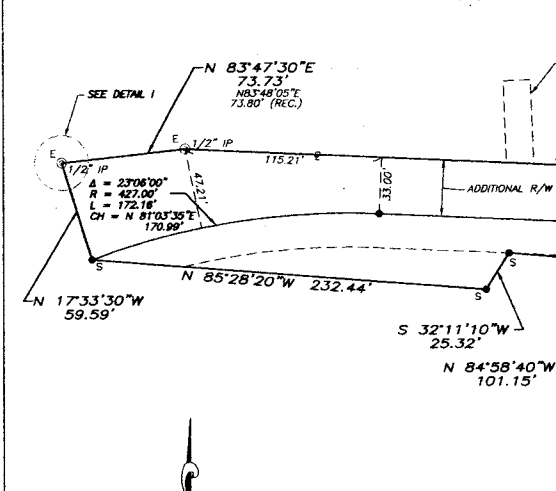
Recorded in Boone County, Missouri  
Date and Time: 08/21/2012 @ 02:24:46 PM  
Instrument #: 2012020497 Book 46 Page 29

Grantor: CHEROKEE VALLEY FARMS, LLC  
Grantee: GATES PLAT 1 THE

Instrument Type: PLAT  
Recording Fee: \$118.00  
No. of Pages: 2  
Butte Johnson, Recorder of Deeds

SHEET 1 OF 2  
JOB NUMBER: CVPL12.01  
FINAL PLAT - THE GATES PLAT 1

**DETAIL I**



**FLOOD PLAIN STATEMENT**

A PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FEMA FLOODPLAIN MAPS FIRM MAP NUMBER #29019C03350, DATED: MARCH 17, 2011.

**LEGEND**

- IRON PIPE CAP #2001006115
- EXISTING
- SET
- P.M. PERMANENT MONUMENT
- (R) RADIAL LINE
- REC RECORD
- × DH, DRILL HOLE WITH CHISELED "X"
- CENTERLINE
- 10,000 SQUARE FEET
- 1.50 ACRES
- STONE
- IP, IRON PIPE
- (C100) CURVE NUMBER

**NOTES**

- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- RECORD TITLE INFORMATION FOR THIS SURVEY WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, COMMITMENT NUMBER 0511282, DATED APRIL 12, 2005.
- THIS TRACT MAY BE SUBJECT TO AN ELECTRIC EASEMENT, GRANTED TO BOONE COUNTY COOPERATIVE ELECTRIC ASSOCIATION, DATED SEPTEMBER 16, 1937 AND RECORDED IN BOOK 218, PAGE 171 OF THE BOONE COUNTY RECORDS.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THIS TRACT IS NOT SUBJECT TO THE REQUIREMENTS OF ARTICLE 14 OF CHAPTER 124 OF THE COLUMBIA CODE OF ORDINANCE BECAUSE IT WAS SHOWN ON A PRELIMINARY PLAT PRIOR TO JANUARY 2, 2007.

**KNOW ALL MEN BY THESE PRESENTS**

CHEROKEE VALLEY FARMS, LLC BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, CHEROKEE VALLEY FARMS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOREVER.

OLD PLANK ROAD, BRILEY DRIVE, BUCKY ROAD, STORY DRIVE, THOR DRIVE, AND LEATHERS DRIVE ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

CHEROKEE VALLEY FARMS, LLC

LARRY POTTERFIELD, MEMBER

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS 20 DAY OF JULY, 2012.

ROBERT MODAVE, MAYOR

SHEILA AMIN, CITY CLERK

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS 11 DAY OF JULY, 2012, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LARRY POTTERFIELD, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

*Spencer Haskamp*  
SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2012.

# THE GATES PLAT 1

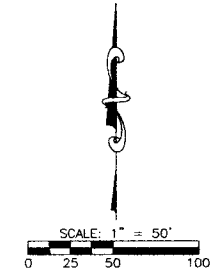
MAJOR SUBDIVISION

06/01/12

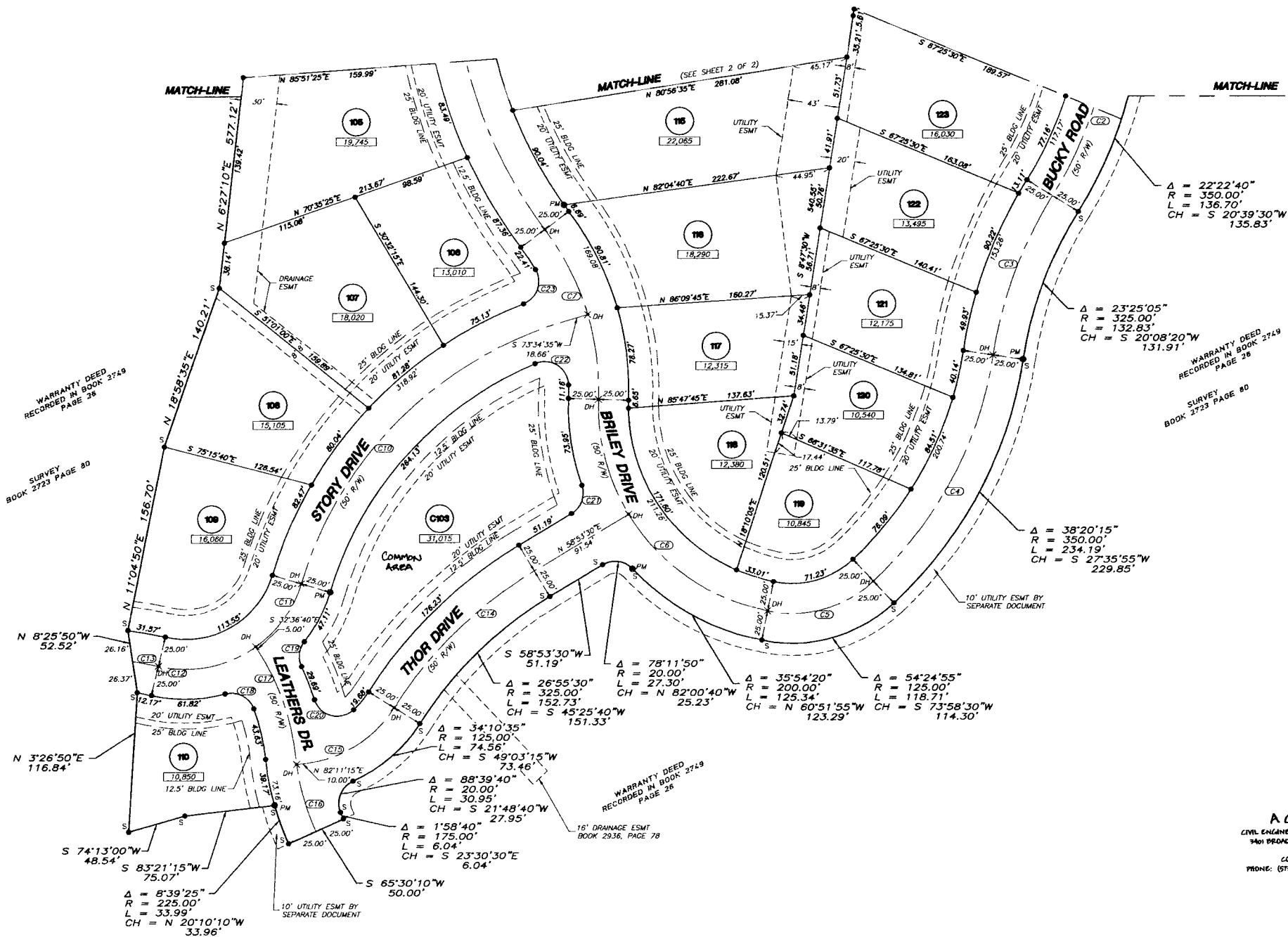
## LEGEND

- IRON PIPE CAP #2001006115
- EXISTING
- S SET
- PM, PERMANENT MONUMENT
- (R) RADIAL LINE
- REC RECORD
- X DH, DRILL HOLE WITH CHISELED "X"
- CENTERLINE
- 10,000 SQUARE FEET
- 1.50 ACRES
- STONE
- IP, IRON PIPE
- (C100) CURVE NUMBER

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1-E	325.00	209.37	36°54'40"	S 27°55'30" W	205.77
C2-E	325.00	126.94	22°22'40"	S 20°39'30" W	126.13
C3-E	350.00	143.05	23°25'05"	S 20°08'20" W	142.06
C4-E	325.00	217.46	38°20'15"	S 27°35'55" W	213.43
C5-E	100.00	94.97	54°24'55"	S 73°58'30" W	91.44
C6-E	175.00	246.47	80°41'45"	N 38°28'10" W	226.60
C7-E	225.00	152.18	38°45'05"	N 17°29'50" W	149.29
C8-E	375.00	776.55	118°38'50"	N 22°27'00" E	645.05
C9-E	100.00	169.97	97°23'05"	N 33°04'55" E	150.24
C10-E	325.00	324.02	57°07'25"	S 45°00'55" E	310.77
C11-E	100.00	66.33	38°00'15"	S 35°27'20" W	65.12
C12-E	100.00	85.07	48°44'30"	S 78°49'40" W	82.53
C13-E	325.00	21.90	03°51'40"	N 78°43'55" W	21.90
C14-E	350.00	164.48	28°55'30"	S 45°25'40" W	162.97
C15-E	100.00	87.65	50°13'20"	S 57°04'35" W	84.88
C16-E	200.00	65.03	18°37'50"	N 15°11'00" W	64.75
C17-E	200.00	93.35	26°44'35"	N 19°14'20" W	92.51
C18	20.00	29.67	84°59'10"	N 62°38'45" W	27.02
C19	20.00	22.05	63°10'00"	S 06°27'55" W	20.95
C20	20.00	40.30	115°26'25"	N 75°16'45" W	33.82
C21	20.00	27.30	78°11'50"	N 19°47'35" E	25.23
C22	20.00	39.02	111°46'50"	N 57°12'40" W	33.12
C23	20.00	34.60	89°06'50"	N 19°06'10" E	30.44
C24	30.00	82.16	156°54'40"	S 27°09'20" E	58.79
C25	30.00	39.01	74°30'35"	N 37°08'00" E	36.32



BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF SECTION 9, TOWNSHIP 47 NORTH,  
RANGE 13 WEST, AS PER THE SURVEY  
RECORDED IN BOOK 2446, PAGE 41.  
BEARING = N88°43'25" W



SURVEY AND PLAT BY  
A CIVIL GROUP, LLC  
CORPORATE NUMBER  
2001006115

*Christopher M. Sander*  
CHRISTOPHER M. SANDER L.S. 2003013178  
DATE 7-10-12

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 10<sup>th</sup> DAY  
OF JULY, 2012.

*Spencer Haskamp*  
SPENCER HASKAMP

NOTARY PUBLIC MY  
COMMISSION EXPIRES  
JULY 15, 2015.

**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65209  
PHONE: (573) 471-5150, FAX: (573) 471-5171

Plotted by: chris, Jul 11 2012 - 12:57pm

**EXCERPTS  
PLANNING AND ZONING COMMISSION MEETING  
MAY 8, 2014**

**Case No. 14-58**

**A request by The Gates Real Estate, LLC (owner) for approval of a revised preliminary plat to be known as “The Gates” and approval of a 34-lot final plat to be known as “The Gates Plat 1 - Rearrangement.” The subject site is located southeast of the intersection of Old Plank Road and south of State Route K. The proposed final plat is 16.55 acres of the overall 93.60 acre development site.**

DR. PURI: May we have a staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the revised preliminary plat with the extension of the storm-water exemption. Staff recommends approval of the Gates Plat 1 - Rearrangement final plat.

DR. PURI: Commissioners, any questions of Mr. Zenner? Any questions of Mr. Crockett? Mr. Wheeler?

MR. WHEELER: Oh. You want me to lead off?

DR. PURI: Yes.

MR. WHEELER: As far as -- it -- it makes sense to me. I would be supportive of it for the reasons the staff has outlined. I --

DR. PURI: Is that a motion?

MR. WHEELER: It can be. I -- I would move that we recommend approval of the preliminary plat and the Chapter 12(a) exemption. I think you wanted that in two; right?

MR. ZENNER: Please.

MR. LEE: I'll second.

DR. PURI: Mr. Lee, second. May we have a roll call, please.

MR. STRODTMAN: Yes, sir. This is for Item 14-58 for approval of a preliminary plat and Chapter 12(a) exemption.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Tillotson, Mr. Wheeler, Ms. Burns, Mr. Lee, Dr. Puri, Mr. Stanton, Mr. Strodtman. Motion carries 7-0.**

MR. STRODTMAN: That motion will be moved to City Council for approval -- or for review.

DR. PURI: Approval of final plat?

MR. TILLOTSON: Recommend approval of final plat on Case 14-58.

DR. PURI: Mr. Tillotson makes a motion.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have a roll call, please.

MR. STRODTMAN: Yes, sir. This is for Item 14-58 for approval of final plat.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Tillotson,**

**Mr. Wheeler, Ms. Burns, Mr. Lee, Dr. Puri, Mr. Stanton, Mr. Strodman. Motion carries 7-0.**

MR. STRODTMAN: Unanimous approval of the final plat.



2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

May 2, 2014

Pat Zenner  
Community Development Department  
PO Box 6015  
Columbia, MO 65205

Mr. Zenner:

On behalf of my client, Mike Tompkins, I would like to take this opportunity to present to you the differences between the original preliminary plat for The Gates subdivision and the recently revised preliminary plat for the same development. As we have discussed previously the revised preliminary plat has an overall reduction of lots, infrastructure improvements, grading, and environmental impacts while increasing the amount of preserved areas. The below information is a quantitative list of the above mentioned items. Please note that while we believe these quantities to be fairly accurate, they are from a preliminary plat and therefore able to change slightly.

Density:

The original preliminary plat contained 199 residential lots on 93.6 acres of land for a gross density of 2.1 units per acre. The revised preliminary plat illustrates 157 residential lots on the same parcel for a gross density of 1.7 units per acre. The overall reduction is 42 lots or about a 21% reduction.

Infrastructure:

By reducing the density of the site, the amount of public infrastructure will also be reduced. The total amount of concrete street will be reduced by about 760 linear feet. This alone equates to a reduction of over 21,000 square feet of less impervious area. The public sanitary sewer will also be reduced by about 1350 linear feet. This reduction of about ¼ mile of sewer will result in substantially less sewer for the City to maintain and operate.

Land Preservation:

By revising the layout, reducing density, and developing away from the steeper slopes, the developer is able to increase the amount of climax preservation by about 20%. Where the original preliminary preserved the climax forest on individual private

lots, the revised layout preserves much of the climax forest on commonly owned lots. This is added benefit to the development as well as the City as it is much easier to ensure true tree preservation on these common lots.

In addition to tree preservation, the new layout would cause approximately 250,000 less cubic yards of earth material to be moved for the development of the site. This reduction in earth work is substantial and helps maintain the existing character of the property.

Please review the above information and feel free to contact me should you have any questions.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with the first name "Tim" and last name "Crockett" clearly distinguishable.

Tim Crockett, PE