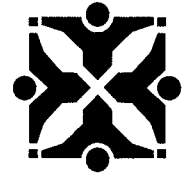


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 381-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 15, 2014

Re: Creeks Edge, Plat No. 2 - final plat (Case #14-87)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Maps, plats and plans

Executive Summary

Approval will result in the creation of a 32-lot final plat of R-1 (One-Family Dwelling) zoned property, to be known as "Creeks Edge, Plat No. 2". The 12.89-acre subject site is located on the north and south sides of Sawgrass Drive, which extends westward off of Scott Boulevard. (Case #14-87)

Discussion

The applicant is requesting approval of a 32-lot final major subdivision plat to allow for the development of 30 single-family homes. Utility easements are provided on the plat in accordance with City requirements. The proposed plat substantially conforms with the preliminary plat of Creeks Edge, which was approved by Council Resolution on November 21, 2011.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations.

Locator maps, a copy of the proposed plat, and the existing preliminary plat are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Development/Redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

Vision & Strategic Plan Impact

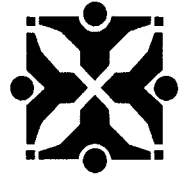
Vision Impact: N/A

Strategic Plan: N/A

Comprehensive Plan Impact: N/A

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Suggested Council Action

Approval of the proposed final plat

Legislative History

Preliminary Plat of Creeks Edge (Case 11-102), approved by R208-11 on November 21, 2011

Patrick R. Zinner (for Don Seddy)
Department Approved

[Signature]
City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 381-14

AN ORDINANCE

approving the Final Plat of Creeks Edge, Plat No. 2, 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 Creeks Edge, Plat No. 2, as certified and signed by the surveyor on December 8, 2014, a major subdivision located on the north and south sides of Sawgrass Drive and west of Scott Boulevard, containing approximately 12.89 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 JQB Construction, Inc. in connection with the approval of the Final Plat of Creeks Edge, Plat No. 2. 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 _____, 2015.

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 **JQB CONSTRUCTION, INC.** ("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 **Creeks Edge, Plat No. 2**, 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.
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

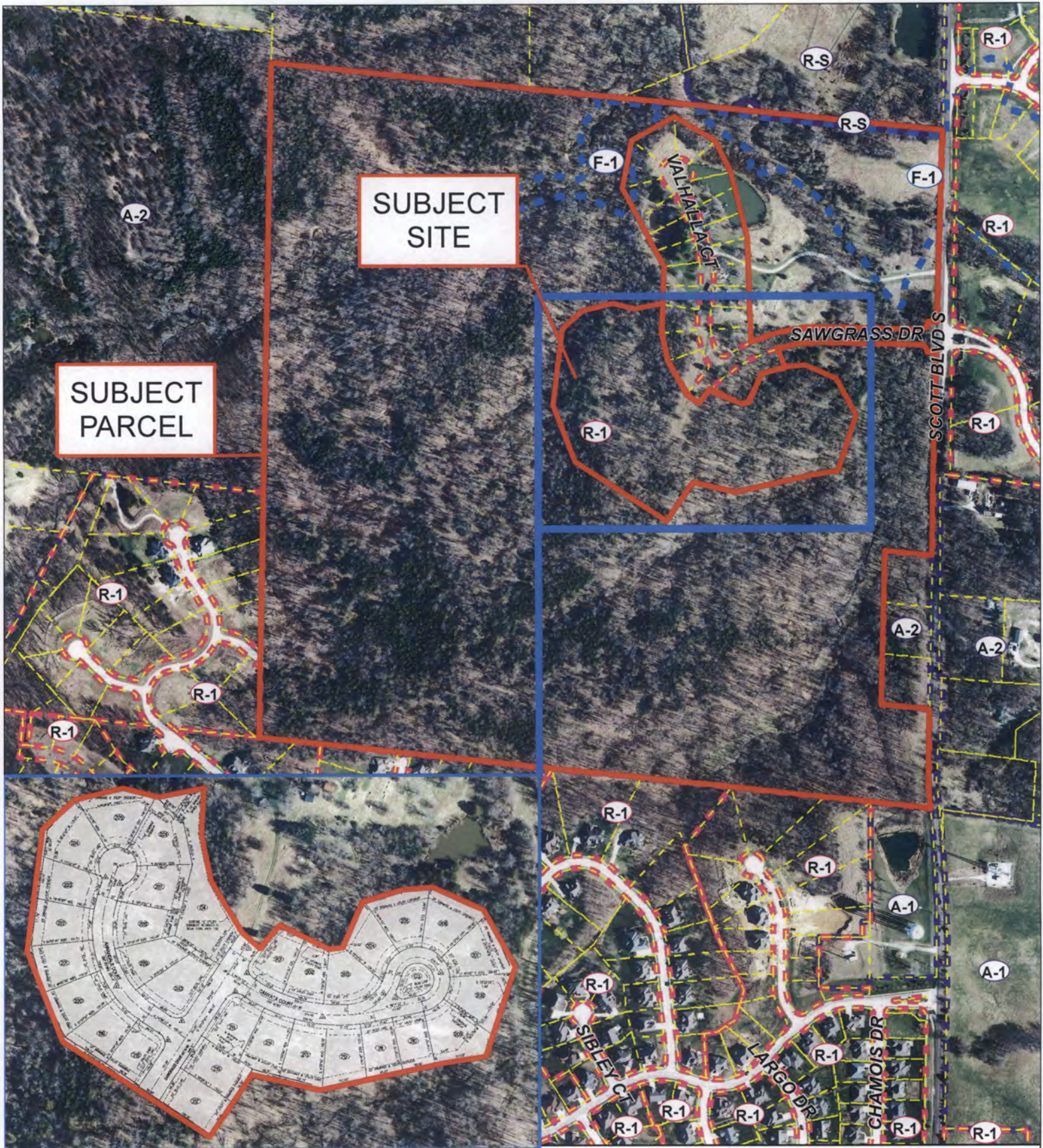
JQB CONSTRUCTION, INC.

BY: _____



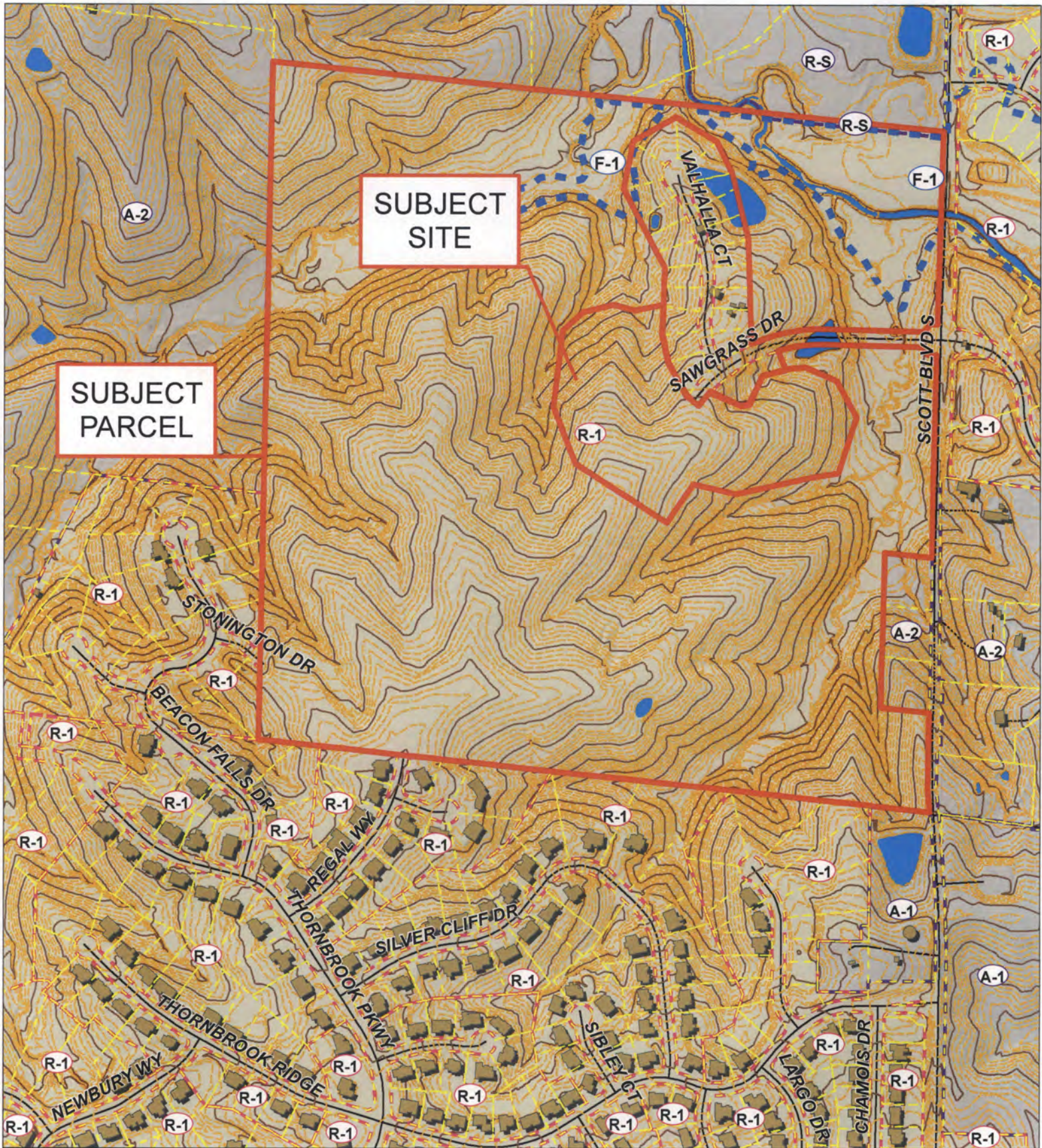
SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, plats and plans



14-87: Creeks Edge, Plat No 2 Final Major Plat





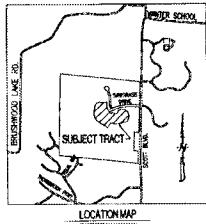
14-87: Creeks Edge, Plat No 2 Final Major Plat



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

0 285 570 1,140
 Feet

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
MORA DETZEL, RECORDING CLERK



LEGEND:

- E EXISTING
- S SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- P PERMANENT MONUMENT
- M MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (DN) DRAIN, HOLE
- (W) CHISELED X

SCALE: 1"=50'
0 25 50 100

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (GPS OBSERVATION)

FINAL PLAT CREEKS EDGE, PLAT No. 2

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 12, 2014

NOTES:

- NO PORTION OF THIS TRACT LIES WITHIN THE 100-YEAR FLOOD PLAIN AS ADOPTED BY CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 290150 02700 DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SURVEY PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 20.00-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1258126, DATED JANUARY 23, 2012.
- THIS TRACT OF LAND IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 124-230, ARTICLE I OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. (NATURAL/ARTIFICIAL/QUADRANT/OLDS)
- LOTS C1 AND C4 ARE TO BE COMMON LOTS AND ARE NOT FOR DEVELOPMENT.
- LOTS 201, 215, 216 AND 230 DO NOT HAVE OPENWAY ACCESS FROM SAWGRASS DRIVE. DRIVEWAY ACCESS WILL BE FROM CANAYA COURT AND ARANDELA COURT RESPECTIVELY.

CERTIFICATION:

I HEREBY CERTIFY THAT IN APRIL OF 2014, I COMPLETED A SURVEY FOR JOB CONSTRUCTION, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 4294, PAGE 44, AND BEING PART OF TRACT 20 OF THE TIME SPLIT SURVEY RECORDED IN BOOK 4294, PAGE 80, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAWGRASS DRIVE AT THE SOUTHWEST CORNER OF LOT 121 OF CREEKS EDGE, PLAT NO. 1, RECORDED IN PLAT BOOK 48, PAGE 13, THENCE WITH THE LINES OF SAID PLAT NO. 1, S 52°49'35" E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SAWGRASS DRIVE; THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, 60.00 FEET ALONG A 90.00-FOOT RADIUS, MINOR-SEGMENT, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 40°10'10" E, 161.19 FEET; THENCE CONTINUING WITH THE LINES OF SAID PLAT 1 AND LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 80°10'10" E, 137.85 FEET; THENCE N 70°30'10" E, 28.44 FEET; THENCE N 72°24'00" E, 124.68 FEET; THENCE WITH THE LINES OF SAID PLAT 1, PROCEEDED, N 70°30'10" E, 161.19 FEET; THENCE LEAVING THE LINES OF SAID PLAT 1, S 43°04'15" E, 159.01 FEET; THENCE S 23°22'45" E, 157.43 FEET; THENCE S 17°35'45" W, 204.49 FEET; THENCE S 70°01'45" W, 412.40 FEET; THENCE N 70°01'45" W, 178.08 FEET; THENCE S 33°03'30" E, 188.48 FEET; THENCE N 50°56'10" W, 210.00 FEET; THENCE N 33°03'30" E, 2.74 FEET; THENCE N 50°56'10" W, 218.51 FEET; THENCE N 42°23'15" E, 103.51 FEET; THENCE N 25°38'30" E, 104.41 FEET; THENCE S 70°40'05" E, 63.24 FEET; THENCE N 80°08'10" E, 120.83 FEET TO THE WEST LINE OF SAID CREEKS EDGE, PLAT NO. 1; THENCE WITH THE LINES OF SAID CREEKS EDGE, PLAT 1, S 11°52'00" E, 111.70 FEET; THENCE S 12°00'00" E, 111.14 FEET; THENCE S 30°12'20" E, 150.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.89 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 ANNUAL SURVEY.

SURVEY AND PLAT BY:

CHODNETT ENGINEERING CONSULTANTS LLC
2800 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2003131001



DAVID E. BUTCHER, PLS. 2003014095
12/6/2014
DATE

STATE OF MISSOURI: SS
COUNTY OF BOONE: SS
SUBSCRIBED AND APPROVED BEFORE ME THIS 12th DAY OF December, 2014

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14456667

NOTARY PUBLIC
My Commission Expires April 22, 2018
My Commission Number 14456667

KNOW ALL MEN BY THESE PRESENTS:

THAT JOB CONSTRUCTION, INC. IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EXISTING RIGHT-OF-WAY SHOWN IN THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EXISTING 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 "CREEKS EDGE, PLAT NO. 2".

IN WITNESS WHEREOF, JOB CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY, THIS 12th DAY OF December, 2014.

JOB CONSTRUCTION, INC.
A DAVID BULLMAN, PRESIDENT AND SECRETARY

STATE OF MISSOURI: SS
COUNTY OF BOONE: SS
ON THIS 12th DAY OF December, 2014, BEFORE ME PERSONALLY APPEARED J. DAVID BULLMAN, WHO BY HIS OATH SWORN, DID SAY THAT HE IS THE PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14456667

NOTARY PUBLIC
My Commission Expires April 22, 2018
My Commission Number 14456667

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI
THIS 12th DAY OF December, 2014.

ROBERT MCGRAW, MAYOR

SHEILA ANN, CITY CLERK

CURVE TABLE				
CURVE	L	R	A	CHORD
1	43.38	830.00	3°56'35"	43.35
2	308.19	250.00	74°40'25"	303.54
3	314.40	400.00	45°02'00"	306.37
4	238.10	85.00	24°53'17"	92.28
5	183.40	125.00	74°53'55"	152.07
6	47.12	30.00	90°00'00"	42.43
7	37.04	17.00	127°51'15"	30.54
8	47.12	30.00	90°00'00"	42.43
9	16.89	20.00	47°48'20"	16.21

PRELIMINARY PLAT # CREEKS EDGE

A MAJOR SUBDIVISION LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER, 2011

OWNERS
MCGRATH FAMILY TRUST
3100 S. LENOIR ST. APT. 204
COLUMBIA, MO 65201

DEVELOPER
JOE CONSTRUCTION, INC.
6520 UPPER BRIDLE BEND
COLUMBIA, MO 65201

LEGEND:

- EXISTING CITY CENTER
- PROPOSED CITY CENTER
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING FLOODLINE
- PROPOSED FLOODLINE
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY TRENCH
- PROPOSED SANITARY TRENCH
- EXISTING WATER TRENCH
- PROPOSED WATER TRENCH
- EXISTING LOT
- PROPOSED LOT
- EXISTING WATER QUALITY LIMIT
- PROPOSED WATER QUALITY LIMIT
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
09th DAY OF October, 2011.

David L. Baker
DAVID WHEELER, CHAIRPERSON

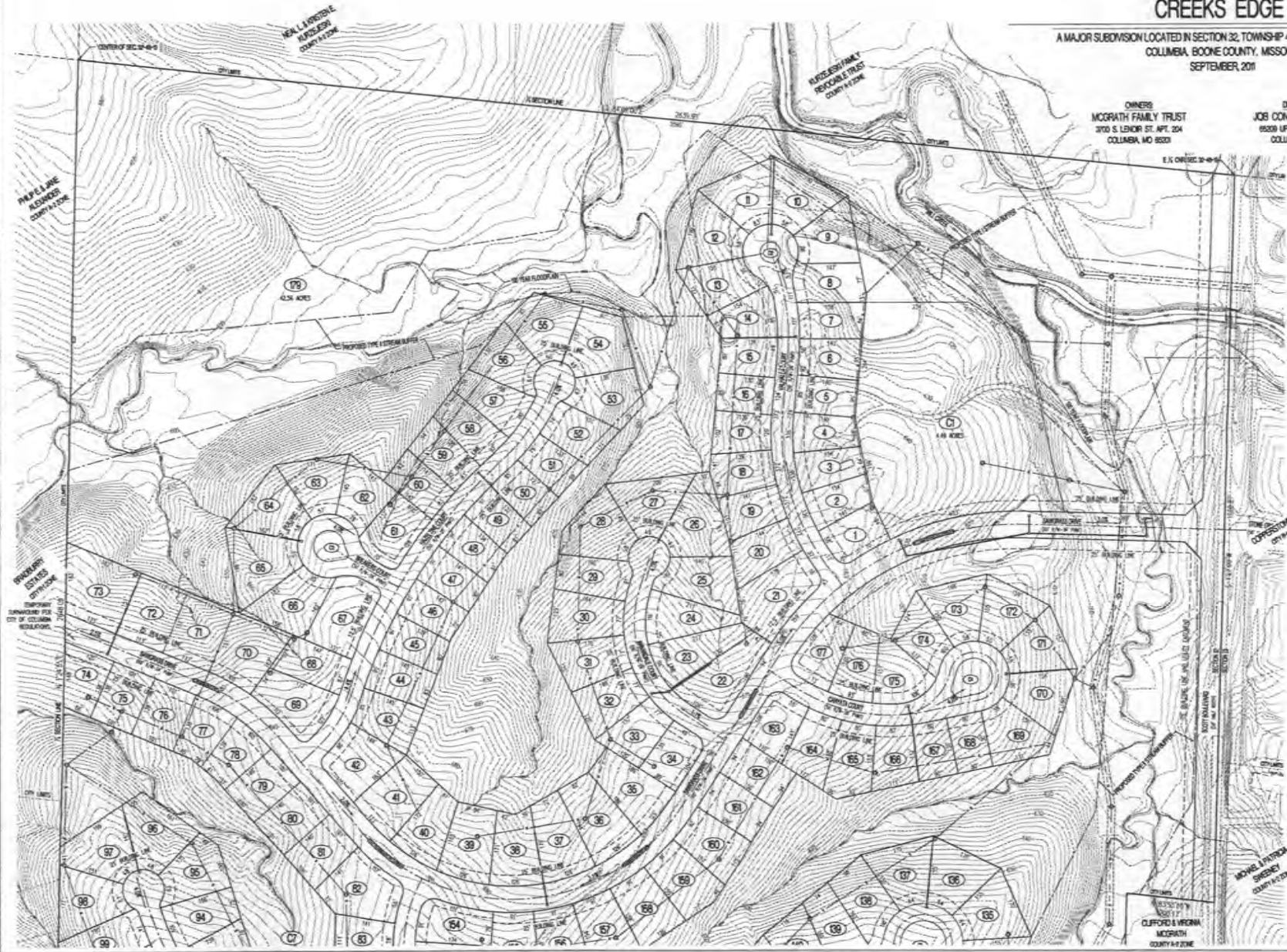
APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS ____ DAY OF ____ 2011.

ROBERT MICHAEL, MAYOR

PREPARED BY:
CROCKETT

ENGINEERING CONSULTANTS
200 North Drake Avenue
Columbia, Missouri 65201



www.crockettingeering.com
Professional Engineering Consultants, LLC
Missouri Certificate of Authority
Professional Engineer



OWNERS:
MCGRATH FAMILY TRUST
3700 S. LENOX ST. APT. 204
COLUMBIA, MD 21046

DEVELOPER:
JOB CONSTRUCTION, INC.
(6209 UPPER BRIDLE GEND)
COLUMBIA, MO 65201

LEGEND:

	COASTING VERT CORNER
	COASTING VERT CORNER
	PROPOSED VERT CORNER
	STATION TERMINAL
	COASTING TIE LINE
	PROPOSED TIE LINE
	COLE OF BATTERY
	COASTING BATTERY VERT
	PROPOSED BATTERY VERT
	WATER
	PROPOSED BATTERY VERT CORNER
	PROPOSED WATERSHED
	PROPOSED THE WATERSHED
	PROPOSED COASTING TIE
	BUILDING LINE
	LOT NUMBER
	CORNER BATTERY (BATTERY)
	SEE THIS ALLOCATION
	WATER

APPROVED BY THE CITY OF COLIMA PLANNING AND ZONING COMMISSION THIS
20 DAY OF October, 2011

Donald C. Baker
DONALD C. BAKER, CHAIRMAN

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2011.

FROM: GUYANA

FIGURED BY:
CROCKETT

ENGINEERING CONSULTANTS
3525 North Wilshire Boulevard
Culver City, CA 90230
(310) 477-0290
www.rockwellengineering.com
Rockwell Engineering Consultants, LLC
Member Institute of Quarrying



 JAMES E. COOPER, JR., Governor