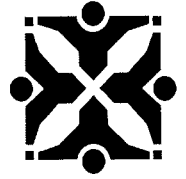


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 71-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 4/20/2015

Re: Discovery Park Subdivision Preliminary Plat 2 - Preliminary Plat (Case #15-81)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (includes maps, preliminary plat, previously approved preliminary plat), Excerpts from Minutes

Executive Summary

Approval of this request will result in the adoption of a seven-lot preliminary plat on PUD (Planned Unit Development), C-P (Planned Business District), O-P (Planned Office District), and C-3 (General Business District) zoned land, to be known as "Discovery Park Subdivision Preliminary Plat 2".

Discussion

The applicant, Columbia Civil Engineering Group, is requesting approval of a preliminary plat that includes the identification of 7 future lots and provides for the dedication of right of way for collector level roadways within the subdivision. The plat involves property annexed and zoned as part of the Philip Tract annexation/development agreement. The 7 lots are located between A. Perry Philips Park and US Highway 63, north of Discovery Parkway.

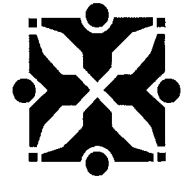
The subject property was shown on the approved 2013 preliminary plat for Discovery Park Subdivision. A final plat has been recorded for the property to north and is currently under development. The subject property is the remainder of the 2013 preliminary plat and proposes public improvements and a lot layout consistent with the existing preliminary plat with a few exceptions.

Nocona Parkway, a collector street, still bisects the property and will be extended to Discovery Parkway. Once constructed, Nocona will become the principal thoroughfare through the site replacing Ponderosa Street as the primary corridor. Additionally, a previously proposed roundabout along the extension of Nocona Parkway as well as an interior loop road located west of and running parallel to Nocona and connecting to Discovery Parkway at the intersection with Gans Road has been eliminated. In place of this roadway segment is a realigned street which connects Nocona Parkway to Discovery Parkway from the last roundabout on Nocona, closest to Discovery Parkway, to the proposed roundabout at the Gans Road intersection.

The most significant variation to the previous lot arrangement is the desire to create several smaller lots at the northeast corner of the subject property. A final plat of lots 8-10 and C-P development plan are currently under review and will be forthcoming to Council for approval pending the action taken on

City of Columbia

701 East Broadway, Columbia, Missouri 65201



the current request.

At its meeting on April 9, 2015, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the preliminary plat. There were no questions from the Commission, and no one from the public spoke during the meeting.

A copy of the Planning and Zoning Commission staff report (including maps and a reduced copy of the preliminary plat) and excerpts of the meeting minutes are attached. The preliminary plat has been evaluated by staff and found to be compliant with the City's subdivision regulations.

Fiscal Impact

Short-Term Impact: Limited short-term impact. The site must be final platted prior to any future construction or development on the site.

Long-Term Impact: Assuming the property is platted, long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Livable & Sustainable Communities

Suggested Council Action

Approval of the preliminary plat for "Discovery Park Subdivision Preliminary Plat 2".

Legislative History


Ordinance #18043 (4/19/04): Approved annexation, permanent zoning, development agreement

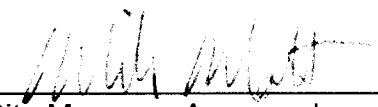
Resolution #168-11 (9/19/11): Approved preliminary plat "The Village of Phillips Lake Plat 1"

Ordinance #21707 (6/3/13): Approved final plat "Discovery Park Subdivision Plat 1"

Resolution #225-13 (11/4/13): Approved preliminary plat "Discovery Park Subdivision"

Ordinance #21889 (11/18/13): Approved abrogation of final plat "Discovery Park Subdivision Plat 1"


Department Approved


City Manager Approved

Introduced by _____ Council Bill No. R 71-15

A RESOLUTION

approving the Discovery Park Subdivision Preliminary Plat 2.

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

SECTION 1. The City Council hereby approves the Discovery Park Subdivision Preliminary Plat 2, as certified and signed by the surveyor on March 31, 2015, a subdivision located between A. Perry Philips Park and U.S. Highway 63, north of Discovery Parkway, containing approximately 104.6 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this _____ day of _____, 2015.

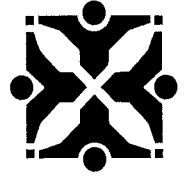
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, preliminary plat, previously approved preliminary plat), Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 9, 2015**

SUMMARY

A request by Columbia Civil Engineering Group, LLC (applicant) on behalf of P1316, LLC (owner) for approval of a 7-lot preliminary plat on PUD (Planned Unit Development), C-P (Planned Business District), O-P (Planned Office District), and C-3 (General Business District) zoned land, to be known as "Discovery Park Subdivision Preliminary Plat 2". The 104.6-acre subject site is located northwest of the intersection of Discovery Parkway and US Highway 63. **(Case #15-81)**

DISCUSSION

The applicant is requesting approval of a preliminary plat that includes the identification of 7 future lots and provides for the dedication of right of way for collector level roadways within the subdivision. The plat involves property annexed and rezoned as part of the Philip Tract annexation/development agreement. The 7 lots are located between A. Perry Philips Park and US Highway 63, north of Discovery Parkway.

The property is currently subject to an existing preliminary plat that was approved in 2013 (see attached excerpts from approved preliminary plat), known as the Preliminary Plat of Discovery Park Subdivision. The 144-acre preliminary plat included the current subject property, as well as adjacent property to the north that has subsequently been final platted. The current request is revising the current preliminary plat, but is considered a new request for a preliminary plat.

In general, the revised preliminary plat shares many of the same layout characteristics of the current preliminary plat. Nocona Parkway, a collector street, will still bisect the property and connect the currently constructed portion to the north of the property with Discovery Parkway to the south. The roadway has moved little from the original design, but one cul-de-sac has been removed from the length of the roadway. That cul-de-sac would have provided access to an interior loop road that was located to the west of Nocona, running parallel, and connected to Discovery Parkway at the intersection with Gans Road. The remaining interior cul-de-sac still maintains the connection to Discovery Pkwy via Nocona, as well as the interior collector that will be platted to its southwest (Arrendale Road), which provides an additional interior connection, by way of Canterwood Road, to the second intersection with Discovery Parkway across from Gans Road.

While Ponderosas currently serves as the primary corridor around the subject property, it is expected that Nocona will be the principle thoroughfare once constructed. At some point in the future after Nocona is constructed, Ponderosa will be reconstructed as a right-in/right-out/left-in intersection, with left turns from Ponderosa onto Discovery parkway restricted.

Similarly to the road alignment, the lot layout has not dramatically been altered. The most significant variation to the previous lot arrangement is shown at the north tip of the subject property, where Lots 8-10 are located. All of the lots shown on the original preliminary plat were 6 acres or larger, and would have mostly likely been replatted in the future as development progressed. Lots 8-10, zoned primarily C-P (Planned Business District), are significantly smaller divisions, ranging from 0.85 acres to 2.11 acres. It is worth noting that a final plat and development plan for these three lots are currently under review by staff, pending approval of the preliminary plat. The remaining lots are primarily the by-product of the road location shown on the plat, although it is possible that one large development could include the entirety of one of the smaller proposed lots.

The zoning for the property – reflected on the zoning detail at the bottom of Sheet 1 – will remain in place. This creates the possibility of split zoned lots, which is typically avoided if possible. However, in regards to the commercial zoning on the property, the C-3 zoning and C-P zoning allow the same types of land uses, so there should be minimal impact for a development that crosses that particular zoning line. But for Lot 12, which is zoned PUD, C-P, and O-P, any planned development in the future may require additional rezoning and/or amendments to the associated statements of intent.

The requested preliminary plat has been evaluated by staff and found to be compliant with the City's subdivision regulations.

RECOMMENDATION

Approval of the preliminary plat for "Discovery Park Preliminary Plat 2".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- "Discovery Park Preliminary Plat 2" preliminary plat
- PREVIOUSLY APPROVED – "Preliminary Plat of Discovery Park Subdivision"

HISTORY

Annexation Date	2004
Zoning History	2004: C-3, PUD-4, C-P, O-P
Land Use Plan Designation	Commercial
Subdivision/Legal Lot Status	Not considered a legal lot

SITE CHARACTERISTICS

Area (acres)	104.6 acres
Topography	Gradually sloping to the southeast
Vegetation/Landscaping	Generally cleared & graded with grassed area
Watershed/Drainage	Bonne Femme
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	All City services are available.
Water	
Fire Protection	
Electric	

ACCESS

Ponderosa Street	
Location	Northeast side of site
Major Roadway Plan	Major Collector (partially improved & City-maintained), adequate right-of-way exists.
CIP projects	None
Sidewalk	Yes

Discover Parkway/Gans Road	
Location	Southeast side of site
Major Roadway Plan	Minor Arterial
CIP projects	10+ year project; US 63 to Bearfield Road
Sidewalk	Yes

PARKS & RECREATION

Neighborhood Parks Plan	Site is served by A Perry Philips Park
Trails Plan	Trails exist within park
Bicycle/Pedestrian Plan	8' pedway installed along N side of Discovery Pkwy, planned for W side of Nocona; sidewalks along all other interior roads

Report prepared by Clint Smith

Approved by Patrick Zenner



15-81: Discovery Park Preliminary Plat 2 Revised Preliminary Plat



City of Columbia Zoning

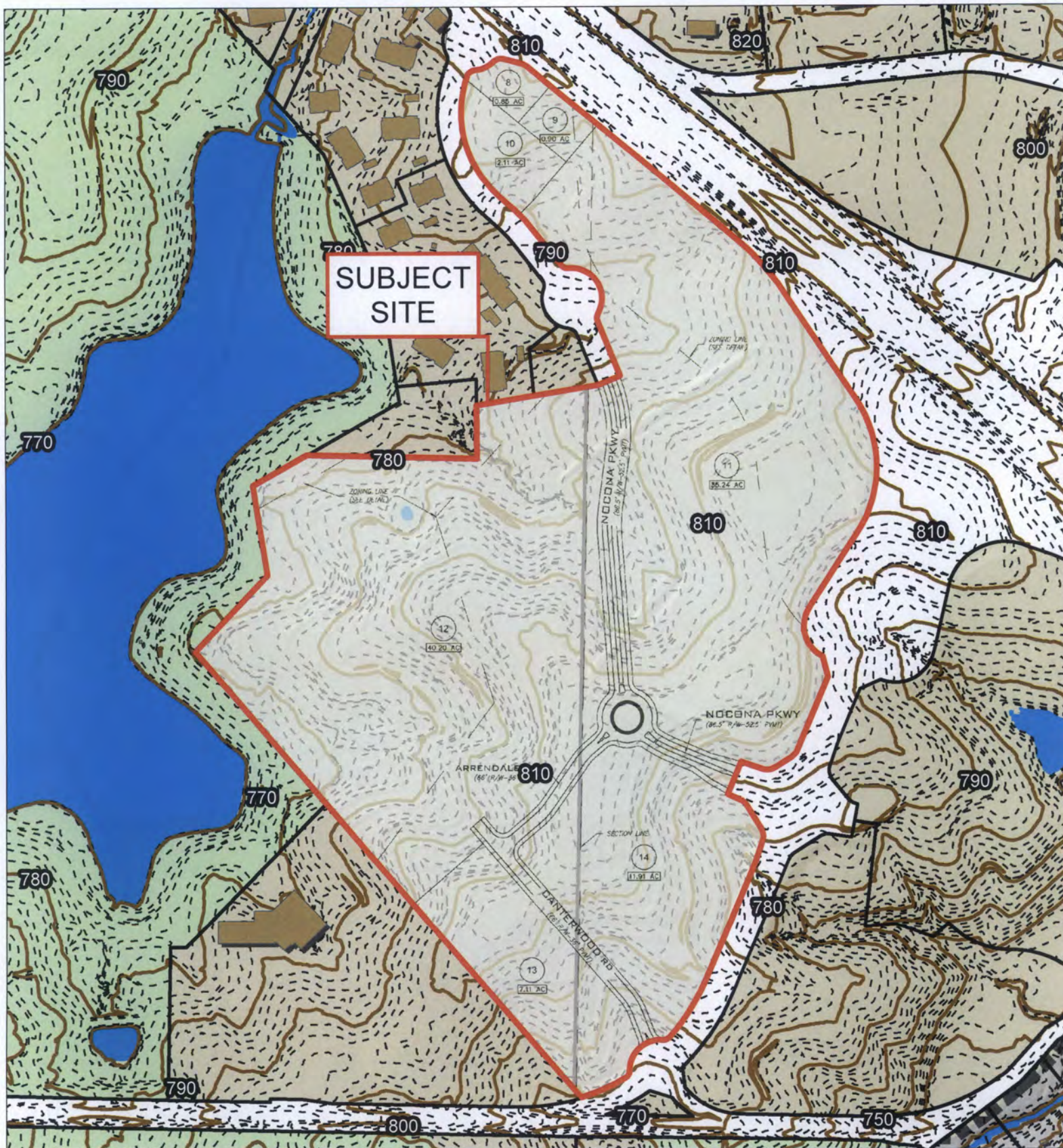
100-Year Flood Plain



Boone County Zoning

Parcels





15-81: Discovery Park Preliminary Plat 2 Revised Preliminary Plat



— 10 Foot Contour Lines

- - - 2 Foot Contour Lines

— Stream

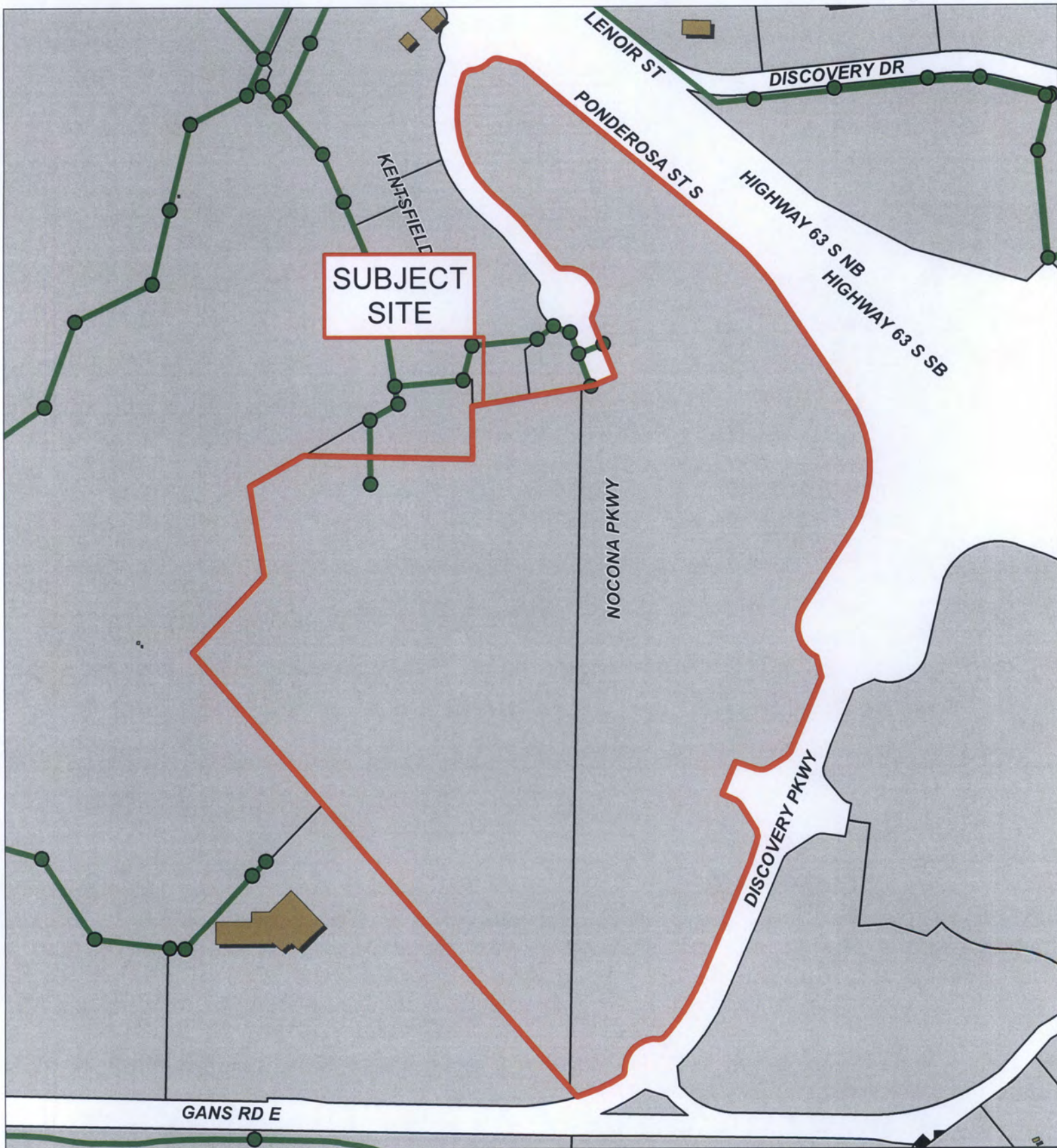
▭ Parcels

■ Building Footprint

■ Bodies of Water

■ Columbia City Limit





15-81: Discovery Park Preliminary Plat 2 Revised Preliminary Plat



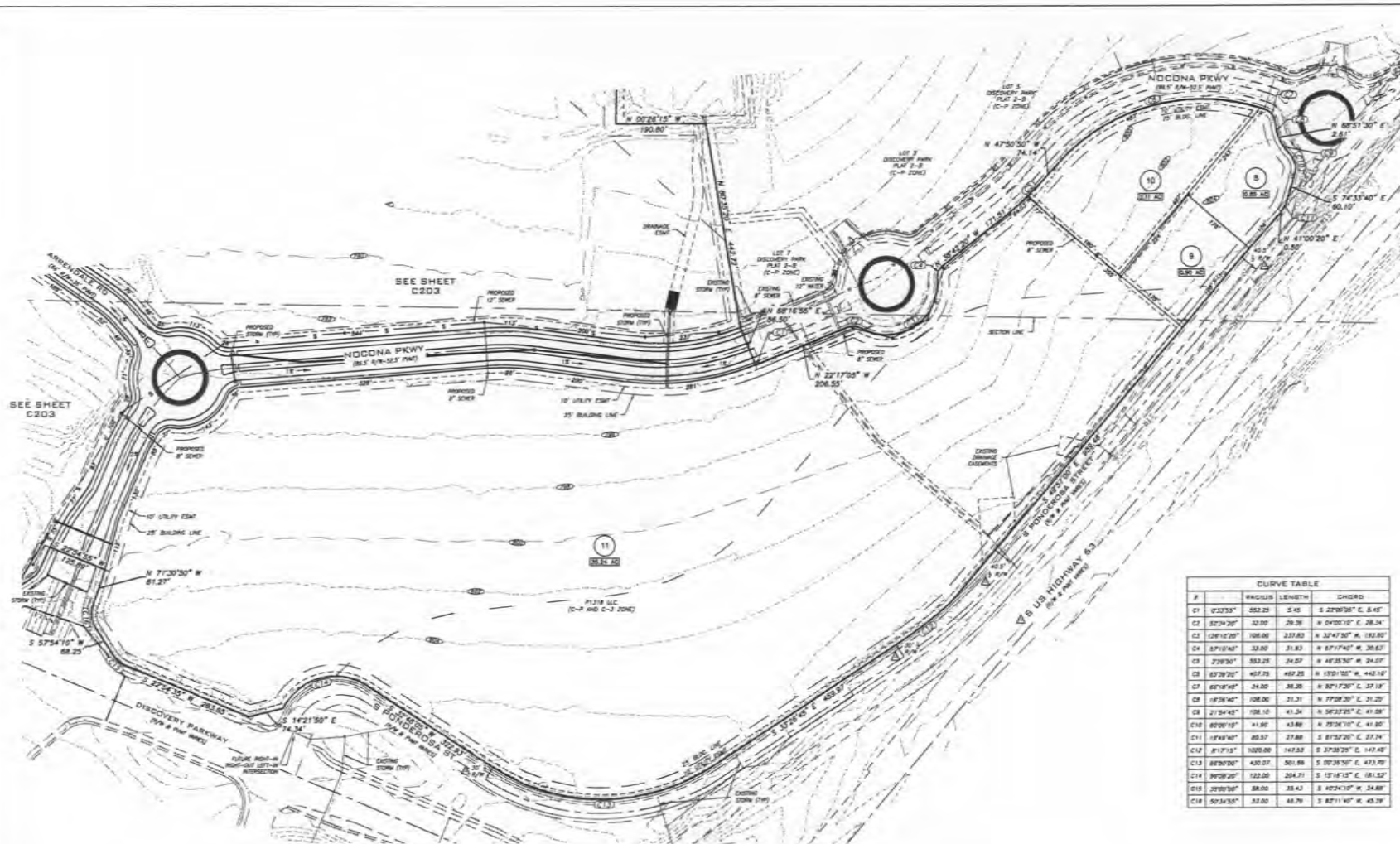
● City Sanitary Structure
— City Sanitary Line

■ Building Footprint

■ Parcels

■ Columbia City Limit





CURVE TABLE				
#	RADIUS	LENGTH	CHORD	
C1	0'3333"	552.25	5.45	S 27°00'00" E, 5.45'
C2	52'24'30"	32.00	28.38	N 04°00'15" E, 28.34'
C3	128°12'30"	108.00	235.83	N 32°47'30" W, 192.80'
C4	57°18'45"	33.00	31.83	N 67°17'45" W, 30.87'
C5	27°30'30"	552.25	24.07	N 48°28'30" W, 24.07'
C6	67°39'20"	457.75	457.25	N 155°10'00" W, 442.12'
C7	66°18'45"	24.00	38.25	N 52°17'30" E, 37.18'
C8	18°28'45"	108.00	21.31	N 77°08'30" E, 31.20'
C9	21°54'45"	108.10	41.34	N 56°32'25" E, 41.08'
C10	87°00'15"	41.80	43.86	N 72°56'10" E, 41.80'
C11	1°49'45"	88.57	27.88	S 81°50'20" E, 27.74'
C12	8°17'15"	1000.00	147.52	S 37°20'30" E, 147.40'
C13	88°30'00"	430.07	561.86	S 80°28'50" E, 473.70'
C14	90°00'00"	132.00	204.71	S 12°46'15" E, 581.52'
C15	20°00'00"	58.00	33.43	S 40°24'10" W, 34.88'
C16	50°34'30"	33.00	48.79	S 82°11'40" W, 43.29'



APPROVED BY THE CITY OF COLUMBIA PLANNING &
ZONING COMMISSION THIS DAY OF
2015

DR. BRADY FULFORD

DISCOVERY PARK SUBDIVISION
PRELIMINARY PLAT 2
SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE
12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

PROJECT
MANAGEMENT BY:

COLUMBIA
Civil Engineering Group
Columbia, MO
JAN. 2015-2016
PHONE (314) 284-1000

PLAN
PREPARED BY:



A CIVIL GROUP
CIVIL ENGINEERING
PLANNING
SURVEYING

3401 BRIDGEMAN
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (314) 819-9750
FAX: (314) 819-1879
CERTIFICATE OF AUTHORITY:
2001004116

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED AND SEALED



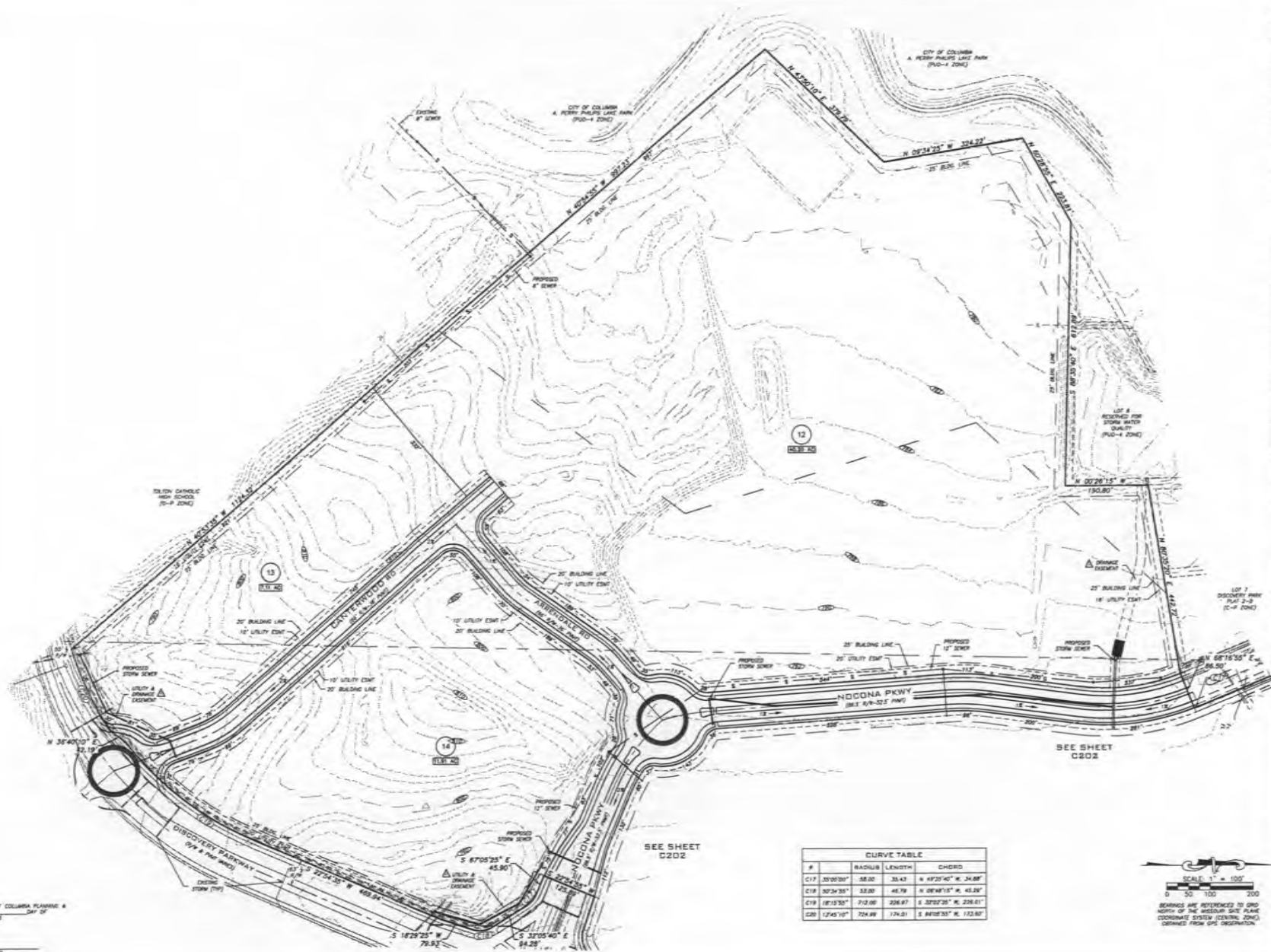
CHRISTOPHER M. SANDER
No. 2011-10408
MARCH 31, 2015

DATE	BY	DESCRIPTION
2015-01-15	CM	DATE OF PRELIMINARY PLAT
2015-01-15	CM	DATE OF PRELIMINARY PLAT
2015-01-15	CM	DATE OF PRELIMINARY PLAT

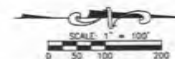
REVISIONS		
ADD PROJECT #	DISC15-01	
DRAWING #	DISC15-01	
DRAWN BY:	CM	
SHEET C202		
SHEET 2 OF 3		

APPROVED BY THE CITY OF COLUMBIA PLANNING &
ZONING COMMISSION THIS DAY OF
2015

DR. BRIAN P. CHAMBERLAIN



CURVE TABLE				
#	RADIUS	LENGTH	CHORD	
C17	35'00"00"	58.00	35.43	N 47°25'40" W 34.88'
C18	30'34'33"	33.00	48.79	N 06°48'15" W 43.28'
C19	18'15'33"	712.00	326.87	S 32°52'25" W 226.01'
C20	1745'10"	724.89	174.21	S 84°08'33" W 173.03'



NOTES ARE REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM (NAD83, ZONE 14N)
DERIVED FROM GPS OBSERVATION.

1714 JAMES HILL 1007 Ave. 1714, Columbia, MO 65201-1007 (417) 533-1111 FAX: (417) 533-1112

DISCOVERY PARK SUBDIVISION
PRELIMINARY PLAT 2
SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE
12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

PRELIMINARY PLAT (WEST)

**PROJECT
MANAGEMENT BY:**

COLUMBIA
Civil Engineering Group
Columbia, MO
JAN 2015-2016
PHONE (417) 533-1111

**PLAN
PREPARED BY:**

A CIVIL GROUP
CIVIL ENGINEERING
PLANNING
SURVEYING

3421 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (417) 533-1111
FAX: (417) 533-1112
CERTIFICATE OF AUTHORITY:
2003 0041116

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED AND SEALED



CHRISTOPHER M. SANDER
No. 10000-00000
MARCH 31, 2018

REVISIONS	
A	2015-03-01
B	2015-03-01
C	2015-03-01
D	2015-03-01
E	2015-03-01
F	2015-03-01
G	2015-03-01
H	2015-03-01
I	2015-03-01
J	2015-03-01
K	2015-03-01
L	2015-03-01
M	2015-03-01
N	2015-03-01
O	2015-03-01
P	2015-03-01
Q	2015-03-01
R	2015-03-01
S	2015-03-01
T	2015-03-01
U	2015-03-01
V	2015-03-01
W	2015-03-01
X	2015-03-01
Y	2015-03-01
Z	2015-03-01

ADD PROJECT # C00013-01

DRAWING # C00013-01

DRAWN BY: JMC

SHEET C203

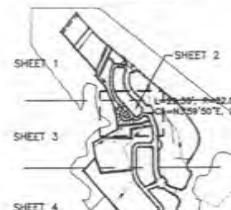
SHEET 3 OF 3

Filed for Record, Boone County, Missouri
Bettie Johnson, Recorder of Deeds



THHinc
Consulting Engineers
THOMAS, HANSEN &
HINDS, INC.
1801 Pennsylvania Dr.
Columbia, MO 65201
Phone: (573) 441-4100
Fax: (573) 441-1108

SHEET INDEX



NOTES

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3089, PAGE 192 OF THE BOONE COUNTY RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013.

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.

ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE DOING TO BE REMOVED.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 154. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 451 AND BK 384, PG 151. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 808. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GANS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.

LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

MATCHLINE SEE PAGE 3

A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION P1316 LLC ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31 OF THE BOONE COUNTY RECORDS. LOCATED IN SECTIONS 33 & 35, TOWNSHIP 48N, RANGE 12W BOONE COUNTY, MISSOURI SUBMITTED AUGUST 27, 2013

OWNER:

P1316 LLC
3315 BERRYWOOD STE 101
COLUMBIA, MO 65201

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS: COMMUNITY-PANEL# 290019002950, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE 10, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

LEGEND

- SET FOUND
- 3" IRON ROD
- 1/2" IRON ROD OR PIPE
- 5/8" OF LARGER IRON
- SMALL HOLE OR GUSH
- A RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- FORCE LINE
- OVERHEAD ELECTRIC
- 6" GAS LINE
- 12" SEWER LINE
- 10" STORM LINE
- 6" WATER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



SCALE: 1"=100'

Line #	Direction	Length
L-1	S89°16'10"W	194.28
L-2	S89°16'10"W	194.28
L-3	S89°16'10"W	194.28
L-4	S89°16'10"W	194.28
L-5	S89°16'10"W	194.28
L-6	S89°16'10"W	194.28
L-7	S89°16'10"W	194.28
L-8	S89°16'10"W	194.28
L-9	S89°16'10"W	194.28
L-10	S89°16'10"W	194.28
L-11	S89°16'10"W	194.28
L-12	S89°16'10"W	194.28

Curve #	Length	Radius	Chord
C-1	78.80	182.00	889°28'30"W, 75.40
C-2	15.40	80.00	889°28'30"W, 15.40
C-3	43.80	43.00	84°27'30"W, 43.00
C-4	14.70	58.00	S89°28'30"W, 14.70
C-5	7.70	59.00	S89°28'30"W, 7.70
C-6	48.80	106.00	S89°28'30"W, 48.80
C-7	19.50	106.00	S89°28'30"W, 19.50
C-8	33.80	34.00	S27°47'40"W, 33.80
C-9	22.80	106.00	S89°28'30"W, 22.80
C-10	36.80	34.00	S89°28'30"W, 36.80
C-11	41.80	106.00	S89°28'30"W, 41.80
C-12	45.80	41.00	S77°27'30"W, 45.80
C-13	28.20	58.00	S89°28'30"W, 28.20
C-14	20.20	58.00	S77°27'30"W, 20.20

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPORTED ON THIS PLAT OF SURVEY.

Steven P. Pitt
STEVEN P. PITTS, P.L.S. 2000148888
Date: OCTOBER 22, 2013

SUBSCRIBED AND SWORN BEFORE ME ON THIS 22ND DAY OF SEPTEMBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

STATE OF MISSOURI
Boone County
Boone County Clerk
My Commission Expires May 31, 2017

Derek Forbes
DEREK FORBES
NOTARY PUBLIC

PREVIOUSLY APPROVED

SCALE: 1"=40'

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY
RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY
RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY
STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE SE 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 382, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 451 AND BK 364, PG 151. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 608. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF DANKS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 83.

LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 22ND DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

GENEX FORUMS
History Public - History Seal
Coram. Number 13602612
STATE OF MISSOURI
Boone County
16 Commission Expires: May 21, 2011


DEREK FORBIS
Small text below signature

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 2000148688
Date: OCTOBER 22, 2013

PAGE 2 OF 5

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L+0	809°W 02°W	84.07	L+02	847°W 01°W	38.3
L+01	839°W 05°W	30.01	L+01	842°W 05°W	30.01
L+02	842°W 09°W	44.02	L+02	842°W 09°W	44.02
L+03	85°W 05°W	32.48	L+03	85°W 05°W	32.48
L+07	884°W 02°W	48.44	L+04	884°W 02°W	48.44
L+09	880°W 02°W	16.50	L+05	884°W 02°W	48.44
			L+09	880°W 02°W	16.50
			L+07	880°W 02°W	16.50
			L+09	874°W 02°W	50.01
			L+01	861°W 02°W	38.08

Curve Table				
Curve	Length	Radius	Chord	
C-6	7.78	75.00	940°30'30", 7	
C-9	44.57	33.00	819°30'30", 4	
C-10	33.91	33.00	822°00'00", 3	
C-11	33.33	33.00	826°30'00", 4	
C-12	33.80	33.00	831°47'30", 3	
C-13	33.89	335.25	834°45'00", 4	
C-17	20.56	330.00	839°34'00", 3	
C-18	33.00	335.00	841°30'00", 4	
C-19	33.00	335.00	837°34'00", 3	
C-21	3.84	330.00	839°00'00", 3	
C-22	33.00	330.00	838°37'30", 4	
C-23	33.00	330.00	834°00'00", 4	
C-24	48.81	330.00	831°45'00", 4	
C-27	33.33	330.00	831°00'00", 3	
C-28	33.00	330.00	834°00'00", 4	

PREVIOUSLY APPROVED

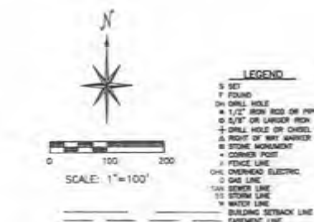
Filed for Record, Boone County, Missouri
 Belle Johnson, Recorder of Deeds



OWNER:
 P1316 LLC
 3315 BERRYWOOD STE 101
 COLUMBIA, MO 65201

A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION
 P1316 LLC
 ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
 OF THE BOONE COUNTY RECORDS.
 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY, MISSOURI
 SUBMITTED AUGUST 27, 2013

PAGE 3 OF 5



NOTES

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY AUGUST, 2013.

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION. ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE GOING TO BE REMOVED.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 287, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 287, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINE "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINE "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 808. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GANS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.

LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 22ND DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

STATE OF MISSOURI
 Policy: Public - Notary Seal
 Notary Public
 Boone County
 My Commission Expires May 31, 2017

STATE OF MISSOURI
 Policy: Public - Notary Seal
 Notary Public
 Boone County
 My Commission Expires May 31, 2017

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3396, PAGES 46 & 48 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Steven R. Proctor, P.L.S.
 Date: OCTOBER 22, 2013



PREVIOUSLY APPROVED

Filed for Record, Boone County, Missouri
 Berlin Johnson, Recorder of Deeds



- LEGEND**
- 1" SET
 - 1/2" DRILL HOLE
 - 1/2" IRON ROD OR PIPE
 - 5/8" IRON ROD OR PIPE
 - DRILL HOLE OR CHISEL
 - WIDE OF WAY MARKER
 - STONE MONUMENT
 - CORNER POST
 - FENCE LINE
 - EXISTING ELECTRIC
 - SEWER LINE
 - STORM LINE
 - WATER LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE

NOTES

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3068, PAGE 102 OF THE BOONE COUNTY RECORDS.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY APRIL, 2013.

ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.

ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.

ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE GOING TO BE REMOVED.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.

THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 33-48-12, NORTH OF GAIN ROAD.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 382, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 382, PG 451 AND BK 384, PG 151. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.

THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 808. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GAIN ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.

LOT 18 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 22ND DAY OF OCTOBER, 2013 MY COMMISSION EXPIRES MAY 31, 2017.

DEED BOOK 3068, PAGE 102
 STATE OF MISSOURI
 Boone County
 My Commission Expires May 31, 2017

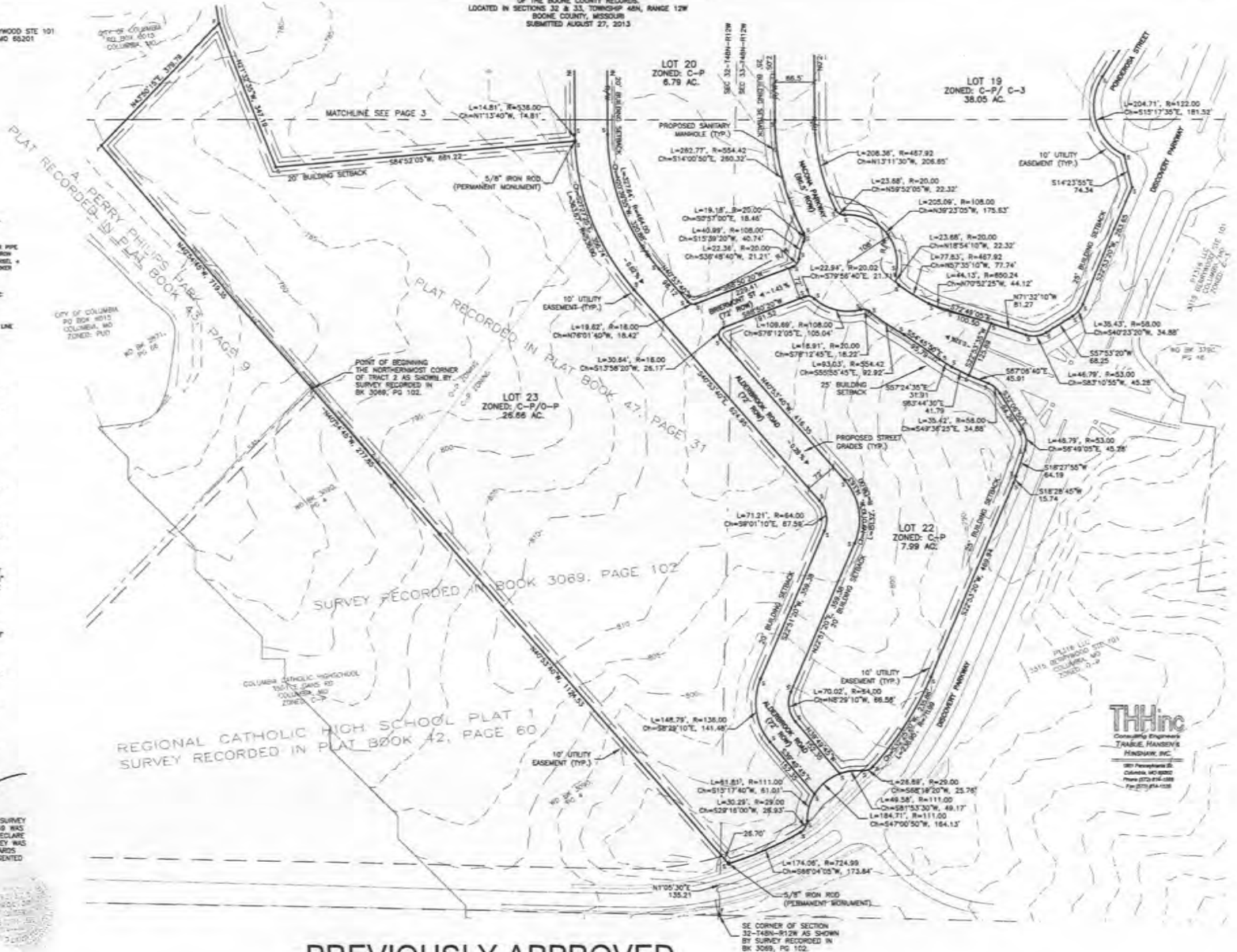
Deed Book 3068, Page 102
DEED BOOK 3068, PAGE 102
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF THE LAND DESCRIBED IN DEED BOOK 3750, PAGES 48 & 49 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

Steven R. Proctor
STEVEN R. PROCTOR, P.L.L.C. 2000748888
 DATE: OCTOBER 22, 2013

A PRELIMINARY PLAT OF DISCOVERY PARK SUBDIVISION
 P1316 LLC
 ALL OF THE LAND SHOWN BY PLAT RECORDED IN PLAT BOOK 47, PAGE 31
 OF THE BOONE COUNTY RECORDS
 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY, MISSOURI
 SUBMITTED AUGUST 27, 2013

PAGE 4 OF 9



THinc
 CONSTRUCTION
 TRAVIS, HANSEN &
 HANSEN, INC.
 901 Fairview Dr.
 Columbia, MO 65202
 Phone (573) 454-0288
 Fax (573) 454-0288

PREVIOUSLY APPROVED

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
APRIL 9, 2015

IV) SUBDIVISIONS

Case No. 15-81

A request by Columbia Civil Engineering Group, LLC (applicant) on behalf of P1316, LLC (owner) for approval of a 7-lot preliminary plat on PUD (Planned Unit Development), C-P (Planned Business District), O-P (Planned Office District), and C-3 (General Business District) zoned land, to be known as "Discovery Park Subdivision Preliminary Plat 2". The 104.6 acre subject site is located northwest of the intersection of Discovery Parkway and US Highway 63.

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the preliminary plat for "Discovery Park Preliminary Plat 2".

DR. PURI: Commissioners, any questions of the staff? Seeing none. Do we have a motion? Mr. Stanton?

MR. STANTON: As it relates to Case No. 15-81, recommend approval of preliminary plat for Discovery Park Preliminary Plat 2.

MR. LEE: Second.

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

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri. Motion carries 8-0.

MR. STRODTMAN: A recommendation for approval will be forwarded to City Council.

MR. SMITH: Thank you.