## DISCOVERY PARK SOUTH SITE INFORMATION OWNER: P1316 LLC 4220 PHILIPS FARM RD. PD PLAN COLUMBIA, MO 65201 SITE AREA: 40.6 ACRES PARCEL#: 17-803-00-00-002.00 01 ZONED: PD COLUMBIA, BOONE COUNTY, MISSOURI **GRAPHIC SCALE** CHD L=291.55' CHD=S65°47'29"W N70°58'12"W 65.36' R≠213.00' ∕L=321′.1 - N67°10'28"W \ 71.43' CHD L=202:06' CHD=N61°25'52"W Δ=11°22'07" R=1020.00' R/W TO BE VACATED L=202.39' 1.53 AC N49°03'09"W 52.69' CHD=N05<sup>3</sup>57'00"E CHD L/=76.55' CHD=S28°4/9/20/W ∆**₹**3/1°4/3′55" N42°18'45"W 74.00 / R=/1/4/0/00' \_′Ł<u>≠</u>77.54∤ CHD L=106.95' CHD=S63°04'00"W . ∆≑79°04'43" /C/HD/ L=85.631/ CHD L=78.83' CHD=\$62°29'44"W CHD=N83°20'46"W L=115.94'\ Δ=35°36'52"/ Δ=32°42'07" N47°39'45"E 5.00' R€140.00' S40°05'00"W 3.05' R=140.00' '1≥=87.02' L=79.91' Private Drive -**N**46°20'15"W 197.45'/ Connections S66°16'43"W 81.12' ---FUTURE S22°55'08"W /2/13.69' N49°55'00"W DEVELOPMENT 1.08 AC SIDEWALK 7.32 AC / 1.77 AC CHD L=25.40' S18°28'46"W 81 SEE SHEET CHD≥N28°09'30"E –∆=14°35'33" L=25.47 2.60 AC CHD L=69.46' CHD=N11'01'03"E Connections CHD L=54.69' CHD L=35.74' Δ=30°59'22" CHD=S10°44'35"E R=130.00' ,CHD=N10°33'14"E/ R=56.00' -√ ∆=29°34'50"∕ L=57.13' R=70.00' 2.93 AC L=36.14' 0.97 AC CHD L=41.00' N24°45'41"E 64.03' CHD=S59°28'46"E ENDEAVOR AVE Δ=39°16′**23**5 S10°20'13"W 60.02' = S50°59'26"E 249.56' TREE -100-YEAR FLOOD PLAIN AS PRESERVATION SHOWN BY CITY FLOOD PLAIN N21°39'39"E 138.87' MAP #2900360280E; APRIL 19, 2017 PRESERVATION N89°21'05"E 334.42' <sub>Y</sub> 7.40 AC DETENTION S70°31'59"E 142.20' -N46°43'43"E 74.05 FLOOD PLAIN STATEMENT CHD L=250.15' THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA R=315.00' FLOOD PLAIN MAP #2900360280E, L=257.24' ∖ COLUMBIA) MUTJUAL/ INS′URÁNĆE, APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING **DATED APRIL 19, 2017.** COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018. TREE PRESERVATION AREA STREAM BUFFER STATEMENT - N58°49'06"E 19.64' 1 APPROVED BY THE COLUMBIA CITY COUNCIL THIS THIS TRACT DOES NOT INCLUDE ANY \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018 **REGULATED STREAMS AS DEFINED BY THE** CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE BRIAN TREECE, MAYOR COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. SHEELA AMIN, CITY CLERK

- 1. WATER DISTRIBUTION TO BE SUPPLIED BY THE CITY OF COLUMBIA AND DESIGNED AND INSTALLED BY THE DEVELOPER IN PHASES WITH THE CURRENT PORTION OF DEVELOPMENT.
- 2. ALL PUBLIC GRAVITY 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 DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF COLUMBIA REGULATIONS.
- 3. ENDEAVOR AVE WILL BE A COLLECTOR STREET WITH A 60' RIGHT OF WAY AND 32' PAVEMENT. ALL OTHER PROPOSED STREETS SHALL BE PRIVATE STREETS.
- 4. THERE SHALL BE A 10' WIDE (MINIMUM) UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- 5. NATURAL GAS AND ELECTRIC DISTRIBUTION TO BE DESIGNED BY AMEREN UE. NATURAL GAS AND ELECTRIC CONDUIT SHALL BE INSTALLED BY THE DEVELOPER WITH THE CURRENT PHASE OF DEVELOPMENT.
- 6. A 5' WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG ALL LOT FRONTAGE WITH INDIVIDUAL LOT BUILDING CONSTRUCTION THAT SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AT THE TIME OF CONSTRUCTION.
- 7. ALL STREET GRADE CHANGES SHALL BE CONNECTED WITH ADEQUATE VERTICAL CURVES AT THE TIME OF FINAL STREET
- 8. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100 YEAR RAINFALL
- 9. ALL STORM SEWER STRUCTURES AND PIPES SHALL BE SIZED AT THE TIME OF FINAL DESIGN AND SHALL COMPLY WITH CITY OF COLUMBIA REQUIREMENTS.
- 10. STREET GRADES, STORM SEWER PIPE AND STORM INLET SIZES AND LOCATIONS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE ONLY AND WILL BE REFINED WITH FINAL DESIGN. THE SIZES AND LOCATIONS CAN BE MODIFIED WITHOUT FURTHER REVIEW BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
- 11. STREET ALIGNMENTS MAY BE ALTERED WITH FINAL DESIGN AS NEEDED TO MAXIMIZE SIGHT DISTANCE.



building strong communities

1901 Pennsylvania Dr., Suite A Columbia, Missouri 65201 (573)814-1568

McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the ngineering intent they convey, or for problems which aris from failure to obtain and/or follow the engineers guidance

Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. N reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CHRISTOPHER M. SANDER LS-2003013178

**FEBRUARY 19, 2018** 

**DISCOVERY SOUTH** 

COLUMBIA, MO 80817018

ENGINEER DRAWN BY

2 OF 3