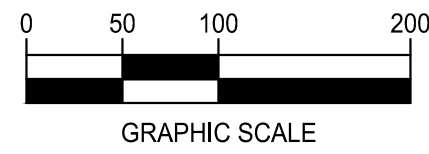




NORTH



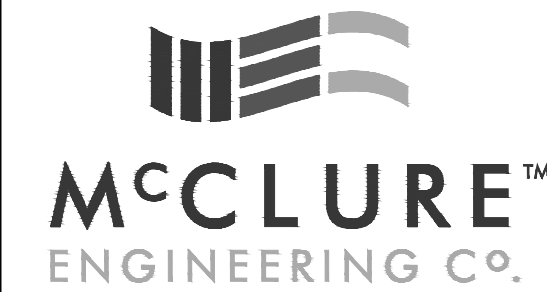
SITE INFORMATION
OWNER: P1316 LLC
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201
SITE AREA: 40.6 ACRES
PARCEL#: 17-803-00-00-002.00 01
ZONED: PD

DISCOVERY PARK SOUTH PD PLAN

COLUMBIA, BOONE COUNTY, MISSOURI

NOTES:

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 DESIGN.
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 EVENT.
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

NOTICE:
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THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CHRISTOPHER M. SANDER
LS-2003013178
FEBRUARY 19, 2018

DISCOVERY SOUTH
COLUMBIA, MO
80817018

REVISIONS

CMS NPT
ENGINEER DRAWN BY

FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP #2900360280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT
THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

OWNER:
COLUMBIA MUTUAL INSURANCE
PARCEL 178030000002.01
ZONED PD

100-YEAR FLOOD PLAIN AS SHOWN BY CITY FLOOD PLAIN MAP #2900360280E, APRIL 19, 2017.

LEGEND

TREE PRESERVATION AREA

