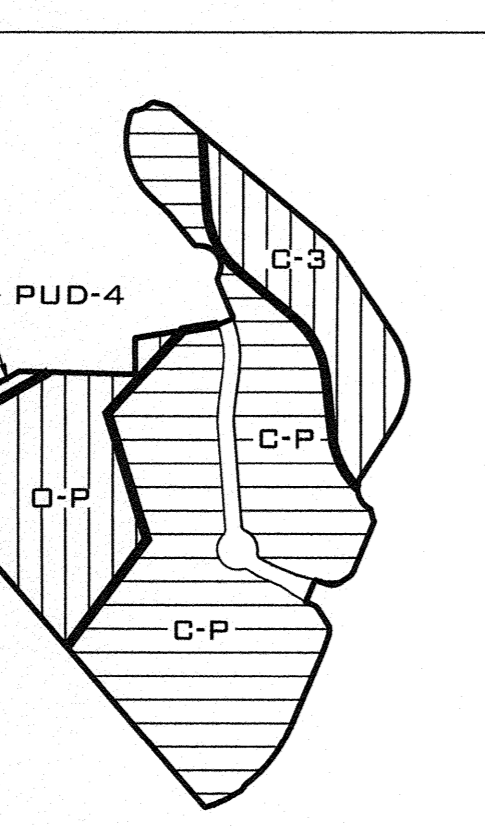
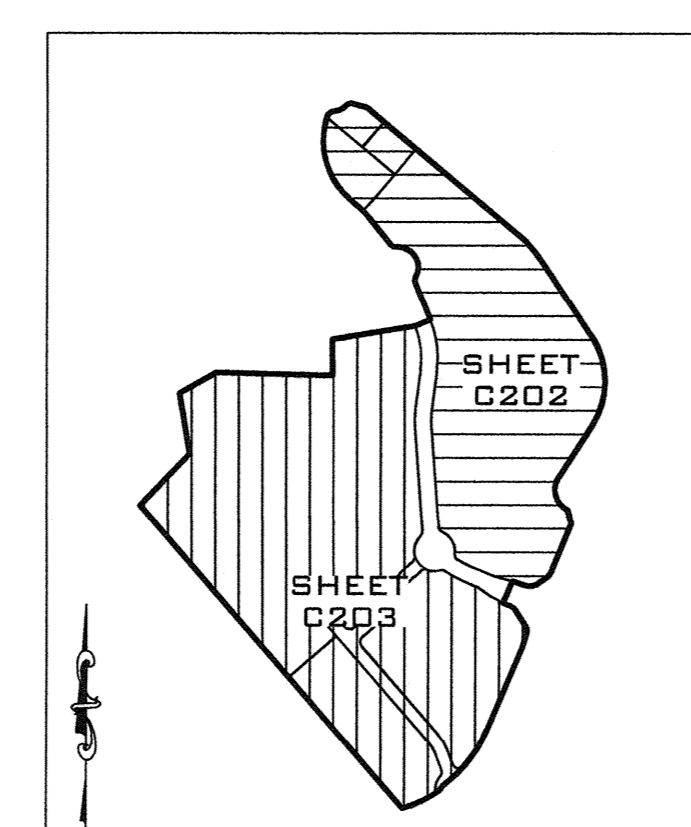


- LEGEND**
- MH ○ EXISTING SANITARY MANHOLE
 - MH ● PROPOSED SANITARY MANHOLE
 - CO ● EXISTING SANITARY CLEANOUT
 - CO ○ PROPOSED SANITARY CLEANOUT
 - FA ● EXISTING FIRE HYDRANT
 - FA ○ PROPOSED FIRE HYDRANT
 - FW ● EXISTING GUY WIRE
 - FW ○ PROPOSED GUY WIRE
 - LP ● EXISTING LIGHT POLE
 - LP ○ PROPOSED LIGHT POLE
 - EM ● EXISTING ELECTRIC METER
 - EM ○ PROPOSED ELECTRIC METER
 - GM ● EXISTING GAS METER
 - GM ○ PROPOSED GAS METER
 - WM ● EXISTING WATER METER
 - WM ○ PROPOSED WATER METER
 - CB ● EXISTING CABLE BOX
 - CB ○ PROPOSED CABLE BOX
 - ET ● EXISTING ELECTRIC TRANSFORMER
 - ET ○ PROPOSED ELECTRIC TRANSFORMER
 - TP ● EXISTING TELEPHONE BOX
 - TP ○ PROPOSED TELEPHONE BOX
 - UP ● EXISTING UTILITY POLE
 - UP ○ PROPOSED UTILITY POLE
 - WV ● EXISTING WATER VALVE
 - WV ○ PROPOSED WATER VALVE
 - HW ● EXISTING HANDICAPPED SPACE
 - HW ○ PROPOSED HANDICAPPED SPACE
 - IP ● EXISTING IRON PIPE CAP #2001006115
 - IP ○ PROPOSED IRON PIPE CAP #2001006115
 - E ● EXISTING SET
 - E ○ PROPOSED SET
 - REC ● RECORD
 - REC ○ BORE HOLE
 - B ● BENCH MARK
 - B ○ DRILL HOLE
 - DH ● IRON PIPE
 - DH ○ REBAR
 - IP ● MONUMENT
 - IP ○ PERMANENT MONUMENT
 - FM ● RIGHT OF WAY MARKER
 - FM ○ STONE
 - STONE ● EXISTING STREET SIGN
 - STONE ○ EXISTING BOLLARD
 - B ● EXISTING ROOF DRAIN
 - B ○ EXISTING SPRINKLER VALVE
 - MF ● EXISTING MAILBOX
 - MF ○ EXISTING FLAGPOLE
 - BCS ● BOONE COUNTY SURVEY
 - F/C ● FINISH GRADE
 - T/C ● TOP OF CURB
 - F/P ● FINISH FLOOR
 - R ● RADIAL LINE
 - C ● CENTERLINE
 - 0.000 SQUARE FEET
 - 00.00 AC ACRES
 - X ● EXISTING FENCE
 - X ○ PROPOSED FENCE
 - UE ● EXISTING UNDERGROUND ELECTRIC
 - UE ○ PROPOSED UNDERGROUND ELECTRIC
 - OE ● EXISTING OVER-HEAD ELECTRIC
 - OE ○ PROPOSED OVER-HEAD ELECTRIC
 - UT ● EXISTING UNDERGROUND TELEPHONE
 - UT ○ PROPOSED UNDERGROUND TELEPHONE
 - OT ● EXISTING OVER-HEAD TELEPHONE
 - OT ○ PROPOSED OVER-HEAD TELEPHONE
 - FO ● EXISTING FIBER OPTIC CABLE
 - FO ○ PROPOSED FIBER OPTIC CABLE
 - G ● EXISTING GAS
 - G ○ PROPOSED GAS
 - S ● EXISTING SANITARY
 - S ○ PROPOSED SANITARY
 - FM ● EXISTING SANITARY FORCEMAIN
 - FM ○ PROPOSED SANITARY FORCEMAIN
 - W ● EXISTING WATER
 - W ○ PROPOSED WATER
 - W ● EXISTING STORM SEWER
 - W ○ PROPOSED STORM SEWER
 - CATV ● EXISTING CABLE TELEVISION
 - CATV ○ PROPOSED CABLE TELEVISION
 - RD ● EXISTING ROOF DRAIN
 - RD ○ EXISTING FLOWLINE (E)
 - TT ● EXISTING TREETLINE
 - TT ○ PRESERVED TREETLINE
 - CB ● BROKEN CURB
 - CB ○ EXISTING CONTOUR

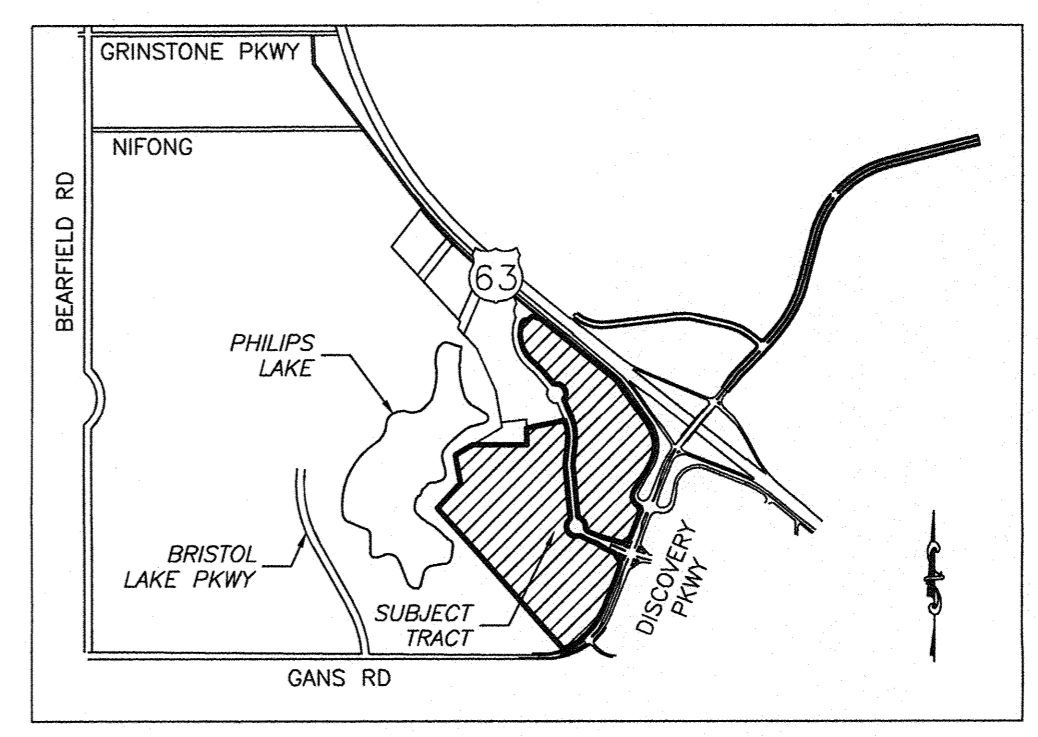
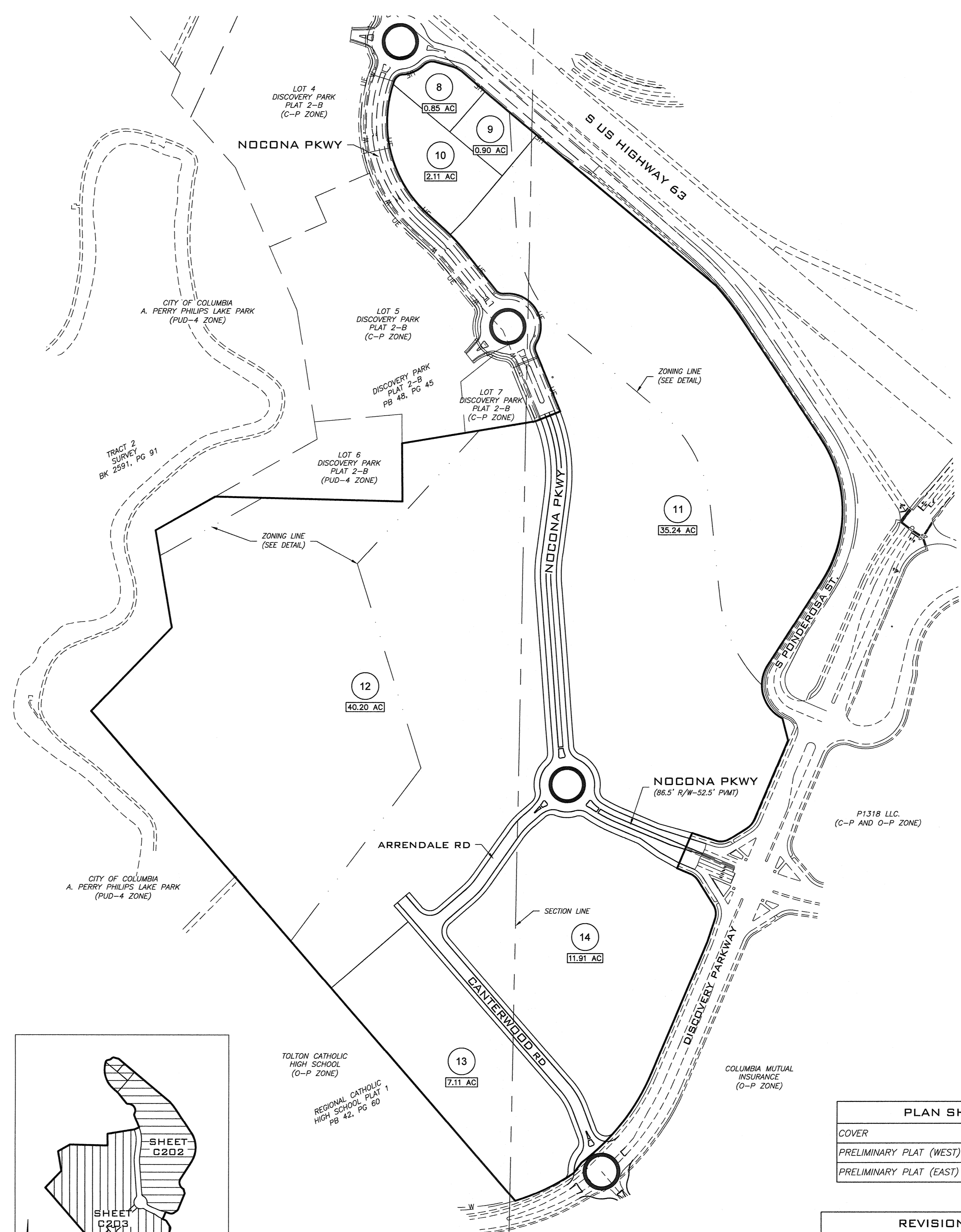


EXISTING ZONING DETAIL



PLAN SHEET DETAIL

- UTILITIES**
- NATURAL GAS**
- AMEREN UE
2001 MAGUIRE BLVD.
COLUMBIA, MISSOURI 65201
CONTACT: BRUCE DARR
(573) 876-3030
- TELEPHONE**
- CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573) 886-3500
- WATER**
- CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DONNIE NICHOLSON
(573) 874-7315
- SANITARY SEWER**
- CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: ALLISON ANDERSON
(573) 874-7250
- CABLE TV**
- MEDIACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUNYON
(573) 443-1535
- ELECTRICITY**
- CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JONI TROYER
(573) 874-7321



LOCATION MAP
NOT TO SCALE

SITE DATA

ZONING: CP/OP/C3/PUD
ACREAGE: 104.6
LOCATION: LOCATED IN SECTION 32 & 33, T48N, R12W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

OWNER:

P1318, LLC
3315 BERRYWOOD DRIVE
SUITE 101
COLUMBIA, MO 65201
(573) 875-5246

GENERAL NOTES:

- TRACT IS ZONED C-3, C-P, PUD-4 AND O-P AS SHOWN.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC LINES TO SERVE THIS AREA.
- DEVELOPER WILL COORDINATE WITH AMEREN/UE FOR DESIGN OF NATURAL GAS TO THE SITE.
- 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.
- STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO A STREET RIGHT-OF-WAY.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS EXCEPT AS SHOWN ALONG THE WESTERLY SIDE OF NOCONA PARKWAY, WHICH SHALL BE AN 8' PEDWAY.
- THIS PROPERTY IS SUBJECT TO ORDINANCE 18043 AS APPROVED BY THE CITY OF COLUMBIA.

BENCHMARK DATA

DNR GRS ALUMINUM DISK STAMPED 80-15
THE STATION IS 0.6 MILE SOUTH OF THE US HWY 63, OLD HWY 63 AND NEW HAVEN RD, INTERSECTION, 32.5 FT. SOUTHWEST OF PONDEROSA ST. ELEV= 799.72
(THE PUBLISHED ELEVATION FOR THIS MONUMENT IS 799.87 ±0.33")

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED 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.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #290019C0295D DATED MARCH 17, 2011.

STORM WATER

STORM WATER MANAGEMENT SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.

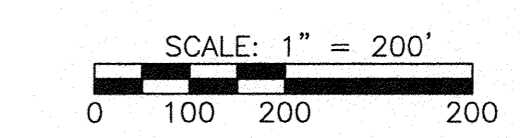
PUBLIC STORM WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AS APPROVED BY ORDINANCE #18043.

PLAN SHEET INDEX

COVER	C201
PRELIMINARY PLAT (WEST)	C202
PRELIMINARY PLAT (EAST)	C203

REVISION KEY

REV	DATE	COMMENTS	C201	C202	C203
	FEBRUARY 20, 2015	ORIGINAL	x	x	x
1	MARCH 19, 2015	CITY COMMENTS	x	x	x
2	MARCH 31, 2015	CITY COMMENTS	x	x	x



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, ROTATE 0°00'20" CLOCKWISE TO MATCH PLAT BEARINGS.

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

[Signature]
DR. RAMAN PURI, CHAIRMAN

**DISCOVERY PARK SUBDIVISION
PRELIMINARY PLAT 2**

SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

PRELIMINARY PLAT COVER

**PROJECT
MANAGED BY:**

COLUMBIA
Civil Engineering Group

Columbia, MO
3300 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

**PLAN
PREPARED BY:**

A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677
CERTIFICATE OF AUTHORITY:
2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

[Professional Seal]

CHRISTOPHER M. SANDER
PE 2001004658
APRIL 8, 2015

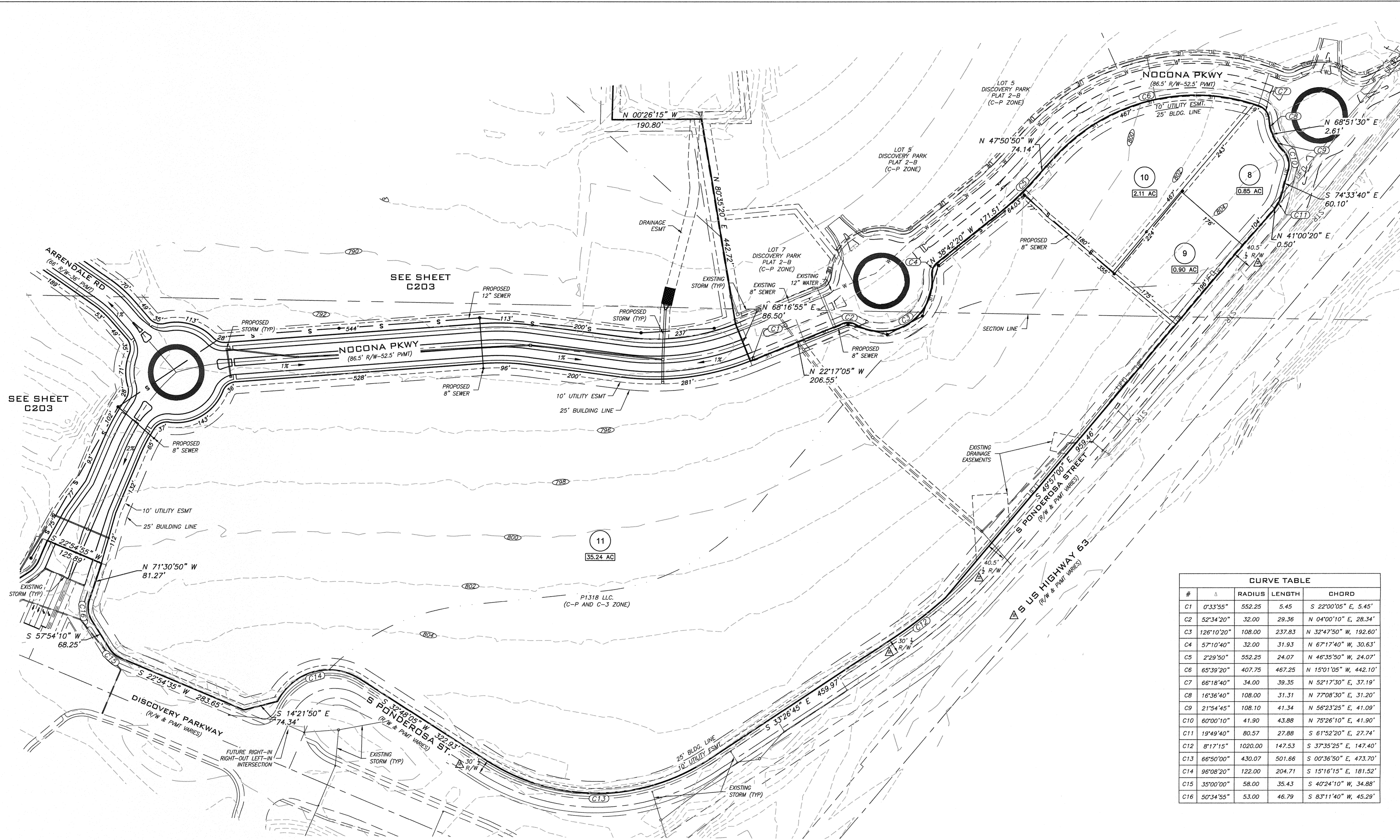
3/31/15	CITY COMMENTS	BMH
3/19/15	CITY COMMENTS	BMH
2/20/15	ORIGINAL	

REVISIONS

ACG PROJECT # CCEG15-01
DRAWING # CCEG15-01
DRAWN BY: SMH

SHEET C 201

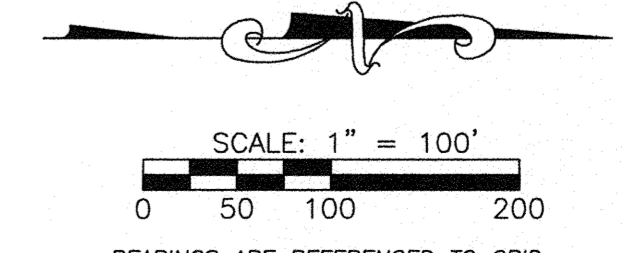
SHEET 1 OF 3



CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	0°33'55"	552.25	5.45	S 22°00'05" E, 5.45'
C2	52°34'20"	32.00	29.36	N 04°00'10" E, 28.34'
C3	126°10'20"	108.00	237.83	N 32°47'50" W, 192.60'
C4	57°10'40"	32.00	31.93	N 67°17'40" W, 30.63'
C5	2°29'50"	552.25	24.07	N 46°35'50" W, 24.07'
C6	65°39'20"	407.75	467.25	N 15°01'05" W, 442.10'
C7	66°18'40"	34.00	39.35	N 52°17'30" E, 37.19'
C8	16°36'40"	108.00	31.31	N 77°08'30" E, 31.20'
C9	21°54'45"	108.10	41.34	N 56°23'25" E, 41.09'
C10	60°00'10"	41.90	43.88	N 75°26'10" E, 41.90'
C11	19°49'40"	80.57	27.88	S 61°52'20" E, 27.74'
C12	8°17'15"	1020.00	147.53	S 37°35'25" E, 147.40'
C13	66°50'00"	430.07	501.66	S 00°36'50" E, 473.70'
C14	96°08'20"	122.00	204.71	S 15°16'15" E, 181.52'
C15	35°00'00"	58.00	35.43	S 40°24'10" W, 34.88'
C16	50°34'55"	53.00	46.79	S 83°11'40" W, 45.29'

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

DR. RAMAN PURI, CHAIRMAN



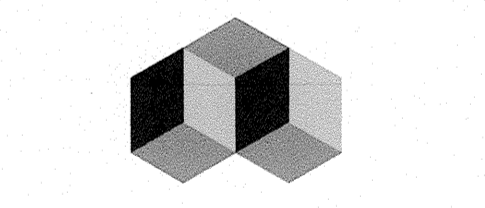
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**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
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (673) 999-7821

PLAN PREPARED BY:



A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 115
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677

CERTIFICATE OF AUTHORITY:
2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



CHRISTOPHER M. SANDER
PE 2001004658
APRIL 8, 2015

3/31/15	CITY COMMENTS	SMH
3/19/15	CITY COMMENTS	SMH
2/20/15	ORIGINAL	

REVISIONS

AGS PROJECT # CCEG15-01

DRAWING # CCEG15-01

DRAWN BY: SMH

SHEET C 202

SHEET 2 OF 3

PRELIMINARY PLAT (EAST)

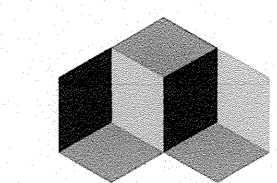
DISCOVERY PARK SUBDIVISION
PRELIMINARY PLAT 2
SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE
12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

PRELIMINARY PLAT (WEST)

PROJECT
MANAGEMENT BY:

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

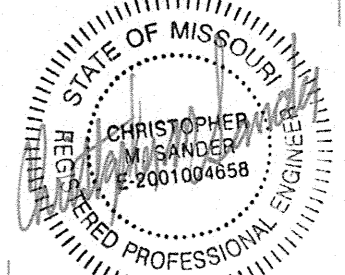
PLAN
PREPARED BY:



A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
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SIGNED, SEALED AND DATED.



CHRISTOPHER M. SANDER
PE 2001004658
APRIL 8, 2015

DATE	REVISIONS	BY
2/3/15	CITY COMMENTS	SMH
2/19/15	CITY COMMENTS	SMH
2/20/15	ORIGINAL	

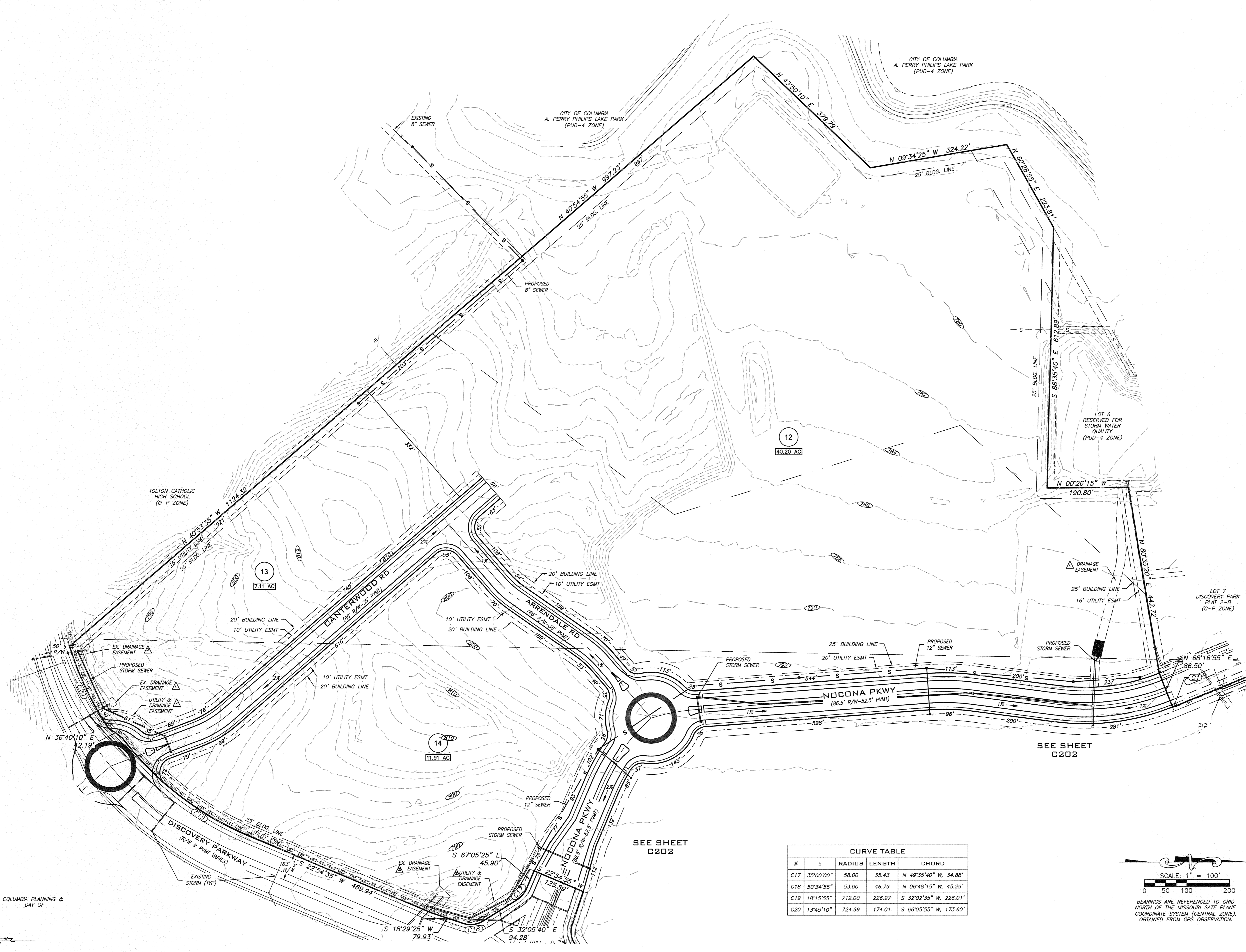
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DRAWING # CCEG15-01

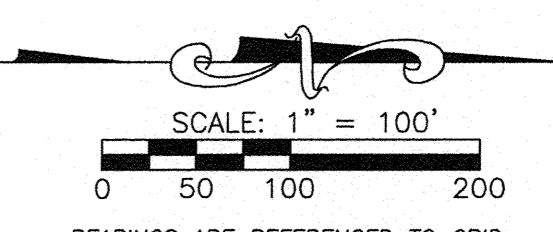
DRAWN BY: SMH

SHEET C 203

SHEET 3 OF 3



#	Δ	RADIUS	LENGTH	CHORD
C17	35°00'00"	58.00	35.43	N 49°35'40" W, 34.88'
C18	50°34'55"	53.00	46.79	N 06°48'15" W, 45.29'
C19	18°15'55"	712.00	226.97	S 32°02'35" W, 226.01'
C20	13°45'10"	724.99	174.01	S 66°05'55" W, 173.60'



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

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

DR. RAMAN PURI, CHAIRMAN