

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
ET ○	EXISTING ELECTRIC TRANSFORMER
ET ●	PROPOSED ELECTRIC TRANSFORMER
TP ○	EXISTING TELEPHONE BOX
UP ○	EXISTING UTILITY POLE
WV ○	EXISTING WATER VALVE
WV ●	PROPOSED WATER VALVE
HS ○	EXISTING HANDICAPPED SPACE
HS ●	PROPOSED HANDICAPPED SPACE
IPC ○	EXISTING IRON PIPE CAP #2001006115
IPC ●	PROPOSED IRON PIPE CAP #2001006115
E	EXISTING SET
REC	RECORD
BH ○	BORER HOLE
BM ○	BENCH MARK
DH ○	DRILL HOLE
IP ○	IRON PIPE
RB ○	REBAR
PM ○	PERMANENT MONUMENT
RW ○	RIGHT OF WAY MARKER
STONE	STONE
B	EXISTING BOLLARD
RD	EXISTING ROOF DRAIN
SV	EXISTING SPRINKLER VALVE
MB	EXISTING MAILBOX
FP	EXISTING FLAGPOLE
BCS	BOONE COUNTY SURVEY
F/G	FINISH GRADE
T/C	TOP OF CURB
T/P	TOP OF PAVEMENT
F/F	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
WS	EXISTING STORM SEWER
WS	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
RD	PROPOSED ROOF DRAIN
FL	EXISTING FLOWLINE (E)
FL	EXISTING FLOWLINE (S)
TR	EXISTING TREETREE LINE
TR	PRESERVED TREETREE LINE
CB	BROKEN CURB
750	EXISTING CONTOUR

**UTILITIES**  
**NATURAL GAS**  
 AMEREN UE  
 2001 MAGUIRE BLVD.  
 COLUMBIA, MISSOURI 65201  
 CONTACT: BRUCE DARR  
 (573) 876-3030

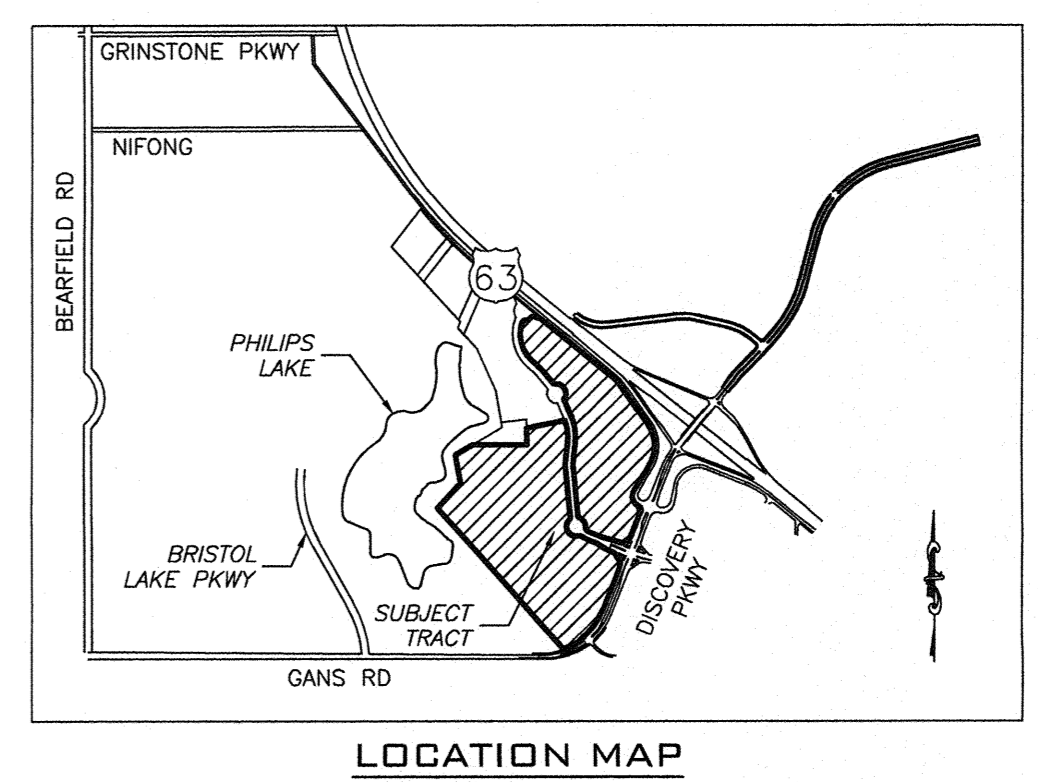
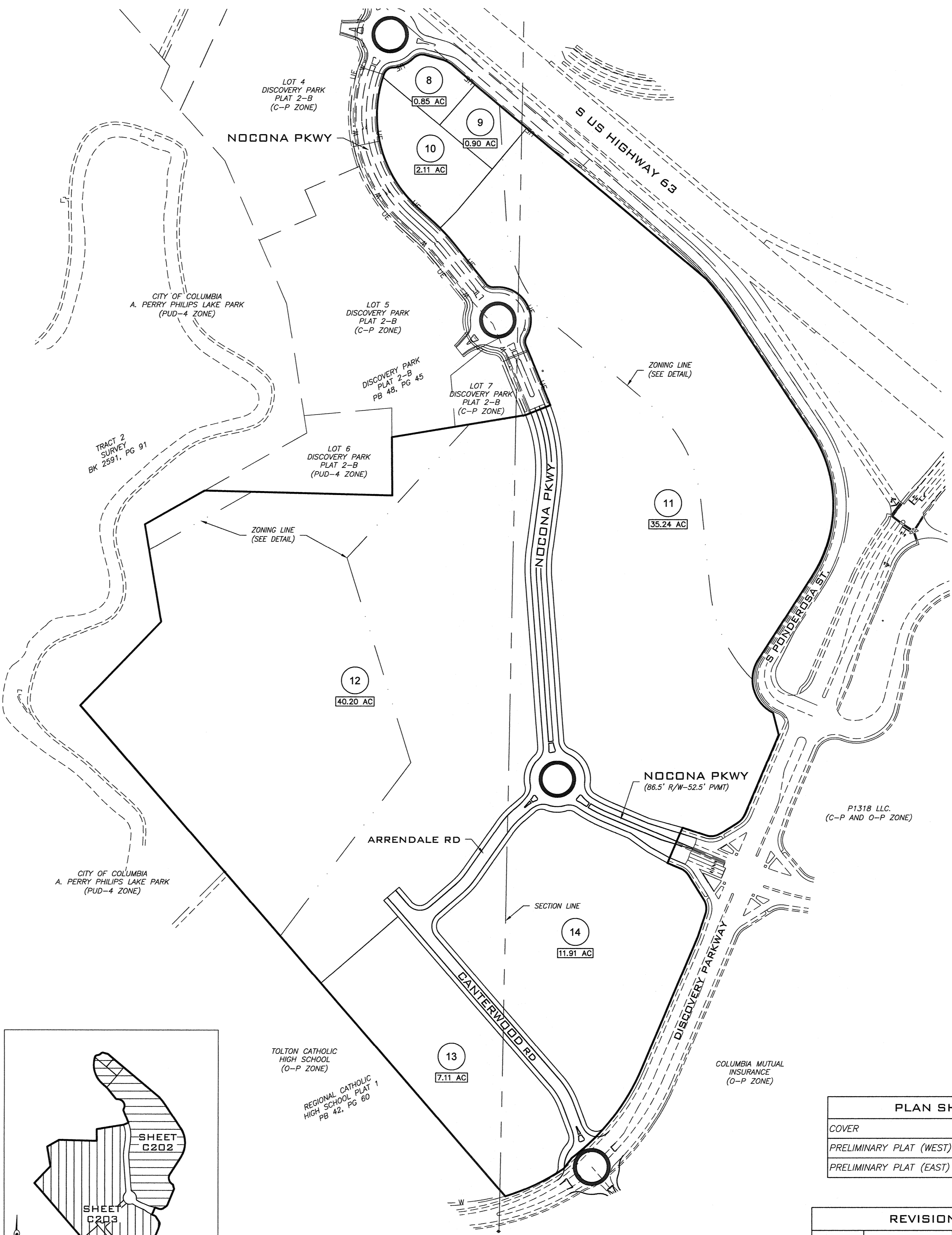
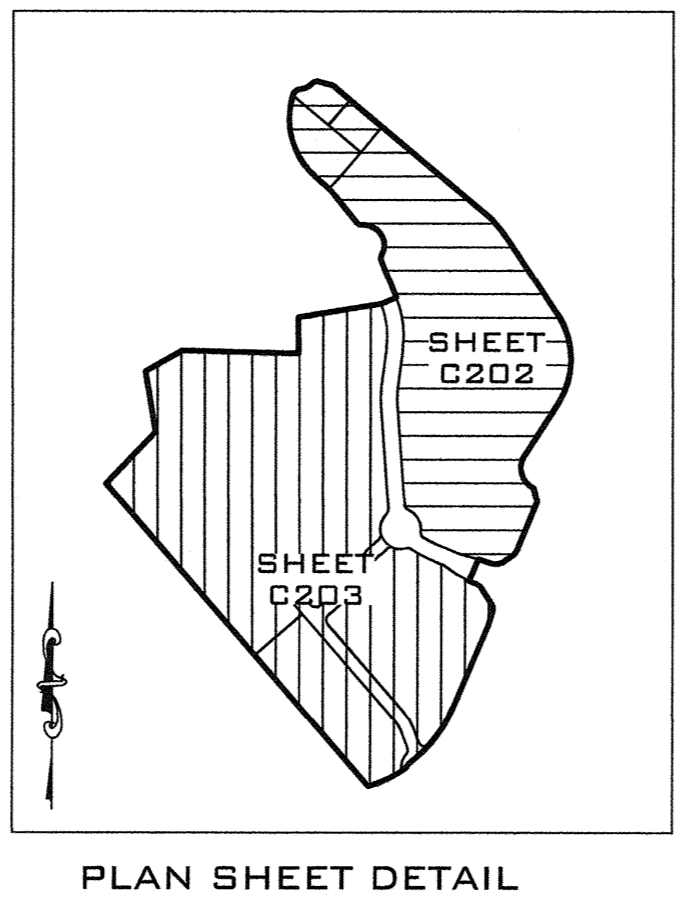
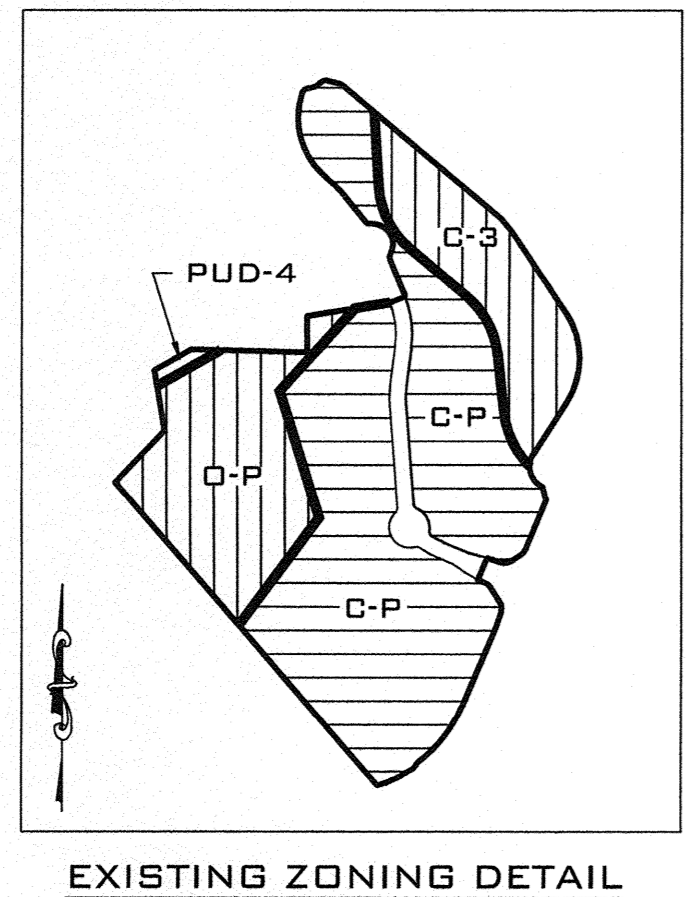
**TELEPHONE**  
 CENTURYLINK  
 625 E. CHERRY  
 COLUMBIA, MISSOURI 65205  
 CONTACT: DON WILSON  
 (573) 886-3500

**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



**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' PEDIWAY.
  - 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.

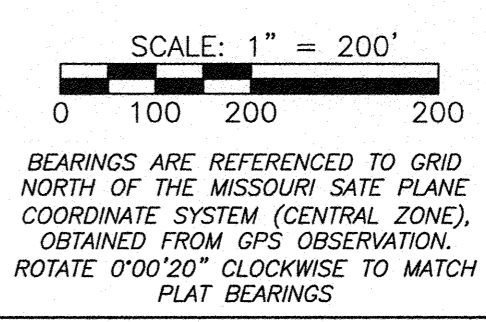
**STORM WATER**  
 STORM WATER MANAGEMENT SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.  
 PUBLIC STORM WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT 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



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

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**

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**PROJECT  
 MANAGEMENT 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.

STATE OF MISSOURI  
 REGISTERED PROFESSIONAL ENGINEER  
 CHRISTOPHER M. SANDER  
 PE 2001004658  
 APRIL 8, 2015

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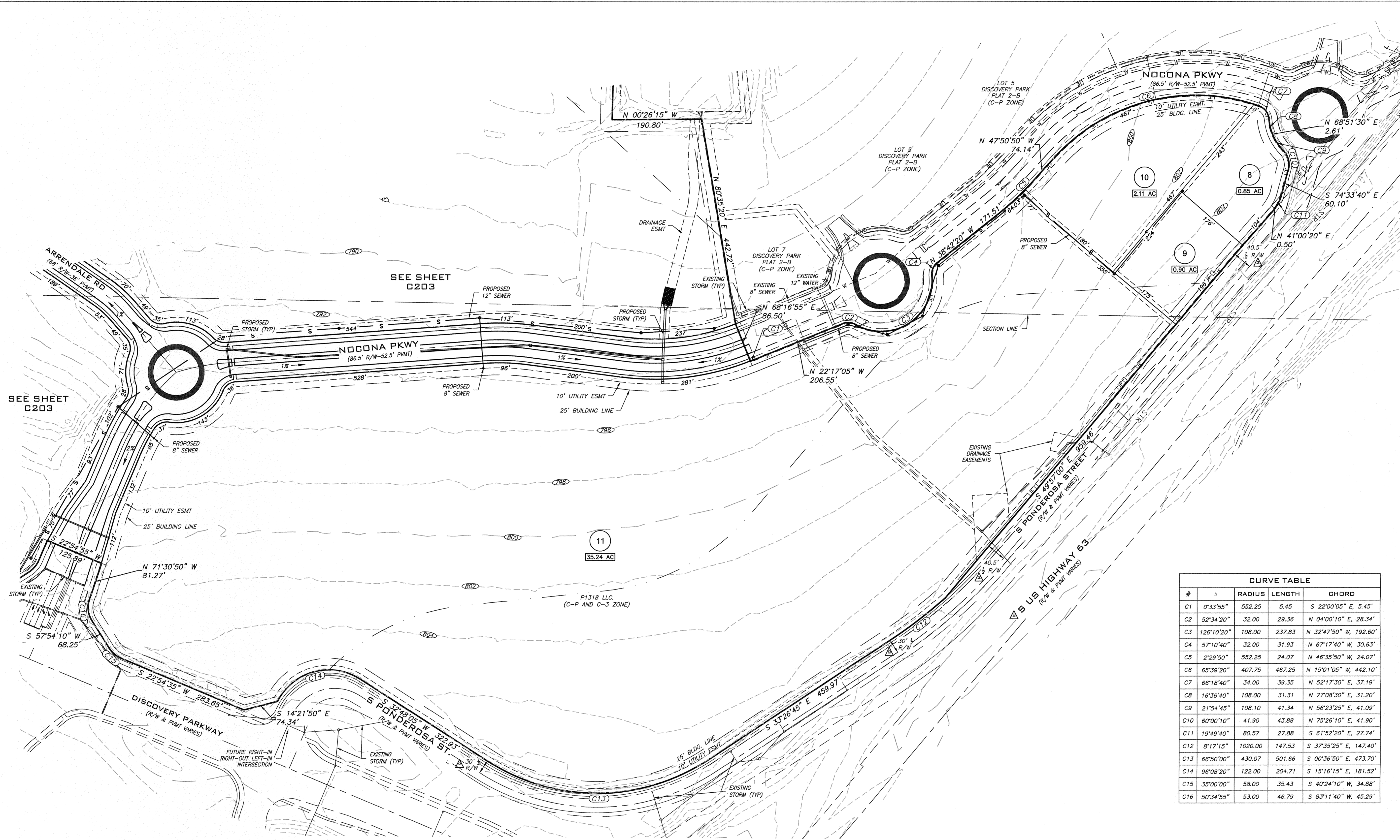
3/31/15	CITY COMMENTS	BMH
3/19/15	CITY COMMENTS	BMH
2/20/15	ORIGINAL	

**REVISIONS**

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

**SHEET C 201**

SHEET 1 OF 3



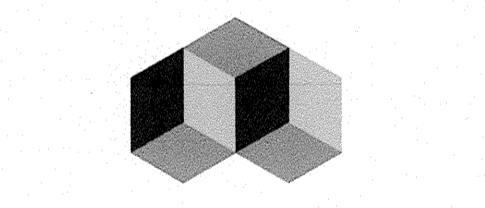
CURVE TABLE				
#	Δ	RADIUS	LENGTH	CHORD
C1	0°33'55"	552.25	5.45	S 22°00'05" E, 5.45'
C2	52°34'20"	32.00	29.36	N 04°00'10" E, 28.34'
C3	126°10'20"	108.00	237.83	N 32°47'50" W, 192.60'
C4	57°10'40"	32.00	31.93	N 67°17'40" W, 30.63'
C5	2°29'50"	552.25	24.07	N 46°35'50" W, 24.07'
C6	65°39'20"	407.75	467.25	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'

**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:

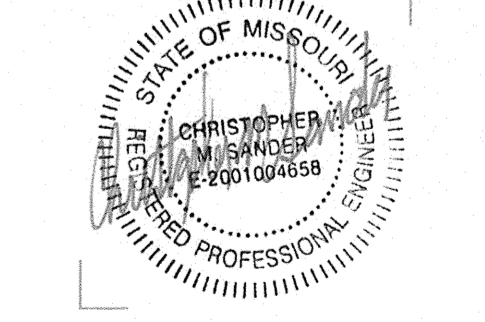


**A CIVIL GROUP**  
-CIVIL ENGINEERING-  
-PLANNING-  
-SURVEYING-

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

CERTIFICATE OF AUTHORITY:  
2001006116

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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

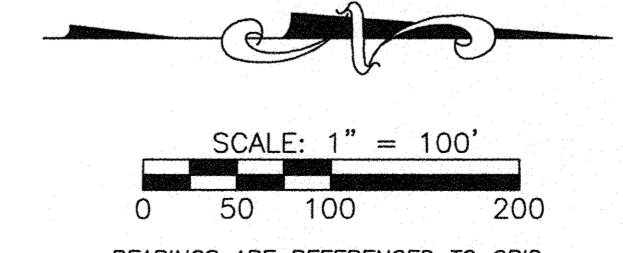
DRAWN BY: SMH

**SHEET C 202**

SHEET 2 OF 3

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

DR. RAMAN PURI, CHAIRMAN



SCALE: 1" = 100'

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

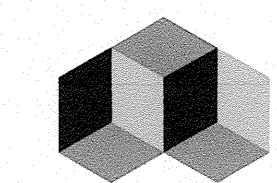
PRELIMINARY PLAT (WEST)

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

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CHRISTOPHER M. SANDER  
PE 2001004658  
APRIL 8, 2015

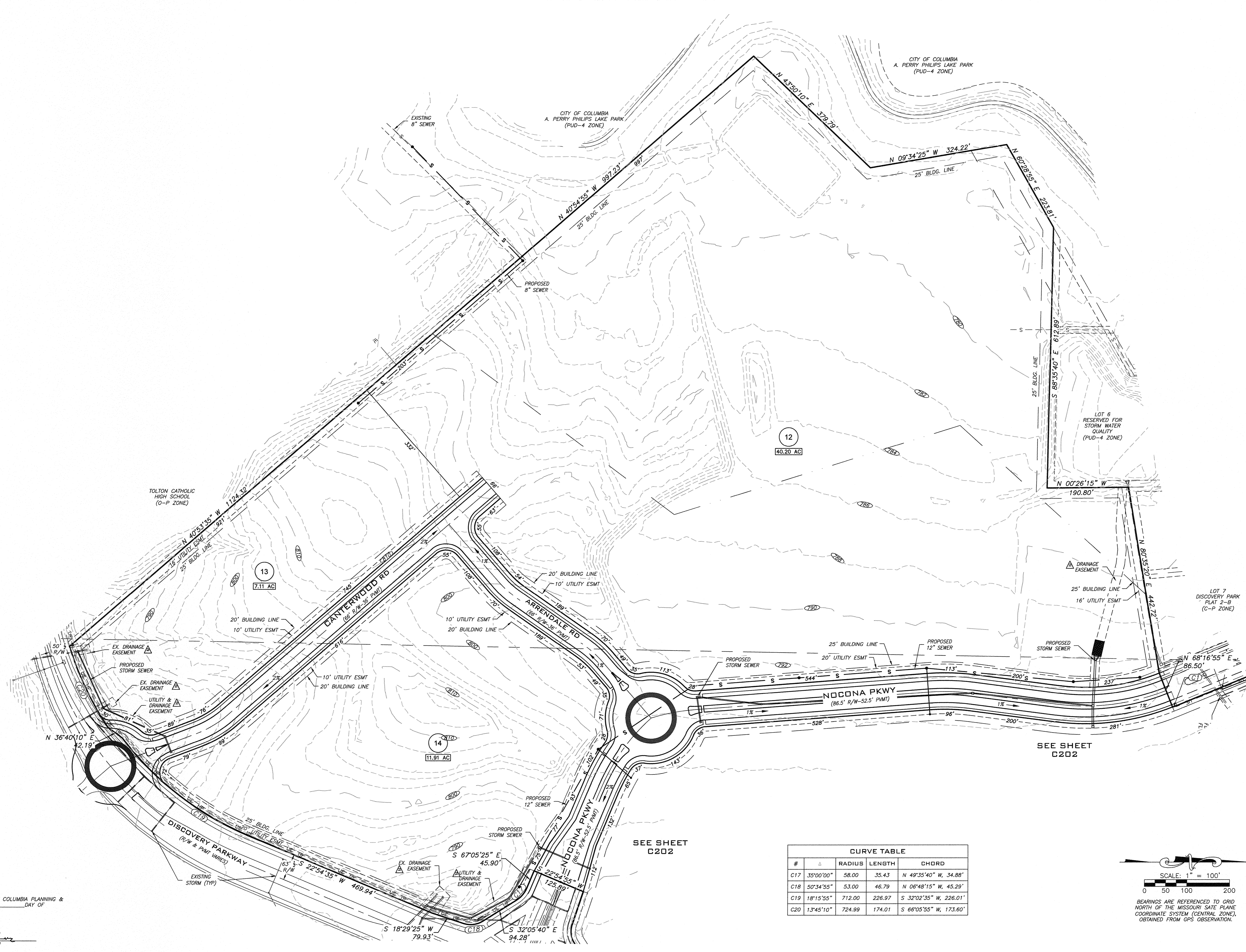
2/3/15	CITY COMMENTS	SMH
2/9/15	CITY COMMENTS	SMH
2/20/15	ORIGINAL	

REVISIONS

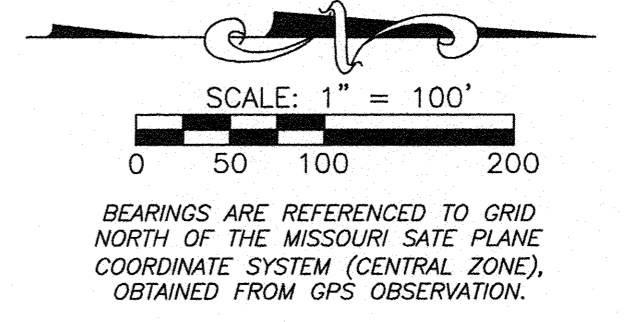
ACG PROJECT #	CCEG15-01
DRAWING #	CCEG15-01
DRAWN BY:	SMH

SHEET C 203

SHEET 3 OF 3



CURVE TABLE				
#	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