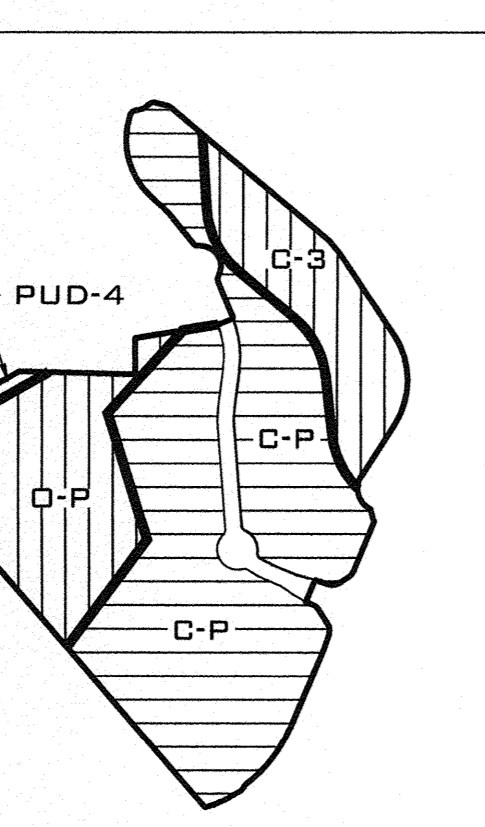
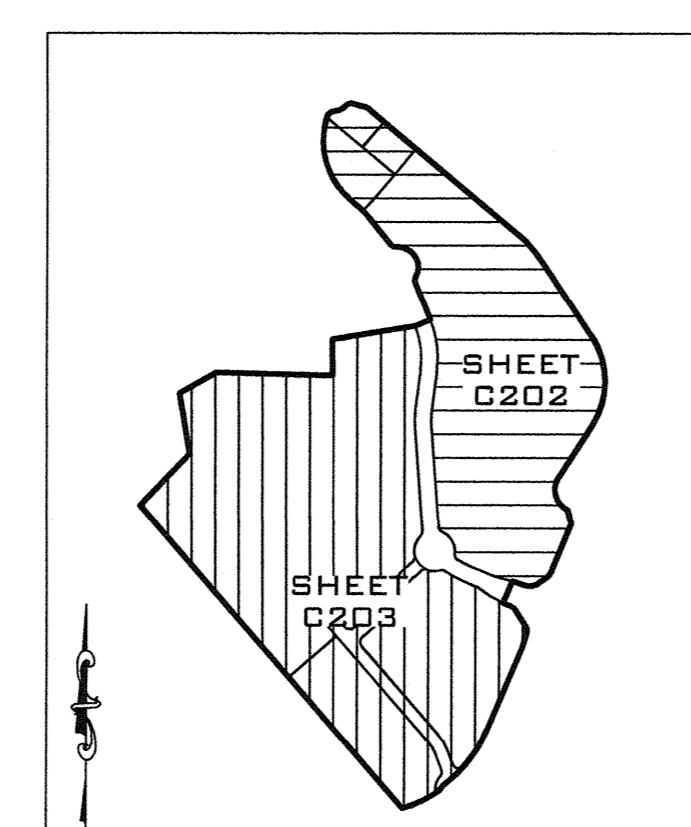


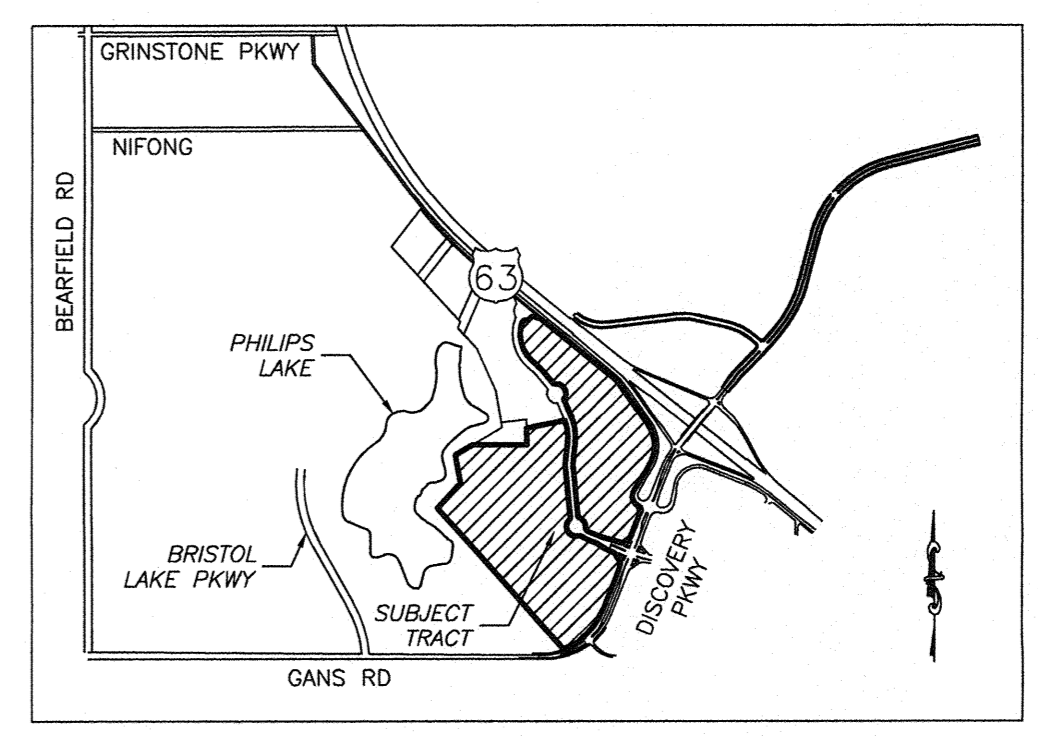
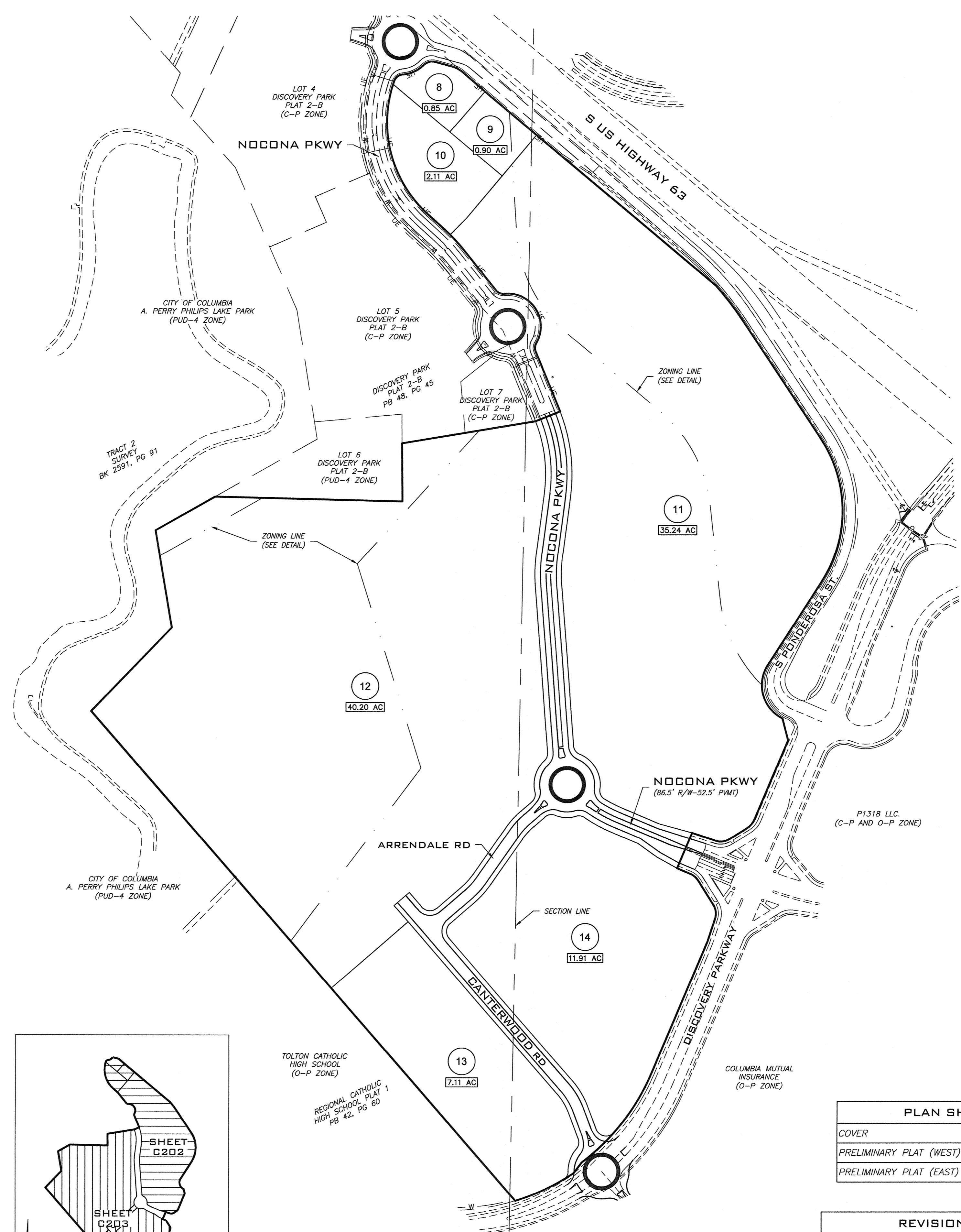
LEGEND	
MH ○	EXISTING SANITARY MANHOLE
MH ●	PROPOSED SANITARY MANHOLE
CO ●	EXISTING SANITARY CLEANOUT
CO ○	PROPOSED SANITARY CLEANOUT
FH ●	EXISTING FIRE HYDRANT
FH ○	PROPOSED FIRE HYDRANT
FW ●	EXISTING GUY WIRE
FW ○	PROPOSED GUY WIRE
LP ●	EXISTING LIGHT POLE
LP ○	PROPOSED LIGHT POLE
EM ○	EXISTING ELECTRIC 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
REC ○	EXISTING RECORD
REC ●	PROPOSED RECORD
BH ○	EXISTING BORE HOLE
BH ●	PROPOSED BORE HOLE
DM ○	EXISTING DRILL MARK
DM ●	PROPOSED DRILL MARK
IP ○	EXISTING IRON PIPE
IP ●	PROPOSED IRON PIPE
RB ○	EXISTING REBAR
RB ●	PROPOSED REBAR
PM ○	EXISTING PERMANENT MONUMENT
PM ●	PROPOSED PERMANENT MONUMENT
RW ○	EXISTING RIGHT OF WAY MARKER
RW ●	PROPOSED RIGHT OF WAY MARKER
ST ○	EXISTING STONE
ST ●	PROPOSED STONE
B ○	EXISTING BOLLARD
B ●	PROPOSED BOLLARD
RD ○	EXISTING ROOF DRAIN
RD ●	PROPOSED ROOF DRAIN
SV ○	EXISTING SPRINKLER VALVE
SV ●	PROPOSED SPRINKLER VALVE
MB ○	EXISTING MAILBOX
MB ●	PROPOSED MAILBOX
FP ○	EXISTING FLAGPOLE
FP ●	PROPOSED FLAGPOLE
BCS ○	BOONE COUNTY SURVEY
BCS ●	PROPOSED BOONE COUNTY SURVEY
F/C	FINISH GRADE
T/C	TOP OF CURB
T/P	TOP OF PAVEMENT
F/F	FINISH FLOOR
R/L	RADIAL LINE
C/L	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	EXISTING ROOF DRAIN
FL	EXISTING FLOWLINE (E)
TR	EXISTING TREELINE
TR	PRESERVED TREELINE
CB	BROKEN CURB
750	EXISTING CONTOUR



EXISTING ZONING DETAIL



PLAN SHEET DETAIL



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.

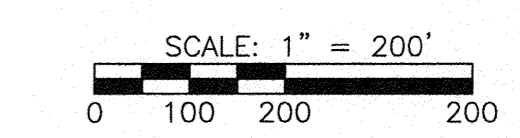
STORM WATER
 STORM WATER MANAGEMENT SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
 PUBLIC STORM WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AS APPROVED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

[Professional Seal]

CHRISTOPHER M. SANDER
 PE 2001004658
 APRIL 8, 2015

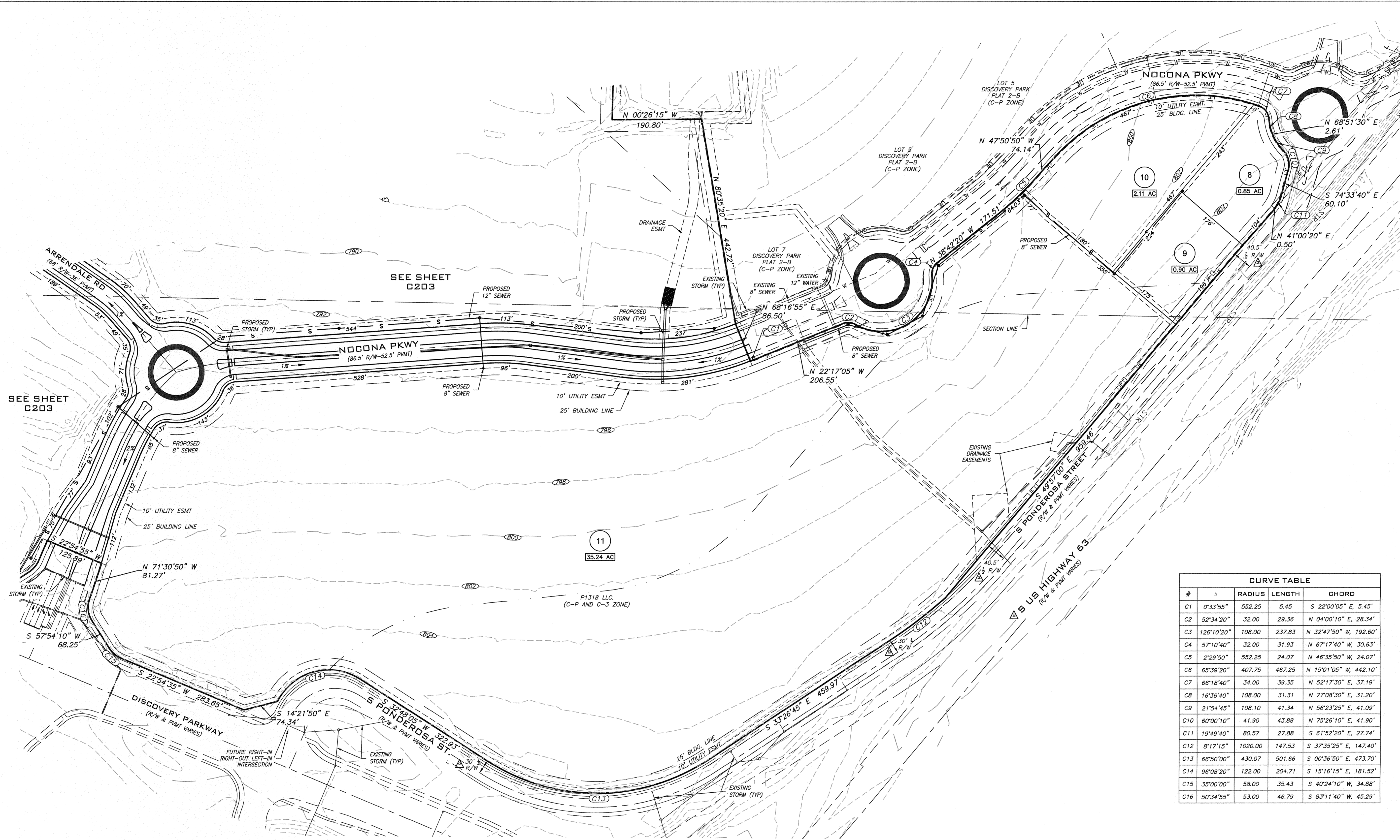
3/31/15	CITY COMMENTS	BMH
3/19/15	CITY COMMENTS	BMH
2/20/15	ORIGINAL	

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'

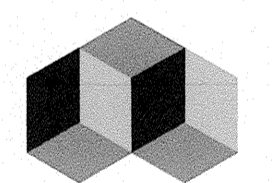
**DISCOVERY PARK SUBDIVISION
PRELIMINARY PLAT 2**
SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE
12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

PRELIMINARY PLAT (EAST)

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



CHRISTOPHER M. SANDER
PE 2001004658
APRIL 8, 2015

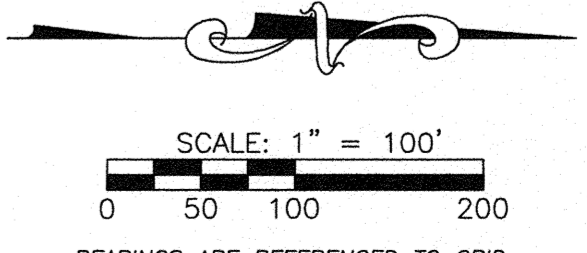
3/31/15	CITY COMMENTS	SMH
3/19/15	CITY COMMENTS	SMH
2/20/15	ORIGINAL	

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



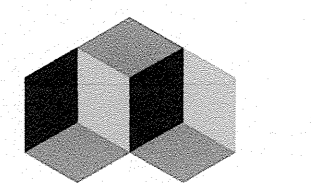
DISCOVERY PARK SUBDIVISION
PRELIMINARY PLAT 2
SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE
12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

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-
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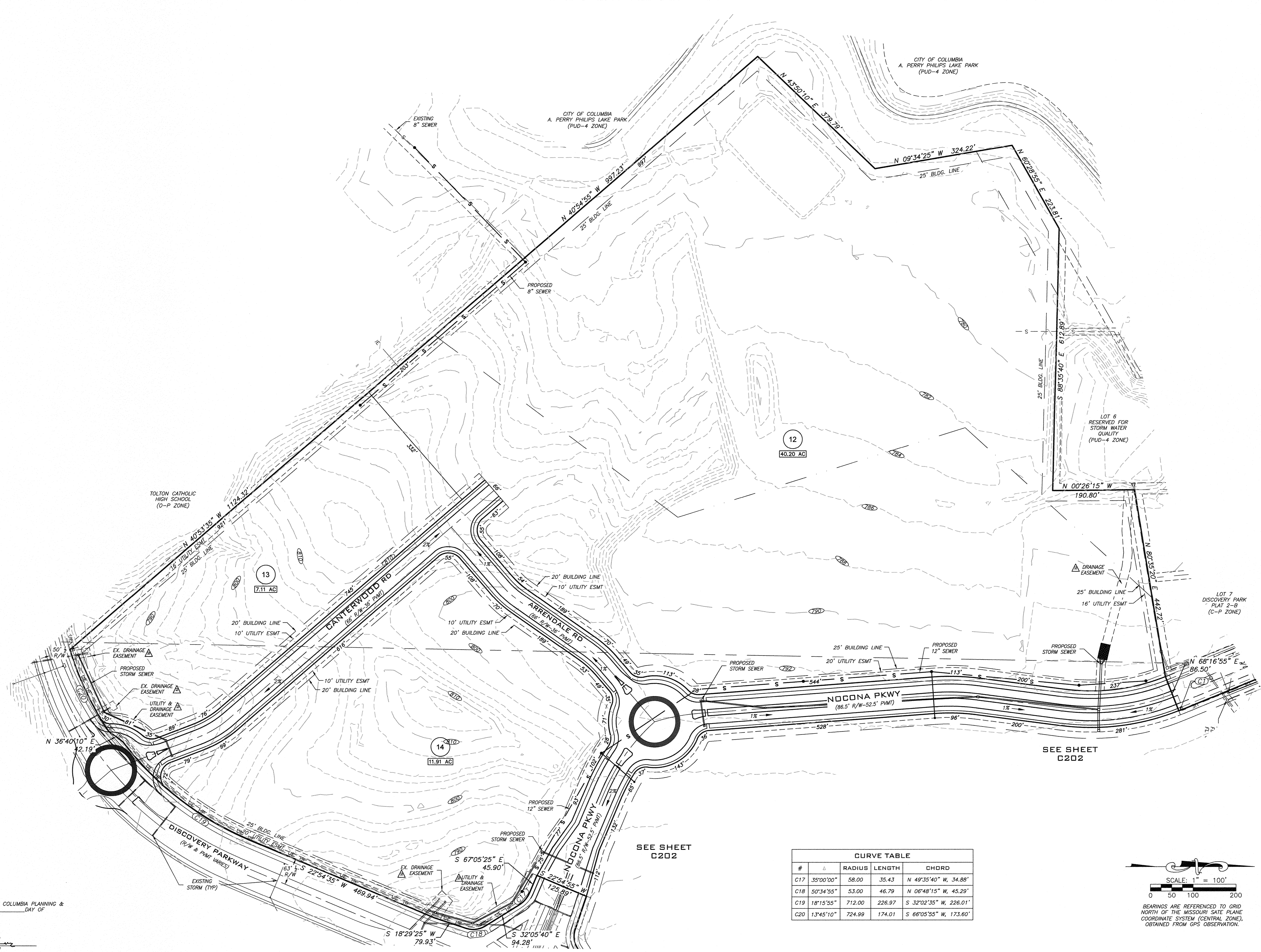
CHRISTOPHER M. SANDER
PE 2001004658
APRIL 8, 2015

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

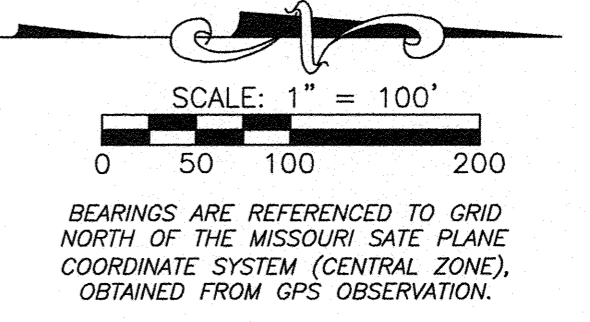
REVISIONS

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'



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

DR. RAMAN PURI, CHAIRMAN