

PREVIOUSLY APPROVED

LEGEND	
MI ○	EXISTING SANITARY MANHOLE
MP ●	PROPOSED SANITARY MANHOLE
CO ●	EXISTING SANITARY CLEANOUT
CO*	PROPOSED SANITARY CLEANOUT
FM*	PROPOSED FIRE HYDRANT
FM	EXISTING FIRE HYDRANT
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
PP ○	EXISTING TELEPHONE BOX
PP ●	PROPOSED TELEPHONE BOX
WV ○	EXISTING WATER VALVE
WV ●	PROPOSED WATER VALVE
HS	PROPOSED HANDICAPPED SPACE
HS*	EXISTING HANDICAPPED SPACE
IR	IRON PIPE CAP #3001006115
REC	RECORD
REC*	RECORD
BM	BENCH MARK
DM	DRILL HOLE
IP	IRON PIPE
RB	REBAR
MO	MOVEMENT
PM	PERMANENT MONUMENT
RW	RIGHT OF WAY MARKER
ST	STONE
SS	EXISTING STREET SIGN
SS*	EXISTING BILLBOARD
SD	EXISTING ROOF DRAIN
SD*	EXISTING SPRINKLER VALVE
SD*	EXISTING HANDRAIL
SD*	EXISTING FLAGPOLE
BCS	BOONE COUNTY SURVEY
FC	FINISH GRADE
FC*	TOP OF CURB
FC*	TOP OF PARAPET
FF	FINISH FLOOR
RL	RAILROAD LINE
CL	CENTERLINE
SQ	SQUARE FEET
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
FD	EXISTING FIBER OPTIC CABLE
FD*	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
SS	EXISTING STORM SEWER
SS*	PROPOSED STORM SEWER
CTV	EXISTING CABLE TELEVISION
RD	EXISTING FLOWLINE (FD)
RD*	EXISTING FLOWLINE (FD)
TR	EXISTING TREE LINE
TR*	PROPOSED TREE LINE
CB	BROKEN CURB
CO	EXISTING CONTOUR

UTILITIES
NATURAL GAS
 AMERICA'S
 2001 MAGUIRE BLVD.
 COLUMBIA, MISSOURI 65201
 CONTACT: BRUCE DARR (573) 876-3030

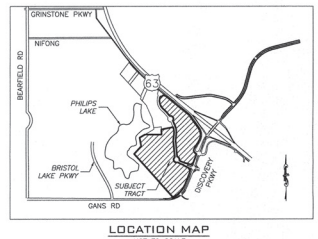
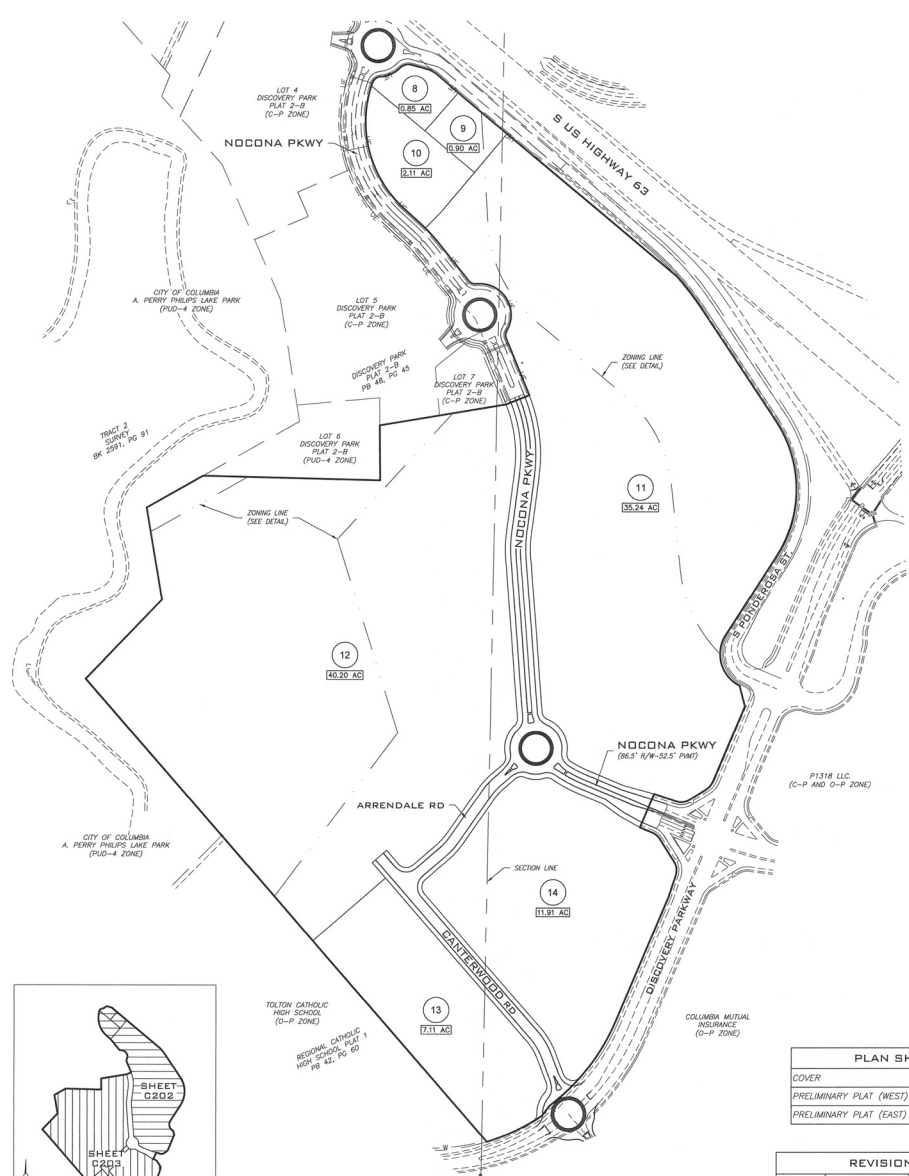
TELEPHONE
 CENTURYLINK
 655 E. CHERRY
 COLUMBIA, MISSOURI 65205
 CONTACT: DON WILSON (573) 886-3500

WATER
 CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: JOHNE NICKOLSON (573) 874-7315

SANITARY SEWER
 CITY OF COLUMBIA
 P.O. BOX 6015
 PUBLIC WORKS DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: ALLISON ANDERSON (573) 874-7350

CABLE TV
 MEDIASOFT
 901 NORTH COLLEGE AVENUE
 COLUMBIA, MISSOURI 65201
 CONTACT: JIMMY RUYTON (573) 443-1535

ELECTRICITY
 CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: JOHN TROPER (573) 874-7321



SITE DATA
 ZONING: CP-1P/2-C3(PUD)
 ACREAGE: 104.6
 LOCATION: LOCATED IN SECTION 32 & 33, T48N, R12W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

OWNER:
 P1318, LLC
 3312 BERRYWOOD DRIVE
 SUITE 105
 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 PROPTS 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 SLOPER 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' PEBWALK.
 - 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 0.8 MILE SOUTH OF THE US HWY 63, OLD HWY 63 AND NEW HWY 63 INTERSECTION, 12.5 FT. SOUTHWEST OF POWERSDA ST. ELEV= 799.72
 (THE PUBLISHED ELEVATION FOR THIS MONUMENT IS 799.87 ±0.13')

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 3068, 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 4 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 #80101002000 DATED MARCH 12, 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

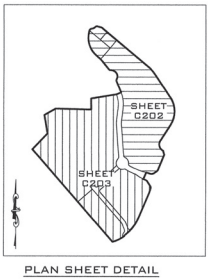
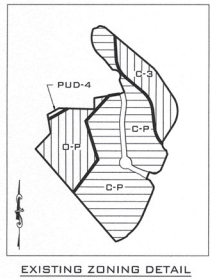
COVER	C201
PRELIMINARY PLAT (WEST)	C202
PRELIMINARY PLAT (EAST)	C203

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 CROWFOOT GLOSSARIES TO MATCH PLAT BEARINGS.



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

DR. RAMAN PLUR, 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 65201
 3301 BERRYWOOD DRIVE SUITE 105 COLUMBIA, MO 65201
 PHONE (573) 899-7821

PLAN PREPARED BY:

A CIVIL GROUP
 "CIVIL ENGINEERING"
 "PLANNING"
 "SURVEYING"

3401 BROADWAY
 BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65203
 PH: (573) 817-9750
 FAX: (573) 817-1677

CERTIFICATE OF AUTHORITY:
 2001004658
 APRIL 8, 2015

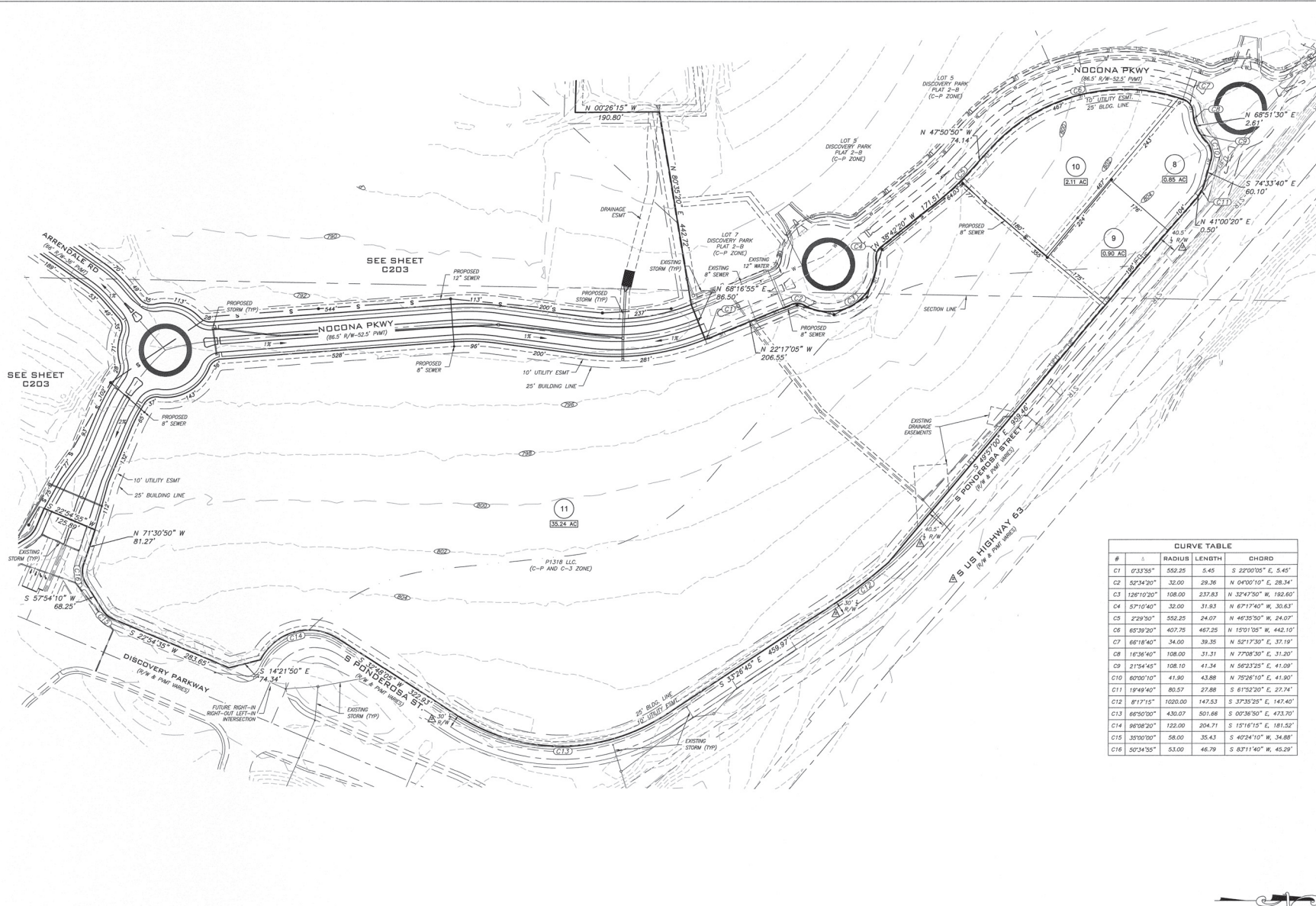
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CHRISTOPHER M. SANDER
 PE 0001004658
 APRIL 8, 2015

REVISIONS

ACB PROJECT # CCEG15-01
 DRAWING # CCEG15-01
 DRAWN BY: SMH
 SHEET C201
 SHEET 1 OF 3

PREVIOUSLY APPROVED



#	Δ	RADIUS	LENGTH	CHORD
C1	0°33'55"	552.25	5.45	S 27°00'05" E, 5.45'
C2	52°34'20"	32.00	28.36	N 04°00'10" E, 28.34'
C3	126°10'20"	108.00	237.83	N 32°47'50" W, 192.80'
C4	57°10'40"	32.00	31.83	N 67°17'40" W, 30.83'
C5	2°39'50"	552.25	24.07	N 42°35'50" W, 24.07'
C6	65°39'20"	407.78	467.25	N 15°01'05" W, 442.10'
C7	65°18'40"	34.00	38.35	N 52°17'30" E, 37.19'
C8	16°36'40"	108.00	31.31	N 77°08'30" E, 31.20'
C9	2°15'45"	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	81°17'15"	1020.00	147.53	S 37°35'25" E, 143.40'
C13	66°50'00"	430.07	501.66	S 00°36'30" E, 423.70'
C14	96°08'00"	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 87°11'40" W, 45.29'

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

DR. RAMAN PURI, CHAIRMAN



SCALE: 1" = 100'

0 50 100 200

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 (EAST)

PROJECT MANAGEMENT BY:
COLUMBIA
 Civil Engineering Group
 Columbia, MO
 3301 BERRYWOOD DRIVE, SUITE 103, COLUMBIA, MO 65201
 PHONE (314) 899-7823

PLAN PREPARED BY:

A CIVIL GROUP
 -CIVIL ENGINEERING-
 -PLANNING-
 -SURVEYING-
 3401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65203
 PH: (573) 817-8750
 FAX: (573) 817-1677
 CERTIFICATE OF AUTHORITY:
 2001001616

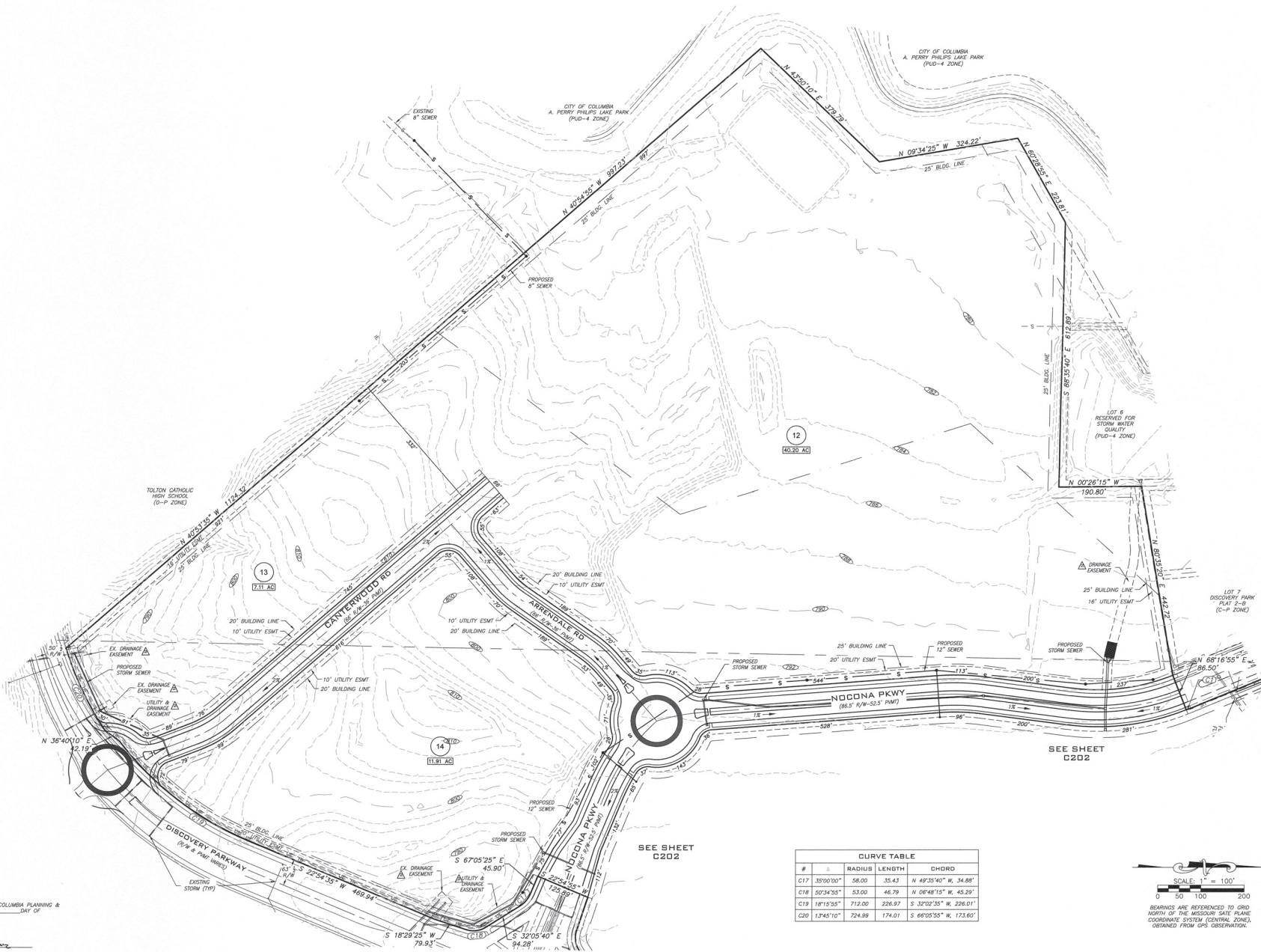
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 CHRISTOPHER M. SANDER
 PE 2001004658
 APRIL 8, 2015

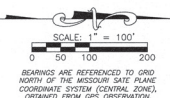
15/1/15	CITY COMMENTS	SMH
15/1/15	CITY COMMENTS	SMH
5/8/15	ORIGINAL	

REVISIONS
 ADG PROJECT # CCEG15-01
 DRAWING # CCEG15-01
 DRAWN BY: SMH
 SHEET C 202
 SHEET 2 OF 3

PREVIOUSLY APPROVED



#	Δ	RADIUS	LENGTH	CHORD
C17		3590.00'	58.00	35.43
C18		50734.95'	53.00	46.79
C19		1815.95'	712.00	226.97
C20		1745.10'	724.99	174.01



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

[Signature]
DR. RAMMY PLURE, 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 100 COLUMBIA, MO 65201
PHONE (573) 899-7621

PLAN PREPARED BY:

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

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-8750
FAX: (573) 817-1677
CERTIFICATE OF AUTHORITY:
200 CCG 1.6

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
DEPARTMENT OF REVENUE
REGISTERED PROFESSIONAL
SURVEYOR

CHRISTOPHER M. SANDER
PK 2001004658
APRIL 8, 2015

▲	15/1/15	CITY COMMENTS	SMH
▲	15/1/15	CITY COMMENTS	SMH
○	15/01/15	ORIGINAL	

REVISIONS

ADD PROJECT #	DCE615-01
DRAWING #	DCE615-01
DRAWN BY:	SMH

SHEET C203
SHEET 3 OF 3