

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 286-13

AN ORDINANCE

approving the Final Plat of Magnolia Falls Plat 2, a Replat of a portion of Magnolia Falls; accepting the dedication of rights-of-way and easements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Magnolia Falls Plat 2, a Replat of a portion of Magnolia Falls, dated July 1, 2013, located on the southeast corner of Old Mill Creek Road and State Route KK, containing approximately 31.43 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

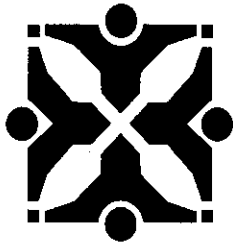
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning

Agenda Item No:

To: **City Council**
From: **City Manager and Staff**

Council Meeting Date: Oct 7, 2013

Re: Magnolia Fall, Plat 2 (Case # 13-126)

EXECUTIVE SUMMARY:

A request by A Civil Group, on behalf of Beacon Street Properties, LLC (owner), for a 33-lot final plat to be known as "Magnolia Falls, Plat 2". The subject 31.43 acre site is located at the southeast corner of Old Mill Creek Road and east of State Route KK. **(Case # 13-126)**

DISCUSSION:

The applicant is seeking to revise the lot layout for Magnolia Falls, Plat 2. The proposed change increases the total number of lots from 22 to 33. The majority of the lot reconfiguration is occurring to the south of Forsythia Falls Loop with an additional lot being created north of Forsythia Falls Loop. This lot is being carved out of the previously platted common area; however, does not effect the pedestrian trail that was constructed to the north of the Mill Creek stream buffer in accordance with the approved sidewalk variance for the the development.

The proposed revisions are intended to better distribute the developable land within the site boundaries and the resulting lots are compliant with the minimum lot area requirements for the site's R-1 and R-2 zoning designations. The reconfigured lots do not necessitate the installation of new public street infrastructure.

Five existing easements within the subdivision have been proposed for vacation (B273-13) and will receive final consideration by Council at its October 7 meeting. Approval of this plat will result in two new easements being dedicated to accommodate necessary sanitary and drainage improvements within the development.

The revised plat has been reviewed by internal and external departments/agencies and found to comply with the Subdivision Regulations and is recommended for approval. Locator maps and a reduced copy of the plat are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

<http://www.gocolumbiainfo.com/Council/Meetings/visionimpact.php>

SUGGESTED COUNCIL ACTIONS:

Approval of the plat.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A



Boone County Assessor's Office, Sanborn Map Company



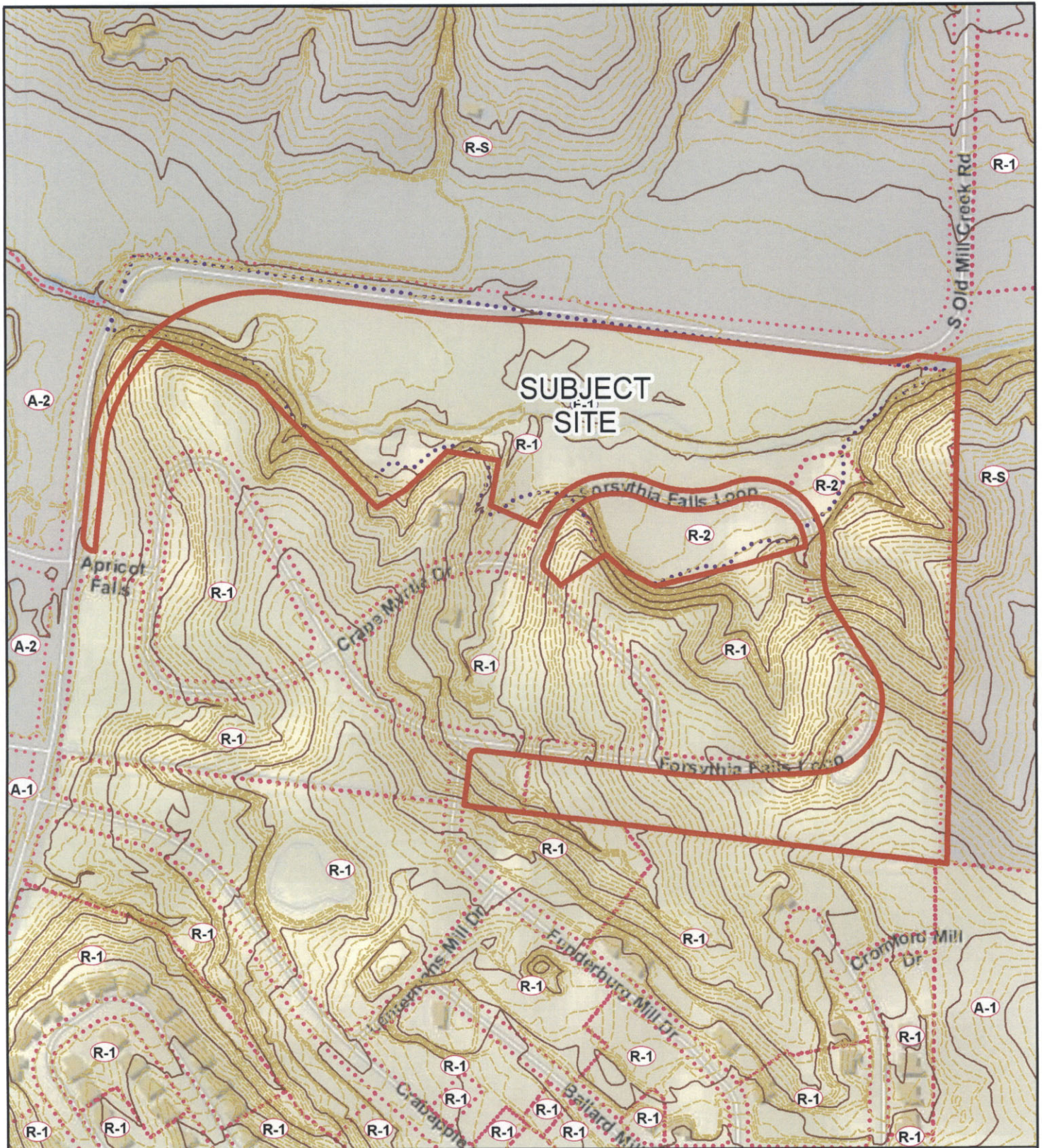
Parcel Data and Aerial Photo
Source: Boone County Assessor

Case 13-126: Magnolia Falls Plat 2 - Final Major

0 175 350 700
Feet

1 inch = 350 feet

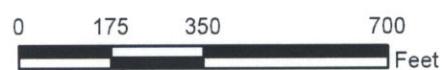




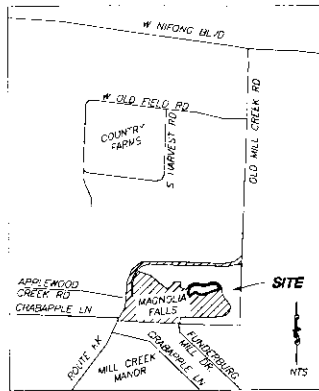
Case 13-126: Magnolia Falls Plat 2 - Final Major



Parcel Data
Source: Boone County Assessor



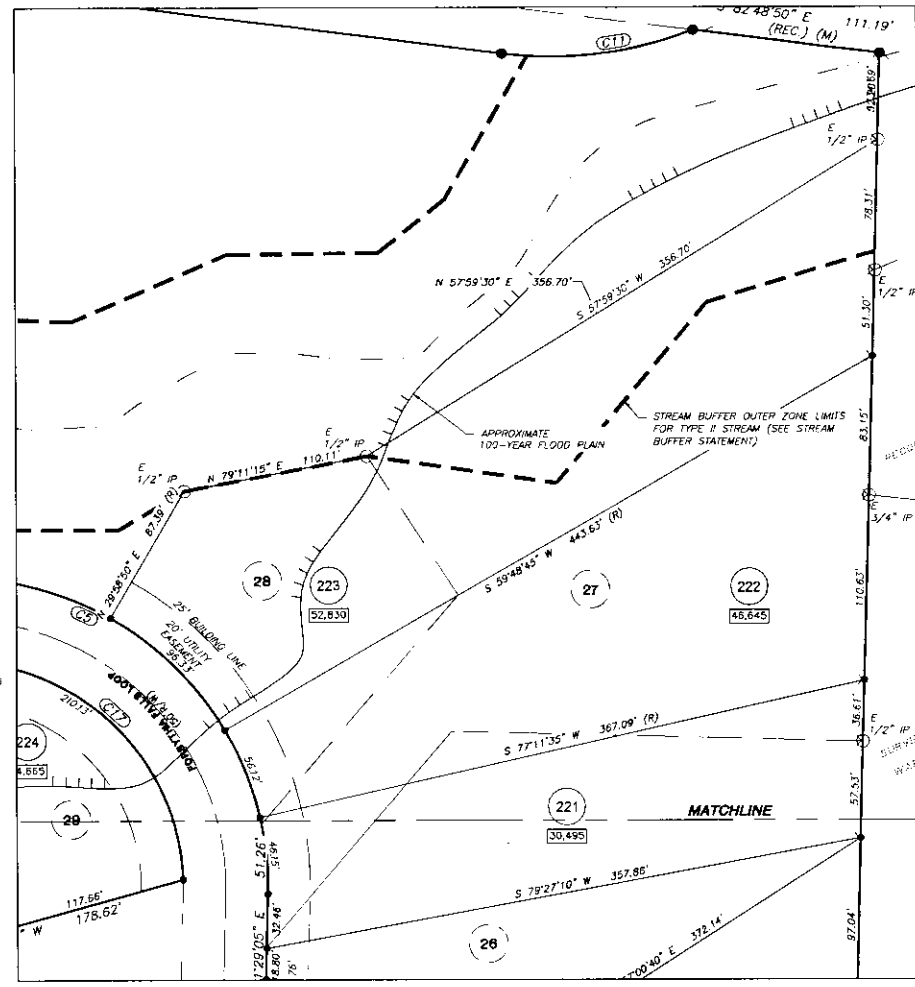
FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETHE JOHNSON, RECORD OF DEEDS



LOCATION MAP
NOT TO SCALE

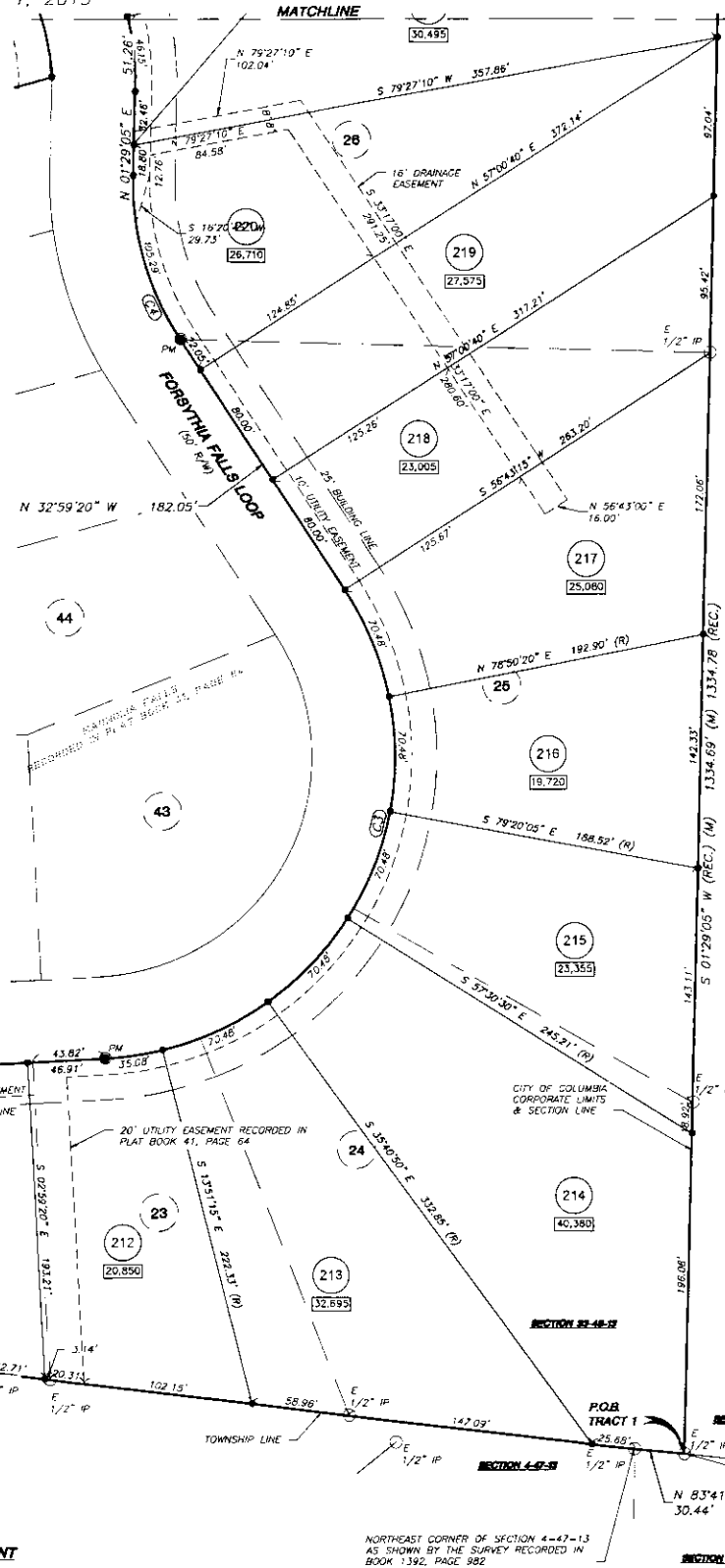
LEGEND

- IRON PIPE CAP #2001006113
- EXISTING SET RECORD
- BENCH MARK
- DRILL HOLE
- IRON PIPE
- REBAR
- PERMANENT MONUMENT
- RIGHT OF WAY MARKER
- STONE
- BOONE COUNTY SURVEY
- RADIAL LINE
- CENTERLINE
- SQUARE FEET
- ACRES
- EXISTING FENCE
- FLOODPLAIN
- FLOODWAY



FINAL PLAT
MAGNOLIA FALLS PLAT 2
A REPLAT OF A PORTION OF MAGNOLIA FALLS
PLAT BOOK 41, PAGE 64
JULY 1, 2013

MATCHLINE



KNOW ALL MEN BY THESE PRESENTS

BEACON STREET PROPERTIES, LLC, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACTS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
IN WITNESS WHEREOF, BEACON STREET PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED.
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.
BEACON STREET PROPERTIES, LLC
SCOTT LINNEMEYER, MEMBER
STATE OF MISSOURI }
COUNTY OF BOONE }
ON THIS ____ DAY OF ____ IN THE YEAR 2013, BEFORE ME, SPENCER HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SCOTT LINNEMEYER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2015.

CERTIFICATION

TWO TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF MAGNOLIA FALLS AS RECORDED IN PLAT BOOK 41, PAGE 64 OF THE RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
BEGINNING AT THE SOUTHEAST CORNER OF SAID MAGNOLIA FALLS, ALONG THE SOUTH LINE OF TOWNSHIP 48 NORTH, ALSO BEING THE SOUTH LINE OF SAID MAGNOLIA FALLS N83°41'00"W, 50.44 FEET, N82°59'15"W, 1275.23 FEET; THENCE LEAVING THE SOUTH LINE OF SAID PLAT N07°00'45"E, 130.00 FEET; THENCE ALONG A 51.42 FOOT CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET AND A CHORD BEARING N52°00'45"E, 28.28 FEET; THENCE S82°59'15"E, 580.00 FEET; THENCE ALONG A 91.64 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 525.00 FEET AND A CHORD BEARING S87°59'15"E, 91.52 FEET; THENCE N87°00'45"E, 232.91 FEET; THENCE ALONG A 387.46 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 185.00 FEET AND A CHORD BEARING N27°00'40"E, 320.43 FEET; THENCE N32°59'20"W, 182.05 FEET; THENCE ALONG A 105.29 FOOT CURVE TO THE RIGHT, WITH A RADIUS OF 175.00 FEET AND A CHORD BEARING N15°45'05"W, 103.71 FEET; THENCE N01°29'05"E, 51.26 FEET; THENCE ALONG A 384.15 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 185.00 FEET AND A CHORD BEARING N54°34'15"W, 308.14 FEET; THENCE ALONG A 218.06 FOOT CURVE TO THE RIGHT, WITH A RADIUS OF 275.00 FEET AND A CHORD BEARING N85°28'25"W, 213.31 FEET; THENCE ALONG A 357.86 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 235.00 FEET AND A CHORD BEARING S68°46'55"W, 108.46 FEET; THENCE N68°46'55"W, 140.00 FEET; THENCE N10°14'15"E, 122.70 FEET; THENCE N74°45'45"W, 140.77 FEET; THENCE S47°12'30"W, 133.81 FEET; THENCE S55°00'40"W, 81.54 FEET; THENCE N44°11'10"W, 462.37 FEET; THENCE N66°18'20"W, 277.02 FEET; THENCE ALONG A 328.29 FOOT CURVE TO THE LEFT, WITH A NON-TANGENT RADIUS OF 425.00 FEET AND A CHORD BEARING S28°09'05"W, 321.11 FEET; THENCE S05°57'20"W, 271.16 FEET; THENCE N84°02'40"W, 5.00 FEET; THENCE ALONG A 4.12 FOOT CURVE TO THE RIGHT, WITH A NON-TANGENT RADIUS OF 30.00 FEET AND A CHORD BEARING N39°02'40"W, 42.43 FEET; THENCE N05°57'20"E, 241.16 FEET; THENCE ALONG A 236.17 FOOT CURVE TO THE RIGHT, WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING N51°48'10"E, 660.09 FEET; THENCE S82°21'00"E, 442.14 FEET; THENCE S85°46'40"E, 413.08 FEET; THENCE S82°30'55"E, 740.55 FEET; THENCE ALONG A 115.33 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 230.00 FEET AND A CHORD BEARING N82°59'10"E, 114.13 FEET; THENCE S82°48'50"E, 111.19 FEET; THENCE S01°29'05"W, 1334.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.73 ACRES.

TRACT 2
BEGINNING AT THE SOUTHEAST CORNER OF LOT 29 OF MAGNOLIA FALLS, S74°19'05"W, 178.62 FEET; THENCE S76°37'10"W, 237.30 FEET; THENCE N83°22'15"W, 83.34 FEET; THENCE N43°30'20"W, 84.21 FEET; THENCE S56°30'15"W, 147.89 FEET TO A POINT ALONG THE RIGHT-OF-WAY LINE OF ORANGE MYRTLE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A 35.05 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 225.00 FEET AND A CHORD BEARING N44°53'25"W, 34.91 FEET; THENCE ALONG THE RIGHT-OF-WAY LINE OF FORSYTHIA FALLS LOOP ALONG A 27.77 FOOT NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET AND A CHORD BEARING N12°09'20"W, 25.59 FEET; THENCE N27°37'15"E, 16.80 FEET; THENCE ALONG A 50.47 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 125.00 FEET AND A CHORD BEARING N23°10'20"E, 50.47 FEET; THENCE ALONG A 282.07 FOOT CURVE TO THE RIGHT, WITH A RADIUS OF 175.00 FEET AND A CHORD BEARING N68°32'00"E, 258.33 FEET; THENCE ALONG A 159.89 FOOT CURVE TO THE LEFT, WITH A RADIUS OF 325.00 FEET AND A CHORD BEARING S88°28'25"E, 252.10 FEET; THENCE ALONG A 258.15 FOOT CURVE TO THE RIGHT, WITH A RADIUS OF 135.00 FEET AND A CHORD BEARING S56°30'45"E, 220.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.68 ACRES.

TOTAL AREA OF REPLAT IS TO BE 31.43 ACRES.

HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
SURVEY AND PLAT BY
A CIVIL GROUP
JAY GEBHARDT L.S. 2001021909
STATE OF MISSOURI }
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY
OF ____ 2013
SPENCER HASKAMP
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2015.

CURVE DATA TABLE - PARCELS					
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	20.00	31.42	90°00'00"	N 52°05'45" E	28.28
C2	525.00	91.64	10°00'05"	S 87°59'15" E	91.52
C3	185.00	387.46	120°00'00"	N 27°00'40" E	320.43
C4	175.00	105.29	34°28'25"	N 15°45'05" W	103.71
C5	185.00	364.15	112°46'40"	N 54°54'15" W	308.14

NOTES

- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

FLOOD PLAIN STATEMENT

THIS TRACT IS PARTIALLY LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD INSURANCE RATE MAP #2901002700, DATED MARCH 17, 2011.

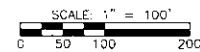
STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES AND AS SHOWN ON THE FINAL PLAT OF MAGNOLIA FALLS RECORDED IN PLAT BOOK 41, PAGE 64. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY. THIS PROPERTY IS WITHIN THE HUNTSDALE, MO 2011 QUADRANGLE AS SHOWN BY USGS MAPS.

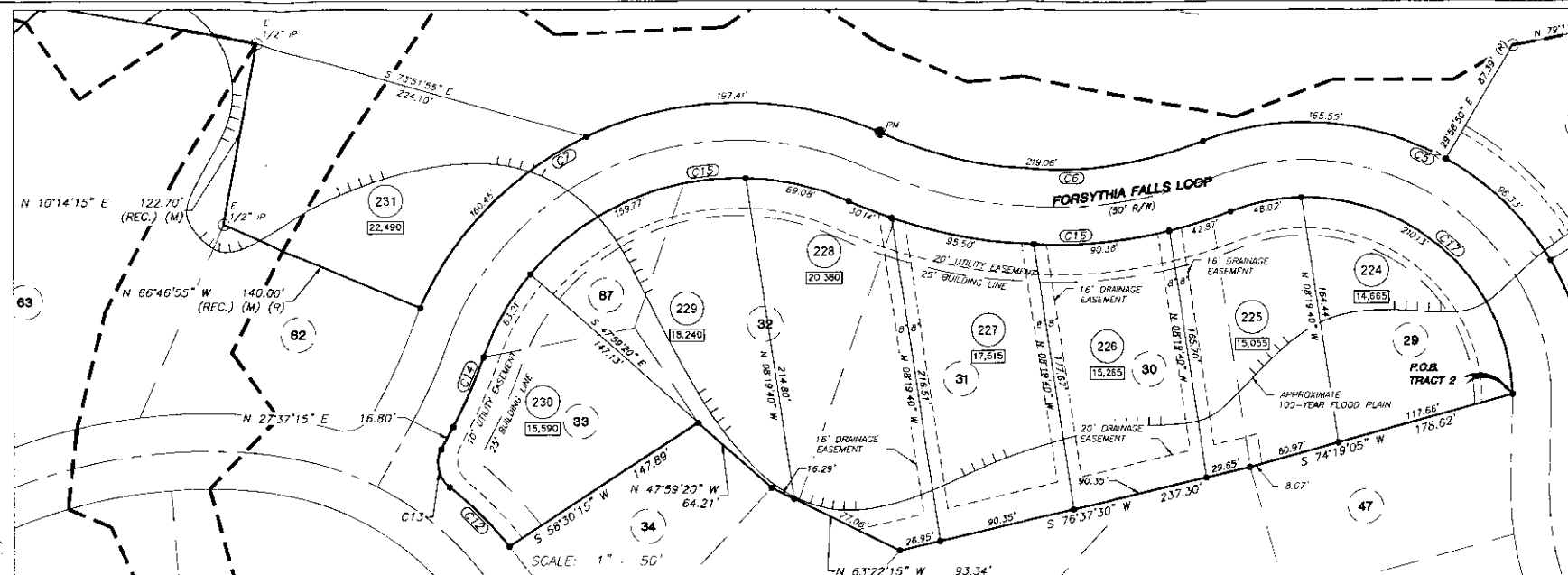
A CIVIL GROUP
CIVIL ENGINEERING,
PLANNING, SURVEYING
SAID BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 811-5750
FAX: (573) 817-1677

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SEP 23 2013
PLANNING DEPT.

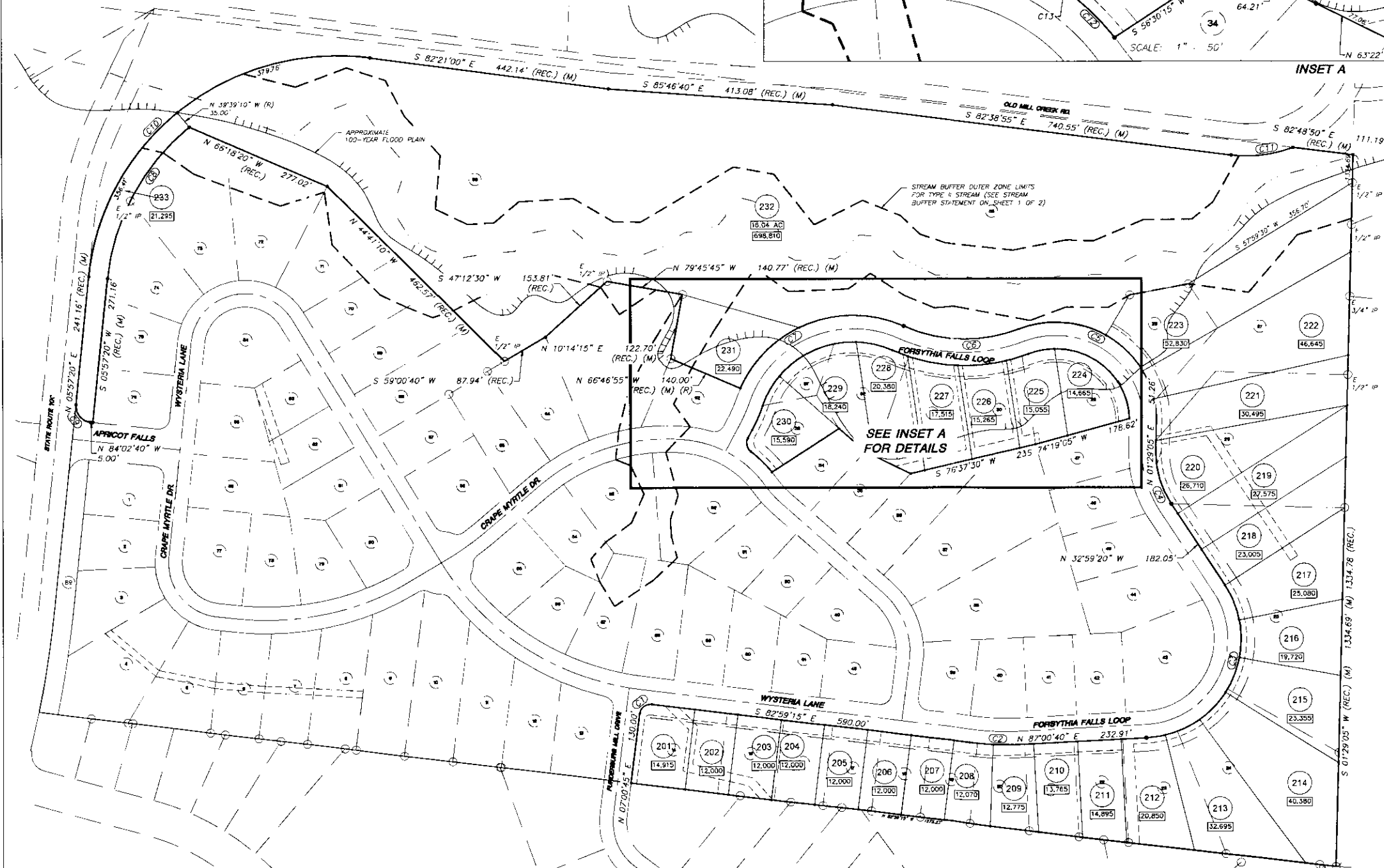
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MAGNOLIA FALLS PLAT 2
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PLAT BOOK 41, PAGE 64
JULY 1, 2013



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE, FROM GPS OBSERVATIONS USING GRS MONUMENT 2 RPA AS REFERENCE. (GRID FACTOR= 0.9999363)



INSET A



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	20.00	31.42	90°00'00"	N 52°00'45" E	28.28
C2	525.00	91.64	10°00'05"	S 87°59'15" E	91.52
C3	185.00	387.46	120°00'00"	N 27°00'40" E	320.43
C4	175.00	105.25	34°28'25"	N 15°45'05" W	103.71
C5	185.00	364.15	112°45'40"	N 54°54'15" W	308.14
C6	275.00	219.06	45°38'25"	N 88°28'25" W	213.31
C7	225.00	357.86	91°67'45"	S 68°46'55" W	321.32
C8	425.00	329.29	44°23'35"	S 28°09'05" W	321.11
C9	30.90	47.12	90°00'00"	N 39°02'40" W	42.43
C10	460.00	736.17	91°41'40"	N 51°48'10" E	560.09
C11	230.00	115.33	28°43'50"	N 82°59'10" E	114.13
C12	225.00	55.05	14°01'10"	N 44°55'25" W	54.91
C13	20.00	27.77	79°33'15"	N 12°09'20" W	25.59
C14	325.00	50.47	8°53'55"	N 23°10'20" E	50.42
C15	175.00	292.07	35°37'25"	N 66°32'05" E	259.33
C16	325.00	258.89	45°36'25"	S 88°28'25" F	252.10
C17	135.00	258.15	109°33'40"	S 56°30'45" E	220.58

SURVEY AND PLAT BY
A CIVIL GROUP

JAY GEBHART U.S. 2001001909

041

STATE OF MISSOURI }
COUNTY OF BOONE } ss

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY
OF _____, 2013.

SPENCER HASKAMP

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2015

SHEET 2 OF 2

RECEIVED
SEP 23 2013

~~PLANNING DEPT.~~