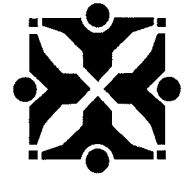


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 262-14

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** August 18, 2014

**Re:** Discovery Park Subdivision, Plat 2-B (Case # 14-117)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

**Supporting documentation includes:** Revised final plat, Summary of Board/Commission Reports (including maps and original plat), Excerpts from Minutes

## Executive Summary

This request will result in the approval of a 10-lot final plat to be known as "Discovery Park Subdivision, Plat 2-B". The 39.10 acre site is located between US Highway 63 and A Perry Philips Park, north of the Discovery Ridge/Gans Road interchange. (Case #14-117)

## Discussion

This is a request to approve a 10-lot final plat to be known as "Discovery Park Subdivision Plat 2-B". The request will re-plat the existing 18-lots shown on Discovery Park Subdivision Plat 2-A. The proposed plat provides additional right-of-way for Philips Farm Road at its intersection with Ponderosa Street, dedicates new utility and drainage easements, and self-restricts Lot 3 and Lot 6 as "not for development" parcels to be used for stormwater purposes.

Three (3) related cases are associated with this request. Case #14-115 requests the vacation of several internal utility easements and the rights-of-way shown on the previously recorded final plat - this action was introduced to Council on August 4. The remaining two (2) cases #14-116 and #14-120 are C-P development plans which are being concurrently introduced with this request. Furthermore, case #14-120 also proposes to rezone the acreage encompassed by Lots 4-7, as shown on the attached plat, from C-P/O-P/PUD 4 to C-P/PUD-4.

The reduction in the total number of lots, dedication of new utility easements, and allocation of specific parcels for stormwater usage are the result of the applicant modifying the intended use and development layout of the site's acreage. The plat has been reviewed by internal and external departments/agencies and found to comply with the Subdivision Regulations.

Construction and design drawings for the public infrastructure (i.e. roads and stormwater) will be submitted separately and reviewed for compliance with the development conditions imposed on the property during its annexation and zoning in 2004. No permits will be issued for infrastructure construction prior to satisfaction of these conditions.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



At its July 24, 2014 meeting, the Planning and Zoning Commission recommended unanimous (7-0) approval of the proposed final plat subject to staff approval conditions. The applicant's engineer made a presentation to the Commission regarding the proposed changes and was available to answer questions. No one from the public spoke regarding the request.

A copy of the revised final plat, staff report including locator maps, original final plat, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: None. All public infrastructure will be installed by the applicant as part of the site's development.

Long-Term Impact: On-going costs (unknown at this time) will be incurred once the proposed lots are developed for maintenance of public streets and infrastructure. Anticipated costs will be defrayed by increased property tax and user fee collections.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable


Comprehensive Plan Impact: Not Applicable


## Suggested Council Action

Approval of the 10-lot final plat as recommended by the Planning and Zoning Commission

## Legislative History

11-18-13 - Discovery Park Subdivision Plat 2-A (Ord. #21890)

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 262-14

### **AN ORDINANCE**

approving the Final Plat of Discovery Park Subdivision Plat 2-B, a Replat of Discovery Park Subdivision Plat 2-A; accepting the dedication of rights-of-way and easements; authorizing a performance contract; 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 Discovery Park Subdivision Plat 2-B, a Replat of Discovery Park Subdivision Plat 2-A, as certified and signed by the surveyor on July 17, 2014, a subdivision located between U.S. Highway 63 and A. Perry Philips Park, north of the Discovery Ridge and Gans Road interchange, containing approximately 39.33 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. The City Manager is hereby authorized to execute a performance contract with P1316, LLC and Discovery Office Park, LLC in connection with the approval of the Final Plat of Discovery Park Subdivision Plat 2-B. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

## PERFORMANCE CONTRACT

This contract is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between the City of Columbia, MO (“City”) and \_P1316, LLC\_ & Discovery Office Park, LLC\_ (“Subdivider”).

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of \_Discovery Park Subdivision Plat 2B\_\_\_\_\_, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider’s equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City’s Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys’ fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.
7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.
8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider’s obligations under this contract or to recover damages resulting from Subdivider’s failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: \_\_\_\_\_  
Mike Matthes, City Manager

ATTEST:

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nancy Thompson, City Counselor

Subdivider

BY: \_\_\_\_\_

# City of Columbia

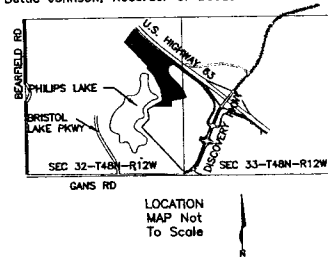
701 East Broadway, Columbia, Missouri 65201



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Revised final plat, Summary of Board/Commission Reports (including maps and original plat), Excerpts from Minutes

Filed for Record, Boone County, Missouri  
Bettie Johnson, Recorder of Deeds



## NOTES

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MAY, 2014
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.
5. ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO BE REMOVED
6. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.
7. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD
8. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.
9. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.
10. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 608. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GANS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.
11. PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL.
12. LOT 6 IS RESERVED FOR STORMWATER PURPOSES AND IS CONSIDERED AS A "NOT FOR DEVELOPMENT LOT"
13. ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE BEEN VACATED PER ORDINANCE #021889, RECORDED AT BOOK 4243, PAGE 65

## FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 290019C0295D. DATED MARCH 17, 2011.

## STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2014

ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION,  
COLUMBIA, MO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

DR. RAMAN PURI, CHAIRMAN

DISCOVERY PARK SUBDIVISION PLAT 2-B  
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A  
P1316 LLC.  
A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33,  
TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
SUBMITTED JUNE 6, 2014

## DESCRIPTION

A REPLAT OF THE DISCOVERY PARK SUBDIVISION PLAT 2-A AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 47, PAGE 67, LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE PLAT RECORDED IN PLAT BOOK 47, PAGE 31;

THENCE N39°12'15"E, A DISTANCE OF 531.82 FEET TO A 1/2" IRON PIPE FOUND AT THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63;  
THENCE ALONG SAID RIGHT OF WAY LINE 1043.56 FEET ALONG A 5140.53 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S44°08'00"E, A DISTANCE OF 1041.77 FEET) TO A 1/2" IRON ROD SET;  
THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S50°49'15"E, A DISTANCE OF 328.57 FEET TO A RIGHT OF WAY MARKER FOUND;  
THENCE S49°56'55"E, A DISTANCE OF 300.00 FEET TO RIGHT OF WAY MARKER FOUND;  
THENCE S48°59'35"E, A DISTANCE OF 170.96 FEET TO A 1/2" IRON ROD SET;  
THENCE LEAVING SAID RIGHT OF WAY LINE S41°00'25"W, A DISTANCE OF 0.50 FEET TO A 1/2" IRON ROD SET;  
THENCE 28.20 FEET ALONG A 66.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N62°22'55"W, A DISTANCE OF 27.99 FEET) TO A 1/2" IRON ROD SET;  
THENCE N74°27'25"W, A DISTANCE OF 60.10 FEET TO A 1/2" IRON ROD SET;  
THENCE 43.88 FEET ALONG A 41.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S75°32'35"W, A DISTANCE OF 41.90 FEET) TO A 1/2" IRON ROD SET;  
THENCE 41.34 FEET ALONG A 108.10 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S56°29'55"W, A DISTANCE OF 41.09 FEET) TO A 1/2" IRON ROD SET;  
THENCE S70°17'50"W, A DISTANCE OF 2.60 FEET TO A 1/2" IRON ROD SET;  
THENCE 31.31 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S77°08'15"W, A DISTANCE OF 31.20 FEET) TO A 1/2" IRON ROD SET;  
THENCE 39.35 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S52°17'10"W, A DISTANCE OF 37.19 FEET) TO A 1/2" IRON ROD SET;  
THENCE 476.69 FEET ALONG A 407.75 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S14°21'40"E, A DISTANCE OF 450.00 FEET) TO A 1/2" IRON ROD SET;  
THENCE S47°51'10"E, A DISTANCE OF 74.14 FEET TO A 1/2" IRON ROD SET;  
THENCE 88.10 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S43°16'55"E, A DISTANCE OF 88.01 FEET) TO A 1/2" IRON ROD SET;  
THENCE S38°42'40"E, A DISTANCE OF 171.51 FEET TO A 1/2" IRON ROD SET;  
THENCE 31.93 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S67°18'00"E, A DISTANCE OF 30.63 FEET) TO A 1/2" IRON ROD SET;  
THENCE 237.83 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S32°48'10"E, A DISTANCE OF 192.60 FEET) TO A 1/2" IRON ROD SET;  
THENCE 28.35 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S03°58'50"W, A DISTANCE OF 28.34 FEET) TO A 1/2" IRON ROD SET;  
THENCE S22°17'25"E, A DISTANCE OF 206.55 FEET TO A 1/2" IRON ROD SET;  
THENCE 5.45 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S22°00'25"E, A DISTANCE OF 5.45 FEET) TO A 1/2" IRON ROD SET;  
THENCE S68°16'35"W, A DISTANCE OF 86.50 FEET TO A 1/2" IRON ROD SET;  
THENCE S80°35'25"W, A DISTANCE OF 442.72 FEET TO A 1/2" IRON ROD SET;  
THENCE S00°26'10"E, A DISTANCE OF 190.80 FEET TO A 1/2" IRON ROD SET;  
THENCE N88°34'50"W, A DISTANCE OF 612.70 FEET TO A 1/2" IRON ROD SET;  
THENCE N60°29'00"E, A DISTANCE OF 382.87 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N08°54'00"W, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N23°27'05"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N41°26'40"W, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N21°32'20"E, A DISTANCE OF 78.58 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N41°26'40"W, A DISTANCE OF 1142.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 39.33 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790 PAGES 48 & 49 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

## KNOW ALL MEN BY THESE PRESENTS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "DISCOVERY OFFICE PARK, LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

EASEMENTS OF THE TYPES AND AT LOCATIONS AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

THE STREET RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

\_\_\_\_\_(SIGNED)

MEMBER

\_\_\_\_\_(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

## KNOW ALL MEN BY THESE PRESENTS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "P1316 LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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\_\_\_\_\_(SIGNED)

MEMBER

\_\_\_\_\_(PRINTED)

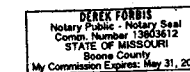
SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

THIS IS TO CERTIFY THAT AT THE REQUEST OF P1316 LLC, A SURVEY OF A PORTION OF THE LAND DESCRIBED IN DEED BOOK 3790, PAGES 48 & 49 AND DEED BOOK 4315, PAGE 1 WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

\_\_\_\_\_  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: JULY 17, 2014

SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.

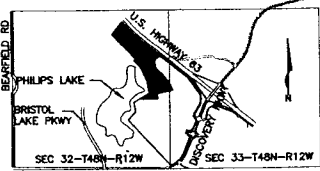


\_\_\_\_\_  
DEREK FORBIS  
NOTARY PUBLIC



REVISED  
8/1/14

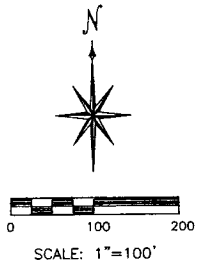
Filed for Record, Boone County, Missouri  
Bettie Johnson, Recorder of Deeds



LOCATION  
MAP Not  
To Scale

DISCOVERY PARK SUBDIVISION PLAT 2-B  
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A  
P1316 LLC.  
A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33,  
TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
SUBMITTED JUNE 6, 2014

**LEGEND**  
S SET  
F FOUND  
DH DRILL HOLE  
1/2" IRON ROD OR PIPE  
5/8" OR LARGER IRON  
+ DRILL HOLE OR CHISEL +  
△ RIGHT OF WAY MARKER  
■ STONE MONUMENT  
• CORNER POST  
X FENCE LINE  
OHE OVERHEAD ELECTRIC  
G GAS LINE  
S SEWER LINE  
BUILDING SETBACK LINE  
EASEMENT LINE



Line #	Direction	Length
L=3	S49°56'55"E	36.89
L=6	S25°27'05"E	69.58
L=29	N74°27'25"W	60.10
L=31	S48°59'35"E	129.08
L=32	S70°17'50"W	2.60

Curve #	Length	Radius	Chord
C=2	25.65	60.00	N37°42'00"W, 25.46
C=6	43.98	42.00	S4°32'55"W, 42.00
C=7	84.90	108.00	S12°01'40"W, 82.73
C=32	29.59	34.00	N2°57'45"W, 28.66
C=33	32.80	108.00	N19°11'35"W, 32.67
C=34	39.35	34.00	S52°17'10"W, 37.19
C=37	41.34	108.00	S56°29'55"W, 41.09
C=38	43.88	41.90	S75°32'35"W, 41.90
C=40	28.26	80.57	N63°23'00"W, 28.11
C=44	31.31	108.00	S77°08'15"W, 31.20

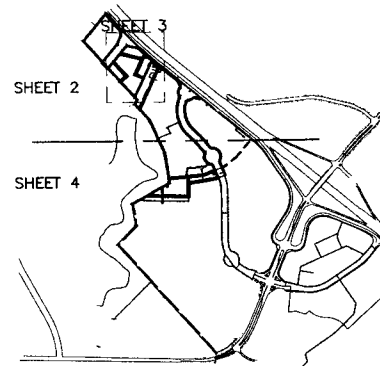
**FLOOD PLAIN STATEMENT**

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS: COMMUNITY-PANEL# 290019C0295D, DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

**SHEET INDEX**



**NOTES**

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY JULY, 2014
3. ALL IRONS FOUND AND SET ARE 1/2" UNLESS NOTED.
4. ALL IRONS ARE TO BE SET AT THE END OF CONSTRUCTION.
5. ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO BE REMOVED
6. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 251. THE EASEMENT IS LOCATED ACROSS THE SW 1/4 OF SECTION 33-48-12, AND WEST OF U.S. HIGHWAY 63 RIGHT OF WAY.
7. THESE TRACTS MAY BE SUBJECT TO THE EASEMENT TO BOONE ELECTRIC COOPERATIVE RECORDED IN BK 297, PG 287. THE EASEMENT IS 20' WIDE AND LOCATED ACROSS THE SE 1/4 OF SECTION 32-48-12, NORTH OF GANS ROAD
8. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 134. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE NE 1/4 AND SE 1/4 OF SECTION 32-48-12 AND THE NW 1/4 OF SECTION 33-48-12.
9. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 362, PG 451 AND BK 364, PG 151. THE CENTERLINE OF THE EASEMENT IS LOCATED ON THE WATERLINES "AS INSTALLED" IN THE S 1/2 OF THE NW 1/4 OF SECTION 33-48-12.
10. THESE TRACTS MAY BE SUBJECT TO THE 20' WATERLINE EASEMENT RECORDED IN BK 785, PG 608. THE EASEMENT IS 20' WIDE AND LOCATED ALONG THE WEST SIDE OF GANS ROAD BETWEEN THE SOUTH LINE OF SECTION 33-48-12 AND THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 63.
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SURVEY RECORDED IN PLAT BOOK 43, PAGE 9

SEE PAGE 4

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*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: JULY 17, 2014

SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS  
Notary Public - Notary S  
Comm. Number 1380261  
STATE OF MISSOURI  
Boone County  
My Commission Expires May 31, 2017

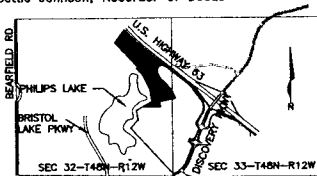
*Derek Forbis*  
DEREK FORBIS  
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**THHinc**  
Consulting Engineers  
TRABUE, HANSEN &  
HINSHAW, INC.  
1901 Perimeter Dr.  
Columbia, MO 65202  
Phone (573) 814-1568  
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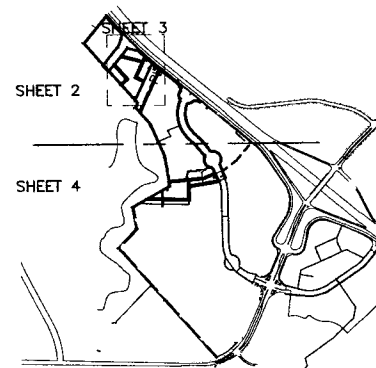
**REVISED**  
8/1/14



Filed for Record, Boone County, Missouri  
Bettie Johnson, Recorder of Deeds



LOCATION  
MAP Not  
To Scale



#### NOTES

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS.
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DISCOVERY PARK SUBDIVISION PLAT 2-B  
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A  
P1316 LLC.  
A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33,  
TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
SUBMITTED JUNE 6, 2014

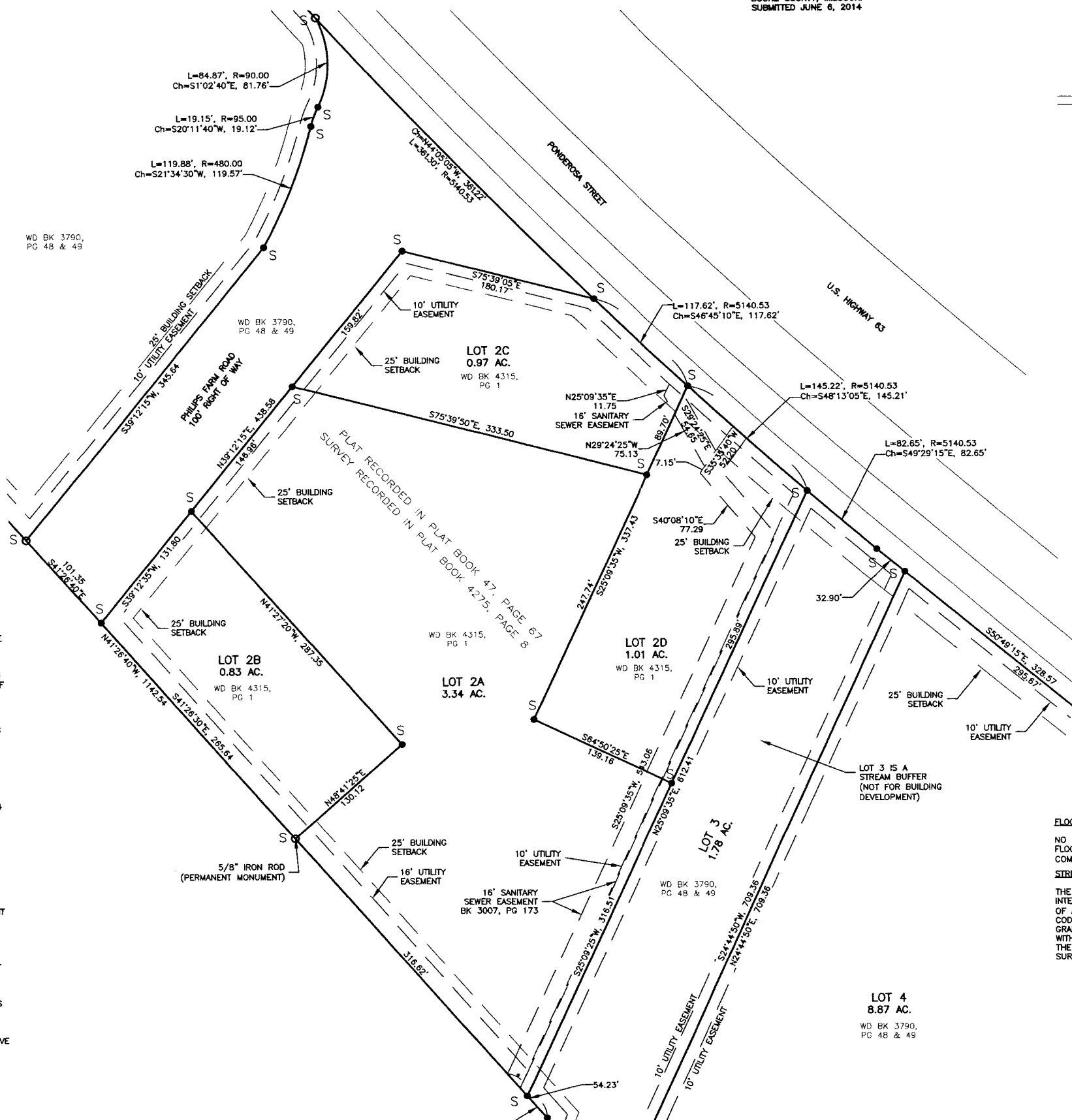
#### LEGEND

S SET  
F FOUND  
DH DRILL HOLE  
• 1/2" IRON ROD OR PIPE  
O 5/8" OR LARGER IRON  
+ DRILL HOLE OR CHISEL  
Δ RIGHT OF WAY MARKER  
■ STONE MONUMENT  
• CORNER POST  
X FENCE LINE  
OHE OVERHEAD ELECTRIC  
G GAS LINE  
S SEWER LINE  
BUILDING SETBACK LINE  
EASEMENT LINE



SCALE: 1"=50'

PAGE 3 OF 4



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*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: JULY 17, 2014

SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS  
Notary Public - Notary Seal  
Comm. Number 13803612  
STATE OF MISSOURI  
Boone County  
My Commission Expires: May 31, 2017

*Derek Forbis*  
DEREK FORBIS  
NOTARY PUBLIC

#### FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 290019C0295D, DATED MARCH 17, 2011.

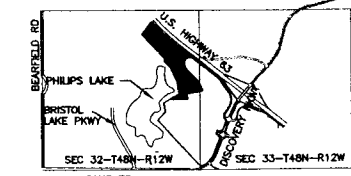
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**THHinc**  
Consulting Engineers  
TRABUE, HANSEN &  
HINSHAW, INC.  
1901 Pennsylvania Dr.  
Columbia, MO 65202  
Phone (573) 814-1568  
Fax (573) 814-1128

RECEIVED  
8/1/14

Filed for Record, Boone County, Missouri  
Bettie Johnson, Recorder of Deeds



LOCATION  
MAP Not  
To Scale



SCALE: 1"=40'

**LEGEND**  
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DH DRILL HOLE  
1/2" IRON ROD OR PIPE  
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DRILL HOLE OR CHISEL  
RIGHT OF WAY MARKER  
STONE MONUMENT  
CORNER POST  
FENCE LINE  
OVERHEAD ELECTRIC  
GAS LINE  
SEWER LINE  
BUILDING SETBACK LINE  
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SEE PAGE 2

SURVEY A. PERRY PHILIPS PARK  
RECORDED IN PLAT BOOK 43, PAGE 9

WD BK 3790,  
PG 48 & 49

**LOT 5**  
8.68 AC

WD BK 3790,  
PG 48 & 49

**LOT 6**  
2.48 AC.

WD BK 3790,  
PG 48 & 49  
"NOT FOR DEVELOPMENT"  
FOR STORMWATER QUALITY  
(SEE NOTES #12)

WD BK 2871,  
PG 65

WD BK 3790,  
PG 48 & 49

DISCOVERY PARK SUBDIVISION PLAT 2-B  
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A  
P1316 LLC.  
A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33,  
TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
SUBMITTED JUNE 6, 2014

PAGE 4 OF 4

SURVEY RECORDED IN PLAT BOOK 4275, PAGE 8  
SURVEY RECORDED IN BOOK 3069, PAGE 102  
PLAT RECORDED IN PLAT BOOK 47, PAGE 67

L=74.30', R=465.75  
Ch=S43°16'55"E, 74.22'

L=32.28', R=32.00  
Ch=N9°48'55"W, 30.93'

L=31.93', R=32.00  
Ch=S67°18'00"E, 30.63'

L=29.36', R=32.00  
Ch=S3°59'50"W, 28.34'

L=39.77', R=108.00  
Ch=S73°53'05"E, 39.54'

L=34.71', R=32.00  
Ch=N53°21'45"W, 33.03'

WD BK 3790,  
PG 48 & 49

**LOT 7**  
0.96 AC.

WD BK 3790,  
PG 48 & 49

WD BK 3790,  
PG 48 & 49

**THHinc**  
Consulting Engineers  
TRABUE, HANSEN &  
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STEVEN R. PROCTOR, P.L.S. 2000148866  
Date: JULY 17, 2014

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DEREK FORBIS  
Notary Public - Notary Seal  
Comm. Number 13803612  
STATE OF MISSOURI  
Boone County  
My Commission Expires: May 31, 2017

DEREK FORBIS  
NOTARY PUBLIC

REVISED  
8/1/14

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 24, 2014**

**SUMMARY**

A request by P1316, LLC and Discovery Office Park, LLC (owners) for approval of a 10-lot replat to be known as "Discovery Park Subdivision, Plat 2-B". The 39.10 acre site is located between US Highway 63 and A Perry Philips Park, north of the Discovery Ridge/Gans Road interchange. (Case #14-117)

**DISCUSSION**

This is a request to approve a 10-lot final plat to be known as "Discovery Park Subdivision Plat 2-B". The request will re-plate the existing 18-lots shown on the Discovery Park Subdivision Plat 2-A into the proposed 10 lots. The proposed plat will provide greater right-of-way for Philips Farm Road at its intersection with Ponderosa Drive, dedicate new utility and drainage easements, and self-restrict Lot 3 and Lot 6 as "not for development" parcels to be used for stormwater purposes. The reduction in the total number of lots, dedication of new utility easements, and allocation of specific parcels for stormwater usage are the result of the applicant modifying the intended use and development layout of the site's acreage.

A request to vacate the majority of the internal utility easements and rights-of-way shown on the previously recorded final plat is being considered concurrently with this request (Case 14-115). Approval to vacate these easements and rights-of-way will be required prior to the approval of this 10-lot final plat. Additionally, two C-P development plans (Cases 14-116 and 14-120) are being considered concurrently with this plat. The C-P plans provide site specific development details for Lots 2A-2D and Lots 4 & 5, respectively. Furthermore, Case 14-120 also proposes to rezone the acreage encompassed by Lots 4-7 from C-P/O-P/PUD 4 to C-P/PUD-4.

The plat has been reviewed by internal and external departments/agencies and found to comply with the Subdivision Regulations except for minor technical corrections. Construction and design drawings for the public infrastructure (i.e. roads and stormwater) will be submitted separately and reviewed for compliance with the development conditions imposed on the property during its annexation and zoning in 2004. No permits will be issued for infrastructure construction prior to satisfaction of these conditions.

Since the proposed 10 lots lie within a combination of planned zoning districts no building permits for development on any of the lots will be permitted without a formal "planned district" development plan approval. As noted, development plans for Lots 2A-2D and Lots 4 & 5 are being concurrently reviewed with this request. The remaining lots shown on this plat will need to comply with the specialized development standards imposed on the property in 2004 as well as submit development plans for Commission and Council review/approval before construction can commence on them.

**STAFF RECOMMENDATION**

Approval of the final plat, subject to:

1. A revised plat addressing all technical corrections identified by staff is received and approved
2. Plat submission to Council shall not occur until the requested vacation of existing utility easements and rights-of-way have been introduced to Council for consideration.

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	39.10 acres (inclusive of right-of-ways)
<b>Topography</b>	Gently sloping to west toward lake
<b>Vegetation/Landscaping</b>	None. Site has been mass graded
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	None

## **SITE HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	C-P/O-P/PUD-4
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Legally platted as Discovery Park Plat 2A

## **UTILITIES & SERVICES**

All City services are available to the site.

## **ACCESS**

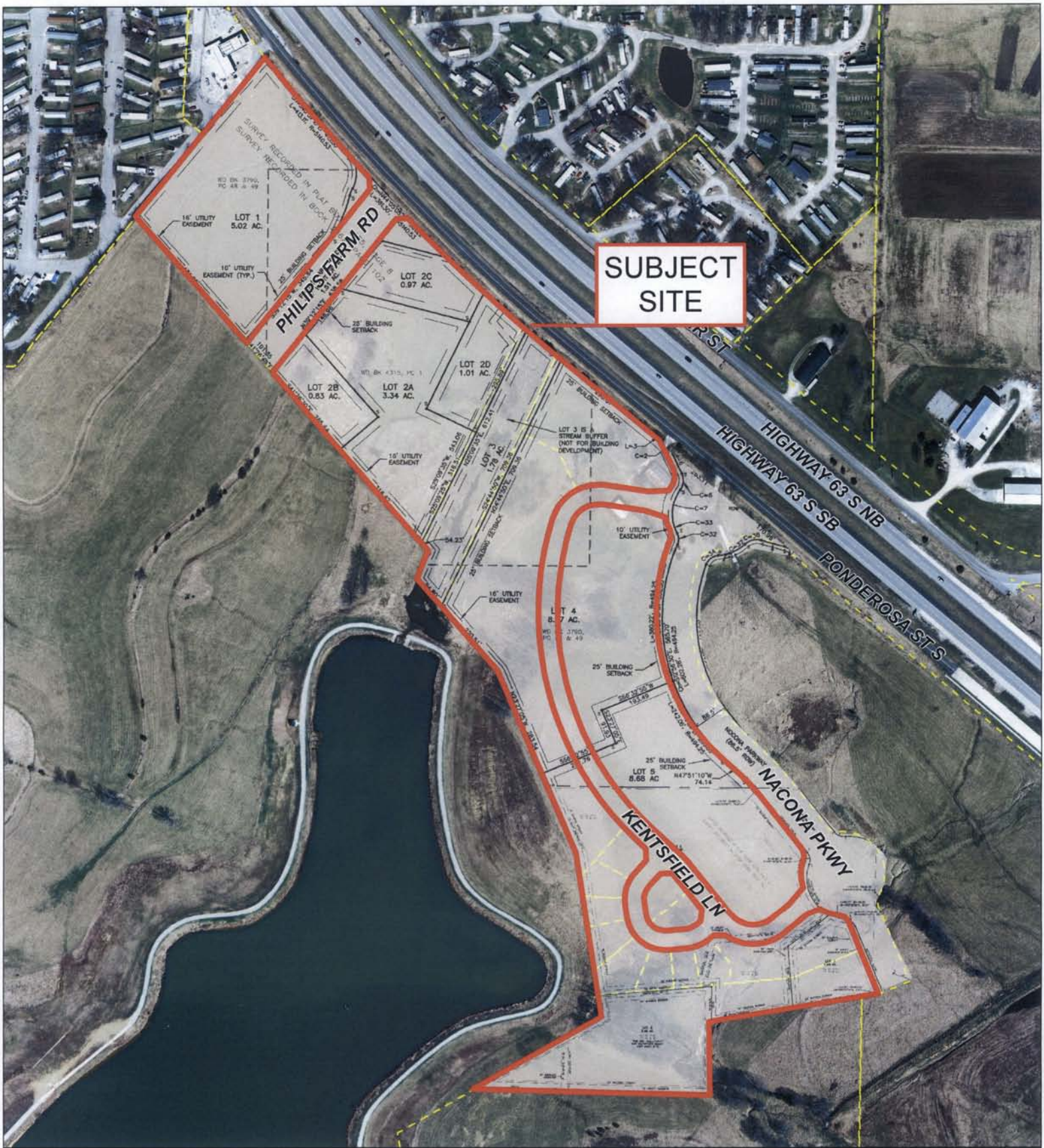
<b>Ponderosa Street</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major Collector (unimproved & City-maintained), requiring 66-76 ft of ROW. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	5-ft sidewalk required

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	A Perry Philips Park (immediately east)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	No improvements proposed

Report prepared/approved by: Pat Zenner

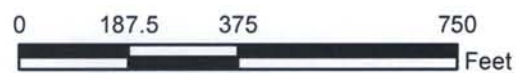




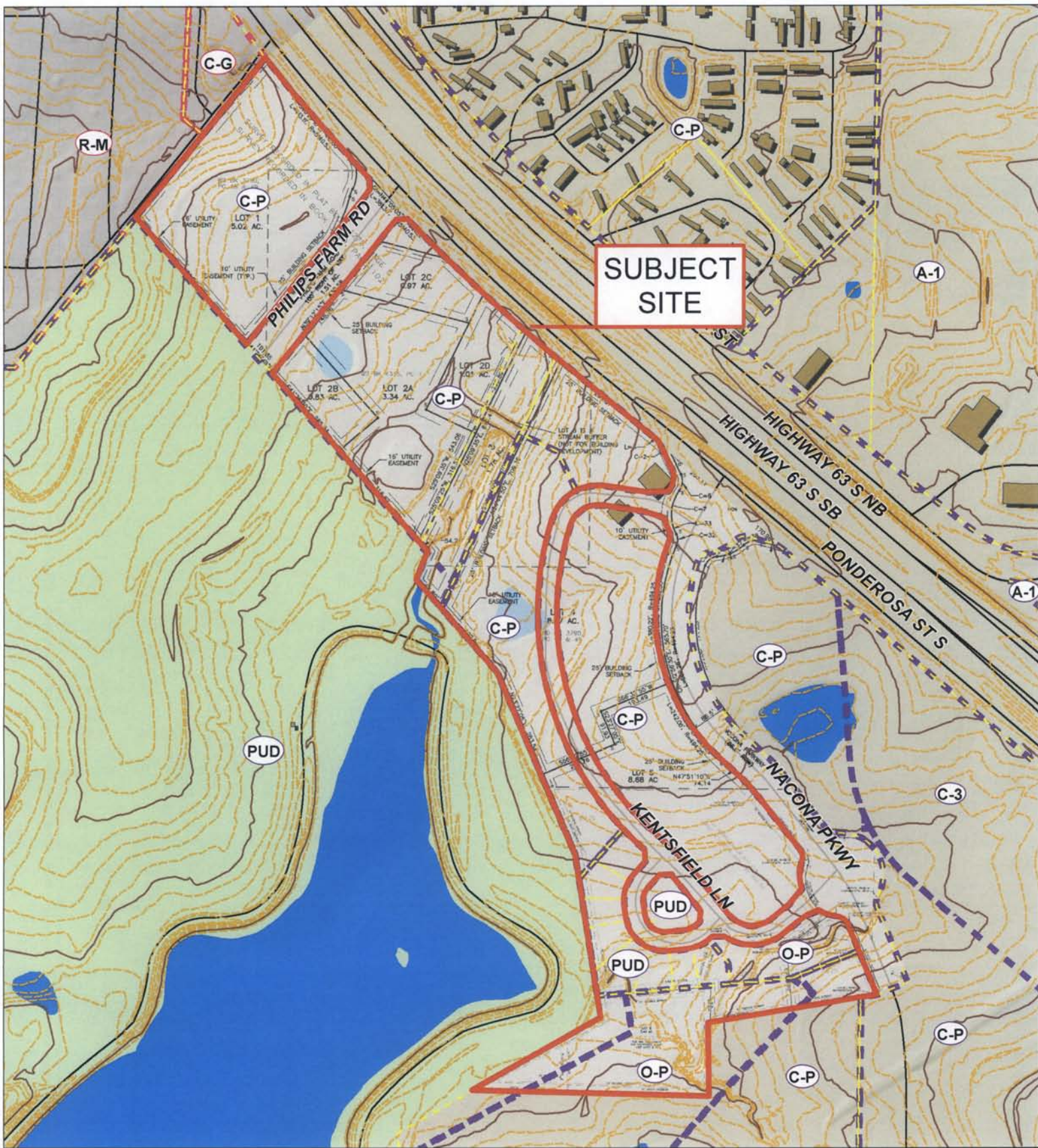
## 14-117: Discovery Park Subdivision Plat 2-B Replat



Hillshade Data: Boone County GIS Office  
 Parcel Data Source: Boone County Assessor  
 Imagery: Boone County Assessor's Office, Sanborn Map Company  
 Created by The City of Columbia - Community Development Department



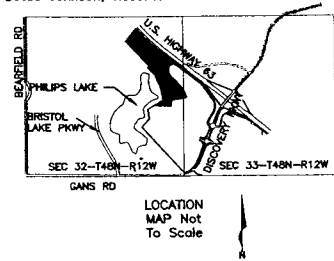




## 14-117: Discovery Park Subdivision Plat 2-B Replat







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FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 290019C0295D. DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

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APPROVED BY THE COLUMBIA CITY COUNCIL THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2014

ROBERT MCDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING & ZONING COMMISSION,  
COLUMBIA, MO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

DR. RAMAN PURI, CHAIRMAN

DESCRIPTION

A REPLAT OF THE DISCOVERY PARK SUBDIVISION PLAT 2-A AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 47, PAGE 67, LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE PLAT RECORDED IN PLAT BOOK 47, PAGE 31;

THENCE N39°12'15"E, A DISTANCE OF 531.82 FEET TO A 1/2" IRON PIPE FOUND AT THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63;  
THENCE ALONG SAID RIGHT OF WAY LINE 1043.56 FEET ALONG A 5140.53 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S44°08'00"E, A DISTANCE OF 1041.77 FEET) TO A 1/2" IRON ROD SET;  
THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S50°49'15"E, A DISTANCE OF 328.57 FEET TO A RIGHT OF WAY MARKER FOUND;  
THENCE S49°56'55"E, A DISTANCE OF 300.00 FEET TO RIGHT OF WAY MARKER FOUND;  
THENCE S48°59'35"E, A DISTANCE OF 170.96 FEET TO A 1/2" IRON ROD SET;  
THENCE LEAVING SAID RIGHT OF WAY LINE S41°00'25"W, A DISTANCE OF 0.50 FEET TO A 1/2" IRON ROD SET;  
THENCE 28.20 FEET ALONG A 66.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N62°22'55"W, A DISTANCE OF 27.99 FEET) TO A 1/2" IRON ROD SET;  
THENCE N74°27'25"W, A DISTANCE OF 60.10 FEET TO A 1/2" IRON ROD SET;  
THENCE 43.88 FEET ALONG A 41.90 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S75°32'35"W, A DISTANCE OF 41.90 FEET) TO A 1/2" IRON ROD SET;  
THENCE 41.34 FEET ALONG A 108.10 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S56°29'55"W, A DISTANCE OF 41.09 FEET) TO A 1/2" IRON ROD SET;  
THENCE S70°17'50"W, A DISTANCE OF 2.80 FEET TO A 1/2" IRON ROD SET;  
THENCE 31.31 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S77°08'15"W, A DISTANCE OF 31.20 FEET) TO A 1/2" IRON ROD SET;  
THENCE 39.35 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S52°17'10"W, A DISTANCE OF 37.19 FEET) TO A 1/2" IRON ROD SET;  
THENCE 476.69 FEET ALONG A 407.75 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S14°21'40"E, A DISTANCE OF 450.00 FEET) TO A 1/2" IRON ROD SET;  
THENCE S47°51'10"E, A DISTANCE OF 74.14 FEET TO A 1/2" IRON ROD SET;  
THENCE 88.10 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S43°16'55"E, A DISTANCE OF 88.01 FEET) TO A 1/2" IRON ROD SET;  
THENCE S38°42'40"E, A DISTANCE OF 171.51 FEET TO A 1/2" IRON ROD SET;  
THENCE 31.93 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S67°18'00"E, A DISTANCE OF 30.63 FEET) TO A 1/2" IRON ROD SET;  
THENCE 237.83 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S32°48'10"E, A DISTANCE OF 192.60 FEET) TO A 1/2" IRON ROD SET;  
THENCE 29.36 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S03°59'50"W, A DISTANCE OF 28.34 FEET) TO A 1/2" IRON ROD SET;  
THENCE S22°17'25"E, A DISTANCE OF 206.55 FEET TO A 1/2" IRON ROD SET;  
THENCE 5.46 FEET ALONG A 552.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S22°00'25"E, A DISTANCE OF 5.46 FEET) TO A 1/2" IRON ROD SET;  
THENCE S68°16'35"W, A DISTANCE OF 86.50 FEET TO A 1/2" IRON ROD SET;  
THENCE S80°35'25"W, A DISTANCE OF 442.72 FEET TO A 1/2" IRON ROD SET;  
THENCE S00°26'10"E, A DISTANCE OF 190.80 FEET TO A 1/2" IRON ROD SET;  
THENCE N88°34'50"W, A DISTANCE OF 612.70 FEET TO A 1/2" IRON ROD SET;  
THENCE N60°29'00"E, A DISTANCE OF 382.87 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N08°54'00"W, A DISTANCE OF 429.00 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N23°27'06"W, A DISTANCE OF 508.86 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N41°26'40"W, A DISTANCE OF 315.31 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N21°32'20"E, A DISTANCE OF 78.58 FEET TO A 1/2" IRON PIPE FOUND;  
THENCE N41°26'40"W, A DISTANCE OF 1142.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 39.10 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 3790 PAGES 48 & 49 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

DISCOVERY PARK SUBDIVISION PLAT 2-B  
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A  
P1316 LLC.  
A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33,  
TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
SUBMITTED JUNE 6, 2014

KNOW ALL MEN BY THESE PRESENTS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "DISCOVERY OFFICE PARK, LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

EASEMENTS OF THE TYPES AND AT LOCATIONS AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

THE STREET RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER

\_\_\_\_\_(SIGNED)  
MEMBER

\_\_\_\_\_(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING DULY SWORN DID SAY THAT HE IS A MEMBER OF "P1316 LLC", A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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\_\_\_\_\_(SIGNED)  
MEMBER

\_\_\_\_\_(PRINTED)

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

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*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148666  
Date: JULY 7, 2014

SUBSCRIBED AND SWORN BEFORE ME ON THIS 7TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.



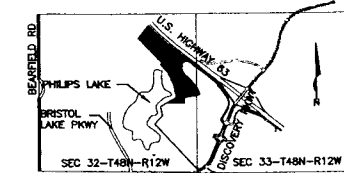
*Derek Forbis*  
DEREK FORBIS  
NOTARY PUBLIC



RECEIVED  
JUL 07 2014

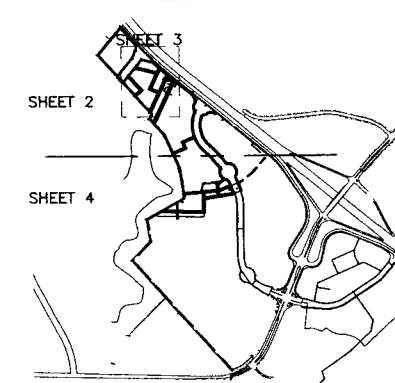
PLANNING DEPT.

Filed for Record, Boone County, Missouri  
Bettie Johnson, Recorder of Deeds



LOCATION  
MAP Not  
To Scale

# SHEET INDEX



## NOTES

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5. ALL EXISTING STRUCTURES LOCATED ON THIS SURVEY ARE TO BE REMOVED
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11. PARCEL ACCESS TO FUTURE PUBLIC STREETS IS SUBJECT TO CITY TRAFFIC ENGINEER AND SITE SPECIFIC DEVELOPMENT PLAN APPROVAL.
12. LOT 6 IS RESERVED FOR STORMWATER PURPOSES AND CAN NOT BE DEVELOPED.
13. ALL PREVIOUSLY PLATTED UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN IN PLAT BOOK 47, PAGE 31 HAVE BEEN VACATED PER ORDINANCE #021889, RECORDED AT BOOK 4243, PAGE 65
14. LOT 6 IS CONSIDERED AS A "NOT FOR DEVELOPMENT LOT"

SEE PAGE 4

## DISCOVERY PARK SUBDIVISION PLAT 2-B A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A P1316 LLC. A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W BOONE COUNTY, MISSOURI SUBMITTED JUNE 6, 2014

### FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS. COMMUNITY-PANEL# 290019C02950. DATED MARCH 17, 2011.

### STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA. THE QUADRANGLE MAP NAME FOR THIS SURVEY IS COLUMBIA.

### LEGEND

- S SET
- F FOUND
- OH DRILL HOLE
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- DRILL HOLE OR CHISEL
- RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- FENCE LINE
- OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



SCALE: 1"=100'

Line Table		
Line #	Direction	Length
L=3	S49°56'55"E	36.89
L=6	S25°27'05"E	68.58
L=29	N74°27'25"W	60.10
L=31	S48°59'35"E	129.08
L=32	S70°17'50"W	2.60

Curve Table			
Curve #	Length	Radius	Chord
C=2	25.65	60.00	N37°42'00"W, 25.46
C=6	43.98	42.00	S4°32'55"W, 42.00
C=7	84.90	108.00	S12°01'40"W, 82.73
C=32	28.59	34.00	N2°57'45"W, 28.66
C=33	32.80	108.00	N19°11'35"W, 32.67
C=34	38.35	34.00	S52°17'10"W, 37.19
C=37	41.34	108.10	S56°29'55"W, 41.09
C=38	43.88	41.90	S75°32'35"W, 41.90
C=40	28.26	80.57	N63°23'00"W, 28.11
C=44	31.31	108.00	S77°08'15"W, 31.20

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*Steven R. Proctor*  
STEVEN R. PROCTOR, P.L.S. 2000148668  
Date: JULY 7, 2014

SUBSCRIBED AND SWORN BEFORE ME ON THIS 7TH DAY OF JULY, 2014 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS  
Notary Public - Notary Seal  
Commission Number 1382612  
STATE OF MISSOURI  
Boone County  
My Commission Expires May 31, 2017

*Derek Forbis*  
DEREK FORBIS  
NOTARY PUBLIC

**THHinc**  
Consulting Engineers  
TRABUE, HANSEN &  
HINSHAW, INC.  
1801 Pennsylvania Dr.  
Columbia, MO 65202  
Phone (573) 814-1568  
Fax (573) 814-1128

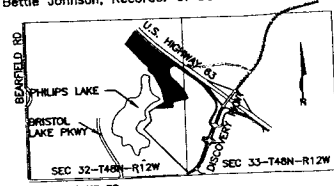
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JUL 07 2014

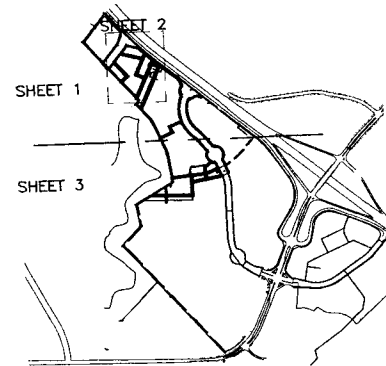
PLANNING DEPT.



Filed for Record, Boone County, Missouri  
Bettie Johnson, Recorder of Deeds



LOCATION  
MAP Not  
To Scale



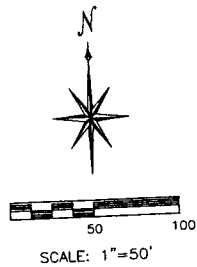
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DISCOVERY PARK SUBDIVISION PLAT 2-B  
A REPLAT OF DISCOVERY PARK SUBDIVISION PLAT 2-A  
P1316 LLC.  
A PORTION OF THE LAND LOCATED IN SECTIONS 32 & 33,  
TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
SUBMITTED JUNE 8, 2014

## LEGEND

S SET  
F FOUND  
DH DRILL HOLE  
• 1/2" IRON ROD OR PIPE  
○ 5/8" OR LARGER IRON  
+ DRILL HOLE OR CHISEL  
△ RIGHT OF WAY MARKER  
■ STONE MONUMENT  
• CORNER POST  
X FENCE LINE  
OHE OVERHEAD ELECTRIC  
G GAS LINE  
S SEWER LINE  
— BUILDING SETBACK LINE  
— EASEMENT LINE



WD BK 3790,  
PG 48 & 49

WD BK 3790,  
PG 48 & 49

WD BK 4315,  
PG 1

WD BK 4315,  
PG 1

WD BK 4315,  
PG 1

LOT 4  
8.87 AC.  
WD BK 3790,  
PG 48 & 49

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STEVEN R. PROCTOR, P.L.S. 2000148668  
Date: JULY 7, 2014

SUBSCRIBED AND SWORN BEFORE ME ON THIS 7TH DAY OF JULY,  
2014 MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS  
Notary Public - Notary Seal  
Comm. Number 1260612  
STATE OF MISSOURI  
Boone County  
My Commission Expires May 31, 2017

DEREK FORBIS  
NOTARY PUBLIC

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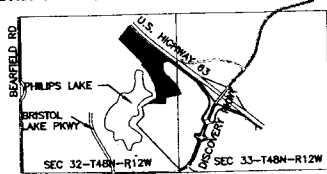
THHinc  
Consulting Engineers  
TRABUE, HANSEN &  
MINSHAW, INC.  
1901 Pennsylvania Dr.  
Columbia, MO 65202  
Phone (573) 814-1588  
Fax (573) 814-1128

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JUL 07 2014

PLANNING DEPT

Filed for Record, Boone County, Missouri  
Bettie Johnson, Recorder of Deeds



LOCATION  
MAP Not  
To Scale



SCALE: 1"=40'

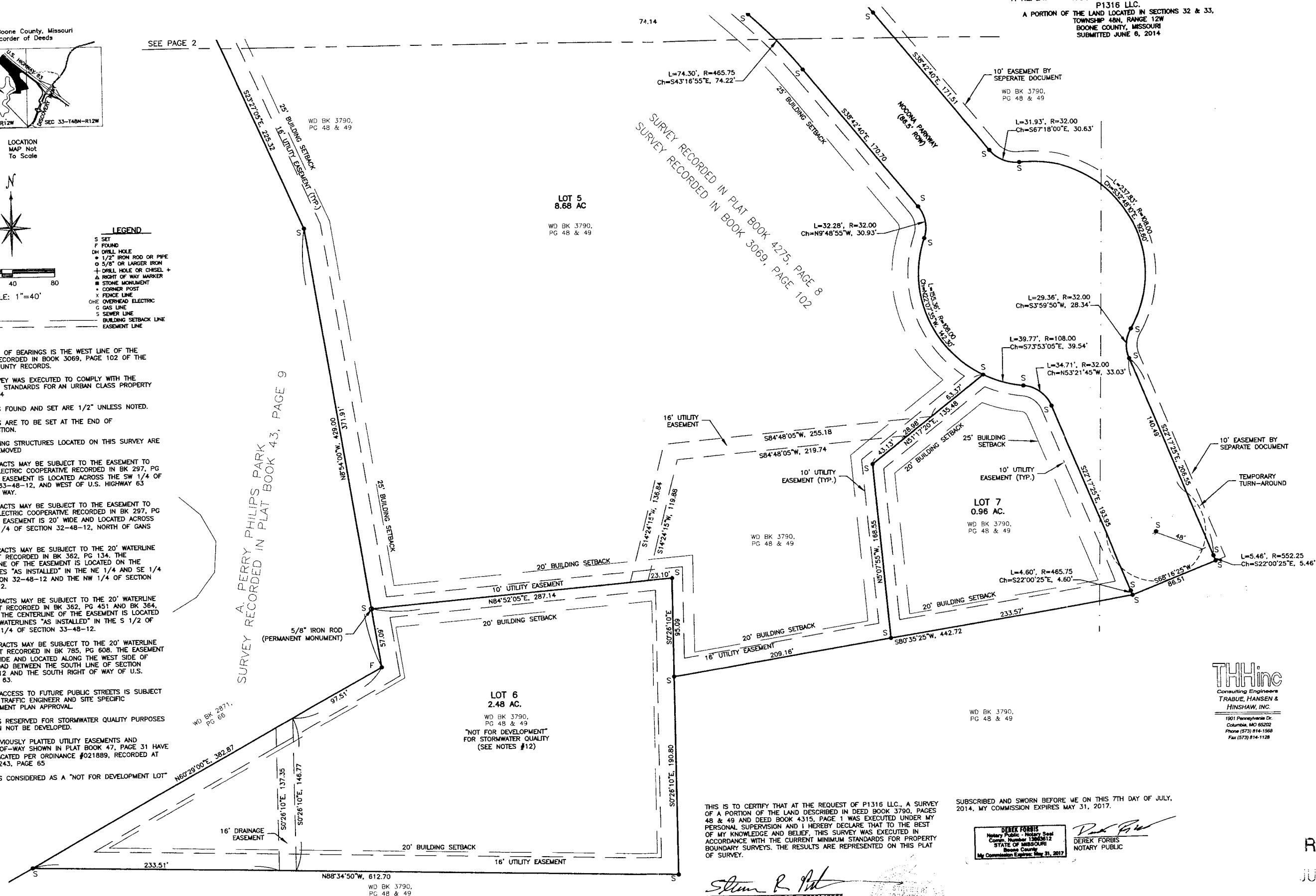
LEGEND

- S SET
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- OH DRILL HOLE
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A. PERRY PHILIPS PARK  
SURVEY RECORDED IN PLAT BOOK 43, PAGE 9



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STEVEN R. PROCTOR, P.L.S. 2000148568  
Date: JULY 7, 2014

SUBSCRIBED AND SWORN BEFORE ME ON THIS 7TH DAY OF JULY, 2014. MY COMMISSION EXPIRES MAY 31, 2017.

DEREK FORBIS  
Notary Public - Notary Seal  
Commission Number 13803612  
STATE OF MISSOURI  
Boone County  
My Commission Expires May 31, 2017

DEREK FORBIS  
NOTARY PUBLIC

**THHinc**  
Consulting Engineers  
TRABUE, HANSEN &  
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1901 Paeonianville Dr.  
Columbia, MO 65202  
Phone (573) 814-1568  
Fax (573) 814-1128

RECEIVED  
JUL 07 2014  
PLANNING DEPT.

## EXCERPTS

### PLANNING AND ZONING COMMISSION MEETING

JULY 24, 2014

Case No. 14-117

**A request by P1316, LLC, and Discovery Office Park, LLC (owners) for approval of a ten-lot replat to be known as "Discovery Park Subdivision, Plat 2-B." The 39.10-acre site is located between U.S. Highway 63 and A. Perry Philips Park, north of the Discovery Ridge/Gans Road interchange.**

MR. REICHLIN: May I have a staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the plat, subject to:

1. No building permits being issued until full review of the stormwater/water quality protection plan has been completed and found to comply with the standards specified in Ordinance 18043 governing the development of the site.
2. A revised development plan is submitted/approved addressing staff's technical issues.

MR. REICHLIN: Are there any questions of Staff? Mr. Strodtman?

MR. STRODTMAN: Would you be able to give us an update as to where the City is with the Philips Farm Road piece of the park? I know a lot of the more southern part -- southern -- southwest part of the park has been developed with the boat ramps and things of that nature. Do you know where that kind of falls into timing?

MR. ZENNER: Well, the overall development of Philips Farm, the northern portion of our -- what we refer to as the South Recreation Facility, is part of -- it was part of the tax ballot issues with our park sales tax. There will be plans submitted to this body for approval since it is a planned development. We have a conceptual layout that we have seen, so the Parks Department is looking at different options for land use. It is my understanding, however, that the majority of the development will be occurring on the Gans Recreation Facility property, which is to the south of Gans Road to where we will start initial development efforts. Philips Farm Road itself specifically will be constructed with the development of Lot 2 of this project site, and that is actually going to be shown to you in Case No. 14-116. So Philips Farm Road would be built at that point to the park's property line, which would be the eastern -- or the western line shown here. And then the park, as they develop the northern half of Philips, would be able to connect to that and bring it back over to Bristol Lake Parkway. That would be the intended goal. Timing associated with that is probably based upon how the improvements on the northern portion of the south recreation facility proceed.

MR. STRODTMAN: Do -- do you foresee this with the conceptional -- is it going to be a heavy-used component as in soccer fields, or is it a lesser recreational-use park? You know, just have traditional throwing a Frisbee and just open space and --

MR. ZENNER: The field uses, as I understand it, and discussing improvements to the Philips

Farm -- the Philips tract, are more active in nature. The southern portion of the project site are playing fields. They are more the passive recreational component. A pavilion is desired to be constructed on the southern portion of the Philips Lake, similar to what we have at Reichmann. There are other active amenity areas potentially planned on the northern portion of Philips Lake. So traffic movement across this portion of Philips Farm Road will see -- considered significantly in the platting of -- of the road right-of-way. Initially, on the first plat that came forward, it was Plat 1 -- Discovery Park Subdivision Plat 1, which has subsequently been vacated, there was a 66-foot wide road right-of-way. The Parks Department felt that that was inadequate to support or to meet what their traffic demands would be. Through additional negotiation with the applicant, that right-of-way was increased from 66 feet to 100-foot wide road right-of-way with a medianized entrance feature associated with it. It will be very similar to what you have at Cosmo Park when we're done. It will be sufficient to cover the traffic flow coming into the northern portion of the park, as well as provide the alternative circulation pattern out of the northern section of Bristol Lake Parkway, which currently does not extend this far north. But, ultimately, those roadway networks will connect and provide cross-access both east and west. Philips Farm Road is shown on the CATSO plan as extending further west to Bearfield, as well. So there -- there are opportunities, once this roadway is installed, if it's constructed through the park as a public roadway, not a park drive, it is possible to create an alternative parallel corridor to Gans Road that runs north of the park and north of the Bristol Lake development.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Any other questions of Staff? Seeing none. Thank you, Mr. Zenner. Once again, I would like to mention that this is not a public hearing, but, in these matters, if there is anybody who has anything they wish to add that will help our consideration of this matter, now would be the time to do that.

MR. HALL: Thank you. I'm Mike Hall with Columbia Civil Engineering Group, 3301 Berrywood Drive, here in Columbia. I am the engineer -- the owner's engineer for this particular replat. And as Mr. Zenner indicated, this is a replat, and what we are doing is reducing the number of lots and we're also reducing the amount of right-of-way dedicated in future streets the City will have to maintain as part of this development. One of the things this will do is not only reduce the linear footage of streets that the City has to maintain, it also will reduce the number of hard stormwater piping that they will have to maintain as well, which, again is more in lines with some of the aspects of the overall development agreement that Mr. Zenner referenced. And, finally, one other thing I would like to point out is at -- with Lots 4 and 5 that are -- as proposed, by removing the old right-of-way of Kentsfield and Bertona, the actual overall development will be less dense than it was originally planned, meaning it will be actually less even though we will be changing up some of the uses, which we will get into in the C-P plans. If anybody has any questions, I'm more than happy answer them for them at this time.

MR. REICHLIN: Are there any questions of this speaker? Seeing none. Thank you very much.

MR. HALL: Thank you very much. I appreciate it.

MR. REICHLIN: Comments of Commissioners? Okay. Mr. Tillotson?

MR. TILLOTSON: I don't hear many comments, so I think we're kind of all on board with this one. So I would make a motion to approve Case 14-117, a request by P1316, LLC, and Discovery Office Park for approval of a ten-lot replat to be known as Discovery Park Subdivision, and with the recommendation of approval by staff for a revised plat addressing technical comments is reviewed and approved, and easements and right-of-way vacations have been introduced to Council.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton. May we have a roll call, please.

MR. STRODTMAN: Yes, sir.

**Roll Call Vote: (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe. Motion carries 7-0.**

MR. STRODTMAN: Recommendation for approval will be forwarded to City Council.

**V) PUBLIC HEARINGS**

MR. REICHLIN: And now we'll enter into the public hearing portion of our meeting.