

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 287-14

**Department Source:** Public Works

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** September 2, 2014

**Re:** Bid Call and Acquisition of Easements for the Manor Drive Sidewalk Project

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Map, Plats and Plans

## Executive Summary

Authorizing a bid call through the Purchasing division, and the acquisition of easements, necessary to construct the Manor Drive Sidewalk project. The public hearing for this project was held on July 21, 2014.

## Discussion

The Manor Drive Sidewalk project, from Rollins Road to West Broadway, is part of the Non-Motorized Transportation (GetAbout) program. Preliminary design of this project was completed under original GetAbout Phase I funding. The project includes construction of a 6-ft wide sidewalk at the back of the curb on the east side of Manor Drive, from Rollins Road to Manor Court, then crossing to the west side of Manor Drive and continuing toward West Broadway; finally tying into existing sidewalk near Broadway. The concept includes approximately 2,550 linear ft of sidewalk and reconstruction of 26 driveways to meet ADA requirements.

Based on public comments, the street width will be narrowed by 6 ft in three locations, ranging from approximately 100 ft to 200 ft in length, to serve as traffic calming and minimize the need for retaining walls, to avoid some large mature trees, and improve driveway accessibility. Based on the current plans, staff anticipates removal of six (6) trees along the corridor. Right-of-way plans are attached.

Per Council direction, speed studies will be conducted before and after construction to determine the effectiveness of the traffic calming measures included in the project. The pre-construction study is schedule to be completed by late September.

## Fiscal Impact

**Short-Term Impact:** The current project cost estimate is \$369,000, and funding is from the Non-Motorized Transportation (GetAbout) grant.

**Long-Term Impact:** None. Long-term maintenance is the responsibility of the adjoining landowner.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Infrastructure, Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

## Suggested Council Action

Authorizing a bid call through the Purchasing division, and the acquisition of easements, necessary to construct the Manor Drive Sidewalk project.

## Legislative History

07/21/14 - (R109-14) Public Hearing

09/03/13 – (REP 134-13) Staff report to Council

08/13/13 – Interested Parties Meeting

04/23/13 – Interested Parties Meeting

08/03/12 – Bicycle/Pedestrian Commission memorandum

05/01/08 – Interested Parties Meeting

08/06/07 – (R175-07) Authorizing an agreement with URS Corporation for engineering services for the design of twenty (20) sidewalk segments in various locations within the City of Columbia

03/05/07 – (Ord 19439) 2007 Sidewalk Master Plan approval

  
Department Approved

  
City Manager Approved

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

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

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

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

Council Bill No. B 287-14

### **AN ORDINANCE**

declaring the need to acquire easements for construction of sidewalk improvements along Manor Drive, from Rollins Road to West Broadway; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

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

SECTION 1. The City Council hereby declares the need to acquire easements for construction of sidewalk improvements along Manor Drive, from Rollins Road to West Broadway, described as follows:

**Dorothy Longnecker**

**TEMPORARY CONSTRUCTION EASEMENT**

**Parcel: 16-507-00-02-018.00 01**

A portion of Lot 88 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and State in Book 297 at Page 197, that portion of said Lot 88 is more particularly described as follows:

Beginning at the Southwest corner of said Lot 88, said point being the intersection of the Easterly right-of-way line of Fairview Road with the Northerly right-of-way line of Highland Drive as said Road and Drive are both now established; thence North 84 degrees 37

minutes 58 seconds East along the common line of the Northerly right-of-way line of said Highland Drive with the Southerly line of said Lot 88, a distance of 12.08 feet to a point 12.00 feet East of the West line of said Lot 88 as measured perpendicular to the West line thereof; thence North 01 degree 13 minutes 48 seconds East along a line 12 feet East of and parallel with the West line of said Lot 88, a distance of 68.78 feet; thence North 88 degrees 46 minutes 12 seconds West, perpendicular to the last described course, a distance of 7.00 feet; thence North 01 degree 13 minutes 48 seconds East along a line 5 feet East of and parallel with the West line of said Lot 88, a distance of 63.27 feet to a point on the North line of said Lot 88; thence South 62 degrees 33 minutes 09 seconds West along the North line of said Lot 88, a distance of 5.70 feet to the Northwest corner of said lot 88, being also a point on the Easterly right-of-way of said Fairview Road; thence South 1 degree 13 minutes 48 seconds West along the Westerly line of said Lot 88, being also along the Easterly right-of-way of said Fairview Road, a distance of 130.70 feet (130.80 feet, Plat) to the Point of Beginning. Containing 1,143 square feet, more or less.

**Michael and April Johnson**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Parcel: 16-507-00-02-016.00 01**

The West 5.00 feet of Lot 89 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and State in Book 297 at Page 197 and lying East of and coincident with the Easterly right-of-way line of Fairview Road as now established. Containing 547 square feet, more or less.

**Barbara Long**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Parcel: 16-507-00-02-014.00 01**

A portion of Lot 90 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and State in Book 297 at Page 197, that portion of said Lot 90 is more particularly described as follows:

Beginning at the Southwest corner of said Lot 90, being also a point on the Easterly right-of-way line of Fairview Road as now established; thence North 71 degrees 28 minutes 08 seconds East along the Southerly line of said Lot 90, a distance of 24.88 feet; thence North 11 degrees 36 minutes 49 seconds West, departing from the Southerly line of said Lot 90, a distance of 14.91 feet; thence North 64 degrees 32 minutes 02 seconds West, 16.56 feet to a point 5.00 feet East of the West line of said Lot 90 as measured perpendicular to the West line thereof; thence North 01 degree 13 minutes 48 seconds East along a line 5 feet East of and parallel with the West line of said Lot 90, a distance of 71.02 feet to a point on the North line of said Lot 90; thence South 81 degrees 41 minutes 37 seconds West along the North line of said Lot 90, a distance of 5.07 feet to the Northwest corner of said lot 90,



being also a point on the Easterly right-of-way line of said Fairview Road; thence South 1 degree 13 minutes 48 seconds West along the Westerly line of said Lot 90, being also along the Easterly right-of-way line of said Fairview Road, a distance of 99.92 feet (100 feet, Plat) to the Point of Beginning. Containing 853 square feet, more or less.

**Joseph R. and Unice Young**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Parcel: 16-507-00-02-013.00 01**

The West 8.00 feet of Lot 91 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and State in Book 297 at Page 197 and lying East of and coincident with the Easterly right-of-way line of Fairview Road as now established. Containing 793 square feet, more or less.

**Borislov and Mikayla Dimov**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Parcel: 16-507-00-02-012.00 01**

The West 11.00 feet of Lot 92 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and State in Book 297 at Page 197 and lying East of and coincident with the Easterly right-of-way line of Fairview Road as now established. Containing 979 square feet, more or less.

**Richard and Peggy Quisenberry**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Parcel: 16-507-00-02-011.00 01**

The West 8.00 feet of Lot 93 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and State in Book 297 at Page 197 and lying East of and coincident with the Easterly right-of-way line of Fairview Road as now established. Containing 793 square feet, more or less.

**Sarah Ellen Greenlee**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Parcel: 16-507-00-02-009.00 01**

The West 7.00 feet of Lot 95 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and

State in Book 297 at Page 197 and lying East of and coincident with the Easterly right-of-way line of Fairview Road as now established. Containing 926 square feet, more or less.

**Derek Flood-Lorber**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Parcel: 16-507-00-02-001.00 01**

A portion of Lot 100 of the AMENDED PLAT OF LOTS 86 TO 100 BOTH INCLUSIVE, LEAWOOD, a subdivision now in Columbia, Boone County, Missouri, as now established by the plat recorded in the Office of the Recorder of Deeds for said County and State in Book 297 at Page 197, that portion of said Lot 100 is more particularly described as follows:

Beginning at the Southwest corner of said Lot 100, being also a point on the Easterly right-of-way line of Fairview Road as now established; thence South 84 degrees 27 minutes 25 seconds East along the Southerly line of said Lot 100, a distance of 12.03 feet to a point 12.00 feet East of the West line of said Lot 100 as measured perpendicular to the West line thereof; thence North 01 degree 13 minutes 48 seconds East along a line 12 feet East of and parallel with the West line of said Lot 100, a distance of 47.07 feet; thence North 05 degrees 37 minutes 08 seconds East, 40.92 feet; thence North 56 degrees 01 minute 02 seconds East, 20.94 feet; thence North 24 degrees 30 minutes 35 seconds East, 19.62 feet to a point on the Southerly right-of-way line of State Route TT (also known as West Broadway) as now established and set forth as Parcel Number 6 by the Report of Commissioners filed May 18, 1994 in said Office of the Recorder of Deeds in Book 1080 at Page 974; thence Southwesterly along the Southerly right-of-way line of said State Route TT (also known as West Broadway) as established by said Report of Commissioners, the following courses and distances; thence South 61 degrees 38 minutes 58 seconds West, 4.74 feet to a point 55 feet South of State Route TT centerline Station 52+15; thence South 41 degrees 37 minutes 41 seconds West, 32.20 feet to a point 45 feet East of Fairview Road centerline Station 5+60; thence South 24 degrees 25 minutes 43 seconds West, 38.08 feet to a point 30 feet East of Fairview Road centerline Station 5+25, being also a point on the West line of said Lot 100; thence South 01 degree 13 minutes 48 seconds West, departing from the Southerly right-of-way line of said State Route TT (also known as West Broadway) as now established by said Report of Commissioners, being now along the common line of the Easterly right-of-way line of said Fairview Road with the Westerly line of said Lot 100, a distance of 55.20 feet to the Point of Beginning. Containing 1,075 square feet, more or less.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

SECTION 3. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.

SECTION 4. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 5. 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

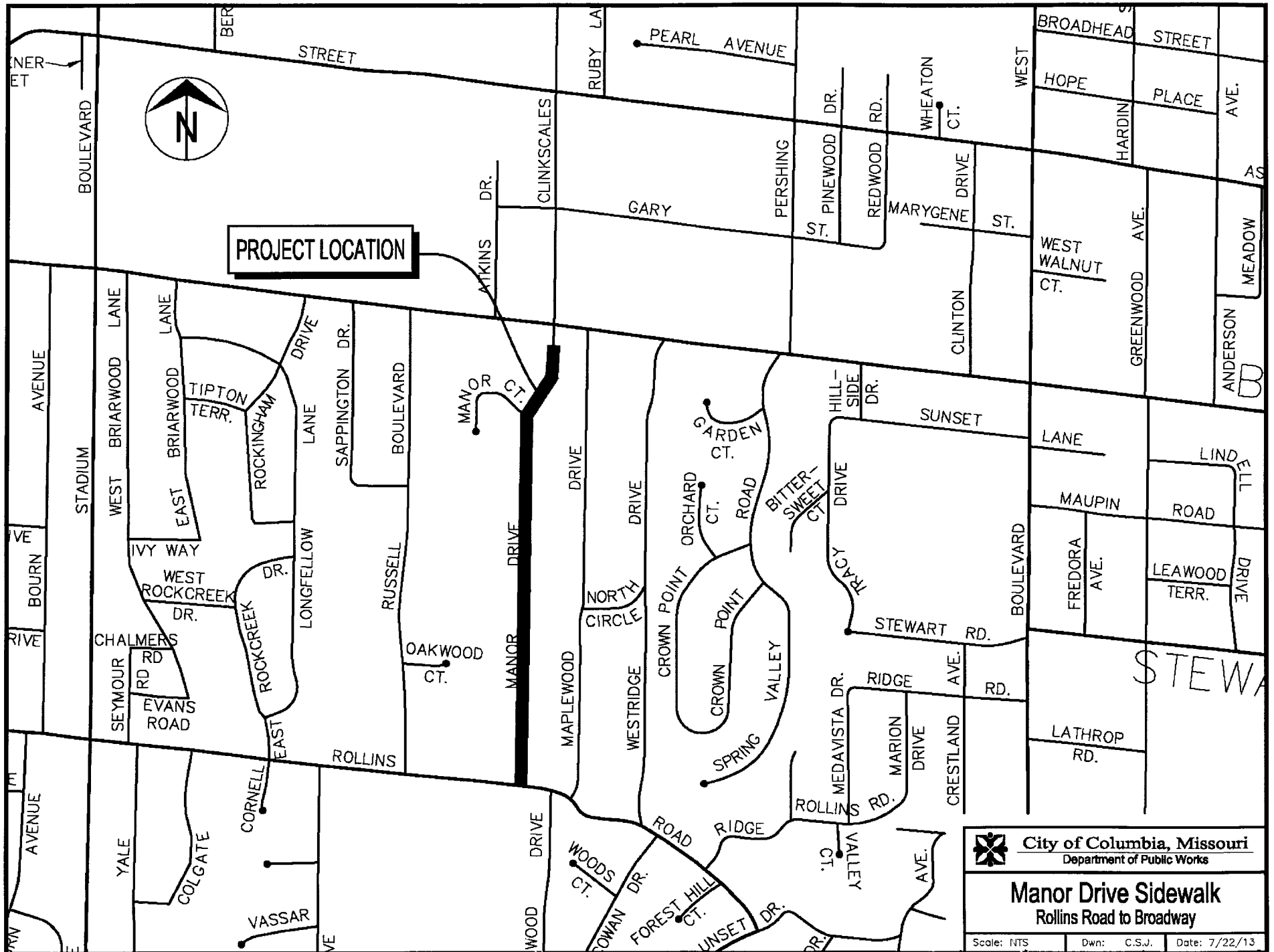
APPROVED AS TO FORM:


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



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

Maps, Plats and Plans

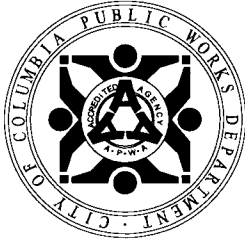


**City of Columbia, Missouri**  
Department of Public Works

**Manor Drive Sidewalk**  
Rollins Road to Broadway

Scale: NTS      Dwn: C.S.J.      Date: 7/22/13

DESIGN DESIGNATION	
A.D.T.	N/A
A.D.T.	N/A
D-	N/A
T-	N/A
V-	N/A
POSTED SPEED - N/A	
CLASSIFICATION : N/A	



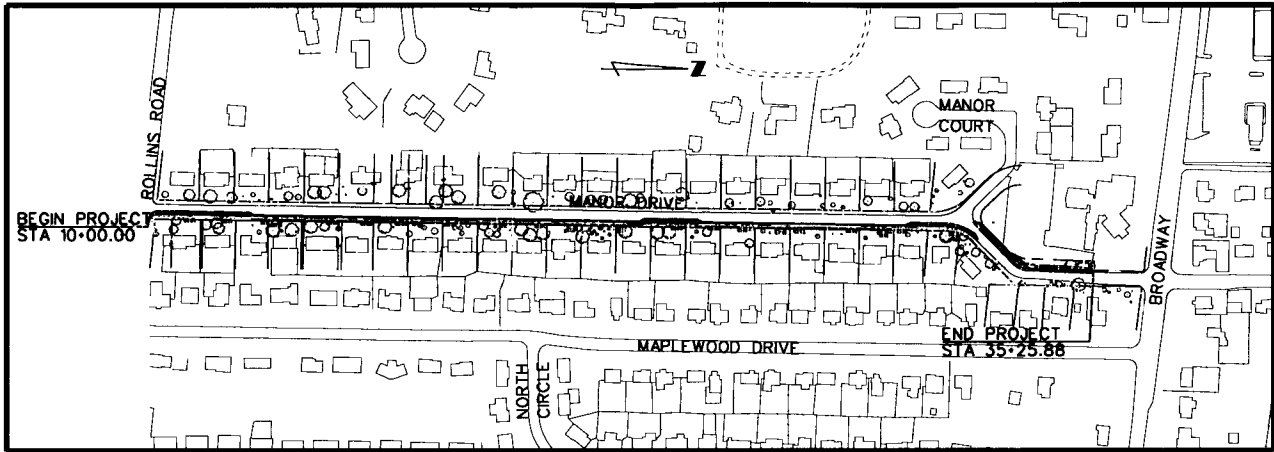
# CITY OF COLUMBIA, MISSOURI

## DEPARTMENT OF PUBLIC WORKS

### RIGHT-OF-WAY PLANS

CONVENTIONAL SIGNS (USED IN PLANS)

DESCRIPTION	EXISTING	NEW
RIGHT-OF-WAY	EXIST. ROW	NEW ROW
PROPERTY LINE	PP	
CITY LIMITS	FO	
TEMPORARY CONSTRUCTION EASEMENT		TCE
CONTROL POINT	CP	
UTILITY POLE	PP	
UNDERGROUND CONDUIT OR CABLE (TYPE SPECIFIED)	FO	
T-TELEPHONE P-POWER		
UTILITY MANHOLE (TYPE SPECIFIED)	THM	
T-TELEPHONE P-POWER W-WATER		
LIGHT STANDARD		
TRAFFIC SIGNAL		
TRAFFIC CONTROLLER		
TRAFFIC PULL BOX		
UTILITY MAIN (TYPE SPECIFIED)		
GAS VALVE	WV	
WATER VALVE	GV	
WATER METER	WM	
GAS METER	GM	
SEWER VENT	SV	
FIRE HYDRANT	HYD	
SANITARY SEWER	S	
STORM SEWER	18" RCP	
SEWER MANHOLE		
GRATED INLET		
CURB INLET (SINGLE)		
CURB INLET (MULTIPLE UNIT)		
PARCEL NUMBER		
SLOPE LINE		
TREE OR SHRUB (DESIGNAGE DIA. AND TYPE)	14" OAK	
HEDGE		
FENCE		
GUARDRAIL		
SIGN		
BUILDING		
BUILDING REMOVAL		
TO BE REMOVED	(TBR)	
TO BE ABANDONED	(TBA)	
USE IN PLACE	(UIP)	
TO BE REMOVED AND RELOCATED	(TBR&REL)	
TO BE REMOVED AND REPLACED	(TBR&R)	
ADJUST TO GRADE	(ATG)	
TO BE REMOVED AND REPLACED BY OTHERS	(TBR&RBO)	
TO BE ABANDONED AND FILLED	(TBA&F)	
ADJUST TO GRADE BY OTHERS	(ATGBO)	
FLCRUD END SECTION	(F.E.S.)	
FLOW LINE	(F.L.)	
CORRIGENDA MODEL PIPE	(CMP)	
REINFORCED CONCRETE PIPE	(RCP)	
FUTURE ROADWAY		
FUTURE ROADWAY CURB LINES		
CONCRETE		
ASPHALT		



### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE AND INDEX SHEET
2	TYPICAL SECTIONS
3-7	PLAN & PROFILE SHEETS
8-21	CROSS SECTIONS

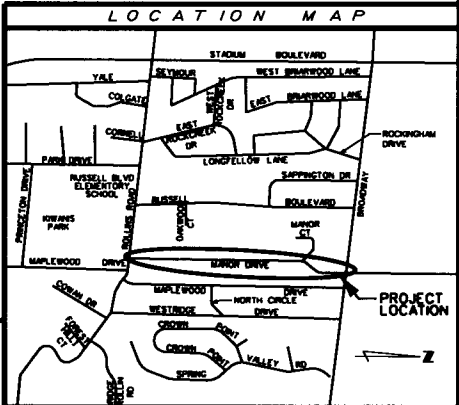
## SIDEWALK - MANOR DRIVE

## BOONE COUNTY MISSOURI

SCALES:  
PLAN AND PROFILE ..... 1"=20' HORIZ. & 5' VERT.  
CROSS SECTION ..... 1"=5' HORIZ. & 1" = 5' VERT.

Underground facilities, structures and utilities have been plotted from available surveys and records; and, therefore, their locations must be considered approximate only. It is possible there may be others, the existence of which is presently not known or shown. It is the Contractor's responsibility to determine their existence and exact location and to avoid damage thereto.

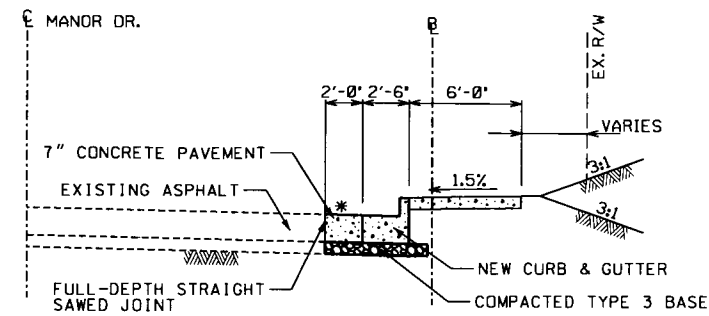
			LENGTH OF PROJECT	
AMEREN UE - GAS	LES HOLTSMAN	(573) 876-3063	END OF PROJECT	STA. 35+25.88
CENTURYTEL	DON WILSON	(573) 886-3500	BEGINNING OF PROJECT	STA. 10+00.00
WATER & LIGHT	MIKE SCHMITZ	(573) 874-7325	APPARENT LENGTH	2525.88 FEET
MEDIACOM	BOB BUNNER	(573) 443-1536 EXT. 354	EQUATIONS AND EXCEPTIONS	
CHARTER COMMUNICATIONS	JOHN VIEHLAND	(573) 442-7044 EXT. 1022	TOTAL CORRECTIONS	FEET
SEWER	STEVE HUNT	(573) 874-7250	NET LENGTH OF PROJECT	2525.88 FEET
BOONE ELECTRIC	RYAN EULISS	(573) 449-4181	FEDERAL LENGTH	MILES
CPMSD #1	GARY WOODY	(573) 449-0324		
WATER DISTRICT #4	KEN WISE	(573) 696-3511		
WATER DISTRICT #9	ROGER BALLEW	(573) 474-9521		
MJ TELECOM	MIKE ANDERSON	(573) 884-6703		
AT&T	PJ MCDERMOTT	(816) 391-5077		
CENTRAL ELECTRIC POWER COOPERATIVE	ALLAN JOHNSTON	(573) 761-2849		



SIDEWALK - MANOR DRIVE

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

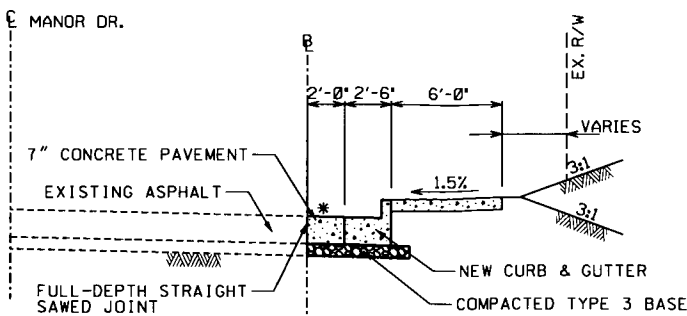


TYPICAL SECTION

STA. 10+00.00 TO STA. 12+94.96

STA. 22+97.02 TO STA. 24+57.46

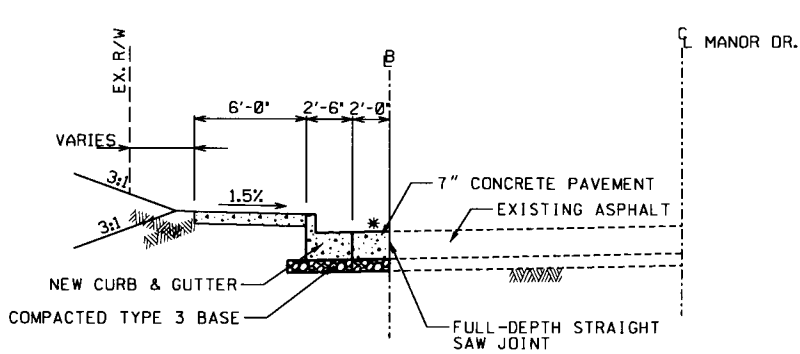
STA. 29+84.70 TO STA. 31+64.65



TYPICAL SECTION

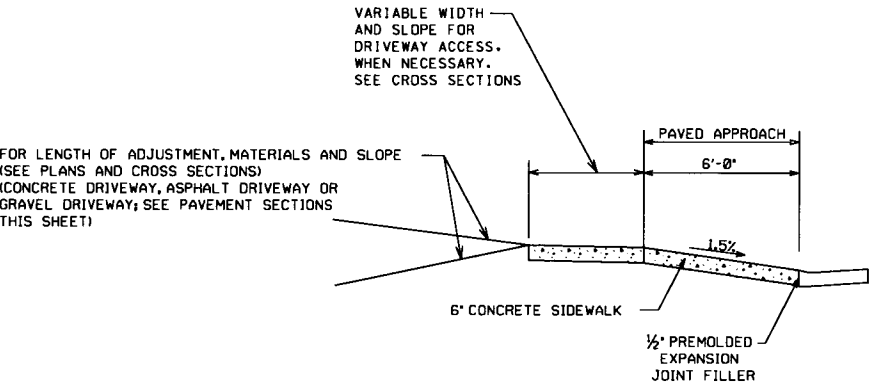
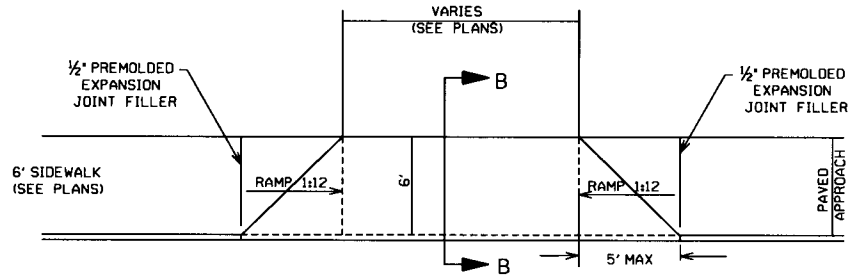
STA. 12+94.96 TO STA. 22+97.02

STA. 24+57.46 TO STA. 29+84.70



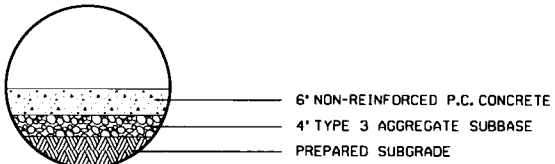
TYPICAL SECTION

STA. 31+86.74 TO STA. 35+25.88



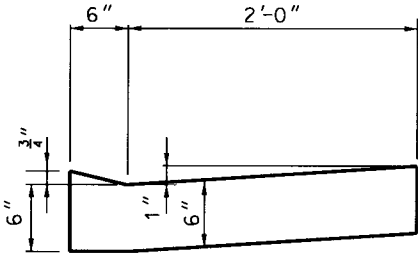
SECTION B-B

DRIVEWAY DETAILS FOR PRIVATE ENTRANCE (P.E.)

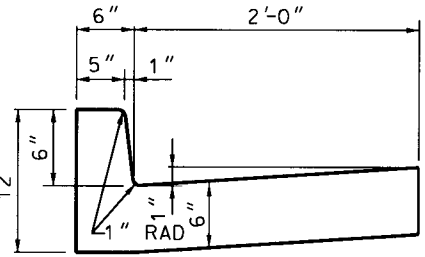


CONCRETE DRIVEWAY

- \* -1.0% STA. 10+00.00 TO STA. 10+40.00
- \* 1.5% STA. 10+40.00 TO STA. 11+67.00
- \* 4.0% STA. 11+67.00 TO STA. 12+70.00
- \* 5.0% STA. 12+70.00 TO STA. 31+62.93
- \* 3.0% STA. 31+86.94 TO STA. 35+25.88



RESIDENTIAL DRIVEWAY CURB  
(MINIMUM RISE)



TYPICAL CURB AND GUTTERS

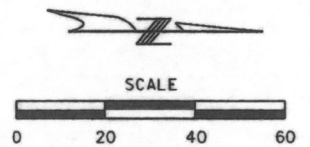
CURB & GUTTER

CITY OF COLUMBIA, MISSOURI

MANOR DRIVE

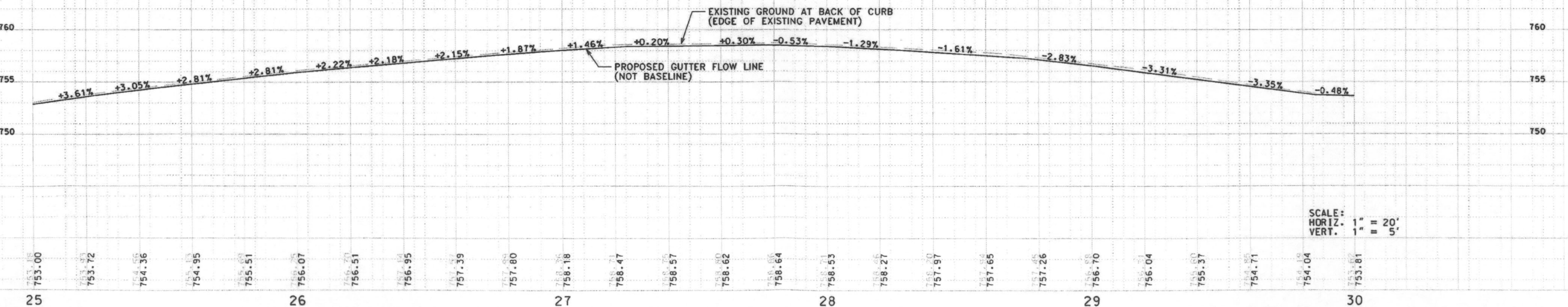
SHEET  
NUMBERTOTAL  
SHEETSRIGHT-OF-WAY  
NOT FOR  
CONSTRUCTION

DATE



MATCHLINE STA 25+00

MATCHLINE STA 30+00



(17)  
DAVID NEAL & MELISSA M.  
TAGUE  
BOOK 1002, PAGE 482

(18)  
JORDAN DERRICK &  
PHEBE NICOLE BENE  
BOOK 3842, PAGE 132

(19)  
BLAYLOCK  
ENTERPRISE LLC  
BOOK 2815, PAGE 126

(20)  
BLAYLOCK  
ENTERPRISE LLC  
BOOK 2779, PAGE 088

(21)  
CELESTINE & EUGENIA  
ANYANWU  
BOOK 1431, PAGE 621

MANOR DRIVE

EXIST. ROW

PROPOSED R

BARRIER CURB AND GUTTER

SLOPE LINE

EXIST. ROW

TCE

N 89°4'5" W - 5.00'

S 89°4'5" E - 5.00'

N 0°52'28" E - 16.17'

N 89°4'5" W - 13.24'

S 89°4'5" E - 13.24'

N 0°52'28" E - 25.93'

N 89°4'5" W - 6.17'

S 89°4'5" E - 6.17'

N 89°4'5" W - 17.12'

S 89°4'5" E - 17.12'

N 0°52'28" E - 55.42'

N 89°4'5" W - 5.74'

S 89°4'5" E - 5.74'

N 0°52'28" E - 21.98'

N 0°52'28" E - 21.38'

N 0°52'28" E - 52.62'

N 0°52'28" E - 57.31'

N 89°4'5" W - 9.26'

N 0°52'28" E - 25.11'

S 89°4'5" E - 9.26'

S 0°52'28" W - 53.33'

N 0°52'28" E - 53.91'

S 89°7'32" E - 5.00'

N 0°52'28" E - 46.46'

N 0°52'28" E - 21.66'

N 89°4'5" W - 7.64'

S 89°7'32" E

(10) CASATI-FAMILY-  
REVOCABLE TRUST  
BOOK 2092, PAGE 623  
T.C.E. = 246 S.F.

(9) KAREN RAE  
LINEBERRY  
BOOK 1756, PAGE 016  
T.C.E. = 343 S.F.

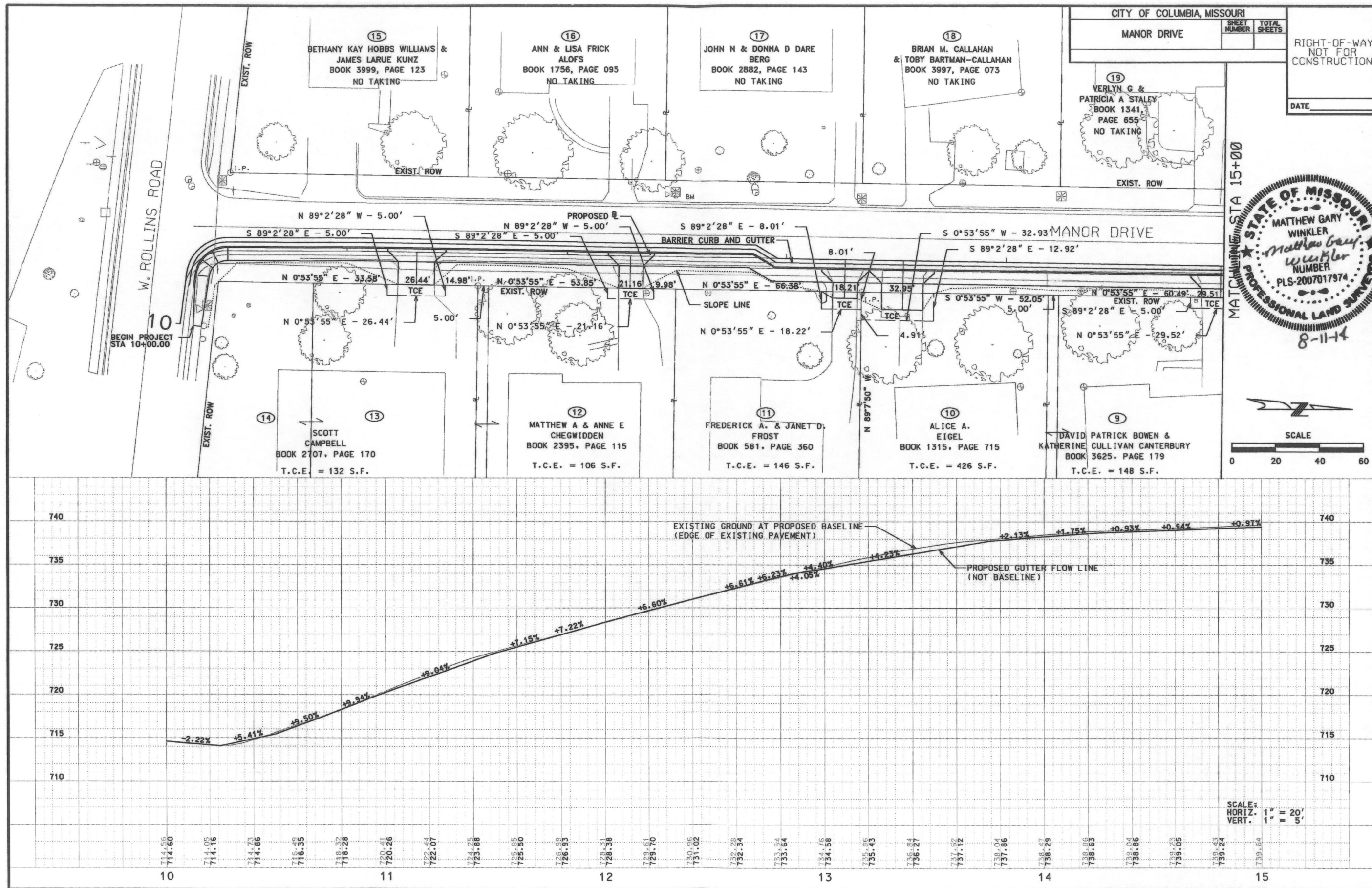
(8) JAMES WINDSOR &  
MARY ANN EWIGMAN  
TRUST  
BOOK 3201, PAGE 051  
T.C.E. = 232 S.F.

(7) ROBERT J. & KATHRYN C.  
PAULUS  
BOOK 2972, PAGE 129  
T.C.E. = 160 S.F.

(6) MICHAEL E.  
WISE  
BOOK 3296 PAGE 003  
T.C.E. = 366 S.F.

(5) PAMELA K.  
ROE  
BOOK 2718 PAGE 144  
T.C.E. = 126 S.F.





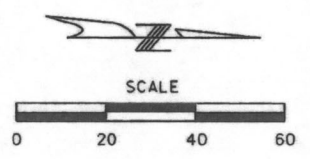
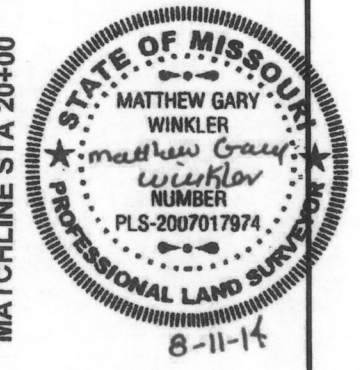
CITY OF COLUMBIA, MISSOURI

MANOR DRIVE

SHEET NUMBER	TOTAL SHEETS

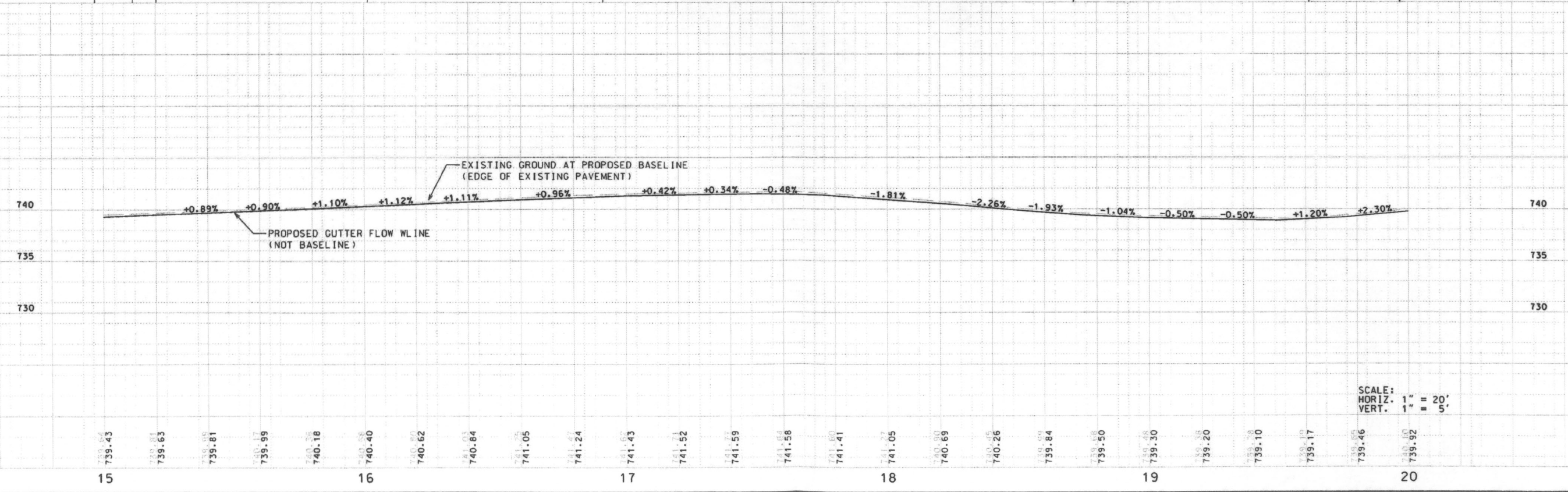
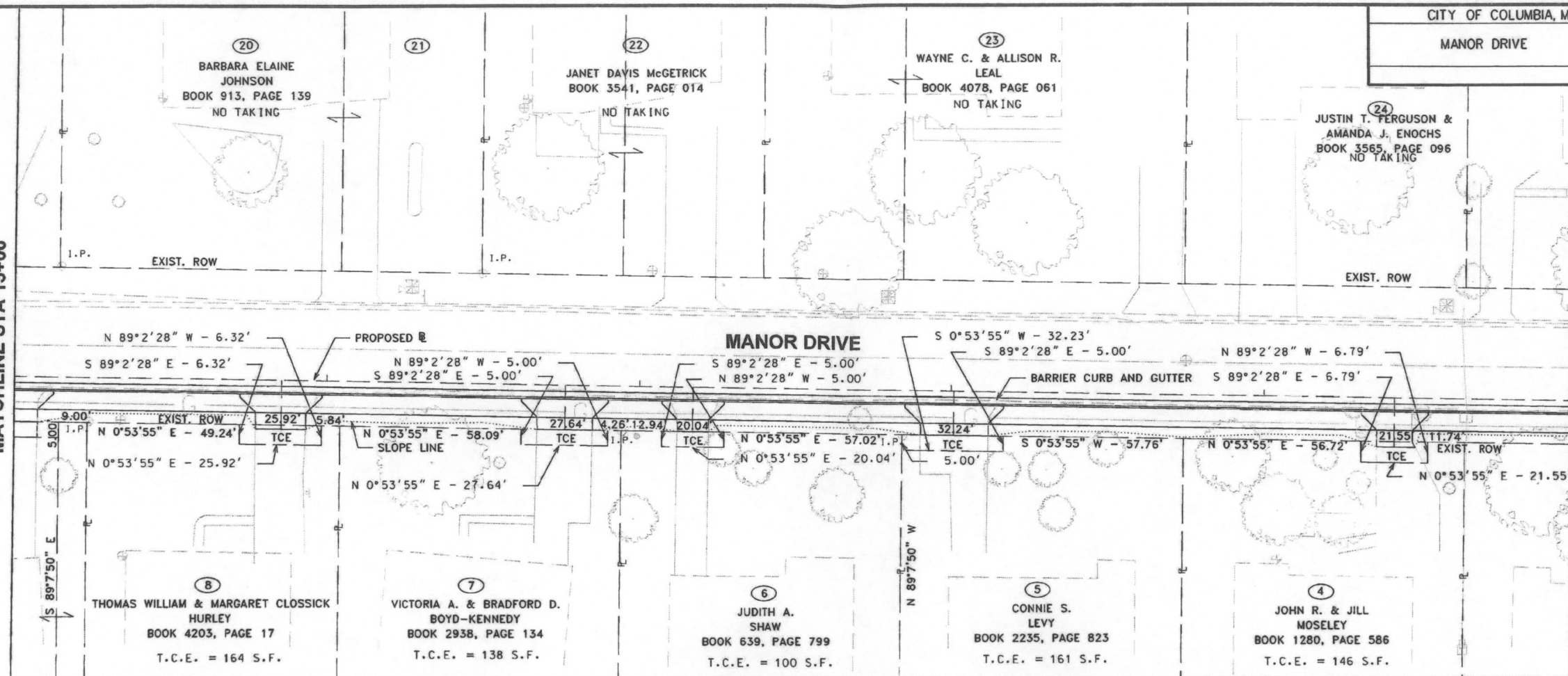
RIGHT-OF-WAY  
NOT FOR  
CONSTRUCTION

DATE \_\_\_\_\_



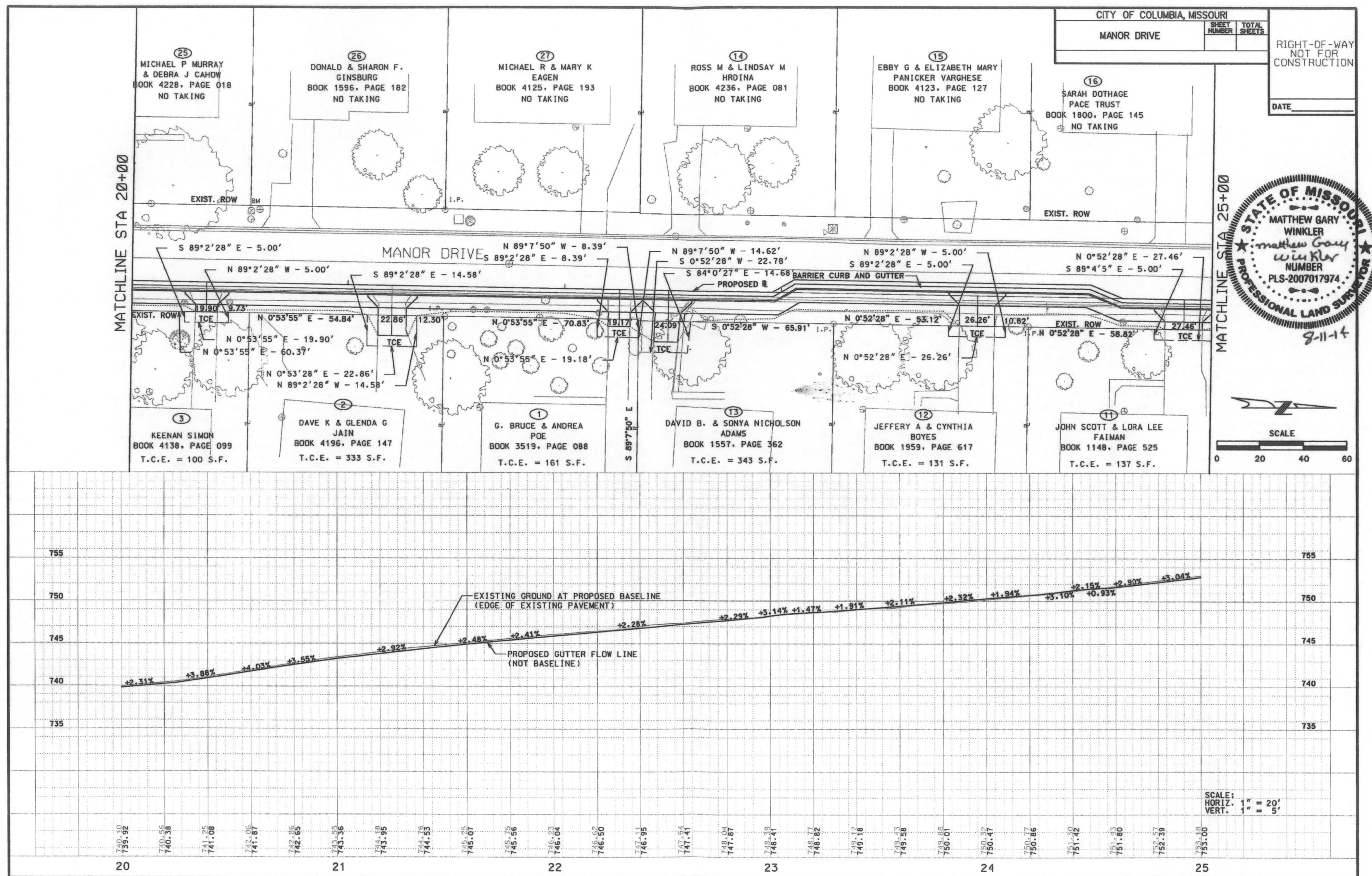
MATCHLINE STA 15+00

MATCHLINE STA 20+00



SCALE:  
HORIZ. 1" = 20'  
VERT. 1" = 5'





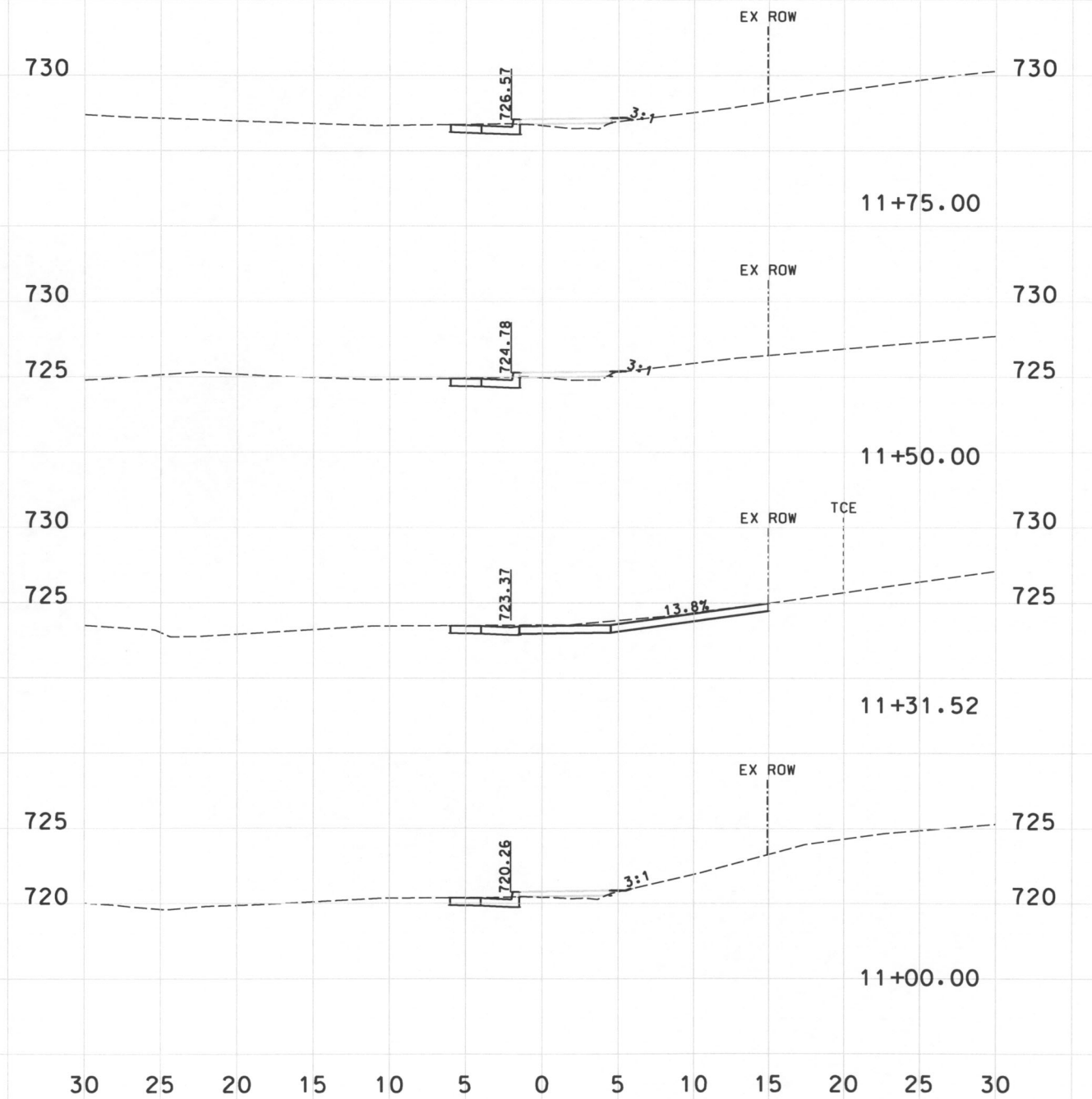
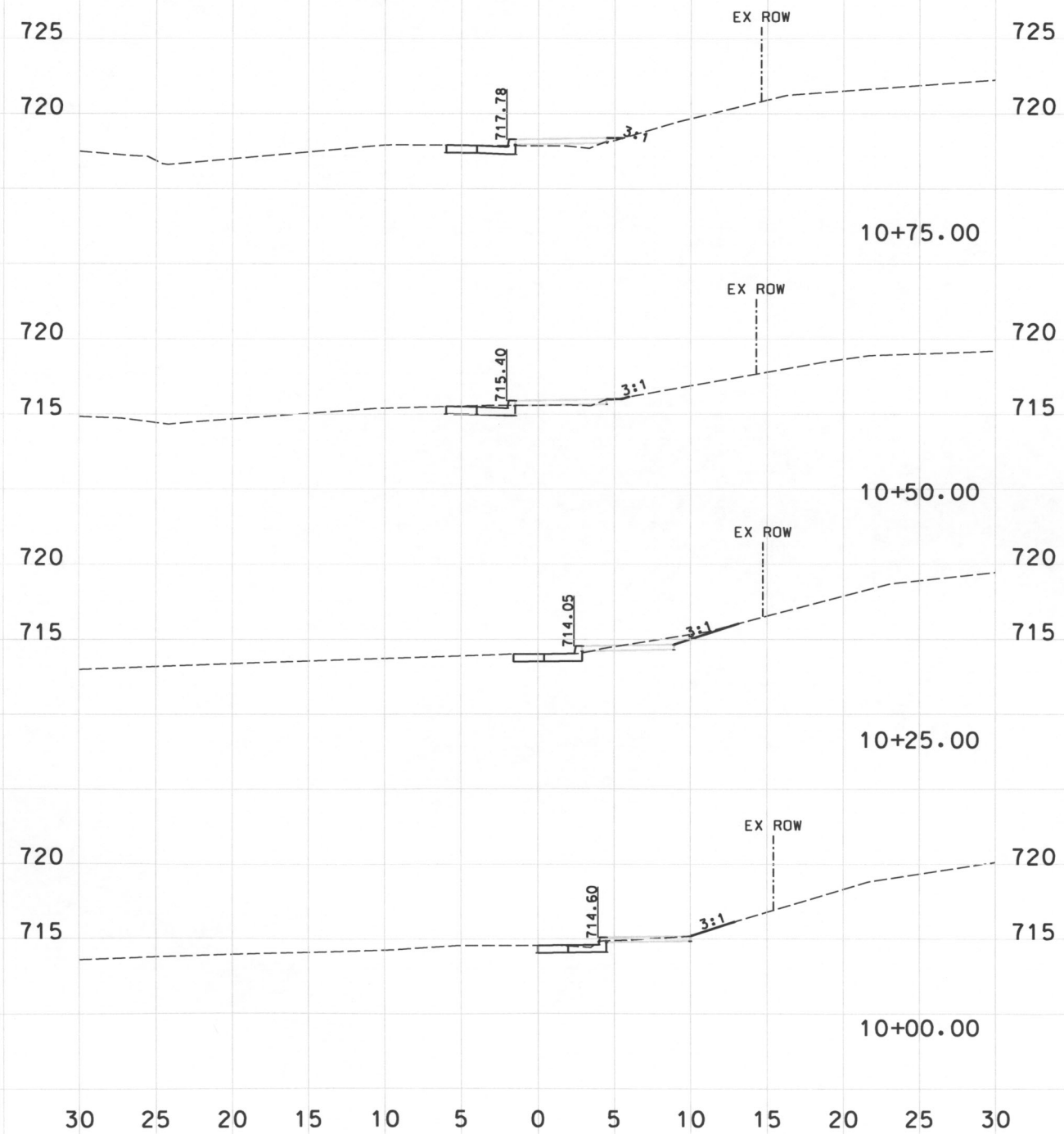




CITY OF COLUMBIA, MISSOURI		
MANOR DRIVE	SHEET NUMBER	TOTAL SHEETS
	8	21
CROSS SECTIONS		

RIGHT-OF-WAY  
NOT FOR  
CONSTRUCTION

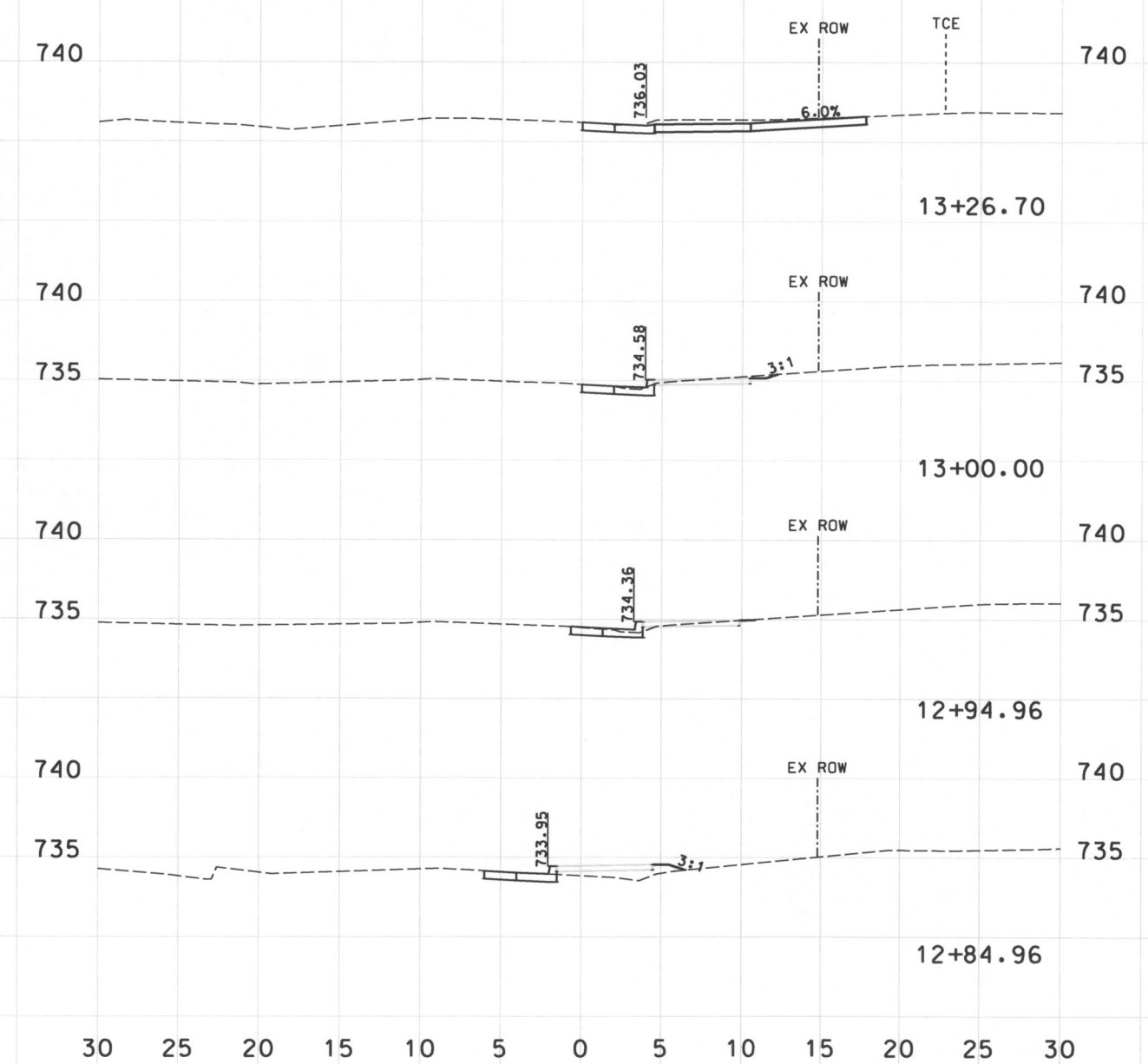
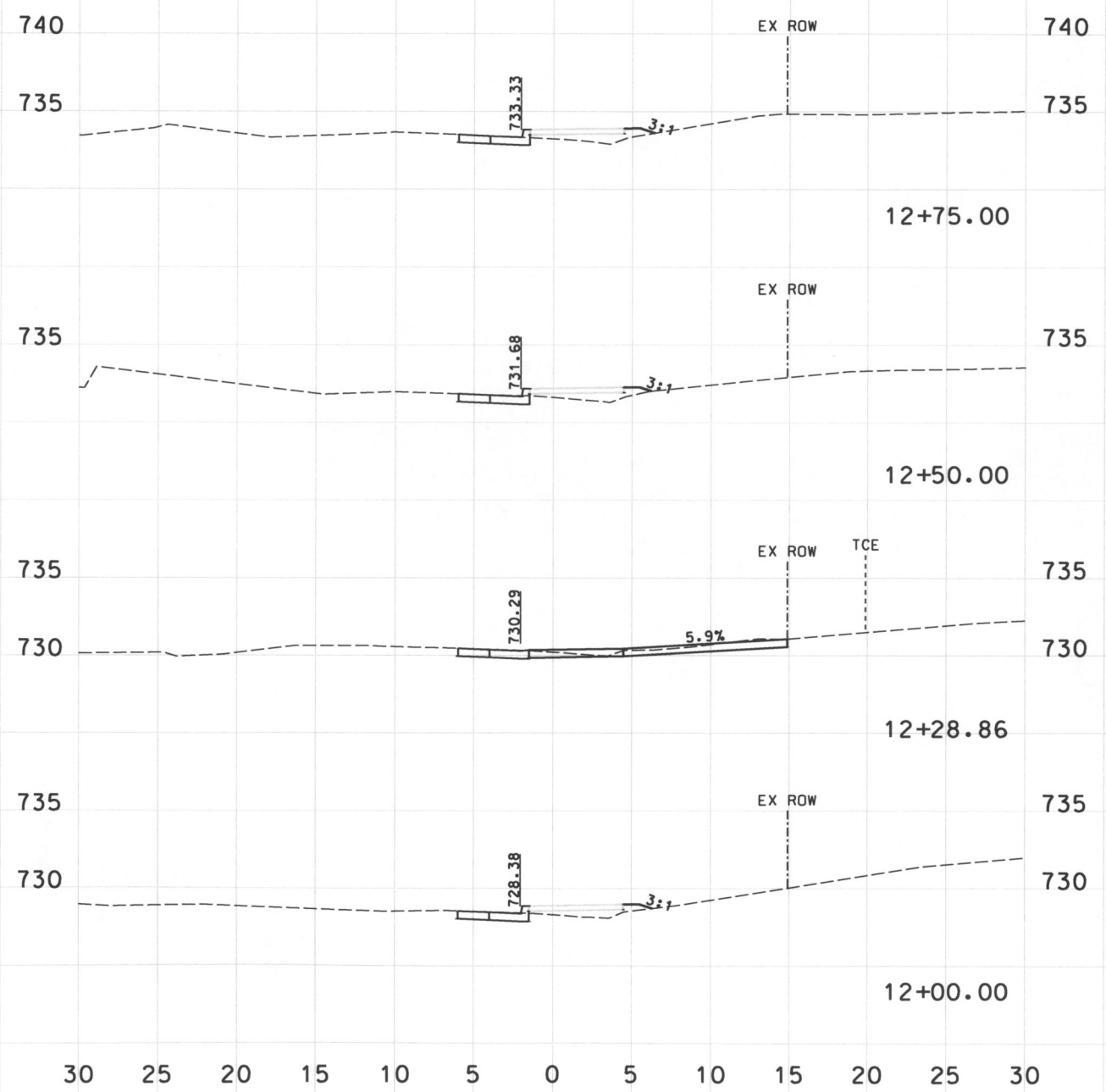
DATE June 20, 2014

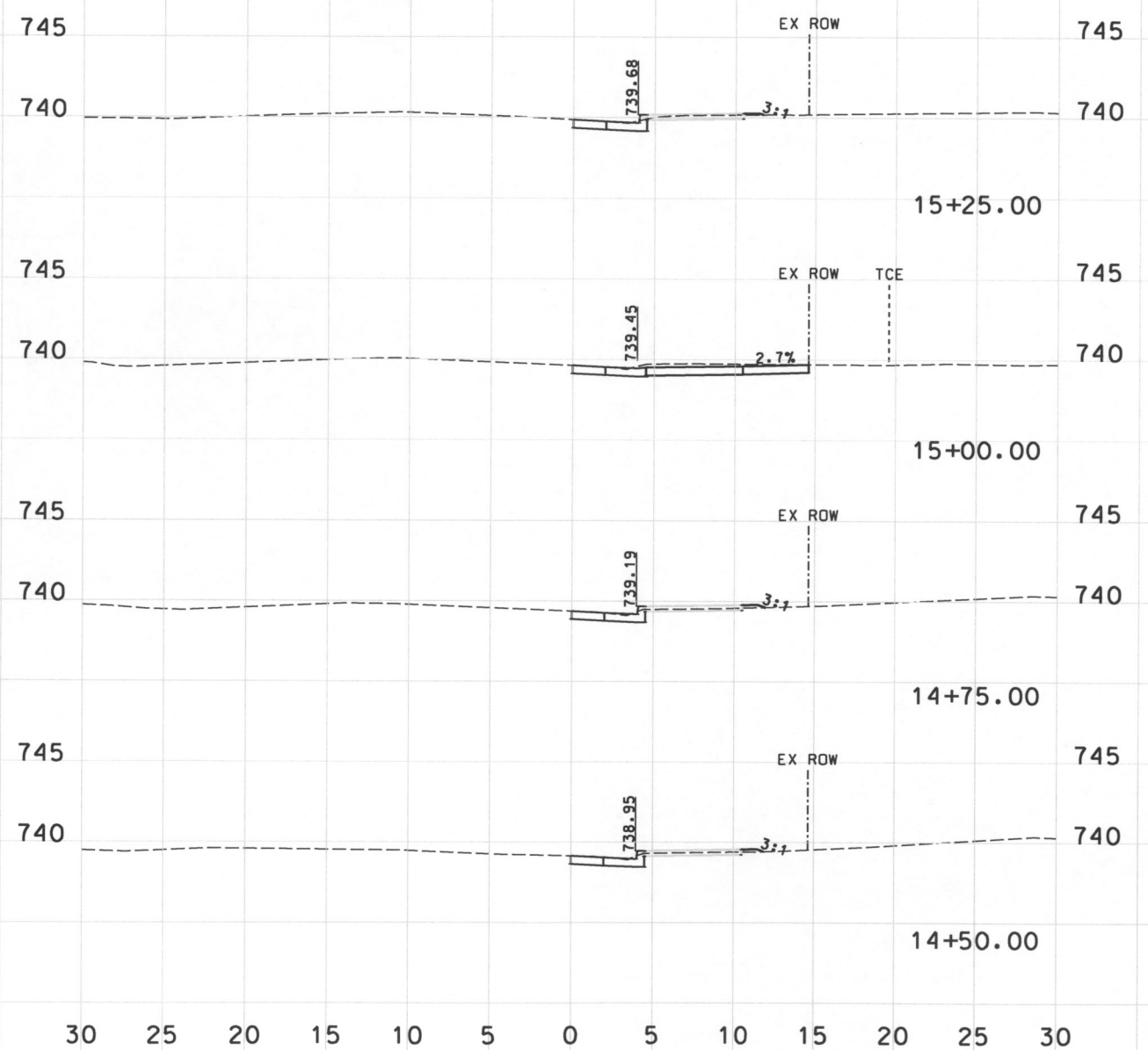
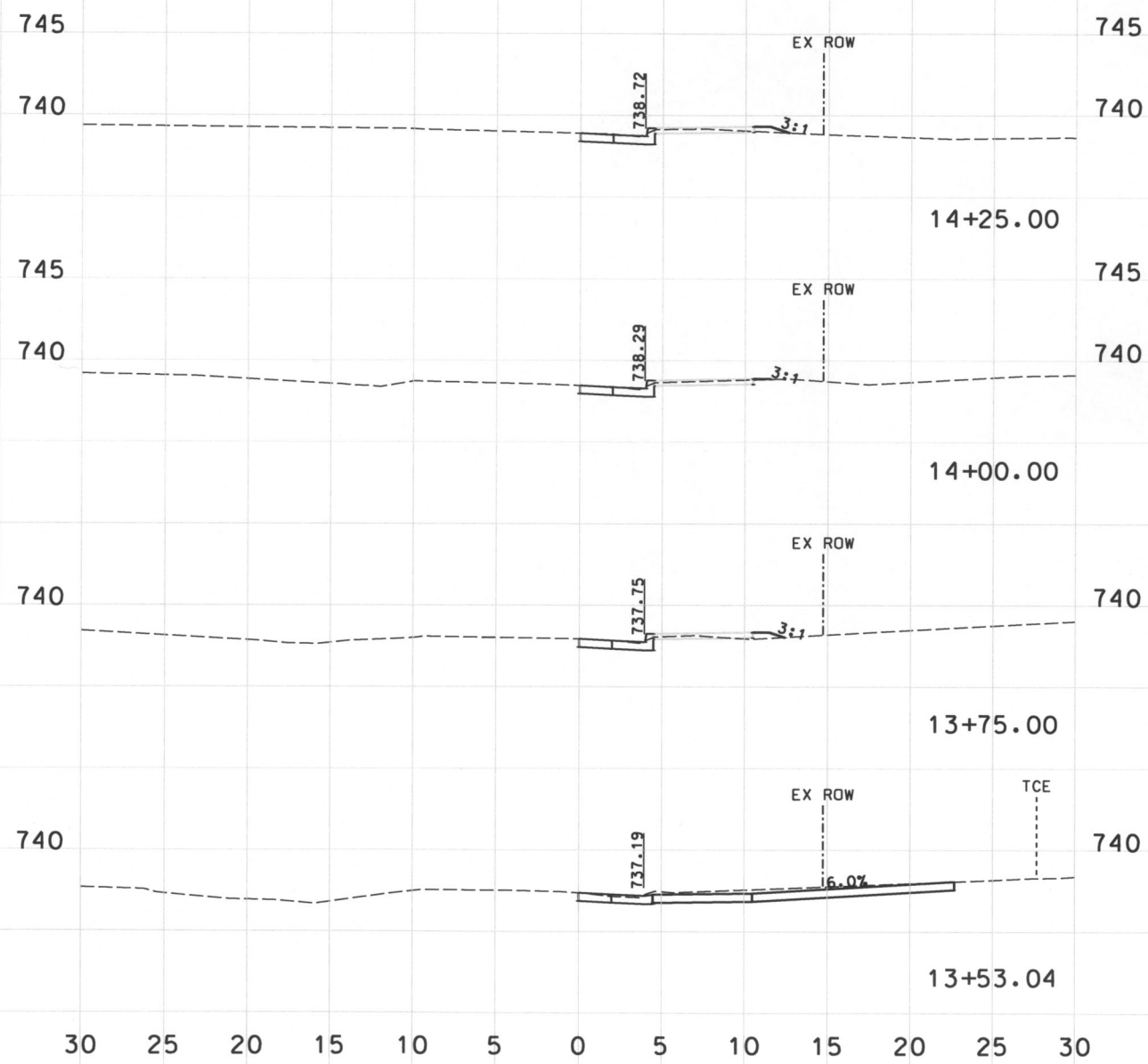


CITY OF COLUMBIA, MISSOURI		
MANOR DRIVE	SHEET NUMBER	TOTAL SHEETS
	9	21
CROSS SECTIONS		

RIGHT-OF-WAY  
NOT FOR  
CONSTRUCTION

DATE June 20, 2014

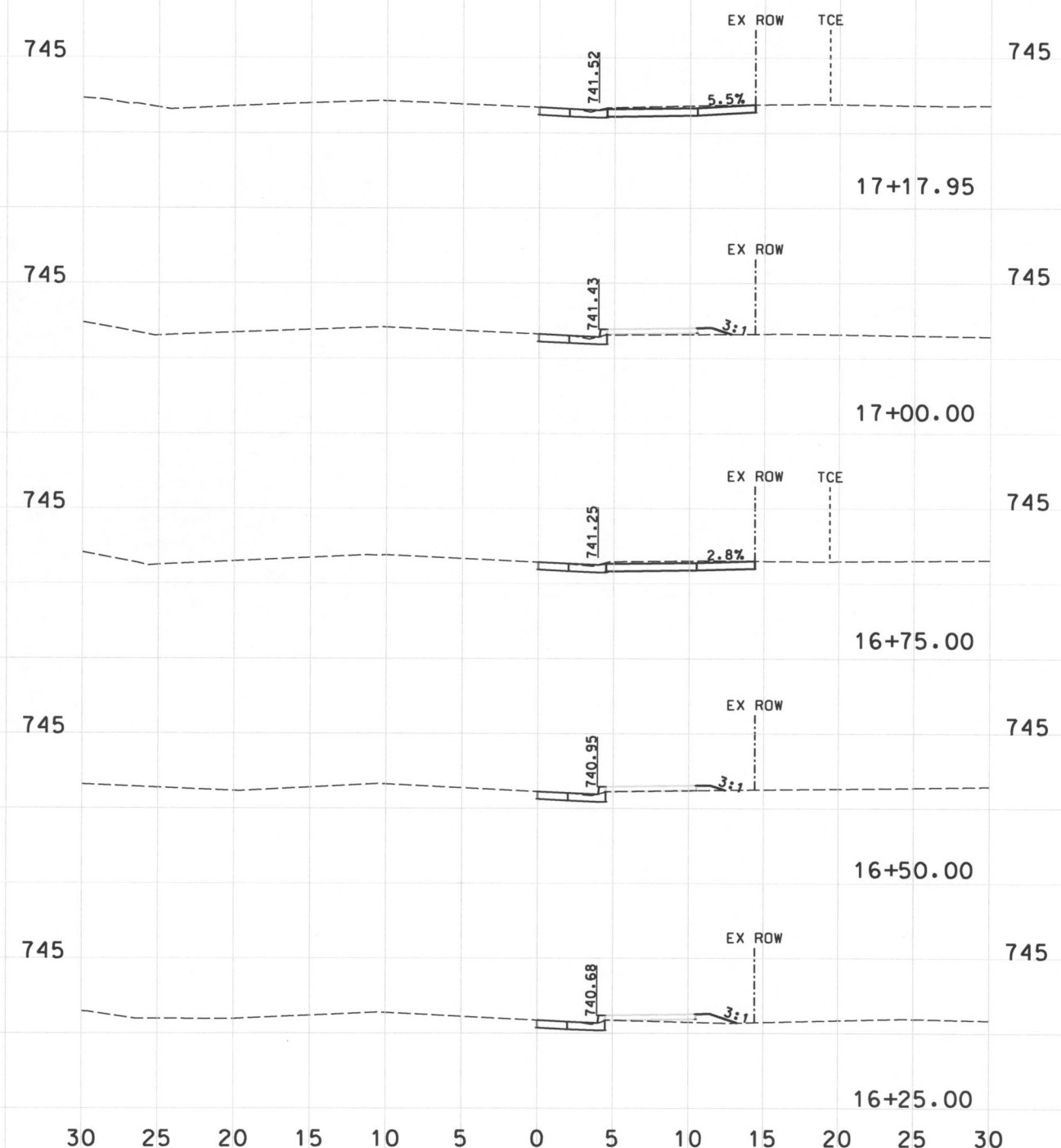
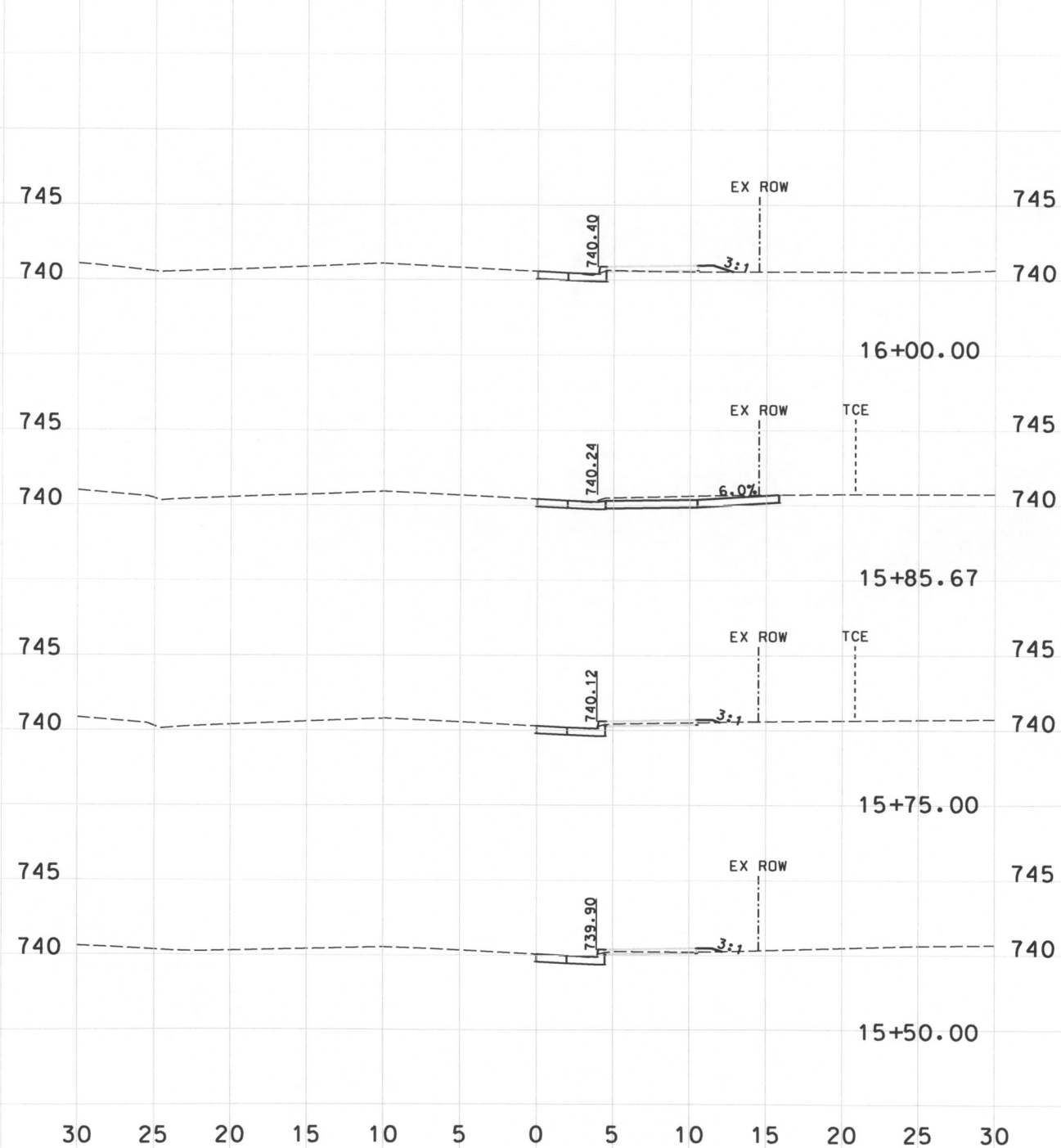




CITY OF COLUMBIA, MISSOURI		
MANOR DRIVE		SHEET NUMBER
		11
		TOTAL SHEETS
		21
CROSS SECTIONS		

RIGHT-OF-WAY  
NOT FOR  
CONSTRUCTION

DATE June 20, 2014





CITY OF COLUMBIA, MISSOURI		
MANOR DRIVE	SHEET NUMBER	TOTAL SHEETS
	12	21
CROSS SECTIONS		
RIGHT-OF-WAY NOT FOR CONSTRUCTION		
DATE June 20, 2014		

