

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 297-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 10/19/2015

Re: Creeks Edge, Plat No. 3 - Final Major Plat (Case #15-167)

Documents Included With This Agenda Item

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

Supporting documentation includes: Plats and Plans

Executive Summary

Approval of the request will result in the creation of a 49-lot final plat on R-1 (One-family Dwelling District) zoned land, to be known as "Creeks Edge, Plat No. 3".

Discussion

The applicant, Crockett Engineering Consultants, on behalf of the owner, JQB Construction, Inc., is requesting approval of a final plat to create 49 residential lots on R-1 (One-family Dwelling District) zoned land along Sawgrass Drive, approximately 1,500 feet west of Scott Boulevard. This includes 48 buildable lots and one common lot.

The subdivision includes the extension of public right of way throughout the phase, and specifically the termination of Sawgrass Drive to the western boundary of the overall development. At this time, no roadway exists to the west for a Sawgrass connection. Utility easements are also provided on the plat as required by City regulations.

The proposed subdivision is the third phase of the Creeks Edge subdivision. The current roadway network provides only one access point to the public street system (at Sawgrass and Scott), and therefore no more than 100 buildable R-1 lots may be final platted until a second access point is constructed. This phase represents the maximum number of allowed lots for Creeks Edge, and no further lots may be platted until the second connection has been made. Per the approved preliminary plat (see attached), the second connection is likely to be made in the future to either the Bradbury Estates or Thornbrook subdivisions to the south.

The plat has been reviewed by staff and meets all applicable subdivision and zoning regulations. Locator maps, the final plat, and the existing preliminary plat are attached for review.

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Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may or may not be offset by increased property taxes and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Infrastructure...Connecting the Community

Comprehensive Plan Impact: Land Use & Growth Management

Suggested Council Action

Approval of the final plat for "Creeks Edge, Plat No 3".

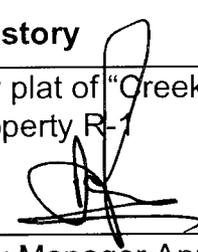
Legislative History

Resolution #R208-11 (11/21/11): Approved preliminary plat of "Creeks Edge"

Ordinance #21140 (11/21/11): Annexed and zoned property R-1



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 297-15

AN ORDINANCE

approving the Final Plat of Creeks Edge, Plat No. 3, a major subdivision; 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 Creeks Edge, Plat No. 3, as certified and signed by the surveyor on October 1, 2015, a major subdivision located along Sawgrass Drive, west of Scott Boulevard, containing approximately 20.79 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 JQB Construction, Inc. in connection with the approval of the Final Plat of Creeks Edge, Plat No. 3. 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 _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this day _____ of _____, 2015 between the City of Columbia, MO (“City”) and **JQB CONSTRUCTION, INC.** (“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 **Creeks Edge, Plat No. 3**, 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 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 the 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 the 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 WHERE OF, 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

JQB CONSTRUCTION, INC.

BY: _____

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Plats and Plans



15-167: Creeks Edge Plat 3 Final Major Plat



- 10 Foot Contour Lines
 Parcels
 Bodies of Water
- 2 Foot Contour Lines
 Building Footprint





15-167: Creeks Edge Plat 3 Final Major Plat



- | | |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  City of Columbia Zoning |  Boone County Zoning |
|  100-Year Flood Plain |  Parcels |





SUBJECT SITE

15-167: Creeks Edge Plat 3 Final Major Plat



- City Sanitary Structure
- City Sanitary Line
- Building Footprint
- Private Sanitary Line
- Parcels



FINAL PLAT CREEKS EDGE, PLAT No. 3

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

JULY 13, 2015
CASE #15-167

CERTIFICATION

I HEREBY CERTIFY THAT IN JUNE OF 2015, I COMPLETED A SURVEY FOR JOB CONSTRUCTION, INC. OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES' DEED RECORDED IN BOOK 4340, PAGE 44, AND THE TRUSTEES DEED RECORDED IN BOOK 4476, PAGE 90 AND BEING PART OF TRACTS 2A & 2B OF THE SURVEY RECORDED IN BOOK 4476, PAGE 90, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SARGISS DRIVE AT THE SOUTHERN MOST CORNER OF LOT 218 OF CREEKS EDGE, PLAT NO. 2 RECORDED IN PLAT BOOK 45, PAGE 1; THENCE FROM SAID SOUTHERN MOST CORNER OF LOT 218, S 30°35'00" W, 2.74 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S 58°50'10" W, 210.00 FEET; THENCE S 33°03'50" W, 160.32 FEET; THENCE S 50°09'10" W, 230.89 FEET; THENCE S 77°38'00" W, 192.10 FEET TO THE NORTH LINE OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 881, PAGE 902; THENCE N 83°50'00" W, 127.79 FEET; THENCE LEAVING SAID NORTH LINE OF TRACT 1, N 45°13'52" W, 141.84 FEET; THENCE 352.68 FEET ALONG A 400-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF N 82°11'15" W, 345.12 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S 48°05'55" W, 140.53 FEET; THENCE N 41°27'45" W, 241.02 FEET; THENCE N 42°10'15" W, 70.20 FEET; THENCE N 67°17'15" W, 45.27 FEET; THENCE N 22°42'45" W, 138.17 FEET; THENCE N 67°17'15" W, 321.09 FEET TO THE WEST LINE OF SAID TRACT 2A DESCRIBED BY THE SURVEY RECORDED IN BOOK 4299, PAGE 86; THENCE WITH SAID WEST LINE OF TRACT 2A, N 12°45'45" W, 64.40 FEET; THENCE LEAVING SAID WEST LINE OF SAID TRACT 2A, S 67°17'15" W, 208.64 FEET; THENCE N 22°42'45" W, 130.54 FEET; THENCE S 67°17'15" W, 128.09 FEET; THENCE N 65°15'00" W, 196.03 FEET; THENCE N 80°03'30" E, 182.92 FEET; THENCE N 81°44'30" E, 170.70 FEET; THENCE S 61°20'30" E, 100.86 FEET; THENCE N 37°21'30" E, 351.34 FEET; THENCE N 47°03'15" E, 187.43 FEET; THENCE S 78°42'45" E, 188.74 FEET; THENCE S 18°56'45" E, 69.72 FEET TO THE SOUTH LINE OF SAID CREEKS EDGE, PLAT NO. 2; THENCE WITH THE SOUTH LINE OF SAID CREEKS EDGE PLAT NO. 2, E 05°56'10" E, 196.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.78 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBMITTED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CKROCKET ENGINEERING CONSULTANTS LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2005151304



DAVID T. RUTHERFORD, PLS-2002014096
10/13/2015

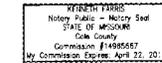
STATE OF MISSOURI) SS

COUNTY OF BOONE)

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____ 2015.

KENNETH FARRIS, Notary Public, My Commission Expires April 22, 2018

COMMISSION NUMBER 1485567



KNOW ALL MEN BY THESE PRESENTS:

THAT JOB CONSTRUCTION, INC. IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWINGS AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS CREEKS EDGE, PLAT NO. 3.

IN WITNESS WHEREOF, JOB CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY, THIS _____ DAY OF _____ 2015.

J. QUINN BELLER, PRESIDENT AND SECRETARY

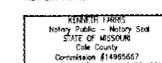
STATE OF MISSOURI) SS

COUNTY OF BOONE)

ON THIS _____ DAY OF _____ 2015 BEFORE ME PERSONALLY APPEARED _____ CLYNN COLLIER TO ME KNOWING WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT AND SECRETARY OF SAID CORPORATION AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

KENNETH FARRIS, Notary Public, My Commission Expires April 22, 2018

COMMISSION NUMBER 1485567

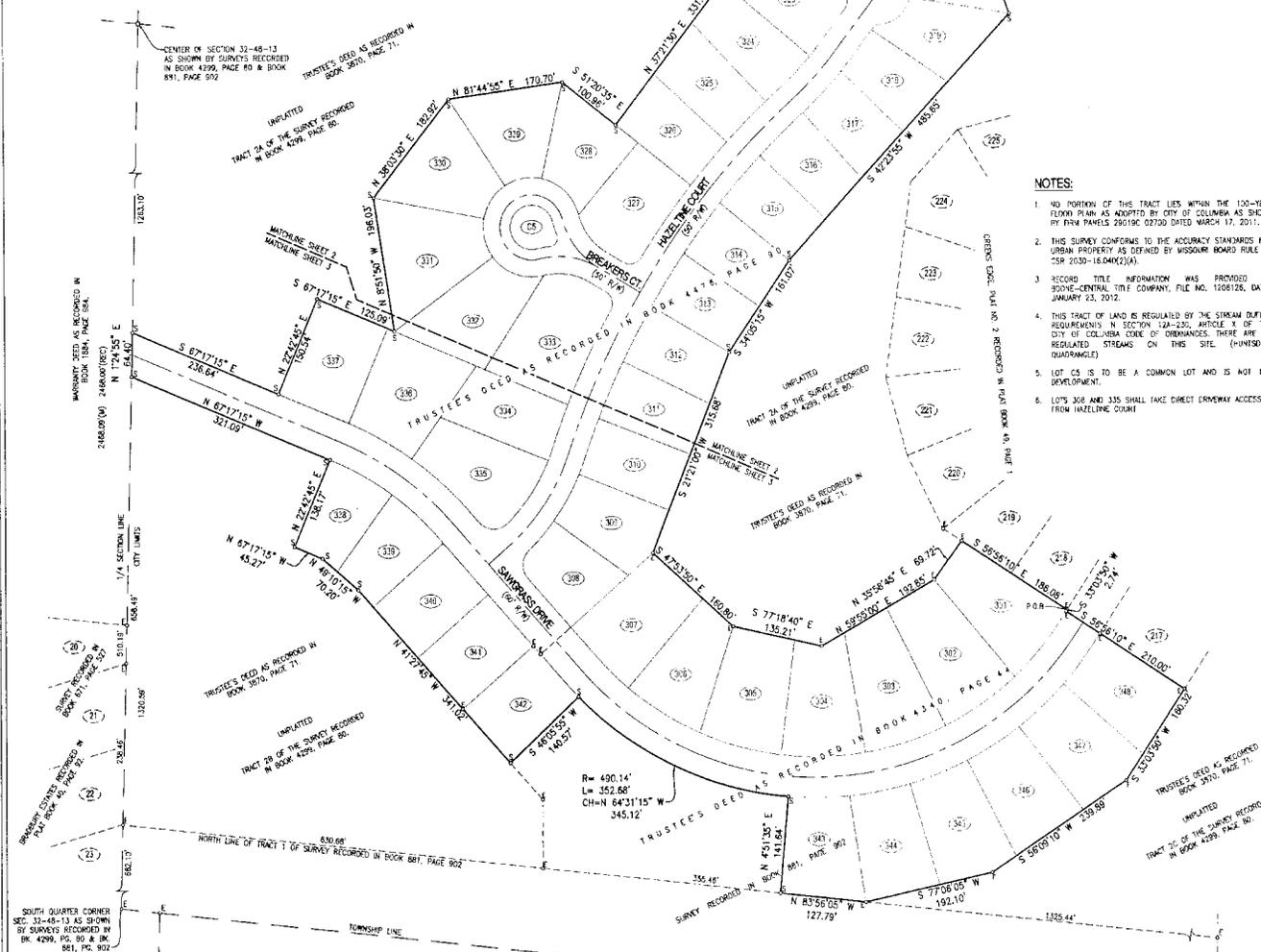
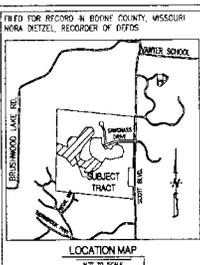
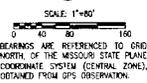


ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____ 2015.

ROBERT McARD, MAYOR

SHEILA ANN, CITY CLERK

- LEGEND:**
- E EXISTING
 - S SET
 - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - STONE
 - PERMANENT MONUMENT
 - P.O.B. POINT OF BEGINNING
 - TRAIL LINE
 - DMX DRILL HOLE
 - M/ CHISELED X

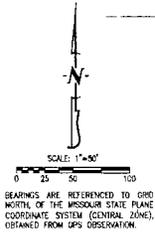


NOTES:

1. NO PORTION OF THIS TRACT LIES WITHIN THE 100-YEAR FLOOD PLAIN AS ADOPTED BY CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 28019C 02700 DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY 320E-CENTRAL TIME COMPANY, FILE NO. 1508126, DATED JANUARY 23, 2012.
4. THIS TRACT OF LAND IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. (HUNTSCALE QUADRANGLE)
5. LOT C5 IS TO BE A COMMON LOT AND IS NOT FOR DEVELOPMENT.
6. LOTS 308 AND 335 SHALL TAKE DIRECT DRIVEWAY ACCESS FROM HARZELINE CURVE.

SOUTH QUARTER CORNER SEC. 32-48-13 AS SHOWN BY SURVEYS RECORDED IN BK. 4299, PG. 80 & BK. 861, PG. 902

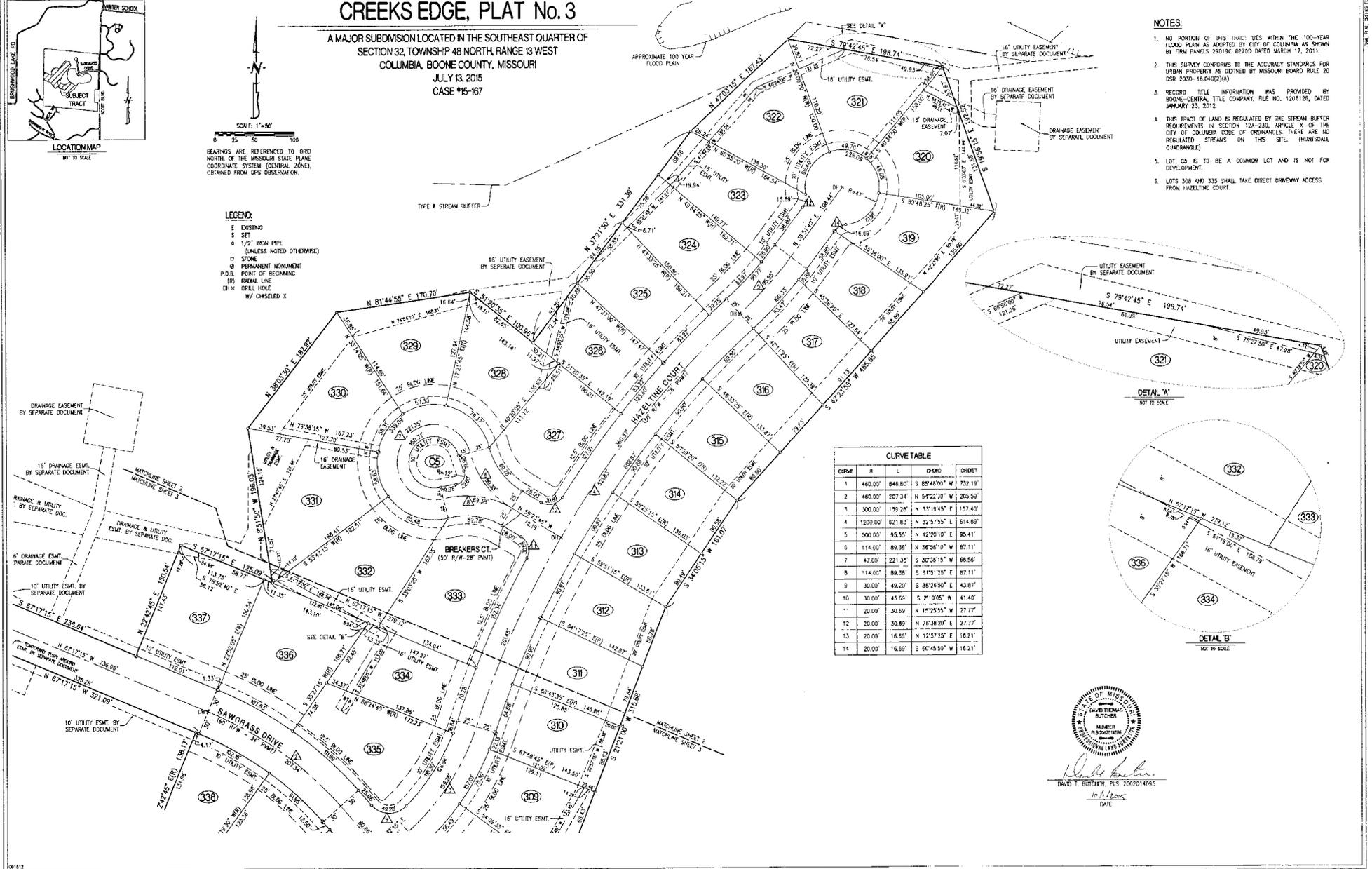
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
 NORA DITZEL, RECORDER OF DEEDS



FINAL PLAT CREEKS EDGE, PLAT No. 3

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF
 SECTION 32, TOWNSHIP 48 NORTH RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 JULY 13, 2015
 CASE #15-167

- LEGEND:**
- E EXISTING
 - S SET
 - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - STONE
 - ⊙ PERMANENT MONUMENT
 - P.O.B. POINT OF BEGINNING
 - (R) RADIAL LINE
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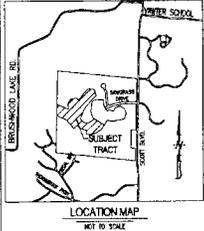


- NOTES:**
1. NO PORTION OF THIS TRACT LIES WITHIN THE 100-YEAR FLOOD PLAN AS ADOPTED BY CITY OF COLUMBIA AS SHOWN BY FEMA PANELS 25010C 02700 DATED MARCH 17, 2011.
 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS SET BY MISSOURI BOARD RULE 20 CSR 200.00-16.040(2)(A).
 3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1206126, DATED JANUARY 23, 2012.
 4. THIS TRACT OF LAND IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. (NATISCALE QUADRANGLE)
 5. LOT C5 IS TO BE A COMMON LOT AND IS NOT FOR DEVELOPMENT.
 6. LOTS 308 AND 335 SHALL TAKE DIRECT DRIVEWAY ACCESS FROM HAZELTINE COURT.

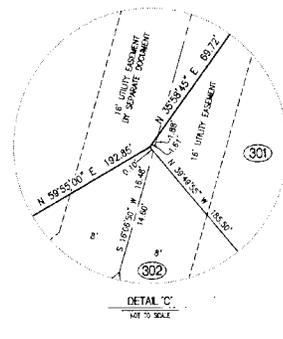
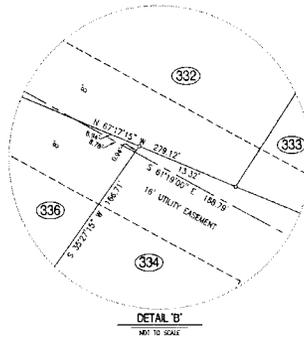
CURVETABLE

CURVE #	R	L	CHORD	CHORD
1	460.00'	846.80'	S 85°40'00" W	732.19'
2	460.00'	207.24'	N 54°22'30" W	200.53'
3	300.00'	158.28'	N 33°10'45" E	157.40'
4	1200.00'	621.82'	N 32°5'35" E	614.89'
5	500.00'	95.55'	N 42°20'10" E	95.41'
6	114.00'	89.38'	N 16°56'10" W	87.11'
7	47.00'	221.35'	S 30°38'15" W	66.56'
8	114.00'	86.38'	S 81°51'28" E	87.11'
9	30.00'	49.20'	S 88°26'50" E	43.87'
10	30.00'	45.69'	S 21°05" W	41.40'
11	20.00'	30.89'	N 16°25'56" W	27.77'
12	20.00'	30.89'	N 78°38'20" E	27.77'
13	20.00'	16.69'	N 12°57'25" E	16.21'
14	20.00'	16.69'	S 67°45'50" W	16.21'

DAVID S. BUTCHER, PLS 2007014095
 10/1/2015
 DATE



CURVE	R	L	CHORD	CHORD
1	450.00'	846.80'	S 85°48'00" W	732.19'
2	450.00'	207.34'	N 54°22'30" W	205.59'
3	300.00'	156.26'	N 33°19'45" E	157.40'
4	1200.00'	821.83'	N 32°57'55" E	614.89'
5	500.00'	95.55'	N 42°20'10" E	95.41'
6	114.00'	89.38'	N 36°56'10" W	87.11'
7	47.00'	221.25'	S 30°30'15" E	66.56'
8	114.00'	89.38'	S 81°51'25" E	87.11'
9	30.00'	49.20'	S 86°28'50" E	43.67'
10	30.00'	45.89'	S 2°10'05" W	41.40'
11	20.00'	30.89'	N 15°25'55" W	27.77'
12	20.00'	30.89'	N 76°38'20" E	27.77'
13	20.00'	16.69'	N 12°57'25" E	16.21'
14	20.00'	16.69'	S 60°45'50" W	16.21'



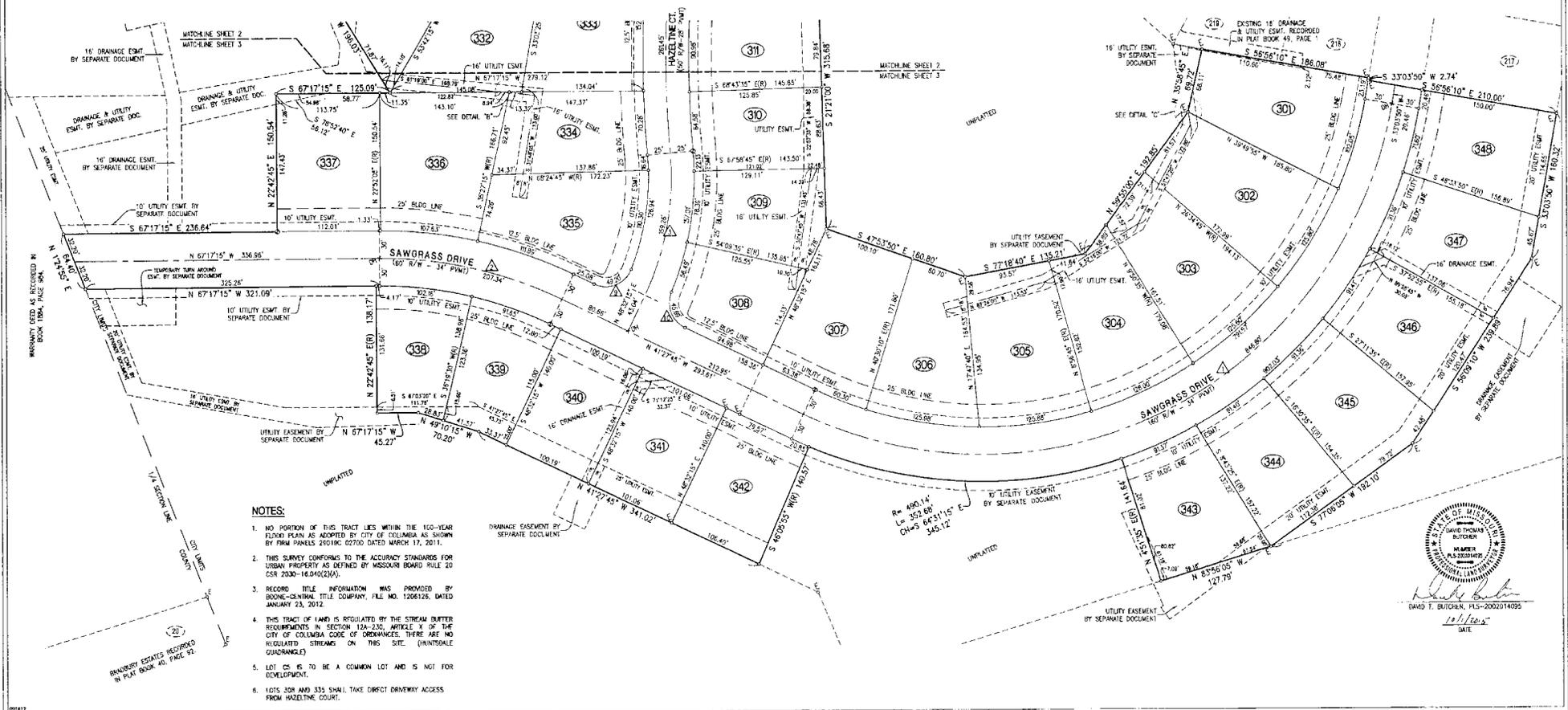
FINAL PLAT CREEKS EDGE, PLAT No. 3

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF
 SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
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- LEGEND:**
- E EXISTING
 - S SET
 - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - STONE
 - PERMANENT MONUMENT
 - P.O.B. POINT OF BEGINNING
 - CANAL LINE
 - ØH X DRILL HOLE
 - W/ CHISELED X

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



- NOTES:**
- NO PORTION OF THIS TRACT LIES WITHIN THE 100-YEAR FLOOD PLAIN AS ADOPTED BY CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 250186 007000 DATED MARCH 17, 2011.
 - THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
 - RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1206128, DATED JANUARY 23, 2012.
 - THIS TRACT OF LAND IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE. (HIGHLIGHTED GREEN/RANGE)
 - LOT C5 IS TO BE A COMMON LOT AND IS NOT FOR DEVELOPMENT.
 - LOTS 308 AND 335 SHALL TAKE DIRECT DRIVEWAY ACCESS FROM HAZELTINE COURT.



PRELIMINARY PLAT M CREEKS EDGE

A MAJOR SUBDIVISION LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER, 2011

OWNERS:
MCGRATH FAMILY TRUST
3700 S. LENOIR ST. APT. 204
COLUMBIA, MO 65201

DEVELOPER:
JOB CONSTRUCTION, INC.
6508 UPPER BRIDLE BEND
COLUMBIA, MO 65201

E 1/2 CORNER SEC 32-48-01

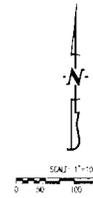
PALP LINE
ALEXANDER TRUST
COUNTY 17-20-06

WALL FOSTER
KURZESEK TRUST
COUNTY 17-20-06

KURZESEK FAMILY
REVOCABLE TRUST
COUNTY 17-20-06

LEGEND

- EXISTING 20' CORNER
- EXISTING 10' CORNER
- PROPOSED 20' CORNER
- PROPOSED 10' CORNER
- EXISTING UNCLERK
- EXISTING TIE LINE
- PROPOSED TIE LINE
- EDGE OF WADING
- EXISTING SWAMPY SPOTS
- PROPOSED SWAMPY SPOTS
- WADING
- PROPOSED SWAMPY SPOTS TIE LINE
- PROPOSED WADING
- PROPOSED THE HYDRA
- PROPOSED STORM SEWER
- BOUNDARY LINE
- LOT NUMBER
- STREAM BUFFER (FEET LIMIT)
- 100 YEAR FLOODPLAIN
- WDM



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
31st DAY OF September 2011

Doug Wheeler
BOB WHEELER, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS _____ DAY OF _____ 2011

ROBERT MEDARD, MAYOR

PREPARED BY:
CRACKETT

ENGINEERING CONSULTANTS
1800 Main Street, Suite 200
Columbia, Missouri 65201
314-447-0999
www.crackett-engineering.com
Contract Engineering Consultants, LLC
Professional Engineer of Architecture
Professional Seal



CLIFFORD B. VICKORA
MCMRATH
COUNTY 4-2-20-06

MOORE LEVITON
SNEYDEY
COUNTY 17-20-06



