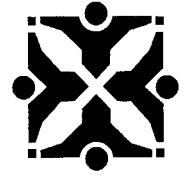


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 351-15

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: 12/07/2015

Re: Peach Tree Connector and Water Quality Feature Project Easement Acquisition

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Authorizing the acquisition of necessary easements for construction of the Peach Tree Connector and Water Quality Feature project, as shown on the attached site location map. A public hearing was held on June 1, 2015.

Discussion

The City of Columbia entered into a development agreement with Jeffrey E. Smith Investment Company on December 22, 2011 involving a new development located at the southeast corner of Nifong Boulevard and Bethel Street. The development agreement was amended on August 17, 2015 to extend the project completion date from October 3, 2015 to October 3, 2018.

As outlined in that development agreement, the City is responsible for designing a new east-west connector roadway, called Nova Way, from Peach Tree Drive to the proposed Aurora Drive and a stormwater quality feature. Additionally, the City is responsible for construction of the water quality feature and sidewalks along Nifong Boulevard, from Bethel Street to the proposed Aurora Drive.

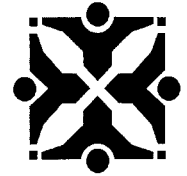
Two permanent street easements and two temporary construction easements are needed from two property owners. The City's obligation for design and construction of this project is estimated to cost \$267,350. Construction is scheduled to begin May of 2016.

Fiscal Impact

Short-Term Impact: The total construction concept cost estimate for this project is \$773,500. The City's obligation includes engineering design and construction of a water quality feature at an estimated cost of \$191,643 to be paid from stormwater utility funds. Construction of the sidewalks is estimated to cost \$75,707 to be paid from the annual sidewalk project. The City's total obligation for this project is \$267,350.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Long-Term Impact: Approximately 1,000 linear feet of roadway and 2,000 linear feet of sidewalk will be constructed between the previously platted Aurora Drive and the east/west connector street to be named Nova Way; and 1,250 feet of sidewalk along Nifong Boulevard. This new street, sidewalk, and stormwater quality feature will be maintained by the City at an estimated cost of \$12,100 annually.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Environment, Transportation

Strategic Plan Impact: Infrastructure...Connecting the Community

Comprehensive Plan Impact: Infrastructure, Mobility, Connectivity, and Accessibility

Suggested Council Action

Authorize easement acquisition for construction of the Peach Tree Connector and Water Quality Feature project.

Legislative History

8/17/15 (B244-15) Authorizing a First Amended and Restated Development agreement with Jeffrey E. Smith Investment Company

6/1/15 - Public Hearing held and staff directed to proceed with plans and specifications

5/4/15 (R7415) Setting a Public Hearing for June 1, 2015

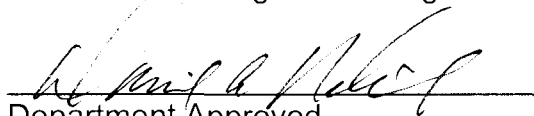
3/17/15 - Interested Parties meeting held

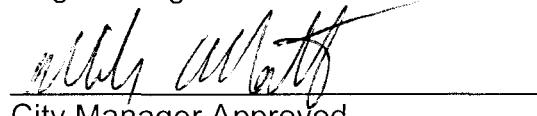
01/05/15 (R5-15) Authorizing a Professional Engineering Services Agreement with Engineering Surveys & Services for the Peach Tree Connector and Water Quality Basin.

12/22/11 (R216-11) - Authorizing a development agreement

10/03/11 (Ord 021098) Rezoning property and authorizing a development agreement.

08/04/11 - Planning and Zoning Commission - Rezoning hearing


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 351-15

AN ORDINANCE

declaring the need to acquire easements for construction of a stormwater quality feature, construction of a sidewalk along a portion of the south side of Nifong Boulevard between the proposed Aurora Drive and Bethel Road, construction of sidewalks along both sides of the proposed Aurora Drive, and the design of a new east-west connector roadway from Peach Tree Drive to the proposed Aurora Drive; 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 the construction of a stormwater quality feature, construction of a sidewalk along a portion of the south side of Nifong Boulevard between the proposed Aurora Drive and Bethel Road, construction of sidewalks along both sides of the proposed Aurora Drive, and the design of a new east-west connector roadway from Peach Tree Drive to the proposed Aurora Drive, described as follows:

Kingsboro, LLC
Right-of-Way
Part of Lot 17 Rockbridge Subdivision Block IX

A small tract of land, located in the northwest quarter of Section 36 T48N R13W, in Columbia, Boone County, Missouri, being part of Lot 17 of Rockbridge Subdivision Block IX, recorded in plat book 23 page 48, and further described as follows:

Beginning at the southeast corner of Lot 17 of Rockbridge Subdivision Block IX, thence S 89°46'50"W, along the southerly line thereof, 5.11 feet; thence leaving said line along a non-tangent curve to the left, having a radius of 69.00 feet, a distance of 12.54 feet, the chord being N 0°24'20"W 12.52 feet, to the easterly line of Lot 17 of Rockbridge Subdivision Block IX; thence S 22°34'10"E, along said line, 13.54 feet to the beginning and containing 30 square feet.

Lewis Family Properties
Temporary Construction Easement
Lot 12J Rockbridge Sub. Admin Plat book 3091 page 125

A small tract of land, located in the northwest quarter of Section 36 T48N R13W, in Columbia, Boone County, Missouri, being part of Lot 12J of the administrative plat of Rockbridge Subdivision, recorded in book 3091 page 125, and further described as follows:

Starting at the southwest corner of Lot 12J of the administrative plat of Rockbridge Subdivision, recorded in book 3091 page 125, thence along the westerly line of said lot, on a curve to the right, having a radius of 30.00 feet, a distance of 20.33 feet, the chord being N 15°30'50"W 19.94 feet; thence along a curve to the right, having a radius of 354.97 feet, a distance of 143.43 feet, the chord being N 15°28'40"E 142.46 feet to the point of beginning.

From the point of beginning, thence, continuing along the lines of Lot 12J of the administrative plat of Rockbridge Subdivision, recorded in book 3091 page 125, on a curve to the right, having a radius of 354.97 feet, a distance of 129.89 feet, the chord being N 37°32'00"E 129.16 feet; thence along a curve to the right, having a radius of 30.00 feet, a distance of 41.86 feet, the chord being N 87°59'20"E 38.54 feet; thence along a curve to the left, having a radius of 380.92 feet, a distance of 135.48 feet, the chord being S 62°13'50"E 134.77 feet; thence leaving the lines of Lot 12J of the administrative plat of Rockbridge Subdivision, recorded in book 3091 page 125, S 17°34'50"W 25.00 feet; thence N 67°22'30"W 140.22 feet; thence S 43°10'10"W 113.00 feet; thence N 62°56'50"W 24.89 feet to the beginning and containing 5594 square feet or 0.13 acre, exclusive of the existing 10 foot utility easement and the new right of way to be dedicated.

Lewis Family Properties**Utility Easement****Lot 12J Rockbridge Sub. Admin Plat book 3091 page 125**

A small tract of land, located in the northwest quarter of Section 36 T48N R13W, in Columbia, Boone County, Missouri, being part of Lot 12J of the administrative plat of Rockbridge Subdivision, recorded in book 3091 page 125, and further described as follows:

Starting at the southwest corner of Lot 12J of the administrative plat of Rockbridge Subdivision, recorded in book 3091 page 125, thence along the westerly line of said lot, on a curve to the right, having a radius of 30.00 feet, a distance of 20.33 feet, the chord being N 15°30'50"W 19.94 feet; thence along a curve to the right, having a radius of 354.97 feet, a distance of 247.59 feet, the chord being N 23°53'00"E 242.60 feet; thence leaving said line, S 46°08'10"E 10.00 feet to the easterly line of a 10 foot utility easement, dedicated by the plat of Rockbridge Subdivision Block IX, recorded in plat book 23 page 48, the point of beginning.

From the point of beginning, thence, continuing along the easterly line of a 10 foot utility easement, dedicated by the plat of Rockbridge Subdivision Block IX, recorded in plat book 23 page 48, on a curve to the right, having a radius of 344.97 feet, a distance of 24.21 feet, the chord being N 45°52'30"E 24.21 feet; thence leaving said line, along a curve to the right, having a radius of 69.00 feet, a distance of 27.69 feet, the chord being N 89°01'00"E 27.51 feet, to the southerly line of a 10 foot utility easement, dedicated by the plat of Rockbridge Subdivision Block IX, recorded in plat book 23 page 48; thence along said line, on a curve to the left, having a radius of 390.92 feet, a distance of 44.90 feet, the chord being S 55°33'40"E 44.88 feet; thence leaving said line, N 65°55'50"W 27.99 feet; thence along a curve to the left, having a radius of 59.00 feet, a distance of 50.15 feet, the chord being S 89°42'20"W 48.65 feet; thence along a curve to the right, having a radius of 91.00 feet, a distance of 8.29 feet, the chord being S 67°58'00"W 8.29 feet, to the beginning and containing 517 square feet or 0.01 acre.

Abadi's Pizza, LLC**Temporary Construction Easement****Lot 63 Rockbridge Sub. Admin Plat book 1660 page 911**

A tract of land, located in the northwest quarter of Section 36 T48N R13W, in Columbia, Boone County, Missouri, being part of Lot 63 of the administrative plat of Rockbridge Subdivision, recorded in book 1660 page 911, and further described as follows:

Starting at the most westerly corner of Lot 63 of the administrative plat of Rockbridge Subdivision, recorded in book 1660 page 911, thence along the westerly (or southerly) line of said lot, S 22°34'10"E 19.24 feet; thence along a curve to the left, having a radius of 314.92 feet, a distance of 48.46 feet, the chord being S26°56'10"E 48.41 feet, to the point of beginning.

From the point of beginning, thence leaving the westerly (or southerly) line of Lot 63 of the administrative plat of Rockbridge Subdivision, recorded in book 1660 page 911, N 58°39'20"E 40.00 feet; thence along a curve to the left, having a radius of 274.92 feet, a distance of 92.85 feet, the chord being S41°01'10"E 92.41 feet; thence S 39°18'10"W 40.00 feet to the westerly (or southerly) line of Lot 63 of the administrative plat of Rockbridge Subdivision, recorded in book 1660 page 911; thence along said line, on a curve to the right, having a radius of 314.92 feet, a distance of 106.36 feet, the chord being N 41°01'10"W 105.86 feet, to the beginning and containing 2693 square feet or 0.06 acre, exclusive of the existing utility easement and sanitary sewer easement.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation or by the exercise of the power of eminent domain as set forth in Section 4 hereof.

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 _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

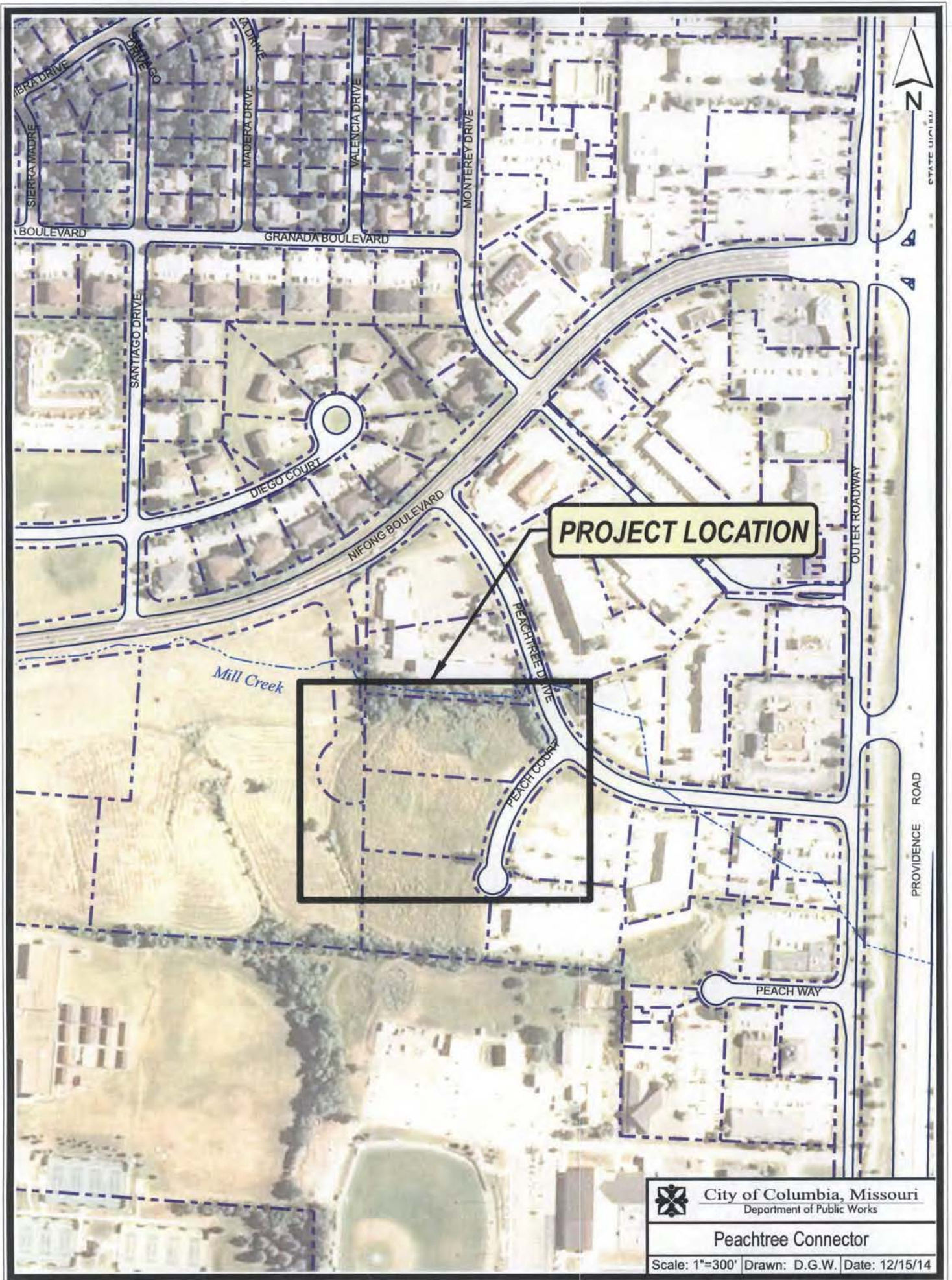
APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



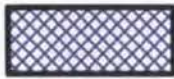
City of Columbia, Missouri
Department of Public Works

Peachtree Connector

Scale: 1"=300' Drawn: D.G.W. Date: 12/15/14

LEGEND

SCALE: 1" = 50'



PROPOSED RIGHT OF WAY



EXISTING EASEMENTS



TOTAL PROPOSED RIGHT-OF-WAY AREA	=	30 SQ. FT.
TOTAL PROPOSED EASEMENT AREA	=	0 SQ. FT.
TOTAL PROPOSED PERMANENT EASEMENT AREA	=	0 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	0 SQ. FT.
ADDITIONAL PROPOSED PERMANENT EASEMENT AREA	=	0 SQ. FT.
TOTAL PROPOSED TEMPORARY EASEMENT AREA	=	0 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	0 SQ. FT.
ADDITIONAL PROPOSED TEMPORARY EASEMENT AREA	=	0 SQ. FT.

NOVA WAY
EASEMENT EXHIBIT
 KINGSBORO LLC
 COLUMBIA, MISSOURI

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
 573 - 449 - 2646 - www.ESS-Inc.com



ES&S NO. 12899

LEGEND

SCALE: 1" = 50'



PROPOSED TEMPORARY CONSTRUCTION EASEMENTS



EXISTING EASEMENTS



TOTAL PROPOSED RIGHT-OF-WAY AREA	=	0 SQ. FT.
TOTAL PROPOSED EASEMENT AREA	=	3,984 SQ. FT.
TOTAL PROPOSED PERMANENT EASEMENT AREA	=	0 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	0 SQ. FT.
ADDITIONAL PROPOSED PERMANENT EASEMENT AREA	=	0 SQ. FT.
TOTAL PROPOSED TEMPORARY EASEMENT AREA	=	3,984 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	1,291 SQ. FT.
ADDITIONAL PROPOSED TEMPORARY EASEMENT AREA	=	2,693 SQ. FT.

NOVA WAY EASEMENT EXHIBIT

ABADI'S PIZZA LLC
COLUMBIA, MISSOURI

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com



ES&S NO. 12899

LEGEND

SCALE: 1" = 80'



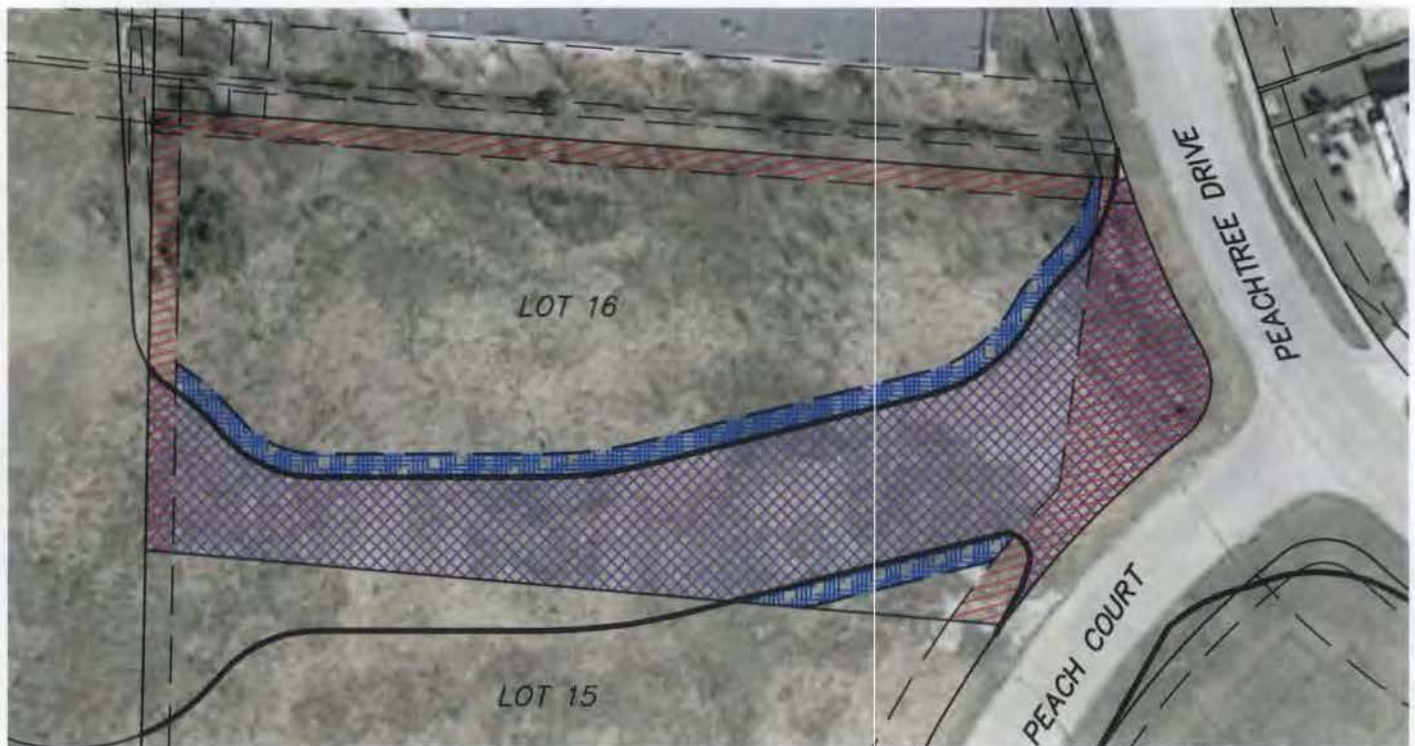
PROPOSED RIGHT OF WAY



PROPOSED PERMANENT UTILITY EASEMENTS



EXISTING EASEMENTS



TOTAL PROPOSED RIGHT-OF-WAY AREA	=	29,422 SQ. FT.
TOTAL PROPOSED EASEMENT AREA	=	5,592 SQ. FT.
TOTAL PROPOSED PERMANENT EASEMENT AREA	=	5,592 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	48 SQ. FT.
ADDITIONAL PROPOSED PERMANENT EASEMENT AREA	=	5,544 SQ. FT.
TOTAL PROPOSED TEMPORARY EASEMENT AREA	=	0 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	0 SQ. FT.
ADDITIONAL PROPOSED TEMPORARY EASEMENT AREA	=	0 SQ. FT.

NOVA WAY
EASEMENT EXHIBIT
 CITY OF COLUMBIA
 LOT 16
 COLUMBIA, MISSOURI

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
 573 - 449 - 2646 - www.ESS-Inc.com



ES&S NO. 12899

LEGEND

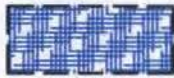
SCALE: 1" = 50'



PROPOSED RIGHT OF WAY ACQUISITION



PROPOSED RIGHT OF WAY RELEASE



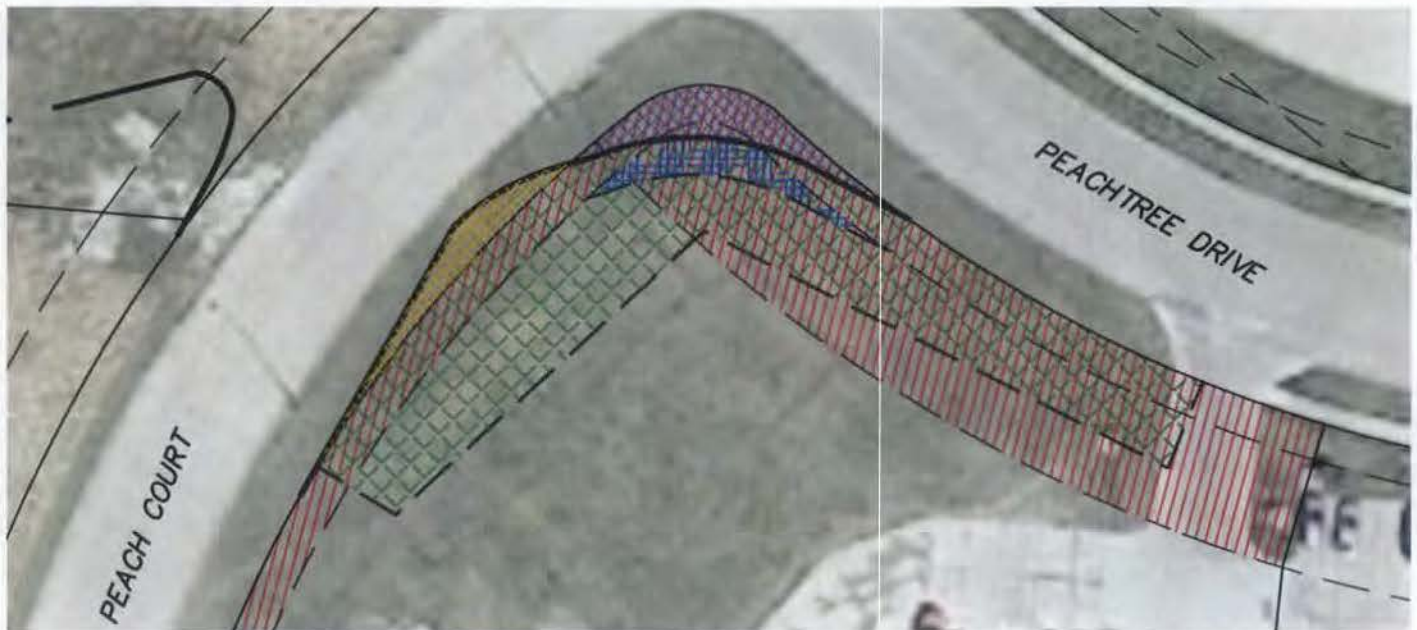
PROPOSED PERMANENT UTILITY EASEMENTS



PROPOSED TEMPORARY CONSTRUCTION EASEMENTS



EXISTING EASEMENTS



TOTAL PROPOSED RIGHT-OF-WAY ACQUISITION AREA	=	723 SQ. FT.
TOTAL PROPOSED RIGHT-OF-WAY RELEASE AREA	=	474 SQ. FT.
TOTAL PROPOSED EASEMENT AREA	=	7,952 SQ. FT.
TOTAL PROPOSED PERMANENT EASEMENT AREA	=	513 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	485 SQ. FT.
ADDITIONAL PROPOSED PERMANENT EASEMENT AREA	=	28 SQ. FT.
TOTAL PROPOSED TEMPORARY EASEMENT AREA	=	7,439 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	4,784 SQ. FT.
ADDITIONAL PROPOSED TEMPORARY EASEMENT AREA	=	2,655 SQ. FT.

NOVA WAY
EASEMENT EXHIBIT
 LEWIS FAMILY PROPERTIES
 COLUMBIA, MISSOURI

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
 573 - 449 - 2646 - www.ESS-Inc.com



ES&S NO. 12899

LEGEND

SCALE: 1" = 80'



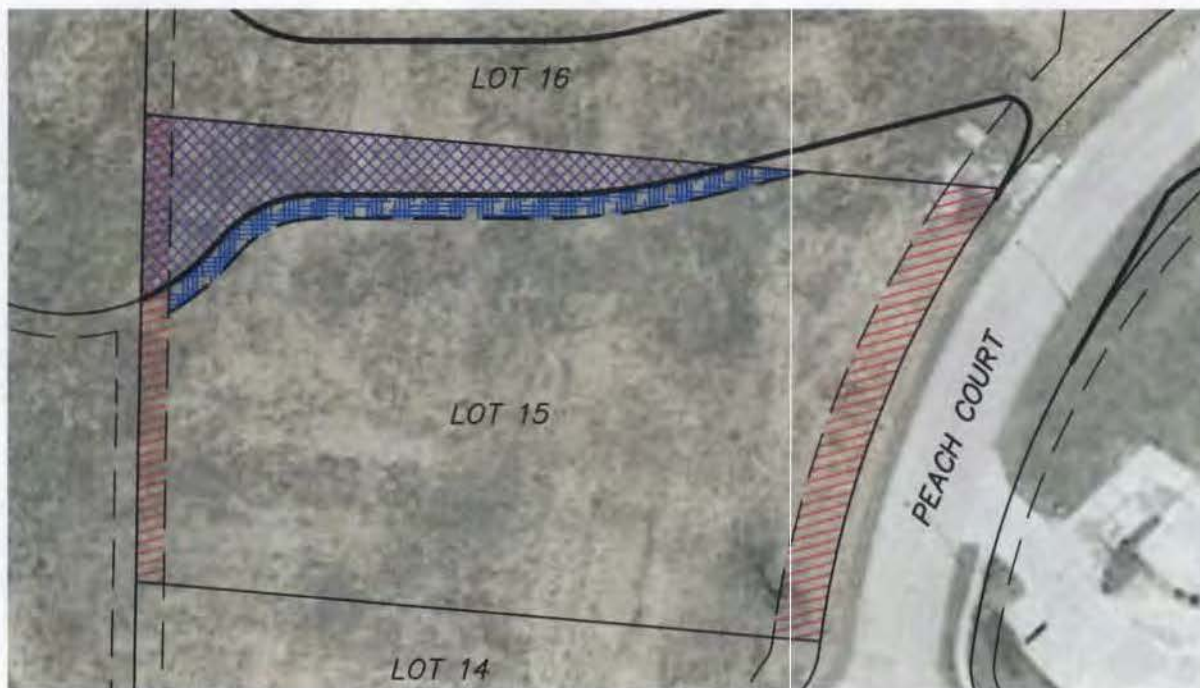
PROPOSED RIGHT OF WAY



PROPOSED PERMANENT UTILITY EASEMENTS



EXISTING EASEMENTS



TOTAL PROPOSED RIGHT-OF-WAY AREA	=	7,054 SQ. FT.
TOTAL PROPOSED EASEMENT AREA	=	2,750 SQ. FT.
TOTAL PROPOSED PERMANENT EASEMENT AREA	=	2,750 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	0 SQ. FT.
ADDITIONAL PROPOSED PERMANENT EASEMENT AREA	=	2,750 SQ. FT.
TOTAL PROPOSED TEMPORARY EASEMENT AREA	=	0 SQ. FT.
EXISTING EASEMENT AREA WITHIN PROPOSED EASEMENT	=	0 SQ. FT.
ADDITIONAL PROPOSED TEMPORARY EASEMENT AREA	=	0 SQ. FT.

NOVA WAY EASEMENT EXHIBIT

CITY OF COLUMBIA
LOT 15
COLUMBIA, MISSOURI

Engineering Surveys and Services

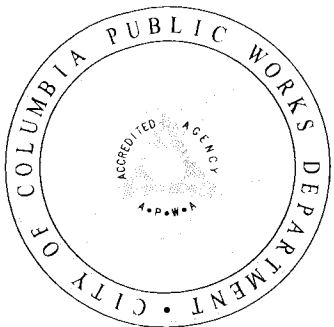
1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com



ES&S NO. 12899

City of Columbia, Missouri

Department of Public Works



RIGHT-OF-WAY PLANS SEPTEMBER 30, 2015 NOVA WAY AND STORM WATER IMPROVEMENTS

PEACHTREE DRIVE AND PEACH COURT CONNECTION TO PROPOSED AURORA DRIVE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA'S 2012 "STREET, STORM SEWER, AND SANITARY SEWER SPECIFICATIONS AND STANDARDS", OR MOST CURRENT ADDITION.
2. KNOWN UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. OTHER UTILITIES MAY EXIST. A UTILITY LOCATE MUST BE COMPLETED BEFORE ANY EXCAVATION.
3. ALL REMOVAL OF DRIVEWAY PAVEMENTS SHALL BE VERIFIED BY FIELD ENGINEER.
4. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.
5. ALL DISTURBED EARTH AREAS SHALL BE RESTORED PER CURRENT CITY OF COLUMBIA REQUIREMENTS.
6. VEHICULAR ACCESS SHALL BE MAINTAINED TO ADJACENT PROPERTIES THROUGHOUT THE PROJECT DURATION.
7. TRUNCATED DOMES SHALL NOT BE PLACED IN ANY TRUCK APRONS.

LEGEND

PROPERTY LINE	---
UNDERGROUND ELECTRIC LINE	---
UNDERGROUND TELECOMMUNICATIONS LINE	---
SANITARY SEWER LINE	---
STORM SEWER LINE	---
GAS LINE	---
WATER LINE	---
FENCE	---
TREE & BRUSH LINE	---
DRAINAGE SWALE	---
EXISTING CONTOUR	---
TEST BORING (2015)	---
TEST BORING (2009)	---
IRON	---
R/W MARKER	---
PK NAIL	---
CONTROL POINT	---
CORRUGATED METAL PIPE	---
CORRUGATED PLASTIC PIPE	---
DUCTILE IRON PIPE	---
ELECTRIC METER	---
FIRE HYDRANT	---
FLOW LINE	---
GAS METER	---
GAS VALVE	---
HIGH DENSITY POLYETHYLENE PIPE	---
LIGHT STANDARD	---
POLYVINYL CHLORIDE PIPE	---
REINFORCED CONCRETE PIPE	---
ROOF DRAIN	---
TELECOMMUNICATIONS	---
TELECOMMUNICATIONS PEDESTAL	---
TELECOMMUNICATIONS PULLBOX	---
TOP OF WALL	---
UNDERGROUND ROOF DRAIN	---
VITRIFIED CLAY PIPE	---
WATER METER	---
WATER VALVE	---
FINISH CONTOUR	---
PROPOSED STORM SEWER	---
STANDARD DUTY PAVEMENT	---

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAN, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

WATER

CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOE STRODTMAN 573-874-6308
24" DI ALONG NIFONG BOULEVARD AS SHOWN
8" PVC ALONG NORTH/EAST SIDE PEACHTREE DRIVE
8" PVC ALONG SOUTH/EAST SIDE PEACH COURT

ELECTRIC

CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK 573-874-7738
AS SHOWN

GAS

AMEREN MISSOURI
2001 MAGUIRE BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: CHAD WARREN 573-876-3063
8" PLASTIC ALONG NORTH SIDE NIFONG BOULEVARD
8" STEEL ALONG NORTH SIDE NIFONG BOULEVARD
2" PLASTIC ON EAST SIDE AURORA DRIVE
2" PLASTIC ON NORTH/EAST SIDE PEACHTREE DRIVE
2" PLASTIC ON SOUTH/EAST SIDE PEACH COURT

TELECOMMUNICATIONS

CENTURYLINK
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65201
CONTACT: DUANE MCGEE 573-886-3503

MEDIACOM
1211 WALKER BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER 573-443-1536

CHARTER COMMUNICATIONS
904 RAIN FOREST PARKWAY
COLUMBIA, MISSOURI 65202
CONTACT: TED SPRADLIN 573-219-0652

SANITARY SEWER

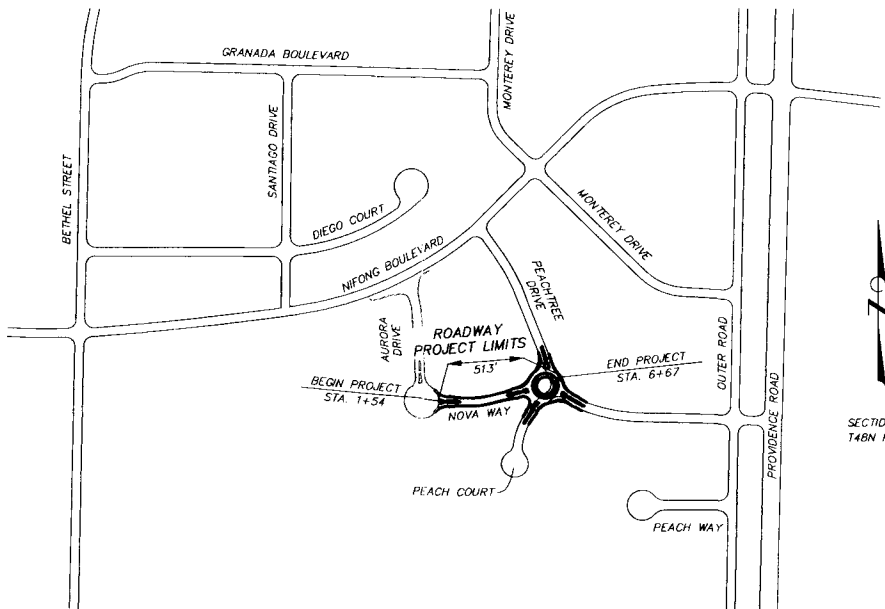
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT 573-874-7250
AS SHOWN

STORM SEWER

CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: TOM WELLMAN 573-874-7250
AS SHOWN



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.



SITE LOCATION MAP

NOT TO SCALE



Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
573-449-2646 - www.ESS-INC.com
Missouri Engineering Corporation # 2004005018

NOVA WAY

ESS PROJECT NO. 12899

BENCH MARK

- BM - CHISELED MARKS ON THE EAST RIM OF SANITARY SEWER MANHOLE LOCATED AT THE SOUTHEAST CORNER OF LOT 2 ROCKBRIDGE SUBDIVISION VIII.
ELEVATION = 719.94
- TP - CHISELED MARKS ON THE EAST RIM OF SANITARY SEWER MANHOLE 5A59 LOCATED ON THE NORTHWESTERLY SIDE OF NIFONG BOULEVARD NEAR THE SOUTHWESTERLY CORNER OF LOT 2P ROCKBRIDGE SUBDIVISION BLOCK V.
ELEVATION = 716.19
- TBM - CHISELED SQUARE ON THE NORTHEAST CORNER OF CONCRETE BOX CULVERT HEADWALL LOCATED 90 FEET SOUTHWEST OF NIFONG SQUARE SHOPPING CENTER.
ELEVATION = 714.16
- TBM - CHISELED MARKS ON THE EAST RIM OF SANITARY SEWER MANHOLE 8027 LOCATED 56 FEET NORTHWEST OF THE NORTHWEST CORNER OF SOUTHSIDE PIZZA & PUB.
ELEVATION = 718.84
- TBM - CHISELED SQUARE ON THE NORTHWEST CORNER OF CONCRETE TRANSFORMER PAD LOCATED ON SOUTH SIDE OF PEACHTREE DRIVE 280 FEET EAST OF PEACH COURT.
ELEVATION = 723.74
- TBM - CHISELED MARKS ON THE EAST RIM OF ELECTRIC MANHOLE LOCATED ON THE SOUTHWESTERLY SIDE OF CUL-DE-SAC FOR PEACH COURT.
ELEVATION = 732.15

SURVEY CONTROL POINTS

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP58	1119554.69	1685976.43	720.35	IRON
CP1410	1119706.07	1686192.58	726.72	DRILL HOLE
CP1411	1119386.08	1686438.75	719.09	IRON
CP1412	1119165.91	1686541.76	719.39	IRON
CP1413	1119035.02	1686465.83	723.57	IRON
CP1414	1118945.48	1686770.32	726.94	IRON
CP1415	1118807.49	1686319.47	729.95	IRON
CP1416	1118914.68	1685954.95	727.95	IRON
CP1417	1119294.73	1685782.76	712.59	IRON
CP3563	1118570.34	1686313.56	735.96	IRON

DESIGN DATA

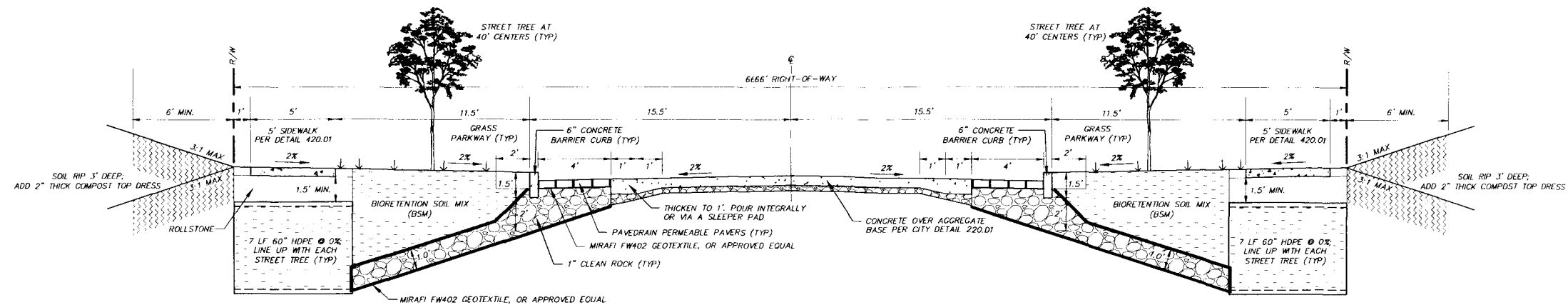
NOVA WAY	
DESIGN SPEED	= 30 MPH
POSTED SPEED	= 30 MPH
FUNCTIONAL CLASSIFICATION	= LOCAL NON-RESIDENTIAL
ROUNDABOUT	
DESIGN SPEED	= 15 MPH
POSTED SPEED	= 15 MPH
DESIGN VEHICLE	= CITY BUS/STEPHENS LOADER FIRE TRUCK WB-67 (ON TRUCK APRON)

SHEET INDEX

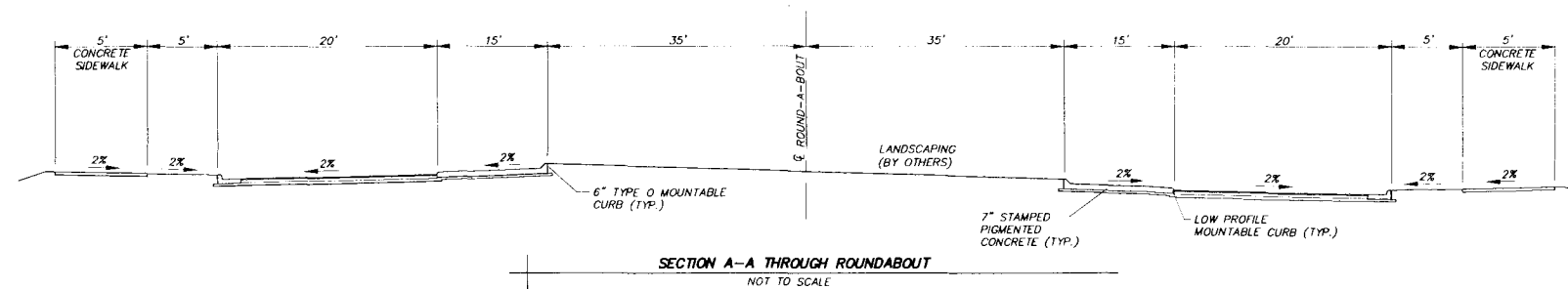
C0.01	COVER
C1.01	TYPICAL SECTION & PROPERTY OWNER TABLE
C2.01-C2.02	ROAD PLAN & PROFILE
C3.01	ROUNDABOUT PLAN
C4.01	GRADING PLAN
C4.02	ROUNDABOUT GRADING PLAN
C5.01-C5.02	CROSS SECTIONS

NOT FOR CONSTRUCTION

				City of Columbia, Missouri Department of Public Works	
No.	Date	By	Revision		
File No.			Des.	ZKT	Sheet
Scale: None			Dwn.	RTM	C0.01
Date: 9/30/15			Chk.	MAK	
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NOVA WAY AND STORM WATER IMPROVEMENTS					
Approved By					
Director of Public Works					
Date					



TYPICAL NOVA WAY SECTION
STA. 2+49.3 - STA. 4+15.2
SCALE: 1"=4'



NOTE: SEE SHEETS C3.01 & C4.02 FOR ADDITIONAL ROUNDABOUT GRADING AND LAYOUT DETAILS.

PROPERTY OWNER TABLE

OWNER: KINGSBORO LLC PARCEL: 16-904-00-01-009.00 01 DEED RECORDED IN BOOK 3175 PAGE 116	
TOTAL LOT AREA =	135,282 SQ. FT.
PROPOSED R/W AREA =	30 SQ. FT.
PROPOSED PUE AREA =	0 SQ. FT.
PROPOSED TCE AREA =	0 SQ. FT.
OWNER: CITY OF COLUMBIA PARCEL: 16-904-00-01-008.00 01 (LOT 16) DEED RECORDED IN BOOK 3665 PAGE 21	
TOTAL LOT AREA =	82,546 SQ. FT.
PROPOSED R/W AREA =	29,422 SQ. FT.
PROPOSED PUE AREA =	5,592 SQ. FT.
PROPOSED TCE AREA =	0 SQ. FT.
OWNER: CITY OF COLUMBIA PARCEL: 16-904-00-01-007.00 01 (LOT 15) DEED RECORDED IN BOOK 3665 PAGE 21	
TOTAL LOT AREA =	64,948 SQ. FT.
PROPOSED R/W AREA =	2,054 SQ. FT.
PROPOSED PUE AREA =	2,750 SQ. FT.
PROPOSED TCE AREA =	0 SQ. FT.
OWNER: LEWIS FAMILY PROPERTIES PARCEL: 16-904-00-01-005.00 01 DEED RECORDED IN BOOK 3872 PAGE 83	
TOTAL LOT AREA =	65,518 SQ. FT.
PROPOSED R/W ACQUISITION AREA =	723 SQ. FT.
PROPOSED R/W RELEASE AREA =	474 SQ. FT.
PROPOSED PUE AREA =	513 SQ. FT.
PROPOSED TCE AREA =	7,439 SQ. FT.
OWNER: ABADI'S PIZZA LLC PARCEL: 16-911-00-01-269.00 01 DEED RECORDED IN BOOK 3846 PAGE 119	
TOTAL LOT AREA =	55,624 SQ. FT.
PROPOSED R/W AREA =	0 SQ. FT.
PROPOSED PUE AREA =	0 SQ. FT.
PROPOSED TCE AREA =	3,984 SQ. FT.

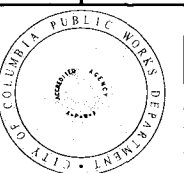
R/W = RIGHT-OF-WAY
PUE = PERMANENT UTILITY EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

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RIGHT-OF-WAY PLANS NOVA WAY AND STORM WATER IMPROVEMENTS TYPICAL SECTIONS & PROPERTY OWNER TABLE

City of Columbia, Missouri
Department of Public Works

Engineering Survey and Services
1115 E. 8th St., Columbia, Missouri 65201
573-447-2646 www.ESS-MO.com
Missouri Engineering Corporation # 200405618

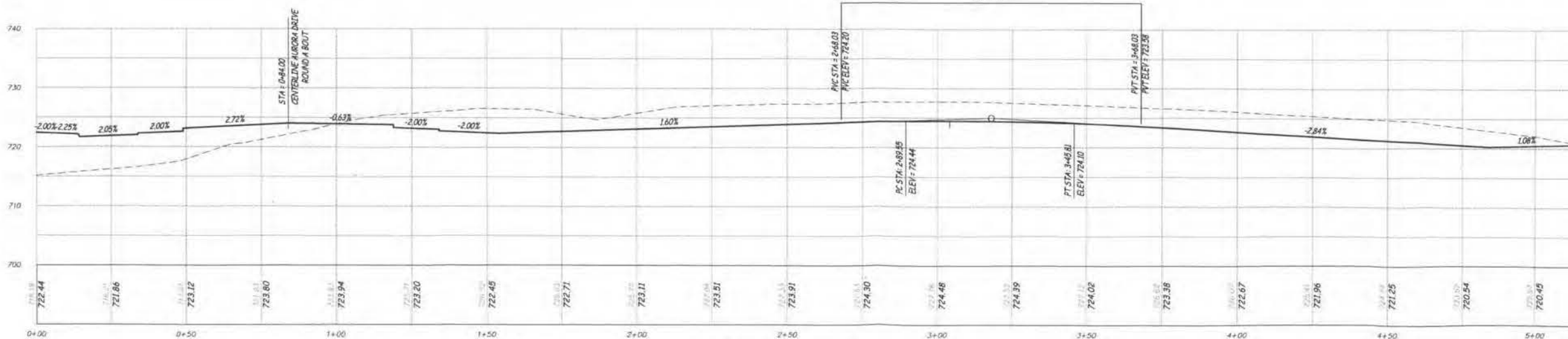
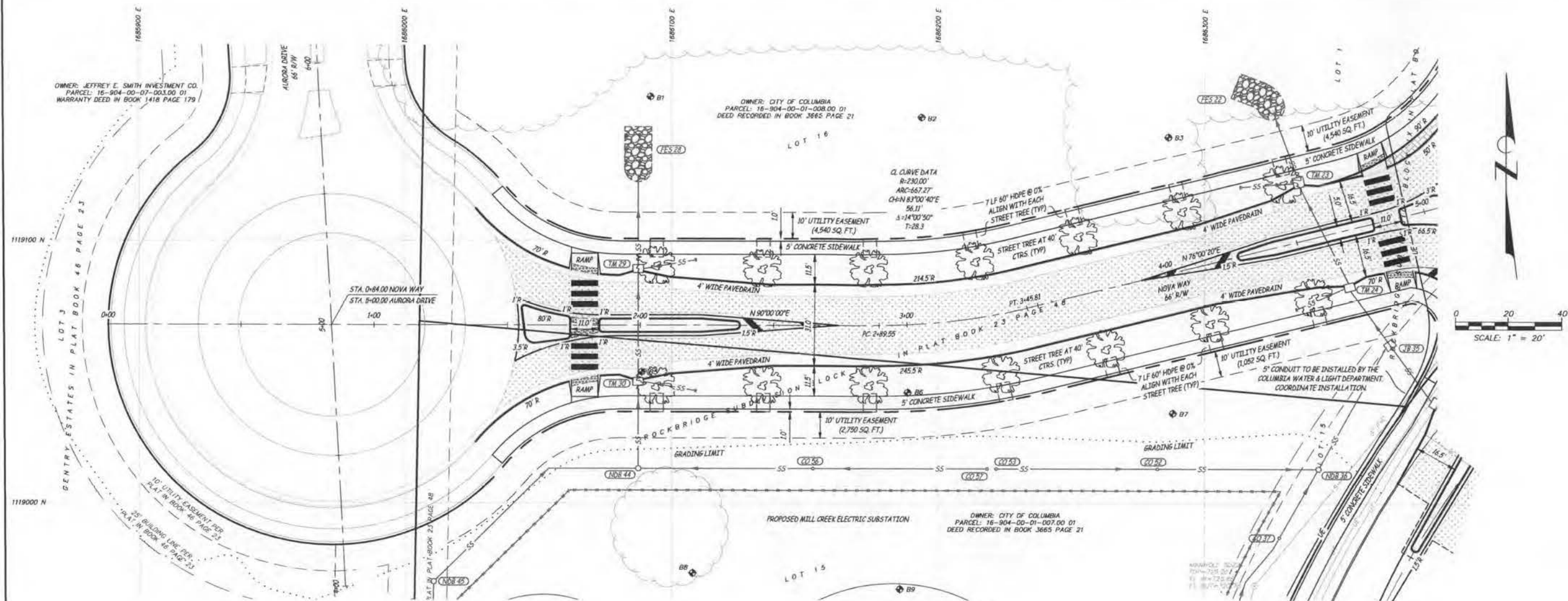


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MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Chk: MAK

Sheet
C1.01



NOVA WAY CENTERLINE PROFILE
SCALE - HORIZ. 1" = 20'
VERT. 1" = 10'

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No.	Date	By	Revision

**RIGHT-OF-WAY PLANS
NOVA WAY AND
STORM WATER IMPROVEMENTS
ROAD PLAN & PROFILE**

City of Columbia, Missouri
Department of Public Works

Engineering Surveys and Services
1113 Ivy Street, Columbia, Missouri 65201
573-447-2646 • www.ESS-inc.com
Missouri Engineering Corporation # 26860918

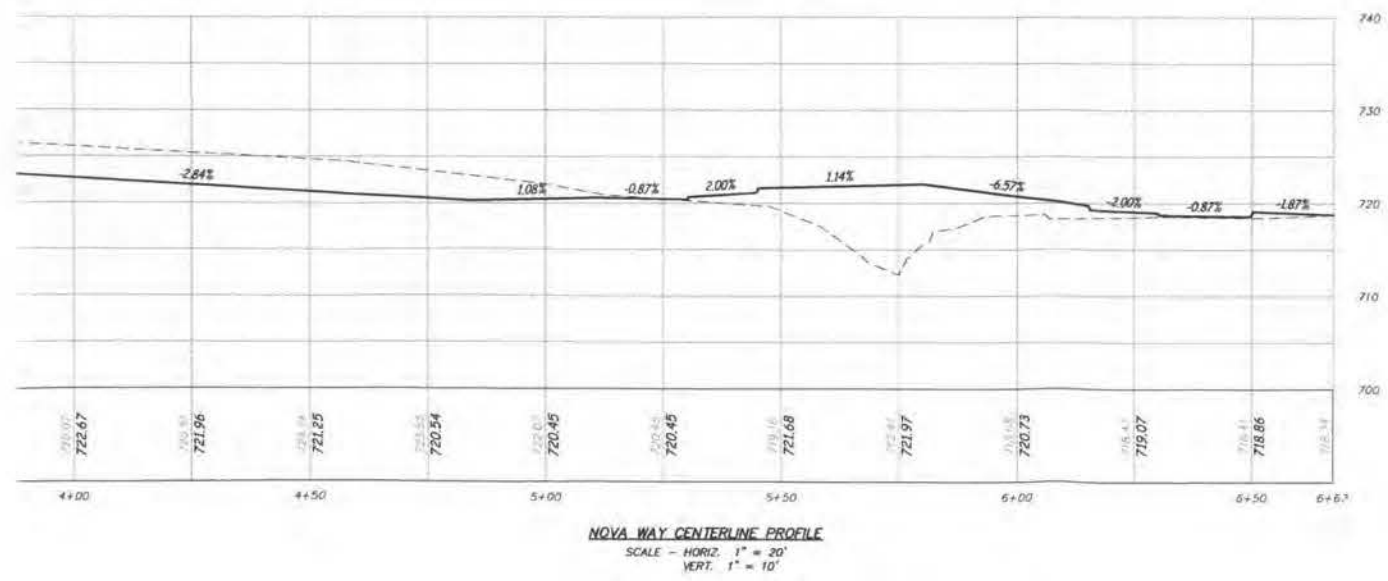
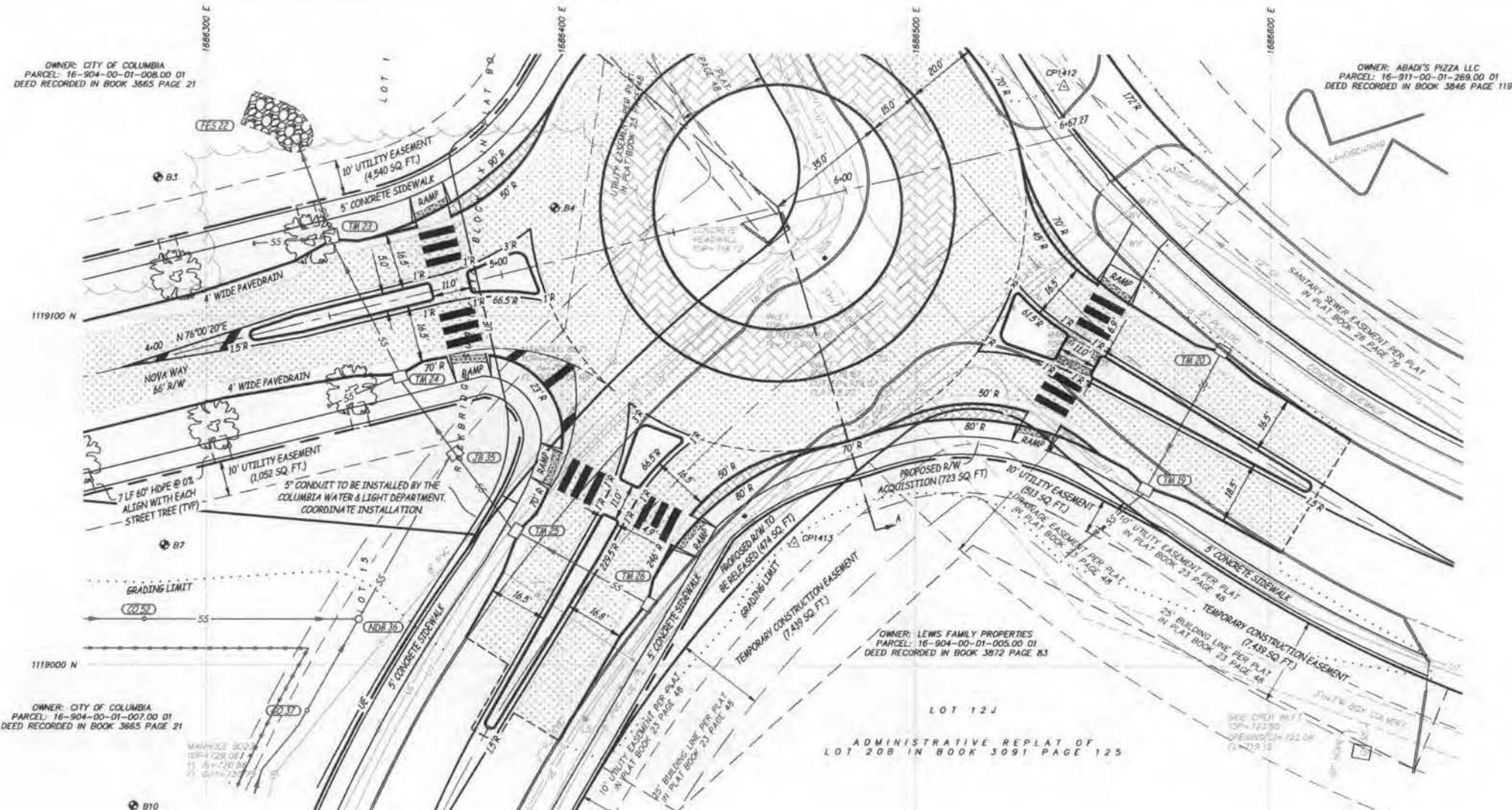


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MATTHEW A. KRIE
PROFESSIONAL ENGINEER
PE-200702811

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**RIGHT-OF-WAY PLANS
NOVA WAY AND
STORM WATER IMPROVEMENTS
ROAD PLAN & PROFILE**

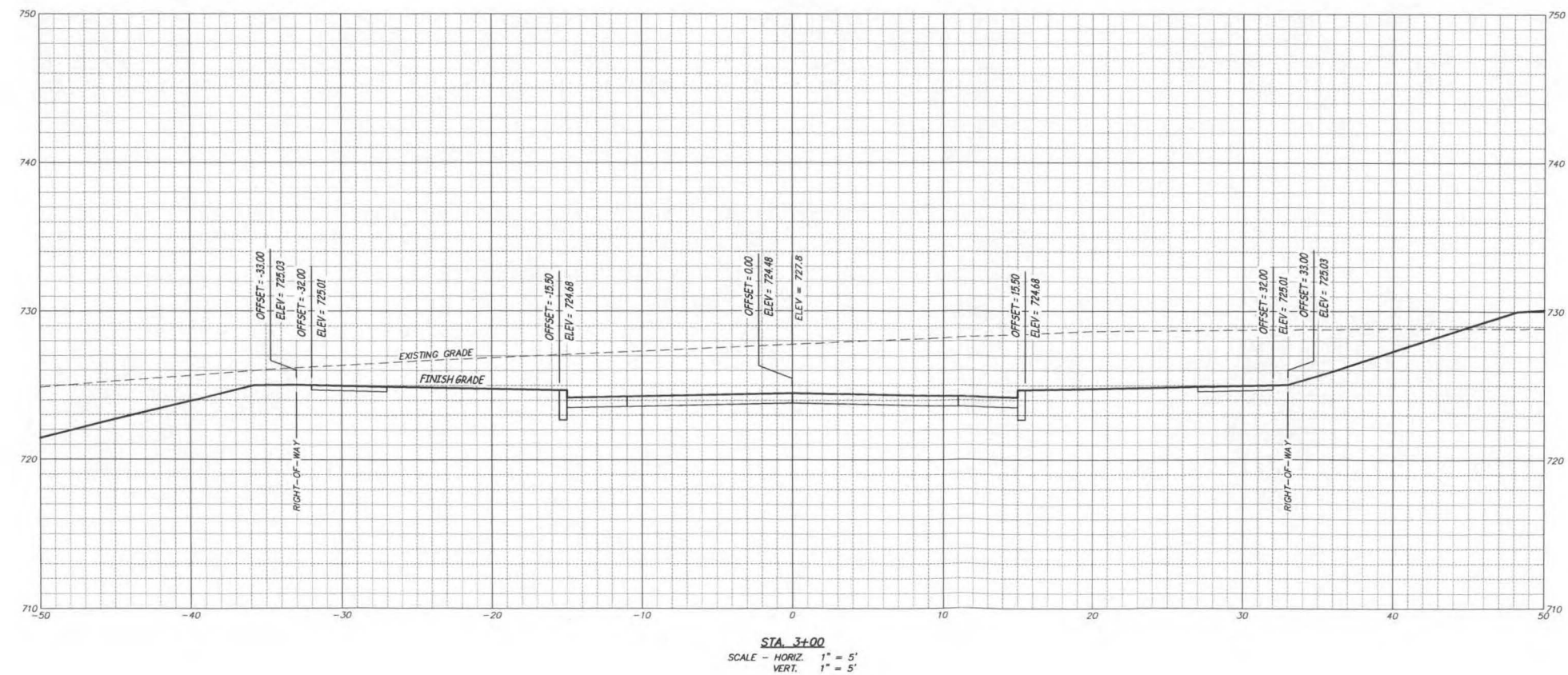
City of Columbia, Missouri
Department of Public Works




Engineering Surveys and Services
1111 E. 12th Street, Suite 6301
Columbia, MO 65201
Phone: 660-246-2466
Fax: 660-246-2467
Email: info@esss.com
www.esss.com

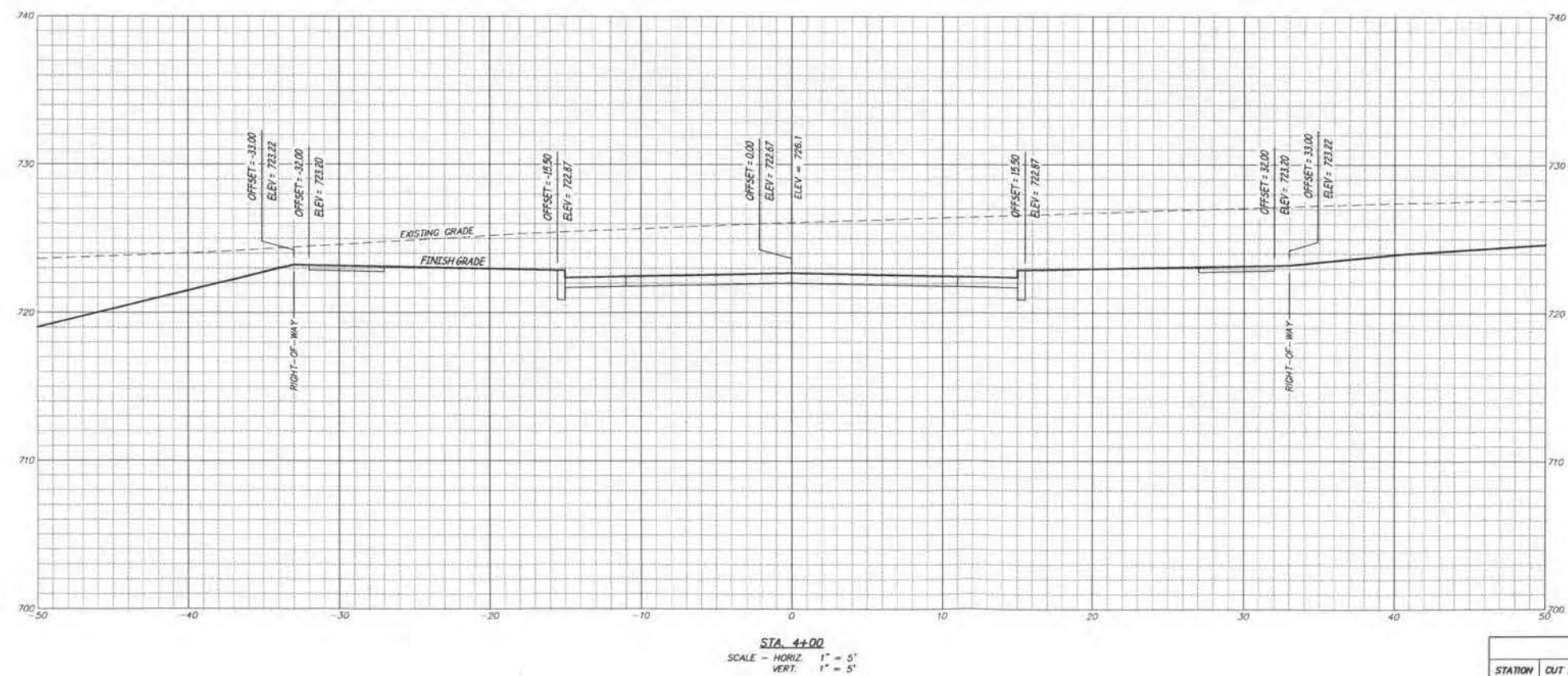
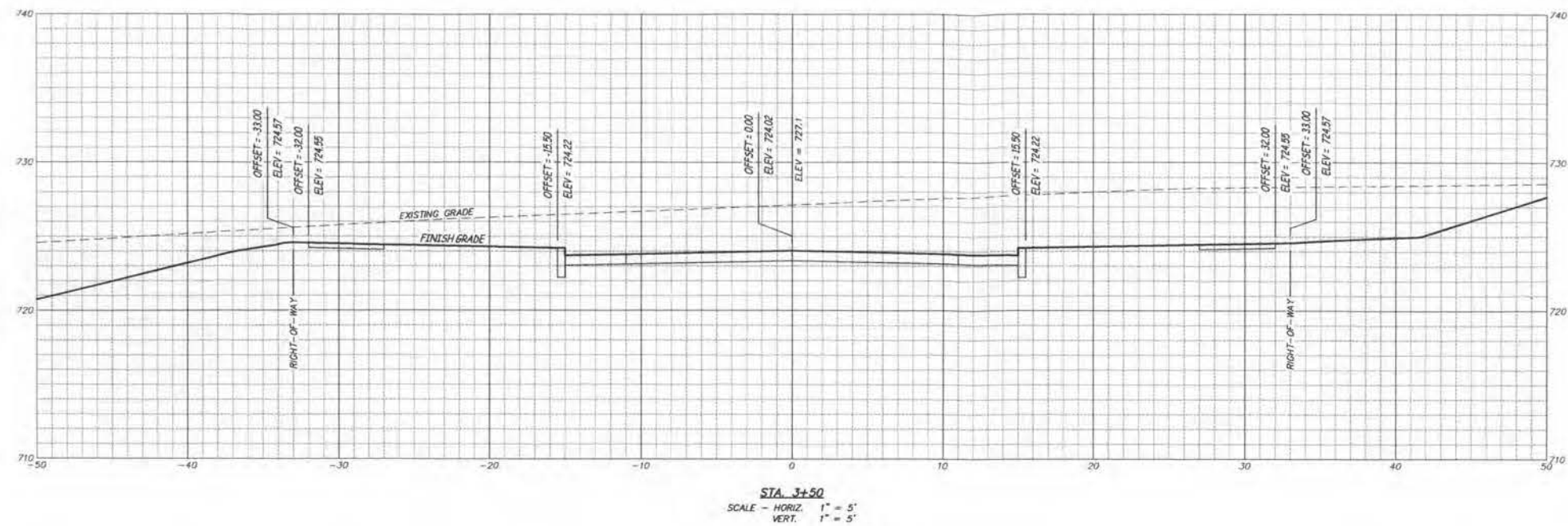
Matthew A. Kriete
Professional Engineer
PE-2007002811

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C2.02



<p>City of Columbia, Missouri Department of Public Works</p> <p>Engineering Surveys and Services 1113 Fay Street, Columbia, Missouri 65201 573 - 449 - 2646 - www.ESS-inc.com Missouri Engineering Corporation # 2004050118</p>	 	 <p><i>THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT</i></p> <p><i>PRELIMINARY</i></p> <p><i>NOT FOR CONSTRUCTION, BIDDING, RECORDING, OR PERMIT REVIEW PURPOSES</i></p> <p>MATTHEW A. KRIETE PROFESSIONAL ENGINEER PE-2007002811</p>	<p>File No.</p> <p>Scale: AS SHOWN</p> <p>Date: 9/30/2015</p> <p>Des. ZKT</p> <p>Dwn. RTM</p> <p>Chk. MAK</p> <p>Sheet</p> <p>C5.01</p>
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TOTAL VOLUME TABLE							
STATION	CUT AREA	FILL AREA	CUT VOL.	FILL VOL.	CUM. CUT VOL.	CUM. FILL VOL.	NET VOL.
2+50	276.56	2.69	0.00	0.00	0.00	0.00	0.00
3+00	260.45	4.23	497.23	6.41	497.23	6.41	490.82
3+50	283.04	0.00	503.23	3.92	1000.46	10.33	990.13
4+00	316.03	0.00	554.69	0.00	1555.15	10.33	1544.82

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*RIGHT-OF-WAY PLANS
NOVA WAY AND
STORM WATER IMPROVEMENTS
CROSS SECTIONS*

City of Columbia, Missouri
Department of Public Works



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C5.02

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