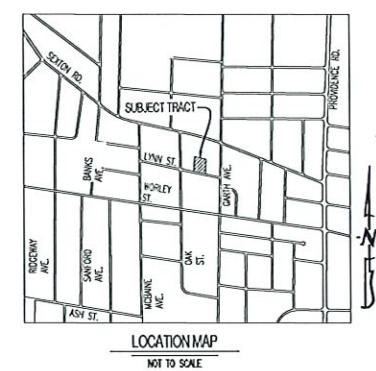


ENGINEERED PLOT PLAN LYNN STREET COTTAGES

LOCATED AT 107, 109, 111, 113 LYNN ST.
SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
REV 1-SEPTEMBER 29, 2017



LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 1, 2 AND 3, LYNN STREET SUBDIVISION PLAT 2 RECORDED IN PLAT BOOK 45, PAGE 2 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4495, PAGE 31 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SAID LYNN STREET SUBDIVISION PLAT 2, AND WITH THE EAST LINE OF SAID LOT 3 THEREOF, S 1°37'50" W, 201.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LYNN STREET; THENCE WITH SAID RIGHT-OF-WAY LINE, N 77°26'25" W, 150.24 FEET TO THE WEST LINE OF SAID LOT 1 THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF LOT 1 OF SAID LYNN STREET SUBDIVISION, N 1°50'25" E, 206.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, S 75°40'15" E, 150.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES.

LEGEND OF SYMBOLS:

- | | | | |
|-----|---------------------------------------|-----|---------------------------------------|
| --- | EXISTING CURB | --- | EXISTING SIGNS |
| --- | PROPOSED CURB | --- | EXISTING POWER POLE |
| --- | EXISTING TREELINE | --- | EXISTING GAS VALVE |
| --- | PROPOSED TREELINE | --- | EXISTING WATER VALVE |
| --- | EDGE OF WATERWAY | --- | EXISTING GAS METER |
| --- | EXISTING WATERLINE | --- | EXISTING WATER METER |
| --- | PROPOSED WATERLINE | --- | EXISTING FIRE HYDRANT |
| --- | EXISTING GAS LINE | --- | MANHOLE |
| --- | PROPOSED GAS LINE | --- | EXISTING SANITARY SEWER LATERAL |
| --- | EXISTING UNDERGROUND TELEPHONE | --- | PROPOSED SANITARY SEWER LATERAL |
| --- | EXISTING UNDERGROUND CABLE TELEVISION | --- | PROPOSED TRACER WIRE TEST STATION BOX |
| --- | EXISTING HIGH VOLTAGE ELECTRIC | --- | EXISTING AIR CONDITIONER |
| --- | EXISTING OVERHEAD ELECTRIC | --- | EXISTING TELEPHONE PEDISTAL |
| --- | EXISTING UNDERGROUND ELECTRIC | --- | EXISTING ELECTRICAL TRANSFORMER |
| --- | PROPOSED ELECTRIC | --- | EXISTING ELECTRIC METER |
| --- | EXISTING SANITARY SEWER | --- | EXISTING LIGHT POLE |
| --- | PROPOSED SANITARY SEWER | --- | EXISTING GUY WIRE |
| --- | | --- | LOT NUMBER |

CERTIFICATION:
I HEREBY CERTIFY THAT THE ABOVE LOT WAS ENGINEERED UNDER MY DIRECTION. I FURTHER STATE THAT THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA, MISSOURI.



TIMOTHY D. CROCKETT, PE-2004000775
09/29/2017
DATE

RETAINING WALL 09/29/2017
ORIGINAL 08/03/2017

OWNER:
COLUMBIA COMMUNITY LAND
500 E WALNUT, STE 108
COLUMBIA, MO 65203

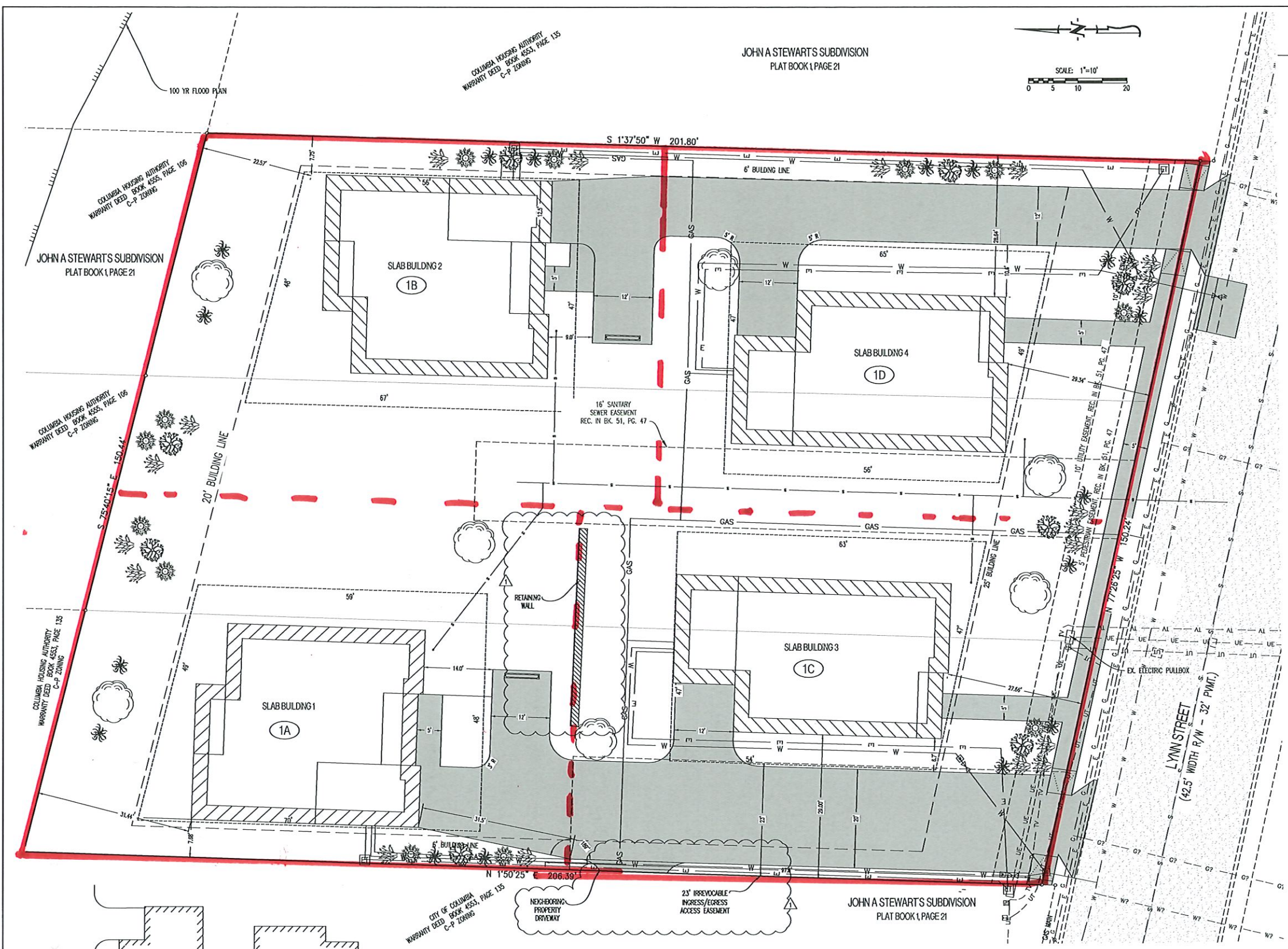
DESIGNED: TDC

DRAWN: KFM

PROJECT NO.: 150374

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. MILITARY BLVD., SUITE 1
COLUMBIA, MISSOURI 65203
(314) 447-0472
www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#20001818101

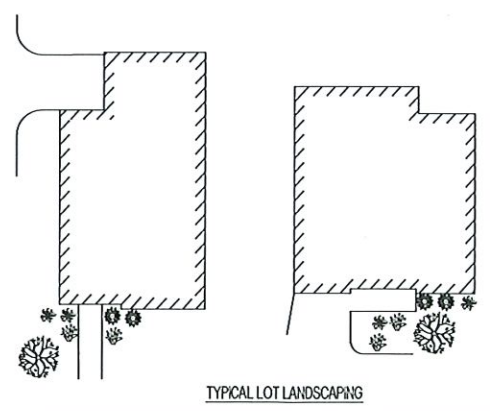


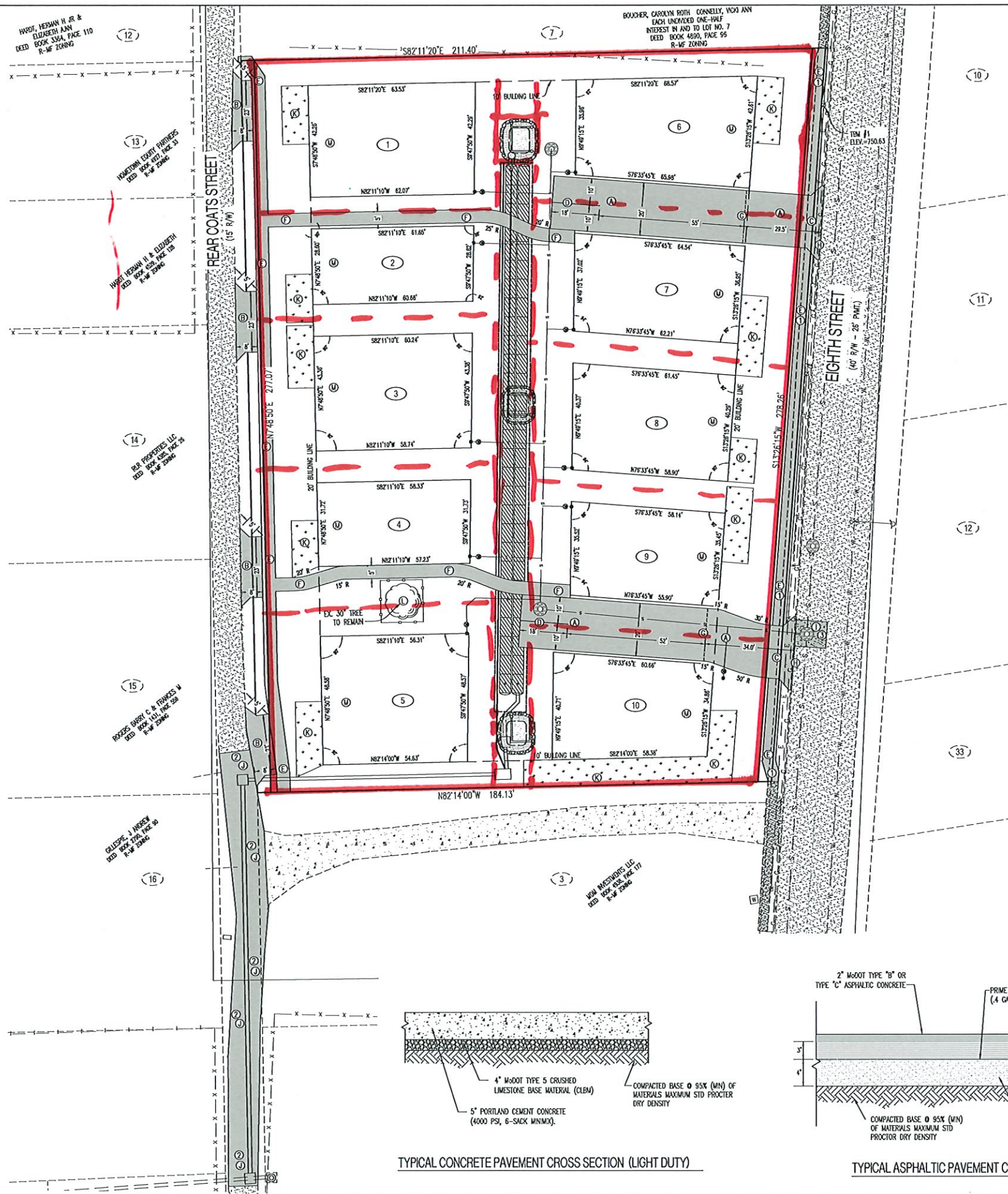
LANDSCAPING NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
3. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
4. LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (c) AND (f) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. EACH LOT SHALL BE LANDSCAPED ACCORDING TO TYPICAL LOT LANDSCAPING DETAIL. THERE SHALL BE A MINIMUM OF AN ADDITIONAL 5 TREES LOCATED WITHIN THE LIMITS OF THE COMMON LOT AREA.

PLANTING NOTES:

QUANTITY	PLANT SPECIES
7	LARGE/MEDIUM TREE
12	SMALL/ORNAMENTAL TREE
24	DECIDUOUS SHRUB
20	EVERGREEN SHRUB
28	ORNAMENTAL GRASS

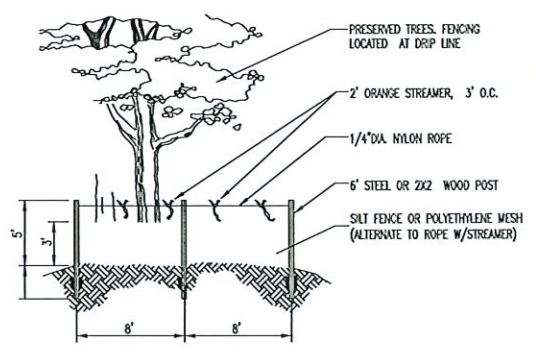
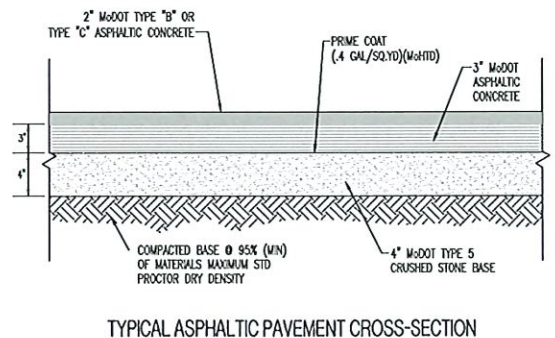
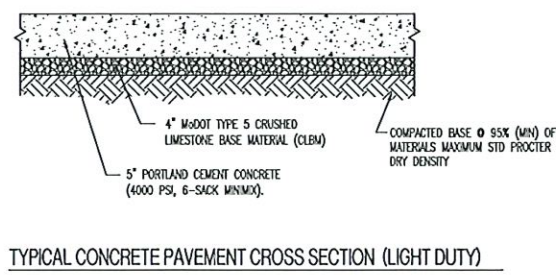




- DEMOLITION - LEGEND OF LABELS**
- ① REMOVE ENTIRE EXISTING SIDEWALK ALONG EAST PROPERTY LINE OF PROPERTY.
 - ② REMOVE EXISTING ASPHALT WITHIN ALLEY WAY FOR INSTALLATION OF NEW STORM SYSTEM IN AREA OF HATCHING REPRESENTING NEW PAVING.
 - ③ REMOVE EXISTING ASPHALT ON EIGHTH STREET AS REQUIRED FOR NEW UTILITY INSTALLATION.

- SITE - LEGEND OF LABELS**
- Ⓐ INSTALL LIGHT DUTY CONCRETE PER THE DETAIL ON THIS SHEET AND WITH THE DIMENSIONS AS SHOWN.
 - Ⓑ INSTALL PARALLEL PARKING SPACES WITH DIMENSIONS AS SHOWN. USE LIGHT DUTY ASPHALT PER CROSS SECTION ON THIS SHEET. (4 TOTAL SPACES). SAWCUT EXISTING ASPHALT AT MINIMUM 6" DEEP INTO EXISTING PAVEMENT TO INSTALL NEW PARKING AREAS.
 - Ⓒ INSTALL DRIVEWAY ENTRANCE USING CITY OF COLUMBIA RESIDENTIAL DRIVEWAY DETAIL.
 - Ⓓ PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE. (2) LINES REQUIRED. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
 - Ⓔ CITY OF COLUMBIA SIDEWALK TO BE INSTALL 1' OUTSIDE NEW RIGHT-OF-WAY LINE BUT NOT TO BE PART OF THIS CONSTRUCTION SITE PACKAGE. TO BE INSTALLED BY HOME BUILDERS.
 - Ⓕ TO BE A 4" THICK, 5' WIDE PCC SIDEWALK. TO BE INSTALLED BY HOME BUILDERS (MAXIMUM LONGITUDINAL SLOPE 1:20, MAXIMUM CROSS SLOPE AT 1:50). NOT TO BE PART OF THIS CONSTRUCTION SITE PACKAGE. TO BE INSTALLED BY HOME BUILDERS.
 - Ⓖ INSTALL 1" EXPANSION JOINT OR TYPE A ALTERNATE EXPANSION JOINT IN PAVING. REFER TO CITY DETAIL.
 - Ⓗ PERFORM HORIZONTAL SAWING OF CURB AS REQUIRED FOR NEW DRIVEWAY APPROACH.
 - Ⓘ PATCH EXISTING ASPHALT PAVEMENT AS REQUIRED FOR UTILITY CONNECTION.
 - Ⓚ AFTER INSTALLATION OF NEW STORM SEWER PIPING IN REAR COATS STREET, COVER WITH FLOWABLE FILL THEN INSTALL ASPHALT PAVEMENT WITH CROSS SECTION AS SHOWN ON THE SHEET IN SAME LOCATION AS EXISTING PAVEMENT.
 - Ⓛ NATIVE RESTORATION AREA. REFER TO LANDSCAPING PLAN FOR DETAILS.
 - Ⓜ EXISTING CATALPA TREE TO BE SAVED. INSTALL PROTECTION FENCE PER DETAIL BELOW AROUND BASE OF TREE.
 - Ⓝ A PLOT PLAN FOR EACH LOT SHOWING ALL CITY OF COLUMBIA REQUIREMENTS INCLUDING DRIVEWAY LOCATION TO BE PREPARED FOR LOTS 1-10. ADDITIONALLY, ALL DRIVEWAYS INCLUDING PAVED SECTION SHOWN, TO MEET ALL CITY OF COLUMBIA SPECIFICATIONS AND ADA REQUIREMENT AT SIDEWALK LOCATION.

- GENERAL NOTES:**
- 1) CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE BSO RIGHT OF WAY TECHNICIAN (874-7474), IMMEDIATELY PRIOR TO WORK WITHIN STREET, DURING CONSTRUCTION FOR INSPECTIONS AND AGAIN WHEN WORK IS COMPLETED.
 - 2) CONTRACTOR SHALL REFER TO THE FOLLOWING APPLICABLE CITY DETAILS: 120.03A, 120.03B, 200.01A, 200.01B, 400.02, 410.01, & 420.01. REFER TO LINK ON SHEET CE 0 TO CITY OF COLUMBIA STANDARDS.



- NOTES:**
1. TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES.
 2. AN ORANGE CONSTRUCTION FENCE OR AN EQUIVALENT SHALL BE INSTALLED AROUND TREE AND SIGNS AND MAINTAINED FOR THE DURATION OF ALL SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES.

REVISIONS:

NO.	DATE
ORIGINAL	07/17/2019
1	08/20/2019

THIS SHEET HAS BEEN SEaled AND DATED ELECTRONICALLY

PREPARED BY: **CRACKSTIFF ENGINEERING CONSULTANTS**
 Kyle R. Miller
 License No. PE-001019013
 State of Missouri
 www.crackstiffengineering.com
 Columbia, Missouri 65205
 (314) 487-8096

OWNER: **CITY OF COLUMBIA**
 PO BOX 6015
 COLUMBIA, MO 65205

CULLIMORE COTTAGES

A RESIDENTIAL DEVELOPMENT LOCATED AT 1101 N. EIGHTH ST.
 SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

DRAWING INCLUDES: **SITE PLAN**

DESIGNED: KFM
 DRAWN: KFM
 PROJECT NO: 180343
 SHEET: **CE 5**