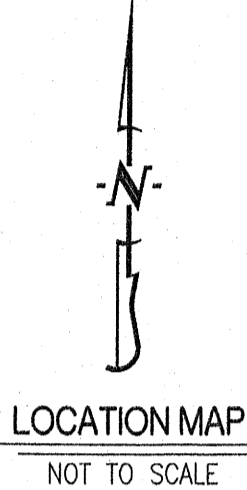
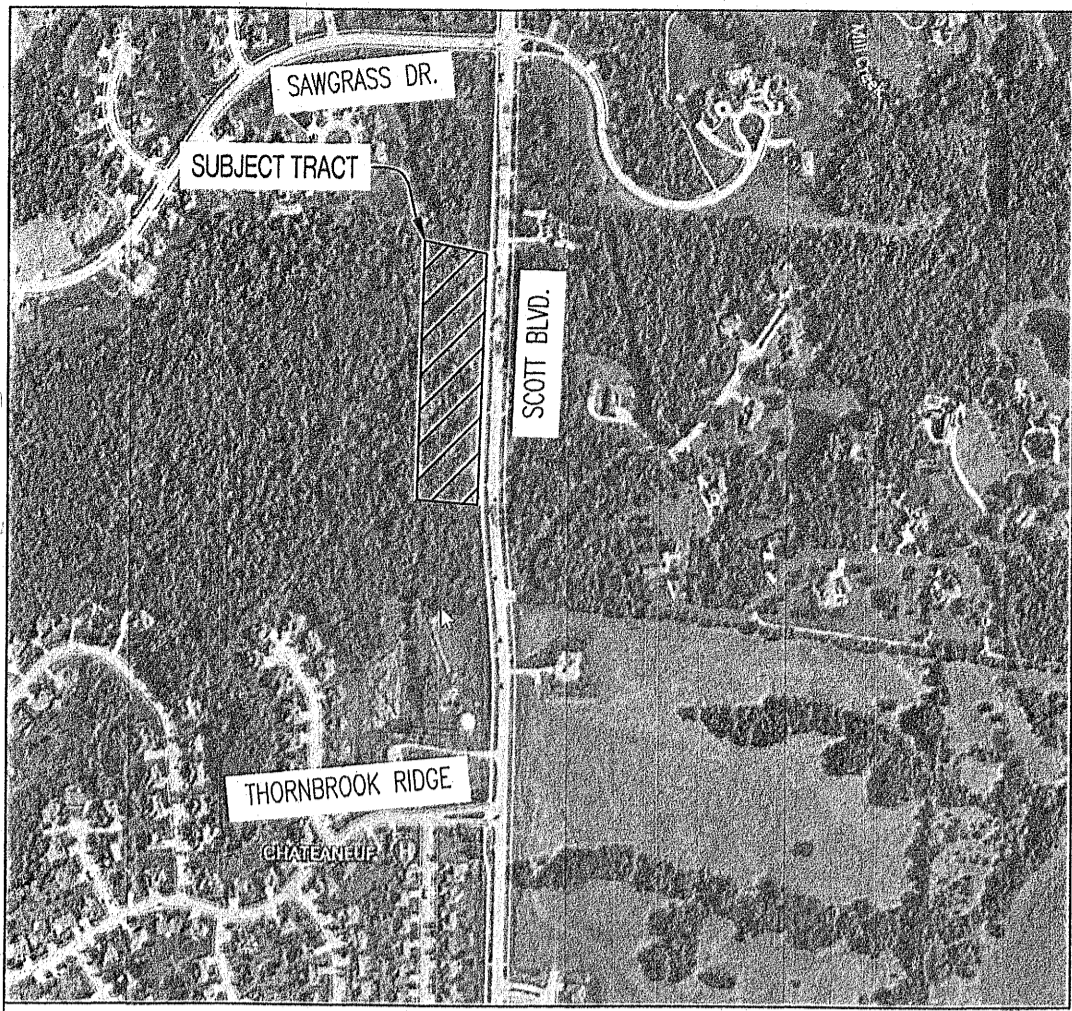


PRELIMINARY PLAT SAWGRASS ESTATES, PLAT No. 1

A MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 30, 2021

OWNER:
JQB CONSTRUCTION INC
6209 UPPER BRINDLE BEND DR
COLUMBIA, MO 65203



LOCATION MAP
NOT TO SCALE

NOTES:

- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0270E, DATED: APRIL 19, 2017.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY CITY OF COLUMBIA WATER & LIGHT.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS A-2 (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
- THIS PLAT CONTAINS 2.35 ACRES.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THE REGULATED STREAM BUFFER IS AS SHOWN ON THIS PLAT.
- LOT C1 IS TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.

DESIGN ADJUSTMENT

SECTION 29-5.1 (f)(2)(i) LOT ACCESS: EACH LOT SHALL HAVE DIRECT ACCESS ALLOWING VEHICLES, PEDESTRIANS, AND BICYCLES TO PASS FROM A PUBLIC STREET DIRECTLY ONTO THE LOT, OR FROM A PUBLIC STREET TO THE LOT OVER AN IRREVOCABLE ACCESS EASEMENT APPROVED BY THE CITY COUNSELOR, OR DESIGNEE. THE REQUESTED DESIGN ADJUSTMENT WILL PERMIT TWO SHARED DRIVEWAYS FOR TWO LOTS, WHEREAS THE CODE WOULD REQUIRE FOUR (4) DRIVEWAYS FOR FOUR (4) LOTS.

LEGEND:

.....-805.....	EXISTING 2FT CONTOUR	■	PROPOSED LIGHT POLE
---820---	EXISTING 10FT CONTOUR	□	EXISTING STORM SEWER
---S---	EXISTING SANITARY SEWER	□	PROPOSED STORM SEWER
—S—	PROPOSED SANITARY SEWER	—	BUILDING LINE
⊙	MANHOLE/CLEANOUT	---	EASEMENT
—W—	PROPOSED WATERLINE	(XX)	LOT NUMBER
---	TREE PRESERVATION AREA		

DESIGN ADJUSTMENT APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

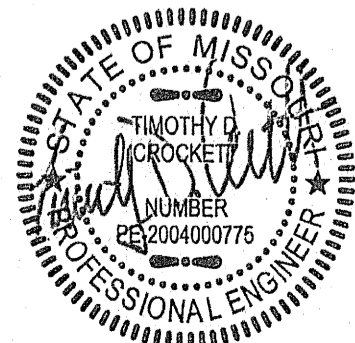
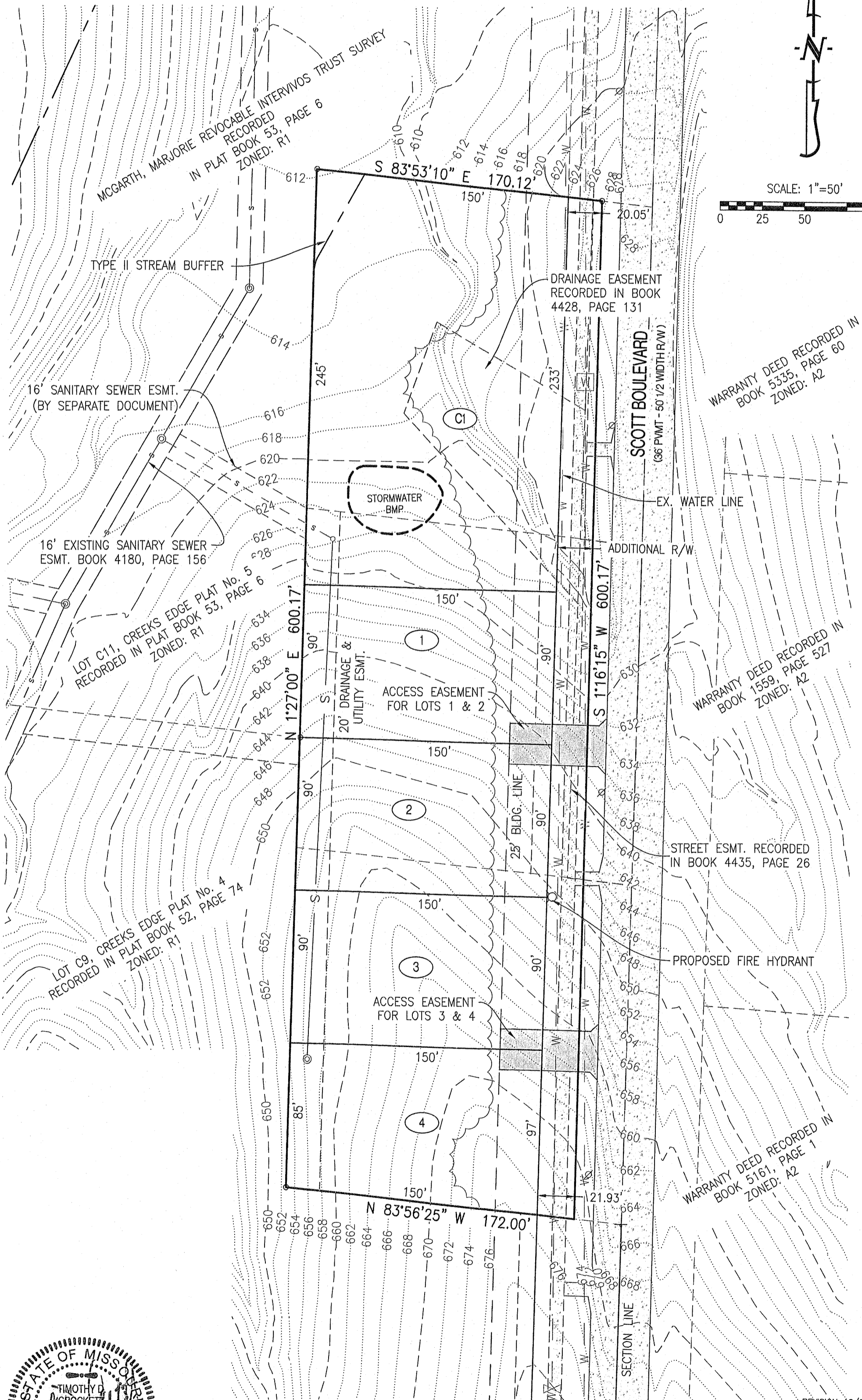
PURSUANT TO ORDINANCE # _____

THIS _____ DAY OF _____, 20____

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



12/09/2021

TIMOTHY D. CROCKETT - PE-2004000775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS 9 DAY OF December, 2021.

Sara Loe
SARA LOE, CHAIRPERSON

REVISION 12/09/2021
REVISION 11/30/2021
REVISION 11/23/2021
ORIGINAL 11/01/2021



1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292