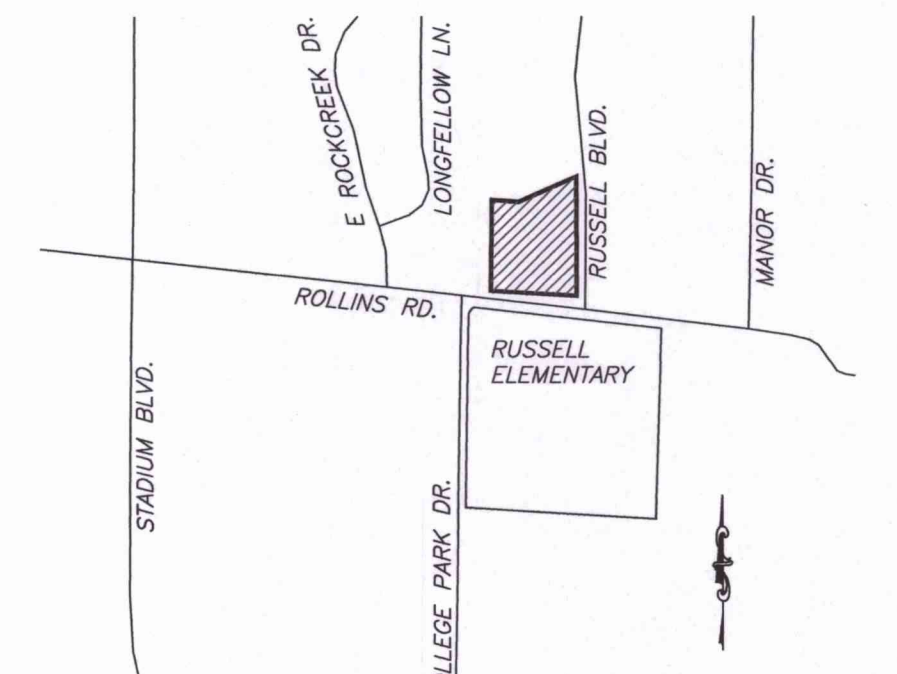


PRELIMINARY PLAT
**RUSSELL SUBDIVISION
 PHASE 7**

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, T48N, R13W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 1 AND 2 OF RUSSELL SUBDIVISION - PLAT 5 RECORDED IN PLAT BOOK 50 PAGE 22 AND CONTAINING 3.2 ACRES
 NOVEMBER 13, 2023
 REVISED: FEBRUARY 1, 2024



OWNER/DEVELOPER
 JACK & KAY WAX
 709 RUSSELL BLVD
 COLUMBIA, MO 65203

SITE DATA
 ACREAGE: 3.2 ACRES
 SECTION-TOWNSHIP-RANGE: 15-48-13
 ZONING: R-1

STREAM BUFFER STATEMENT
 THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

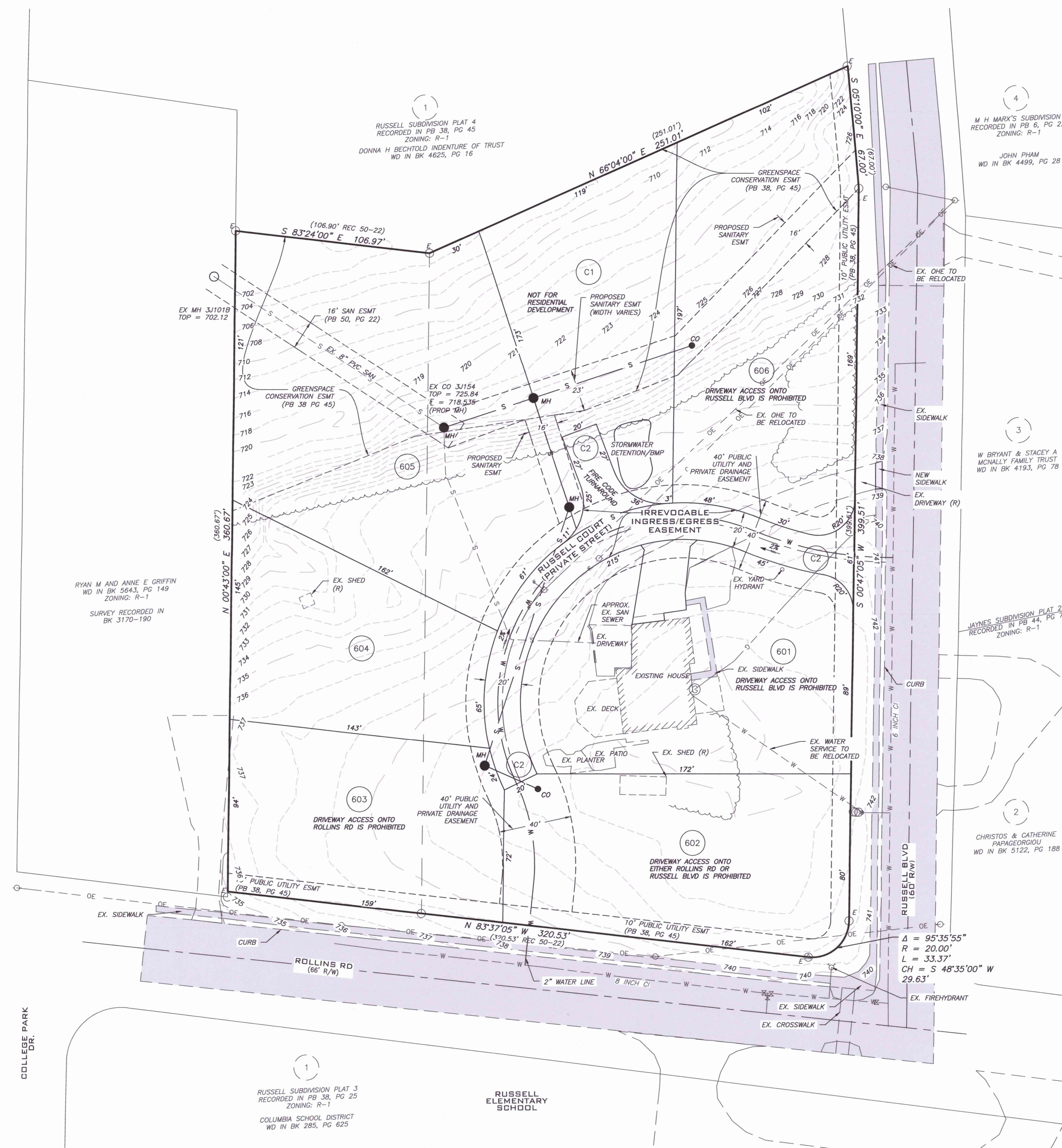
FLOOD PLAIN STATEMENT
 THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT
 THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(d).

TREE PRESERVATION
 THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA LANDSCAPING AND TREE PRESERVATIONS IN CHAPTER 29-4.4 OF THE CITY CODE.

GENERAL NOTES

- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- ALL LOTS SHALL HAVE A BUILDING SETBACKS IN COMPLIANCE WITH THEIR ZONING AND SHALL BE MEASURED FROM THEIR RESPECTIVE PROPERTY LINES.
- STORM SEWER PIPE, STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- THE COMMON LOT CONTAINING THE STORMWATER DETENTION/BMP IS LABELED C1.
- THE IRREVOCABLE INGRESS/EGRESS EASEMENT WILL BE LOCATED IN A COMMON LOT LABELED C2.
- ALL LOTS SHALL BE PROHIBITED FROM DRIVEWAY ACCESS ONTO RUSSELL BOULEVARD OR ROLLINS ROAD. ALL LOTS WILL ACCESS RUSSELL BOULEVARD EXCLUSIVELY FROM THE IRREVOCABLE INGRESS/EGRESS EASEMENT SHOWN WITHIN COMMON LOT C2. THIS IRREVOCABLE INGRESS/EGRESS EASEMENT WILL NOT BE PUBLIC RIGHT OF WAY, AND WILL INSTEAD CONTAIN A PRIVATE STREET. THE PRIVATE STREET WILL BE NAMED RUSSELL COURT.
- SIDEWALKS ARE REQUIRED ALONG ALL PUBLIC STREET FRONTAGE, AND THEY CURRENTLY EXIST ALONG ROLLINS ROAD AND RUSSELL BOULEVARD.
- ALL MAINTENANCE OF THE PRIVATE STREET SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS. NO PRIVATE STREET SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MEET MINIMUM CITY STANDARDS FOR PUBLIC STREETS.



LEGEND

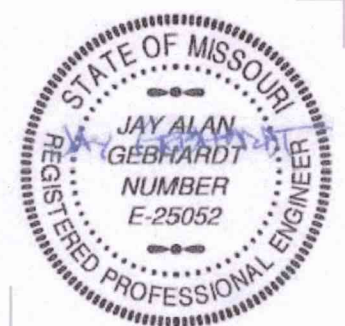
- MH ○ EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- CO ● EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY CLEANOUT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- ⊠ PROPOSED ELECTRIC TRANSFORMER
- ⊙ EXISTING GAS METER
- ⊙ EXISTING WATER METER
- PP ○ EXISTING UTILITY POLE
- ⊗ EXISTING WATER VALVE
- 2% PROPOSED STREET GRADE
- EXISTING SIGNIFICANT DECIDUOUS TREE
- S — EXISTING SANITARY
- S — PROPOSED SANITARY
- S — EXISTING STORM SEWER
- S — PROPOSED STORM SEWER
- S — PROPOSED TURF SWALE
- S — EXISTING TREELINE
- 700 EXISTING CONTOUR
- OE — EASEMENT (UTILITY, UTILITY AND DRAINAGE, OR CONSERVATION)
- OE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER
- W — PROPOSED WATER
- R ROAD CENTERLINE
- (R) RADIUS
- (R) REMOVE
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- (M) MEASURED
- (REC) RECORD
- E EXISTING
- S SET
- IRON PIPE (1/2" UNLESS SPECIFIED OTHERWISE)
- ⊙ MONUMENT

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 10TH DAY OF January, 2024.

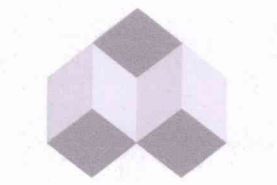
SHARON GEUEA JONES, CHAIRPERSON

X:\Project\KXW - Kay Wax\709 Russell Blvd and 1811 Rollins Rd\0406\KXW23-02 Preliminary Plat.dwg

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY ALAN GERHARDT
 MO PE-25052
 FEBRUARY 1, 2024
 SURVEY AND PLAT BY A CIVIL GROUP
 CORPORATE NO. 2001006116



A CIVIL GROUP
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65203
 PH: (573) 817-5750, FAX: (573) 817-1677
 MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011). EPOCH DATE: 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MDDOT VRS NETWORK

