

## NOTES:

1. 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.

**LOCATION MAP** 

- 2. THIS TRACT IS LOCATED IN ZONE—X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPOAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0270E, DATED: APRIL 19, 2017.
- 3. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- 5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- 6. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- 7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY CITY OF COLUMBIA WATER & LIGHT.
- 8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- 9. THE EXISTING ZONING OF THIS TRACT IS A-2 (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
- 10. THIS PLAT CONTAINS 2.35 ACRES.
- 11. 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.
- 12. 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.
- 13. 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	<b>○-國</b>	PROPOSED LIGHT POLE
	EXISTING 10FT CONTOUR		EXISTING STORM SEWER
<u> </u>	EXISTING SANITARY SEWER		PROPOSED STORM SEWER
<u> </u>	PROPOSED SANITARY SEWER		BUILDING LINE
©	MANHOLE/CLEANOUT	Market environme administra assistante escribilità	EASEMENT
	PROPOSED WATERLINE TREE PRESERVATION AREA	XX	LOT NUMBER
	PPROVED BY THE CITY COUNCIL OF IRSUANT TO ORDINANCE #		
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	THIS DAY OF	where there were these major which break while drived these three while street while where	_, 20

ATTEST:
SHEELA AMIN, CITY CLERK

BRIAN TREECE, MAYOR

12/09/2021

SARA LOE, CHAIRPERSON

TIMOTHY D. CROCKETT - PE-2004000775

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 TYPE II STREAM BUFFER DRAINAGE EASEMENT RECORDED IN BOOK 16' SANITARY SEWER ESMT (BY SEPARATE DOCUMENT) STORMWATER WATER LINE 16' EXISTING SANITARY SEWER ESMT. BOOK 4180, PAGE 156 LOT C11, CREEKS EDGE 1.

LOT C11, CREEKS EDGE 1.

RECORDED IN ZONED. R1 1.500 P . 63<sup>A</sup> KKRUNI 1559. ACCESS EASEMENT FOR LOTS 1 & 2 S 150' IN. BLDG. STREET ESMT. RECORDED IN BOOK 4435, PAGE 26 LOT CO. IN PLAT BOOK 52. PAGE. Ś 150' 652 90, PROPOSED FIRE HYDRANT 3 ACCESS EASEMENT FOR LOTS 3 & 4 150' 121.93 N 83°56'25" 172.00 899 670 672. REVISION 12/09/2021 REVISION 11/30/2021 REVISION 11/23/2021 APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING ORIGINAL 11/01/2021 CAPCRETT DAY OF December

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