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

GENERAL NOTES

1. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
2. 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.
3. 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.
4. ALL LOTS SHALL HAVE A BUILDING SETBACKS IN COMPLIANCE WITH THEIR ZONING AND SHALL BE MEASURED FROM THEIR RESPECTIVE PROPERTY LINES.
5. STORM SEWER PIPE, STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
6. THE COMMON LOT CONTAINING THE STORMWATER DETENTION/BMP IS LABELED C1.
7. THE IRREVOCABLE INGRESS/EGRESS EASEMENT WILL BE LOCATED IN A COMMON LOT LABELED C2.
8. 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.
9. SIDEWALKS ARE REQUIRED ALONG ALL PUBLIC STREET FRONTAGE, AND THEY CURRENTLY EXIST ALONG ROLLINS ROAD AND RUSSELL BOULEVARD.
10. ALL MAINTENANCE OF THE PRIVATE STREET SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING 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.

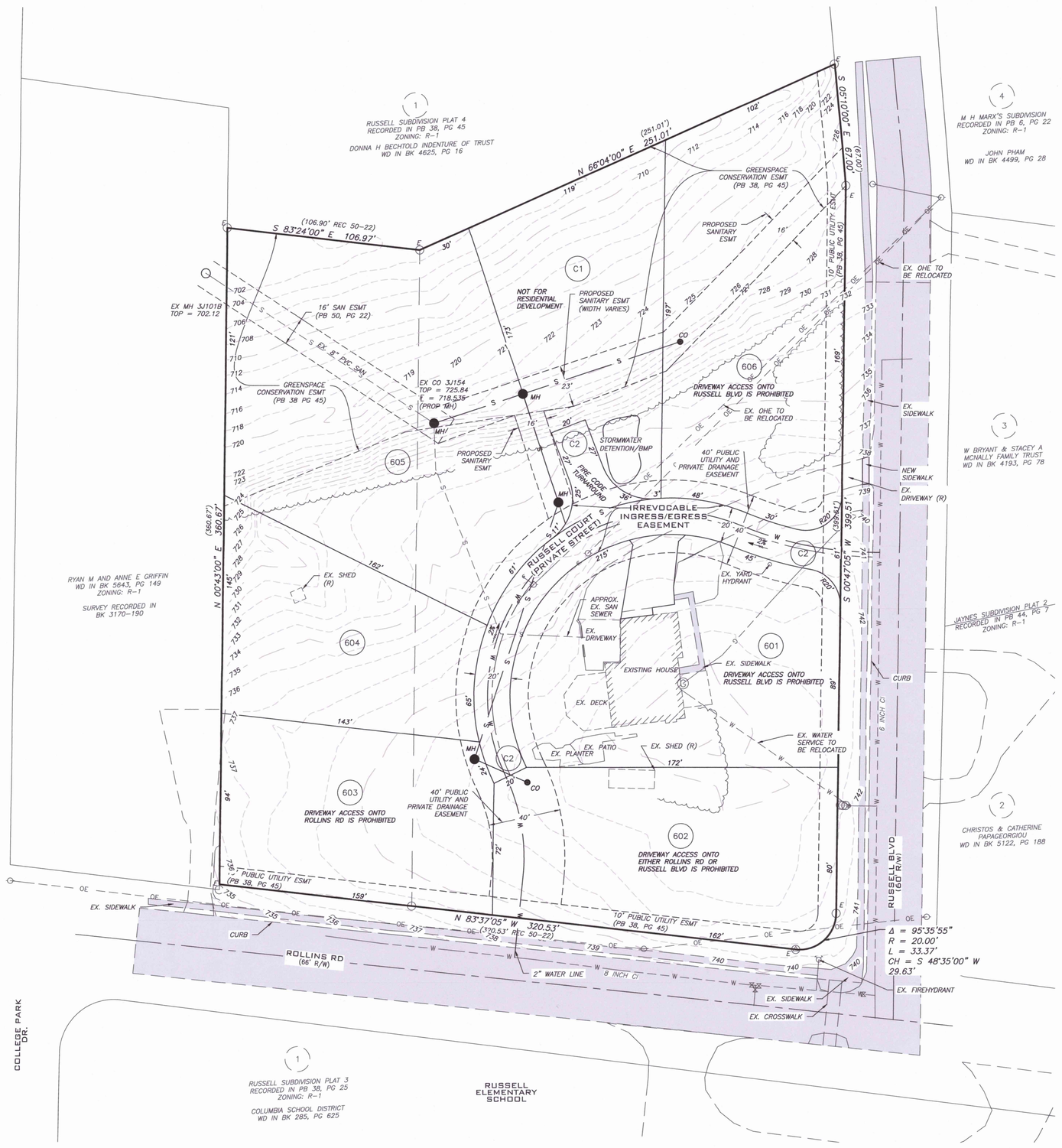
LEGEND

- 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
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED TURF SWALE
- EXISTING TREELINE
- 700 EXISTING CONTOUR
- EASEMENT (UTILITY, UTILITY AND DRAINAGE, OR CONSERVATION)
- OE EXISTING OVERHEAD ELECTRIC
- W EXISTING WATER
- W PROPOSED WATER
- 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 16TH DAY OF January, 2024.

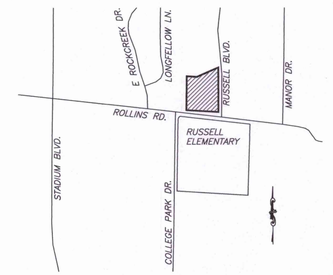
SHARON GEUEA JONES, CHAIRPERSON



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 MODOT VRS NETWORK

SCALE: 1" = 30'

0 15 30 60



LOCATION MAP

NOT TO SCALE

OWNER/DEVELOPER

JACK & KAY WAY
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 EXEMPT...(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.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER E-25052
REGISTERED PROFESSIONAL ENGINEER

JAY GEBHARDT
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

CITY CASE # 21-2024 | KWAX23.02 | SHEET 1 OF 1

X:\Project\KWAX - Kay Way\709 Russell BLVD and 1811 Rollins Rd\DRAWINGS\KWAX23-02 Preliminary Plat.dwg