

GENERAL NOTES

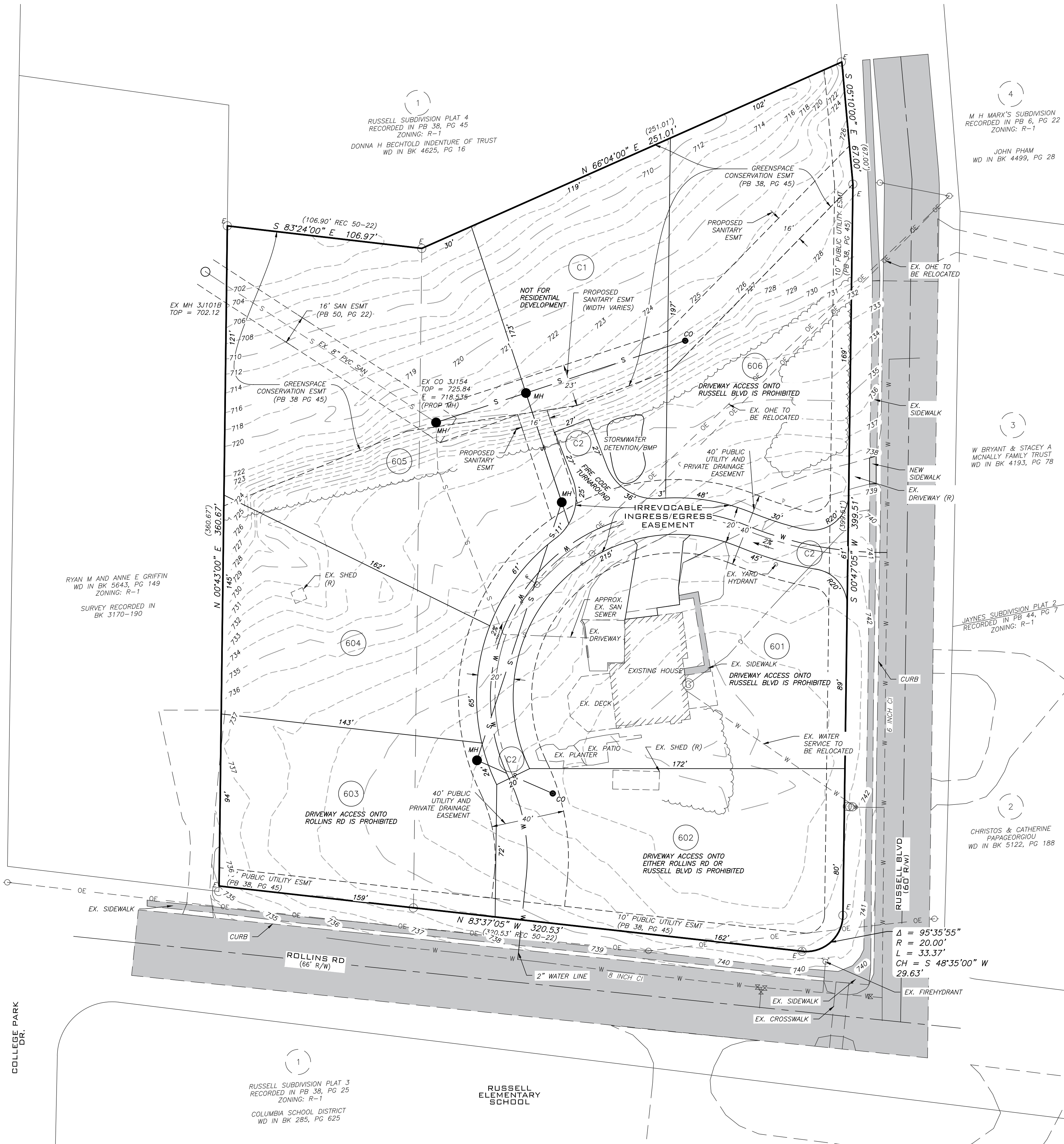
1. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
2. SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT.
3. ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS 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.
9. SIDEWALKS ARE REQUIRED ALONG ALL PUBLIC STREET FRONTAGE, AND THEY CURRENTLY EXIST ALONG ROLLINS ROAD AND RUSSELL BOULEVARD.

LEGEND

- |       |                                                           |
|-------|-----------------------------------------------------------|
| MH    | EXISTING SANITARY MANHOLE                                 |
| CO    | PROPOSED SANITARY MANHOLE                                 |
| ●     | 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                       |
| ---   | EXISTING SANITARY                                         |
| ---   | PROPOSED SANITARY                                         |
| ---   | EXISTING STORM SEWER                                      |
| ---   | PROPOSED STORM SEWER                                      |
| ---   | PROPOSED TURF SWALE                                       |
| ---   | EXISTING TREELINE                                         |
| ---   | EXISTING CONTOUR                                          |
| ---   | EASEMENT (UTILITY, UTILITY AND DRAINAGE, OR CONSERVATION) |
| ---   | EXISTING OVERHEAD ELECTRIC                                |
| ---   | EXISTING WATER                                            |
| ---   | 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                                                  |

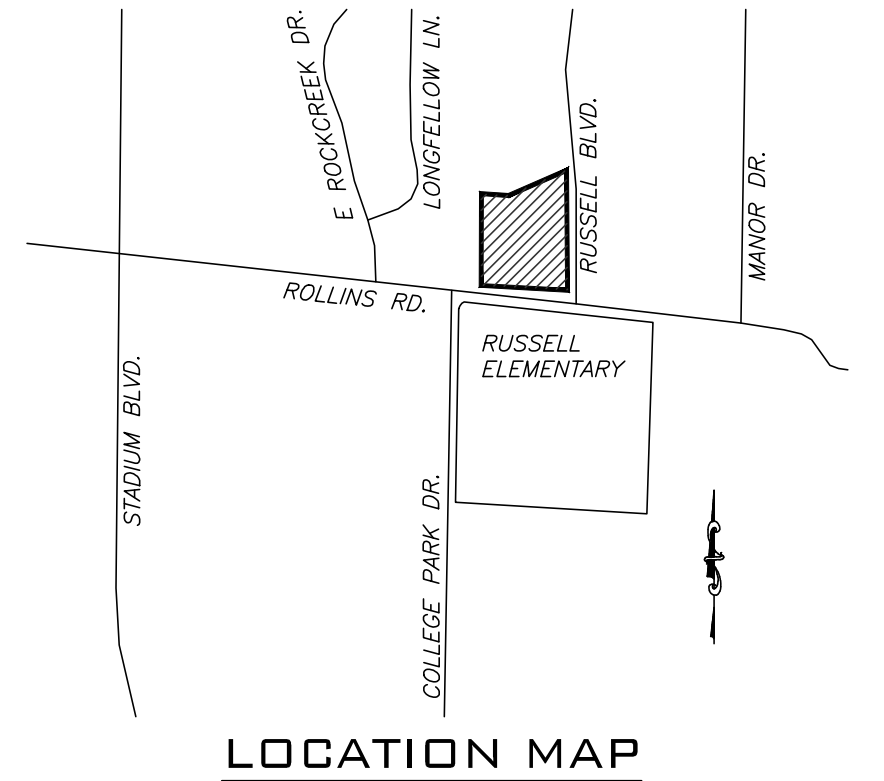
APPROVED BY THE CITY OF COLUMBIA PLANNING AND  
ZONING COMMISSION THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2024.

SHARON GEUEA JONES, CHAIRPERSON



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: JANUARY 4, 2024



|                                                          |                                                                       |
|----------------------------------------------------------|-----------------------------------------------------------------------|
| <b>OWNER/DEVELOPER</b>                                   | <b>SITE DATA</b>                                                      |
| JACK & KAY WAX<br>709 RUSSELL BLVD<br>COLUMBIA, MO 65203 | ACREAGE: 3.2 ACRES<br>SECTION-TOWNSHIP-RANGE: 15-48-13<br>ZONING: R-1 |

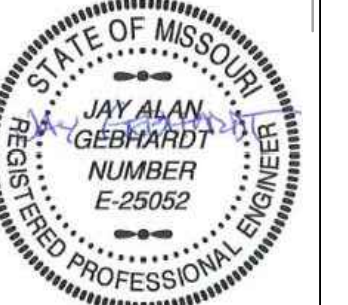
**STREAM BUFFER STATEMENT**  
THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER  
REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA  
ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL  
LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY  
OR FINAL PLAT APPROVED BEFORE JANUARY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

**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



JAY GEBHARDT  
MO PE-25052  
JANUARY 4, 2023  
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

SCALE: 1" = 30'  
0 15 30 60

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