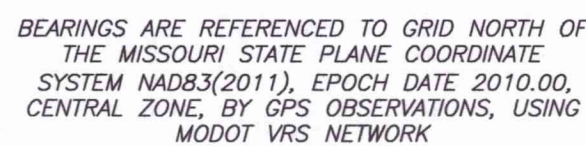


1. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
2. SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT.
3. ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS 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 FROM THE IRREVOCABLE INGRESS/EGRESS EASEMENT AS 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 THE EASEMENT HAS BEEN IMPROVED TO MEET MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

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
—	—	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

SHARON GEUEA JONES, CHAIRPERSON



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

SHEET 1 OF 1