## 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 O EXISTING SANITARY MANHOLE 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 PROPOSED STREET GRADE EXISTING SIGNIFICANT DECIDUOUS TREE EXISTING SANITARY PROPOSED SANITARY === === == EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED TURF SWALE EXISTING CONTOUR EXISTING OVERHEAD ELECTRIC ROAD CENTERLINE **RADIUS** REMOVE **MEASURED** RECORD **EXISTING** IRON PIPE (1/2" UNLESS SPECIFIED OTHERWISE) MONUMENT

APPROVED BY THE CITY OF COLUMBIA PLANNING AND

ZONING COMMISSION THIS 18 DAY OF

January, 2024.

## M H MARX'S SUBDIVISION RUSSELL SUBDIVISION PLAT 4 RECORDED IN PB 6, PG 22 RECORDED IN PB 38, PG 45 ZONING: R-1 ZONING: R-1 DONNA H BECHTOLD INDENTURE OF TRUST WD IN BK 4625, PG 16 JOHN PHAM WD IN BK 4499, PG 28 - GREENSPACE CONSERVATION ESMT (PB 38, PG 45) (106.90' REC 50-22) PROPOSED -S 83°24'00" E 106.97' SANITARY **ESMT** EX. OHE TO BE RELOCATED NOT FOR PROPOSED RESIDENTIAL SANITARY ESMT DEVELOPMENT EX MH 3J101B 16' SAN ESMT (WIDTH VARIES) (PB 50, PG 22)-EX CO 3J154 GREENSPACE DRIVEWAY ACCESS ONTO TOP = 725.84CONSERVATION ESMT RUSSELL BLVD IS PROHIBITED E = 718.535(PB 38 PG 45) (PROP MH) - EX. OHE TO SIDEWALK BE RELOCATED STORMWATER N) DETENTION/BMP W BRYANT & STACEY A 40' PUBLIC MCNALLY FAMILY TRUST UTILITY AND 605 SANITARY WD IN BK 4193, PG 78 PRIVATE DRAINAGE NEW EASEMENT SIDEWALK - EX. DRIVEWAY (R) IRREVOCABLE-INGRESS/EGRESS EASEMENT RYAN M AND ANNE E GRIFFIN EX. SHED WD IN BK 5643, PG 149 HYDRANT LAND IN THE CITY EXEMPT....(2) LAND INCLUDED IN A PRELIMINARY ZONING: R-1 OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007". SURVEY RECORDED IN EX. SAN SEWER BK 3170-190 #- DRIVEWAY 601 FLOOD PLAIN PER THE FEMA FLOOD INSURANCE RATE MAP EXISTING HOUSE DRIVEWAY ACCESS ONTO RUSSELL BLVD IS PROHIBITED EX. DECKY SERVICE TO EX. SHED (R) BE RELOCATED 603 UTILITY AND PRIVATE DRAINAGE DRIVEWAY ACCESS ONTO EASEMENT ROLLINS RD IS PROHIBITED CHRISTOS & CATHERINE PAPAGEORGIOU WD IN BK 5122, PG 188 DRIVEWAY ACCESS ONTO EITHER ROLLINS RD OR RUSSELL BLVD IS PROHIBITED R = 20.00'L = 33.37' $CH = S 48^{\circ}35'00" W$ 29.63 EX. FIREHYDRANT EX. CROSSWALK

RUSSELL ELEMENTARY

SCHOOL

RUSSELL SUBDIVISION PLAT 3

RECORDED IN PB 38, PG 25 ZONING: R-1

COLUMBIA SCHOOL DISTRICT WD IN BK 285, PG 625

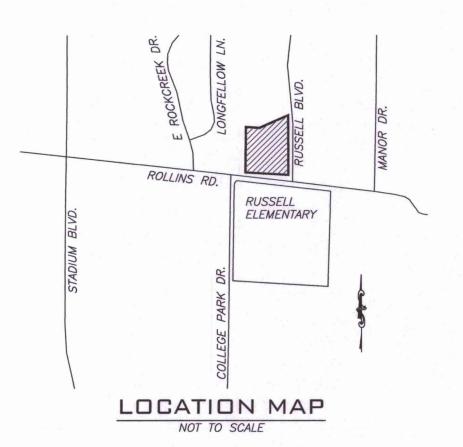
PRELIMINARY PLAT

## 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

FLOOD PLAIN STATEMENT THIS TRACT IS LOCATED IN ZONE X — UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

(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

SCALE: 1" = 30'

0 15 30

BEARINGS ARE REFERENCED TO GRID NORTH OF

MODOT VRS NETWORK

THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING 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 MD 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

SHARON GEUEA JONES, CHAIRPERSON