

LEGEND OF LABELS

- FINE GRADE AS SHOWN BY PROPOSED CONTOURS. PLACE MINIMUM OF 6" TOP SOIL. SEED AND MULCH ALL DISTURBED AREAS.
- PROVIDE CURB CUT AS REQUIRED FOR COMMERCIAL DRIVE APPROACH.
- COMMERCIAL DRIVE APPROACH. SEE DETAIL ON CE3
- 4" ASPHALT ON 4" AGGREGATE BASE. SEE DETAIL ON CE3.
- CHAIN LINK FENCE AROUND STORAGE AREA PER OWNER REQU
- CONSTRUCT 4" THICK, 5' WIDE PCC ADA ACCESSIBLE WALK W AS SHOWN. MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CI 1:50. SEE PUBLIC SIDEWALK CROSS-SECTIONS ON CE3.
- GRADE DIVERSION BERM AS SHOWN ON SOUTH SIDE OF PROI SITE RUN-OFF TO BIORETENTION CELL. SEE DETAIL ON CE3.
- LIMITS OF DISTURBANCE
- INSTALL SILT FENCE AS SHOWN. SEE SILT FENCE INSTALLATIO
- INSTALL 3" CRUSHED STONE FOR CONSTRUCTION EXIT (6" TH ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS
- INSTALL SILT FENCE AROUND INLET DURING ROUGH GRADING.
- OUTLET STRUCTURE. SEE DETAIL FOR STRUCTURE L ON CE2
- 85' OF 24" HDPE PIPE @ .5%. FLOW LINE IN OF OUTLET S 788.30. FLOW LINE OF FLARED END SECTION AT 787.87.
- 24" HDPE FLARED END SECTION
- 8'x12'x2' THICK RIP-RAP SECTION. SEE DETAIL ON CE2.
- PROPOSED BIORETENTION BASIN. BIORETENTION SIDE SLOPES FLATTER. INSTALL UNDERDRAINS, PLANTINGS, CLEANOUTS, AND DESCRIBED ON CE2.
- TOP SOIL STORAGE. STOCKPILE TO MEET REQUIREMENTS OF ORDINANCE 12-7A.

PERVIOUS AREA:

TOTAL LOT AREA	150,717 S.F.
TOTAL IMPERVIOUS AREA	14,817 S.F. (10%)
TOTAL PERVIOUS AREA (OPEN SPACE)	135,900 S.F. (90%)

GENERAL NOTES:

THIS PLAT CONTAINS APPROXIMATELY 3.46 ACRES.

THIS TRACT IS ZONED MP.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED BY THIS ENGINEER. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

THERE IS NO REGULATED STREAM BUFFER WITHIN THE LIMITS OF THIS PROJECT AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAT.

ANY FILL PLACEMENT WITHIN STREET RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF COLUMBIA.

REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR NARRATIVE REPORT AND BMP DESCRIPTIONS AND DETAILS.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MODNR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

A 5' SIDEWALK WILL BE CONSTRUCTED ADJACENT TO ALL STREETS.

ALL EXCAVATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED PER CURRENT CITY OF COLUMBIA SPECIFICATIONS..

IN ORDER TO TERMINATE A STATE OPERATING PERMIT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) REQUIRES THAT THE PERMITTEE SUBMIT A COMPLETED FORM H (INCLUDED WITH THE APPROVAL PERMIT) TO THE MDNR. A PERMIT IS ELIGIBLE FOR TERMINATION WHEN EITHER PERENNIAL VEGETATION, PAVEMENT, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHALL BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF FORM H SHOULD BE SUBMITTED TO THE CITY AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.

LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS.

CONTRACTOR SHALL NOTIFY ADJOINING PROPERTY OWNERS IN WRITING 30 DAYS PRIOR TO CONSTRUCTION BEGINNING.

TOTAL DISTURBED AREA ON SITE = 1.60 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER MORA02981

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S SHALL BE 4:1 OR ND SOIL MATRIX AS		
CITY OF COLUMBIA		
50,717 S.F.		
,817 S.F. (10%)		
55.900 S.F. (90%)		

REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND

DATED ELECTRONICALLY

TIMOTHY D. CROCKETT

MO LICENSE - 2004000775

(7) STORA

TRUCTION

5903 NORTH TOWER DRIVE TOWNSHIP 49 NORTH, RANGE MBIA, BOONE COUNTY, MISSO

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口

DRAWING INCLUDES:

SITE & GRADING

DESIGNED: JRS

DRAWN: JRS PROJECT NO.: 120242

	PROPOSED CURB
	RIP RAP
	EXISTING STRUCTURE
	EXISTING TREELINE
~~~	PROPOSED TREELINE
000	EDGE OF WATERWAY
8"	EXISTING 8" WATERLINE
8 <b>"</b>	PROPOSED 8" WATERLINE
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
s	EXISTING SANITARY SEWER
s	PROPOSED SANITARY SEWER
0	MANHOLE
<b></b> →	EXISTING SANITARY SEWER LATERAL
	PROPOSED SANITARY SEWER LATERAL
Å	PROPOSED FIRE HYDRANT
<del>:</del> []	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	DI III DINC LINE

LOT NUMBER

PROPOSED PAVEMENT/SIDEWALK

TRACT

TOWER DRIVE

PRATHERSVILLE ROAD

> ·	DRAINAGE SWALE
	STAKED STRAW BALES
	DIVERSION BERM
7	





STOCKPILES OF SOIL SHALL BE TEMPORARILY SEEDED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL MANUAL ISSUED BY THE DIRECTOR. THE WORKING FACE OF THE STOCKPILE, HOWEVER, NEED NOT BE SEEDED. STOCKPILES OF SOIL THAT MEET THE REQUIREMENTS OF THIS SECTION MAY REMAIN IN PLACE FOR UP TO THREE (3) YEARS AFTER ISSUANCE OF A LAND DISTURBANCE PERMIT.

WHEN THE TIME LIMIT FOR A STOCKPILE OF SOIL HAS EXPIRED AND NO EXTENSION HAS BEEN GRANTED, THE PROPERTY OWNER MUST EITHER REMOVE THE STOCKPILE OR GRADE IT TO A SLOPE OF NO GREATER THAN A 4:1 RATIO AND PERMANENTLY SEED IT IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL MANUAL ISSUED BY THE DIRECTOR.