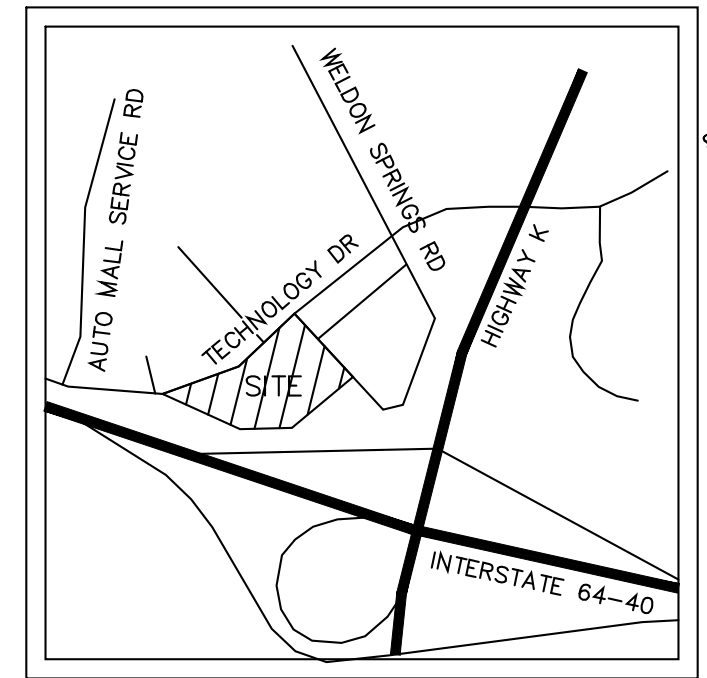


SITE IMPROVEMENT PLANS

for a

STORAGE FACILITY

PERSIMMON POINTE MARKET BOUNDARY ADJUSTMENT AND LOT CONSOLIDATION PLAT
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
N.T.S.

PROPERTY DATA

OWNER = CHARLES F. DUFOR
CATHLEEN C DUFOR
ROBERT C FLORY
BARBARA FLORY
RICHARD HALPERN
DEBRA HALPERN

OWNER CONTACT = COVINGTON LAND ACQUISITIONS II, LLC
ADDRESS = 1160 TECHNOLOGY DRIVE
PARCEL ID = 3-157E-9792-00-003A1.0000000
ACREAGE = 4.29± ACRES
PROPOSED LOT A = 2.39 ACRES
PROPOSED LOT B = 1.90 ACRES
ZONING EXISTING = C-2 HIGHWAY COMMERCIAL
PROPOSED USE = STORAGE FACILITY
FIRE DISTRICT = COTTLEVILLE
SCHOOL DISTRICT = FRANCIS HOWELL
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT
WATER SHED = DARDENNE CREEK
FEMA MAP = 29183C0430 G (01/20/2016)
ELECTRIC COMPANY = AMEREN UE
NY = SPIRE
:T = AT&T
:T = P.W.S.D. #2



CONTACTS

SANITARY SEWER = CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
636-281-2858

STORM SEWER = PUBLIC WATER SUPPLY DISTRICT NO. 2
P.O. BOX 987
O'FALLON, MO. 63366
636-561-3737 EXT. 131

WATER DISTRICT = COTTLEVILLE FIRE PROTECTION DISTRICT
1385 MOTHERHEAD ROAD
COTTLEVILLE, MO 63304
ATTN. RYAN ROBERTS, FIRE MARSHAL
PH. 636-447-6665

ELECTRIC SERVICE = AMEREN UE - Boone Trails Division
200 N. CALLAHAN ROAD
WENTZVILLE, MO. 63385
DANIEL GIESSMANN
PH. (636) 639-8336
CELL (636) 357-2978
FAX (636) 639-8256
EMAIL: Dgiessmann@Ameren.com

GAS SERVICE = SPIRE
1999 TRADE CENTER DRIVE
ST. PETERS, MO 63376
MARK DEMLING
PH. (314) 575-9090

PHONE SERVICE = TELEPHONE
CENTURY TEL
1151 CENTURY TEL DR.
WENTZVILLE, MO. 63385
636-332-7261

REFERENCE BENCHMARK

THE SITE BENCHMARK WAS SET USING THE TRIMBLE R-6 GPS UTILIZING THE MDDOT NETWORK, WHICH BROADCASTS IN NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)

SITE BENCHMARK

NAVD88 ELEV. - 567.75' FTUS
"SQUARE" CUT ON TOP OF CONCRETE CURB, AS SHOWN ON SURVEY.

LOT DESCRIPTION

NEW LOT 3A OF PERSIMMON POINTE MARKET BOUNDARY ADJUSTMENT AND LOT CONSOLIDATION PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE(S) 60 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

Daniel R. Zervas

ASBUILT FINAL MEASURE DRAWING 1 OF 4
6-22-2020, REVISED 4-7-2022

PLANNING AND DEVELOPMENT DIVISION
FILE # 19-003472
SITE PLAN APPROVED 6/6/19

LEGEND

| | |
|---------------------------|---------------------|
| EXISTING CONTOURS | --- 433 --- |
| PROPOSED CONTOURS | --- 433 --- |
| EXISTING STORM SEWER | == [] == |
| PROPOSED STORM SEWER | == ST [] ST == |
| EXISTING SANITARY SEWER | == [] == |
| PROPOSED SANITARY SEWER | == [] == |
| RIGHT-OF-WAY | ===== |
| EASEMENT | ----- |
| CENTERLINE | ----- |
| EXISTING TREE | (T) |
| EXISTING SPOT ELEVATION | × 433.28 |
| PROPOSED SPOT ELEVATION | 433.28 |
| SWALE | ~ ~ ~ |
| TO BE REMOVED | T.B.R. |
| TO BE REMOVED & RELOCATED | T.B.R. & R. |
| TO BE USED IN PLACE | U.I.P. |
| ADJUST TO GRADE | A.T.G. |
| BACK OF CURB | B.C. |
| FACE OF CURB | F.C. |
| WATER MAIN | --- W --- W --- |
| GAS MAIN | --- GAS --- GAS --- |
| UNDERGROUND TELEPHONE | --- T --- T --- |
| OVERHEAD WIRE | --- OHE --- OHE --- |
| UNDERGROUND ELECTRIC | --- E --- E --- |
| SILTATION CONTROL | --- X --- X --- |
| FIRE HYDRANT | (H) |
| POWER POLE | (P) |
| WATER VALVE | (V) |
| LIGHT STANDARD | (L) |

ABBREVIATIONS

| | |
|----------|--------------------------|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| CONC | CONCRETE |
| ASPH | ASPHALT |
| PB | PLAT BOOK |
| DB | DEED BOOK |
| PG | PAGE |
| SF | SQUARE FEET |
| AC | ACRES |
| ELEV | ELEVATION |
| FF | FINISH FLOOR |
| FL | FLOWLINE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| STM | STORM |
| SAN | SANITARY |
| (S) | SAVE |
| (R) | REMOVE |
| (T.B.R.) | TO BE REMOVED |
| (U.I.P.) | USE IN PLACE |

SYMBOLS

| | |
|---------------------|-----|
| WATER MANHOLE | WMH |
| TELEPHONE MANHOLE | TMH |
| BRUSH & SHRUB LINE | (B) |
| BOLLARD | (B) |
| SIGN | (S) |
| ELECTRIC YARD LIGHT | (E) |
| BORING LOCATION | (B) |
| MAIL BOX | MB |
| ELECTRIC BOX | EB |
| CLEAN OUT | CO |
| GAS VALVE | GV |
| GAS METER | GM |
| GAS DRIP | GD |

CONDITIONS OF APPROVAL FROM THE PLANNING AND ZONING COMMISSION

1. Provide MoDot approval for entrance. The entrance spacing does not meet the City Traffic Management Policy.

- Please Note:
- > The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
 - > Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Public Works, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (PLE) system.
 - > The appropriate Fire District will need to review and approve the development.
 - > Any signage to be placed on the subject property requires a separate Sign Permit.
 - > Any business occupying the site requires approval of a Business License.

PREPARED FOR:

Mr. Paul Langdon
Covington Realty Partners
135 N. Meramec Avenue, Suite 500
Clayton, MO 63105
T: (314) 727-2424 x. 216
F: (314) 727-2434

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

SHEET INDEX

| | |
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| C01 | TITLE SHEET |
| C02 | SPECIFICATION SHEET |
| C03 | EXISTING CONDITIONS & FACILITIES REMOVAL PLAN |
| C04 | SITE AND GRADING PLAN |
| C05 | SITE GEOMETRY AND UTILITY PLAN |
| C06 | SEWER AND WATER PROFILES |
| C07-C08 | SEWER DETAILS |
| C09-C10 | SITE DETAILS |
| C11 | BEST MANAGEMENT PRACTICES PLAN |
| C12 | BEST MANAGEMENT PRACTICES DETAILS |
| C13 | DRAINAGE AREA PLAN |
| C14 | STORM WATER POLLUTION PREVENTION PLAN |
| C15 | STORM WATER POLLUTION PREVENTION PLAN DETAILS |

* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

MONDAY THROUGH MAY 31
7:00 A.M. TO 7:00 P.M.
MONDAY THROUGH SUNDAY
7:00 A.M. TO 8:00 P.M.
WEDNESDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M.
SATURDAY AND SUNDAY

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR:
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THEY SHALL MAKE SUCH CHANGES AT THEIR OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENT SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.



MISSOURI ONE CALL TICKET NUMBER 190702827
UTILITIES CONTACT BY MISSOURI ONE CALL WERE:
AMEREN MISSOURI ELECTRIC, AT&T DISTRIBUTION, CHARTER COMMUNICATIONS, CENTURYLINK FIBER, SPIRE MO EAST, ST CHARLES COUNTY PWS2, DUCKETT CREEK - SAN SEWERS.

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

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Suite 200
St. Louis, Missouri 63127
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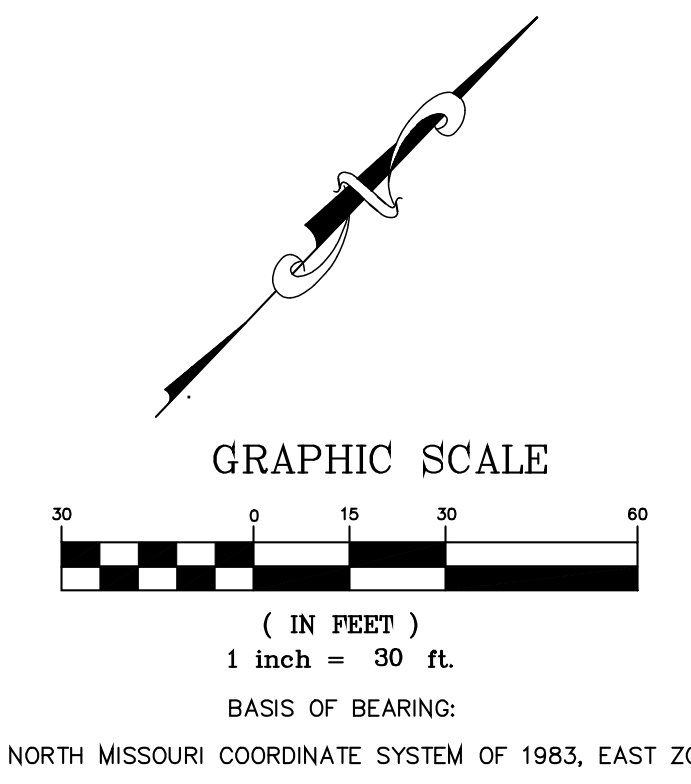
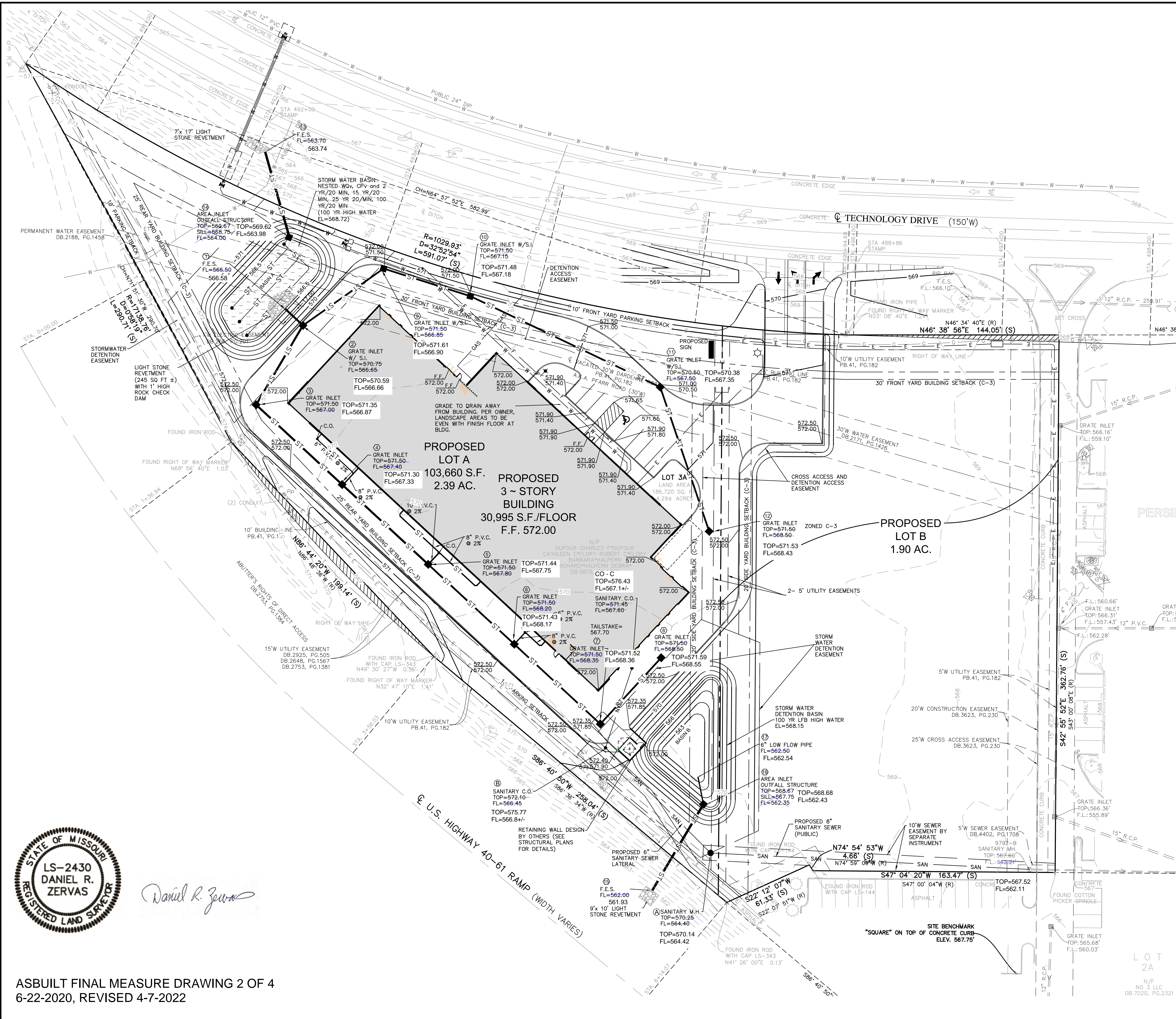
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Improvement Plan for a
STORAGE FACILITY
1160 Technology Drive
O'Fallon, Missouri 63368

| Proj. # 1919 | | |
|--------------|------------------|----------|
| No. | Description | Date |
| | to City | 7/29/19 |
| | to Fire Dist. | 10/30/19 |
| | Agency Submittal | 11/06/19 |
| | To City | 11/12/19 |
| | To Utilities | 11/19/19 |
| | Spot Grades | 01/19/20 |
| | For Construction | 01/29/20 |

TITLE SHEET

C01



- - DENOTES FOUND 1/2" IRON PIPE
- - DENOTES FOUND IRON ROD
- △ - DENOTES FOUND RIGHT OF WAY MARKER
- * - DENOTES FOUND COTTON PICKER SPINDLE

GENERAL NOTES

- 1) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- 3) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- 4) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON.
- 5) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 6) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON.
- 7) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 8) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON AND DUCKETT CREEK SANITARY SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES.
- 9) THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL EXISTING CONDITIONS AT THE SITE. PRIOR TO SUBMITTING BID OR STARTING WORK, THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE CONTRACT DOCUMENTS AND REQUEST CLARIFICATION IN WRITING PRIOR TO THE BID.
- 10) THE CONTRACTOR SHALL COORDINATE CONSTRUCTION PARKING WITH THE OWNER AND/OR THE CITY OF O'FALLON.
- 11) CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- 12) PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- 13) LANDSCAPING IRRIGATION SYSTEMS TO BE CAPED AND REMOVED IN AREAS OF CONSTRUCTION WITH SERVICE LINES AND CAPS FLAGGED OR PROPERLY MARKED FOR FUTURE TIE-INS, IF APPLICABLE.
- 14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PER THE CITY OF O'FALLON STANDARDS TO MINIMIZE TRAFFIC DISRUPTION WITHIN RIGHT-OF-WAY OF ADJACENT ROADS.
- 15) ALL DEBRIS RESULTING FROM THE DEMOLITION OF PAVEMENTS, CURBING, STRUCTURES, FOUNDATION AND FOOTINGS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS.
- 16) PUBLIC UTILITY FACILITIES SUCH AS MANHOLES, METER AND VALVE BOXES OF GAS, ELECTRIC AND TELEPHONE WILL BE ADJUSTED OR RELOCATED BY THE VARIOUS UTILITY COMPANIES. ADJUSTMENT OF UTILITY AND SEWER FACILITIES NOT PROVIDED BY THE UTILITY COMPANIES WILL BE PROVIDED BY THE CONTRACTOR AS NECESSARY.
- 17) DESIGN OF SHORING FOR UTILITY AND SEWER TRENCHES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 18) NO BURNING OF TREES, OVERGROWTH, DEBRIS, BRUSH, OR ANY MATERIAL ALLOWED ON SITE.
- 19) ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUT FILLED.
- 20) ALL WALKS AND ADA ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE THAT EXCEEDS 2% AND A RUNNING SLOPE THAT EXCEEDS 5%.
- 21) ALL SIGNAGE SHALL REQUIRE APPROVAL THROUGH A SEPARATE PROCESS.
- 22) "NO DUMPING-DRAINS TO WATERWAY" MARKING REQUIRED ON ALL GRATED INLETS.

DCSD NOTES

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION AND CONNECTION TO EXISTING MANHOLES REQUIRES DCSD INSPECTION. CONTACT THE DCSD INSPECTION DEPARTMENT, AT (636) 441-1244, TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.



Daniel R. Zervas

ASBUILT FINAL MEASURE DRAWING 2 OF 4
 6-22-2020, REVISED 4-7-2022

BRANDON A. HARP, P.E. E-28650
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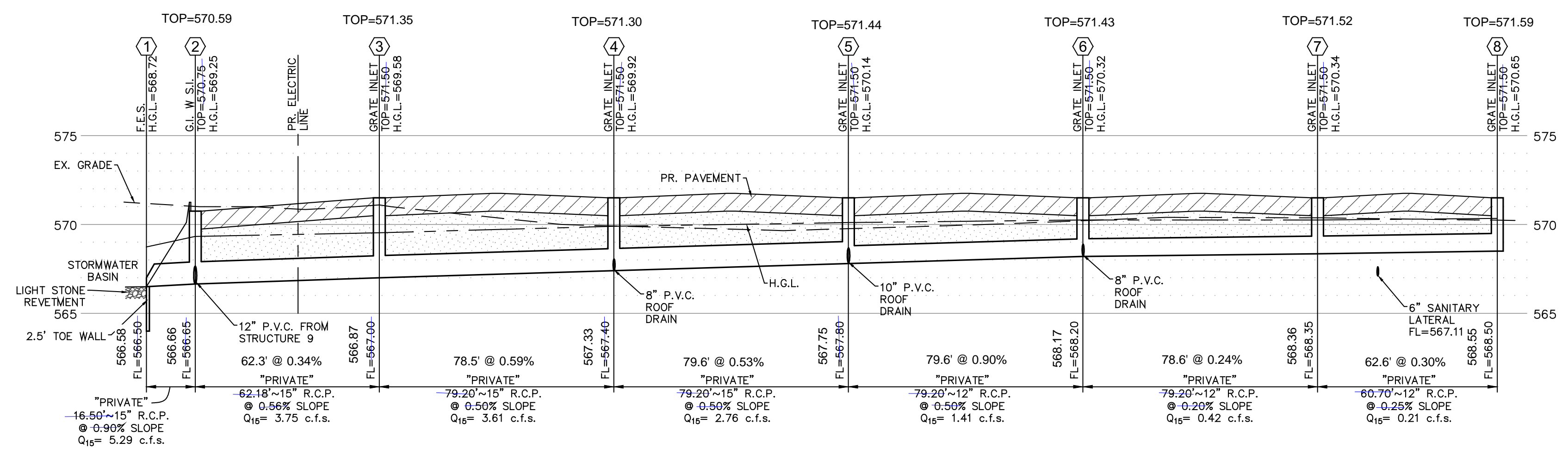
SITE AND GRADING PLAN

C04

| No. | Description | Date |
|-----|------------------|----------|
| | to City | 7/29/19 |
| | to Fire Dist. | 10/30/19 |
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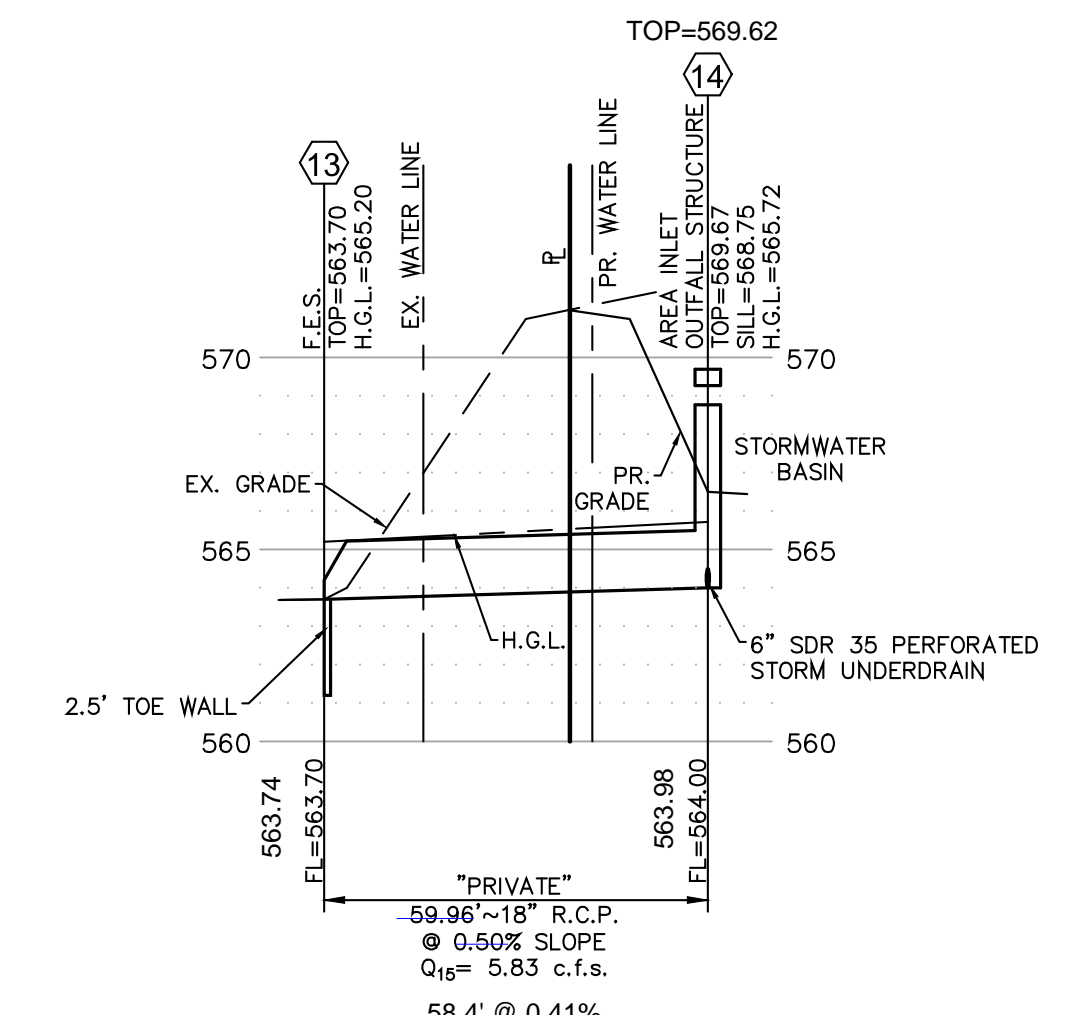
SEWER AND
 WATER
 PROFILES

C06



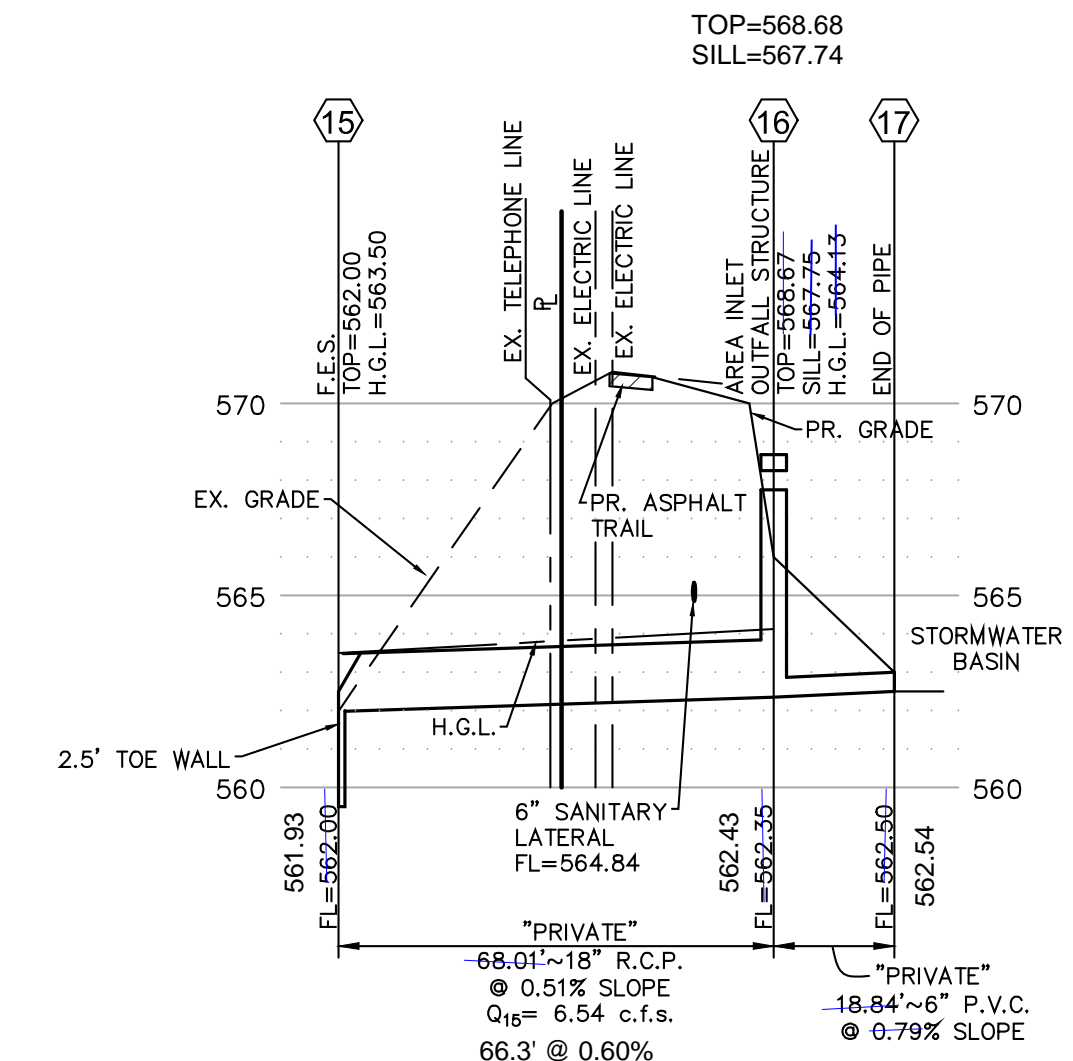
STORM PROFILE

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"= 5'



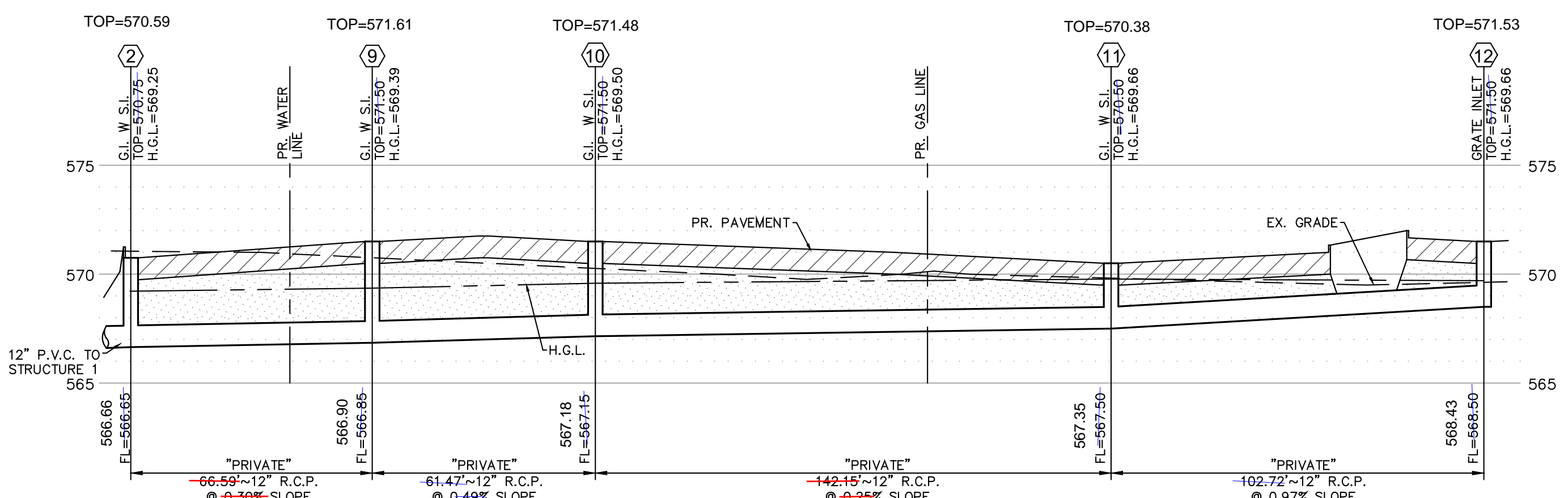
STORM PROFILE

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"= 5'



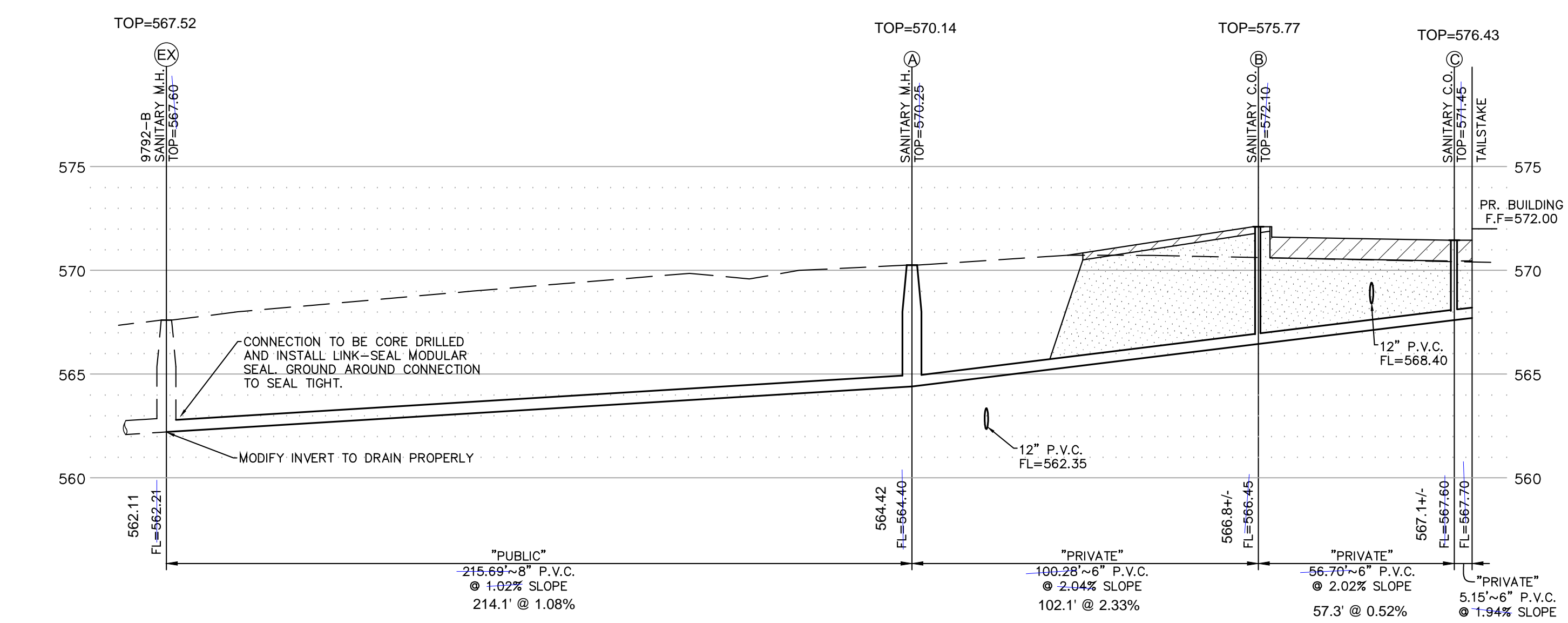
STORM PROFILE

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"= 5'



STORM PROFILE

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"= 5'



SANITARY PROFILE

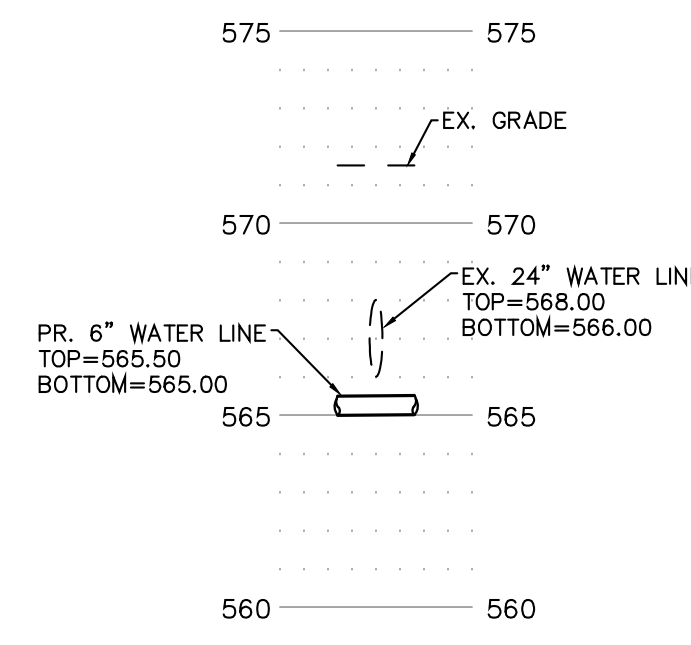
SCALE:
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 VERTICAL: 1"= 5'

DCSD NOTES

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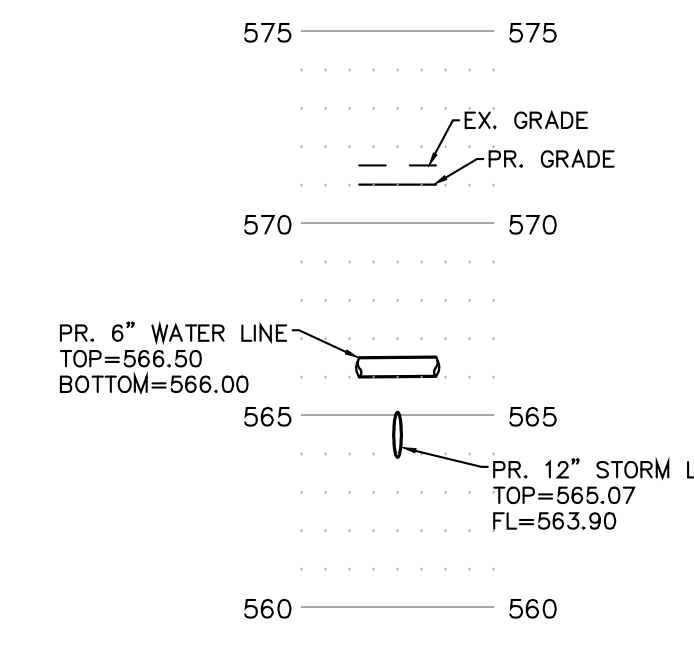
WATER NOTES

- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING 24" WATER LINE AND REPORT ANY DISCREPANCY TO CEDC



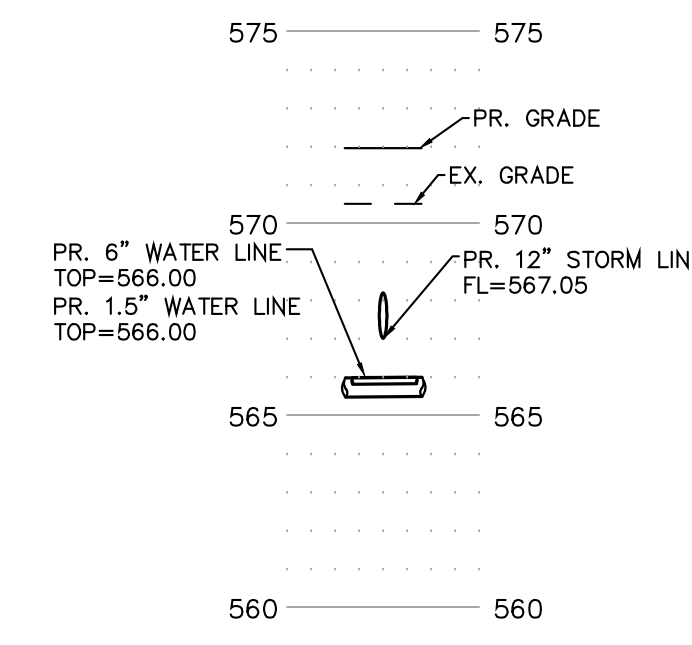
WATER CROSSING PROFILE
 (EX. 24" WATER)

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"= 5'



WATER CROSSING PROFILE
 (STORM BETWEEN 13 AND 14)

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"= 5'



WATER CROSSING PROFILE
 (STORM BETWEEN 9 AND 10)

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"= 5'

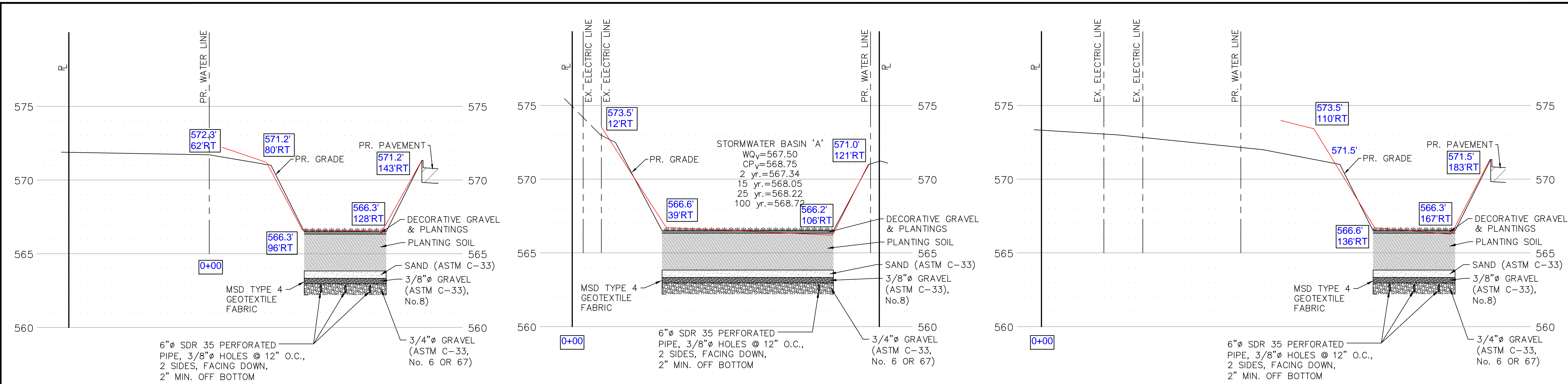


Daniel R. Zervas

Proj. # 1919

| No. | Description | Date |
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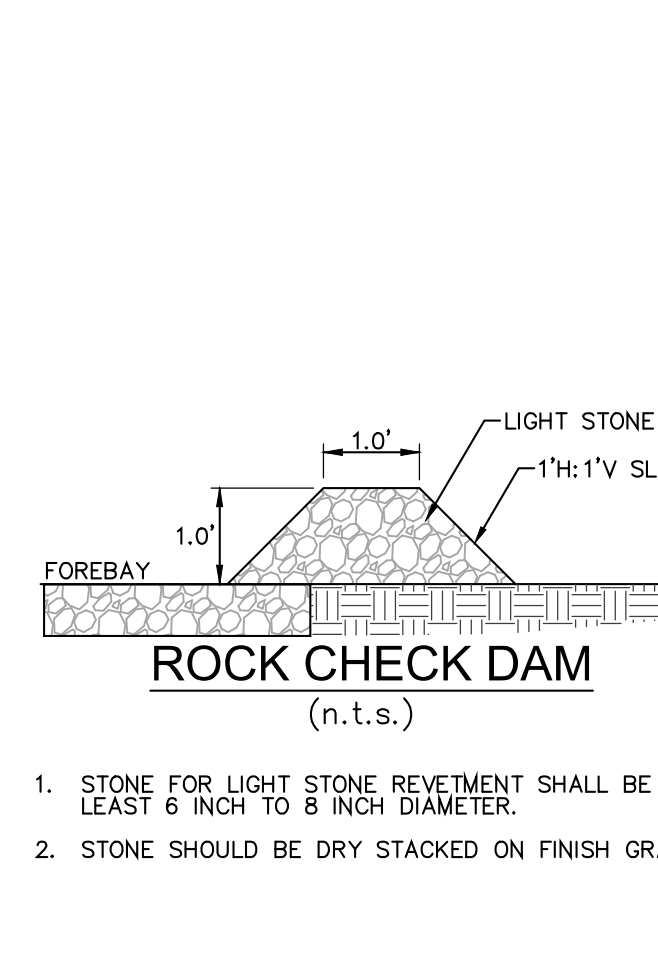
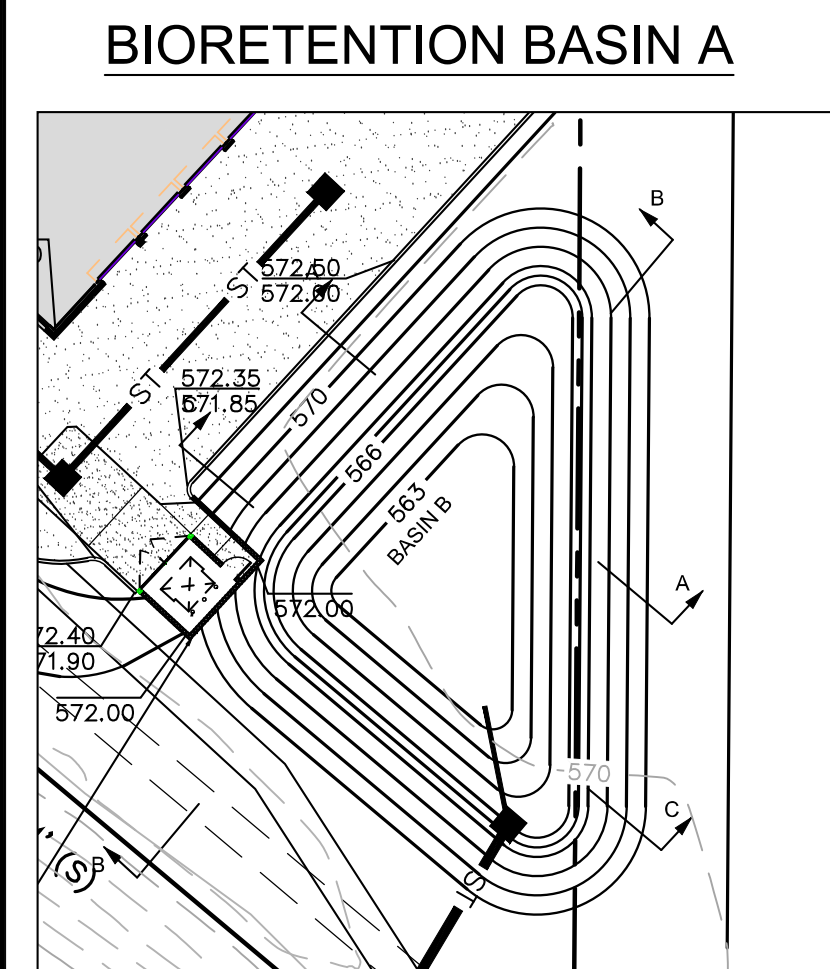
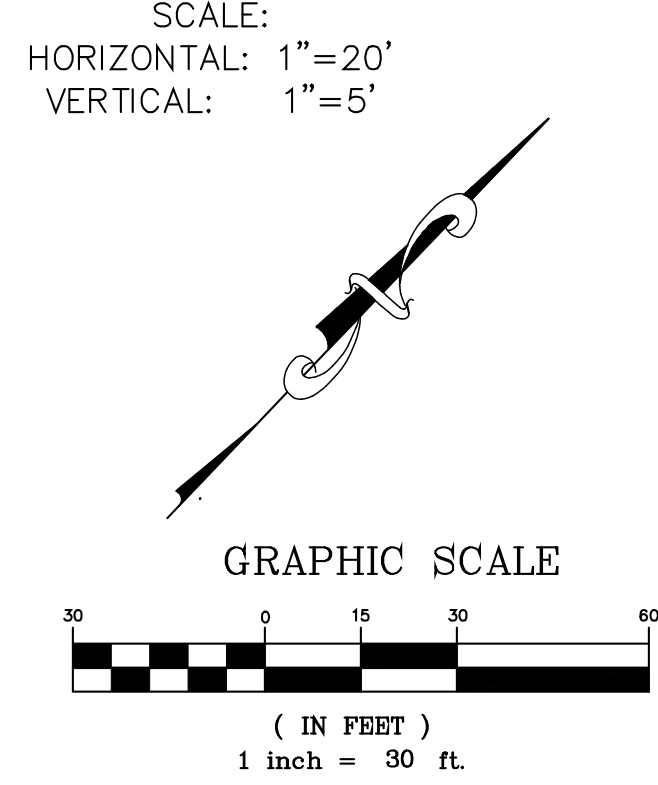
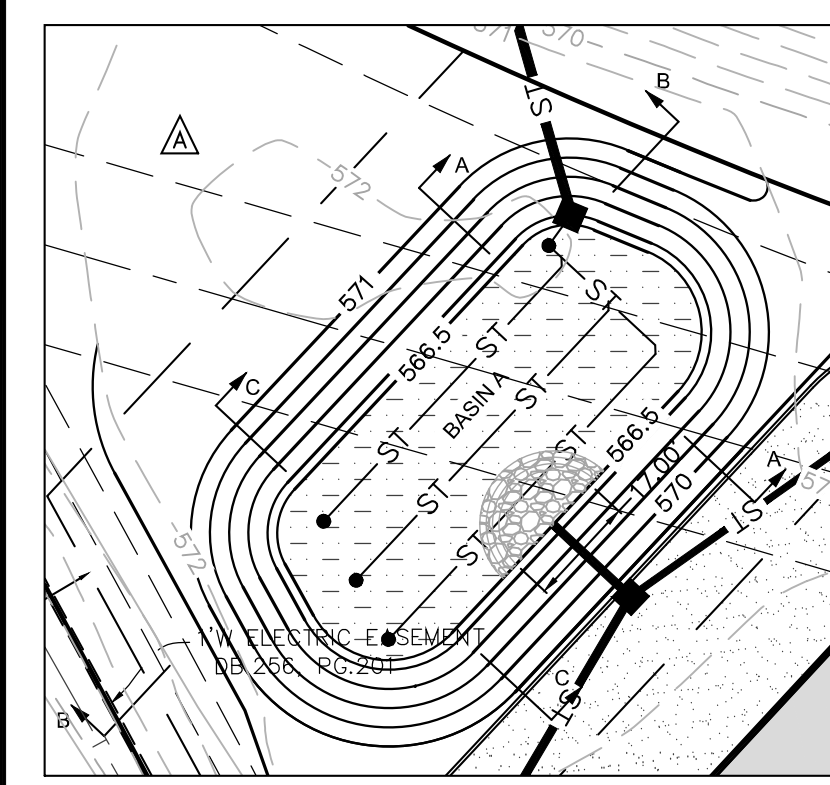
BEST MANAGEMENT PRACTICES DETAILS



BIORETENTION BASIN 'A'
 SECTION A-A

BIORETENTION BASIN 'A'
 SECTION B-B

BIORETENTION BASIN 'A'
 SECTION C-C



DETENTION BASIN B

FINAL MEASUREMENT DRAWING FOR DETENTIONS SHEET 1 OF 1

BIORETENTION BASIN PLANTING PLAN

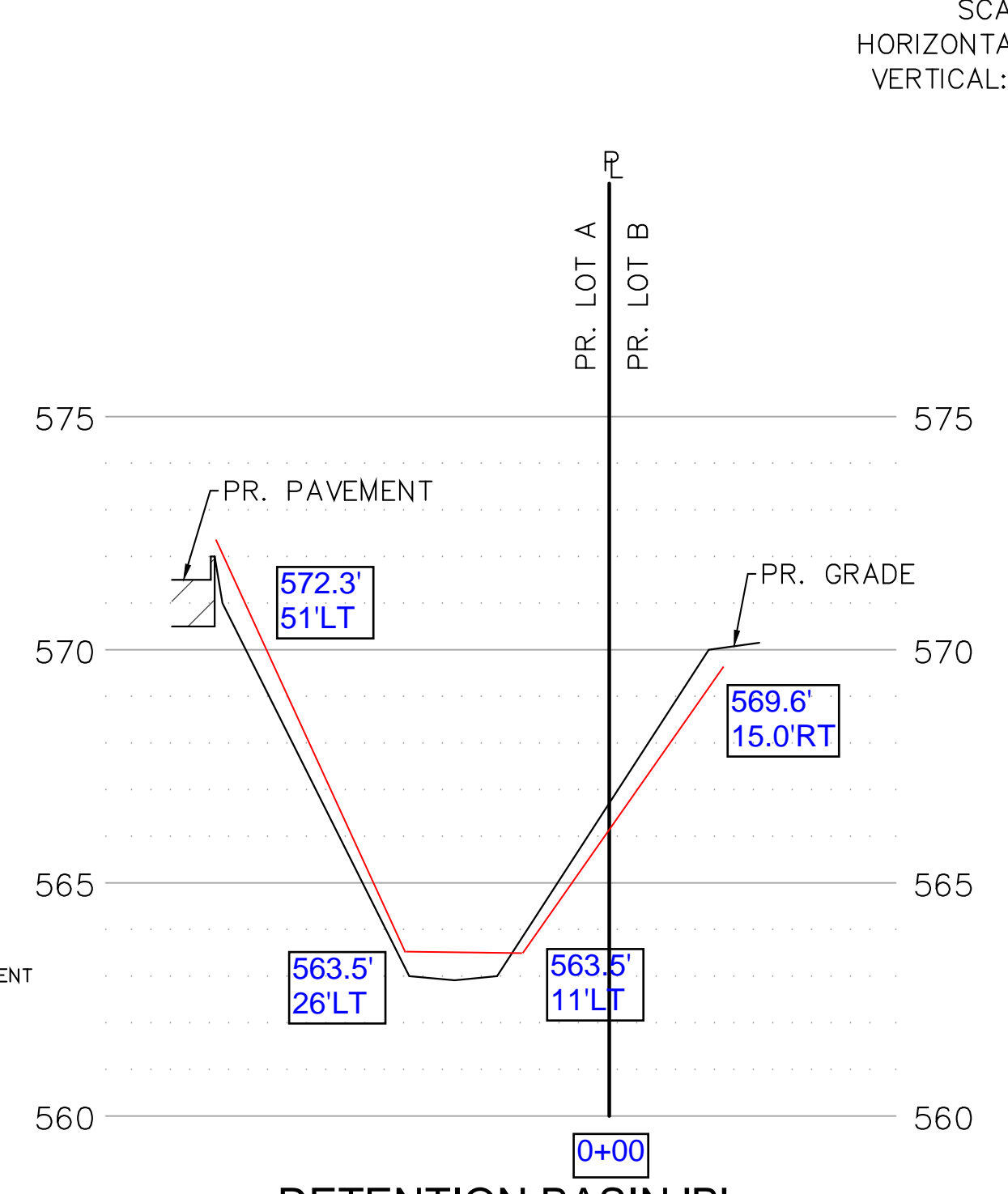


Daniel R. Zervas

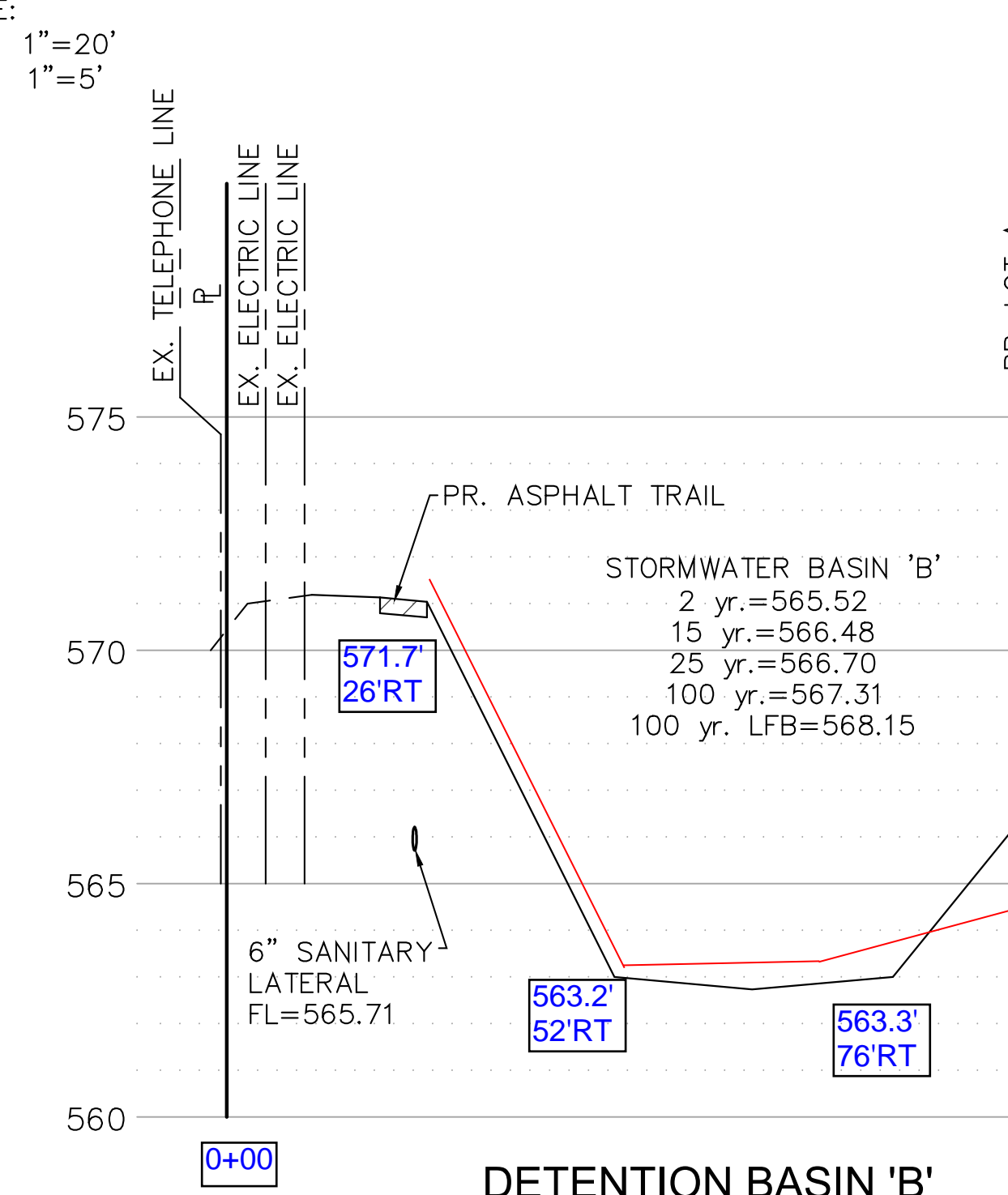
| FORBS QTY | COMMON / BOTANICAL NAME | SIZE |
|-----------|--|----------------|
| CI 205 | Copper Iris / Iris fulva 'Louisiana' | 2 Qt. @ 18" OC |
| GAX 110 | Golden Alexander / Zizia aurea | 2 Qt. @ 18" OC |
| PFRM 18 | Party Favor Rose Mallow / Hibiscus lasiocarpus | 1 Gal @ 30" OC |
| SMW120 | Swamp Milkweed / Asclepias incarnata | 2 Qt. @ 24" OC |

| NATIVE GRASSES QTY | COMMON / BOTANICAL NAME | SIZE |
|--------------------|--|----------------|
| 130 | Brown Fox Sedge / Carex vulpinoidea | Plug at 18" OC |
| 147 | Great Green Bulrush / Scirpus atrovirens | Plug at 18" OC |
| 117 | Morning Star Sedge / Carex grayi | Plug at 18" OC |
| 70 | Palm Sedge / Carex muskingumensis | Plug at 18" OC |

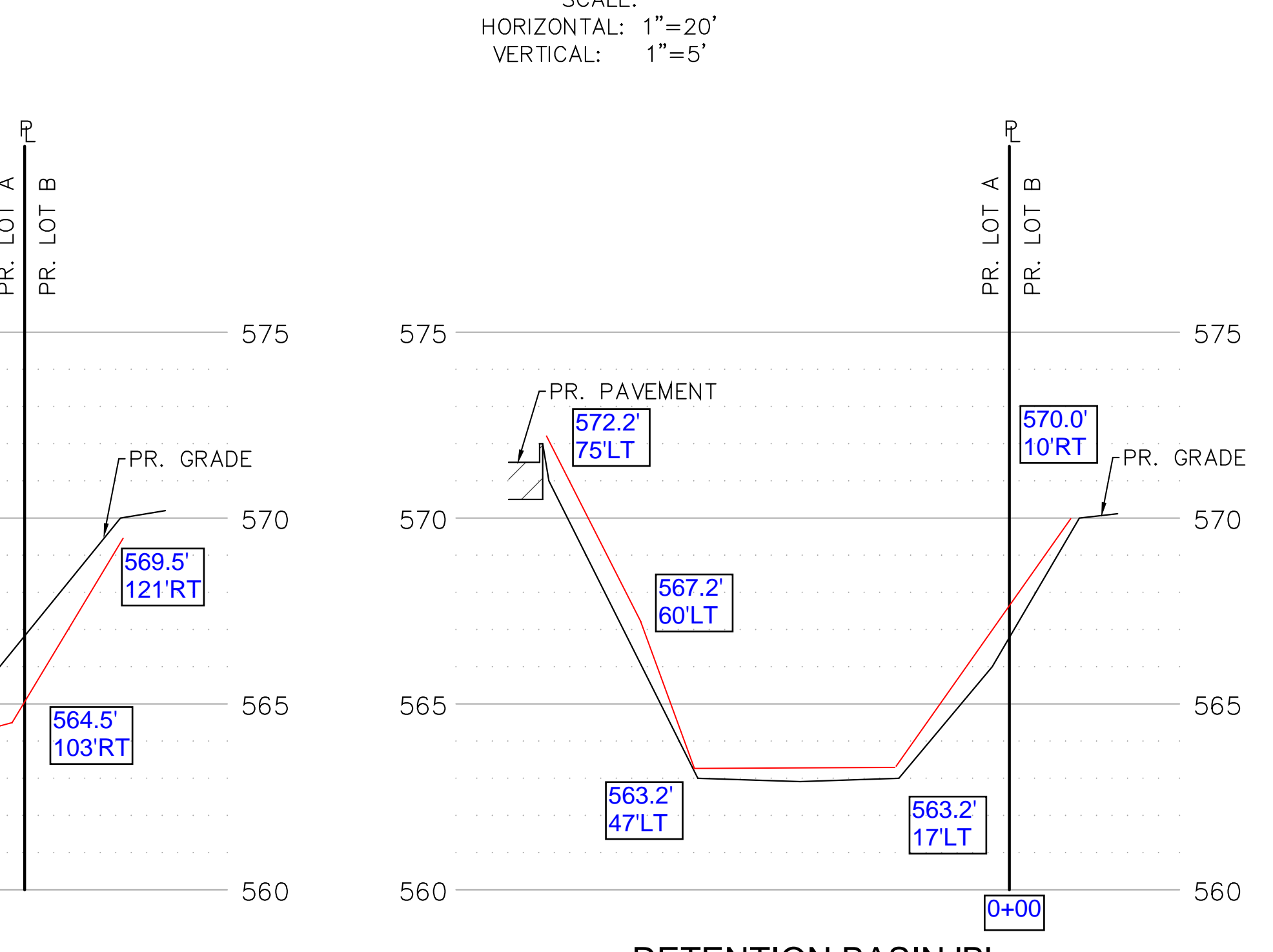
'ASBUILT FINAL MEASURE DRAWING 4 OF 4
 6-22-2020, REVISED 4-7-2022



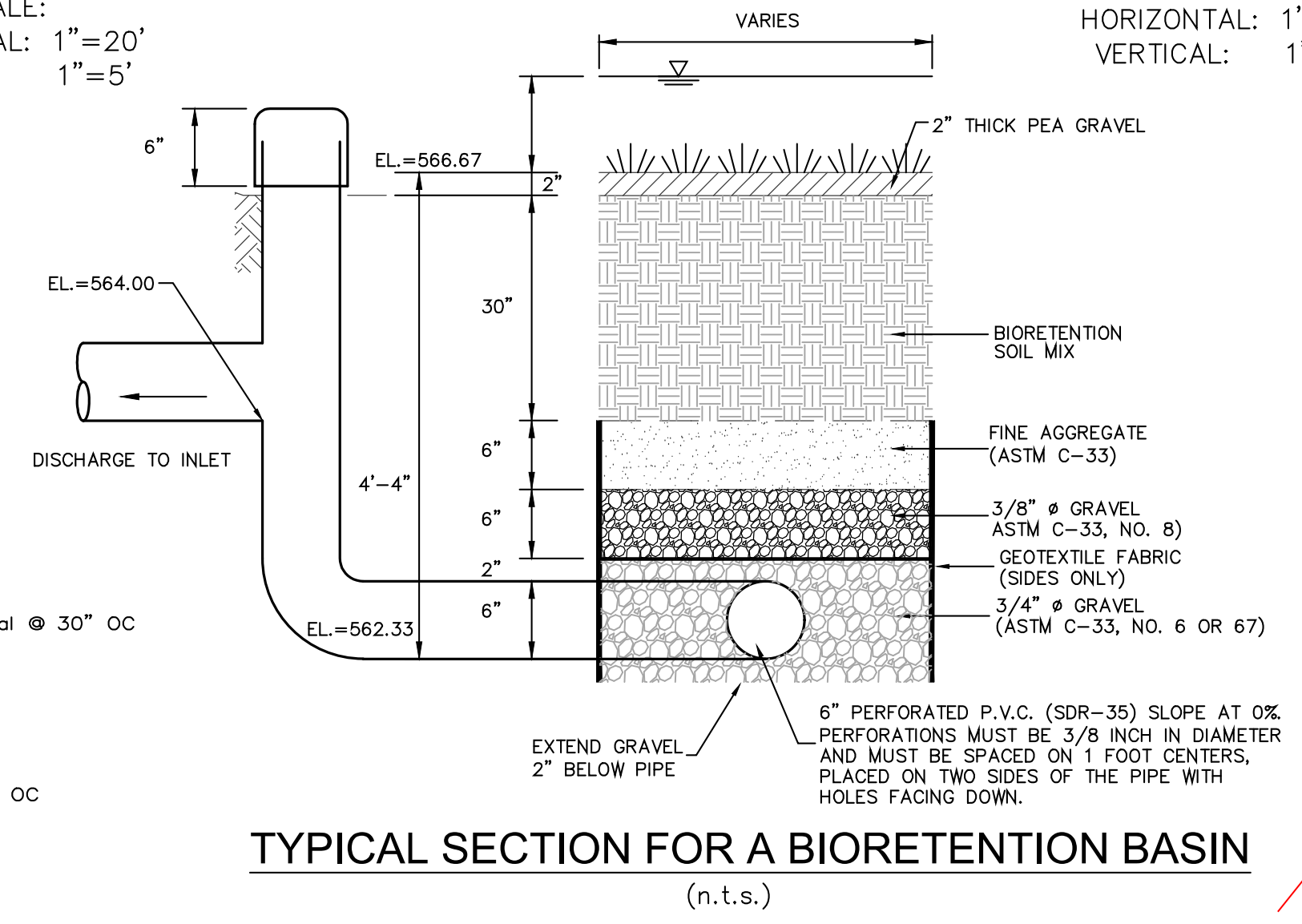
DETENTION BASIN 'B'
 SECTION A-A



DETENTION BASIN 'B'
 SECTION B-B



DETENTION BASIN 'B'
 SECTION C-C



BIORETENTION BASIN ELEVATION TABLE

| WQV | 567.50 |
|-------|--------|
| CPV | 568.75 |
| 100YR | 568.72 |
| EL 1 | 566.67 |
| EL 2 | 566.50 |
| EL 3 | 564.00 |
| EL 4 | 563.50 |
| EL 5 | 563.00 |
| EL 6 | 562.33 |
| EL 7 | 568.75 |
| EL 8 | 564.00 |

