



GENERAL NOTES:

- 1) LIGHTING VALUES WILL BE REVIEWED ON-SITE PRIOR TO THE ISSUANCE OF A FINAL OCCUPANCY PERMIT. ALL VALUES SHALL COMPLY WITH THE CITY OF O'FALLON LIGHTING ORDINANCE.
- 2) THE ESTIMATED SANITARY FLOW FROM THIS BUILDING IS ESTIMATED AT 20 EMPLOYEES, USING A MAXIMUM OF 25 GALLONS PER DAY, FOR AN AVERAGE DAILY FLOW OF 500 GALLONS PER DAY.
- 3) ALL STORM SEWER INLETS ARE REQUIRED TO HAVE SPECIAL "NO DUMPING" MARKINGS IN THE INLET FRAMES. THE MARKER MAY EITHER BE ACP INTERNATIONAL'S "CRYSTAL CAP MODEL SO-W-CC" WHICH READS "NO DUMPING DRAINS TO WATERWAYS." THIS IS 3-7/8" DIAMETER AND EPOXIES TO TOP OF INLET. SEE WWW.ACPINTERNATIONAL.COM. ALTERNATIVELY, THE CONTRACTOR MAY USE DAS MANUFACTURING'S "STANDARD STYLE MODED #SDS" WHICH READS "NO DUMPING DRAINS TO STREAM." THIS IS 4" DIAMETER AND EPOXIES TO THE TOP OF INLET. SEE WWW.DASMANUFACTURING.COM.
- 4) ALL UTILITIES SHOWN TO CROSS COOL SPRINGS INDUSTRIAL DRIVE SHALL BE BORED. NO OPEN CUTTING OR LANE CLOSURES OF COOL SPRINGS DRIVE SHALL BE ALLOWED.

- LEGEND OF LABELS**
- (A) CONSTRUCT NORMAL DUTY CONCRETE W/ INTEGRAL CURB OR SEPERATE CURB AND GUTTER AS SHOWN. REFER TO PAVEMENT CROSS SECTION ON CE 7.
 - (B) CONSTRUCT COMMERCIAL DRIVE APPROACH. REFER TO PAVEMENT CROSS SECTION ON CE 7. SAW CUT EXISTING CURB AS NEEDED. PROVIDE 2" EXPANSION JOINT BETWEEN STREET AND DRIVE APPROACH AND 1/2" EXPANSION JOINT BETWEEN SIDEWALK LOCATION AND PRIVATE DRIVE AS SHOWN.
 - (C) PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR YELLOW. TYPICAL ALL STALLS EXCEPT ADA ACCESSIBLE STALLS. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
 - (D) CONSTRUCT ADA ACCESSIBLE PARKING AREA WITH SIGNAGE AND ADA RAMPS. PAINT 4" STRIPE AND ACCESSIBLE SYMBOL, COLOR BLUE. PAINT HATCH AREA AS SHOWN, COLOR BLUE. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS SHALL NOT EXCEED 1:50. REFER TO DETAILS ON CE 7.
 - (E) CONSTRUCT PUBLIC SIDEWALK. REFER TO DETAIL ON CE 7.
 - (F) CONSTRUCT 6" WIDE PCC WALK AT BACK OF CURB AS SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER TO CROSS-SECTIONS ON CE 7.
 - (G) CONSTRUCT ADA ACCESSIBLE SIDEWALK RAMP AT BACK OF CURB. REFER TO DETAIL ON CE 7.
 - (H) INSTALL 1/2" EXPANSION JOINT WITH REMOVABLE CAULK STRIP ADJACENT TO BUILDING.
 - (I) INSTALL VERTICAL CURB ADJACENT TO THE EAST SIDE OF THE BUILDING.
 - (J) INSTALL 3/4" EXPANSION JOINT IN PAVING WHERE SHOWN. REFER TO DETAIL ON CE 7.
 - (K) GLOBAL INDUSTRIAL U-BACK BIKE RACK 2-BIKE FLANGE MOUNT (OR APPROVED EQUAL). MODEL #WR442804MBK SEE DETAIL BELOW. MOUNT TO CONCRETE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - (L) PERFORM HORIZONTAL SAWING OF CURB AS REQUIRED FOR NEW DRIVEWAY APPROACH. SAWCUTTING SHALL BE THE NEAREST EXISTING PANEL JOINT BEYOND THE MATCH POINT IN ALL DIRECTIONS.
 - (M) INSTALL 6" BOLLARDS AS SHOWN. REFER TO DETAIL ON CE 7.
 - (N) DUMPSTER PAD. REFER TO HEAVY DUTY PAVEMENT CROSS SECTION ON CE 7.
 - (O) 3'x2' CURB INLET. REFER TO PROFILE ON CE 5.
 - (P) BARRICUDA 6" DIAMETER STORMWATER BMP. SEE DETAILS ON CE 5.
 - (Q) 6" SDR 35 PVC DOWNSPOUT COLLECTOR AT 1% MINIMUM SLOPE. PROVIDE INSERTA-TEE TAP INTO LINE 1.
 - (R) INSTALL 6" SCHEDULE 40 PVC SEWER LATERAL AT 1% MINIMUM SLOPE PER BUILDING. PLACE CLEANOUTS WHERE SHOWN. PROVIDE 36" MINIMUM DEPTH. TAP EXISTING MAIN. NOTE EXISTING MAIN IS 18" DEEP AT TAP LOCATION. LATERAL BENEATH PAVEMENT SHALL BE BACKFILLED WITH 8" LIFTS OF COMPACTED AGGREGATE BASE.
 - (S) INSTALL NEW 2" SDR 26 OR POLY WATER SERVICE. COORDINATE WITH WATER UTILITY TO TAP EXISTING MAIN AND BORE ACROSS COOL SPRINGS DRIVE AND SET METER WHERE SHOWN. INSTALL 2" LINE FROM METER TO BUILDING WATER SERVICE ENTRY LOCATION.
 - (T) INSTALL NEW GAS SERVICE. COORDINATE WITH GAS PROVIDER.
 - (U) INSTALL NEW ELECTRIC SERVICE. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
 - (V) INSTALL NEW DATA SERVICE. COORDINATE WITH DATA SERVICE PROVIDER.
 - (W) INSTALL DECORATIVE LANDSCAPE ROCK BETWEEN SIDEWALK AND BUILDING.
 - (X) INSTALL DETECTABLE WARNING IN SIDEWALK RAMP WHERE SHOWN. SEE DETAIL ON CE7.

CALCULATIONS:

LAND AREA:	
TOTAL LAND AREA:	0.949 AC
PARKING SUMMARY:	
SPACES REQUIRED:	
OFFICE - 4,800 SQFT (1 SPACE PER 300 SQ FT):	16 SPACES
WAREHOUSE - 4,800 SQFT (1 SPACE PER EMPLOYEE + 2 GUEST SPACES):	4 SPACES
ADA ACCESSIBLE SPACES REQUIRED:	2 SPACES
SPACES PROVIDED:	31 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE SPACES REQUIRED:	1
BICYCLE SPACES PROVIDED:	4
LOT COVERAGES:	
NET LAND AREA:	41,335 SQ.FT. 100%
TOTAL IMPERVIOUS SURFACE AREA:	29,900 SQ.FT. 72%
TOTAL OPEN SPACE:	11,435 SQ.FT. 28%

LANDSCAPE COMPLIANCE:

Label	Description	Quantity
(A)	STREET FRONTAGE LANDSCAPING: 1 TREE PER 40' STREET FRONTAGE IN INDUSTRIAL ZONING: (143' STREET FRONTAGE)	4 TREES
(B)	OPEN AREA LANDSCAPING 1 TREE PER 4,000 SQUARE FEET OF OPEN SPACE (11,435)	3 TREES
(C)	PARKING AREA LANDSCAPING: IF PARKING AREA CONTAINS MORE THAN 65' WIDE, INTERIOR LANDSCAPING MUST BE GREATER THAN 6% OF PARKING AREA WHERE AREA EQUALS NUMBER OF STALLS BY 270 SQUARE FEET REAR PARKING LOT GREATER THAN 65' WIDE AND CONTAINS 13 PARKING SPACES 65'x270'x13 = 211 SQUARE FEET OF LANDSCAPING. PROVIDE A MEDIUM/LARGE TREE IN REAR YARD.	1 TREE



PROJECT TITLE:
LANDMARK COOL SPRINGS LLC
1024 COOL SPRINGS RD
O'FALLON, MO 63366

Engineering Company's Information
PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Kings Blvd., Ste. 100
O'Fallon, MO 63366
www.crockettingeering.com
Missouri Certificate of Authority
#00000000

ENGINEER SIGNATURE BLOCK



JESSE R. STEPHENS
MO LICENSE - 2010000868
2-12-2021

Developer / Owner Information
LANDMARK COOL SPRINGS LLC
114 STONE RIDGE MEADOWS
O'FALLON, MO 63366

City of O'Fallon Cover Sheet

P+Z No. - 20-007735
Approval Date: 10-2-2020

Permit No.

Page No.

CE 2 - SITE PLAN