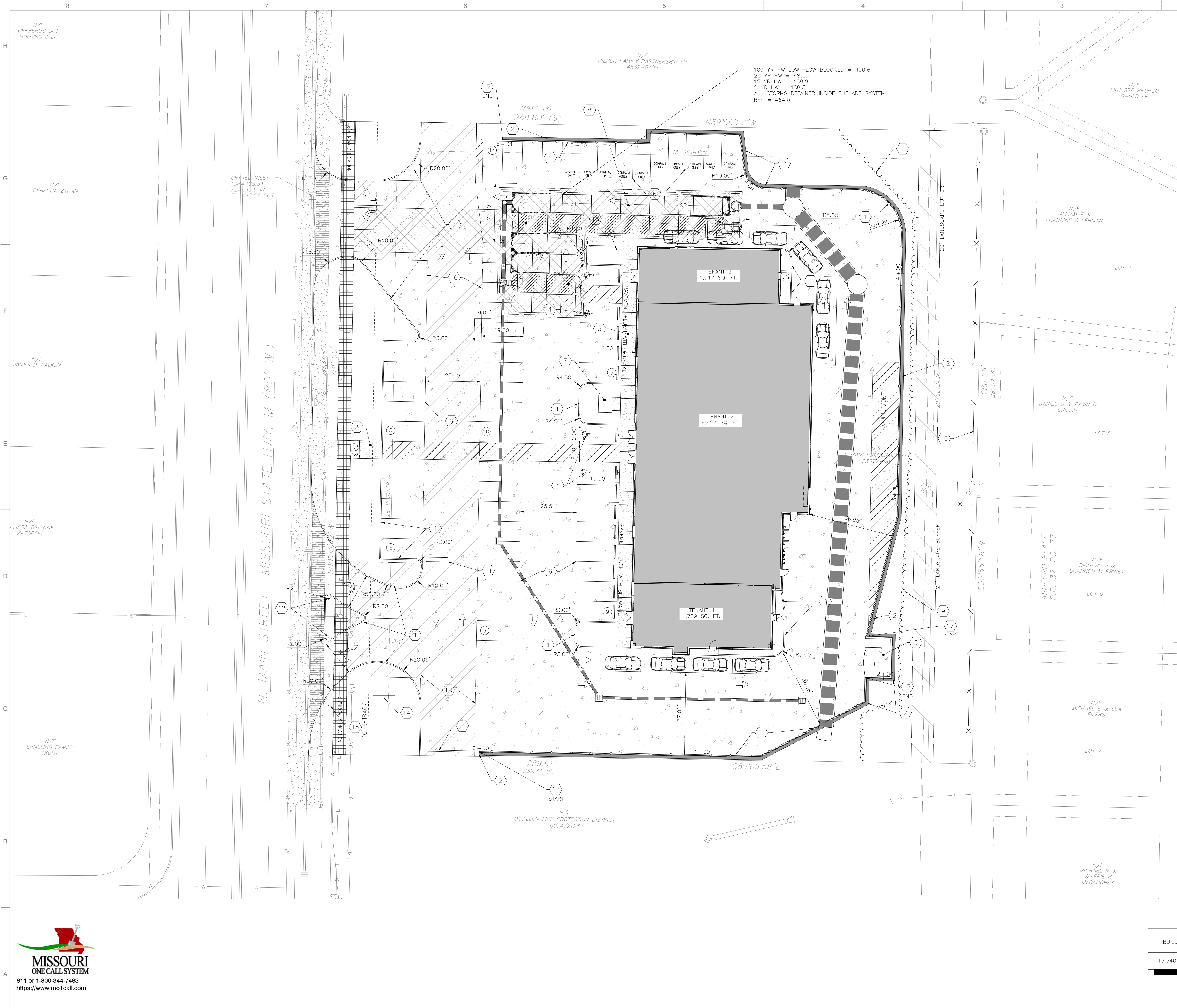
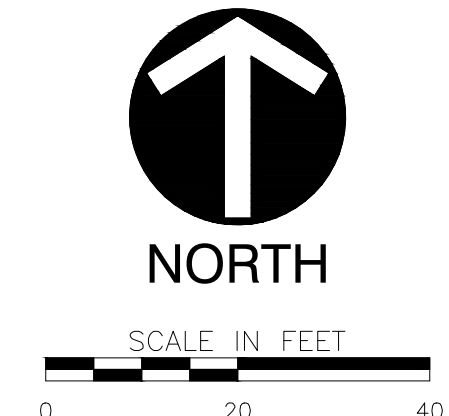


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- KEY NOTES**
- 1 PROPOSED 6" VERTICAL CONCRETE CURB
 - 2 PROPOSED RETAINING WALL (DESIGN BY OTHERS)
 - 3 PROPOSED SIDEWALK
 - 4 PROPOSED ADA SPACE W/ ADA SIGN
 - 5 PROPOSED DUMPSTER ENCLOSURE
 - 6 PROPOSED 4" WIDE PARKING STRIPE (TYP.)
 - 7 PROPOSED CONCRETE PAD WITH BIKE RACK (MINIMUM 6 BIKE SPACES)
 - 8 PROPOSED ADS UNDERGROUND SYSTEM (SEE UTILITY PLAN & PROFILE SHEETS)
 - 9 PROPOSED TREELINE
 - 10 PROPOSED CROSS ACCESS EASEMENT
 - 11 PROPOSED STOP BAR
 - 12 PROPOSED "NO LEFT TURN" SIGN
 - 13 PROPOSED 6' TALL SIGHT PROOF VINYL FENCE
 - 14 PROPOSED SIGN
 - 15 PROPOSED "NO TRUCK ACCESS" SIGN
 - 16 PROPOSED "DO NOT ENTER" SIGN
 - 17 PROPOSED 4' TALL HANDRAIL

- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED TREELINE
- PROPOSED GAS LINE
- PROPOSED SANITARY LINE
- PROPOSED WATERLINE
- 6' WIDE ROW DEDICATION
- CROSS ACCESS EASEMENT
- 20'W DETENTION ACCESS EASEMENT
- 10'W SANITARY SEWER EASEMENT



DIFFERENTIAL RUNOFF CALCULATIONS

PRE-DEVELOPED
BUILDINGS: 0.0 Ac * 3.54 = 0.00 CFS
PAVEMENT: 0.0 Ac * 3.54 = 0.00 CFS
GRASS: 1.9 Ac * 1.70 = 3.23 CFS
TOTAL PRE-DEVELOPED RUNOFF = 3.23 CFS

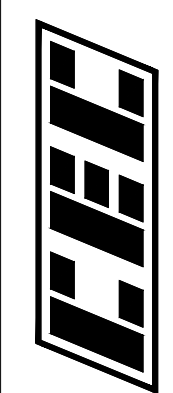
POST-DEVELOPED
BUILDINGS: 0.31 Ac * 3.54 = 1.10 CFS
PAVEMENT: 1.11 Ac * 3.54 = 3.93 CFS
GRASS: 0.48 Ac * 1.70 = 0.82 CFS
TOTAL POST-DEVELOPED RUNOFF = 5.85 CFS

DIFFERENTIAL RUNOFF:
5.85 CFS - 3.23 CFS = 2.62 CFS

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
13,340 (16%)	48,562 (59%)	21,069 (25%)	82,971

NORTH MAIN PROPERTIES

SITE PLAN



Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com



MBR MANAGEMENT
NORTH MAIN PROPERTIES
201 N. MAIN STREET, SUITE 300
ST. CHARLES, MO

Revision Date: 11/20/2023

P+Z No.
Approval Date: 1/6/2022
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City of O'Fallon Standard Notes and Details - July 2019

