

LEGEND

DESCRIPTION	EXISTING	NEW
SPOT ELEVATIONS		500.00
MATCH EXISTING (ME)	500.00ME	500.00BC
BOTTOM OF CURB (BC)		500.00TC
TOP OF CURB (TC)		500.00TW
TOP OF WALL (TW)		498.00BW
BOTTOM OF WALL (BW)		
PROPERTY LINE		
SANITARY SEWER DESIGNATION	(MH)	(MH)
SANITARY SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)	EX 8" PVC	8" PVC
SANITARY SEWER MANHOLE	(MH)	(MH)
STORM SEWER DESIGNATION	(MH)	(MH)
STORM SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)	EX 18" RCP	18" RCP
STREET OR AREA INLET		
FLARED END SECTION		
DRAINAGE V-DITCH		
UTILITY POLE (TYPE SPECIFIED)	TP	TP
UTILITY METER (TYPE SPECIFIED)	UM	UM
UTILITY VALVE (TYPE SPECIFIED)	UV	UV
ELECTRIC CONDUIT OR CABLE (ABOVE/BELOW GRADE)	UE	UE
WATER MAIN	W	W
CHAIN LINK FENCE		
TREE (SIZE SPECIFIED)	24"	
SURVEY CONTROL POINT	CPW	

GENERAL NOTES:

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE OWNER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT ANY ASSURANCE THAT GOVERNING AGENCIES WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INFORM GOVERNING AGENCIES OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS.
- NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
- COMPACT ROCK BACKFILL BELOW HIGHEST PIPE FOR DROP STRUCTURES. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM OR SANITARY SEWER STRUCTURES. MANHOLE STRUCTURES SHALL BE PRECAST CONCRETE WITH CAST IRON COVERS. USE MSD SPECIFICATIONS AND DETAILS.
- ALL WATER MAINS AND SANITARY SEWER MAINS, INCLUDING PRIVATE LINES, SHALL BE TESTED.

ZONING:

#990 JESSUP DRIVE IS ZONED P-R (PARKS AND RECREATION)

PARKING CALCULATIONS:

REQUIRED PARKING: 6 SPACES

WAREHOUSE AND STORAGE FACILITIES—INDOOR:
ONE SPACE PER EMPLOYEE (3)
PLUS ONE SPACE PER 1,000 SQ. FT. OF FLOOR AREA (3)

PARKING PROVIDED: 6 SPACES
INCLUDING 1 HANDICAP SPACES (1 VAN ACCESSIBLE)

DIFFERENTIAL RUNOFF CALCULATIONS:

BASED ON DISTURBED AREA OF NEW FACILITY

EXISTING CONDITIONS:

GRASS, TREES, BRUSH AREA = 0.347 AC : 1.70 CFS
PAVED AREAS = 0.157 AC : 3.58 CFS
TOTAL AREA = 0.504 AC

$Q_{ex} = (0.347 \text{ AC} \times 1.70 \text{ CFS}) + (0.157 \text{ AC} \times 3.58 \text{ CFS})$
 $Q_{ex} = 1.15 \text{ CFS}$

PROPOSED CONDITIONS:

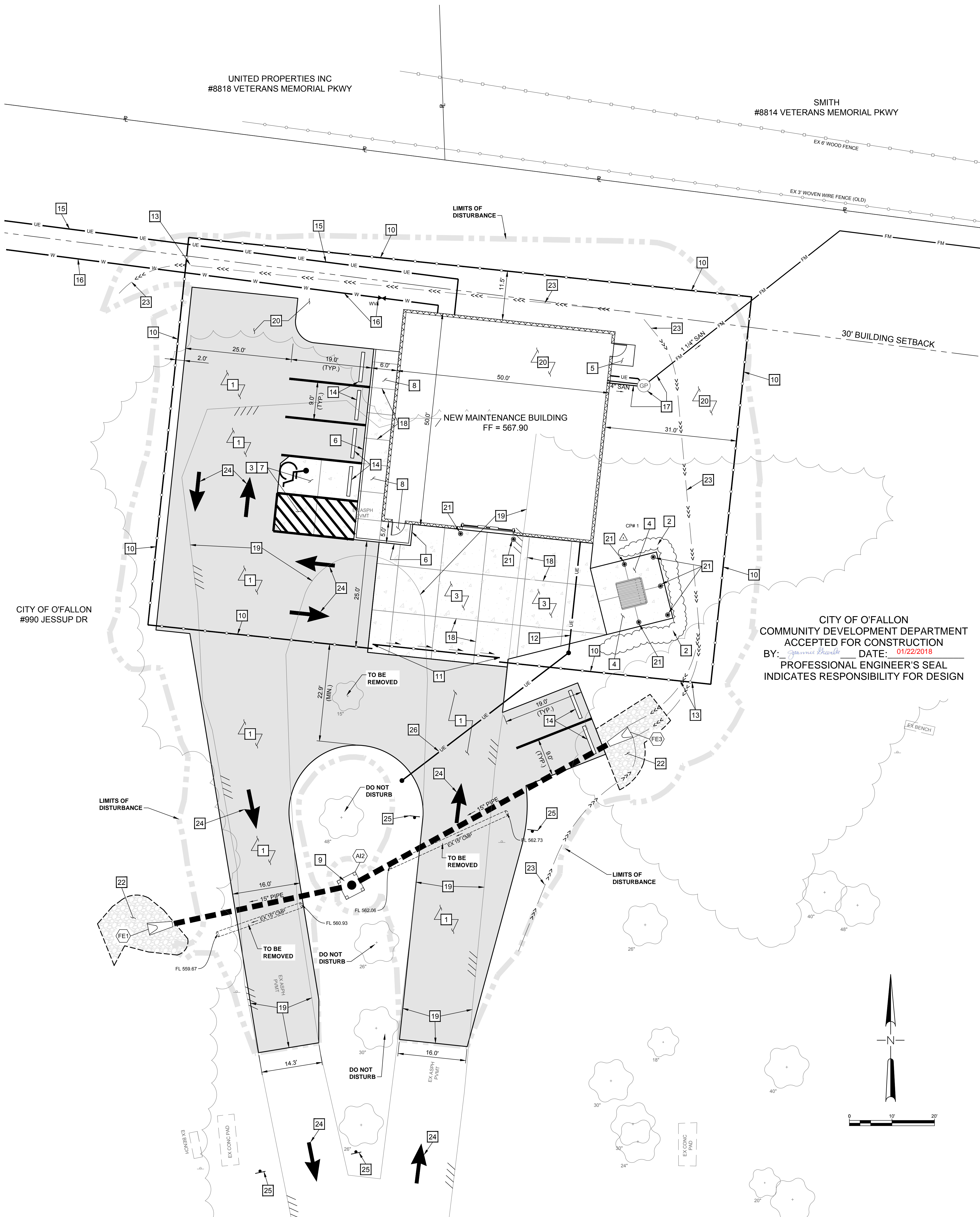
GREENSPACE = 0.212 AC : 1.70 CFS
ROOF/PAVED = 0.292 AC : 3.58 CFS
TOTAL AREA = 0.504 AC

$Q_{pr} = (0.212 \text{ AC} \times 1.70 \text{ CFS}) + (0.292 \text{ AC} \times 3.58 \text{ CFS})$
 $Q_{pr} = 1.41 \text{ CFS}$

SITE IS LESS THAN 1 ACRE
DIFFERENTIAL RUNOFF IS 0.26 CFS (<1 CFS)
NO DETENTION REQUIRED

KEYED NOTES

- CONTRACTOR TO FURNISH AND INSTALL NEW ASPHALTIC CONCRETE PAVEMENT. SEE DETAIL 1/C4-01
- TALL GRASSES TO BE PLANTED AROUND NEW CONCRETE DUMPSTER PAD BY OTHERS. SEE DETAIL 2/C4-01
- CONTRACTOR TO FURNISH AND INSTALL NEW CONCRETE PAVEMENT. SEE DETAIL 3/C4-01
- CONTRACTOR TO FURNISH AND INSTALL NEW CONCRETE DUMPSTER PAD SEE DETAIL 4/C4-01
- CONTRACTOR TO FURNISH AND INSTALL NEW CONCRETE STOOP. SEE DETAIL 5/C4-01
- CONTRACTOR TO FURNISH AND INSTALL INTEGRAL CONCRETE CURB AND WALK. SEE DETAIL 6/C4-01
- CONTRACTOR TO FURNISH AND INSTALL ADA COMPLIANT HANDICAP STALL AND WALKWAY. SEE DETAIL 7/C4-01
- CONTRACTOR TO FURNISH AND INSTALL NEW CONCRETE SIDEWALK. SEE DETAIL 10/C4-01
- CONTRACTOR TO FURNISH AND INSTALL NEW PRECAST AREA INLET. SEE DETAIL 19/C4-01
- CONTRACTOR TO FURNISH AND INSTALL NEW 6" BLACK VINYL COATED CHAIN LINK FENCE. SEE DETAIL 7/C4-04
- CONTRACTOR TO FURNISH AND INSTALL NEW 30" W BY 6" H BLACK VINYL COATED CHAIN LINK SLIDING GATE. SEE DETAIL 22/C4-04
- CONTRACTOR TO FURNISH AND INSTALL NEW 2 INCH CONDUIT FOR FUTURE POWER TO SLIDING GATE. CONDUIT IS TO BE BROUGHT ABOVE GRADE AND CAPPED.
- CONTRACTOR TO SPACE FENCE POSTS SO THAT A 6 INCH (MIN.) TO 12 INCH (MAX.) OPENING ABOVE SWALE. SEE DETAIL 19/C4-04
- CONTRACTOR TO FURNISH AND INSTALL PRECAST CONCRETE WHEEL STOP. SEE DETAIL 25/C4-01
- CONTRACTOR TO FURNISH AND INSTALL UNDERGROUND ELECTRIC SERVICE CONNECTION AND COORDINATE WITH POWER COMPANY. SEE SHEET C1-02 FOR CONTINUATION OFF-SITE. SEE ELECTRICAL PLANS FOR CONTINUATION IN BUILDING.
- CONTRACTOR TO FURNISH AND INSTALL 2" Ø WATER SERVICE CONNECTION AND VALVE. SEE SHEET C1-02 FOR CONTINUATION OFF-SITE AND SEE PLUMBING PLANS FOR CONTINUATION IN BUILDING. ALL MATERIAL AND INSTALLATIONS IN ASSOCIATION WITH THE WATER SERVICE LINE SHALL FOLLOW PUBLIC WATER SUPPLY DISTRICT NO. 2 STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO FURNISH AND INSTALL 4" Ø SANITARY LATERAL GRINDER PUMP AND 1 1/4" FORCEMAIN. SEE SHEET C1-02 - CIVIL UTILITY PLAN FOR CONTINUATION OFF-SITE. SEE DETAIL 29/C4-01 FOR TYPICAL GRINDER PUMP INSTALLATION. SEE DETAIL 1/C4-03 FOR CITY OF O'FALLON TYPICAL STORM AND SANITARY DETAILS, AND SEE PLUMBING PLANS FOR CONTINUATION IN BUILDING.
- FOR CONCRETE JOINT PATTERN, SEE DETAIL 26/C4-01
- CONTRACTOR TO SAW OUT EXISTING ASPHALT AT THE DOWN LOCATIONS ALONG DRIVEWAY AND COMPLETELY REMOVE EXISTING ASPHALT PAVEMENT WITHIN THE LIMITS OF DISTURBANCE
- CONTRACTOR IS TO COMPLETELY REMOVE ALL TREES OR SHRUBS WITHIN THE LIMITS OF DISTURBANCE UNLESS LABELED OTHERWISE
- CONTRACTOR TO FURNISH AND INSTALL 6" Ø BOLLARD. SEE DETAIL 9/C4-01
- CONTRACTOR TO FURNISH AND INSTALL FLARED END SECTION, INLET/OUTLET PROTECTION. SEE DETAIL 1/C4-03
- CONTRACTOR TO INSTALL GRASS "V" DITCH. SEE GRADING PLAN SHEET C2-01
- CONTRACTOR TO FURNISH AND INSTALL NEW PAINTED ARROW. SEE DETAIL 29/C4-04
- CONTRACTOR TO FURNISH AND INSTALL NEW 48" x 48" DO NOT ENTER SIGNS (R5-1)
- CONTRACTOR TO FURNISH AND INSTALL NEW 2 INCH CONDUIT EXTENSION FOR FUTURE POWER USE. CONDUIT IS TO BE BROUGHT ABOVE GRADE AND CAPPED.



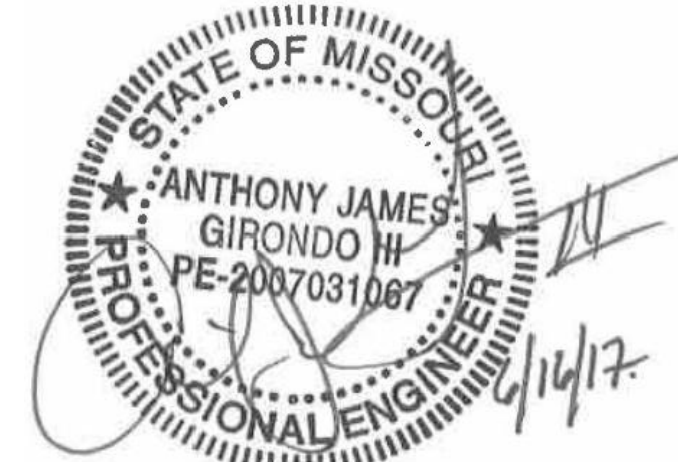
CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 01/22/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



CITY OF O'FALLON
FORT ZUMWALT PARK
MAINTENANCE GARAGE
990 JESSUP DRIVE WEST
O'FALLON, MISSOURI 63366

FINAL ISSUE

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CERTIFICATE LIC. NO. 000078

No.	Date	Description

KdG PROJECT NO.: 160064-0001
DRAWN: JMU
CHECKED: AJC
DATE: 06/16/17

CIVIL SITE PLAN

C1-01

SHEET 1 OF 11
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