

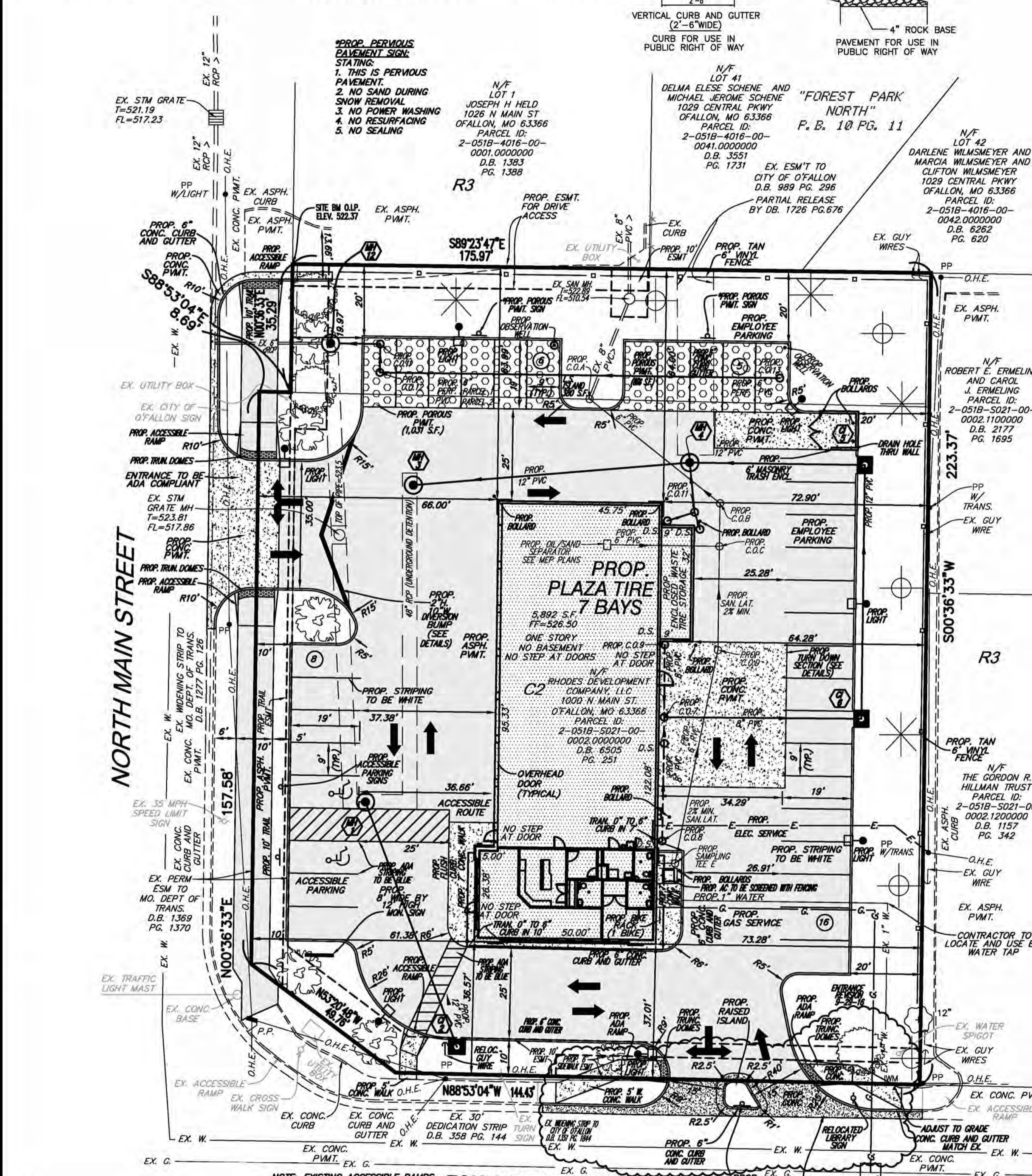
**NOTES:**

- ALL DISTURBED AREAS TO BE SEED AND MULCHED.
- SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING SITE. NO TRACKING OF MUD ONTO ROADS SHALL BE ALLOWED.

**WARPING DETAIL**  
SCALE: 1"=10'

**SITE PLAN 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 ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SILTATION CONTROL SHOWN AND OTHER EROSION CONTROL DEVICES THAT MAY BE REQUIRED.
- THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE(S) WILL BE DETERMINED BY THE FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THE TOP SHALL BE ADJUSTED TO GRADE IF NEEDED.
- ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN THE DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFER TO ELECTRICAL SITE PLAN FOR ALL SITE ELECTRICAL DETAILS.
- LIGHT POLE BASES TO BE 24" MIN. FROM BACK OF CURB TO FACE OF BASE.
- NO LIGHT POLE TO BE TALLER THAN 16' FROM GROUND INCLUDING HEIGHT OF CONE BASE.
- CONTRACTOR TO VERIFY ROOF DOWN SPOUT LOCATIONS PRIOR TO INSTALLATION OF CONNECTOR LINES.
- ALL SPOTS ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.
- REMOVE AND REPLACE SIDEWALK OR CURB AND GUTTER TO NEXT JOINT.
- ALL SEWER REACHES TO BE CONSTRUCTED FROM DOWNSTREAM END FIRST.
- REFER TO ARCHITECTURAL PLANS FOR BOLLARD DETAILS.



**REQUIRED LANDSCAPE CALCULATIONS FOR THE BUFFER STRIP PER SECTION 402.180**

**TREE PRESERVATION CALCULATION:**

- 7 EXISTING TREES ON SITE
- 6 TREES TO BE REMOVED
- 1 EXISTING TREE TO REMAIN
- 10 PROPOSED TREES TO BE PLANTED

**LANDSCAPING REQUIREMENTS:**

REQUIRED STREET FRONTAGE TREES:  
30' STREET FRONTAGE (1 TREE/10') = 10 TREES PROPOSED = 10 TREES

REQUIRED LANDSCAPE AREA TREES:  
11,885 LANDSCAPE AREA (1 TREE/1,000 SF) = 4 TREES PROPOSED = 8 TREES

**LANDSCAPE LEGEND:**

- 2" DOGWOOD CORNELLIANCHERRY DOGWOOD MATURE TREE HEIGHT = 15 FEET
- 2" HAWTHORN MATURE TREE HEIGHT = 15 FEET
- 6" TALL EMERALD GREEN ARBORVITAE (EVERGREEN) MATURE TREE HEIGHT = 15 FEET
- 6" TALL MOUNTAIN LAUREL (EVERGREEN) MATURE TREE HEIGHT = 12 FEET

**FOR COMMERCIAL ZONING DISTRICTS OR USES OTHERWISE PERMITTED IN COMMERCIAL DISTRICTS WHICH ABUT ANY RESIDENTIALLY ZONED PROPERTY OR PROPERTY PROTECTED FOR FUTURE RESIDENTIAL DEVELOPMENT BY THE CITY'S COMPREHENSIVE PLAN, THE FOLLOWING ADDITIONAL BUFFERYARD OPTIONS SHALL BE AVAILABLE:**

**A. FOR EVERYONE HUNDRED (100) FEET OF FRONTAGE WHERE THE BUFFERYARD IS REQUIRED:**

(1) A TOTAL OF TWO (2) PLANT UNITS AND A SIGHT-PROOF, SIX (6) FOOT HIGH (AS MEASURED FROM THE ADJACENT FINISHED GRADE AND PLACED ON THE ADJACENT PROPERTY) OR OTHER LOCATION AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT'S SIGHT-PROOF VINYL FENCE, DECORATIVE MASONRY WALL, BRICK WALL OR OTHER FENCE AS APPROVED BY THE PLANNING AND ZONING COMMISSION. SUCH FENCE SHALL BE PROVIDED WITHIN A MINIMUM TWENTY (20) FOOT WIDE BUFFERYARD AREA.

399.34' / 100' = 8 TREES REQUIRED

PROVIDED:  
11 TREES AND 6' TAN VINYL FENCE

**SITE PLAN**  
SCALE: 1"=20'

Revised	Comment
2/17/16	1ST SUB TO CITY
2/23/16	REV PER CITY CHECK LIST
4/7/16	REV PER CITY COMMENTS
5/12/16	REV PER CITY COMMENTS
6/13/16	REV PER CITY COMMENTS
7/17/16	REV PER SEWER CONTRACTOR
10/2/16	3/4" ENTRANCE TO TOM GINNEVER

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Engineered By:

**DOERING ENGINEERING, INC.**

CIVIL ENGINEERING • PLANNING • SURVEYING

Seal

Professional Engineer

Mark A. Doering  
10/3/16

MARK A. DOERING  
CIVIL ENGINEER E-23059  
103318  
MO. EXPIRATION DATE:  
DECEMBER 31 2014  
IL EXPIRATION DATE:  
DECEMBER 31 2013  
MO. CORPORATE  
LICENSE NO. 001547  
IL CORPORATE  
LICENSE NO. 184.003035

PLAZA TIRE  
1000 N MAIN ST.  
O'FALLON, MO 63366  
GRADING/SWPPP/ SITE PLAN

Date: 2/17/16  
Project Number: 15030  
File Name: 15030CD  
Drawn By: JAB  
Check By: MAD