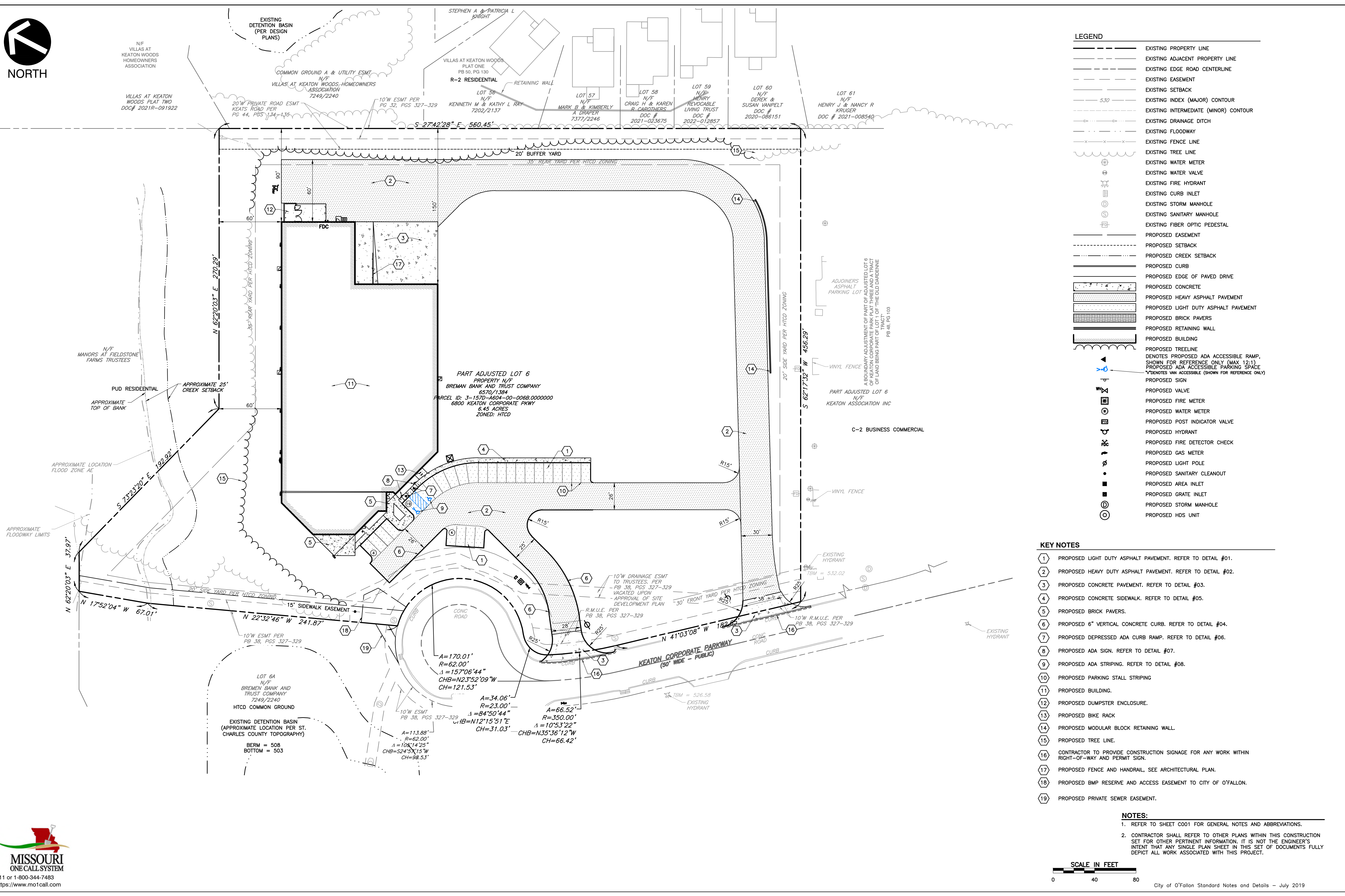




NORTH

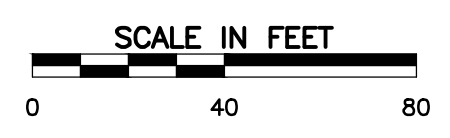


- LEGEND**
- EXISTING PROPERTY LINE
  - - - EXISTING ADJACENT PROPERTY LINE
  - - - EXISTING EDGE ROAD CENTERLINE
  - - - EXISTING EASEMENT
  - - - 530 EXISTING INDEX (MAJOR) CONTOUR
  - - - EXISTING INTERMEDIATE (MINOR) CONTOUR
  - - - EXISTING DRAINAGE DITCH
  - - - EXISTING FLOODWAY
  - - - EXISTING FENCE LINE
  - - - EXISTING TREE LINE
  - ⊕ EXISTING WATER METER
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING CURB INLET
  - ⊕ EXISTING STORM MANHOLE
  - ⊕ EXISTING SANITARY MANHOLE
  - ⊕ EXISTING FIBER OPTIC PEDESTAL
  - - - PROPOSED EASEMENT
  - - - PROPOSED SETBACK
  - - - PROPOSED CREEK SETBACK
  - - - PROPOSED CURB
  - - - PROPOSED EDGE OF PAVED DRIVE
  - - - PROPOSED CONCRETE
  - - - PROPOSED HEAVY ASPHALT PAVEMENT
  - - - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
  - - - PROPOSED BRICK PAVERS
  - - - PROPOSED RETAINING WALL
  - - - PROPOSED BUILDING
  - - - PROPOSED TREELINE
  - ⊕ DENOTES PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)
  - ⊕ PROPOSED ADA ACCESSIBLE PARKING SPACE
  - ⊕ DENOTES VAN ACCESSIBLE (SHOWN FOR REFERENCE ONLY)
  - ⊕ PROPOSED SIGN
  - ⊕ PROPOSED VALVE
  - ⊕ PROPOSED FIRE METER
  - ⊕ PROPOSED WATER METER
  - ⊕ PROPOSED POST INDICATOR VALVE
  - ⊕ PROPOSED HYDRANT
  - ⊕ PROPOSED FIRE DETECTOR CHECK
  - ⊕ PROPOSED GAS METER
  - ⊕ PROPOSED LIGHT POLE
  - ⊕ PROPOSED SANITARY CLEANOUT
  - ⊕ PROPOSED AREA INLET
  - ⊕ PROPOSED GRATE INLET
  - ⊕ PROPOSED STORM MANHOLE
  - ⊕ PROPOSED HDS UNIT

- KEY NOTES**
- 1 PROPOSED LIGHT DUTY ASPHALT PAVEMENT. REFER TO DETAIL #01.
  - 2 PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL #02.
  - 3 PROPOSED CONCRETE PAVEMENT. REFER TO DETAIL #03.
  - 4 PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL #05.
  - 5 PROPOSED BRICK PAVERS.
  - 6 PROPOSED 6" VERTICAL CONCRETE CURB. REFER TO DETAIL #04.
  - 7 PROPOSED DEPRESSED ADA CURB RAMP. REFER TO DETAIL #06.
  - 8 PROPOSED ADA SIGN. REFER TO DETAIL #07.
  - 9 PROPOSED ADA STRIPING. REFER TO DETAIL #08.
  - 10 PROPOSED PARKING STALL STRIPING
  - 11 PROPOSED BUILDING.
  - 12 PROPOSED DUMPSTER ENCLOSURE.
  - 13 PROPOSED BIKE RACK
  - 14 PROPOSED MODULAR BLOCK RETAINING WALL.
  - 15 PROPOSED TREE LINE.
  - 16 CONTRACTOR TO PROVIDE CONSTRUCTION SIGNAGE FOR ANY WORK WITHIN RIGHT-OF-WAY AND PERMIT SIGN.
  - 17 PROPOSED FENCE AND HANDRAIL. SEE ARCHITECTURAL PLAN.
  - 18 PROPOSED BMP RESERVE AND ACCESS EASEMENT TO CITY OF O'FALLON.
  - 19 PROPOSED PRIVATE SEWER EASEMENT.

**NOTES:**

1. REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



City of O'Fallon Standard Notes and Details - July 2019

**SOURCE ONE SOLUTIONS CONSTRUCTION PLAN**  
 PART OF ADJUSTED LOT 6 OF A BOUNDARY ADJUSTMENT PLAT THREE OF KEATON CORPORATE PARK PLAT THREE AND THE JAMES KNIGHT TRACT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 352, WITHIN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

**Civil & Environmental Consultants, Inc.**  
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 St. Charles, MO 63301  
 314-656-4566 • 866-250-3679  
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JAMES R. PIPER, JR.  
 PE-2012006197  
 10/31/2023  
 PROFESSIONAL ENGINEER

JAMES R. PIPER, JR. PE  
 #PE-2012000797  
 PROFESSIONAL CIVIL ENGINEER  
 \*HAND SIGNATURE ON FILE

JRP	DRK	DRK	DRK	381-045
DRAWN BY:	CHECKED BY:	APPROVED BY:	PROJECT NO:	

**Developer / Owner Information**  
**SOURCE ONE SOLUTIONS**  
 c/o KEYSTONE CONSTRUCTION CO.  
 633 Spirit Valley Central Drive  
 Chesterfield, MO 63005

**SITE PLAN**

P+Z No. 23-007186  
 Approval Date 08/03/2023  
 Permit No.  
 Page No. **C200**  
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