

(WATER FLOW=529.32 ON 3-8-19)
 (TO BE MODIFIED)
 8" OVERFLOW STRUCTURE
 T=531.00
 SILL(N)=529.25 (2.6'W x 1.42')
 FL(S)=526.81 (2'W x 4')
 RELEASE(S)=523.30
 FL=522.20

RETENTION AND WATER QUALITY LAKE (RECORD DESIGN)
 (EX. BTM.=516.00)
 ADJ. BTM.=514.00
 (NORMAL POOL=526.00)
 ADJ. N.P. ELEV.=525.00
 100 H/W=532.71 (EX. BERM=532.00)
 ADJ. BERM=534.00

N/F F & A LLC
 ID# 3-157E-9897-00-000J.00
 4258/590
ZONED "C-2"

PROPOSED 5'w PATH
 2% CROSS SLOPE MAX

EX. 2:1 ± SLOPE TO BE REGRADED AND ROCK STABILIZED PER GEOTECH RECOMMENDATIONS (LIMITS OF 2:1 SLOPE ARE SHADED)

EXISTING CULVERT FOR BYPASS DRAINAGE FROM ADJACENT DETENTION BASINS. (U.I.P.)

N/F LETA FRANK S & LETA ANTOINETTE G
 ID# 3-157E-9897-00-000I.00
ZONED "C-2"
 E.O.P. FL=528.63

STORM M.H. T=552.11 FL=532.67

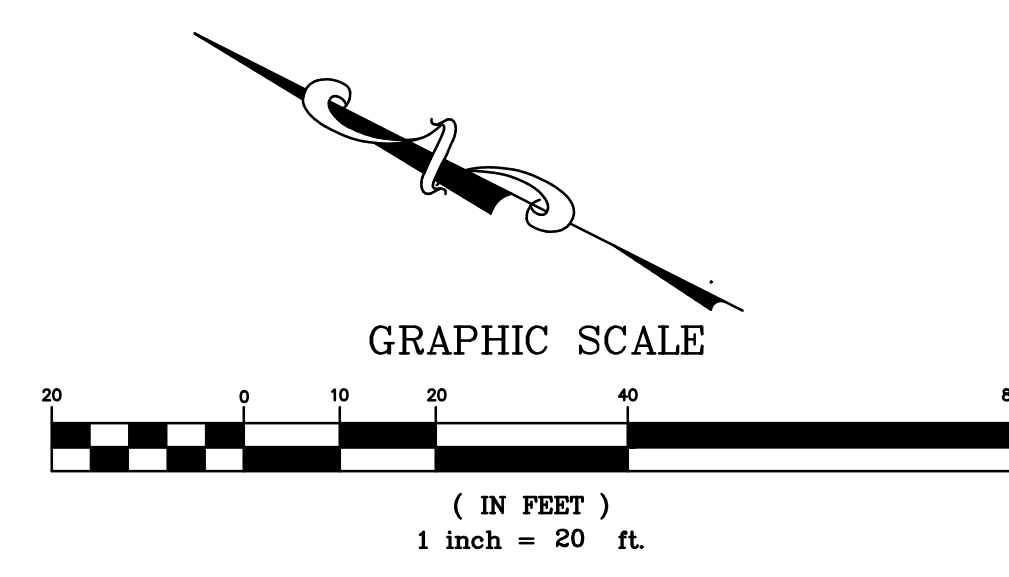
BUILDING 2 PARKING:
 138 SURFACE SPACES
 40 GARAGE SPACES
 178 TOTAL SPACES
 (INCLUDES 5 H.C. SPACES)

BUILDING 2
 F.F.=549.67
 (HEIGHT = 50' MAX)

CONC. RAMP TYPE 1

OVERFLOW STRUCTURE
 T=548.18
 LOW OPENING=546.07
 FL(IN)=540.48
 FL=538.68

OFFSITE BY-PASS DRAINAGE SWALE WITH EROSION CONTROL FABRIC



DCSD NOTES:

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. INSTALLATION OF SANITARY SEWERS TO BE DEDICATED TO DCSD REQUIRE DCSD INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.
3. CONNECTION OF PROPOSED LOT 1 TO SANITARY SEWERS REQUIRES DCSD PLAN REVIEW, APPROVAL AND INSPECTION.

PREPARED BY:
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SITE IMPROVEMENT PLANS FOR:
WATERMARK APARTMENTS AT O'FALLON
 CRUSHER ROAD & WELDON SPRING ROAD
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI 63366

STATE OF MISSOURI
 GEORGE MICHAEL STOCK
 PROFESSIONAL ENGINEER
 NUMBER PB-25116
 04/17/2020

REVISIONS:
 1 01/16/2020 - 60% PRINTING
 2 01/16/2020 - PERMIT SET
 3 02/25/2020 - REVISED PER OWNER
 CITY / UTILITY COMMENTS
 4 04/17/2020 - AGENDUM X

DRAWN BY: T.S.J.M.B. CHECKED BY: G.M.S.
 DATE: 01/16/2019 JOB NO.: 219-6464

SHEET TITLE:
**SITE AND GRADING PLAN
 BUILDING 2**
 SHEET NO.:
C5.2