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MISSOU IN ACCO D CENERAL FULL TRENCH DEPTH COMPA WHERE PROPOSED UTILITI ACCORDANCE WITH THE OF	NORTH ORIENTATION FROM JRI STATE PLANE COORDINATE SYSTE EASTERN ZONE, GRID NORTH ORDANCE WITH THE MODOT VRS SYST 40' 80' HORIZONTAL SCALE CONSTRUCTION ACTED GRANULAR BACKFILL IS F IES CROSS UNDER PROPOS CITY OF CAPE GIRARDEAU STAN	M EM NOTES REQUIRED AT ALL LOCATIONS ED PAVEMENT AREAS IN IDARDS.	D	FORDER FORDER
COPPER, INSULATION THICKN SHALL BE DUCT TAPED TO	VESS 0.030", AND BE APPROVE CENTERLINE OF PIPE AT 10' INT	D FOR DIRECT BURIAL. WIRE ERVALS.		
ALL WATERLINE SHOWN S ACCORDANCE WITH THE OF	SHALL BE C-900 PVC AND CITY OF CAPE GIRARDEAU STAN	SHALL BE INSTALLED IN IDARDS.		63703
ALL STORM SEWER PIPE L INSTALLED IN ACCORDANCE	OCATED UNDER STREET PAVEN WITH THE CITY OF CAPE GIRAR	IENT SHALL BE HDPP AND DEAU STANDARDS.		OURI,
ALL STORM SEWER INLET ACCORDANCE WITH THE CITY	S SHALL BE REINFORCED C (OF CAPE GIRARDEAU STANDAR	ONCRETE CURB INLETS IN RDS.		, MISS 755
ALL STORM SEWER INVERTS	TO BE GROUTED TO DRAIN.	F-WAY WILL BE PUBLICLY		FOR ART RTLE JRI 637
MAINTAINED. ALL OTHER MAINTAINED.	O FEET HOPIZONITAL SEPARAT	ARE IO BE PRIVATELY		ANS AP/ GIRAR AD HAI MISSOL
AND SEWER MAINS, WATER FEET VERTICAL CLEARANCE WHERE 2' VERTICAL CLEAR DETAIL FOR PIPE CROSSING	MAINS AND STORM DRAINS. BETWEEN WATER MAINS, SEWER ANCE IS NOT FEASIBLE, REFE ENCASEMENT ON SHEET C2.4.	MAINTAIN A MINIMUM OF 2 MAINS AND STORM DRAINS. R TO THE CITY STANDARD	С	MENT PL AGE / NUT, CAPE tent Inc., CH
ALL PARKING SPACES ARE	9 FEET WIDE.			OVE 1LL D WAL velopm velopm
LIVE CONNECT (HOT TAP)	TO EXISTING PUBLIC WATER MA	N WITH TAPPING SLEEVE AND		MPR AN AN CH De CON DI
SADDLE, BY ALLIANCE W COORDINATE WORK WITH	ATER RESOURCES. INSTALL 8" ALLIANCE WATER RESOURCES 57.	VALVE ON NEW WATER MAIN. 3–339–6357.		ITE I AUDE/ C/O: R
PROPOSED 8" C-900 PV COVER. INSTALL PER CITY TO SHEETS C2.5 FOR DE	'C WATER MAIN WITH TRACER WI Y OF CAPE GIRARDEAU STANDARI TAILS, AND SHEET C5.1 FOR PLAN	RE, TYP. 42 INCHES MINIMUM D DRAWINGS & SPECS. REFER I/PROFILE.		R OF BE
PROPOSED FIRE HYDRA STANDARD DRAWINGS & S	NT ASSEMBLY. INSTALL PER SPECS. REFER TO SHEET C2.5 FC	CITY OF CAPE GIRARDEAU R DETAILS.		
PROPOSED STREET LIGH GIRARDEAU STANDARD DF	T, AMEREN STANDARD, TYP. II {AWINGS & SPECS.	NSTALL PER CITY OF CAPE		S NM O NM O
NOT USED.	-1 (MUTCD) AND STREET NAME	SIGNS, TYP.		
PROPOSED CONCRETE GIRARDEAU STANDARD DF AND SHEETS C8.1, C8.2 F	STREET PAVEMENT (TYP.). INS RAWINGS & SPECS. REFER TO SH FOR CROSS SECTIONS.	TALL PER CITY OF CAPE IEET C4.1 FOR PLAN/PROFILE	в	SEAL
PROPOSED 5' WIDE SIDEW	ALK, REFER TO CITY STANDARD	DETAIL ON SHEET C2.3		CHRISTOPHER L. KOEHLER
INSTALLED AT TIME OF S SHEET C2.3.	SIBLE RAMP WITH DETECTABLE WAT TREET CONSTRUCTION. REFER TO	RNING STRIP, TO BE CITY STANDARD DETAIL ON		PE-2974
PROPOSED 8" SDR-35 P GIRARDEAU STANDARD STRUCTURE/PIPE TABLES,	VC SANITARY SEWER MAIN, TYP. DRAWINGS & SPECS. REFE , C2.4 FOR DETAILS AND C6.1 FC	INSTALL PER CITY OF CAPE R TO SHEET CO.3 FOR R FOR PLAN/PROFILES.		CHRISTOPHER L. KOEHLER - ENGINEER PE - 28774 THIS DRAWING IS NOT TO BE REPRODUCED
PROPOSED 4" SCH. 40 CAPE GIRARDEAU STANE FINISH GRADE WITH MAX REFER TO THE TYPICAL C	PVC SANITARY SEWER SERVICE,)ARD DRAWINGS & SPECS. INS (IMUM 100 FEET BETWEEN CLEA CLEANOUT DETAIL ON SHEET C2.6	TYP. INSTALL PER CITY OF TALL SEWER CLEANOUTS TO NOUTS AND AT ALL BENDS.		PURPOSES UNLESS SIGNED AND SEALED.
PROPOSED STORM SEWER DRAWINGS & SPECS. I STRUCTURE/PIPE TABLES	R, TYP. INSTALL PER CITY OF REFER TO SHEET C2.4 FOR AND SHEET C7.1 FOR PROFILES.	CAPE GIRARDEAU STANDARD DETAILS, SHEET CO.3 FOR		EVIEW COMMEN
PROPOSED DETENTION BA TO ELEVATION 366.60. R AND THE OUTLET STRUCT	SIN. CONTRACTOR SHALL FILL BA EFER TO THE DETENTION BASIN URE DETAIL ON SHEET CO.3.	SIN WITH 2" CLEAN ROCK UP ROCK LINER DETAIL HEREON		8 E&A TEAM R EVIEW COMME
4 FUTURE 24' WIDE DRIVE -	TO FUTURE COMMUNITY PARK ON	LOT 1.		ESS MHDC ESS CITY R ESS CITY R
APPROXIMATE ENTRANCE OF CAPE GIRARDEAU REG	SIGN LOCATION. SIGN SHALL BE	IN ACCORDANCE WITH CITY		ATE DESCI 22/23 ADDRI 24/23 ADDRI
WITH PAINTED HANDICAP PAINTED HANDICAP TO DETAILS ON SHEET C	ARKING SPACE AND ACCESS AI SYMBOL AND SIGN (TYP.). RE 2.6 FOR SYMBOL AND SIGN DETA	SLL FER ILS.	A	REV D. ASI 1 02/ ASI 2 03/
AUGESS AISLE IU BE PARKING IN IT (ICC/ANS SHALL BE POLE MOUNT (DELINID SIDEMALL AUGES	A A A A A A A A A A A A A A A A A A A	COCG DIGITAL STAMP		DEVELOPMENT LAYOUT PLAN
C3.1.1 AND C3.1.2 FOR SPACES AND ACCESSIBLE	SPACE DIMENSIONS, GRADING ROUTE TO BUILDINGS.	OF		KELS PJCT NO. 38156 OWNR PJCT NO.
PROPOSED 4 C.Y. DI	UMPSTER LOCATION WITH 10	·x8'		JJ/CK DRAWN BY SHEET NO.

PROPOSED WATER METER LOCATION. (TYP.) COORDINATE WITH ALLIANCE WATER. REFER TO WATER SERVICE NOTES HEREON.

C2.1 CHECKED BY CK DATE 12.05.2022



NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM EASTERN ZONE, GRID NORTH IN ACCORDANCE WITH THE MODOT VRS SYSTEM 0 40' 80' HORIZONTAL SCALE	Image: Market State of the
LANDSCAPING NOTES CAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF MATERIAL. SPENOTED AS 'SOD' OR 'SEEDED' ARE TO BE PLANTED SODDED OR SEEDED WITH COOL SEASON FESCUE SEED OR WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR WORE THAN FOURTEEN (14) DAYS BETWEEN INENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED. WIEN GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE NOVIDED. WIEN GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE NOVIDED. WIEN GRASS SHALL & GROUND COVER BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3' OF SHREDDED SO THARWOOD MULCH. DECORATIVE CHIPS OR ROCK IS NOT ACCEPTABLE. ROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF THE PROPOSED TREES. SUB BASE AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT. LANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUND COVER IS TO BE TOPSOIL. INISHED CRADE AT ALL SIDEWALKS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2'' BELOW THE F THE PAVEMENT. LANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUND COVER IS TO BE TOPSOIL. INISHED CRADE AT ALL SIDEWALKS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2'' BELOW THE F THE PAVEMENT. LANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUND COVER IS TO BE TOPSOIL. INISHED CRADE AT ALL SIDEWALKS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2'' BELOW THE F THE PAVEMENT. LANT MATERIALS AND LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY. CAPING ALONG WALUNT STREET AND BEAUDEAN LANE SHALL INCLUDE THE FOLLOWING PLANTINGS PER 50 LINEAR ONE (1) DECIDUOUS SHADE TREE ONE (1) DECIDUOUS SHADE TREE ONE (1) DECIDUOUS GRAMMENTAL TREES FIVE (5) SHRUBS (NOT SHOWN ON PLAN VEW FOR CLARITY) TOTAL LANDSCAPED AREA = 116,202 SF (53.6%) LANDSCAPED AREA = 116,202 SF (53.6%) LANDSCAPED AREA = 116,202 SF (53.6%)	SITE IMPROVEMENT PLANS FOR SOUTH SIDE VILLAGE APARTMENTS NW CORNER OF BEAUDEAN AND WALNUT, CAPE GIRARDEAU, MISSOURI, 63703 C/O: RCH Development Inc., CHAD HARTLE 2201 WALTON DRIVE, JACKSON, MISSOURI 63755
DECIDUOUS SHADE TREE DECIDUOUS ORNAMENTAL TREE	B SEAL 03/24/23 CHRISTOPHER L.KOEHLER NUMBER PE-2874 THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE PERMISSION OF KOEHLER ENGINEERING. NOT VALID FOR PROFESSIONAL PURPOSES UNLESS SIGNED AND SEALED NUMBUR SIGNED BY NOLL NOLL SIGNED BY NOLL NOLL SIGNED BY JJJCKI DRAWIN BY SHEET NO. JJJCKI DRAWIN BY SHEET NO. JJJCKI DRAWIN BY SHEET NO. JJJCKI DATE 12.05.2022