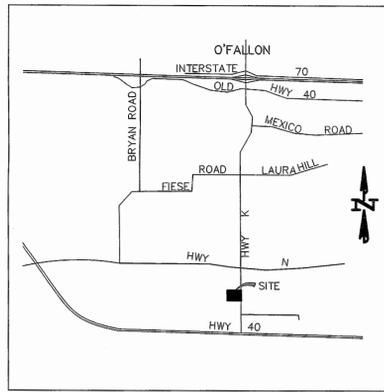


A SET OF AS-BUILT PLANS FOR LOT 2 OF MARKETCENTER

A TRACT OF LAND BEING ALL OF LOT 2 OF "MARKETCENTER", PLAT BOOK 42, PAGE 320,
WITHIN PART OF LOT 3 OF THE "ANTON HOESTER PRAIRIE FARM", SURVEY RECORD BOOK 6, PAGE 27,
LOCATED IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 16,
TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Locator Map

AS-BUILT

Legend

GI	GRATE INLET
MH	MANHOLE
■	PROPOSED GRATE INLET
⊙	EXIST. STORM MANHOLE
●	PROPOSED MANHOLE

Drawing Index

- 1 COVER SHEET
- 2 SITE PLAN

Development Notes:

- EXISTING ZONING: C-2 (GENERAL BUSINESS DISTRICT)
- PROPERTY OWNER: 1 MARKET CENTER, LLC
2621 WYNNCREST RIDGE DRIVE
WILDWOOD, MO 63005
- PER THE "FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS", PANEL 430 OF 525, MAP NUMBER 2 9183C0430E (COMMUNITY PANEL NUMBER, ST. CHARLES COUNTY, CITY OF O'FALLON 290316 0430 E, WITH AN EFFECTIVE DATE OF AUGUST 2, 1996). THIS TRACT IS INDICATED TO BE WITHIN THE FOLLOWING ZONE: ZONE X. ZONE X IS DEFINED AS AN AREA TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- SITE COVERAGE:
OVERALL SITE: 24,917 S.F.
BUILDINGS: 3,630 S.F. (14.6%)
PAVEMENT: 13,504 S.F. (54.2%)
GREENSPACE: 7,783 S.F. (31.2%)
- DETENTION PROVIDED BY OVERALL MARKETCENTER DEVELOPMENT.
- A DETAILED LANDSCAPE PLAN WILL BE PROVIDED AS REQUIRED BY ARTICLE 402 OF THE ZONING CODE.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, AND SPECIFICATIONS AND SIGNAGE. ONE SPACE SHALL BE SIGNED FOR "VAN LIFT ONLY" PER CITY CODE.
- ALL PROPOSED SIGNAGE LOCATIONS AND SIZES MUST BE APPROVED BY CITY STAFF AND PERMIT(S) MUST BE FILED.
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- LANDSCAPING DESIGN SHALL FOLLOW CITY CODES.
STREET TREE CALCULATIONS:
1 TREE PER 50 FEET OF ROW
MARKETCENTER BLVD = 202.96 FEET/50 FEET = 5 TREES REQUIRED
HIGHWAY K = 148.44 FEET/50 FEET = 3 TREES REQUIRED
8 TREES REQUIRED AND PROVIDED

OPEN SPACES:
1 TREE FOR EVERY 4,000 S.F. LANDSCAPED OPEN SPACE
7,793 S.F. / 4,000 S.F. = 2 TREES REQUIRED
TOTAL TREES PROVIDED = 2

INTERIOR LANDSCAPING REQUIRED:
NOT LESS THAN 8% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.
21 SPACES X 270 = 5,670 X 6% = 340.2 SQ.FT.
LANDSCAPING REQUIRED
TOTAL 340.8 SQ.FT LANDSCAPING PROVIDED
- ALL PUBLIC UTILITIES WILL BE COVERED BY AN EASEMENT AS REQUIRED BY LOCAL AGENCIES.
- ALL REQUIRED DRAINAGE EASEMENTS AND UTILITY EASEMENTS WILL BE DEDICATED ON THE RECORD PLAT.
- ALL SANITARY LATERALS TO BE A MINIMUM OF 4".
- ALL WATER SERVICE LINES TO BE A MINIMUM OF 3/4".
- MODULAR BLOCK WALL SHALL BE BUILT WITH HERCULES BLOCKS OR EQUAL THAT WILL NOT REQUIRE GEGRID REINFORCING.
- EXISTING GAS MAIN LOCATION IS APPROXIMATE ONLY AND MAIN WILL HAVE TO BE POTHOLED TO VERIFY ACTUAL LOCATION AND DEPTH PRIOR TO FINAL CONSTRUCTION PLANS.
- EXISTING SIGN TO BE RELOCATED TO LOT 1.
- ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
- A PHOTOMETRIC PLAN SHALL BE PROVIDED WITH THE CONSTRUCTION PLANS SUBMITTED BY OTHERS

Benchmarks Project

BENCHMARK:
F-149 - ELEVATION = 542.80 (DATUM NAVD88) THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.

Site

BENCHMARK:
ELEVATION 505.28' - "O" IN OPEN ON FIRE HYDRANT AT THE INTERSECTION OF THE SOUTH LINE OF MARKETCENTER BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY K

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED: _____
P.E./L.S. _____ DATE _____



PROJECT TITLE:

LOT 2 OF
MARKETCENTER

As-Built Date: 06/19/2016
Box Project # 15-16424 Issue Date: 07/21/2015

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5562
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

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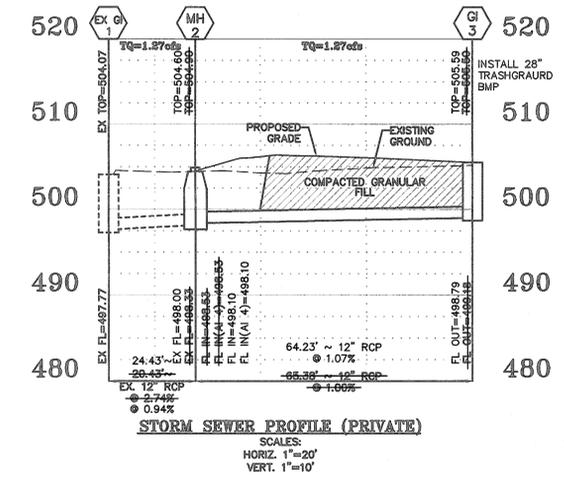
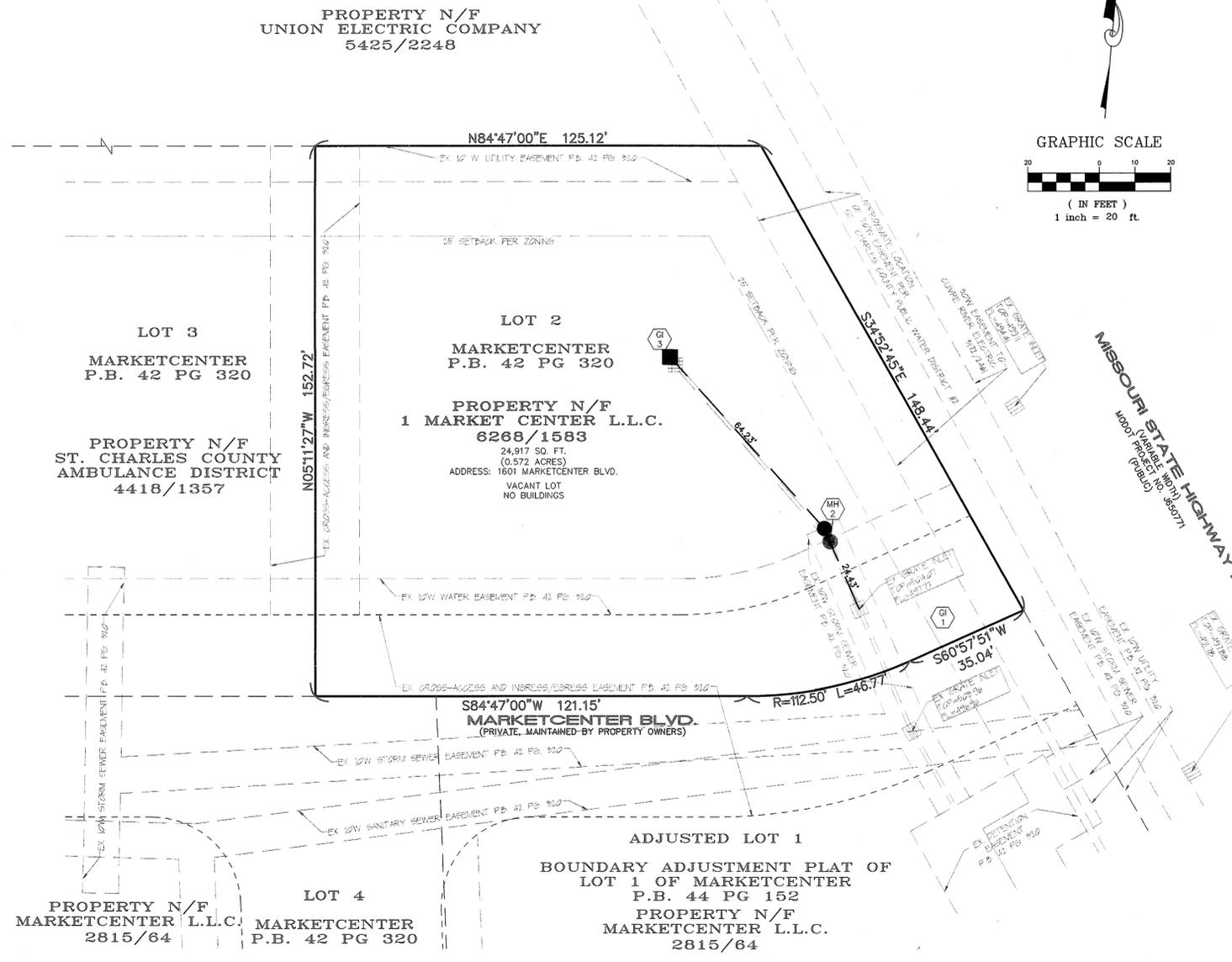
REVISIONS

Developer / Owner:
DENNIS SENDEROVICH
9979 WINGHAVEN BLVD SUITE 202
O'FALLON, MISSOURI 63368
314-504-1343

COVER SHEET

P+Z No. #13-15
City No. #15-599

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SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED:  DATE: 10/16/16
 P.E./L.S.


PROJECT TITLE:
**LOT 2 OF
 MARKETCENTER**
 As-Built Date: 08/19/2016
 Box Project # 15-16424 Issue Date: 07/21/2016

ENGINEERING
 PLANNING
 SURVEYING

 221 Point West Blvd.
 St. Charles, MO 63301
 636-928-5562
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REVISIONS

NO.	DESCRIPTION

Developer / Owner:
 DENNIS SENDEROVICH
 9979 WINGHAVEN BLVD SUITE 202
 O'FALLON, MISSOURI 63368
 314-504-1343

SITE PLAN

P+Z No. #13-15
 City No. #15-599

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