LOWE'S - TOOL RENTAL EXPANSION SITE CONSTRUCTION DOCUMENTS

#0753 O'FALLON, MO 8501 MEXICO RD, ST. PETERS, MO 63376 **JUNE 2021**

LOWE'S HOME CENTERS, LLC

1000 LOWE'S BLVD, MOORESVILLE, NC 28117; 704.758.4758

DEVELOPER/OWNER

343 Fountains Pkwy

FAX: 937.461.0743

618.632.7004

Fairview Heights, IL 62208

LOWE'S COMPANIES OF 1057 PO BOX 1000 MOORESVILLE, NC 28117

WOOLPERT

WOOLPERT

PROJECT ENGINEER

343 FOUNTAINS PKWY, STE 100 FAIRVIEW HEIGHTS, IL 62208 KELLY STEDMAN 618.632.6094 KELLY.STEDMAN@WOOLPERT.COM

AS-BUILT

VICINITY MAP

NOTE: AS-BUILT REVISIONS ARE BASED ON CONTRACTOR RED-LINE MARKUPS. NO FIELD SURVEYS WERE PERFORMED.

PLANNING AND ZONING COMMISSION APPROVAL CONDITIONS

1. FIRE DISTRICT APPROVAL IS NEEDED FOR THE ONE-WAY DRIVE AISLE

2. SIGNAGE IS REVIEWED THROUGH A SEPARATE PERMIT

FEMA FIRM PANEL 29183C0237G EFFECTIVE 01/20/2016

FLOOD ZONE X. AREA OF MINIMAL FLOOD HAZARD

Site Benchmark: Iron Rod Set - See Site Plan Below for Location Elevation = 514.77' (NAVD 88) E: 764975.59 N: 1077215.21

A TRACT OF LAND BEING PART OF U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CUMMINGS BY DEED BOOK 938, PAGE 300 OF THE ST. CHARLES COUNTY RECORDS, SAID CORNER ALSO BEING ON THE PAGE 387 OF SAID RECORDS; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF RIGHT-OF-WAY LINE OF MEXICO ROAD (VARIABLE WIDTH); THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 02 DEGREES 22 MINUTES 27 SECONDS WEST, 2824.79 FEET FROM THE LAST DESCRIBED POINT, 704.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING SOUTH 78 DEGREES 05 MINUTES 00 SECONDS EAST 199.81 FEET TO THE WEST LINE OF CEDAR HILL ACRES, ACCORDING TO THE SUBDIVISION PLAT RECORDED IN PLAT BOOK 6, PAGE 85 OF SAID RECORDS; THENCE ALONG SAID LINE, SOUTH 22 DEGREES 47 MINUTES 24 SECONDS EAST, 762.28 FEET TO THE SOUTHEAST CORNER OF SAID PLAT ALSO BEING ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO GARRISON BY DEED BOOK 1385. PAGE 55 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO GARRISON BY DEED BOOK 1854, PAGE 1969, ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO WILLIAMS BY DEED BOOK 386, PAGE 666, ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO HAWKINS BY DEED BOOK 889, PAGE 298, ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO LOVELAND BY DEED BOOK 1835, PAGE 1548, ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO CUMMINGS BY DEED BOOK 938, PAGE 300 OF SAID RECORDS, SOUTH 67 DEGREES 12 MINUTES 36 SECONDS WEST, 790.32 FEET TO THE

CITY OF O'FALLON CONSTRUCTION WORKING HOURS

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:

OCTOBER 1 -- MAY 31

7:00 AM TO 7:00 PM MONDAY-SUNDAY

JUNE 1 -- SEPTEMBER 30

6:00 AM TO 8:00 PM MONDAY-FRIDAY

7:00 AM TO 8:00 PM SATURDAY AND SUNDAY

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER

UTILITY CONTACTS

CITY OF O'FALLON 100 NORTH MAIN STREET

O'FALLON, MO 63366 JEANNIE GREENLEE JGREENLEE@OFALLON.MO.US

636.379.5557

CITY OF O'FALLON 100 NORTH MAIN STREET O'FALLON, MO 63366

JEANNIE GREENLEE JGREENLEE@OFALLON.MO.US 636.379.5557

SHEET INDEX

DRAWING INDEX LEGEND

CITY OF O'FALLON O'FALLON, MO 63366

JGREENLEE@OFALLON.MO.US 636.379.5557

JEANNIE GREENLEE

AMEREN UE ELECTRIC COMMERCIAL: 877.426.3736 CONSTRUCTION & ENG.: 866.992.6619

No. DATE

700 MARKET ST ST. LOUIS, MO 63101

FIRE DISTRICT SERVICE

314.342.0500

O'FALLON FIRE 111 LAURA K DRIVE O'FALLON, MO 63366

MARK MORRISON

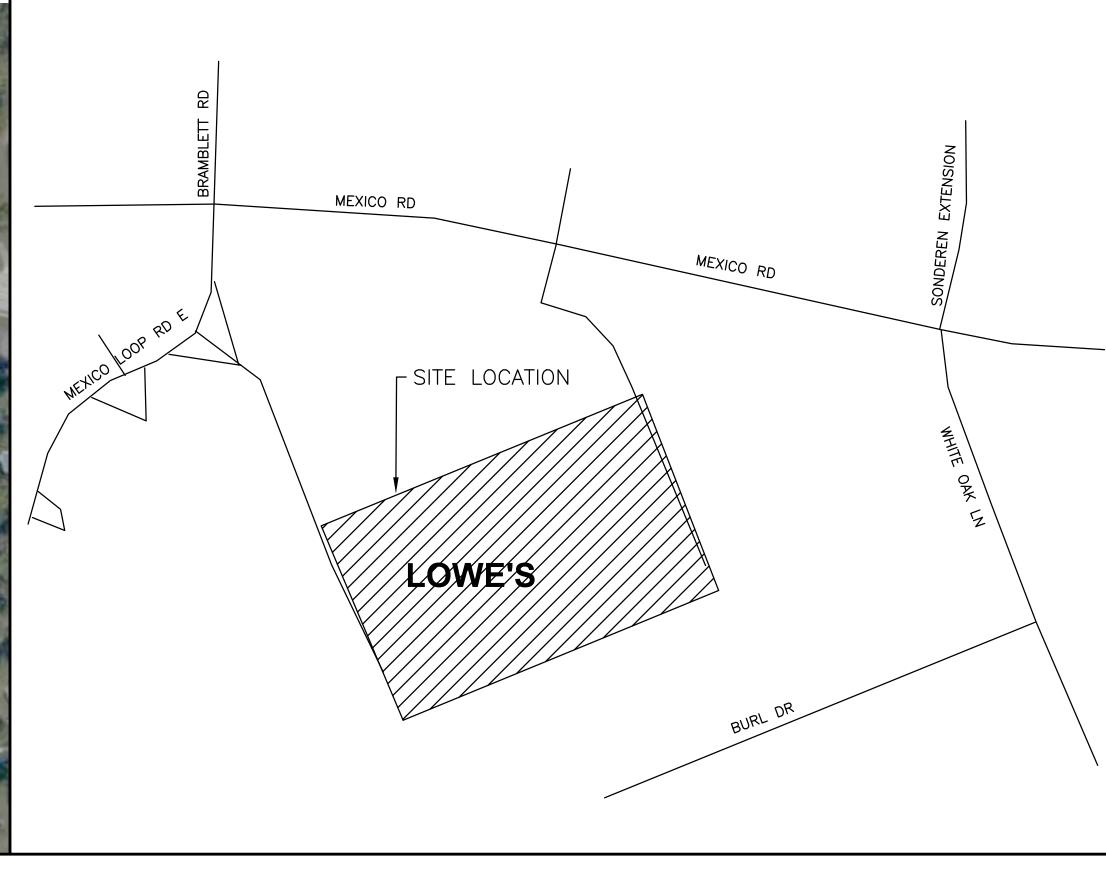
636.272.3493

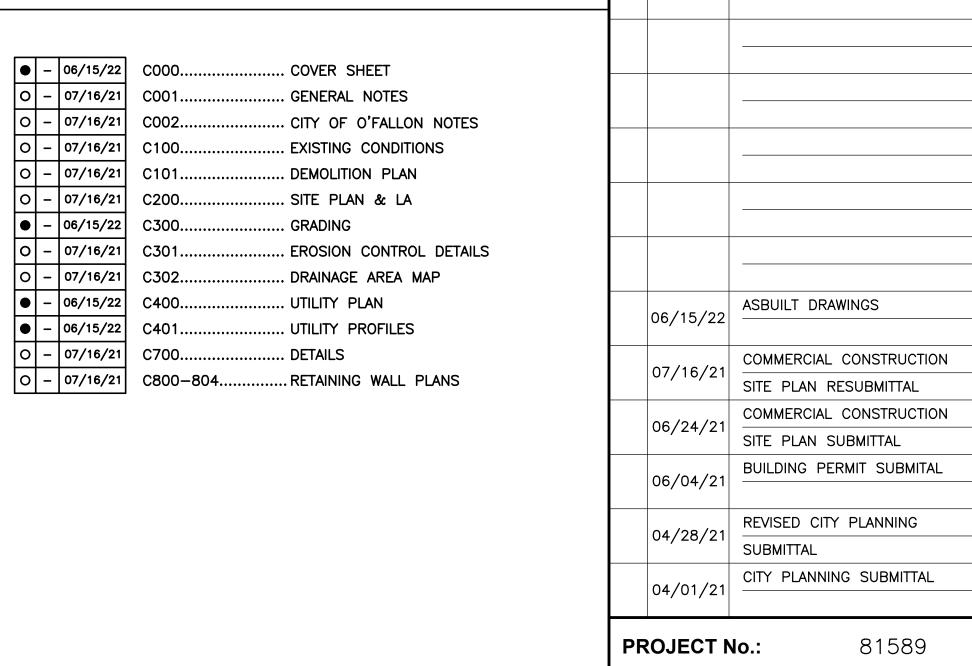
MMORRISON@OFALLONFIRE.ORG

CITY OF O'FALLON CONSTRUCTION INSPECTION

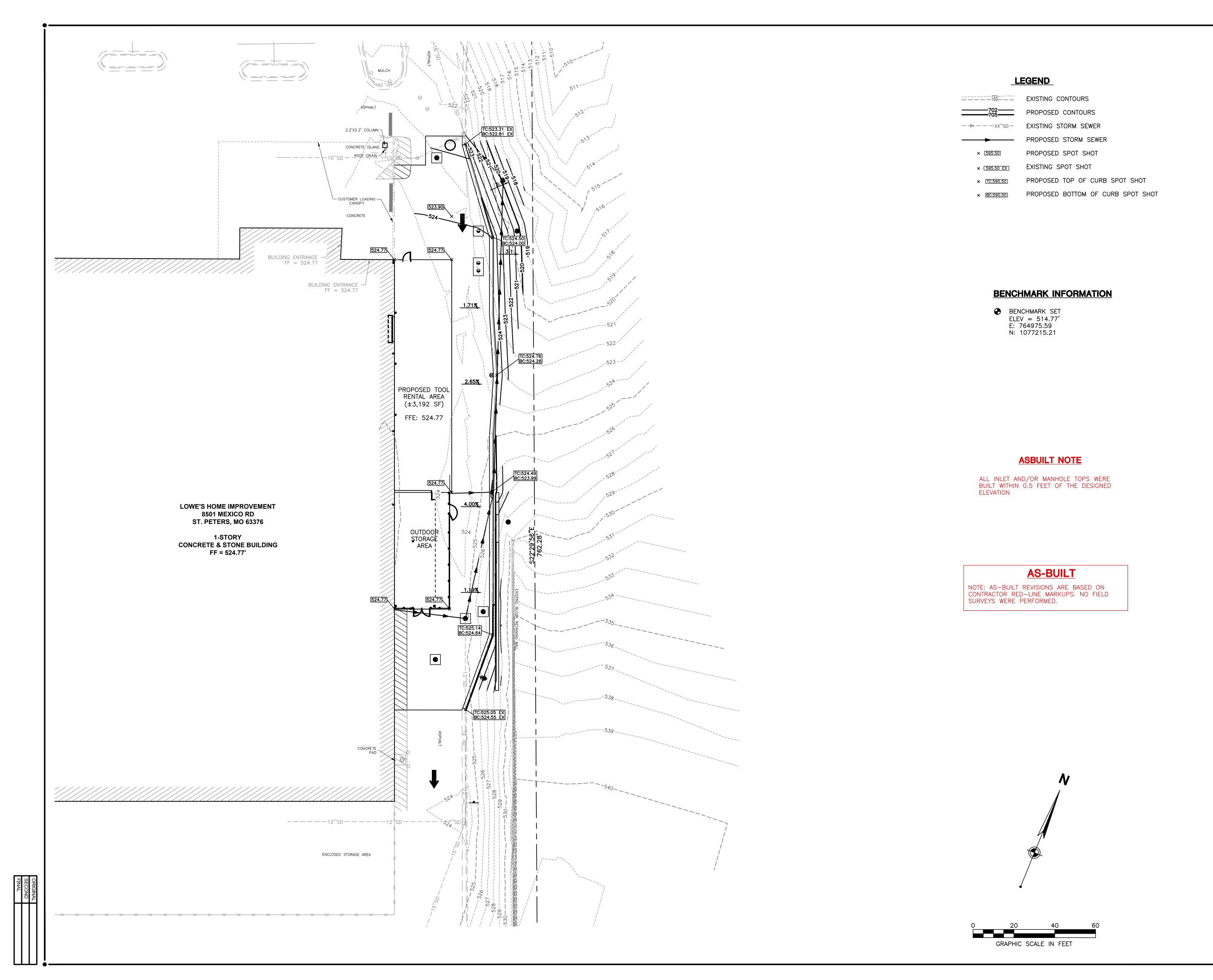
REVISION

SITE PLAN MEXICO RD LOWE'S





C000

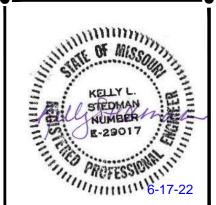


REVISIONS

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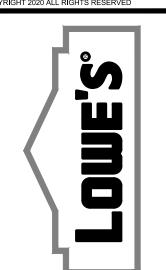
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WOOLPERT ARCHITECTURE | ENGINEERING | GEOSPATIAL

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1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)
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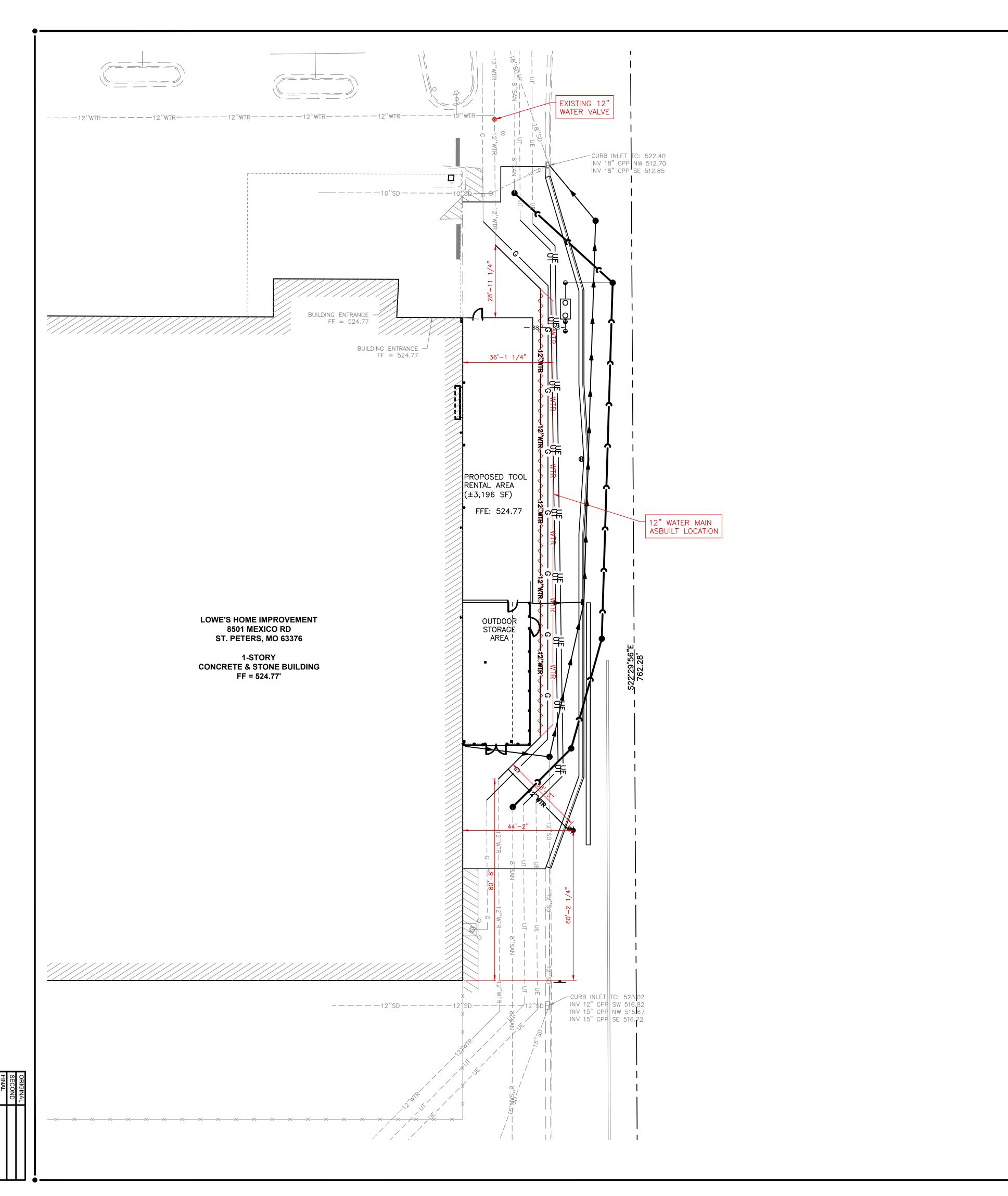
NTAL CENTER PLAN

LOWE'S OF #0753 O'FALON, MO

CRITERIA ISSUE DATE: PERMIT SET ISSUE DATE:

ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

C300



NOTES

LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR AND THE UTILITY COMPANY PROVIDING SERVICE.

GENERAL CONTRACTOR SHALL PROVIDE 2' x 2' x 6" THICK CONCRETE APRON AT ALL CLEANOUTS, VALVES, AND METERS OUTSIDE OF BUILDING.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

GENERAL CONTRACTOR SHALL FURNISH (2) — 4" TELEPHONE CONDUIT(S) AS SHOWN ON PLAN, VERIFY LOCATION OF TIE IN AT TELEPHONE COMPANY'S SERVICE LINE. PROVIDE NYLON PULL CORDS INSIDE CONDUIT.

THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.

DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END

ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.

ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

CONNECTIONS.

CONTACTOR SHALL COORDINATE AND SCHEDULE ALL UTILITY SERVICE OUTAGES WITH

REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER, DOMESTIC AND IRRIGATION

SEWER FLOW IS FROM JANITOR CLOSET AND EXTERIOR FLOOR DRAIN. NO RESTROOMS CONNECT TO SYSTEM.

THE STORE MANAGER A MINIMUM OF 48 HOURS IN ADVANCE.

LEGEND

EXISTING GAS

EXISTING OVERHEAD

ELECTRIC/CABLE

- ws-- ws-- ws-- ws-- PROPOSED WATER SERVICE

______OEC ____

PROPOSED SANITARY SEWER

- ss — ss — ss — ss — PROPOSED SANITARY SEWER

-IRR ----- PROPOSED IRRIGATION LINE

LATERAL

PROPOSED SANITARY FORCEMAIN

PROPOSED STORM SEWER

STORM SEWER UNDERDRAIN

PROPOSED STORM INLET

PROPOSED MANHOLE

STORM STRUCTURE #

SANITARY STRUCTURE #

EXISTING SANITARY MANHOLE

SANITARY CLEANOUT
LIGHTPOLE

FIRE HYDRANT

WOOLPER ARCHITECTURE | ENGINEERING | GEOSPAT

08/18/21 1 ASI 03

OWE'S HOME CENTERS, LLC 1000 LOWE'S BOULEVARD MOORESVILLE, NC 28117 704,758,1000 (PH.)

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ME'S OF 753 O'FALLOI FALLON, MO

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ISSUE DATE:

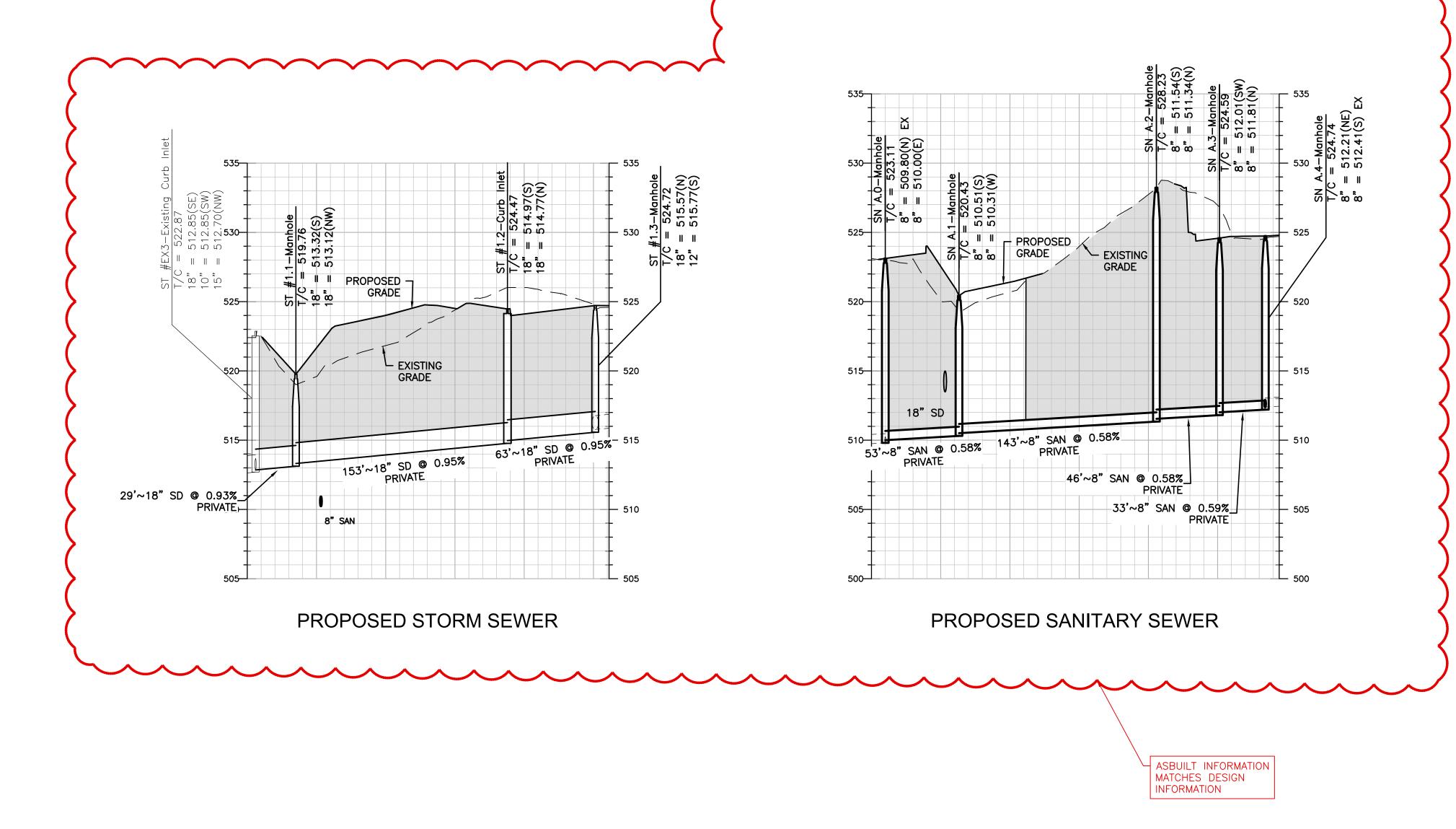
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C400

AS-BUILT

GRAPHIC SCALE IN FEET

NOTE: AS-BUILT REVISIONS ARE BASED ON CONTRACTOR RED-LINE MARKUPS. NO FIELD SURVEYS WERE PERFORMED.



LEGEND

ROCK BACKFILL

ASBUILT NOTE

ALL INLET AND/OR MANHOLE TOPS WERE BUILT WITHIN 0.5 FEET OF THE DESIGNED ELEVATION

AS-BUILT

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REVISIONS

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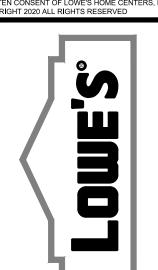
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OWE'S OF COT53 O'FALLON

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NOTES

 T/C SHALL INDICATE THE TOP BACK OF CURB FOR CURB INLETS AND TOP OF CASTING FOR SANITARY/STORM MANHOLES.

2. ALL CONNECTIONS TO EXISTING MAINS SHALL HAVE INVERTS AND LOCATION VERIFIED BEFORE BEGINNING CONSTRUCTION. ANY DIFFERENCE BETWEEN FIELD AND PLANS SHALL BE REPORTED TO THE ENGINEER.

GRAPHIC SCALES IN FEET 0 50 100 150