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NOT TO SCALE

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Benchmarks Project

Vertical control was established using Trimble Model R8 GPS Equipment (NAVD-1988)

Site

Vertical datum is NAVD 88 established from GPS observations on CP 10, an iron rod set in island on west side of service drive approx. 155' south of call box to delivery drop off area

Northing 1,060,459.343
Easting 750,554.985
Elevation 558.41

Working Hours

City of O'Fallon Construction work hours per City Ordinance as shown in Section 500.420 of the Municipal Code are as follows:

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 - Sunday

Construction work to be done outside of these hours requires prior written approval from the City Administrator of City Engineer.

Bicycle Parking Calculations

PROPOSED PARKING SPACES = 359

BICYCLE PARKING REQUIRED	= 1 BIKE P.S. PER 15 AUTO P.S.
	= 359/15 = 24 SPACES

BICYCLE PARKING PROVIDED = 24 SPACES

Flood Zone Notes

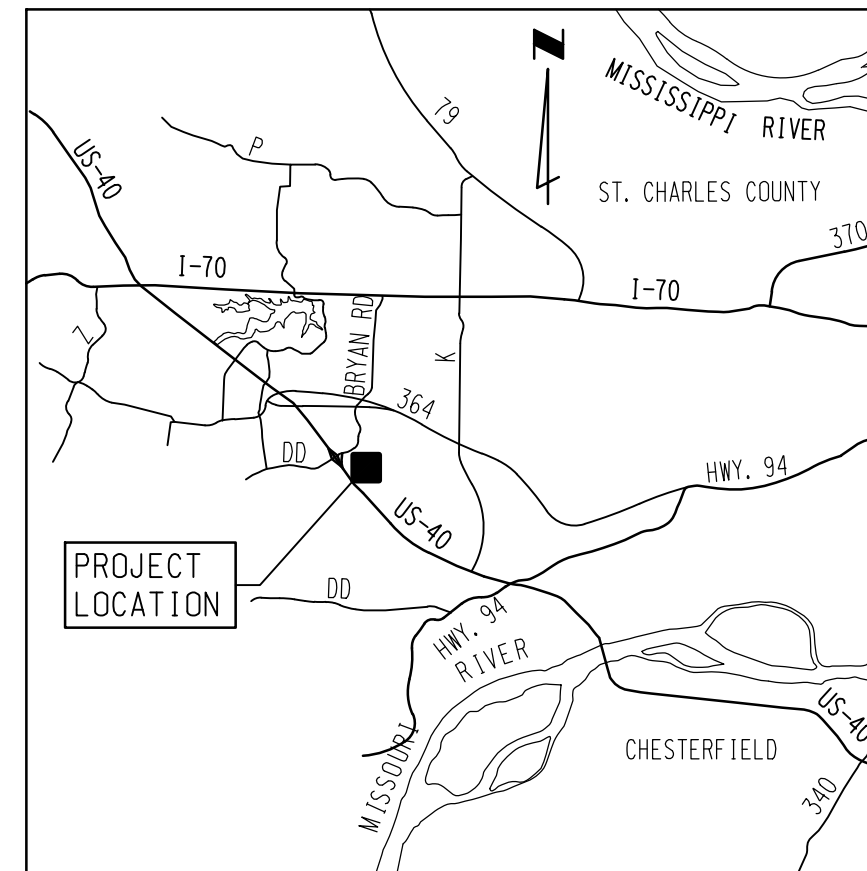
By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29183C0430G which bears an effective date of January 20, 2016. The property lies within unshaded Zone X (areas determined to be outside the 0.2% annual chance floodplain).

CONTROL POINT TABLE				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	1060459.343	750554.985	558.413	IRON ROD
11	1060629.890	750657.334	543.672	IRON ROD
12	1060780.492	750659.901	540.471	IRON ROD
25	1060294.852	750536.469	563.433	IRON ROD
26	1060258.094	750686.097	539.777	IRON ROD
27	1060281.106	750964.366	544.047	IRON ROD
45	1060627.871	750722.569	536.346	IRON ROD
46	1060706.322	751056.624	521.927	IRON ROD
70	1060377.633	751045.708	533.864	NAIL
86	1060777.603	750969.826	520.746	IRON ROD

A SET OF CONSTRUCTION PLANS FOR MASTERCARD PARKING LOT "E" "SEWER AS-BUILTS" Legal Description

A tract of land being part of Fractional Section 13 and part of Lot 23 of the "Walnut Grove Tract" in U.S. Survey 1669, Township 46 North, Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the Southwestern line of U.S. Survey 1669 with the Northern line of U.S. Survey 1641, said point being the Southwestern corner of said Lot 23 of the "Walnut Grove Tract", said point also being the Southeast corner of property conveyed to McEagle-O'Fallon, L.C. by deed recorded in Book 1989, Page 316 of the St. Charles County Records; thence along the common line between said U.S. Survey 1641 and said Fractional 13, South 82 degrees 34 minutes 07 seconds West, 1,014.38 feet to a point, said point being the Southwest corner of said McEagle-O'Fallon; thence along the Southwestern line of McEagle-O'Fallon North 18 degrees 40 minutes 53 seconds West, 762.00 feet to an Iron Pipe; thence South 89 degrees 20 minutes 07 seconds West, 236.96 feet to an Iron Pipe; thence South 49 degrees 01 minutes 37 seconds West, 278.60 feet to an Iron Pipe on the existing Northeastern right-of-way line of Highway 40-61, said point being 88.50 feet perpendicular Northeastly from existing centerline station 322+47.50; thence leaving said Northeastern right-of-way line, North 34 degrees 48 minutes 36 seconds West, 156.56 feet to a point, said point being 92.21 feet perpendicular Northeastly from existing centerline station 320+91.0; thence North 20 degrees 14 minutes 05 seconds West, 216.00 feet to a point, said point being 151.51 feet perpendicular Northeastly from existing centerline station 318+83.3; thence North 14 degrees 45 minutes 35 seconds West, 149.18 feet to a point, said point being 205.97 feet perpendicular Northeastly from existing centerline station 317+44.4; thence North 5 degrees 11 minutes 43 seconds West, 148.14 feet to a point, said point being 282.20 feet perpendicular Northeastly from existing centerline station 316+17.4; thence North 4 degrees 26 minutes 08 seconds East, 148.75 feet to a point, said point being 379.02 feet perpendicular Northeastly from existing centerline station 315+04.5; thence North 14 degrees 05 minutes 19 seconds East, 148.55 feet to a point, said point being 493.24 feet perpendicular Northeastly from existing centerline station 314+09.5; thence North 18 degrees 56 minutes 07 seconds East, 103.32 feet to a point, said point being 578.00 feet perpendicular Northeastly from existing centerline station 313+50.4; thence South 69 degrees 32 minutes 53 seconds East, 60.30 feet; thence South 18 degrees 32 minutes 53 seconds East, 30.75 feet; thence North 71 degrees 27 minutes 07 seconds East, 364.44 feet; thence North 89 degrees 56 minutes 28 seconds East, 112.33 feet; thence South 62 degrees 54 minutes 33 seconds East, 197.46 feet; thence South 49 degrees 19 minutes 53 seconds East, 165.21 feet; thence South 79 degrees 27 minutes 53 seconds East, 1,110.50 feet; thence South 44 degrees 35 minutes 23 seconds East, 669.00 feet; thence South 14 degrees 40 minutes 37 seconds West, 332.23 feet to a point on the Northern line of a tract of land conveyed to Ira C. and Lillian Jones by Alfred Sefen, Etal, by deed recorded in Book 372, Page 7 of the St. Charles County Records; thence along said Northern line of Jones, South 82 degrees 08 minutes 07 seconds West, 475.86 feet to a point on the Southwestern line of said U.S. Survey 1669; thence along said Southwestern line, South 26 degrees 46 minutes 13 seconds East, 211.46 feet to the point of beginning and containing 52.08 acres according to survey by The Clayton Engineering Company March, 1999.



Locator Map
NOT TO SCALE

Legend

EXISTING	PROPOSED	DESCRIPTION
	(1-1)	MANHOLE DESCRIPTOR
	(1-1)	INLET DESCRIPTOR
— OHE —		OVERHEAD ELECTRIC
— UGE —		UNDERGROUND ELECTRIC
— T —		TELEPHONE
— G —		GAS
— SL —		STREET LIGHTING UTILITY
— W —		WATER
— FP —		WATER
— S —		SEWER (PIPE 6" THRU 18")
— S —		SEWER (PIPE 21" THRU 108")
○	●	MANHOLE
○	○	GRATED MANHOLE
□	□	CURB INLET / INLET MANHOLE
□	□	GRATE INLET
□	□	YARD DRAIN
▲	▲	IRRIGATION CONTROL VALVE
○	○	FIRE HYDRANT
○	○	PHONE CABLE BOX
○	○	ELECTRIC MANHOLE
○	○	POWER POLE W/GUY WIRE
○	○	STREET LIGHT
○	○	DOWNSPOUT
○	○	TREE
○	○	POST
○	○	CONTROL POINT AND NUMBER
— X —	— X —	FENCE
— P —	— P —	PROPERTY LINE
— CL —	— CL —	CONSTRUCTION LIMITS
---445---	---445---	CONTOUR
+ 445.25	+ 445.25	ELEVATION
○	○	PARKING STALL COUNT

Conditions of Approval From Planning and Zoning

STAFF RECOMMENDATIONS:

1. PROVIDE A SIGNED PROPERTY OWNER ACKNOWLEDGEMENT FORM.
2. THE APPLICANT SHALL COMPLY WITH THE FIRE DISTRICT REQUIREMENTS.
3. THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS.

MUNICIPAL CODE REQUIREMENTS:

1. PROVIDE THE TREE PRESERVATION CALCULATION ACCORDING TO SECTION 402.040 OF THE CITY CODE.
2. PROVIDE A BUFFER YARD ADJACENT TO THE RESIDENTIAL PROPERTIES IN ACCORDANCE WITH SECTION 402.180 OF THE CITY CODE.
3. PROVIDE A PHOTOMETRIC LIGHTING PLAN.
4. PROVIDE LANDSCAPING PLANS.
5. PROVIDE THE LOCATION AND A DETAIL FOR THE BIKE RACKS.

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jamie Switzer* DATE: 05/07/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

AS-BUILT
THE CONTENTS OF THIS SHEET CONTAIN RECORD INFORMATION PROVIDED BY THE OWNER, DAVID MASON AND ASSOCIATES ASSUMES NO LIABILITY REGARDING ACCURACY, ADEQUACY, COMPLETENESS, CONSEQUENCE OR RELIABILITY OF ANY INFORMATION PRESENTED HEREIN.

Utility Contacts

Sanitary Sewers

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric

Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas

Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone

AT&T
12851 Manchester Road, 2-E-214
Des Peres, MO. 63131
314-894-4003

Fire District

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385



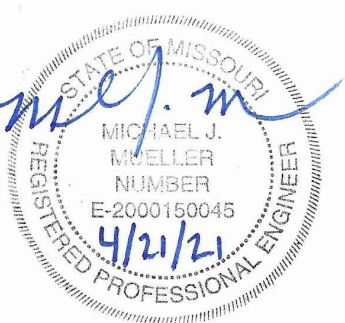
David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000620
Survey: 000336

Consultants:
Consultants Title and Discipline
Certificate of Authority ###
Street Address:
City, State, Zip Code
P: (xxx) xxx-xxxx F: (xxx) xxx-xxxx

MASTERCARD PARKING LOT "E"

2200 MASTERCARD BOULEVARD
O'FALLON, MISSOURI 63368

Professional Seal:



MICHAEL J. MUELLER, P.E.
CIVIL ENGINEER
E-2000150045

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.

The seals and signatures apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

No.	Description	Date
	City Submittal	10/18/18
	City Comments	11/21/18
	City Comments	01/07/19
	Issued for Construction	01/23/19

Sheet Title:

COVER SHEET

Date: 10/01/2018

Project Number: 2018364-00

Designed By: MJM

Drawn By: TJR

Checked By: MJM

Sheet Number:

COVER

AS-BUILT - APRIL 21, 2021

GENERAL NOTES

- GN # 1 Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet bumps
GN # 2 Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
GN # 3 Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using red cast truncated domes per pavement details.
GN # 4 Any proposed pavilions or playground areas will need a separate permit from the Building Division.
GN # 5 The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities.
GN # 6 All proposed utilities and/or utility relocations shall be located underground.
GN # 7 All proposed fencing requires a separate permit through the Building Safety Division.
GN # 8 All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
GN # 9 All free standing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line and a minimum of three (3) feet from the back of curbing or sidewalk.
GN # 10 All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
GN # 11 Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations.
GN # 12 Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
GN # 13 The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow items or infrastructure needed on the approved plans.
GN # 14 All installations and construction shall conform to the approved engineering drawings.
GN # 15 City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning code.

Erosion Control Notes

- EN # 1 The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area.
EN # 2 All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-quarter inch of rain or more.
EN # 3 Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
EN # 4 This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase III Illicit Storm Water Discharge Guidelines.
EN # 5 Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities.

Grading Notes

- GRN #1 Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading.
GRN #2 All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-180 compaction test.
GRN #3 The surface of the fill shall be finished so it will not impound water.
GRN #4 All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
GRN #5 When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site.
GRN #6 No slopes shall exceed 3 (horizontal); 1 (vertical) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
GRN #7 All low places whether on site or off shall be graded to provide drainage with temporary ditches.
GRN #8 Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
GRN #9 (intentionally left blank)
GRN #10 All trench back fills under paved areas shall be granular back fill, and compacted mechanically.
GRN #11 Site grading.
GRN #12 Access to the site from any other location other than the proposed construction entrance is strictly prohibited!
GRN #13 All fill placed under proposed storm and sanitary sewers, proposed roads and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test.

Storm Sewer Notes

- STM # 1 All Storm Sewer installation is to be in accordance with M.S.D. current standards and specifications except as modified by the City of O'Fallon ordinances.
STM # 2 Brick shall not be used in the construction of storm sewer structures.
STM # 3 A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
STM # 4 HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
STM # 5 Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer.
STM # 6 The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
STM # 7 All concrete pipes will be installed with O-ring rubber type gaskets.
STM # 8 Connections at all storm structures are to be made with A-lock joint or equal.
STM # 9 Pre cast concrete inlet covers are not to be used.
STM # 10 The swale in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
STM # 11 All storm sewer shall be reinforced concrete pipe or H.D.P.E. pipe.
STM # 12 The discharge point of all flared end sections shall be protected by rip rap or other approved means.
STM # 13 Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary, to reduce erosion on and off site.
STM # 14 Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
STM # 15 The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal.

Table with 6 columns: Manufacturer, Size, Adhesive, Style, Message (Part #), Website. Rows include ACP International and DAS Manufacturing, Inc.

Roadway Notes

- RN # 1 All paving (public and private) to be in accordance with St. Louis County Transportation Standard Specifications for Road and Bridge Construction.
RN # 2 If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
RN # 3 Provide 6" of concrete over 4" of MoDot type 1 or type 5 aggregate rock or asphalt equivalent for minor residential streets per City Code 405.370.
RN # 4 Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
RN # 5 Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Charles Co. Standard Specifications.
RN # 6 Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement.
RN # 7 All street stub-outs over 250' in length will require a temporary turnaround.
RN # 8 All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements.
RN # 9 Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City Engineer's discretion.
RN # 10 Approval Of Sub grade And Base (Sub base) The City Engineer or representative shall approve the sub grade before any base is placed thereon and shall approve the base before concrete or surface course is placed.
RN # 11 In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
RN # 12 No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi within 28 days.
RN # 13 Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no faster than three (3) miles per hour.
RN # 14 Sub grade and base beneath pavements shall be compacted to St. Charles County Highway Department specifications.
RN # 15 The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer.
RN # 16 Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically tamped in ten (10) inch lifts.
RN # 17 Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
RN # 18 All permanent traffic control will be per M.U.T.E.D. or MoDot standards.
RN # 19 All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT).

Flood plain Information

FP #1 A flood plan development application from the City is required for any work within the flood plain limits.

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29183C0430G which bears an effective date of January 20, 2016. The property lies within unshaded Zone X (areas determined to be outside the 0.2% annual chance floodplain).

SEWER AS-BUILT NOTES: THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATION WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION. ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS: ALL SEWER CONSTRUCTION LIES WITHIN THE BOUNDARIES OF FOREST PARK. NO SEWER EASEMENTS ARE REQUIRED PER AGREEMENT WITH THE CITY OF ST. LOUIS.



David Mason and Associates, Inc. Missouri Certificate of Authority Number: Engineer: 001103 Architect: 000620 Survey: 000336

Consultants: Consultants Title and Discipline Certificate of Authority #### Street Address: City, State, Zip Code P: (000) XXX-XXXX F: (000) XXX-XXXX

MASTERCARD PARKING LOT "E" 2200 MASTERCARD BOULEVARD O'FALLON, MISSOURI 63368



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Table with 3 columns: No., Description, Date. Rows include City Submittal (10/18/18), City Comments (11/21/18), City Comments (01/07/19), Issued for Construction (01/23/19).

Sheet Title: CIVIL GENERAL NOTES

Date: 10/01/2018 Project Number: 2018364-00 Designed By: MJM Drawn By: TJR Checked By: MJM Sheet Number:

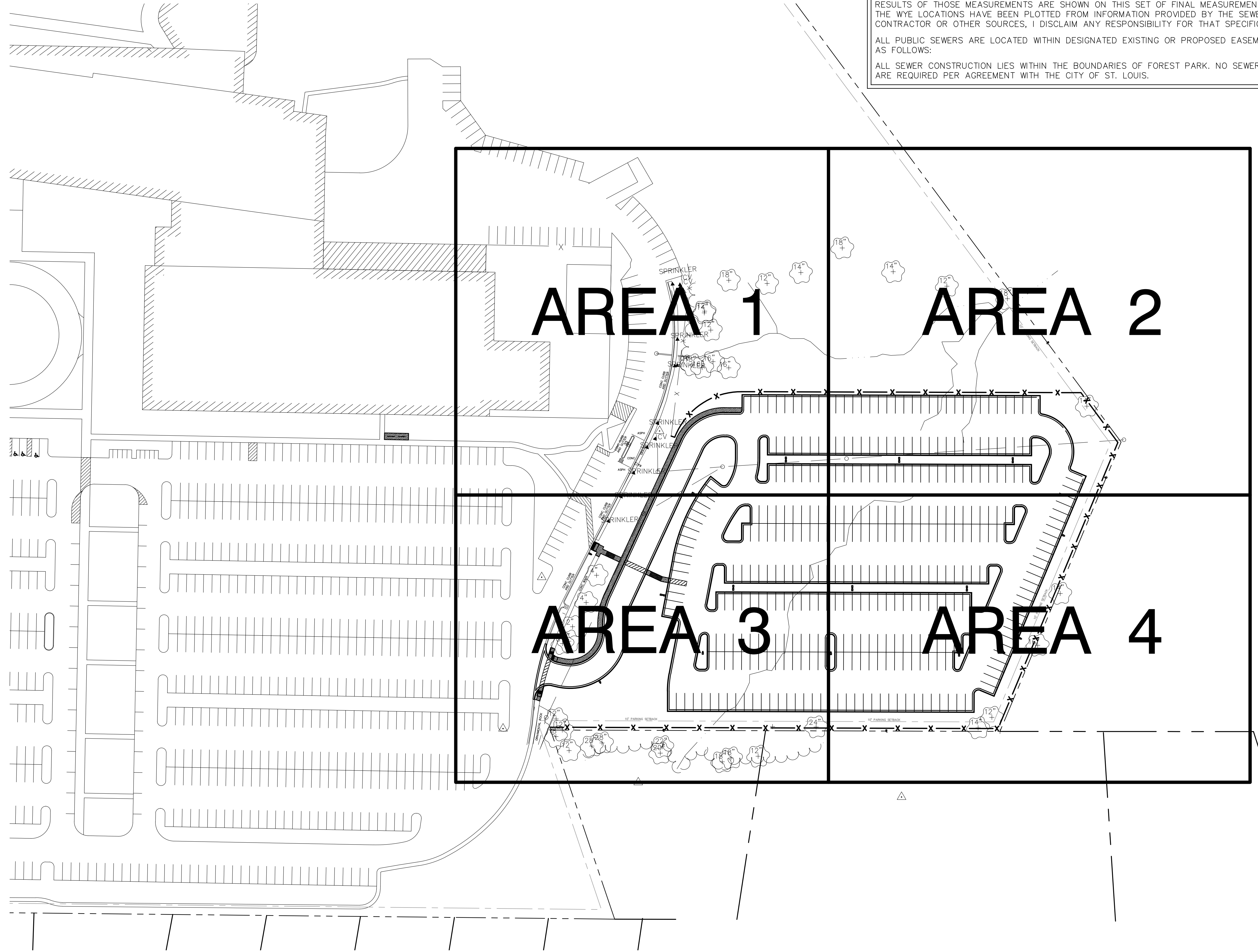
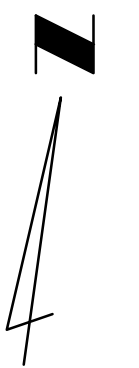
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ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

ALL SEWER CONSTRUCTION LIES WITHIN THE BOUNDARIES OF FOREST PARK. NO SEWER EASEMENTS ARE REQUIRED PER AGREEMENT WITH THE CITY OF ST. LOUIS.



David Mason and Associates, Inc.
 Missouri Certificate of Authority Number:
 Engineer: 001103
 Architect: 000620
 Survey: 000336

Consultants:
 Consultants Title and Discipline
 Certificate of Authority ####
 Street Address:
 City, State, Zip Code
 P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

MASTERCARD PARKING LOT "E"
2200 MASTERCARD BOULEVARD
O'FALLON, MISSOURI 63368

Professional Seal:

 MICHAEL J. MUELLER, P.E.
 CIVIL ENGINEER
 E-2000150045

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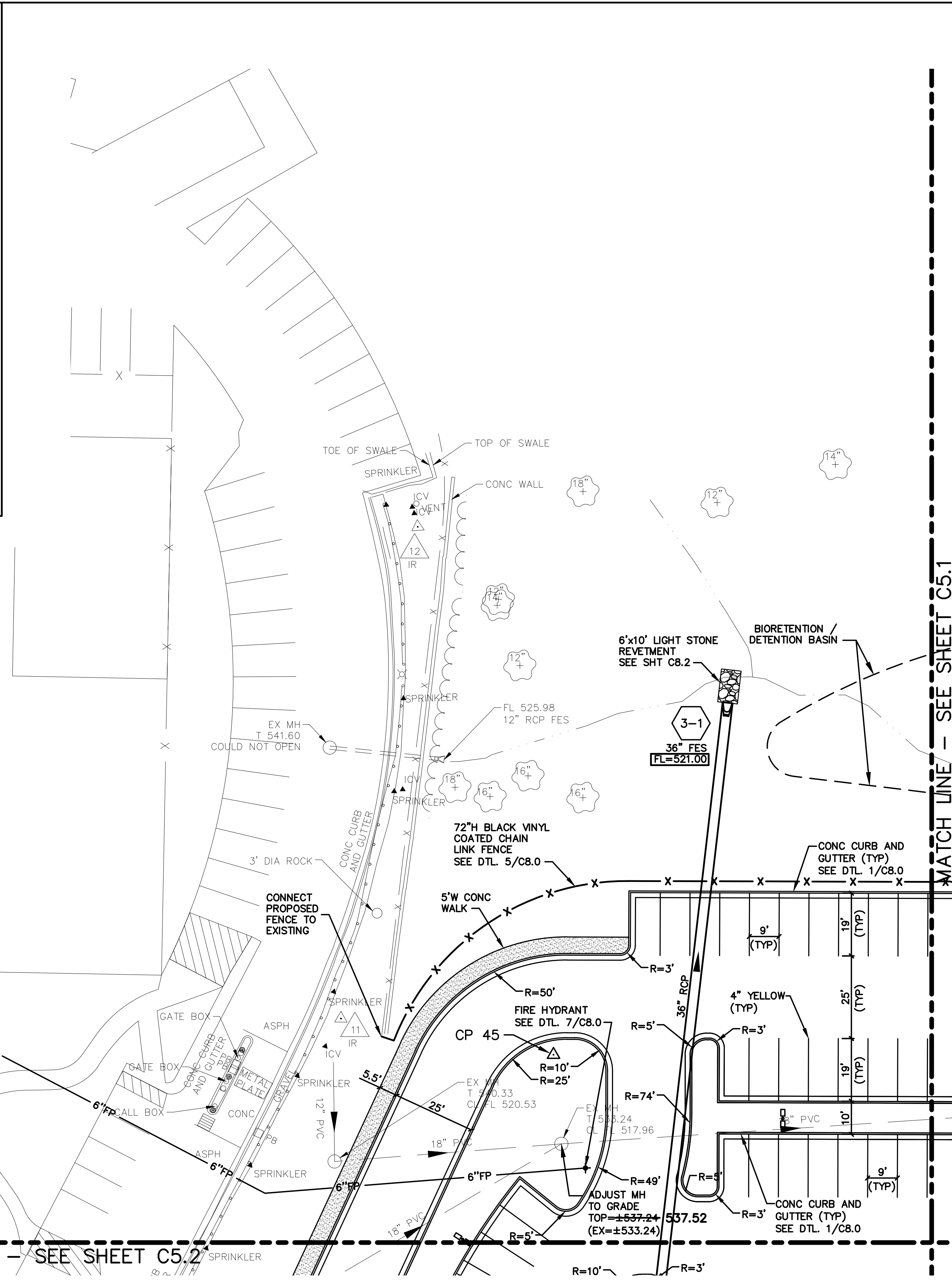
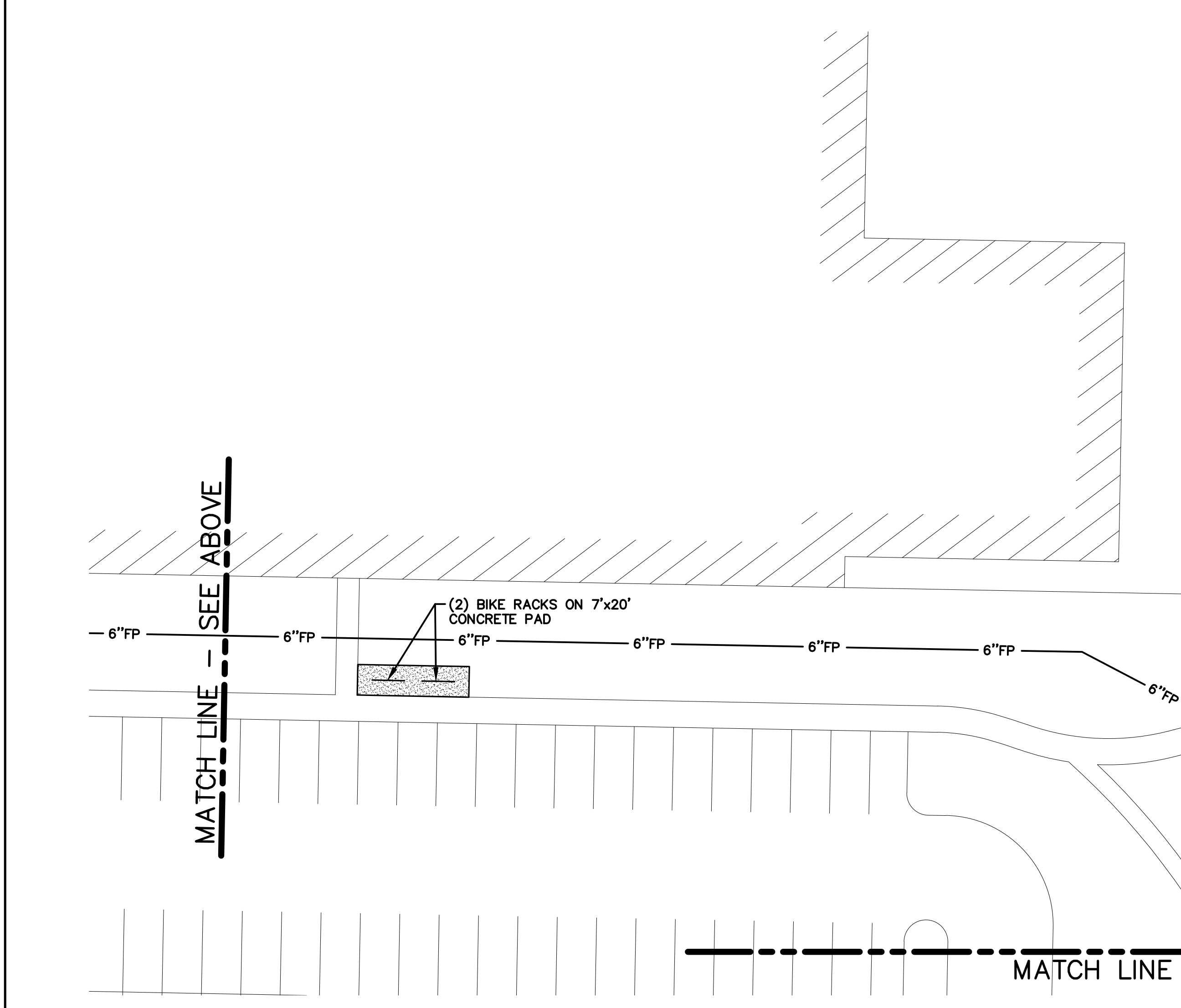
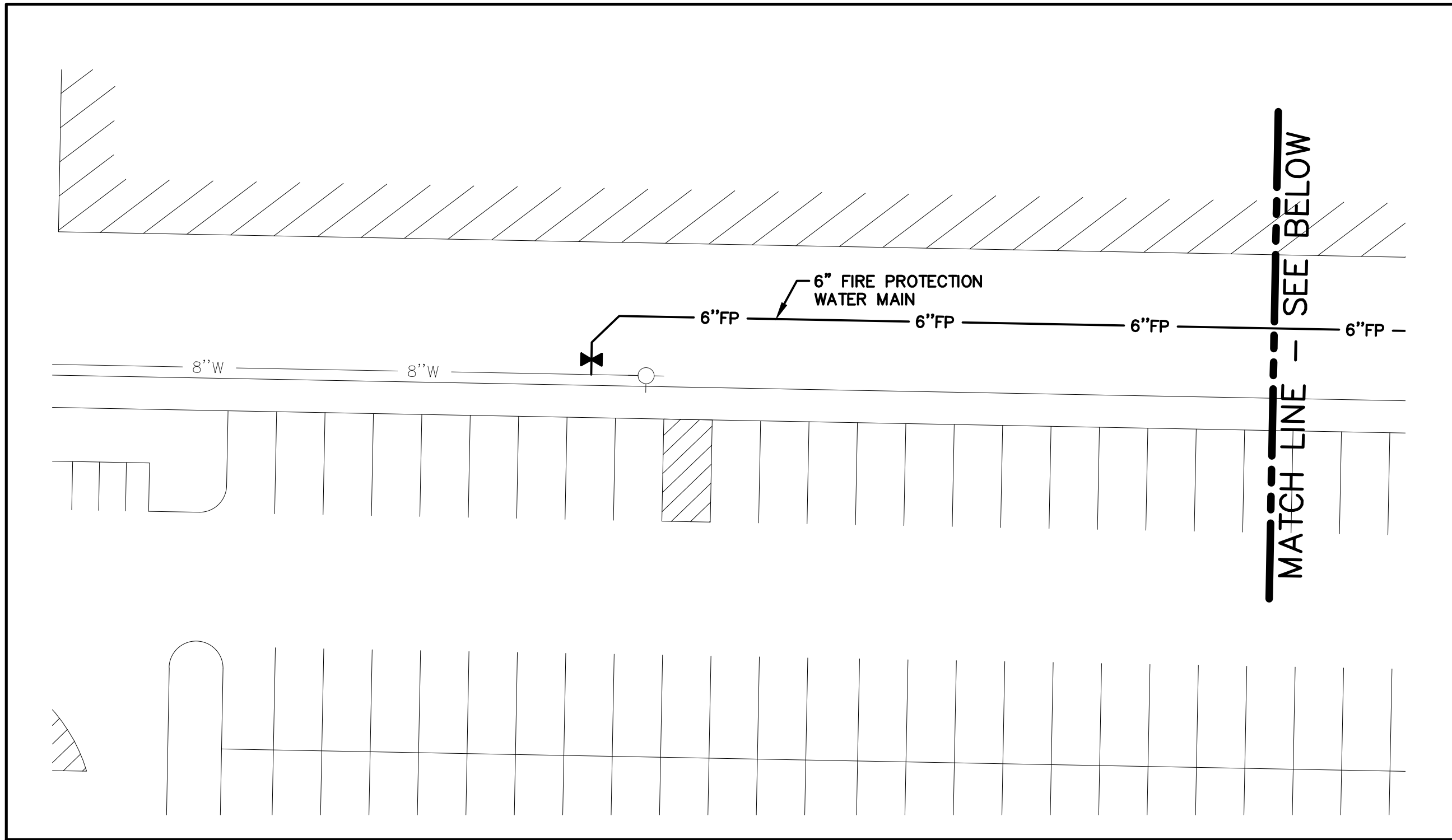
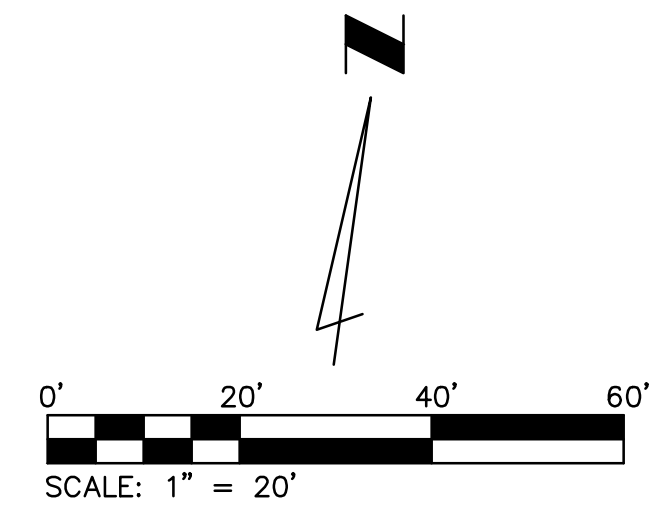
Sheet Title:
SITE REFERENCE PLAN

Date: 10/01/2018
 Project Number: 2018364-00
 Designed By: MJM
 Drawn By: TJR
 Checked By: MJM
 Sheet Number:

C2.0

1 SITE REFERENCE PLAN
 C2.0

No.	Description	Date
	City Submittal	10/18/18
	City Comments	11/21/18
	City Comments	01/07/19
	Issued for Construction	01/23/19



1 SITE IMPROVEMENT PLAN - AREA 1
C5.0

SEWER AS-BUILT NOTES:
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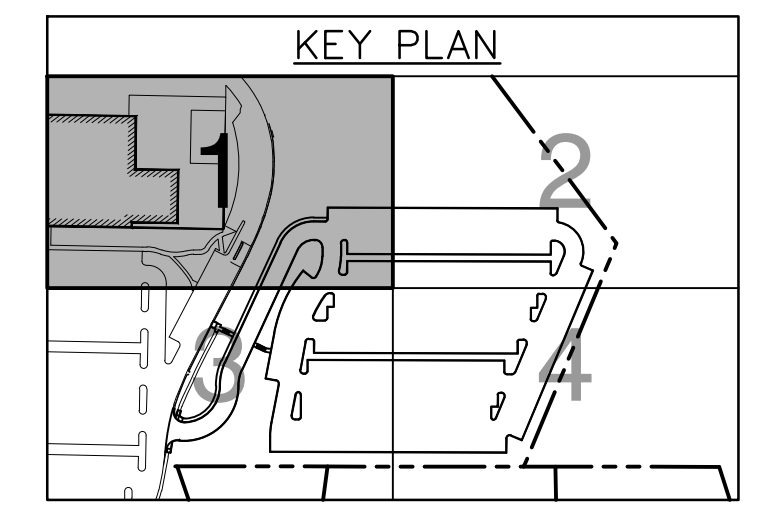
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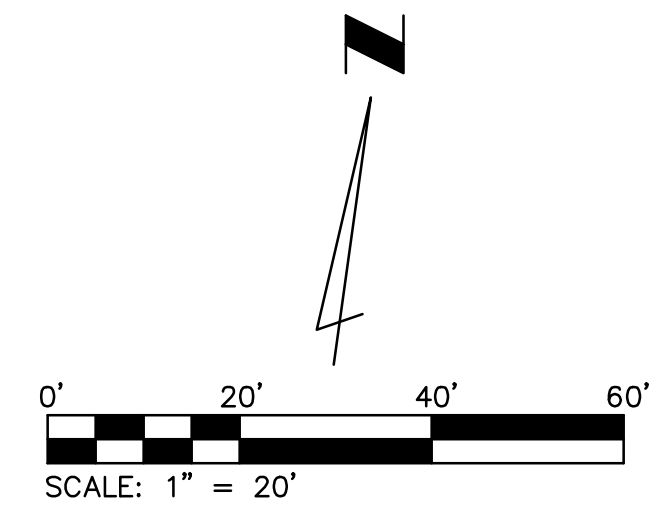
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LEGEND

	ASPHALT PAVEMENT SEE DTL. 2/C8.0
	CONCRETE WALK SEE DTL. 3/C8.0





MASTERCARD PARKING LOT "E"
2200 MASTERCARD BOULEVARD
O'FALLON, MISSOURI 63368

Professional Seal:

MICHAEL J. MUELLER, P.E.
CIVIL ENGINEER
E-2000150045

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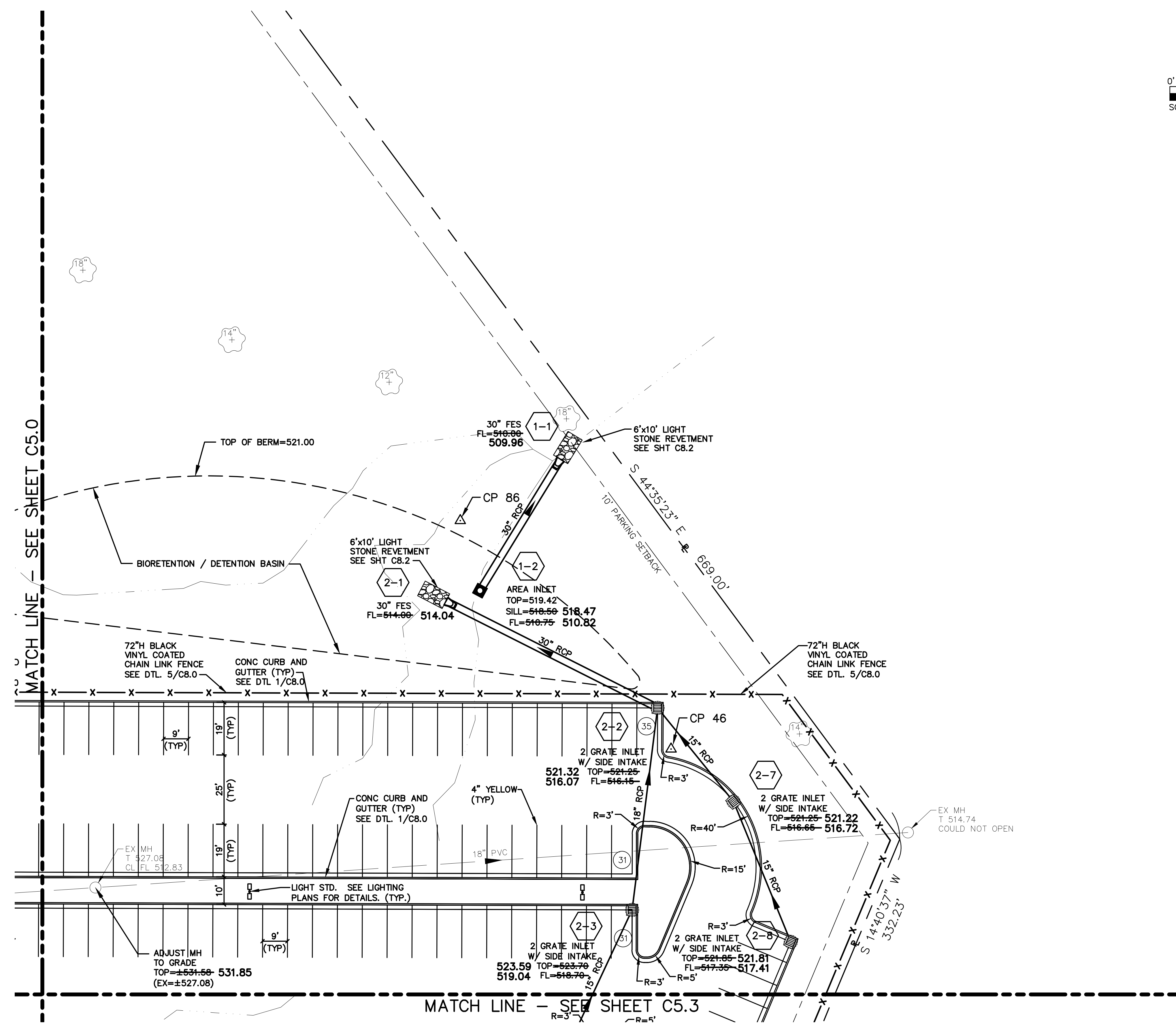
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	City Comments	11/21/18
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	Issued for Construction	01/23/19

Sheet Title:
SITE IMPROVEMENT PLAN - AREA 2

Date: 10/01/2018
Project Number: 2018364-00
Designed By: MJM
Drawn By: TJR
Checked By: MJM
Sheet Number:

C5.1



1 SITE IMPROVEMENT PLAN - AREA 2
C5.1

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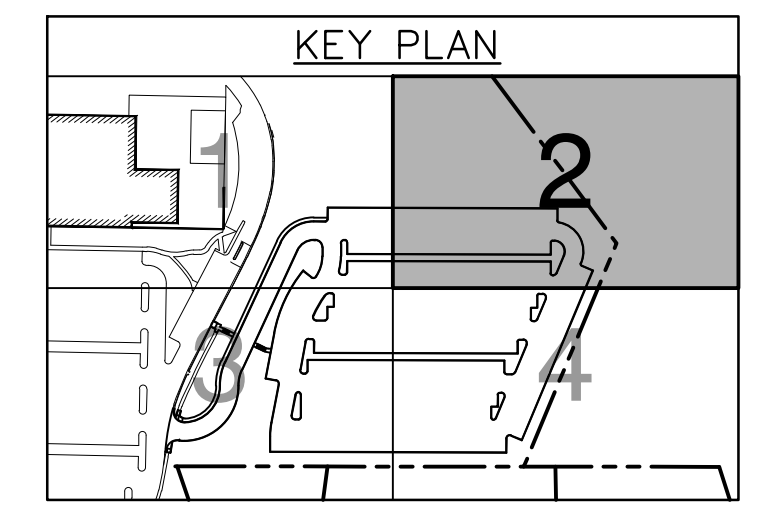
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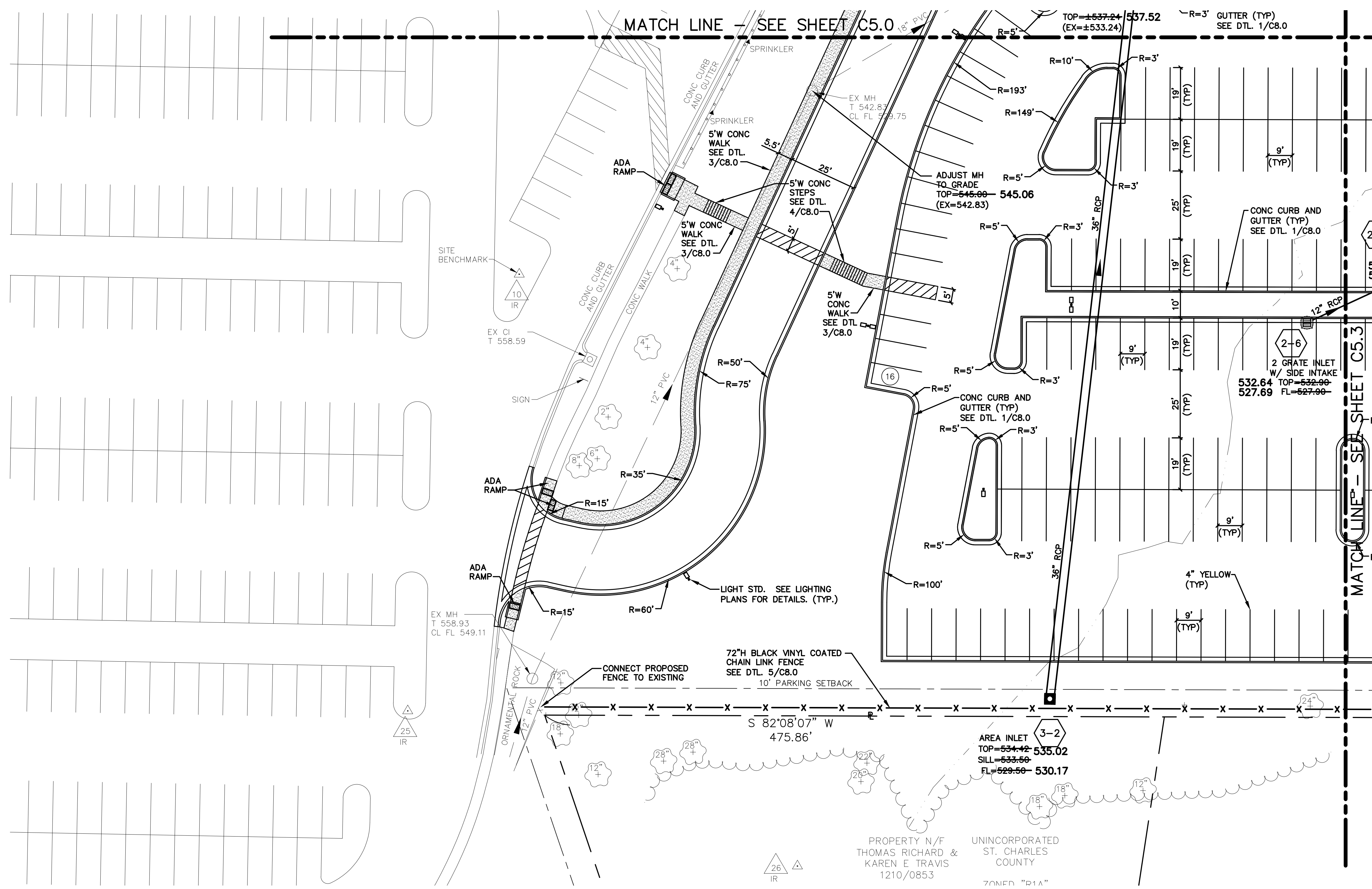
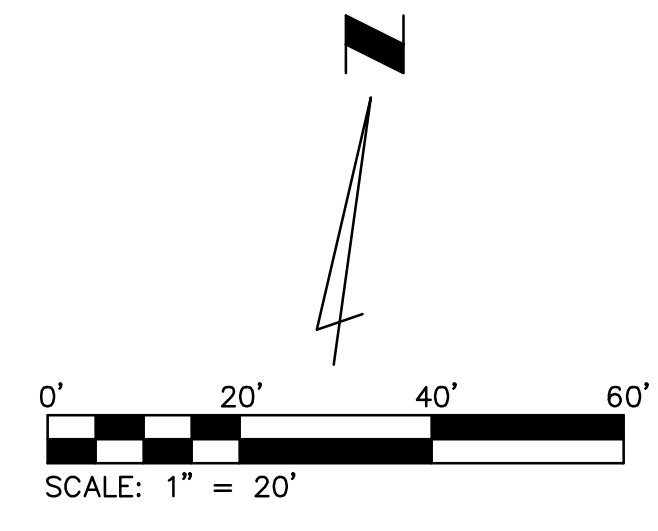
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LEGEND

	ASPHALT PAVEMENT SEE DTL. 2/C8.0
	CONCRETE WALK SEE DTL. 3/C8.0





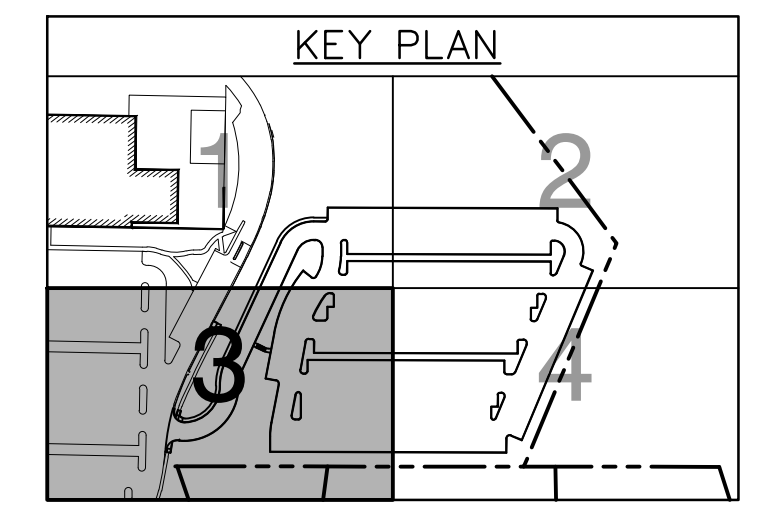
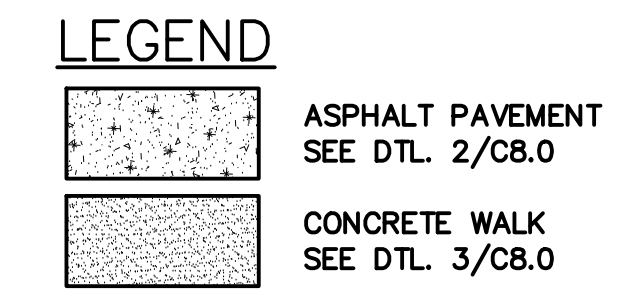
1 SITE IMPROVEMENT PLAN - AREA 3
C5.2

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O'FALLON, MISSOURI 63368

Professional Seal:

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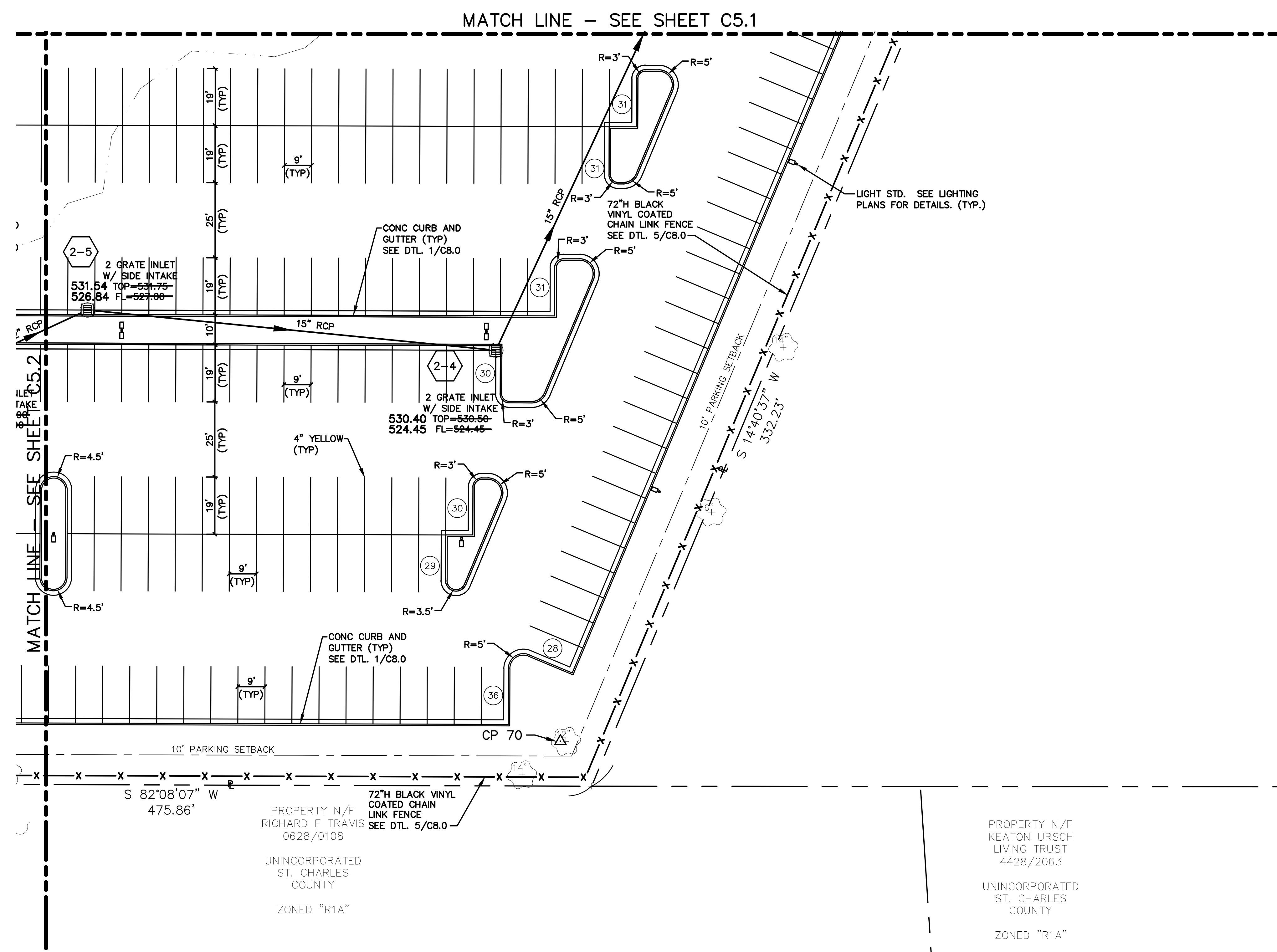
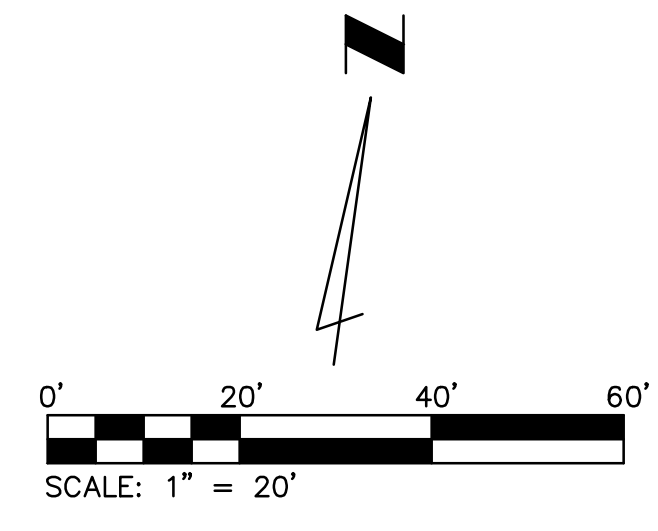
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	City Comments	01/07/19
	Issued for Construction	01/23/19

Sheet Title:
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Date: 10/01/2018
Project Number: 2018364-00
Designed By: MJM
Drawn By: TJR
Checked By: MJM
Sheet Number:

C5.2



MASTERCARD PARKING LOT "E"
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	Issued for Construction	01/23/19

Sheet Title:
SITE IMPROVEMENT PLAN - AREA 4

Date: 10/01/2018
Project Number: 2018364-00
Designed By: MJM
Drawn By: TJR
Checked By: MJM
Sheet Number:

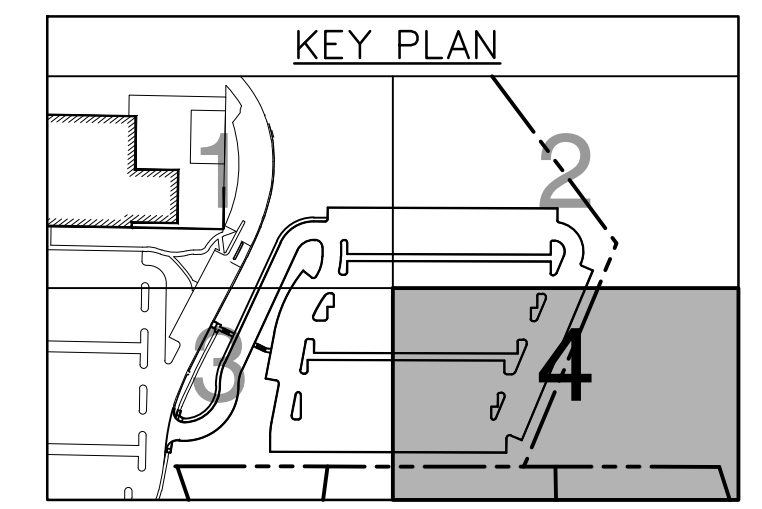
C5.3

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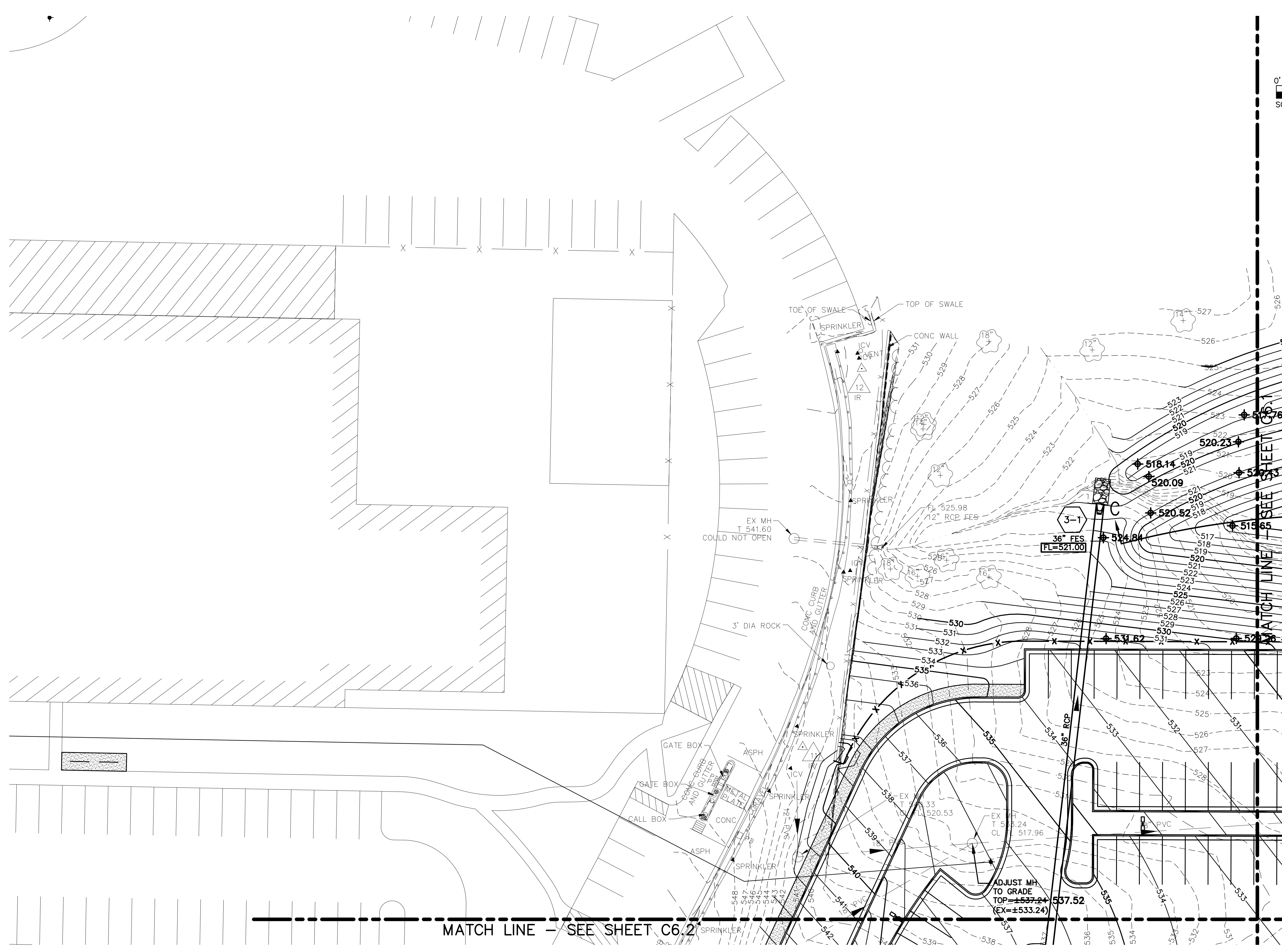
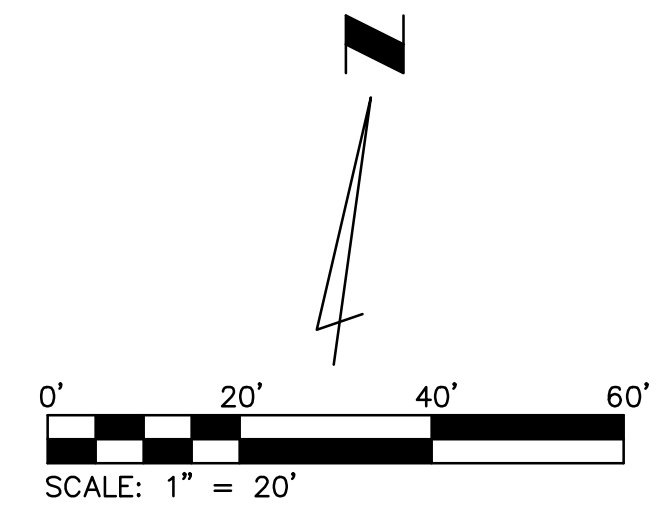
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LEGEND

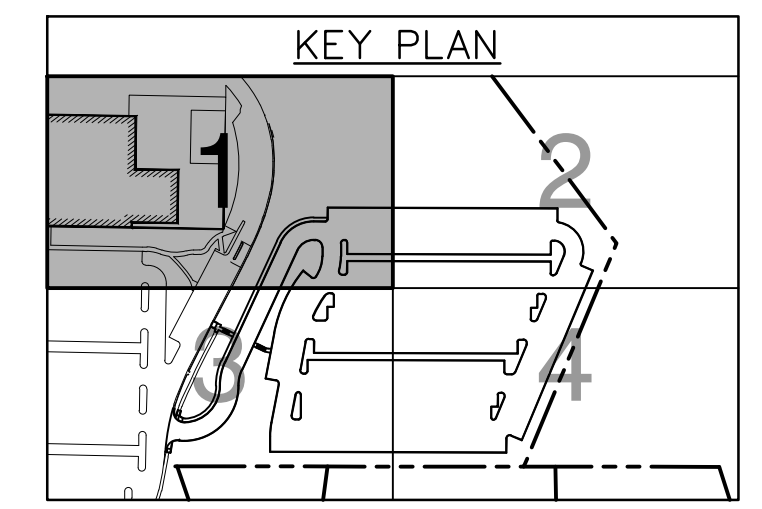
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1 SITE GRADING PLAN - AREA 1
C6.0



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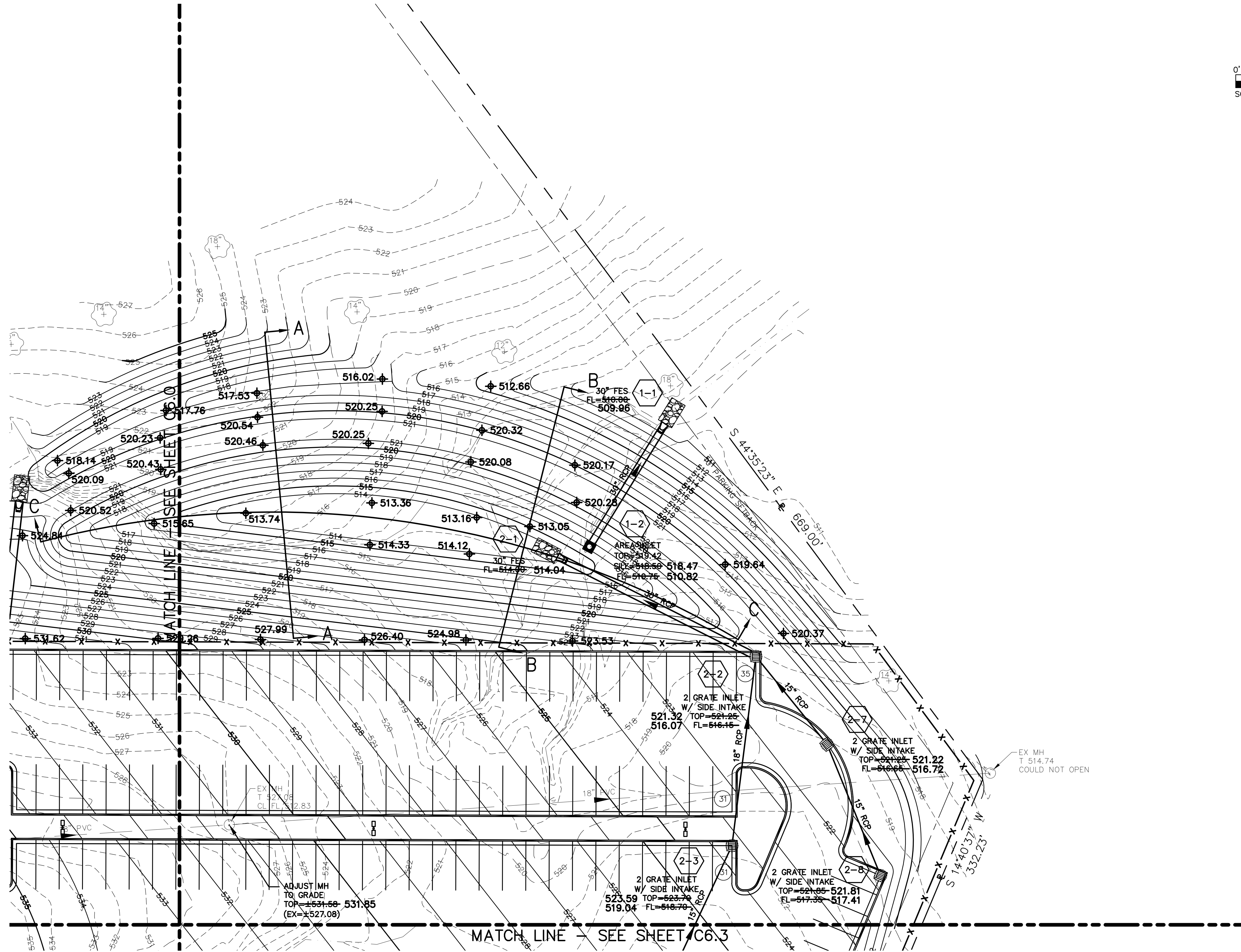
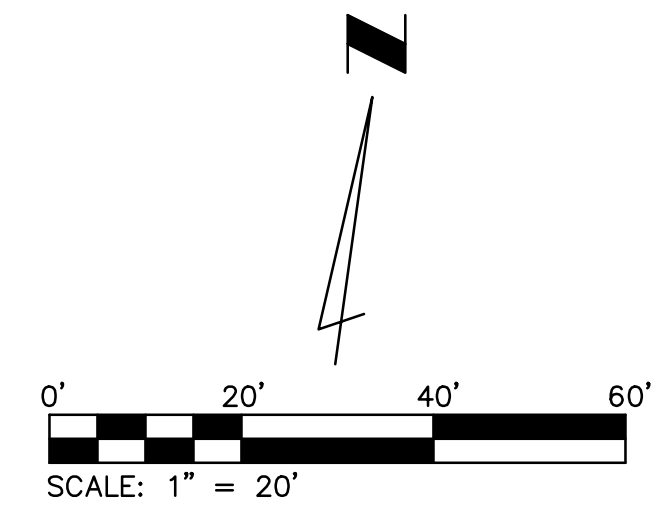


800 South Vandeventer St. Louis, Missouri 63110
 P: (314) 534-1030 F: (314) 534-1053
 davidmason.com

David Mason and Associates, Inc.
 Missouri Certificate of Authority Number:
 Engineer: 001103
 Architect: 000620
 Surveyor: 000336

Consultants:
 Consultants Title and Discipline
 Certificate of Authority ###
 Street Address
 City, State, Zip Code
 P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

Consultants Title and Discipline
 Certificate of Authority ###
 Street Address
 City, State, Zip Code
 P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX



MASTERCARD PARKING LOT "E"
2200 MASTERCARD BOULEVARD
O'FALLON, MISSOURI 63368

Professional Seal

 MICHAEL J. MUELLER, P.E.
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	City Comments	01/07/19
	Issued for Construction	01/23/19
	Revision 1	01/29/19

Sheet Title:
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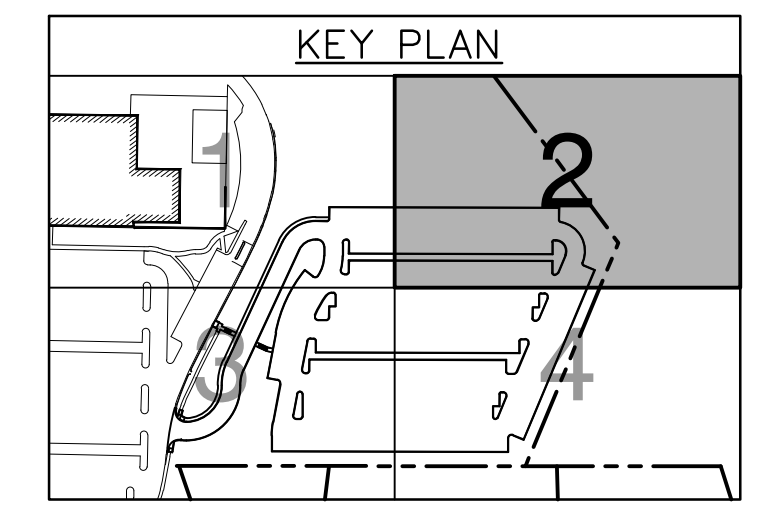
Date: 10/01/2018
 Project Number: 2018364-00
 Designed By: MJM
 Drawn By: TJR
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 Sheet Number:

C6.1

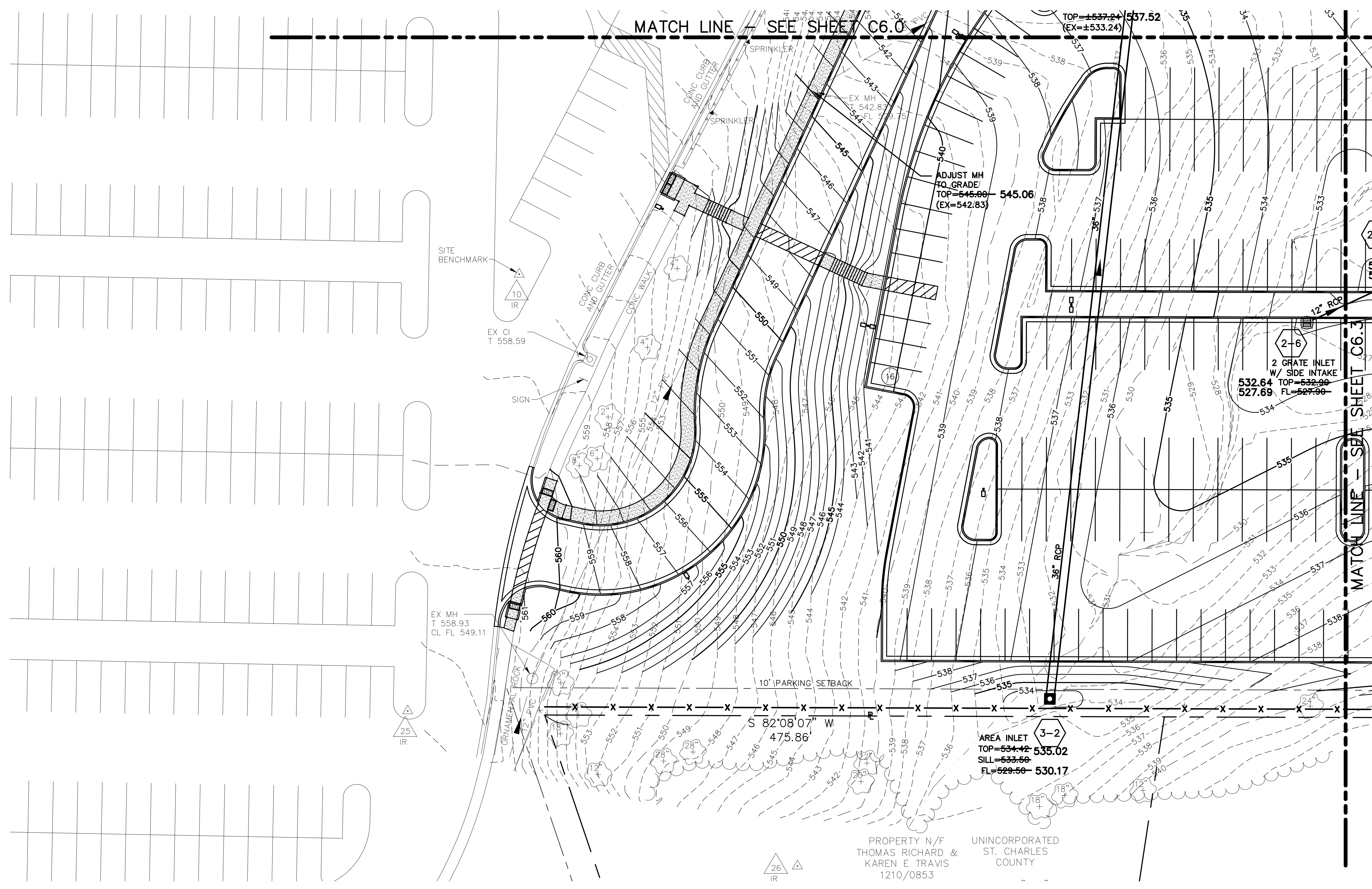
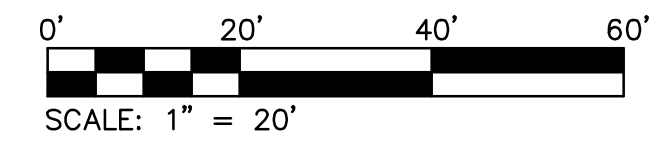
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1 SITE GRADING PLAN - AREA 2
 C6.1

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AS-BUILT - APRIL 21, 2021



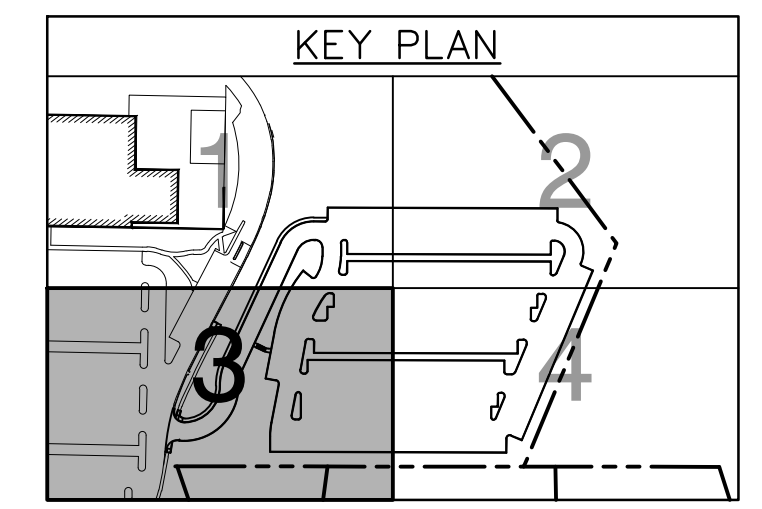
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1 SITE GRADING PLAN - AREA 3
C6.2



MASTERCARD PARKING LOT "E"
2200 MASTERCARD BOULEVARD
O'FALLON, MISSOURI 63368

Professional Seal:

MICHAEL J. MUELLER, P.E.
CIVIL ENGINEER
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	Revision 1	01/29/19

Sheet Title:
SITE GRADING PLAN - AREA 3

Date: 10/01/2018
Project Number: 2018364-00
Designed By: MJM
Drawn By: TJR
Checked By: MJM
Sheet Number:

C6.2



800 South Vandeventer St. Louis, Missouri 63110

David Mason and Associates, Inc. Missouri Certificate of Authority Number: Engineer: 001103 Architect: 000620 Survey: 000336

Consultants: Consultants Title and Discipline Certificate of Authority ### Street Address City, State, Zip Code P: (000) XXX-XXXX F: (000) XXX-XXXX

MASTERCARD PARKING LOT "E" 2200 MASTERCARD BOULEVARD O'FALLON, MISSOURI 63368

Professional Seal: MICHAEL J. MUELLER, P.E. CIVIL ENGINEER E-2000150045

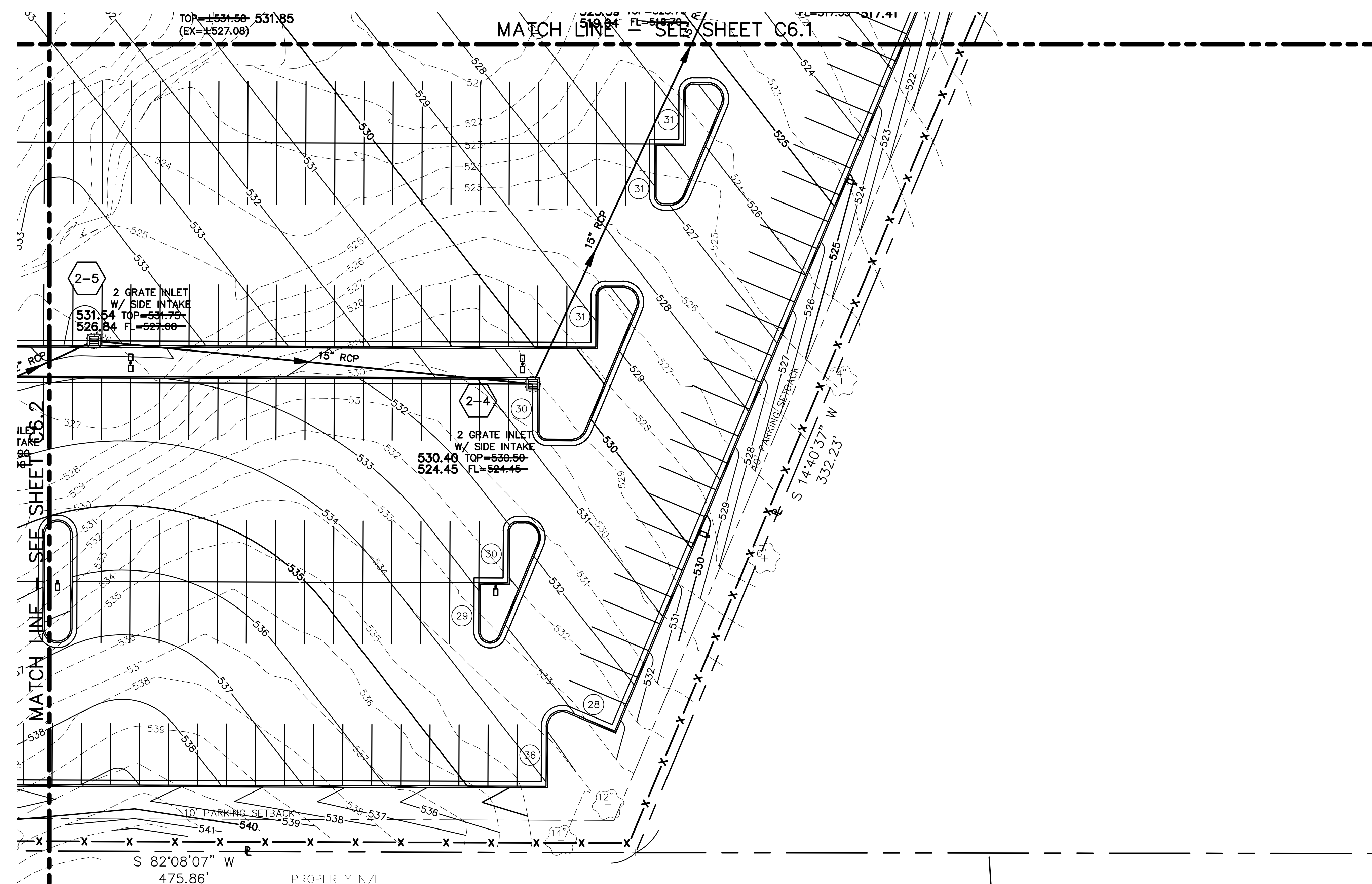
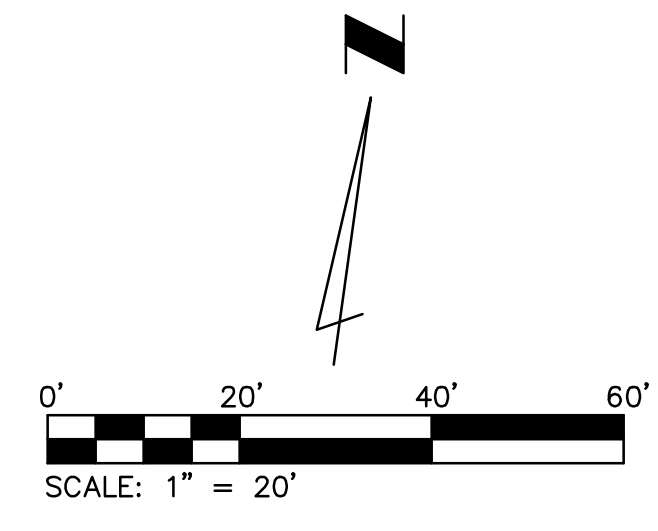
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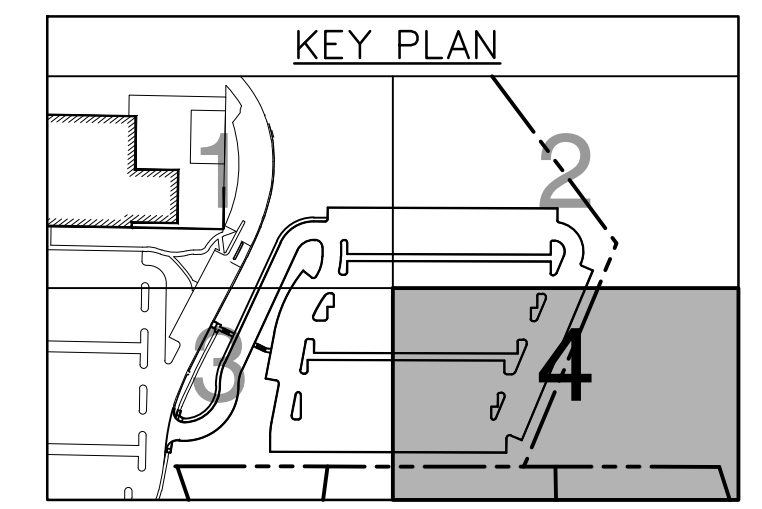
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C6.3



PROPERTY N/F RICHARD F TRAVIS 0628/0108 UNINCORPORATED ST. CHARLES COUNTY ZONED "R1A" PROPERTY N/F KEATON URSCH LIVING TRUST 4428/2063 UNINCORPORATED ST. CHARLES COUNTY ZONED "R1A"

1 SITE GRADING PLAN - AREA 4



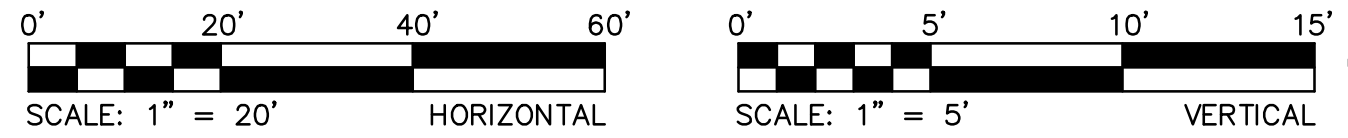
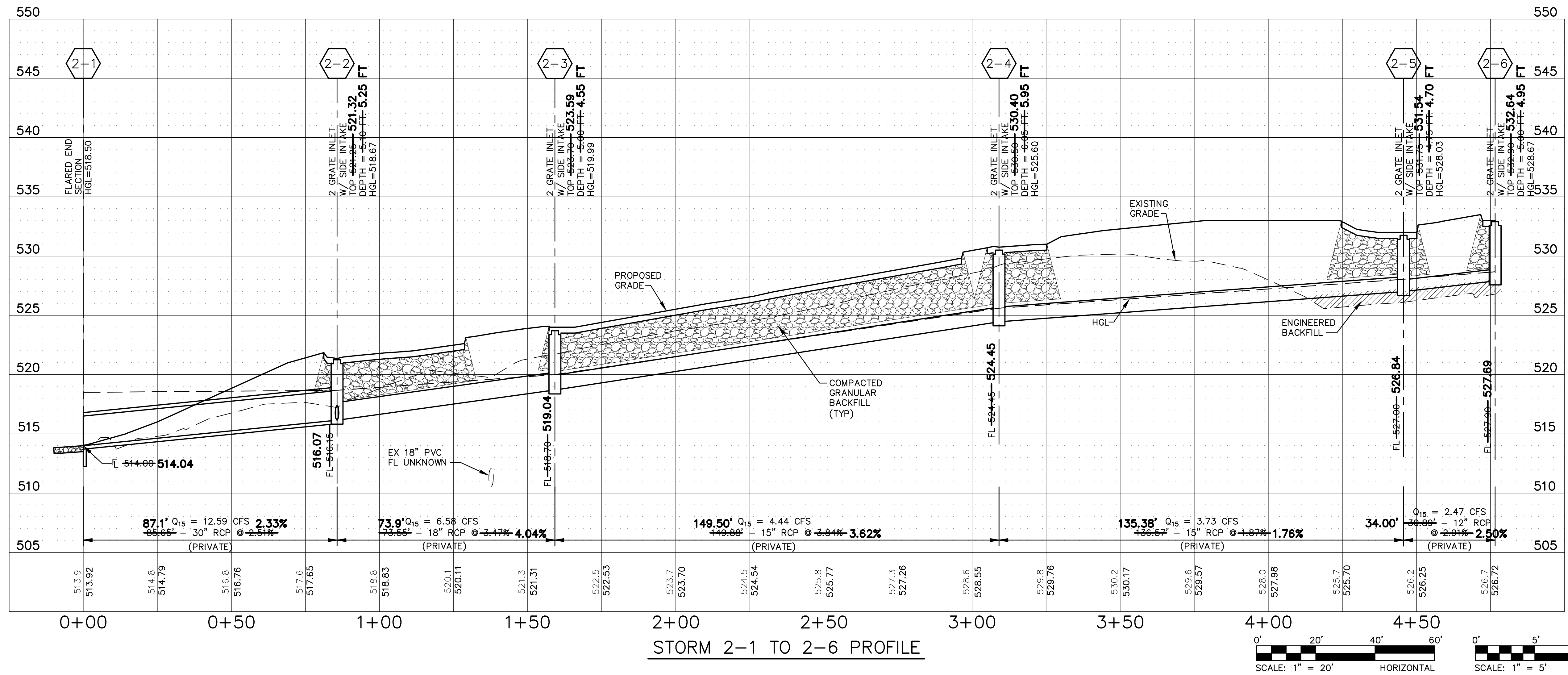
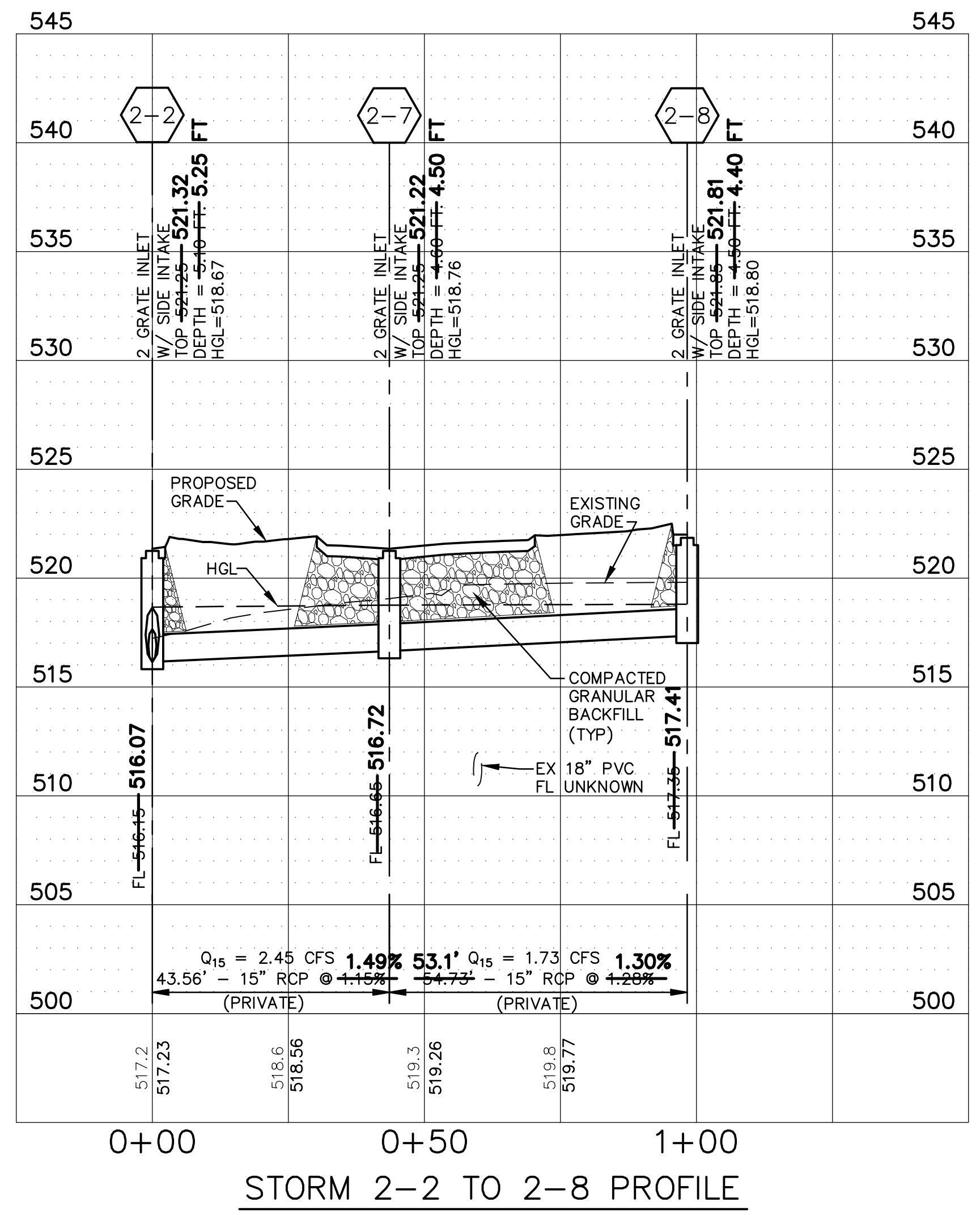
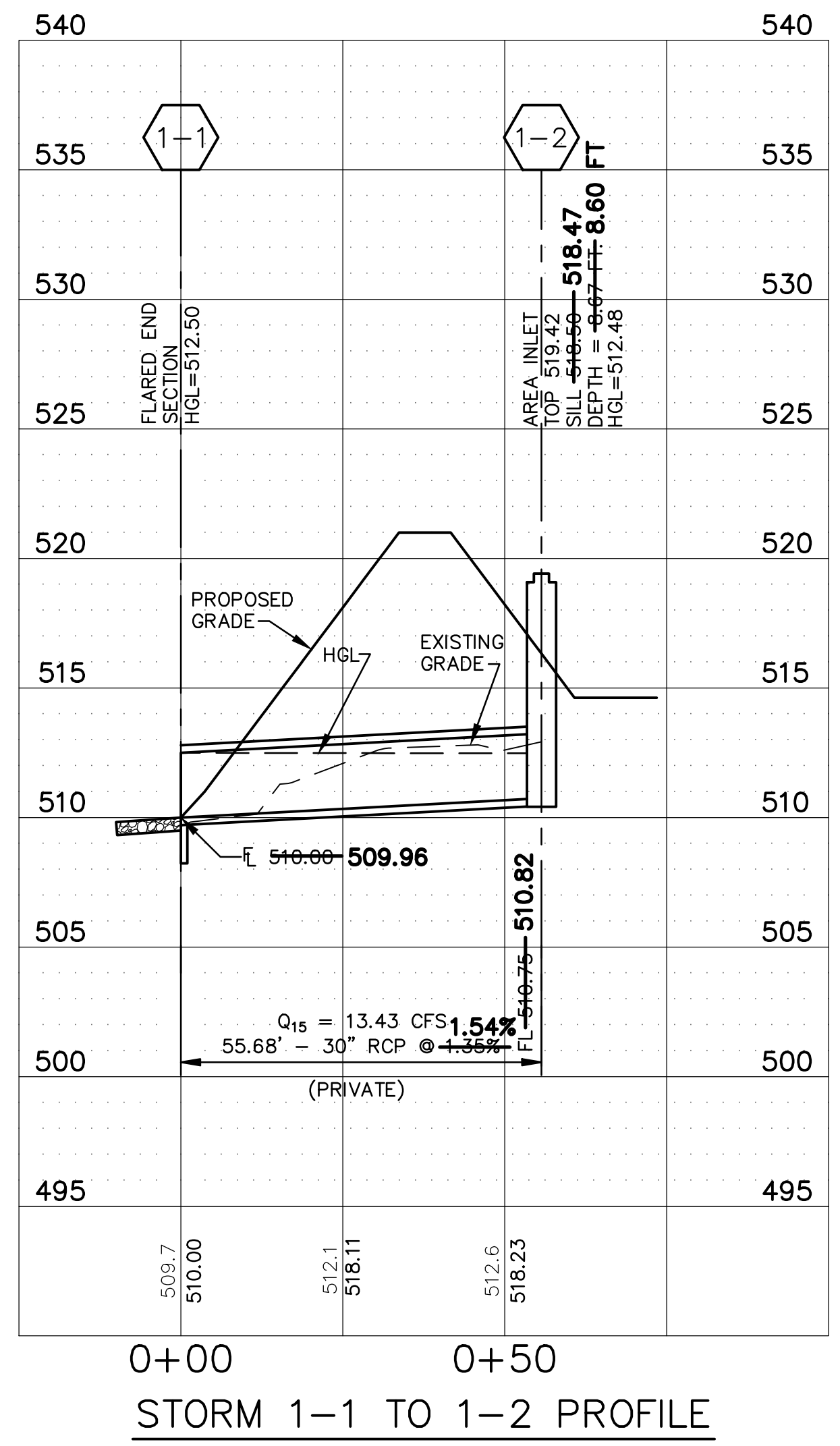
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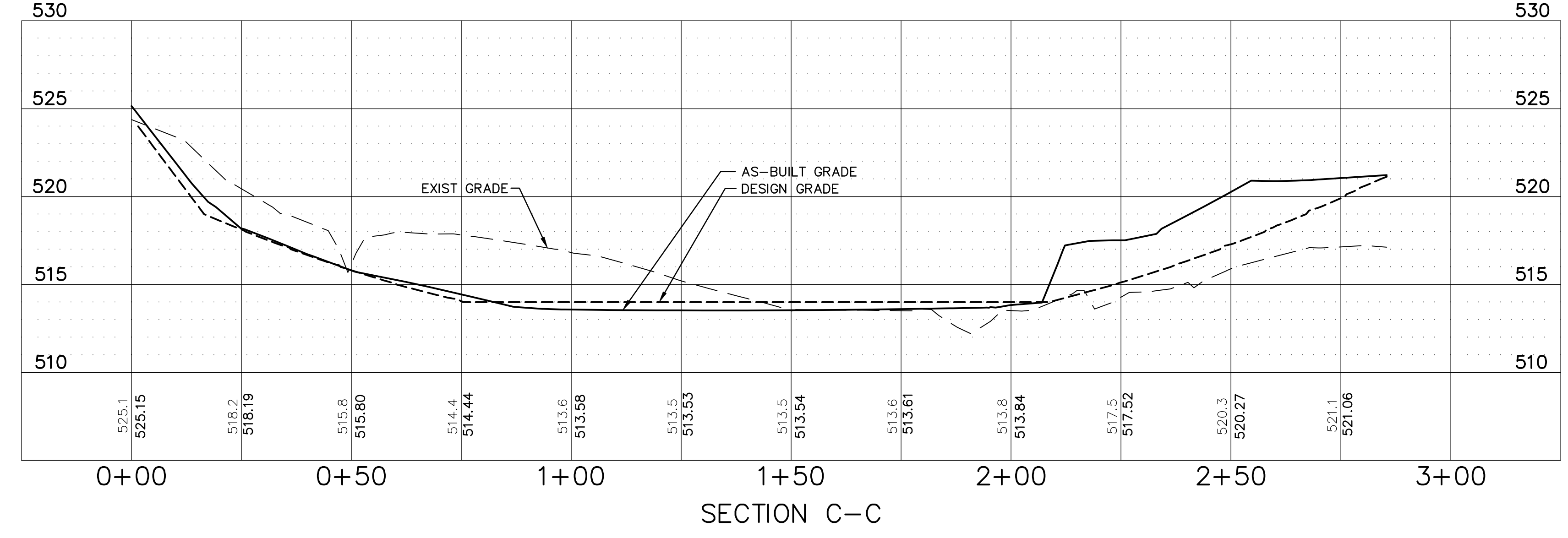
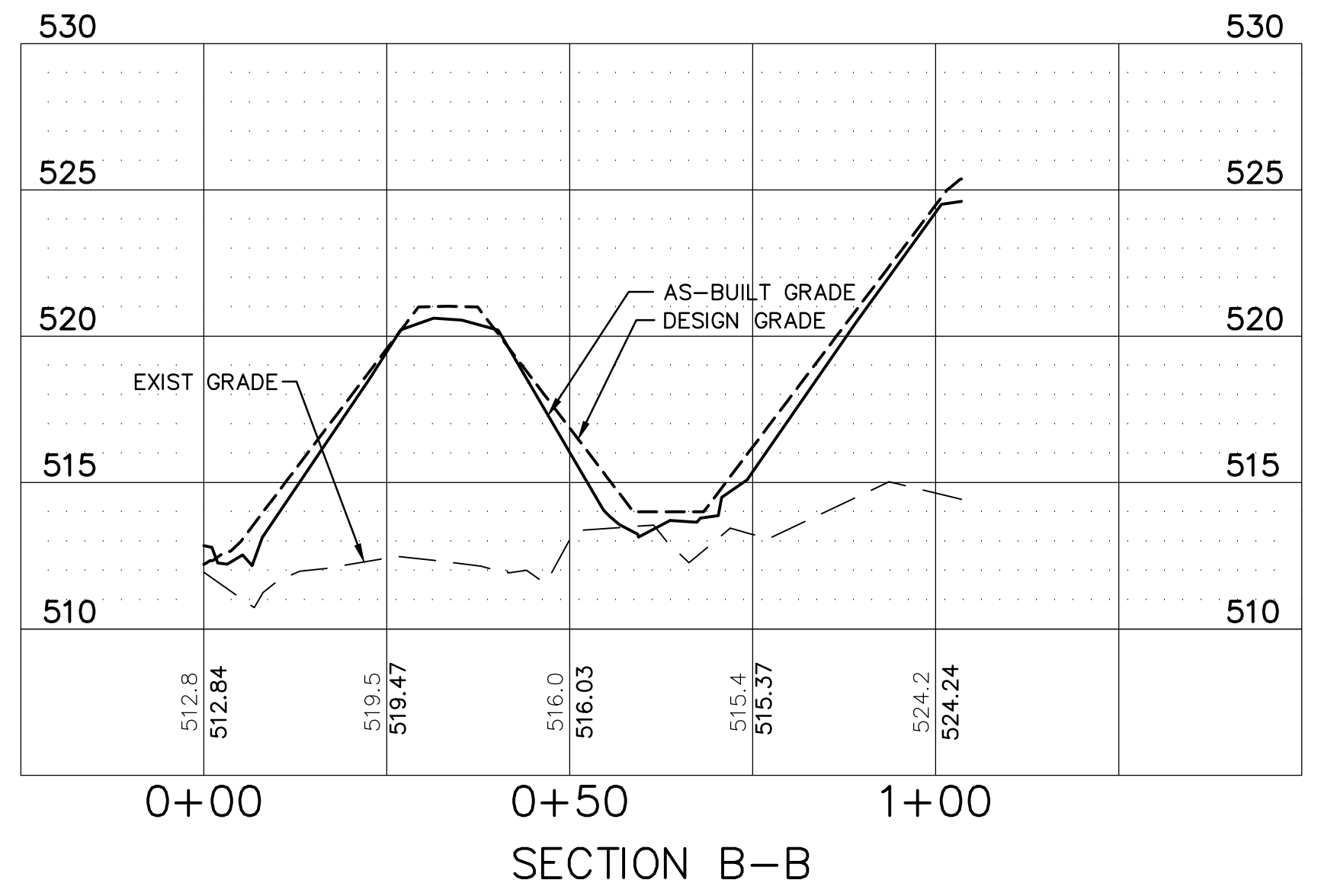
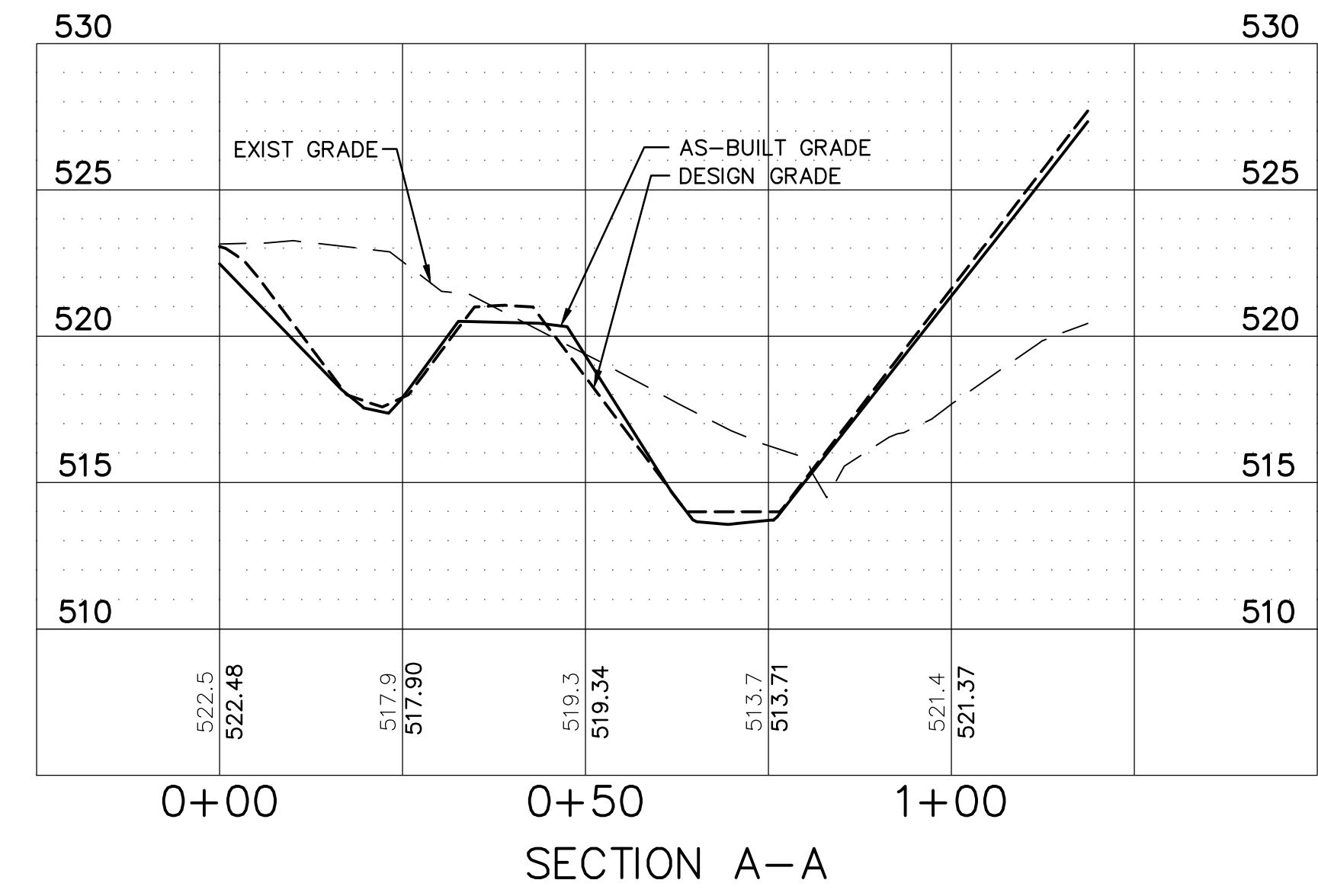
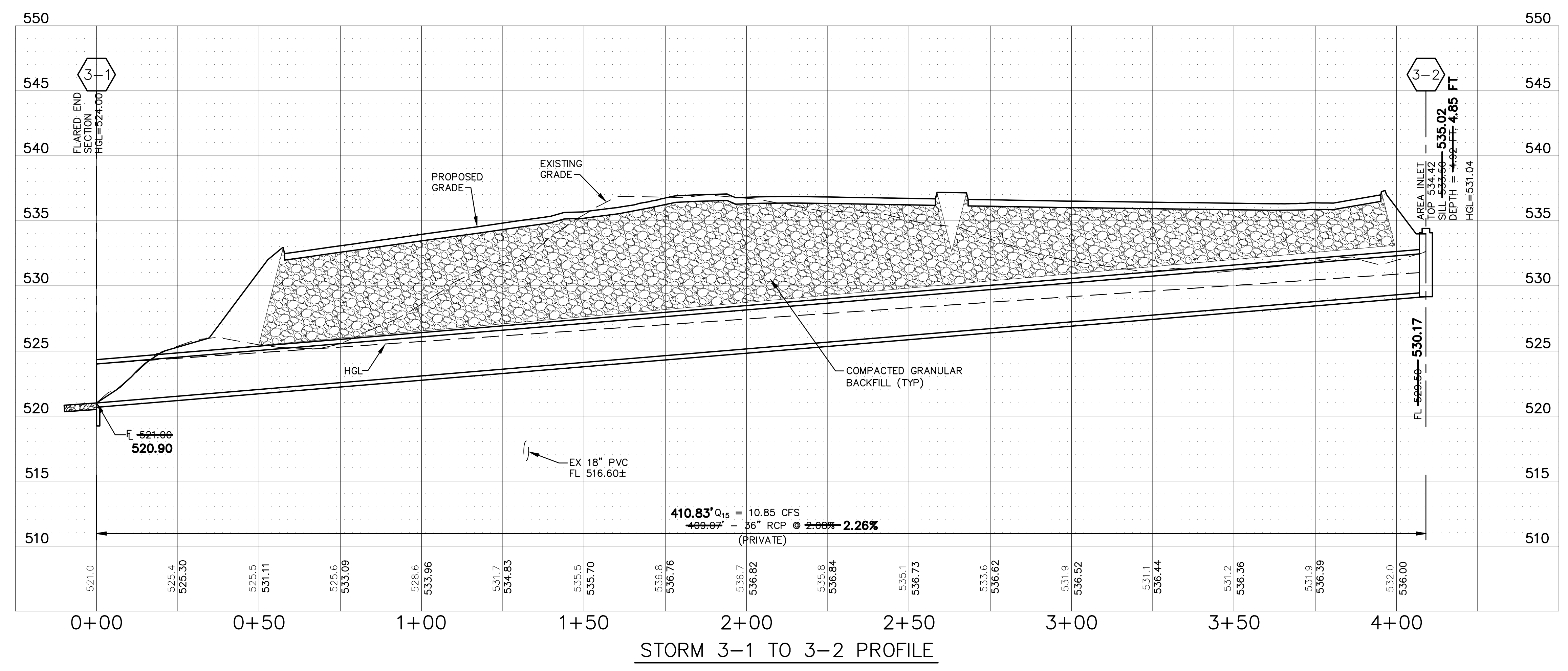
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AS-BUILT
 THE CONTENTS OF THIS SHEET CONTAIN RECORD INFORMATION PROVIDED BY THE OWNER. DAVID MASON AND ASSOCIATES ASSUMES NO LIABILITY REGARDING ACCURACY, ADEQUACY, COMPLETENESS, CONSEQUENCE OR RELIABILITY OF ANY INFORMATION PRESENTED HEREIN.



AS-BUILT - APRIL 21, 2021

No.	Description	Date
	City Submittal	10/18/18
	City Comments	11/21/18
	City Comments	01/07/19
	Issued for Construction	01/23/19
	Revision 1	01/29/19



SEWER AS-BUILT NOTES:
 THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATION WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.
 ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:
 ALL SEWER CONSTRUCTION LIES WITHIN THE BOUNDARIES OF FOREST PARK. NO SEWER EASEMENTS ARE REQUIRED PER AGREEMENT WITH THE CITY OF ST. LOUIS.

