

# A SET OF AS-BUILT PLANS FOR Mercer Parkway #1 Lot 2 Kemmar Court Commercial Construction Site Plan 1650 Kemmar Court O'Fallon, Missouri

### INDEX OF SHEETS

Sht. No.	Description
1	Title Sheet
2	Site Plan
3	Storm Sewer Profiles, Sections & Detail

### UTILITY COMPANIES

Water	City of O'Fallon (636) 281-2858
Sewer	City of O'Fallon (636) 281-2858
Electric	Union Electric Co. (800) 992-6030
Gas	St. Charles Gas Co. (800) 344-7483
Telephone	CenturyTel (800) 201-4099

### BENCHMARKS

SITE: 1/2" IRON BAR 8.20' NORTH OF EAST/WEST CHAINLINK FENCE AND 40.00' EAST OF DEAD END POWER POLE WITH GUY ANCHOR AT AN ELEVATION OF 570.93'.

PROJECT: NGS F 149: N. 1084354.8228 E. 763341.4641  
ELEV. 542.81



VICINITY MAP

Scale: N.T.S.

### AS-BUILT STATEMENT

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 FACILITIES REFERENCED ON THIS SET OF AS-BUILTS ARE PRIVATE. NO DESIGNATED EASEMENTS WERE REQUIRED.

MARK E. COLLINS  
MISSOURI PROFESSIONAL LAND SURVEYOR  
LICENSE #2006000173

### NOTES

- F.I.R.M. PANEL 2918C0220 E DATED AUGUST 2, 1996 IN FLOOD ZONE X.
- PROVIDE CONSTRUCTION WORKING HOURS PER CITY ORDINANCE AND ANY CONSTRUCTION SIGNAGE REQUIRED FOR ANY WORK PROPOSED WITHIN THE RIGHT-OF-WAY.
  - CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
 

OCTOBER 1 - MAY 31	7:00 A.M. TO 7:00 P.M.	MONDAY - SUNDAY
JUNE 1 - SEPTEMBER 30	6:00 A.M. TO 8:00 P.M.	MONDAY - FRIDAY
	7:00 A.M. TO 8:00 P.M.	SATURDAY AND SUNDAY

 CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER
- 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.
- OBTAIN A FENCE PERMIT FROM THE PLANNING DEPARTMENT PRIOR TO ERECTING THE FENCE.
- SIZE OF TRACT: 2.01 ACRES  
AREA TO BE DISTURBED: 0.86 ACRES (42%)  
BUILDING AREA: 0.09 ACRES (4%)  
PAVED AREA: 0.63 ACRES (31%)
- GRADING: 88 CY FILL AND 521 CY CUT
- LANDSCAPING NOTE: ACCORDING TO ARTICLE X, SECTION 400.420, SUBSECTION C.2 OF THE O'FALLON MUNICIPAL CODE NO LANDSCAPING IS REQUIRED.
- NO EXISTING OR PROPOSED OUTDOOR TRASH ENCLOSURE AT THIS SITE.
- TREE PRESERVATION: 15 TREES PER ACRE X 2.01 ACRES = 30 TREES.
- PARKING REQUIREMENTS
  - 1 PER 10,000 SF = 10
  - 1 PER EMPLOYEE = 3
  - TOTAL PARKING REQUIRED = TOTAL PARKING PROVIDED = 13
- YARD REQUIREMENTS:
  - FRONT YARD: NOT LESS THAN THIRTY (30) FEET
  - SIDE YARDS: LEAST WIDTH OF EITHER YARD SHALL NOT BE LESS THAN TWENTY-FIVE (20) FEET, EXCEPT IN THE CASE OF A CORNER LOT, WHERE SIDE YARD ON THE ROAD OR STREET SHALL NOT BE LESS THAN THIRTY (30) FEET.
  - REAR YARD: NOT LESS THAN FIFTY (35) FEET.
- HEIGHT REQUIREMENTS: NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF FIFTY (50) FEET OR THREE (3) STORIES.
- PROPERTY OWNER:  
DENNIS SHERMAN  
417 LOISELANE DRIVE  
O'FALLON, MISSOURI 63366  
636-240-4400
- PROPERTY ADDRESS:  
MERCER PARKWAY #1  
LOT 2 KEMMAR COURT
- ZONING: I-2

### PLANNING AND ZONING COMMISSION NOTES

- APPROVED ON OCTOBER 27, 2011
- FILE (CASE) NUMBER - 00-42.05.02

- VEHICLE PARKING PLAN SHALL BE PROVIDED THAT DEMONSTRATES THAT THE STORED VEHICLES ARE PARKING IN AN ORGANIZED MANNER. A MINIMUM OF 25-FOOT WIDE DRIVE AISLES SHALL BE PROVIDED BETWEEN EVERY TWO (2) ROWS OF VEHICLES TO FACILITATE EMERGENCY VEHICLES AND TOW VEHICLES.
- THE OPERATION OF THE IMPOUND YARD SHALL NOT ADD TO THE CONTAMINATION OF THE SOIL, ALTER GROUND WATER FLOW, CREATE ADDITIONAL DRAINAGE RUNOFF OR ALTER TOPOGRAPHY IN SUCH A WAY THAT CREATES HAZARDS TO THE SITE, ADJOINING PROPERTIES, OR THE CITY. A FLUID DRAINAGE AND DISPOSAL PLAN SHALL BE PROVIDED THAT COMPLIES WITH ALL FEDERAL, STATE AND LOCAL STANDARDS.
- NO LOADING OR UNLOADING OF ANY VEHICLES IS PERMITTED ALONG KEMMAR COURT. AN LOADING OR UNLOADING OF VEHICLES SHALL ONLY OCCUR ON-SITE.
- SHOULD THE PETITIONER CHOOSE TO ILLUMINATE THE IMPOUND YARD IN THE FUTURE, A PHOTOMETRIC LIGHTING PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 400.277 D.5: MINIMUM LIGHTING STANDARDS.
- WEED, GRASS OR VEGETATION HEIGHT SHALL BE MAINTAINED IN ACCORDANCE WITH CHAPTER 200 OF THE O'FALLON MUNICIPAL CODE.
- FOR EMERGENCY PURPOSES, LOT 1 SHALL BE ASSIGNED AN ADDRESS THROUGH THE DEPARTMENT OF DISPATCH AND ALARM OF ST. CHARLES COUNTY.

PREPARED FOR:

DENNIS SHERMAN  
203 S. MAIN STREET  
O'FALLON, MO 63366  
636-281-3232

DISCLAIMER OF RESPONSIBILITY  
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03-20-13  
DATE  
12-15711  
PROJECT NUMBER  
1 of 3  
SHEET OF  
15711ASB.DWG  
FILE NAME  
ERB MEC  
DRAWN CHECKED  
K.F./L.G. 3/13  
SURVEY BY DATE

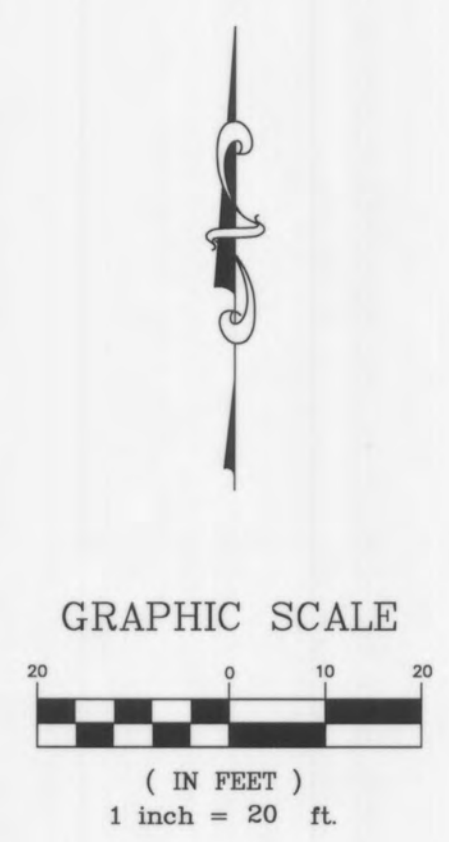
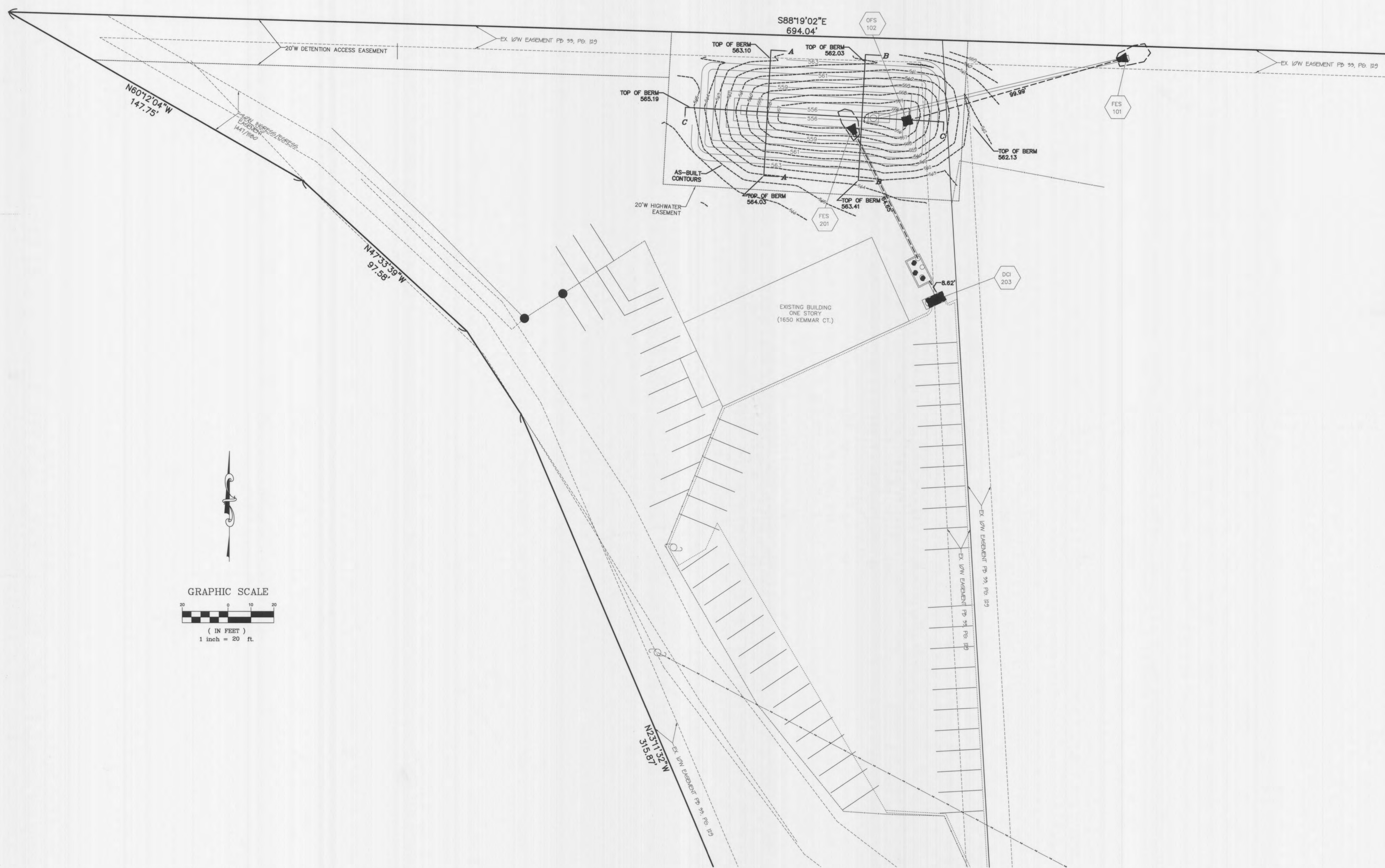
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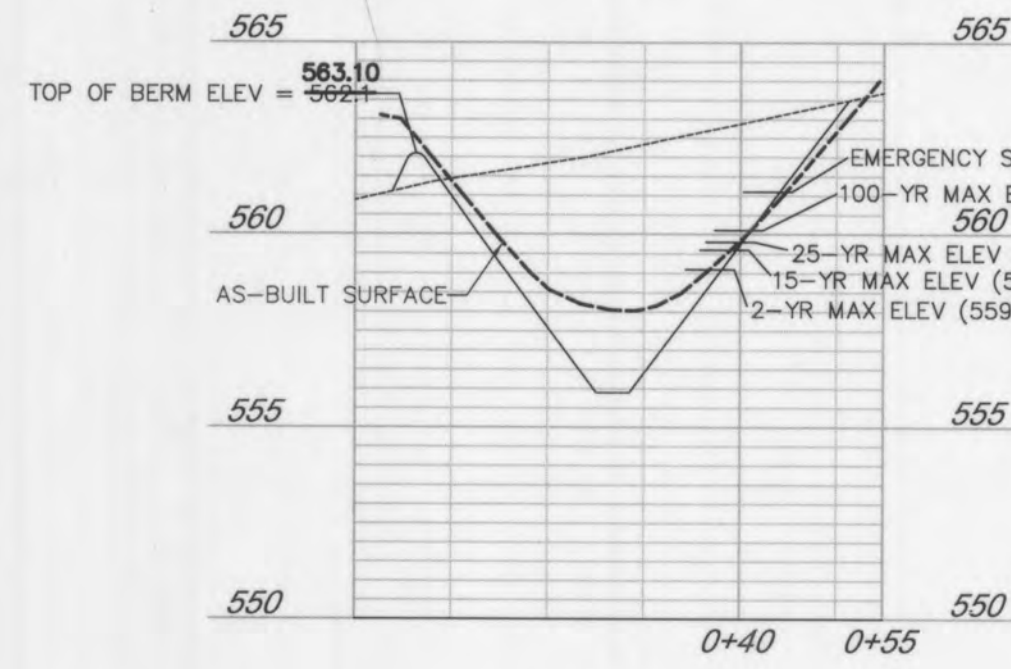


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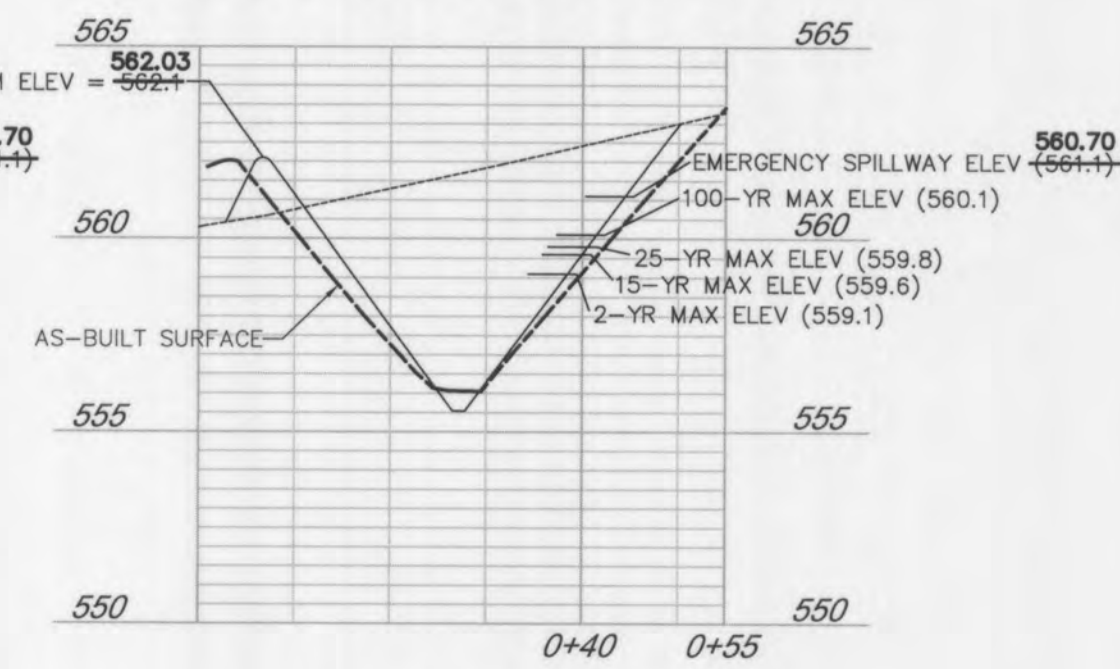


### Basin Section A-A



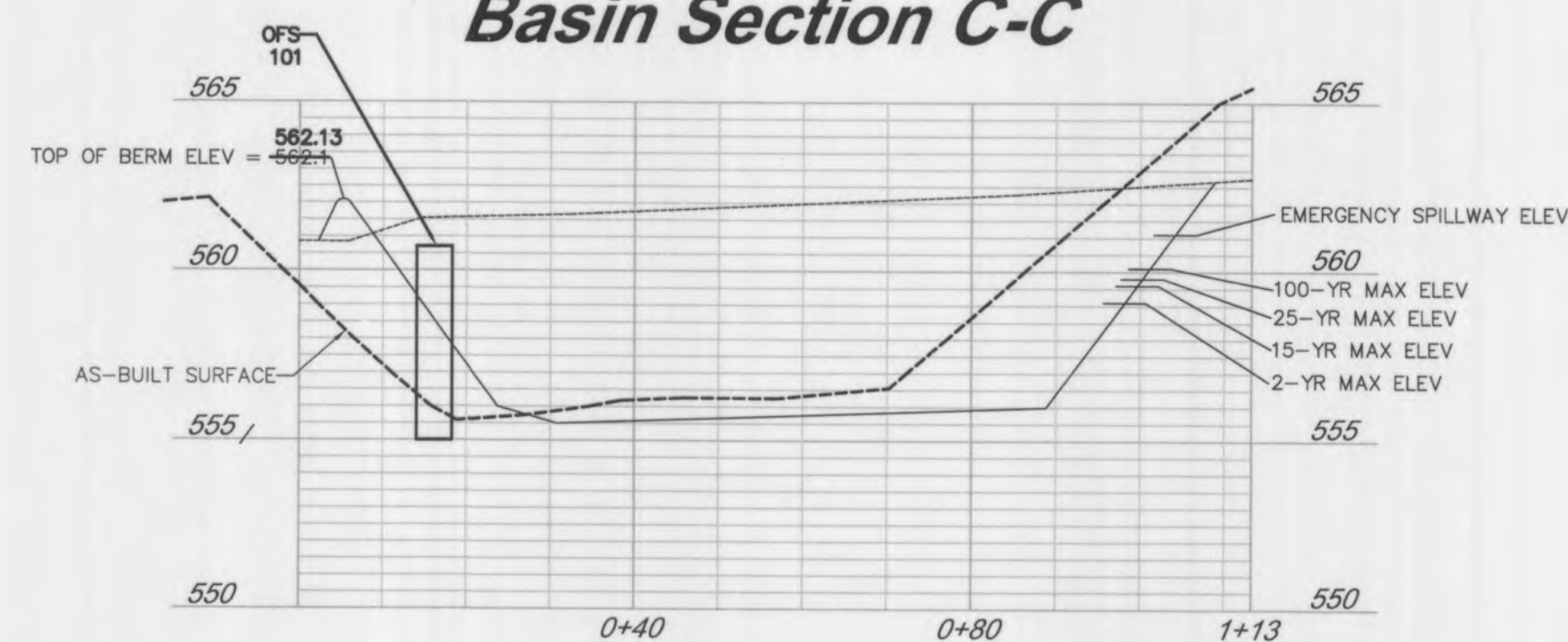
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1"=5' VERT.

### Basin Section B-B



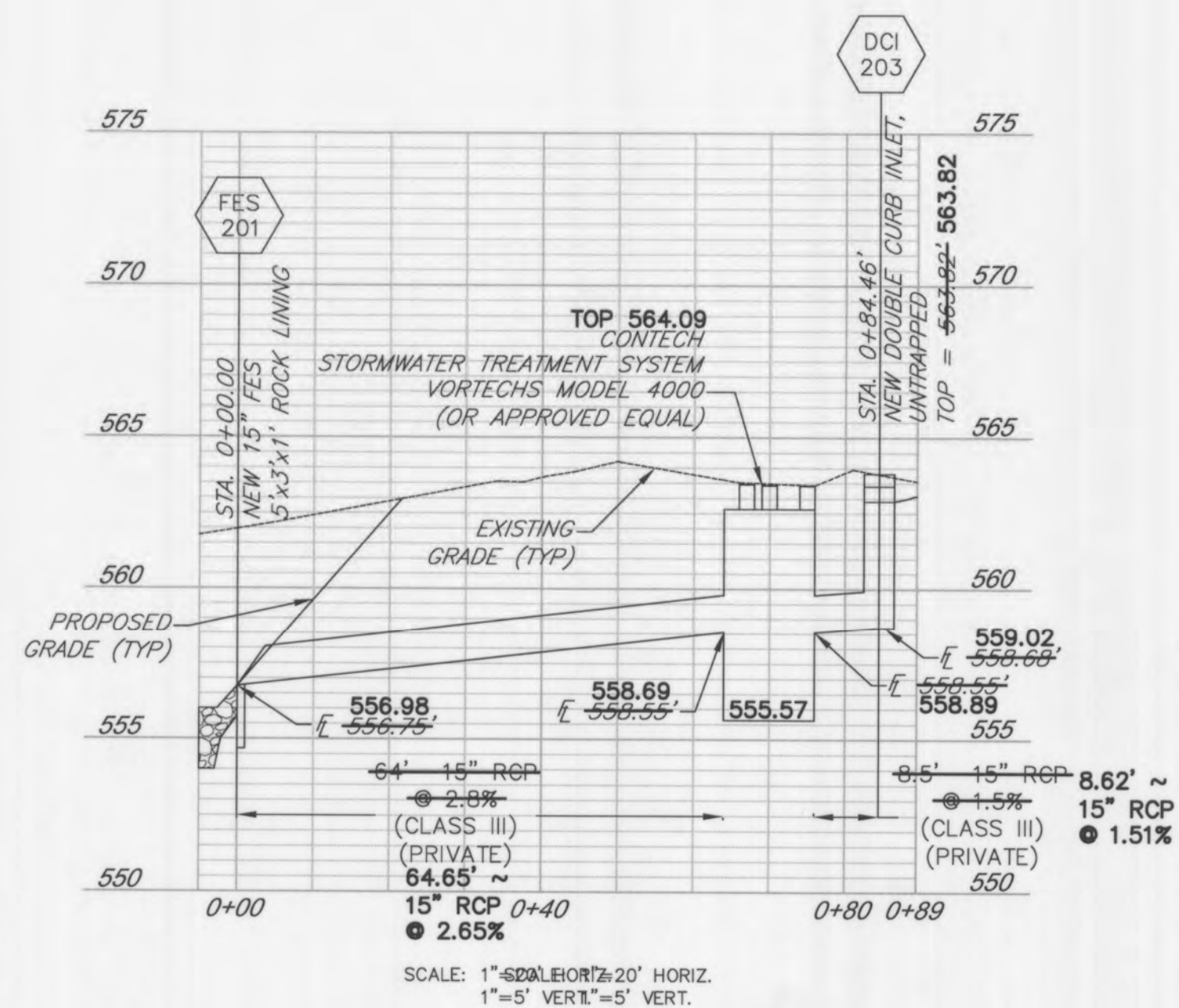
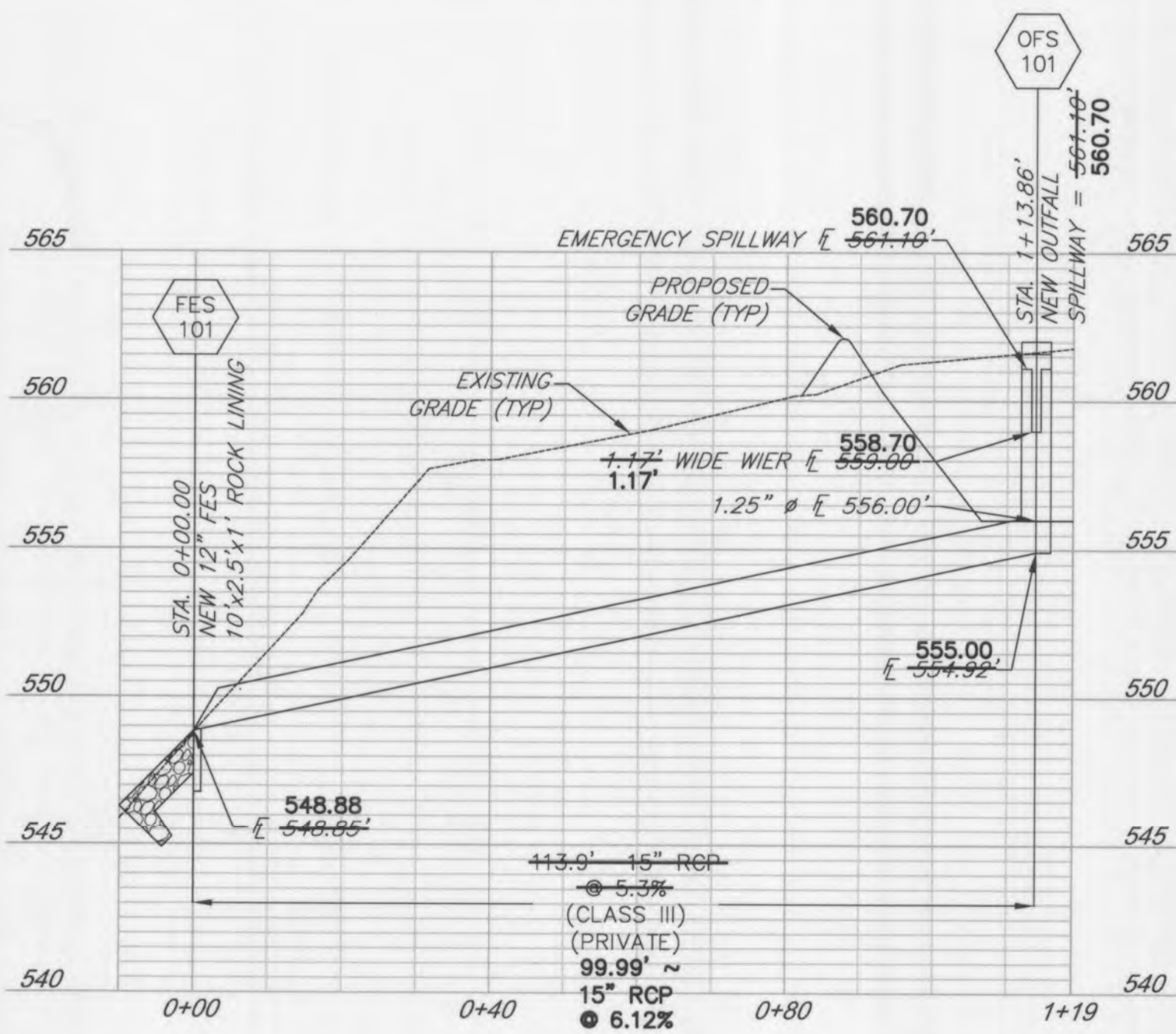
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1"=5' VERT.

### Basin Section C-C

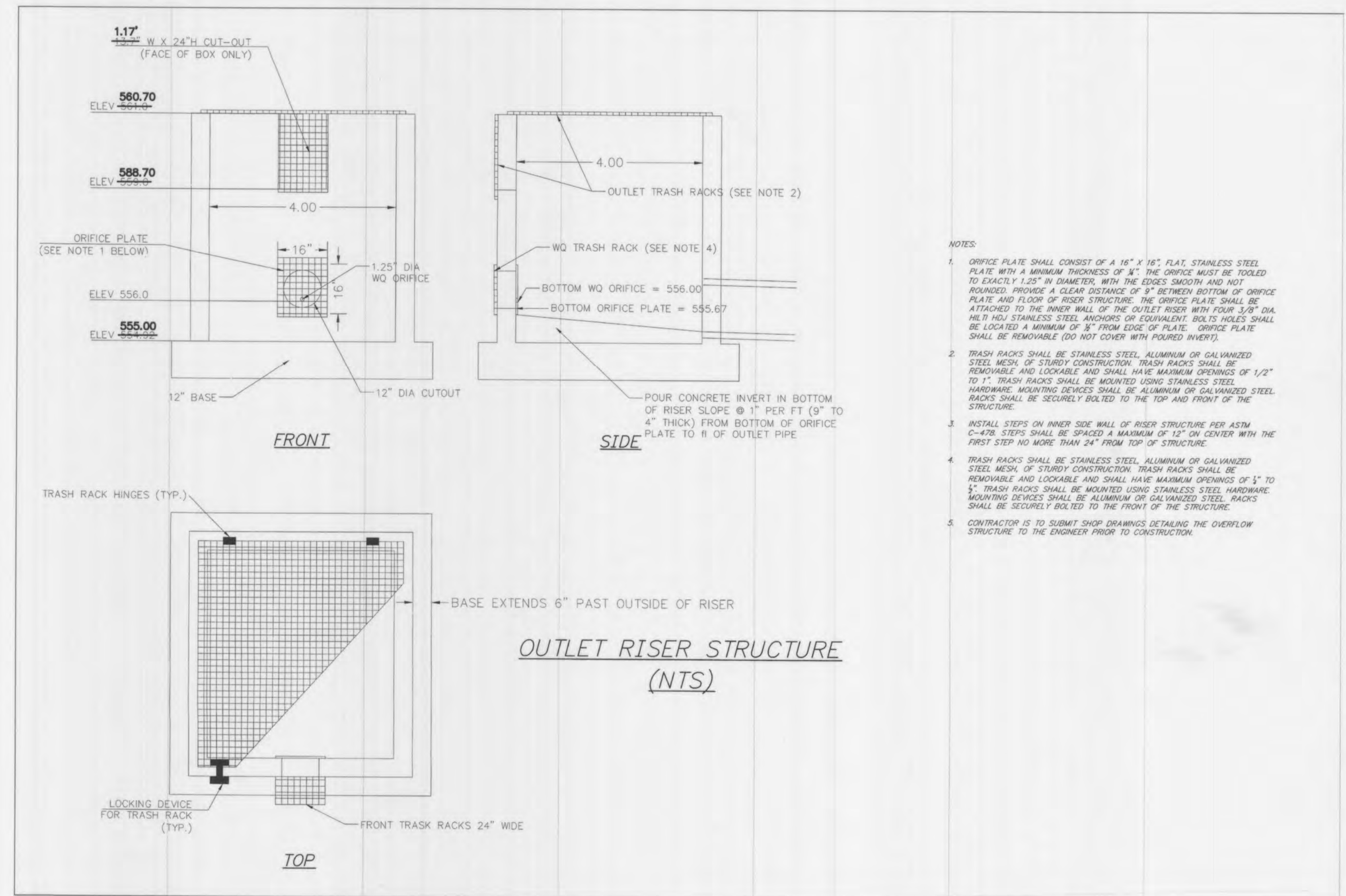


SCALE: 1"=20' HORIZ.  
1"=5' VERT.

BASIN SECTIONS



STORM SEWER PROFILES



- NOTES:
- ORIFICE PLATE SHALL CONSIST OF A 16" X 16" FLAT STAINLESS STEEL PLATE WITH A MINIMUM THICKNESS OF 1/4". THE ORIFICE MUST BE TOoled TO EXACTLY 1.25" IN DIAMETER, WITH THE EDGES SMOOTH AND ROUNDED. PROVIDE A CLEAR DISTANCE OF 9" BETWEEN BOTTOM OF ORIFICE PLATE AND FLOOR OF RISER STRUCTURE. THE ORIFICE PLATE SHALL BE ATTACHED TO THE INNER WALL OF THE OUTLET RISER WITH FOUR 3/8" DIA. #6 BOLT STAINLESS STEEL ANCHORS OR EQUIVALENT. BOLT HOLES SHALL BE LOCATED A MINIMUM OF 8" FROM EDGE OF PLATE. ORIFICE PLATE SHALL BE REMOVABLE (DO NOT COVER WITH POURED INVERT).
  - TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM OR GALVANIZED STEEL MESH OF STURDY CONSTRUCTION. TRASH RACKS SHALL BE REMOVABLE AND LOCKABLE AND SHALL HAVE MAXIMUM OPENINGS OF 1/2" TO 1". TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE. MOUNTING DEVICES SHALL BE ALUMINUM OR GALVANIZED STEEL. RACKS SHALL BE SECURELY BOLTED TO THE TOP AND FRONT OF THE STRUCTURE.
  - INSTALL STEPS ON INNER SIDE WALL OF RISER STRUCTURE PER ASTM C-438. STEPS SHALL BE SPACED A MAXIMUM OF 12" ON CENTER WITH THE FIRST STEP NO MORE THAN 24" FROM TOP OF STRUCTURE.
  - TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM OR GALVANIZED STEEL MESH OF STURDY CONSTRUCTION. TRASH RACKS SHALL BE REMOVABLE AND LOCKABLE AND SHALL HAVE MAXIMUM OPENINGS OF 1/2" TO 1". TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE. MOUNTING DEVICES SHALL BE ALUMINUM OR GALVANIZED STEEL. RACKS SHALL BE SECURELY BOLTED TO THE TOP AND FRONT OF THE STRUCTURE.
  - CONTRACTOR IS TO SUBMIT SHOP DRAWINGS DETAILING THE OVERFLOW STRUCTURE TO THE ENGINEER PRIOR TO CONSTRUCTION.

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