

A SET OF CONSTRUCTION PLANS FOR O'FALLON MERS/GOODWILL

AS-BUILT PLANS

Legal Description:
THOELE HIGHWAY "K" RETAIL
A TRACT OF LAND BEING PART OF U.S. SURVEY 55 +
SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

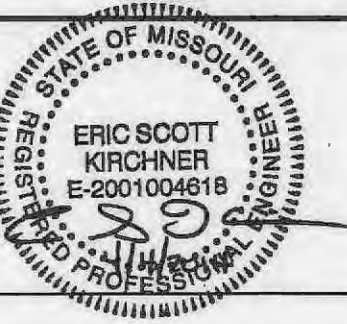


MERS/GOODWILL

636-325-4274 (cell)
636-327-0766 (fax)
www.mersgoodwill.com
North Office: Street West
Wentzville, Missouri 63385

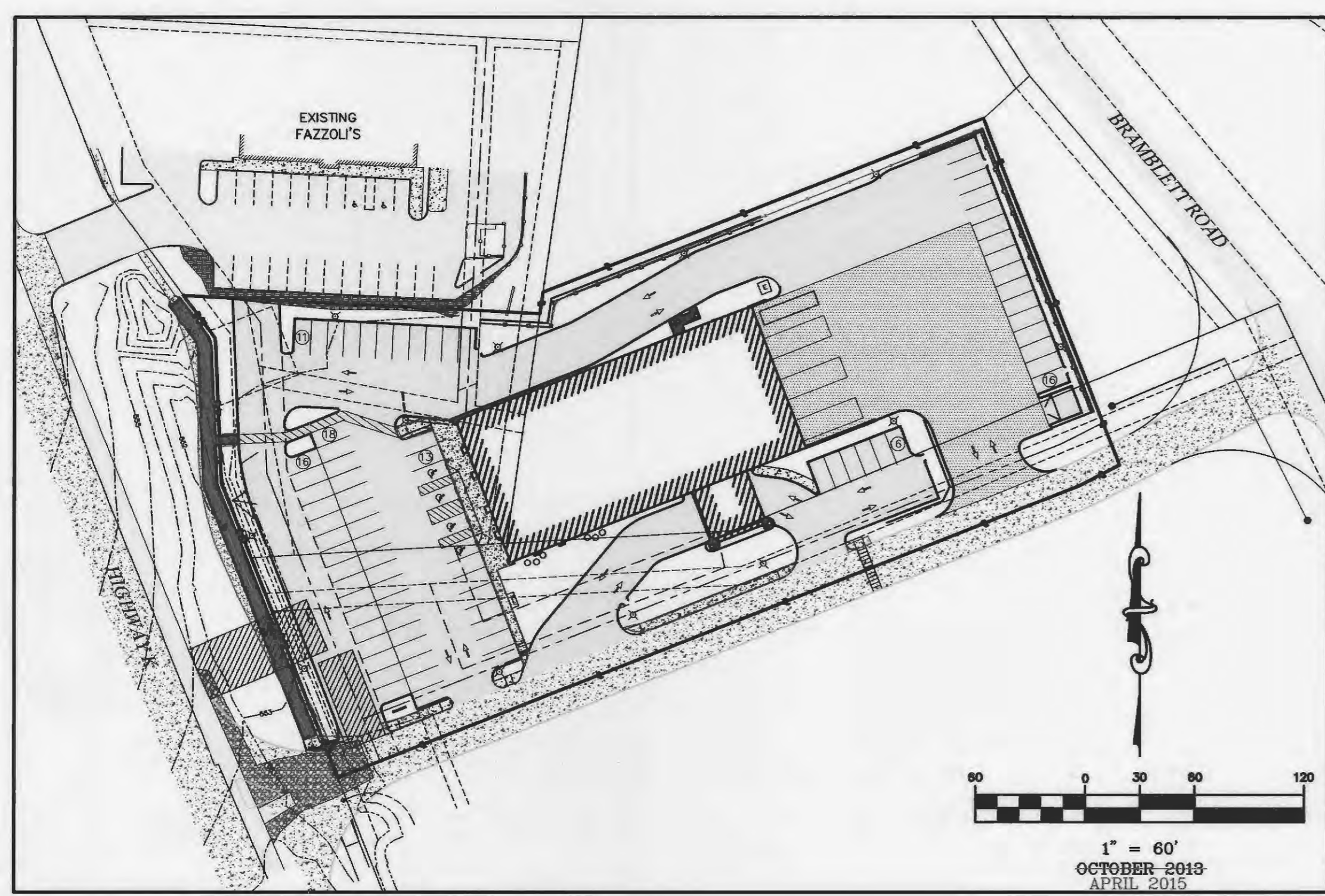
COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning



DATE

Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying



Plan View



Locator Map

Legend

EXISTING RIGHT OF WAY	R/W
PROPERTY LINE	—
EXISTING EASEMENT	---
BUILDING SETBACKS	---
EXISTING CONTOUR	---
EXISTING CONTOUR IDX	XXX
EXISTING UNDERGROUND ELECTRIC	---
EXISTING AERIAL ELECTRIC	---
EXISTING GAS LINE	---
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING WATER MAIN	---
EXISTING FIBER OPTIC LINE	---
EXISTING CABLE TELEVISION	---
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING SANITARY SEWER MANHOLE	○
EXISTING FIRE HYDRANT	⊕
EXISTING ASPHALT	▨
NEW STORM SEWER CURB INLET/ MANHOLE	■
NEW SANITARY SEWER MANHOLE	●
NEW SANITARY CLEANOUT	⊙
NEW SANITARY SEWER LATERAL	LAT
NEW STORM SEWER	SS
NEW FIRE HYDRANT	⊕
ACCESSIBLE PARKING SYMBOL	♿
ACCESSIBLE PARKING SIGN	#
PARKING NUMBERS	#
NEW STANDARD DUTY CONCRETE PAVEMENT	▨
NEW HEAVY DUTY CONCRETE PAVEMENT	▨
EXISTING CONCRETE PAVEMENT	▨
NEW CONCRETE SIDEWALK/APPROACH	▨
NEW ASPHALT TRAIL	▨
NEW BUILDING	▨
EXISTING BUILDING	▨
NEW LIGHTS	⊗
NEW ELECTRIC TRANSFORMER	⊗
NEW FENCE	—
NEW FRENCH DRAIN	FD
NEW DOWNSPOUT COLLECTOR	DS
NEW UNDERGROUND ELECTRIC	UGE
NEW CONTOUR	XXX
NEW CONTOUR IDX	XXX
NEW DRAINAGE AREA	▨
NEW SILT FENCE	SILT
GRADING LIMITS	---

Benchmarks:

SITE BENCHMARK:
ELEV=555.62

**SQUARE CUT ON CONCRETE
BASE OF LIGHT STANDARD
LOCATED 84 FOOT EAST
AND 2 FOOT NORTH OF THE
NORTHWEST PROPERTY
CORNER.**

Drawing Index:

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* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31	7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30	6:00 A.M. To 8:00 P.M. Monday Through Friday
	7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is **2.30 ACRES**

The area of land disturbance is **2.30 ACRES**

Number of proposed lots is **1**

Building setback information. Front **25'**
Side **NONE**
Rear **NONE**

* The estimated sanitary flow in gallons per day is **2,880**

* Parking calculations:

PARKING SPACE CALCULATIONS:
9'x18' PARKING SPACES
5.5 SPACES PER 1,000 S.F. OF FLOOR SPACE
= 80 SPACES REQUIRED
= 80 PROVIDED WITH 4 HANDICAP

* Tree preservation calculations:
SEE TREE PRESERVATION PLAN PREPARED BY
ST. CHARLES ENGINEERING & SURVEYING.

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.

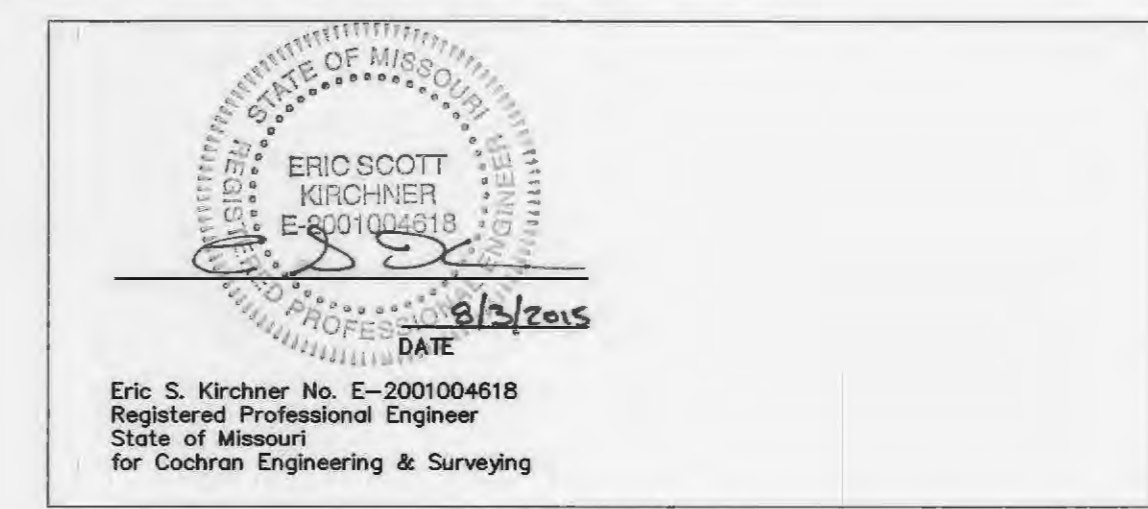
Conditions of Approval From Planning and Zoning:

Staff Recommendations:

- The drainage swale along Highway K shall be piped and enclosed per MoDOT standards.
- The City will require that a traffic study be completed for this development. The developer has the choice of hiring a consultant to conduct the study and then engage the City's consultant at the developer's expense to review the study, or engage the City's Traffic Consultant to complete the study. This study shall include the review of the shared roadway to determine what the width and slope should be, review internal traffic patterns, and the utilization of the shared road for circulation access onto Highway K. The recommendations and conclusions of this traffic study shall be incorporated into the Grading or Construction Site Plans.
- Bramblett Road is not currently constructed to City Standards. Per Section 400.261 of the Municipal Code, the existing Bramblett Road shall be improved to the centerline for a collector roadway standard. Since the roadway improvements have not been designed, a fee in lieu of construction will be accepted.
- The proposed internal shared road from Bramblett Road to Highway K is shown as an easement on the Preliminary Plat and is labeled to be constructed by others on the Site Plan. The plans for this roadway shall be reviewed and approved prior to or concurrently with the Construction Plans for the Goodwill site. This roadway shall be in place and open to traffic prior to the issuance of an occupancy permit for Goodwill.
- Provide any necessary easements for future Bramblett Road construction should the ten (10) foot right-of-way dedication not be sufficient.

Municipal Code Requirements:

- Provide conceptual approval from MODOT and the fire district.
- Indicate how the storm water cleansing will be accomplished for this site.
- Additional trees need to be relocated along the access roadway to meet the City's street tree requirements.
- Provide details of the accessible ramps.
- Provide at least two (2) feet of green space between the curb and the proposed four (4) foot wide sidewalk. A five (5) foot wide sidewalk may be constructed in lieu of this requirement. Crosswalks need to be provided where the sidewalks terminate.



AS-BUILT SIGNATURE

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____

PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

REVISION DATE:
11-19-13 PER CITY COMMENTS
12-19-13 COMMENTS
1-16-14 MODOT COMMENTS
2-11-14 PER MODOT COMMENTS
3-6-14 PER ACCESS ROAD MODIFICATIONS
4-4-14 PER ACCESS ROAD MODIFICATIONS

PREPARED FOR:
MERS/GOODWILL
1727 LOCUST ST.
ST. LOUIS, MO 63103
314-241-3464

Utility Contacts

Sanitary Sewers

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Water

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric

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

Gas

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

Telephone

Century Link
1151 Century Link Dr.
Wentzville, MO. 63385
636-332-7261

Fire District

O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

Developer / Owner Information:
Mers/Goodwill
1727 Locust St.
St. Louis, MO 63103
314-241-3464

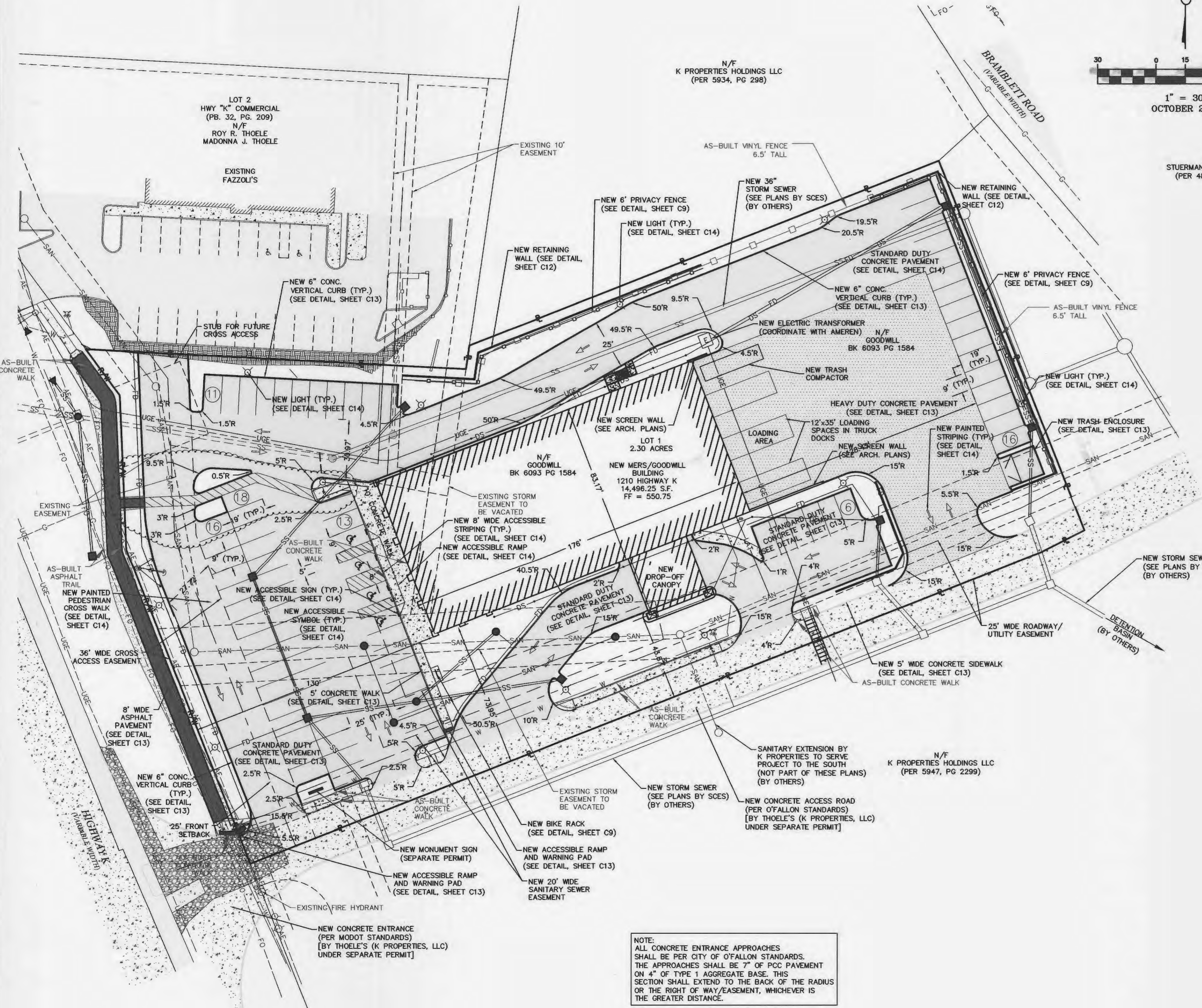
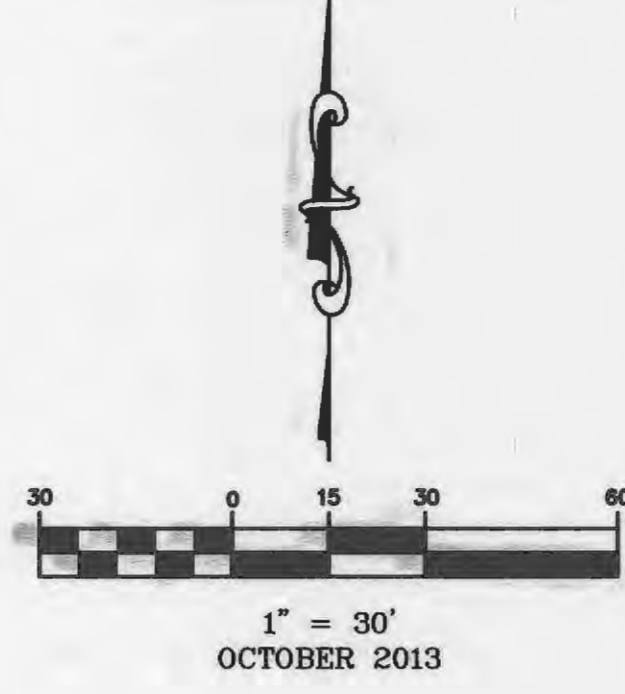
City of O'Fallon Cover Sheet

P+Z No. REV 3: 07/31/2015
Approval Date: 01/03/2013
City No. 18-12.02
18-12.02.01

Page No.

Cover

SITE PLAN AS-BUILT PLANS



- NOTES:**
- PROJECT ELEVATIONS
THE ELEVATIONS SHOWN ARE PER A SURVEY BY ST. CHARLES ENGINEERING AND SURVEYING, INC. THE ELEVATIONS ARE PER THE MDDOT VRS NETWORK, RELEVANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988)
 - ZONED: C-2 GENERAL BUSINESS DISTRICT (CITY OF O'FALLON)
YARD REQUIREMENTS PER ZONING:
FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - NONE
REAR YARD SETBACK - NONE
 - THIS SITE FALLS WITHIN ZONE X - THIS AREA IS OUTSIDE THE 500 YEAR FLOODPLAIN. PER FIRM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 291830237E, EFFECTIVE DATE AUGUST 2, 1996.
 - EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS OR CONNECTIONS FOR STORM SEWERS ON CONNECTOR ROAD.
 - ALL STORM WATER RUNOFF SHALL MEET THE CITY OF O'FALLON STANDARDS. DETENTION SHALL BE PROVIDED BY THE DEVELOPER/OWNER ON THE PARCEL SOUTH OF THIS SITE.
 - THE SITE LAND USE WILL BE GENERAL BUSINESS, SECONDHAND MERCHANDISE RESALE.
 - THE SITE SHALL CONFORM TO CITY OF O'FALLON STANDARDS.
 - THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER INFORMATION PROVIDED BY ST. CHARLES ENGINEERING AND SURVEYING.
 - TOTAL SITE ACREAGE 2.30 AC
 - THIS SITE IS SERVED BY:
WATER - CITY OF O'FALLON
SANITARY SEWER - CITY OF O'FALLON
FIRE - O'FALLON FIRE PROTECTION DISTRICT
TELEPHONE - CENTRYLINK
ELECTRIC - AMEREN UE
GAS - LACLEDE GAS COMPANY
 - THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
 - BOUNDARY INFORMATION FROM A BOUNDARY SURVEY COMPLETED BY COCHRAN, JULY 2013.
 - THIS SITE WILL DEVELOP IN ONE PHASE.
 - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
 - A PHASE 1 ENVIRONMENTAL STUDY HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON. NO CONCERNS WERE FOUND DURING PREPARATION OF THE STUDY.
 - LANDSCAPING SHALL MEET CITY OF O'FALLON REQUIREMENTS, CHAPTER 402. ALL LANDSCAPE AREAS SHALL BE IRRIGATED UNLESS DESIGNATED ON THE PLAN.
 - UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
 - CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS AND WATER COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS, PRIOR TO DOING ANY EXCAVATING.
 - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
 - ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY CODE.
 - ALL GREEN SPACE AREAS SHALL BE SEEDED AND MULCHED OR SODDED.
 - DOWNSPOUTS WILL BE COLLECTED AND PIPED TO STORM DRAINAGE FACILITIES.
 - SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.
 - WALL MOUNTED FACADE LIGHTS WILL BE PROVIDED AT THE INGRESS/ EGRESS DOORS. ALL POLE LIGHTING SHALL BE DOWNCAST AND SHIELDED SHOEBOX STYLE LIGHTING. BARE BULBS, DIRECT LIGHT SOURCE, WALL PACKS, ETC. ARE PROHIBITED.
 - STORMWATER MANAGEMENT FOR THIS SITE SHALL COMPLY WITH CITY OF O'FALLON'S STORM WATER MANAGEMENT PLAN.
 - TRASH SHALL BE HANDLED VIA A TRASH COMPACTOR LOCATED IN THE LOADING DOCK AREA. A TRASH ENCLOSURE HAS ALSO BEEN PROVIDED ON THE SITE FOR A TRASH DUMPSTER. THE ENCLOSURE SHALL BE MASONRY TO MATCH THE BUILDING.
 - ANY RETAINING WALLS SHALL BE CONSTRUCTED OF DECORATIVE BLOCK.
 - BUILDING HEIGHT SHALL BE 20.67'.
 - STORM WATER CLEANSING SHALL BE PROVIDED IN THE DETENTION BASIN TO THE SOUTH TO BE CONSTRUCTED BY CURRENT K PROPERTIES HOLDINGS, LLC.
 - TREE PRESERVATION AND CALCULATIONS ARE DONE BY ST. CHARLES ENGINEERING & SURVEYING ALONG WITH THE PRELIMINARY PLAT.

LEGEND

EXISTING RIGHT OF WAY	R/W
PROPERTY LINE	CL
EXISTING EASEMENT	---
BUILDING SETBACKS	---
EXISTING UNDERGROUND ELECTRIC	---UG---
EXISTING AERIAL ELECTRIC	---AE---
EXISTING GAS LINE	---G---
EXISTING UNDERGROUND TELEPHONE	---UGT---
EXISTING WATER MAIN	---W---
EXISTING FIBER OPTIC LINE	---FO---
EXISTING CABLE TELEVISION	---CATV---
EXISTING STORM SEWER	---SS---
EXISTING SANITARY SEWER	---SAN---
EXISTING SANITARY SEWER MANHOLE	○
NEW STORM SEWER CURB INLET/MANHOLE	●
NEW SANITARY SEWER MANHOLE	●
NEW SANITARY CLEANOUT	●
NEW SANITARY SEWER LATERAL	---
NEW STORM SEWER	---
NEW SANITARY SEWER	---
EXISTING FIRE HYDRANT	○
NEW FIRE HYDRANT	○
ACCESSIBLE PARKING SYMBOL	♿
ACCESSIBLE PARKING SIGN	♿
PARKING NUMBERS	#
EXISTING ASPHALT	▨
NEW STANDARD DUTY CONCRETE PAVEMENT	▨
NEW HEAVY DUTY CONCRETE PAVEMENT	▨
EXISTING CONCRETE PAVEMENT	▨
NEW CONCRETE SIDEWALK/APPROACH	▨
NEW ASPHALT TRAIL	▨
NEW BUILDING	▨
EXISTING BUILDING	▨
NEW LIGHTS	⊠
NEW ELECTRIC TRANSFORMER	⊠
NEW FENCE	⊠
NEW FENCH DRAIN	⊠
NEW DOWNSPOUT COLLECTOR	⊠
NEW UNDERGROUND ELECTRIC	---

REVISION DATE:
11-19-13 PER CITY COMMENTS
12-19-13 COMMENTS
7-15-14 GRADE CHANGES

PARKING SPACE CALCULATIONS:
9'x19' PARKING SPACES
5.5 SPACES PER 1,000 S.F. OF FLOOR SPACE
= 78 SPACES REQUIRED
= 78 PROVIDED WITH 4 HANDICAP

NOTE:
ALL DRIVE AND CURB DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

AREA CALCULATION
LOT SIZE = 100,232 S.F.
BUILDING AREA = 14,496.25 S.F.
PAVEMENT AREA = 68,497 S.F.
TOTAL IMPERVIOUS AREA = 82,926 S.F.
LANDSCAPE/GREENSPACE AREA = 17,306 S.F.
GREENSPACE AREA = 17%

PREPARED FOR:
MERS/GOODWILL
1727 LOCUST ST.
ST. LOUIS, MO 63103
314-241-3464

Eric S. Kirchner No. E-2001004618
 Registered Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying
 DATE: 8/3/2015
 AS-BUILT SIGNATURE

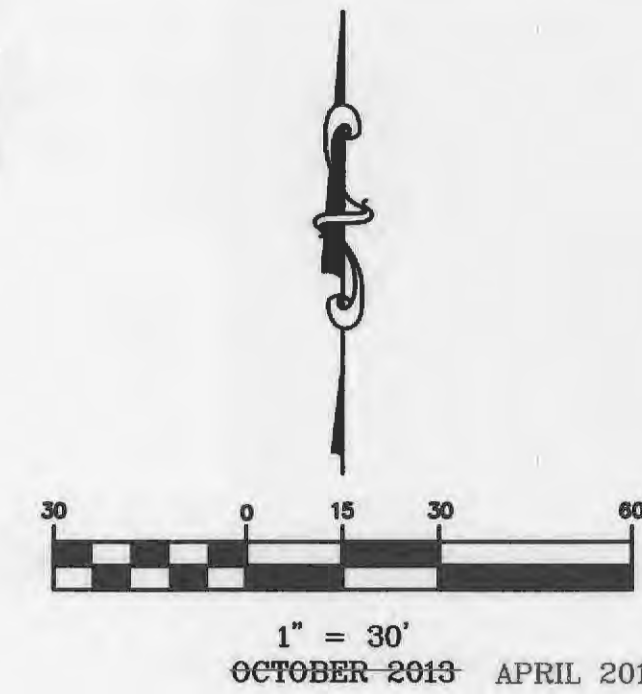
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 City of O'Fallon Standard Sheet
 P+Z No. 6/4/2015
 Approval Date: 01/03/2013
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 18-12.02.01
 Page No.
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UTILITY PLAN

AS-BUILT PLANS

AS-BUILT NOTE 1:
STORM SEWER AS DESIGNED BY
ST. CHARLES ENGINEERING AND
SURVEYING, NO PROFILES PROVIDED



LEGEND

EXISTING RIGHT OF WAY	R/W
PROPERTY LINE	P
EXISTING EASEMENT	E
BUILDING SETBACKS	BS
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING ARIEL ELECTRIC	AE
EXISTING GAS LINE	G
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING WATER MAIN	W
EXISTING FIBER OPTIC LINE	FO
EXISTING CABLE TELEVISION	CATV
EXISTING STORM SEWER	SS
EXISTING SANITARY SEWER	SAN
EXISTING SANITARY SEWER MANHOLE	SMH
NEW STORM SEWER CURB INLET/ MANHOLE	CI
NEW SANITARY SEWER MANHOLE	SMH
NEW SANITARY CLEANOUT	SC
NEW SANITARY SEWER LATERAL	LAT
NEW STORM SEWER	SS
EXISTING FIRE HYDRANT	FH
NEW FIRE HYDRANT	FH
ACCESSIBLE PARKING SYMBOL	PS
ACCESSIBLE PARKING SIGN	PS
PARKING NUMBERS	#
EXISTING ASPHALT	ASPH
NEW STANDARD DUTY CONCRETE PAVEMENT	SD
NEW HEAVY DUTY CONCRETE PAVEMENT	HD
EXISTING CONCRETE PAVEMENT	CONC
NEW CONCRETE SIDEWALK/APPROACH	CS
NEW ASPHALT TRAIL	AT
NEW BUILDING	B
EXISTING BUILDING	B
NEW LIGHTS	L
NEW ELECTRIC TRANSFORMER	ET
NEW FENCE	F
NEW FRENCH DRAIN	FD
NEW DOWNSPOUT COLLECTOR	DC
NEW UNDERGROUND ELECTRIC	UGE

UTILITY NOTES:

- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
- CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.
- ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO MEET COMPACTION REQUIREMENTS FOR THE PARKING LOT.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SILTATION UNDER CONTROL DURING CONSTRUCTION.
- ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI AT THE CONTRACTOR'S EXPENSE.
- UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS AND METERS TO THE BUILDING.
- NEW WATER LINES SHALL BE SDR 21 PVC OR C900 PIPE. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED ON PLANS.
- CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
- CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
- ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.
- LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL ASPHALT PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED YELLOW LINES AS INDICATED. ADA SPACES SHALL BE PAINTED BLUE.
- ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT.
- ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

NOTE:
ALL UTILITY SERVICE SHALL BE INSTALLED TO PROVIDE THE VERTICAL AND HORIZONTAL CLEARANCES REQUIRED BY THE UTILITY PROVIDER. THE COVER OVER THE UTILITIES SHALL ALSO BE PER THE UTILITY REQUIREMENTS.

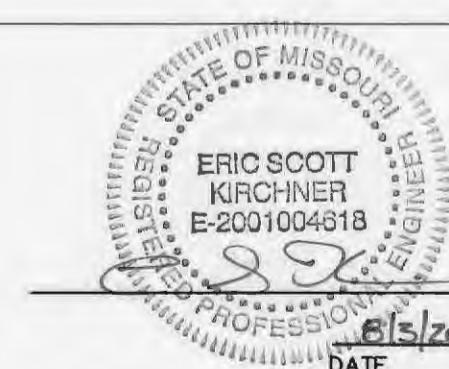
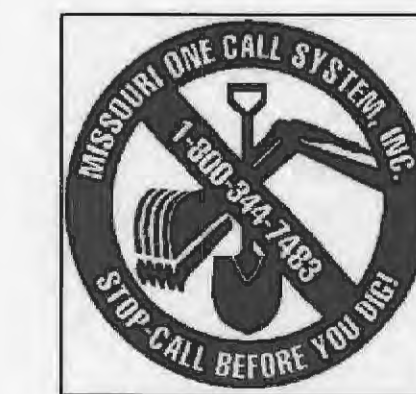
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ST. LOUIS, MO 63103
314-241-3464

DOWNSPOUT COLLECTOR PIPE F.L. ELEVATIONS
DS1 = 544.25
DS2 = 547.40
DS3 = 546.58
DS4 = 548.00
DS5 = 547.35
DS6 = 547.65

NOTE:
ALL UTILITY CONNECTIONS WITHIN MODOT RIGHT OF WAY WILL REQUIRE A SEPARATE PERMIT FROM MODOT. THE UTILITY COMPANY/CONTRACTOR SHALL SUBMIT THEIR PERMIT REQUEST TO DAVID BRUNES AT DAVID.BRUNES@MODOT.MO.GOV OR CALL 314-565-6715.

NOTE:
THE EXISTING SANITARY SEWER MAIN SERVES EXISTING CUSTOMERS. THE EXISTING MAIN IS TO REMAIN IN SERVICE DURING CONSTRUCTION AND DURING THE RELOCATION. THE SANITARY SEWER SHALL ONLY BE DIVERTED TO THE RELOCATED SANITARY MAIN ONCE THE NEW MAIN HAS PASSED ALL REQUIRED TESTS.



Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

AS-BUILT SIGNATURE

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12-19-13 COMMENTS
2-11-14 PER MODOT COMMENTS
5-16-14 SHEET COORDINATION
7-15-14 GRADE CHANGES

MERS/GOODWILL

636-332-4574 (cell)
636-332-3727
www.mersgoodwill.com
www.mertracorp.com

Civil Engineering
Land Subdivision
Architecture
Site Development
General Consulting
Master Planning



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St. Louis, MO 63103
314-241-3464

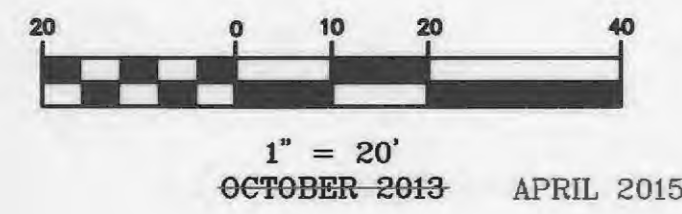
City of O'Fallon Standard Sheet

P+Z No. 07/31/2015
Approval Date: 01/03/2013
City No. 18-12.02
18-12.02

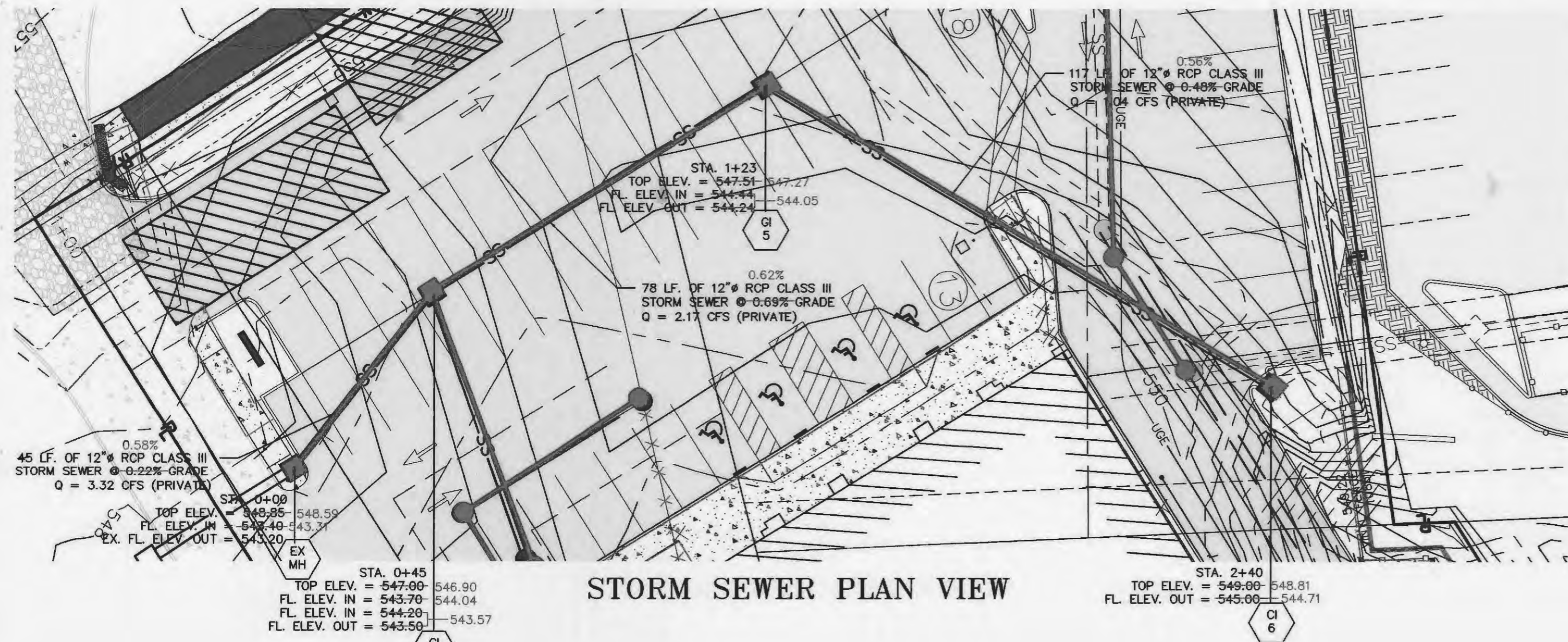
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STORM SEWER PLAN AND PROFILE

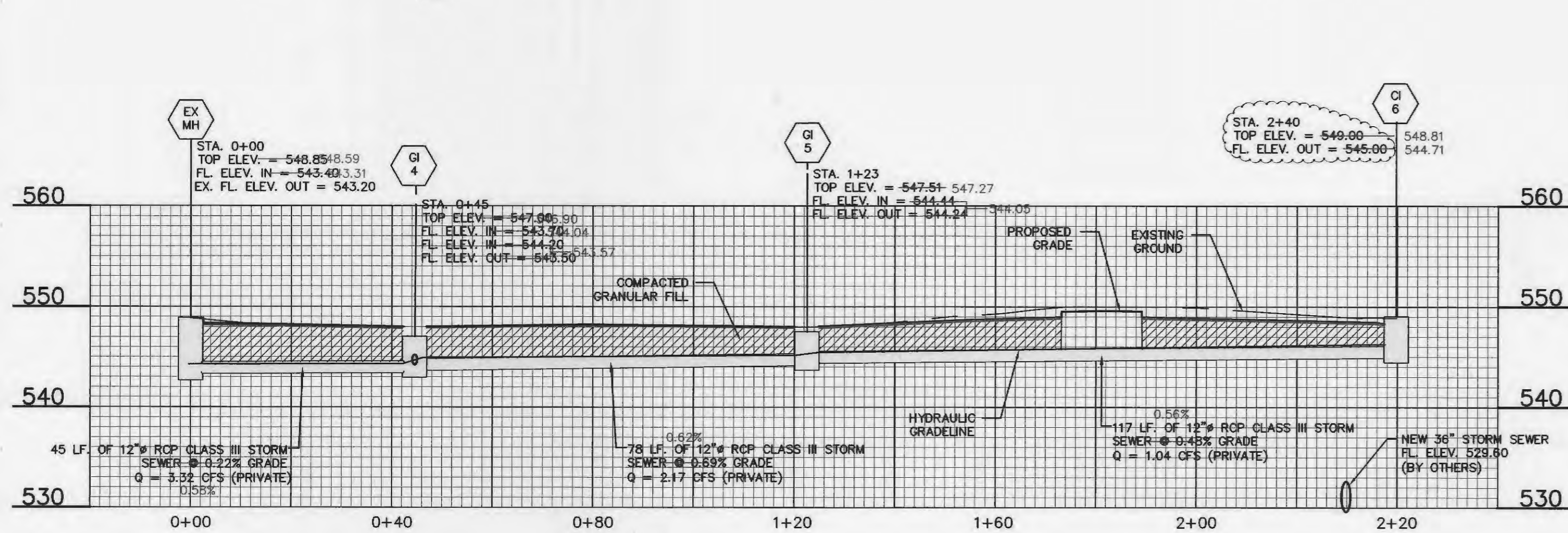
AS-BUILT PLANS



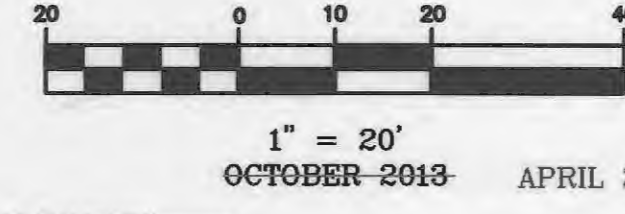
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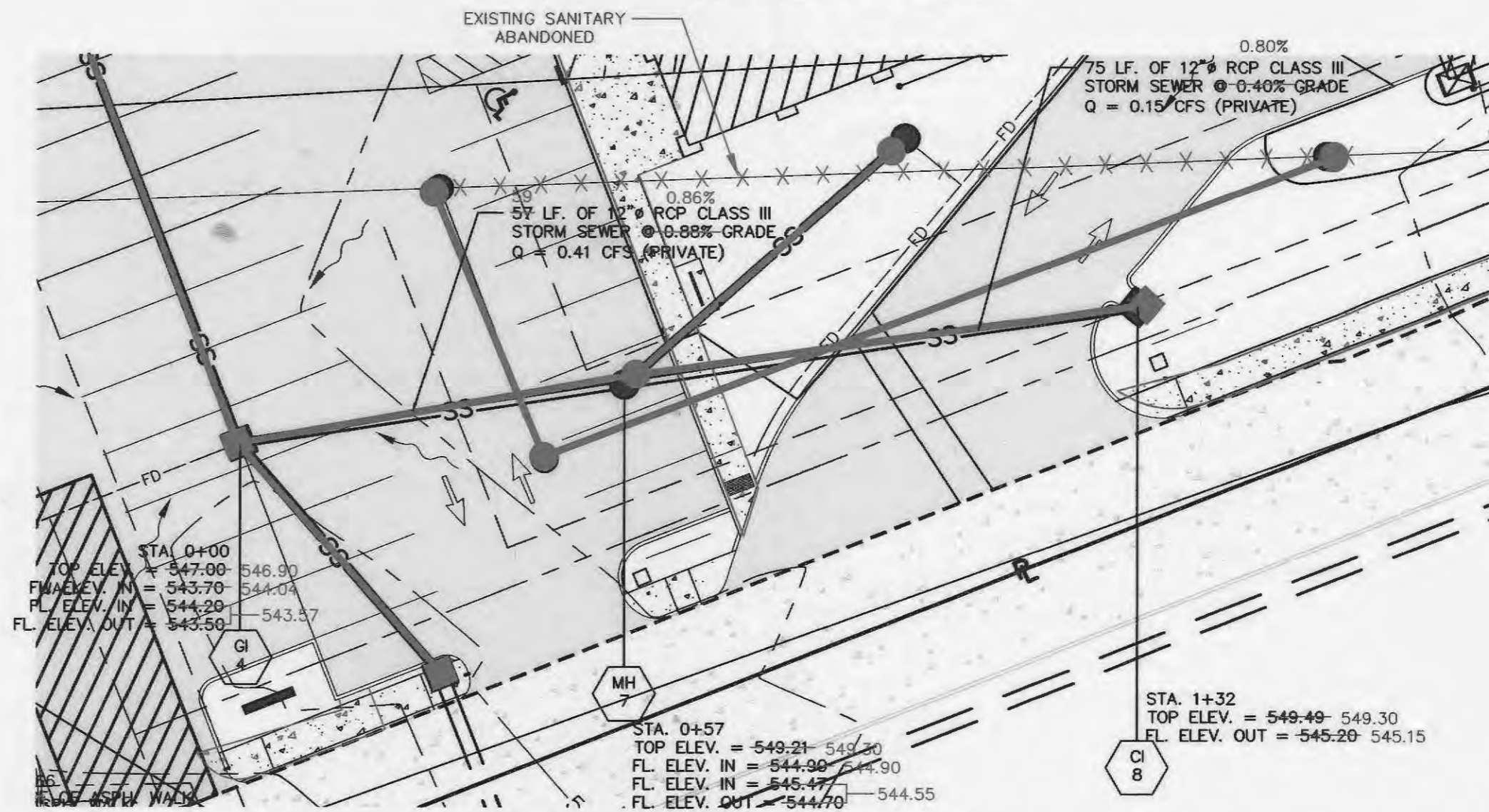
STORM SEWER PLAN VIEW



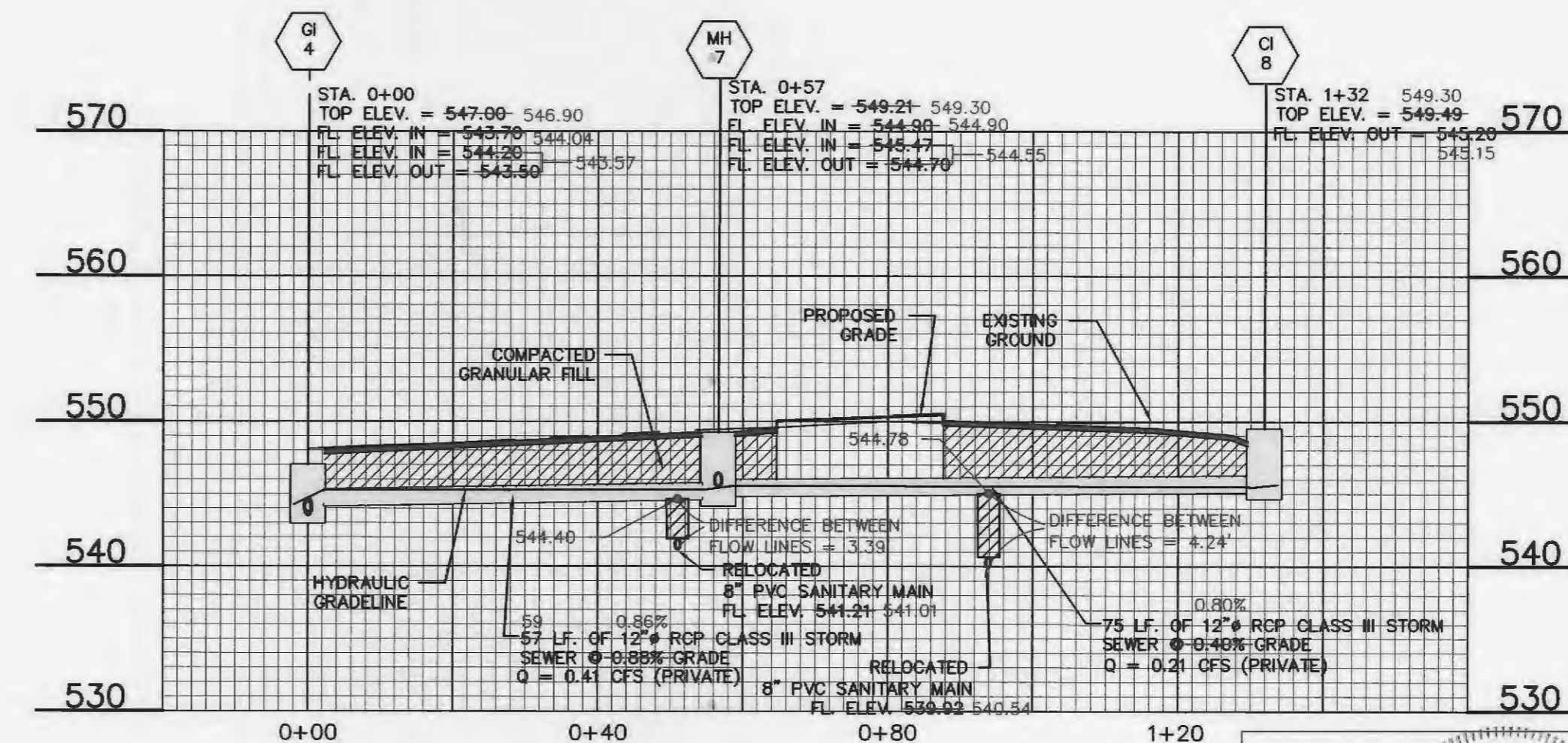
STORM SEWER PROFILE 3



OCTOBER-2013 APRIL 2015



STORM SEWER PLAN VIEW



STORM SEWER PROFILE 4

LEGEND

RIGHT OF WAY LINE	R/W
PROPERTY LINE	P
EXISTING FENCE	X
NEW FENCE	X
EXISTING SETBACK LINE	X
EXISTING EASEMENT	- - - -
NEW EASEMENT	- - - -
EXISTING CONTOUR	XXX
EXISTING CONTOUR IDX	XXX
NEW CONTOUR	XXX
NEW CONTOUR IDX	XXX
EXISTING STORM MANHOLE	□
EXISTING STORM LINE	SS
EXISTING SANITARY MAIN	SAN
EXISTING SANITARY MANHOLE	○
NEW STORM LINE	SS
NEW STORM MANHOLE	●
NEW SANITARY MAIN	SAN
NEW SANITARY MANHOLE	●
BENCHMARK	+
EXISTING ASPHALT PAVEMENT	▨
NEW CONCRETE PAVEMENT	▨
EXISTING CONCRETE PAVEMENT	▨
NEW CONCRETE SIDEWALK/APPROACHES	▨
NEW DOWNSPOUT COLLECTOR	DS
NEW SANITARY MAIN	SAN

MERS/GOODWILL

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DATE
Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer / Owner Information:
K Properties Holdings LLC
1703 N. 4th St.
St. Charles, MO 63301
636-724-1617

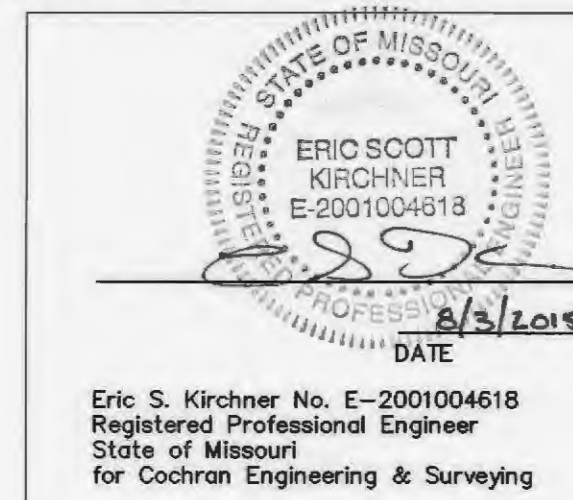
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P+Z No. 04/02/2015
Approval Date: 01/03/2013
City No. 18-12.02 07/18/2013
18-12.02.01

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REVISION DATE:
11-19-13 PER CITY COMMENTS
5-16-14 SHEET COORDINATION

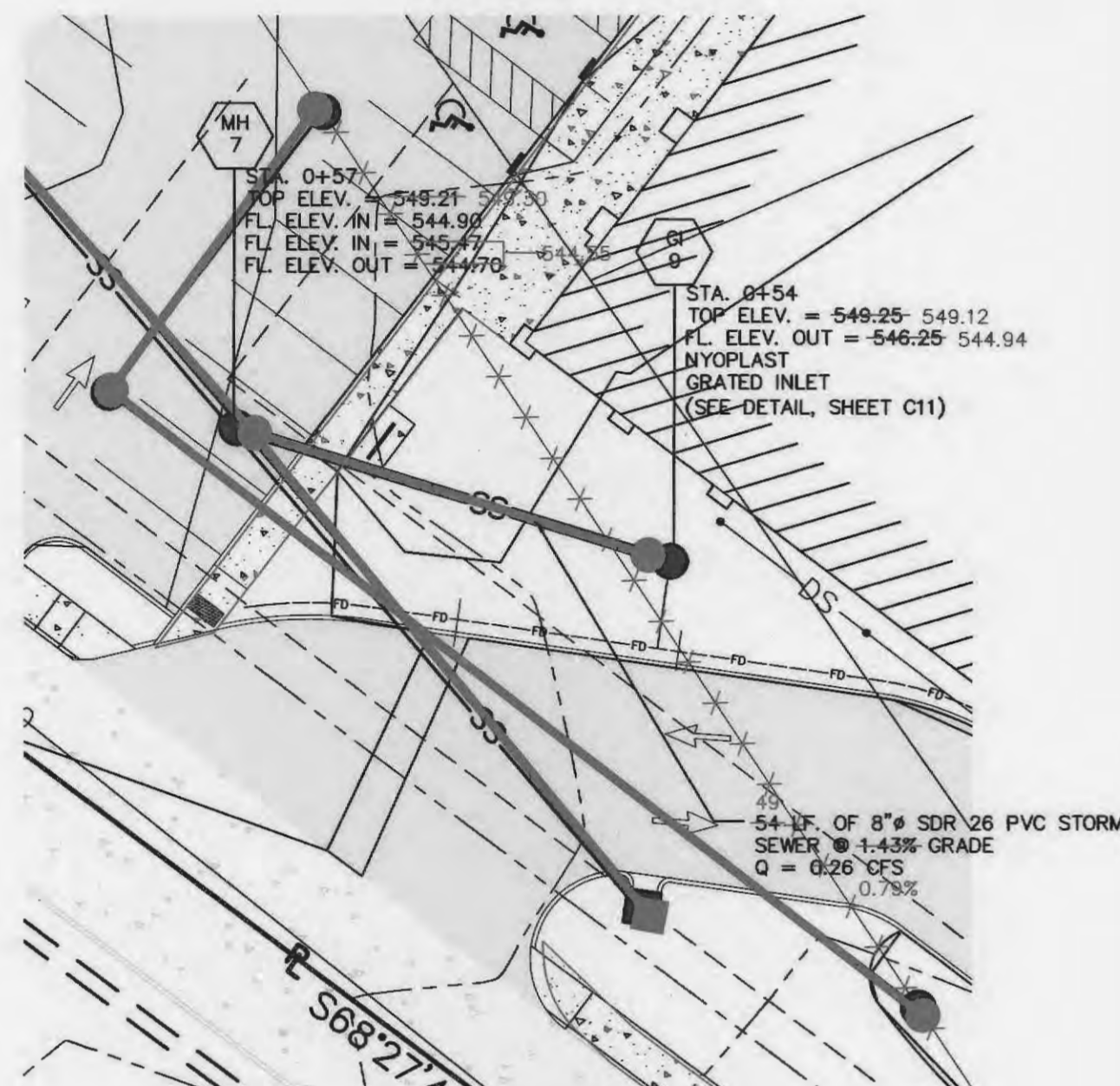
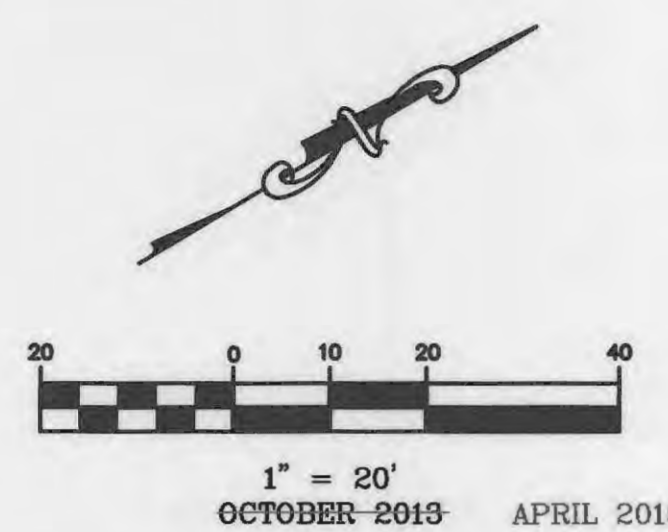


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Registered Professional Engineer
State of Missouri
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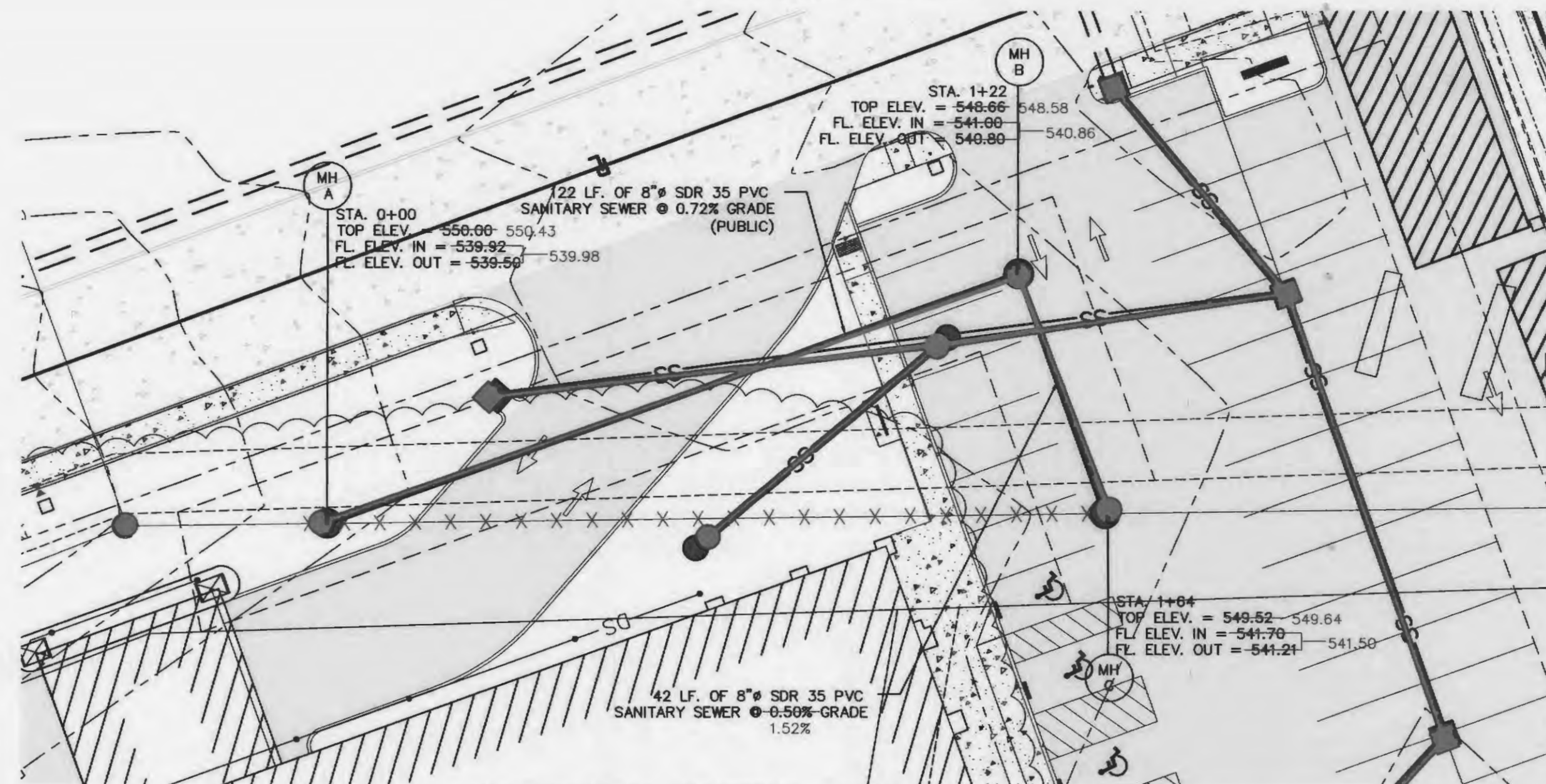
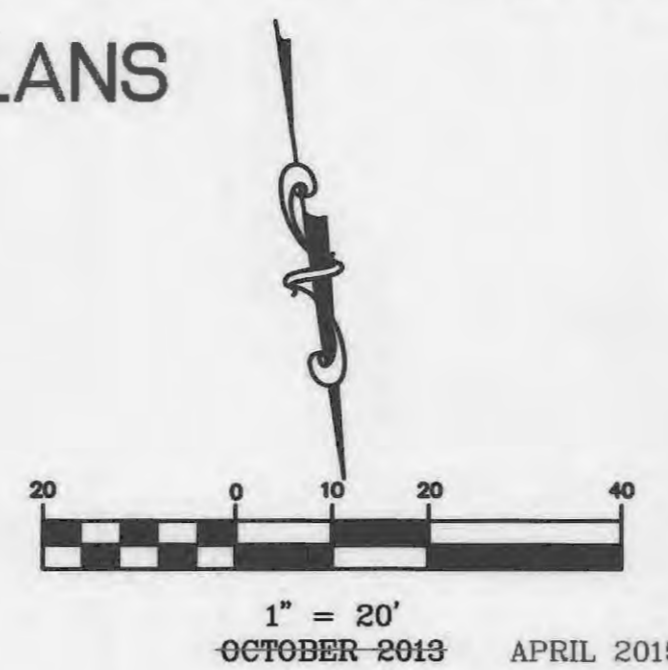
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City of O'Fallon Standard Commercial Notes and Details - June 2010

STORM AND SANITARY SEWER PLAN AND PROFILE AS-BUILT PLANS

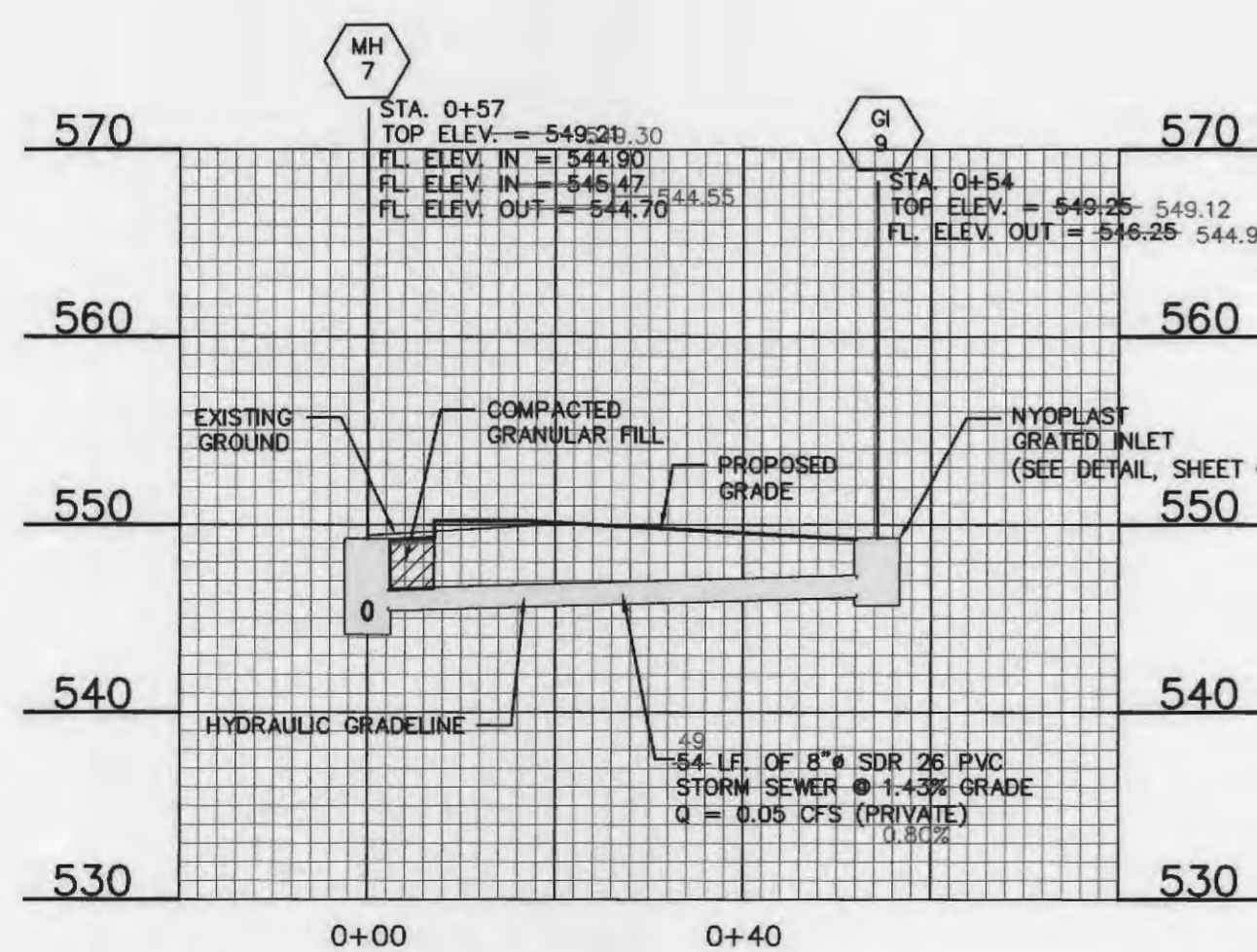


STORM SEWER PLAN VIEW

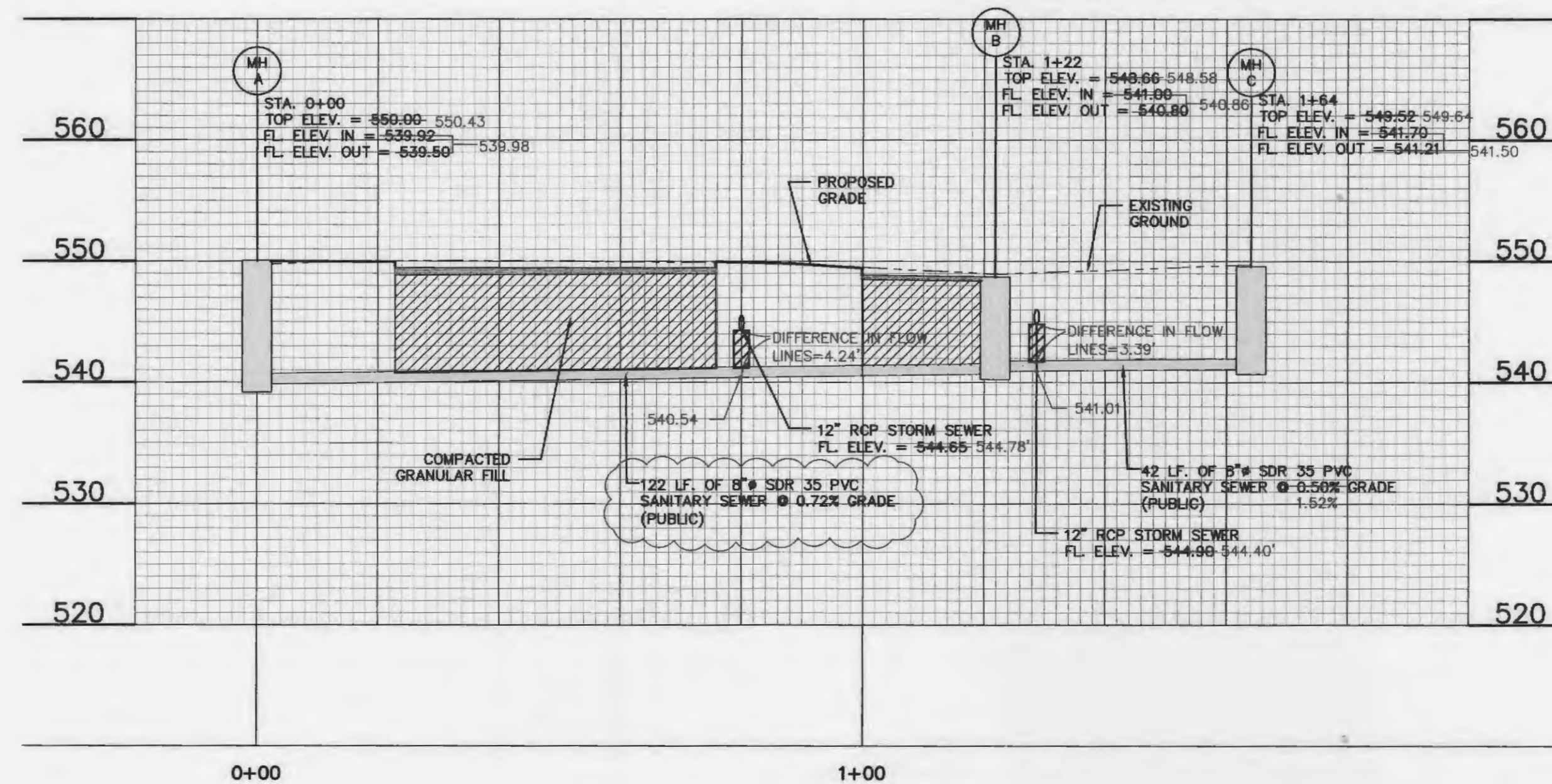


SANITARY SEWER PLAN VIEW

LEGEND	
RIGHT OF WAY LINE	R/W
PROPERTY LINE	P
EXISTING FENCE	---
NEW FENCE	---
EXISTING SETBACK LINE	---
EXISTING EASEMENT	---
NEW EASEMENT	---
EXISTING CONTOUR	---
EXISTING CONTOUR IDX	XXX
NEW CONTOUR	---
NEW CONTOUR IDX	XXX
EXISTING STORM MANHOLE	□
EXISTING STORM LINE	SS
EXISTING SANITARY MAIN	SAN
EXISTING SANITARY MANHOLE	○
NEW STORM LINE	SS
NEW STORM MANHOLE	□
NEW SANITARY MAIN	SAN
NEW SANITARY MANHOLE	○
BENCHMARK	◆
EXISTING ASPHALT PAVEMENT	▨
NEW CONCRETE PAVEMENT	▨
EXISTING CONCRETE PAVEMENT	▨
NEW CONCRETE SIDEWALK/APPROACHES	▨
NEW DOWNSPOUT COLLECTOR	DS



STORM SEWER PROFILE 5



SANITARY SEWER PROFILE 1

REVISION DATE:
 11-19-13 PER CITY COMMENTS
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