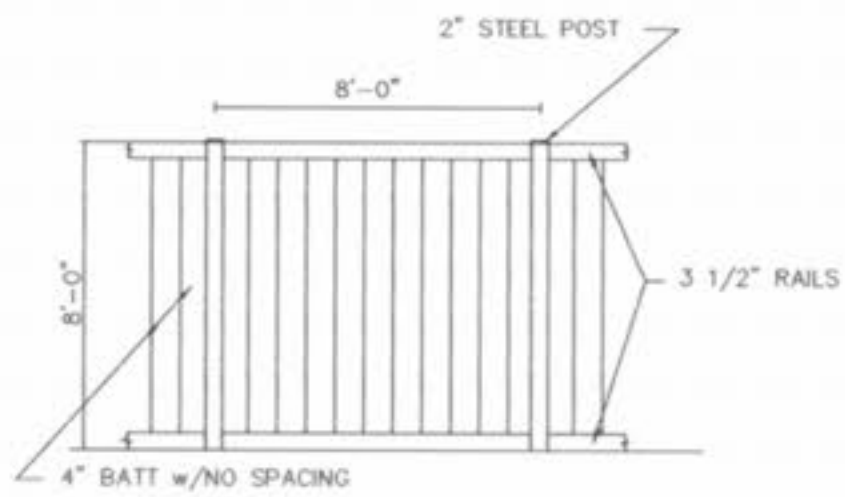


# AS-BUILT SEWER PLAN PLUMBERS SUPPLY/REISCH BUILDING

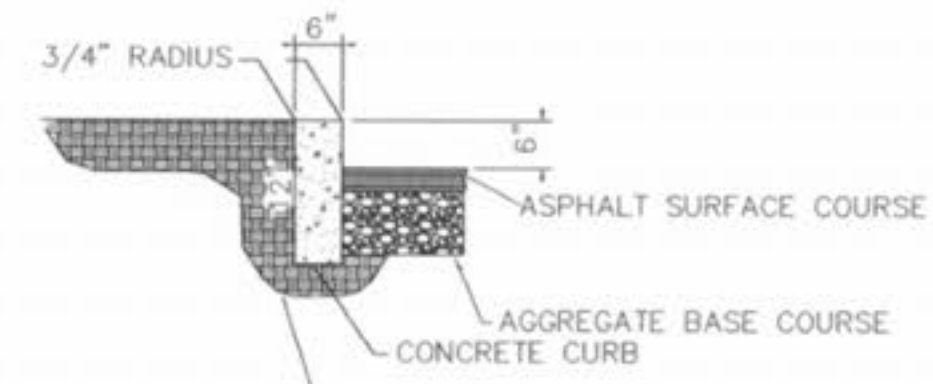
PART OF LOT 25 NORTH CENTRAL INDUSTRIAL PARK  
PART OF SECTION 30, T. 47 N., R. 3 E.  
OFALLON, MISSOURI



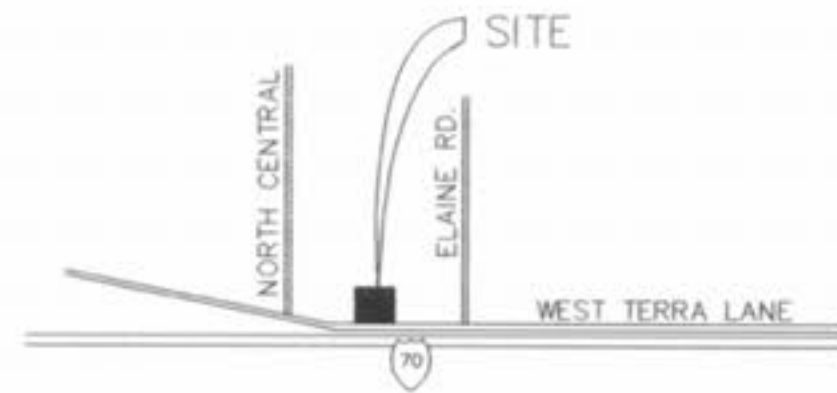
**CEDAR STOCKADE FENCE**

NOTE: REPLACE EXIST. 6" HIGH CEDAR STOCKADE FENCE WITH 8" HIGH CEDAR STOCKADE FENCE (SIGHT PROOF) FENCE TO BE BUILT ON LOT 25-A.

EASEMENTS FOR STORM AND SANITARY SEWERS WILL BE SHOWN ON RECORD PLAT.



PREPARED SUBGRADE COMPACTED TO 95% MAXIMUM DENSITY  
**6" VERTICAL CONCRETE CURB**

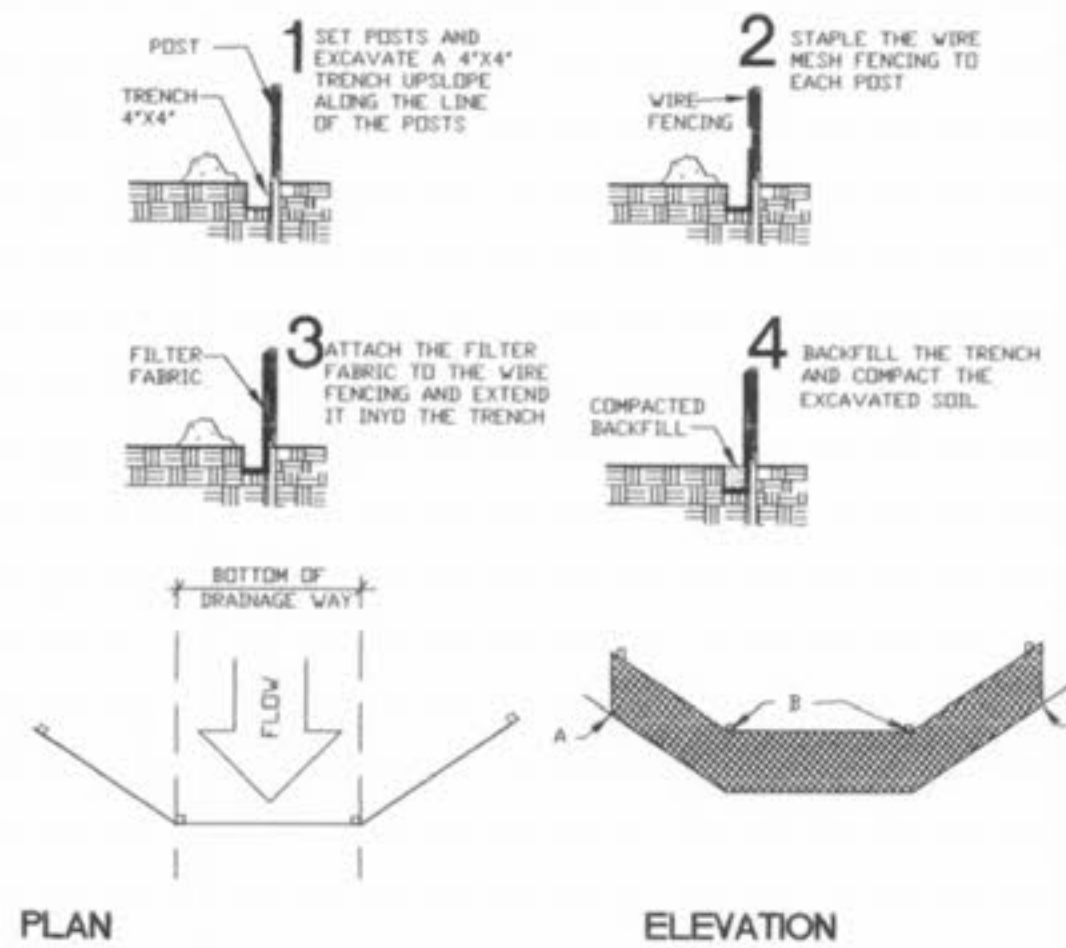


**LOCATION MAP**

**SYNTHETIC FILTER BARRIERS**  
FOR URBAN DEVELOPMENT SITES  
APPENDIX D

**MAINTENANCE**

- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfalls. Any required repairs shall be made immediately.
- Should the fabric decompose or become ineffective prior to the end of the expected useful life and the barrier still be necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

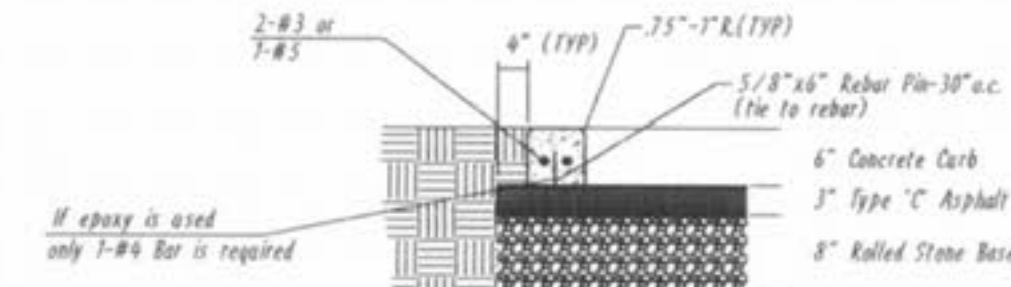


**PLAN**

**ELEVATION**

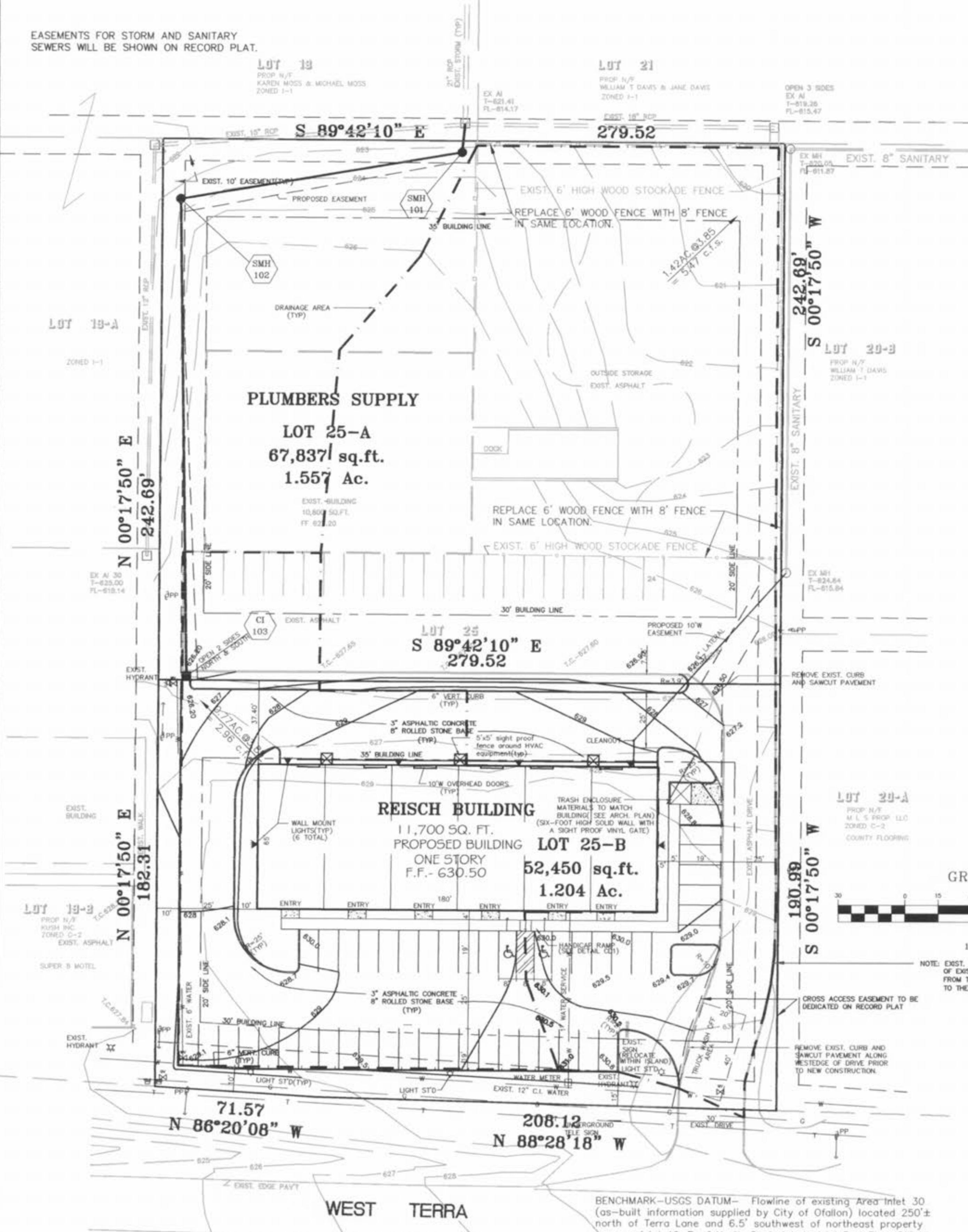
POINTS 'A' SHOULD BE HIGHER THAN POINT 'B'

**Extruded Curb Detail (Alternate)**



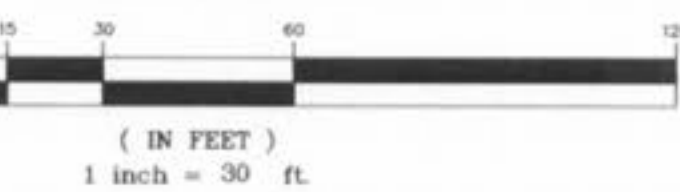
**DEVELOPMENT NOTES**

- TOTAL AREA OF TRACT 2.76± AC.
- ZONING CLASSIFICATION I-1
- PROPOSED USE OFFICE AND WAREHOUSE
- PARKING REQUIRED:  
REISCH BUILDING - 11,700/400 = 29 SPACES  
18 EMPLOYEES@ ONE EACH = 18 SPACES  
PLUMBERS SUPPLY - 10,800/400 = 27 SPACES  
5 EMPLOYEES@ ONE EACH = 5 SPACES
- PARKING PROVIDED:  
REISCH BUILDING - 47 SPACES (INCL. 2 HDPC.)  
PLUMBERS SUPPLY - 32 SPACES (INCL. 2 HDPC.)
- THIS PROPERTY IS SERVED BY:  
SANITARY SEWER - CITY OF OFALLON  
WATER - CITY OF OFALLON  
ELECTRIC - AMEREN U E  
GAS - ST. CHARLES GAS COMPANY  
TELEPHONE - GTE TELEPHONE COMPANY
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:  
FT. ZUMWALT SCHOOL DISTRICT  
O'FALLON FIRE PROTECTION DISTRICT
- THIS PROPERTY IS NOT AFFECTED BY A SPECIAL FLOOD HAZARD AREA AS DEPICTED BY --FP-- (REF. FIRM 29183C0237 E, DATED AUGUST 2, 1996)
- SITE COVERAGE: REISCH BUILDING  
BUILDING - 11,700 sq. ft. (22%)  
PARKING - 31,530 sq. ft. (60%)  
LANDSCAPE AREA - 9,220 sq. ft. (18%)  
PLUMBERS SUPPLY  
BUILDING - 10,800 sq. ft. (16%)  
PAVED AREA - 40,064 sq. ft. (59%)  
OPEN AREA - 16,973 sq. ft. (18%)
- NO SLOPES SHALL BE STEEPER THAN 3(HOR.) : 1(VERT.)
- NO ROOFTOP MECHANICAL EQUIPMENT WILL BE USED ON THIS BUILDING.
- PROPERTY OWNER: JOHN C DUBUQUE (TRUSTEE)
- STORM WATER DETENTION PROVIDED BY SUBDIVISION BASIN.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- DEVELOPER MUST SUPPLY CITY OF OFALLON INSPECTORS WITH SOIL REPORTS DURING TESTING.
- NO SLOPES SHALL BE STEEPER THAN 3:1.
- NO OUTDOOR STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED ON LOT 25-B.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO FINAL OCCUPANCY. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- TRANSFORMER FOR ELECTRIC SERVICE WILL BE ON EXIST. POWER POLE THEN FED UNDERGROUND TO BUILDING.



**LOT 25-B**  
PROF. N/P  
WILLIAM T DAVIS & JANE DAVIS  
ZONED I-1

**GRAPHIC SCALE**



NOTE: EXIST. ASPHALT CURB ALONG EAST SIDE OF EXIST. ENTRANCE SHALL BE REPLACED FROM THE RIGHT OF WAY OF WEST TERRA TO THE EXIST. 6" FENCE ON LOT 25-A.

The responsibility for professional Land Surveying liability on this project is hereby limited to the set of "As-Built" plans authorized by the seal, signature and date hereunder. Responsibility is disclaimed for all other plans in this project.

FRED VILLAGRAM  
MISSOURI REG. L.S. #2073



PREPARED FOR : JOHN DUBUQUE  
12012 MANCHESTER RD.  
ST. LOUIS, MO 63131  
PHONE: 314-984-0440

JIM REISCH  
501 FIRST CAPITOL #5  
ST. CHARLES, MO 63301  
PHONE: 636-946-9753

11/26/03	5	STORM AND SANITARY LATERAL AS-BUILTS
5/23/03	4	ALTERNATE CURB DETAIL
12/15/02	3	CITY COMMENTS
11/20/02	2	CITY COMMENTS
08/20/02	1	COMBINE PLUMBERS SUPPLY AND REISCH BUILDING
DATE:	NO.:	REVISION:

**MUSLER ENGINEERING COMPANY**  
CIVIL ENGINEERING - PLANNING - LAND SURVEYING  
32 Portwest Court, St. Charles, Missouri 63303  
Telephone: (314) 916-0444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
JUNE/02	JDN	RSM	02-641	10F1

Plumbers Supply / Reisch Bldg.  
A/B sewer

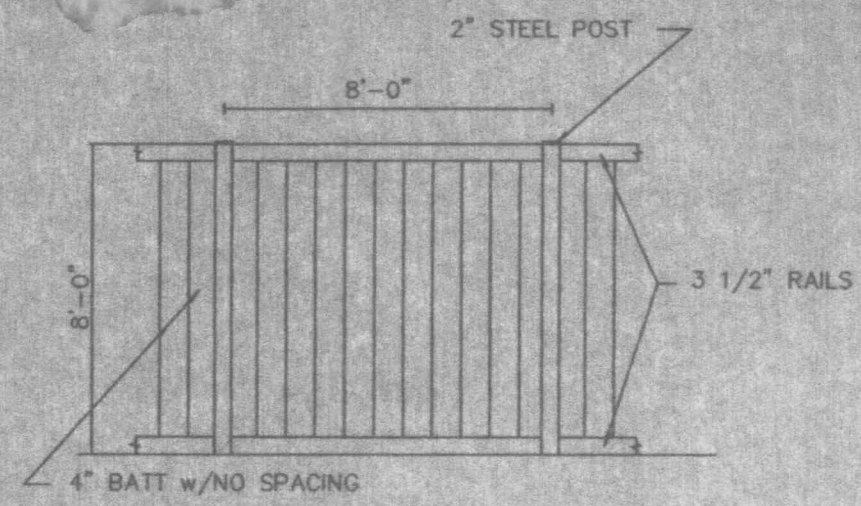
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ENGINEERING



# AS-BUILT SEWER PLAN PLUMBERS SUPPLY/REISCH BUILDING

PART OF LOT 25 NORTH CENTRAL INDUSTRIAL PARK  
PART OF SECTION 30, T. 47 N., R. 3 E.  
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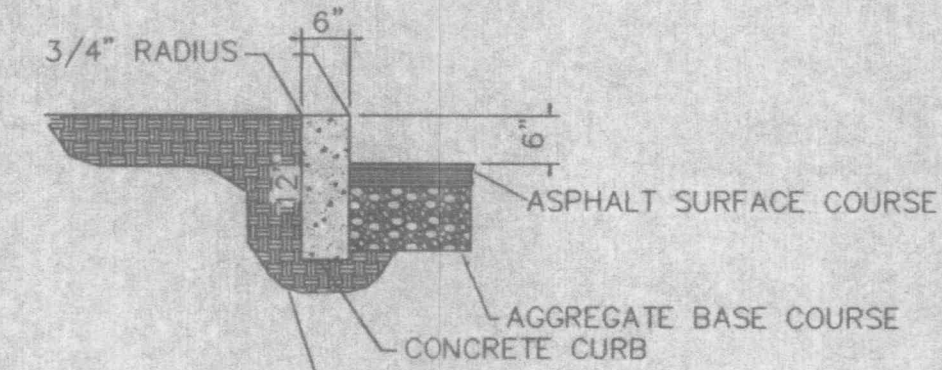


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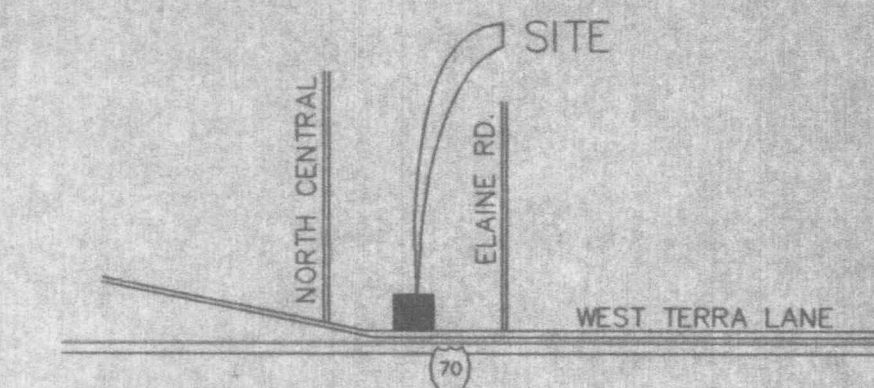
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**SYNTHETIC FILTER BARRIERS**  
FOR URBAN DEVELOPMENT SITES  
APPENDIX D



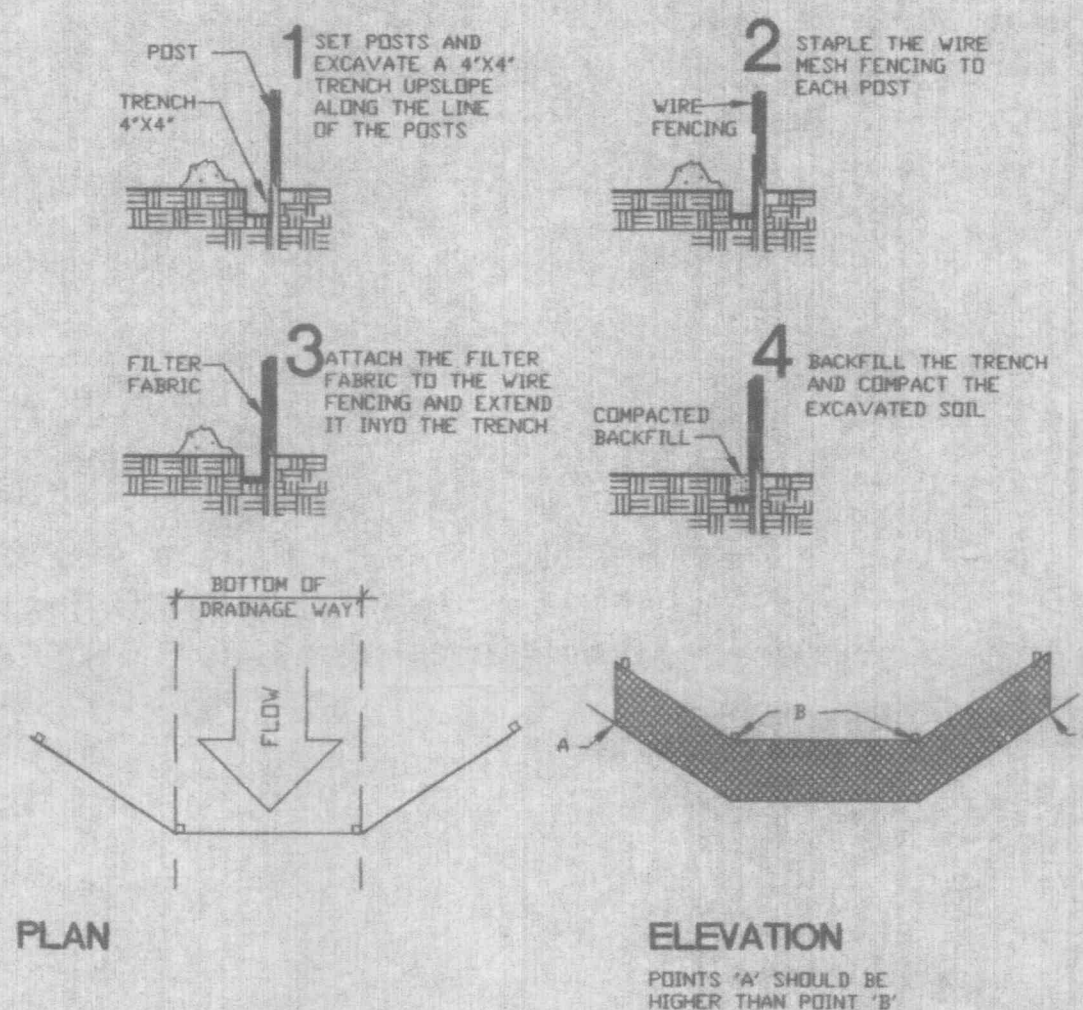
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**6" VERTICAL CONCRETE CURB**



**LOCATION MAP**

**MAINTENANCE**

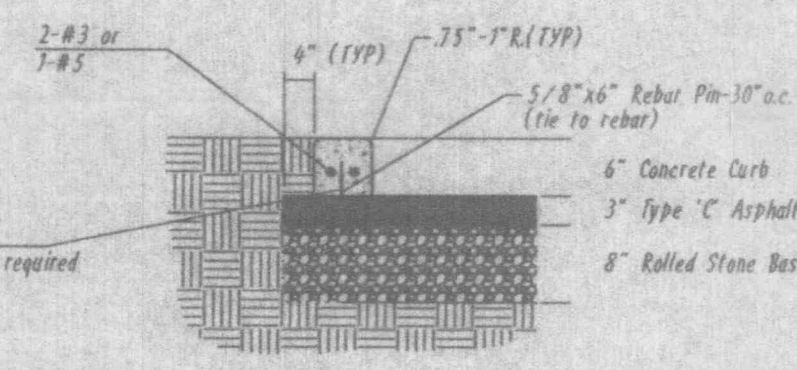
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**PLAN**

**ELEVATION**

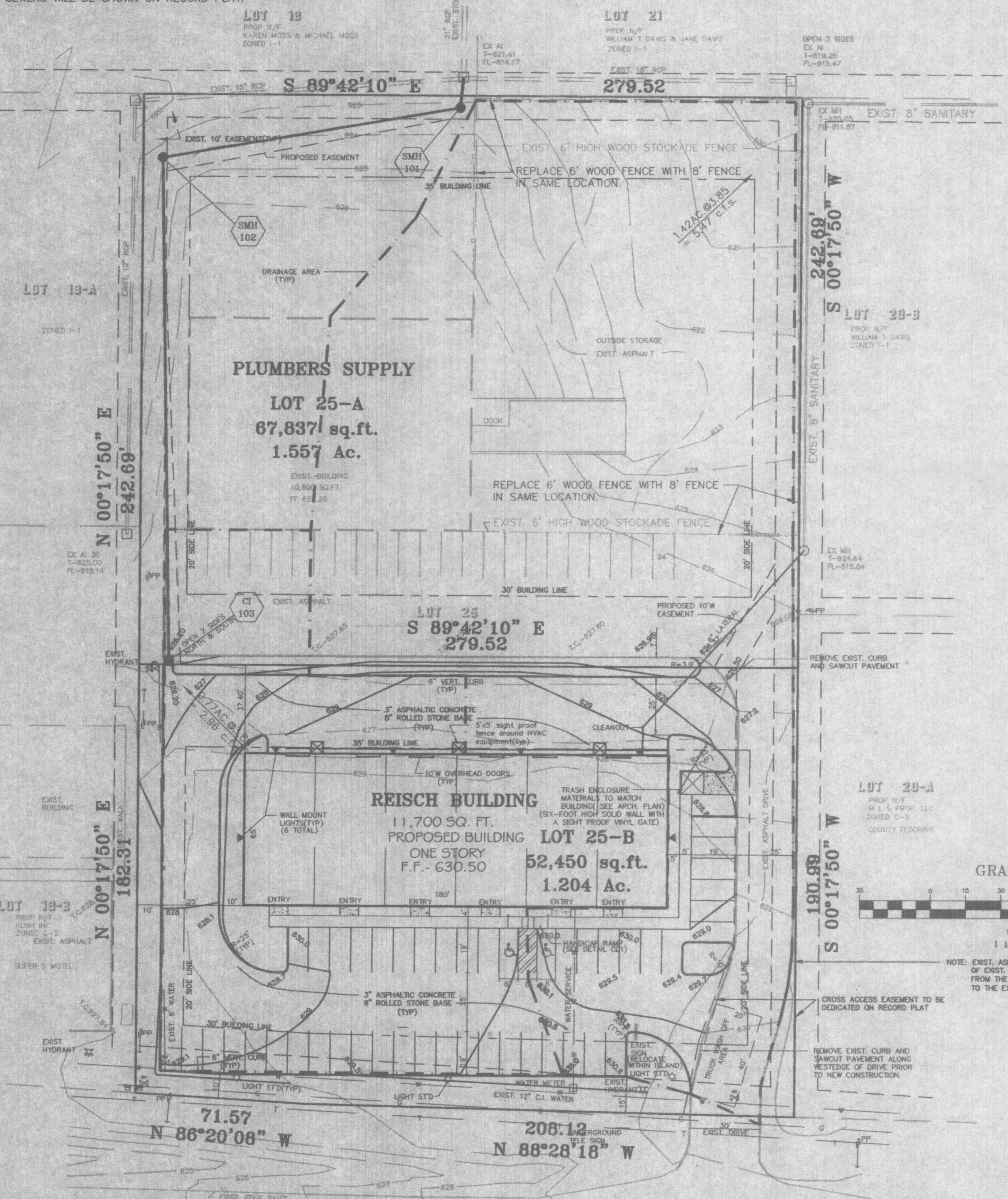
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**Extruded Curb Detail (Alternate)**

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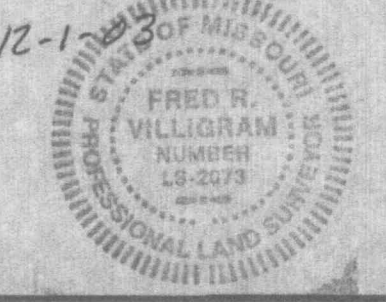
**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft.

NOTE: EXIST. ASPHALT CURB ALONG EAST SIDE OF EXIST. ENTRANCE SHALL BE REPLACED FROM THE FRONT OF WAY OF WEST TERRA TO THE EXIST. 6' FENCE ON LOT 25-A.

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JUNE'02	JDN	RSM	02-641	10F1

BENCHMARK-USGS DATUM- Flowline of existing Area Inlet 30 (as-built information supplied by City of Ofallon) located 250'± north of Terra Lane and 6.5' southwest of northeast property corner of lot 19-B of North Central Industrial Park. Elev. 619.14