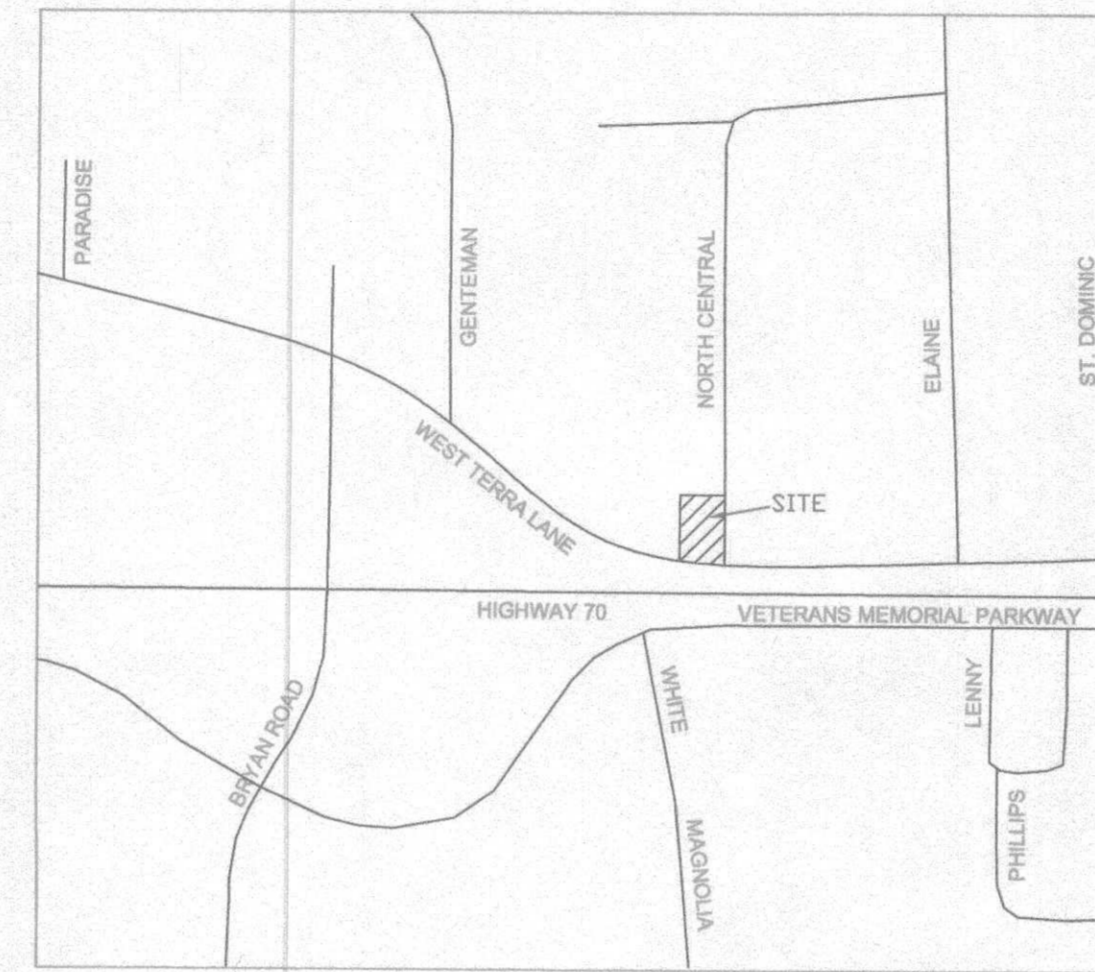


AS-BUILT SEWER PLANS FOR TRAVERS AUTOMOTIVE & RV GROUP PLANS



Locator Map

Legal Description

PARCEL 1:

LOTS 1A, 1B, 3 OF NORTH CENTRAL INDUSTRIAL DRIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGE 15 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

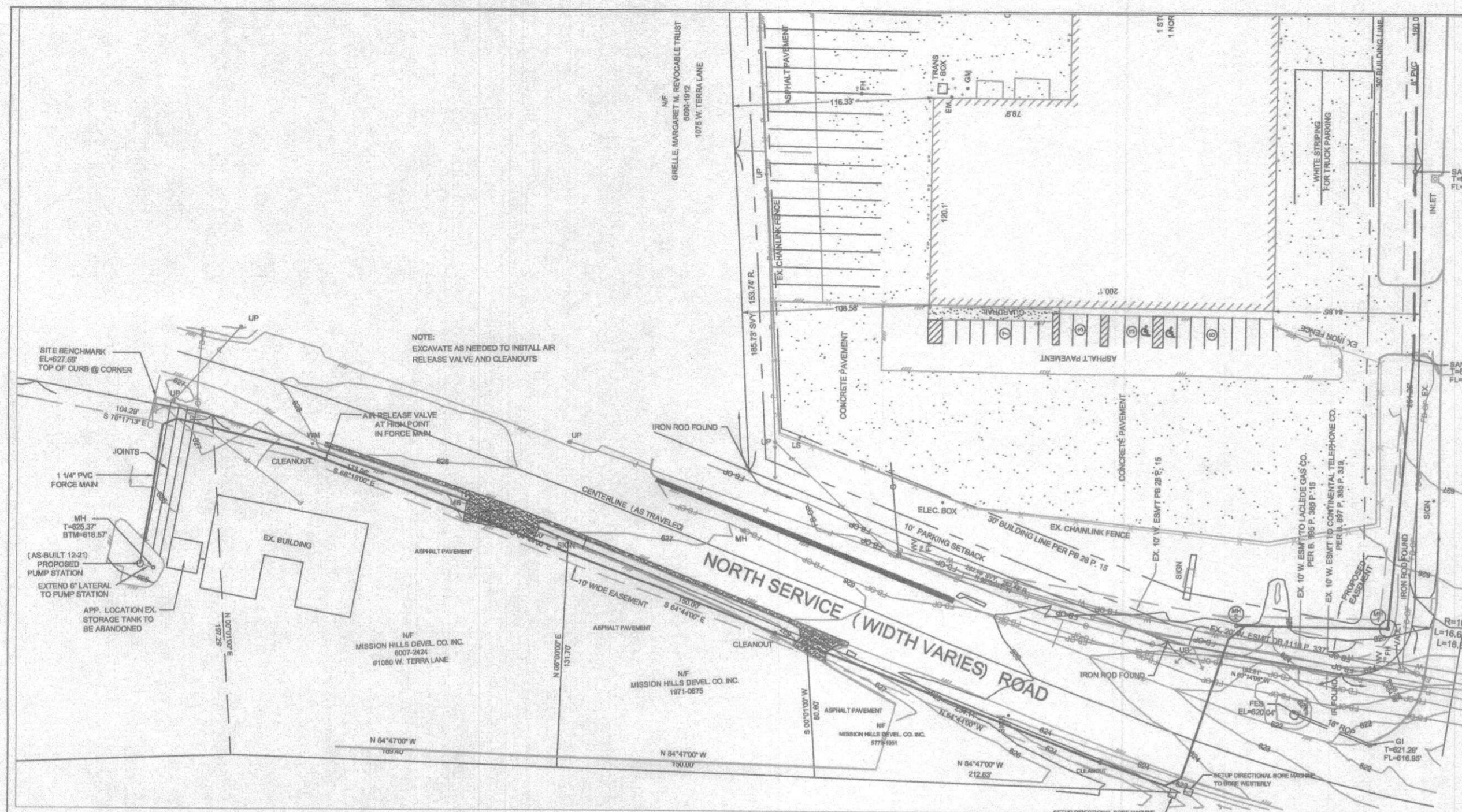
PARCEL 2:

LOT 4 OF NORTH CENTRAL INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGE 15 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

NOW KNOWN AS ADJUSTED LOT 1 OF THE "BOUNDARY ADJUSTMENT AND EASEMENT VACATION PLAT OF LOTS 1-A, 1-B, 2, 3 AND 4 OF NORTH CENTRAL INDUSTRIAL PARK" AS RECORDED IN PLAT BOOK 41 PAGE 63 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

Conditions of Approval From Planning and Zoning

NONE



Plan View

Drawing Index

- COVER SHEET
- SITE PLAN
- SEWER PROFILES

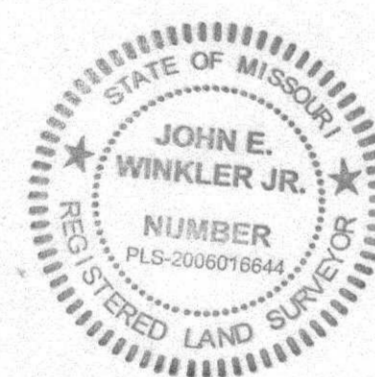
Benchmarks Project

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK C 149
ELEVATION = 545.44'

THE STATION IS LOCATED IN THE NORTHWEST ANGLE OF THE RAILROAD CROSSING AND MEXICO ROAD. IT IS 46.6 FEET NORTH OF THE NORTH RAIL OF THE TRACK; 11.0 FEET WEST OF THE WESTERMOST OF TWO CORNER POSTS AND 46.5 FEET WEST OF THE CENTER OF MEXICO ROAD.

SITE BENCHMARK: ELEVATION = 627.59'

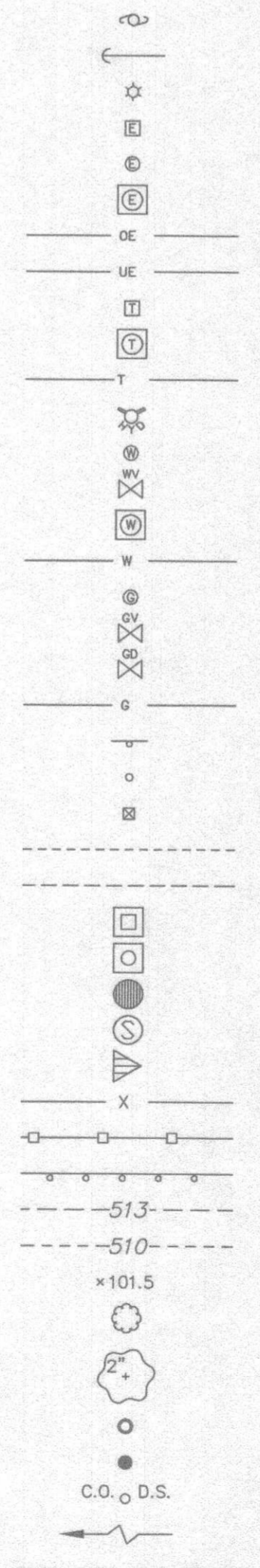
TOP OF CURB AT NORTHWEST CORNER OF PARKING LOT.



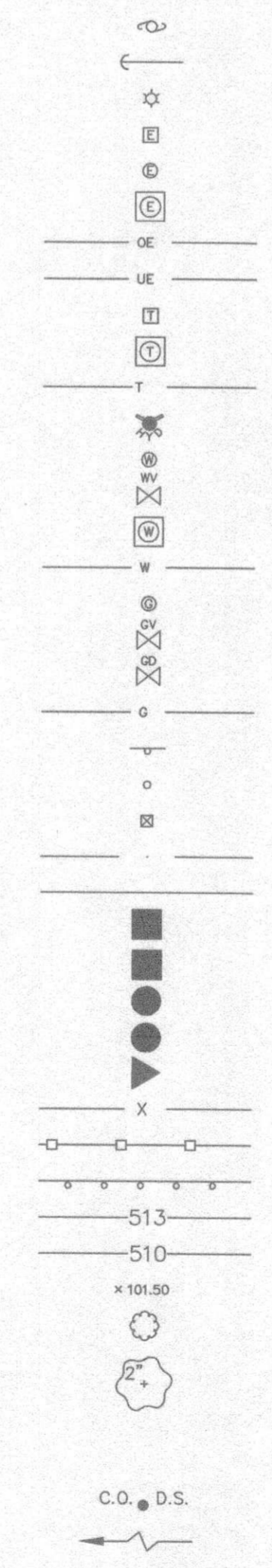
3-02-2022

LEGEND

EXISTING



PROPOSED



ABBREVIATIONS

ADS - ADVANCED DRAINAGE SYSTEMS, INC.	N.T.S. - NOT TO SCALE
ATG - ADJUST TO GRADE	O.C. - ON CENTER
B.M. - BENCHMARK	PAVT. - PAVEMENT
C.I. - CURB INLET	P.C. - PORTLAND CEMENT
C.O. - CLEAN OUT	PCC - PRECAST CONCRETE
ads - CORRUGATED METAL PIPE	P.S.I. - POUNDS/SQUARE INCH
CONC. - CONCRETE	PROP. - PROPOSED
C.Y. - CUBIC YARDS	P.U.M.I. - PRIVATE UNDER MSD INSPECTION
D.C.I. - DOUBLE CURB INLET	R.C. - REINFORCED CONCRETE
DIP - DUCTILE IRON PIPE	R.R. - RAIL ROAD
DIA. - DIAMETER	RCP - REINFORCED CONCRETE PIPE
DS - DOWNSPOUT	S.F. - SQUARE FOOT
ELEV. - ELEVATION	S.Y. - SQUARE YARD
EX - EXISTING	SAN - SANITARY
FD - FLOOR DRAIN	SCH - SCHEDULE
FF - FINISH FLOOR	SWPPP - STORM WATER POLLUTION
FL - FLOW LINE	TBA - TO BE ABANDONED
G.I. - GRATE INLET	TBR - TO BE REMOVED
GAL. - GALLON	TYP. - TYPICAL
H.G. - HYDRAULIC GRADE	UIP - USE IN PLACE
HYD - HYDRANT	VCP - VITRIFIED CLAY PIPE
LUS - LAFAYETTE UTILITIES SYSTEM	YD - YARD DRAIN
MAX - MAXIMUM	WV - WATER VALVE
MH - MANHOLE	
MIN - MINIMUM	

* 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 _____

The area of land disturbance is 20,000 S.F.

Number of proposed lots is N/A

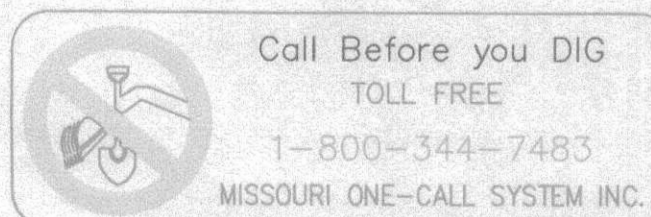
Building setback information. Front N/A

Side N/A

Rear N/A

* The estimated sanitary flow in gallons per day is 250

* Tree preservation calculations



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

STORM AND SANITARY SEWER MEASUREMENTS
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. 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:

38-22 159.80 DENOTES AS-BUILT (TYP.)
METRON Surveying & Landmark Co.
312 Wood Street
O'Fallon, MO, 63366
Ph: 314-432-5400 Fax: 636-294-6951
John E. Winkler Jr.
Order No. 2882 Date: 3-02-22

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE
SANITARY SEWER PLANS

Engineering Company's
Information
E. KRUSSEL, LLC
35 THOREAU COURT
O'FALLON, MO. 63366
636-544-1691

ENGINEER
SIGNATURE
BLOCK

Developer / Owner Information
TRAVERS AUTOMOTIVE & RV GROUP
1080 W. TERRA LANE
O'FALLON, MO 63366
PHONE: 314-272-4287

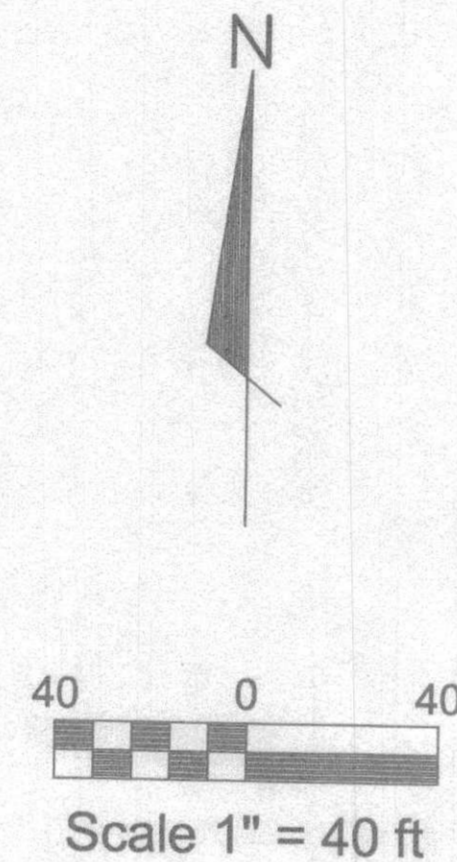
City of O'Fallon Cover Sheet

P+Z No.
Approval Date
Permit No.

Page No.
1 OF 3

PUMP STATION AND FORCE MAIN NOTES

- The pump station shall be an E-ONE 48" diameter W Series pump station with two 1 horsepower E-One pumps or approved equal. Install the pump station in accordance with the manufacturer's recommendations. Control panel and alarm to be installed in sales office at a location acceptable to the owner. The alarm must be in a location where it will be monitored during normal business hours.
- The force main shall be 1-1/4" schedule 40 PVC.
- The force main shall be installed by directional bore. Install air release valve at high point in the force main. Install cleanouts as shown on the plan.
- When pump station and force main are complete and ready for service disconnect existing sewer lateral from storage tank and manhole and install new 6" lateral to connect with the pump station.
- The sanitary sewer from the existing manhole to manhole 2 shall be a public sewer and will be dedicated to the City of O'Fallon. The pump station and force main shall be privately owned and maintained.
- Manholes 1 and 2 and the next three manholes downstream from manhole 2 shall be epoxy lined in accordance with M.S.D. standards and specifications.
- All construction from the existing building to the proposed pump station shall be completed in accordance with all applicable federal, state, and local regulations, including the following codes where required:
 - 2015 International Building Code,
 - 2015 International Residential Code,
 - 2015 International Energy Conservation Code,
 - 2015 International Plumbing Code,
 - 2015 International Mechanical Code,
 - 2015 International Fuel Gas Code,
 - 2015 International Fire Code,
 - 2014 NFPA National Electric Code,
 - 2009 ICC A117.1



STORM AND SANITARY SEWER MEASUREMENTS

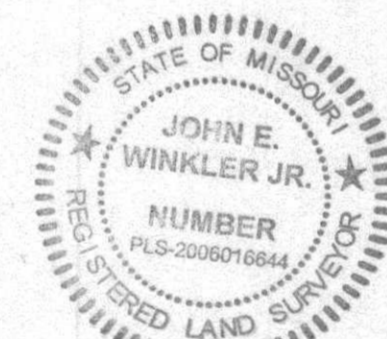
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ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

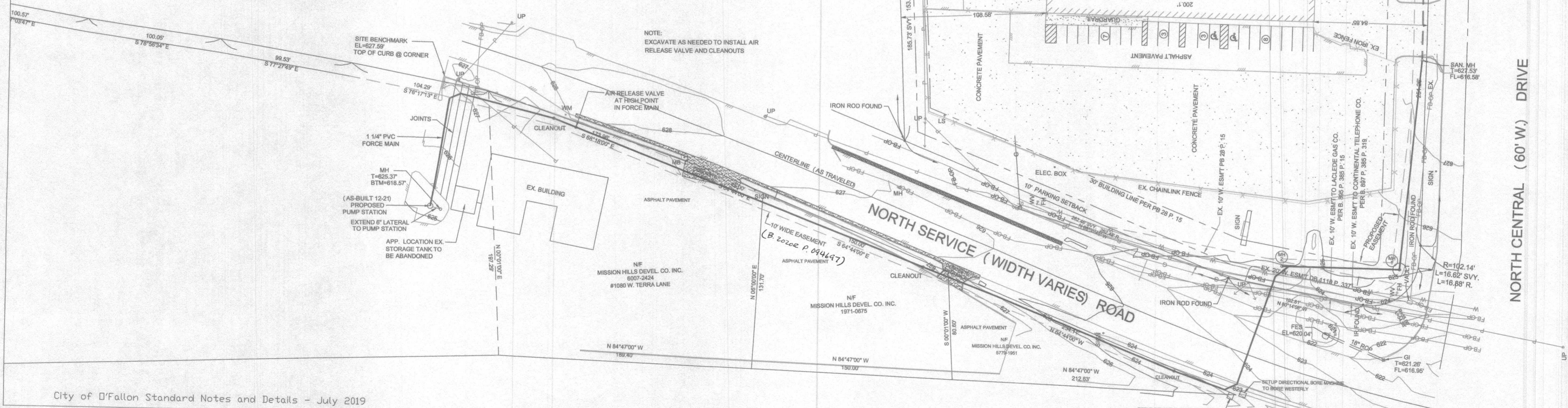
38-22' 59.80' DENOTES AS-BUILT (TYP.)



John E. Winkler Jr.
John E. Winkler Jr., PLS-200694644
Order No. 9289 Date: 3-2-22



3-02-2022



PROJECT TITLE
SITE PLAN

Engineering Company's
Information
E. KRUSSEL, LLC
35 THOREAU COURT
O'FALLON, MO. 63366
636-544-1691

ENGINEER
SIGNATURE
BLOCK

Developer / Owner Information
TRAVERS AUTOMOTIVE & RV GROUP
1080 W. TERRA LANE
O'FALLON, MO 63366
PHONE: 314-272-4287

City of O'Fallon SITE PLAN

P+Z No.

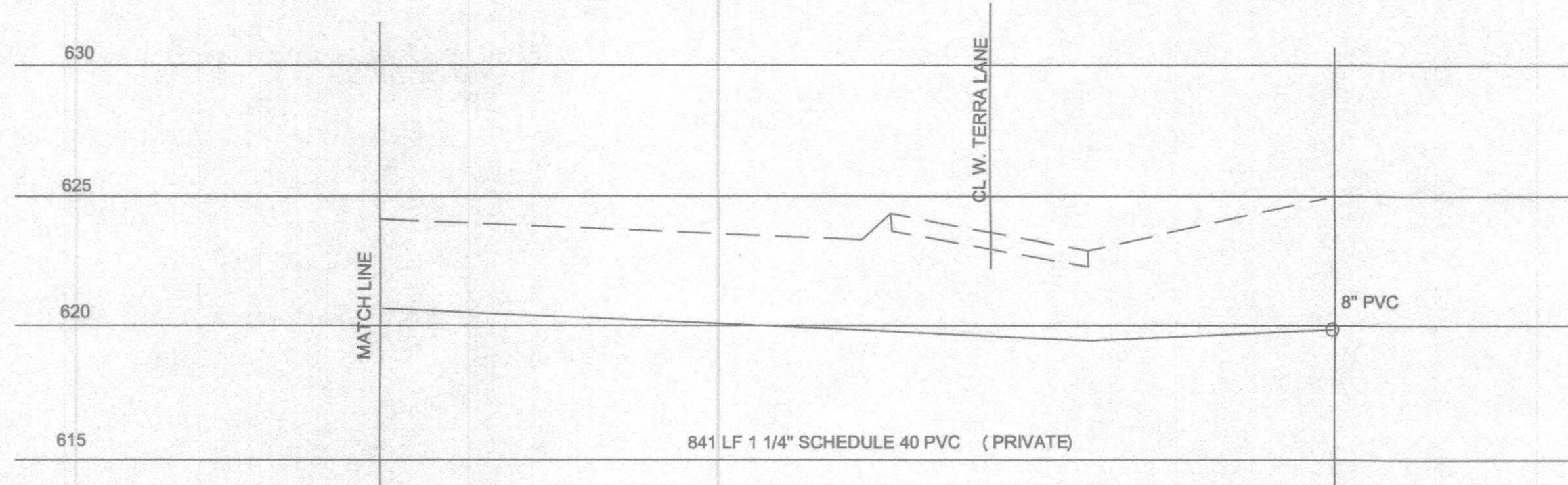
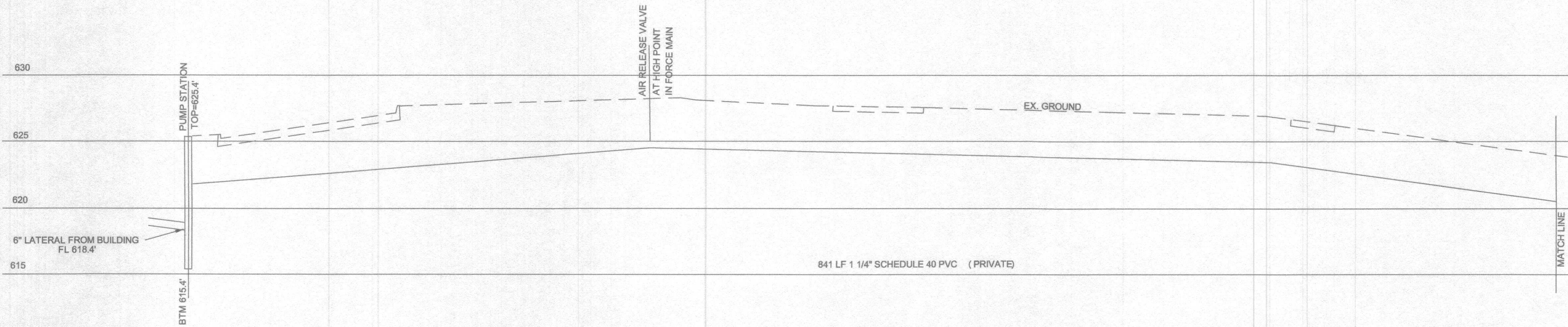
Approval Date

Permit No.

Page No.

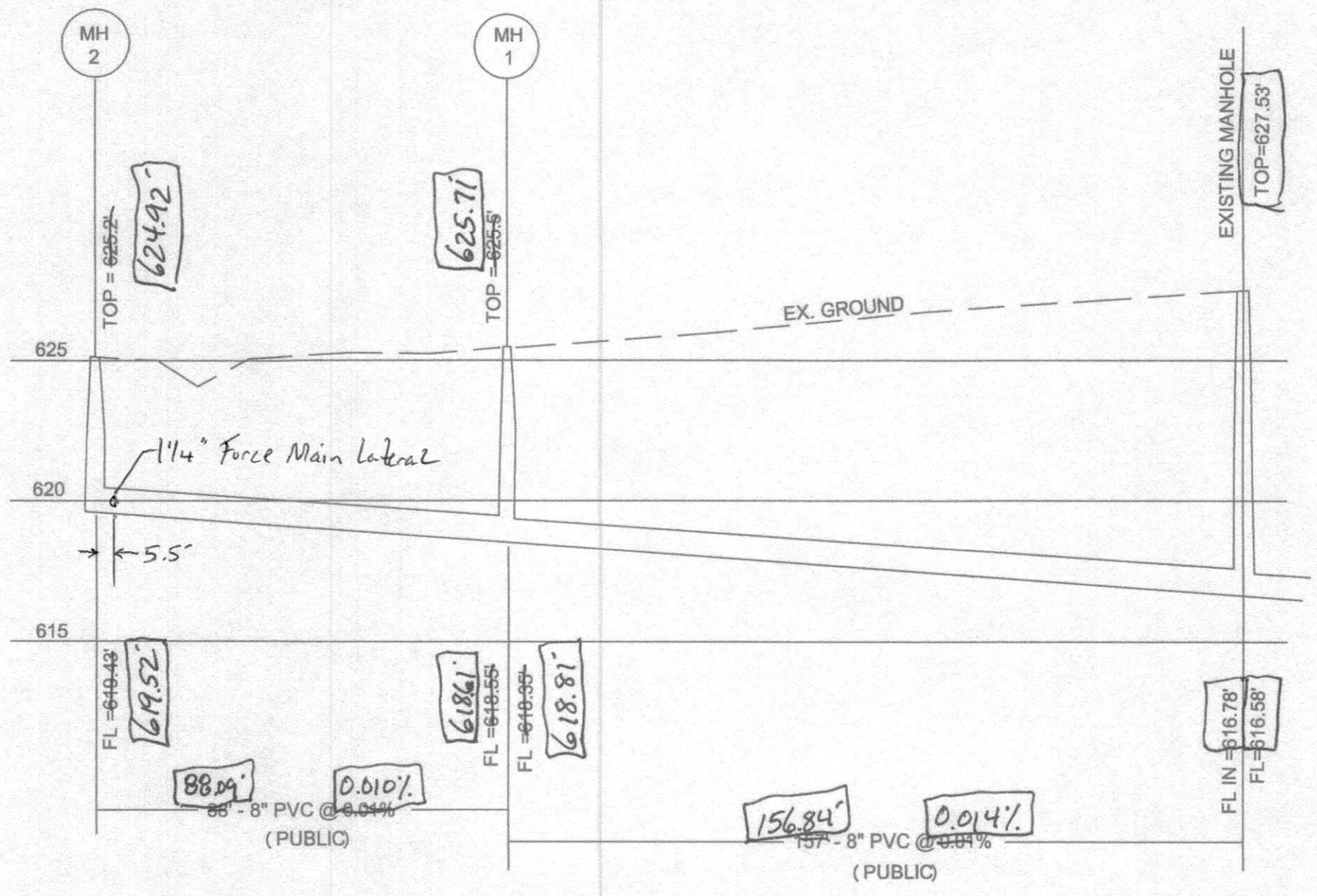
2 OF 3

FORCE MAIN PROFILE

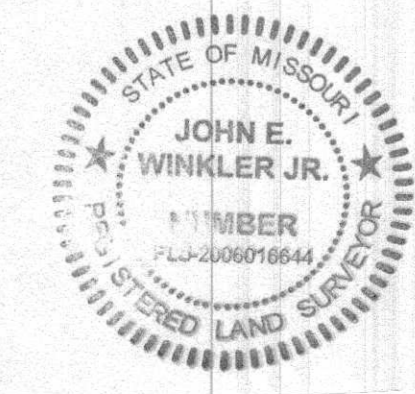


SCALE: 1" = 30' HOR.
1" = 5' VERT.

SANITARY SEWER PROFILE



STORM AND SANITARY SEWER MEASUREMENTS
 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. 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:
 18.231 159.80 DENOTES AS-BUILT (TYP.)
METRON A
 Surveying & Engineering Co.
 313 Wood Street
 O'Fallon, MO 63366
 PH: 314-452-5400 Fx: 636-294-5851
 John E. Winkler Jr. PLS-2006016244
 Order No. 1889 Date: 3-2-22



3-02-2022

PROJECT TITLE
SEWER PROFILES

Engineering Company's Information
E. KRUSSEL, LLC
 35 THOREAU COURT
 O'FALLON, MO. 63366
 636-544-1691

ENGINEER SIGNATURE BLOCK

Developer / Owner Information
TRAVERS AUTOMOTIVE & RV GROUP
 1080 W. TERRA LANE
 O'FALLON, MO 63366
 PHONE: 314-272-4287

City of O'Fallon SEWER PROFILES

P+Z No.
Approval Date
Permit No.

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