

ASBUILT

A SET OF CONSTRUCTION PLANS FOR SHOPPES AT WINGHAVEN THE PET DOCTOR/YUPPY PUPPY

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI.

Conditions of Approval From Planning and Zoning

1. Provide one (1) additional ADA accessible parking space.
2. Provide the striping for pedestrian connections where they have faded.
3. The applicant shall abide by the Municipal Code Requirements listed.

Conditions of Approval on the following Municipal code requirements be provide in conjunction with the Construction Site Plans:

1. Provide the location of the cross access agreement on the plan. Consider that dumpster service will need to access this lot from the adjacent lot.
2. Provide off-site construction easement for the proposed curb and parking space additions beyond the western property line.
3. Provide landscape calculations with the Landscaping Plan to ensure compliance with section 402 of City Code.
4. Provide an updated Photometric Plan to reflect the changes on the site since the original Photometric Plan.

THE EXISTING SEWER LENGTH, 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 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 THE DESIGNATED EXISTING OR PROPOSED EASEMENTS.

STORM SEWER AS-BUILTS SHOWN ON THIS PLAN ARE PER A FIELD SURVEY CONDUCTED BY COLE AND ASSOCIATES INC. ON DECEMBER 28, 2018.

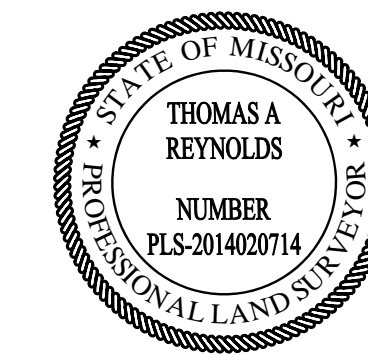
COLE & ASSOCIATES INC. L.S. 266-D
PROJECT NO. 16-0063 (STORM SEWERS & SITE AS-BUILTS ONLY)

The Professional, whose signature and personal seal appear hereon, assumes responsibility only for what appears on this page, and disclaims (pursuant to Section 327.411 RSMo) any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by the undersigned Professional relating to, or intended to be used for, any part of parts of the project to which this page refers.

ENGINEER
COLE AND ASSOCIATES
401 S. 18TH STREET SUITE 200
ST. LOUIS MO. 63103
TELEPHONE 314-984-9987
FAX
CONTACT PERSON ERIC MORFF
E-MAIL emorff@colest.com

DEVELOPER/OWNER
LOTSIE CG LLC
1001 BOARDWALK SPRINGS PLACE, SUITE 10
OFALLON MO 63368
TELEPHONE 636-561-9300
BILL LASKOWSKY
WDLASKOWSKY@MCG-EAGLE.COM

CITY OF OFALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE 10/07/2019
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63368
Contact: 636-281-2858

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

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63368
Contact: 636-281-2858

Missouri American Water-Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63368
636-561-3737 Ext. 131

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63368
636-281-2858

Electric
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

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

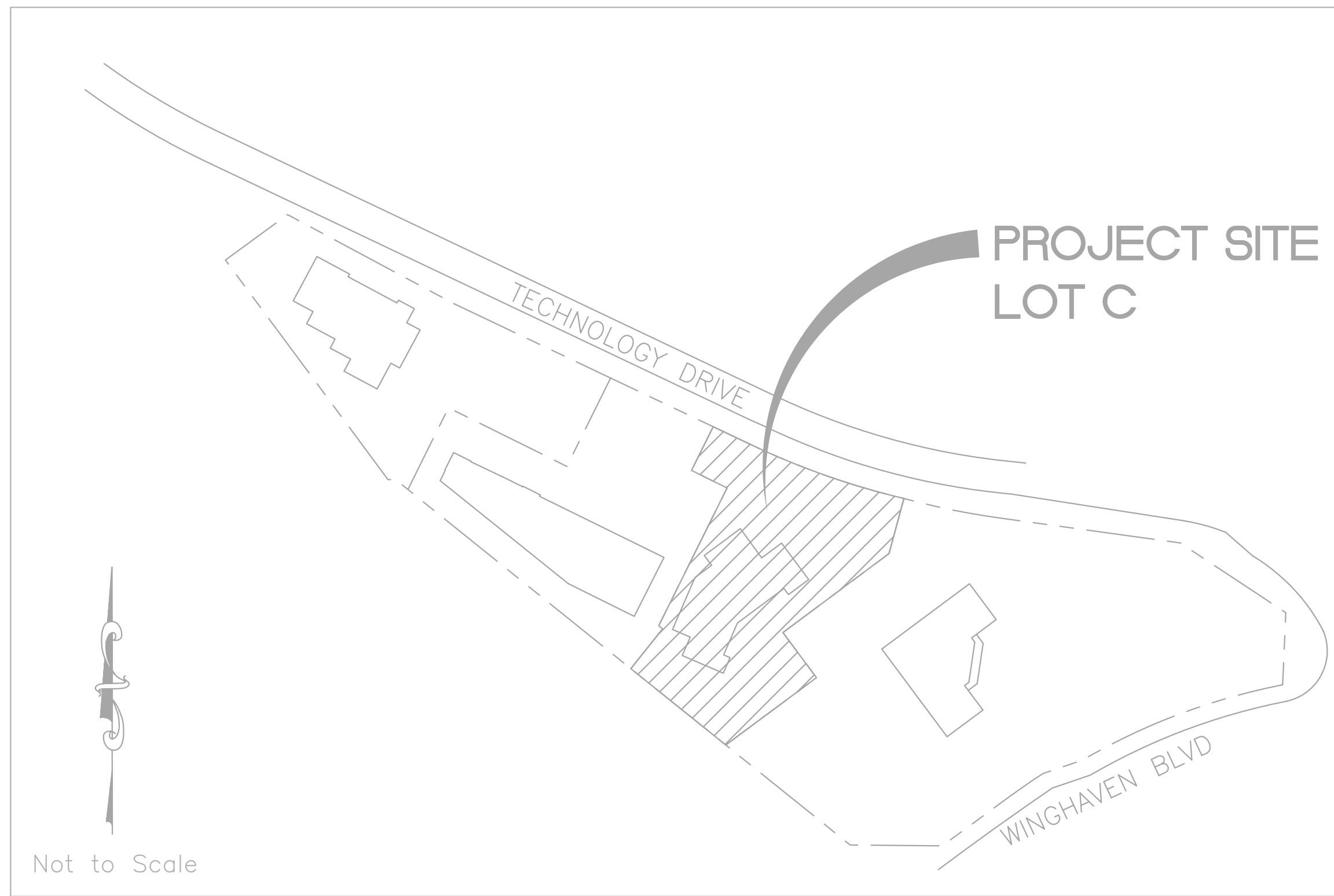
Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Verizon Tel
1318 State Hwy K
O'Fallon, MO. 63366
636-272-4830

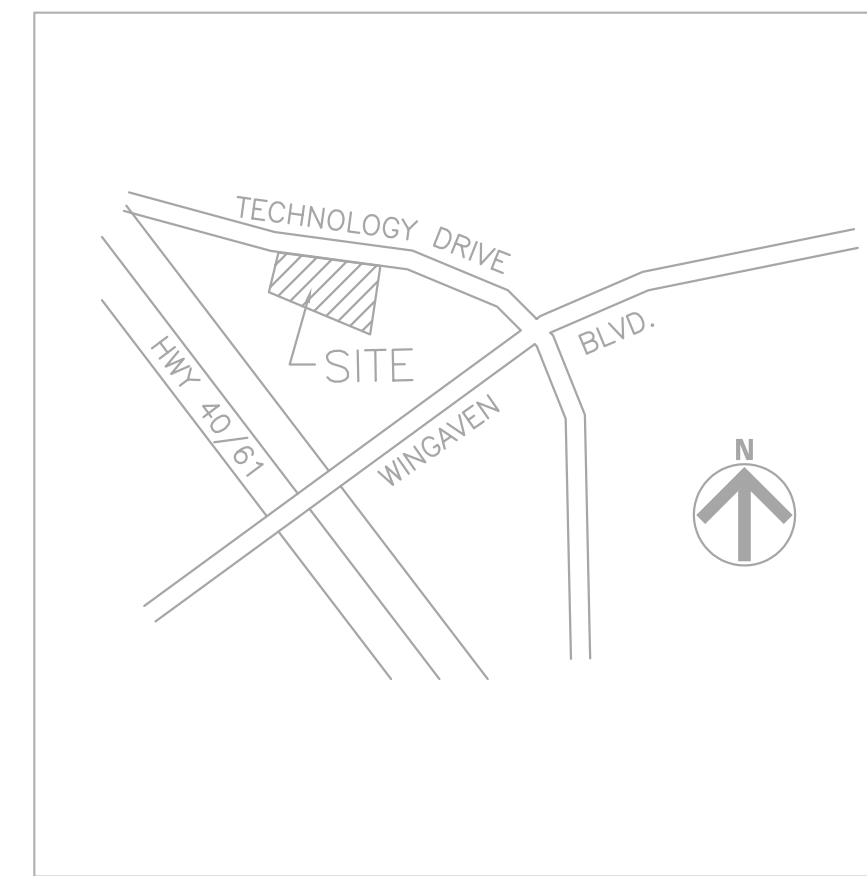
Fire District
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

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

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO. 63304
636-447-6655



Plan View



Locator Map

Drawing Index

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	PHOTOMETRIC PLAN

Benchmarks

Project

BENCH MARK: (USGS DATUM)
NAVD 88 ELEVATION 499.343; NGS STATION SC-13; STATION IS APPROXIMATELY 2.70 MILES (4.35 KM) N/NW OF THE INTERSECTION OF HIGHWAY 94 AND HIGHWAY D, ON THE NORTH SIDE OF THE WESTBOUND LANES OF HIGHWAY 40, NEAR A FIELD ENTRANCE GOING NORTH FROM THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FT (9.01 M) NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FT (11.9 M) SW OF THE CENTER OF THE TOP OF THE NW END OF A CORRUGATED METAL PIPE, AND 10.0 FT (3.0 M) OF THE CENTER OF A FIELD ENTRANCE.

Site

SITE BENCHMARK: ELEVATION 590.08; CUT CROSS IN CENTER OF NORTHWEST ENTRANCE TO PARCEL.

Legend

☐	CURB OR AREA INLET
⊙	SANITARY MANHOLE
⊙	SANITARY CLEAN OUT
⊙	STORM MANHOLE
△	FLARED END SECTION
■	GRATE INLET
⊙	ELECTRIC TRANSFORMER
⊙	LIGHT STANDARD
⊙	POWER POLE
⊙	GUY WIRE
⊙	OVERHEAD WIRE
⊙	STREET SIGN
⊙	FIRE HYDRANT
⊙	WATER SHUTOFF VALVE
⊙	WATER MANHOLE
⊙	WATER METER
⊙	TELEPHONE CABLE BOX
⊙	FOUND CROSS
⊙	FOUND/SET-IRON PIPE
⊙	FOUND CONCRETE MONUMENT
⊙	SEWER FLOW ARROW
⊙	MAILBOX
⊙	ITEM NO. - SCHEDULE B
⊙	NO. PARKING SPACES
⊙	ELECTRIC
⊙	WATER
⊙	GAS

Abbreviations

VAN	- VAN ACCESSIBLE
C.C.	- CART CORRAL
S.F.	- SQUARE FEET
(TYP)	- TYPICAL
R	- RADIUS
E.R.O.W.	- EXISTING RIGHT-OF-WAY
P.R.O.W.	- PROPOSED RIGHT-OF-WAY
F.F.	- FINISHED FLOOR
T.E.	- TOP ELEVATION
I.E.	- INVERT ELEVATION
R.C.P.	- REINFORCED CONCRETE PIPE
C.P.P.	- CORRUGATED PLASTIC PIPE
O.C.	- ON CENTER
TBA	- TO BE ABANDONED
TBR	- TO BE REMOVED
TBREL	- TO BE RELOCATED
COMB	- COMBINATION
TBR&R	- TO BE REMOVED & REPLACED
UIP	- USE IN PLACE
DND	- DO NOT DISTURBE
EXIST	- EXISTING

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.

- NOTES**
1. WINGHAVEN STORMWATER DETENTION PROVIDED FOR THE ENTIRE DEVELOPMENT AND NO ON-SITE DETENTION IS REQUIRED.
 2. SITE IS OUTSIDE THE 100 YR FLOOD PLAIN PER FIRM 29183C0220G, EFFECTIVE DATE JANUARY 20, 2016.
 3. TOPOGRAPHIC SURVEY FURNISHED BY COLE & ASSOCIATES INC.
 4. STREET IDENTIFICATION SYSTEM SHALL CONFORM TO THE APPROVED WINGHAVEN STANDARDS.
 5. CURRENT ZONING IS "HTCD" HIGH TECH CORRIDOR DISTRICT
 6. NO WETLANDS ON THIS SITE.
 7. TRUST INDENTURES PER WINGHAVEN INDENTURES ON FILE AT CITY.
 8. NO SURFACE INTENDED TO BE HANDICAP ACCESSIBLE SHALL EXCEED 2% SLOPE IN ANY DIRECTION.
 9. A NON-EXCLUSIVE EASEMENT FOR CROSS-ACCESS AND PARKING BETWEEN LOT B AND LOT C IS RECORDED IN BOOK 2789, PAGE 680 AND BOOK 4125, PAGE 705.
 10. THE MEMORANDUM OF LEASE AGREEMENT FOR THE CELL TOWER SITE IS RECORDED IN BOOK 1458, PAGE 1111.
 11. THE ASSIGNMENT OF LEASE FOR THE CELL TOWER IS RECORDED IN BOOK 2235, PAGE 117.
 12. "ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND."

* 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 Lot C
The area of land disturbance is 1.64 Acres
Number of proposed lots is 4 Total
Building setback information. Front 30'
Side 20'
Rear 35'

* The estimated sanitary flow in gallons per day is _____

* Parking calculations Lot C
Handicap Parking = 2
Parking Spaces = 45
Total Parking Spaces Lot C = 47
Total Site Parking Spaces = 408

* Tree preservation calculations = NA

THERE IS NO FLOOD PLAIN SHOWN ON THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29183C0410E DATED AUGUST 2, 1996 ON THIS SITE.

ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY. ALL UTILITIES SHALL BE UNDER-GROUND.

USER: Joseph Kitch TAB: Cover
DATE: January 17, 2019 9:36:08 AM
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NO	REVISION DESCRIPTION	DATE
1 <td>CITY COMMENTS</td> <td>07/19/2016</td>	CITY COMMENTS	07/19/2016
2 <td>PKS&Z COMMENTS</td> <td>07/19/2016</td>	PKS&Z COMMENTS	07/19/2016
4 <td>ACCESSIBLE PARKING GRADING UPDATE</td> <td>07/14/2017</td>	ACCESSIBLE PARKING GRADING UPDATE	07/14/2017
5 <td>SOUTHEAST FENCE AND GRADING UPDATE</td> <td>02/20/2017</td>	SOUTHEAST FENCE AND GRADING UPDATE	02/20/2017
6 <td>WATER SERVICE UPDATE</td> <td>03/01/2017</td>	WATER SERVICE UPDATE	03/01/2017

DEVELOPER/OWNER:
M PROPERTY SERVICES, LLC
1001 BOARDWALK SPRINGS PLACE, STE. 10
OFALLON, MO 63368
636-561-9337

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SEAL:

SHOPPES AT WINGHAVEN
THE PET DOCTOR/YUPPY PUPPY

COVER SHEET

ST. LOUIS
401 S. 18th Street
St. Louis, MO 63103
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www.colest.com

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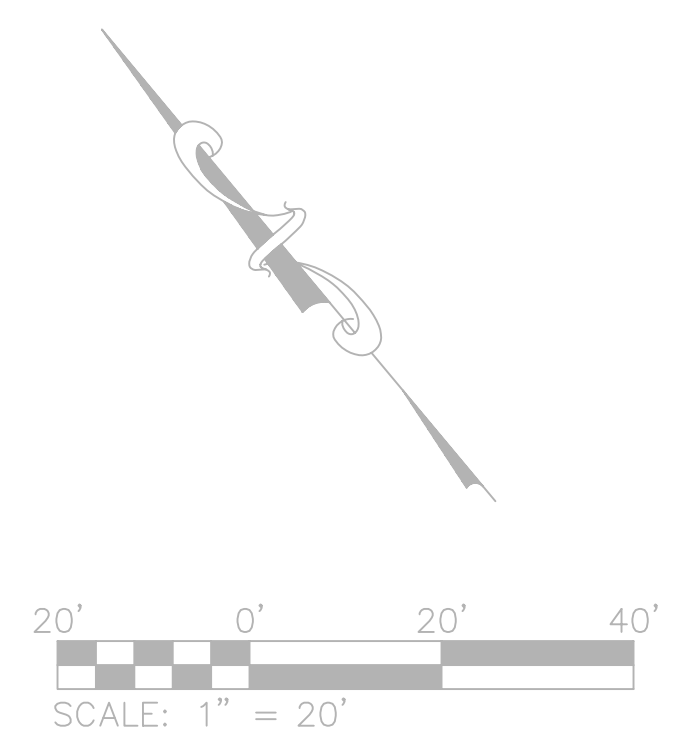
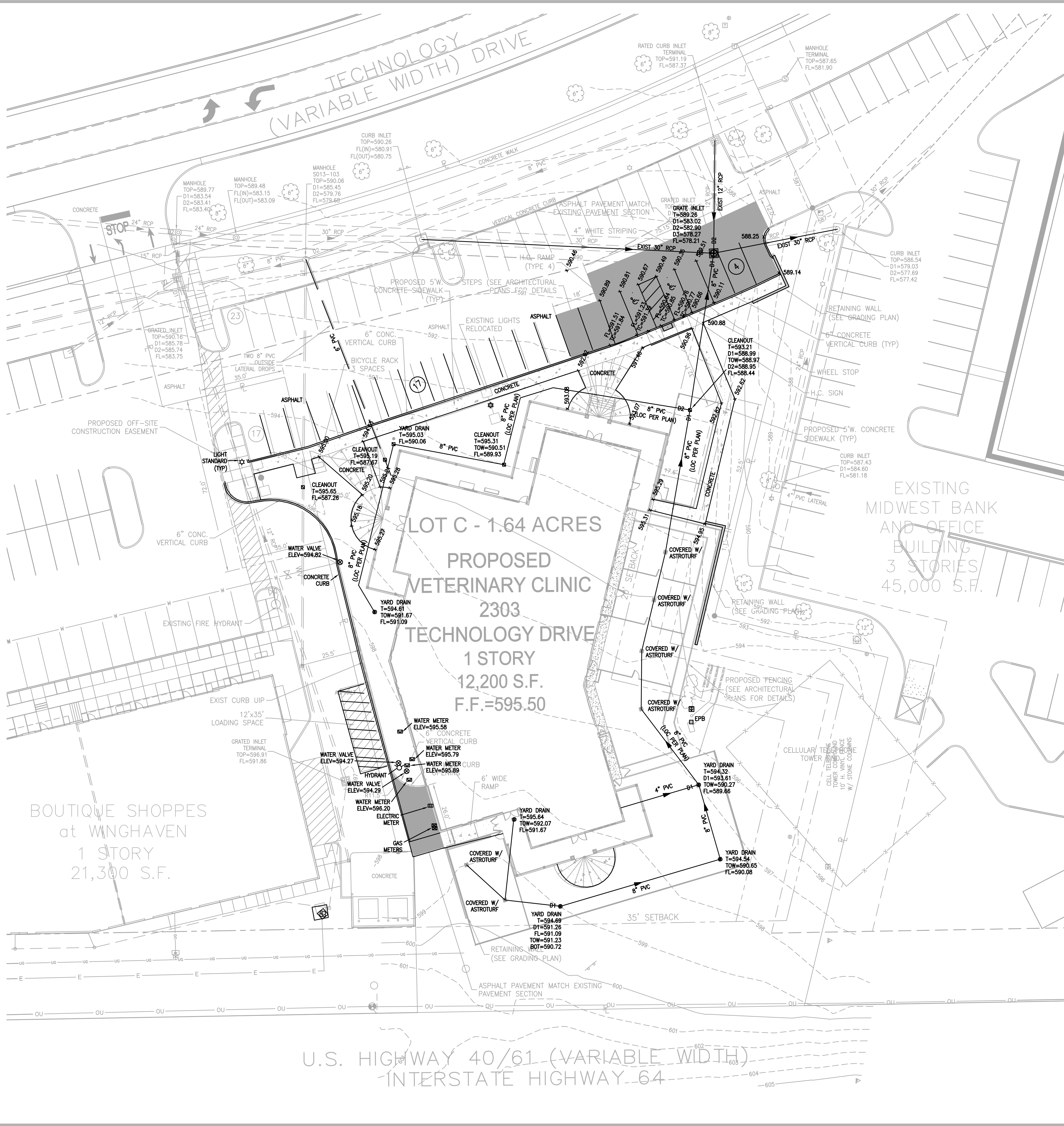
DATE
1/8/19

Job Number
16-0063

Sheet Number
C1.0

Case Number: 9831.41.06.01
Approval Date: May 11, 2016

USER: Joseph Kitch TAB: SITE 1
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- NOTE:
- CONTRACTOR SHALL RESTRIPE ALL PEDESTRIAN CONNECTIONS WHERE THE PAINT HAS FADED.
 - CROSS ACCESS EASEMENT CAN NOT BE PLOTTED AS DESCRIBED AND IS A BLANKET EASEMENT BETWEEN THE GRANTOR (S): WINGHAVEN LAND INVESTORS, L.L.C. AND THE GRANTEE (S) McEAGLE WINGHAVEN NORTH, L.C., SHOPPES AT WINGHAVEN LLC, AND SPA AT WINGHAVEN, L.L.C. SEE BOOK 2789 PAGE 680 AND BOOK 4125 PAGE 705.
 - ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
 - SIDEWALKS, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENTLY APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ALONG WITH THE REQUIRED GRADES, SIGNAGE, SPECIFICATIONS AND CONSTRUCTION MATERIALS. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
 - 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, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT THE 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 APPROVE 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 INSPECTORS.
 - ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANING & DEVELOPMENT DIVISION.
 - ALL NON-REINFORCED CONCRETE SHALL BE 4,000 p.s.i. AT 28 DAYS.
 - RETAINING WALLS SHALL BE MODULAR BLOCK KEYSTONE WALLS (OR SIMILAR) COLOR AND FINISH SHALL BE AS DETERMINED BY THE OWNER. IF THE MODULAR BLOCK WALL HEIGHT EXCEEDS 3 FEET THE GENERAL CONTRACTOR WILL NEED TO HAVE THEIR WALL CONTRACTOR PREPARE ENGINEERING CALCULATIONS FOR THE WALL. SEE THE GRADING PLAN FOR TOP AND BOTTOM OF WALL ELEVATIONS.

ASBUILT

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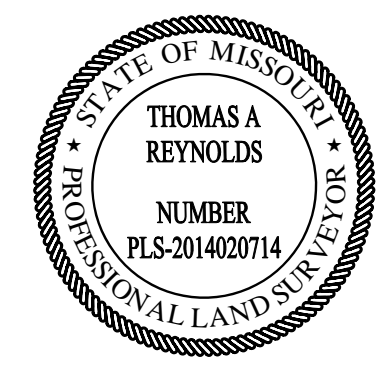
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NO	REVISION DESCRIPTION	DATE
6	WATER SERVICE UPDATE	03/01/2017
5	SOUTHEAST FENCE AND GRADING UPDATE	02/20/2017
4	ACCESSIBLE PARKING GRADING UPDATE	02/14/2017
3	ASPHALT PAVEMENT MATCH	01/20/2017
2	PKWY COMMENTS	01/20/2017
1	CITY COMMENTS	07/19/2016

DEVELOPER/OWNER:
M PROPERTY SERVICES, LLC
 1001 BOARDWALK SPRINGS PLACE, STE. 10
 OFALLON, MO 63368
 636-961-9337

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SEAL:
SHOPPES AT WINGHAVEN
THE PET DOCTOR/PUPPY PUPPY
 TECHNOLOGY DRIVE
 OFALLON, MO 63368

SITE PLAN

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 401 S. 10th Street
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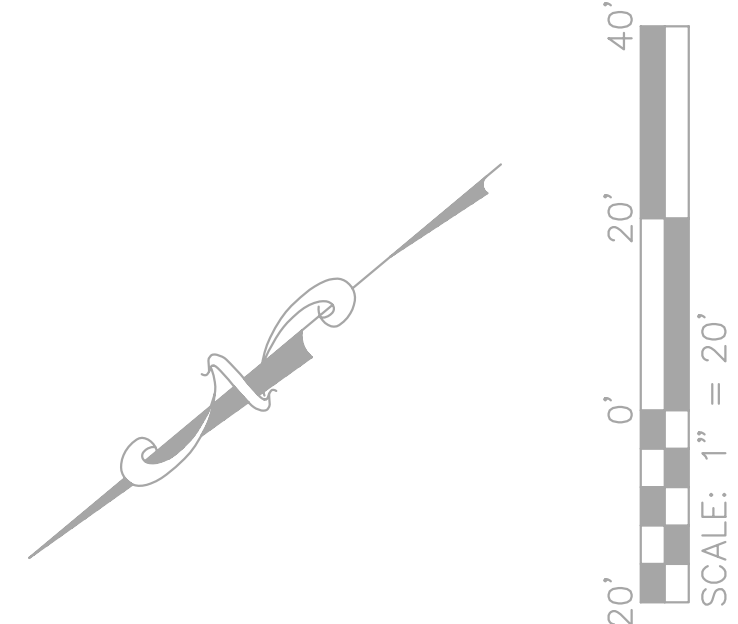
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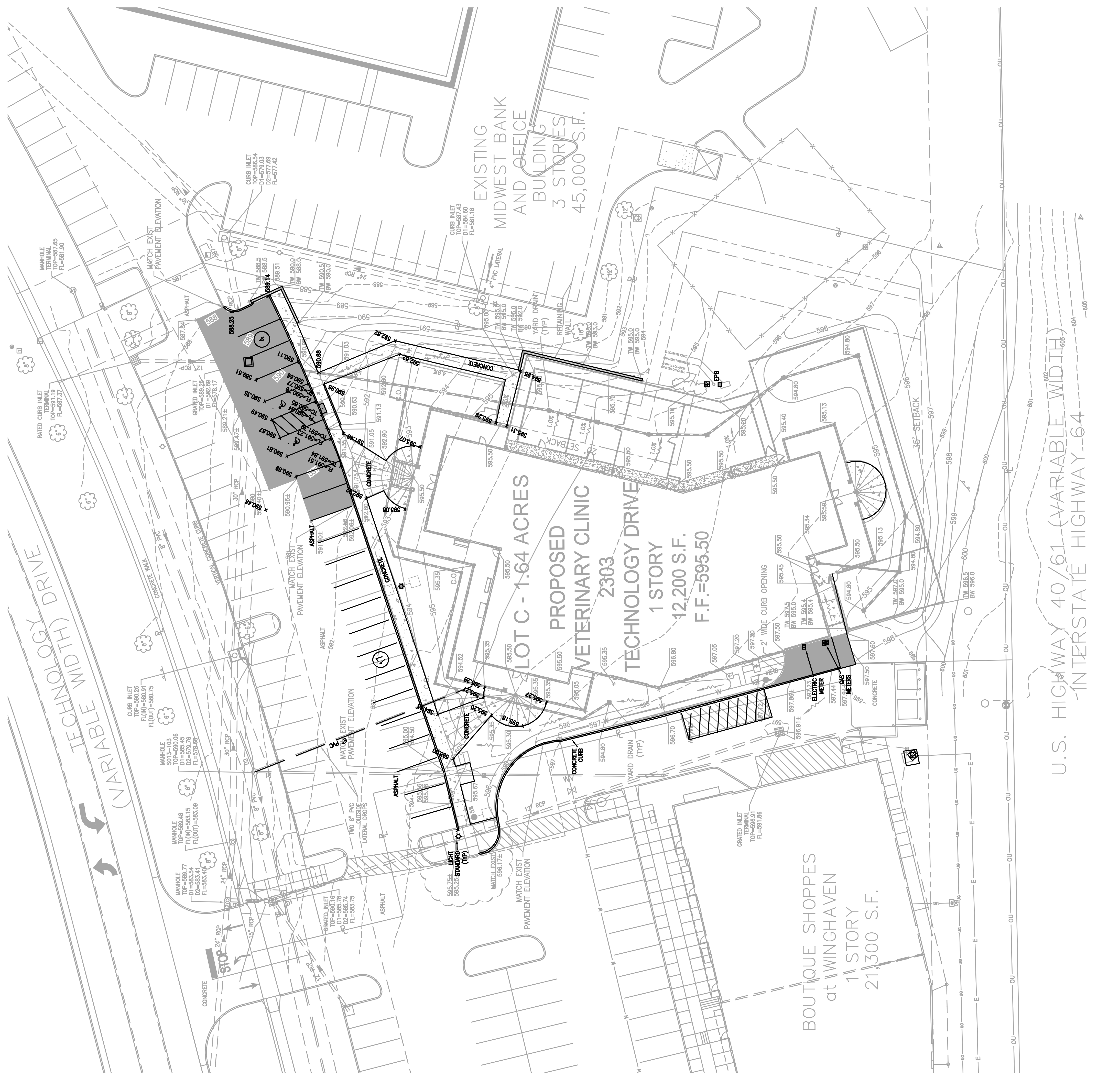
Civil Engineering / Surveying / Planning / Landscape Architecture

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NOTE:

1. THE SIDEWALK FROM THE ADA PARKING SPOTS WILL NEED TO REMAIN UNDER 5%. IF THIS RUNNING SLOPE EXCEEDS 5%, THEN THE SIDEWALK BECOMES A RAMP AND THERE WILL NEED TO BE A 5X5 LANDING FOR EVERY 2.5' OF VERTICAL RISE AND HANDRAILS.



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U.S. HIGHWAY 40/61 (VARIABLE WIDTH)
 INTERSTATE HIGHWAY 64

NO.	REVISION DESCRIPTION	DATE
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5	SOUTHWEST FENCE AND GRADING UPDATE	02/20/2017
6	WATER SERVICE UPDATE	03/01/2017

FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON HAS REVIEWED THIS DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT AND THE REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. THE PROFESSIONAL DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

DATE: 1/8/19
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DEVELOPER/OWNER:
M PROPERTY SERVICES, LLC
1001 BOARDWALK SPINNS PLACE, STE. 10
O'FALLON, MO 63368
636-936-561-9337

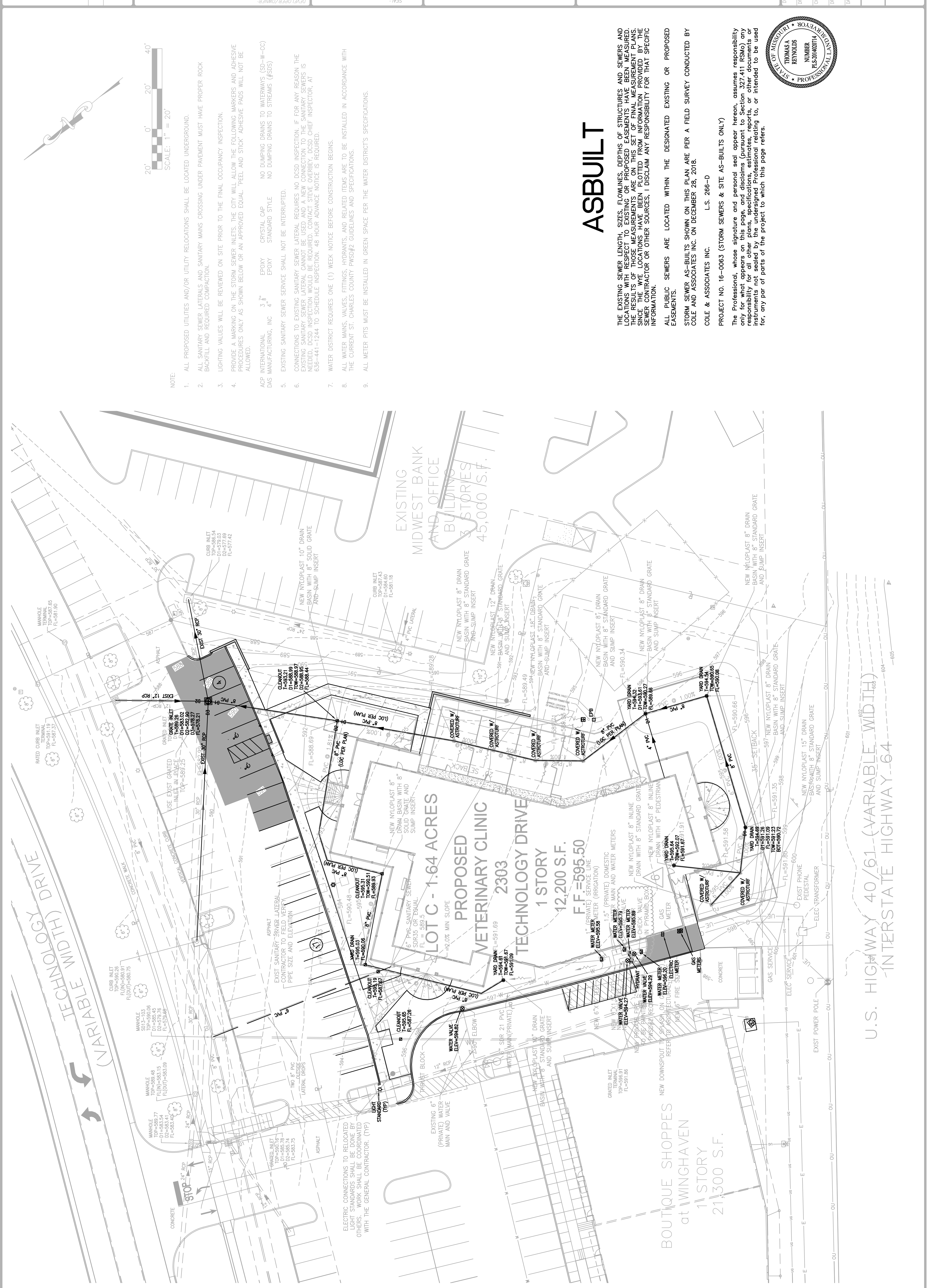
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Civil Engineering / Surveying / Planning / Landscape Architecture
The Professional Engineer Seal Designation is a Mark of a Licensed Professional Engineer in the State of Missouri.

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DRAWN BY: JLK
CHECKED BY: TAR
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DATE: 1/8/19

Job Number: 16-0063
Sheet Number: C6.0



- NOTE:
1. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
 2. ALL SANITARY SEWER LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
 3. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.
 4. PROVIDE A MARKING ON THE STORM SEWER INLETS; THE CITY WILL ALLOW THE FOLLOWING MARKERS AND ADHESIVE PROCEDURES ONLY AS SHOWN BELOW OR AN APPROVED EQUAL. "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.

- ACP INTERNATIONAL 3" 8" EPOXY CRYSTAL CAP NO DUMPING DRAINS TO WATERWAYS (SD-W-CC)
DAS MANUFACTURING, INC 4" EPOXY STANDARD STYLE NO DUMPING DRAINS TO STREAMS (#SDS)
5. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 6. CONNECTIONS TO EXISTING SANITARY SEWER LATERAL REQUIRES NO DCSO INSPECTION. IF FOR ANY REASON THE EXISTING SANITARY SEWER LATERAL CANNOT BE USED AND A NEW CONNECTION TO THE SANITARY SEWERS IS NEEDED, DCSO INSPECTION WOULD BE REQUIRED. CONTACT STEVE OVERBEY, DCSO CHIEF INSPECTOR, AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.
 7. WATER DISTRICT REQUIRES ONE (1) WEEK NOTICE BEFORE CONSTRUCTION BEGINS.
 8. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWSDFZ GUIDELINES AND SPECIFICATIONS.
 9. ALL METER PITS MUST BE INSTALLED IN GREEN SPACE PER THE WATER DISTRICT'S SPECIFICATIONS.

ASBUILT

THE EXISTING SEWER LENGTH, 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 ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE "W" 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 THE DESIGNATED EXISTING OR PROPOSED EASEMENTS.
STORM SEWER AS-BUILTS SHOWN ON THIS PLAN ARE PER A FIELD SURVEY CONDUCTED BY COLE AND ASSOCIATES INC. ON DECEMBER 28, 2018.
COLE & ASSOCIATES INC. L.S. 266-D

PROJECT NO. 16-0063 (STORM SEWERS & SITE AS-BUILTS ONLY)
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U.S. HIGHWAY 40/61 (VARIABLE WIDTH)
INTERSTATE HIGHWAY 64