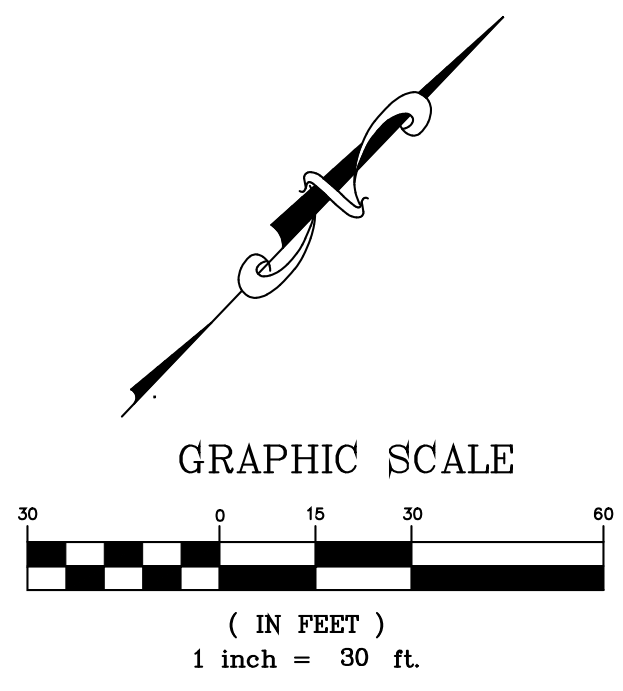


SURVEYORS NOTES OF INTEREST

- △ NO EASEMENT PROVIDED FOR UTILITY, AS SHOWN ON SURVEY.
- △ NO EASEMENT PROVIDED FOR UTILITY, AS SHOWN ON SURVEY.
- △ NO EASEMENT PROVIDED FOR UTILITY, AS SHOWN ON SURVEY.
- △ AREA OF UNCERTAIN TITLE. AREA 1 APPEARS TO BE A GAP BETWEEN LOT 3A AS RECORDED AND THE STATE RIGHT OF WAY PLANS. AREA 2 APPEARS TO HAVE BEEN INCLUDED IN THE DIVISION OF LOT 3A WHICH ALSO APPEARS TO BE PROPERTY OF THE RIGHT OF WAY OF TECHNOLOGY DRIVE.
- ▨ AREA 1 762 SQ.FT. 0.01 ACRES
- ▨ AREA 2 340 SQ.FT. 0.01 ACRES



BASIS OF BEARING:
GRID NORTH MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE

- DENOTES FOUND 1/2" IRON PIPE
- DENOTES FOUND IRON ROD
- △ DENOTES FOUND RIGHT OF WAY MARKER
- * DENOTES FOUND COTTON PICKER SPINDLE

GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- 3.) ALL ELEVATIONS ARE BASED ON BENCHMARK NOTED ON THIS SHEET.
- 4.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- 5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUB-CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON.
- 8.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY.
- 9.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 10.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON AND DUCKETT CREEK SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES.
- 11.) THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL EXISTING CONDITIONS AT THE SITE PRIOR TO SUBMITTING BID OR STARTING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE CONTRACT DOCUMENTS AND REQUEST CLARIFICATION IN WRITING PRIOR TO THE BID.
- 12.) THE CONTRACTOR SHALL COORDINATE CONSTRUCTION PARKING WITH THE OWNER AND/OR THE CITY OF O'FALLON.
- 13.) CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- 14.) PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- 15.) LANDSCAPING IRRIGATION SYSTEMS TO BE CAPPED AND REMOVED IN AREAS OF CONSTRUCTION WITH SERVICE LINES AND CAPS FLAGGED OR PROPERLY MARKED FOR FUTURE TIE-INS, IF APPLICABLE.
- 16.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PER THE CITY OF O'FALLON STANDARDS TO MINIMIZE TRAFFIC DISRUPTION WITHIN RIGHT-OF-WAY OF ADJACENT ROADS.
- 17.) ALL DEBRIS RESULTING FROM THE DEMOLITION OF PAVEMENTS, CURBING, STRUCTURES, FOUNDATION AND FOOTINGS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS.
- 18.) PUBLIC UTILITY FACILITIES SUCH AS MANHOLES, METER AND VALVE BOXES OF GAS, ELECTRIC AND TELEPHONE WILL BE ADJUSTED OR RELOCATED BY THE VARIOUS UTILITY COMPANIES. ADJUSTMENT OF UTILITY AND SEWER FACILITIES NOT PROVIDED BY THE UTILITY COMPANIES WILL BE PROVIDED BY THE CONTRACTOR AS NECESSARY.
- 19.) DESIGN OF SHORING FOR UTILITY AND SEWER TRENCHES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 20.) NO BURNING OF TREES, OVERGROWTH, DEBRIS, BRUSH, OR ANY MATERIAL ALLOWED ON SITE.
- 21.) ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUT FILLED.
- 22.) NO WELLS, CISTERNS, AND/OR SPRINGS EXIST ON PROPERTY.
- 23.) ALL EXISTING CURB REMOVALS ARE TO BE TO THE NEXT JOINT.
- 24.) ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.
- 25.) ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT.
- 26.) ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- 27.) NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- 28.) ALL ROOF TOP UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE PERIMETER OF THE BUILDING.
- 29.) ALL PAVING TO BE TO ST. CHARLES COUNTY STANDARDS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON. CONCRETE SHALL BE 4,000 PSI
- 30.) THE SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORD. 5082 (BIORETENTION BASIN).

SCHEDULE "B" TITLE EXCEPTION NOTES

- THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-938724-STLO, DATED DECEMBER 03, 2018 AT 8:00 A.M.
- ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.
9. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 41, PAGE 182 AND PLAT BOOK 42, PAGE 60. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)
 10. EASEMENT GRANTED TO MISSOURI EDISON COMPANY BY INSTRUMENT RECORDED IN BOOK 256, PAGE 201. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)
 11. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY BY INSTRUMENT RECORDED IN BOOK 2188, PAGE 1458. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)
 12. EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY BY INSTRUMENT RECORDED IN BOOK 2171 PAGE 1426. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)
 13. LIMITED ACCESS TO ROUTE 40-61 AND ROUTE K AS SET FORTH IN DEED RECORDED IN BOOK 2753, PAGE 1381. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)
 14. EASEMENT GRANTED TO STATE OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 2753, PAGE 1381. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)
 15. SANITARY AND STORMWATER SEWER AGREEMENT RECORDED IN BOOK 3127, PAGE 60 AND ASSIGNMENT RECORDED IN BOOK 3632, PAGE 246. (BENEFIT'S SUBJECT PROPERTY, NOT A PLOTTABLE ITEM)
 16. CROSS-ACCESS EASEMENT AGREEMENT BY AND BETWEEN ALL PURPOSE STORAGE, INC., A MISSOURI CORPORATION AND PERSIMMON POINTE MARKET, LLC, A MISSOURI LIMITED LIABILITY COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 3632, PAGE 230. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)
 17. POSSIBLE EASEMENT RIGHTS IN VACATED DARDENNE ROAD FOR WHICH WE FIND NO RECORDED RELEASE. (VACATION AND RELEASE OF RIGHTS AND INTEREST SHOWN PER PLAT BOOK 41 PAGE 182)
 18. EASEMENT GRANTED TO DUCKETT CREEK SANITARY DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 4402, PAGE 1708. (BENEFIT'S SUBJECT PROPERTY, AS SHOWN ON SURVEY)

DUCKETT CREEK SANITARY DISTRICT NOTES

- 1.) EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- 2.) EXISTING SANITARY LATERAL TO BE CAPPED REQUIRED D.C.S.D. INSPECTION. CONTACT THE D.C.S.D. INSPECTION DEPARTMENT AT (636) 441-1244 TO SCHEDULE INSPECTION. 48-HOUR ADVANCE NOTICE IS REQUIRED.



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CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Improvement Plan for a
STORAGE FACILITY
1160 Technology Drive
O'Fallon, Missouri 63368

Proj. #	1919	
No.	Description	Date
	to City	7/29/19
	to Fire Dist.	10/30/19
	Agency Submittal	11/06/19
	To City	11/12/19
	To Utilities	11/19/19

EXISTING CONDITION & FACILITIES REMOVAL PLAN

C03