TAP EXISTING 12" PVC PUBLIC MAIN PER PWSD2'S SPECIFICATIONS (COORDINATE LOCATION OF TAP, METER & VALVE W/ PWSD #2)

RECEIVING PIT APPROX. 8' X 10' (CONTRACTOR TO VERIFY PIT SIZE NEEDED)

84'± 16" WELDED STEEL CASING PIPE WITH 1/4" MINIMUM WALL THICKNESS PER DETAIL "H" ON SHEET C09

6" DUCTILE IRON CARRIER PIPE (MECHANICALLY RESTRAINED

BORE PIT APPROX. 8' X 20' (CONTRACTOR TO VERIFY BORE PIT SIZE NEEDED BASED ON PIPE LENGTHS AND BORING EQUIPMENT)

2-45° BENDS

DETECTOR CHECK VALVE IN PYRAMID BOX (USE 6" DUCTILE IRON/6" IN AND OUT OF METER)

6" PRIVATE WATER MAIN DUCTILE IRON

1.5" PRIVATE DOMESTIC SERVICE (PSI 200 C.T.S. POLY PIPE, USE K COPPER 3' OUT FROM METER)

90° BEND

36" X 36" POLY METER PIT

22.5° BEND

6"FIRE SERVICE (C-900, DR 18)

DETENTION ACCESS EASEMENT

PROPOSED FULL ACCESS DRIVE ENTRANCE PER MODOT (8" CONCRETE OVER 4" TYPE 5 MODOT BASE ROCK)

PROPOSED LOT A
103,660 S.F.
2.39 AC.

PROPOSED
3 ~ STORY
BUILDING
30,995 S.F./FLOOR
F.F. 472.00

PROPOSED LOT B
1.90 AC.

ZONED C-3

LOT 3A
LAND AREA
186,720 SQ. FT.
4.29± ACRES

PRIVATE FIRE HYDRANT (PAINTED RED PER PWSD 2 SPECS)

ELECTRIC TRANSFORMER PER AMEREN (STUBS TO WEST FOR LOT B)

PROPOSED SIGN

POLE MOUNTED LIGHT

ASPHALT PAVEMENT

CONCRETE PAVEMENT

CONCRETE CURB

6" VERT. CONC. CURB

ADA SIGN

45° BENDS

12'x35' LOADING SPACE

CROSS ACCESS AND DETENTION ACCESS EASEMENT

STORM WATER DETENTION EASEMENT

STRUCTURAL CONCRETE RETAINING WALL (DESIGN BY OTHERS-SEE STRUCT. PLANS) WITH RAIL (SEE ARCH. PLANS)

PASSIVE TRASH AREA W/LOCKED ENCLOSURE (SEE ARCH. PLANS) AND STRUCTURAL CONCRETE RETAINING WALL (SEE STRUCTURAL PLANS

PROPOSED 6'W ASPHALT TRAIL

2- 5' UTILITY EASEMENTS

10'W SEWER EASEMENT BY SEPARATE INSTRUMENT

SITE BENCHMARK
"SQUARE" ON TOP OF CONCRETE CURB
ELEV. 567.75'

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

LEGEND

ASPHALT PAVEMENT

CONCRETE PAVEMENT

STATE OF MISSOURI
BRANDON ASHERMAN HARP
NUMBER E-28650
REGISTERED ENGINEER
SURVEYOR

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

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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

SITE GEOMETRY AND UTILITY PLAN

C05