

- SITE BENCHMARK: ELEVATION 829.21
A "RAILROAD SPIKE" IN UTILITY POLE ON THE NORTH SIDE OF WEST TERRA LANE, APPROXIMATELY 500 FEET WEST OF THE INTERSECTION OF WEST TERRA AND HERMAN DRIVE IN O'FALLON, MISSOURI.
- PROJECT BENCHMARK: SC-54 ELEVATION 558.07
MISSOURI DNR GRS ALUMINUM DISKS STAMPED "SC-54 2000", SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND, IS LOCATED ABOUT 3 MILES WEST OF O'FALLON, MO ON THE SOUTH SIDE OF WEST TERRA ROAD AT AN AMEREN UE SUBSTATION. IT IS 21 FEET EAST OF THE GRAVEL ENTRANCE TO THE SUBSTATION; 4.0 EAST OF A CARBONITE WITNESS POST; 32 FEET SOUTH OF THE CENTER OF WEST TERRA ROAD 99.2 FEET WEST-SOUTHWEST OF THE TOP NUT OF A FIRE HYDRANT; 56 FEET WEST OF THE CENTER OF AN ASPHALT ENTRANCE; 60.9 FEET NORTH-NORTHEAST OF THE NORTHEAST CORNER OF A CYCLONE FENCE AROUND THE SUBSTATION AND 125.0 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAME CYCLONE FENCE. -ELEVATION 558.07
- EXISTING ZONING IS I1, LIGHT INDUSTRIAL PER THE CITY OF O'FALLON ZONING SETBACK REQUIREMENTS ARE:
FRONT YARD: 30'
SIDE YARD: 20'
REAR YARD: 35'
- THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0240 G, EFFECTIVE DATE OF JANUARY 20,2016.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL STORM WATER RUNOFF SHALL MEET THE CITY OF O'FALLON STANDARDS.
- THE SITE LAND USE WILL BE INDUSTRIAL.
- THE SITE SHALL CONFORM TO CITY OF O'FALLON STANDARDS.
- THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELDWORK PERFORMED BY COCHRAN, DATED JULY,2016.
- TOTAL SITE ACREAGE 17.0 ± AC. PROJECT ACREAGE 2.67 AC.
- BOUNDARY INFORMATION TAKEN FROM THE PLAT OF LIENEMANN POINT THIS DRAWING DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. THIS DEVELOPMENT IS PART OF LOT 2 OF LIENEMANN POINT AND A TRACT LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST
- THIS SITE IS SERVED BY:
WATER - O' FALLON
SANITARY SEWER - ON-SITE SEPTIC
FIRE - CITY OF O'FALLON
TELEPHONE - CENTURYLINK
ELECTRIC - AMEREN ELECTRIC
GAS - LACLEDE GAS COMPANY
- THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
- THIS SITE WILL DEVELOP IN ONE PHASE.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- WATER SERVICE SHALL BE CONNECTED TO EXISTING CITY WATER MAIN ON SOUTH SIDE OF WEST TERRA.
- SANITARY SEWER SHALL BE CONNECTED TO ON-SITE SEPTIC SYSTEM
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- LANDSCAPING SHALL MEET CITY OF O'FALLON REQUIREMENTS AND CHAPTER 402 TREE AND LANDSCAPE CODE.
- ALL LAWN AND LANDSCAPED AREAS SHALL BE IRRIGATED EXCEPT AS DESIGNATED ON PLAN.
- UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
- CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS AND WATER COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS, PRIOR TO DOING ANY EXCAVATING.
- LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH SERVICE SHALL BE PROVIDED VIA RESIDENTIAL TOTES. NO TRASH ENCLOSURE TO BE CONSTRUCTED.
- ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
- ALL GREEN SPACE AREAS SHALL BE SODDED WITH TURF-TYPE FESCUE. SOD SHALL BE CUT AT A UNIFORM THICKNESS OF 3/4". NO BROKEN PIECES, IRREGULAR OR TORN PIECES WILL BE ACCEPTED. ALL SOD SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
- SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.
- ALL LIGHTING ON BUILDING AND POLE LIGHTING SHALL BE DOWNCAST SHOEBOX STYLE LIGHTING.
- STORMWATER MANAGEMENT FOR THIS SITE SHALL COMPLY WITH CHAPTER 405, ARTICLE V OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT CODE.
- EROSION CONTROL FOR THIS SITE SHALL COMPLY WITH CHAPTER 515 OF THE CITY CODE.

UTILITY NOTES:

- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
- CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.
- ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO MEET COMPACTION REQUIREMENTS FOR THE PARKING LOT.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SILTATION UNDER CONTROL DURING CONSTRUCTION.
- ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI AT THE CONTRACTOR'S EXPENSE.
- UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS AND METERS TO THE BUILDING.
- NEW WATER LINES SHALL BE SDR 21 PVC PIPE. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED ON PLANS.
- CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
- CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
- ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.
- LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL ASPHALT PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. ADA SPACES SHALL BE PAINTED BLUE.
- ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H2O) LOADING REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT & MEP.
- ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.


DRAWING LEGENDS

EXISTING	NEW
EXISTING MAJOR CONTOUR	RIGHT-OF-WAY
EXISTING MINOR CONTOUR	PROPERTY LINE
EASEMENT	ADJACENT PROPERTY LINE
SETBACKS	EXISTING CONTOUR
OVERHEAD UTILITIES	EXISTING INDEX CONTOUR
STORM SEWER	EASEMENT
FENCE	ELECTRIC
SANITARY LINE	GAS
GUARDRAIL	FIBER OPTIC
FLOOD ZONES	STORM SEWER
SANITARY MANHOLE	FENCE
SANITARY CLEAN OUT	WATER LINE
CABLE PEDESTAL	FIRE PROTECTION LINE
ELECTRIC TRANSFORMER	FRENCH DRAIN
GAS VALVE	SANITARY LINE
TELEPHONE PEDESTAL	GUARDRAIL
STORM INLET	FLOOD ZONES
FLARED END SECTION	SANITARY MANHOLE
ELECTRIC METER	SANITARY CLEAN OUT
SIGN	ELECTRIC TRANSFORMER
WATER VALVE	STORM MANHOLE
FIRE HYDRANT	STORM INLET
WATER METER	FLARED END SECTION
UTILITY POLE	GRATE INLET
LIGHT	ELECTRIC METER
SPOT ELEVATION	SIGN
BENCHMARK	WATER VALVE
	FIRE HYDRANT
	WATER METER
	UTILITY POLE
	LIGHT
	SPOT ELEVATION
	HANDICAP PARKING SYMBOL
	FOUND NAIL
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND RIGHT OF WAY MARKER
	FOUND CONCRETE MONUMENT
	FOUND COTTON PICKER SPINDLE
	SET IRON PIPE
	TREELINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	BUILDING
	NEW BUILDING
	HEAVY DUTY CONCRETE
	STANDARD DUTY CONCRETE
	CONCRETE PAVEMENT/SIDEWALKS

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COCHRAN
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Site Development
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Master Planning



DATE

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City of O'Fallon Standard Sheet

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