- 1. 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 CARSONITE WITNESS POST; 32 FEET SOUTH OT 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 O THE NORTHWEST CORNER OF SAME CYCLONE FENCE. -ELEVATION 558.07
- 2. EXISTING ZONING IS I1, LIGHT INDUSTRIAL PER THE CITY OF O'FALLON ZONING SETBACK REQUIREMENTS ARE: FRONT YARD: 30' SIDE YARD: 20'
- 3. 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.
- 4. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE
- 5. ALL STORM WATER RUNOFF SHALL MEET THE CITY OF O'FALLON STANDARDS.
- 6. THE SITE LAND USE WILL BE INDUSTRIAL.

REAR YARD: 35'

- 7. THE SITE SHALL CONFORM TO CITY OF O'FALLON STANDARDS.
- 8. THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELDWORK PERFORMED BY COCHRAN, DATED JULY, 2016.
- 9. TOTAL SITE ACREAGE 17.0  $\pm$  AC. PROJECT ACREAGE 2.67 AC.
- 10. BOUNDARY INFORMATION TAKEN FROM THE PLAT OF LINEMANN 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 11. THIS SITE IS SERVED BY: WATER - O' FALLON SANITARY SEWER - ON-SITE SEPTIC FIRE - CITY OF O'FALLON TELEPHONE - CENTURYLINK ELECTRIC - AMEREN ELECTRIC
- 12. THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
- 13. THIS SITE WILL DEVELOP IN ONE PHASE.
- 14. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.

GAS - LACLEDE GAS COMPANY

- 15. WATER SERVICE SHALL BE CONNECTED TO EXISTING CITY WATER MAIN ON SOUTH SIDE OF WEST TERRA.
- 16. SANITARY SEWER SHALL BE CONNECTED TO ON-SITE SEPTIC SYSTEM
- 17. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- 18. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- 19. LANDSCAPING SHALL MEET CITY OF O'FALLON REQUIREMENTS AND CHAPTER 402 TREE AND LANDSCAPE CODE.
- 20. ALL LAWN AND LANDSCAPED AREAS SHALL BE IRRIGATED EXCEPT AS DESIGNATED ON PLAN.
- 21. 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 MICH IS DESCRIPTIVE NOT PROVIDE AND THE WATER WHICH IS PRESENTLY NOT KNOWN.
- 22. CONTRACTOR TO CONTACT TELEPHONE. ELECTRIC. GAS AND WATER COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO

  19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND THIS, PRIOR TO DOING ANY EXCAVATING.
- 23. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE
- COORDINATED WITH THE UTILITY COMPANIES. 24. TRASH SERVICE SHALL BE PROVIDED VIA RESIDENTIAL TOTES. NO TRASH
- ENCLOSURE TO BE CONSTRUCTED. 25. ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC

VIEW ACCORDING TO CITY ORDINANCE.

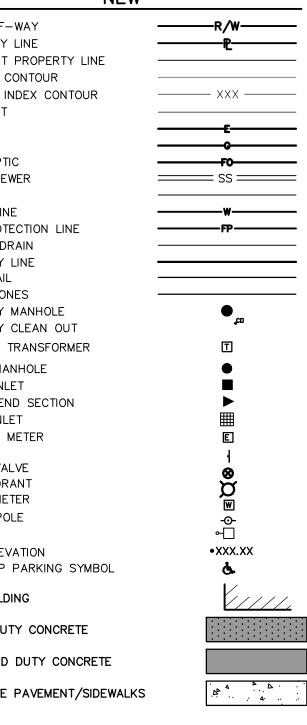
- 26. ALL GREEN SPACE AREAS SHALL BE SODDED WITH TURF-TYPE FESCUE. SOD SHALL BE CUT AT A UNIFORM THICKNESS OF 3/4". NO BROKEN PIECES, IRREGULAR OR TORN PIECES WILL BE ACCEPTED. ALL SOD SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
- 27. SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.
- 28. ALL LIGHTING ON BUILDING AND POLE LIGHTING SHALL BE DOWNCAST SHOEBOX STYLE LIGHTING.
- 29. STORMWATER MANAGEMENT FOR THIS SITE SHALL COMPLY WITH CHAPTER 405, ARTICLE V OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT CODE.
- 30. EROSION CONTROL FOR THIS SITE SHALL COMPLY WITH CHAPTER 515 OF THE CITY CODE.

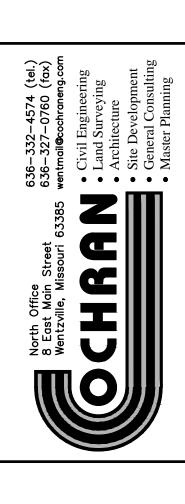
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN
- PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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
- 4. 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.
- 6. 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.
- 8. 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.
- 9. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK
- 10. 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.
- 11. 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.
- 12. 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.
- 13. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.
- 14. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- 15. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO
- 16. 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.
- 17. ALL ASPHALT PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. ADA SPACES SHALL BE PAINTED
- METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING
- UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.
- 20. 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.
- 21. UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE
- 22. ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

## DRAWING LEGENDS

BUILDING

EXISTING		NEW	
EXISTING MAJOR CONTOUR	XXX	RIGHT-OF-WAY	R
EXISTING MINOR CONTOUR		PROPERTY LINE -	
EASEMENT		ADJACENT PROPERTY LINE	
SETBACKS		EXISTING CONTOUR	
OVERHEAD UTILITIES		EXISTING INDEX CONTOUR	XX
STORM SEWER	ss	EASEMENT ——	
FENCE		ELECTRIC ——	
SANITARY LINE		GAS	
GUARDRAIL		FIBER OPTIC -	F
FLOOD ZONES		STORM SEWER ===	s
SANITARY MANHOLE		FENCE —	
SANITARY CLEAN OUT	_ <b>,</b> ca	WATER LINE -	v
CABLE PEDESTAL		FIRE PROTECTION LINE -	F
ELECTRIC TRANSFORMER	E	FRENCH DRAIN	<u> </u>
GAS VALVE	<b>]</b>	SANITARY LINE -	
TELEPHONE PEDESTAL		GUARDRAIL	
STORM INLET	0	FLOOD ZONES ——	
	$\triangleright$	SANITARY MANHOLE	
FLARED END SECTION		SANITARY CLEAN OUT	
ELECTRIC METER	<u>.</u>		-
SIGN WATER VALVE	1	ELECTRIC TRANSFORMER	Ц
FIRE HYDRANT	$\otimes$	STORM MANHOLE	
WATER METER	ğ	STORM INLET	
UTILITY POLE	WM.	FLARED END SECTION	J
	- <u>0</u> -	GRATE INLET	
LIGHT	•XXX.XX	ELECTRIC METER	•
SPOT ELEVATION	•^^^	SIGN	
55	<b>◆</b>	WATER VALVE	6
BENCHMARK	<b>*</b>	FIRE HYDRANT	Ý
	~~~	WATER METER	Î
TREE		UTILITY POLE	<b>-</b> √ ⊶[
	•	LIGHT	⊶[
HANDICAP PARKING SYMBOL	<u>&amp;</u>	SPOT ELEVATION	•XX
FOUND NAIL	$\otimes$	HANDICAP PARKING SYMBOL	Č
FOUND IRON PIPE	(O)		1
FOUND IRON ROD	$\bigcirc$	NEW BUILDING	Į
FOUND RIGHT OF WAY MARKER	$\triangle$		
FOUND CONCRETE MONUMENT		HEAVY DUTY CONCRETE	
FOUND COTTON PICKER SPINDLE	*	OTHER DE BUTY COMPETE	
SET IRON PIPE	0	STANDARD DUTY CONCRETE	
TREELINE		CONODETE DANGMENT (CIDEWALKO	. VP ,
		CONCRETE PAVEMENT/SIDEWALKS	.85
ASPHALT PAVEMENT			
CONCRETE PAVEMENT			
GRAVEL			







Eric S. Kirchner No. E-2001004618 Registered Professional Engineer State of Missouri for Cochran Engineering & Surveying

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allor

Information: Building Sup

P+Z No. Approval Date: 9/1/16

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