

NF
BRIAN & KAREN GRANT
PARCEL ID
#3-157C-6537-00-0110.0000000

NF
KAPLAN DEVELOPMENT AND
INVESTMENT COMPANY
PARCEL ID
#3-157C-1669-00-0004.9000000

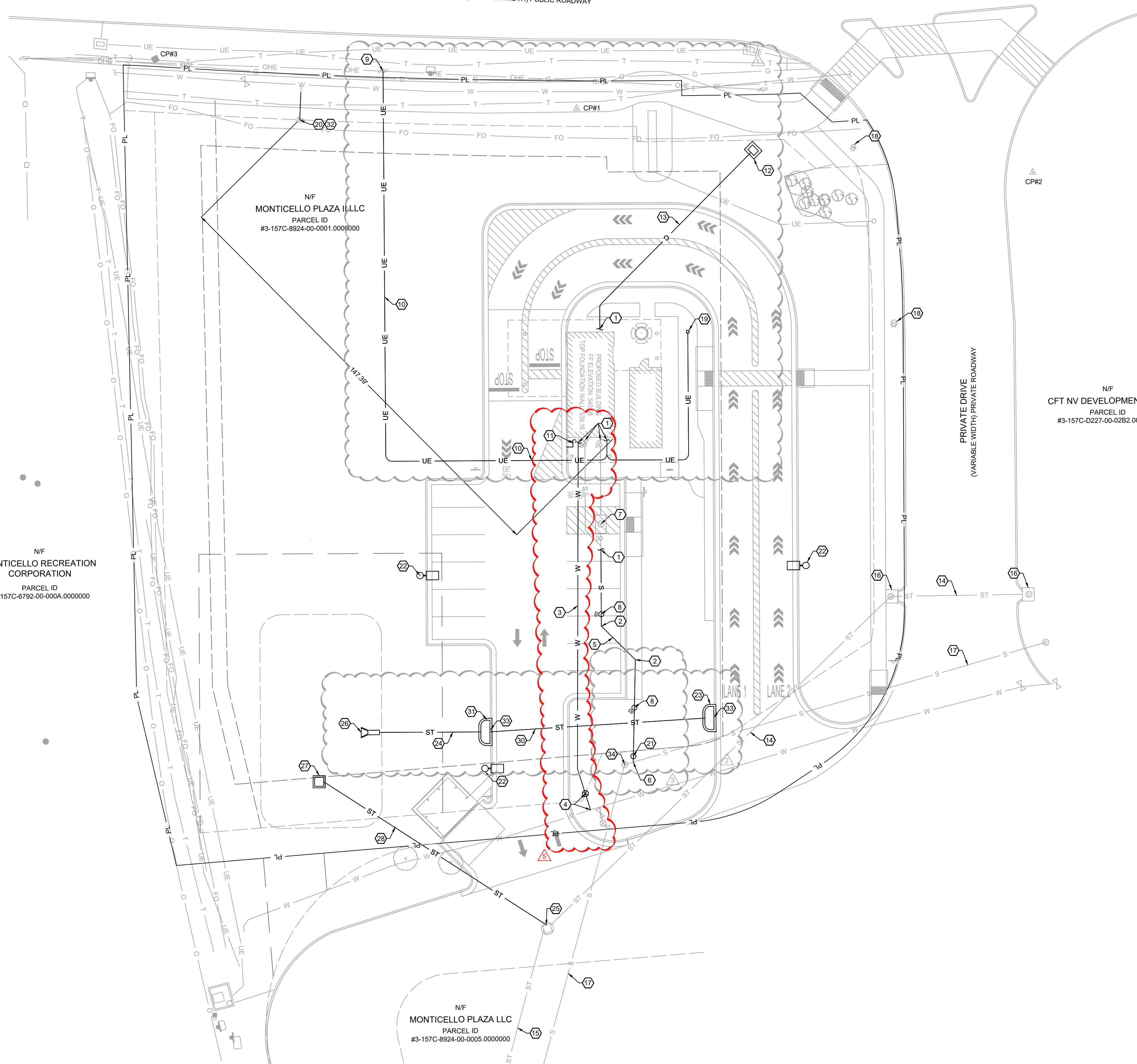
MISSOURI STATE
HIGHWAY K
(VARIABLE WIDTH) PUBLIC ROADWAY

NF
MONTICELLO PLAZA III LLC
PARCEL ID
#3-157C-8924-00-0001.0000000

NF
CFT NV DEVELOPMENTS LLC
PARCEL ID
#3-157C-D227-00-02B2.0000000

NF
MONTICELLO RECREATION
CORPORATION
PARCEL ID
#3-157C-6792-00-000A.0000000

NF
MONTICELLO PLAZA LLC
PARCEL ID
#3-157C-8924-00-0005.0000000



KEY NOTES:

- 1 SEE MEP PLANS FOR CONTINUATION.
- 2 INSTALL 45° BEND, TYPICAL.
- 3 **INSTALL 120 L.F. ± OF 1" SCH. 80 PVC PRIVATE WATER LINE TO BE INSTALLED BY CONTRACTOR PER PIPE INSTALLATION DETAILS SHEET C7.2. CONTACT DOMINIC BENNETT AT PWSD NO.2 OF CHARLES COUNTY TO SCHEDULE INSPECTION OF SERVICE LINE.**
- 4 CONNECTION TO EXISTING PUBLIC WATER MAIN AND 1" WATER METER TO BE INSTALLED PER PWSD NO.2 SPECIFICATIONS. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF PRIVATE WATER SERVICE LINE.
- 5 INSTALL 76 L.F. ± OF 6" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 2.00% PER PIPE INSTALLATION DETAILS SHEET C7.2.
- 6 **CONTRACTOR TO CONNECT 6" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER MAIN. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER. STATION 0+3.00 FROM NEXT DOWNSTREAM MANHOLE.**
- 7 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH H-20 RATED CAST IRON COVER. SEE MEP PLANS.
- 8 TYPICAL SEWER LATERAL CLEANOUT PER DUCKETT CREEK SANITARY SEWER DISTRICT CONSTRUCTION DETAIL 25. SEE DETAIL, SHEET C7.3. INSTALL METAL FRAME AND COVER TYPE.
- 9 CONNECT TO EXISTING POWER. COORDINATE WITH ELECTRIC UTILITY PROVIDER. CONTRACTOR TO VERIFY FINAL LOCATION OF CONNECTION TO EXISTING POWER PRIOR TO CONSTRUCTION.
- 10 BURIED ELECTRIC LINE. SEE MEP PLANS.
- 11 5 L.F. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
- 12 COORDINATE WITH COMMUNICATION UTILITY PROVIDER FOR CONTINUATION. CONTRACTOR TO VERIFY FINAL LOCATION OF CONNECTION TO EXISTING COMMUNICATION LINE PRIOR TO CONSTRUCTION.
- 13 (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
- 14 EXISTING 12" RCP STORM LINE.
- 15 EXISTING 24" RCP STORM LINE.
- 16 EXISTING STORMWATER INLET.
- 17 EXISTING 8" PVC SANITARY SEWER.
- 18 EXISTING LIGHT POLE. SEE MEP PLANS FOR SITE LIGHTING.
- 19 ROCK SPEAKER. SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
- 20 DISTANCE TO NEAREST FIRE HYDRANT FROM MOST REMOTE POINT OF EXTERNAL BUILDING FACADE = ± 150 FEET.
- 21 SAMPLING TEE PER DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION DETAIL 31, SHEET C7.3.
- 22 LIGHT POLE. SEE MEP PLANS FOR SITE LIGHTING. COORDINATE WITH MEP.
- 23 **INSTALL DOUBLE UNTRAPPED STREET INLET PER METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD DETAIL SHEETS 37 AND 43 PER DETAIL SHEET C7.2. RIM 534.50 FL OUT 531.00.**
- 24 **INSTALL 40 L.F. ± 12-INCH RCP STORM LINE AT 0.5% SLOPE, PER PIPE INSTALLATION DETAIL, SHEET C7.2.**
- 25 **CONNECT NEW STORM LINE TO EXISTING DROP INLET. CORE HOLE IN SIDE OF INLET FOR NEW CONNECTION. FILL VOIDS WITH NON-SHRINK GROUT.**
- 26 **INSTALL 12" FLARED END SECTION, FL OUT 530.25.**
- 27 **INSTALL 4' X 4' O.D. OUTLET STRUCTURE WITHIN WATER QUALITY BASIN. SEE STORMWATER PLAN SHEET C4.2 FOR DETAIL.**
- 28 **INSTALL 95 L.F. ± 12-INCH RCP STORM LINE AT 3.8% SLOPE, PER PIPE INSTALLATION DETAIL, SHEET C7.2.**
- 29 **INSTALL 10 L.F. OF WATERMAIN TO EXTEND LOCATION OF REUSED HYDRANT.**
- 30 **INSTALL 70 L.F. ± 12-INCH RCP STORM LINE AT 0.5% SLOPE, PER PIPE INSTALLATION DETAIL, SHEET C7.2.**
- 31 **INSTALL DOUBLE UNTRAPPED STREET INLET PER METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD DETAIL SHEETS 37 AND 43. PER DETAIL SHEET C7.4. RIM 534.50 FL OUT 530.45.**
- 32 **RELOCATE EXISTING PUBLIC FIRE HYDRANT AND INSTALL 10 LF ± 6-INCH PVC WATER LINE. CONTRACTOR TO COORDINATE RELOCATION AND CONNECTION TO THE PUBLIC WATER MAIN WITH LOCAL WATER UTILITY.**
- 33 **INSTALL 4" DIAM. CIRCLE STORM DRAIN MARKER PER CITY OF FALLON STORM DRAIN MARKER LOCATION DETAIL, SHEET C-7.4. MARKER TO READ "NO DUMPING, DRAINS TO WATERWAY".**
- 34 **ADJUST SANITARY SEWER MANHOLE RIM ELEVATION. RIM 534.19. COORDINATE WITH UTILITY PROVIDER.**

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

1. WATER PUBLIC WATER SUPPLY DISTRICT (PWSD) NO. 2
100 WATER DRIVE
O'FALLON, MO 63368
(636) 561-3737
2. ELECTRIC AMEREN MISSOURI
PO BOX 790098
ST. LOUIS, MISSOURI 63179
(636) 639-8312
3. SEWER DUCKETT CREEK SANITARY SEWER DISTRICT
3550 STATE HWY K
O'FALLON, MO 63368
(636) 441-1244
4. FIRE COTTLEVILLE FIRE PROTECTION DISTRICT
1385 MOTHERHEAD ROAD
ST. CHARLES, MO 63304
(636) 447-6655

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT ENGINEERING DEPARTMENT, (636) 441-1244, TO SCHEDULE INSPECTION. 48 HOURS ADVANCE NOTICE IS REQUIRED.

PUBLIC WATER SUPPLY DISTRICT NO. 2 NOTES:

1. THE WATER DISTRICT REQUIRES ONE (1) WEEK NOTICE BEFORE CONSTRUCTION BEGINS.
2. ALL WATER SERVICE LINES SHALL BE INSTALLED PER PUBLIC WATER SUPPLY DISTRICT NO.2 GUIDELINES AND SPECIFICATIONS.
3. WATER DISTRICT INSPECTOR MUST BE ON SITE TO WITNESS ALL PROPOSED TAPS. WATER DISTRICT PERSONNEL ONLY PERFORM TAPS UP TO 1" IN DIAMETER.
4. ALL METER PITS, VAULTS, AND PYRAMID BOXES MUST BE INSTALLED IN GREEN SPACE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CITY OR MODOT PERMITS REQUIRED TO WORK ALONG THE ROADWAYS.

UTILITY NOTES:

1. DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING 60DB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR GREATER OR AT ANY PROPERTY LINE ABUTTING A RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE THE GROUND AT SUCH PROPERTY LINE.
2. SHOULD THERE RESULT IN LIGHTING CONCERNS WITH THE LED FLEX LIGHT PLACED ALONG THE SOFFIT AT THE TOP OF THE BUILDING'S PARAPET WALL BEING LEFT ON AFTER BUSINESS HOURS, THE BUSINESS SHALL TURN OFF THIS LIGHTING AFTER HOURS IF REQUESTED BY THE CITY.

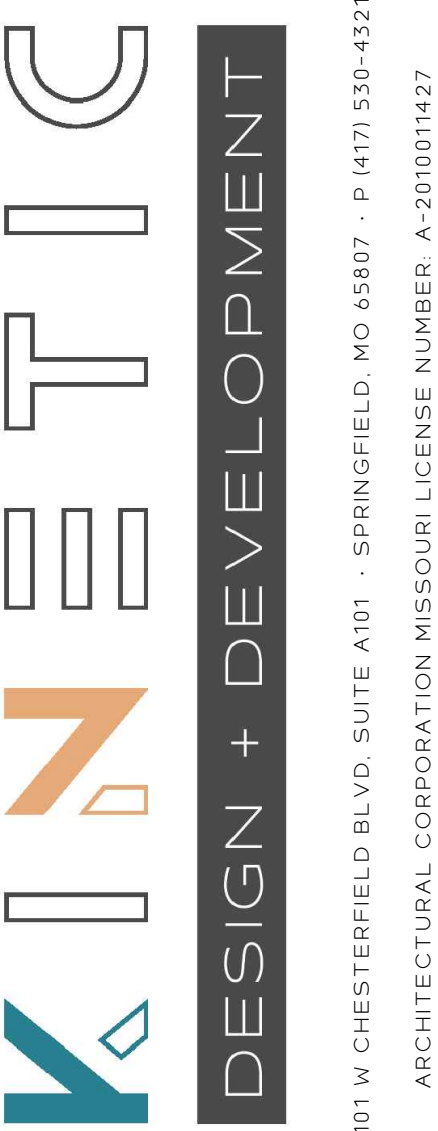


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www.tothassociates.com
COA: MO# E-2004004242-D
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0 10 20
H. SCALE: 1" = 20'



2101 W. CHESTERFIELD BLVD. SUITE A101 · SPRINGFIELD, MO 65807 · P. (417) 530-4321
ARCHITECTURAL CORPORATION, MISSOURI LICENSE NUMBER: A-201001427



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009010153

PROJECT NUMBER:

230331-7BOM2

REVISION:

- | | |
|------------|----------------------|
| 05-31-2023 | PER UTILITY PROVIDER |
| 07-10-2023 | CITY REVIEW COMMENTS |
| 07-21-2023 | DUCKETT CREEK REVIEW |
| 08-02-2023 | PWSD#2 COMMENTS |
| 08-08-2023 | PWSD#2 COMMENTS |

7 BREW COFFEE
O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304

C4.1
UTILITY PLAN

DATE: MAY 2, 2023