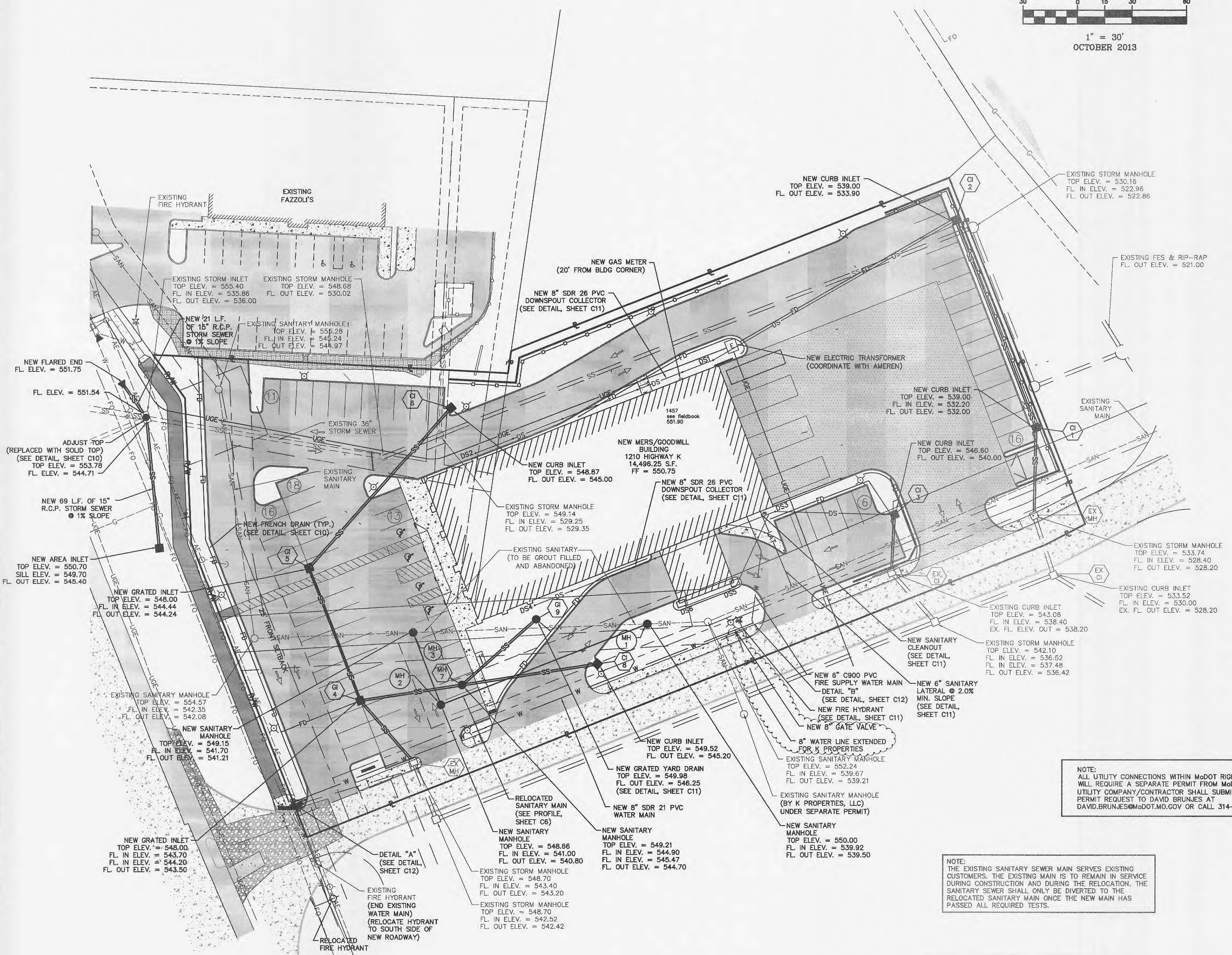
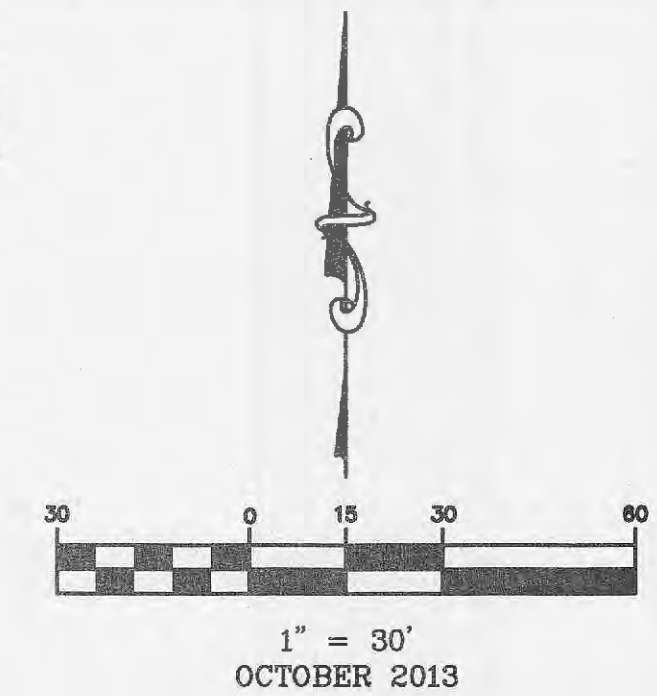


UTILITY PLAN



- 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 OR C900 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 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 YELLOW 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 (H20) 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.
 - ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CITY OF FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

LEGEND

EXISTING RIGHT OF WAY	R/W
PROPERTY LINE	C
EXISTING EASEMENT	---
BUILDING SETBACKS	---
EXISTING UNDERGROUND ELECTRIC	---UE---
EXISTING ARIEL ELECTRIC	---AE---
EXISTING GAS LINE	---G---
EXISTING UNDERGROUND TELEPHONE	---UGT---
EXISTING WATER MAIN	---W---
EXISTING FIBER OPTIC LINE	---FO---
EXISTING CABLE TELEVISION	---CATV---
EXISTING STORM SEWER	---SS---
EXISTING SANITARY SEWER	---SAN---
EXISTING SANITARY SEWER MANHOLE	○
NEW STORM SEWER CURB INLET/MANHOLE	●
NEW SANITARY SEWER MANHOLE	○
NEW SANITARY CLEANOUT	○
NEW SANITARY SEWER LATERAL	---LAT---
NEW STORM SEWER	---SS---
EXISTING FIRE HYDRANT	⊕
NEW FIRE HYDRANT	⊕
ACCESSIBLE PARKING SYMBOL	♿
ACCESSIBLE PARKING SIGN	♿
PARKING NUMBERS	#
EXISTING ASPHALT	▒
NEW STANDARD DUTY CONCRETE PAVEMENT	▒
NEW HEAVY DUTY CONCRETE PAVEMENT	▒
EXISTING CONCRETE PAVEMENT	▒
NEW CONCRETE SIDEWALK/APPROACH	▒
NEW ASPHALT TRAIL	▒
NEW BUILDING	▒
EXISTING BUILDING	▒
NEW LIGHTS	⊕
NEW ELECTRIC TRANSFORMER	⊕
NEW FENCE	---FD---
NEW FRENCH DRAIN	---FD---
NEW DOWNSPOUT COLLECTOR	---DS---
NEW UNDERGROUND ELECTRIC	---UE---

NOTE:
ALL UTILITY SERVICE SHALL BE INSTALLED TO PROVIDE THE VERTICAL AND HORIZONTAL CLEARANCES REQUIRED BY THE UTILITY PROVIDER. THE COVER OVER THE UTILITIES SHALL ALSO BE PER THE UTILITY REQUIREMENTS.

NOTE:
ALL DRIVE AND CURB DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

PREPARED FOR:
MERS/GOODWILL
1727 LOCUST ST.
ST. LOUIS, MO 63103
314-241-3464

DOWNSPOUT COLLECTOR PIPE F.L. ELEVATIONS

DS1	= 544.25
DS2	= 547.40
DS3	= 546.58
DS4	= 548.00
DS5	= 547.35
DS6	= 547.65

NOTE:
ALL UTILITY CONNECTIONS WITHIN MODOT RIGHT OF WAY WILL REQUIRE A SEPARATE PERMIT FROM MODOT. THE UTILITY COMPANY/CONTRACTOR SHALL SUBMIT THEIR PERMIT REQUEST TO DAVID BRUNES AT DAVID.BRUNES@MODOT.MO.GOV OR CALL 314-565-6715.



NOTE:
THE EXISTING SANITARY SEWER MAIN SERVES EXISTING CUSTOMERS. THE EXISTING MAIN IS TO REMAIN IN SERVICE DURING CONSTRUCTION AND DURING THE RELOCATION. THE SANITARY SEWER SHALL ONLY BE DIVERTED TO THE RELOCATED SANITARY MAIN ONCE THE NEW MAIN HAS PASSED ALL REQUIRED TESTS.

MERS/GOODWILL

816-339-4574 (fax)
636-327-0760 (cell)
www.mersgoodwill.com
North Office Street
Wentzville, Missouri 63385

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning



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

Developer / Owner Information:

Mers/Goodwill
1727 Locust St.
St. Louis, MO 63103
314-241-3464

City of O'Fallon Standard Sheet

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Page No.
C2

REVISION DATE:
11-19-13 PER CITY COMMENTS
12-19-13 COMMENTS
2-11-14 PER MODOT COMMENTS