



- NOTES:**
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OF TRENCHING TO AVOID DAMAGE THERETO.
 - AREAS SURROUNDING THIS PROJECT MAY HAVE PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT METHODS FOR THE DEMOLITION SHOWN. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL GUIDELINES IN PERFORMING THE DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY NOT SCHEDULED FOR DEMOLITION.
 - PRIOR TO THE START OF ANY DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO VERIFY OR FIELD LOCATE EXISTING UTILITIES.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES NOT SCHEDULED FOR DEMOLITION. IF ANY SITE FEATURES TO REMAIN ARE DAMAGED DURING THE DEMOLITION, THE CONTRACTOR SHALL REPAIR THEM TO THE SATISFACTION OF THE OWNER.
 - ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY ACCORDING TO ALL APPLICABLE LAWS AND AGENCIES HAVING JURISDICTION.
 - ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
 - ANY DISTURBED OFF SITE PROPERTY SHALL BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
 - ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT MSD STANDARD CONSTRUCTION SPECIFICATION.
 - SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR ROLL-IN WYE, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL.
 - WATER SERVICE: NEW WATER SERVICE SHALL BE 1" WITH STANDARD RESIDENTIAL METER ACCORDING TO MISSOURI AMERICAN WATER COMPANY STANDARDS. THE CONTRACTOR SHALL COORDINATE WITH MISSOURI AMERICAN WATER COMPANY TO DETERMINE THE SIZE OF EXCAVATION NECESSARY FOR INSTALLATION OF THE 1" WATER SERVICE LINE, VALVE AND TAP. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, AND THE SUPPLY AND INSTALLATION OF THE VALVE BOXES AND APPROPRIATE FRAME AND COVERS FOR THE 1" SERVICE LINE VALVE. EXISTING WATER MAIN WAS NOT SHOWN ON SURVEY. CONTRACTOR SHALL VERIFY LOCATION.
 - STORM SEWER SERVICE: DOWNSPOUTS FROM NEW BUILDING SHALL TIE INTO PUBLIC STORM SEWERS AS SHOWN.
 - CONTRACTOR SHALL CLEAN PUBLIC RIGHT-OF-WAY AND STREET DAILY DURING CONSTRUCTION ACTIVITIES.
 - BACKWATER VALVE NOTE: A BACKWATER VALVE MAY BE REQUIRED ON ALL BUILDING LATERALS PER LOCAL PLUMBING CODE.
 - REMOVE REPLACE OR REHAB NOTE: THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE WILL BE DETERMINED BY THE CITY CONSTRUCTION INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.
 - ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER. ADD CONCRETE CRADLE TO ONLY RCP STORM SEWER AND ENCASE HDPE STORM SEWER WHEN IT IS MORE THAN 18 INCHES ABOVE SANITARY LINE. PROVIDE 20 FEET OF DUCTILE IRON PIPE WHERE THE SANITARY MAIN CROSSES OVER STORM SEWER LINES.
 - A 5/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENING(S) OF ALL INLETS
 - IF WATER IS NOT AVAILABLE ON SITE, A WATER TRUCK WILL BE PROVIDED

Revisions	08/10/21
0 ISSUED FOR REVIEW	08/10/21
1 CITY COMMENTS	02/23/23
2 CITY COMMENTS	02/15/23
3 CITY COMMENTS	03/15/23
4 CITY COMMENTS	03/22/23
4 CITY COMMENTS	05/02/23

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 The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

Developer / Owner Information
ROYAL ENERGY, LLC

Site Plan

P+Z No. 23-000415
Approval Date
Permit No. CSP23-000002
Page No.
C2-02

