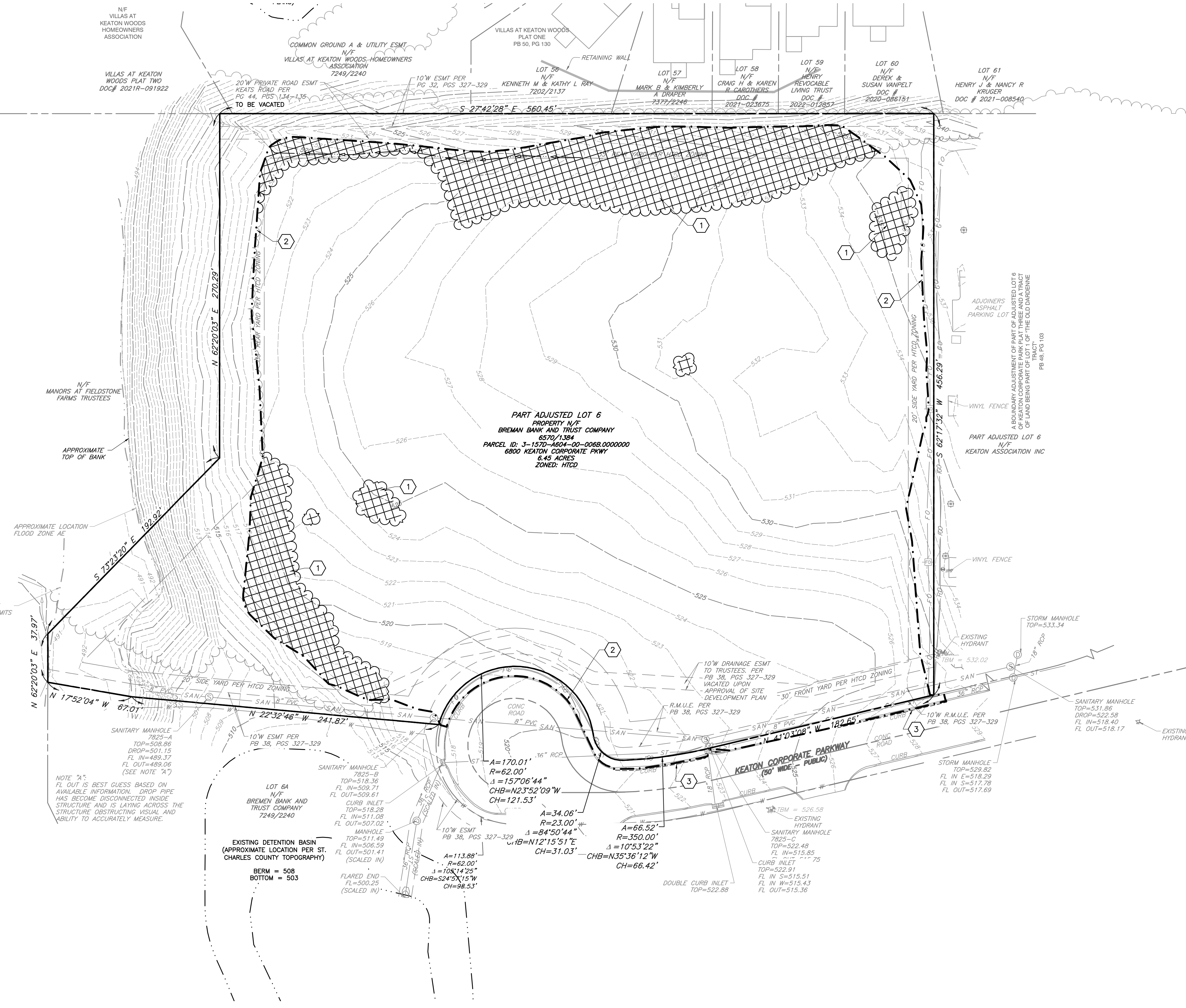




NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EDGE ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING SETBACK
- 5.30 --- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FLOODWAY
- EXISTING FENCE LINE
- EXISTING TREE LINE
- W --- EXISTING WATER LINE
- ST --- EXISTING STORM PIPE
- SAN --- EXISTING SANITARY SEWER LINE
- G --- EXISTING GAS LINE
- FO --- EXISTING FIBER OPTIC LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIBER OPTIC PEDESTAL

KEY NOTES

- ① EXISTING TREES TO BE REMOVED. (APPROX. 0.65 ACRES)
- ② PROPOSED DISTURBANCE LIMITS. (APPROX 5.40 ACRES)
- ③ SAWCUT EXISTING PAVEMENT TO THE NEAREST JOINT BEYOND THE LIMITS OF DISTURBANCE.

SOURCE ONE SOLUTIONS CONSTRUCTION PLAN
 PART OF ADJUSTED LOT 6 OF A BOUNDARY ADJUSTMENT PLAT OF KEATON CORPORATE PARK PLAT THREE AND THE JAMES KNAUST TRACT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 352, WITHIN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

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 PROFESSIONAL CIVIL ENGINEER
 *HAND SIGNATURE ON FILE

JRP	DRK	DRK	DRK	381-945
DRAWN BY:	CHECKED BY:	APPROVED BY:	PROJECT NO:	

Developer / Owner Information
SOURCE ONE SOLUTIONS CONSTRUCTION CO.
 c/o KEYSTONE CONSTRUCTION CO.
 633 Spirit Valley Central Drive
 Chesterfield, MO 63005

EXISTING CONDITIONS AND DEMO PLAN

P+Z No. 23-007186
 Approval Date 08/03/2023
 Permit No.

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NOTES:

- REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

SCALE IN FEET



City of O'Fallon Standard Notes and Details - July 2019