

City of O'Fallon
General Notes

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to grading or construction of improvements.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise on the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge.
- All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a Soils Engineer.
- All earthen filled places within State, County, or City roads (Highways) shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test A.A.S.H.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a Soils Engineer.
- All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- No area shall be cleared without the permission of the developer.
- All grade shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices", end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than 2-1/2 feet.
- Water Lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All PVC sanitary sewer pipe shall be DR-35 or equal with crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" above the top of the pipe.
- All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way markers shall be reset at the completion of grading.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manhole tops shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
- All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for Single-family developments.
- Manhole frame and cover shall be Clay and Bailey No. 2008 for Neenah R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on manholes.
- Sewer contractor shall maintain 24" vertical separation between all storm sewers and the sludge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- This tract is served by:
City of O'Fallon Sewer
City of O'Fallon Water
Union Electric
G.T.E. Telephone
O'Fallon Gas Co.
O'Fallon Fire District
- Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coal-tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-41. Asphalt shall conform to the requirements of ASTM D 449. Coal-tar pitch shall conform to the requirements of ASTM D 450. Coating shall be 31 mils thickness.

BLUE RIBBON STORAGE

PART OF U.S. SURVEY 55,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

"AS-BUILTS"

Index

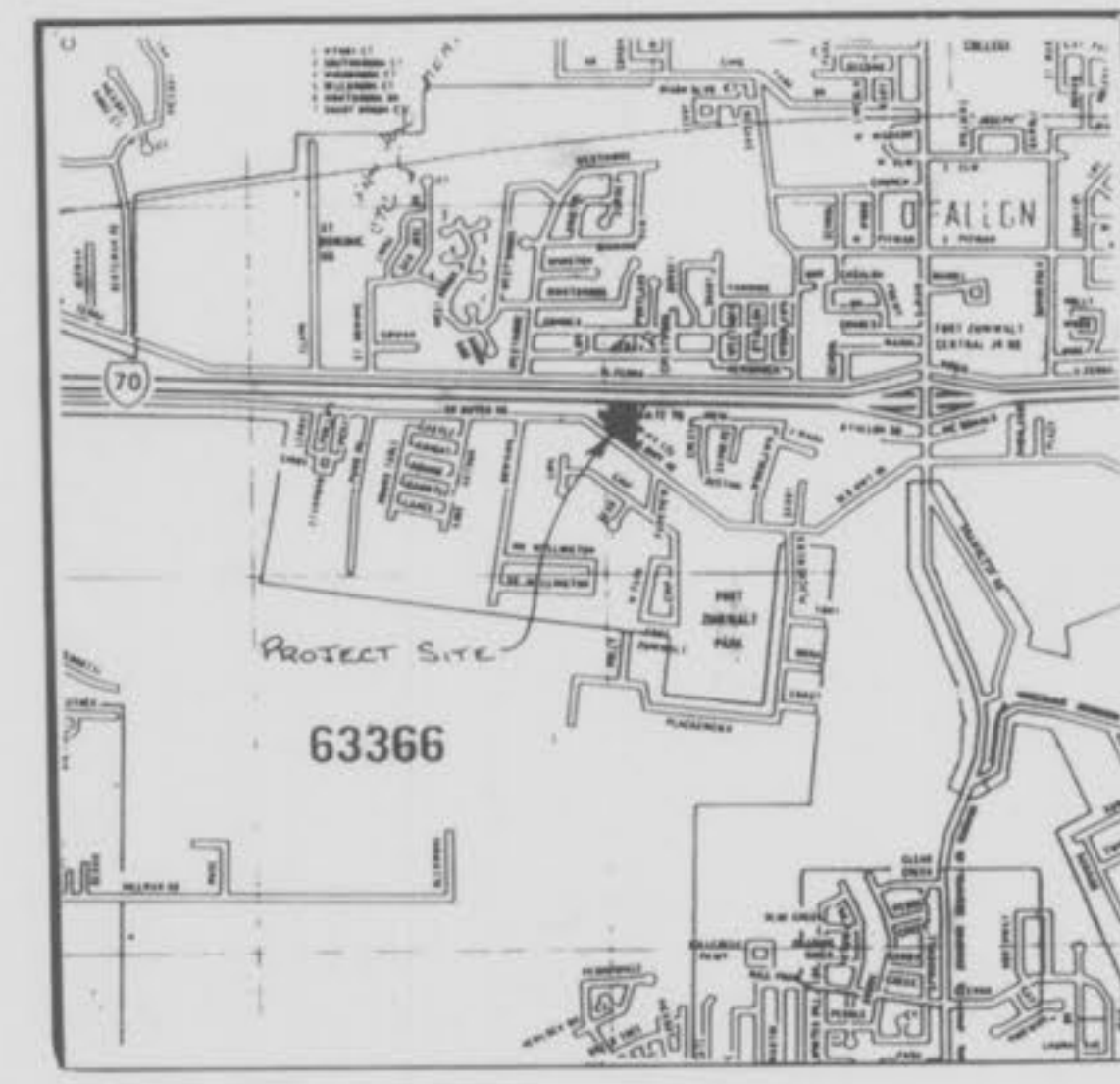
Sheet	Description
1	Cover Sheet
2	Site Plan
3	State Entrance Plan
4-7	Construction Details
8	Concrete Retaining Wall Details

Benchmark

Legend

	Sanitary Sewer (Proposed)	C.I.	Curb Inlet
	Sanitary Sewer (Existing)	D.C.I.	Double Curb Inlet
	Storm Sewer (Proposed)	G.I.	Grate Inlet
	Storm Sewer (Existing)	A.I.	Area Inlet
	Water Line & Size	D.A.I.	Double Area Inlet
	Tee & Valve	C.C.	Concrete Collar
	Hydrant	F.E.	Flared End Section
	Cap	E.P.	End Pipe
	Lot or Building Number	E.D.	Energy Dissipator
	Existing Fence Line	M.H.	Manhole
	Existing Tree Line	C.P.	Concrete Pipe
	Street Sign	R.C.P.	Reinforced Concrete Pipe
	Direction of Proposed Residence	C.M.P.	Corrugated Metal Pipe
	Existing Contour	C.I.P.	Cast Iron Pipe
	Proposed Contour	P.V.C.	Polyvinyl Chloride
	Grouted Rip-Rap	V.C.P.	Vitrified Clay Pipe
	End of Lateral	C.O.	Clean Out
	Asphalt Pavement	V.T.	Vent Trap
	Concrete Pavement		
	Storm/Sanitary Structure		
	Test Hole		
	Power Pole		
	Light Standard		

Location Map



This is to certify to City of O'Fallon
that these "As-Built" Sanitary Storm plans are based on actual field surveys conducted during April, 1992 and the results are shown here on.

by Pickett Ray & Silver

DELMAR F. VINCENT
Delmar F. Vincent
MO R.L.S. No. 1869
Date 4-21-92

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.

PICKETT, RAY & SILVER, INC.
Signature [Signature] Date 4-21-92

10-29-92 "AS-BUILTS" PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63378
441-1211 278-1211

PREPARED FOR:
FRANK TEGETHOFF
7283 HIGHWAY N
O'FALLON, MISSOURI 63366
(314) 281-3763

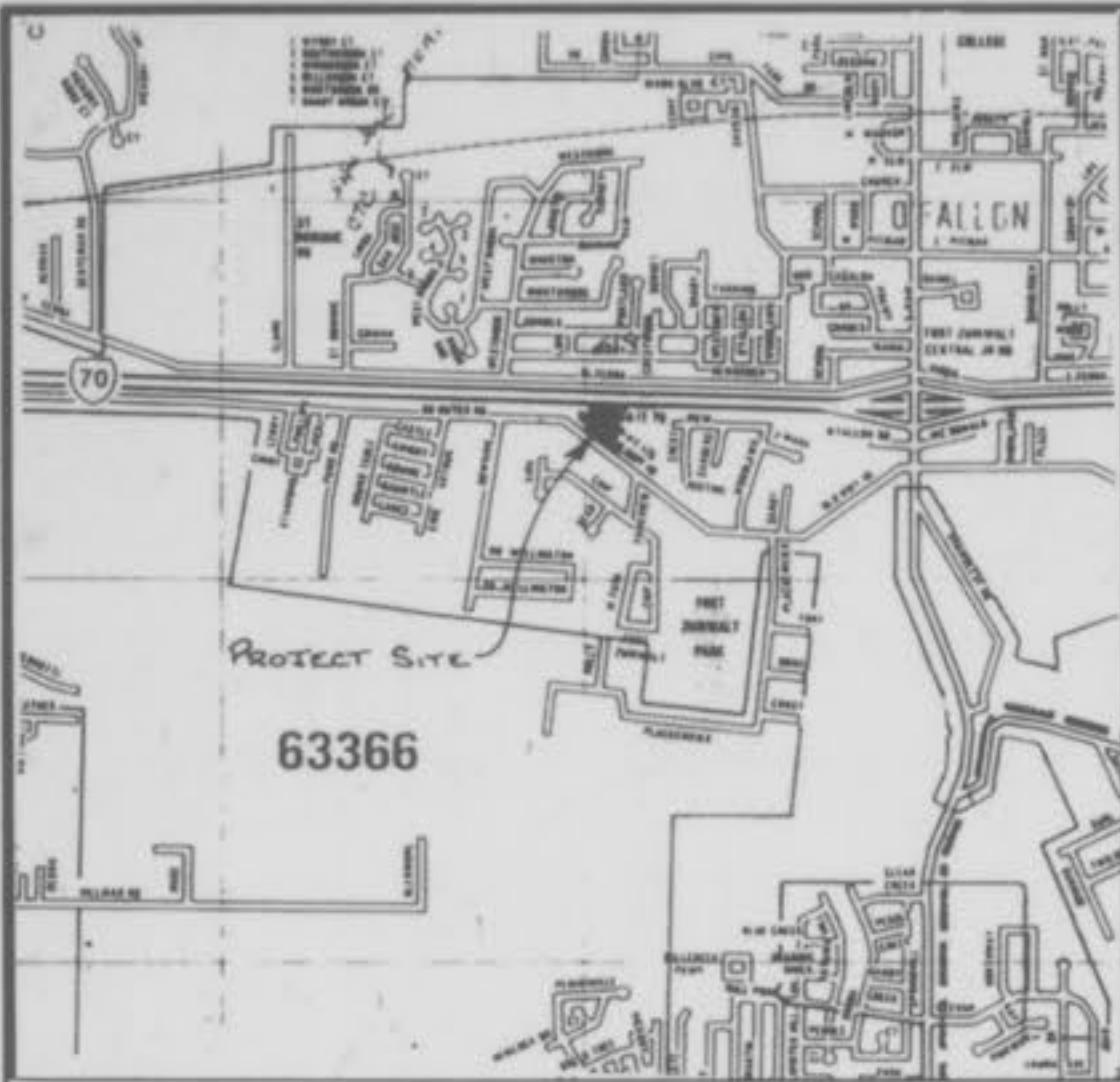
DRAWN 1 Date DATE April 1992
CHECKED _____ DATE _____

FIELD BOOK 1006 PROJECT # 82-011
JOB ORDER # _____

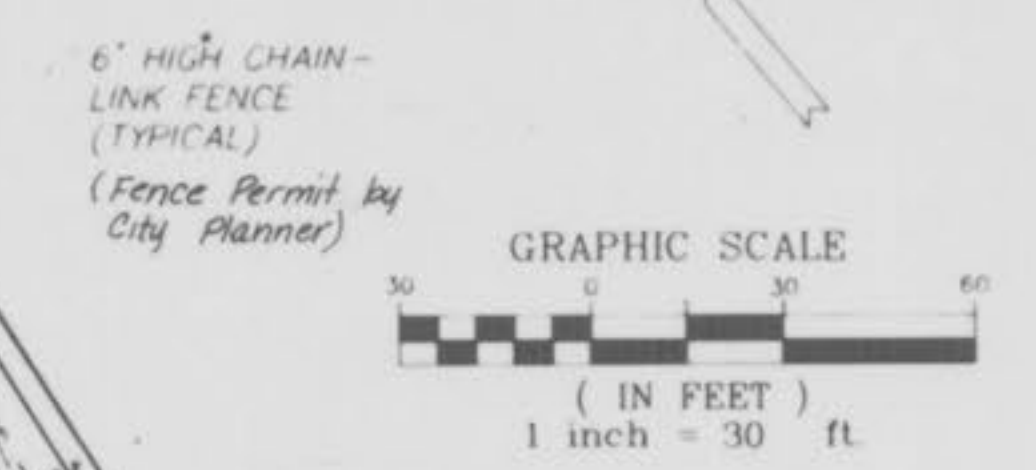
BLUE RIBBON STORAGE

PART OF U.S. SURVEY 55,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

SITE PLAN



INTERSTATE HIGHWAY 70



NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.

NOTE: A.B. = "AS-BUILT"

Note:
F.U. to be 3-way with shut off valve.
Face steamer outlet towards E5 main
Drive aisle. Hydrant may need special
protection from Vehicle Damage (i.e.
concrete/ steel ballards.)

- GENERAL NOTES:
1. Present Zoning: C-1, Highway Commercial
 2. Total Area: 4.52 Acres
 3. Property Use: Storage Facility and Golf Cart Storage
 4. Total Parking: 11 spaces including 1 handicapped space
Office: 1 space per 100 sq. ft. floor area
1200 - 700 - 10.66
 5. This tract is to be served by:
A. Electric - Union Electric
B. Water - City of O'Fallon
C. Sewer - City of O'Fallon
D. Gas - O'Fallon Gas Service, Inc.
E. Telephone - C.T.E. Telephone
F. Fire - O'Fallon Fire District
 6. Detention calculations and details shall be provided with
submittal of construction plans.
 7. Entrance to be constructed per Missouri State Highway
Department's Specifications. Proper permits shall be
obtained prior to construction.
 8. Wheel stops to be installed where necessary.
 9. Parking dimensions within storage facility are subject to
adjustment, depending on usage.
 10. Pavement within storage facility to be built in stages.
 11. N.V. storage facility will not require trash pickup.
 12. Exterior lighting at the future entrance shall be installed
at the time the entrance is constructed.
 13. Curbing for paved areas in the golf cart facility shall be
agreed upon at a later date with the City Engineer.
 14. The existing well shall be used to provide necessary
irrigation to each golf carts and dump station.
 15. STRIPING TO BE DONE AS NECESSARY
(AS LOT FILLS UP ON THE PERIMETER).

LEGAL DESCRIPTION

4.519 Acres More or Less

A tract of land being part of U.S. Survey 55, Township 47 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

Commencing at an old iron pipe marking the intersection of the southern right-of-way line of Interstate Highway 70 and the eastern line of U.S. Survey 55; thence South 07° 28' 20" West along said eastern line of U.S. Survey 55, 599.44 feet to a concrete right-of-way marker on the northern right-of-way line of Old U.S. Highway 40; thence North 50° 22' 26" West along said northern right-of-way line, 299.64 feet to an old iron pipe; thence North 50° 51' 22" West, 263.00 feet to a concrete right-of-way marker; thence North 50° 01' 31" West, 35.38 feet to an old iron pipe; thence North 33° 52' 01" East, leaving said northern right-of-way line, 273.92 feet to an old iron pipe on the above mentioned southern right-of-way line of Interstate Highway 70; thence South 88° 05' 00" East, along said southern right-of-way line, 387.40 feet to the point of beginning and containing 4.519 acres more or less as surveyed by P.R.85.

Note: Surface Options: 6" Concrete Pavement or Double Seal Coat

Governing Authority: City of O'Fallon
Site Address: 511 S Service Road, O'Fallon, Mo 63366
Revised - Comments 0-81-92
Revised - Detention Basin TAB, 4-13-92
Revised - Detention Basin TAB, 4-7-92
Revised per City of O'Fallon, 1-27-92

2" Reclaimed Asphalt
8" Reclaimed Asphalt
4" Compacted Rock

Permit Detail info.
Reclaimed Asphalt rolled
w/ 10 ton roller.

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 276-1211

PREPARED FOR:
FRANK TEGETHOFF
7283 HIGHWAY N
O'FALLON, MISSOURI 63366
(314) 281-3763

DRAWN: D.L.P./tob DATE: 4-92
CHECKED: DATE: 4-92

FIELD BOOK: 120E PROJECT # 84-011
JOB ORDER # 24141

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

EX. FIRE HYDRANT
SOUTHWEST SIDE OF
OLD HIGHWAY 40

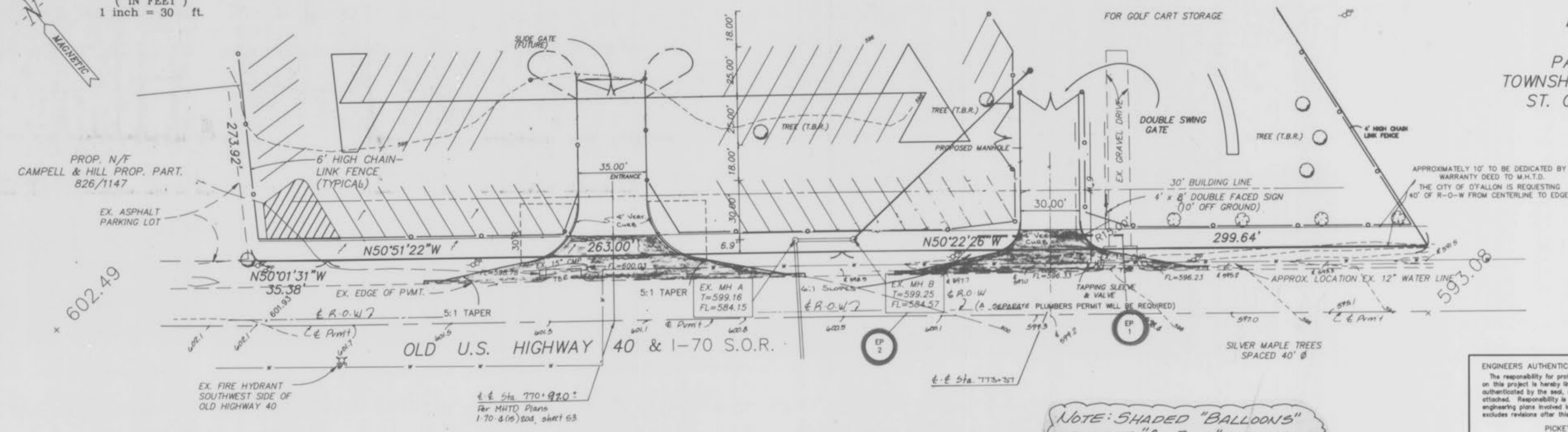
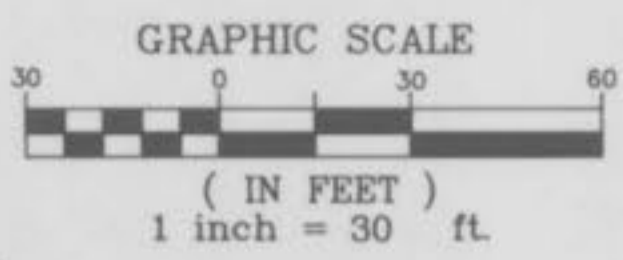
EX. FIRE HYDRANT
SOUTHWEST SIDE OF
OLD HIGHWAY 40

Site address 511 South Service Rd West

10-29-92 "AS-BUILTS"
BLUE RIBBON STORAGE

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PART OF U.S. SURVEY 55,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
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NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.

CONCRETE SURFACE
6 Sack Mix
8" Concrete
6x6x6 Steel Mesh (3" below finished grade)
3/4" Expansion Material
4" Rolled Stone Base
Integral Concrete Curb (6" Vertical)
(5/8" Steel Dowels @ 2' C-C)

ASPHALT SURFACE
8" Rolled Stone Base or 6" Type X (Black Base)
3" Asphalt Top (Type C)
Machine Laid
Asphalt Curb (6" Vertical)

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PICKETT RAY & SILVER
Civil Engineers
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

PREPARED FOR:
FRANK TEGETHOFF
7283 HIGHWAY N
O'FA. LO MISSOURI
(314) 81-3763

DRAWN BC/TD DATE MARCH, 1992
CHECKED DATE
FIELD BOOK 120E PROJECT # 84-011
JOB ORDER # 24141



Note:
Per Mo. State Hwy Dept.
6:1 Slopes are maximum.

NOTE: A.B. = "AS-BUILT"