

LANDMARK BANK - O'FALLON

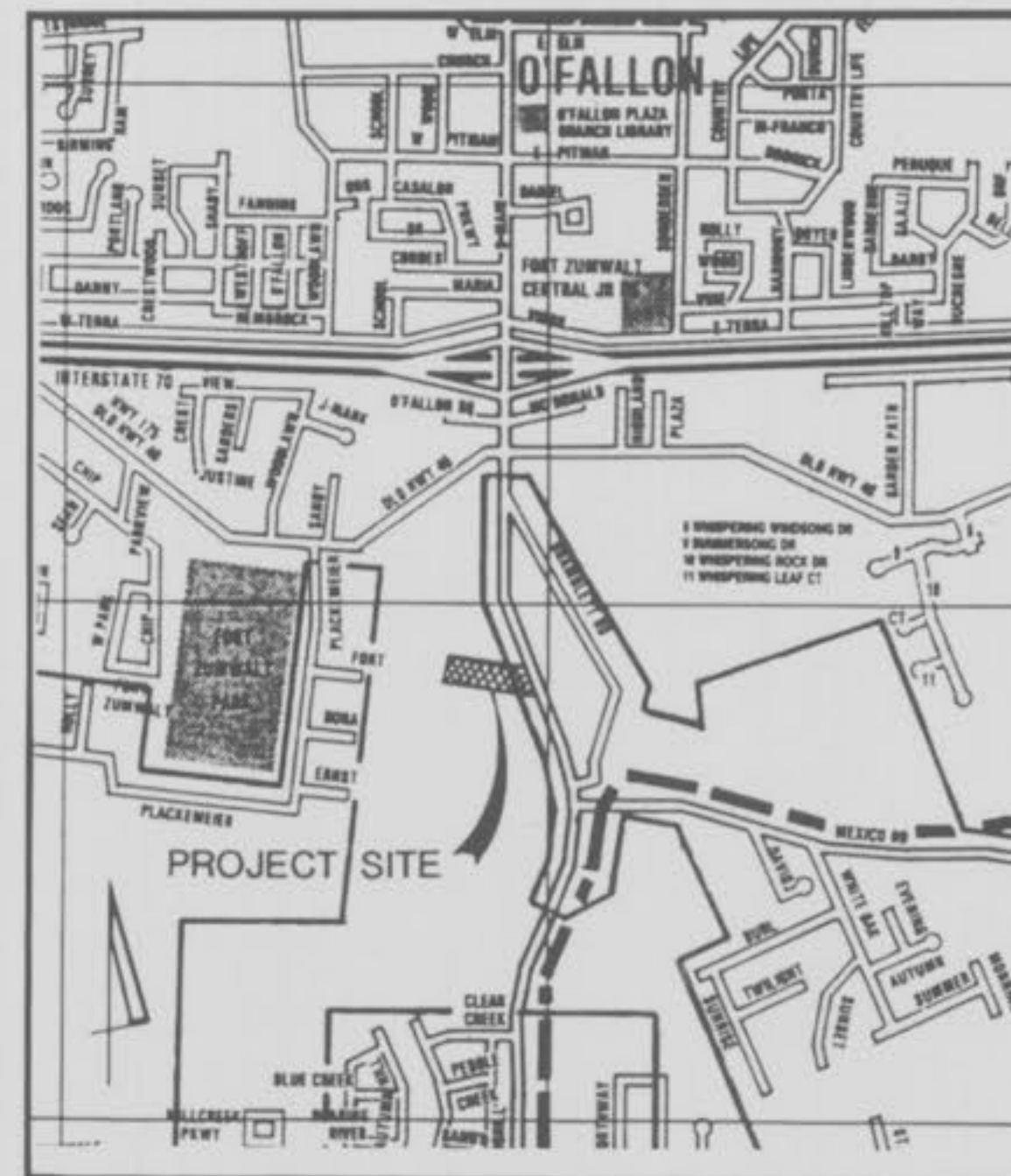
A TRACT OF LAND BEING PART OF U.S. SURVEY 55,
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

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 PVM 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 90% 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", and 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:
 - Electric - Union Electric
 - Water - City of O'Fallon
 - Sewer - City of O'Fallon
 - Gas - O'Fallon Gas Service, Inc.
 - Telephone - Continental Telephone
 - Fire - O'Fallon Fire District
 - R-2 Fort Zumwalt School District

AS-BUILTS



Location Map

Benchmark

"□" Cut on S.W. Side of triangular shaped concrete island at the S.W. corner of Intersection of Old Highway "40" and Highway "K."

Elev. 586.94

GBA's BM - "□" at Doctor's Office, West side of Highway "K" near Southeast corner of Building.

Elev. 571.81

Index

Sheet	Description
C1	COVER SHEET
C2	SITE PLAN
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C4	DRAINAGE AREA MAP
C5	SANITARY PLAN AND PROFILE
C6	STORM SEWER PROFILES
C7	SEWER DETAILS
C8	DETAILS

Legend

—○—	PROPOSED SANITARY SEWER	—○—	POWER POLE
—○—	EXISTING SANITARY SEWER	—○—	LIGHT STANDARD
—●—	PROPOSED STORM SEWER	—●—	STREET LIGHT
—○—	EXISTING STORM SEWER	C.I.	CURB INLET
—10"—	WATER LINE AND SIZE	D.C.I.	DOUBLE CURB INLET
—D—	WATER VALVE	G.I.	GRATE INLET
—F.H.—	FIRE HYDRANT	A.I.	AREA INLET
18	LOT OR BUILDING NUMBER	D.A.I.	DOUBLE AREA INLET
—X—	FENCE LINE	C.C.	CONCRETE COLLAR
—T—	TREE LINE	F.E.	FLARED END SECTION
—S—	STREET SIGN	E.P.	END PIPE
→	TRAFFIC FLOW	E.D.	ENERGY DISSIPATOR
—S24.0—	EXISTING CONTOUR	M.H.	MANHOLE
—S24.0—	PROPOSED CONTOUR	C.P.	CONCRETE PIPE
—S24.0—	GROUTED RIP-RAP	R.C.P.	REINFORCED CONCRETE PIPE
—T—	END OF LATERAL	C.M.P.	CORRUGATED METAL PIPE
—H—	HANDICAPPED PARKING SPACE	C.I.P.	CAST IRON PIPE
—C.P.—	CONCRETE PAVEMENT	C.Q.	CLEAN OUT
—S24.0—	STORM/SANITARY STRUCTURE	P.V.C.	POLYVINYL CHLORIDE
—T—	TEST HOLE	W.M.	WATER METER

This is to certify to that these "As-Built" plans are based on actual field surveys conducted during 1991 and the results are shown here on.

by Pickett Ray & Silver

Delmar F. Vincent
MO R.L.S. No 1869

Date 5/3/91

7/23/90 REV ENTRANCE SPECS & REAR DRIVE PER CLIENT J.E.S.
6/21/91 REV PER CITY OF O'FALLON COMMENTS + FIRE CHIEF COMMENTS J.E.S.

PROJECT DESIGNER J. STRAUSS

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

As-Built - May 3, 1991 - B.C.

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

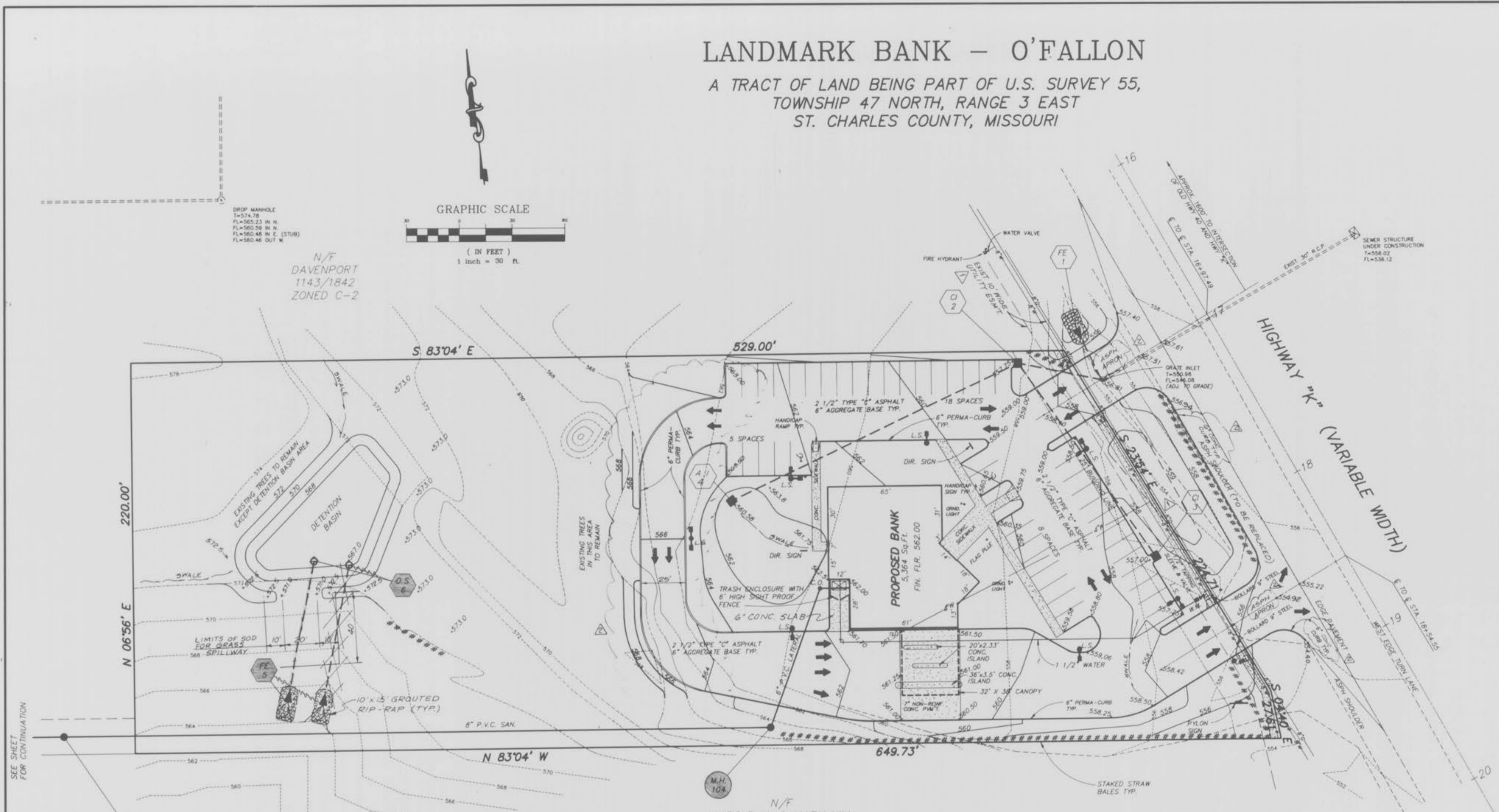
Prepared For:
LANDMARK BANK
100 North Main Street
St. Charles, MO. 63301
(314) 946-6616

DRAWN J.E.S. DATE 5-1-90
CHECKED D.W.B. DATE 5-1-90
FIELD BOOK 450 PROJECT # 89-137
JOB ORDER # 18479

APPROVED FOR CONSTRUCTION
AS-BUILTS - LANDMARK BANK

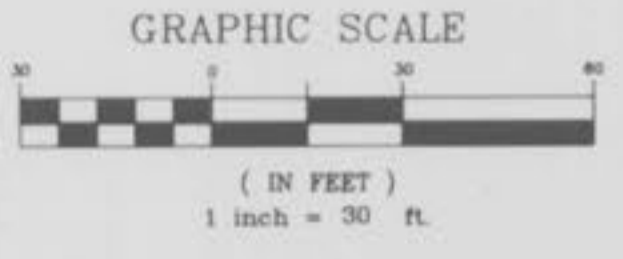
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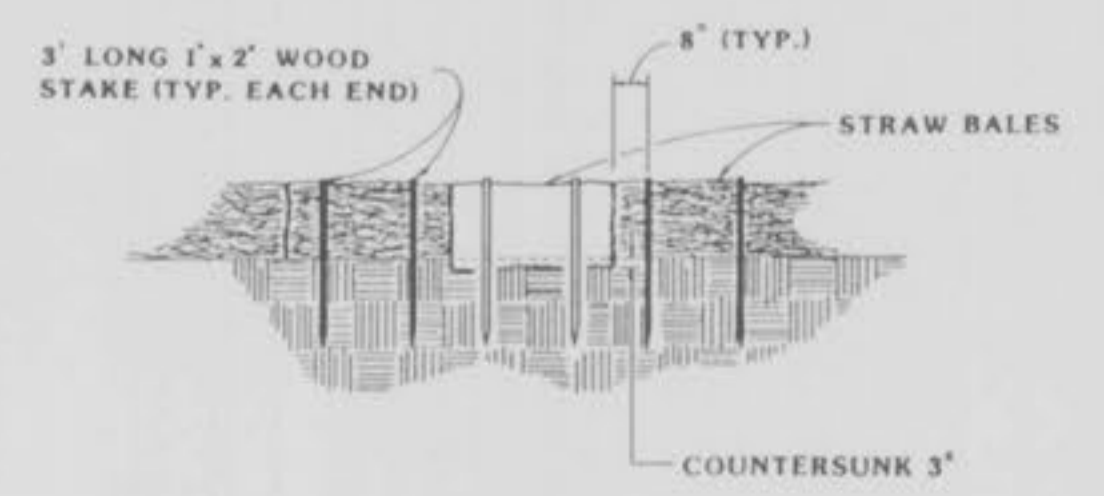
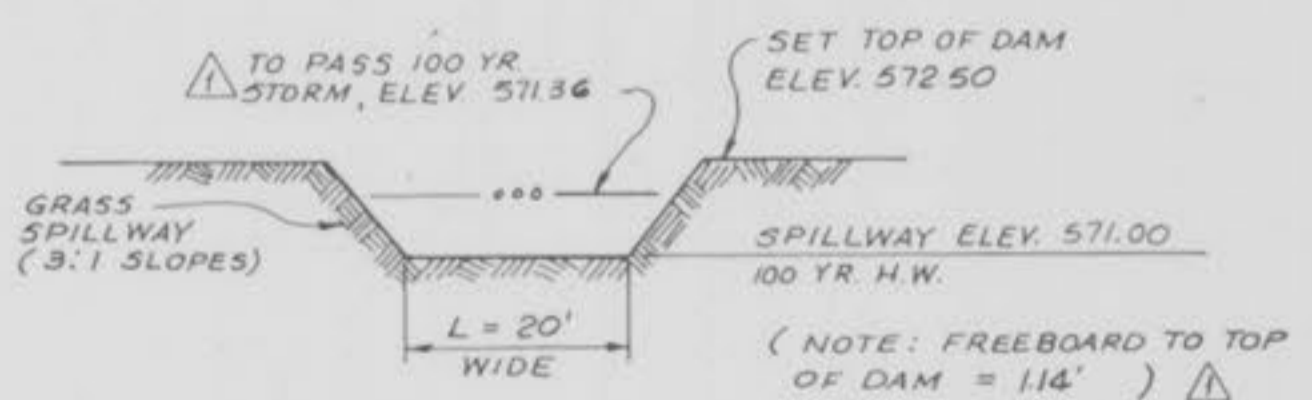
DROP MANHOLE
T=574.75
FL=565.23 IN N.
FL=562.98 IN N.
FL=560.46 IN E. (STUB)
FL=560.46 OUT W.

N/F
DAVENPORT
1143/1842
ZONED C-2



GRADING NOTES:

- General contractor to assume full responsibility for the performance of the grading operation. All city and county property and roads shall be protected adequately.
- The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same in his bid.
- The contractor shall restore offsite construction areas to an equal or better condition than existing prior to commencement of construction.
- 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.
- All grades 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.
- Siltation control shall be straw bales placed end to end and anchored with no less than 2 - 1" x 2" x 3" wood stakes. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
- All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
- All disturbed areas shall be seeded and mulched.
- Prepare on-site lawn areas by thoroughly disking or rototilling to a 6" depth. Remove all sticks, clods, rocks, etc., of 2" or greater in any dimension and rake smooth and even. Apply 5-10-10 fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and agricultural limestone at the rate of 100 lbs. per 1,000 sq. ft. and rake into top 1" of prepared soil.
- Furnish seed mix consisting of 30% perennial ryegrass, 60% turf-type tall fescue and 20% Kentucky bluegrass (by weight) and install at the rate of 4 lbs. per 1,000 sq. ft. Rake seed into top 1/4" of prepared soil.
- Mulch all seeded areas with straw of cereal grains such as wheat, oats, or barley at the rate of one bale per 1,000 sq. ft. Apply approved tack coat to stabilize straw mulch in place.



SILTATION CONTROL

SILTATION CONTROL SHALL CONSIST OF TEMPORARY BARRIERS AND DAMS TO DIVERT STORM WATER BENEFIT TO A REMOTE DISCHARGE POINT. (SEE GRADING PLAN FOR LOCATIONS.) AT EACH POINT THERE SHALL BE A DOUBLE ROW OF STRAW BALES WITH FOUR FEET SEPARATION BETWEEN DAMS. THE STRAW BALES SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STRAW BALES SHALL BE STAGGERED. IN AREAS WHERE A DAM AND STRAW BALE ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED END TO END TO PROTECT ADJACENT PROPERTY AND RIGHT-OF-WAYS (THIS SHALL BE THE RESPONSIBILITY OF THE SIDER CONTRACTOR OR THE DEVELOPER IF SO AGREED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SIDES OF APPROPRIATE STRUCTURES TO KEEP SILT OUT OF STORM SEWERS (THIS SHALL BE THE RESPONSIBILITY OF THE SIDER CONTRACTOR OR THE DEVELOPER IF SO AGREED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.

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.

7/23/90 REV. ENTRANCE SPECS & REAR DRIVE PER CLIENT J.E.S.
6-21-90 REV PER CITY OF O'FALLON COMMENTS + FIRE CHIEF COMMENTS J.E.S.

PICKETT RAY & SILVER
Civil Engineers 333 Mid Rivers Mall Dr.
Planners St. Peters, MO 63376
Land Surveyors 461-1211 278-1211

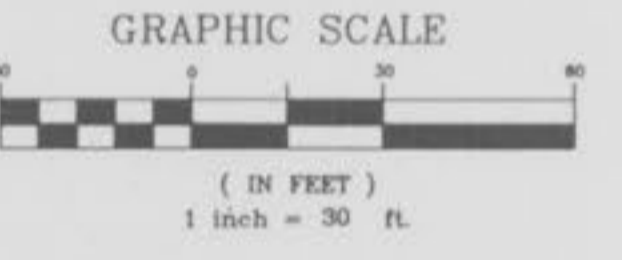
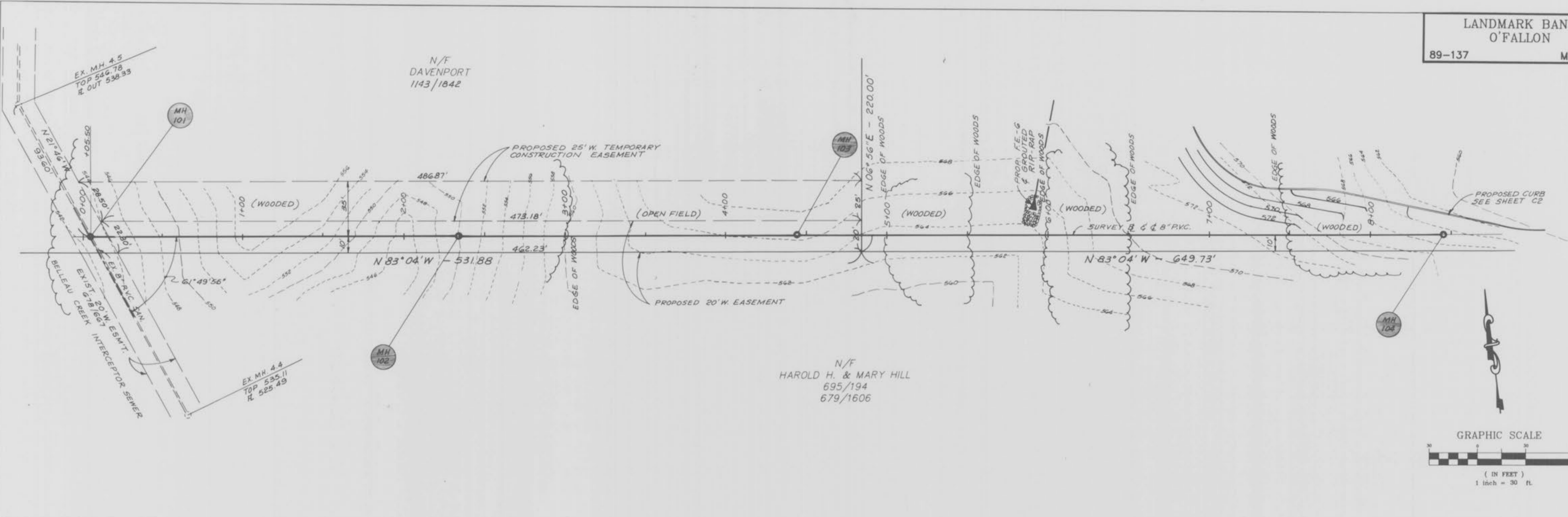
Prepared For:
LANDMARK BANK
100 North Main Street
St. Charles, MO. 63301
(314) 946-6616

GRADING PLAN
AS-BUILTS
May 3, 1991

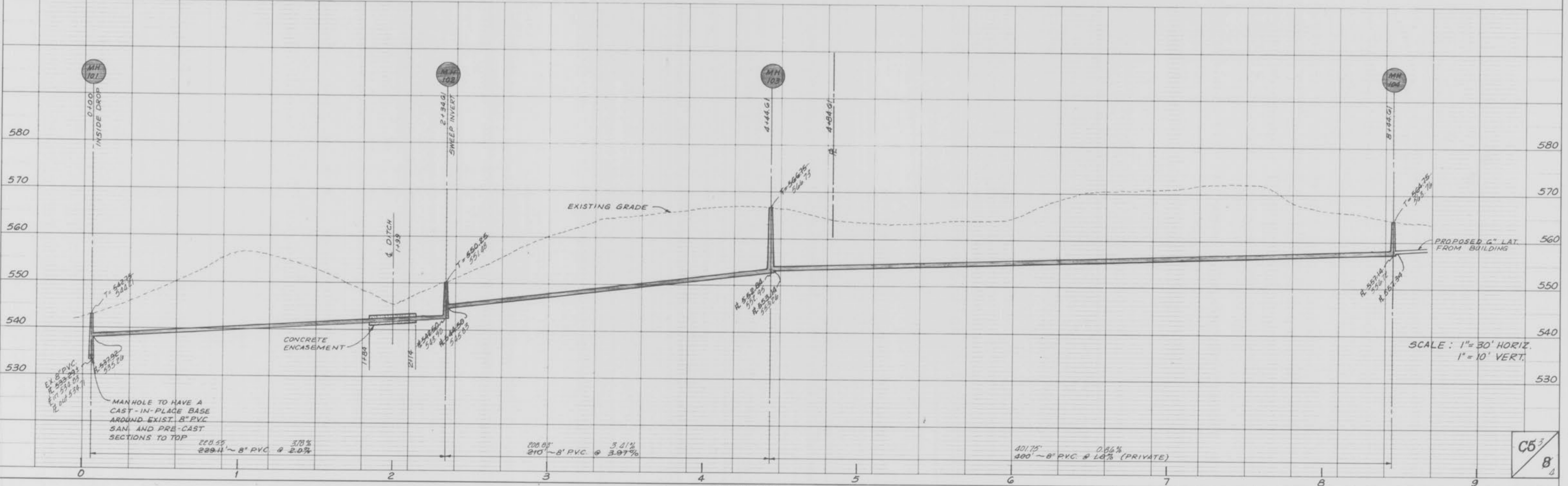
DRAWN	J.E.S.	DATE	5-1-90
CHECKED	D.W.B.	DATE	5-1-90
FIELD BOOK	450	PROJECT #	89-137
		JOB ORDER #	12429

APPROVED FOR CONSTRUCTION
AS-BUILTS LANDMARK BANK

PLAN	SUBMITTED	DATE
	ALIGNED	BY
	CHECKED	
	BY	
	NO.	



PROFILE	SUBMITTED	DATE
	ALIGNED	BY
	CHECKED	
	BY	
	NO.	



LANDMARK BANK
PLATE 1-SINGLE PLAN AND PROFILE LINE & DOT
PRINTED IN U.S.A.

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LANDMARK BANK

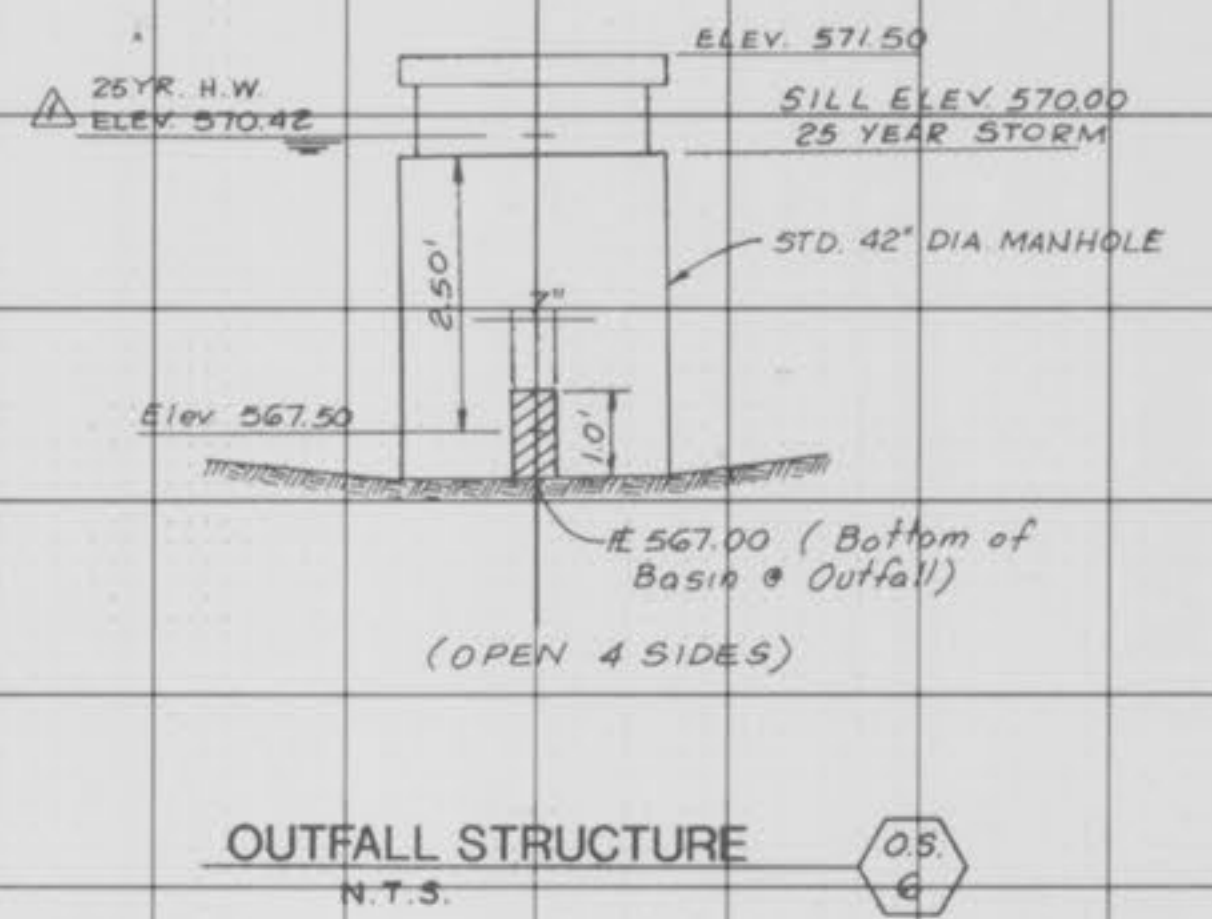
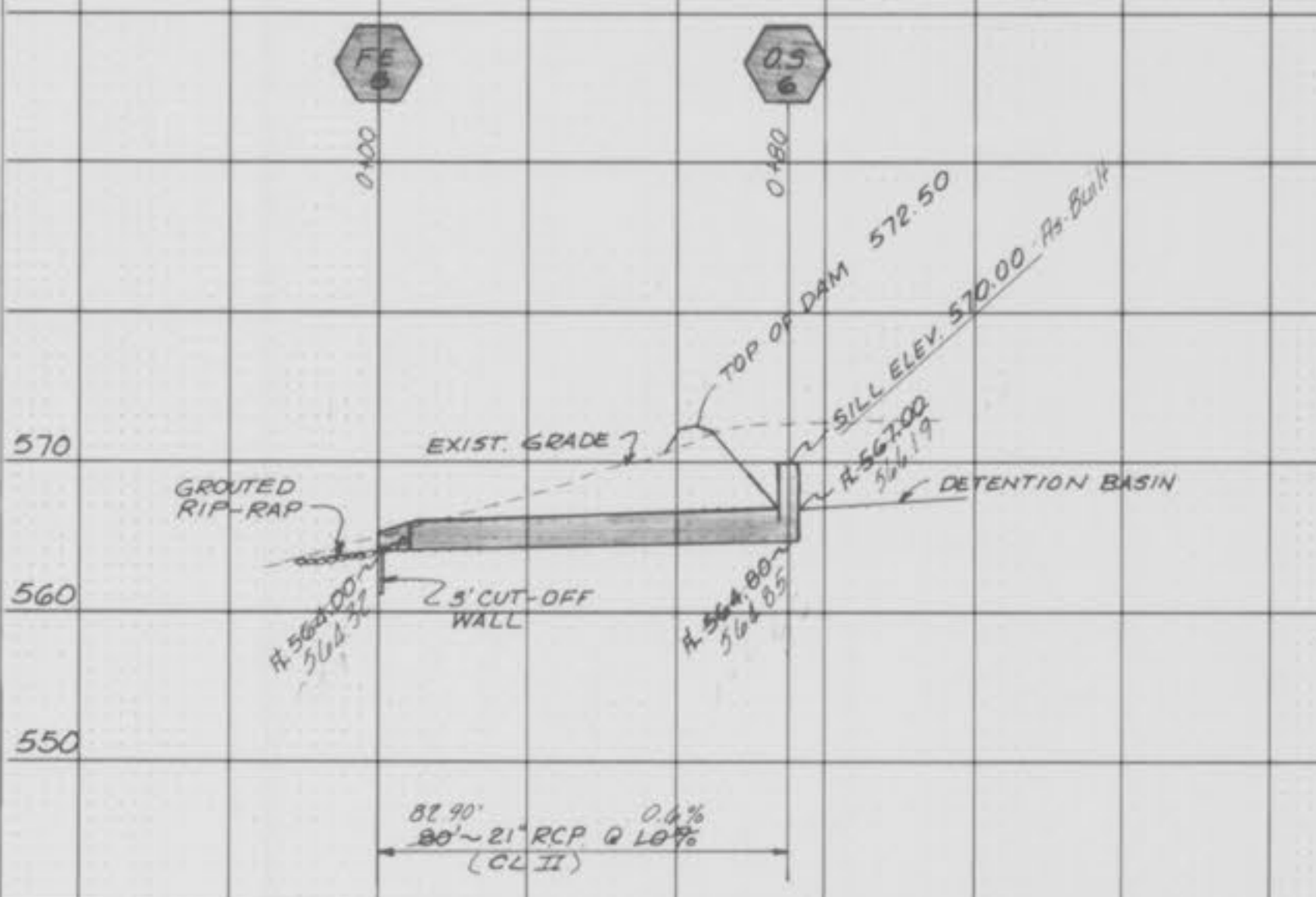
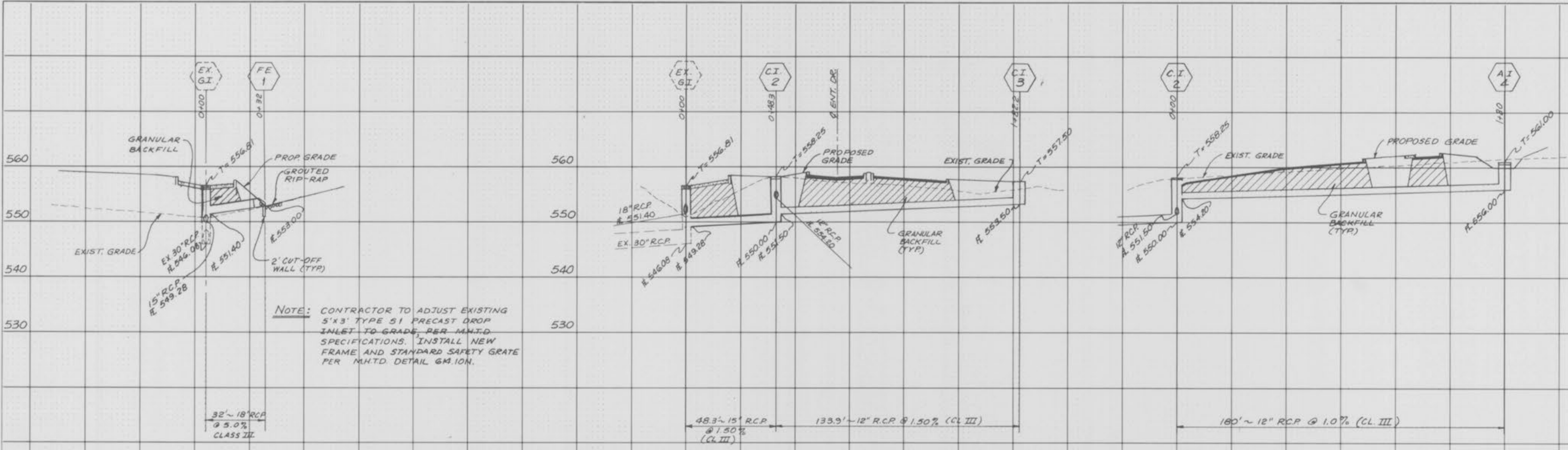
AS-BUILTS

May 3, 1991
Landmark Bank As-builts

C5 3
8

DATE
BY
SURVEY
CHECKED
NOTED
NO.

DATE
BY
ORIGINAL SURVEY
CHECKED
NOTED
NO.



Scale: 1" = 30' HORIZ.
1" = 10' VERT.

C6
B

DESIGNED BY FEDERAL AID DISTRICT
PLATE 3-FULL CROSS SECTION-LINE & DOT
WILSON
PRINTED IN U.S.A.

APPROVED FOR CONSTRUCTION
LANDMARK BANK

AS-BUILTS

May 3, 1991

Landmark Bank