

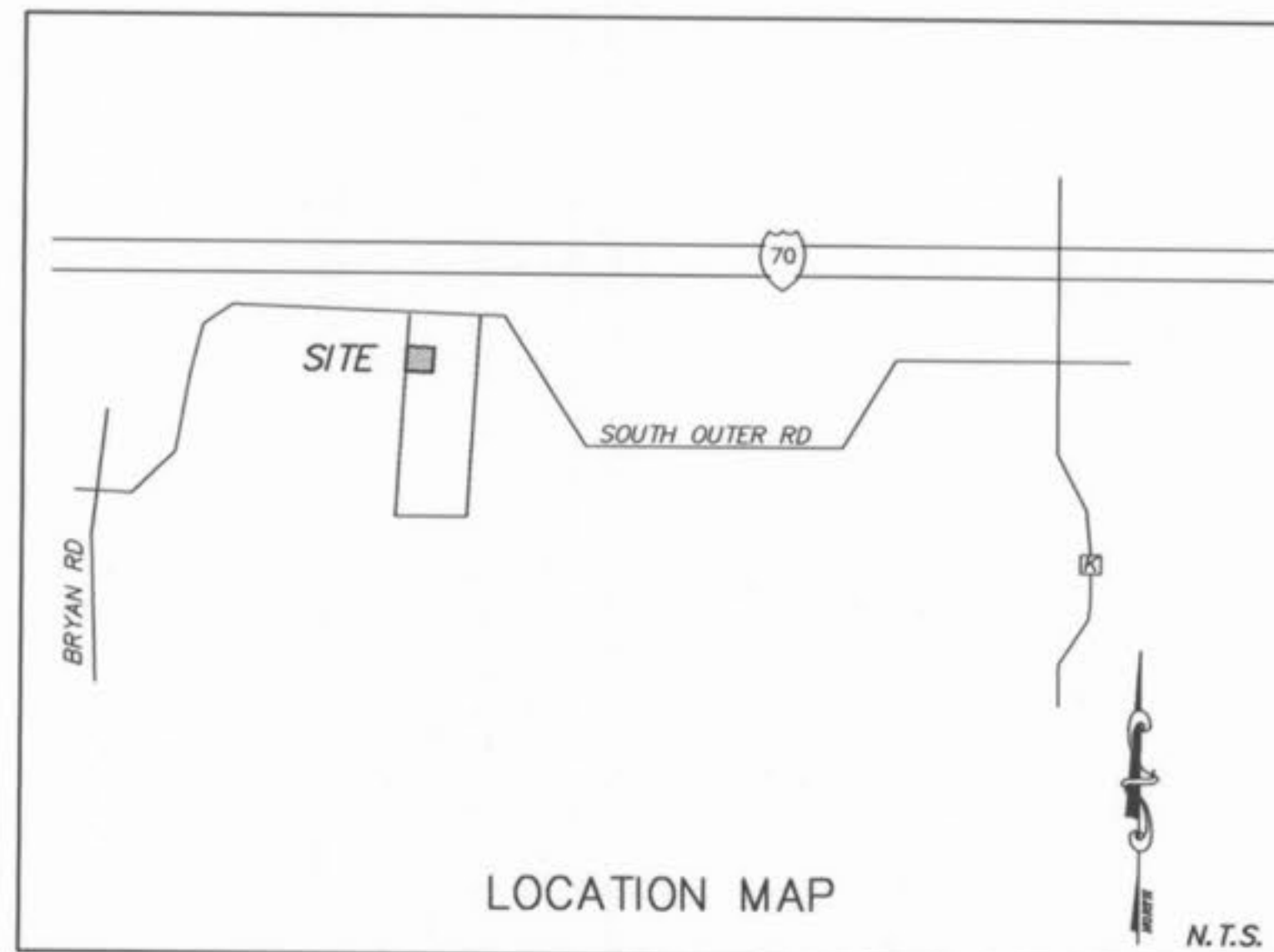
LOTS 17 & 18 of MIDPOINT INDUSTRIAL PARK

A Tract of Land in U.S. Survey No. 55 Township 47 North, Range 3 East O'FALLON, MISSOURI

"AS-BUILTS"

CITY OF O'FALLON GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. Storm sewers 18" in diameter or smaller shall be ASTM C-14.
5. Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
6. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
7. 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.T.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.
8. 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.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
9. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
10. Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plot. See record plot for location and size of easements. This does not apply to house laterals.
11. No area shall be cleared without the permission of the developer.
12. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
13. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
14. 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.
15. 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.
16. All standard street curb inlets to have front of inlet 2 feet behind curb.
17. 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 not less than two and one-half feet (2-1/2').
18. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
19. 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.
20. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
21. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
22. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
23. 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.
24. 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.
25. All streets must meet the specifications and installation requirements of the City of O'Fallon.
26. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
27. All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
28. All sanitary service lines shall be 6" diameter.
29. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
30. A drop of 0.2 feet is required through each sanitary manhole.
31. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
32. Brick shall not be used on manholes.
33. 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.
34. The contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.
35. Developer must supply City construction inspectors with soils reports prior to or during site soil testing.
36. Project is Served By:
A. City of O'Fallon Water
B. St. Charles Gas Company
C. Centurytel Telephone Company
D. City of O'Fallon Sewer
E. AmerenUE Electric Company
F. O'Fallon Fire Protection District



- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Size
- Existing water line
- Tee & Valve
- Hydrant
- Cap
- 18 Lot or Building Number
- Existing Fence Line
- Existing Tree Line
- Street Sign
- Existing Contour
- Proposed Contour
- Grouted Rip-Rap
- End of Lateral
- Asphalt Pavement
- Concrete Pavement
- Parking Quantity
- Drainage Direction

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	DRAINAGE AREA MAP
5	CONSTRUCTION DETAILS
6	CONSTRUCTION DETAILS/ STORM SEWER PROFILE

LEGEND

- Sanitary Structure
- Storm Structure
- Test Hole
- Power Pole
- Light Standard
- Double Water Meter Setting
- Single Water Meter Setting
- Curb Inlet
- Skewed Curb Inlet
- Double Curb Inlet
- Grate Inlet
- Area Inlet
- Double Area Inlet
- Concrete Collar
- Flared End Section
- End Pipe
- Energy Dissipator
- Manhole
- Concrete Pipe
- Handicap Sign
- R.C.P. Reinforced Concrete Pipe
- C.M.P. Corrugated Metal Pipe
- C.I.P. Cast Iron Pipe
- P.V.C. Polyvinyl Chloride
- V.C.P. Vitrified Clay Pipe
- C.O. Clean Out
- V.T. Vent Trap
- T.B.R. To Be Removed
- T.B.R.&R To Be Removed & Relocated
- T.B.P. To Be Protected
- T.B.A. To Be Abandoned
- B.C. Base Of Curb
- T.C. Top Of Curb
- T.W. Top Of Wall
- B.W. Base Of Wall
- (TYP) Typical
- U.N.O. Unless Noted Otherwise
- U.I.P. Use in Place
- UGE Underground Electric
- Sitation Control

SITE BENCHMARK

U.S.G.S. BM #54 F-149 1935:
LOCATED @ N.E. CORNER OF THE INTERSECTION
R.R. TRACKS & HWY. "M", O'FALLON, MO
ELEV.=542.86

SITE BM #3:
RAILROAD SPIKE IN NORTH SIDE OF POWER
POLE, 57.5'± EAST OF N.W. PROPERTY CORNER
& 51'± SOUTH OF CENTERLINE SOUTH SERVICE
ROAD (0.60' ABOVE GROUND)
ELEV.=618.12

TO CITY OF O'FALLON

These "As-Built" Storm Sewer plans and Water plans are based on actual field measurements conducted during December 2003 and the results are shown hereon.

By: James R. Chervek 8-24-04

JAMES R. CHERVEK P.L.S., #2211
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

PICKETT RAY & SILVER

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

LOTS 17 & 18 OF
MIDPOINT INDUSTRIAL PARK
O'FALLON, MISSOURI

Prepared For:
Mr. Don Collier, Sr.
300 Fort Zumwalt Square, Suite 124
O'Fallon, MO 63366
(636) 978-5201

REVISIONS NO.	DATE	CITY COMMENTS
1	3.11.03	CITY COMMENTS
2	3.21.03	CITY COMMENTS
3	3.27.03	CITY COMMENTS

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

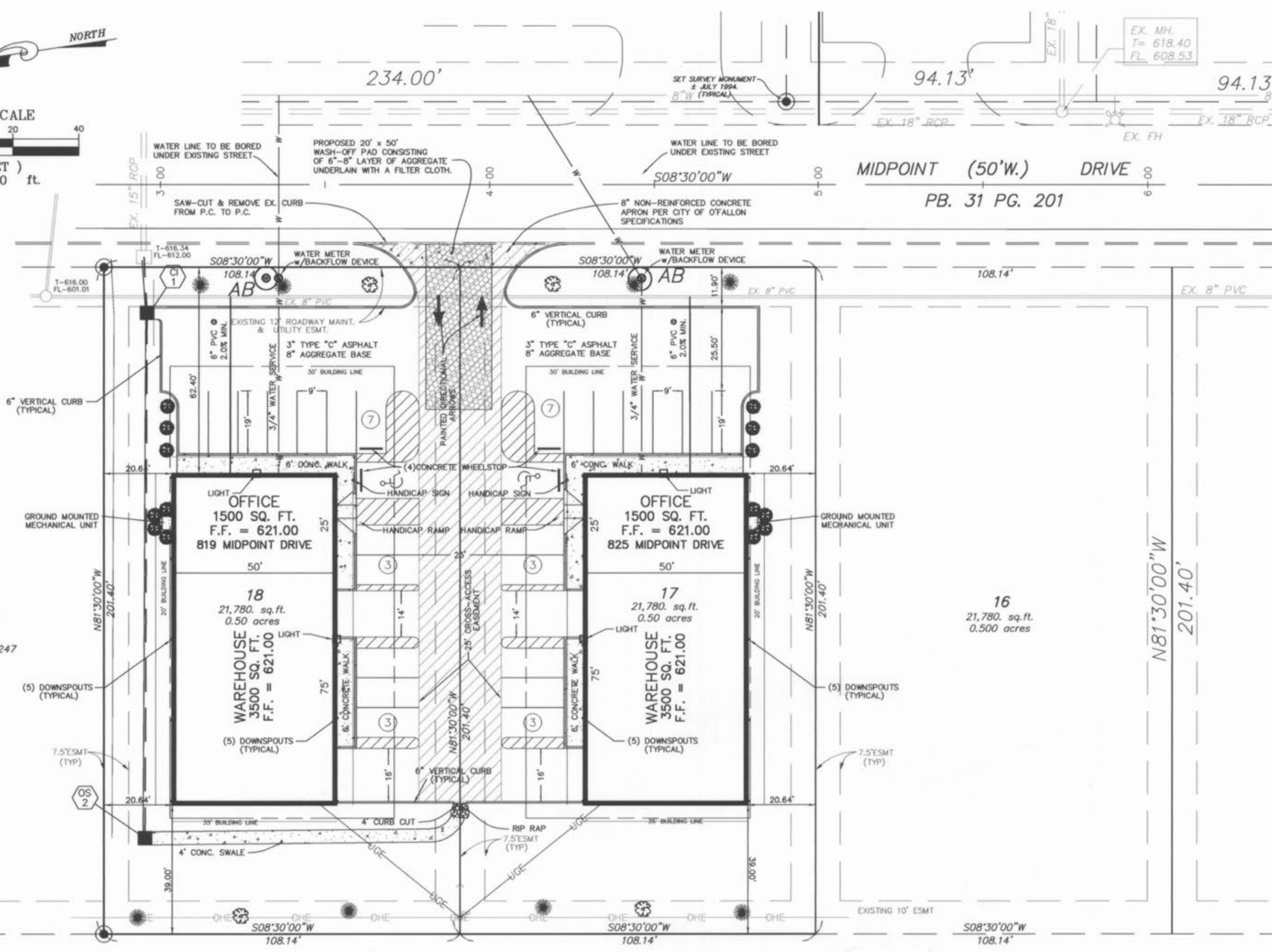
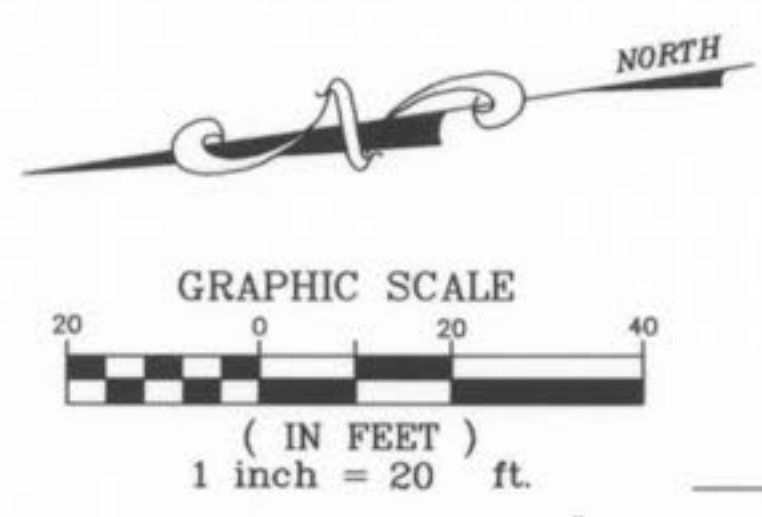
DRAWN	DATE
D.L.S.	01-03-03
CHECKED	DATE
D.W.B.	01-03-03
PROJECT #	BB134.UNPR.OOC
TASK #	1 FIELD BOOK

LOTS 17 & 18 OF
MIDPOINT INDUSTRIAL PARK
COVER SHEET
SHEET 1 OF 6
© Copyright 2003 by Pickett, Ray & Silver Inc.

"AS-BUILTS" 12-29-03

CITY FILE: 98-166.03-4

9/30/04 Approved
17+18 MidPoint IND. PARK



GENERAL NOTES

1. Present Zoning: I-1, Light Industrial
2. Proposed Use: Office/Warehouse
3. Area of Tract: 1.00 Acres
4. Project is Served By:
 - A. City of O'Fallon Water
 - B. St. Charles Gas Company
 - C. Centurytel Telephone Company
 - D. City of O'Fallon Sewer
 - E. AmerenUE Electric Company
 - F. O'Fallon Fire Protection District
5. All utilities shall be located underground.
6. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
7. All dimensions taken from back of curb unless otherwise noted.
8. Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
9. Setback and yard requirements:
 - Front - 30 feet
 - Side - 20 feet
 - Rear - 35 feet
10. Grading and drainage shall be per the requirements of the City of O'Fallon.
11. Architectural treatment to be provided on all sides of buildings.
12. All easements shall be provided for an record plat.
13. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
14. Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties.
15. No slope shall be greater than 3:1 during construction and at final grade.
16. Per F.I.R.M. #29183C0240E; August 2, 1996, this site is not located within the 100 Year Flood Plain.
17. Signage to be reviewed separately per city staff signage regulations. Signage shall be permitted separately.
18. Building and parking shall be in conformance with City of O'Fallon's requirements for I-1 zoning.
19. All HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the view to rights-of-way and/or adjacent properties.
20. Location of backflow preventor and water meter shall be addressed with construction drawings.
21. Stormwater detention provided on site.
22. Development shall comply with General Standards set forth in Article 5, Section 415.170 of the Flood Hazard Prevention Ordinance 1437.
23. All site construction and sewer construction to be per City of O'Fallon standards and specifications.
24. Lighting for the parking lot shall be supplied from fixtures located on the buildings. No light standards shall be located within the parking area.
25. Trash areas shall be provided for inside each building. Trash will be put out on Midpoint Drive for pick-up by contracted service on trash day.
26. Lighting shall be placed so as not to shine onto adjacent properties or roadways and shall be in accordance with the City of O'Fallon's standards.
27. Downspouts to sheet flow across site into detention basin.

PARCEL A
N/F
COLLIER
BK. 893 PG. 1247

U.S.G.S. BM #54 F-149 1935:
LOCATED @ N.E. CORNER OF THE INTERSECTION
R.R. TRACKS & HWY. "M", O'FALLON, MO
ELEV.=542.86

SITE BM #3:
RAILROAD SPIKE IN NORTH SIDE OF POWER
POLE, 57.5± EAST OF N.W. PROPERTY CORNER
& 51± SOUTH OF CENTERLINE SOUTH SERVICE
ROAD (0.60' ABOVE GROUND)
ELEV.=618.12

PARKING CALCULATIONS:
Required Parking: 1 Space for every 400 sq.ft. office/warehouse
Building sq.ft. = 10,000sq.ft.
25 Parking Spaces Required
26 Parking Spaces Provided

LEGAL DESCRIPTION
Both Lots 17 & 18 of Midpoint Industrial Park as recorded
in Book 31 Page 201 in St. Charles County Records Office.

SITE COVERAGE CALCULATIONS:
AREA OF SITE = 1.00 ACRES
AREA OF BUILDING = 0.23 ACRES = 23.0%
AREA OF PAVEMENT = 0.39 ACRES = 39.0%
LANDSCAPED OPEN SPACE = 0.38 ACRES = 38.0%

ONE TREE REQUIRED FOR EVERY 4000 S.F. OF OPEN SPACE:
16,552 SQUARE FEET OF OPEN SPACE - 4000 = 4.138
2.01 x 1 = 4 TREES REQUIRED, 4 TREES PROVIDED

ONE TREE REQUIRED FOR EVERY 40' STREET FRONTAGE:
216.28' FRONTAGE - 40 = 5.41, 6 TREES REQUIRED
6 TREES PROVIDED

LANDSCAPE SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	4	PYRUS CALLERYANA	BRADFORD PEAR	2" CAL.
	8	PINUS SYLVESTRIS	SCOTCH PINE	6" TALL
	14	EUONYMUS FORTUNEI "EMERALD 'N' GOLD"	EMERALD 'N' GOLD EUONYMUS	2 GAL.



PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

**LOTS 17 & 18 OF
MIDPOINT INDUSTRIAL PARK**
O'FALLON, MISSOURI
United Properties
300 Fort Zumwalt Square, Suite 124
O'Fallon, MO 63366
Prepared For:
Mr. Don Collier, Sr. (636) 978-5201

REVISIONS	NO.	DATE	CITY COMMENTS
	1	3.11.03	CITY COMMENTS
	2	3.21.03	CITY COMMENTS
	3	3.27.03	CITY COMMENTS

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.

DRAWN	D.L.S.	DATE	01-03-03
CHECKED	D.W.B.	DATE	01-03-03
PROJECT #	88134.UNPR.OOC	TASK #	1 FIELD BOOK

MIDPOINT INDUSTRIAL PARK
SITE PLAN
SHEET 2 OF 6
© Copyright 2003 by Pickett, Ray & Silver Inc.

"AS-BUILTS" 12-29-03

CITY FILE: 98-166.03-4

9/30/04 App
Lot 17 & 18 Midpoint Ind. Park

