

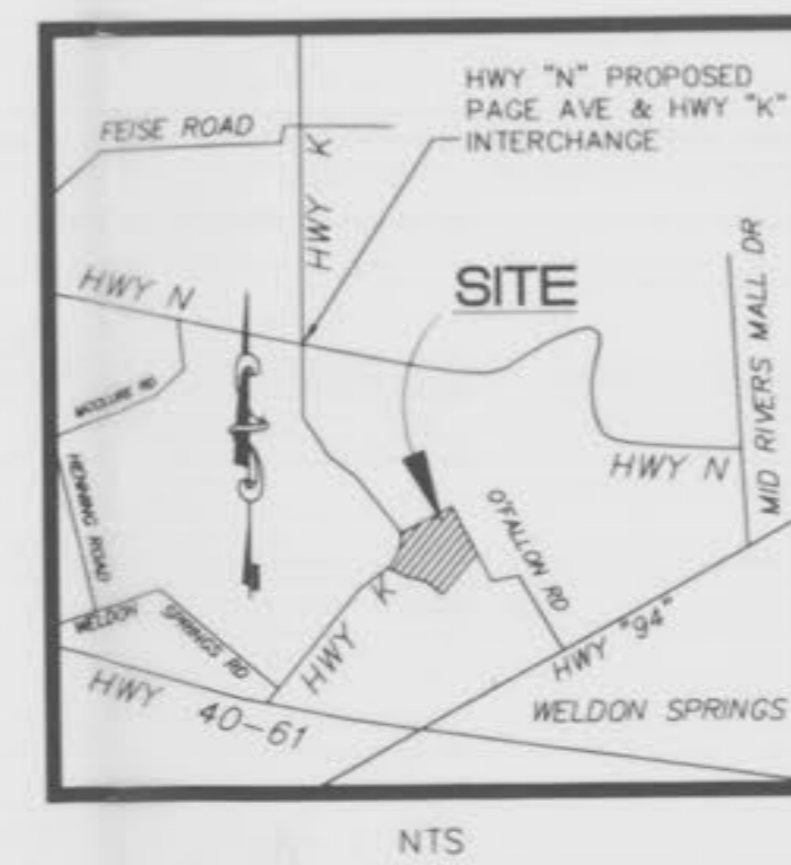
# MONTICELLO COMMERCIAL AS-BUILTS

3-05-01

## 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 PDM 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 in the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.T.O. See plans for gauges.
- 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.
- All earthen filled places within State, County, City, or Private roads (pavement) shall be compacted to 90% 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.
- 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 plot. See record plot 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 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.
- 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 finished line 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').
- 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 manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 3/16" thick coat of coal tar pitch waterproofing.
- All sanitary service lines shall be 6" in diameter.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or 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 sludge force mains. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- 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-449. 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 3/16" thick.
- Pavement construction shall conform to Missouri Standard Specifications for Highway Construction, latest edition.

## LOCATION MAP



## DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	AS-BUILT SANITARY PROFILES
4	AS-BUILT STORM PROFILES

## LEGEND

—●— Sanitary Sewer (Proposed)	Sanitary Structure	R.C.P. Reinforced Concrete Pipe
—○— Sanitary Sewer (Existing)	Storm Structure	C.M.P. Corrugated Metal Pipe
--- Storm Sewer (Proposed)	Test Hole	C.I.P. Cast Iron Pipe
--- Storm Sewer (Existing)	Power Pole	P.V.C. Polyvinyl Chloride
—s— Water Line & Size	Light Standard	V.C.P. Vitrified Clay Pipe
—ex— Existing water line	Double Water Meter Setting	
— Tee & Valve	Single Water Meter Setting	C.O. Clean Out
Hydrant	Curb Inlet	V.T. Vent Trap
Cap	Skewed Curb Inlet	T.B.R. To Be Removed
18 Lot or Building Number	Double Curb Inlet	T.B.R. To Be Removed & Relocated
Existing Fence Line	Grate Inlet	T.B.P. To Be Protected
Existing Tree Line	Area Inlet	T.B.A. To Be Abandoned
Street Sign	Double Area Inlet	B.C. Base Of Curb
Existing Contour	Concrete Collar	T.C. Top Of Curb
Proposed Contour	Flared End Section	T.W. Top Of Wall
Grouted Rip-Rap	End Pipe	B.W. Base Of Wall
End of Lateral	Energy Dissipator	(TYP) Typical
Asphalt Pavement	Manhole	U.N.O. Unless Noted Otherwise
Concrete Pavement	Concrete Pipe	U.I.P. Use In Place

This is to certify to City of O'Fallon, Mo that these "As-Built" Sanitary Plans plans are based on actual field surveys conducted during March, 2001 and the results are shown hereon.

By: D. Ehlmann  
 DANIEL EHLMANN, P.L.S., #2215  
 STATE OF MISSOURI  
 PICKETT, RAY & SILVER'S CORPORATE  
 REGISTRATION NO. LS-54-D

## SITE BENCHMARKS

TBM "A"  
 RR SPIKE IN POWER POLE  
 FIRST POWER POLE SOUTH OF ALEXANDRIA DRIVE OF  
 MONTICELLO ESTATES EAST SIDE OF O'FALLON ROAD  
 ELEV. 526.70

TBM "B"  
 60 D SPIKE SET IN SE SIDE MAIN POWER POLE AT ELECTRIC  
 CROSSING HIGHWAY K AND NW CORNER OF PROPOSED  
 HIGHWAY K AND O'FALLON ROAD  
 ELEV. 542.51

## REVISIONS

11-3-99 PER CITY, DUDDETT CREEK, & DEVELOPER COMMENTS  
 11-3-99 PER DUDDETT CREEK, & DEVELOPER COMMENTS

# PICKETT RAY & SILVER

Civil Engineers  
 Planners  
 Land Surveyors

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

## DEVELOPER

MONTICELLO PLAZA LLC  
 GOLDEN MANAGEMENT  
 401 N. LINDBERGH BLVD.,  
 SUITE 330  
 ST. LOUIS, MO 63141  
 (314) 432-3088

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DRAWN	JMW	DATE	3-29-01	1/4
CHECKED	DBS	DATE	3-29-01	
FIELD BOOK	PROJECT # 85064 V000.000			
	JOB ORDER # DKQ			

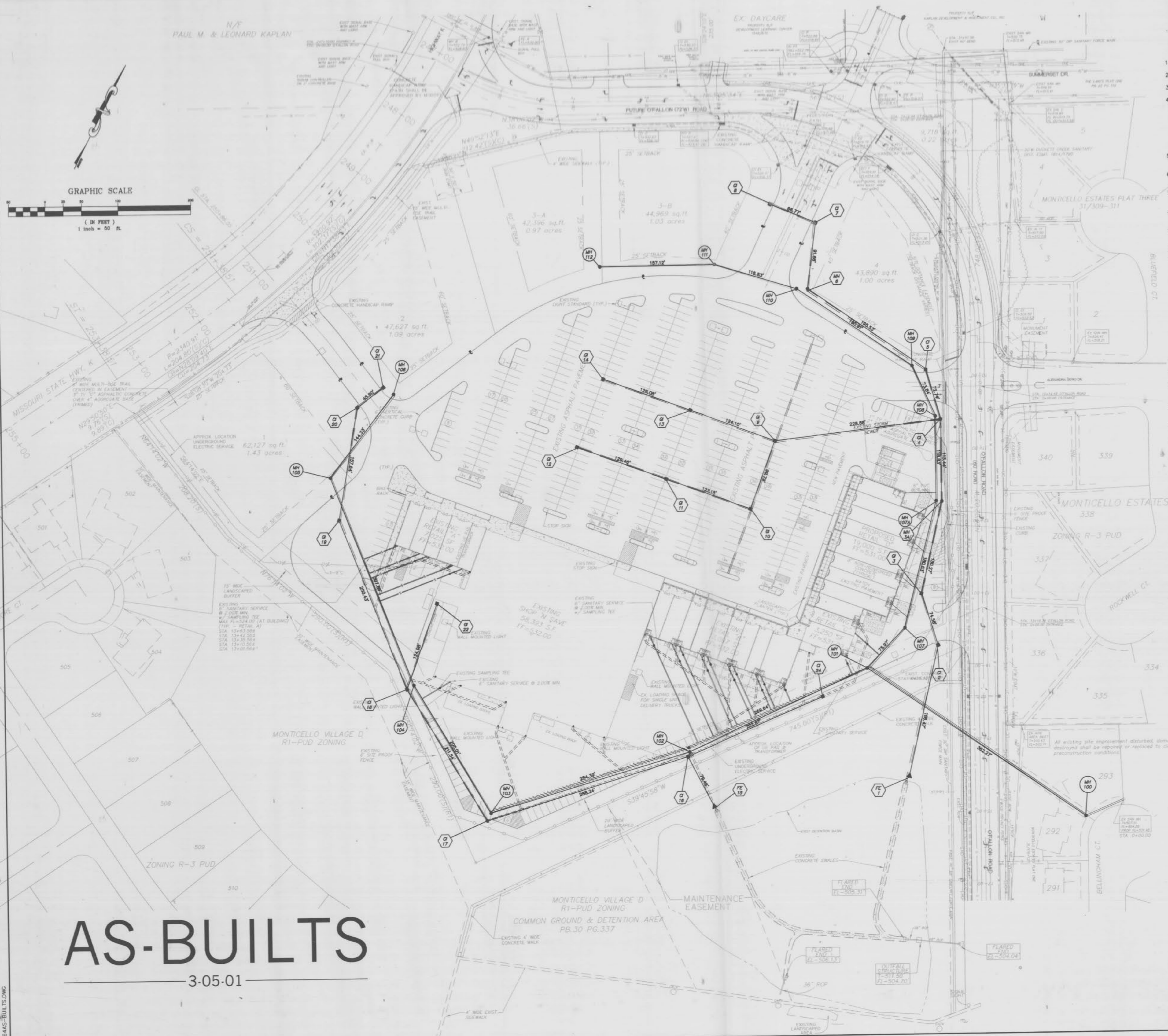
MONTICELLO PLAZA 1/4

**GENERAL NOTES**

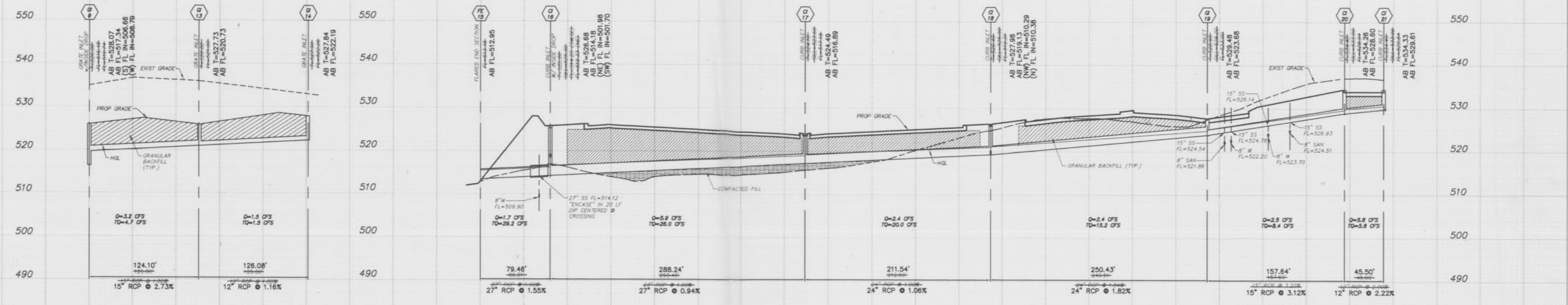
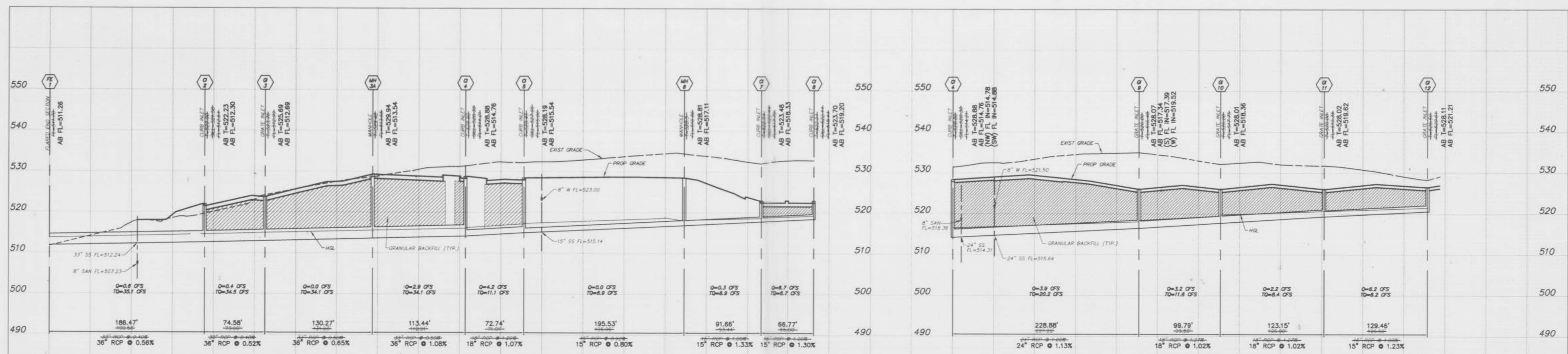
- PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
- PROPOSED USE: RETAIL CENTER
- AREA OF TRACT: 17.58 ACRES
- PROJECT IS SERVED BY:
  - A. WATER DISTRICT NO 2
  - B. LACLEDE GAS
  - C. SOUTHWESTERN BELL TELEPHONE
  - D. UNION ELECTRIC COMPANY
  - E. T.C.I. CABLE
  - F. DUCKETT CREEK SEWER DISTRICT
  - G. COTTEVILLE FIRE PROTECTION DISTRICT
- ALL UTILITY SERVICES SHALL BE LOCATED UNDERGROUND. NO NEW POLES SHALL BE INSTALLED.
- PARKING AND BUILDING SHALL BE IN COMPLIANCE WITH A.D.A. ACCESSIBILITY GUIDELINES.
- SANITARY AND STORM SEWERS SHALL BE DESIGNED PER DUCKETT CREEK SEWER DISTRICT & CITY OF OFALLON SPECIFICATIONS.
- BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF OFALLON REQUIREMENTS.
- SIGNAGE SHALL BE REVIEWED SEPARATELY AND SHALL REQUIRE A SEPARATE PERMIT. SIGNS MUST BE 10 FEET BEHIND PROPERTY LINES.
- FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
- SETBACK AND YARD REQUIREMENTS:
  - FRONT 25 FEET
  - SIDE NONE REQUIRED, EXCEPT WHERE SIDE LINE ABUTS THE SIDE LINE OF ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN 25 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
  - REAR NONE REQUIRED, EXCEPT WHERE REAR LINE ABUTS LOTS ZONED RESIDENTIAL OR OFFICE. A REAR YARD OF NOT LESS THAN 10 FEET SHALL BE PROVIDED.
 OTHER SETBACKS SHOWN ARE PER CITY'S REQUEST.
- GRADING AND DRAINAGE SHALL BE PER CITY OF OFALLON REQUIREMENTS.
- ALL EASEMENTS SHALL BE PROVIDED FOR ON THE RECORD PLAT.
- ARCHITECTURAL TREATMENT TO BE PROVIDED ON ALL SIDES OF THE BUILDING.
- PROPOSED LIGHTING SHALL BE DIRECTED DOWN AND SHIELDED SO AS NOT TO OVERFLOW ONTO ADJACENT RESIDENTIAL PROPERTIES.
- NO SLOPE SHALL BE GREATER THAN 3:1 DURING CONSTRUCTION AND AT FINAL GRADE.
- STORMWATER AND DETENTION HAS BEEN PROVIDED BY THE MONTICELLO DEVELOPMENT. THE OWNER WILL ADDRESS CONTRIBUTION FOR MAINTENANCE.
- STORM SEWERS ARE TO REMAIN PRIVATE AND MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.
- BACKFLOW PREVENTION DEVICES FOR WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING BY ELECTRIC SERVICE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- ACCORDING TO FLOOD INSURANCE RATE MAP, NUMBER 29183C0430 E, PANEL 430 OF 525 WITH A REVISION DATE OF AUGUST 2, 1996, THIS PROPERTY LIES WITHIN ZONE "X", WHICH IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ALL OUTLETS WILL REQUIRE SEPARATE SITE PLAN APPROVALS AND SEPARATE PERMITS FROM ALL REVIEWING AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE CITY OF OFALLON AND DUCKETT CREEK.
- SCREEN ALL MECHANICAL EQUIPMENT FROM VIEW
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONSTRUCT BUILDING PADS ONLY FOR RETAIL D AND RETAIL E. DOWNSPOUTS FOR RETAIL D AND RETAIL E SHALL BE PIPED TO THE 33" ROP BETWEEN C03 AND C04 WHEN BUILDINGS ARE CONSTRUCTED.
- THE CONTRACTOR SHALL EXTEND ALL UTILITY SERVICES TO A LOCATION 5 FEET AWAY FROM THE BUILDINGS. INSTALLATION OF THE LAST 5 FEET OF THE UTILITY SERVICES SHALL BE BY OTHERS.

**AS-BUILTS**

3-05-01







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