

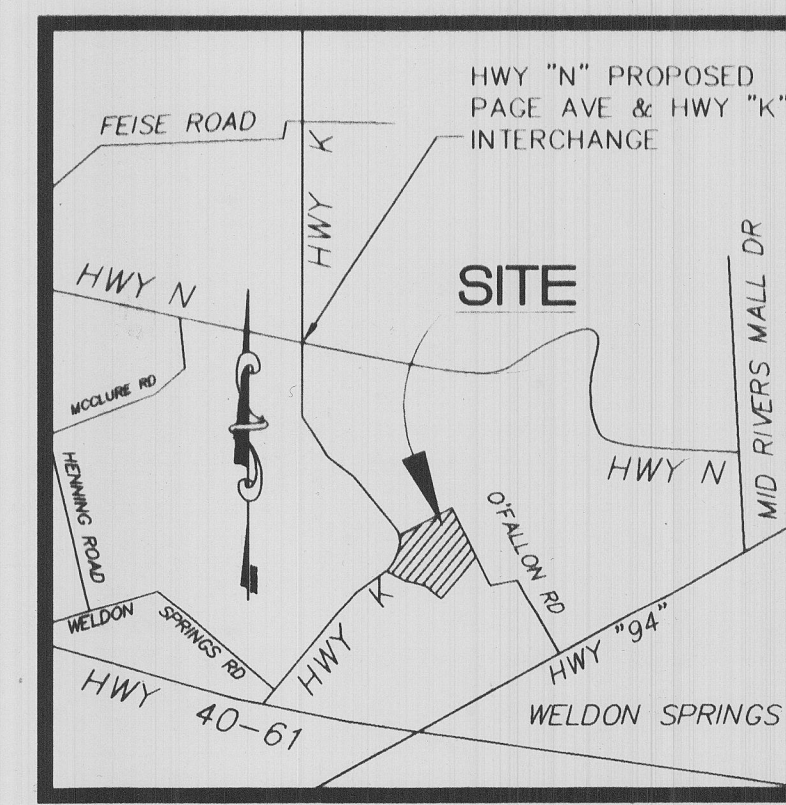
MONTICELLO COMMERCIAL AS-BUILTS

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 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 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 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.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 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 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 flowing 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.

LOCATION MAP



NTS

DRAWING INDEX

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

LEGEND

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

This is to certify to Daniel Ehlmann that these "As-Built" plans are based on actual field surveys conducted during March 20, 2001 and the results are shown hereon.

By: Daniel 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, DUCKETT CREEK, & DEVELOPER COMMENTS
 11-3-99 PER DUCKETT CREEK & DEVELOPER COMMENTS

Daniel Ehlmann
 APPROVED
 4/13/01

PICKETT RAY & SILVER

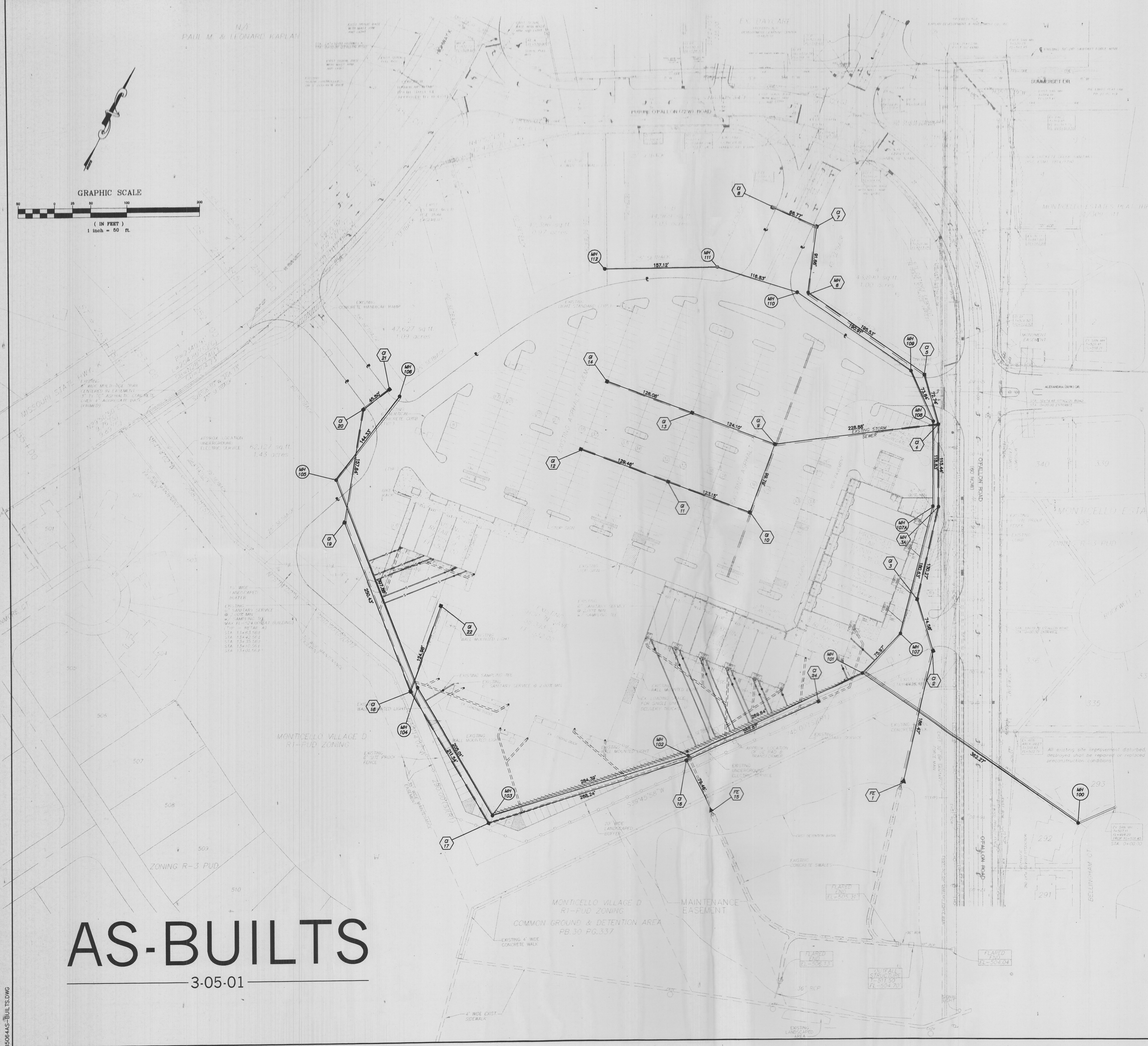
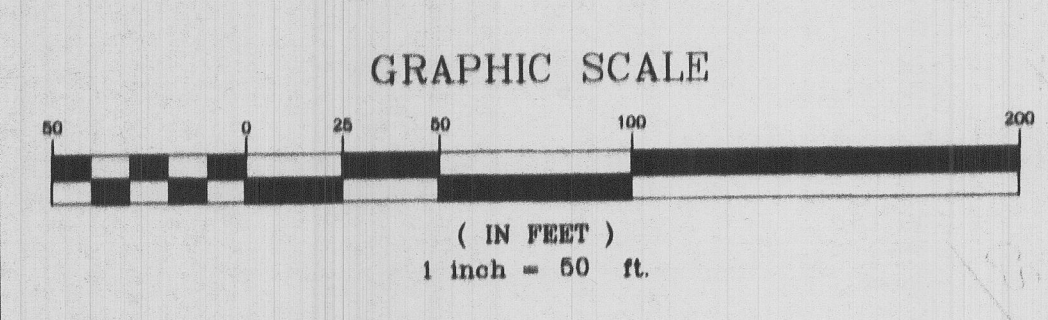
Civil Engineers 333 Mid Rivers Mall Dr.
 Planners St. Peters, MO 63376
 Land Surveyors 397-1211 FAX 397-1104

DATE: 3-29-01
 EHLMANN
 NUMBER:
 LS-2215
 STATE OF MISSOURI

ENGINEERS AUTHENTICATION		DEVELOPER		© Copyright 2001 by Pickett, Ray & Silver Inc. CONFIDENTIAL PROPRIETARY MATERIAL The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.
Signature	Date	MONTICELLO PLAZA LLC GOLDEN MANAGEMENT 401 N. LINDBERGH BLVD., SUITE 330 ST. LOUIS, MO 63141 (314) 432-3088		
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 the project and specifically includes revisions after this date unless reauthenticated.		PROJECT # 85064.V000.000 JOB ORDER # DKO		1 4

GENERAL NOTES

1. PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
2. PROPOSED USE: RETAIL CENTER
3. AREA OF TRACT: 17.58 ACRES
4. 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. COTTLEVILLE FIRE PROTECTION DISTRICT
5. ALL UTILITY SERVICES SHALL BE LOCATED UNDERGROUND. NO NEW POLES SHALL BE INSTALLED.
6. PARKING AND BUILDING SHALL BE IN COMPLIANCE WITH A.D.A. ACCESSIBILITY GUIDELINES.
7. SANITARY AND STORM SEWERS SHALL BE DESIGNED PER DUCKETT CREEK SEWER DISTRICT & CITY OF O'FALLON SPECIFICATIONS.
8. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF O'FALLON REQUIREMENTS.
9. SIGNAGE SHALL BE REVIEWED SEPARATELY AND SHALL REQUIRE A SEPARATE PERMIT. SIGNS MUST BE 10 FEET BEHIND PROPERTY LINES.
10. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
11. 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.
12. GRADING AND DRAINAGE SHALL BE PER CITY OF O'FALLON REQUIREMENTS.
13. ALL EASEMENTS SHALL BE PROVIDED FOR ON THE RECORD PLAN.
14. ARCHITECTURAL TREATMENT TO BE PROVIDED ON ALL SIDES OF THE BUILDING.
15. PROPOSED LIGHTING SHALL BE DIRECTED DOWN AND SHIELDED SO AS NOT TO OVERFLOW ONTO ADJACENT RESIDENTIAL PROPERTIES.
16. NO SLOPE SHALL BE GREATER THAN 3:1 DURING CONSTRUCTION AND AT FINAL GRADE.
17. STORMWATER AND DETENTION HAS BEEN PROVIDED BY THE MONTICELLO DEVELOPMENT. THE OWNER WILL ADDRESS CONTRIBUTION FOR MAINTENANCE.
18. STORM SEWERS ARE TO REMAIN PRIVATE AND MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.
19. BACKFLOW PREVENTION DEVICES FOR WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING BY ELECTRIC SERVICE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
20. 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.
21. ALL OUTLOTS WILL REQUIRE SEPARATE SITE PLAN APPROVALS AND SEPARATE PERMITS FROM ALL REVIEWING AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE CITY OF O'FALLON AND DUCKETT CREEK.
22. SCREEN ALL MECHANICAL EQUIPMENT FROM VIEW
23. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
24. CONSTRUCT BUILDING PADS ONLY FOR RETAIL D AND RETAIL E. DOWNSPOUTS FOR RETAIL D AND RETAIL E SHALL BE PIPED TO THE 33" RCP BETWEEN C13 AND C14 WHEN BUILDINGS ARE CONSTRUCTED.
25. 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.

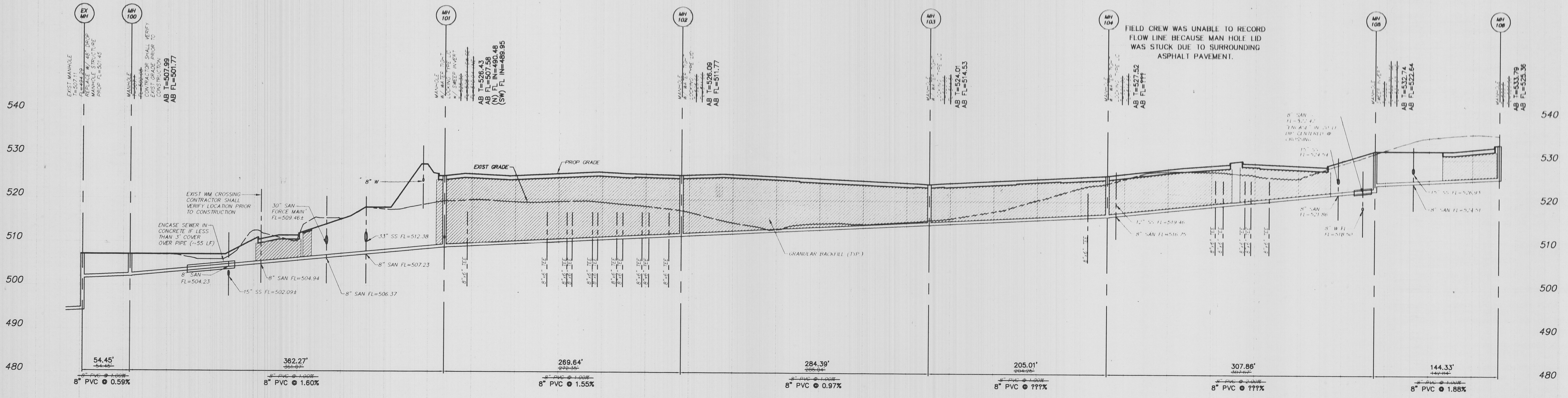


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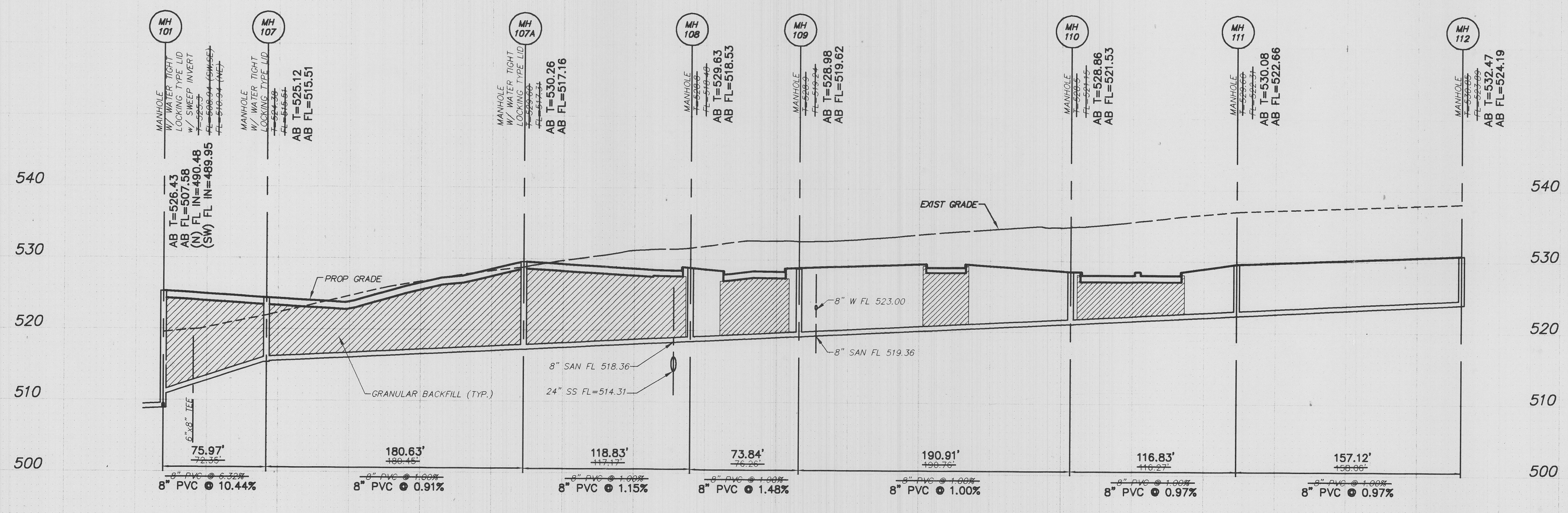
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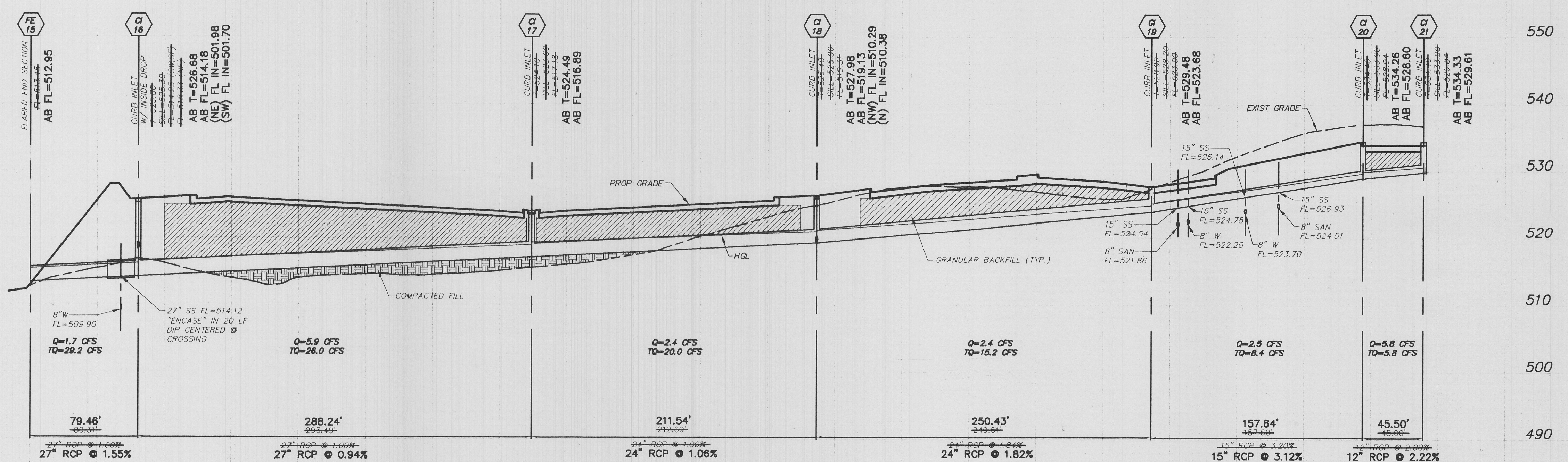
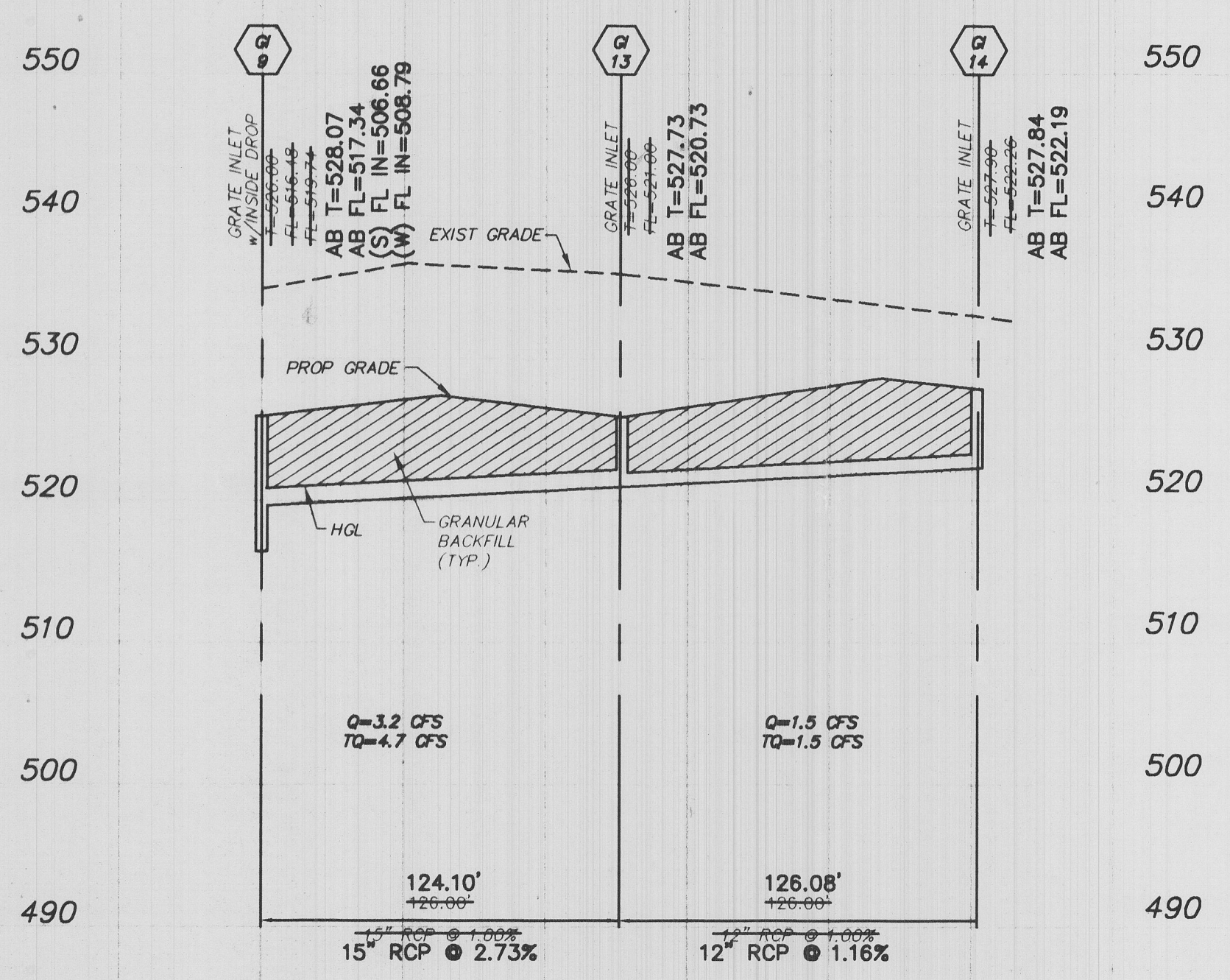
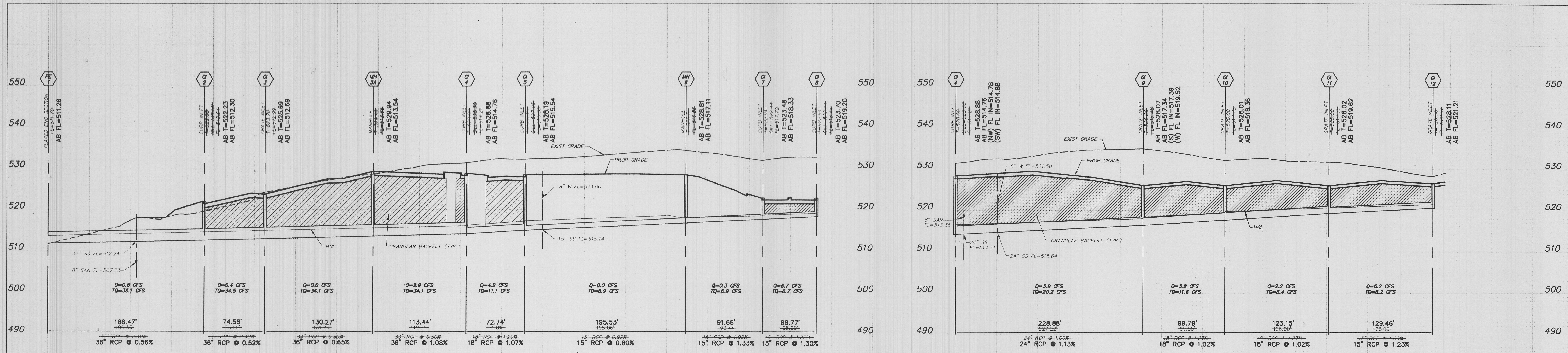
SCALE: 1"=10' VERT.
1"=50' HORIZ.



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