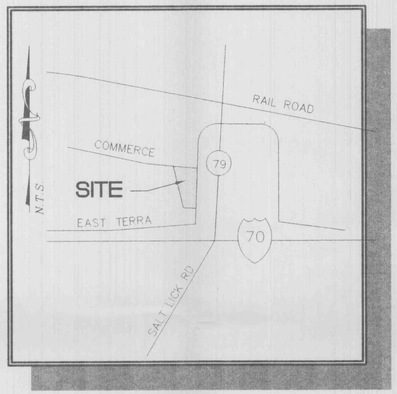
IMPROVEMENT PLANS

A PROPOSED OFFICE/WAREHOUSE FOR A.C. TRUCKING, INC.

TRACT "I" WEST 70 COMMERCE CENTER
PART OF U.S. SURVEY 731
T. 47 N., R. 3 E.
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

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 building laterals. Contact the Engineer prior to proceeding if discrepancies are found.
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. 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.
5. All storm sewer pipe shall be Class III reinforced concrete pipe.
6. All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 95% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfill operations .
7. All earthen filled places within, State, County,or City roads (Highways) shall be compacted to 95% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the "Standard Proctor Test AASHOT T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfill operations .
8. All storm and sanitary trench backfills shall be water jetted. Granular fill shall be used under paved areas.
9. Developer shall supply the City of O'fallon Construction Inspector with soil reports prior to or during site soil testing
10. No area shall be cleared without the permission of the owner.
11. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
12. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
13. 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.
14. All standard street curb inlets to have front of inlet 2 feet behind curb.
15. The minimum vertical distance from the low point of the building to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than two and one-half feet (2-1/2').
16. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
17. 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.
18. All fire hydrants and valves shall be cast iron and installed in accordance with governing authority specifications.
19. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
20. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
21. All streets must meet the specifications and installation requirements of the City of O'Fallon.
22. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
23. All sanitary sewer laterals shall be 6" diameter.
24. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
25. A drop of 0.2 feet is required through each sanitary manhole.
26. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
27. Brick shall not be used on manholes.
28. This tract is in or served by:
    - A. Electric – Ameren U.E.
    - B. Telephone – Verizon Telephone
    - C. Sewers – O'Fallon Sewer District
    - D. Gas – St. Charles Gas Co.
    - E. Fire – O'Fallon Fire Protection District
    - F. Water – City of O'Fallon
29. Yard and Setback Requirements per the City of O'Fallon:
    Front – 30'
    Side – 20'
    Rear – 35'
30. The contractor will be responsible to insure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
31. The contractor will be responsible for the removal and disposal of all existing improvements, except those designated to be left in place, from within the limits of the construction area.
32. This site is located within Unshaded Zone X which is determined to be outside of 500 year floodplain by F.I.R.M. panel to be No. 29183C0242 E, revised AUG 2,1996.
33. All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
34. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
35. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the of the sewer contractor.
36. All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. of Natural Resources specifications 10 CSR-8.120(7)(E).
37. All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of the same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
38. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
39. All earthwork shall comply with the recommendations contained in the report prepared by Jacobi Geotechnical Engineering, Inc..
40. All construction and materials shall conform to the current construction standards of the City of O'Fallon and Alliance Water & Sewer.
41. Existing sanitary sewer service shall not be interrupted.
42. Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/ Mission-type couplings will not be allowed.
43. 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 on the plans). 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 Contractors 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 to satisfaction of the Owner and or the City of O'Fallon and/or MODOT.
44. Lighting values shall be reviewed on site prior to final occupancy inspection. Corrections will need to be made if not in compliance with City standards.



LOCATION MAP
N.T.S.

DEVELOPER
A.C. TRUCKING, INC.
1701 N. 11TH STREET
ST. LOUIS, MISSOURI 63106
CONTACT: CHRIS ATHANASIADIS
(314) 421-1770

BENCHMARK :

THE STATION IS LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MO HWY. 79 ABOUT 1/2 MILE NORTH OF I-70 IN ST. CHARLES COUNTY. IT IS 280 FT. NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HWY. 79 STATION 537+62 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC.; 14.82 FT. SE OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER; 14.72 FT. NE OF ANOTHER; 12.40 FT. EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER AND 2.06 FT. SOUTH OF A CARSONITE WITNESS POST.

U.S.G.S.

RM 70 RESET 1980 (ELEVATION 505.26) : A STANDARD DISK STAMPED H-149 1980, MIDDLE WEST PIER BASE UNDER HWY. 79 AT NORFOLK & WESTERN RAILROAD.

DRAWING INDEX

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
Water Line & Size		Light Standard		V.C.P.	Vitrified Clay Pipe
Existing water line		Double Water Meter Setting		C.O.	Clean Out
Tee & Valve		Single Water Meter Setting		V.T.	Vent Trap
Hydrant		C.I.	Curb Inlet	T.B.R.	To Be Removed
Cap		S.C.I.	Skewed Curb Inlet	T.B.R.&R	To Be Removed & Relocated
18 Lot or Building Number		D.C.I	Double Curb Inlet	T.B.P.	To Be Protected
Existing Fence Line		G.I.	Grate Inlet	T.B.A.	To Be Abandoned
Existing Tree Line		A.I.	Area Inlet	B.C.	Base Of Curb
Street Sign		D.A.I.	Double Area Inlet	T.C.	Top Of Curb
Existing Contour		C.C.	Concrete Collar	T.W.	Top Of Wall
Proposed Contour		A.D.	Area Drain	B.W.	Base Of Wall
Grouted Rip-Rap		E.P.	End Pipe	E.W.	End Of Wall
End of Lateral		E.D.	Energy Dissipator	(TYP)	Typical
Asphalt Pavement		M.H.	Manhole	U.N.O.	Unless Noted Otherwise
Concrete Pavement		C.P.	Concrete Pipe	U.I.P.	Use In Place

6-24-02 RJT
APPROVED

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

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A PROPOSED OFFICE/WAREHOUSE FOR A.C. TRUCKING, INC.

Prepared For:
A.C. TRUCKING, INC.
MR. CHRIS ATHANASIADIS
1701 N. 11TH STREET
ST. LOUIS, MISSOURI 63106
(314) 421-1770

REVISIONS NO.	DATE	
1	12-04-01	REV. WATER SERVICE PER HWKD (SHEETS 1,2&5)
2	12-20-01	REV. PER CITY COMMENTS (1,2,3,4,5,6&7)
3	01-11-02	REV. PER CITY COMMENTS (SHEETS1,2,3,&4)
4	06-12-02	REV. SHEETS 2,3 AND 7
5	06-21-02	REV. PARKING, ADD GAS METER AND BUSH

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
REGISTERED PROFESSIONAL ENGINEER
HAROLD J. RAY
NUMBER E-17751

DRAWN C.L.MERCHANT	DATE 11-30-01
CHECKED R.J.TAYLOR	DATE 11-30-01
PROJECT # 88052.ACTR.00C	
TASK #	FIELD BOOK

COVER SHEET
SHEET 1 OF 7

File