

GENTEMANN MANOR

O'FALLON, ST. CHARLES COUNTY, MISSOURI

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1ST ISSUE
08-JUL-03

REVISIONS

- ▲ 11-02-03
- ▲ 12-04-03
- ▲ 12-19-03 ADD. #1
- ▲ 01-02-04 ADD. #2

SHEET NO.
C1.2

JOB NO. 2234 SHEET 4 OF 77

SITE LAYOUT

GENERAL CONSTRUCTION NOTES

- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INFORMATION IS SHOWN ON THESE PLANS.
- EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO BEGINNING ANY CONSTRUCTION.
- PRIOR TO DOING EXCAVATION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR IS TO DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES, EVEN IF THEY ARE ONLY REMOTELY INVOLVED WITH THIS PROJECT. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. THE CONTRACTOR WILL INCUR THE COST AND OBTAIN ALL NECESSARY PERMITS FOR RIGHT-OF-WAY CONSTRUCTION.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- ALL EXCAVATION IS CONSIDERED TO BE UNCLASSIFIED.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND HE SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS. THE CONTRACTOR SHALL COMPLY WITH THE SWPPP PLAN CONTAINED HEREIN, AND THE MODNR LAND DISTURBANCE PERMIT.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. ALL EXISTING UTILITIES SHALL BE ADJUSTED AS REQUIRED.
- SUBGRADE SOIL FOR ALL STRUCTURES, AND UTILITIES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND STABLE. SUBGRADE SOIL CORRECTION CONSISTING OF CRUSHED AGGREGATE OR LEAN CONCRETE MAY BE REQUIRED FOR UNSTABLE CONDITIONS.
- THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AND OBTAIN A STREET CLOSURE PERMIT IF REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING THAT MAY BE REQUIRED FOR CONSTRUCTION.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF FALLON ORDINANCES.
- SILTATION BASIN WILL BE CLEANED AFTER EACH RAINFALL EVENT.

SITE FEATURES

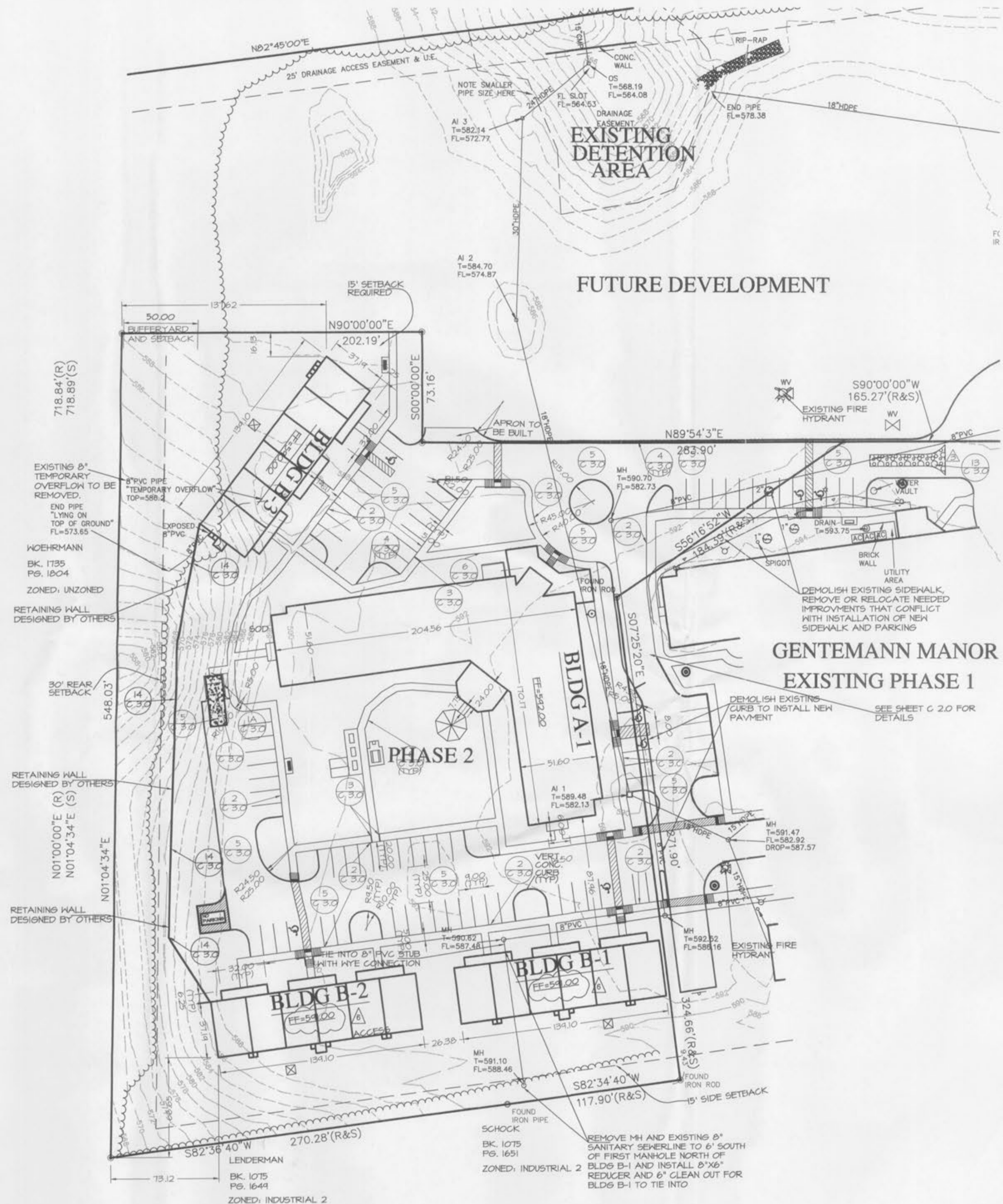
- DUMPSTER APPROACH - CONCRETE DRIVE AT DUMPSTER AREA AND 20'-0" IN FRONT SHALL BE 8" THICK HEAVY DUTY. SEE SPECIFICATIONS AND DETAIL #5 ON SHEET C 3.0.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SILT FENCE. SEE SHEET C 4.0 FOR LOCATION AND NOTES. SEE ALSO DETAIL #14 SHEET C 3.0.
- CONTRACTOR SHALL INSTALL A TEMPORARY ENTRANCE AND VEHICLE WASH POINT AT SITE ENTRANCE IF NEEDED. SEE #13 SHEET C 3.0 FOR DETAILS.

SITE NOTES

- THE CONTRACTOR SHALL STRIP THE BUILDING AREA OF TOP SOIL AND STOCKPILE IT. HE SHALL THEN INSTALL ENGINEERED FILL AS PER SOILS REPORT INCLUDED IN THE SPECIFICATIONS.
- THE BOTTOMS OF FOOTINGS SHALL BEAR ON SOILS AS PER THE SOILS REPORT IN THE SPECIFICATIONS. THE FOOTINGS SHALL BE AT DEPTHS INDICATED ON PLANS, OR DEEPER AS REQUIRED DUE TO THE SPECIFIC SITE CONDITIONS.
- TOPSOIL FINISH GRADE SHALL BE 6" BELOW FINISH FLOOR ELEVATIONS SLOPING AWAY 6" IN 10' MINIMUM.
- FINISH GRADE SHALL BE 2" BELOW THE SURFACE OF WALKS, SLABS, STEPS, ETC., EXCEPT WHERE NECESSARY TO ACCOMMODATE DRAINAGE. CONTRACTOR WILL SOE OR SEED ALL AREAS OF SITE DISTRIBUTED BY CONSTRUCTION AS SHOWN ON SHEET C 5.0.
- SIDEWALKS SHALL NOT EXCEED 5% (1'-0" IN 20'-0") SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS SLOPE AND SHALL BE 5' WIDE EXCEPT AS NOTED ON THE SITE PLAN. PROVIDE STAIRS, RAMPS, CURBS, ETC., AS NOTED AND DETAILED.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMITS(S) AS MAY BE REQUIRED. SEE SITE UTILITY PLAN SHEET C 6.0 ALSO.
- PARKING AREAS ACCESSIBLE SPACES AND ACCESS ISLES SHALL NOT EXCEED 2% (1'-0" IN 50'-0") SLOPE IN ANY DIRECTION. OTHER PARTS OF THE ACCESSIBLE ROUTES SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") LONGITUDINAL SLOPE NOR A 2% (1'-0" IN 50'-0") CROSS SLOPE. OTHER PARKING AREAS AND CROSS SLOPE OF DRIVES SHALL NOT EXCEED A 5% (1'-0" IN 20'-0").
- TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED IN COMPLIANCE WITH ALL APPLICABLE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
- TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD, WHICHEVER IS MORE STRINGENT.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION
- ALL SIGN POSTS AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER 56 AND CARBOLINE 193 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY OR MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. THERE SHALL BE NO ON SITE BURNING.

U.S.G.S. NOTE:
BENCHMARKS PROJECT BENCHMARK, STANDARD DISK STAMPED D 144 1435 2.3 MILES WEST OF FALLON ALONG THE WABASH RAILROAD, 42 FEET SOUTHWEST OF A PRIVATE ROAD CROSSING, 25 FEET WEST OF A GATE. EL: 590.82 (NSVD 24) SITE BENCHMARK, CROSS CUT IN BOLT AT BASE OF THE RAILROAD SIGNAL AT THE SOUTHEAST CORNER OF GENTEMANN ROAD AND THE WABASH RAILROAD EL=576.14 (617.87 NSVD 24) TO OBTAIN U.S.G.S. ELEVATIONS FOR THE SITE ADD 41.73 FEET.

NOTE:
CONTRACTOR SHALL OBTAIN AND PAY FOR AN "AS-BUILT" SURVEY AFTER INSTALLATION OF FOUNDATIONS (AND PRIOR TO FLOOR POUR OR OTHER CONSTRUCTION OPERATIONS) VERIFYING THAT FOUNDATIONS IN PLACE PROVIDE BUILDING PLACEMENT WITHIN SITE SET-BACK LINES IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.



SITE PLAN
SCALE (IN FEET) 1"=40'



GENTEMANN MANOR II
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O'FALLON,

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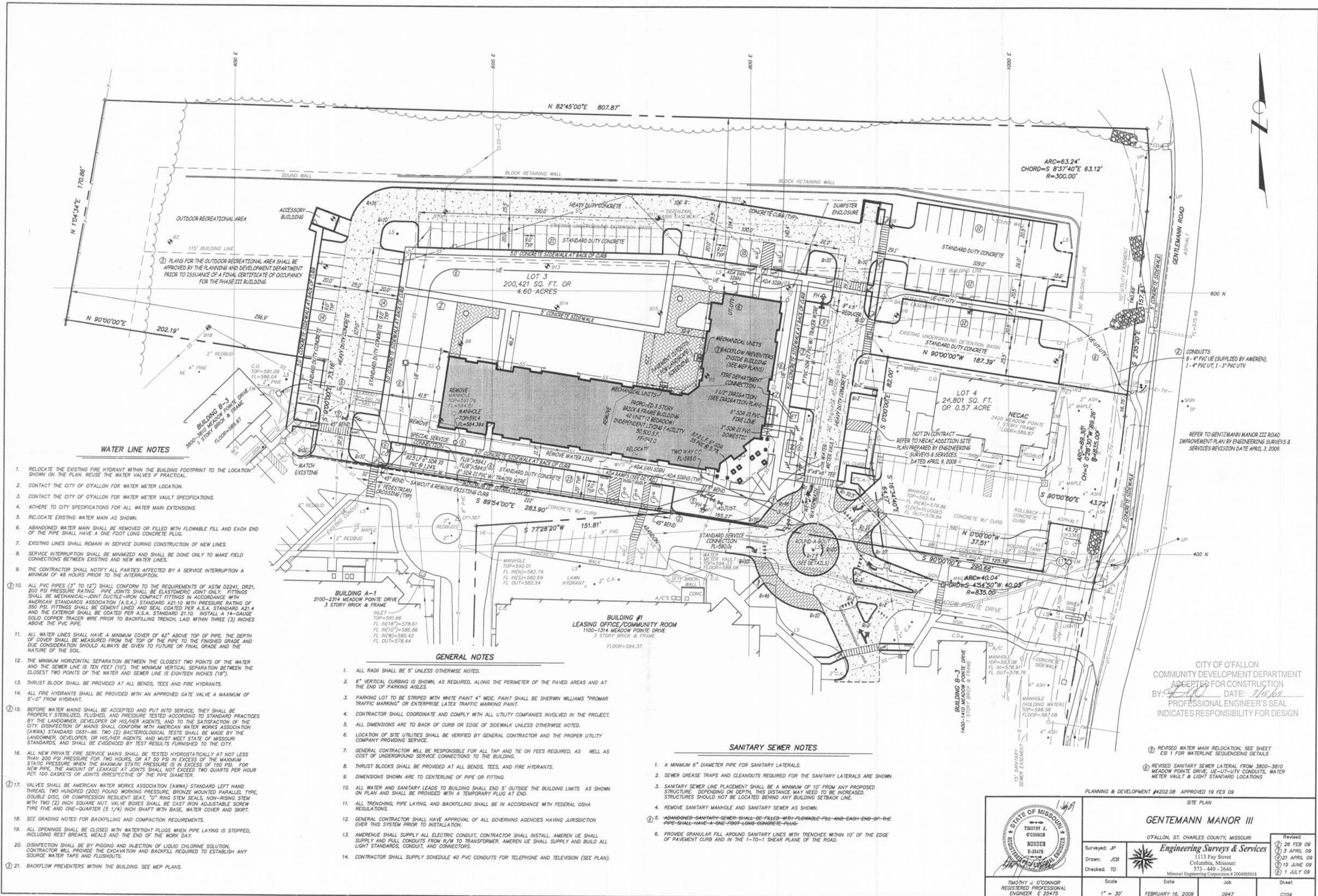
1ST ISSUE
30 MARCH 2006

REVISIONS

18 APRIL 2006
15 MAY 2006
20 JULY 2006
11 AUGUST 2006
31 AUG 2006 THB/oc
31 JAN 2007 THB/oc

SHEET NO.
C1.0

JOB NO. 2354 SHEET 02 OF 15



WATER LINE NOTES

- RELOCATE THE EXISTING FIRE HYDRANT WITHIN THE BUILDING FOOTPRINT TO THE LOCATION SHOWN ON THE PLAN. REUSE THE WATER VALVES IF PRACTICAL.
- CONTACT THE CITY OF O'FALLON FOR WATER METER LOCATION.
- CONTACT THE CITY OF O'FALLON FOR WATER METER LOCATION SPECIFICATIONS.
- ADHERE TO CITY SPECIFICATIONS FOR ALL WATER MAIN EXTENSIONS.
- RELOCATE EXISTING WATER MAIN AS SHOWN.
- ABANDONED WATER MAIN SHALL BE REMOVED OR FILLED WITH FLOWABLE FILL AND EACH END OF THE PIPE SHALL HAVE A ONE FOOT LONG CONCRETE PLUG.
- EXISTING LINES SHALL REMAIN IN SERVICE DURING CONSTRUCTION OF NEW LINES.
- SERVICE INTERRUPTION SHALL BE MINIMIZED AND SHALL BE DONE ONLY TO MAKE FIELD CONNECTIONS BETWEEN EXISTING AND NEW WATER LINES.
- THE CONTRACTOR SHALL NOTIFY ALL PARTIES AFFECTED BY A SERVICE INTERRUPTION A MINIMUM OF 48 HOURS PRIOR TO THE INTERRUPTION.
- ALL PVC PIPES (3" TO 12") SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241, DR21, 200 PSI PRESSURE RATING. PIPE JOINTS SHALL BE ELASTOMERIC JOINT ONLY. FITTINGS SHALL BE MECHANICAL-JOINT DUCTILE-IRON COMPACT FITTINGS IN ACCORDANCE WITH AMERICAN STANDARDS ASSOCIATION (A.S.A.) STANDARD A21.10 WITH PRESSURE RATING OF 350 PSI. FITTINGS SHALL BE CEMENT LINED AND SEAL COATED PER A.S.A. STANDARD A21.4 AND THE EXTERIOR SHALL BE COATED PER A.S.A. STANDARD 21.10. INSTALL A 14-GAUGE SOLID COPPER TRACER WIRE PRIOR TO BACKFILLING TRENCH, LAID WITHIN THREE (3) INCHES ABOVE THE PVC PIPE.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 42" ABOVE TOP OF PIPE. THE DEPTH OF COVER SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE FINISHED GRADE AND DUE CONSIDERATION SHOULD ALWAYS BE GIVEN TO FUTURE OR FINAL GRADE AND THE NATURE OF THE SOIL.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND THE SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
- THRUST BLOCK SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.
- BEFORE WATER MAINS SHALL BE ACCEPTED AND PUT INTO SERVICE, THEY SHALL BE PROPERLY STERILIZED, FLUSHED, AND PRESSURE TESTED ACCORDING TO STANDARD PRACTICES BY THE LANDOWNER, DEVELOPER OR HIS/HER AGENTS, AND TO THE SATISFACTION OF THE CITY. DISINFECTION OF MAINS SHALL CONFORM WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C651-86. TWO (2) BACTERIOLOGICAL TESTS SHALL BE MADE BY THE LANDOWNER, DEVELOPER, OR HIS/HER AGENTS, AND MUST MEET STATE OF MISSOURI STANDARDS, AND SHALL BE EVIDENCED BY TEST RESULTS FURNISHED TO THE CITY.
- ALL NEW PRIVATE FIRE SERVICE MAINS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 PSI PRESSURE FOR TWO HOURS, OR AT 50 PSI IN EXCESS OF THE MAXIMUM STATIC PRESSURE WHEN THE MAXIMUM STATIC PRESSURE IS IN EXCESS OF 150 PSI. FOR NEW PIPE, THE AMOUNT OF LEAKAGE AT JOINTS SHALL NOT EXCEED TWO QUARTS PER HOUR PER 100 GASKETS OR JOINTS IRRESPECTIVE OF THE PIPE DIAMETER.
- VALVES SHALL BE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD LEFT HAND THREAD, TWO HUNDRED (200) POUND WORKING PRESSURE, BRONZE MOUNTED PARALLEL TYPE, DOUBLE DISC, OR COMPRESSION RESILIENT SEAT, 12" RING STEM SEALS, NON-RISING STEM WITH TWO (2) INCH SQUARE NUT. VALVE BOXES SHALL BE CAST IRON ADJUSTABLE SCREW TYPE FIVE AND ONE-QUARTER (5 1/4) INCH SHAFT WITH BASE, WATER COVER AND SKIRT.
- SEE GRADING NOTES FOR BACKFILLING AND COMPACTION REQUIREMENTS.
- ALL OPENINGS SHALL BE CLOSED WITH WATER TIGHT PLUGS WHEN PIPE LAYING IS STOPPED, INCLUDING REST BREAKS, MEALS AND THE END OF THE WORK DAY.
- DISINFECTION SHALL BE BY PIGGING AND INJECTION OF LIQUID CHLORINE SOLUTION. CONTRACTOR WILL PROVIDE THE EXCAVATION AND BACKFILL REQUIRED TO ESTABLISH ANY SOURCE WATER TAPS AND FLUSHOUTS.
- BACKFLOW PREVENTERS WITHIN THE BUILDING. SEE MEP PLANS.

GENERAL NOTES

- ALL RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- 6" VERTICAL CURBING IS SHOWN, AS REQUIRED, ALONG THE PERIMETER OF THE PAVED AREAS AND AT THE END OF PARKING AISLES.
- PARKING LOT TO BE STRIPED WITH WHITE PAINT 4" WIDE. PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING" OR ENTERPRISE LATEX TRAFFIC MARKING PAINT.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT.
- ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE OF SIDEWALK UNLESS OTHERWISE NOTED.
- LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR AND THE PROPER UTILITY COMPANY PROVIDING SERVICE.
- GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND THE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- AMERENUE SHALL SUPPLY ALL ELECTRIC CONDUIT, CONTRACTOR SHALL INSTALL. AMERENUE SHALL SUPPLY AND PULL CONDUITS FROM R/W TO TRANSFORMER. AMERENUE SHALL SUPPLY AND BUILD ALL LIGHT STANDARDS, CONDUIT, AND CONNECTORS.
- CONTRACTOR SHALL SUPPLY SCHEDULE 40 PVC CONDUITS FOR TELEPHONE AND TELEVISION (SEE PLAN).

SANITARY SEWER NOTES

- A MINIMUM 6" DIAMETER PIPE FOR SANITARY LATERALS.
- SEWER GREASE TRAPS AND CLEANOUTS REQUIRED FOR THE SANITARY LATERALS ARE SHOWN.
- SANITARY SEWER LINE PLACEMENT SHALL BE A MINIMUM OF 10' FROM ANY PROPOSED STRUCTURE. DEPENDING ON DEPTH, THIS DISTANCE MAY NEED TO BE INCREASED. STRUCTURES SHOULD NOT BE LOCATED BEHIND ANY BUILDING SETBACK LINE.
- REMOVE SANITARY MANHOLE AND SANITARY SEWER AS SHOWN.
- ABANDONED SANITARY SEWER SHALL BE FILLED WITH FLOWABLE FILL AND EACH END OF THE PIPE SHALL HAVE A ONE FOOT LONG CONCRETE PLUG.
- PROVIDE GRANULAR FILL AROUND SANITARY LINES WITH TRENCHES WITHIN 10' OF THE EDGE OF PAVEMENT CURB AND IN THE 1-TO-1 SHEAR PLANE OF THE ROAD.

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: 2/15/09
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

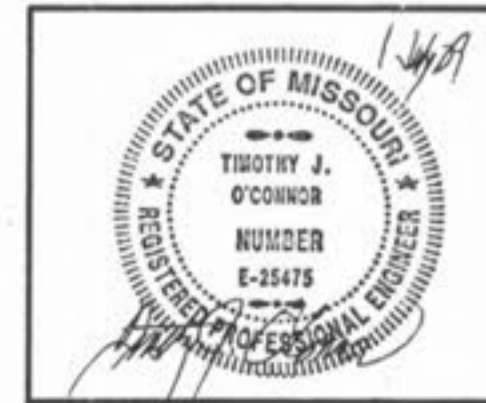
REVISED WATER MAIN RELOCATION. SEE SHEET
 ES1 FOR WATERLINE SEQUENCING DETAILS
 REVISED SANITARY SEWER LATERAL FROM 3800-3810
 MEADOW POINTE DRIVE, UE-UT-UTY CONDUITS, WATER
 METER VAULT & LIGHT STANDARD LOCATIONS

PLANNING & DEVELOPMENT #4202.08 APPROVED 19 FEB 09

SITE PLAN

GENTEMANN MANOR III

O'FALLON, ST. CHARLES COUNTY, MISSOURI



Engineering Surveys & Services
 1113 Fay Street
 Columbia, Missouri
 573-449-2646
 Missouri Engineering Corporation # 200400518

Scale: 1" = 30'
 Date: FEBRUARY 16, 2009
 Job: 0947
 Sheet: C104

Revised
 26 FEB 09
 3 APRIL 09
 21 APRIL 09
 15 JUNE 09
 1 JULY 09