

LOCATION MAP
N.T.S.

GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their locations shall 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 any grading and/or construction of improvements.
- Erosion control shall not be limited to what is shown on the plans. The contractor shall take whatever means necessary to prevent siltation from entering adjacent roadways, properties, and ditches. Such control might include channeling runoff into sediment basins, channeling runoff into areas where an extra row of straw bales are used. A silt fence might be considered, if necessary.
- No area shall be cleared without permission of the developer.
- Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and County and State roads will be adequately protected.
- Soil preparation and re-vegetation shall be performed according to Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
- Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible or during the next seeding period after grading has been completed. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any manmade structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory rollers or high speed impact type drum rollers acceptable to the Soils Engineer. The rollers shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejections of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All Areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted to at least 85 percent of the maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM-D1557). Natural slopes steeper than vertical to 5 horizontal to receive fill shall have horizontal benches cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be: fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2% to 8% above the optimum moisture content.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- All cut and fill slopes should be a maximum of 33% slope (3:1) after grading.
- All fill including filled places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM D1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proof rolling and compaction.
- Fill placed within proposed street R.O.W. shall be compacted to 90% M.O.D. Proctor and be 2% below to 6% above optimum moisture content.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.
- Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

IMPROVEMENT PLANS FOR IHOP RESTAURANT

A TRACT OF LAND BEING PART OF SW 1/4 OF FRAC SECTION 33, TOWNSHIP 47 N RANGE 3 E ST. CHARLES COUNTY, MISSOURI

- If straw bales or silt fences are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by contractor.
- When grading operations are completed or suspended for more than thirty (30) days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the Designated Official's recommendation. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations. All finished grades (areas not to be disturbed by improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- All existing trash and debris on-site must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- The total yardage of this project is based on a 15% ± shrinkage factor.
- The shrinkage factor is subject to change, due to soil conditions (types and moisture content), weather conditions, and the percentage of compaction actually achieved at the time of the year grading is performed. As a result, adjustments in final grade may be required. If adjustments need to be made, the contractor shall contact St. Charles Engineering and Surveying prior to completion of the grading.
- Earth quantities were obtained from aerial grid mapping with contours at two foot intervals, with a tolerance of plus or minus one foot or one-half (1/2) contour intervals.
- The vertical grading tolerance shall be plus or minus 0.2 feet for all rough grading.
- All construction and material shall conform to the City of O'Fallon Standards and Specifications.
- All storm sewers shall be Reinforced A.S.T.M. C - 76. Class III minimum, unless otherwise shown of the plans.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C - 76. Class III minimum).
- All corrugated steel pipe shall conform to the requirements of AASHTO M-36 and shall be fully coated with bituminous material conforming to the requirements of AASHTO M-190. Corrugated steel pipe shall be helical pipe with reformed ends. Pipes shall be joined using either hugger bands with rubber o-ring gaskets or universal corrugated bands with sponge neoprene gaskets. All gasket materials shall conform to ASTM D-1056.
- Concrete Pipe Joints shall be M.S.D. Type "A" Approved Compression Joints and shall conform to the requirements of the Specification for Joints and Circular Concrete Sewer and Culvert Pipe, using flexible, watertight, rubber-type gaskets A.S.T.M. C-443. Bond-Type Gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
- All grout for rip-rap shall be high slump ready-mix concrete.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M. D-3034 SRD35, with wall thickness compression point A.S.T.M. D-3212. An appropriate rubber seal water stop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- The contractor shall prevent all storm/surface water, mud or construction debris from entering the existing sanitary sewer system.
- The minimum vertical distance from the low point of the basement to the flowline of the sanitary sewer at the corresponding house connection shall not be less than two and one half feet (2 1/2') plus the diameter of the sanitary sewer.
- The sanitary lateral shown on this plan is to be constructed of 6 inch P.V.C. pipe. Lateral to be place at 2% minimum.
- All PVC sanitary sewer pipe is to be SDR - 35 or equal with "clean" 1/2 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 same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- Brick shall not be used on sanitary manholes.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri D.N.R. Specification 10CSR -8.120 (7) (E).
- All sanitary sewer construction shall conform to the City of O'Fallon Standards and Specifications.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All trench backfills under paved areas shall be granular backfill, and water jetted. All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- All sewer tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for storm sewers, sanitary sewers, and utilities on the record plat. See record plat for location, size, and width of easements.

- Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
- All waterline construction shall conform to current City of O'Fallon Water District Standards.
- The contractor shall place all fire hydrants (3') three feet from back of curb.
- The contractor shall place the "steamer" outlet of the fire hydrant toward the pavement.
- The City of O'Fallon Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspections.
- Sidewalk curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the Project Engineer shall be notified by the contractor prior to any construction.
- The use of High Density Polyethylene Corrugated Pipe with smooth interior wall will be permitted as an acceptable alternative to R.P.C. outside of the Public R/W. Pipe shall meet A.S.T.M. D-2321 A.A.S.H.T.O. M-294-921. Concrete Flared End Sections, Manholes and Inlet Structures shall be required.
- The most stringent of the above requirements shall apply.
- According to the Flood Insurance Rate Map for St. Charles County (Dated August 2, 1996) Map Number 29183C0237E. This site is not in the 100 year flood plain.
- Detention shall be provided off site.
- Utilities Serving Site:

- Sanitary Sewer: City of O'Fallon Sanitary Sewers
- Telephone: GTE Telephone Company
- Electric: Union Electric
- Gas: St. Charles Gas Company
- O'Fallon Fire Protection District
- Fort Zumwalt School District
- Water: St. Charles County Public Water District #2

1
2
3
4
5
6

COVER SHEET
FLAT PLAN
GRADING PLAN
DRAINAGE AREA MAP
LANDSCAPE PLAN
CONSTRUCTION DETAILS

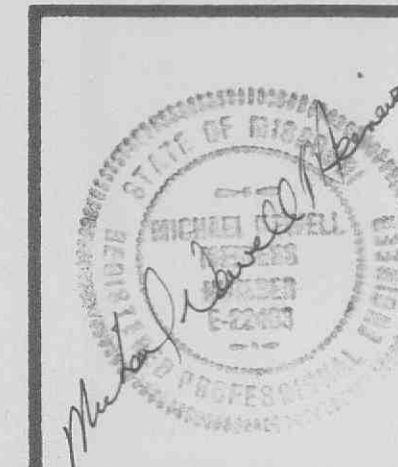
File
APPROVED
3/30/98

Sean Ciallap

COVER SHEET

BENCHMARK

ELEVATIONAL BENCHMARK RM66-ELEV (FT NGVD) 581.74
CROSS CUT ON THE WEST BOLT OF A FIRE HYDRANT
LOCATED AT THE NORTHWEST CORNER OF MILL POND DRIVE
AND SPRING HILL DRIVE, FROM F.E.M.A. MAP 29183C0237 E,
AUGUST 2, 1996



ENGINEERS AUTHENTICATION
The responsibility for the 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 excludes revisions after this date unless reauthenticated.

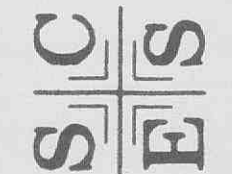
ORDER NO.
97-1342-01
DATE
02/08/98
1 of 6

02/06/98 Revised per City of O'Fallon comments.

INTERNATIONAL HOUSE OF PANCAKES



ST. CHARLES ENGINEERING & SURVEYING
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: 636-947-0607 FAX: 636-947-2448



IHOP RESTAURANT