AND/OR THE CITY OF O'FALLON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE GRADE TO THE DESIGN ELEVATIONS.

NO SLOPES SHALL EXCEED 3:1 (HORIZONTAL : VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED AND APPROVED BY ST. CHARLES COUNTY AND/OR THE CITY OF O'FALLON.

ONLY THE DESIGNATED CONSTRUCTION ACCESS ROUTE MAY BE USED TO MOVE EQUIPMENT IN AND OUT. NO OTHER ACCESS POINT WILL BE PERMITTED.
ALL SILTATION MEASURES MUST BE IN PLACE BEFORE ANY OPERATIONS THAT DISTURB THE NATURAL GRADE COMMENCES. THIS INCLUDES GRUBBING OR STUMP REMOVAL. THE COUNTY SHALL BE NOTIFIED UPON COMPLETION OF ALL SILTATION AND EROSION FACILITIES AND SHALL INSPECT AND APPROVE SUCH FACILITIES

PRIOR TO THE COMMENCEMENT OF ANY CLEARING OR GRADING ACTIVITIES.

SILTATION CONTROL FACILITIES MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THIS INCLUDES REMOVAL OF MUD FROM SILTATION BASINS AND REPLACEMENT OF STRAW BALES. MUD SHALL NOT BE PERMITTED TO MIGRATE OFF THE SITE. DAMAGE OR FAILURE OF SILTATION AND EROSION CONTROL FACILITIES SHALL BE REPAIRED IMMEDIATELY BUT NOT LONGER THAN 24 HOURS AFTER NOTIFICATION. IF PROPOSED MEASURES FAIL TO ADEQUATELY PROTECT THE ADJOINING PROPERTY ADDITIONAL FACILITIES SHALL BE INSTALLED

AS DIRECTED.
THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR TO PROTECT OFF-SITE

PROPERTY FROM EROSION OR SILTATION. THE ENGINEER SHALL NOT BE LIABLE FOR DAMAGE CAUSED BY EROSION OR SILTATION DUE TO DEFECTIVE SILTATION CONTROL DEVICES.

MUD WILL NOT BE PERMITTED TO BE CARRIED OFF SITE ONTO PUBLIC STREETS. A TEMPORARY WASH FACILITY SHALL BE PROVIDED TO REMOVE MUD FROM VEHICLE TIRES BEFORE ENTERING

MEASURES SHALL BE TAKEN TO CONTROL DUST AS NECESSARY. IT SHALL BE THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE SOILS ENGINEER OF

WORK IN PROGRESS AND TO COMPLY WITH SPECIFICATIONS SET BY THE SOILS ENGINEER WITH REGARD TO COMPACTION, SURFACE PREPARATION AND PLACEMENT OF FILL. ALL STUMPS, LIMBS, AND OTHER DEBRIS ARE TO BE REMOVED FROM THE SITE.

ALL DRAINAGE SWALES SHALL BE SODDED. ALL FILL AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES, PUBLIC RIGHT OF WAY AND PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHO T-180 COMPACTION TEST, (A.S.T.M. D-1557) UNLESS OTHERWISE REQUIRED IN THE SOILS REPORT FOR THIS PROJECT.

DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING

"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 IN THE PLAN). 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 CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DEIGN 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 HISS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENT. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE

SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT." "ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% 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 FILL PACED 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 BACKFILLING OPERATIONS." ENSURE THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERITY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.

GRADING AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS SHALL BE SEEDED AND MULCHED. ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.

ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE INSTALLATION OF UTILITIES

TO AVOID ANY CONFLICT WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SUBGRADE MEETS THE ST. CHARLES COUNTY DEPARTMENT OF TRAFFIC'S SPECIFICATIONS FOR COMPACTION PRIOR TO THE PLACEMENTS OF HE GRANULAR BASE AND THAT THE SUBGRADE AND GRANULAR BASE MEETS THE COUNTY'S AND/OR THE CITY'S SPECIFICATIONS FOR COMPACTION PRIOR TO THE PLACEMENT OF THE PAVEMENT. PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD

FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. ENSURE SIDEWALKS: CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN 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 CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER. (ENSURE AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESS AISLE.

SEWERS:

ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF

O'FALLON SEWER COMPANY ALL SEWER CONSTRUCTION METHODS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE APPLICABLE PLUMBING CODES. AFTER ALL SEWERS AND APPURTENANCES ARE COMPLETED, INSPECTED, AND ACCEPTED, THE CONTRACTOR

WILL BE PERMITTED TO CONNECT THE SEWER EXTENSION INTO THE EXISTING SYSTEM, IN THE PRESENCE ALL P.V.C. PIPE SHALL CONFORM TO ASTM D-3034, TYPE PSM WITH A SDR RATING OF 35 OR LOWER. JOINTING MATERIAL FOR POLYVINYL CHLORIDE (P.V.C.) SANITARY SEWERS SHALL CONFORM TO A.S.T.M. SPECIFICATION D-3212.

ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C76-67, CLASS III, EXCEPT ALL CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C14-67, STANDARD STRENGTH, EXCEPT AS

MANHOLE FRAMES AND COVERS SHALL BE STANDARD FRAMES AND COVERS AS APPROVED BY THE TRENCHES UNDER EXISTING PAVING AND UNDER AREAS TO BE PAVED, AND ALL TRENCHES WITHIN THE ROAD RIGHT OF WAY SHALL BE GRANULARLY BACKFILLED WITH 3/4" CRUSHED LIMESTONE AND

COMPACTED BY JETTING. "ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% 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, PRIOR TO EXCAVATING AND INSTALLING THE PIPE. TESTS SHALL BE TAKEN AT A MAXIMUM OF FIFTY (50) FOOT INTERVALS ALONG THE ROUTE OF THE PIPE; AT A MAXIMUM OF TWO FOOT VERTICALLY; AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE.

THE SEWER CONTRACTOR MAY CONSTRUCT THE BUILDING SEWER LATERALS IN CONJUNCTION WITH THE SANITARY MAIN, TRUNK, OR LATERAL SEWERS WITHIN THE DEVELOPMENT, AS LONG AS THE BUILDING SEWER LATERAL TERMINATES FIVE (5) FEET OR MORE OUTSIDE OF THE PROPOSED OR EXISTING

BUILDING LINE OR FOUNDATION WALL THE MINIMUM VERTICAL DISTANCE FROM THE LOW POINT OF A SANITARY SEWER AT THE CORRESPONDING BUILDING CONNECTION SHALL NOT BE LESS THAN THE DIAMETER OF THE SEWER PLUS A VERTICAL DISTANCE OF 2-1/2 FEET.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE LOCATION OF EXISTING UTILITIES AND/OR UNDERGROUND FACILITIES BY NOTIFYING THE UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE ON FILE WITH THE MISSOURI ONE CALL SYSTEM PRIOR TO ANY WORK BEGINNING ON THE PROJECT (1-800-344-7483).

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 ALL STANDARD STREET CURB INLETS ARE TO HAVE THE FRONT OF THE INLET TWO FEET BEHIND THE BACK OF CURB, UNLESS NOTED OTHERWISE.

ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS. WHEN P.V.C. PIPE IS USED, APPROPRIATE RUBBER SEAL WATERSTOP, AS APPROVED BY THE CITY,

SHALL BE INSTALLED BETWEEN P.V.C. PIPE AND CONCRETE OR BRICK STRUCTURE. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT APPLICABLE STANDARDS. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM OR SANITARY SEWER STRUCTURES.

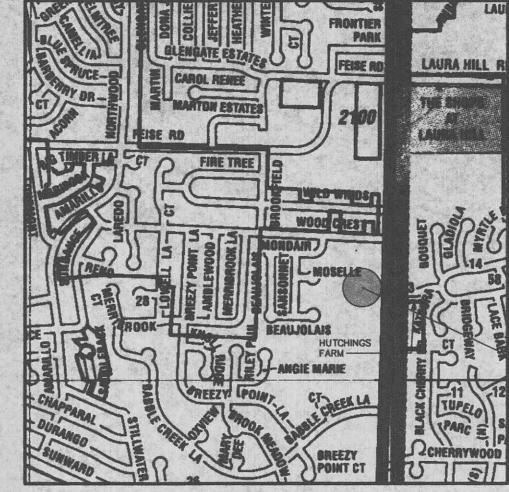
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED, RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.

THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY MODIFICATIONS TO THIS DRAWING SHALL RELEASE SAID POEHLMAN & PROST, INC., THE ENGINEER AND OR SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS.

RELIANCE BANK

PART OF LOT 2B OF HIGHWAY "K" CENTER, PLAT BOOK 35, PAGE 399 (NORTHWEST CORNER OF MISSOURI STATE HIGHWAY K & HUTCHINGS FARM) CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

SCALE: 1"=1000'



LOCATION MAP

WUNNENBERGS STREET GUIDE ST. CHARLES COUNTY, MISSOURI PAGE 45, GRID SS-18

SITE INFORMATION

ZIP CODE: MUNICIPALITY:

63366

CITY OF O'FALLON PROPERTY LOCATION: 2455 HIGHWAY "K"

NORTHWEST CORNER OF MISSOURI STATE

HIGHWAY K & HUTCHINGS FARM

O'FALLON, MISSOURI

TOTAL SITE AREA: EXISTING ZONING:

27,234 SQ FT 0.625 ACRES "C-2" GENERAL BUSINESS DISTRICT BANKING FACILITY

PROPOSED USE: PARCEL ID NUMBER: 2-0067-8200-00-2B OWNER:

RELIANCE BANK 11781 MANCHESTER RD DES PERES, MISSOURI 63131

SITE RESTRICTIONS:

SET BACK INFORMATION

FRONT YARD = 25SIDE YARD = NONE REAR YARD = NONE

MAXIMUM LOT COVERAGE

NO LIMIT

HEIGHT REQUIREMENTS

50' HIGH

25' HIGH (PROPOSED BUILDING)

SITE COVERAGE CALCULATIONS

BUILDING AREA = 14% PAVED AREA = 50% GREEN SPACE = 36%

PARKING REQUIREMENTS

3860 SQ FT / 300 = 12.8613 SPACES (ONE SPACE PER 300 SQ FT OF FLOOR AREA) 3 SPACES 6 EMPLOYEES / 2 = 3.00(ONE SPACE PER 2 EMPLOYEES) 16 SPACES TOTAL SPACES REQUIRED = 17 SPACES TOTAL SPACES PROVIDED =

BYCYCLE PARKING REQUIREMENTS

(TOTAL INCLUDES 2 ACCESSIBLE SPACES)

TOTAL SPACES REQUIRED = (1 BIKE SPACE PER 15 CAR SPACES PROVIDED) TOTAL SPACES PROVIDED =

UTILITY LOCATION NOTE

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

2 SPACES

4 SPACES

SHEET INDEX

CIVIL COVER SHEET

BOUNDARY AND TOPOGRAPHIC SURVEY

SITE AND DEMOLITION PLAN GRADING AND UTILITY PLAN

STORM SEWER PROFILE AND DETAILS

DRAINAGE AREA MAP AND DETAILS

SITE SECTIONS AND ENTRANCE DETAILS

C8 OF 8 DETAILS

- PROJECT SITE

-0- F.H. -0- F.H. FIRE HYDRANT **◎** G.V. GAS VALVE ■ G.M. □ __ G.M. GAS METER O C.O. **CLEAN OUT** 0- W.V. 0-W.V. WATER VALVE WATER METER M.W --- 646 ----CONTOUR 646.45 SPOT ELEVATION TC 646.45 SPOT ELEVATION AT TOP OF CURB FG 646.45 SPOT ELEVATION AT FLOWLINE OF GUTTER TW 646.45 SPOT ELEVATION AT TOP OF WALL BW 646.45 SPOT ELEVATION AT BOTTOM OF WAL TB 646.45 SPOT ELEVATION AT TOP OF BANK SPOT ELEVATION AT BOTTOM OF BANK BB 646.45 STREET SIGN -x-x-x-x-

LEGEND OF SYMBOLS

-OE-

- O -

ABBREVIATIONS INDEX

-000000000

OBJECT/CONDITION REPRESENTED BY SYMBOL EXISTING SYMBOL: PROPOSED SYMBOL

UTILITY POLE

WATER LINE

INLET NUMBER

MANHOLE NUMBER

GAS LINE

FENCE

SILTATION CONTROL DEVICES

UTILITY POLE WITH GUY WIRE

ELECTRIC LINE (OVERHEAD)

TELEPHONE LINE (OVERHEAD)

TELEPHONE LINE (UNDERGROUND)

MANHOLE WITH STORM SEWER

MANHOLE WITH SANITARY SEWER

INLET WITH STORM SEWER

UTILITY INFORMATION

O'FALLON FIRE PROTECTION DISTRICT 119 EAST ELM O'FALLON, MISSOURI 63366 (636) 240-5312 CONTACT: MARK MORRISON

CITY OF O'FALLON SEWER 410 EAST ELM STREET O'FALLON, MISSOURI 63366 (636) 281-2858 CONTACT: GARY JOHNSON

PUBLIC WATER DISTRICT NO. 2 100 WATER DRIVE O'FALLON, MISSOURI 63366 (636) 561-3737 CONTACT: BRIAN ENGLES

AMEREN UE 200 CALLAHAN ROAD WENTZVILLE, MO. 63385 (800) 552-7583 CONTACT: ENGINEERING

LACLEDE GAS COMPANY 720 OLIVE STREET ST. LOUIS, MISSOURI 63101 (314) 342-0782 CONTACT: DAN RYAN

CENTURY-TEL TELEPHONE 1151 CENTURY-TEL DRIVE WENTZVILLE, MISSOURI 63385 (636) 332-7392 CONTACT: CARL OWENS

CHARTER COMMUNICATIONS (CABLE TV) 3660 SOUTH GEYER ROAD SUNSET HILLS, MISSOURI 63127 (314) 579-4874 CONTACT: CYNTHIA COLTHORY



ADJUST TO GRADE BUILDING LINE BOTTOM OF LOADING DOCK ELEVATION BUILDING BENCHMARK BOTTOM OF SLOPE ELEVATION BOTTOM OF WALL ELEVATION CURB INLF CENTERLINE CORRUGATED METAL PIPE CLEAN OUT CONC CONCRETE CONCRETE PIPE DEED BOOK DUCTILE IRON PIPE DOWNSPOUT EDGE OF ASPHALT ELEV ELEVATION EDGE OF PAVEMENT EDGE OF SHOULDER ESMT EASEMENT FINISH FLOOR ELEVATION FLOWLINE OF GUTTER ELEVATION FOUND IRON PIPE FLOW LINE ELEVATION CURVE LENGTH LOCATOR NUMBER MANHOLE MINIMUM MAXIMUM MAX MONUMENT MON METROPOLITAN ST. LOUIS SEWER DISTRICT MSD NOW OR FORMERLY N/F NORTHEAST NORTHWEST OLD AXLE OLD IRON PIPE OLD IRON ROD OLD STONE PB PERM PLAT BOOK PERMANENT PG PVC PVMT POLYVINYL CHLORIDE PIPE PAVEMENT REMOVE AND REPLACE RCP REC ROW REINFORCED CONCRETE PIPE RIGHT OF WAY RAILROAD R/W RIGHT OF WAY SOUTH SOUTHEAST SET IRON PIPE SQUARE FEET SURVEY SURV SEWER VENT SOUTHWEST TO BE REMOVED TOP OF CURB ELEVATION TOP OF FOUNDATION ELEVATION TOP OF LOADING DOCK ELEVATION TOP OF RAIL ELEVATION TOP OF SLOPE ELEVATION TOP OF WALL ELEVATION UIP VCP USE IN PLACE VITRIFIED CLAY PIPE

PLANNING & ZONING FILE #0604

POEHLMAN & PROST, INC. 1-16-04 Land Surveying and Civil Engineering B. URBAN II | 1-16-04 P.O. Box 8340 ECKED BY: . HAMILTON 1-16-04 9280 Dielman Industrial Drive St. Louis, Missouri 63132 (314) 997-5777 FAX 997-0407 1-16-04 2045MH E-Mail: ppi@poehlman-prost.com

RELIANCE BANK (NORTHWEST CORNER OF MISSOURI

STATE HIGHWAY K & HUTCHING FARM) Prepared For:

RELIANCE BANK 11781 MANCHESTER ROAD DES PERES, MO. 63131 314-965-5300 FAX: 314-965-0321

CIVIL COVER SHEET

C1 OF 8

THOMAS

Blgd. Inspector

203-078

ALL JOINTS SHALL BE GASKETED O-RING TYPE.
ALL INLETS SHALL HAVE 5/8" DIAMETER TRASH BAR.

ENGINEERING/SURVEYING RELEASE

ENGINEERING/SURVEYING AUTHENTICATION

7. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR

ON THIS PROJECT (1-800-344-7483).

OTHERS AND IS NOT CERTIFIED TO BE CORRECT

SHALL BE THE DEVELOPER'S RESPONSIBILITY.

INDENTIFICATION SIGNAGE CONSTRUCTION, IF PROPOSED, SHALL BE REVIEWED BY T OF O'FALLON FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION. ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE

ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. CHARLES COUNTY STANDARDS

DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

9. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL

10. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN

ACCORDANCE WITH ST. CHARLES COUNTY AND MSD STANDARDS.

GENERAL NOTES

EXISTING UTILITIES AND/OR UNDERGROUND FACILITIES BY NOTIFYING THE

UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE ON FILE WITH THE MISSOURI ONE CALL SYSTEM PRIOR TO ANY WORK BEGINNING

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS FURNISHED TO US BY

THE COST OF RELOCATION AND ADJUSTMENT OF EXISTING UTILITY FACILITIES

4. ANY DESTRUCTION OF EXISTING IMPROVEMENTS SHALL BE REPAIRED OR REPLACED

IN KIND BY THE CONTRACTOR AND SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.

IT SHALL BE UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE LOCATION OF

CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

11. ALL DISTURBED EARTH AREAS ALONG HIGHWAY K FRONTAGE SHALL BE SODDED 12. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE ST. CHARLES COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND/OR DEPARTMENT OF PUBLIC WORKS.

FEMA BENCHMARK RM#61 (USGS - NGVD DATUM)

"SQ" ON THE CONCRETE CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF LAURA HILL ROAD AND OAK BEND DRIVE. ELEVATON=541.65

BENCHMARK NO. 9

SITE BENCHMARK #9 - SOUTHEAST CORNER OF CONCRETE PORCH. 75' RIGHT. STATION 89+00. ELEVATION = 603.49

TAKEN FROM THE STATE HIGHWAY "K" FINAL HIGHWAY PLANS.

FLOOD ZONE INFORMATION SUBJECT TRACT IS LOCATED IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 29183C0239E, HAVING A COMMUNITY PANEL NUMBER OF 290316-0239-E, HAVING A MAP ISSUE DATE OF AUGUST 2, 1996.

CONTRACTOR SHALL BE RESPONSIBLE FOR USING BENCH MARK #9 ONLY FOR ELEVATION WORK ON THIS SITE

> BEFORE YOU DIG - DRILL - BLAST 1-800-344-7483 (TOLL FREE) MISSOURI ONE CALL SYSTEM, INC.