

BENCH MARKS

Project Benchmark RM66: A cross cut on the western bolt of a fire hydrant located at the northeastern corner of Mill Pond Drive and Spring Hill Drive. Elevation = 581.74 feet (NGVD1929).

TBM: "M" in Mueller on Fire Hydrant 52' west of the edge of asphalt to Highway K and 21' North of the center of entrance to 1101 Highway "K"

ELEVATION = 565.73

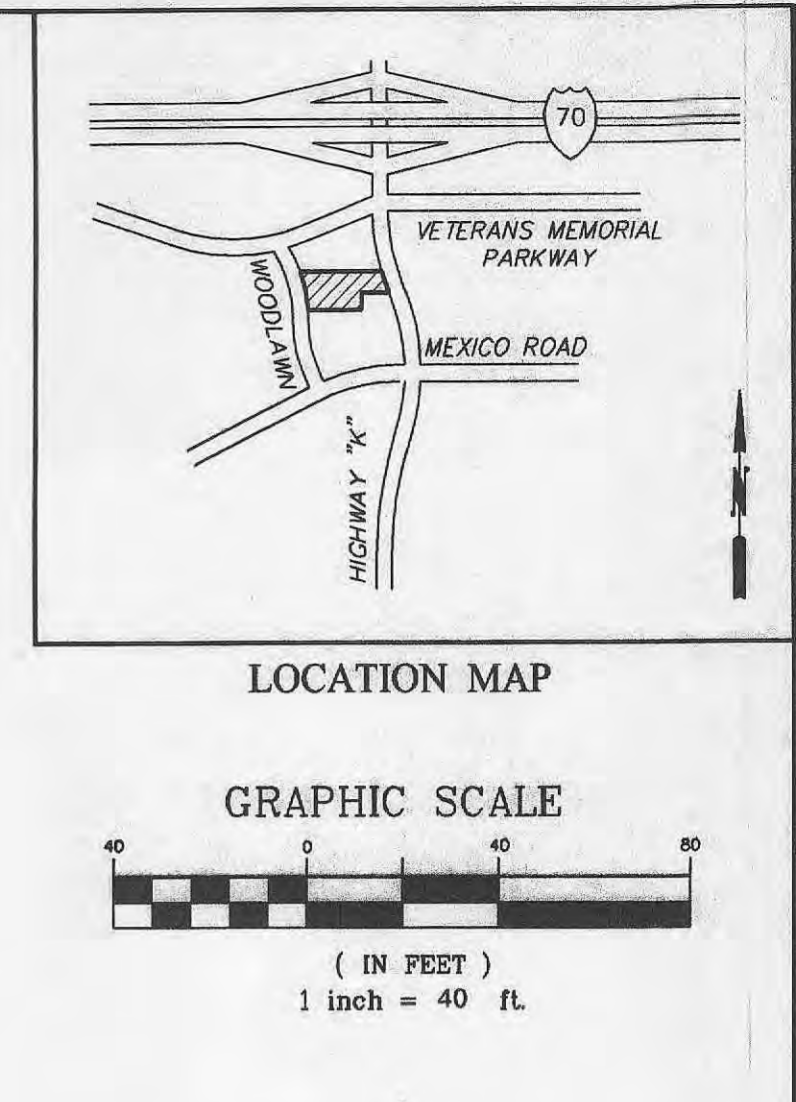
TREE PRESERVATION

4.14 ACRES OF EXISTING TREE CANOPY ARE PRESENT ON THIS SITE AND PARCELS TO THE SOUTH AND WEST.

0.74 ACRES OF TREES ARE TO BE REMOVED

3.40/4.14 = 0.821

82.1% OF TREE CANOPY TO BE SAVED



PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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St. Peters, MO 63376
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**SSM HEALTHCARE
GRADING PLAN PACKAGE**
OF FALLON, MO

Prepared For:
LILLBRIDGE

RECEIVED
SEP 11 2006
ENGINEERING DEPARTMENT

R=395.00'
L=279.76'
CB=N12°47'23"W
CD=273.95'

- Per F.A.R.M. #2918300237E August 2, 1996, site is not located within the 100 Year Flood Plain.
- Developer must supply City construction inspectors with soils reports prior to or during site soil testing. The soil report will be required to include maximum dry density, optimum moisture content, maximum and minimum allowable moisture content, curve must be plotted to show density from a minimum of 90% compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1557) or above from a minimum of 95% as determined by the "Standard Proctor Test AASHTO T-99, Method C(A.S.T.M.-D-698). Proctor type must be designated on document. Curve must have at least 5 density points with moisture content and sample locations listed on document, specific gravity, natural moisture content, liquid limit, and plastic limit.
- 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 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 its 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 satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.
- All filled places under proposed roads, 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 AASHTO T-180 Compaction Test" or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled placed 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 verify soil stability at the discretion of the City of O'Fallon.
- No slope shall be steeper than 3' (horizontal) to 1' (vertical).
- Graded areas that are to remain bare for over 2 weeks are to be seeded and mulched (DNR requirement).
- All erosion control systems are to be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Traffic control is to be per MODOT or MUTCD, whichever is more stringent.
- All requirements of the Planning and Zoning Commission are addressed.
- The developer is responsible for post a financial guarantee of performance (per an approved cost estimate) as required by Article 403 of Subdivision Ordinance.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 9-14-06
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

OWNER/DEVELOPER:
LILLBRIDGE HEALTHCARE
REAL ESTATE TRUST
CONTACT: NOE MARTINEZ
5308 WEST PLANO PARKWAY
PLANO, TEXAS, 75093-4821
972-248-9100 EXT.4360
P&Z APPROVAL 6.01.06
FILE #2606

Project is Served By:

- City of O'Fallon Water
- St. Charles Gas Company
- CenturyTel Telephone Company
- City of O'Fallon Sewers
- Ameren UE
- O'Fallon Fire Protection District

REVISONS	NO.	DATE	REVISED PER CITY COMMENT
1	1	9.11.06	

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.

[Professional Engineer Seal]

DRAWN	DATE
J.M. WINTERS	8.23.06
CHECKED	DATE
S.D. MARION	8.23.06

PROJECT # 91090.LILB.00C
TASK # 2 FIELD BOOK 450E

SSM HEALTHCARE
GRADING PLAN PACKAGE
GRADING PLAN

SHEET 1 OF 5

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NOT APPROVED FOR CONSTRUCTION