

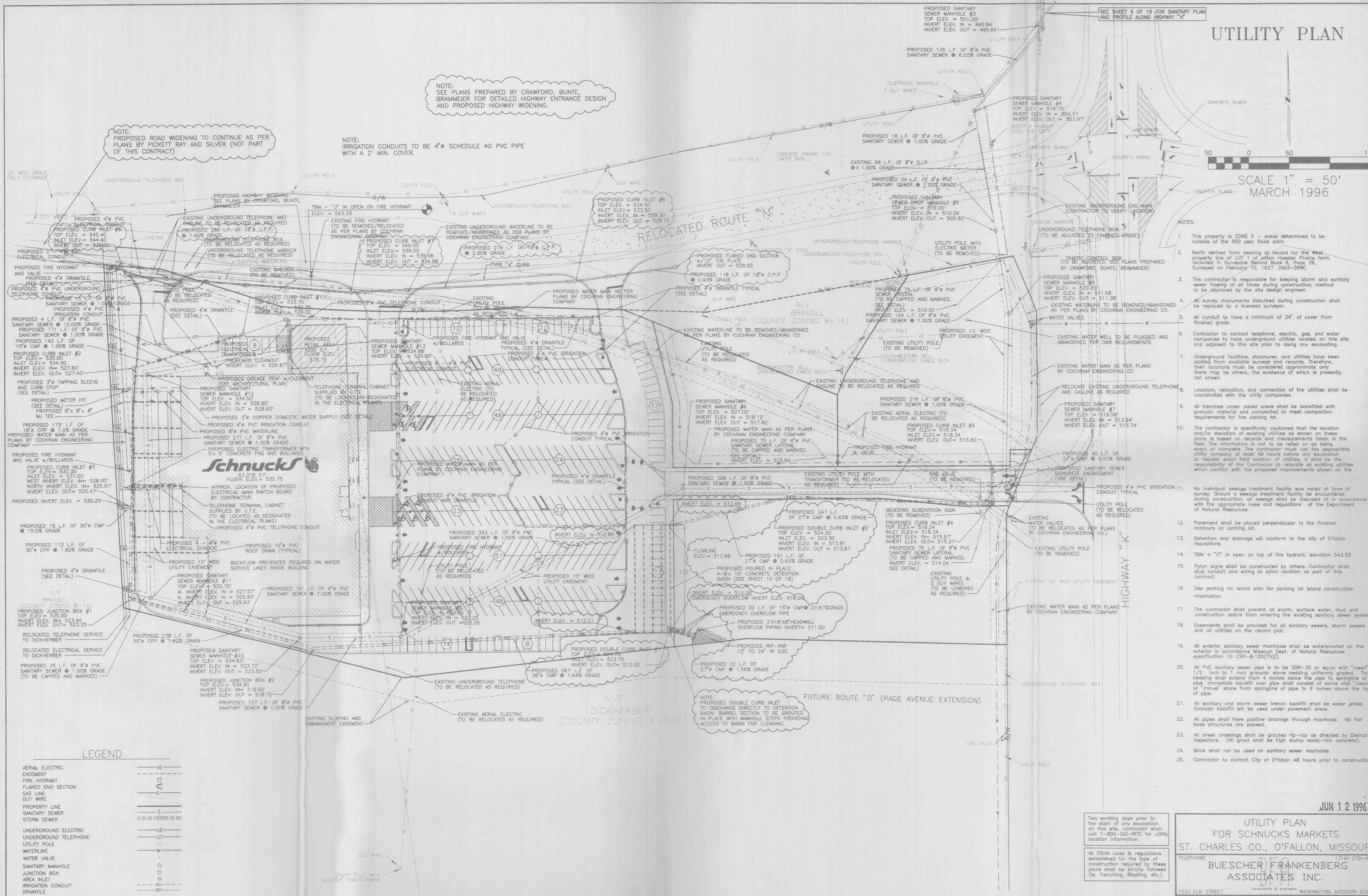
UTILITY PLAN

SCALE 1" = 50'
MARCH 1996

NOTE:
SEE PLANS PREPARED BY CRAWFORD, BUNTE,
BRAMMEIER FOR DETAILED HIGHWAY ENTRANCE DESIGN
AND PROPOSED HIGHWAY WIDENING.

NOTE:
PROPOSED ROAD WIDENING TO CONTINUE AS PER
PLANS BY PICKETT RAY AND SILVER (NOT PART
OF THIS CONTRACT)

NOTE:
IRRIGATION CONDUITS TO BE 4" SCHEDULE 40 PVC PIPE
WITH A 2' MIN. COVER.



- NOTES:
- This property is ZONE X - areas determined to be outside of the 500 year flood plain.
 - North derived from bearing of record for the West property line of LOT 1 of Anton Hoester Prairie farm, recorded in Surveyors Record Book 5, Page 28, Surveyed on February 10, 1927, (N03-26W).
 - The contractor is responsible for keeping storm and sanitary sewer flowing at all times during construction; method to be approved by the site design engineer.
 - All survey monuments disturbed during construction shall be replaced by a licensed surveyor.
 - All conduit to have a minimum of 24" of cover from finished grade.
 - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavation.
 - Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only; there may be others, the existence of which is presently not known.
 - Location, relocation, and connection of the utilities shall be coordinated with the utility companies.
 - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot.
 - The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.
 - No individual sewage treatment facility was noted at time of survey. Should a sewage treatment facility be encountered during construction, all sewage shall be disposed of in accordance with the appropriate rules and regulations of the Department of Natural Resources.
 - Pavement shall be placed perpendicular to the finished contours on parking lot.
 - Detention and drainage will conform to the city of O'fallon regulations.
 - TBM = "0" in open on top of fire hydrant, elevation 543.33
 - Pylon signs shall be constructed by others. Contractor shall stub conduit and wiring to pylon location as part of this contract.
 - See parking lot island plan for parking lot island construction information.
 - The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
 - Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
 - All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. of Natural Resources specification 10 CSR-B-120(7)(C).
 - 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. The 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.
 - All sanitary and storm sewer trench backfill shall be water jetted. Granular backfill will be used under pavement areas.
 - All pipes shall have positive drainage through manholes. No flat base structures are allowed.
 - All creek crossings shall be grouted rip-rap as directed by District inspectors. (All grout shall be high slump ready-mix concrete).
 - Brick shall not be used on sanitary sewer manholes.
 - Contractor to contact City of O'fallon 48 hours prior to construction.

LEGEND

AERIAL ELECTRIC EASEMENT	AE
FIRE HYDRANT	▲
FLARED END SECTION	▬
GAS LINE	G
GUY WIRE	—
PROPERTY LINE	—
SANITARY SEWER	—
STORM SEWER	—
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
UTILITY POLE	○
WATERLINE	W
WATER VALVE	•
SANITARY MANHOLE	○
JUNCTION BOX	○
AREA INLET	○
IRRIGATION CONDUIT	—
DRANTILE	—

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

JUN 12 1996

UTILITY PLAN
FOR SCHNUCK'S MARKETS
ST. CHARLES CO., O'FALLON, MISSOURI

TELEPHONE: BUESCHER FRANKENBERG ASSOCIATES INC. (314) 239-4751

1036 ELM STREET WASHINGTON, MISSOURI 63090

DWN. BY: R.K.S. J.R.F. DATE: MARCH 1996 PROJ. NO: 95-2145

CHKD: SCALE: 1" = 50' DWG. NO: 4 OF 16

NO.	REVISION	BY	DATE	APP'D
3	UPDATE DETENTION BASIN/STORM SEWER	R.K.S.	3/23/96	
2	UPDATE ENTRANCES/GRADING/STORM SEWER	R.K.S.	4/26/96	
1	UPDATE FLARED END SECTIONS/NOTES	R.K.S.	4/18/96	