

1. 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 OR CONSTRUCTION OF THE IMPROVEMENTS.

2. ALL FILLED PLACES, INCLUDING TRENCH BACK FILLS, UNDER BUILDINGS, PROPOSED WATER, STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.-D-698).

3. NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT

4. 8" P.V.C SANITARY SEWER PIPE SHALL MEET THE FOLLOWING STANDARDS. A.S.T.M. D-3034 SDR-35. THE COMP. JOINT SHALL MEET A.S.T.M. D-3212.

5. ALL PVC WATER PIPE SHALL MEET ASTM D-2241, SDR-21 STANDARD SPEC. FOR PVC PRESSURE PIPE, 200 PSI WORKING PRESSURE.

6. ALL SANITARY MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPT. OF NAT. RES. SPECS. 10 CSR-8.120 (7)E.

8. ALL HIGH DENSITY POLYETHYLENE CORRUGATED PIPE. ADS N-12 OR EQUAL SHALL MEET ASTM D-2321 AMD AASHTO M-294-291. 9. ALL FLARED END SECTIONS AND INLET STRUCTURES WILL BE CONCRETE.

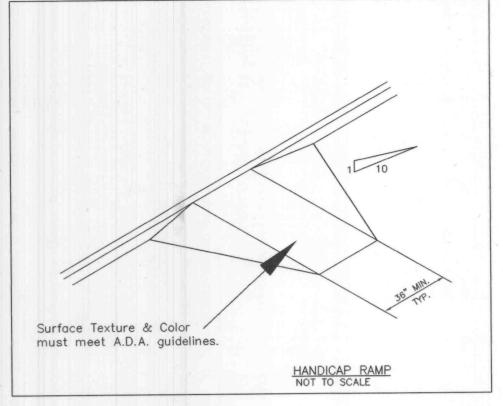
7. BRICK WILL NOT BE USED IN THE CONSTRUCTION OF SANITARY SEWER MANHOLES.

10. ALL ADS N-12 PIPE SHALL BE INSTALLED WITH "O-RING" RUBBER TYPE GASKETS.

11. A SOILS ENGINEER SHALL OBSERVE AND TEST THE PLACEMENT OF ALL FILL MATERIAL.

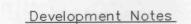
12. EROSION AND SEDIMENTATION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLANS. WHATEVER MEANS NECESSARY SHALL BE TAKEN TO PREVENT SILTATION AND EROSION FROM ENTERING STREAMS, ROADWAYS AND PRIVATE PROPERTY.

13. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF D'FALLON, MISSOURI.



SOUTHSIDE PLAZA

A TRACT OF LAND BEING PART OF U.S. SURVEY 55 T. 47 N. - R. 3 E. ST CHARLES COUNTY, MISSOURI



- 1. Present Zoning: C-3 HIGHWAY COMMERCIAL
- 2. Approx. Acreage: 0.95 Acres ±
- 3. This prop. is served by the following

City of O'Fallon Water & Sewer Ameren UE Century Tel Telephone

4. This property is located within the following service areas.

Ft. Zumwalt School Dist. St. Charles County Ambulance Dist. O'Fallon Fire Prot. Dist.

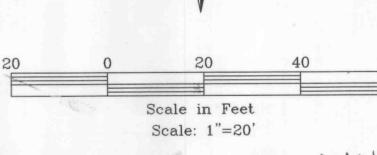
- 5. No portion of this property is located within the limits of the 100-year flood plain and floodway as determined by the Flood Insurance Rate Map (F.I.R.M.) of St. Charles County, Missouri: Map #29183C0237 E
- Boundary Information has been taken from a survey performed by Metts Surveying.
- 7. Building Setbacks: Front 30 feet Side 20 feet Rear 25 feet
- 8. Total Parking: 52 spaces proposed 30 Existing (Striped)

Electric Manhole Water Meter Sanitary Manhole Cleanout

Utility Pole Reinforced Concrete Pipe Overhead Utilities

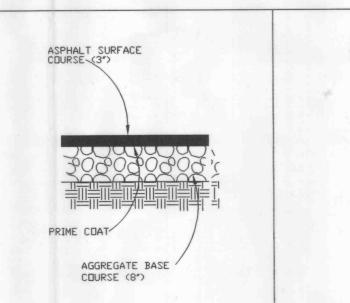
1.) ASSUMED DATUM BENCHMARK ELEVATION = 100.00

ARE TAKEN FROM A PROPERTY BOUNDARY INC. DATED SEPTEMBER, 2002

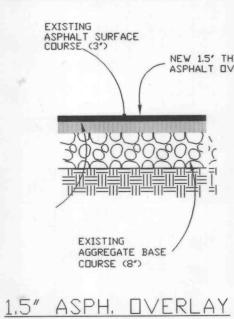


USIO3 AS Noted

No Further comment



DETAILS



SEAL

299

#1 6/2/03 City Comments

CRISWELL

DISCLAIMER OF RESPONSIBLITY

REVISIONS

SHEET

AGGREGATE BASE COURSE

CONC. 6" ASPH. CURB

NEW ASPH. PAVEMENT

NEW 1.5' THICK ASPHALT OVERLAY

DETAILS (N.T.S.)

DESIGNED: TAC CHECKED: ___ DKC DATE: ___5/26/03 PROJECT NO .: _____

1 OF 2

INTERSTATE HIGHWAY 70 LIGHTING

-New SPLIT BLOCK

W/ VINYL GATE

TRASH ENCLOSURE

10' x20' PCC PAD

LEGEND

AT FINISHED FLOOR OF #9019

SURVEY PREPARED BY METTS & ASSUCIATES,

2.) THE EXISTENCE OF UNDERGROUND UTILITIES WERE NOT INVESTIGATED 3.) THE PARCEL LINES SHOWN HEREON

-New sight proof vinyl

& 16'x20' PCC Pad

fence Trash Enclosure