

TRIAD WEST

PART OF FRACTIONAL SECTION 32
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

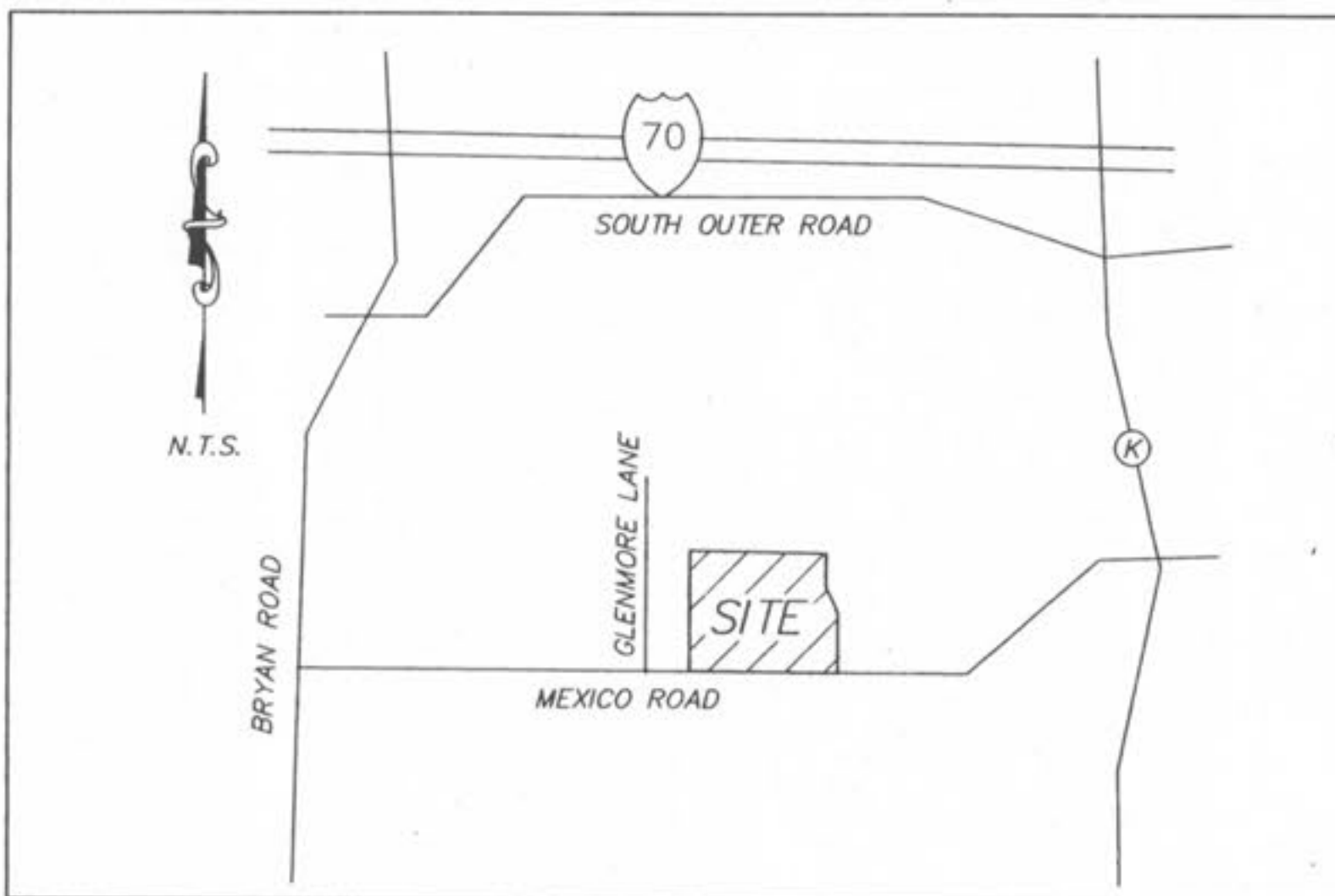
APPLICANT CONFIRMED
APPROVED
FOR SANITARY SEWERS
AS NOTED
8-17-99
[Signature]
CHAS. LANGRISH

ST. CHARLES COUNTY GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
 - Underground utilities have been plotted from available information and, therefore, their locations must 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 grading or construction of improvements.
 - All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to at least 90% of the maximum dry density as determined by the Modified Proctor A.A.S.H.T.O. T-180 Compaction Test (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests shall be verified by a soils engineer.
 - All filled places in proposed and existing St. Charles County roads (highways) shall be compacted from the bottom of the fill, up, to 90% of maximum density as determined by the Modified A.A.S.H.T.O. T-180 Compaction Test (ASTM D-1557). Paved areas in cuts shall meet the same compaction requirements. All tests shall be verified by a Soils Engineer concurrent with grading operations.
 - No area shall be cleared without permission of the developer.
 - All grades shall be within 0.2 feet more or less of those shown on the grading plan.
 - No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
 - The developer shall contract with a soil consultant firm registered in the State of Missouri during the grading operation to monitor cut and fills and to verify proper compaction has been achieved.
 - Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and roads will be adequately protected.
- DATE _____
Signature of developer _____
- The total yardage for this project is based on a 15.0%+ shrinkage factor.
 - The shrinkage factor is subject to change, due to soil conditions, (types and moisture content), weather conditions, and the percent compaction actually achieved at the time year grading is performed. As a result, adjustments in final grade may be required. If adjustments need to be made, the contractor shall contact Pickett, Ray & Silver, Inc., prior to completion of the grading.
 - The computed bid yardage is to finish grades as shown, and does not include the removal of subgrade where required.
 - Soil preparation and revegetation shall consist of wheat or rye between October and November at a rate of 120 pounds per acre or oats at a rate of 120 pounds per acre. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development. Fescue will be used during next seeding period in March.
 - If sediment control structures are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by the Contractor.
 - Proposed phasing of development (rough dates) including:
07-21-99 thru 07-22-99 a. Clearing and Installation of Sedimentation Control
07-22-99 thru 10-28-99 b. Grading and construction (Utility construction sanitary and storm systems, paving).
Before 09-31-99 c. Temporary Seeding and Mulching (vegetative cover).
MARCH, 2000 d. Final Seeding, Mulching and Landscaping (vegetative cover).
 - 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.
 - When grading operations are completed or suspended for more than 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 County Engineer's recommendation.
 - All filled areas (areas not to be disturbed by future improvements) 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 lots shall be seeded and mulched at the rates defined in Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.
 - Any walls and/or springs which may exist on this property shall be located and sealed in a manner acceptable to St. Charles County Highway and Building Departments.
 - All trash and debris onsite, either existing or from construction, must be removed and properly disposed of offsite.
 - 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.
 - Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be 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.
 - Construction Equipment access to development shall be directly off GLENMORE LANE.
 - Development is not located within the 100 Year Flood Plain Limits as shown on the F.F.M.A. Map for this area.
 - All existing improvements damaged or destroyed during construction shall be replaced or repaired in kind.
 - Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR 35.
 - All P.V.C. sanitary sewer pipe to be SDR-35 or equal with crushed stone bedding uniformly graded from 3/4" and 1/4" size. This bedding shall extend from 4" below the pipe to 1" above the top of the pipe.
 - All exterior sewer manholes shall be waterproofed w/2ml coating on the exterior in accordance with Missouri Department of Natural Resources specifications. 10 CSR-8.120 (7)(E).
 - Brick shall not be used on manholes.
 - The minimum vertical distance from the low point of the building to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one-half feet (2-1/2').
 - All manhole and catch basin tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
 - All grout for rip-rap shall be high slump ready-mix concrete.
 - All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
 - All storm and sanitary trench backfills will be water jettied. Granular backfill will be used under pavement areas.
 - Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," and of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
 - Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
 - All P.V.C. water pipe shall have a minimum pressure rate of PR-200 or SDR-21.
 - All incoming pipes and outgoing pipes shall have positive drainage through structures. No flat base structures are allowed.
 - A. "Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site."
B. Please notify the Chief Inspector of the St. Charles County Highway Department 24 hours prior to the commencement of grading and/or prior to the commencement of construction. No building permits will be issued by St. Charles County until construction plans are approved and the final plat is recorded.
 - This tract is served by:
A. Ameron Union Electric Company
B. St. Charles Co. Public Water Supply District No. 2
C. GTE Telephone
D. St. Charles Gas Co. 946-8937
E. O'Fallon Fire Protection District
F. City of O'Fallon Sanitary Sewer District
 - If any sign is installed on either a building or on the property, a sign permit must be issued by the County Planning and Building Departments. Wall signs shall be limited to 60 square feet per street facing. Pole signs shall be limited to 150 square feet and must be located a minimum of 10' from the right of way as measured from the trim of the sign. The pole sign shall also be located a minimum 50' from the pavement of any intersection.
 - Customer access to the property is limited to 6:00am to 10:00pm. The facility must be secured and closed to customers at all other times.
 - Lighting must be directive and non-reflective.
 - The units must be constructed of concrete with pitched roofs.
 - Vegetation must be maintained and/or planted along the perimeter of the property at a height and density to aid in screening the self storage development from adjoining properties.
 - When mechanized land clearing activities are completed or suspended for more than 30 days, either temporary vegetation must be established or temporary siltation control measures must be in place with review and approval of the County Engineer.

DRAWING INDEX

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LOCATION MAP

LEGEND

●	Sanitary Sewer (Proposed)	⊙	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
○	Sanitary Sewer (Existing)	⊗	Storm Structure	C.M.P.	Corrugated Metal Pipe
---	Storm Sewer (Proposed)	⊕	Test Hole	C.I.P.	Cast Iron Pipe
- - - -	Storm Sewer (Existing)	⊖	Power Pole	P.V.C.	Polyvinyl Chloride
- - - -	Water Line & Size	⊙	Vitrified Clay Pipe	V.C.P.	Vitrified Clay Pipe
- - - -	Existing water line	⊙	Light Standard	A.T.G.	Adjust to Grade
⊕	Tee & Valve	⊙	Double Water Meter Setting	EX	Existing
⊕	Hydrant	⊙	Single Water Meter Setting	C.O.	Clean Out
⊕	Cap	C.I.	Curb Inlet	V.T.	Vent Trap
18	Lot or Building Number	S.C.I.	Skewed Curb Inlet	T.B.R.	To Be Removed
- - - -	Existing Fence Line	D.C.I.	Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
⊕	Existing Tree Line	G.I.	Grate Inlet	T.B.P.	To Be Protected
⊕	Street Sign	A.I.	Area Inlet	T.B.A.	To Be Abandoned
⊕	Existing Contour	D.A.I.	Double Area Inlet	B.C.	Base Of Curb
⊕	Proposed Contour	C.C.	Concrete Collar	T.C.	Top Of Curb
⊕	Grouted Rip-Rap	F.E.	Flared End Section	T.W.	Top Of Wall
⊕	End of Lateral	E.P.	End Pipe	B.W.	Base Of Wall
⊕	Asphalt Pavement	E.D.	Energy Dissipator	(TYP)	Typical
⊕	Concrete Pavement	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
		C.P.	Concrete Pipe	U.I.P.	Use In Place

SITE BENCHMARK

U.S.G.S./PROJECT BENCHMARK
Cross on south ball of fire hydrant at northeast corner of Bryan Road and Mexico Road per plans for Mexico Road by George Butler Associates.
Elevation 595.53

U.S.G.S./SITE BENCHMARK
R.R. spike in north face of power pole at southeast corner of site 0.37' south of concrete walk & 62' west of asphalt drive.
Elevation 606.31

REVISIONS

05-25-99 PER ST. CHARLES COUNTY REVIEW

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

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 the project and specifically includes revisions after this date unless reauthenticated. PICKETT, RAY & SILVER, INC. [Signature] 8/3/99 [Date]	DEVELOPER OWNER/DEVELOPER: TRIAD DEVELOPMENT 1441 TRIAD CENTER DRIVE ST. PETERS, MO 63376 (314) 936-2255 EXT. 106	© Copyright 1998 by Pickett, Ray & Silver Inc. CONFIDENTIAL PROPRIETARY MATERIAL The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.
	Signature Date	DRAWN D.L.S. DATE 1-22-98 CHECKED DATE FIELD BOOK PROJECT # 96141.TRIAD.DOC JOB ORDER #