

AS-BUILTS FOR SANITARY SEWER

LOT 10B OF MIDPOINT INDUSTRIAL PARK

A TRACT OF LAND IN U.S. SURVEY NO. 55
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI
PLAT BOOK 31 PAGE 201

GENERAL NOTES

- 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.
- ALL MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- STORM SEWERS 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14 UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO 1-180 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 1-99, METHOD C" (A.S.T.M. D-698).
- ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL, AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO 1-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OTTAWON STANDARDS.
- ALL GRADING SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE PLANS.
- ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF OTTAWON.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- THE DEVELOPER SHALL COMPLY WITH THE CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OTTAWON ZONING ORDINANCE.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- NO FLOOD PLAN EXISTS WITHIN THE BOUNDARY OF THIS TRACT PER F.I.R.M. #29183001160, DATED: AUGUST 2, 1996.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
- THE MINIMUM LANDSCAPE SIZE FOR DECIDUOUS IS 2" CALIPER AND FOR CONIFEROUS IS 6".
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- CONTRACTOR TO NOTIFY THE CITY OF OTTAWON 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- PRIOR TO CONSTRUCTION PLAN APPROVAL OWNER AND CONTRACTOR TO PROVIDE APPROPRIATE LIGHTING INFORMATION SUCH AS DOWNCASTING, WATTAGE, SPREAD, AND TYPE OF SCREENING.
- ALL PEDESTRIAN WALKWAYS TO BE HANDICAPPED ACCESSIBLE.
- CONTRACTOR AND OWNER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF OTTAWON ZONING ORDINANCE.
- CONTRACTOR TO ASSURE THE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE SITE AND IN RELATION TO ACCESS STREETS SHALL BE SAFE AND CONVENIENT.
- OWNER TO ASSURE THAT PROVISIONS ARE MADE SO THAT THE PROPOSED DEVELOPMENT WILL NOT BE HARMFUL TO THE EXISTING AND FUTURE USES IN THE IMMEDIATE AREA AND VICINITY.
- GRADING MUST BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL AND WATER CONSERVATION DISTRICT.
- THERE ARE NO WETLANDS ON THIS SITE.
- THERE ARE NO TRANSITION BUFFER REQUIRED FOR THIS SITE.

DEVELOPMENT NOTES

- AREA OF TRACT: 0.50 ACRES
- PRESENT ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
- PROPOSED USE: OFFICE/WAREHOUSE
- SITE IS LOCATED IN SERVED BY: CITY OF OTTAWON SEWERS CITY OF OTTAWON WATER CO. GTE TELEPHONE CO. LINCOLN ELECTRIC COMPANY ST. CHARLES GAS COMPANY OTTAWON FIRE PROTECTION DISTRICT
- MINIMUM BUILDING SETBACKS:
FRONT YARD - 30'
SIDE YARD - 20'
REAR YARD - 35'
- PARKING REQUIRED: ONE SPACE FOR EVERY 400 SQUARE FEET OF OFFICE AREA, AND ONE SPACE PER EMPLOYEE IN NON-PUBLIC WAREHOUSE.
MINIMUM 5 SPACES
625 S.F. FLOOR AREA / 400 S.F. = 2 SPACES
TWO (2) EMPLOYEES IN NON-PUBLIC WAREHOUSE = 2 SPACES
TOTAL PARKING SPACES REQUIRED = 5 SPACES
PROPOSED PARKING PROVIDED = 6 SPACES WITH 1 HANDICAP SPACES
- LOADING SPACES REQUIRED:
1 SPACE FOR 5,000 SQ.FT. FLOOR AREA
4,500 S.F. FLOOR AREA / 5,000 = 0 SPACES
LOADING SPACES PROPOSED = 1 SPACE
- LANDSCAPING REQUIREMENTS: 1 TREE PER 40' OF ROAD FRONTAGE PLUS 1 TREE PER 4,000 OF OPEN SPACE.
PROPOSED LANDSCAPING: 128' OF ROAD FRONTAGE / 40 = 3 TREES
7,760 S.F. OF OPEN SPACE / 4,000 S.F. = 2 TREES
THERE ARE NO EXISTING TREES ON SITE. 5 TREES TOTAL
- PROPERTY OWNER: STEVE AND LORI MERKEL
505 MALINMOR
ST. CHARLES, MO 63304
(314) 939-3229
- DETENTION HAS BEEN PROVIDED FOR ON LOT 10A. THE POST DEVELOPED STORMWATER DISCHARGE FROM LOTS 10A & 10B COMBINED IS LESS THAN THE PRE-DEVELOPED STORMWATER DISCHARGE FROM LOTS 10A & 10B.
- PROPOSED HEIGHT OF BUILDING: 24 FEET HIGH
- SITE COVERAGE CALCULATIONS:
PAVEMENT - 43%
BUILDING - 21%
GRASS AREA - 36%

PREPARED FOR:
STEVE AND LORI MERKEL
505 MALINMOR
ST. CHARLES, MO 63304
(314) 939-3229

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal are indeed in my hand, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

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7-07-97
DATE
96-8031A
PROJECT NUMBER
1 OF 1
SHEET OF
8031ASB.DWG
FILE NAME
ZUF RLF
DRAWN CHECKED

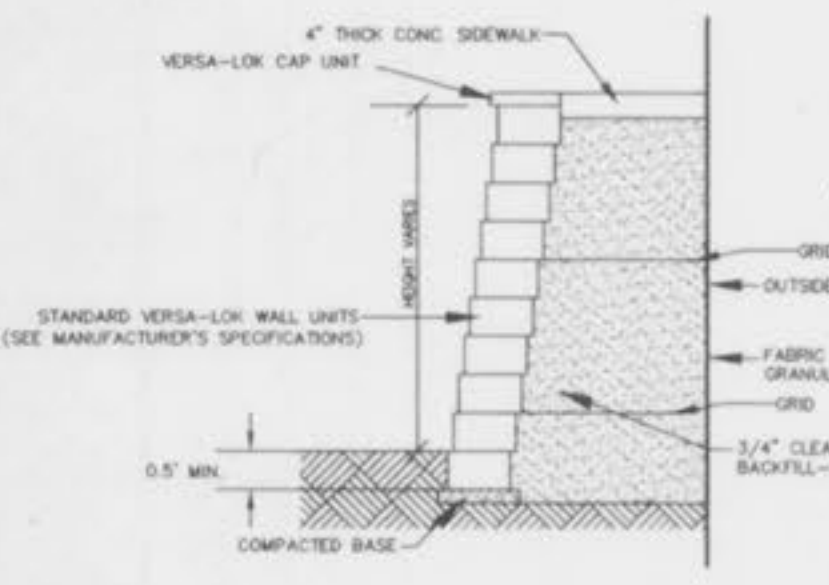
LANDSCAPE LEGEND

- 3 - PATMORE SEEDLESS ASH (2" CAL.)
- 2 - FLOWERING CRABAPPLE (2" CAL.)

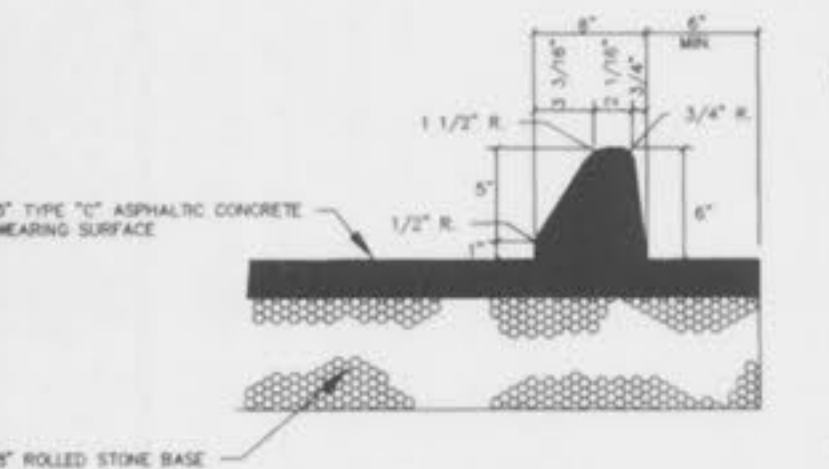


WALL NOTES

- CONTRACTOR MAY SUBSTITUTE AN EQUIVALENT WALL BY OWNER APPROVAL AT HIS OWN RISK.
- BASE LEVELING PAD SHALL BE 4" OF WELL COMPACTED GRANULAR FILL (1/4" MIN. 1/2" TO 3/4" GRAPE SHAPE OF SPREAD) AT 80% STANDARD PROCTOR COMPACTION OR EQUAL.
- BACKFILL WALL IN 4" LIFTS.
- AVOID HEAVY TRACKED OR WHEELED EQUIPMENT WITHIN 3' OF WALL.
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION PROCEDURE, AND GRID PLACEMENT.

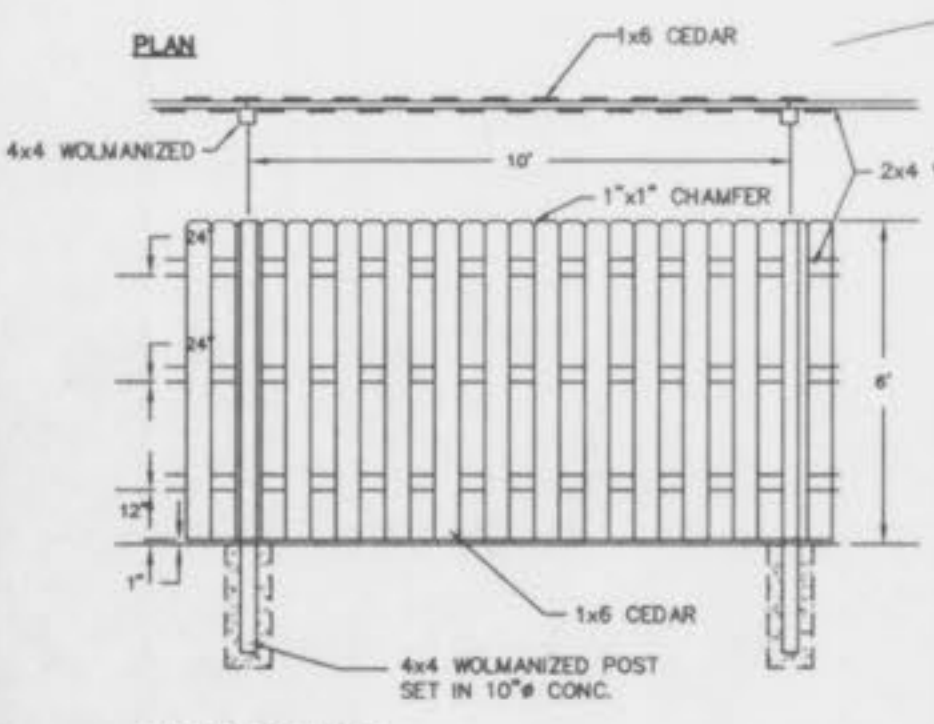
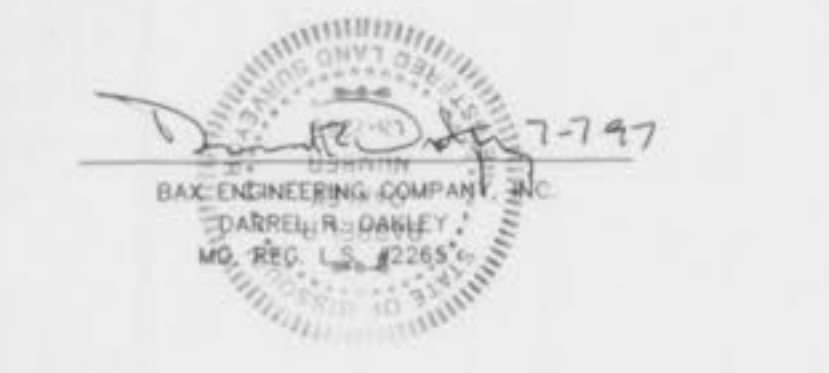


VERSALOK WALL DETAIL 'A'
N.T.S.

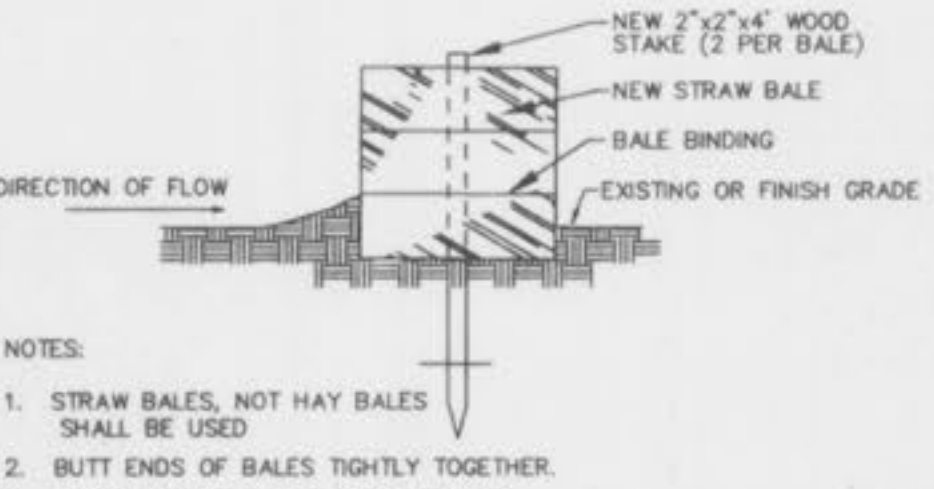


ASPHALT CURB & PAVEMENT DETAIL
N.T.S.

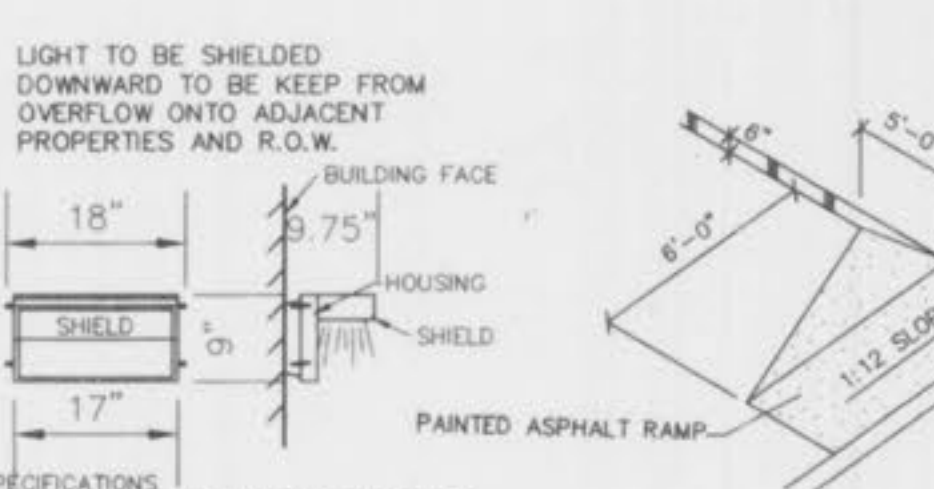
THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF JULY, 1997 EXECUTED AN AS-BUILT SURVEY FROM EXISTING MANHOLE "A" TO NEW MANHOLE "B" AND THE RESULTS ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.



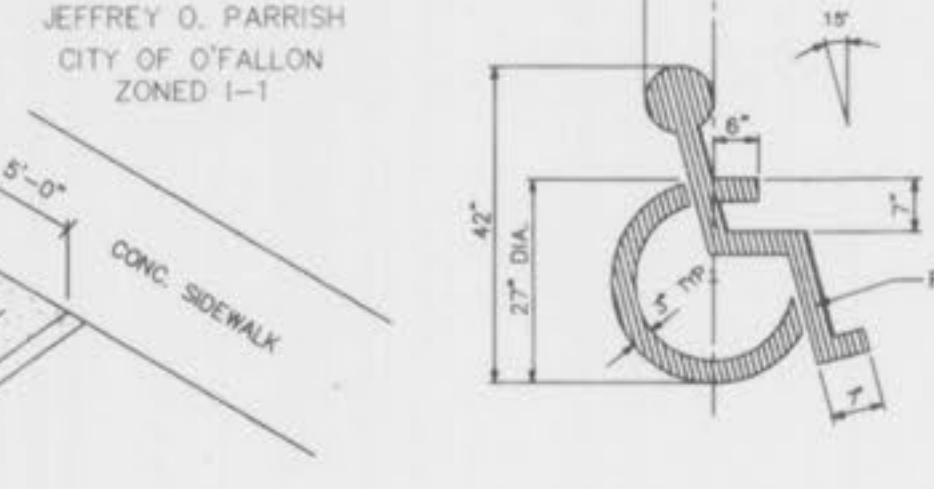
ELEVATION SCREEN FENCE DETAIL
SCALE: 1" = 20' HORIZ.



SEDIMENT BARRIER
NOT TO SCALE



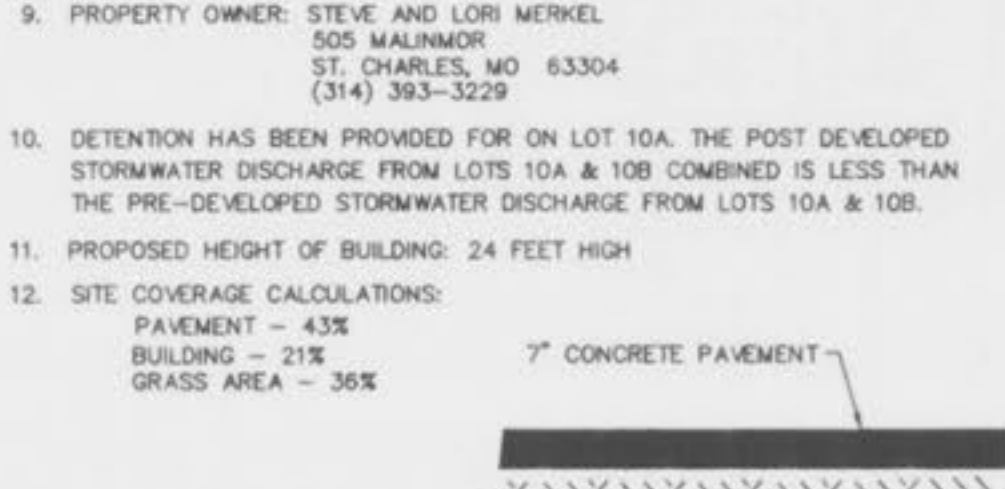
BUILDING MOUNTED LIGHT
NOT TO SCALE



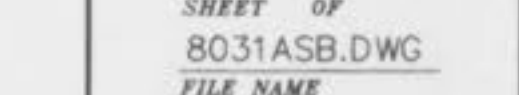
HANDICAP RAMP DETAIL
NOT TO SCALE



PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



CONCRETE PAVEMENT DETAIL IN R.O.W. ONLY
NOT TO SCALE

