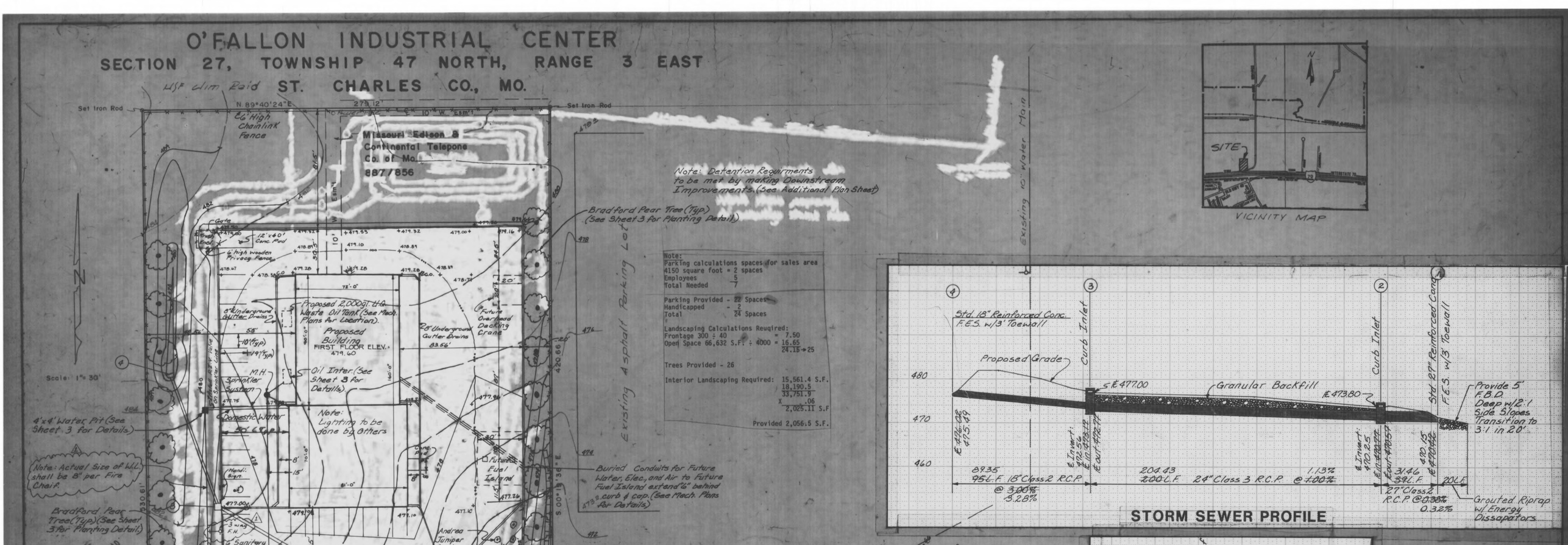
O'FALLON INDUSTRIAL CENTER

SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST

ST. CHARLES CO., MO.



Note:
Parking calculations spaces for sales area
4150 square foot ÷ 2 spaces
Employees 5
Total Needed 7

Parking Provided - 22 Spaces
Handicapped - 2
Total 24 Spaces

Landscaping Calculations Reuqired:
Frontage 300 ÷ 40 = 7.50
Open Space 66,632 S.F. ÷ 4000 = 16.65
24.15 → 25

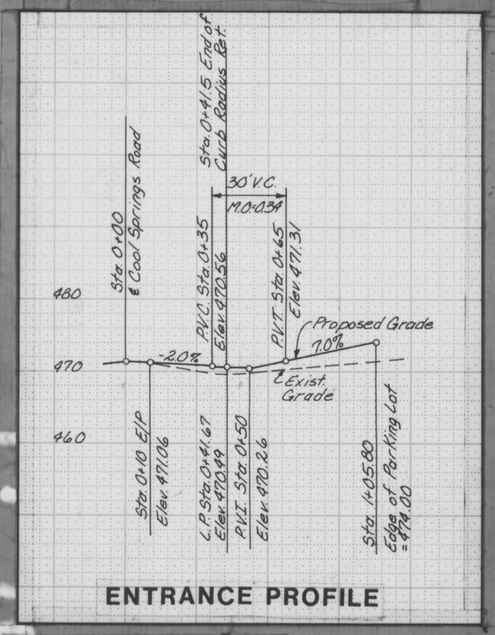
Trees Provided - 26

Interior Landscaping Required: 15,561.4 S.F.
18,190.5
33,751.9
X .06
2,025.11 S.F

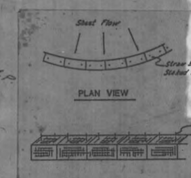
Provided 2,056.5 S.F.

VICINITY MAP

STORM SEWER PROFILE



ENTRANCE PROFILE



STRAW BALE DETAIL

Straw Bale Erosion Control to Be Used Until Vegetation is Established.

SILTATION CONTROL NOTE

Siltation Control Shall Be Bales Of Straw Placed End To End Anchored In Ground With 2 Long Reinforcing Rods As Directed By The Department Of Highways And Traffic.

Note: Siltation Control to be Placed as Needed.

SILTATION CONTROL DETAIL n.t.s.

General Notes - Grading

A. Temporary Facilities: Light, Power, Water, and Toilet Facilities shall be provided by the General Contractor.

B. Protection: Each contractor shall protect his excavations: All excavations shall be kept free of water and lighted barricades maintained.

C. Clean-ups. The General Contractor shall remove all debris from site and the building broom cleaned. Tools, equipment, and scaffolding not in active use shall be removed.

D. Codes: All work and equipment shall be installed to meet City of O'Fallon, and Missouri State Highway and Transportation Department codes, ordinances, and requirements of this site.

E. All site grading and compaction is to be done as per the recommendations found in the Geotechnical Report "Exploration of Subsurface Conditions and Foundation Recommendations - Navistar Truck Dealership - O'Fallon, Missouri." dated October 1987. Prepared by Soils consultants, Inc. The requirements are summarized as follows:

1. Vegetation should be stripped prior to construction. The stripped subgrade should be proof rolled to a minimum dry density of 90% of the materials Modified Proctor Maximum Dry density as determined by ASTM D 1557. The strippings should be placed outside building and paved areas.

2. Fill site using clean cohesive borrow material, such as that encountered to a depth of 12 Ft., in all of the test borings. The fill should be compacted in 8" loose lifts to a minimum dry density of 90% of the materials Modified Proctor Maximum Dry Density. Field density tests should be performed on each lift of fill to ensure proper compaction is being achieved.

3. The soil at this site may "pump" in cut areas under the loads of equipment traffic. Some difficulty of equipment mobility should be anticipated. Special attention should be given to the removal of the last portion of cut from any "pumping" areas to avoid disturbance to the natural soils which will support roadway or building construction.

(NOTE, this summary of grading recommendations is not meant to supersede the requirments listed in the above mentioned Geotechnical report. In the event of conflict, the above mentioned report shall govern.)

F. All existing underground utilities & services that are to remain are to be protected throughout construction.

G. A sediment control plan should be implemented as soon as possible. No graded area is to remain bare without being seeded and mulched. Also, care should be exercised to prevent this soil from damaging adjacent property and silting up existing downstream storm drainage systems.

H. BULK FILL (To Subgrade, Assumed Shrinkage Factor of 20% ..... 2547 C.Y.
BULK CUT (To Subgrade) ..... 4209 C.Y.

The Engineer has calculated the above quantities of earthwork, to be regarded as an estimate of the bulk movement and redistribution of soils on the site. As an estimate, these quantities are intended for general use, and the Engineer assumes no liability for cost overruns due to excess excavated materials or shortage of fill.

The estimated quantities are based upon horizontal and vertical locations of the improvements as proposed on the site engineering plans.

The Engineer's earthwork estimate includes only the bulk cut and fill listed above. Unlisted items requiring earthwork, necessary for completion of the project include, but are not limited to: Removal/Replacement or any "unsuitable" existing fill material; miscellaneous underground conduits, including sewer lines and water mains, electrical, gas, and telephone lines; manholes; bases for light standards; building footings and foundations; vertical concrete curbing; etc.

NOTE:
Existing underground (U/G), overhead (O.H.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual Contractors to notify the utility companies before actual construction.

As Constructed 10-11-88 S.A.S.

Revised 3-11-88
Revised 2-26-88
Revised 12-9-87

PROPERTY OF CITY OF O'FALLON BUILDING DEPARTMENT

GBA
GEORGE BUTLER ASSOCIATES, INC.
Engineers / Architects / Landscape Architects / Planners
Kansas City, Mo. / Lenexa, Ks. / O'Fallon, Mo. / Ames, Ia. / Oklahoma City, Ok.

DATE:	11-11-87
DESIGN BY:	MJH
DRAWN BY:	CJO
PROJECT NO.:	5128
SHEET NO.	1
TOTAL SHEETS	3

O'FALLON INDUSTRIAL CENTER (NAVISTAR)