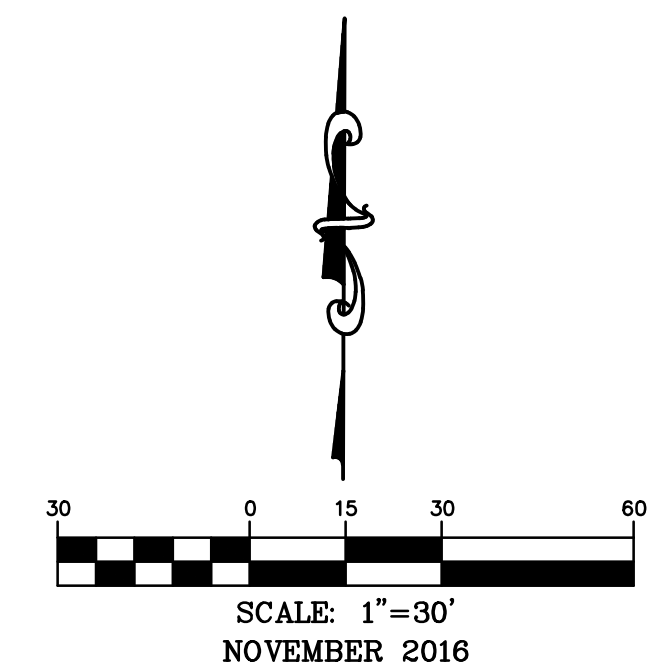
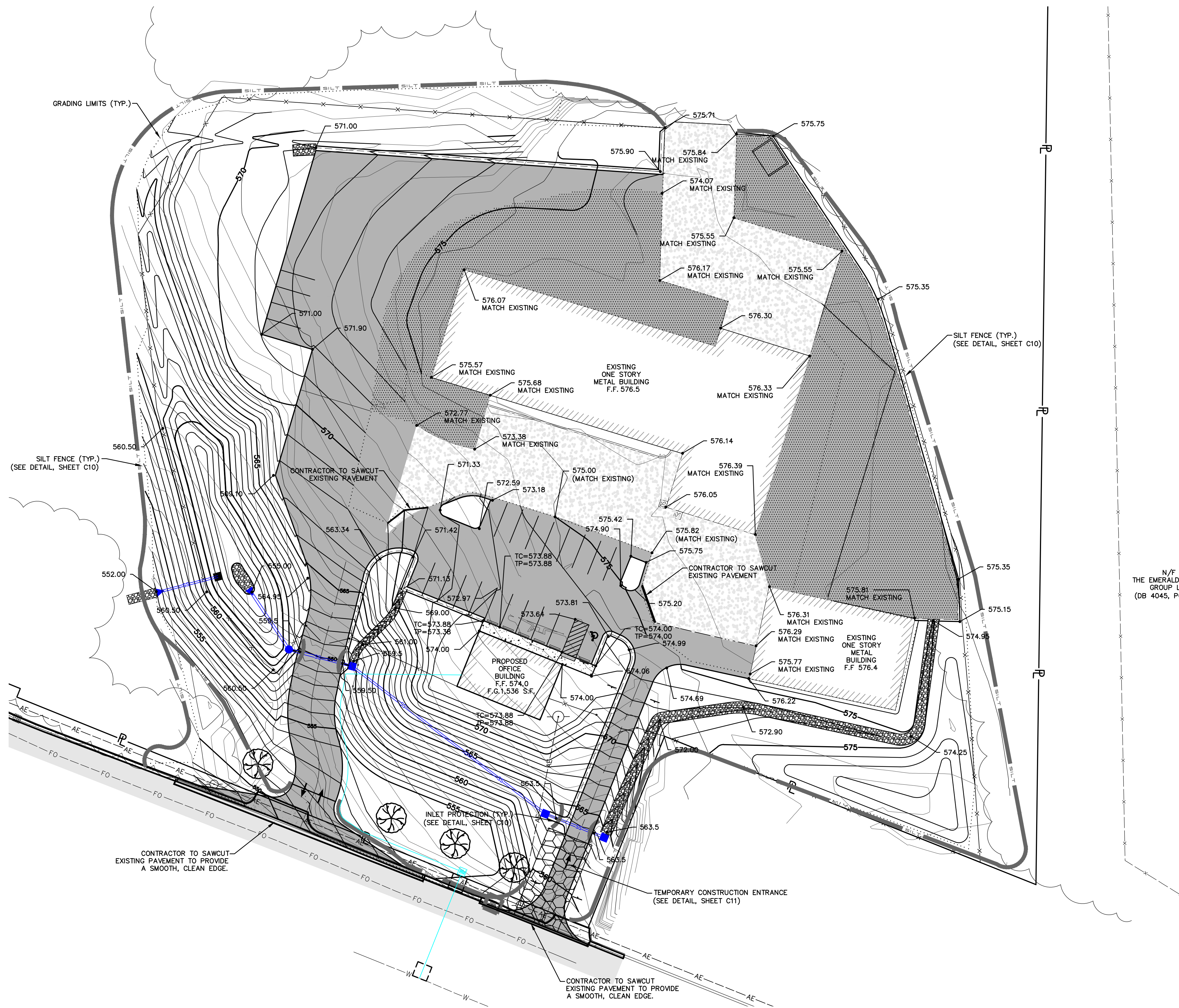


GRADING PLAN



SOIL PREPARATION AND COMPACTION:
 REMOVE ALL STUMPS, BUSHES, TREES, WEEDS, ROOTS AND OTHER SURFACE OBSTRUCTIONS FROM THE SITE. CONTRACTOR TO STRIP ALL TOPSOIL FROM THE ENTIRE AREA TO BE GRADED. AFTER THE REMOVAL OF ALL FOREIGN ORGANIC MATTER, AND AFTER STRIPPING OF TOPSOIL, THE ENTIRE SURFACE TO BE FILLED, OR AREAS THAT ARE CUT TO SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES AND THEN COMPACTED BY PROOF ROLLING WITH SUITABLE COMPACTION EQUIPMENT WEIGHING NOT LESS THAN 400 PSI BASED ON THE CONTACT AREA OF ONE ROW OF FEET, OR PNEUMATIC-TIRED ROLLER OF EQUIVALENT COMPACTION CHARACTERISTICS.

THE MAXIMUM THICKNESS OF FILL SHALL BE IN LIFTS NOT TO EXCEED 8 INCHES. THE PROOF ROLLING AND THE FILL COMPACTION OPERATIONS UNDER THE BUILDING AND PAVED AREAS SHALL PRODUCE AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TEST (ASTM D-698). ANY SOFT AREAS ENCOUNTERED DURING PROOF ROLLING SHALL BE UNDERCUT AND REPLACED WITH A PROPERLY COMPACTED FILL. THE COMPACTION OF THE FILL SHALL BE TESTED DURING PLACEMENT BY A QUALIFIED SOIL TECHNICIAN TO DETERMINE IF THE PROPER DENSIFICATION IS TAKING PLACE. ALL FILL USED ON THE SITE SHOULD CONSIST OF LOW PLASTICITY SOILS AS APPROVED BY THE SOILS ENGINEER. AFTER PROOF ROLLING, NO WATER SHOULD BE ALLOWED TO POND ON THE SURFACE. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS. COMPACTION EQUIPMENT SHALL BE OPERATING OF THE SITE AT ALL TIMES DURING FILLING OPERATIONS.

NOTE:
 ALL DRIVE AND CURB DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

AREA CALCULATION	
LOT SIZE	= 742,393 S.F.
BUILDING AREA	= 116,399 S.F.
PAVEMENT AREA	= 78,440 S.F.
TOTAL IMPERVIOUS AREA	= 97,484 S.F.
LANDSCAPE/GREENSPACE AREA	= 16,914 S.F.
GREENSPACE AREA	= 16%

NOTE:
 ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

NOTE:
 HANDICAP SPACES AND RAMPS CANNOT HAVE A GRADE IN EXCESS OF 2% IN ANY DIRECTION.

NOTE:
 ALL DISTURBED GRASS AREAS ARE TO BE SODED UNLESS NOTED OTHERWISE. (SEE LANDSCAPE PLAN)

NOTE:
 PROVIDE CITY WITH COPY OF GRADING COMPACTION TEST RESULTS

NOTE:
 GRADES CANNOT EXCEED A 3:1 SLOPE.

NOTE:
 ALL TRUCKS MUST BE WASHED DOWN PRIOR TO LEAVING SITE.

NOTE:
 ROADWAY MUST BE KEPT CLEAN AND FREE OF ALL MUD, DIRT, AND DEBRIS AT ALL TIMES.

BMP	QTY
SILT FENCE	1,643 L.F. TEMPORARY

GRADING QUANTITY:
 CUT - 2,226 CY.
 FILL - 3,120 CY.
 NOTE:
 THESE QUANTITIES ARE RAW NUMBERS. THE CONTRACTOR SHALL NOT USE THESE NUMBERS AS THEIR BID QUANTITIES. THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITIES.

PREPARED FOR:
 C BENNETT PREMIUM BUILDING SUPPLIES
 1700 W. TERRA LAINE
 O'FALLON MO, 63366

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

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
 MISSOURI
 1-800-DIG-RITE or 811
 www.mo1call.com

City of O'Fallon Standard Commercial Notes and Details - October 2016

636-332-4574 (cell)
 636-327-0760 (fax)
 wenmat@cochrane.com
 8 East Main Street
 Wentzville, Missouri 63385

COCHRAN

Civil Engineering
 Land Surveying
 Architecture
 Site Development
 General Consulting
 Master Planning



DATE
 Eric S. Kirchner No. E-2001004618
 Registered Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying

Developer / Owner Information:
 C Bennett Premium Building Supplies
 1285 W. Terra Lane
 O'Fallon, MO 63366

City of O'Fallon Standard Sheet

P+Z No.
 Approval Date: 9/1/16
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