

# AC TRUCKING, INC.

WEST 70 COMMERCE CENTER LOT I  
ST. CHARLES COUNTY, CITY OF O'FALLON, MO

## PROJECT DATA

LOCATOR NO. : 2-106B-6625-00-1  
OWNERS : ATHANASADIS, CHRISTOS & PENELOPE  
SITE ADDRESS : #2 COMMERCE DR.  
ACREAGE OF TRACT : 6.59 Ac.±  
PRESENT ZONING : I-1  
PRESENT USAGE : TRUCKING COMPANY  
PROPOSED USAGE : TRUCKING COMPANY  
ZIP CODE : 63366  
FLOOD ZONE : ZONE "X"  
FIRM MAP NO.: 2918300242E, REVISED AUGUST 2, 1996  
UTILITIES : O'FALLON WATER COMPANY  
: O'FALLON SEWER DISTRICT  
: LACLEDE GAS  
: CENTURY-TEL TELEPHONE  
: AMEREN-UE-ELECTRIC COMPANY  
FIRE DISTRICT : O'FALLON FIRE DEPARTMENT

## CONSTRUCTION NOTES

- RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF THE SITE.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:  
MAXIMUM DRY DENSITY  
OPTIMUM MOISTURE CONTENT  
MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT  
CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.  
SPECIFIC GRAVITY  
NATURAL MOISTURE CONTENT  
LIQUID LIMIT  
PLASTIC LIMIT  
BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR, THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION TO PROCEED ON ANY PROJECT SITE.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. NOTE THAT THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- CONNECTIONS AT ALL SANITARY OR STORM STRUCTURE WITH PIPES TO BE MADE WITH A-LOCK JOINT OR EQUAL.
- PROVIDE 5/8" DIA. TRASH BAR FOR ALL INLETS.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER. NOTE THAT AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESS AISLE.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. PRE-CAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY'S STANDARDS.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION. SIGN LOCATIONS ARE SHOWN ON THE PLAN.
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
- TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FOR THE SITE AND DISPOSED IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
- CUTOFF WALLS FOR FLARED ENDS ARE 2' DEEP UPSTREAM AND 3' DEEP DOWNSTREAM. FLARED ENDS SHALL BE CONCRETE.
- ALL LIGHT POLES ARE LOCATED WITHIN LANDSCAPED ISLANDS.
- GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE SEEDED AND MULCHED.
- CITY OF O'FALLON SHALL BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM AND TRAFFIC LOCATES.
- TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCS, WHICHEVER IS MOST STRINGENT.
- "NO PARKING" IN THE NORTHWEST CORNER OF THE NEW PAVEMENT.



LOCATION MAP

N.T.S.

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CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *gls* DATE: 5-17-07  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN  
*as noted*

## LANDSCAPE PLANTING

STREET TREES ALONG EAST TERRA LANE:  
TYPE CITY SIZE COMMENT  
RED MAPLE (ACER RUBRUM) - 13 2-1/2" CAL. 40' O.C.

- NOTES:
- REMAINING OPEN AREA IS TO BE REMAIN AGRICULTURAL, TO BE PLANTED IN CROPS, PENDING FUTURE DEVELOPMENT.
  - PER ARTICLE X OF THE CITY'S ZONING CODE, VEHICLE STORAGE LOTS DO NOT REQUIRE INTERNAL LANDSCAPING.
  - EXISTING BUILDING AND PARKING LOT IS LANDSCAPED, NO CHANGE IS PROPOSED.

## GENERAL NOTES

- CONTRACTOR/SUBCONTRACTOR SHALL CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES, WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATION(S), ANTICIPATED CLEARANCE(S), AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON.
- BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY OWNER.
- ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADE PROPOSED PARKING LOT TO DRAIN @ MIN. 2.0%
- THE CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION, ALL PROPERTY DISTURBED BY HIS OPERATIONS.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- INSTALL SILTATION CONTROL AS APPROPRIATE TO PREVENT SILT FROM LEAVING THE SITE.
- THE INSTALLATION AND MAINTENANCE OF ALL SILTATION AND EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER [GRADING CONTRACTOR].
- ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY CITY OF O'FALLON DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL THE GRADING WORK IS ACCEPTED BY THE OWNER.
- STREET PAVEMENT AND CURBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON.
- IMPROVEMENTS ARE TO BE MADE TO THE ADJACENT RIGHT-OF-WAY OF ALL DEVELOPMENTS TO MEET CITY OF O'FALLON STANDARDS AND SPECIFICATIONS. ANY ADJUSTMENT OF THE GRADING IN THE RIGHT-OF-WAY, WHETHER IT BE EXISTING CONDITIONS OR CAUSED BY THE CONSTRUCTION OF THE DEVELOPMENT SHALL BE APPROVED BY THE CITY OF O'FALLON UPON INSPECTION OF THE SITE.
- STORMWATER DETENTION HAS BEEN PROVIDED FOR THIS SITE IN THE SUBDIVISION DETENTION FACILITY FOR WEST 70 COMMERCE CENTER.
- NO ADDITIONAL SANITARY SEWERS ARE PROPOSED.
- NO ADDITIONAL WATER SERVICE IS PROPOSED.

## SITE COVERAGE

	EXISTING		PROPOSED
BUILDING:	9,375 SF (0.22 AC) = 3.3%		9,375 SF (0.22 AC) = 3.3%
PAVEMENT:	45,810 SF (1.05 AC) = 15.9%		125,515 SF (2.88 AC) = 43.7%
GREEN SPACE:	231,863 SF (5.32 AC) = 80.8%		152,038 SF (3.49 AC) = 53.0%
	286,948 SF (6.59 AC) = 100.0%		286,948 SF (6.59 AC) = 100.0%

## PARKING CALCULATIONS

1/EMPLOYEE - WAREHOUSE	=	3 SPACES
1/1000 SF - FLOOR AREA (7,225/1,000)	=	8 SPACES
1/300 SF - OFFICE (2,150/300)	=	8 SPACES
TOTAL SPACES REQUIRED	=	19 SPACES
TOTAL SPACES PROVIDED	=	37 SPACES

## TREE PRESERVATION

THERE ARE NO TREES WITHIN THE AREA OF PROPOSED WORK. ALL EXISTING TREES ON OR ADJACENT TO THE SITE ARE TO REMAIN.

## BENCHMARK

BM70 - STANDARD DISK STAMPED "H 149 1935" SET IN TOP OF WEST END OF THE BASE OF SOUTH PIER OF NORFOLK SOUTHERN RAILWAY OVER STATE HIGHWAY 79. ELEV. 505.00

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## NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

PLANNING AND DEVELOPMENT DEPT. #6901.01  
APPROVED JANUARY 18, 2007

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