

ENGINEERING PLANNING SURVEYING

1052 South Cloverleaf Drive St. Peters, MO. 63376-6445 314-928-5552 FAX 928-1718

7-11-2000 00-11057 PROJECT NUMBER 2 OF 5 SHEET OF 11057CON.DWG

FILE NAME

END CLH DRAWN CHECKED

-WTR - - WATER LINE -x- -FENCE -TELEPHONE MANHOLE -GAS SHUTOFF VALVE

-SANITARY MANHOLE

LEGEND

-OHW - OVERHEAD UTILITY WIRES

--- SAN --- -- SANITARY LINE

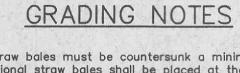
-STREET SIGN

-SIGN

-GUY WIRE -UTILITY POLE

CURB INLET

● −IRON PIPE



- 1. All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
- 3. Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by a "Modified Proctor Test," (ASTM D-1557), and must be inspected and approved by a City Representative, before paving may
- and anchored with no less than 2 1/2" x 4' reinforcing rods. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
- 5. All grade shall be within 0.1 feet more or less of those shown on the grading plan.
- 6. No slope shall be greater than 3:1 and shall be either FENCE PERMIT TO BE sodded or seeded or mulched.
 - 7. The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same

- 2. The contractor shall restore offsite construction areas to an equal or better condition than existed prior to commencement of construction.
- 4. Siltation control shall be straw bales placed end to end

- 8. No area shall be cleared without permission of the developer.
- 9. Siltation control will be provided as required to prevent

ZONED C-2 GENERAL BUSINESS

OBTAINED PRIOR TO

CONSTRUCTION OF

FENCE

EXIST. INLET TO BE

KEPT FREE OF SILT,

DIRT AND DEBRIS

DURING CONSTRUCTION

FXISTING

x 10' TRASH

ENCLOSURE

(CONCRETE BLOCK TO

MATCH BUILDING)

— 7" NON-REINF. CONC.

LOADING ZONE

FF=552.37

PROPOSED CURB INLET TOP=551.10

POLE

8" AGGREGATE BASE (SEE ENTRANCE DETAIL)-PROPOSED 4" 8 4 PARKING SPACES ELECTRIC SERVICE

H.C. RAMP-LINE (APPROX. EXISTING UTILITY (CONCRETE) LOCATION) EXISTING 6' W. BUILDING ESMT PER B. 1724 PG: 7 WATER METER (T.B.R.&R.) 135.75 N00°08'29"W PROPOSED 4" ___ ELECTRIC SERVICE PROPOSED L=30.08' R=20.00 LINE - TO BE ELEV=553.18 PROPOSED ASPHALT NAIL ELEV=554.45 EXISTING FLARED END UNDERGROUND WALK/MULTI-USE TRAIL (SEE DETAIL) 24" RCP

MoDOT STANDARD

_6" VERTICAL CURB

CHERRYWOOD PARC PLAT ONE

ZONED R-4 APARTMENT HOUSE

LOT 1

EXISTING 22' W EASEMENT PER P.B. 32 PG. 187

6" PVE SAN

LATERAL ®

CUT IN CURB

HANDICAPPED RAMPS METER PIT

SAWOUT AND REMOVE SIDEWALK TO NEAREST JOINT TO CONSTUCT

- SILTATION CONTROL

EXISTING 6' W. BUILDING ESMT PER B. 1724 PG.

EXISTING 10' W. EASEMENT PER P.B. 32 PG. 187 EASEMENT 10' BUILDING SETBACK

20' WIDE TRANSITION BUFFER -

DOWN-SPOUT WITH

SPLASH BLOCKS-TYP.

PROPOSED

DRY CLEANERS

3,270 SQ.FT.

F.F. = 552.50

X 592.40 A

SET CROSS AT CENTERLINE OF

CONCRETE WALK

FOUND OLD

5 ELEV=551.17

N00°08'29"W

- IRON PIPE

ELEV=551.10

(IN FEET)

1 inch = 20 ft.

TUTOR TIME

ONE STORY

10,765 SQ. FT.

F.F.=558.0

2 SPACES

NEW 15' MULTI-USE TRAIL ESMT.

ZONED C-2

GENERAL BUSINESS

EX. FLAGPOLE (TYP)

LQT 323

TO BE PROVIDED TO

NSTRUCTION

TOP=550.00

FL=544.91

- SOO.08,58,82576

200.08,50 E35.45

H

=

ARC

EXISTING CONC. ROLLAD CURB

6" VERT. CURB TO TAPER

TO ROLLED CURB IN 10'-TYP .-

RELOCATED.

20' x 50' TEMP.

TRUCK WASH

(SEE DETAIL)

EXISTING

(T.B.R.)

60

SITE BENCHMARK

ELEVATION = 53.34

PLAT BOOK 32 PAGE 187

LOT 2

14"ADS EXISTING 22' W EASEMENT PER P.B. 32 PG. 187

AREA INLET

TOP=545.74

FL=539.04

6' HIGH WHITE

VINYL FENCE

EXISTING

TELEPHONE -

AND GUTTER (18" WIDE) (SEE DETAIL) EXISTING RIGHT-OF-WAY EASEMENT PER B. 1679 PG. 1153 PAINTED STRIPES (TYP.)

EX. FLARED END SECTION AND CONCRETE CUT-OFF WALL TO BE REMOVED AND MANHOLE TO BE CONSTRUCTED AT END OF EX. 24" RCP PAINTED STRIPES

EX. FLARED END FL=554.89

HIGHWAY "K" (IRREGULAR WIDTH)

PROPOSED JUNCTION/BOX CHAMBER ~ 3' x 8' DESIGN BY OTHERS EXISTING FLARED END XISTING FLARED END FL=549.66

EXISTING FLARED END

FL=549.68

-EXISTING 18" FLARED END SECTIONS AND CONCRETE CUT-OFF WALLS TO BE REMOVED AND JUNCTION BOX CHAMBER TO BE CONSTRUCTED AT END OF EXISTING PIPES (STRUCTURE TO BE CAST IN PLACE TOP TO HAVE MODOT APPOVED

STANDARD MANHOLE LID AND FRAME)

18"RCP

L=550.34

BALANCE SITE THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

588 C.Y. FILL (INCLUDES 15% SHRINKAGE)

SITE NOTES

otherwise.

by the City of O'Fallon.

contraction or expansion joint.

specifications.

the Owner.

1. All dimensions shown are to back of curb unless noted

2. DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.

3. Additional siltation control may be required as directed

4. Storm sewers are to be private unless otherwise noted.

5. Contractor to notify the engineer if discrepancies are found in the field compared to the design plans.

6. Reference points, such as survey monuments, bench marks,

destroyed, shall be replaced as directed, at the expense

7. All concrete and asphalt concrete pavement to be removed

curbs to be removed shall be sawcut at the nearest

utilities prior to having ascertained that the utilities

have been properly capped, plugged, or otherwise

existing utility. Removals or relocations by utility

9. All site construction and sewer construction to be per

shall be per Missouri Standard Specifications for

9. Building dimensions as shown are to outside face of

June, 2000. Building dimensions are to outside

building area walks, walls, etc. If overall building

buildings, structures, other facilities and persons.

locations as necessary to guard against accident.

Promptly repair damages caused to facilities by

Signs, lights, and barricades shall be installed at all

11. New pavement - The Contractor shall fine grade and proof

12. Maintenance of finished asphaltic concrete surfacing will

be required until acceptance of work by Owner.

wet film (320 lin. ft. of 4" stripe per gallon).

15. New electric service to be located underground.

City of O'Fallon lighting ordinance.

GRADING QUANTITIES:

588 C.Y. CUT

13. Pavement traffic marking to be one (1) coat of paint,

white except as shown, and shall be chlorinated rubber

Type III or equal. Application shall be 15 mils thick

14. All lighting shall be adequately shielded as to comply with the

based paint meeting Federal Specifications No. TT-P-115-D,

16. Fence construction permit shall be obtained prior to construction

roll the subgrade to the elevations as shown. Subgrade

operations, as directed by the engineer and at no cost to

10. Conduct operations to prevent injury to adjacent

shall be compacted to densities noted.

Work within Highway "K" and Cherrywood Parc Drive,

Highway Construction and City of O'Fallon standards and

building and are per architectural plans received during

face of wall. See architectural plans for locations of

the engineer prior to proceeding with site construction.

dimensions vary form those shown on these plans, contact

City of O'Fallon standards and specifications.

8. No work shall be done which will affect existing

shall be sawcut on a straight line along the contact line

abandoned in a manner acceptable to the affected utility

company. The appropriate agency shall be notified prior

to the commencement of any work which will affect any

companies are to be initiated and coordinated by the

with the existing pavement to remain. Concrete walks and

stakes, etc., shall be preserved, but if disturbed or