

SITE NOTES

- PROJECT BENCHMARK:
ELEV.=558.07 (NAVD 1988)
THE PROJECT BENCHMARK IS A MISSOURI DNR GRS ALUMINUM DISK STAMPED "50-54 2000" AND IS SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND. IT IS LOCATED ABOUT 3 MILES WEST OF O'FALLON, MO ON THE SOUTH SIDE OF WEST TERRA ROAD AT AN AMEREN UE SUBSTATION. IT IS 21 FEET EAST OF THE GRAVEL ENTRANCE TO THE SUBSTATION; 4.0 FEET EAST OF A CARSONITE WITNESS POST; 32 FEET SOUTH OF THE CENTER OF WEST TERRA ROAD; 99.2 FEET WEST-SOUTHWEST OF THE TOP NUT OF A FIRE HYDRANT; 56 FEET WEST OF THE CENTER OF AN ASPHALT ENTRANCE; 60.9 FEET NORTH-NORTHEAST OF THE NORTHEAST CORNER OF A CYCLONE FENCE AROUND THE SUBSTATION AND 125.0 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAME CYCLONE FENCE.

SITE BENCHMARK:
ELEV.=469.01 (NAVD 1988)
THE SITE BENCHMARK IS A CONTROL ROD LOCATED APPROXIMATELY 164 FEET SOUTHEAST OF THE FLARED END SECTION ALONG SURVEY PARCEL SOUTHERN LINE.
- ZONED: I-1 LIGHT INDUSTRIAL
FRONT YARD: 30 FT.
SIDE YARD: 20 FT. UNLESS NEXT TO ROAD/STREET THEN 30 FT.
REAR YARD: 35 FT.
- FLOODZONE:
THIS SITE FALLS WITHIN UNSHADED "ZONE X," AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM; SHADED "ZONE X," AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; "ZONE AE," SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED; "FLOODWAY AREAS IN ZONE AE," THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS; PER FLOOD INSURANCE RATE MAP, FOR CITY OF O'FALLON, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0241G, MAP REVISED ON JANUARY 20, 2016. FLOOD ZONES ARE DETERMINED BY SCALING.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL STORM WATER RUNOFF SHALL MEET GOVERNING AUTHORITY CURRENT STANDARDS.
- THE SITE SHALL CONFORM TO CITY OF O'FALLON CURRENT STANDARDS.
- THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELDWORK PERFORMED BY COCHRAN.
- TOTAL SITE ACREAGE ±7.98 AC. (347,616 SF.)
SURVEY PARCEL AREA: ±2.41 AC. (104,983 SF.)
PARCEL 1 AREA: ±5.57 AC. (242,632 SF.)
- THIS SITE IS SERVED BY:
WATER – CITY OF O'FALLON
SANITARY SEWER – CITY OF O'FALLON
FIRE – O'FALLON FIRE PROTECTION DISTRICT
TELEPHONE – CENTURYLINK
ELECTRIC – AMEREN MISSOURI ELECTRIC
GAS – SPIRE MO EAST
- THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
- BOUNDARY INFORMATION IS PER SURVEY PERFORMED BY COCHRAN.
- THIS SITE WILL DEVELOP IN ONE PHASE.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- NO INVESTIGATION WAS PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT.
- ALL GREEN SPACE AREAS SHALL BE SEEDED AND STRAWED.
- SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMITTED VIA A SEPARATE PERMIT APPLICATION.
- ALL ASPHALT PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. ADA STRIPING SHALL BE BLUE.
- CONTRACTOR SHALL SAW CUT ALL CURB AND GUTTER SECTIONS, CONCRETE MEDIANS, AND ALONG PAVEMENT WHERE PROPOSED CONSTRUCTION TIES INTO EXISTING AREAS. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AND PROVIDE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.

UTILITY NOTES

- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
- CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.
- ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR.
- ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI AT THE CONTRACTOR'S EXPENSE.
- UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS AND METERS TO THE BUILDING.
- NEW WATER LINES SHALL BE SDR 21 PVC. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED ON PLANS.
- CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
- CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
- ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.
- LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT/MEP.
- ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD CONSTRUCTION SPECIFICATIONS OF THE GOVERNING AGENCY.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER, SANITARY SEWER, & WATER MAIN FROM PIPE MANUFACTURER FOR EACH TYPE OF PIPE MATERIAL.
- CONTRACTOR SHALL INSTALL A FACTORY CAP EQUAL TO THE SIZE OF UTILITY STUB TO BE SEALED OFF, AND BLOCK THE CAP WITH CONCRETE AT UTILITIES NOTES TO BE "CAPPED AND MARKED."
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE, OR IN RIGHT-OF-WAY, 30 DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.

GRADING NOTES

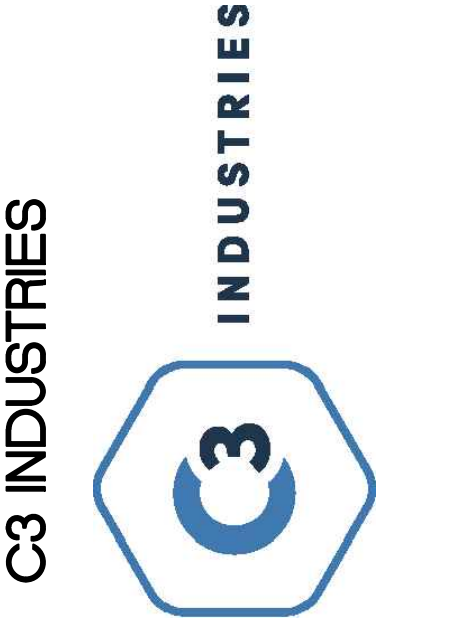
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN ANY STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE & OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD.
- ALL GRADING AND MATERIAL PLACEMENT ON THE SITE SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT.

PAD PREPARATION NOTE

SCI ENGINEERING, INC. PREPARED A GEOTECHNICAL INVESTIGATION FOR THIS PROJECT SITE. THE REPORT NUMBER IS 2021-0707.11 AND IS DATED APRIL 8, 2022. THE CONTRACTOR SHALL REVIEW THIS REPORT AND FOLLOW THE RECOMMENDATIONS INCLUDED IN THE REPORT.

LANDSCAPE NOTES

- ALL AREAS ON SITE THAT ARE DISTURBED SHALL BE SEEDED AND STRAWED PER THE LANDSCAPE PLAN.
- ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
- ANY LANDSCAPE BED NOT EDGED BY CONCRETE CURBING SHALL HAVE A SPADE-CUT EDGE.



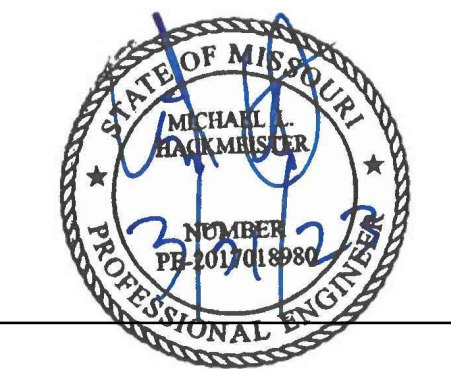
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COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate of Authority Number: 2010000046
Cochran Project No. M20-8003C



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General Notes

P+Z No. 22-002935

City No.

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

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