

AUG 3 0 2005

ENGINEERING DEPARTMENT

A SITE PLAN FOR CARPET ART OF AMERICA A TRACT OF LAND BEING PART OF U.S. SURVEY 1780 TOWNSHIP 47 NORTH, RANGE 2 EAST ST. CHARLES CO., MO

DEVELOPMENT NOTES

- CURRENT OWNER: ROCKFORD L. NEFF
2567 OAK DR
O'FALLON, MO. 63366
PHONE NO. 636-561-1532
- CURRENT ZONING: I-1 LIGHT INDUSTRIAL
SETBACKS:
FRONT - 30'
SIDE - 20'
REAR - NONE DUE TO RAILROAD R.O.W.
- UTILITIES: WATER & SEWER - ALLIANCE OF O'FALLON
GAS - ST. CHARLES GAS
ELECTRIC - AMEREN/U.E.
- PROPOSED USE: OFFICE/WAREHOUSE
- PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 1000 SQ.FT. OF FLOOR AREA.
2 EMPLOYEES + 8,256 SQ.FT. REQUIRES 11 SPACES WHICH HAVE BEEN PROVIDED.
- DETENTION REQUIREMENTS: DIFFERENTIAL RUNOFF FOR THIS SITE IS 0.74 ACRES.
IF DETENTION IS REQUIRED THE EXISTING WILL BE EXPANDED.
- LANDSCAPING REQUIREMENTS: ONE TREE FOR EVERY FORTY FEET OF STREET FRONTAGE PLUS ONE TREE FOR EVERY 4000 SQ. FT. OF LANDSCAPED OPEN SPACE.
143' STREET FRONTAGE = 4 TREES
11200 SQ. FT. / 4000 SQ. FT. = 2.8 TREES
3 TREES REQUIRED
- ALL UNDERGROUND UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- OWNER WILL COMPLY WITH ARTICLE 26 OF THE ZONING CODE.
- SITE COVERAGE CALCULATIONS: TOTAL ACREAGE OF SITE 1.06 AC. OR 45,960 SQ.FT.
BUILDING: 18% OR 8,256 SQ. FT.
PARKING & WALKS: 29% OR 13,300 SQ.FT.
OPEN SPACE: 53% OR 24,404 SQ.FT.
- PER F.I.R.M. 29183C0220 E, DATED AUGUST 2, 1996, THIS SITE IS NOT IN A FLOOD PLAIN (ZONE X).
- THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED ADAAG GUIDELINES 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 SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED BY PARAPET WALLS AND GROUND MOUNTED UNITS SCREENED WITH MATERIALS AND/OR LANDSCAPING.
- ALL SIGN POST AD BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CORBOLINE 133HB PAINT (OR EQUIVALENT).
- ALL UTILITIES WILL BE LOCATED UNDER GROUND.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- ALL SIGN LOCATIONS AND SIZES WILL BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- TREE PRESERVATION: ONE 24" CALIPER TREE AND ONE 48" CALIPER TREE WILL BE SAVED.
- ROOF DRAINS WILL DISCHARGE AT GRADE AT THE BUILDING.
- BACKFLOW PREVENTERS WILL BE LOCATED INSIDE OF THE PROPOSED BUILDING (SEE PLUMBING PLAN).
- U.S.G.S. BENCHMARK PER MODOT PLANS FOR 1-70: CHISELED SQUARE AT THE N.E. CORNER OF NORTH HEADWALL LEFT OF STATION 624+90, ELEVATION = 350.82.
- RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION IN AND OFF SITE.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES.

Site coverage calculations: total acreage of site 1.06 ac. or 45,960 sq. ft.
building: 18% or 8,256 sq. ft.
parking and walks: 29% or 13,300 sq. ft.
open space: 53% of 24,404 sq. ft.



GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- All filled places 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 tests shall be verified by a soils engineer concurrent with grading and backfilling operations. 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 trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the modified AASHTO T-180 Compaction Test, (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jettied.
- All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus the vertical distance of 2 1/2 feet.
- No area shall be cleared without the permission of the Project Engineer.
- All grades shall be within 0.2 feet of those shown on the grading plan.
- No slope shall be steeper than 3:1 or as called for in the soils report for the project. All slopes shall be sodded or seeded and mulched.
- All construction and materials used shall conform to current City of O'Fallon standards.
- All P.V.C. sanitary sewer pipe shall have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- All soils test shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- Assessments shall be provided for sanitary sewers, and oil utilities on the Record Plat. See Record Plat for location and size of assessments.
- Streets shall be constructed to the city of O'Fallon standard specifications.
- All sanitary sewer lines and appurtenances will be designed and installed in accordance with the City's regulations and in accordance with acceptable engineering practices.

- All storm sewer pipes, inlets, and appurtenances will be designed and installed in accordance with the City's regulations and in accordance with acceptable engineering practices, and will be based on carefully prepared hydraulic calculations. A detention basin will be provided for the stormwater differential runoff.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specifications 10 CSR-8.12(7)(E).
- All bends on water main are to be made with fittings.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).
- Storm sewer 18 inch diameter and smaller shall be A.S.T.M. C-14, Class III RCP minimum or ADS, unless otherwise shown on the plans.
- Storm sewers 21 inch diameter and larger shall be A.S.T.M. C-76, Class III RCP minimum or ADS, unless otherwise shown on the plans.
- 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 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 despoiling 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 silt or mud on new or existing pavement or in new or existing storm sewers 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.
- 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 shall notify the project engineer prior to any construction.
- 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 standards.
- All proposed fencing requires a separate permit through the planning division.
- The screening walls around the trash enclosure shall reflect the same level of architectural design as the primary structure.
- All sign locations and sizes must be approved separately through the planning division.
- All sign posts 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 opposite side of the street from traffic control signs.
- 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 site.
- Developer must supply city construction inspectors with soil reports prior to or during site soil testing.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the city of O'Fallon.
- Brick shall not be used in the construction of storm sewer structures.
- All rooftop mechanical units shall be screened by parapet wall and all ground mounted units shall be screened with materials and/or landscaping.

GRADING NOTES

- GAS, WATER AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATION OF EXISTING, PROPOSED SANITARY SEWERS AND STORM SEWERS INCLUDING HOUSE LATERALS.
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- ALL FILLED PLACES UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS SHALL BE COMPACTED TO 95 % OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD A.A.S.H.O. T-99 COMPACTION TEST (A.S.T.M. D-690). FILL PLACED IN LANDSCAPED AREAS SHALL BE COMPACTED TO 90 % ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER.
- ALL FILLED PLACES IN PAVED STATE COUNTY OF CITY ROADS (HIGHWAYS) SHALL BE COMPACTED TO 95 % MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST A.A.S.H.O. T-99 (A.S.T.M. D-690) UNLESS OTHERWISE SPECIFIED BY LOCAL GOVERNING AUTHORITY SPECIFICATIONS. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER.
- NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE DEVELOPER.
- ALL GRADE SHALL BE WITHIN 0.2 FEET MORE OR LESS OF THOSE SHOWN ON THE
- NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDDED AND MULCHED. 2:1 SLOPES MAY BE ALLOWED IF APPROVED BY SOILS ENGINEER AND THE CITY OF O'FALLON.
- ALL STREETS MUST MEET THE SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE CITY OF O'FALLON, MISSOURI.
- CITY OF O'FALLON SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF WATER, SEWER AND STREETS FOR COORDINATION AND
- THE SOILS ENGINEER SHALL BE EMPLOYED BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE SOILS ENGINEER AT LEAST 1-DAY PRIOR TO RESUMPTION OF WORK AFTER ANY SUBSTANTIAL DELAY.
- GRADE ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE TO ALLOW DRAINAGE WITH TEMPORARY OR PERMANENT DITCHES.
- THE SEDIMENT AND EROSION PLAN MUST BE IN PLACE BEFORE GRADING BEGINS.
- ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAIN STORM RESULTING IN 1/2" RAIN OF MORE.
- 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 DESPOILING 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 ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS 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.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ALL FILLED PLACES UNDER PROPOSED STORM & 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 OF 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 TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. TO ENSURE THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTION 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 PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
- EROSION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON PLAN. WHATEVER MEANS NECESSARY SHALL BE TAKEN TO PREVENT SILTATION AND EROSION FROM ENTERING NATURAL STREAMS AND ADJACENT ROADWAYS, PROPERTIES AND DITCHES.
- ENSURE GRADED AREAS TO REMAIN BARE FOR OVER 2 WEEKS ARE SEEDDED AND MULCHED. (MDNR REQUIREMENT)

SHEET INDEX

- COVER SHEET
- FLAT PLAN & GRADING PLAN
- PROFILES & DETAILS
- DRAINAGE AREA MAP

9-1-05
APPROVED
as noted

P & Z FILE NO. 2801.01



Ronald G. Pender
8/12/05

LANDMARK SURVEYING & ENGINEERING, INC.
802 E. MAIN WENTZVILLE, MO. 63385
PHONE NO. 636-332-9190 636-327-5853
FAX. NO. 636-332-9285

SITE PLAN

DRAWN BY: GJD	DATE: 8/12/05	SHEET 1 OF 4
CHECKED BY: DWW	DATE:	
REVISIONS BY: GJD	DATE:	
FILENAME:	Bida Inspector	