REVISIONS:
12-14-07 Addendum D
2-11-08 Revision 2/City Comments

A GRADING PLAN FOR
COMMERCE BANK
98-10195CA 10-23-07

LOT 1
O'FALLON TOWN CENTER
P.B. 39 PG. 213

PROPERTY N/F
MICHAEL T. STEINIGER
REVOCABLE TRUST
3153/1896

(ADOPTED BEARING)
N88°59'07"W 98.00'

LOT 2
O'FALLON TOWN CENTER
P.B. 39 PG. 213
ZONED C-3

PROPERTY N/F
H & C PARTNERSHIP
3172/597

PROPERTY N/F
125 JOSEPH TRUST
4482/479
ZONED C-3

SITE BENCHMARK:
FOUND IRON ROD (BENT)
ELEV. 628.97

SOUTH MAIN STREET
(VARIABLE WIDTH)
ZONED C-3

SECTION 21
SECTION 28
SECTION 27
SECTION 28

N00°00'15"E 89.78'
N00°30'00"E 40.96'
N00°00'15"E 183.68'

BRICK BUILDING
FF=634.70

AREA
1.647 ACRES

N89°22'27"E 200.27'
S00°14'33" 26.00'
N89°43'01" 32.00'
N00°14'33"W 88.24'
(PROPOSED) N00°00'00"E 185.23'
S00°14'33"E 249.38'
(PROPOSED) S89°21'44"W 78.94'
S89°50'00"E 134.95'
N89°43'01"W 90.11'
N89°43'01"W 304.02'

LOT 3
O'FALLON TOWN CENTER
P.B. 39 PG. 213
PROPERTY N/F
B.R. DEVELOPMENT AND
FUTURA FINANCIAL
2266/234

PROPERTY N/F
FIRE PROTECTION DISTRICT
2377/1368

PROPERTY N/F
CITY OF O'FALLON
FIRE PROTECTION DISTRICT INC.
913/2000
ZONED C-3

LOT 3A
0.904 Acres
39,379.98 s.f.

LOT 3B
0.743 Acres
32,350.06 s.f.

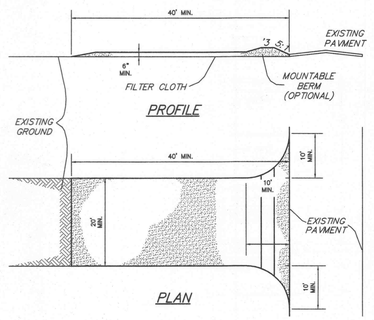
101 EAST ELM
PROPOSED BANK
4,746 SQ.FT.
F.F.=636.58

EAST ELM STREET
(60' WIDE)

6 PARKING SPACES
10 PARKING SPACES
7 PARKING SPACES
4 PARKING SPACES
5 PARKING SPACES
12 PARKING SPACES
8 SPACES
23 SPACES
10 PARKING SPACES
25 PARKING SPACES
15 PARKING SPACES

CL ELEC. LINE EASEMENT GRANTED MISSOURI EDISON BY 493/591 (NO WIDTH GIVEN)
ACCESS AND SATELLITE DISH EASEMENT P.B. 39 PG. 213 3148/1849
DRAINAGE EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT BY DOCUMENT RECORDED IN BOOK 3940 PAGE 959
RR TIE WALL
TELEPHONE CABLE PEDESTAL
JOSEPH STREET VACATED EASEMENT P.B. 39 PG. 213
TRASH RECEPTACLE EASMT. P.B. 39 PG. 213
ASPHALT PERIMETER
PATIO AND STORM DRAINAGE EASMT. P.B. 39 PG. 213
BRICK AND CONC. WALL
CROSS ACCESS AND PARKING EASEMENT (DOT HATCHED) P.B. 39 PG. 213 3148/1849
EXISTING 10' ELECTRIC EASEMENT PER P.B. 44, PG. 255
EXISTING 10' SANITARY EASEMENT PER P.B. 44, PG. 255 LATERAL @ 2.00% MINIMUM SLOPE
15W CROSS ACCESS EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT BY 2377/1368
GRASS IN HATCHED AREA NOT 6" BELOW TOP OF CURBING BRING UP TO ALLOW POSITIVE DRAINAGE @ 1.0% MIN. SLOPE
NO CURBING GRASS FLUSH WITH EDGE OF PAVEMENT AND BELOW TOP OF CURBING
20' X 40' TEMPORARY WASH DOWN AREA
PROPOSED LIGHT STDS. (TYP.)
APPROX. LOCATION OF EX. TAP TO BE REPAIRED AS NEEDED FL=626.11
APPROX. C.O. FL=626.66
EX. 10' PERM. RDWAY MAINT. AND UTILITY ESMT. PER P.B. 44, PG. 255
2" WATER METER & VALVE
6" CONCRETE CURB & GUTTER
7" ASPHALT OVER 4" AGGREGATE BASE
8" CONCRETE CURB & GUTTER
CONTRACTOR TO VERIFY LOCATION IN FIELD AND ADJUST TO GRADE AND ALSO VERIFY DEPTH IS ADEQUATE FOR SERVICE
SANITARY MANHOLE (NOT LOCATED IN FIELD)
BACKFLOW PREVENTOR
APPROX. C.O. FL=634.07
APPROXIMATE FL=634.58
EXTENDED FOUNDATION
BICYCLE RACK
HANDICAP STRIPING, SYMBOLS AND SIGNS PER ADA STANDARDS
CONCRETE WHEELSTOPS (TYP.)
CONCRETE WALK
ALTERNATE FUEL/ HYBRID VEHICLES DESIGNATED SPACES 9 SPACES
25' BUILDING SETBACK
6" VERTICAL CONCRETE CURB (TYP)
SILTATION CONTROL (TYP.)
HANDICAP RAMP
TRAFFIC SIGNAL BASE
TRAFFIC CONTROL BOX CUT CROSS
6" BOLLARD
GRADING LIMITS (TYP.)
SIDEWALK TO BE REPAIRED AS NEEDED
SANITARY MANHOLE TOP=638.38 FL=631.57
SANITARY MANHOLE (NOT LOCATED IN FIELD)
SANITARY MANHOLE TOP=635.60 FL=626.86
8" PVC
8" VCP
ASPHALT PAVEMENT
CONCRETE PAVEMENT
CONCRETE PAD
CONC. PAD FREEZER
CONC. FOUNDATION
CONC. PAD
72" METAL FENCE
84" WOODEN FENCE
SAWCUT LINE
CENTERLINE
WHITE STRIPE
YELLOW STRIPE
SOLID DOUBLE YELLOW STRIPE
DASHED WHITE STRIPE
CONC. CURB & GUTTER
CONCRETE WALK
SPEED LIMIT
STOP
DO NOT ENTER SIGN
RIGHT TURN ONLY SIGN
MONUMENT SIGN (APPROVED SEPARATELY)
7" NON-REINFORCED CONCRETE PAVEMENT
7" ASPHALT OVER 4" AGGREGATE BASE
6" CONCRETE CURB & GUTTER
4" ASPHALTIC CONCRETE OVER 8" AGGREGATE BASE
25' BUILDING SETBACK
GRADE BREAK
NO STEP
2.02' CUT CROSS
2.23'
3.46'
3.03'
2.52'
FOUND CROSS 3B EAST
FOUND RR SPIKE
FOUND IRON ROD 3B SOUTH 0.5 WEST
SET IRON PIPE
SET SPINDLE
VERT. CONC.
AREA INLET TOP=632.38 FL=628.84
PROPANE TANK
FIRE HOUSE
BRICK FIREHOUSE
UTILITY POLE W/ LIGHT
NO PARKING
CONC. CURB
GAS
WTR
WV
SAN
DHW
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

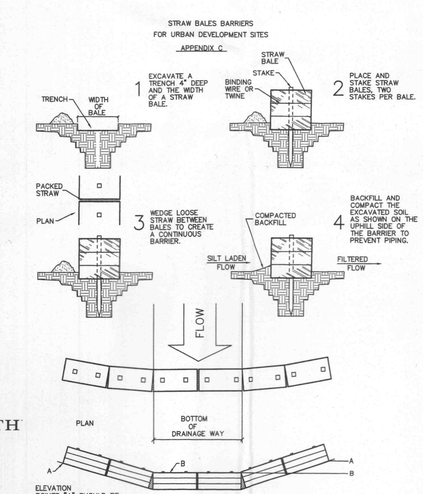
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.



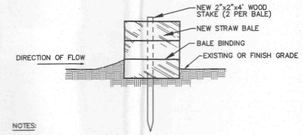
CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Twenty (20) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE/WASHDOWN AREA
NOT TO SCALE

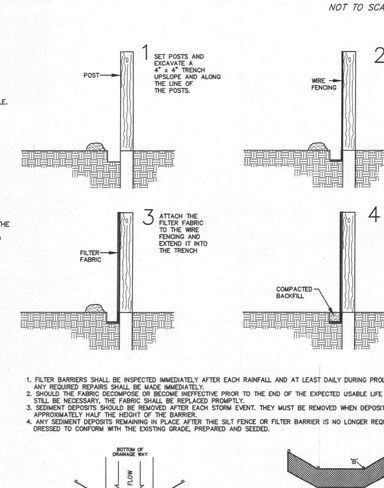


PLACEMENT AND CONSTRUCTION OF STRAW BALE BARRIER



NOTES:
1. STRAW BALES, NOT HAY BALES SHALL BE USED
2. BUTT ENDS OF BALES TIGHTLY TOGETHER.
3. INSTALL BALES WITH BINDING AROUND SIDES, NOT TOP AND BOTTOM.
4. FILL ANY GAP BETWEEN BALES BY WEDGING LOOSE STRAW BETWEEN THEM.

SEDIMENT BARRIER
NOT TO SCALE



1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

SILTATION FENCE DETAIL

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