

GENERAL SPECIFICATIONS

No area shall be cleared without authorization from the project engineer

All grading work performed shall be within a 0.2 feet tolerate of the grades shown on the grading plan

A Geothechnical Engineer shall be employed by the owner and be on site during grading operations.

The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and noted as nterpreted by the Geotechnical Engineer.

Before the grading begins, the owner shall employ a competent, licensed surveyor to establish all lines and

The contractor shall notify the soils engineer at least two days in advance to the start of the grading operation

Trench back fills within the road right-of-way will be water jetted and granular back fill will be used under paved

All areas will be allowed to drain. All low points should be provided with temporary ditches.

A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.

Any existing trash and debris currently on this property must be removed and disposed of off-site.

Soft soil in the bottom of banks of any existing of former pond site should be removed, spread out and permitted to dry sufficiently to be used a fill. None of this material should be placed in proposed right-of-way locations or

No slope shall be grater than 3:1 and shall either be soded or seeded and mulched.

Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds, the grubbing and removal of roots and other surface obstructions from the site, and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed off-site. Topsoil and grass in the fill areas shall be thoroughly diced prior to the placement of any fill. The soils engineer shall approve the dicing operation.

Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibatory roller, or high speed impact type drum rollers acceptable to the soils engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

The soils engineer shall observe and test the placement of the fill to verify that specifications are set. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the

The soils engineer shall notify the contractor of rejection of a lift of fill or portion thereof. The contractor shall rework the rejected portion of fill and obtain notification from the soils engineer of its acceptance prior to the placement of additional fill.

All areas to receive fill shall be scarified to a depth of not less than 6 inches and thence compacted to a least 90 percent of the maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM D-1557). Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches cut into the slopes before the placement of any fill. the width and height to be determined by the soils engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The soils engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the contractor's expense.

6. The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence, the acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.

The surface of the fill shall be finished so that it will not impound water, If at the end of a days work it would appear that there may be rain prior to the next working day the surface shall be finished smooth. If the surface has been finished smooth for any reason it shall be scarified before processing with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the

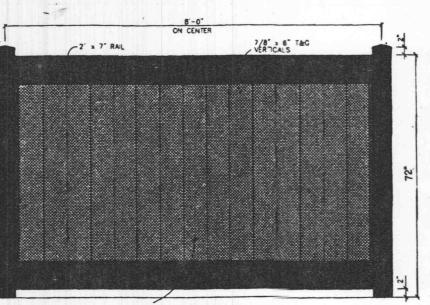
THE DEVELOPER WILL SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING ALL SILTATION AND **EROSION ON THE PROJECT SITE**

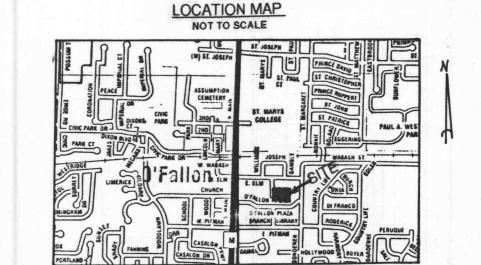
ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM OF ONE-HALF INCH OR MORE STRAW BALES FOR SILTATION CONTROL SHALL BE PLACED

GATE TO BE SAME MATERIAL & CONSTRUCTION AS FENCE EXCEPT THERE WILL BE A METAL TRACK ON THE TOP'& BOTTOM OF IT

VINYL SIGHT PROOF FENCE DETAIL



VINYL FENCE TO MATCH THE COLOR OF THE BUIDING AS CLOSE AS POSSIBLE



PRESENT ZONING: C-2 GENERAL BUSINESS

BUILDING AREA

LANDSCAPED OPEN SPACE 1,700 SQ. FT. 7.9% PAVED AREA 11,525 SQ. FT. 53.4%

TOTAL AREA OF SITE: 21,583 SQ. FT. 100%

8,358 SQ. FT. 38.7%

1 TREE PER 40 FEET OF ROAD FRONTAGE 188' = 4.7 = 5.0 TREES

---- PROPOSED CONTOURS STRAW BALES FOR SILTATION CONTROL

---- EXISTING CONTOURS

2" CALIPER MEDIUM OR LARGE DECIDUOUS 4' HIGH SMALL DECIDUOUS

SHRUBS PP - POWER POLE

GI - GRATE INLET CI - CURB INLET C FIRE HYDRANT

PROPOSED GRADE —···→DRAINAGE

PARKING: 1 HANDICAP 12' X 19' 10 19' X 9'

BUILDING NOT TO EXCEED A HEIGHT OF 50'

LOT 1:21,582.8 SQ. FT. LOT 2:43,923.5 SQ. FT.

THIS SITE SERVED BY: AMEREN UE LACLEDE GAS CO.

VERIZON TELEPHONE ALLIANCE WATER

O'FALLON FIRE PROTECTION DISTRICT

JIM & SHEILA BLECHLE P.O. BOX 301

O'FALLON, MO. 63366

THIS PLAT IS NOT IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP #29183C0237 E DATED AUGUST 2, 1996

NO CHANGES OR DEVELOPMENT OF LOT 2 AT THIS TIME. IF AND WHEN CHANGES ARE PROPOSED, THE CURRENT OWNER AT THAT TIME WILL SUBMIT A SITE PLAN TO THE CITY OF O'FALLON PER REGULATIONS.

ALL PROPOSED PAVEMENT TO BE CONCRETE

THE FOUNDATION OF PROPOSED BUILDING WILL BE USED AS A RETAINING WALL AS NEEDED

PROPOSED USE: GENERAL BUSINESS

WITH CONCRETE CURBING

PRESENT ZONING: C-2 GENERAL BUSINESS

SIDE AND REAR PROPERTY LINE EASEMENTS O' FRONT PROPERTY LINE EASEMENT 25.0'

ALL UTILITIES WILL BE LOCATED UNDERGROUND

WATER LINE, STORM AND SANITARY SEWERS ON THIS PLAT ARE PRIVATE

ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CURRENT APPROVED "ADAAC" GUIDLINES

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WIL BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS

ELECTRIC SERVICE TO BE PROVIDED BY ELECTRIC LINES ON THE SOUTH SIDE OF SITE.

SIDEWALKS, CURBS, AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADAAC GUIDELINES

TEMPORARY DETENTION BASIN AS SHOWN, SIZED FOT LOTS 1 AND 2 PER CITY OF O'FALLON ENGINEERING DEPT.

BUILDING AREA = 8358 SQ.FT. 8358 SQ.FT./ 9 SPACES = 929 SQ.FT./ SPACE PLUS 1 HANICAP SPACE REQUIRED

THE 30' CROSS ACCESS EASEMENT, 15' UTILITY EASEMENT, OCT 1 1 2001 AND 25' UTILITY EASEMENT AS SHOWN WILL BE IN EFFECT. WHEN THE PREVIOUSLY APPROVED PRELIMINARY PLAT OF ELM STREET PLACE IS RECORDED



This is to certify that at the request of James Blechle we have, during May 2001 made a survey and that the results are in accordance with the current minimum standards for property boundary surveys of the State of Missouri.

REVISED SEPT. 28, 200

MAY 2001

METTS & ASSOCIATES, INC.

LAND SURVEYORS & CIVIL ENGINEERS P.O. BOX 593 O'FALLON, MO. 63366 FAX (636) 978-5534 ORDER #409501-B

RECEIVED

REVISED AUGUST 200 **REVISED JUNE 200**