

PART OF U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI



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NO.	DATE	REMARKS	ISSUE/REVISION DESCRIPTIONS
4	10/31/02	CITY REVIEW COMMENTS	
3	9/13/02	CITY REVIEW COMMENTS	
2	7/23/02	CITY REVIEW COMMENTS	
1	5/30/02	P & Z COMMENTS	

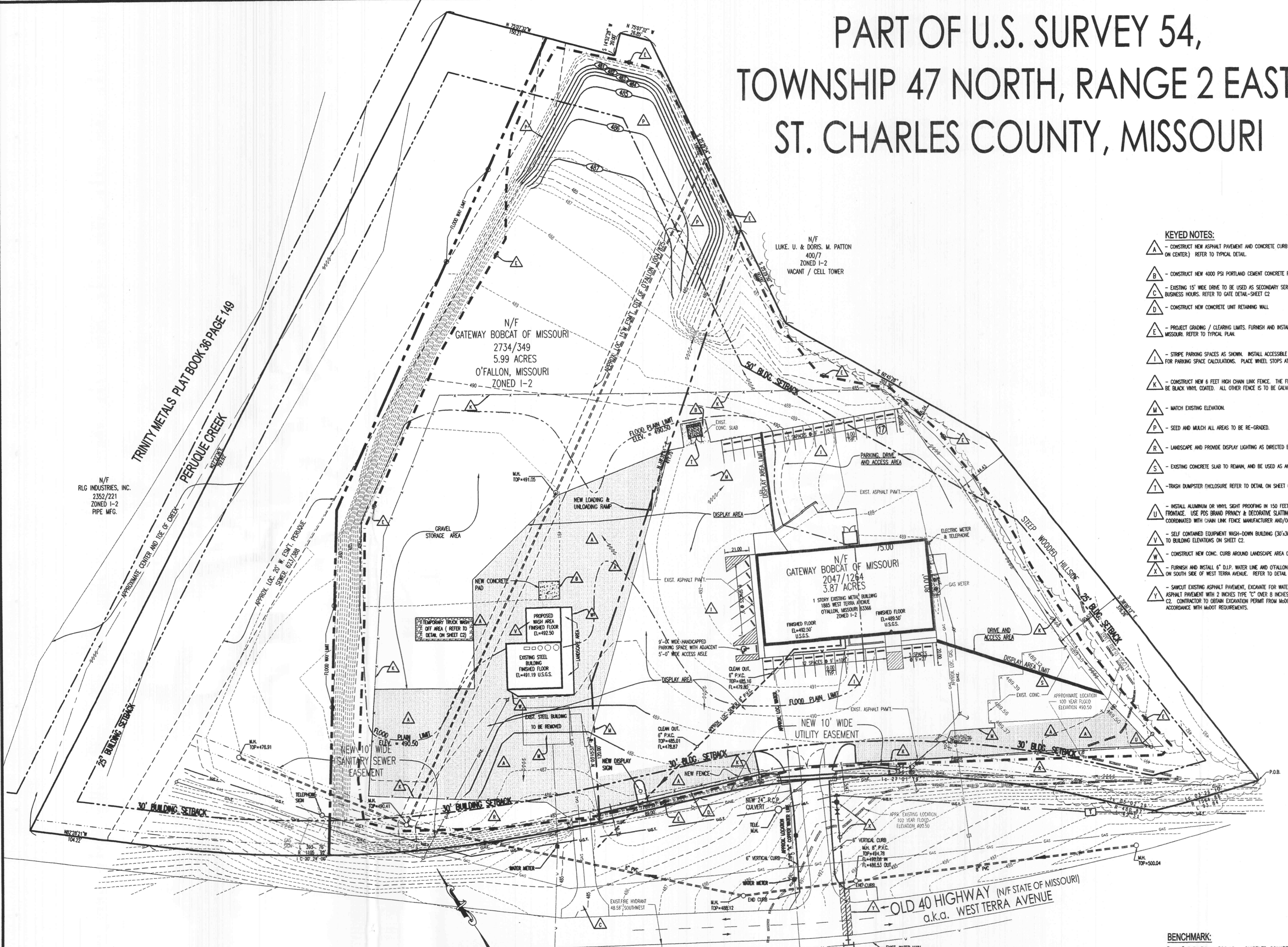
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DATE: 5/30/02
CHECKED: W.K.B.
DRAWN: R.J.R.
SCALE: 1" = 40'

SITE IMPROVEMENT PLAN
GATEWAY BOBCAT OF O'FALLON
1885 WEST TERRA AVENUE
O'FALLON MO. 63366

SHEET NO. **C1**



- KEYED NOTES:**
- A - CONSTRUCT NEW ASPHALT PAVEMENT AND CONCRETE CURB (CURB ALONG ALL FENCE LINES TO BE BUILT w/18" WIDE NOTCHES AT 20' ON CENTER). REFER TO TYPICAL DETAIL.
 - B - CONSTRUCT NEW 4000 PSI PORTLAND CEMENT CONCRETE PAVEMENT. REFER TO TYPICAL SECTION.
 - C - EXISTING 15' WIDE DRIVE TO BE USED AS SECONDARY SERVICE GATE ONLY AND TO REMAIN GATED & LOCKED DURING NORMAL BUSINESS HOURS. REFER TO GATE DETAIL-SHEET C2.
 - D - CONSTRUCT NEW CONCRETE UNIT RETAINING WALL.
 - E - PROJECT GRADING / CLEARING LIMITS. FURNISH AND INSTALL SILTATION FENCE AND MAINTAIN AS REQUIRED BY THE CITY OF O'FALLON, MISSOURI. REFER TO TYPICAL PLAN.
 - I - STRIPE PARKING SPACES AS SHOWN. INSTALL ACCESSIBLE PARKING SIGN AT HANDICAPPED SPACE(S). REFER TO DEVELOPMENT NOTES FOR PARKING SPACE CALCULATIONS. PLACE WHEEL STOPS AT THE HEAD OF EACH PARKING SPACE (REF. TO TYPICAL DETAIL).
 - K - CONSTRUCT NEW 6 FEET HIGH CHAIN LINK FENCE. THE FENCE ALONG THE SOUTH PROPERTY LINE (FACING OLD HIGHWAY 40) IS TO BE BLACK VINYL COATED. ALL OTHER FENCE IS TO BE GALVANIZED. REFER TO DETAIL - SHEET C3.
 - M - MATCH EXISTING ELEVATION.
 - P - SEED AND MULCH ALL AREAS TO BE RE-GRADED.
 - R - LANDSCAPE AND PROVIDE DISPLAY LIGHTING AS DIRECTED BY THE OWNER.
 - S - EXISTING CONCRETE SLAB TO REMAIN, AND BE USED AS AN ADDITIONAL EMPLOYEE PARKING AREA.
 - T - TRASH DUMPSTER ENCLOSURE REFER TO DETAIL ON SHEET C2.
 - U - INSTALL ALUMINUM OR VINYL SIGHT PROOFING IN 150 FEET OF NEW 4" TALL CHAIN LINK FENCE AT EAST END OF WEST TERRA FRONTAGE. USE BIRD BRAND FINISH & DECORATIVE SLATTING, OR SIMILAR, WITH COLOR BY OWNER. SIZE OF SLATTING TO BE COORDINATED WITH CHAIN LINK FENCE MANUFACTURER AND/OR INSTALLER.
 - V - SELF CONTAINED EQUIPMENT WASH-DOWN BUILDING (30'x30') ALL WATER IS RECYCLED. NO WASTE - WATER IS DISCHARGED. REFER TO BUILDING ELEVATIONS ON SHEET C2.
 - W - CONSTRUCT NEW CONC. CURB AROUND LANDSCAPE AREA OF WASH AREA BUILDING. REFER TO TYPICAL DETAIL ON SHEET C2.
 - X - FURNISH AND INSTALL 6" D.I.P. WATER LINE AND O'FALLON FIRE DISTRICT APPROVED HYDRANT. MACHINE TAP EXISTING WATER MAIN ON SOUTH SIDE OF WEST TERRA AVENUE. REFER TO DETAIL ON SHEET C2.
 - Y - SAWCUT EXISTING ASPHALT PAVEMENT, EXCAVATE FOR WATER LINE, BACKFILL WITH COMPACTED 3/4" CRUSHED LIMESTONE. REPLACE ASPHALT PAVEMENT WITH 2 INCHES TYPE "C" OVER 8 INCHES TYPE "X" ASPHALTIC CONCRETE PAVEMENT. REFER TO SECTION ON SHEET C2. CONTRACTOR TO OBTAIN EXCAVATION PERMIT FROM CITY AND TO PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH MAJOT REQUIREMENTS.

SITE IMPROVEMENT PLAN

BENCHMARK:
"RM45" ELEVATION= 526.16 - CHISELED SQUARE ON THE SOUTHEAST WINGWALL OF THE LAKE ST. LOUIS BOULEVARD BRIDGE OVER THE SPILLWAY OF LAKE SAINT LOUIS.

N/F
RLG INDUSTRIES, INC.
2352/221
ZONED I-2
PIPE MFG.

TRINITY METALS PLAT BOOK 38 PAGE 149
PERUQUE CREEK
APPROXIMATE CENTER AND TOE OF CREEK

Scale: 1" = 40'