

GILMAN PLAZA

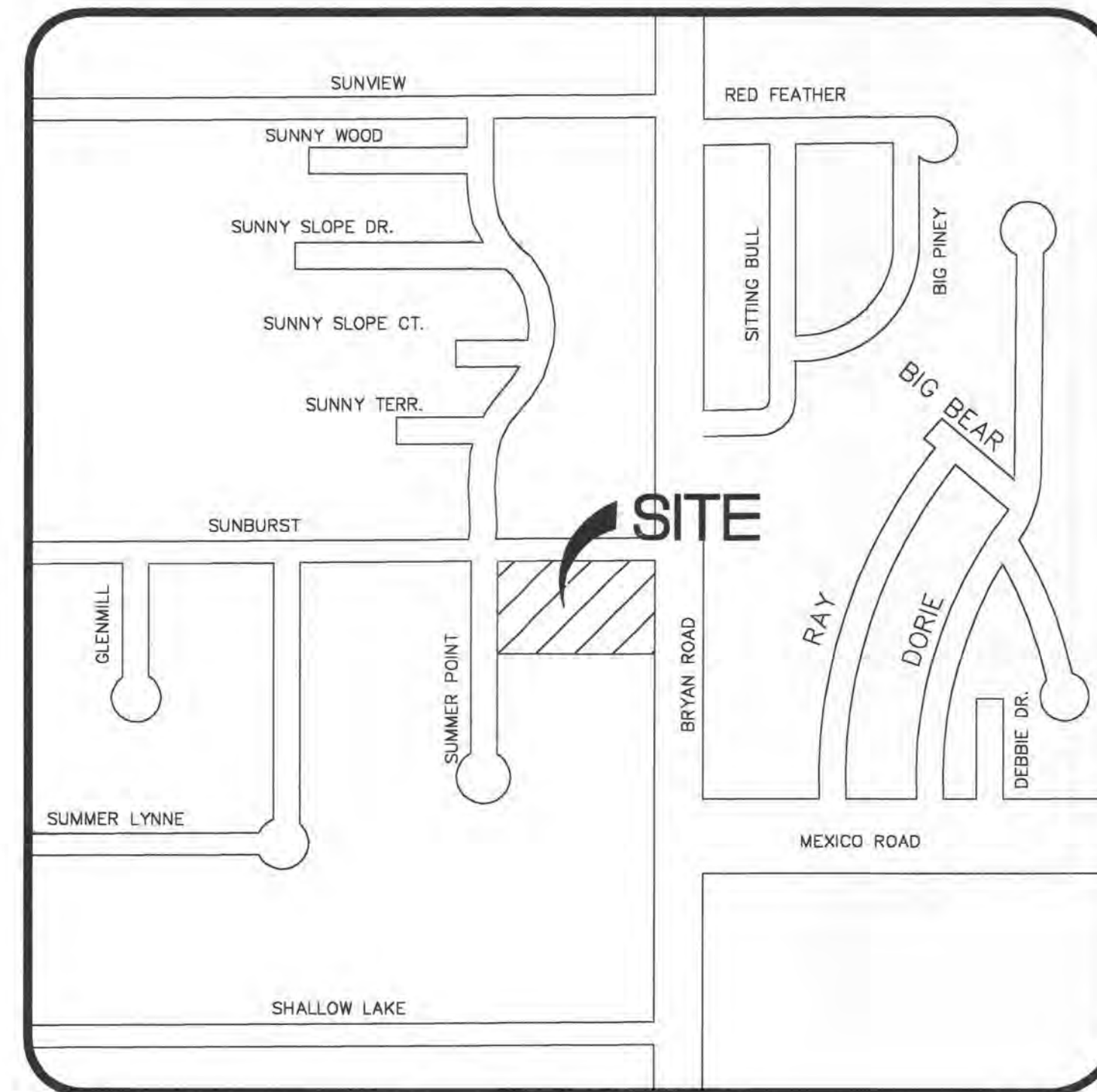
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 36,
TOWNSHIP 47 NORTH, RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI

PROJECT DATA

SITE ADDRESS : 1302 SUNBURST DR.
OWNER : JOSEPH SZRAMKOWSKI
ACREAGE OF TRACT : 1.37 ACRES
ZONING : C-2 "GENERAL BUSINESS"
PRESENT USAGE : RETAIL
ZIP CODE : 63366
UTILITIES : MISSOURI-AMERICAN WATER COMPANY
: CITY OF O'FALLON SEWER
: ST. CHARLES GAS COMPANY
: VERIZON TELEPHONE CO.
: AMEREN-LE
FIRE DISTRICT : O'FALLON FIRE PROTECTION DISTRICT
FIRM PANEL : #29183C0240E, DATED 8-2-1996
ZONE X

LEGEND

DESCRIPTION	SYMBOL
EXISTING WATERLINE	—W—
EXISTING GAS LINE	—G—
EXISTING MAJOR CONTOUR	—500—
EXISTING MINOR CONTOUR	—502—
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
EXISTING SANITARY SEWER	---S---
EXISTING STORM SEWER	---S---
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
PROPOSED WATERLINE	—W—
FIRE HYDRANT	⊗
WATER VALVE	⊕
OVERHEAD UTILITY LINE	—OU—
ADJUST TO GRADE	ATG
MATCH EXISTING	M.E.
POINT OF CURVATURE	P.C.
POINT OF TANGENCY	P.T.
ROUNDING	RNDG
PROPOSED TREE	🌳
PROPOSED SHRUB	🌱



LOCATION MAP
N.T.S.

TABLE OF CONTENTS

COVER SHEET	1
SITE AND GRADING PLAN	2
MISCELLANEOUS DETAILS	3

12-5-05
APPROVED
as noted

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CONSTRUCTION NOTES

- CONTRACTOR/SUBCONTRACTOR SHALL CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATION(S), ANTICIPATED CLEARANCE(S), AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON.
- TOPOGRAPHIC INFORMATION BY MAXWELL & ASSOC. AND AVAILABLE RECORD INFORMATION.
- ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "CONSTRUCTION STANDARDS FOR EXCAVATIONS."
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- THE CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION, ALL PROPERTY DISTURBED BY HIS OPERATIONS.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OR DEMOLITION OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON.
- THE INSTALLATION AND MAINTENANCE OF ALL SILTATION AND EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER [GRADING CONTRACTOR].
- ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY CITY OF O'FALLON DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL THE GRADING WORK IS ACCEPTED BY THE OWNER.
- ALL FILLS, REFILLED OVEREXCAVATIONS, SCARIFIED SURFACES AND TRENCH BACKFILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST, OR ASTM D1557-78. FILL MATERIAL SHALL BE EVENLY SPREAD IN LIFTS OF THICKNESSES SUCH THAT FOLLOWING THE REQUIRED COMPACTIVE EFFORT, THE COMPACTED LAYER WILL NOT EXCEED SIX (6) INCHES IN DEPTH. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE CONTROLLED WITH THE LIMITS ESTABLISHED BY THE MODIFIED AASHTO COMPACTION TEST OR ASTM D 1557-78. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RETAIN A QUALIFIED SOILS CONSULTANT TO OBSERVE ALL PHASES OF THE GRADING OPERATIONS AND TO TEST COMPACTION OF THE FILL DURING PLACEMENT. A REPORT SUMMARIZING THE RESULTS OF ALL COMPACTION TESTS, INCLUDING ANY CORRECTIVE WORK, SHALL BE SUBMITTED TO THE OWNER AND THE CITY OF O'FALLON AT THE CONCLUSION OF THE WORK.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- SIDEWALKS, ACCESSIBLE PARKING SPACES AND CURB RAMPS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT APPROVED "AMERICANS 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 SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE OWNER.
- AREAS OUTSIDE PAVING LIMITS SHALL BE SEEDED AND MULCHED AS DIRECTED BY THE CITY OF O'FALLON AND SHALL BE MAINTAINED UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- PROPOSED CONTOURS SHOWN ARE FINISH GRADE AND READ TOP OF PAVEMENT AND/OR FINISH DIRT GRADE.
- ROCK LINING SHOWN AT THE END OF THE PROPOSED CULVERT EXTENSION SHALL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE. ANY MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER (GRADING CONTRACTOR).
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- NEW SIGN LOCATION MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
- PROPOSED ROAD SIGNS SHALL BE INSTALLED ACCORDING TO THE CURRENT APPROVED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" AND/OR THE CITY OF O'FALLON AND MODOT. ALL SIGN POST 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 THE CITY AND MODOT).
- EXISTING STORM SEWER INLETS SHALL BE MARKED AS DIRECTED BY THE CITY OF O'FALLON. SEE PLAN FOR LOCATIONS. AN APPROVED TABLE OF ADHESIVE MARKERS IS AVAILABLE ON THE MISCELLANEOUS DETAILS SHEET.

SITE BENCHMARK

580.92 - USGS "X" CUT ON CONCRETE BASE OF SIGN AT NORTHWEST CORNER OF BRYAN ROAD AND SUNBURST DRIVE.

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

CITY FILE NUMBER: 3502



THE WORK PREPARED BY OR UNDER THE DIRECTION OF THE ENGINEER AND THE SIGNATURE OF THE ENGINEER ARE LIMITED TO THE PROJECT AND AREA SPECIFICALLY IDENTIFIED ON THESE PLANS AND ANY OTHER APPLICABLE STATE, FEDERAL, COUNTY, CITY, OR LOCAL ORDINANCES, RULES, REGULATIONS, ORDINANCES, AND SPECIFICATIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE INVESTIGATION AND RECOMMENDATIONS, SURVEYING, TESTING, AND SOILS ANALYSIS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE INVESTIGATION AND RECOMMENDATIONS, SURVEYING, TESTING, AND SOILS ANALYSIS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE INVESTIGATION AND RECOMMENDATIONS, SURVEYING, TESTING, AND SOILS ANALYSIS.

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GILMAN PLAZA

COVER SHEET

RECEIVED
NOV 28 2005

REVISED

8-5-05 CITY COMMT'S
7-20-05 CITY COMMT'S
6-21-05 CITY COMMT'S

04079

BASEMAP NO.

03/24/05

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