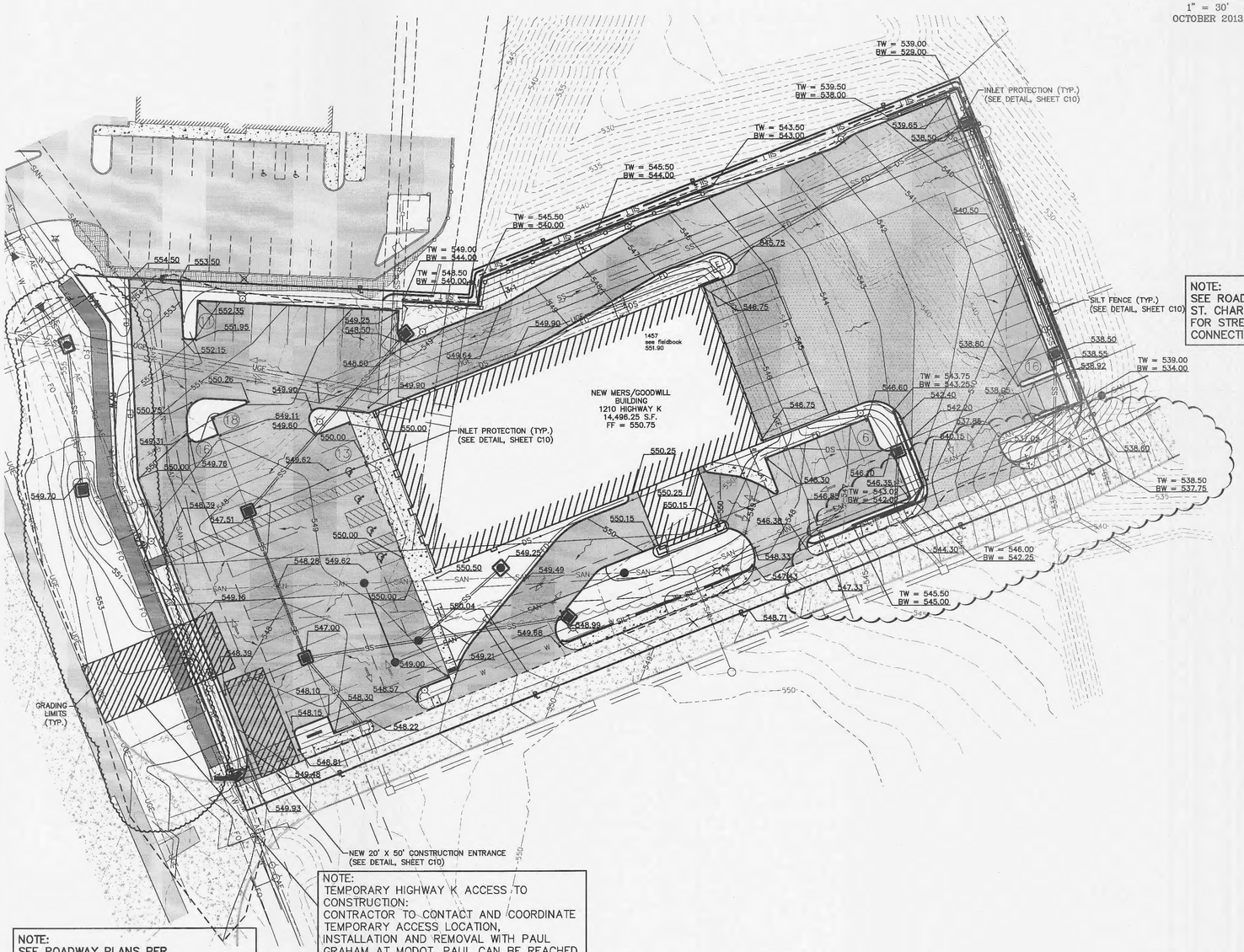
GRADING PLAN

30 0 15 30 60

1" = 30'
OCTOBER 2013



NOTE:
SEE ROADWAY PLANS PER
ST. CHARLES ENGINEERING & SURVEYING
FOR STREET GRADES AND ENTRANCE
CONNECTIONS.

NOTE:
TEMPORARY HIGHWAY K ACCESS TO CONSTRUCTION:
CONTRACTOR TO CONTACT AND COORDINATE TEMPORARY ACCESS LOCATION, INSTALLATION AND REMOVAL WITH PAUL GRAHAM AT MODOT. PAUL CAN BE REACHED AT 636 379-0822

NOTE:
TEMPORARY CONSTRUCTION ENTRANCE SHALL BE REMOVED BEFORE OPENING OF STORE.

NOTE:
SEE ROADWAY PLANS PER
ST. CHARLES ENGINEERING & SURVEYING
FOR STREET GRADES AND ENTRANCE
CONNECTIONS.

SOIL PREPARATION AND COMPACTION:
REMOVE ALL STUMPS, BUSHES, TREES, WEEDS, ROOTS AND OTHER SURFACE OBSTRUCTIONS FROM THE SITE. CONTRACTOR TO STRIP ALL TOPSOIL FROM THE ENTIRE AREA TO BE GRADED. AFTER THE REMOVAL OF ALL FOREIGN ORGANIC MATTER, AND AFTER STRIPPING OF TOPSOIL, THE ENTIRE SURFACE TO BE FILLED, OR AREAS THAT ARE CUT TO SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES AND THEN COMPACTED BY PROOF ROLLING WITH SUITABLE COMPACTION EQUIPMENT WEIGHING NOT LESS THAN 400 PSI BASED ON THE CONTACT AREA OF ONE ROW OF FEET, OR PNEUMATIC-TIRED ROLLER OF EQUIVALENT COMPACTION CHARACTERISTICS.

THE MAXIMUM THICKNESS OF FILL SHALL BE IN LIFTS NOT TO EXCEED 8 INCHES. THE PROOF ROLLING AND THE FILL COMPACTION OPERATIONS UNDER THE BUILDING AND PAVED AREAS SHALL PRODUCE AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TEST (ASTM D-698). ANY SOFT AREAS ENCOUNTERED DURING PROOF ROLLING SHALL BE UNDERCUT AND REPLACED WITH A PROPERLY COMPACTED FILL. THE COMPACTION OF THE FILL SHALL BE TESTED DURING PLACEMENT BY A QUALIFIED SOIL TECHNICIAN TO DETERMINE IF THE PROPER DENSIFICATION IS TAKING PLACE. ALL FILL USED ON THE SITE SHOULD CONSIST OF LOW PLASTICITY SOILS AS APPROVED BY THE SOILS ENGINEER. AFTER PROOF ROLLING, NO WATER SHOULD BE ALLOWED TO POND ON THE SURFACE. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS. COMPACTION EQUIPMENT SHALL BE OPERATING OF THE SITE AT ALL TIMES DURING FILLING OPERATIONS.

NOTE:
ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

NOTE:
HANDICAP SPACES AND RAMPS CANNOT HAVE A GRADE IN EXCESS OF 2% IN ANY DIRECTION.

NOTE:
ALL DISTURBED GRASS AREAS ARE TO BE SODDED UNLESS NOTED OTHERWISE. (SEE LANDSCAPE PLAN)

NOTE:
PROVIDE CITY WITH COPY OF GRADING COMPACTION TEST RESULTS

NOTE:
GRADES CANNOT EXCEED A 3:1 SLOPE.

NOTE:
ALL TRUCKS MUST BE WASHED DOWN PRIOR TO LEAVING SITE.

NOTE:
ROADWAY MUST BE KEPT CLEAN AND FREE OF ALL MUD, DIRT, AND DEBRIS AT ALL TIMES.

BMP	QTY	
SILT FENCE	702 L.F.	TEMPORARY

NOTE:
ALL DRIVE AND CURB DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

AREA CALCULATION

LOT SIZE	=100,232 S.F.
BUILDING AREA	=14,496.25 S.F.
PAVEMENT AREA	=68,497 S.F.
TOTAL IMPERVIOUS AREA	=82,926 S.F.
LANDSCAPE/GREENSPACE AREA	=17,306 S.F.
GREENSPACE AREA	= 17%

NOTE:
COCHRAN HAS PREPARED A GEOTECHNICAL REPORT FOR THIS PROJECT. HOWEVER, MASS GRADING HAS BEEN PERFORMED ON THE PROJECT SITE SINCE THE REPORT WAS PREPARED. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE REPORT AND THE TEST REPORTS FOR THE RECENT GRADING AND PERFORMING CONSTRUCTION ACCORDINGLY.

PREPARED FOR:
MERS/GOODWILL
1727 LOCUST ST.
ST. LOUIS, MO 63103
314-241-3464

LEGEND

EXISTING RIGHT OF WAY	R/W
PROPERTY LINE	P
EXISTING EASEMENT	
BUILDING SETBACKS	
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING ARIEL ELECTRIC	AE
EXISTING GAS LINE	G
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING WATER MAIN	W
EXISTING FIBER OPTIC LINE	FO
EXISTING CABLE TELEVISION	CATV
EXISTING STORM SEWER	SS
EXISTING SANITARY SEWER	SAN
EXISTING SANITARY SEWER MANHOLE	
NEW STORM SEWER CURB INLET/ MANHOLE	
NEW SANITARY SEWER MANHOLE	
NEW SANITARY CLEANOUT	
NEW SANITARY SEWER LATERAL	LAT
NEW STORM SEWER	SS
EXISTING FIRE HYDRANT	
NEW FIRE HYDRANT	
ACCESSIBLE PARKING SYMBOL	
ACCESSIBLE PARKING SIGN	
PARKING NUMBERS	#
EXISTING ASPHALT	
NEW STANDARD DUTY CONCRETE PAVEMENT	
NEW HEAVY DUTY CONCRETE PAVEMENT	
EXISTING CONCRETE PAVEMENT	
NEW CONCRETE SIDEWALK/APPROACH	
NEW ASPHALT TRAIL	
NEW BUILDING	
NEW BUILDING	
NEW LIGHTS	
NEW ELECTRIC TRANSFORMER	E
NEW FENCE	
EXISTING CONTOUR	
EXISTING CONTOUR IDX	XXX
NEW CONTOUR	XXX
NEW CONTOUR IDX	XXX
NEW SILT FENCE	SILT
DRAINAGE ARROW	
NEW FRENCH DRAIN	FD
NEW DOWNSPOUT COLLECTOR	DS
NEW UNDERGROUND ELECTRIC	UGE
GRADING LIMITS	

REVISION DATE:
11-19-13 PER CITY COMMENTS
12-19-13 COMMENTS
1-16-14 MODOT COMMENTS
2-11-14 PER MODOT COMMENTS
4-4-14 PER ACCESS ROAD MODIFICATIONS

City of O'Fallon Standard Commercial Notes and Details - June 2010

MERS/GOODWILL

COCHRAN
North Office
8 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@cochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

STATE OF MISSOURI
ERIC SCOTT KIRCHNER
E-2001004618
PROFESSIONAL ENGINEER

DATE

Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer / Owner Information:
Mers/Goodwill
1727 Locust St.
St. Louis, MO 63103
314-241-3464

City of O'Fallon Standard Sheet

P+Z No.
Approval Date: 01/03/2013
07/18/2013
City No. 18-12.02
18-12.02.

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