LAND LOT 2 - HOME DEPOT OUTPARCEL

MEXICO ROAD, O'FALLON, MO.

FINAL GRADING AND EROSION CONTROL PROJECT

FOR:

GENUINE PARTS COMPANY
2999 CIRCLE 75 PARKWAY
ATLANTA, GEORGIA 30339
PHONE: 770-956-2609

PREPARED BY:

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ CIVIL ENGINEERING ▪ LAND SURVEYING
350 RESEARCH COURT ▪ NORCROSS, GEORGIA 30092 ▪ (770)451-2741 ▪ FAX (770)451-3915 ▪ WWW.PECATL.COM

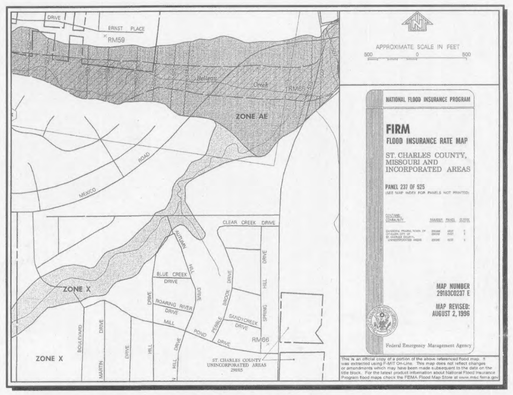
ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.

GENERAL NOTES:

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
2. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS AND THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE, AND LOCAL CODES, RULES, AND REGULATIONS.
6. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. TESTING SHALL BE PERFORMED OR PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
9. NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL)."
10. INDICATED GRADES ARE FINISHED GRADES.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE.
12. RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
13. "DEVELOPER POSTS A FINANCIAL GUARANTEDD OF PERFORMANCE (PER AN APPROVED COST ESTIMATE) AS REQUIRED BY ARTICLE 405 OF SUBDIVISION ORDINANCE."
14. THE CONTRACTOR SHALL ASSUME COMPELTE RESPONSIBILITY OF CONTROLLING ALL SILATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGH THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR THE CITY OF O'FALLON AND OR MoDOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILT 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 AND/OR MODOT.
15. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS." NOTE THAT THE MOSITURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DTERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO TEH CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF HTE CITY OF O'FALLON
16. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES
17. ALL UTILITES WILL BE LOCATED UNDERGROUND
18. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE TO BE SEEDED AND MULCHED.
19. TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MOST STRINGENT.
20. ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.

SITE INFORMATION:

1. TOTAL SITE AREA IS 1.125 ACRES ON LAND LOT 2 OF HOME DEPOT ACRES, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI.
2. CURRENT ZONING FOR THIS SITE IS C-2 (GENERAL BUSINESS).
3. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY "THE STERLING CO", DATED FEBRUARY 26, 2006; AND REVISED FEBRUARY 26, 2008
4. VERTICAL DATUM – PLAT DATUM
5. PROJECT BENCHMARK – FEMA FIRM MAP #29183C0237 E, AUGUST 2, 1996, PANEL 237 OF525, (RM65 DESTROYED) FOUND AND USED RM 66 IN GOOD CONDITION (ELEV=581.74' (NGVD29)). RM66 – CROSS CUT ON THE WEST BOLT OF A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF MILL POND DRIVE AND SPRING HILL DRIVE. APPROXIMATELY 2,000 FEET SOUTHEAST OF SUBJECT PROPERTY ALONG HIGHWAY K.
6. SITE BENCHMARK – 539.71' (NGVD29) IRON PIN IN ASPHALT AS SHOWN HEREON AT THE SOUTH ROUNDING OF MEXICO ROAD AND MEXICO LOOP ROAD. BEING 3.6' NORTH OF THE TOP BACK OF CURB OF SAID ROUNDING AND BEING 54.5' NORTH OF AN EXISTING POWER POLE WITH TRANSFORMER ON THE SOUTHEAST SIDE OF MEXICO ROAD.
7. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 29183C 0237E WHICH HAS AN EFFECTIVE DATE OF AUGUST 2, 1996 AND IS NOT A SPECIAL FLOOD HAZARD AREA.



FEMA FIRM MAP
NOT TO SCALE

SITE MAP (NTS)
MEXICO ROAD
O'FALLON, MO

SITE LOCATION MAP
NOT TO SCALE

CITY NOTE:

"DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING." THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITH IN THE CITY:

1. MAXIMUM DRY DENSITY
2. OPTIMUM MOISTURE CONTENT
3. MAXIMUM AND MINIMUM ALLOWABLE MOISTER CONTENT
4. CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST (ASTM D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE STANDARD PROCTOR TEST ASSHTO T-99, METHOD C (ASTM D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
5. CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LIST ON DOCUMENTS.
6. SPECIFIC GRAVITY
7. NATURAL MOISTER CONTENT
8. LIQUID LIMIT
9. PLASTIC LIMIT

BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY CONSTRUCTION INSPECTOR THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES TO PROCEED ON ANY PROJECT SITE.

CONSTRUCTION SCHEDULE:

	WEEK #1	WEEK #2	WEEK #3	WEEK #4	WEEK #5
1. PLACE CONSTRUCTION EXIT					
2. PLACE EROSION AND SEDIMENT CONTROL DEVICES AND MAINTAIN					
3. CONSTRUCT STORM DRAIN SYSTEM					
4. GRADE TEMPORARY CONSTRUCTION SWALES TO SEDIMENT CONTROL PONDS ON SITE					
5. CLEAR AND STRIP					
6. GRADE SITE					

Sediment and erosion control measures to be inspected daily.

SHEET INDEX

SHEET # 1	COVER SHEET
SHEET # 2	ALTA/ACSM LAND TITLE SURVEY (BY OTHERS)
SHEET # 3	GRADING PLAN
SHEET # 4-5	EROSION AND SEDIMENTATION CONTROL PLAN
SHEET # 6-7	EROSION AND SEDIMENTATION CONTROL DETAILS
SHEET # D1	DETAIL SHEETS (STORM & UTILITY)

PLANNING AND ZONING FILE# 1905.02
APPROVAL DATE: NOVEMBER 2,2006

24 HOUR CONTACT:
SONNY SUPAN @ 770-541-4420

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: 7-23-08
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

DRAWING LEGEND:

FINISHED FLOOR ELEVATION	FF 981.67
PROPOSED SPOT ELEVATION	980.25 +
SILT FENCE	
DRAINAGE SWALE	
DIRECTION OF SLOPE	
EXISTING CONTOUR	982
PROPOSED CONTOUR	982
EXISTING WATER MAIN	W
PROPOSED WATER MAIN AND SIZE	8"
PROPOSED WATER SERVICE LINE AND SIZE	2"
EXISTING WATER VALVE	WV
PROPOSED WATER VALVE	
EXISTING WATER METER	WM
EXISTING FIRE HYDRANT	EX. FH
PROPOSED FIRE HYDRANT WITH VALVE	FH
PROPOSED HOSE BIBB	HB
EXISTING SANITARY SEWER LINE	S
PROPOSED SANITARY SEWER LINE	
EXISTING SANITARY SEWER MANHOLE	EX. MH
PROPOSED SANITARY SEWER MANHOLE	MH
EXISTING STORM SEWER LINE	
PROPOSED STORM SEWER LINE	
EXISTING SINGLE WING CATCH BASIN	EX. CB
PROPOSED SINGLE WING CATCH BASIN	SWCB
EXISTING DOUBLE WING CATCH BASIN	EX. CB
PROPOSED DOUBLE WING CATCH BASIN	DWCB
EXISTING JUNCTION BOX	EX. JB
PROPOSED JUNCTION BOX	JB
EXISTING DROP INLET OR YARD INLET	EX. D.I. or Y.I.
PROPOSED DROP INLET OR YARD INLET	DI or YI
PROPOSED DROP INLET W/CONCRETE APRON @ CORNER OF CURB	DI
EXISTING WEIR INLET	EX. WI
PROPOSED WEIR INLET	WI
EXISTING HOODED GRATE CURB INLET	EX. C.I.
PROPOSED HOODED GRATE CURB INLET	HG
EXISTING HEADWALL	EX. HW
PROPOSED HEADWALL	HW
CONCRETE WALL	
"MESA TYPE" WALL	
TOP OF WALL ELEVATION	TW 983.50 +

TYPICAL WALL LABEL
TF = TOP FOOTING
TW = TOP OF WALL
FG = FINISHED GRADE
BF = BOTTOM OF FOOTING

FIELD STAKING LEGEND

ITEM STAKED	SYMBOL	COLOR OF FLAGGING
BOUNDARY TRAVERSE POINT	△"2	ORANGE-GLO
PROPERTY CORNERS	○	YELLOW & WHITE STRIPE
CLEARING LIMITS	CENTER	PINK-GLO
CENTERLINE	℄	YELLOW
POINT OF INTERSECTION	P.I.	RED
CENTERLINE INTERSECTION	℄ INT.	RED
END OF STREET	END ST	RED
CURB OFFSET	I.P. B.O.C.	ORANGE
BUILDING CORNER	BLDG. COR. 2	BLUE
BUILDING CORNER OFFSET	I.P. BLDG. COR 2	BLUE & WHITE STRIPE
SANITARY SEWER		WHITE
STORM SEWER		RED & WHITE STRIPE
BENCHMARK	B.M.	LIME-GLO
TEMPORARY BENCHMARK	T.B.M.	LIME-GLO
TOPO GRID		LIME-GLO
WATER		ORANGE & WHITE STRIPE
MISCELLANEOUS		GREEN

OWNER CONTACT:
SONNY SUPAN
GENUINE PARTS COMPANY
NAPA AUTOMOTIVE PARTS GROUP
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sterling@sterling-eng-sur.com

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CONSTRUCTION INSPECTION
CITY OF O'FALLON

LAND LOT 2 - HOME DEPOT OUTPARCEL
FINAL GRADING AND EROSION CONTROL PROJECT
FOR
GENUINE PARTS COMPANY
2999 CIRCLE 75 PARKWAY
ATLANTA, GEORGIA 30339
PHONE: 770-956-2609

LAND LOT 2
FRACTIONAL SECTION 32,
TOWNSHIP 47 NORTH, RANGE 3 EAST

CITY OF O'FALLON
ST. CHARLES COUNTY
MISSOURI

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
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REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	06/03/08	PEC	GRADING REVISIONS
-2	06/27/08	PEC	CITY COMMENTS

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JUL 09 2008

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STATE OF MISSOURI
MICHAEL S. TAYLOR
NUMBER
REGISTERED PROFESSIONAL ENGINEER
6/27/08

SET DATE:
APRIL 3, 2008

JOB NUMBER: 05002.00

1
SHEET

Const. Inspector