

A SET OF CONSTRUCTION PLANS FOR
IMO'S PIZZA AND RETAIL CENTER
THE RESUBDIVISION OF LOT 6 OF WINGHAVEN CENTRE
A TRACT OF LAND BEING PART OF SECTION 1,
TOWNSHIP 46 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

STANDARD SYMBOLS & ABBREVIATIONS

Table listing various symbols and abbreviations for engineering elements such as Tree or Bush, Light Pole, Sanitary Sewer & Manhole, Storm Sewer & Inlet, Mailbox, Electric Line, Gas Line, Water Line, Telephone Line, Cable TV Line, Overhead Wire, Utility Pole, etc.

PRINCIPLES & STANDARDS:

- 1. All excavations, grading, or filling shall have a finished grade not to exceed a 5:1 slope (33%). Steeper grades may be approved by the designated official...
2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters...
3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion...

GENERAL NOTES:

- 1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only...
2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-180 Compaction Test...
3. No area shall be cleared without the permission of the Project Engineer.

GRADING NOTES:

- 1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations...
2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom...
3. The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.

DEVELOPMENT NOTES:

- 1. Area of tract: Lot 6A = 27,347.06 sq.ft. = 0.6278 Acres; Lot 6B = 247,603.66 sq.ft. = 5.6841 Acres
2. Current Zoning: C-2 (City of O'Fallon)
3. Proposed Use: Restaurant/Retail
4. Area of Building: 3,900 sq.ft.

ACC PROPERTIES
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO. 63385
636-332-6521
PROJECT NAME: IMO'S PIZZA

PREPARED FOR:
PROJECT NAME: IMO'S PIZZA

VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

- Seeding Rates:
Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.
Temporary:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
Oats - 120 lbs./ac. (2.75 lbs. per square foot)

LANDSCAPE LEGEND

- QTY. (20) - INDICATES PROPOSED EVERGREEN OR ORNAMENTAL SHRUB (mugo pines, yews, junipers, hollies, boxwoods)
QTY. (1) - INDICATES PROPOSED DECIDUOUS SHADE TREE (ashes, oaks, maples, birches, sweet gum)
IRRIGATION NOTE:
1. ALL LANDSCAPED AREAS SHALL BE IRRIGATED.
2. HOSE BIBS SHALL BE USED FOR IRRIGATION PURPOSES.

- 4. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
5. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
6. All construction and materials shall conform to the current construction standards of the City of O'Fallon.
7. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

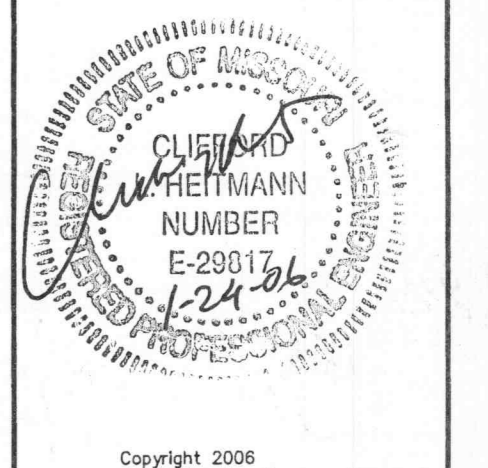
Table with 7 columns: Manufacturer, Size, Adhesive, Style, Message (Part #), Website. Rows include ACP International, DAS Manufacturing, Inc.

USGS REFERENCE BENCHMARK

REFERENCE BENCHMARK ELEV 667.66
STANDARD DISK STAMPED 'ORF 1931' SET IN A 12" SQUARE CONCRETE MONUMENT, LOCATE ABOUT 3 MILES SOUTHWEST OF THE TOWN OF O'FALLON, 2 MILES SOUTHEAST OF THE DAM FOR LAKE SAINT LOUIS...

GRADING QUANTITIES:
426 C.Y. CUT (INCLUDES SUBGRADE)
1,289 C.Y. FILL (INCLUDES 15% SHRINKAGE)
863 SHORT
THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

CALL BEFORE YOU DIG!
1-800-DIG-RITE



REVISIONS table with columns for Date, Description, and Revisions. Includes entries for Duckett Comments, PWS#2 Comments, etc.

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Project information table including DATE (07/27/05), PROJECT NUMBER (05-13233), SHEET OF (1 OF 6), and FILE NAME (13233con.dwg).

2-3-06 GH
APPROVED
as noted

DATE 07/27/05
PROJECT NUMBER 05-13233
SHEET OF 1 OF 6

Bldg. Inspector