#### GRADING NOTES

- 1. A Geolean shall be employed by the owner and be on site during All soils tests shall be verified by the Geothers concurrent with the grading and backfilling operation the semiper shall also supply the City construction inspects are report(s) prior ro or during site soil testing.
- 2. The group compaction shall perform a complete grading and compaction operation as the plans, stated in these notes, or reasonably implied there from all in accordance with the plans and notes as interpreted by the Deotechnical Engineer.
- 3. The Contractor man notify the Soils Engineer at least two days in advance of the short of the grading operation.
- 4, All areas and a second to drain. All low points shall be provided with temporary sites
- 5. All the backfills, under buildings, proposed side ines and/or paved areas, shall be compacted to be "Modified A.A.S.H.T.O. T-10 (A.S.T.M.-D-1557), or 95% maximum density as tandard Proctor Test A.A.S.H.T.O. T-99. All times and a roadways shall be compacted from the bottom of the land to the Modified density as determined by the Modified determined by Proctor Test A.A.S.H.T.O. T-99, Method "C" (AS ahall be verified by a soils engineer backfilling operations.
- that includes monitored and maintained 6. A 560000 sediment and/or straw bales should be implemented as soon ... No graded area is to be allowed to remain bare without seeded and mulched. Care should be exercised to preven damaging adjacent property and silting up existing d storm drainage systems. All erosion control systems spected and necessary corrections made within 24 hours of gin storm resulting in 1/2 inch of rain or more.
- 7. Debris and on material from any existing on-site building or structure cheduled to be razed for this development must be disposed of |- III
- 8. All trash and rebream site, either existing or from construction. must be re led ind properly disposed of off-site.
- 9. Soft soil in bottom and banks of any existing or former pond sites or trans or on any sediment basins or traps should be removed, si and permitted to dry sufficiently to be used as fill. None material should be placed in proposed public right-of-was ations or on any storm sewer locations.
- 10. Site preparat Lludes the clearance of all stumps, trees, bushes, shrubs, and walls; the grubbing and removal of roots and other surface obstructors from the site; and the demolition and removal of any man-male structures. The material shall be properly disposed of off-site. I will and grass in the fill areas shall be thoroughly disced prior land placement of any fill. The Soils Engineer shall approve the peration.
- shall consist of tamping rollers, pneumatic-tired rollers, vibr rs, or high speed impact type drum rollers acceptable Engineer. The roller shall be designed so as to avoid a layered fill without proper blending of successive
- 12. The Soils Er and observe and test the placement of the fill to verify that Ins are met. A series of fill density tests will be determined a lift of fill. Interim reports showing fill quality will be made to the tregular intervals.
- 13. The Soils Engir III notify the Contractor of rejection of a lift of fill or portion the The Contractor shall rework the rejected portion of fill and obtain ation from the Soils Engineer of its acceptance prior to the part of additional fill.
- 14. All areas to ill shall be scarified to a depth of not less than 6 inches and in accordance with the specifications given below. Natur is steeper than 1 vertical to 5 horizontal to receive fill shall have tal benches cut into the slopes before the placement . The width and height to be determined by the Soils Engine | fill shall be loosely placed in horizontal layers not exceeding 8 without thickness and compacted in accordance with the specification derbelow. The Soils Engineer shall be responsible for determining eptability of soils placed. Any unacceptable soils placed shall be beed at the Contractor's expense.
- 15. The sequence | gration in the fill areas will be fill, compact, verify acceptable sol sity, and repetition of the sequence. The acceptable moisture con Juring the filling operation are those at which satisfactory sities can be obtained. The acceptable moisture contents during operation in the remaining areas are from 2 to 8 percent of the optimum moisture control.
- 16. The surface of the beautiful and the brighted so that it will not impound water water a days work it would appear that there may be rain a working day, the surface shall be finished smooth to any reason, it shall be proceeding with the placement of succeeding lifts. I laced on frozen ground, nor shall filling operations the temperature is such as to permit the layer und and freeze.
- 17. Fill and compacted to the criteria specified in the following

PERCENT COMPACTION

Fill in built	below footings	90%
Fill under	and pavement	90%
Fill other man	greas	88%
Natural sul		88%
Pavement was		90%
Pavement Limit	ta '	90%

Measured of the maximum dry density as determined by modified diest (A.S.T.M.-D-1557).

Moisture be within 2 percent below or 4 percent above opliming content if fill is deeper than 10 feet.

# A SET OF CONSTRUCTION PLANS FOR LOT 2 OF KEATON CROSSING"

TRACT OF LAND BEING PART OF LOT 15 OF JOHN D. COALTERS HOWELL PRARIE TRACT", IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE B EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI



### LEGEND

CURB INLET STREET LIGHT DOUBLE CURB INLET -582 EXISTING CONTOUR AREA INLET MANHOLE -582 PROPOSED CONTOUR FLARED END SECTION END PIPE STREET SIGN CONCRETE PIPE REINFORCED CONCRETE PIPE NO PARKING SIGN CORRUGATED METAL PIPE WATER VALVE CAST IRON PIPE POLY VINYL CHLORIDE (PLASTIC) BLOW DFF ASSEMBLY CLEAN OUT FLOWLINE ELEVATION OF HOUSE CONNECTION THE HYDRANT STORM SEWER - SANITARY SEWER OF SEWER MAIN

## LANDSCAPE LEGEND

INDICATES PROPOSED HARDWOOD TREE (ashes, oaks, maples, birches, sweet gums) minimum 2" caliper INDICATES PROPOSED EVERGREEN TREES

minimum 6 ft. height 30 INDICATES EXISTING TREE

INDICATES PROPOSED EVERGREEN SHRUBS

South of Renne

Parmymanic

(mugho pines, yews, Junipers, hollies, boxwoods) INDICATES PROPOSED ORNAMENTAL SHRUBS (spireas, forsythia, barberries, privets, lilacs)

\*\*LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL\*\* DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

> MEGETATIVE ESTABLISHMENT For Development Sites MEPPENDIX A

Tot Response to the transfer Say-apple Committee Station of the August State States and the States Many of Table - 100 Section 10 Special Francisco French or Street - Street -Wheat as the - was a first to the same Service HE also Depleterates HE. Mulch Rates 1980 the second se Fertilizer Raise

Puturns.

\* EDM or other control of the latest and the latest

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#### GENERAL NOTES

- 1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown anot shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvement
- 2. All trench backfills under paved areas shall be granular backfill, and be compacted to 90% of the maximum density as determined by "Modified A.A.S.H.T.O. T-180 Compaction Test. (A.S.T.M.-D-1557). other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- 3. No area shall be cleared without the permission of the Project Engin
- 4. The City of O'Fallon and City of O'Fallon Sewer shall be notified 48 hours prior to construction for coordination and inspection.
- 5. All existing site improvements disturbed, damaged or destroyed shall 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 pulc or private properties or roadways are the responsibility of the developing
- 8. No slopes shall exceed 3(H): 1(V).
- 9. The Contractor shall assume complete responsibility for controlling all siltation 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 siltaion fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MODOT. The Contractor's responsibilities include all design and implementation as required to prevent erasses and the depositing of silt. The Owner and/or the City of O'Folion and/or MODOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Asdepositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each main and affected areas cleaned to the satisfaction of the Owner the City of O'Fallon and/or MODOT.
- antrol systems shall not be limited to what is shown Whatever means necessary shall be taken to atation and erosion from entering natural streams and ways, properties and ditches.
- ramps, ramp and accessible parking spaces shall be accordance with the current approved "American with Act Accessibility Guidelines" (ADAAC) along with the require smatruction materials, specifications and signage. If any conbetween the above information and the plans, the ADAAC shall take precedence and the contractor prior to any suction shall notify the Project Engineer.
- values will be reviewed on site prior to the final occupancy injection. tions will need to be made if not in compliance with City Standids.

#### GRADING QUANTITY 5,555 cu.yds. (INCLUDES 15% SHRINKAGE)

achieving the balance.

The above yardage is an approximation only, NOT FOR BIDDING PURPOSES. Contractors shall verify quantities prior to construction earthwork to balance on-site. The Engineer shall be notified if any difficulties arise in

#### DEVELOPMENT NOTES

1. Area of Tract: 2. Existing Zoning: 3. Proposed Use:

4. Area of Proposed Buildings:

5.27 Acres C-2 General Business District Retail Space 28,069 sq.ft.

Future Buildings: 5. The required height and building setbacks are as follows: Minimum Front Yard: Minimum Side Yard:

0 (10 feet abutting residential or office Minimum Rear Yard: 0 (10 feet abutting residential or office) Maximum Height of Building:

16,089 sq.ft.

6. Site is served by: Duckett Creek Sanitary Sewer District 636-441-1244 AmerenUE Company Laclede Gas Company Public Water District #2 Southwestern Bell Telephone Company 636-949-1301 Cottleville Fire Protection District

636-639-8312 314-658-5418 636-561-3737 636-447-6655

8. According to the Flood Insurance Rate Map of the City of O'fallon, (Community Panel number 290316 0430 E dated August 2, 1996) this property lies within zone X. Zone X is defined as an area of minimal flood hazard.

9. Parking Required: Total leaseable area = 40,190 sq.ft. 5.5 space / 1,000 sq. ft. of leaseable area 40,910 sq. ft. / 1,000 sq. ft. =  $40.91 \times 5.5 = 225$ Total Parking Required: 225 spaces Total Parking Provided: 225 spaces (Including 8 handicap spaces)

10. Landscape Required:  $225 \text{ (spo.)} \times 270 = 60,750 \text{ S.F.}$ 60,750 sq. ft. x 0.06 (%) = 3,645 Total Interior Landscape Required: 3,645 S.F. Total Interior Landscope Provided: 5,109.65 S.F.

58,842.57 S.F. / 3,000 S.F. = 19.61 ~ 20 Total Open Landscape Required: 20 Trees Total Open Landscape Provided: 20 Trees

665.07 L.F. / 100 L.F.=6.65 x 2 (units)=13.3 ~ 14 Units Landscape Required: 14 Units ~ 42 Trees Talle Nuller Landscape Provided: 14 Units ~ 42 Trees 917.43 LF. / 40 L.F. = 22.93 ~ 23 Trees Required: 23 Trees

11. The Developer shall comply with current Tree Preservation Ordinaria 1689 and provide landscaping as set forth in Allian City Of O'Fallon Zoning Ordinances. 15 Trees per Acre Cleared: 9,49 Ac = 11 TOTAL TREES FOR KEATON CROSSING COMMERCIA

\* LOT 2 Requirement = 75 Trees Required \* LOT 3 Requirement = 46 Trees Required LOT 4 Requirement = 21 Trees Required OUTLOT 1 Requirement = Under seperate plan -

(Excluding Outlot 1 under seperate ownership)

Green Space = 63,952.22 sq.ft.

Total Street Trees Provided: 23 Trees

LANDSCAPE PLAN TO BE PROVIDED WITH DEVELED 12. Site Coverage Calculations: Building = 42,920 sq.ft. Povement = 122,619.53 sq.ft.



#### W.E.N. BENCHMARKS

SOUTHWEST END DE U.S. HIGHWAY 40

GEARLE PEDESTAL, 75' WEST OF OFFAVEL ROAD (ACCESS

#### FAINCIPALS & STANDARDS

- and the state of t \$ Steeper grades may be and a maked afficial if the excavation is the fill is adequately and the second transfer of the wall may be required). settlement and a second or beight of four (4) feet shall require the construction of sofely guards as identified in the repropriete sealine(s) at the adapted BOCA Codes and must be approved by the City Bulliang Department. Permanent safety guards will be constructed in accombines with the appropriate section(s) of the adapted BOCA Codes
- 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. Temporary siltation control measures shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- 3. Where natural vegetation is removed during grading, vegetation shall be re-entablished such a density as to prevent erosan Permanent ses shall be established as soon an daussed during the new meding period after grading has www.completed.
- 4. When grading operations are completed or suspended for more there 30 days permanent grows must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be
- All finished grades (areas no to be disturbed by future improvement, in excess of 2(% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- 5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less that 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock riprop or concrete or other suitable materials. Detention basins, diversions or any other appropriate structures shall be constructed to prevent velocities above 5 fps
- 6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots. paved sites and buildings) above the area to be developed shall be directed to diversions, detention pusins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted.
- 7. Development along natural watercourses shall remain tial lot lines, commercial or industrial improve areas or driveways set back a minimum the top of the existing stream bank. The w tained and made the responsibilities

ties or in the case of a ent vegetation should bledened streem beand till Army Diss. But the little to the

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RECEIVED SEP 2 6 200% CITY OF O'FALLON, MO

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SCLAIMER OF RESPONSIBILITY



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