SITE NOTES

1. All dimensions shown are to back of curb unless noted otherwise.
2. DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
3. Additional siltation control may be required as directed by the City of O'Fallon.
4. Storm sewers are to be private unless otherwise noted.
5. Contractor to notify the engineer if discrepancies are found in the field compared to the design plans.
6. Reference points, such as survey monuments, bench marks, stakes, etc., shall be preserved, but if disturbed or destroyed, shall be replaced as directed, at the expense of the contractor.

   All concrete and asphalt concrete pavement to be removed shall be sawcut on a straight line along the contact line with the existing pavement to remain. Concrete walks and curbs to be removed shall be sawcut at the nearest contraction or expansion joint.

   No work shall be done which will affect existing utilities prior to having ascertained that the utilities have been properly capped, plugged, or otherwise abandoned in a manner acceptable to the affected utility company. The appropriate agency shall be notified prior to the commencement of any work which will affect any existing utility. Removals or relocations by utility companies are to be initiated and coordinated by the Contractor.
7. All site construction and sewer construction to be per City of O'Fallon standards and specs.
8. Conduct operations to prevent injury to adjacent buildings, structures, other facilities and persons. Signs, lights, and barricades shall be installed at all locations as necessary to guard against accident. Promptly repair damages caused to facilities by operations, as directed by the engineer and at no cost to the Owner.
9. See irrigation plans by others for site irrigation.
10. New pavement – The Contractor shall fine grade and proof roll the subgrade to the elevations as shown. Subgrade shall be compacted to densities noted. The base course and surface course shall be constructed in accordance with Missouri Standard Specifications for Highway Construction. The base course shall be Type 5A crushed rock and the compacted thickness shall be as shown on the drawings. Base course shall be compacted to densities noted. The asphalt surface wearing course shall be Type C asphaltic cement, penetration grade 85–100. Final rolled density shall not be below 95% of the average density of Marshall test laboratory specimens. Constructed thickness shall be within 1/4".

    Maintenance of finished asphaltic concrete surfacing will be required until acceptance of work by Owner.
11. Pavement traffic marking to be one (1) coat of paint, white except as shown, and shall be chlorinated rubber based paint meeting Federal Specifications No. TT–P–115–D, Type III or equal. Application shall be 15 mils thick wet film (320 lin. ft. of 4" stripe per gallon).
12. Building dimensions as shown are per plans received by Pickett, Ray and Silver. If discrpepancies are found contact the engineer prior to proceeding with construction.
13. Site lighting design is by others. Refer to electrical plans for site lighting locations and specifications.

LOADING SPACE REQUIREMENTS:
13,267 S.F. = 2 REQUIRED
PARKING REQUIREMENTS:
27 EMPLOYEES = 27 SPACES
271 MAX. PUPILS/10 = 27 SPACES
54 SPACES REQUIRED (A VARIANCE HAS BEEN APPLIED FOR)
1 H.C. SPACE IS REQUIRED
PARKING PROVIDED = 38 SPACES
(INCLUDES 2 H.C. SPACES)

SITE COVERAGE CALCULATIONS:
LOT AREA = 65,000 S.F.
BUILDING AREA INCLUDES WALKS & PORCH = 14,941 S.F. OR 23%
PAVED AREA = 23,507 S.F. OR 36%
LANDSCAPED OPEN SPACE = 25,552 S.F. OR 41%

PLANTING REQUIREMENTS WITHIN PARKING AND VEHICULAR USE AREAS:

38 SPACES X 270 S.F./SPACE = 10,260 S.F
.06 X 10,260 = 617 S.F. OF LANDSCAPED AREA REQUIRED
2,464 S.F OF LANDSCAPED AREA IS PROVIDED WITHIN PARKING AREA ONLY
PARKING LOT LANDSCAPED PERCENTAGE = 2,464 S.F./ 23,507 = 10%
(DOES NOT INCLUDE TRANSITION STRIP OR 10' PERIMETER GREENSPACE)

TREE REQUIREMENTS

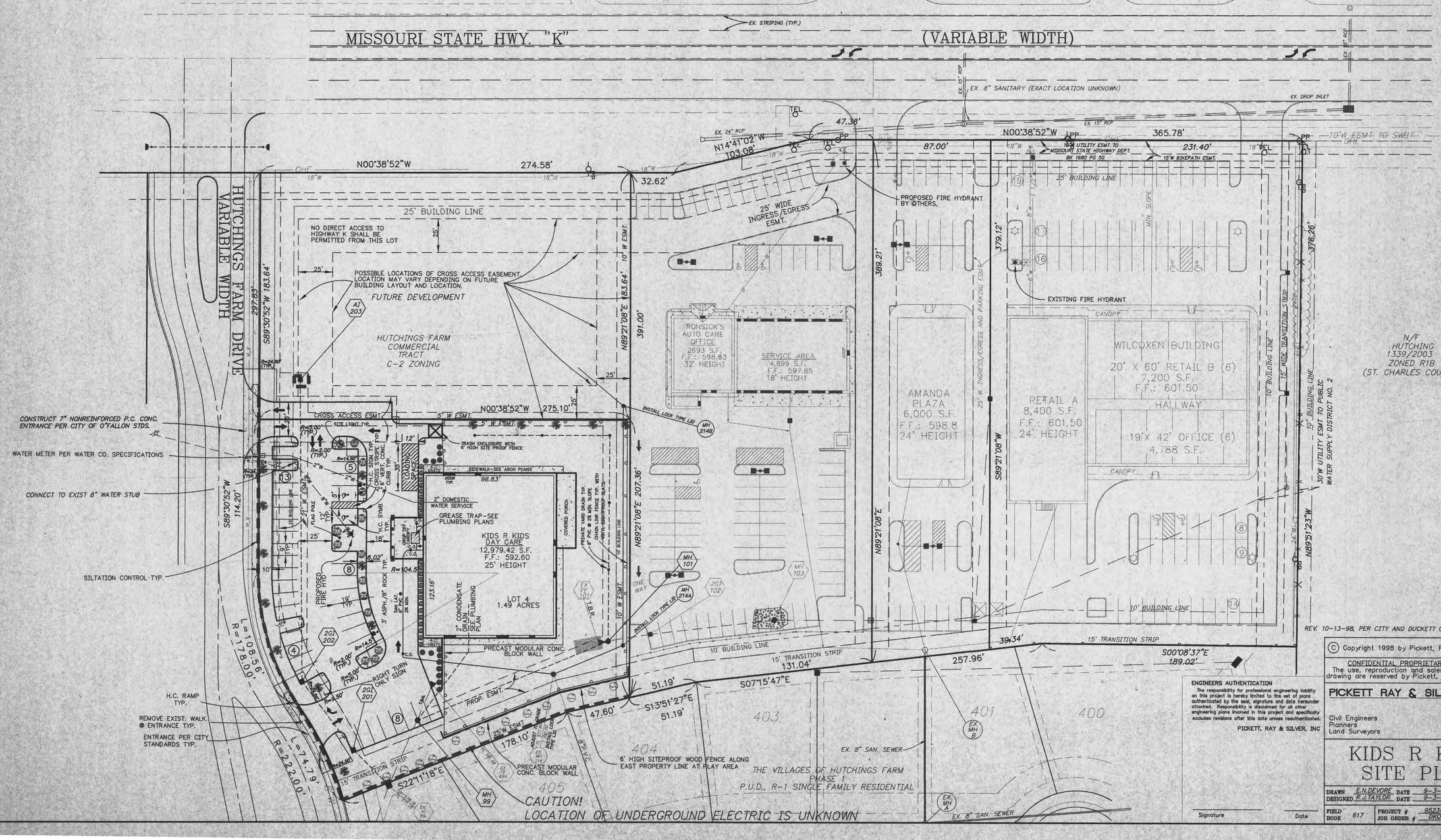
FRONTAGE = 297.55'/40 = 8 TREES
TOTAL LANDSCAPED OPEN SPACE = 23,125 S.F.
23,125/3,000 = 8 ADDITIONAL TREES
TOTAL SITE TREES REQUIRED = 16
TOTAL SITE TREES PROVIDED = 25

SITE ADDRESS:
123 HUTHCHINGS FARM DRIVE
O'FALLON, MO 63366

PLANT SCHEDULE:

SYMB.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
	15	PIN OAK	Quercus palustris	2" Caliper/8'
	13	WHITE PINE	Pinus Strobus	2" Caliper/8'
	14	SNOWMOUND SPIREA	Spirea nipponica 'Snowmound'	18"–24"
	37	BAYBERRY	Myrica pennsylvanica	2'–3'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.



REV. 10-13-98, PER CITY AND DUCKETT CREEK COMMENTS

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ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC

Signature Date

PICKETT RAY & SILVER
Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

KIDS R KIDS SITE PLAN

DRAWN	E.N.DEVORE	DATE	9-3-98
DESIGNED	R.J.TAYLOR	DATE	9-3-98
FIELD BOOK	617	PROJECT # / JOB ORDER #	95234E / DKO

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