

R. Albert

APPROVED
1-10-96

SITE NOTES

- All dimensions shown are to back of curb unless noted otherwise.
- DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
- Additional siltation control may be required as directed by the City of O'Fallon.
- Contractor to notify the engineer if discrepancies are found in the field compared to the design plans.
- 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.
- All site construction and sewer construction to be per City of St. O'Fallon standards and specifications.
- 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.
- 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 subbase and asphalt courses shall be constructed in accordance with Missouri Standard Specifications for Highway Construction. The subbase shall be Type 1 crushed rock and the compacted thickness shall be as shown on the drawings. The asphalt base 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. 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.

GRADING NOTES

- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
- All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
- No area shall be cleared without the permission of the developer.
- All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the contractor to furnish.
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.

GENERAL NOTES

- PRESENT ZONING: I-1, LIGHT INDUSTRIAL
- SITE USE: DISTRIBUTION CENTER/ TRAILER DROP LOT
- SETBACK AND YARD REQUIREMENTS:
FRONT: NOT LESS THAN 30'
SIDE: NOT LESS THAN 20'
REAR: NOT LESS THAN 35'
- THIS DEVELOPMENT SHALL COMPLY WITH TREE PRESERVATION ORDINANCE NO. 1689
- PER FLOOD INSURANCE RATE MAP NO. 29183C0120D THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
- DETENTION FOR THIS SITE HAS BEEN PROVIDED FOR AS PART OF THE I-70 WEST COMMERCE CENTER.

UTILITY CONTACTS

T.C.I. CABLE CO.
4160 OLD MILL PARKWAY
ST. PETERS, MO 63376
ATTN: RICK MACIAS
PHONE: (314) 441-7737

G.T.E. TELEPHONE CO.
1000 G.T.E. DRIVE
BUILDING "G"
WENTZVILLE, MO 63385
ATTN: LARRY NORRIS
PHONE: (314) 327-6203

ST. CHARLES GAS CORP.
1 WESTBURY SQUARE
BUILDING "G"
ST. CHARLES, MO 63301
ATTN: GENE BOHLER
PHONE: (314) 946-8937

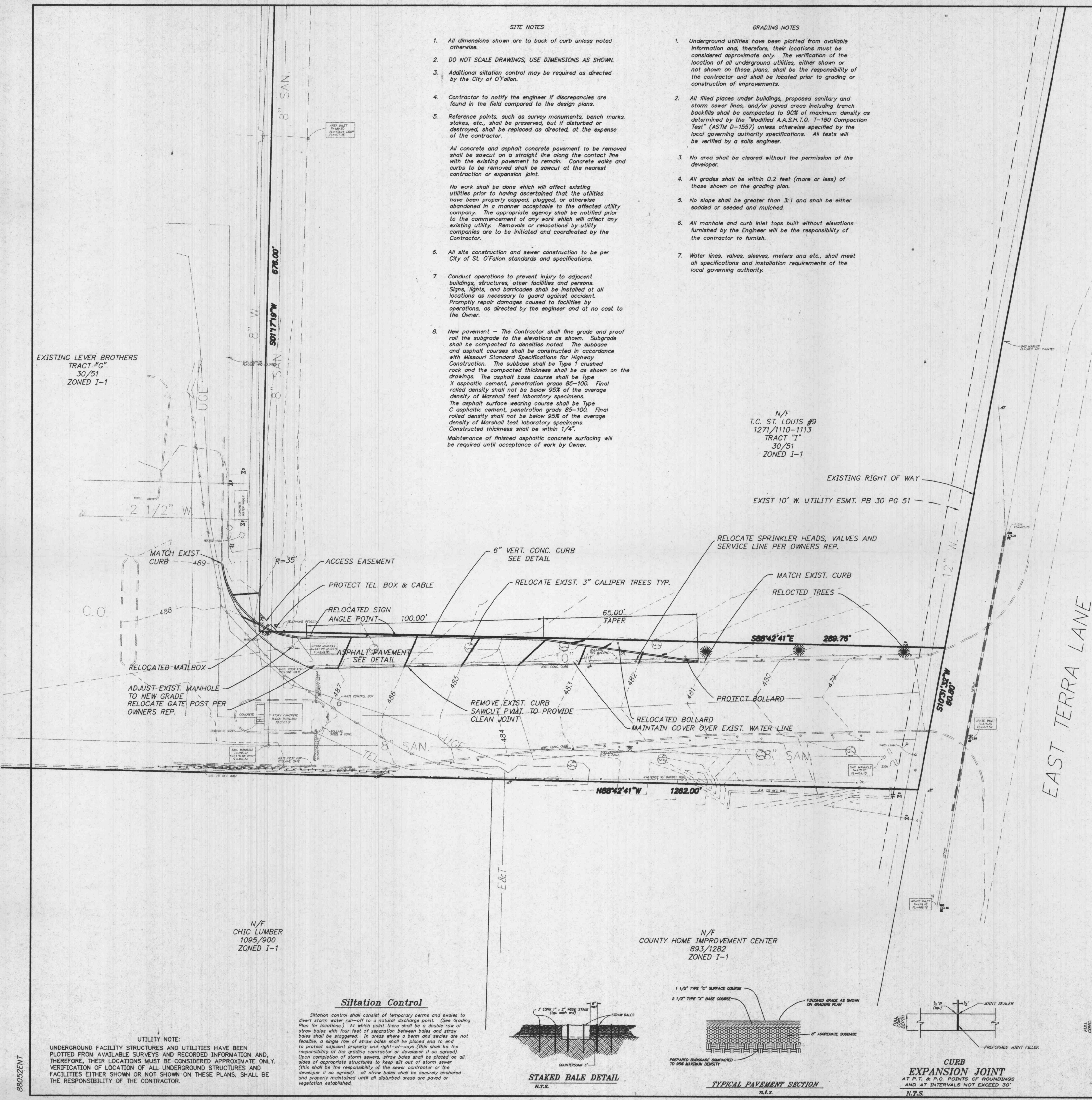
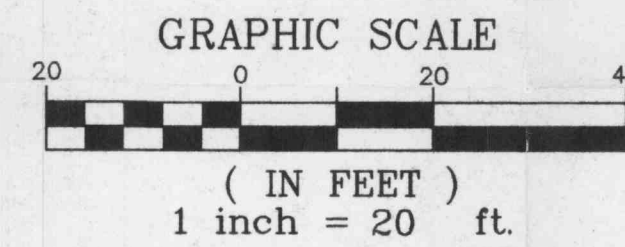
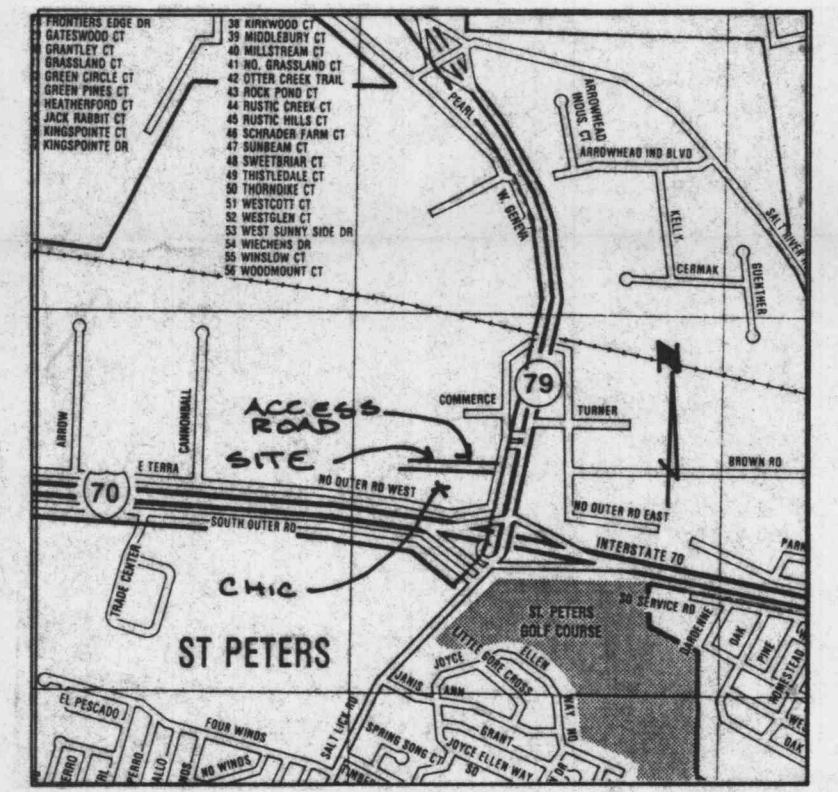
O'FALLON FIRE PROTECTION
119 EAST ELM ST.
O'FALLON, MO 63366
ATTN: CHIEF DAVID HOUSE
PHONE: (314) 272-3493

CITY OF O'FALLON
(ZONING AND STORM SEWERS IN PUBLIC RIGHT OF WAY)
138 SOUTH MAIN
O'FALLON, MO 63366
ATTN: JIM KUNZA
PHONE: (314) 240-2000

EXISTING LEVER BROTHERS TRACT "G" 30/51 ZONED I-1

N/F T.C. ST. LOUIS #9 1271/1110-1113 TRACT "I" 30/51 ZONED I-1

LOCATION MAP

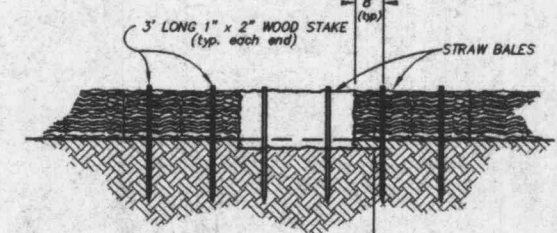


N/F CHIC LUMBER 1095/900 ZONED I-1

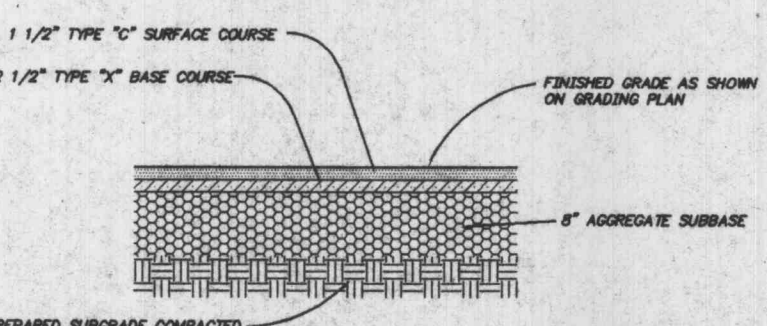
N/F COUNTY HOME IMPROVEMENT CENTER 893/1282 ZONED I-1

Siltation Control

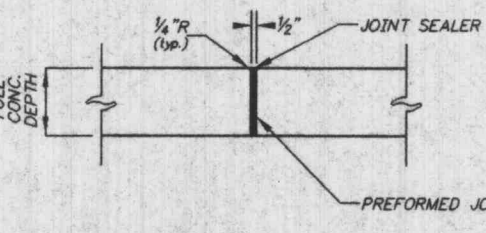
Siltation control shall consist of temporary berms and swales to divert storm water run-off to a natural discharge point. (See Grading Plan for locations.) At which point there shall be a double row of straw bales with four feet of separation between bales and straw bales shall be staggered. In areas where a berm and swales are not feasible, a single row of straw bales shall be placed and to end to protect adjacent property and right-of-way (this shall be the responsibility of the grading contractor or developer if so agreed). Upon completion of storm sewers, straw bales shall be placed on all sides of appropriate structures to keep silt out of storm sewer (this shall be the responsibility of the sewer contractor or the developer if so agreed). All straw bales shall be securely anchored and properly maintained until all disturbed areas are paved or vegetation established.



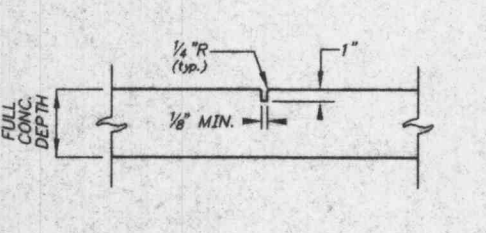
STAKED BALE DETAIL N.T.S.



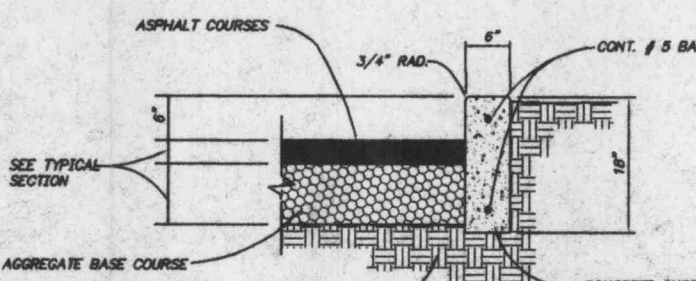
TYPICAL PAVEMENT SECTION N.T.S.



CURB EXPANSION JOINT AT P.I.T. & P.C. POINTS OF ROUNDINGS AND AT INTERVALS NOT EXCEED 30' N.T.S.



CURB CONTRACTION JOINT AT INTERVALS NOT EXCEED 10' N.T.S.



6\"/>

PREPARED FOR:
DISTRIBUTION PROPERTIES
1335 DUBLIN ROAD, SUITE 200A
COLUMBUS, OHIO 43215
(614) 481-3520
CONTACT: BILL GARDNER

R-c
1-10-96
RDB

REV. 12-21-95 PER REVIEW COMMENTS

© Copyright 1995 by Pickett, Ray & Silver Inc.

CONFIDENTIAL PROPRIETARY MATERIAL
The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.

PICKETT RAY & SILVER

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

LEVER BROTHERS DRIVEWAY ADDITION

DRAWN	R.J.T.	DATE	11-30-95
CHECKED		DATE	
FIELD BOOK	432D	PROJECT #	88-0524
		JOB ORDER #	33607

880524Z