

GENERAL NOTES:

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DOERING ENGINEERING INC.

CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO 2000 METROPOLITAN ST. LOUIS SEWER DISTRICT "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES", AND THE CITY OF O'FALLON MISSOURI STANDARDS.

STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.

MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE.

STORM SEWERS SHALL BE R.C.P. (REINFORCED CONCRETE PIPE) A.S.T.M. C-76, CLASS III MINIMUM, UNLESS OTHERWISE SPECIFIED.

ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

WHEN P.V.C. PIPE IS USED, AN APPROPRIATE RUBBER SEAL WATERSTOP, AS APPROVED BY THE SEWER DISTRICT, SHALL BE INSTALLED BETWEEN P.V.C. PIPE AND MASONRY (CONCRETE AND BRICK) STRUCTURES.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.

CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NOTIFY THE CITY OF O'FALLON'S DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NO GRADING SHALL OCCUR ON THE SITE UNTIL A GRADING PERMIT IS SECURED WITH THE CITY OF O'FALLON DEPARTMENT OF PUBLIC WORKS. SILTATION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING BEFORE A GRADING PERMIT WILL BE ISSUED.

PROPOSED CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO UPGRADE.

PROPOSED GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF-SITE. FLOODING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.

IF CUT & FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST-GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.

PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERE TO SHALL BE CLEANED THROUGHOUT THE DAY.

ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.

DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

MID AMERICA PETERBILT

A TRACT OF LAND BEING ALL OF LOTS 1-A, 1-B, 2, 3 AND 4 OF NORTH CENTRAL INDUSTRIAL PARK, AS RECORDED IN BOOK 28 PAGE 15 OF THE ST. CHARLES COUNTY RECORDS TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI ZONED - I-1 "LIGHT INDUSTRIAL DISTRICT"

PREPARED FOR:
CARESS WEBER
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CITY OF O'FALLON NOTES:

DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

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 SILTATION 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 THE CITY OF O'FALLON. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND THE CITY OF O'FALLON MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR 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 THE CITY OF O'FALLON.

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 IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. ENSURE THE MOISTURE 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 DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.

NO SLOPES SHALL BE STEEPER THAN 3' (HORIZONTAL) TO 1' (VERTICAL).

ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES AND SANITARY SEWER STRUCTURES.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.

ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.

ALL UTILITIES WILL BE LOCATED UNDERGROUND.

ALL GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE TO BE SEEDED AND MULCHED.

ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.

ALL STORM SEWER INLETS SHALL HAVE A 5/8" DIA. TRASH BAR INSTALLED.

MAINTAIN A 0.20' DROP THROUGH ALL STRUCTURES AND MANHOLES.

SEEDING RATES:

PERMANENT:
Tall Fescue - 300 lbs./Ac.
Smooth Brome - 200 lbs./Ac.
Combined: Fescue @ 150 lbs./Ac. and Brome @ 100 lbs./Ac.

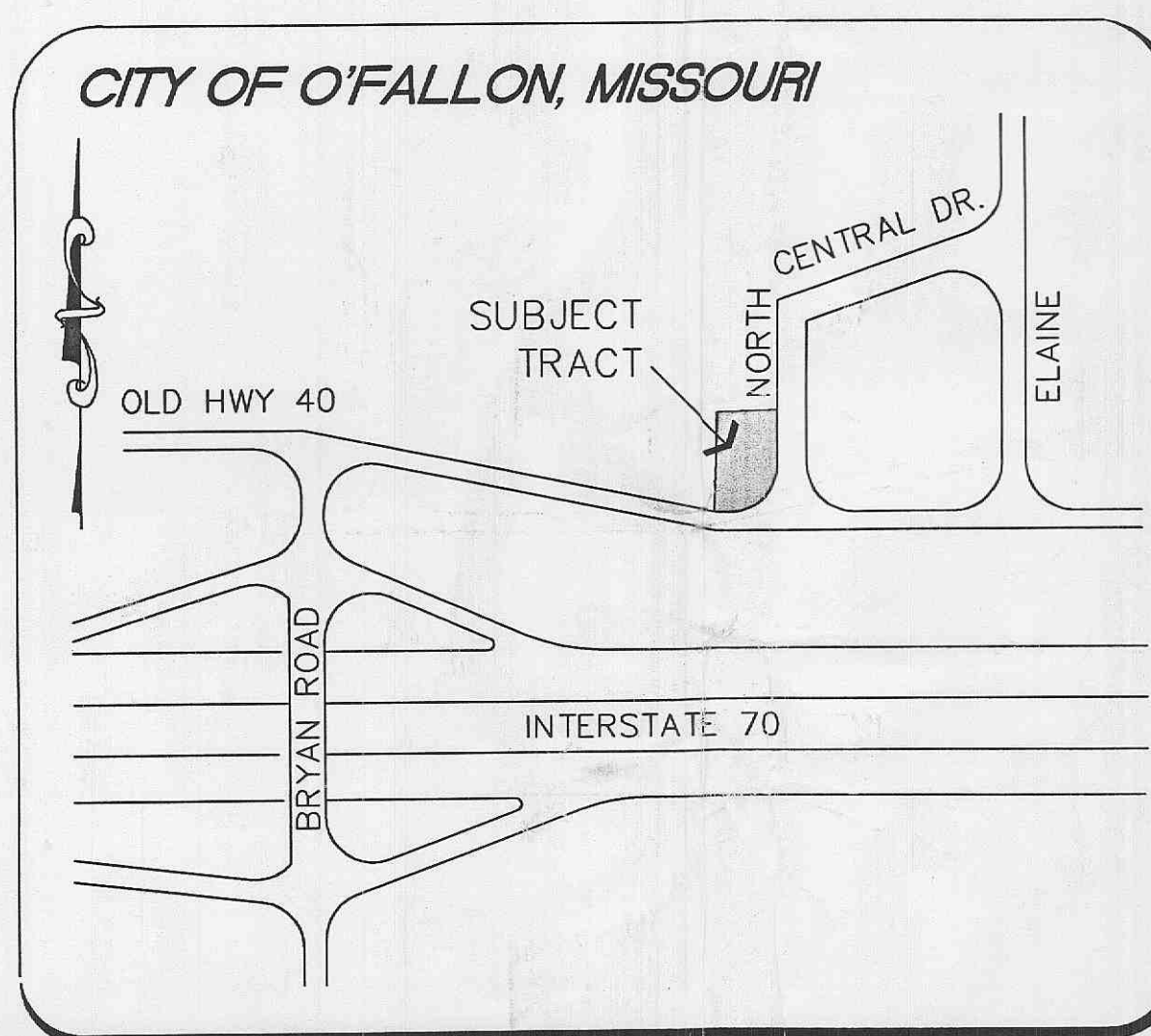
TEMPORARY
Wheat or Rye - 150 lbs./Ac. (3.5 lbs. per 1,000 square feet)
Oats - 120 lbs./Ac. (2.75 lbs. per 1,000 square feet)

SEEDING PERIODS:
Fescue or Brome - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

MULCH RATES: 100lbs. per 1,000 s.f. (4,356 lbs. per acre)

FERTILIZER RATES:
Nitrogen 30 lbs./Ac.
Phosphate 30 lbs./Ac.
Potassium 30 lbs./Ac.
Lime 600 lbs./Ac. ENM*

* ENM = Effective neutralizing material as per State evaluation of quarried rock.



LOCATION MAP
(NOT TO SCALE)
LOCATOR NUMBER
2-0057-6357-00-1A

OWNER
MID AMERICA PETERBILT
1 North Central Drive
O'Fallon, Missouri 63366
(636)240-0470

BENCHMARKS

USGS BM #54 BRASS CAP STAMPED F-149-1935 AT THE NORTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY M AND THE NORFOLK & WESTERN RAILROAD. ELEVATION 542.86

RAILROAD SPIKE IN EAST SIDE OF UTILITY POLE 100'± EAST OF THE SOUTHWEST CORNER OF SURVEYED PROPERTY AND 25'± NORTH OF CENTERLINE OF OLD HIGHWAY 40. ELEVATION 629.16

LEGEND
NEW IMPROVEMENTS

- CONTOUR ---ELEV---
- STORM SEWER ————
- SANITARY SEWER ————
- CONCRETE PAVEMENT [Pattern]
- MANHOLE ●
- CURB INLET [Square]
- GRATE INLET [Square]
- TO BE REMOVED T.B.R.
- USE IN PLACE U.I.P.
- TRAFFIC FLOW ARROW →
- LIGHT STANDARD [Star]

LEGEND
EXISTING TOPOGRAPHIC

- CONTOUR ---ELEV---
- SEWER ————
- FOUND IRON PIPE ○
- AREA INLET / CURB INLET [Square]
- MANHOLE ○
- SIGN ○
- POWER POLE ● PP
- WATER VALVE ● WV
- WATER METER ● WM
- GAS VALVE ● GV
- LIGHT STANDARD [Star]
- FIRE HYDRANT [Star]
- GUY WIRE [T]
- OVERHEAD ELECTRIC ---OE---
- WATER LINE ---W---
- GAS SERVICE ---G---
- TELEPHONE SERVICE ---T---
- TREE [Tree]
- BUSH [Bush]

PLANT LEGEND

- PIN OAK (2" MINIMUM CALIPER) [Circle with cross]

PERTINENT INFORMATION

- 1. SEWER DISTRICT: CITY OF O'FALLON
- 2. ELECTRIC: AMEREN UE
- 3. GAS: ST. CHARLES GAS
- 4. PHONE: CENTURY - TEL TELEPHONE
- 5. WATER: CITY OF O'FALLON
- 6. CABLE: CHARTER CABLE

Pavement removal for construction of entrances to be to the nearest joint.

SHEET INDEX

- C1 COVER SHEET
- C2 BOUNDARY AND TOPOGRAPHIC SURVEY
- C3 SITE PLAN
- C4 GRADING PLAN
- C5 SANITARY AND STORM SEWER PROFILES
- C6 DETAILS
- C7 DETAILS
- C8 DRAINAGE AREA MAP

GENERAL NOTES:

1. AREA OF TRACT: 7.96 ACRES
2. EXISTING ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
3. LOT COVERAGE:

EXISTING:
PAVEMENT: 3.81 ACRES (48%)
BUILDING: 0.99 ACRES (12%)
GREEN SPACE: 3.16 ACRES (40%)

NEW:
PAVEMENT: 5.07 ACRES (64%)
BUILDING: 1.35 ACRES (17%)
GREEN SPACE: 1.54 ACRES (19%)

4. PARKING CALCULATIONS:

REQUIRED CUSTOMER PARKING:
DISPLAY AREA 19,912 S.F. / 3,000 S.F. = 7 SPACES
REQUIRED EMPLOYEE PARKING:
EMPLOYEES 85 / 1 SP PER EMPLOYEE = 85 SPACES

TOTAL SPACES REQUIRED - 92 SPACES
• 4 HANDICAPPED SPACES REQUIRED
• 4 LOADING / UNLOADING SPACES REQUIRED

NEW PARKING:
PROVIDED CUSTOMER PARKING - 7 SPACES
PROVIDED EMPLOYEE PARKING - 86 SPACES

TOTAL SPACES PROVIDED - 93 SPACES
• 4 HANDICAPPED SPACES INCLUDED
• 4 LOADING / UNLOADING SPACES PROVIDED

5. SUBJECT PROPERTY IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS DESIGNATED ON F.E.M.A. F.I.R.M. MAP #2833C0240E / EFF. DATE REVISED AUGUST 2, 1996.

6. ZONING SETBACKS: I-1 LIGHT INDUSTRIAL DISTRICT
BUILDING = FRONT (30') REAR (35') SIDE (20')
PARKING = FRONT (10') REAR (10') SIDE (10')
HEIGHT = MAX. 3-STORIES / (50')

7. ALL EXISTING ROOFTOP MECHANICAL UNITS SHALL BE SCREENED USING ENVISOR ROOFTOP EQUIPMENT SCREENS AS APPROVED BY THE CITY OF O'FALLON, MISSOURI.

8. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING.

9. NO DISMANTLED TRUCKS OR PARTS SHALL BE PLACED OUTSIDE.

10. NO WETLANDS SUBJECT TO UNITED STATES CORP OF ENGINEERS REGULATIONS ON SITE.

11. ALL EXISTING TREES ARE TO BE USED IN PLACE AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.

12. NO HANDICAPPED RAMPS ARE BEING UTILIZED ON SITE.

13. ADDITIONAL DETENTION WILL NOT BE REQUIRED.

14. NO OUTDOOR STORAGE AREA WILL BE PERMITTED ON SITE.

15. NO NEW SIGNAGE TO BE UTILIZED ON SITE.

STORM SEWER DESIGN

15 YEAR OCCURRENCE; 20 MINUTE DURATION (CITY OF O'FALLON MISSOURI)

5% IMPERVIOUS "PI" FACTOR = 1.87 cfs/ac
100% IMPERVIOUS "PI" FACTOR = 3.85 cfs/ac
ROOF OF BUILDINGS "PI" FACTOR = 4.62 cfs/ac

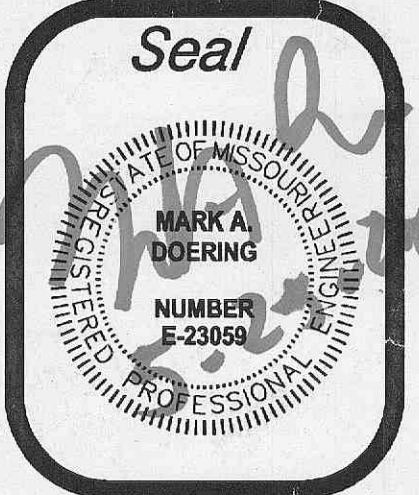
APPROVED
as noted

PZ# 5803

Revised	Comment
2/5/04	1-COMMENTS PER CLIENT
2/19/04	2-COMMENTS PER CLIENT
4/27/04	3-COMMENTS PER CITY 4/7/04
5/26/04	4-COMMENTS PER CITY 5/5/04

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Engineered By: **DOERING ENGINEERING INC.**
CIVIL ENGINEERING • PLANNING • SURVEYING



MID AMERICA PETERBILT
#1 North Central Drive O'Fallon, Missouri 63366

COVER SHEET

Date: 12/23/03	Order Number: 03072
File Name: 03072cd	Drawn By: DRG
Check By: MAD	WSD P#
Bose Map: N/A	N/A

C1

Bldg Inspector