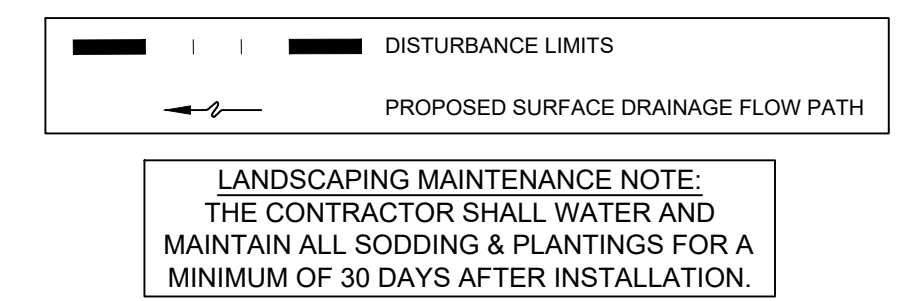
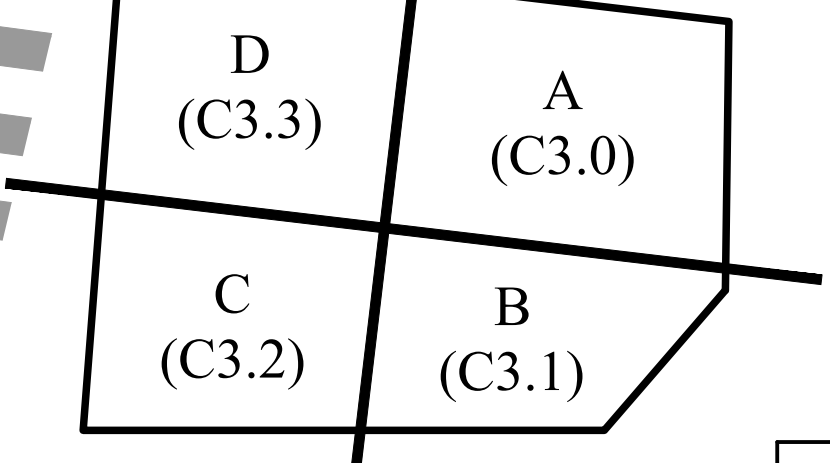


- ADDITIONAL GRADING NOTES:**
- UPON COMPLETION OF CONSTRUCTION OR COMPACTION, ALL DISTURBED AREAS SHALL EITHER BE PAVED, LANDSCAPED, OR SODED FOR THESE PROJECT IMPROVEMENTS. SEEDING WILL NOT BE PERMITTED ON THIS DEVELOPMENT. IN ADDITION, PUBLIC RIGHT-OF-WAYS, ALL SLOPES STEEPER THAN 5:1, AND ALL DRAINAGE SWALES SHALL BE PROTECTED BY SODDING OR PAVING UPON COMPLETION OF CONSTRUCTION OR COMPACTION.
 - SODDING MUST BE PINNED ON SIDE SLOPES STEEPER THAN 5:1, AND ESPECIALLY IN THE AREAS WHERE NEW DRAINAGE SWALES HAVE BEEN CREATED TO RELEASE STORMWATER RUNOFF. INSTALL THE PINNED SODDING FROM TOP OF SLOPE TO BOTTOM OF SLOPE TO HELP PREVENT EROSION.
 - BEFORE FILLING, THE CONTRACTOR SHALL THOROUGHLY CLEAN OUT AND REMOVE ALL OBJECTIONABLE MATERIAL, ORGANIC MATERIAL, RUBBISH AND DEBRIS.
 - REFER TO SHEET C6.0 - C6.4 FOR SIDEWALK, RAMPS, PAVEMENT, AND CURB DETAILS.
 - TOP OF PAVEMENT GRADES (TP) SHOWN AT THE GASOLINE PUMP ISLANDS REPRESENT CONCRETE DRIVE PAVEMENT GRADES, NOT TOP OF ISLAND GRADES. REFER TO GASOLINE PLANS FOR PUMP ISLAND HEIGHTS.
 - ALL ONSITE CURB SHALL BE 6" HIGH CONCRETE CURB, UNLESS NOTED OTHERWISE. INTEGRAL SIDEWALK / CURB SHALL BE INSTALLED ADJACENT TO CONCRETE SIDEWALKS, AND VERTICAL AT ALL OTHER LOCATIONS, INCLUDING ADJACENT TO EXISTING PAVEMENTS.
 - CURB HEIGHTS VARY ALONG THE NORTH CURB & GUTTER LINE OF THE EXISTING DRIVE LANE IN AREA 'A' WHERE THE EXISTING TOP OF PAVEMENT IS BEING MATCHED IN ELEVATION. IF THE CURB HEIGHT IS NOT THE 6" TYPICAL, THEN HEIGHTS ARE NOTED AS (X"H) WITH THE SPOT GRADE CALLOUTS.
 - ADA PARKING AREA SLOPES MUST NOT EXCEED 2% IN ANY DIRECTION.
 - ALL NEW CONCRETE SIDEWALK, ADA RAMPS, ADA LANDING AREAS, AND ADA PATH (ZEBRA PAINTED PATH) MUST HAVE A CROSS SLOPE OF LESS THAN THE 2% MAXIMUM.
 - ADA RAMP SLOPES MUST NOT EXCEED 1:12. ADA CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES FROM TOP OF RAMP TO THE LANDING AREA (BOTTOM OF RAMP).
 - PAVEMENT / SIDEWALK INSTALLATION TOLERANCE = 1/4" INCH.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY BUILDING DEPARTMENT FOR THE CONSTRUCTION OF THE RETAINING WALLS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUBMIT ALL REQUIREMENTS FOR THIS PERMIT, INCLUDING BUT NOT LIMITED TO PROVIDING RETAINING WALL STRUCTURAL DESIGN PLANS, SIGNED AND SEALED BY A MISSOURI LICENSED PROFESSIONAL ENGINEER, FOR SUBMITTAL TO THE CITY. THESE WALL DESIGN PLANS MUST INCLUDE THE REQUIRED CONTINUOUS REINFORCED FOOTING OR GRADE BEAMS AT CROSSING WITH SEWERS. RETAINING WALL PLANS SHALL BE SUBMITTED TO CLAYTON ENGINEERING FOR REVIEW PRIOR TO SUBMITTAL TO THE CITY BY THE CONTRACTOR. THIS REVIEW SHALL CHECK WALL DESIGN AGAINST PROJECT SPECIFIC PARAMETERS SHOWN ON THIS GRADING PLAN. STRUCTURAL DESIGN WILL NOT BE A PART OF THAT REVIEW.
 - MODULAR BLOCK RETAINING WALL UNITS SHALL BE VERSA-LOK MOSAIC BLOCK UNITS (COLOR: BETHANY LEDGE BLENDED BY MIDWEST BLOCK ST. LOUIS, WEATHERED FINISH). THE CONTRACTOR SHALL SUBMIT THE PROPOSED COLOR AND FINISH TO THE ARCHITECT AND OWNER FOR APPROVAL.
 - TW = TOP OF WALL, FG = FINISH GRADE.
 - FOOTING GRADES FOR RETAINING WALL ARE NOT A PART OF THIS PLAN. THE FOOTING DESIGN AND GRADES MUST BE PROVIDED WITH THE RETAINING WALL PLANS. THE RETAINING WALL PLAN GRADES SHALL SUPERCEDE THE WALL GRADES SHOWN ON THIS PLAN.
 - USE CONTINUOUS REINFORCED FOOTING OR GRADE BEAM & PIERS FOR NEW RETAINING WALLS OVER NEW SANITARY AND STORM SEWER PIPES.
 - THE RETAINING WALL UNDERDRAINS SHOULD BE DAYLIGHTED TO PENETRATE THE FACE OF THE WALL AT INTERVALS DESCRIBED ON THE STRUCTURAL RETAINING WALL DESIGN PLANS OR CONNECTED TO THE NEAREST NEW STORM SEWER STRUCTURES.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY BUILDING DEPARTMENT FOR THE CONSTRUCTION OF THE FENCING. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUBMIT ALL REQUIREMENTS FOR THIS PERMIT.
 - LIMITS OF DISTURBANCE: THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.
 - ORNAMENTAL METAL FENCE AT TOP OF NEW RETAINING WALL SHALL BE 4-FOOT HIGH (COLOR: BLACK), MANUFACTURER: AMERISTAR, STYLE: MONTAGE II MAJESTIC (3-RAIL).
 - ALL ITEMS LABELED AS "FUTURE... (BY OTHERS)" ARE ITEMS TO BE CONSTRUCTED BY THE DEVELOPER OF THE STREETS OF CALEDONIA PROJECT OR OTHERS TO BE SUBMITTED AND PERMITTED SEPARATELY FROM THIS MOTOMART PROJECT. THESE ITEMS ARE REPRESENTED AS BEING EXISTING ON THESE MOTOMART PLANS TO SHOW THE OVERALL INTENT OF THE DEVELOPMENT.



LANDSCAPING MAINTENANCE NOTE:
THE CONTRACTOR SHALL WATER AND MAINTAIN ALL SODDING & PLANTINGS FOR A MINIMUM OF 30 DAYS AFTER INSTALLATION.



GRADING PLAN SHEET INDEX MAP
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11/22/2021

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DATE 08/25/2021

ISSUANCE

NO	DATE	DESCRIPTION
1.	08/25/21	CITY SUBMITTAL
2.	09/22/21	2nd CITY SUBMITTAL
3.	10/06/21	3rd CITY SUBMITTAL
4.	11/22/21	4th CITY SUBMITTAL (BID SET)

**O'FALLON, MO MOTOMART
NEW CONVENIENCE CENTER
AND CARWASH**
FKG OIL COMPANY
GRADING PLAN 'B'

SHEET NO. **C3.1**
JOB NO. 21-3133.01
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