

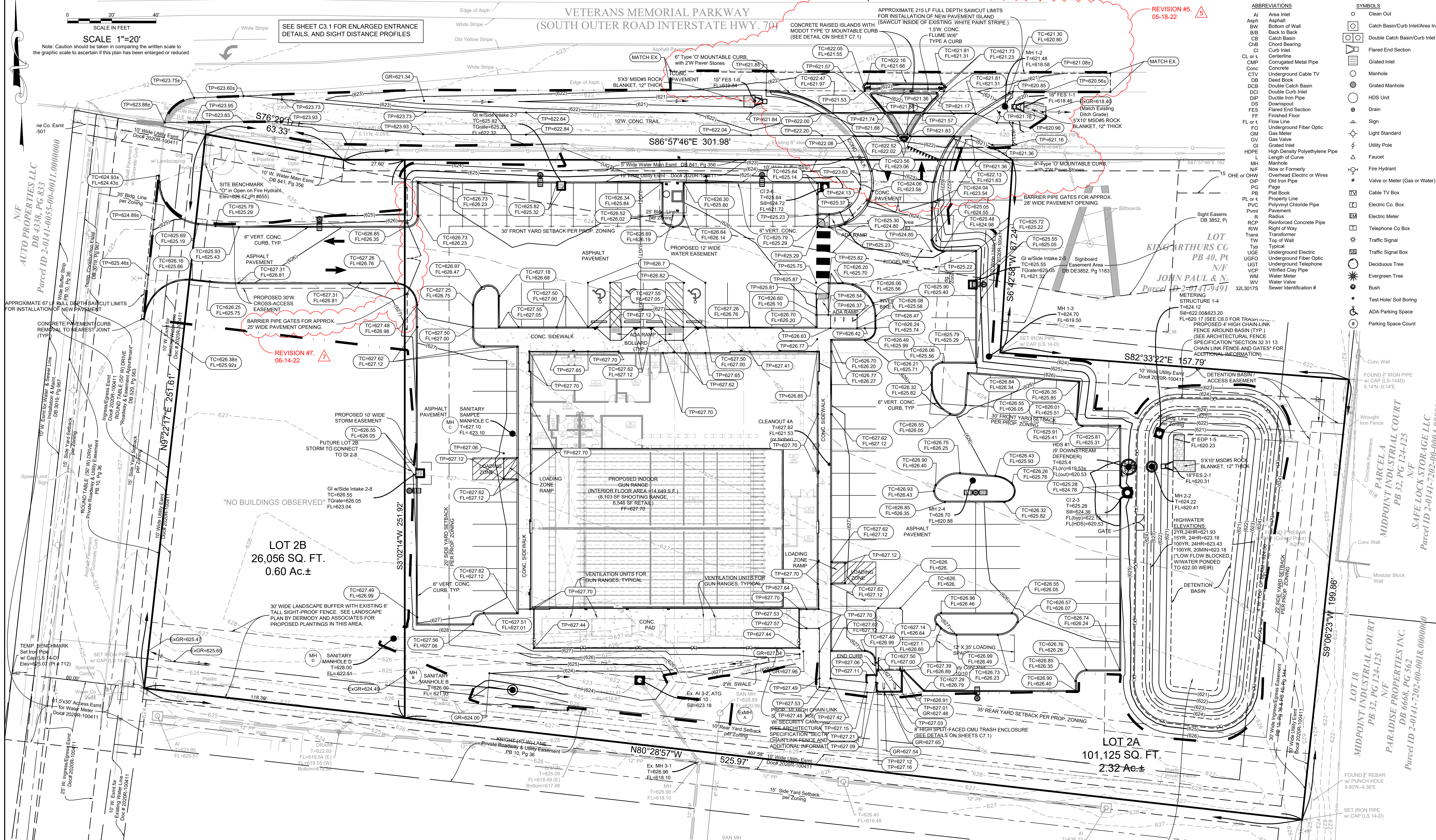
VETERANS MEMORIAL PARKWAY
(SOUTH OUTER ROAD INTERSTATE HWY. 70)

REVISION #5,
05-18-22

SCALE 1"=20'
Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

SEE SHEET C3.1 FOR ENLARGED ENTRANCE DETAILS, AND SIGHT DISTANCE PROFILES

ABBREVIATIONS	SYMBOLS
AI Area Inlet	○ Clean Out
Asph Asphalt	○ Catch Basin/Curb Inlet/Area Inlet
BW Back to Back	○ Double Catch Basin/Curb Inlet
CB Catch Basin	○ Flared End Section
CB Chord Bearing	○ Centerline
CI Curb Inlet	○ Grated Inlet
Cl or t Centerline	○ Manhole
CMP Corrugated Metal Pipe	○ Grated Manhole
CONC Concrete	○ HDS Unit
CTV Underground Cable TV	○ Drain
DB Deck Book	○ Ductile Iron Pipe
DCB Double Catch Basin	○ Downspout
DCI Double Curb Inlet	○ Flared End Section
DIP Ductile Iron Pipe	○ Flow Line
DS Downspout	○ 5'x10' MSD#5 ROCK BLANKET, 12" THICK
FES Flared End Section	○ Match Existing EXGR=618.40
FL Flow Line	○ 18" FES 1-1
Fl or t Flange	○ 18" FES 1-2
FO Underground Fiber Optic	○ 18" FES 1-3
GM Gas Meter	○ 18" FES 1-4
GV Gas Valve	○ 18" FES 1-5
GI Grated Inlet	○ 18" FES 1-6
HDPE High Density Polyethylene Pipe	○ 18" FES 1-7
L Length of Curve	○ 18" FES 1-8
M Manhole	○ 18" FES 1-9
N/F Now or Formerly	○ 18" FES 1-10
NIF Now or Formerly	○ 18" FES 1-11
OE Overhead Electric or Wires	○ 18" FES 1-12
OP Overhead Pipe	○ 18" FES 1-13
PG Page	○ 18" FES 1-14
PB Plat Book	○ 18" FES 1-15
Pl or t Property Line	○ 18" FES 1-16
UCT Underground Telephone	○ 18" FES 1-17
VCP Vertified Clay Pipe	○ 18" FES 1-18
WM Water Meter	○ 18" FES 1-19
WV Water Valve	○ 18" FES 1-20
WWT Sewer Identification #	○ 18" FES 1-21
	○ 18" FES 1-22
	○ 18" FES 1-23
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	○ 18" FES 1-48
	○ 18" FES 1-49
	○ 18" FES 1-50



- ADDITIONAL GRADING NOTES:**
- UPON COMPLETION OF CONSTRUCTION OR COMPACTION, ALL DISTURBED AREAS SHALL EITHER BE PAVED, LANDSCAPED, SOODED, OR SEEDED FOR THESE PROJECT IMPROVEMENTS.
 - BEFORE FILLING, THE CONTRACTOR SHALL THOROUGHLY CLEAN OUT AND REMOVE ALL OBJECTIONABLE MATERIAL, ORGANIC MATERIAL, RUBBISH AND DEBRIS.
 - REFER TO SHEET C7.0 - C7.4 FOR SIDEWALK, RAMPS, PAVEMENT, AND CURB DETAILS.
 - ALL ONSITE CURB SHALL BE 6" HIGH CONCRETE CURB, UNLESS NOTED OTHERWISE. INTEGRAL SIDEWALK / CURB SHALL BE INSTALLED ADJACENT TO CONCRETE SIDEWALKS AND PAVEMENT, AND VERTICAL NEXT TO ASPHALT PAVEMENT.
 - RIGHT-IN, RIGHT-OUT CONCRETE RAISED ISLANDS TO BE INSTALLED PER MODOT SPECIFICATIONS. CURB FACE TO BE PAINTED HIGH QUALITY YELLOW PER MODOT SPECIFICATIONS.
 - TC= TOP OF CURB, TP= TOP OF PAVEMENT (OR SIDEWALK), FL = FLOWLINE, GR= GROUND

Site Benchmark:
TBM#655
NAVD88 Elev.=626.67 FUS
"O" in Open on fire Hydrant in Northwest corner of property.

**LOT 1
THE JEWEL**
Doc # 2020R-100411
N/F
JEWEL INVESTORS LLC
Parcel ID 2-0141-D020-00-001.0000000
(Zoned R-4)

Call Before you DIG
Dial 811 or TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

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1600 Veterans Memorial Parkway
St. Louis, Missouri 63103
FLOTTED 04/20/23 10:34 AM

REVISIONS	DATE	DESCRIPTION
1	04-01-22	EAS Minor building/parking lot revisions, address HDS info
2	04-25-22	EAS City of OFallon comments
3	05-03-22	EAS MODOT comments
4	05-13-22	EAS BID SET
5	05-18-22	EAS MODOT comments
6	06-09-22	EAS New Address, trash rack, removal west gate
7	06-14-22	EAS New west gate location
8	05-18-22	EAS New west gate location

PARADISE PROPERTIES INC.
DB 6668, PG 562
Parcel ID 2-0141-7202-00-001.0000000

SAFE LOCK STORAGE LLC
Parcel ID 2-0141-7202-00-004.0000000

MIDPOINT INDUSTRIAL COURT
PB 32, PG 124-125
N/F

PARADISE PROPERTIES INC.
DB 6668, PG 562
Parcel ID 2-0141-7202-00-001.0000000

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DB 6668, PG 562
Parcel ID 2-0141-7202-00-001.0000000

Prepared for:
PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204

ERIC A. SKELTON
REGISTERED PROFESSIONAL ENGINEER
No. 10001
E-2000150069
06-14-22

Designed: EAS
Drawn: EAS
Checked: EAS
Date: March 19, 2022

Project Number: 21243
Sheet Number: C3.0 of