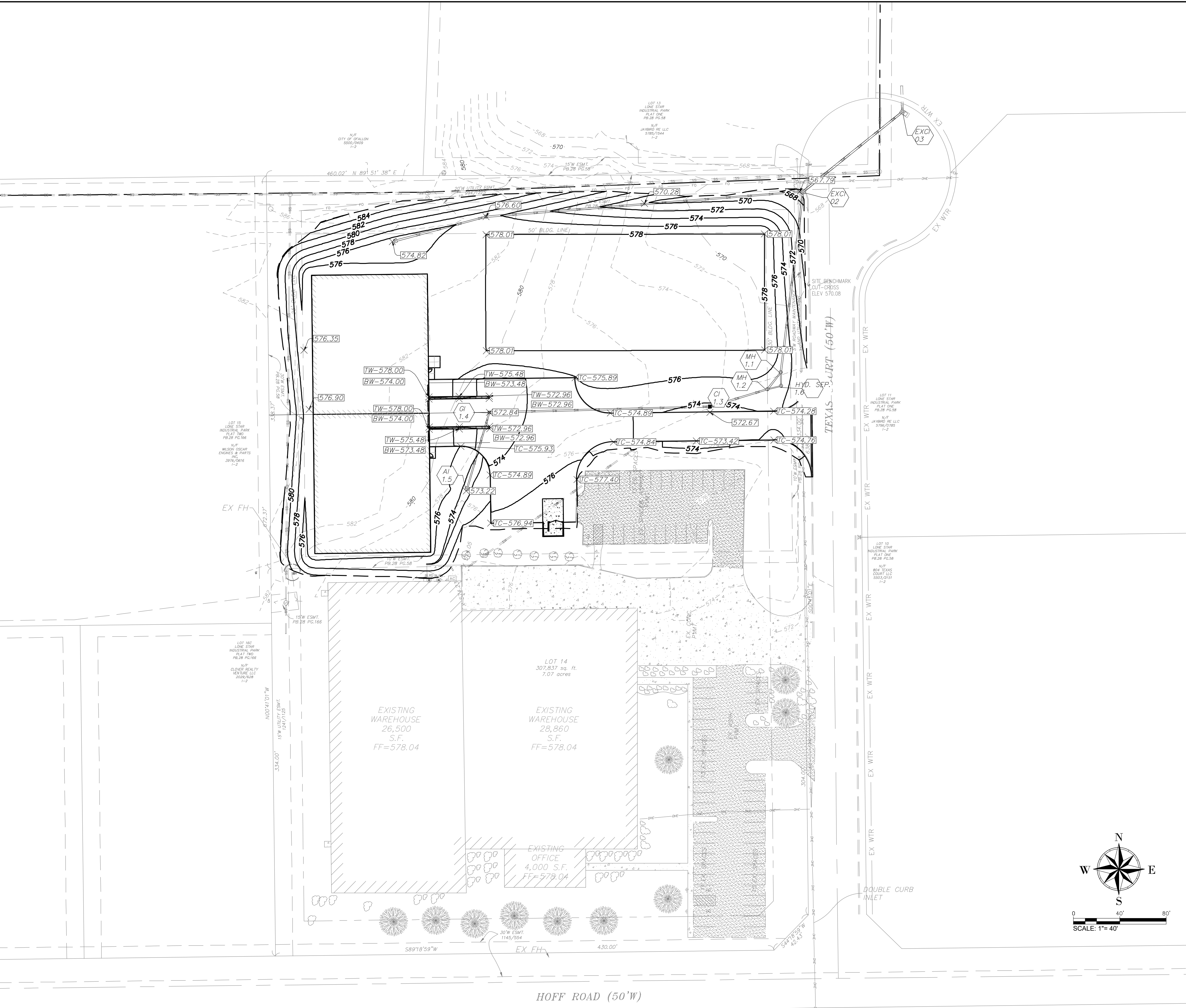
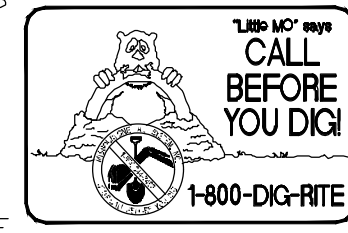


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UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



GRADING AND EROSION CONTROL PLAN NOTES

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL AND POSITIVE STORM WATER RUNOFF DURING CONSTRUCTION. ALL SILT AND OTHER DEBRIS SHOULD BE CONTAINED ON SITE AND THAT INCLUDES BUT NOT LIMITED TO MUD ON CITY STREETS.
2. ALL DISTURBED AREAS NOT PAVED SHALL BE FERTILIZED, SEED, AND MULCHED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AT THE CONCLUSION OF THE GRADING OPERATIONS.
3. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE ADJOINING PROPERTIES FROM THE DELETERIOUS EFFECTS OF EROSION UNTIL PROJECT COMPLETION AND ACCEPTANCE.
4. SOIL UNDER PAVED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION.
5. ALL FINISHED GRADE SPOT ELEVATIONS INDICATED HEREON AT CONCRETE CURB SECTIONS ARE THE PROPOSED FINISHED GUTTER ELEVATION, UNLESS OTHERWISE NOTED.
6. ALL FINISHED GRADE CONTOURS ARE TO THE TOP OF THE FINAL SURFACE COURSE OF CONCRETE OR EARTH.
7. 6" OF TOPSOIL SHALL BE STRIPPED UNDER ALL FILL AREAS.
8. REFER TO SHEET C07.0 FOR EROSION CONTROL NOTES AND DETAILS.
9. FULL TRENCH DEPTH COMPACTED GRANULAR BACKFILL AT ALL LOCATIONS WHERE PROPOSED UTILITIES CROSS UNDER PROPOSED PAVEMENT AREAS.
10. WHEN ROCK IS ENCOUNTERED IN PIPE TRENCHES, A MINIMUM 6" CUSHION OF CRUSHED AGGREGATE IS REQUIRED.
11. NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL).
12. EROSION CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR UNTIL APPROVED PERMANENT VEGETATION IS ESTABLISHED.
13. ALL SIDEWALKS AND HANDICAPPED STALLS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS.
14. ALL WALKS TO HAVE CROSS SLOPE DRAINING AWAY FROM BUILDING. MAXIMUM CROSS SLOPE GRADE TO BE 2.0%.

LEGEND

- XXX.XX = SPOT ELEVATION (TOP OF PAVEMENT)
- TW-XXX.XX = TOP OF WALL ELEVATION
- BW-XXX.XX = BOTTOM OF WALL ELEVATION
- FF-XXX.XX = FINISHED FLOOR ELEVATION
- XXX.XX = EXISTING ELEVATION

ESTIMATED EARTHWORK QUANTITIES

CUT:	+14,400 CUBIC YARD
ADJUSTED FILL(15% SHRINKAGE FACTOR):	+ 5,700 CUBIC YARD
NET:	- 8,700 CUBIC YARD (HEAVY)

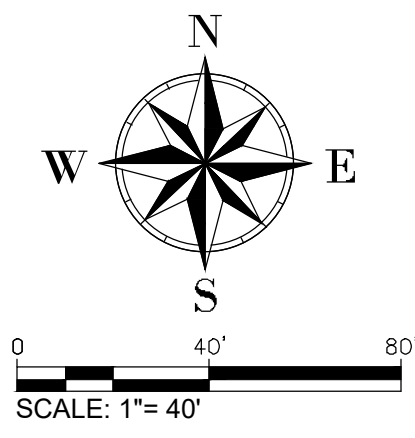
THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REQUIRED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF PICKETT, RAY & SILVER, INC.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.



PROJECT TITLE
IMPROVEMENT PLANS
STL WHOLESALE
GRADING PLANS

St. Peters
 22 Richmond Center Court
 St. Peters, MO 65276
 Phone (636) 397-1211
 Fax (636) 397-1104
 www.prs8.com

Pickett Ray & Silver
 Civil Engineering & Land Surveying
 Beyond Standard

ENGINEERS AUTHORIZATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS WHOLLY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDED HEREON AS OF THIS DATE, UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC.
 LICENSE #00000000

Developer / Owner Information
Pinkerton Properties LLC
 801 Texas Court
 O'Fallon, Missouri 63366

P+Z No. 21-003918
City No.
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