

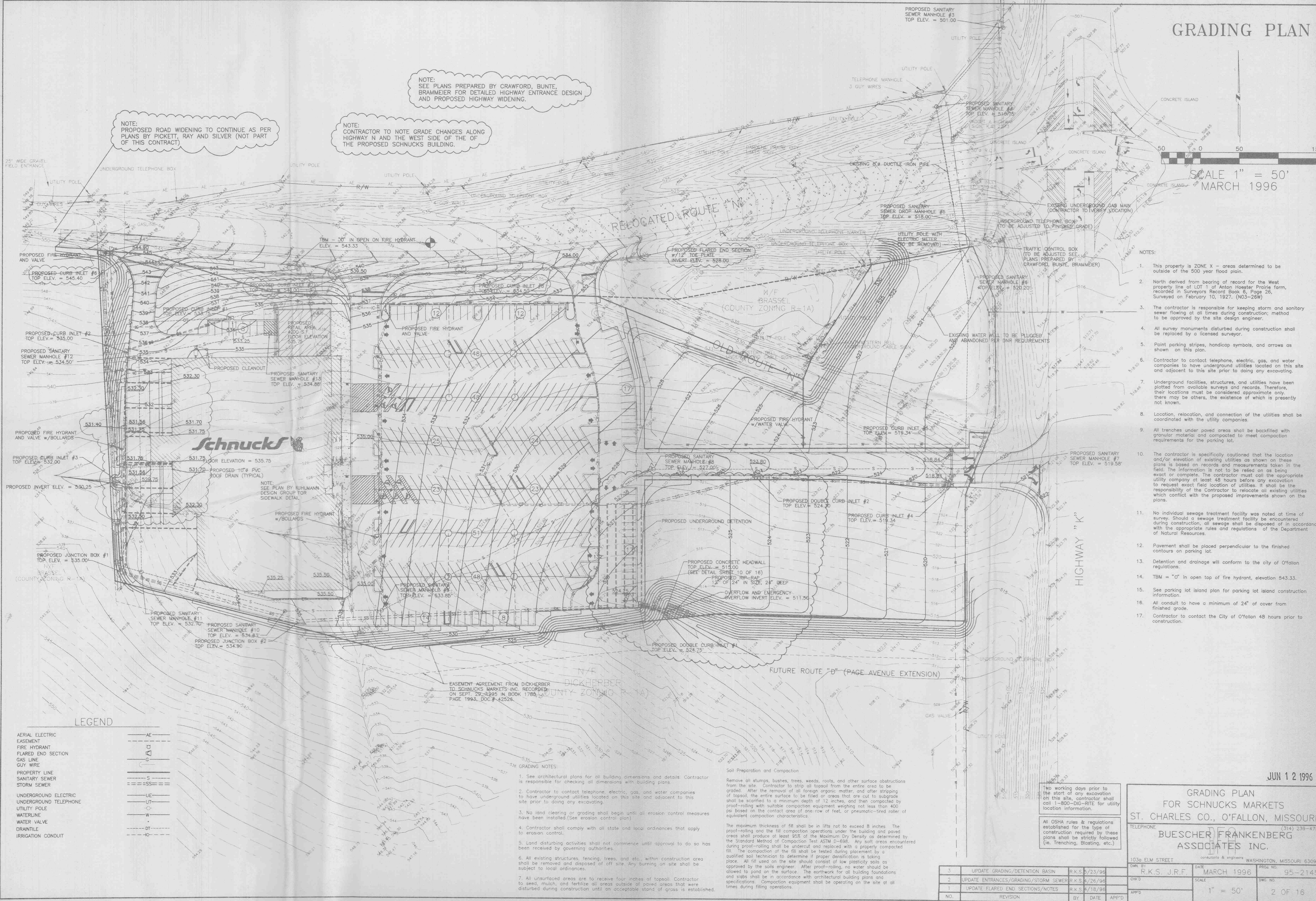
# GRADING PLAN

NOTE:  
SEE PLANS PREPARED BY CRAWFORD, BUNTE,  
BRAMMEIER FOR DETAILED HIGHWAY ENTRANCE DESIGN  
AND PROPOSED HIGHWAY WIDENING.

NOTE:  
PROPOSED ROAD WIDENING TO CONTINUE AS PER  
PLANS BY PICKETT, RAY AND SILVER (NOT PART  
OF THIS CONTRACT)

NOTE:  
CONTRACTOR TO NOTE GRADE CHANGES ALONG  
HIGHWAY N AND THE WEST SIDE OF THE  
OF THE PROPOSED SCHNUCK'S BUILDING.

SCALE 1" = 50'  
MARCH 1996



- NOTES:
- This property is ZONE X - areas determined to be outside of the 500 year flood plain.
  - North derived from bearing of record for the West property line of LOT 1 of Anton Hoester Prairie farm, recorded in Surveyors Record Book 6, Page 26, Surveyed on February 10, 1927. (N03-26W)
  - The contractor is responsible for keeping storm and sanitary sewer flowing at all times during construction; method to be approved by the site design engineer.
  - All survey monuments disturbed during construction shall be replaced by a licensed surveyor.
  - Point parking stripes, handicap symbols, and arrows as shown on this plan.
  - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
  - Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only; there may be others, the existence of which is presently not known.
  - Location, relocation, and connection of the utilities shall be coordinated with the utility companies.
  - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot.
  - The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate oil existing utilities which conflict with the proposed improvements shown on the plans.
  - No individual sewage treatment facility was noted at time of survey. Should a sewage treatment facility be encountered during construction, all sewage shall be disposed of in accordance with the appropriate rules and regulations of the Department of Natural Resources.
  - Pavement shall be placed perpendicular to the finished contours on parking lot.
  - Detention and drainage will conform to the city of O'Fallon regulations.
  - TBM = "0" in open top of fire hydrant, elevation 543.33.
  - See parking lot island plan for parking lot island construction information.
  - All conduit to have a minimum of 24" of cover from finished grade.
  - Contractor to contact the City of O'Fallon 48 hours prior to construction.

**Schnucks**

FLOOR ELEVATION = 535.75  
PROPOSED 10" PVC ROOF DRAIN (TYPICAL)

NOTE:  
SEE PLAN BY LUHMANN  
DESIGN GROUP FOR  
SIDEWALK DETAIL

EASEMENT AGREEMENT FROM DICKHERBER  
TO SCHNUCK'S MARKETS INC. RECORDED  
ON SEPT. 29, 1995 IN BOOK 1780,  
PAGE 1993, DOC # 42526.

LEGEND

AERIAL ELECTRIC	AE
EASEMENT	AE
FIRE HYDRANT	△
FLARED END SECTION	△
GAS LINE	G
GUY WIRE	G
PROPERTY LINE	---
SANITARY SEWER	S
STORM SEWER	SS
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
UTILITY POLE	○
WATERLINE	W
WATER VALVE	W
DRAIN TILE	DT
IRRIGATION CONDUIT	IC

- 5-16 GRADING NOTES.
- See architectural plans for all building dimensions and details. Contractor is responsible for checking all dimensions with building plans.
  - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
  - No land clearing or grading shall begin until all erosion control measures have been installed. (See erosion control plan)
  - Contractor shall comply with all state and local ordinances that apply to erosion control.
  - Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
  - All existing structures, fencing, trees, and etc., within construction area shall be removed and disposed of off site. Any burning on site shall be subject to local ordinances.
  - All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, and fertilize all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established.

Soil Preparation and Compaction

Remove all stumps, bushes, trees, weeds, roots, and other surface obstructions from the site. Contractor to strip all topsoil from the entire area to be graded. After the removal of all foreign organic matter, and after stripping of topsoil, the entire surface to be filled or areas that are cut to subgrade shall be scarified to a minimum depth of 12 inches, and then compacted by proof-rolling with suitable compaction equipment weighing not less than 400 psi based on the contact area of one row of feet, or pneumatic-tired roller of equivalent compaction characteristics.

The maximum thickness of fill shall be in lifts not to exceed 8 inches. The proof-rolling and the fill compaction operations under the building and paved areas shall produce at least 95% of the Maximum Dry Density as determined by the Standard Method of Compaction Test ASTM D-698. Any soft areas encountered during proof-rolling shall be undercut and replaced with a properly compacted fill. The compaction of the fill shall be tested during placement by a qualified soil technician to determine if proper densification is taking place. All fill used on the site should consist of low plasticity soils as approved by the soils engineer. After proof-rolling, no water should be allowed to pond on the surface. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications. Compaction equipment shall be operating on the site at all times during filling operations.

This working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

GRADING PLAN  
FOR SCHNUCK'S MARKETS  
ST. CHARLES CO., O'FALLON, MISSOURI

TELEPHONE: (314) 239-4751

**BUESCHER FRANKENBERG ASSOCIATES INC.**

1036a ELM STREET WASHINGTON, MISSOURI 63090

NO.	REVISION	BY	DATE	APP'D
3	UPDATE GRADING/DETENTION BASIN	R.K.S.	5/23/96	
2	UPDATE ENTRANCES/GRADING/STORM SEWER	R.K.S.	4/26/96	
1	UPDATE FLARED END SECTIONS/NOTES	R.K.S.	4/18/96	

DATE: MARCH 1996  
SCALE: 1" = 50'  
PAGE: 2 OF 16

JUN 1 2 1996