

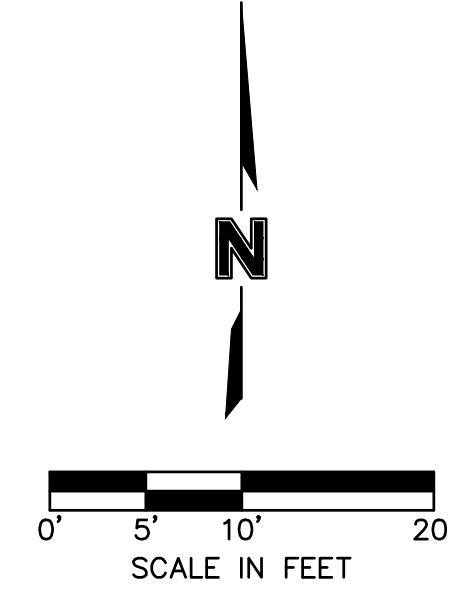
GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET C2.0.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ON-SITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
11. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF O'FALLON REQUIREMENTS.
12. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
13. ALL SIDEWALKS SHALL BE ADA ACCESSIBLE WITH RUNNING SLOPE BEING NO STEEPER THAN 5.00% AND CROSS SLOPES NO STEEPER THAN 2.00%. ALL LANDINGS OUTSIDE OF EXTERIOR ENTRANCES/EXITS SHALL BE NO STEEPER THAN 2.00% FOR THE FIRST 5'-0".
14. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
15. ALL FINISH GRADES AROUND BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

SITE IMPERVIOUS AREA	
TOTAL LOT AREA	14,315 SF
PRE-DEVELOPMENT IMPERVIOUS AREA	8,653 SF (60.45%)
POST-DEVELOPMENT IMPERVIOUS AREA	9,316 SF (65.08%)

- LEGEND**
- PROPERTY LINE
 - - - UTILITY EASEMENT
 - - - BREAK IN GRADE
 - - - EXIST. CONTOUR
 - FINISH GRADE CONTOUR
 - PROPOSED STD. CURB & GUTTER
 - PROPOSED "DRY" CURB & GUTTER
 - PROPOSED STD. CURB & GUTTER W/ TURN-DOWN EDGE
 - TP=500.00 TOP OF PAVEMENT
 - TC=500.00 TOP OF CURB
 - TW=500.00 TOP OF SIDEWALK
 - TI=500.00 TOP OF INLET
 - GR=500.00 FINISHED GROUND
 - HP HIGH POINT
 - LP LOW POINT
 - ME MATCH EXISTING
 - LFG LOW FINISHED GRADE
 - HFG HIGH FINISHED GRADE

BENCHMARKS
 BENCHMARK #1:
 TOP OF FIRE HYDRANT.
 ELEV.= 540.44



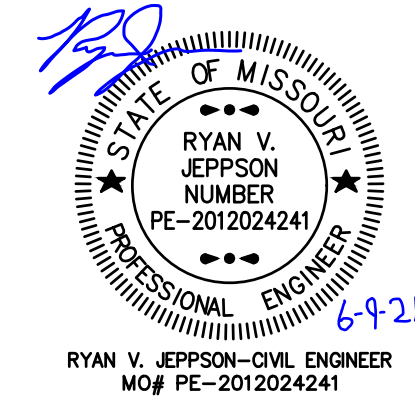
1-800-DIG-RITE or 811
www.motcall.com

City of O'Fallon Standard Notes and Details - July 2019

SCOOTERS OF FALLON
411 S. MAIN STREET
O'FALLON, MO

olsson

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 Olsson, Inc. Landscape Architecture MO State Cert. of Authority #2005000285
 550 St. Louis St.
 Springfield, MO 65806
 TEL 417.890.8802
 www.olsson.com



Developer / Owner Information
 DEVELOPER
 SCOOTER'S COFFEE - 10500 SAPP BROTHERS DRIVE - OMAHA, NE 68138
 CONTACT: DAN FORSLUND - (913) 375-5256
OWNER
 DEPEW FAMILY TRUST & JACK L DRAKE & DAYNA C DRAKE
 P.O. BOX 860910 - SHAWNEE, KS 66286

City of O'Fallon GRADING PLAN

P+Z No.
 Approval Date
 Permit No.
 Page No. **C4.0**