

A SET OF CONSTRUCTION PLANS FOR SYNERGETICS BUILDING ADDITION A TRACT OF LAND BEING A REPLAT OF LOTS 5, 6 & 7 OF "JOHN D. COALTERS OLD DAR DENNE TRACT" IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

O'FALLON GENERAL NOTES

- 1) Underground utilities have been plotted from available information and therefore their location shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements. 2) All trench backfills shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-180 Compaction Test. (A.S.T.M.-D-1557). All trench backfills under paved areas including sidewalks shall be granular fill. All other trench backfills may be earth material (free of large clods or stones).

O'FALLON GENERAL NOTES

- 22) Each fire hydrant shall not have less than two 2-1/2 inch outlets and one 4-1/2 inch outlet, a 5-1/4 inch valve, a 6 inch barrel and shall be of the breakaway design, frost free with chain, left hand open design and have national standard threads. 23) Fire hydrant shall be provided with a control valve in the hydrant connection such that the hydrant can be removed from service without shutting off water supply to other fire hydrants. 24) There shall be no obstruction, i.e. plantings, bushes, trees, signs, light standards, mailboxes, etc. within six (6) feet of any fire hydrant, and/or fire department connections to an automatic sprinkler system.

VEGETATIVE ESTABLISHMENT For Urban Development Sites APPENDIX A

Table with Seeding Rates (Permanent, Temporary), Seeding Periods, and Fertilizer Rates (Nitrogen, Phosphate, Potassium, Lime).



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GRADING NOTES

- 1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and backfilling operations. The developer shall also supply the City construction inspector with the soil report(s) prior to or during site soil testing. 2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.

PRINCIPALS & STANDARDS

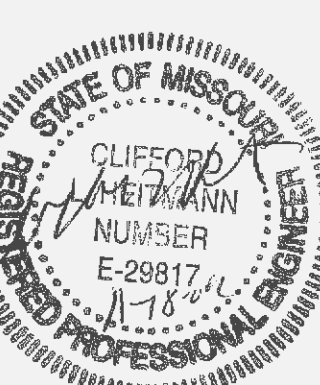
- 1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the City Building Department. Permanent safety guards shall be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

DEVELOPMENT NOTES

- 1. Area of Tract: 5.13 Acres 2. Existing Zoning: HTCD High Tech Corridor District (City of O'Fallon) 3. Proposed Use: Office/Light Manufacturing 4. Area of Proposed Addition: 27,900 sq.ft.

PREPARED FOR: UNITED CONSTRUCTION 12747 OLIVE BOULEVARD, SUITE 101 ST. LOUIS, MO 63141 (314) 434-9690

DISCLAIMER OF RESPONSIBILITY I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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LEGEND

Legend table defining symbols for CURB INLET, DOUBLE CURB INLET, AREA INLET, MANDHOLE, etc.

U.S.G.S. BENCHMARK

REFERENCE BENCHMARK - DNR GRS MONUMENT SC-13 ELEV. 499.37 "STANDARD TABLET" STAMPED DNR SC-13 1990 LOCATED ON THE NORTH SIDE OF HWY 40 APPROXIMATELY 1 MILE SOUTHEAST OF HWY D (WINGHAVERA BLVD.) 500ft WEST OF DAR DENNE CREEK, 30± NORTH OF THE CENTERLINE OF THE WESTBOUND LANE.

GRADING QUANTITIES:

5,531 C.Y. CUT 7,835 C.Y. FILL (INCLUDES 15% SHRINKAGE) 2,304 C.Y. SHORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

SHEET INDEX

Table listing SHEET 1 COVER SHEET, SHEET 2 PHASE I DEMOLITION PLAN, SHEET 3 PHASE II DEMOLITION PLAN, SHEET 4 PHASE III DEMOLITION PLAN, SHEET 5 SITE PLAN, SHEET 6 GRADING PLAN, SHEET 7 PREDRAINAGE AREA MAP, SHEET 8 DRAINAGE AREA MAP, SHEET 9 PROFILE & DETAIL SHEET, SHEET 10 CONSTRUCTION DETAILS.

11-22-04 APPROVED

ENGINEERING PLANNING SURVEYING 1052 South Cloverleaf Drive St. Peters, MO. 63786-6445 636-928-5552 FAX 928-1718

9-14-04 DATE 02-11793D PROJECT NUMBER 1 OF 10 SHEET OF 11793DCCON.DWG FILE NAME ALJ DRAWN ALJ CLH DESIGNED CHECKED

O'FALLON FILE # 502.03

Bldg. Inspector