

Revision	Date	No.
REVISED PER O'FALLON 4-26-01		

Notice

NO PART OF THESE PLANS AND/OR PROJECT MANUAL MAY BE REPRODUCED, COPIED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION OF MITZEL + SCROGGS ARCHITECTS, INC.

DRAWINGS SHALL NOT BE SCALED. QUESTIONS ON DIMENSIONS SHALL BE REFERRED TO THE ARCHITECT'S OFFICE.

CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS, DETAILS, AND JOB CONDITIONS.

KEY:

- PROPERTY LINE
- EASEMENT LINE
- EXIST. PAVING
- EXIST. CONTOUR TO REMAIN
- EXIST. CONTOUR LINE DEMO
- NEW CONTOUR LINE
- CONC. DRIVE BOUNDARY
- ROAD CENTERLINE
- OVERHEAD ELEC.
- U.G. GROUND FIELD
- EXIST. TREE LINE TO REMAIN
- EXIST. TREE LINE TO BE REMOVED

LANDSCAPE CALCULATIONS

SITE AREA ± = 145' X 100'
TOTAL = 14,875.2 SQ.FT.
LESS BLDG. AREA EXIST. = 240.00 SQ.FT. (1.6%)
LESS BLDG. AREA NEW = 743.67 SQ.FT. (4.9%)
LESS PAVED AREA EXIST. = 1,751.36 SQ.FT. (11.77%)
LESS PAVED AREA NEW = 714.2 SQ.FT. (4.8%)
TOTAL LANDSCAPED AREA = 11,435.00 SQ.FT. (77% OF TOTAL SITE IS LANDSCAPED AREA)

David Miller

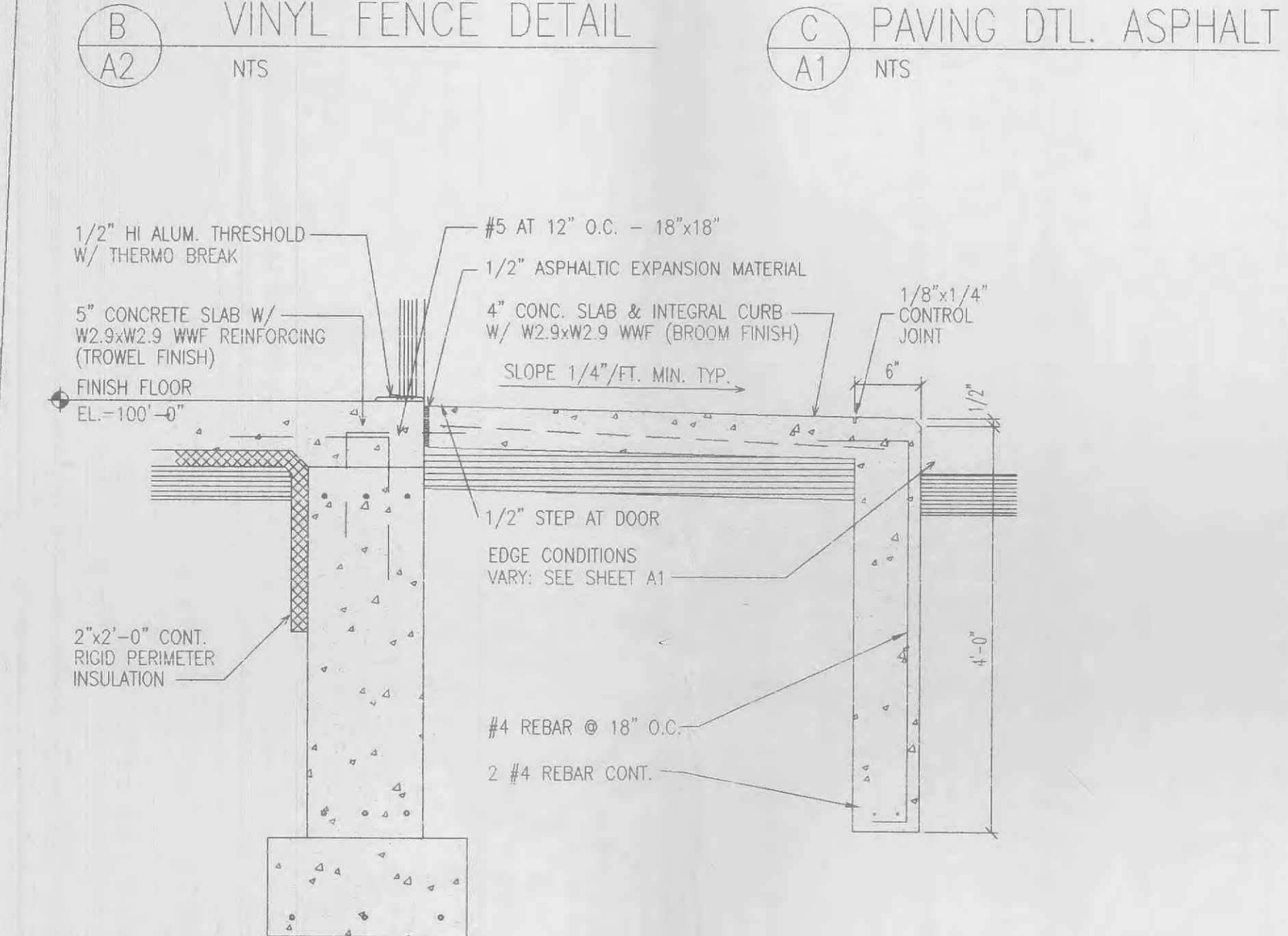
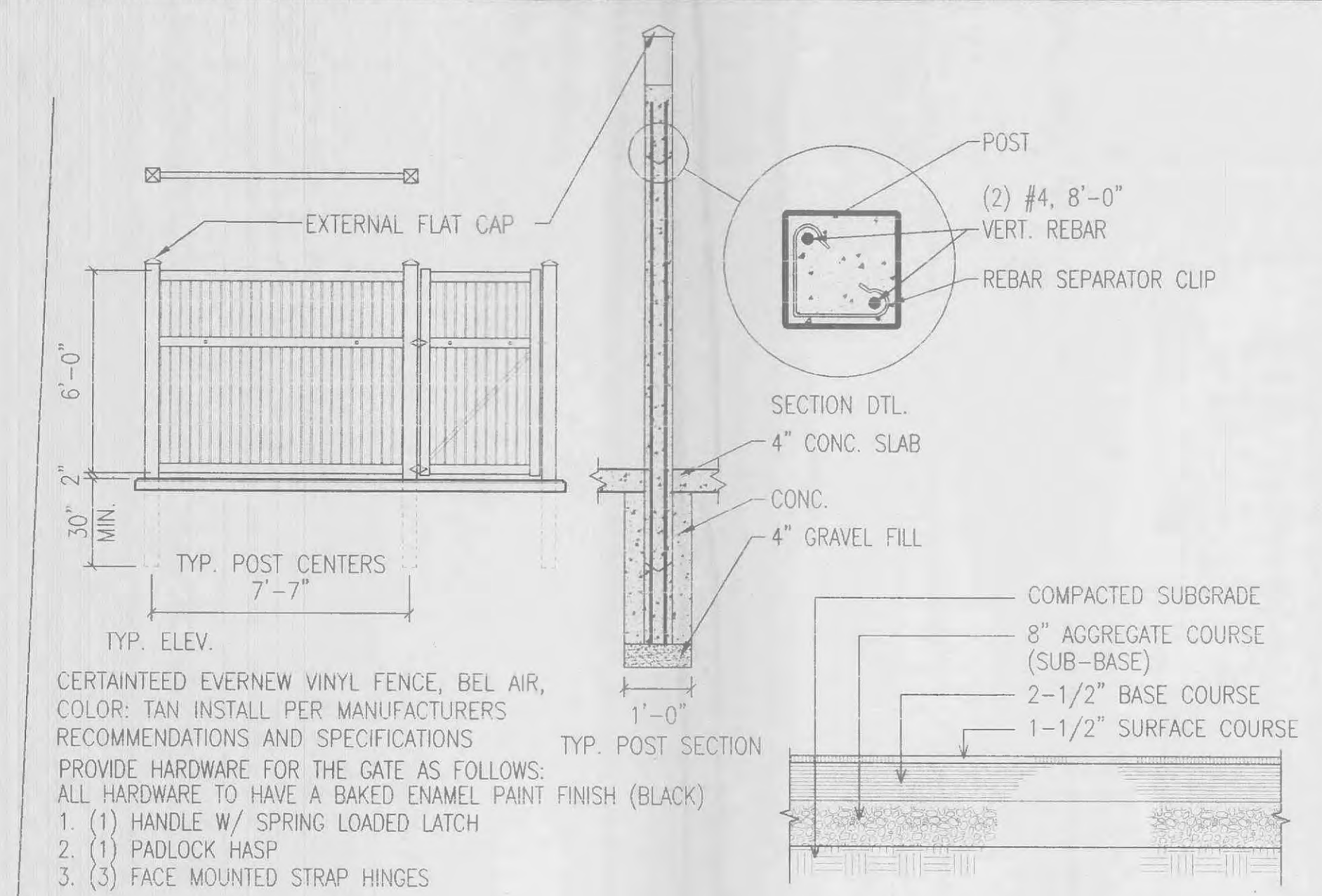
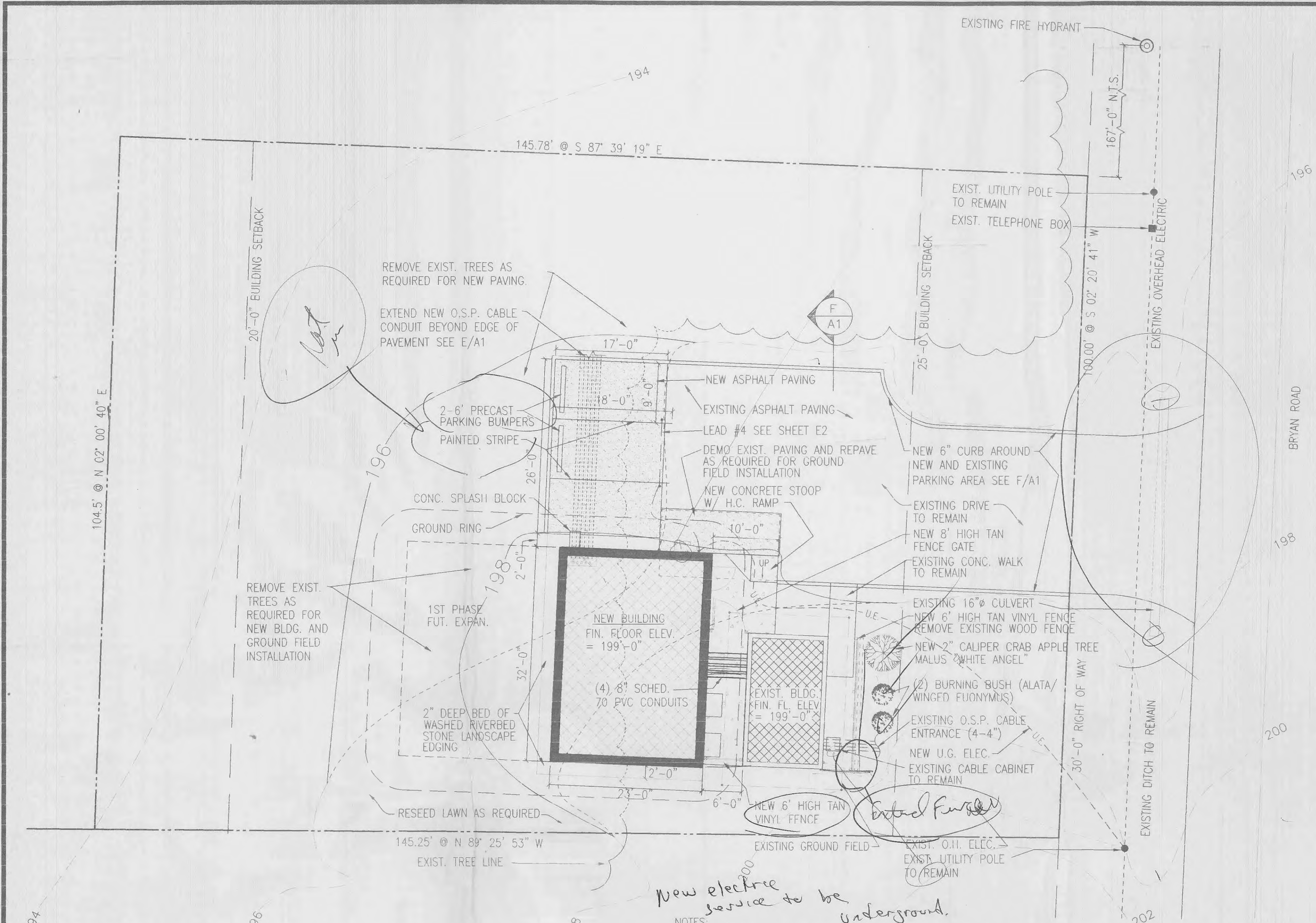
Verizon inc.
Addition to R.S.U. Building Hillman Remote
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SITE, UTILITY, GRADING & LANDSCAPE PLAN

Scale AS NOTED
Date 04-23-01 Comm No. 001998
In Charge DCM
Drawn By FLC
Checked By SSS



A SITE, UTILITY, GRADING & LANDSCAPE PLAN
1" = 10'-0"

New electric service to be underground.

- NOTES:**
- INSTALL PEA GRAVEL OVER WEED BARRIER WITH PVC EDGING ADJACENT TO BUILDING.
 - INSTALL BARK MULCH UNDER ALL SHRUBS AROUND ALL TREES & IN ALL FLOWER BEDS.
 - BENCHMARK: ON HEADWALL WEST SIDE OF BRYAN LANE APPROX. 600' NORTH OF SITE = 580.08' U.S.G.S. DATUM.
 - NO SLOPE SHALL BE STEEPER THAN 3 (HORIZONTAL) : 1 (VERTICAL).
 - LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION TO VERIFY COMPLIANCE WITH CITY OF O'FALLON STANDARDS.
 - AMEREN U E WILL BE THE UTILITY COMPANY SERVING THIS DEVELOPMENT.
 - PER F.I.R.M. 29183CO230E, DATED AUG. 2, 1996, THIS SITE IS NOT IN A FLOOD PLAIN.
 - ADDITION OF 4.8% IMPERVIOUS AREA. DETENTION IS NOT REQUIRED, DRAINAGE IS INTO WOODED AREA.
 - NO WATER ON SITE.

AGGREGATE REQUIREMENTS

SIEVE SIZE	PERCENT OF AGGREGATES PASSING SIEVES		
	6" AGGREGATE COURSE (SUB-BASE)	2-1/2" ASPHALTIC BASE COURSE	1-1/2" ASPHALTIC TOP COURSE SURFACE
4"			
3-1/2"			
2-1/2"	100		
2"	95-100		
1-1/2"	85-100		
1"	75-90		
3/4"	65-80	100	
1/2"	55-70	60-85	100
3/8"	--	30-60	75-95
NO. 4	45-60	0-15	01-30
NO. 8	25-50	0-10	0-10
NO. 30	12-30		
NO. 200	5-10		

