

1. CUT EXITS IN STRAIGHT LINE FOR FIRST TIE COURSE. DO NOT PLACE FIRST TIE AGAINST FULL CONTACT BAST TO BEAR.

2. NAIL 2ND TIE IN PLACE AND PLACE FIRST ROW OF HEADER TIES AS SHOWN.

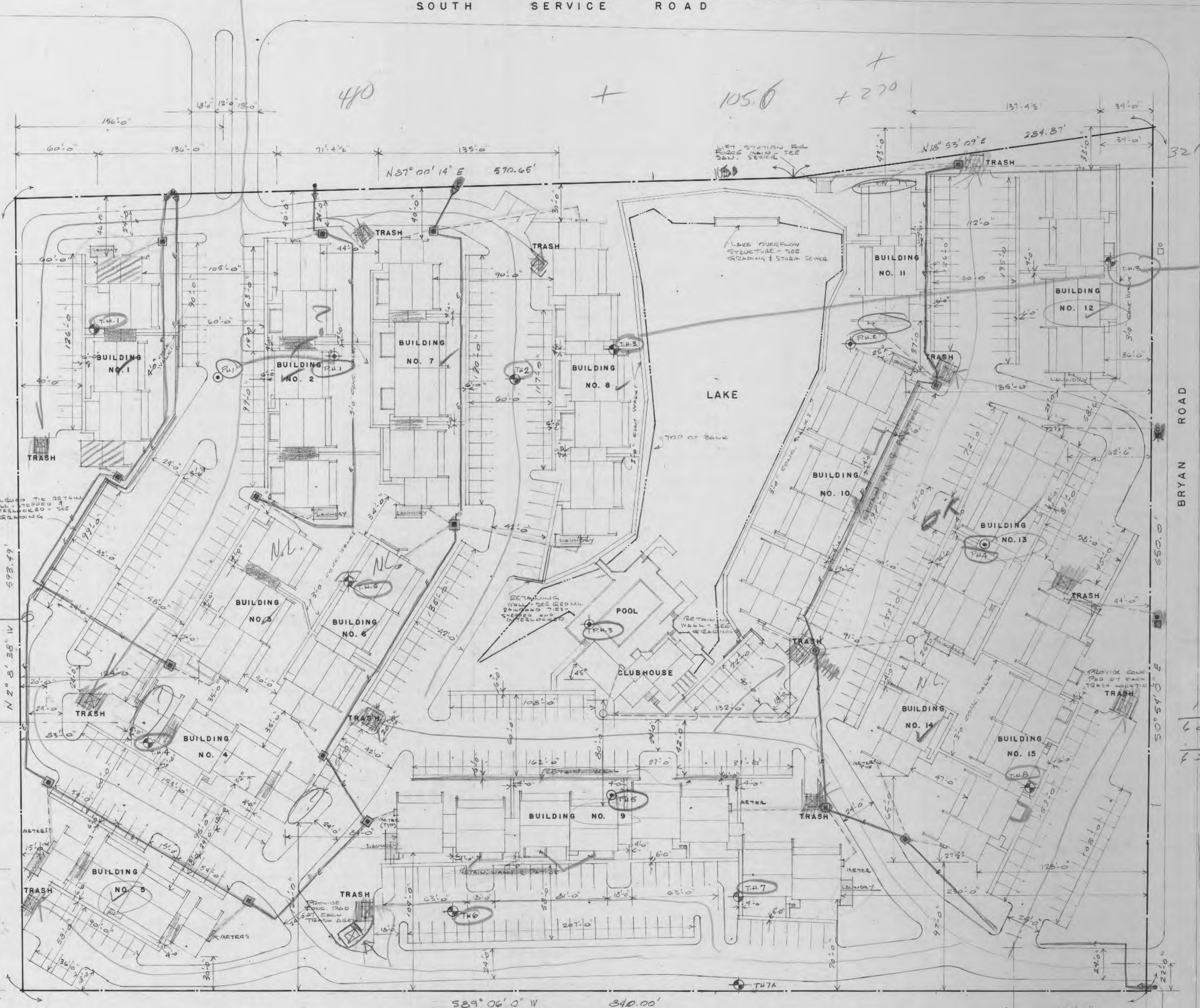
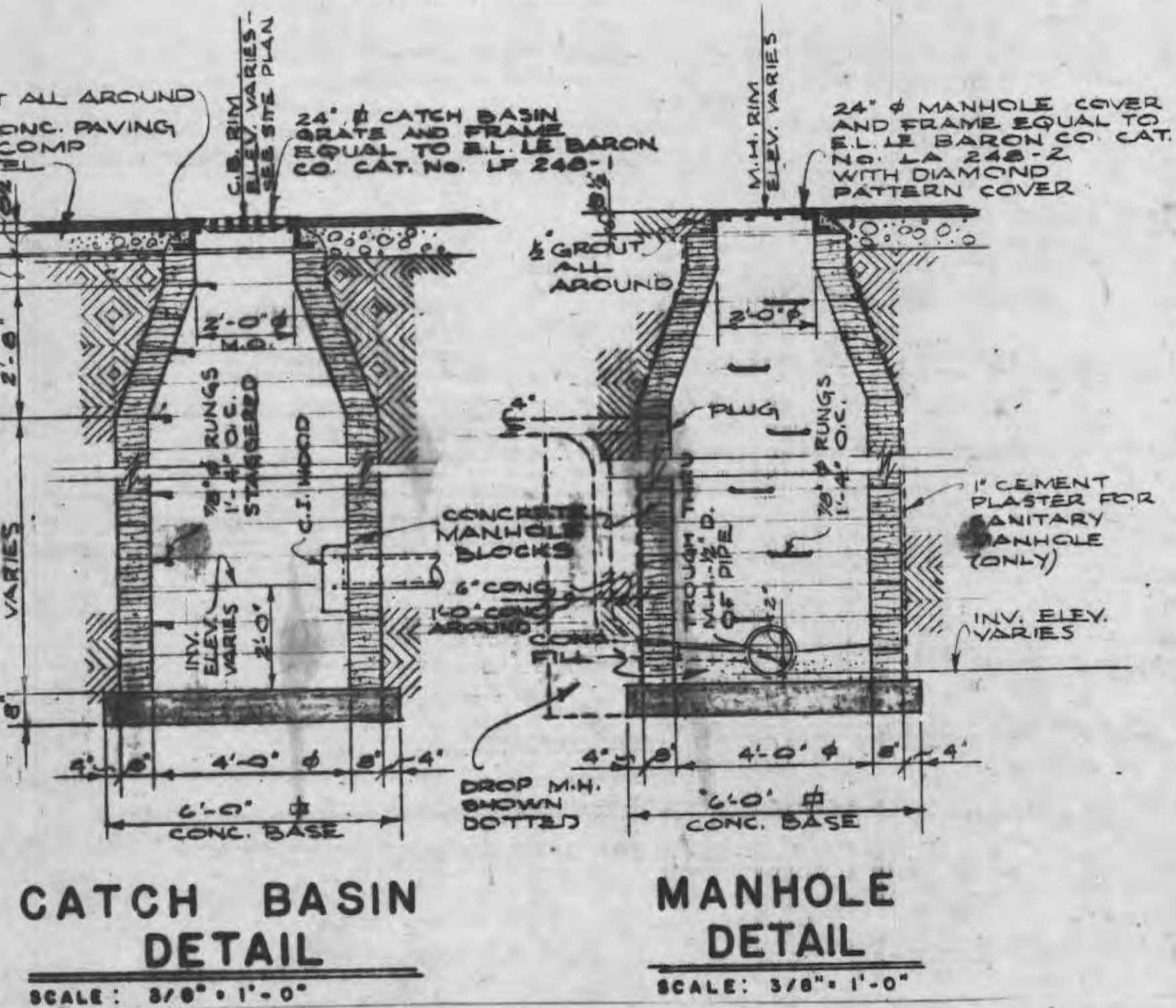
3. CONTINUE BUILDING WALL TO PROPER HT. TYPING ALL HEADERS TOGETHER.

4. WHEN WALL IS COMPLETE FILL CONTACT BAST IN ONE FOOT LAYERS TO FINAL GRADE.

5. ALL TIES TO BE 5/8" DIA LONG IMPREG. WITH ASPHALTIC PRESERVATIVE.

First tie same as per spec. No pierce at such a depth that it will prevent proper setting. Will occur, similar built.

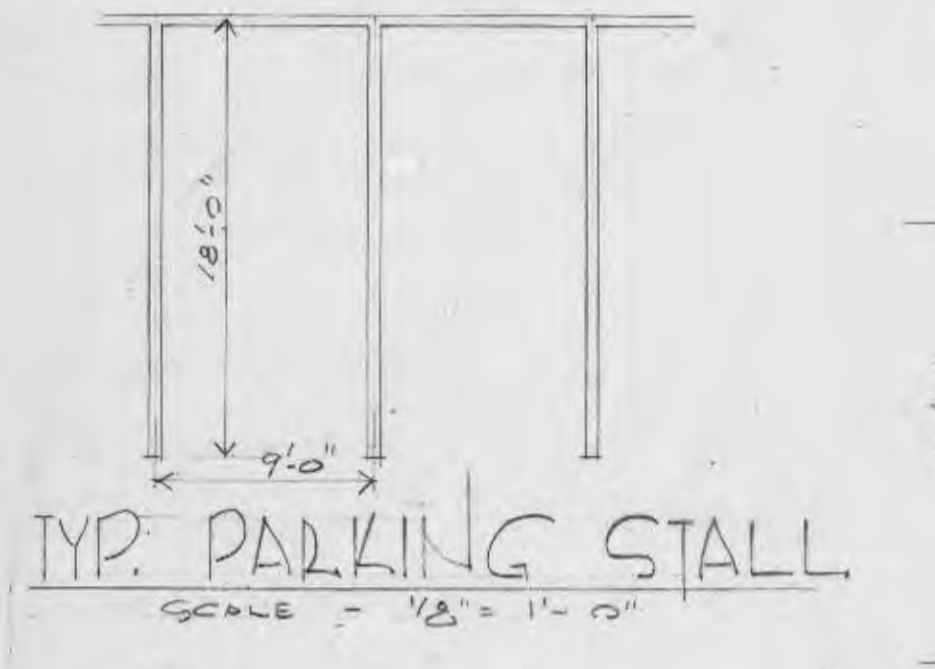
RAILROAD TIE RETAIN. WALL DET.



*Building 4 and 5 shown -
lay out close to it
show boundary arrow
shifts for building 4 & 5
from into corners.*

LEGEND

NEW	ITEM	EXISTING
---	CONTOUR	---
---	SPOT ELEVATIONS	---
---	SANITARY SEWER	---
---	STORM DRAIN	---
---	WATER	---
---	CHAIN LINK FENCE	---
---	LAWN GRASS SEED	---
---	BITUMINUS CONCRETE CURB	---
---	BITUMINUS CONCRETE PAVING	---
---	FOUNDATION BORINGS	---
---	MANHOLE	---
---	CATCH BASIN	---
---	CONCRETE WALK	---
---	PROPERTY LINE	---



50 ONE BR UNITS
56 TWO BR UNITS
110 TWO BRTH UNITS
19 THREE BRTH UNITS

TOTAL 234 UNITS

AREA OF SITE 11.92 ACRES
PARKING FOR 424 CARS

NOTE THE GRADING SHOWN IS FOR BASIC GUIDANCE IN SITE PREPARATION. FINAL GRADING ELEVATIONS WILL BE ADJUSTED IN THE FIELD TO ACCOMMODATE CONSTRUCTION CONDITIONS TO INSURE ADEQUATE DRAINAGE SLOPES AWAY FROM BUILDINGS AND TRASH DUMPS IN GENERAL THESE SLOPES ARE MIN. 2% AWAY FROM BUILDINGS AND MIN. 2% TOWARD SWALES.

SITE PLAN
SCALE 1" = 40'

NOTE - STREET & AREA LIGHTING BY MO. EDITION DIV. UNION ELEC. CO. - ALL UTILITIES UNDEGROUND

All Plumbing Work Shall Meet the Requirements of The 1978 Basic Plumbing Code.

All Construction Work Shall Meet the Requirements of the BOCA Basic Building Code And The 1978 Basic Fire Prevention Code.

All Electrical Work Shall Meet The Requirements Of The 1978 National Electrical Code.



DRAWN	JOB NO.
BSW	8302.00
TRACED	DATE
Jan. 24	
CHECKED	SCALE
BSW	1" = 40'



IKW / WARDLAW ASSOCIATES

ARCHITECTS · ENGINEERS · PLANNERS

6 WESTBURY DR. ST. CHARLES MISSOURI



WESTCHESTER APARTMENT VILLAGE
O'Fallon, Missouri

DEVELOPED BY THE WESTCHESTER PARTNERSHIP

SITE PLAN

DRAWING NO.: 302