

LANDSCAPE LEGEND table with 3 rows: Evergreen shrub, Deciduous shade tree, Evergreen trees.

A SET OF AS-BUILT PLANS FOR FRANK LETA HONDA LOT A AND H OF O'FALLON AUTO MALL

PART OF LOTS 23 AND 24 OF JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN U.S. SURVEY 1669, T.46 N., R.3 E., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

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 protected...

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 back filling operations.

DEVELOPMENT NOTES

- 1. Area of Tract: Lot A = 6.06 Acres, Lot H = 1.55 Acres
2. Existing Zoning: C-2 PUD (City of O'Fallon)
3. Proposed Use: Automotive sales and service facility
4. Area of Building: Building Footprint=36,010 sq.ft.

GENERAL NOTES

- 1. Underground utilities have been plotted from available information and therefore their locations shall be indicated approximately 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...

GENERAL NOTES CONTINUED

- 28. 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.

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

- 1. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.

All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

- 5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less.

VEGETATIVE ESTABLISHMENT

Table with 3 columns: Seeding Rates, Tempory, Seeding Periods. Lists rates for Fescue, Bromo, Wheat or Rye.

GRADING QUANTITIES:

MAIN LOT: 6,991 C.Y. CUT (INCLUDES SUBGRADE), 12,480 C.Y. FILL (INCLUDES 15% SHRINKAGE), 5,489 SHORT
INVENTORY LOT: 2,605 C.Y. CUT (INCLUDES SUBGRADE), 165 C.Y. FILL (INCLUDES 15% SHRINKAGE), 2,440 HEAVY

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



CALL BEFORE YOU DIG! 1-800-DIG-RITE AND MoDOT (314) 340-4100

FIBER OPTICS MAY BE PRESENT

REFERENCE BENCHMARK:

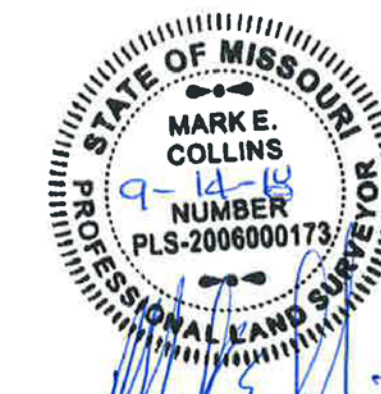
RM 57: ELEVATION 548.01 PER FLOOD MAP COMMUNITY PANEL NO. 29183C 0430 E, A CHASELED SQUARE ON SOUTHWEST END OF SOUTH HEADWALL OF A CULVERT LOCATED AT THE JUNCTION OF U.S. HIGHWAY 40 AND COUNTY HIGHWAY K.



Revisions on 06-20-06 \*Change aluminum fence to be a vinyl picket fence. See Revised sheets 2 and 8.

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.



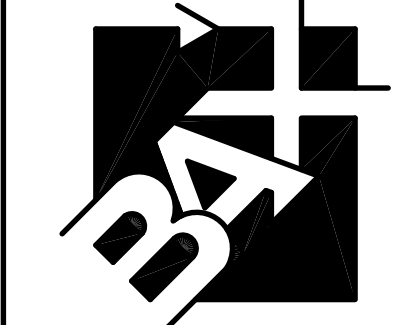
O'FALLON P & Z #3101.05.02

PREPARED FOR: FRANK LETA HONDA 500 AUTO MALL DRIVE O'FALLON, MISSOURI 63308

DISCLAIMER OF RESPONSIBILITY 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 other than those authenticated by my seal.

17. All site lighting shown is for presentation only and exact locations will depend on lighting layout by a qualified lighting consultant. Prior to Construction Site Plan approval, a photometric lighting plan in accordance with the City Exterior Lighting Standards shall be submitted for review and approval.

Table with 2 columns: Revisions, Date. Includes a list of revisions for the project.

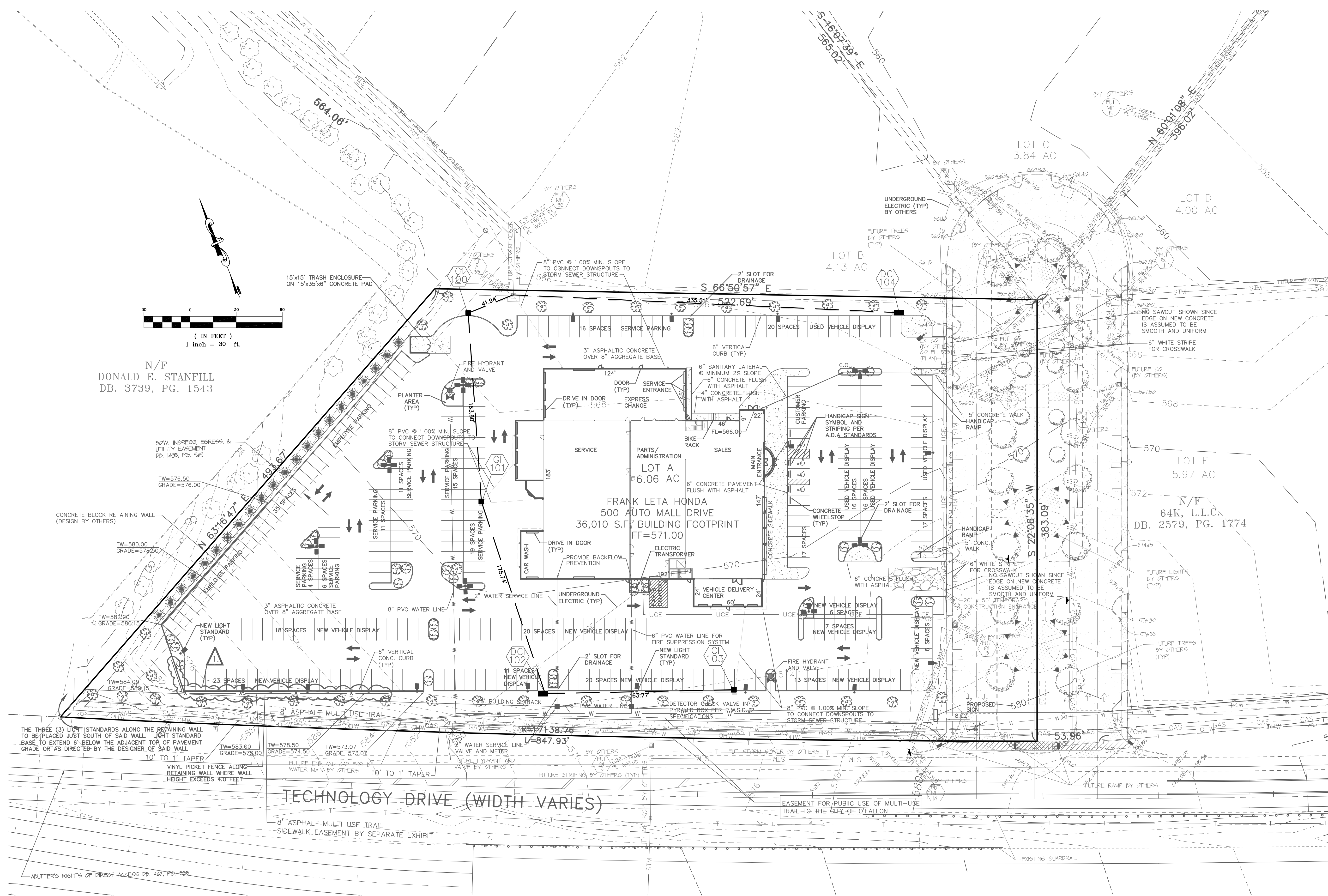


ENGINEERING PLANNING SURVEYING

221 Point West Blvd. St. Charles, MO 63301 636-926-5552 FAX 926-1718

Box Engineering Company, Inc. Missouri State Certificate of Authority Engineering #000655 Missouri State Certificate of Authority Surveying #000144

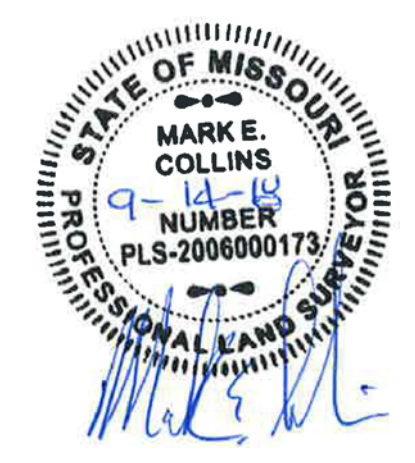
09/07/2018 DATE 05-13173A PROJECT NUMBER 1 OF 8 SHEET OF 13173A ASB FILE NAME JNW MEC DRAWN CHECKED LG/JZ 9/05/18 SURVEY BY DATE



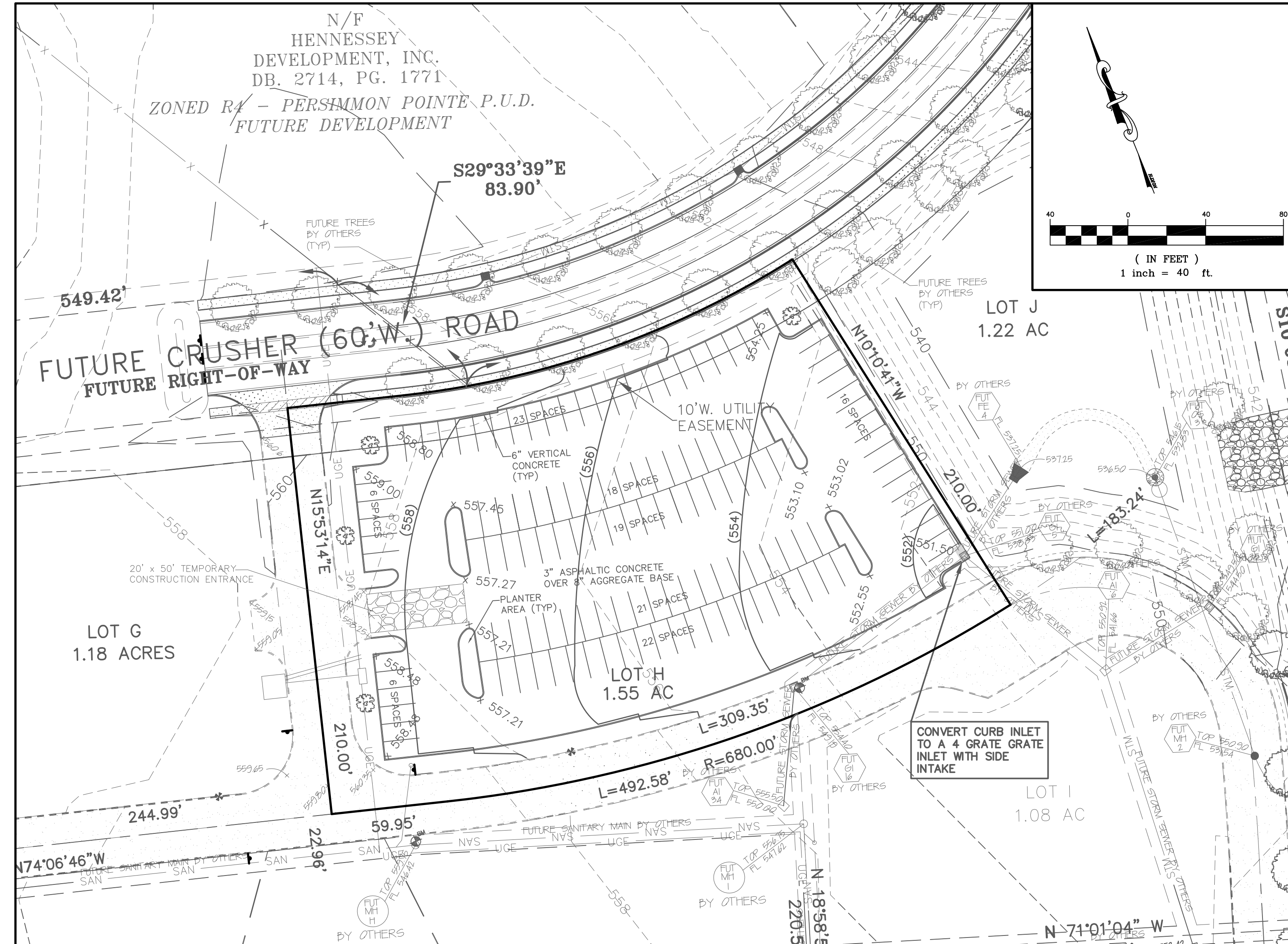
N/F  
DONALD E. STANFILL  
DB. 3739, PG. 1543

N/F  
64K, L.L.C.  
DB. 2579, PG. 1774

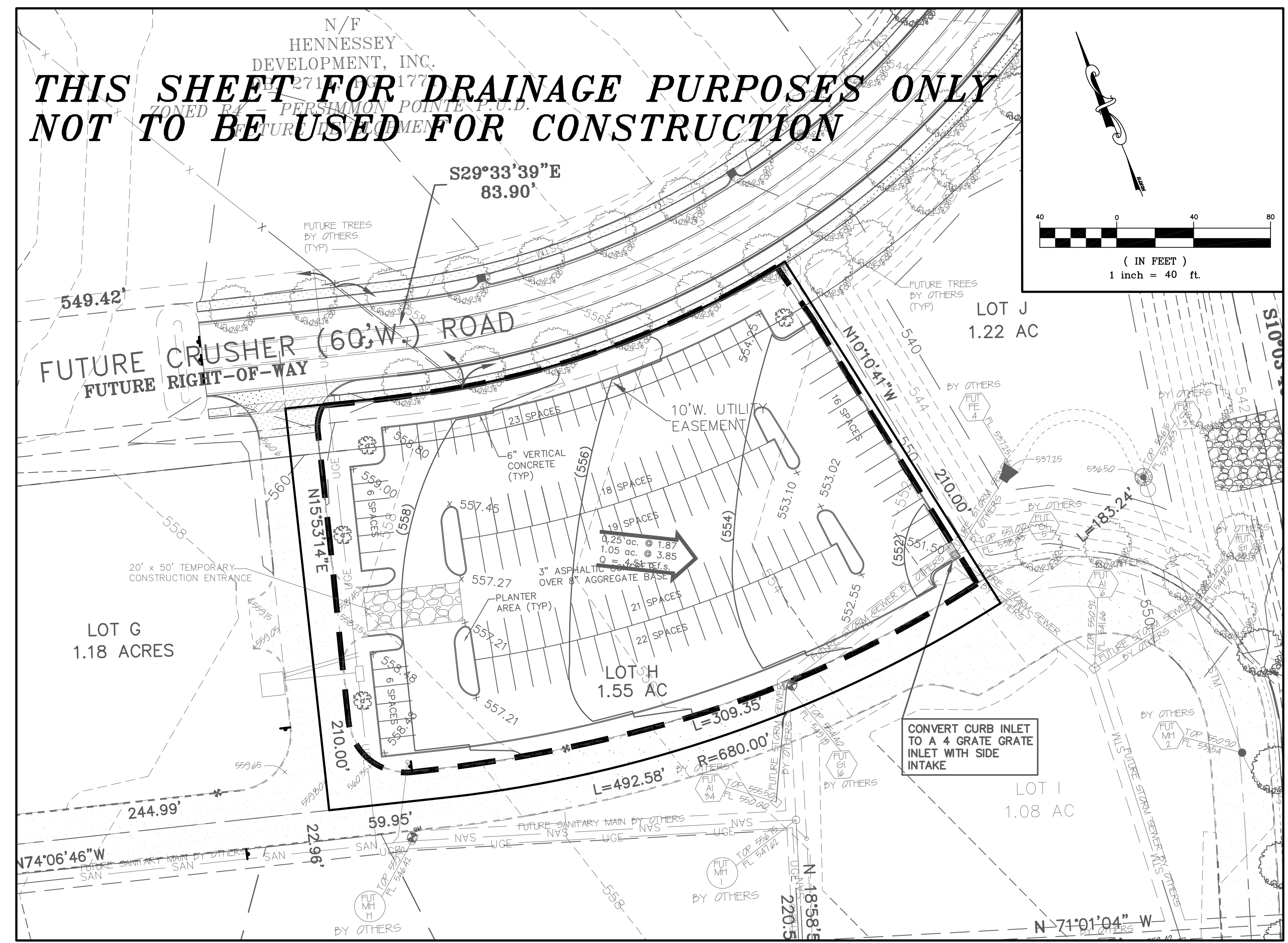
TECHNOLOGY DRIVE (WIDTH VARIES)



UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS 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.



**GRADING AND SITE PLAN FOR INVENTORY PARKING LOT**  
 131 PARKING SPACES



**DRAINAGE AREA MAP FOR INVENTORY PARKING LOT**  
 131 PARKING SPACES

**"KEEP ROADWAY CLEAR OF DIRT, MUD AND OTHER DEBRIS AT ALL TIMES"**

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS 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.



