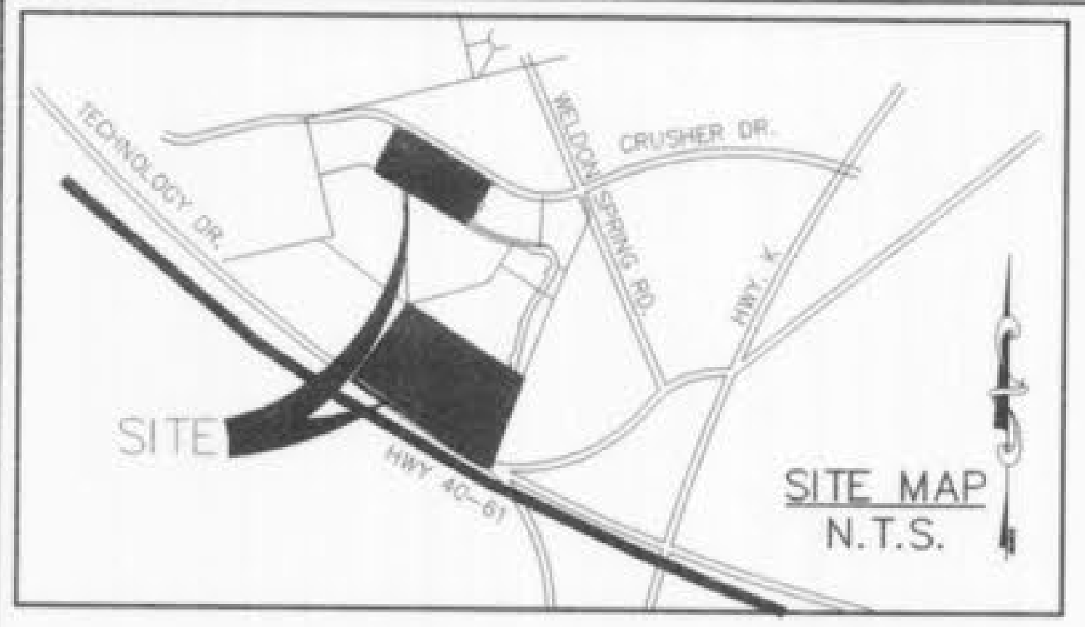

A SET OF AS-BUILT PLANS FOR
JIM TRENARY CHEVROLET INC.
LOT E AND G - O'FALLON AUTO MALL

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

GENERAL NOTES:

1. Underground utilities have been plotted from available information and therefore locations shall be considered approximate only. The verifications 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 improvements.

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

3. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre construction conditions.

4. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.

5. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.

6. Easements shall be provided for all public sanitary sewers, storm sewers and utilities on the record plat. See record plat (if required) for location and size of easement.

7. All construction and materials shall conform to the current construction standards of the City of O'Fallon.

8. The City of O'Fallon shall be notified at least 48 hours prior to construction for coordination and inspection.

9. All sanitary sewer building connections have been designed so that the minimum vertical distances from the low point of the basement to the flow line of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus the vertical distance of 2-1/2 feet. (unless otherwise noted)

10. All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR-8.120(7)(E).

11. All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate back fill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 12 inches above the top pipe. (Note: All P.V.C. Force Main shall be C-900, Class 200 P.V.C.)

12. All sanitary and storm sewer trench back fills shall be water jetted. Granular back fill will be used under pavement areas.

13. All pipes shall have positive drainage through manholes. No flat base structures are allowed.

14. Brick shall not be used on sanitary sewer manholes nor shall brick be used in the construction of storm sewer structures.

15. All PVC sanitary sewer pipe shall meet the following standards. A.S.T.M. D-3034 SDR-35 with wall thickness compression joint A.S.T.M. D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures. (Note: All P.V.C. Force Main shall be C-900, Class 200 P.V.C.)

16. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.

17. Storm sewers 18 inch diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.

18. Storm sewers 21 inch diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.

19. All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).

20. All storm sewer pipe shall be "O-ring" pipe. Joints shall be gasketed O-ring type.

21. All water lines shall be laid at least 10 feet horizontally from any sanitary sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.

22. All water lines shall be C-900 Class 200 P.V.C..

23. Any permits, easements, or approvals to work on public or private properties or roadways are the responsibility of the developer.

24. All sanitary sewer laterals shall be a minimum of 6 inches in diameter.

25. Maintenance of the sewers designated as "public" shall be the responsibility of the City of O'Fallon upon dedication of the sewers to the district.

26. All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs

27. There shall be no obstruction, i.e. planting, bushes, trees, signs, light standards, mailboxes, etc. within six (6) feet of any fire hydrant, and/or fire department connection to an automatic sprinkler system.

28. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinaces.

29. Existing sanitary sewer service shall not be interrupted.

30. Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber Boot/Mission-type couplings will not be allowed.

31. "Type N" Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.

33. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.

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AND
MoDOT
(314) 340-4100

FIBER OPTICS MAY BE PRESENT

GENERAL NOTES CONTINUED:

34. Marking to be provided on storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and Stick" adhesive pads will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com

35. Developer must supply City Construction inspectors with soil reports prior to or during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
   1. Maximum dry density
   2. Optimum moisture content
   3. Maximum and minimum allowable moisture content
   4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
   5. Curve must have at least 5 density points with moisture content and sample locations listed on document.
   6. Specific gravity.
   7. Natural moisture content.
   8. Liquid limit.
   9. Plastic limit.

   Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.

36. 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.

37. 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.

38. In setting hydrants, due regard shall be given to final grade line. The center of a hose nozzle outlet hall not be less that (18) inches above grade and the outlets must face the street or access drive.

39. There shall be no obstruction, i.e. planting, bushes, trees, signs, light standards, mailboxes, etc. within six (6) feet of any fire hydrant, and/or fire department connection to an automatic sprinkler system.

40. Public hydrants shall have the bonnets color coded in accordance with Ordinance No. 13 of the Cottleville Fire Protection District. Private hydrants shall be painted entirely red (Porter 4119 or equal).

41. A fire hydrant is required to be within 150 feet of a fire department connection to an automatic fire suppression system, if such a system is required or installed.

42. As of 01/17/06 the proposed 12" water main along Technology Drive has not been installed. Until said main is installed and can be flow tested, this facility is proposed without a fire supression system. Without a fire supression system installed, the minimum required fire flow for this building is required to be 4,250 gallons per minute at 20psi. If this flow and pressure requirement can not be met, this building will have a fire supression system installed. An offsite flow test by Wayne Automatic Sprinkler on 12/02/05 provided results which will provide this site with a fire flow in excess of 3,000 gallons per minute with 20psi residual pressure.

43. Class III R.C.P. shall have a Minimum of 36" of cover.

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.
2. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
3. The contractor shall prevent storm, surface water, mud and construction debris from entering the existing sewer system.
4. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
5. Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
6. All construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
7. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
8. All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.120(7)(E).
9. All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
10. All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement areas.
11. All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
12. Brick shall not be used on sanitary sewer manholes.
13. Existing sanitary sewer service shall not be interrupted.
14. Maintain access to existing residential driveways and streets.
15. Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/Mission-type couplings will not be allowed.
16. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

REFERENCE BENCHMARK:

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

SITE BENCHMARK:

ELEVATION 559.88 CROSS IN NORTH RIM OF MANHOLE SOUTHEAST OF THE SOUTHWEST CORNER OF LOT H OF O'FALLON AUTO MALL.

ASBUILTS ADDED JULY, 2007

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 will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. Temporary siltation control measures shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

3. Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

4. When grading operations are completed or suspended for more than 30 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided.

   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. Open channels with velocities more than 2 fps and less that 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip-rap or concrete or other suitable materials. Detention basins, diversions or any other appropriate structures shall be constructed to prevent velocities above 5 fps.

6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted.

7. Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.

8. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

Seeding Rates:
Permanent:
Tall Fescue – 30 lbs./ac.
Smooth Brome – 20 lbs./ac.
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:
Wheat or Rye – 150 lbs./ac. (3.5 lbs. per 1,000 square foot)
Oats – 120 lbs./ac. (2.75 lbs. per 1,000 square foot)

Seeding Periods:
Fescue or Brome – March 1 to June 1
August 1 to October 1
Wheat or Rye – March 15 to November 1
Oats – March 15 to September 15

Mulch Rates: 100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

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.

2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.

3. The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.

4. All areas shall be allowed to drain. All low points shall be provided with temporary ditches.

5. A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

6. Any existing trash and debris currently on this property must be removed and disposed of off-site.

7. Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.

8. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.

9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

10. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

11. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

12. All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

13. The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

14. All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.

15. No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.

16. All fill placed under proposed storm and sanitary sewer, proposed roads and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All test shall be verified by a soils engineer concurrent with the grading and backfilling operations. "Ensure the moisture content of the soil in filled areas is to correspond to the compactive effort as determined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify the soil stability at the discretion of the City of O'Fallon.

17. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

18. Developer must supply City construction inspectors with soil reports prior to or during site soil testing.

19. The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.

20. Graded areas that are to remain bare for over two (2) weeks shall be seeded and mulched per the Dept. of Natural Resources requirement.

21. Rip-Rap shown at flared ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and off site.

22. Roadway must be kept clean and free of all mud, dirt, and debris at all time. A wash down area must be provided by either the overall site developer or by the developments general contractor.

SHEET INDEX:

DEVELOPMENT NOTES

1. Area of Tract: Lot A (Dealership) = 5.97 Acres; Lot G (Inventory lot) = 2.36 Acres
2. Existing Zoning: C-2 PUD (City of O'Fallon)
3. Proposed Use: Automotive sales and service facility
4. Area of Building: Total=40,689 sq.ft.
5. The required height and building setbacks are as follows:
   Minimum Front Yard: 25 feet
   Minimum Side Yard: None
   Minimum Rear Yard: None
   Maximum Height of Building: Not to exceed 50'
6. Site is served by:
   Duckett Creek Sanitary District
   AmerenUE Company 1-800-55-ASKUE
   Laclede Gas Company 636-946-8937
   P.W.S.D.#2
   Verizon Telephone Company
   Cottleville Fire Protection District 636-447-6655
   The City of O'Fallon shall also be contacted at 636-379-5602 for utility locates under it's maintenance responsibility. This may include Water, Sanitary, Storm, and Traffic locates.
7. According to the Flood Insurance Rate Map of the City of O'Fallon, (Community Panel number 29183C 0430-E dated August 2, 1996) this property lies within Zone X. Zone X is defined as areas determined to be outside the 500-year floodplain.
8. Topographic information is per J.R. Grimes Consulting Eng. on U.S.G.S. datum.
9. Parking Required:
   1 parking space per 3,000 sq.ft. outdoor display lot:
   69,660 sq.ft. display lot / 3,000 = 23.22 ~ 24 parking spaces required
   1 parking space per employee:
   65 employees x 1 = 65 spaces required
   1 parking space per 500 sq.ft. service floor area:
   27,500 / 500 = 55 spaces required
   1 parking spaces per 400 sq.ft. indoor display area:
   7,000 / 400 = 17.5 ~ 18 spaces required
   24 + 65 + 55 + 18 = 162 spaces required
   265 parking spaces provided (including 4 handicap spaces)

   Inventory Lot: 201 parking spaces provided

   Bicycle Parking Required:
   1 bicycle parking space for every 15 automobile (customer) parking space, with a minimum of 4 spaces per building
   35 customer parking spaces / 15 = 2.33 ~ 3 bicycle spaces required
   4 bicycle parking spaces provided (Minimum)
10. Site Coverage Calculations:
    Lot E – 5.97 Acre lot
    Building = 40,689 sq.ft. = 0.16%
    Pavement = 175,191 sq.ft. = 0.67%
    Green Space = 44,093 sq.ft. = 0.31%

    Lot G – 2.36 Acre lot
    Pavement = 84,492 sq.ft. = 0.82%
    Green Space = 18,403 sq.ft. = 0.18%
11. All site lighting shown is for presentation only and exact locations will depend on a lighting layout by a qualified lighting consultant. All lighting along the rear of the building shall be shielded. Prior to Construction Site Plan approval, a photometric lighting plan in accordance with the Cities Exterior lighting Standards shall be submitted for review and approval.
12. Owner: 64K LLC
    165 N Meramec, Suite 500
    St. Louis, Mo. 63105
13. All new utilities shall be located underground.
14. All mechanical units shall be screened from public view. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof. Ground mounted HVAC and mechanical units shall be screened by fencing, vegetation, or some other means (approved by the Planning and Zoning Commissions) that has a minimum height that is at least as tall as the tallest unit being screened.
15. No slope shall be steeper than 3:1.
16. All handicap ramps, signs, symbols and striping to comply with A.D.A. Standards.
17. Detention provided by basin to be designed with the first phase of O'Fallon Auto Mall. Design and constructed by others.
18. All Storm, Sanitary, Water and all utilities to be designed and available at the Jim Trenary site with the overall O'Fallon Auto Mall. Design and construction by others.
19. Should this conditional use cease operations for a period of over one year, the conditional use shall be revoked.
20. No vehicles or vehicle parts may be worked on outside of the proposed buildings.
21. No storage of any vehicles parts, or products, temporary or otherwise is permitted outside of the proposed buildings.
22. This development shall make use of pagers or "Nextel" phone systems to communicate within the development.
23. The covenants, codes and restrictions (CC&R's) shall be written to restrict the use of raised metal pedestals. However, other means may be used to accentuate a vehicles capability, such as a rock mound, etc.
24. All trash pickups shall not occur between the hours of 10:00p.m. and 7:00a.m.
25. No loading/unloading operations of vehicles shall occur on Technology Drive. All of the loading/unloading operations shall occur on-site and on the internal drive aisle between lots B, C, D and G, H, I. Furthermore, the loading/unloading operations shall not occur on the internal drive aisle along the East property line adjacent to the Hotel development.
26. All construction methods and practices to conform with OSHA Standards.
27. Site will be acquired after grading is completed by developer of O'Fallon Auto Mall. Tree line along the East property line as shown on Area Plan will remain. Therefore no trees are being removed or replaced with this plan.
28. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be make if not in compliance with City Standards.
29. All proposed fencing requires a separate permit through the Planning Division.
30. All sign locations and sizes must be approved separately through the Planning Division.
31. All erosion control systems are inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
32. Occupancy will not be allowed until all offsite work is completed to make utilities and detention functional.

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED:
P.E./L.S.
DATE

A SET OF AS-BUILT PLANS FOR **JIM TRENARY CHEVROLET INC.**

PREPARED FOR: DIESTELKAMP
12800 EDELEN
SUNSET HILLS, MO. 63127
636-343-9100

DISCLAIMER OF RESPONSIBILITY

REVISIONS

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

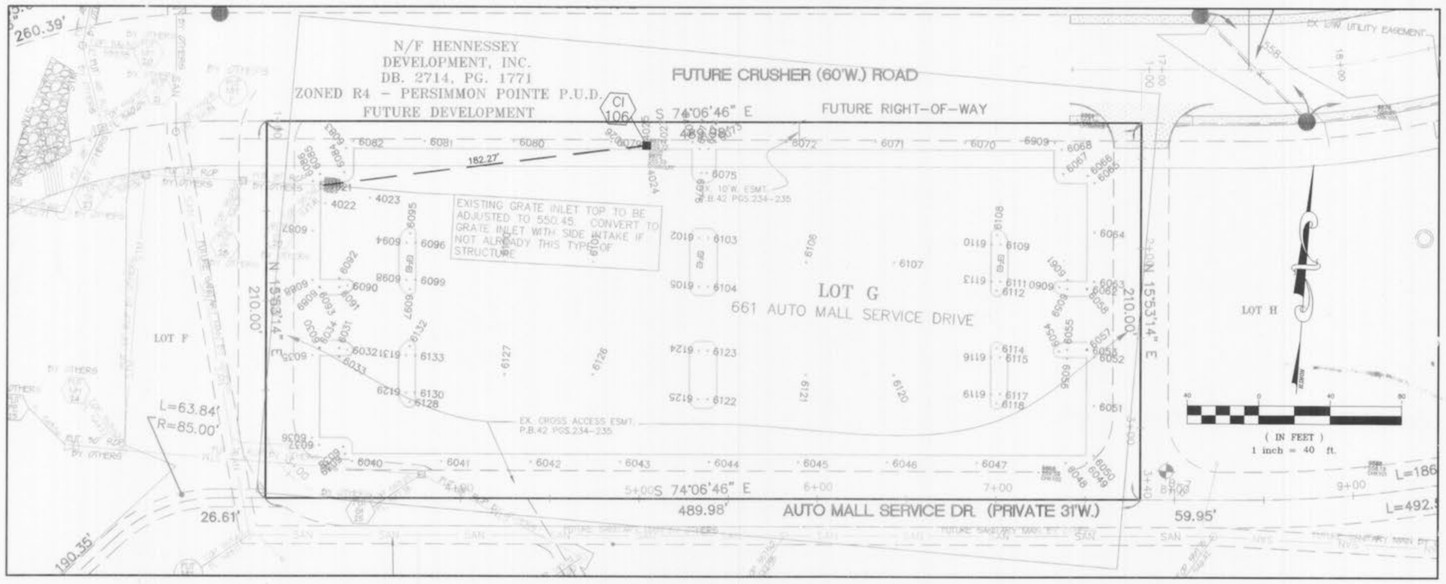
DATE	7-6-07
PROJECT NUMBER	05-13173
SHEET OF	1 OF 3
FILE NAME	13173B-ASB.DWG
DRAWN	SAZ
DESIGNED / CHECKED	LDW / DRO

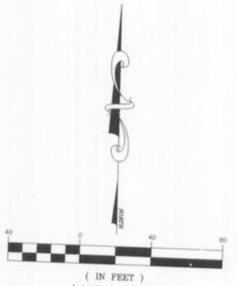
O'FALLON P & Z #3101.05.01

REVISIONS:

ASBUILT SITE PLAN FOR
JIM TRENARY CHEVROLET INC.
05-13173 7-6-07

ASBUILTS ADDED JULY, 2007





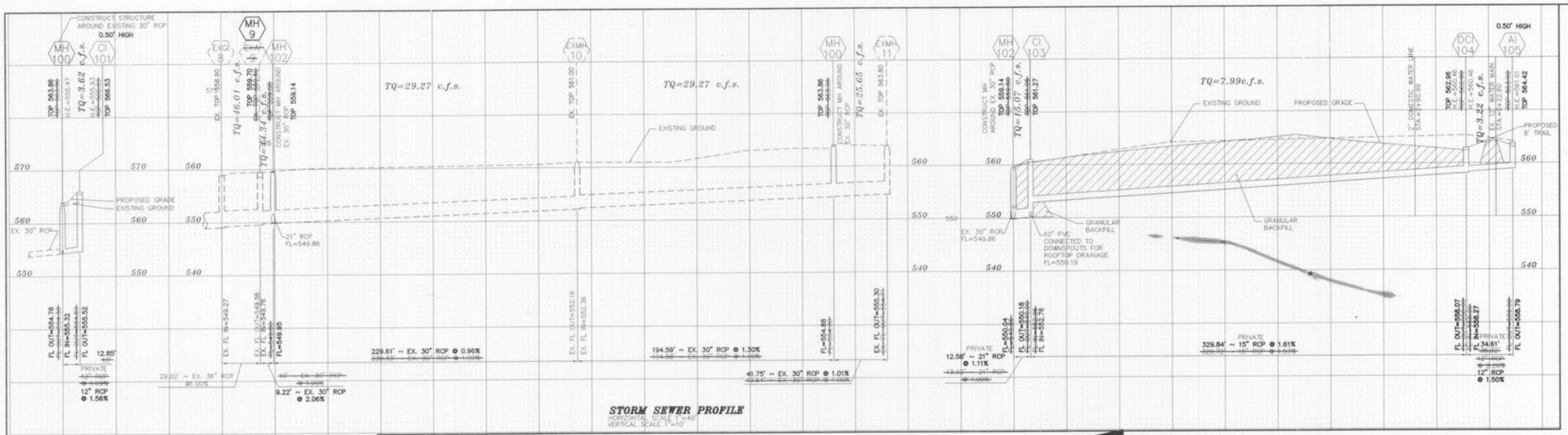
O'FALLON P & Z #3101.05.01

ASBUILT STORM SEWER PROFILE SHEET FOR

JIM TRENARY CHEVROLET INC.

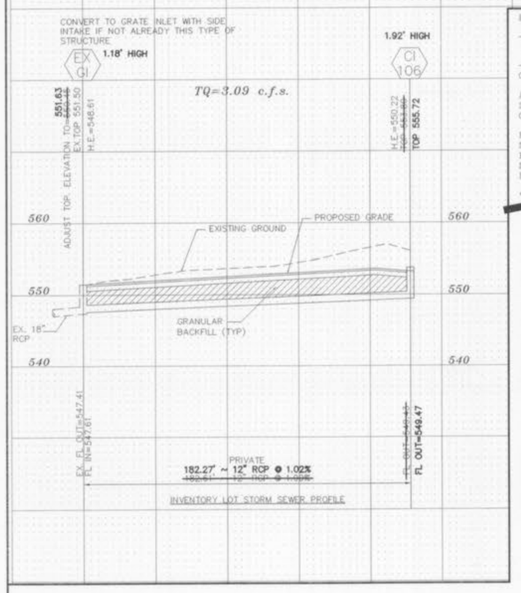
05-13173 7-6-07

REVISIONS:



STORM SEWER PROFILE

HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=10'



FILENAME: 13173 DESIGN HYDRAULICS

UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	TQ	PIPE CAP	REMARKS
CI 101	MH 100	13	12	554.69	554.30		566.03	8.50	557.53	557.07	.01030			0.33	0.33	0.00	3.62	6.17	1
AI 105	DCI 104	35	12	559.00	558.20	2.26	563.97		561.27	560.75	.00820	0.29	4.10	0.26	0.26	0.00	3.22	5.36	2
DCI 104	CI 103	330	15	558.00	552.96	1.53	562.50	1.78		554.92	.01530	5.04	6.51	0.66	0.61	0.13	7.99	7.99	3
CI 103	MH 102	13	21	549.99	549.86	1.00	561.05	6.11		554.51	.00900	0.12	6.27	0.61	0.28	0.03	15.07	15.83	4
EXGI 11	MH 100	41	30	554.71	554.30	1.01		6.15	557.65	557.07		0.16	5.23	0.42	0.42	0.00	25.65	41.20	5
MH 100	EXMH 10	195	30	554.30	552.36		563.96	6.89	557.07	555.68	.00510	0.99	5.96	0.55	0.17	0.23	29.27	40.96	6
EXMH 10	MH 102	230	30	552.16	549.95	0.96	561.00	5.32	555.68	554.51	.00510	1.17	5.96	0.55	0.00	0.00	29.27	40.99	7
MH 102	EXA1 9	10	30	549.95	549.76	1.00	559.50	4.99	554.51	553.12	.01170	0.12	9.03	1.27	0.84	0.43	44.34	41.01	8
EXA1 9	EXGI 8	29	36	549.56	549.27	1.00	559.50	6.38	553.12	552.27	.00480	0.14	6.51	0.66	0.06	0.65	46.01	66.67	9 HW=552.27

* INDICATES CRITICAL DEPTH

FILENAME: 13173 AS BUILT HYDRAULICS

UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	TQ	PIPE CAP	REMARKS
CI101	MH100	13	12	555.52	555.32	1.56	566.53	9.01	557.52	557.06	.01030	0.13	4.61	0.33	0.33	0.00	3.62	4.44	1
AI105	DCI104	35	12	558.79	558.27	1.50	564.42	3.13	561.29	560.75	.00820	0.28	4.10	0.26	0.26	0.00	3.22	4.37	2
DCI104	CI103	330	15	558.07	552.76	1.61	562.96	2.21	560.75	554.92	.01530	5.05	6.51	0.66	0.62	0.16	7.99	8.20	3
CI103	MH102	13	21	550.18	550.04	1.11	561.27	6.35	554.92	554.50	.00900	0.11	6.27	0.61	0.28	0.03	15.07	16.72	4
EXGI11	MH100	42	30	555.30	554.88	1.01	563.80	5.84	557.96	557.38	.00390	0.16	5.23	0.42	0.42	0.00	25.65	41.145	
MH100	EXMH10	195	30	554.88	552.36	1.30	563.86	6.80	557.06	555.67	.00510	0.99	5.96	0.55	0.17	0.23	29.27	46.68	6
EXMH10	MH102	230	30	552.16	549.95	0.96	561.00	5.33	555.67	554.50	.00510	1.17	5.96	0.55	0.00	0.00	29.27	40.24	7
MH102	EXA19	9	30	549.95	549.76	2.06	559.14	4.64	554.50	553.12	.01170	0.11	9.03	1.27	0.84	0.43	44.34	58.88	8
EXA19	EXGI8	29	36	549.56	549.27	1.00	559.70	6.58	553.12	552.27	.00480	0.14	6.51	0.66	0.06	0.65	46.01	66.67	9 HW=552.27
CI106	EXGI	182	12	549.47	547.61	1.02	555.72	5.20	550.52	548.91	.00750	1.37	3.93	0.24	0.24	0.00	3.09	3.60	10 HW=548.91

* INDICATES CRITICAL DEPTH

ASBUILTS ADDED JULY, 2007

O'FALLON P & Z #3101.05.01