

GENERAL NOTES

1. 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.

2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the 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 tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure moisture content of the material fill areas correspond to the compactive effort as defined 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 soil stability at the discretion of The City of O'Fallon.

3. No area shall be cleared without the permission of the Project Engineer.

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

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

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

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

8. No slopes shall exceed 3(Horizontal) : 1(Vertical).

9. 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 and siltation including, but not limited to, staked straw bales and/or siltation 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 MoDOT. The Contractor's responsibilities include all design and implementation of 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 silt or mud on 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.

10. Erosion control systems shall not be limited to what is shown on the plan. Whatever is necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.

11. All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.

12. All ground and roof hvac mechanical units to be screened from view.

13. The Developer must supply City Construction Inspectors with soil reports prior to or during site soil testing.

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

15. All sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence. The Contractor prior to any construction and notify the Project Engineer. Ensure at least one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.

16. Brick shall not be used in the construction of storm or sanitary sewer structures.

17. The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-Ring Type.

18. Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.

19. All proposed fencing requires a separate permit through the Planning Division.

20. All sign locations and sizes must be approved separately through the Planning Division.

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

22. All new utility line shall be located underground.

23. All erosion control systems shall be inspected and necessary corrections shall be made within 24 hours of any rainstorm resulting in one-half inch of rain or more.

24. All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.

25. 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.

26. 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.

27. 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 AASHTO 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.

FIBER OPTICS MAY BE PRESENT

AS-BUILT PLANS FOR LOU FUSZ CHRYSLER, DODGE AND JEEP DEALERSHIP

A TRACT OF LAND BEING ALL OF LOT 1 OF "KEEVEN HIGHWAY K SUBDIVISION" P.B.
42 PG. 169 WITHIN U.S. SURVEY 1696, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE

FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI



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

DEVELOPMENT NOTES

- Area of Tract: 10 Acres
- Existing Zoning: C-2 (City of O'Fallon)
- Proposed Use: Automotive sales and service facility
- Area of Building: Building Footprint=38,454sq.ft.
- 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'
- Site is served by:
Sanitary Sewer - Duckett Creek Electric - AmerenUE Company Gas - Laclede Gas Company Water - P.W.S.D. #2 Telephone - Southwestern Bell Fire - Cottleville Fire Protection District

636-441-3825
1-800-55-ASKUE
636-946-8937
636-561-3737
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 St. Charles, Missouri, Unincorporated areas (Community - Panel Number 29183C0430 E, Dated August 2, 1996). This tract lies within Zone AE (Base Flood elevation determined at 482.5). The flood lines in this area have been modified by a letter of Map revision (LMR) issued by Fema, Case No. 04-07-A55P and the base Flood Elevation revised to 484.0'. The revised Flood Zone designation and flood lines have been shown on this survey drawing based on graphic scaling from the revised map as published in the above mentioned case. The majority of this property now lies with a Zone X (500-Year) Floodplain. Approximate 500 year base flood elevation = 485.0'

8. Parking Required:
1 parking space per 3,000 sq.ft. outdoor display lot
67,000 sq.ft. outdoor display lot / 3,000 = 22.3 ~ 23 parking spaces required
1 parking space per employee
50 employees (Max) x 1 = 50 spaces required
1 parking space per 500 sq.ft. service floor area
16,000 sq.ft. service floor area / 500 = 32 spaces required
1 parking space per 400 sq.ft. indoor display area
8,000 sq.ft. indoor display / 400 = 20 spaces required
23 + 50 + 32 + 20 = 125 spaces required
351 parking spaces provided (including 6 handicap spaces)

Inventory Lot: 235 parking spaces provided
Phase II Inventory Lot: 156 additional 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.
24 customer parking spaces / 15 = 1.6 ~ 2 bicycle spaces required
4 bicycle parking spaces provided (Minimum)

9. Site Coverage Calculations:
Phase I - 10.00 Acre lot
Building = 38,454 sq.ft. = 9%
Pavement = 321,030 sq.ft. = 61%
Green Space = 129,884 sq.ft. = 30%

After Phase II: 10.00 Acre lot
Building = 38,454 sq.ft. = 9%
Pavement = 321,030 sq.ft. = 74%
Green Space = 76,116 sq.ft. = 17%

10. All site lighting shown is for presentation only and exact locations will depend on a lighting layout by a qualified lighting consultant. Prior to Construction Site Plan approval, a photometric lighting plan in accordance with City of O'Fallon Extra lighting standards shall be submitted for review and approval. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.

11. Owner: Lou Fusz Properties, L.L.C.
925 N. Lindbergh Blvd.
St. Louis, MO 63141

12. All new utility shall be located underground.

13. All electrical utilities and HVAC shall be screened as required by the Zoning Code. Any new transformers will be screened per City Ordinance.

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.

15. Landscape Required:
1 Tree for every 40', or portion thereof, of street frontage.
492.06 / 40 = 12.30 ~ 13 trees required, 13 trees provided

Interior Landscape Requirements:
82 spaces x 27 = 22,140 S.F.
22,140 sq. ft. x 0.06 (%) = 1,328.40
Total Interior Landscape Required: 1,328.40 S.F.
Total Interior Landscape Provided: 2,659 S.F. (Includes customer, Employee, and Service parking areas).

Vehicle storage exempt from paragraph C.2 of landscape requirements for interior landscaping of lot.

Overall interior landscape area = 6,709 S.F.

Total open space after Phase II: 87,547.42

1 tree per 3,000 sq.ft. of landscaped open space:
76,116 / 3000 = 25.37 ~ 26 trees required
28 trees provided

No trees being removed with this plan, therefore no trees preserved.

16. Should this conditional use cease operations for a period of over one (1) year, the conditional use shall be revoked.

18. The impounding or storage of derelict vehicles is prohibited.

19. No storage of any vehicles parts or products, temporary or otherwise, is permitted outside of the building.

20. All of the loading/unloading operations shall occur on-site.

21. Ingress / Egress Easement for lot 2 has been established with document in Deed book 4364 pg.929 of St. Charles County Recorders Office.

22. All construction methods and practices to conform with OSHA Standards.

23. No vehicles or vehicle parts may be worked on outside of the proposed buildings.

24. No storage of any vehicles parts, or products, temporary or otherwise is permitted outside of the proposed buildings.

25. This development shall make use of pavers or "Nextel" phone systems to communicate within the development.

26. All trash pickups shall not occur between the hours of 10:00p.m. and 7:00a.m.

27. Raised, rotating pedestals used for display of vehicles will not be permitted.

28. All light poles shall be located within landscaped islands.

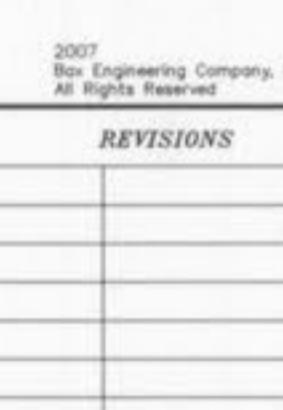
29. All water lines and connections made shall comply with all applicable rules, regulations and specifications of Public Water District #2.

LEGEND

Q	UTILITY POLE
●	IRON PIPE
◎	SANITARY MANHOLE
-SAN-	SANITARY SEWER
-USE-	UNDERGROUND ELECTRIC
-STM-	STORM SEWER
-OH-	OVERHEAD ELECTRIC
-G-	BURIED TELEPHONE
-W-	GAS LINE
-WTR-	WATER LINE
WTR	WATER VALVE
RCP	FIRE HYDRANT
RCP	REINFORCED CONC. PIPE
X	FENCE

HOLLANDER ARCHITECTS
519 FIRST CAPITOL DRIVE
ST. CHARLES, MO. 63301
636-947-4140

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ENGINEERING
PLANNING
SURVEYING

■ 221 Point West Blvd.
St. Charles, MO 63301
636-922-5552
FAX 926-1718

02-11-08
DATE

06-13706-1
PROJECT NUMBER

1 OF 3
SHEET OF

13706-ASB.dwg
FILE NAME

ADB
DRAWN

LDW CLH
DESIGNED CHECKED

PRINCIPALS & STANDARDS:

- 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.

- Trees, organic debris, rubble, foundations and other deleterious material shall be removed from the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be obtained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pot is proposed the location and mitigation shall be shown on the fire grading plan and documents by the soils engineer.

- All trees, plugs, bungs and hydrant branches shall be restrained against movement in accordance with Section 8-6 of NFPA 24.

- The flushing and testing of the underground piping, etc. shall comply with Chapter 9 of NFPA 24 and shall be witnessed by a representative from the Cottleville Fire Protection District.

- 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.

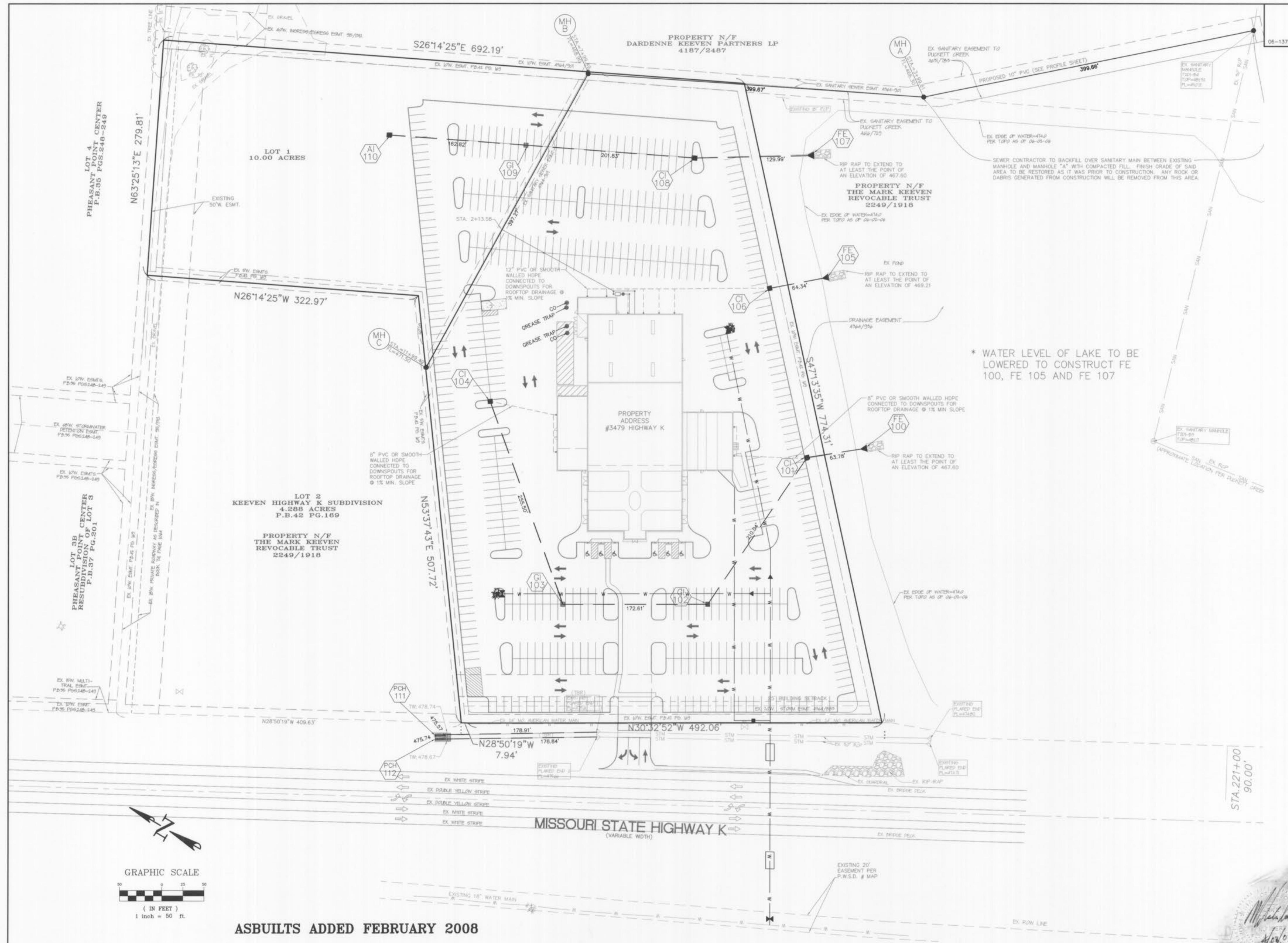
- All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements. Between permanent grass seeding periods, temporary cover shall be provided.

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- 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 fpm (feet per second) or less. Open channels with velocities more than 2 fpm and less than 5 fpm shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock riprap or concrete or other suitable materials.

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

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

AS-BUILT SITE PLAN FOR
LOU FUSZ

Journal of Health Politics, Policy and Law

ASBUILTS ADDED FEBRUARY 200

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