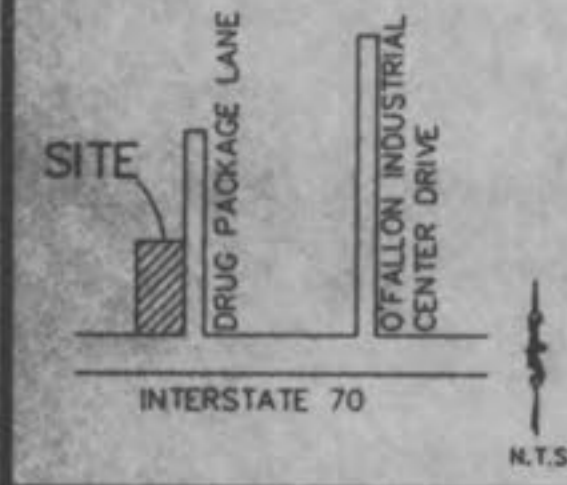


LOCATION MAP



IMPROVEMENT PLANS AS-BUILTS FOR

WHITE AUTO BODY, INC.

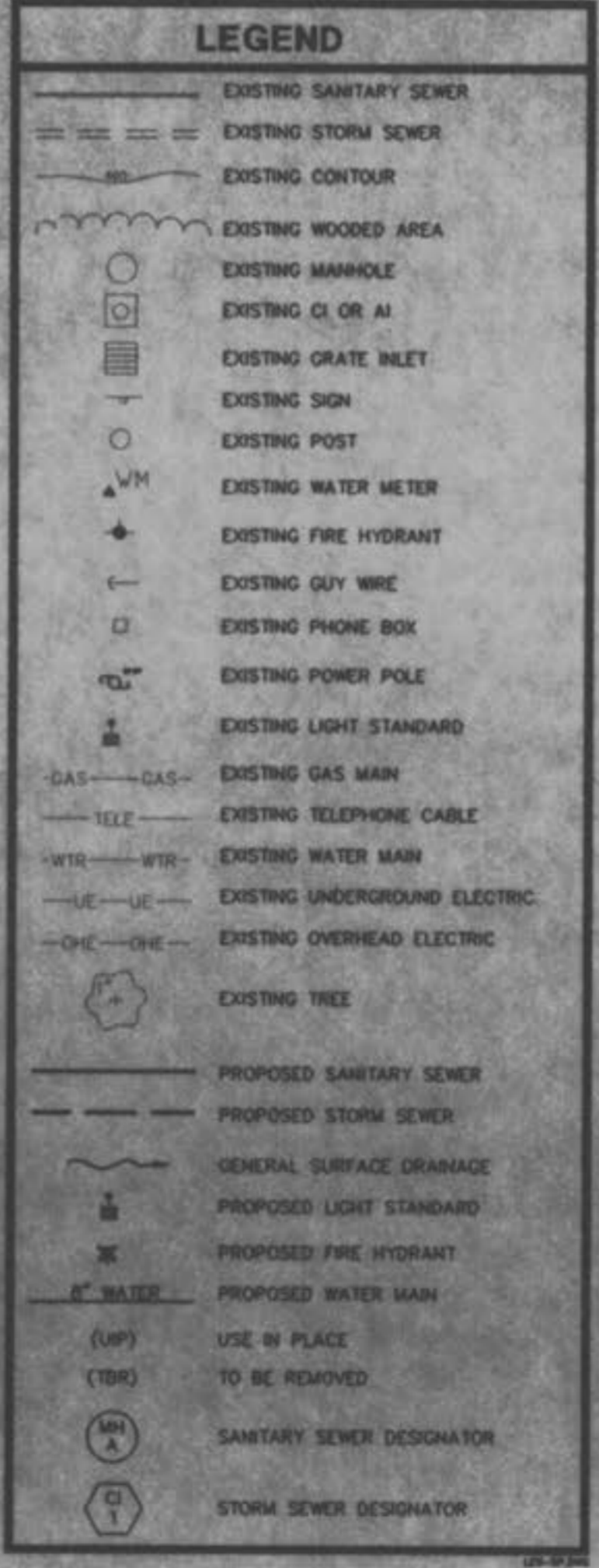
**A TRACT OF LAND BEING PART OF SECTION 28
OF TOWNSHIP 47 NORTH, RANGE 3 EAST
CITY OF O'FALLON, MISSOURI**

GENERAL NOTES

- 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 and/or construction of improvements.
- The sediment control plan should be implemented before grading begins. No graded area is to remain bare without being seeded and mulched. When deemed necessary, positive steps should be exercised to prevent this soil from damaging adjacent properties and silting up all storm drainage systems whether on site or off site.
- Erosion control shall not be limited to what is shown on the plans. The contractor shall take whatever means necessary to prevent siltation from entering adjacent roadways, properties, and ditches. Such control might include channeling runoff into sediment basins, channeling runoff into areas where an extra row of straw bales are used. A silt fence might be considered, if necessary.
- No area shall be cleared without permission of the developer.
- Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and County and State roads will be adequately protected.
- Soil preparation and re-vegetation shall be performed according to Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
- 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 or during the next seeding period after grading has been completed. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
- 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.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory rollers or high speed impact type drum rollers acceptable to the Soils Engineer. The rollers shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- 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.
- The Soils Engineer shall notify the Contractor of rejections 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.
- All Areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted to at least 85 percent of the maximum density as determined by the Modified AASHTO T-99 Compaction Test (ASTM-D 1557). Natural slopes steeper than 1 vertical to 3 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.
- The sequence of operation in the fill areas will be; fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2% to 8% above the optimum moisture content.
- 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.
- All low places whether on site or off site should be graded to allow drainage. This may be accomplished with temporary ditches. Any off site drainage easements shall be acquired before off site grading operations begin.
- All cut and fill slopes should be a maximum of 33% slope (3:1) after grading.
- All fill including filled places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-99 Compaction Test (ASTM D1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proof rolling and compaction.
- Fill placed within proposed street R.O.W. shall be compacted to 90% M.O.D. Proctor and be 2% below to 6% above optimum moisture content.
- Soft soil in the bottom and banks of any existing or former pond site 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.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.

- Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- If straw bales or silt fences are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by contractor.
- When grading operations are completed or suspended for more than thirty (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 according to the Designated Official's recommendation. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations. All finished grades (areas not to be disturbed by improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1000 square feet when seeded.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- All existing trash and debris on-site must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- The total yardage of this project is based on a 15% shrinkage factor.
- The shrinkage factor is subject to change, due to soil conditions (types and moisture content), weather conditions, and the percentage of compaction actually achieved at the time of the year grading is performed. As a result, adjustments in final grade may be required. If adjustments need to be made, the contractor shall contact St. Charles Engineering and Surveying prior to completion of the grading.
- Earth quantities were obtained from aerial grid mapping with contours at two foot intervals, with a tolerance of plus or minus one foot or one-half (1/2) contour intervals.
- The vertical grading tolerance shall be plus or minus 0.2 feet for all rough grading.
- All construction and materials shall conform to City of O'Fallon, Standards and Specifications.
- 48 hour notice shall be given to City of O'Fallon before construction of sanitary sewers, water mains, grading, storm sewers and before construction of pavement in order to allow scheduling of required inspections.
- All standard curb inlets are to have front-of-inlet 2' (two feet) behind curb, within public right-of-way, unless otherwise noted.
- All storm sewers shall be Reinforced A.S.T.M. C-76, Class III minimum, unless otherwise shown on the plans.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).
- The use of High Density Polyethylene Corrugated Pipe with smooth interior wall will be permitted as an acceptable alternative to R.P.C. outside of the Public R/W. Pipe shall meet A.S.T.M. D-2321 A.A.S.H.T.O. M-294-921. Concrete Flared End Sections, Manholes and Inlet Structures shall be required.
- All corrugated steel pipe shall conform to the requirements of AASHTO M-38 and shall be fully coated with bituminous material conforming to the requirements of AASHTO M-190. Corrugated steel pipe shall be helical pipe with reformend ends. Pipes shall be joined using either hugger bands with rubber o-ring gaskets or universal corrugated bands with sponge neoprene gaskets. All gasket materials shall conform to ASTM D-1056.
- All grout for rip-rap shall be high slump ready-mix concrete.
- Concrete Pipe Joints shall be M.S.D. Type "A" Approved Compression Joints and shall conform to the requirements of the Specification for Joints and Circular Concrete Sewer and Culvert Pipe using flexible, watertight, rubber-type gaskets A.S.T.M. C-443. Band-Type Gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M. D-3034 SDR35, 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.
- The Contractor shall prevent all storm/surface water, mud or construction debris from entering the existing sanitary sewer system.
- The minimum vertical distance from the low point of the basement to the flowline of the sanitary sewer at the corresponding house connection shall not be less than two and one half feet (2 1/2') plus the diameter of the sanitary sewer.
- All sanitary laterals shown on plan are to be constructed of 6 inch P.V.C. pipe.
- All P.V.C. sanitary sewer pipe is to be SDR35 or equal with "clean 1/2" to 1" granular stone bedding", uniformly graded. This bedding shall extend from 6" below the bell of the pipe to 12" above the top of pipe.
- Brick shall not be used on sanitary manholes.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri D.N.R. Specification 10CSR-8.120 (7) (E).
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All trench backfills under paved areas shall be granular backfill, and water jetted. All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- All sewer tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.

- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location, size, and width of easements.
- Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
- Water main shall be Class 200, SDR 21 or "Ultra-Blue" PVC, installed with tracer tape and locator wire.
- Fire hydrants shall be 6 inch 3 way with auxiliary valve, Mueller "Centurion" or Clow "Eddy".
- The contractor shall place the "steamer" outlet of the fire hydrant toward the street.
- Blow-off hydrants and water meters shall not be located in sidewalks or driveways.
- All streets within this set of improvement plans shall be Publicly maintained.
- All streets and right-of-ways shown on these improvement plans will be dedicated to the City of O'Fallon for public use forever.
- Sidewalk curb ramps, ramp 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 and the Project Engineer shall be notified by the contractor prior to any construction.
- The most stringent of the above requirements shall apply.



GENERAL NOTES

- Proposed Use: Proposed Auto Body Shop
- Present Zoning: R-1 Single Family Residential
Proposed Zoning: C-2 General Business District
- This site is served by:
Union Electric Co. 272-8203
St. Charles Gas Co. 946-8937
SIS Telephone 332-7823
City of O'Fallon Sewer District 281-2858
City of O'Fallon Water District 281-2858
O'Fallon Fire Protection District 272-3463
Fort Zumwalt School District 272-6620
- 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 and/or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- All construction and materials will conform to current City of O'Fallon Specifications.
- Sufficient lighting will be provided for the parking area so that all locations will have at least one quarter of a foot candle of light. Light standards will be the down cast type of standard.
- Owner/Developer/Prepared for: White Auto Body, Inc.
8300 N. Lindbergh Blvd.
Florissant, MO 63031
(314) 839-1114
- Site Setbacks:
Front - 25 Feet
Rear - 10 Feet
Side - 6 Feet (West side)
no side yard required (East side)
- Parking Calculations:
1 Parking space for each 500 square feet of floor area.
minimum 5 spaces. 21,528 / 500 = 43 spaces required
43 spaces shown
- The parking area will be 3" type "C" asphalt over 8 inches of compacted rock, with 6" concrete vertical curb. The sidewalks to be combination curb and sidewalk.
- Sidewalk curb ramps, ramp 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 and the Project Engineer shall be notified by the contractor prior to any construction.
- The developer shall comply with current tree preservation ordinance No. 1669 as set forth in article 23 of the City of O'Fallon Zoning Ordinance.
Total Existing trees prior to development: 50 trees
Proposed removal of 21 trees
Total required replacement = 21 x 20% = 4.2 trees = 5 trees
Total trees to be planted = 21 conifers + 3 Dogwoods = 24 new trees
- Interior Parking Lot Calculations for Landscaping:
Proposed Auto Body Shop
43 Parking Spaces x 270 square feet x 8% = 937 square feet required
2350 square feet shown
- According to the preliminary flood insurance rate map for St. Charles County (Dated August 2, 1996) Map Number 291850241E. This site is not in the 100 year flood plain.
- Total area of site = 2,821 Acres
- Loading Space Calculations:
1 space for over 5,000 square feet of building and 1 for each additional 20,000 square feet.
Net square footage = 21,528 - 3,000 = 18,528 square feet
1 Loading spaces required
2 Loading spaces provided
- All fill places, including trench backfills, under buildings, proposed storm and sanitary sewer lines, and/or paved areas, shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-99 Compaction Test (ASTM-D-1557). All fill places within public roadways shall be compacted to 95% of the maximum density as determined by the Standard Proctor Test AASHTO T-99, Method "C" (A.S.T.M. D-698).
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-99 Compaction Test (ASTM-D-1557). All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- All existing buildings and/or structures shall be razed and removed from site.
- Ground sign shall be 1 pole (max. 30' in height), 70 sq. ft. per face, and require a separate permit and approval.
- Septic tank shall be pumped dry, hole punched in bottom, and shall be filled with sand. Sides shall be broken off to a minimum of 2 feet below any improvement.
- Article 23 - Landscaping (Ordinance)
200' street frontage / 4% of 5 trees required and shown
50,076 landscape area / 500 = 101 trees required
Total required trees = 22 trees
Total shown = 34 trees (including existing other than existing trees to remain along north property line.)
- Fences and all signs require a separate permit.
- The root zone of the trees that are proposed to remain shall be protected to avoid damage during construction.
- All utilities shall be located underground.

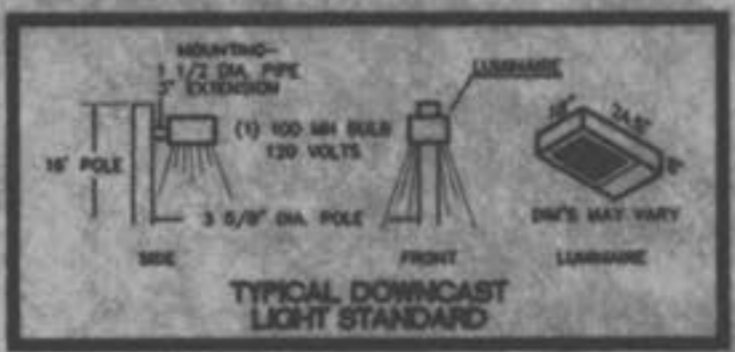
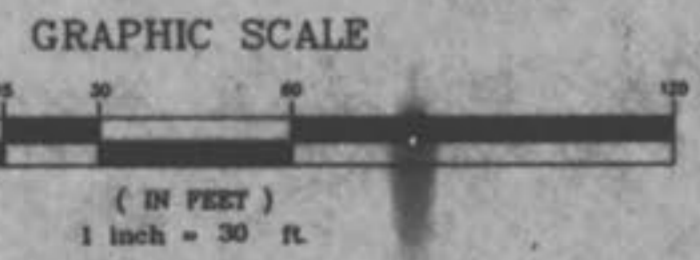
Nov 5, 1997

**SANITARY & STORM AS-BUILTS
(AS SHOWN ON PROFILES)**

ENGINEERS AUTHENTICATION
The responsibility for the professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.

REVISED	BY	DATE	SHEET 1 OF 7
ST. CHARLES ENGINEERING & SURVEYING 801 S. FIFTH STREET, SUITE 202 ST. CHARLES, MO 63301 TEL: (314) 947-0697 FAX: (314) 947-2448			ORDER NO. 97-0108-03 DATE 1/18/97

SITE PLAN
WHITE AUTO BODY, INC.
 A TRACT OF LAND BEING PART OF SECTION 28
 OF TOWNSHIP 47 NORTH, RANGE 3 EAST
 CITY OF O'FALLON, MISSOURI

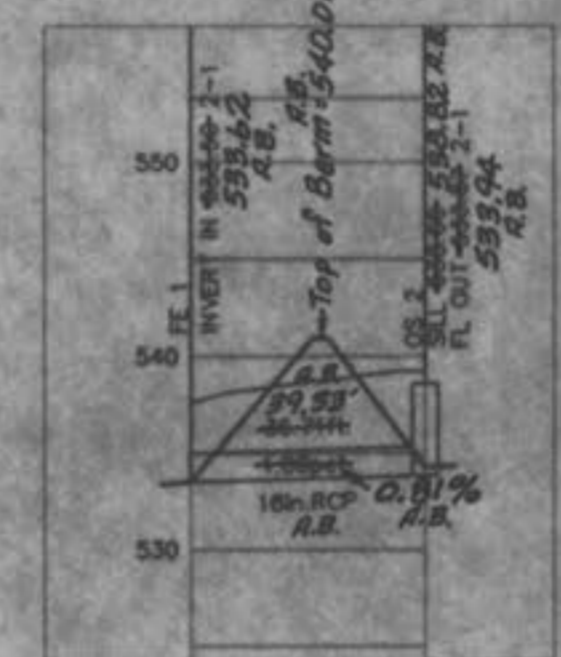
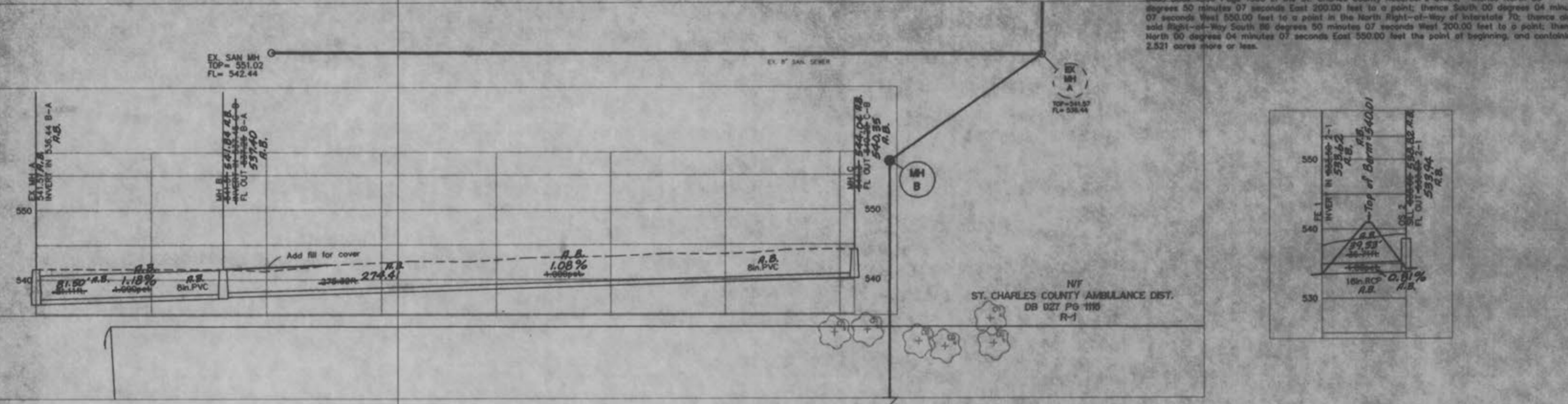


SITE COVERAGE
 BUILDING: 19.60 %
 PAVEMENT: 34.80 %
 GRASS AREA: 45.60 %

LEGAL DESCRIPTION:
 WHITE AUTO BODY

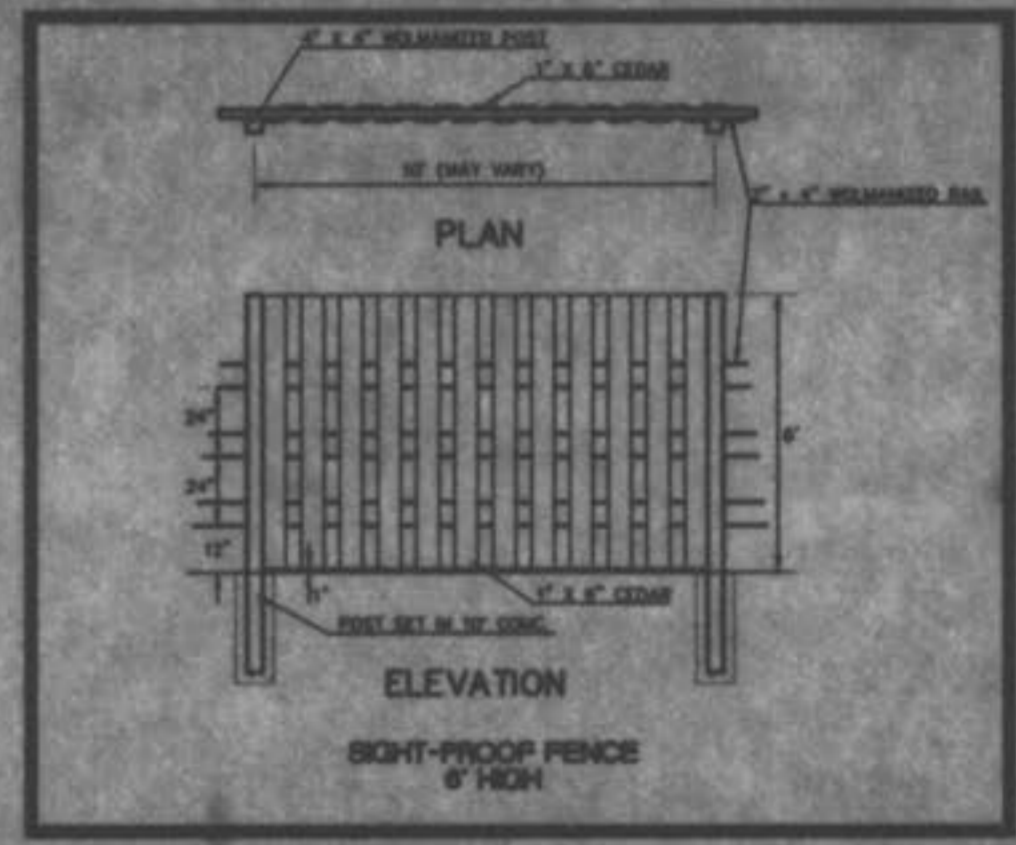
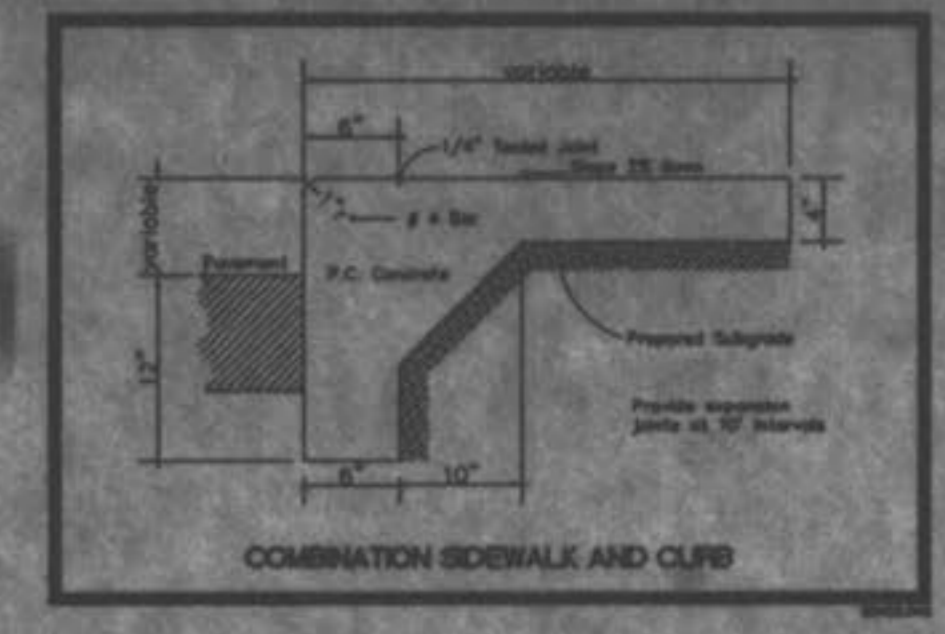
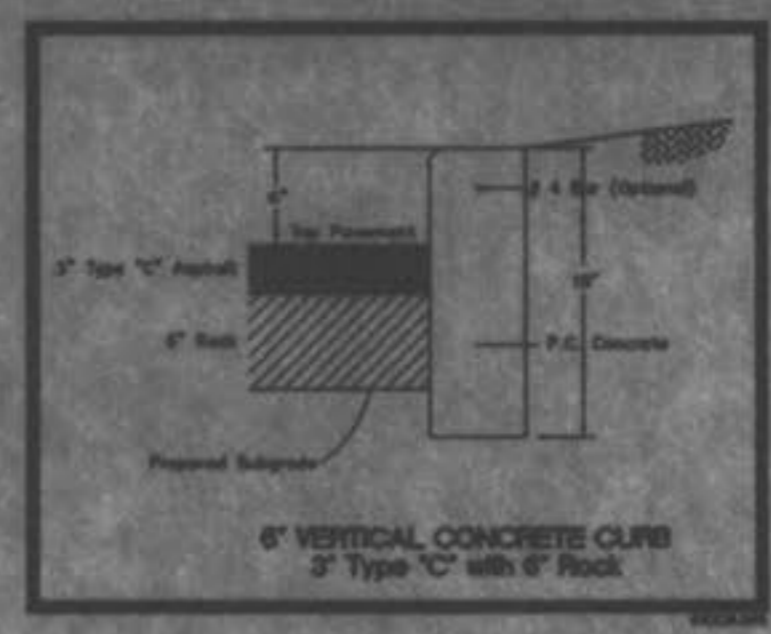
A tract of land being part of Section 28, Township 47 North, Range 3 East, City of O'Fallon, St. Charles County, Missouri, said tract being more particularly described as follows:

Beginning at the northwest corner of a tract of land conveyed to Schwendemann as recorded in Dead Book 3330 Page 1566 in the St. Charles County Recorder's Office; thence North 80 degrees 50 minutes 07 seconds East 200.00 feet to a point; thence South 05 degrees 04 minutes 07 seconds West 550.00 feet to a point in the North Right-of-Way of Interstate 70; thence along said Right-of-Way South 86 degrees 50 minutes 07 seconds West 200.00 feet to a point; thence North 00 degrees 04 minutes 07 seconds East 550.00 feet to the point of beginning, and containing 2.521 acres more or less.



SITE PLAN
 WHITE AUTO BODY
 JANUARY 24, 1997

REV. MAY 25, 1997
 REV. MAY 18, 1997
 REV. MAY 17, 1997
 REV. MAR 5, 1997
 REV. FEB 10, 1997



LANDSCAPE

SYMBOL	TYPE	SIZE	NUMBER
	CONIFER	6' HIGH	21
	RED BARBERRY	1 GAL	18
	BARBERRY SHRUB	1 GAL	32
	WHITE DOGWOOD	3-1/2\"/>	

