



**PRINCIPLES & 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 Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- 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. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during grading, vegetation shall be reestablished 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.
- 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 according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and locked at the rate of 100 pounds per 1,000 square feet, when seeded.
- 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 than 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 as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.
- 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 with the approval of the City Engineer.
- 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. Variations will include designed stream bank erosion control measures and shall be approved by the City Engineer, FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.
- All lots shall be seeded and mulched at the minimum rates defined in Appendix A 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  
Wheat or Rye - August 1 to October 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.

**PLANNING & ZONING CONDITIONS:**

- The petitioner shall abide by the comments set forth by MoDOT.
- Provide landscaping along the limits of the South property line as reviewed and approved on the Construction Site Plans.
- No storage of materials or products including pallets, temporary or otherwise, is permitted outside.
- Truck trailers or other mobile storage units shall not be used for storage, temporary or otherwise.
- All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes, and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the view of rights-of-way and/or adjacent properties as reviewed and approved by the Planning Division.
- Industrial warehouse type businesses shall be prohibited.
- Overlay the existing portion of Sanders Drive with asphalt where the existing asphalt is in disrepair.
- Remove the sidewalk along Sanders Drive.
- Office/Warehouse uses shall include only those uses which meet the following:
  - Are conducted entirely within an enclosed building (with the exception of loading/unloading operations);
  - Are not potentially associated with nuisances such as odor, noise, heat, vibration, and/or radiation which are detectable at the property line and;
  - Do not pose a significant safety hazard (such as danger of explosion)



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**GENERAL NOTES:**

- 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.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and laterals built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- 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.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR-8.120(7)(E).
- 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.)
- All sanitary and storm sewer backfills shall be water jetted. Granular back fill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- Storm sewers 18 inch diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21 inch diameter and larger shall be A.S.T.M. C-76, Class II 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 II minimum).
- 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 close to the sewer as possible. This vertical separation shall be maintained for the portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- All sanitary sewer laterals shall be a minimum of 6 inches in diameter.
- City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.

**GRADING QUANTITIES:**

1002 C.Y. CUT (INCLUDES SUBGRADE)  
329 C.Y. FILL (INCLUDES BK SHRINKAGE)  
673 C.Y. EXCESS

\* THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE HAUL ROUTE TO CITY ENGINEER PRIOR TO CONSTRUCTION. GRADING QUANTITY DOES NOT INCLUDE ANY MATERIAL THAT MAY BE REQUIRED INSIDE THE EXISTING STRUCTURE.  
\* CONTRACTOR TO PROVIDE CITY WITH HAUL ROUTE PRIOR TO CONSTRUCTION.

**CONSTRUCTION WORKING HOURS:**

Construction work shall only be allowed during the following hours:  
October 1 - May 31  
7:00 A.M. to 7:00 P.M. Monday - Sunday  
June 1 - September 30  
6:00 A.M. to 8:00 P.M. Monday - Friday  
7:00 A.M. to 8:00 P.M. Saturday and Sunday  
\* Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

**U.S.G.S. BENCHMARKS:**

REFERENCE BENCHMARK: RM 59 - ELEVATION 526.36 (USGS)  
CHISELED SQUARE ON THE EAST END OF ASPHALT STREET, AT THE SOUTHEAST CORNER OF PLACKMEIER DRIVE AND ERNST PLACE.  
SITE BENCHMARK: ELEV 571.94 - OLD IRON PIPE AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

**O'FALLON 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 or construction of the improvements.
- 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 the moisture content of the soil in the fill area is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test 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.
- No area shall be cleared without the permission of the Project Engineer.
- The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- No slopes shall exceed 3(Horizontal) : 1(Vertical).
- The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee 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 the clearing and operations and be maintained throughout the project until acceptance of the work by the City of O'Fallon and as required by MoDOT. The Permittee's responsibilities include all design and implementation as necessary to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silt or mud in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT.
- Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.
- All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.
- All ground and roof HVAC mechanical units to be screened from public view.
- The Developer must supply City Construction Inspectors with soil reports prior to or during site soil testing.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- 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 and the contractor prior to any construction shall 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.
- Brick shall not be used in the construction of storm or sanitary sewer structures.
- The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-Ring Type.
- 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.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign locations and sizes must be approved separately through the Planning Division.
- 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 the City of O'Fallon and MoDOT). Sign designating street names shall be on the opposite side of the street from traffic control signs.
- All proposed utilities and/or utility relocations shall be located underground.
- All erosion control systems are inspected and corrected weekly, especially within 48 hours of any rainstorm resulting in one-half inch of rain or more. Any silt or debris leaving the site and affecting public rights-of-way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
- All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.
- Rip-rap shown at fored ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and off-site.
- 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 pods will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ADP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-W-CC)	www.adpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard	No Dumping Drains To Stream (#505)	www.dasmanufacturing.com

- Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
- Granular materials and earth materials associated with new construction beyond the pavement may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe roter on not greater than seven and one-half (7.5) foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than ten (10) feet will require multiple probes every seven and one-half (7.5) foot centers.
  - Depth: Trench backfill less than eight (8) feet in depth shall be probed to a depth extending to half the depth of the trench backfill, but not less than three (3) feet. Trench backfill greater than eight (8) feet in depth shall be probed to half the depth of the trench backfill but not greater than eight (8) feet.
  - Equipment: The jetting probe shall be metal pipe with an exterior diameter of one and one-half (1.5) to two (2) inches.
  - Method: Jetting shall be performed from the low surface topographic point and proceed toward the high point, and from the bottom of the trench backfill towards the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the ditch without first saturating the trench.
  - Surface Grading: The contractor shall identify the locations of the surface bridging (the tendency for the upper backfill to arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall breakdown the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When the surface crust is collapsed, the void shall be backfilled with the same material used as trench backfill and related. Compaction of the materials within the sunken/jettied area shall compacted such that no further surface subsidence occurs.

**A SET OF CONSTRUCTION PLANS FOR  
16 SANDERS DRIVE  
A TRACT OF LAND IN FRACTIONAL SECTION 29,  
TOWNSHIP 47 NORTH, RANGE 3 EAST OF  
THE FIFTH PRINCIPAL MERIDIAN,  
ST. CHARLES COUNTY, MISSOURI**

**LANDSCAPE LEGEND**

QTY. (10) ~ INDICATES PROPOSED DECIDUOUS HARDWOOD TREE  
Size: 3" min. caliper 1" above grade and 5' clear trunk  
(oaks, elms, maples, birches, sweet gum)

QTY. (48) ~ INDICATES PROPOSED ORNAMENTAL SHRUB  
(spruce, forsythia, barberry, privet, lilacs)  
(min. initial size of 18" and max. of 3.5 feet)

\*\*LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL\*\*  
DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

**LEGEND**

- UTILITY POLE
- IRON PIPE
- SANITARY MANHOLE
- REINFORCED CONC. PIPE
- CORRUGATED METAL PIPE
- OVERHEAD ELECTRIC
- WATER LINE
- GAS LINE
- GUY WIRE
- WATER VALVE
- WATER METER
- PROPOSED TREE
- FIRE HYDRANT
- LIGHT STANDARD
- GAS VALVE

**O'FALLON NOTES (CONTINUED)**

- 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:
    - Maximum dry density
    - Optimum moisture content
    - Maximum and minimum allowable moisture content
  - 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.-3-1157) 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.
  - Curve must have at least 5 density points with moisture content and sample locations listed on document.
  - Specific gravity.
  - Natural moisture content.
  - Liquid limit.
  - 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.
- Trees, organic debris, rubble, foundations and other deleterious material shall be removed for the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only be permit from the local fire district. If a burn pit is proposed the location and modification shall be shown on the grading plan and documented by the soils engineer.
  - HOPE pipe is to be N-12WT or equal and to meet ASTM F1417 field tight field test.
  - If there are any physical changes to MoDOT's right of way, such as grading or entrance modification, MoDOT requests the opportunity to review the plans, there may be improvements to the roadway required to support the proposed development within MoDOT's Access Management Guidelines.
  - Connections at all sanitary or storm structure to be made with A-lock joint or equal.
  - All sanitary laterals and sanitary mains crossing under pavement must have the proper rock backfill and to required compaction.
  - Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
  - All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her own risk, without any assurance that the City Engineer will approve the modified installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspectors.
  - Traffic control is to be per MoDOT or MUTCD whichever is more stringent.

**GRADING NOTES:**

- 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.
- 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.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- 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 silt up existing downstream storm drainage system.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- 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.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and stumps. The grading 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 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.
- 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 rejection of a lift of fill or portion of a lift of fill. The Contractor shall remove 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 in accordance with the specifications given below. 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 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 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.
- No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be seeded or seeded and mulched.
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

**DEVELOPMENT NOTES:**

- Area of Lot: 0.842 Acres  
Disturbed Area: 0.60 Acres
- Current Zoning: C-2 (O'Fallon)
- Proposed Use: Office/Warehouse Facility
- Area of Buildings: 8,223 Sq. Ft. (Total)  
3,000 Sq. Ft. Office  
5,223 Sq. Ft. Warehouse
- The required height and building setbacks are as follows:  
Minimum Front Yard: 25 feet  
Minimum Side Yard: 0 feet, 25 feet if corner lot  
Minimum Rear Yard: 0 feet, 10 feet if abuts residential
- Property Owner: Sanders Court LLC  
1031 Peruque Crossing Ct.  
O'Fallon, Mo. 63366  
Contact: David Hogan  
Century Tel - 636-332-3011  
Loctide Gas Company - 636-946-8937  
City of O'Fallon Water - 636-281-2858  
City of O'Fallon Sewer - 636-281-2858  
City For Traffic Locates - 636-379-5602  
City Engineering Division - 636-379-5556  
City Construction Inspection Division - 636-379-5596
- This property is served by the following utilities:  
Ameren UE Electric Company - 636-639-8311  
Contact: David Hogan  
Century Tel - 636-332-3011  
Loctide Gas Company - 636-946-8937  
City of O'Fallon Water - 636-281-2858  
City of O'Fallon Sewer - 636-281-2858  
City For Traffic Locates - 636-379-5602  
City Engineering Division - 636-379-5556  
City Construction Inspection Division - 636-379-5596
- According to the flood insurance rate map of the City of O'Fallon, Missouri (community - panel number 290316 0237 e, dated August 2, 1996), this tract lies within zone X. A zone X is defined as not being a flood hazard area.
- Parking Required:  
Office: 1 space per 300 sq.ft. floor space:  
3,000 / 300 = 10 spaces required  
Warehouse: 1 space per employee Plus 1 space per 1,000 sq.ft. of floor area  
No additional employees will be required for the warehouse area  
5,223 sq. ft. / 1,000 = 5.2 ~ 6 spaces required  
Parking spaces required: 16  
Parking spaces provided: 32
- Landscaping Requirements:  
Street Tree Requirements:  
1 tree every 40' of frontage = 344.27 / 40 = 8.61 ~ 9 trees required  
Interior Landscaping Required:  
Not less than 6% of interior parking lot shall be landscaped.  
32 spaces x 270 = 8,640 sq. ft. = 818.40sq.ft. landscaping required  
884sq.ft. landscaping provided
- Site Coverage Calculations:  
Site = 35,676 sq.ft.  
Building = 8,223 sq.ft. = 23%  
Pavement = 19,879 sq.ft. = 54%  
Green Space = 8,576 sq.ft. = 23%
- Proposed signage shall be approved under a separate permit process. Please contact Brandy Williams at 636-379-5542 if you have any further questions.
- Differential Runoff Calculations:  
Existing Runoff = 0.57ac. (3.85) + 0.22ac. (1.87) = 2.61c.f.s.  
Proposed Runoff = 0.58ac. (3.85) + 0.28ac. (1.87) = 2.75c.f.s.  
Differential Runoff = 2.75 - 2.61 = 0.14c.f.s. increase in Runoff  
No detention is proposed due to lot size being less than 1.0 Acre and differential runoff being less than 1.0c.f.s.
- No curb have been proposed on this site. The storm water is to sheet flow into the grass areas to provide water quality for the site as approved by the Planning and Zoning Commission.
- All construction methods and practices to conform with OSHA Standards.
- Estimated sanitary flow from new addition is 750 GPD.

Rain Gardens to follow the "Landscape Guide for Stormwater Best Management Practice Design St. Louis Missouri" as published by the Metropolitan St. Louis Sewer District.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: [Signature] DATE: 8-3-10  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

**SHEET INDEX:**

SHEET 1	COVER SHEET
SHEET 2	DEMOLITION PLAN
SHEET 3	SITE PLAN
SHEET 4	GRADING
SHEET 5	PRE-DRAINAGE MAP
SHEET 6	POST-DRAINAGE MAP
SHEET 7	WATER SPECIFICATIONS
SHEET 8	WATER SPECIFICATIONS
SHEET 9	CONSTRUCTION DETAILS
SHEET 10	SIGHT DISTANCE PLAN
SHEET 11	TRUCK PATH PLAN

P&Z APPROVAL #4904.02.01  
APPROVAL DATE = 03/05/2010



Larry David Walker  
Engineer  
2007020343  
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**REVISIONS**

06-14-10	CITY COMMENTS
06-30-10	CITY COMMENTS
07-09-10	ADD TRANSFORMER
07-14-10	ADD LIGHTING
07-26-10	AMEREN UE NOTE
07-30-10	RETAINING WALL



Matthew J. [Name]  
Engineer  
2007020343  
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04/15/10	DATE
04-13010A	PROJECT NUMBER
1	OF 11 SHEET
13010A.con.dwg	FILE NAME
KLW	DRAWN
LDW	CHECKED

RECEIVED AUG - 2 2010

File