

- NOTES:
- THIS PARCEL IS LOT 1 OF THE APPROVED/RECORDED "WESTWOOD ACRES NO. 1" RECORDED IN PLAT BOOK 6 PAGE 17 OF THE ST. CHARLES COUNTY RECORDS.
  - THERE ARE NO NEW STRUCTURES PROPOSED FOR THIS SITE.
  - THERE ARE NO STREETS PROPOSED FOR THIS SITE.
  - THERE ARE NO SIDEWALKS PROPOSED FOR THIS SITE.
  - THERE IS NO STORM WATER DETENTION PROPOSED FOR THIS SITE.
  - THE LIGHTING FOR THIS SITE WILL BE THAT AS REQUIRED BY THE CITY OF FALLON.
  - A SEPARATE PHOTOMETRIC LIGHTING PLAN WILL BE SUBMITTED WITH ARCHITECTURAL PLANS.
  - THERE IS NO TRASH ENCLOSURE PROPOSED FOR THIS SITE. THIS SITE WILL UTILIZE RESIDENTIAL TRASH PICK-UP.
  - ALL EXISTING HVAC UNITS ARE TO BE REMOVED AND UPDATED. THE NEW HVAC SYSTEM WILL BE RELOCATED TO THE REAR OF THE STRUCTURE AND SCREENED WITH 6 FOOT "PRIVACY" STYLE FENCING DETAILED ON THIS PLAN.
  - THERE ARE NO HANDICAPPED ACCESSIBILITY RAMPS REQUIRED FOR THIS SITE. THE PROPOSED DRIVE WILL BE RAISED TO THE SAME GRADE AS THE PORCH.
  - THIS SITE HAS NO FLOOD PLANE PER FIRM MAP #29183CO237 E REVISED AUGUST 2, 1998.
  - 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.
  - DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
  - 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 THE CITY OF 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 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 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 OWNER AND/OR THE CITY OF FALLON AND/OR MODOT.
  - ALL FILL PLACED UNDER PROPOSED STORM SEWER SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OF 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
  - NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF FALLON ORDINANCES.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE.
  - BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWERS STRUCTURES.

- SEWER JOINTS SHALL BE GASKETED O-RING TYPE.
- 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.
- 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 CARBOLIN RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT).
- ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND.
- ALL EXISTING UTILITIES WILL REMAIN AS INSTALLED.
- ALL GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE TO BE SEEDED AND MULCHED.
- ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ON-HALF INCH OF RAIN OR MORE.

BUFFER YARD REQUIREMENTS		LEGEND	
20' BUFFER YARD SHOWN	150.00' x 133.70' = 283.70' LINEAL FEET	FH	FIRE HYDRANT
283.70' / 2 UNITS PER 100' = 5.7 UNITS	5.7 LANDSCAPE UNITS REQUIRED	MB	MAIL BOX
<b>LANDSCAPE REQUIREMENTS</b>		OE	OVERHEAD ELECTRIC
RED MAPLE TREE @ 2.5" CALIPER MIN. - 5	WHITE OAK TREE @ 2.5" CALIPER MIN. - 5	TP	TELEPHONE PEDISTAL
WHITE PINE TREE @ 8" TALL MIN. - 4	BLUE SPRUCE TREE @ 6" TALL MIN. - 4	W	WATER METER
18 TREES TOTAL = 6 LANDSCAPE UNITS PROPOSED		HP	HANDICAPPED PARKING SIGNAGE
<b>UTILITIES</b>		AMEREN UE	
ELECTRIC: AMEREN UE		ST. CHARLES GAS	
GAS: ST. CHARLES GAS		CITY OF FALLON	
WATER: CITY OF FALLON		SBC	
SEWER: CITY OF FALLON		CHARTER	
PHONE: SBC			
CABLE: CHARTER			

PROJECT NOTES	
OWNER/DEVELOPER:	DADE ENTERPRISES, INC. 119 HILL AVE. MANCHESTER, MO 63011
ENGINEER:	VOLZ INC. 10849 INDIAN HEAD IND'L BLDV. ST. LOUIS, MO 63132
SITE ADDRESS:	607 WESTRIDGE DRIVE OFALLON, MO 63366
REAL ID #:	2-057A-4469-00-1
AREA:	19,766 S.F. - 0.45 ACRES
BUILDING COVERAGE:	1589 S.F. = 8.0%
PAVED SURFACE:	4816 S.F. = 24.4%
GREENSPACE:	13,256 S.F. = 67.1%
ZONING:	C-1 RESTRICTED BUSINESS
PROPOSED USE:	GENERAL OFFICE BUILDING
FLOOD PLAIN:	THIS SITE HAS NO FLOOD PLANE PER FIRM MAP #29183CO237 E
PARKING CALCULATIONS:	1589 S.F. / 1 SPACE PER 300 S.F. = 5 SPACES
LANDSCAPE REQUIREMENTS:	129.85' STREET FRONTAGE / 1 TREE PER 40' = 4 TREES 13,256 S.F. GREENSPACE / 1 TREE PER 3000 S.F. = 5 TREES (EXITING)
TREE MASS:	7 TREES EXISTING REMOVED - 0% PRESERVED - 100%

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING LOT 1 OF "WESTWOOD ACRES NO. 1", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 17 OF THE ST. CHARLES COUNTY RECORDS, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

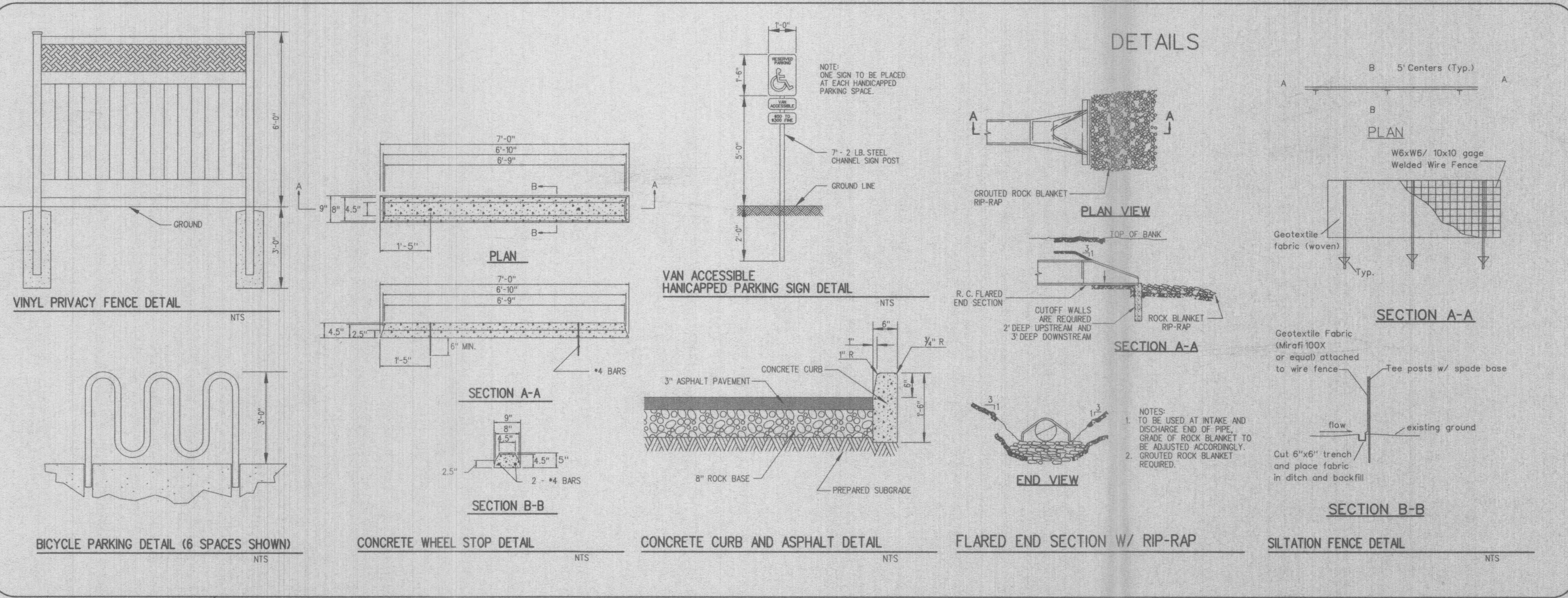
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID SOUTHEAST CORNER BEING ON THE WEST LINE OF WESTRIDGE DRIVE, 50 FEET WIDE, THENCE WESTWARDLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 80 DEGREES 45 MINUTES 00 SECONDS WEST 150.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID LOT 1, NORTH 10 DEGREES 43 MINUTES 00 SECONDS EAST 133.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 79 DEGREES 17 MINUTES 00 SECONDS EAST 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE AFOREMENTIONED WEST LINE OF WESTRIDGE DRIVE, 50 FEET WIDE, THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST LINE OF WESTRIDGE DRIVE, 80 FEET WIDE, SOUTH 10 DEGREES 43 MINUTES 00 SECONDS WEST 129.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,766 SQUARE FEET ACCORDING TO CALCULATIONS BY VOLZ, INC. DURING JULY 2004.

BY THE ORDER OF DADE ENTERPRISES, INC., WE HAVE PREPARED A CONSTRUCTION SITE PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A CONSTRUCTION SITE PLAN AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCE HAS BEEN DONE AND THIS CONCEPT IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN MADE AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. BOUNDARY LINES HAVE BEEN PREPARED FROM INFORMATION SUPPLIED BY THE CLIENT WITHOUT BENEFIT OF TITLE SEARCH OR FIELD SURVEYS. TOPOGRAPHIC DATA HAS BEEN TAKEN FROM EXISTING MAPS AND NOT VERIFIED BY PHYSICAL ELEVATIONS. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

1-20-05-98  
**APPROVED**

MEL KOSANCHICK  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
LICENSE NUMBER  
E-21494



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Phone: 314-920-0202  
Fax: (314) 994-1250

REVISIONS

**607 WESTRIDGE DRIVE**

CONSTRUCTION SITE PLAN

7883

11-11-2004