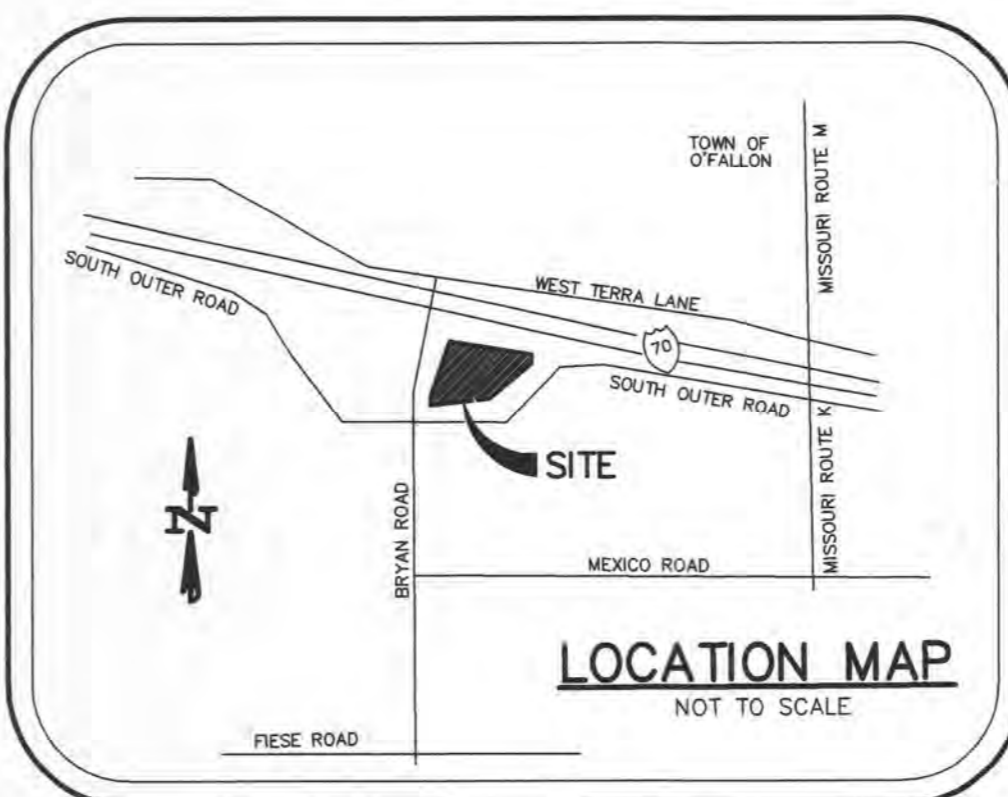


AN AMENDED CONSTRUCTION PLAN FOR
840 BRYAN ROAD @
"BRYAN AND VETERAN'S
MEMORIAL COMMERCIAL"
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF
FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

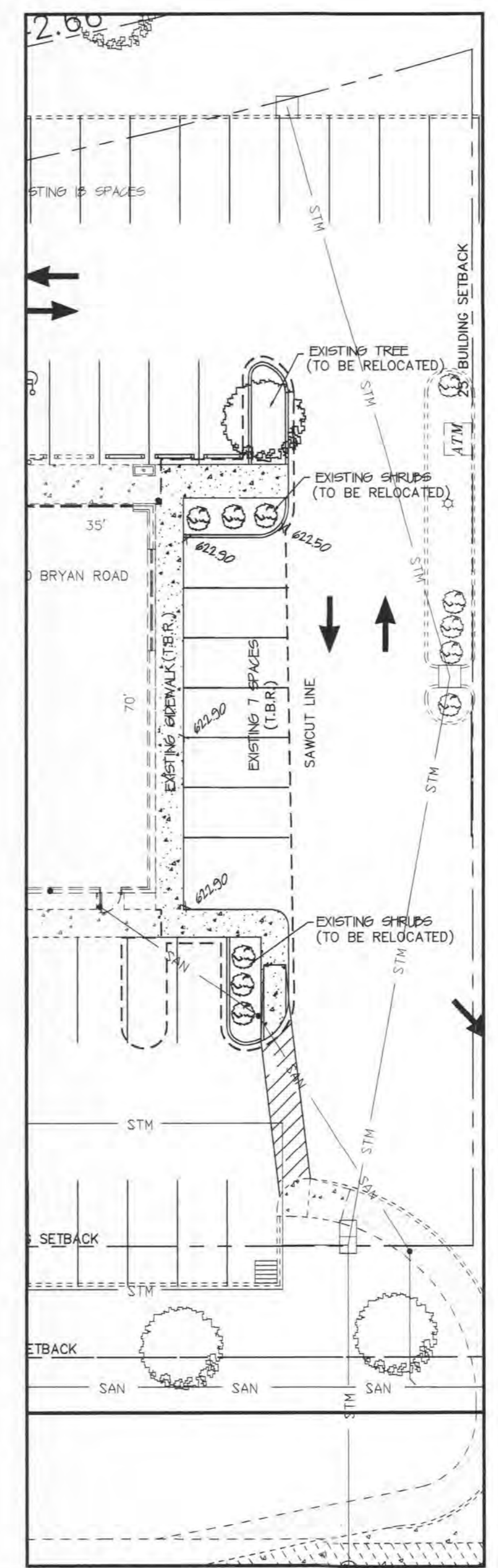


DEVELOPMENT NOTES

- Area of Tract: 1.934 Acres
- Existing Zoning: C-3 General Business District
- Proposed Use: Retail
- Area of Proposed Buildings: 14,000 sq.ft.
- The required height and building setbacks are as follows:
Minimum Front Yard: 30 feet
Minimum Side Yard: 25 feet
Minimum Rear Yard: 25 feet
Maximum Height of Building: 1 stories
- Site is served by:
City of O'Fallon 636-272-6818
AmerenUE Company 1-800-55-ASKUE
St. Charles Gas Company 636-946-0352
City of O'Fallon 636-272-6818
Verizon/Century Telephone Company 636-335-7318
O'Fallon Fire Department 636-272-3493
- According to the Flood Insurance Rate Map of the City of O'Fallon, (Community Panel number 291830 0240, E dated August 2, 1996) this property lies within zone X. Zone X is defined as an area of minimal flood hazard.
- Parking Required: 5.5 per 1,000 s.f.
14,000 / 1,000 x 5.5 = 77
Total Parking Required: 77 spaces
Total Parking Provided: 92 spaces (including 5 handicap spaces)
- Bicycle parking Required: 1 space per 15 automobile spaces
92 / 15 = 6.13 ~ 6
Total Bicycle Parking Required: 6 spaces
Total Bicycle Parking Provided: 7 spaces
- Amended Landscape Required:
92 (spa.) x 270 = 24,840 S.F.
24,840 sq. ft. x 0.06 (%) = 1,490.40
Total Interior Landscape Required: 1,490.40 S.F.
Total Interior Landscape Provided: 5,295.65 S.F.
680.11 L.F. / 40 L.F. = 17
Total Street Trees Required: 17 Trees
Total Street Trees Provided: 17 Trees
- Amended Site Coverage Calculations:
Building = 14,000 sq.ft. ~ 16.22%
Pavement = 54,200.04 sq.ft. ~ 64.33%
Green Space = 16,052.57 sq.ft. ~ 19.05%

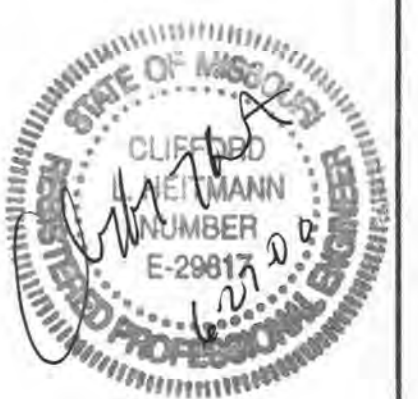
O'FALLON GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their location 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 areas 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 that was used for compaction curves. 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 construction and materials shall conform to the current construction standards of the City of O'Fallon.
 - No slopes shall exceed 3(Horizontal) : 1(Vertical).
 - 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 graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.
 - 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.-D-1557) 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.



PREPARED FOR: **RCBM PROPERTIES, L.L.C.**
530 SALT RIVER ROAD
ST. PETERS, MO 63376
(636) 970-0330

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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REVISIONS

NO.	DATE	DESCRIPTION

BAE
ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-5552
FAX 928-1718

6-6-06
DATE
03-12276
PROJECT NUMBER
1 OF 2
SHEET OF
12276CON-COFFEE
FILE NAME
ALJ
DRAWN
ALJ CLH
DESIGNED CHECKED
O'Fallon #2604.01

Bldg. Inspector