

**IMPROVEMENT PLANS FOR THE
AMERICAN CLEANERS**
A TRACT OF LAND BEING PART OF
"CHERRYWOOD PARC PLAT ONE" PLAT BOOK 32 PAGE 187,
TOWNSHIP 46 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI

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.
 - 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. Temporary siltation control measures 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 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.
 - 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.
- All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked 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 riprap or concrete or other suitable materials. Detention basins, diversions or any 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.
 - 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 streambank erosion control measures, 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 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.

GRADING NOTES

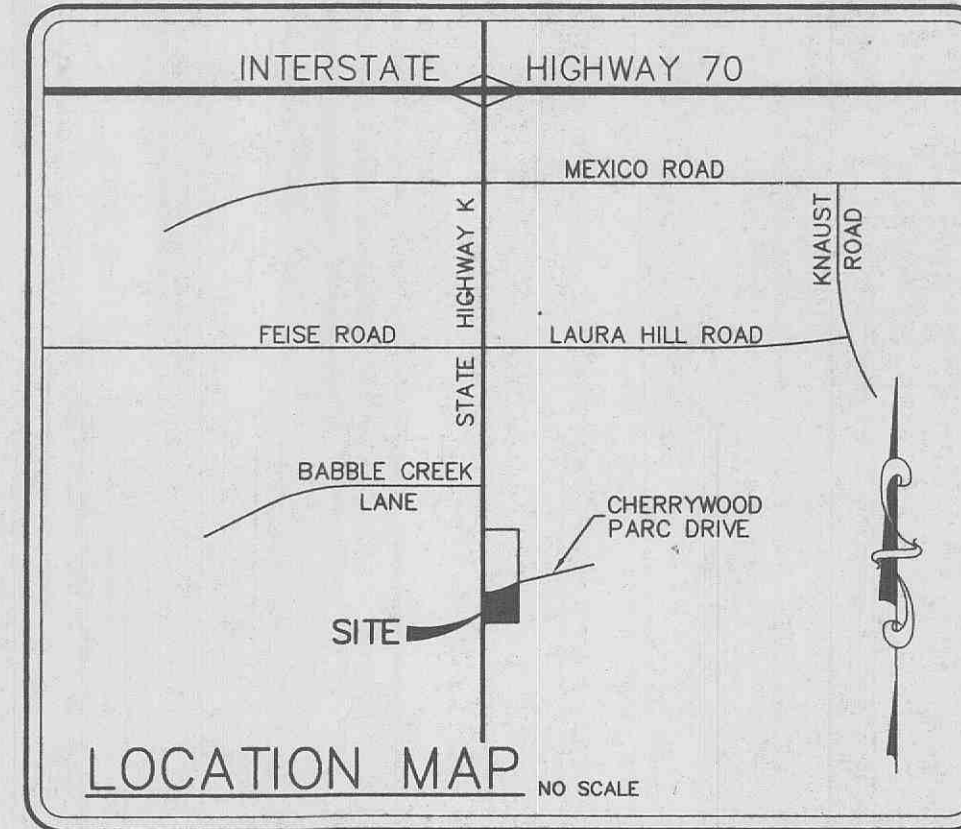
- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and backfilling operations.
- The grading contractor shall perform a complete grading and compaction operation 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 without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.
- 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.
- All trash and debris on site, either existing or from construction, must be removed and properly disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries or on any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer locations.
- 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 material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly diced prior to the placement of any fill. The Soils Engineer shall approve the dicing 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 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 in accordance with the specifications given below. Natural slopes steeper than vertical to 5 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 percent 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 in frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- Fill and backfill should be compacted to the criteria specified in the following table:

CATEGORY	MINIMUM PERCENT COMPACTION
Fill in building areas below footings	90%
Fill under slabs, walks, and pavement	90%
Fill other than building areas	90%
Natural subgrade	90%
Pavement subgrade	90%
Pavement base course	92%

Measured as a percent of the maximum dry density as determined by modified Proctor Test (ASTM-D-1557).

Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

All site construction shall conform to the design recommendations as outlined above or as directed by a future soils report.



DEVELOPMENT NOTES

- AREA OF TRACT: 25,227 SQ.FT. OR 0.58 ACRES
- EXISTING ZONING: C-2 GENERAL BUSINESS
- PROPOSED USE: ON-SITE LAUNDERING AND DRY CLEANING
- AREA OF BUILDING: 3,270 SQ.FT.
- REQUIRED BUILDING HEIGHT AND SETBACK RESTRICTIONS:
FRONT YARD: 25 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET
MAXIMUM BUILDING HEIGHT: 10 FEET (10 FEET WHERE ABUTTING RESIDENTIAL OR OFFICE ZONING)
- OWNER OF TRACT: CHERRYWOOD PARC HOMEOWNERS ASSOCIATION
- SITE IS SERVED BY THE FOLLOWING UTILITIES:
DUCKETT CREEK SANITARY DISTRICT
ST. CHARLES COUNTY WATER DISTRICT #2
G.T.E. TELEPHONE COMPANY
AMEREN UNION ELECTRIC COMPANY
LALEDE GAS COMPANY
OFALLON FIRE PROTECTION DISTRICT
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF OFALLON, MO (COMMUNITY PANEL NUMBER 290316 0239 E DATED AUGUST 2, 1996), THIS TRACT LIES WITHIN ZONE X, DEFINED AS AREAS OF MINIMAL FLOOD HAZARD.
- PARKING REQUIREMENTS:
USE: DRY CLEANER = ONE (1) FOR EACH TWO (2) DRY CLEANING MACHINES.
1 DRY CLEANING MACHINE(S) = 1 SPACE
PARKING PROVIDED:
14 SPACES (INCLUDES 1 H.C.)
- BUFFER YARD REQUIREMENTS:
FOR EVERY 100 FEET OF PROPERTY ABUTTING RESIDENTIALLY ZONED PROPERTIES, A TOTAL OF TWO (2) PLANT UNITS AND A SIX (6) FOOT HIGH WHITE VINYL FENCE SHALL BE PROVIDED WITHIN A 20 FOOT WIDE BUFFER YARD AREA.
18'x18' FEET OF FRONTAGE / 100 FEET X 2 PLANT UNITS = 4 PLANT UNITS REQUIRED
- SITE COVERAGE CALCULATIONS:
BUILDING: 3,270 SQ.FT.
PAVEMENT: 8,048 SQ.FT.
GREEN SPACES: 13,839 SQ.FT.
MAXIMUM SITE COVERAGE: NO LIMIT
POST DEVELOPMENT SITE COVERAGE: 45%
TOTAL S.F. LANDSCAPING REQUIRED
- LANDSCAPE CALCULATIONS:
270 S.F. x TOTAL NUMBER PARKING SPACES x 6 % =
TOTAL S.F. LANDSCAPING REQUIRED
PROVIDED: 270 S.F. x 16 SPACES x 6% = 505 S.F.
- DETENTION PROVIDED BY "CHERRYWOOD PARC" THROUGH PLANS AND CALCULATIONS PREPARED BY ST. CHARLES ENGINEERING.

BENCHMARK

REFERENCE BENCHMARK: RM 55 ELEV. (USGS DATUM) 514.17
CHISELED SQUARE ON N.E. CORNER
OF CONCRETE CURB OF COUNTY
HIGHWAY K BRIDGE OVER EAST
BRANCH OF TRIBUTARY B.

PREPARED FOR:
EARLL CONSTRUCTION, INC.
7410 EUGENE
ST. LOUIS, MO 63116
(314) 832-9090

INDEX OF SHEETS

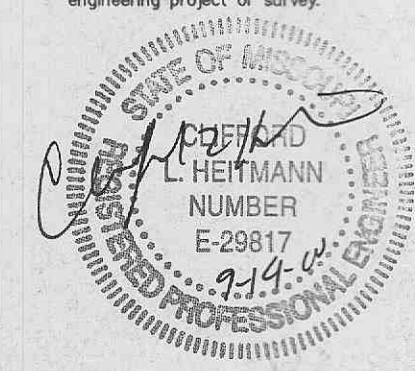
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE and GRADING PLAN
3	SITE DETAILS and PROFILES
4	DRAINAGE AREA MAP
5	LANDSCAPE PLAN

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 OR CONSTRUCTION OF THE IMPROVEMENTS.
- ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO 1-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF 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 1-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
STREET TREES: 303.46 L.F. = 8 TREES
1 TREE / 40 L.F.
ADDITIONAL TREES: 13,839 SQ.FT. = 5 TREES
1 TREE / 3,000 SQ. FT.
TOTAL TREES REQUIRED: 13 TREES
- TOTAL TREES PROPOSED: 29 (INCLUDES BUFFER REQUIREMENTS AND EXIST. TREES)
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1608 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OFALLON ZONING ORDINANCES.
- THE DEVELOPER SHALL COMPLY WITH ARTICLE 28 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL CONFORM WITH THE CURRENT COMPREHENSIVE PLAN FOR THE CITY OF OFALLON.
- 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 VIEWS OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS REVIEWED AND APPROVED BY THE PLANNING DIVISION.
- ALL CONSTRUCTION TO TAKE PLACE IN A MDOT RIGHT-OF-WAY SHALL CONFORM TO MDOT STANDARD CONSTRUCTION SPECIFICATIONS.

BAX INSPECTION
APPROVED
9/16/2000
Edgus L. Linsford

PREPARED BY:



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

E:\img\at1000p\us11057\on.dwg Rev'd Sep 13 16:22:09 2000 STA. 41 (RECECA H.)