

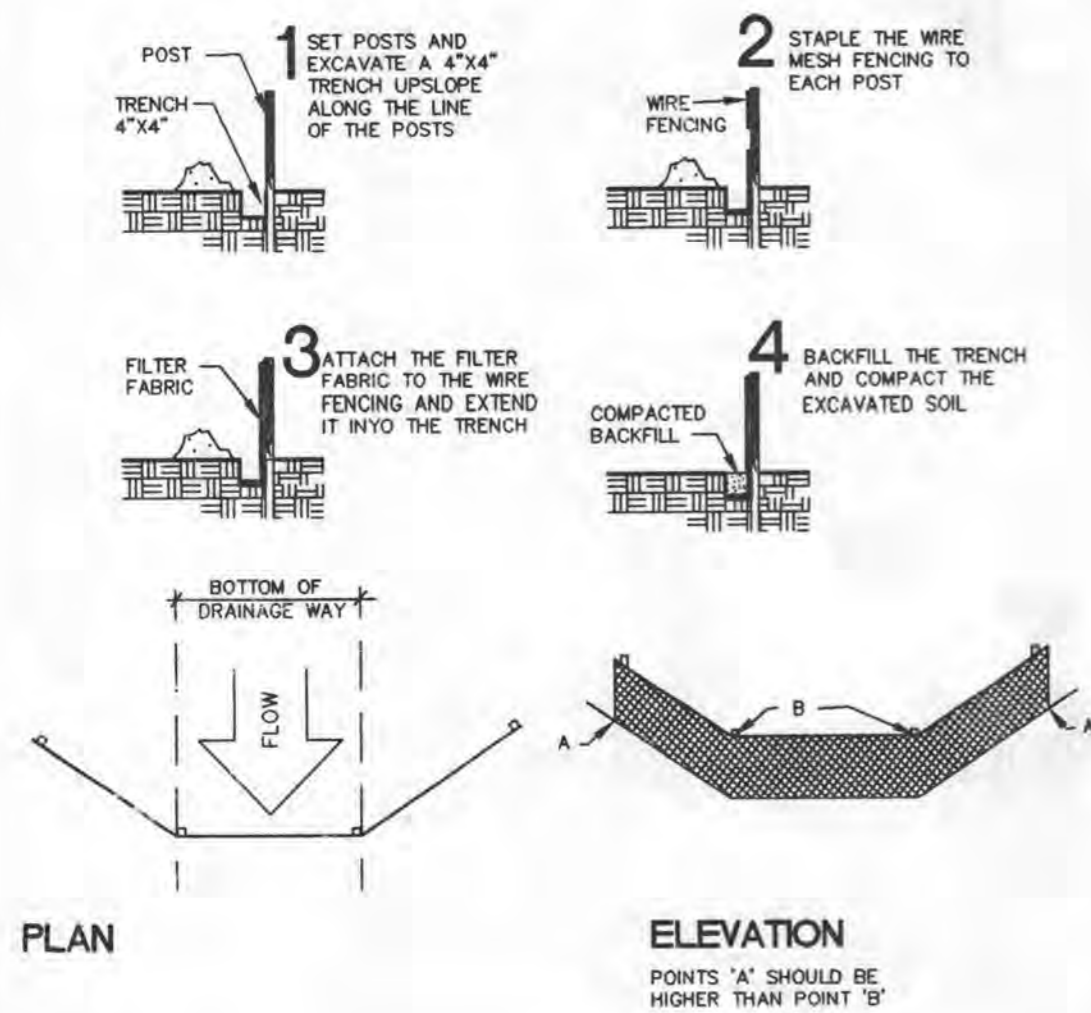
BRYAN VALLEY COMMERCIAL SUBDIVISION

A TRACT OF LAND BEING PART OF
U.S. SURVEY 1780, T. 47 N., R. 2 & 3 E.,
ST. CHARLES COUNTY, MISSOURI

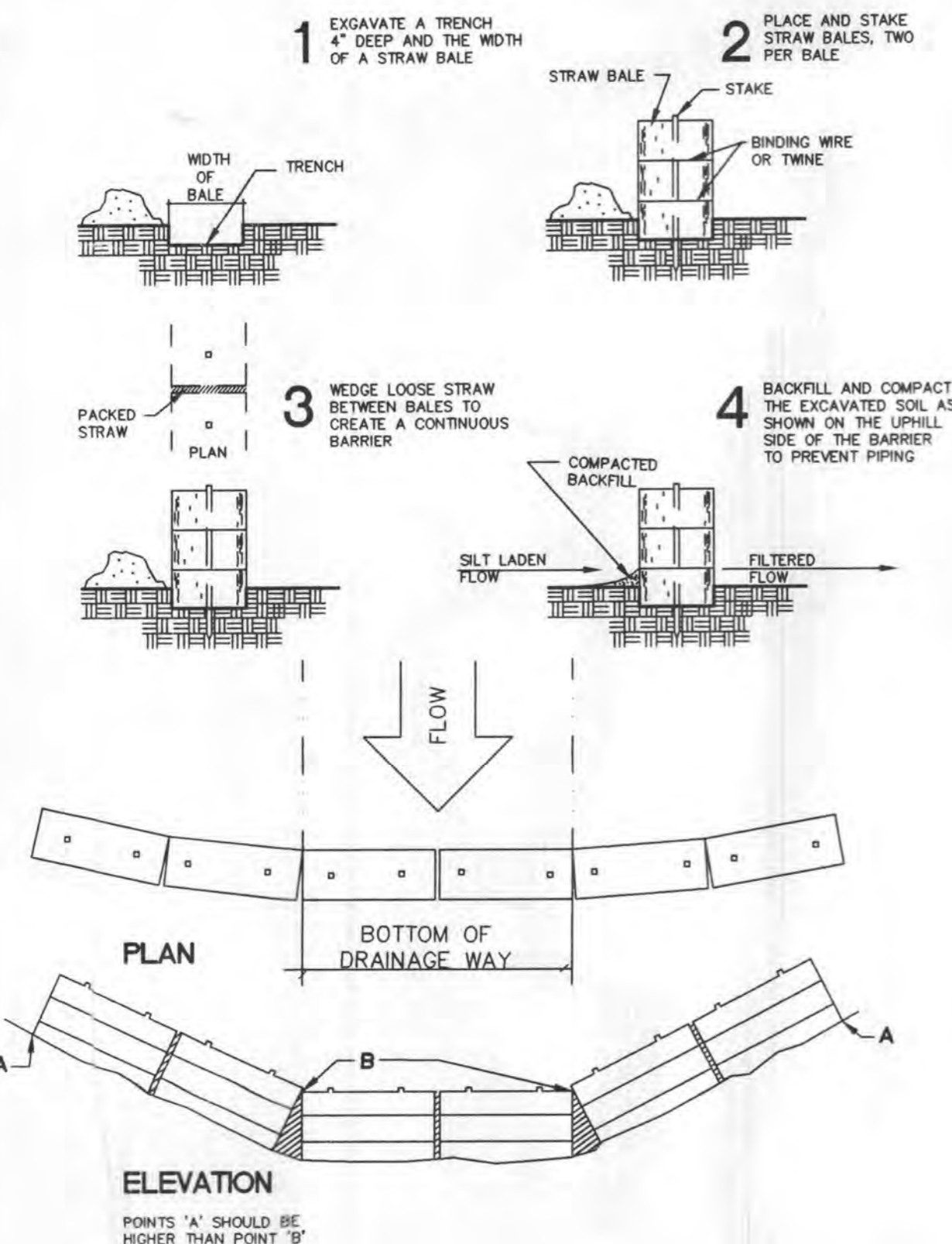
SYNTHETIC FILTER BARRIERS FOR URBAN DEVELOPMENT SITES APPENDIX D

MAINTENANCE

- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



STRAW BALE BARRIERS FOR URBAN DEVELOPMENT SITES APPENDIX C



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 1000 sq. ft.)
Oats - 120 lbs./ac. (2.75 lbs. per 1000 sq. ft.)

SEEDING PERIODS

Fescue or Brome March 1 to June 1
Wheat or Rye August 1 to October 1
Oats March 15 to November 1
March 15 to September 15

MULCH RATES: 100 lbs. per 1000 sq. ft. (4,356 lbs. per acre)

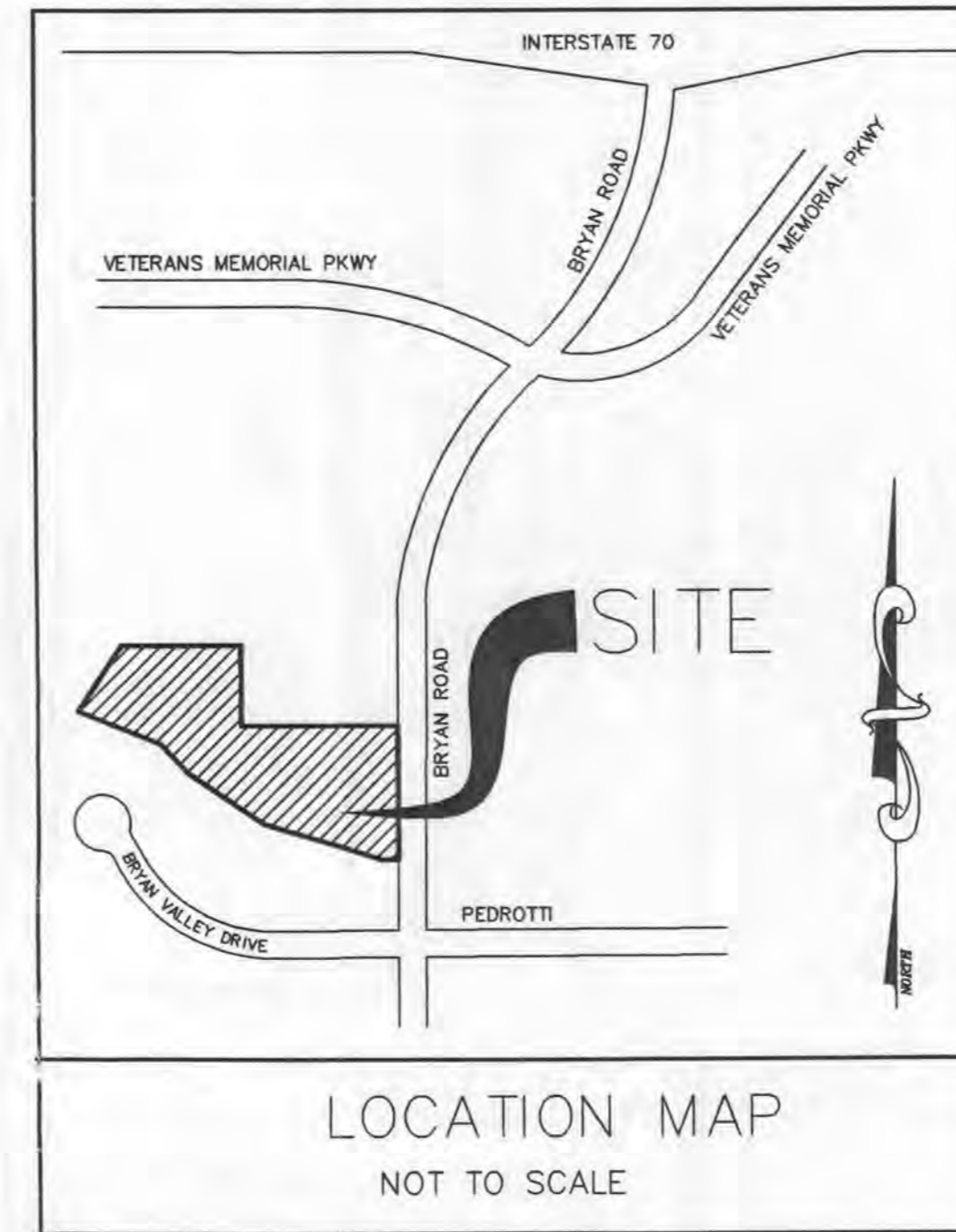
FERTILIZER RATES: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

*ENM = effective neutralizing material as per State evaluation of quarried rock.

BENCHMARK—U.S.G.S. DATUM
Cross out on the north bolt of a fire hydrant
located at the northeast corner of Mexico Rd.
and Bryan Rd. ELEV.—595.53

CONSTRUCTION NOTES

- 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 O'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 City of O'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 silts or mud on new or existing pavement or 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 O'Fallon and/or MoDOT. Erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch or more.
- Developer must supply City construction inspectors with soil reports prior to or during site soil testing.
- 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 O'Fallon ordinances.
- Sidewalk 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. 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.
- 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 Carboline Rustbond Penetrating Sealer SS and Carboline 133 HB paint (or equivalent as approved by the City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
- All utilities will be located underground.
- All sign locations and sizes must be approved separately through the Planning Division.



INDEX

- SHEET 1: COVER SHEET
- SHEET 2: NOTES AND SPECS.
- SHEET 3: FLAT PLAN
- SHEET 4: GRADING PLAN
- SHEET 5: PROFILES / WALL DETAILS
- SHEET 6: DRAINAGE AREA PLAN
- SHEET CD1-CD4 CONSTRUCTION DETAILS



PREPARED FOR: C.N.T.R., LLC
C/O CRAIG NORDEN
4680 MEXICO ROAD
ST. PETERS, MO 63376
PHONE: (636)926-2900
FAX: (636)926-0232

DEVELOPMENT NOTES

- GROSS ACREAGE OF TRACTS:
LOT 1: 1.61 ACRES - 1.46
LOT 2: .69 ACRES
LOT 3: .21 ACRES
LOT 4: .17 ACRES
- ZONING CLASSIFICATION: C-2 GENERAL BUSINESS DISTRICT
- PROPOSED USE: RETAIL AND OFFICE
- PARKING REQUIREMENTS:
OFFICE/RETAIL BUILDING A - 12,000 SQ. FT. BLDG. @ 5.5 P.S. PER 1000 SQ. FT. = 66 P.S.
OFFICE BUILDING B - 2,500 SQ. FT. BLDG. @ 1 P.S. PER 300 SQ. FT. = 8 P.S.
OFFICE BUILDING C - 2,500 SQ. FT. BLDG. @ 1 P.S. PER 300 SQ. FT. = 8 P.S.
OFFICE BUILDING D - 3,000 SQ. FT. BLDG. @ 1 P.S. PER 300 SQ. FT. = 10 P.S.
TOTAL PARKING STALLS REQUIRED ON SITE: 92
- PARKING PROVIDED:
ALL PARKING STALLS ARE TO BE IN CROSS PARKING EASEMENT FOR ALL BUILDINGS, TENANTS AND THEIR INVITEES.
TOTAL PARKING STALLS PROVIDED: 93 (INCLUDING 5 P.S. RESERVED FOR PHYSICALLY HANDICAP PERSONS)
BICYCLE PARKING REQUIRED: 1/15 SPACES=(93/15=6.2) 7 SHOWN: 10
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:
WATER: CITY OF O'FALLON (636.281.2858)
SANITARY SEWER: CITY OF O'FALLON (636.281.2858)
ELECTRIC: AMEREN U.E. (636.925.3235)
GAS: ST. CHARLES GAS CO. (636.946.6170)
TELEPHONE: VERIZON TELEPHONE COMPANY (636.332.7392)
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
O'FALLON FIRE PROTECTION DISTRICT
WENTZVILLE SCHOOL DISTRICT
- THIS PROPERTY IS UNAFFECTED BY A SPECIAL FLOOD HAZARD AREA PER FIRM 29183C0240 E AUG. 2, 1996.
- SITE COVERAGE:
BUILDINGS = 20,000 SQ. FT. (17%)
PARKING = 36,571 SQ. FT. (31%)
LANDSCAPE AREA = 60,118 SQ. FT. (52%)
- "C-2" GENERAL BUSINESS DISTRICT REGULATIONS
FRONT YARD SETBACK = 25 FEET
SIDE YARD SETBACK = 0 FEET
REAR YARD SETBACK = 10 FEET
BUILDING HEIGHT = 50 FEET MAXIMUM
- 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.
- THE OWNER/DEVELOPER UNDERSTANDS THAT IF ALL OR PART OF THE COMBINATION OFFICE/RETAIL BUILDING IS TO BE UTILIZED FOR A RESTAURANT WITH DINE-IN SERVICE, THIS APPROVAL SHALL BE NULL AND VOID, FOR THE SITE WILL NOT MEET THE CITY'S CURRENT PARKING REQUIREMENTS.
- THERE SHALL BE NO TRASH PICK-UP OR LOADING/UNLOADING ACTIVITIES BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M.
- ALL PROPOSED EASEMENTS INCLUDING CROSS ACCESS AND DRAINAGE WAYS SHALL BE SHOWN ON THE RECORD PLAT.

RECEIVED

MAY 19 2004

ENGINEERING & ARCHITECTURE



Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures and utilities, either shown or not shown on these plans. The underground facilities, structures and utilities shall be located in the field prior to any grading, excavation 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.

6-9-04 gbl
APPROVED
as noted

DATE:	NO.:	REVISION:
05/18/04	3	CITY COMMENTS
05/03/04	2	CITY COMMENTS
04/06/04	1	CITY COMMENTS

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Portwest Court, St. Charles Missouri 63303
Telephone: (636) 916-0444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
DEC. 30, 03	J.D.N.	R.S.M.	02-609	1 of 6

FILE 1403

Bldg Inspect