



A SET OF CONSTRUCTION PLANS FOR A RESUBDIVISION OF LOT 3 OF "O'FALLON TOWN CENTER" COMMERCE BANK

A TRACT OF LAND BEING ALL OF LOT 3 OF "O'FALLON TOWN CENTER" IN THE SOUTHWEST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

O'FALLON NOTES

1. 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.

2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 95% of the maximum density as determined by the Modified AASHTO T-180 Compaction Test, or 100% 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 soil 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. 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.

3. No area shall be cleared without the permission of the Project Engineer.

4. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.

5. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.

6. All construction and materials shall conform to the current construction standards of the City of O'Fallon.

7. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

8. No slopes shall exceed 3(Horizontal) : 1(Vertical).

9. 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 the 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 silt 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.

10. 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.

11. All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.

12. All ground and roof hvac mechanical units to be screened from view.

13. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.

14. 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.

15. Brick shall not be used in the construction of storm or sanitary sewer structures.

16. The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-Ring Type.

17. Lighting fixtures 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.

18. All proposed fencing requires a separate permit through the Planning Division.

19. All sign locations and sizes must be approved separately through the Planning Division.

20. All sign post and brackets 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.

21. All new utility line shall be located underground.

22. All erosion control systems shall be inspected and necessary corrections shall be made within 24 hours of any rainstorm resulting in one-half inch of rain or more.

23. All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.

24. Rip-rap shown at flared ends will be evaluated in the field after installation for effectiveness and field modifier if necessary to reduce erosion on and off-site.

25. 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 pads will not be allowed.

O'FALLON NOTES (CONTINUED)

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

26. 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 95% Compaction and above as determined by the Modified AASHTO T-180 Compaction Test (A.S.T.M.-D-1557) or from a minimum of 100% 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.

27. 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 mitigation shall be shown on the grading plan and documented by the soils engineer.

28. HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.

29. 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.

30. Connections at all sanitary or storm structures to be made with A-lock joint or equal.

31. Traffic control is to be per MoDOT or MUTCD whichever is most stringent.

32. All proposed sanitary laterals and sanitary main crossing under pavement must have the proper rock backfill and to required compaction.

33. The City of O'Fallon shall be contacted for utility locates under its maintenance responsibility, this may include water, sanitary, storm and traffic locates.

34. All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the unit being screened.

GRADING QUANTITIES:

1,781 C.Y. CUT	(INCLUDES SUBGRADES)
26 C.Y. FILL	(INCLUDES 8% SHRINKAGE)
1,755 C.Y. EXCESS	

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.



CALL BEFORE YOU DIG!
1-800-DIG-RITE

STANDARD SYMBOLS & ABBREVIATIONS

TREE OR BUSH	○
LIGHT POLE	☆
SANITARY SEWER & MANHOLE	—○—
STORM SEWER & INLET	—□—
MAILBOX	□
ELECTRIC LINE	—E—
GAS LINE	—G—
WATER LINE	—W—
TELEPHONE LINE	—T—
CABLE TV LINE	—CATV—
OVERHEAD WIRE	—OHW—
UTILITY POLE	○
UTILITY POLE W/ DOWN GUY	○
FIRE HYDRANT	⊗
WATER VALVE	⊗
WATER METER	⊗
GAS VALVE	⊗
ROAD SIGN	⊕
TELEPHONE PEDESTAL	⊕
FENCE	—x—

DEVELOPMENT NOTES:

- Area of Tract: 0.904 Acres
Area of Disturbance: 0.814 Acres
- Existing Zoning: C-2 (City of O'Fallon)
- Proposed Use: Bank
- Setbacks: 25' Front
0' Side
0' Rear
50' Maximum Building Height
- Current Owner & Developer of Property: Commerce Bank, N.A.
8000 Forsyth Blvd. Suite 1300
St. Louis, MO 63105
(314) 746-8548
- Site is served by: AmerenUE
Laclede Gas Company
City of O'Fallon Water
CenturyTel
Charter Communication
O'Fallon Fire Protection District
City of O'Fallon Sewers

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7. Flood Note:
According to the Flood Insurance Rate Map of St. Charles County, Missouri incorporated areas (Community - panel number 29183 C0237 E, dated August 2, 1996), this property lies within Zone X. Zone X is defined as area determined to be outside the 500 year floodplain.

8. Parking Requirements:
Bank Parking:
1 space per 300 sq. ft. of floor area + 1 per 2 employees
4,634 sq. ft. / 300 = 15.45
Employees = 10/2 = 5
Parking Required = 21 spaces
Parking Proposed = 42 spaces (Including 2 Handicap)

9. Bicycle Rack Requirements:
1 space per 15 spaces of parking.
42 / 15 = 2.80
Spaces required = 4 minimum
Spaces provided = 4

10. Landscape requirements:
1 tree per 40' of street frontage
397.59' / 40' = 9.94 trees required
10 trees required

Not less than 6% of the interior of the parking lot shall be landscaped.
42 spaces x 270 sq. ft. = 11,340 x 6% = 680.40 sq. ft.
Required = 680.40 sq. ft.
Interior landscaping provided = 2,163.61 sq. ft.

Landscaping plan by others.

11. Site Calculations: 39,379.98 sq. ft. of Tract 1
Building area: 4,746 sq. ft. - 12.05%
Landscape area: 6,925.09 sq. ft. - 17.59%
Pavement area: 27,708.89 sq. ft. - 70.36%

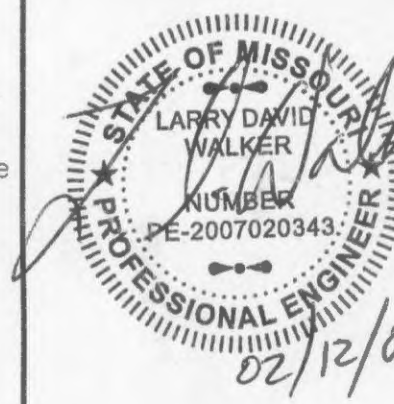
- Site to utilize existing dumpster on tract 2.
- Estimated sanitary flow contributed by this site 315 g.p.d.
- Electric transformer to be located on pole per Ameren UE, no screening required.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	DEMOLITION PLAN
SHEET 3	SITE PLAN
SHEET 4	GRADING PLAN
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SHEET 6	POST DRAINAGE AREA MAP
SHEET 7	CONSTRUCTION DETAILS

O'FALLON #307.01
March 1, 2007

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be submitted 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.



REVISIONS

12-10-07	Per City Comments
12-11-07	Addendum B
12-14-07	Addendum D
1-15-08	Per City Comments
1-17-08	Revision 1
2-11-08	Revision 2/City



ENGINEERING PLANNING SURVEYING

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10-23-07	DATE
98-10195CA	PROJECT NUMBER
1	OF 7 SHEETS
10195CAcon.dwg	FILE NAME
ALJ	DRAWN
ALJ	CAL
DESIGNED	CHECKED

Const. Inspector