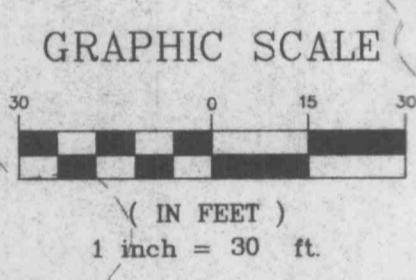
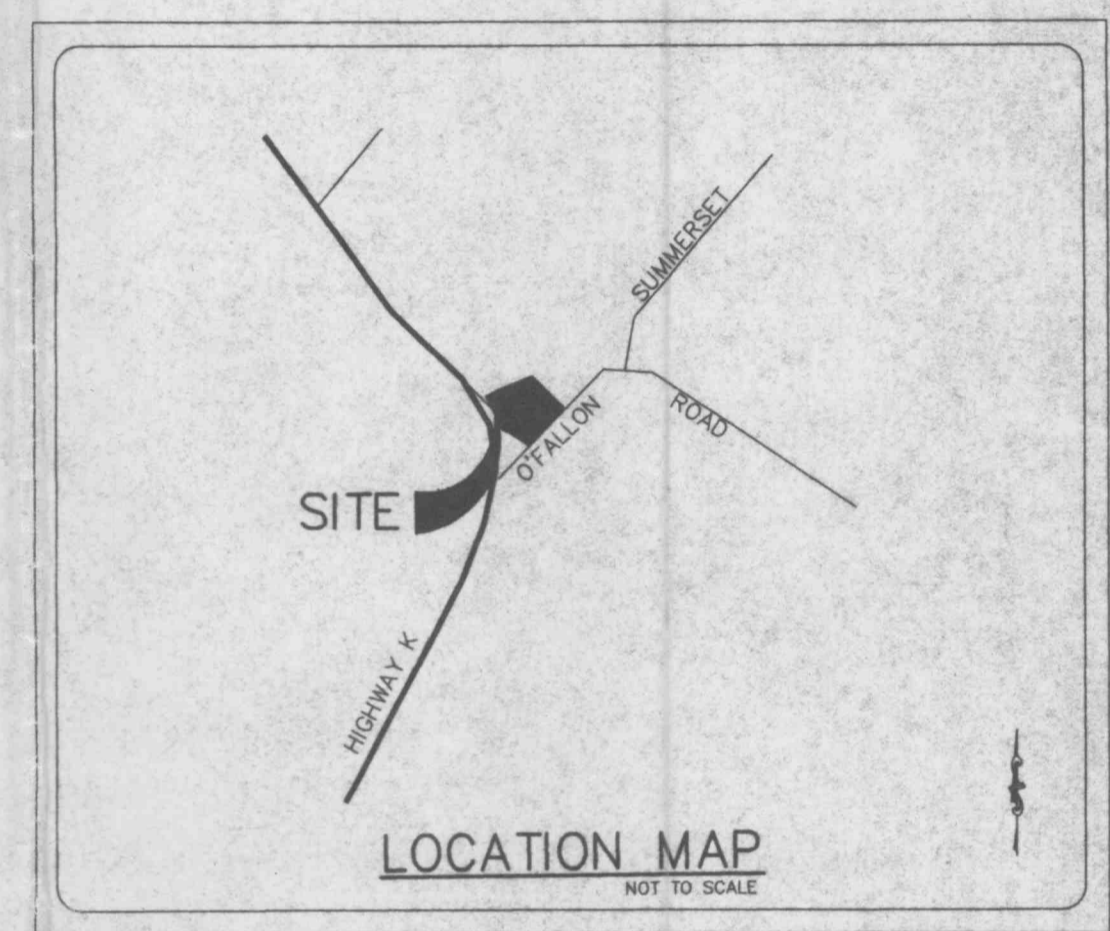
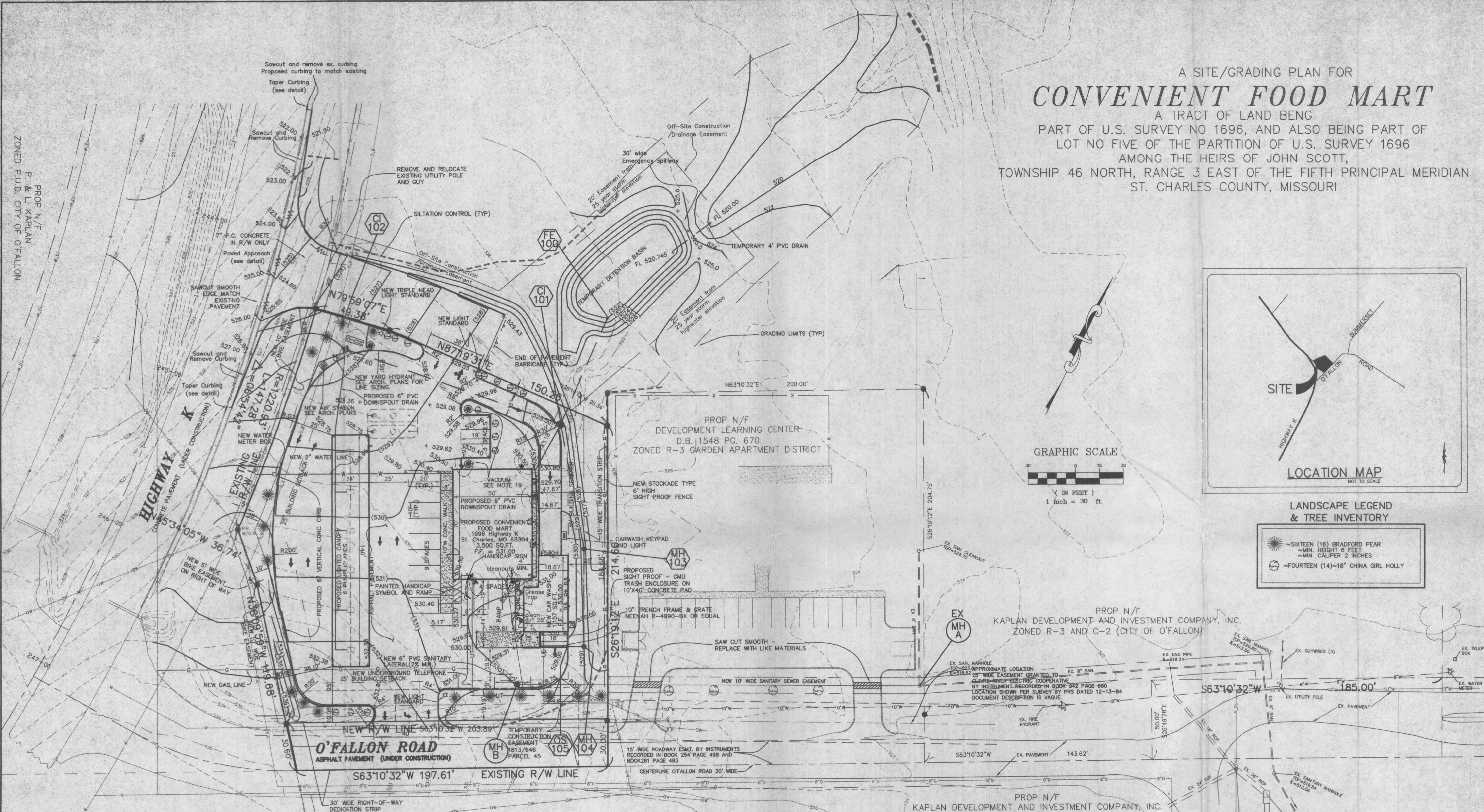


A SITE/GRADING PLAN FOR CONVENIENT FOOD MART

A TRACT OF LAND BEING
PART OF U.S. SURVEY NO 1696, AND ALSO BEING PART OF
LOT NO FIVE OF THE PARTITION OF U.S. SURVEY 1696
AMONG THE HEIRS OF JOHN SCOTT,
TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

PROP N/F
P. & L. KAPLAN
ZONED P.U.D. CITY OF OFFALLON



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 T-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 T-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 GRASS GRADING PLAN.
- SLOPES SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SOODED OR SEED.
- NO SLOPED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFFALLON 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.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
STREET TREES:
476' FRONTAGE
1 TREE / 40 L.F. = 12 TREES
ADDITIONAL TREES:
15,871 S.F. OPEN SPACE
1 TREE / 4000 S.F. = 4 TREES
TOTAL TREES REQUIRED: 16 TREES
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OFFALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
- THE DEVELOPER SHALL CONTRIBUTE \$12.00 PER LINEAL FOOT OF HIGHWAY "K" FRONTAGE FOR THE 10 FOOT WIDE MULTI USE TRAIL / BIKE PATH EASEMENT.
- VACUUMS TO BE SET ON 30" x 24" HIGH CONCRETE PEDESTAL WITH ELECTRICAL SERVICE. CONTACT DEVELOPER FOR EXACT LOCATION PRIOR TO INSTALLATION.

- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- Easements shall be provided for all sanitary sewers, and all utilities on the record plat.
- All construction and materials shall conform to the current construction standards of Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.120(7)(C).
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Storm sewers to be private.
- Occupancy Permit will not be issued until Record Plat is Recorded.

REFERENCE BENCHMARK:
BOX CUT ON CL OF NORTH HEADWALL OF CONCRETE BOX CULVERT
NORTH OF DARDENNE CREEK ALONG WEST SIDE OF HIGHWAY "K"
ELEVATION=487.55

DEVELOPMENT NOTES

- Area of Tract: 1.12 Acres
- Existing Zoning: C-2
- Proposed Use: CONVENIENT FOOD MART
- Area of Building: 3,250 SQ. FT.
- The required height and building setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: None
Minimum Rear Yard: 10 feet
Maximum Height of Building: 50 feet
- OWNER OF PROPERTY: KAPLAN DEVELOPMENT AND INVESTMENT CO.
5140 N. SERVICE RD.
ST. PETERS, MO 63376
(314) 397-4471
- Site is served by:
Duckett Creek Sewer District
Union Electric Company
St. Charles Gas Company
St. Charles County Water District #2
Contel Telephone Company
Cottleville Fire Protection District

- Flood plain note:
Per the Flood Insurance Rate Map (F.I.R.M.) map number 2918300430 E, effective date August 2, 1996. The surveyed tract lies in an area designated as zone "x" areas determined to be outside the 500-year floodplain.
- Topographic information is per Topographic Survey By Box Engineering.
- Parking Required:
Retail shops
10 plus 1 for each 400 sq. ft. of floor area in excess of 2000 sq. ft. of floor area.
(3250-2000)/400 = 3.125 plus 10 = 13
Automobile service station
1 space for each fuel pump
6 pumps / 2 = 3 spaces
Automatic car wash
2 spaces for each customer waiting and
2 drying spaces for each washing stall
1 auto-wash x 4 spaces = 4 spaces
20 spaces required
Parking Provided: 20 spaces with 1 handicap space

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated 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 of survey.

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
RICHARD FRANCIS
NUMBER
E-25651

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REVISIONS	
06-19-98	CITY COMMENTS
06-29-98	DCSD COMMENTS
07-7-98	DCSD COMMENTS
07-14-98	REVISIONS
07-24-98	REVISIONS
07-30-98	REVISIONS
08-5-98	REVISIONS
08-11-98	REVISIONS

Box Engineering
SURVEYING

1062 South Clerleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

3-17-98
DATE
91-3321C
PROJECT NUMBER
1 of 4
SHEET OF
3321CCON.DWG
FILE NAME
PDH RLF
DRAWN CHECKED

Building APPROVED
8/10/98
Jean Castle