

SITE DEVELOPMENT NOTES:

1. THE SITE AREA = 2.98 AC.
2. PROPOSED USE: RETAIL SHOPPING CENTER
3. ACCOUNT/PARCEL #: T990300011
MAP ID #: 2-0140-3070-00-4.11
4. CURRENT ZONING: C2 - GENERAL BUSINESS DISTRICT
5. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF O'FALLON, ST. CHARLES COUNTY AND THE STATE OF MISSOURI.
6. PROJECT BM: SANITARY MANHOLE 218 AT THE SOUTHEAST CORNER OF THE PARKSIDE VILLA PROPERTY WITH TOP ELEVATION 471.33.
PROJECT BM: F.I.R.M. REF. MARK 69 (ELEV. 456.02) - CHISELED "L" ON TOP OF WINGWALL IN NORTHEAST CORNER OF OLD HIGHWAY 79 BRIDGE OVER BELLEAU CREEK.
7. PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS PROFESSIONAL SERVICES, INC., DATED NOVEMBER, 2003.
ADDITIONAL INFORMATION PROVIDED BY THE CITY OF O'FALLON AND ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLAT OF "PARKSIDE VILLAS" AS RECORDED IN PLAT BOOK 36, PAGES 3 & 4 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE.

8. UTILITIES/DISTRICTS:
WATER: CITY OF O'FALLON
GAS: LACLEDE GAS CO.
TELEPHONE: CENTURY-TEL TELEPHONE
ELECTRIC: AMEREN UE
SANITARY SEWER: CITY OF O'FALLON
SCHOOL DISTRICT: FORT ZUMWALT SCHOOL DISTRICT
FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT
POST OFFICE: CITY OF O'FALLON
9. TRACT IS LOCATED IN:
O'FALLON, MO USGS QUADRANGLE MAP
WUNNENBURG MAP PAGE 31, SECTION QQ-14

10. SITE ADDRESS: XXXX TOM GINNEVER AVENUE, O'FALLON, MO 63366.
11. PROPOSED BUILDING & PARKING INFORMATION:
TOTAL BLDG. FOOTPRINT=18,920 S.F.

PARKING SPACES REQUIRED SHALL BE 5.5 SPACES FOR EVERY 1000 SF. OF LEASABLE FLOOR AREA.

LOADING SPACES SHALL BE 35' LONG BY 12' WIDE. PROVIDE 1 LOADING SPACE AND 1 ADDITIONAL SPACE FOR EVERY 20,000 SF. OF FLOOR AREA IN EXCESS OF 5000 SF. OF FLOOR AREA.

REQUIRED:
PARKING SPACES=(18920/1000)*5.5 = 105 SP.
HANDICAP SPACES=5 SP.
LOADING SPACES=1 SP.

PROVIDED:
REGULAR SPACES PROVIDED=102
HANDICAP SPACES=5 (2 OF WHICH ARE VAN ACCESSIBLE)
TOTAL PARKING PROVIDED=107

LOADING SPACES=1

12. BUILDING SETBACKS: FRONT YARD - 25'
SIDE YARD(LANDSCAPE BUFFER) - 20'
REAR YARD(LANDSCAPE BUFFER) - 20'

PARKING SETBACKS: 10' FROM PROPERTY LINE

13. BUILDING HEIGHT: PROPOSED BUILDING NOT TO EXCEED 50 FT.

14. LOT COVERAGE: BUILDING - 0.385 AC. (16788 sf or 13%)
PARKING/ROADS - 1.01 AC. (43995.6 sf or 33.9%)
GREENSPACE/LANDSCAPE - 1.585 AC. (27442.8 sf or 53.1%)

10' WIDE DEDICATION STRIP LOCATED AT EAST SIDE OF PROPERTY. AS SHOWN, THE PROPOSED NEW PROPERTY BOUNDARY EXTENDS TO WITHIN 2' OF THE SIDEWALK ALONG TOM GINNEVER AVENUE. LOT SIZE AFTER 10' DEDICATION & ACQUISITION - 3.05 AC. (PROPOSED)

15. ALL SIGNS ON SITE SHALL BE APPROVED UNDER SEPARATE PERMITS.

16. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

17. 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 OWNERS 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 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.

18. TREE PRESERVATION CALC'S: BARE SITE, NO EXISTING TREES. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTINGS.

19. ALL UTILITIES WILL BE LOCATED UNDERGROUND.

20. DETENTION PROVIDED FOR IN PARKSIDE VILLA DEVELOPMENT AS SHOWN IN THE IMPROVEMENT PLANS DATED 6/19/98 AND IN THE RECORD PLAT FOR PARKSIDE VILLAS DATED 5/11/99.

21. BICYCLE PARKING REQUIRED:
1 BICYCLE SPACE/15 AUTOMOBILE SPACES=
102 = 7 BICYCLE SPACES REQUIRED.
BICYCLE PARKING FACILITIES SHALL BE SECURELY ANCHORED TO THE GROUND SO THAT THEY CANNOT BE EASILY REMOVED AND SHALL BE OF SUFFICIENT STRENGTH TO RESIST VANDALISM AND THEFT.

IMPROVEMENT PLANS FOR

COOL SPRINGS PLAZA

A TRACT OF LAND IN U.S. SURVEY 3070,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI

SITE DEVELOPMENT NOTES (CONTINUED):

22. ALL ADA ACCESSIBLE PARKING SPACES SHALL BE 19' LONG BY 12' WIDE. THE INTERVENING HATCHED AREA SHALL BE 19' LONG BY 5' WIDE.
23. TYPICAL PARKING SPACES SHALL BE 19' LONG BY 9' WIDE.
24. PROPERTY N/F OF COOLSPRINGS VENTURE, LLC DEED BOOK 2798/PAGE 1364. ZONED C-2 GENERAL BUSINESS DISTRICT.

25. VACATED R.O.W. WILL BE COVERED BY A ROADWAY & UTILITY EASEMENT TO THE CITY OF O'FALLON.

26. ALL OPERATIONS THAT ARE EXTERNAL TO THE BUILDING; SUCH AS COMPACTING, TRASH REMOVAL, DELIVERIES, AND PICKUPS SHALL BE PROHIBITED BETWEEN THE HOURS OF 10 P.M. AND 7 A.M.

27. ALL FILL PLACED UNDER PROPOSED STORM AN SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF 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 FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. THE MOISTURE CONTENT OF THE SOIL IN 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 O'FALLON. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.

28. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

29. VACATED RIGHT OF WAY IS TO BE MAINTAINED AS A PERMANENT UTILITY EASEMENT.

30. ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.

31. NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).

32. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER TWO WEEKS ARE TO BE SEEDED AND MULCHED. (DNR REQUIREMENT)

33. GRADES FOR ENTRANCES SHOULD NOT EXCEED 2% AT WALKS 4% FROM STREET, AND 10% OVERALL. TYPICALLY 2% FROM BACK OF CURB THROUGH THE RIGHT OF WAY IS DESIRED.

34. FOR DROP STRUCTURES, COMPACTED ROCK BACKFILL IS REQUIRED IN THE DISTURBED GROUND AROUND THE STRUCTURE.

35. EXISTING PAVEMENT REMOVAL TUBE IS TO THE NEAREST JOINT.

36. ALL ROOFTOP MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING AND HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF.

37. ENSURE SIDEWALKS, 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. ENSURE THAT AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESS AISLE.

38. NO LIVE ENTERTAINMENT BUSINESS IS ALLOWED TO LOCATE IN THE SHOPPING CENTER WITHOUT OBTAINING APPROVAL FROM THE PLANNING AND ZONING COMMISSION FOR AN AMENDED SITE PLAN, AND AT THAT TIME, THE CITY WOULD REVIEW IT FOR ADEQUATE PARKING.

39. 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. PROVIDE A MARKING ON THE STORM SEWER INLETS.

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 STYLE	NO DUMPING DRAINS TO STREAM (#SDS)	WWW.DASMANUFACTURING.COM

PREPARED FOR:

COOLSPRINGS VENTURE, LLC
(OWNER/DEVELOPER)
C/O MS. PATRICIA MCKELVEY
2310 HWY. 94 SOUTH OUTER ROAD
ST. CHARLES, MO 63303
PHONE (636) 928-9111
FAX (636) 928-9484

ARCHITECT:

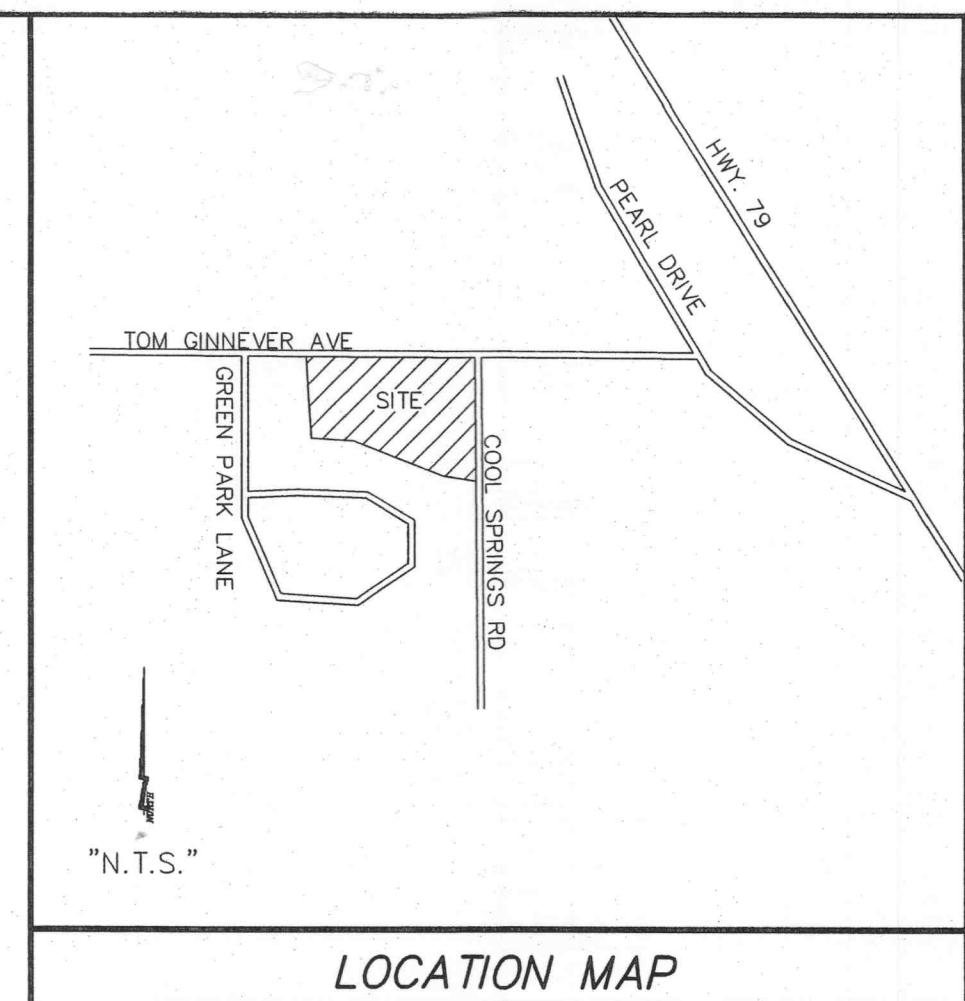
J. D. WHALEY ARCHITECTS, INC.
1529 OLD HIGHWAY 94 SOUTH
ST. CHARLES, MO 63303
PHONE (636) 946-6949
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ENGINEER / SURVEYORS:

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SHEET INDEX:

SHEET NO.	DESCRIPTION
1 OF 12	COVER SHEET
2 OF 12	SITE PLAN
3 OF 12	GRADING PLAN
4 OF 12	STREET & SEWER PROFILES
5 OF 12	DRAINAGE AREA MAP
6 OF 12	CONSTRUCTION DETAILS
7 OF 12	CONSTRUCTION DETAILS
8 OF 12	CONSTRUCTION DETAILS
9 OF 12	LANDSCAPE/LIGHTING PLAN
9A OF 12	LANDSCAPE DETAILS
10 OF 12	ENTRANCE DETAILS/TRAFFIC CONTROL PLAN
11 OF 12	SWPPP
12 OF 12	CATCH BASIN FILTER INSERTS



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 5-15-07
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Variance BA-V-07-11

LEGEND

- Drainage Flow Arrow
- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line and size
- Tee and Valve
- Fire Hydrant
- Cap
- Existing Fence Line
- Existing Tree Line
- Existing Contour
- Proposed Contour
- Street Sign
- Power Pole
- Guy Wire
- Light Standard (TYP Height 24')
- Gas Line
- Electric Line
- Telephone Line
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Found Old Iron Pipe
- Found Old Iron Rod
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- P.V.C. Polyvinyl Chloride Pipe
- C.I.P. Cast Iron Pipe
- E.P. End Pipe
- F.E. Flared End Section
- C.O. Clean Out
- M.H. Manhole
- T.B.R. To Be Removed
- Set I.R. Set Iron Rod with Cap
- O.I.P. Old Iron Pipe
- O.I.R. Old Iron Rod
- New Light Standard

RECEIVED
APR 10 2007

O'FALLON P&Z # 904.01
04/06/06

ENGINEERS CERTIFICATION:
The following applies to ALL sheets and documents involved in the preparation of the plans and documents for this project. The responsibility for Professional Engineering liability on this project is limited to the set of plans displaying the signature and an original stamped seal of the Engineer on each sheet. ALL responsibility is Disclaimed: until ALL review agency approvals are granted; for all other plan sheets issued prior to this issue date; for this set when another set is issued after this date; if the sheets are used individually instead of a set. This applies for ALL sheets and documents involved in this project whether this certification appears on it or not. Copyright. All Rights Reserved.
ZAVRADINOS & ASSOCIATES, INC. DBA ZAVRADINOS ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY
7	04/06/07	ADDED AL 1 TO G1 7 & REVISED TOM GINNEVER RIGHT-OF-WAY LINE	GW
6	03/16/07	ADDED CATCH BASIN FILTER INSERTS SHEET #12	GW
5	12/06/06	REVISED PER CITY COMMENTS DATED OCTOBER 9, 2006	GW
4	09/25/06	REVISED PER CITY COMMENTS DATED JUNE 19, 2006	GW
3	05/22/06	RESUBMITTED TO CITY OF O'FALLON	GW
2	11/22/05	Revisions per City of O'Fallon	JBC
1	10/11/05	Revisions per City of O'Fallon	JBC

Prepared For: Ms. Patricia McKelvey
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Drawn by: GW
Checked by: REB
Issued on: 4/21/07
Job Number: 01242
Sheet: 1/12

STEVEN W. POLK E-18668 DATE

Bldg. Inspector