

**PARKING CALCULATIONS**  
 COUNTRY SIDE CARPETS  
 RETAIL: 1 SPACE PER 275 SQUARE FEET  
 8,407/275 = 31 SPACES REQUIRED  
 OFFICE  
 OFFICE: 1 SPACE PER 300 SQUARE FEET  
 6,093/300 = 21 SPACES REQUIRED  
 WAREHOUSE  
 WAREHOUSE: 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 1,000 SQ. FT. OF FLOOR AREA  
 20,300/1,000 = 21 SPACES  
 15 EMPLOYEES / 1 = 15  
**PARKING REQUIRED = 88 SPACES**  
**PARKING PROVIDED = 95 SPACES**  
**REQUIRED BICYCLE PARKING**  
 BICYCLE PARKING 8 BP  
 (1 BP / 15 PS)

**LOADING SPACE CALCULATIONS**  
 1 SPACE FOR FIRST 5,000 SQ. FT. OF BUILDING  
 1 SPACE FOR EVERY ADDITIONAL 20,000 SQ. FT. OR FRACTION THEREOF.  
 34,800 SQ. FT. 3 SPACES

PROJECT DATA

BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
34,800 (22.8%)	72,360 (47.4%)	45,535 (29.8%)	152,695

NOTE: SIDEWALKS, CURB RAMP, 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.

LANDSCAPE CALCULATIONS

Street Trees = 1 tree per every 40.00' of public or private street frontage.  
 Placed at 40.00' intervals inside the landscape setback

Site Trees = 1 tree per every 4,000 S.F. of landscape open space.

870 LIN. FT. STREET FRONTAGE / 40 = 22 TREES REQUIRED / 22 TREES PROVIDED

28,941 OPEN LANDSCAPED AREA / 4000 = 8 SITE TREES REQUIRED

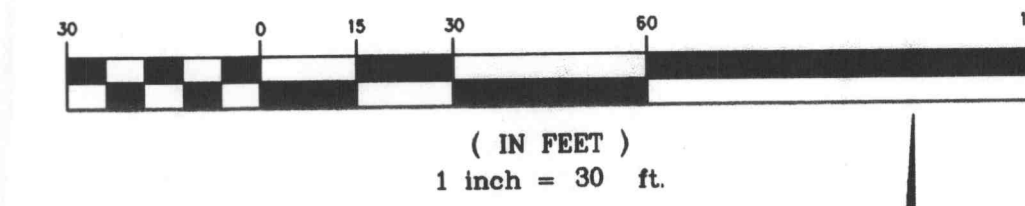
PLANT SCHEDULE (NOTE LANDSCAPING NOT SHOWN TO SCALE)

8	RED SUNSET MAPLE	Acer rubrum 'Red Sunset'	2" CAL.
21	BECHTELS FLOWERING CRAB	Malus ioensis 'Plena'	2" CAL.
14	MUGO PINE	Pinus mugo mughus	2 GAL.
10	EMERALD N' GOLD EUONYMUS	Euonymus fortunei 'Emerald 'n Gold'	2 GAL.

\*CONIFER TREES MUST BE A MINIMUM OF 6' IN HEIGHT.  
 \*\*DECIDUOUS TREES MUST BE A MINIMUM OF 2' IN CALIPER

**A TRACT OF LAND BEING PART OF  
 FRACTIONAL SECTION 33,  
 TOWNSHIP 47 NORTH, RANGE 3 EAST,  
 O'FALLON, MISSOURI**

GRAPHIC SCALE



GENERAL NOTES

- Present Zoning: P.U.D. I-1 Light Industrial
- Proposed Use: Warehouse/Office
- Area of Tract: 3.51 Acres
- Project is Served By:
  - A. City of O'Fallon Water
  - B. St. Charles Gas Company
  - C. CenturyTel Telephone Company
  - D. City of O'Fallon Sewers
  - E. Ameren UE
  - F. O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from back of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
- Setback and yard requirements:
  - Front - 30 feet
  - Side - 20 feet
  - Rear - 35 feet
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
- All easements shall be provided for on record plat.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties. Lighting details and photometrics in accordance with the City's standards shall be submitted and approved prior to construction approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0235E August 2, 1996, site is not located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 8 foot high and shall be constructed of materials that match or complement building architecture. Enclosures shall have vinyl gates matching building colors.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
- Building and parking shall be in conformance with City of O'Fallon's requirements for I-1 zoning.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
- Detention calculations shall be submitted and approved prior to construction plan approval. Detention shall be designed to accommodate 100 year storm.
- All new utilities under City streets shall be bored.
- All trash pick up and loading and unloading operations will not occur between the hours of 9:00 p.m. and 7:00 a.m.
- All handicap sidewalk ramps shall be concrete and shall meet ADA color requirements.
- No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
- 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 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.
- 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 tallest unit being screened.
- Utility contractor shall coordinate utility connections with general contractor.
- There shall be a 5/8" trash bar on all curb and area inlets.
- No existing trees are being removed from this site.
- Trucks making deliveries will be small delivery type trucks.
- Estimated sanitary flow in gallons per day - 15 employees @ 5 GPD = 225 gallons per day.
- Backflow preventers to be located inside building.
- Record Plat for the entire Crossings Industrial Planned Unit Development must be reviewed and approved prior to the issuance of a Final Occupancy Permit.
- Site shall comply with Phase II Storm Water Guidelines by utilizing a Bioretention cell at inlets G1 and G1 3. See detail and specs on sheet 8 of 9.
- The proposed development shall provide post construction Best Management Practices, such as low impact design, source controls and treatment controls that protect water quality, and controls for run-off to the maximum extent possible.
- The City shall be contacted for traffic locates.
- Traffic control is to be per MDDOT or MUTCD whichever is most stringent.
- Contractor shall insure painted sidewalk areas through the entrances is at the required 2.0% (two percent) maximum slope per ADA requirements. All sidewalk within the Right of Way will be checked for ADA compliance.
- All pavement striping shall be per MUTCD.

**PICKETT RAY & SILVER**

CIVIL ENGINEERS  
 PLANNERS  
 LAND SURVEYORS

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**COUNTRY SIDE CARPETS  
 IMPROVEMENT PLANS  
 O'FALLON, MO**

Prepared For:  
**SUMMIT POINTE, L.C.**

239 FOX HILL ROAD  
 O'FALLON, MO 63301  
 (636) 940-9300

REVISIONS NO.	DATE	PER CITY OF O'FALLON
1	12-16-05	PER CITY OF O'FALLON
2	01-31-06	PER CITY OF O'FALLON
3	03-03-06	PER CITY OF O'FALLON
4	03-23-06	PER CITY OF O'FALLON
5	03-28-06	PER CITY OF O'FALLON

**ENGINEERS AUTHENTICATION**  
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

**HAROLD J. BURTON**  
 LICENSED PROFESSIONAL ENGINEER  
 No. 17751

DRAWN	DATE
B. PARKS	12-16-05
CHECKED	DATE
D. BYRD	12-16-05

PROJECT # 01212.BRST.01C  
 TASK # 1 FIELD BOOK

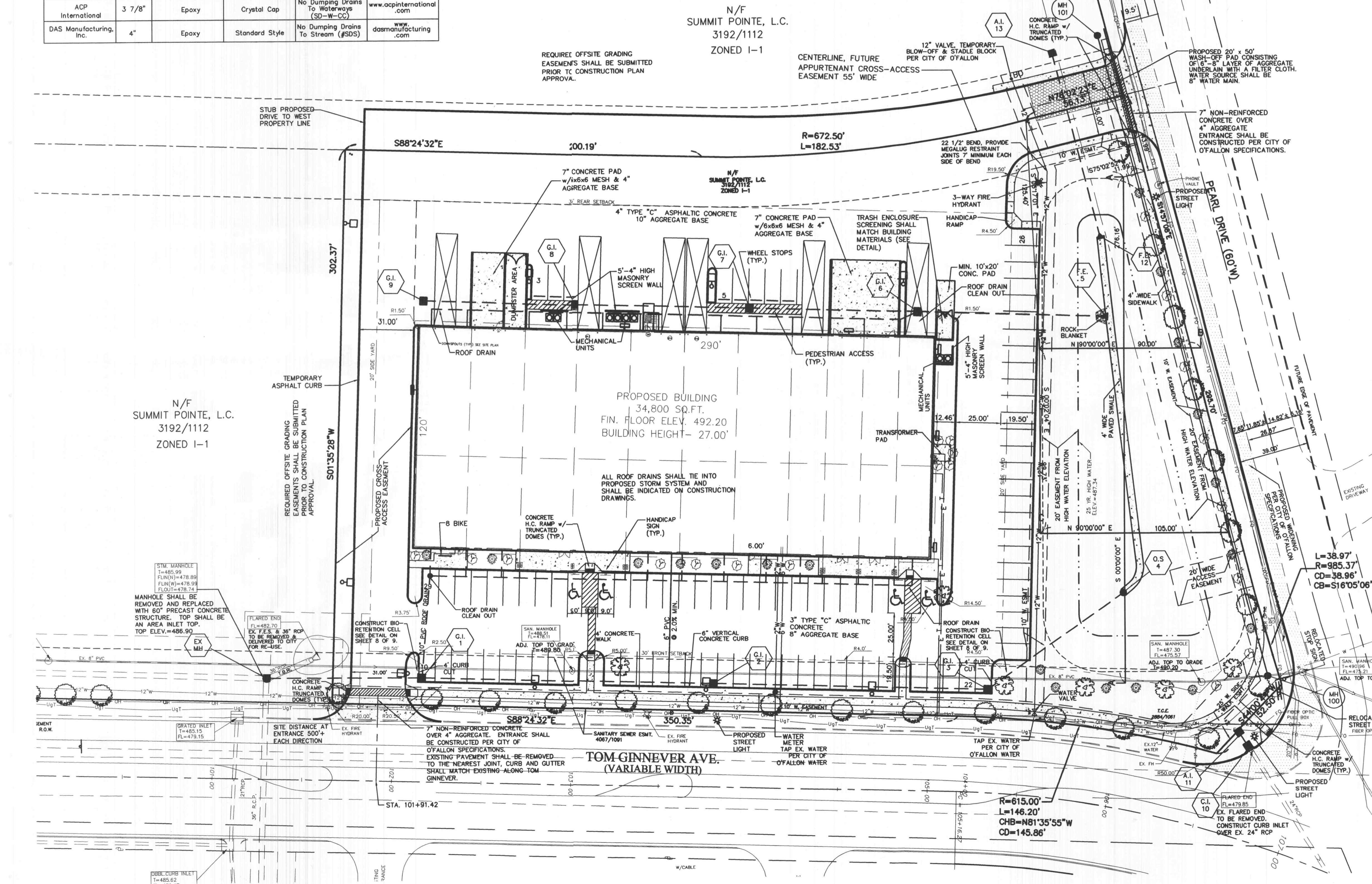
**IMPROVEMENT PLANS  
 COUNTRY SIDE CARPETS  
 SITE PLAN**

**SHEET 2 OF 10**

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Provide a marking on the 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.

MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE (PART #)	WEBSITE
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-W-CD)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com



**NOTE**  
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.