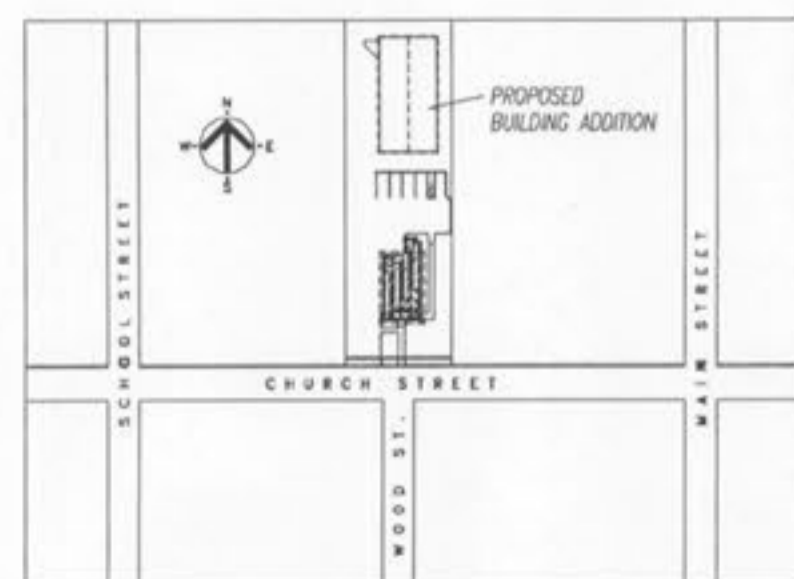
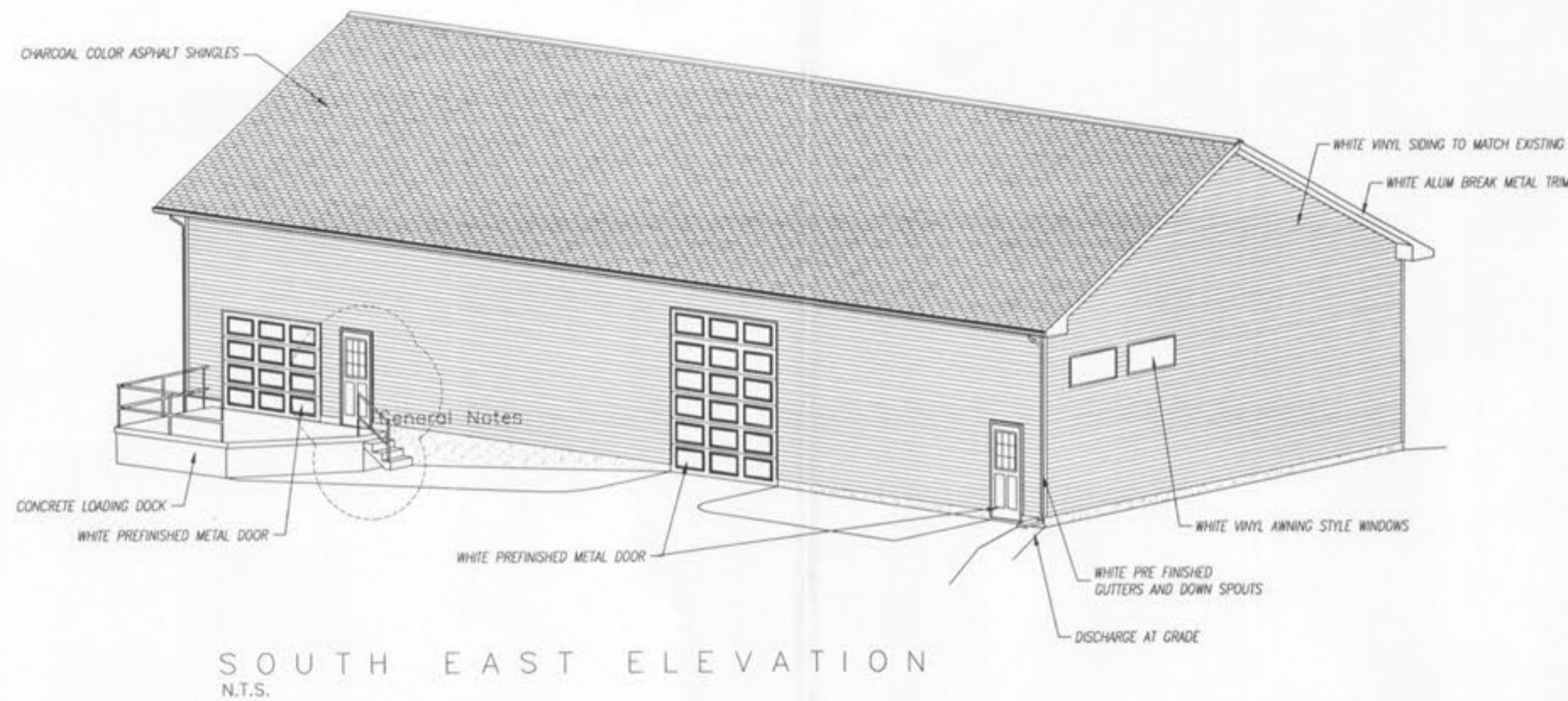


D-Low Repairs LLC 115 Church Street O'Fallon Mo. 63366

OWNER DEVELOPER: ROGER DAMLOW 919 GREEN BRIAR HILLS DRIVE O'FALLON MO. 63366



- DEVELOPMENT NOTES:**
- GROSS ACREAGE .042 ACRES
 - PRESENT ZONING CLASSIFICATION "C-2" GENERAL BUSINESS DISTRICT
 - OWNER DEVELOPER: ROGER DAMLOW 919 GREEN BRIAR HILLS DRIVE O'FALLON MO. 63366
 - PROPOSED LAND USE: POWER TOOLS & SMALL EQUIPMENT REPAIR
 - 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: AMEN UE 1.800.325.7002
GAS: LACLEDE GAS CO. 314.621.6960
TELEPHONE: SOUTHWESTERN BELL 314.639.3011
ENGINEERING DIVISION: 636.379.5586
CONSTRUCTION INSPECTION DIVISION: 636.379.5596
 - THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREA:
O'FALLON FIRE PROTECTION DISTRICT
FORT ZUMWALT SCHOOL DISTRICT
 - THE PROPOSED HEIGHT AND LOT AREA REQUIREMENTS ARE AS FOLLOWS:
MINIMUM BUILDING FRONT YARD: 25 FEET (EXCLUDING SIGNS)
MINIMUM BUILDING SIDE YARD: NONE
MINIMUM BUILDING REAR YARD: NONE
MINIMUM LOT WIDTH: 25 FEET
MINIMUM LOT AREA: 5 ACRES (UNLESS ABUTTING COMMERCIAL ZONING)
MAXIMUM HEIGHT OF BUILDING: 50 FEET
MAXIMUM PARKING FRONT YARD: NONE
MINIMUM PARKING SIDE YARD: NONE
MAXIMUM PARKING REAR YARD: NONE
 - REQUIRED PARKING FOR THIS SITE IS 3 PARKING SPACES, CALCULATED AT 1 PARKING SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA WITH A BUILDING AREA OF 1257
 - PROPOSED PARKING FOR THIS SITE IS 5 PARKING SPACES, INCLUDING 1 PARKING SPACE RESERVED FOR PHYSICALLY HANDICAPPED PERSONS.
 - THIS SITE IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. F.I.R.M. NO. 2918300237 E)
 - A WAIVER FOR DETENTION WILL BE REQUESTED AS A RESULT OF LESS THAN 1.0 CFS/ACRE INCREASE IN RUNOFF.
 - TRASH PICK-UP WILL BE RESIDENTIAL STYLE-CURB SIDE SERVICE. ALL FUTURE DUMPSTERS SHALL BE SCREENED BY A SIX FOOT HIGH SOLID WALL WITH A SIGHT PROOF GATE.
 - UNDER 10' FROM THE PROPERTY LINE THE EXTERIOR WALL RATING WILL BE 1 HOUR. (SEE STRUCTURAL)
 - SIDEWALKS, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED DRIVES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SCHEDULE. (PROVIDE AT LEAST ONE 8' WIDE HANDICAP ACCESS ASLE AND THAT CURB RAMPS DO NOT PROJECT INTO THE HANDICAP ACCESS ASLE.)
 - ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE BUILDING DIVISION PROVIDE A DETAIL OF ALL PROPOSED FENCES AS NECESSARY.
 - THE LOCATION OF ALL SILTATION CONTROL DEVICES (SILT FENCES AND SEDIMENTATION BASINS) SHALL FOLLOW "CITY OF O'FALLON SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL" GUIDELINES.
 - ALL DAMAGED AREAS OF CURBING SHALL BE REPAIRED OR REPLACED
 - ALL EXCESS CORREL AND BROKEN ASPHALT SHALL BE REMOVED
 - ALL EXCESS OPERATIONAL MATERIALS SHALL BE REMOVED FROM OPEN AREAS OF THE SITE AND PROPERLY STORED
 - SITE COVERAGES:
TOTAL LOT SIZE: .042 ACRES 18,295 SQUARE FEET 100%
EXISTING BUILDING: 1,257 SQUARE FEET 6.87%
NEW STORAGE BUILDING: 3,200 SQUARE FEET 17.49%
PAVED AREAS: 8,070 SQUARE FEET 49.50%
GREEN SPACE: 4,800 SQUARE FEET 26.14%
 - NUMBER OF TREES PRESERVED TWO (SEE SITE PLAN)
 - NUMBER OF EMPLOYEES: WEEKDAYS ONE WEEKENDS TWO
 - ANY SIGNS DISPLAYED ON SITE SHALL BE POSTED PER THE REGULATIONS CONTAINED WITHIN SECTION 410 OF THE MUNICIPAL CODE.
 - ALL NEW AND/OR RELOCATED UTILITIES WILL BE LOCATED UNDERGROUND
 - THIS BUILDING IS SHOP AND STORAGE ONLY NO NEW SEWER OR WATER WILL BE ADDED.
 - THE CITY OF O'FALLON CONSTRUCTION INSPECTION DIVISION SHALL BE NOTIFIED AT 636.379.5596 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION FOR COORDINATION AND 24 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
 - CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOT WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
 - ALL PROPOSED UTILITIES AND OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
 - EMERGENCY 24/7 NUMBER: ROGER DAMLOW 314-267-3736
 - PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON. CONSTRUCTION WORK WILL BE CONDUCTED DURING THE FOLLOWING HOURS:
OCTOBER 1ST TO MAY 31ST 7:00 AM TO 7:00 P.M. MONDAY - SUNDAY
JUNE 1ST - SEPTEMBER 30TH 6:00 AM TO 8:00 PM MONDAY-FRIDAY
7:00 AM TO 8:00PM SATURDAY AND SUNDAY
CONSTRUCTION WORK DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OF CITY ENGINEER.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTAL) : 1 (VERTICAL)
 - ANY EXISTING WELL AND OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON
 - CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS
 - ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE ON SITE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTOR.
 - IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IF THE MATERIALS LIST PREVIOUSLY ARE REUSED, A LETTER FROM A SOILS ENGINEER MUST CLARIFY AMOUNT, LOCATION, DEPTH, ETC AND BE APPROVED WITH THE CONSTRUCTION PLANS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DEPARTMENT. IF A BURN PIT IS PROPOSED THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
 - ALL FILL PLACED UNDER PROPOSED PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED ASHTO 1-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO 1-99. ALL FILL SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS. MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CONFORM TO THE CONTRACTOR EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTING. 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.
 - PERMITTEE MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORT PRIOR TO AND DURING SITE SOIL TESTING. THE SOILS REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES: (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
A) MAXIMUM DRY DENSITY
B) OPTIMUM MOISTURE CONTENT
C) MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
D) CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 30% AS DETERMINED BY THE MODIFIED ASHTO 1-180 COMPACTION TEST. (A.S.T.M.-D-1557) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO 1-99, METHOD C" (A.S.T.M.-D-998) PROCTOR TYPE MUST BE DESIGNATED ON THE DOCUMENT.
E) CURVE MUST HAVE AT LEAST 5 DESIGNATED POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT.
F) SPECIFIC GRAVITY
G) NATURAL MOISTURE CONTENT
H) LIQUID LIMIT
I) 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.
18. ANY SOIL OR MUD TRACKED ONTO ANY STREET FROM THE SITE MUST BE REMOVED IMMEDIATELY.
19. ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINFALL RESULTING IN ONE-HALF INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHT-OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
20. THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES. CONTROL SHALL COMMENCE WITH THE GRADING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON.
41. NO DRIVED AREA SHALL REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED. (ALL BARE AREAS TO BE SOODED)
42. ALL PLANTS TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
43. ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO 1-99.
44. ALL NEW REINFORCED CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS.
45. BENCHMARK (U.S.G.S.) F 149 1935 ELEV 542.88' STANDARD DISK IN SOUTHWEST CORNER OF ST. MARY'S INSTITUTE
46. BENCHMARK (U.S.G.S.) 558.21' CUT BOX WEST SIDE TRAFFIC SIGNAL BASE 22' NORTH OF CHURCH AND 25' EAST OF MAIN
47. BENCHMARK (U.S.G.S.) 564.47' TOP OF OLD IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY.

No.	Revision/Issue	Date
4	FOURTH SUBMITAL REVISIONS	03-19-11
3	THIRD SUBMITAL REVISIONS	03-28-10
2	SECOND SUBMITAL REVISIONS	10-8-09
1	FIRST SUBMITAL REVISIONS	09-25-09

Engineer:
Ron Romacker
Professional Engineer
No. 022857

Romacker & Associates
4434 St. Louis Rock Road
Villa Ridge Mo. 63089

Architect:
S.L. Dickinson Architect
238 Barter Ave.
Kirkwood Mo. 63122

Customer Name and Address
D-Low Repairs LLC
115 Church Street
O'Fallon Mo. 63366
314-267-3736

Project Name and Address
New work shop / warehouse
115 Church Street
O'Fallon Mo. 63366
314-267-3736

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 4/14/2011
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

1 of 9
RECEIVED
APR - 4 2011
BY: [Signature]