

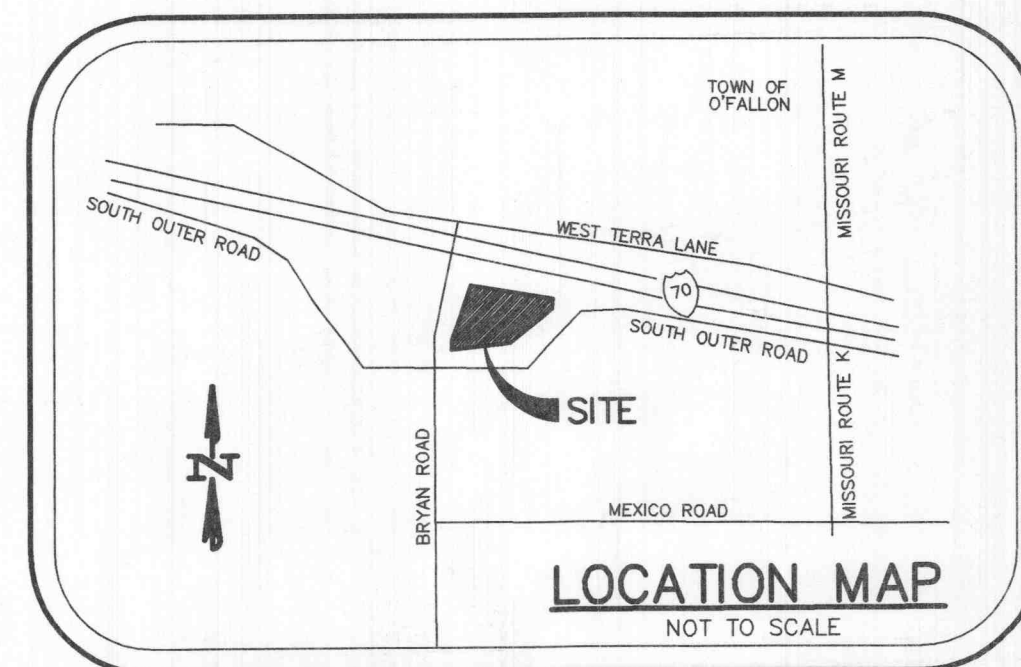
**A SET OF CONSTRUCTION PLANS FOR
DAIRY QUEEN @
"BRYAN AND VETERAN'S,
MEMORIAL COMMERCIAL"
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF
FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI**

GRADING NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and backfilling operations. The developer shall also supply the City construction inspector with the soil report(s) prior to or during site soil testing.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test," (A.S.T.M.-D-1557), or 95% maximum density as determined by the Standard Proctor Test A.A.S.H.T.O. T-99. All filled places within public roadways shall be compacted from the bottom of the fill up to 90% maximum density as determined by the Modified A.A.S.H.T.O. T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test A.A.S.H.T.O. T-99, Method "C" (A.S.T.M.-D-698). All test shall be verified by a soils engineer concurrent with grading and backfilling operations.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage systems. All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rain storm resulting in 1/2 inch of rain or more.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- All trash and debris on site, either existing or from construction, must be removed and properly disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries or on any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory rollers, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

O'FALLON GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their location 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 trench backfills 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 trench backfills under paved areas including sidewalks shall be granular fill. All other trench backfills may be earth material (free of large clods or stones).
- No area shall be cleared without the permission of the Project Engineer.
- All shall be within 0.2 feet of those shown on the Grading Plans.
- No slope shall be steeper than 3:1. All slopes shall be sodded or seeded and mulched.
- All construction and materials used shall conform to current City of O'Fallon standards.
- All utilities are existing unless otherwise noted. All new utilities shall be located underground.
- All dimensions are to back of curb unless otherwise noted.
- The Developer shall comply with current Article 13 Performance Standards.
- All construction Methods and Practices to conform with OSHA Standards.
- Off-Site Easements will be required where they are necessary.
- The Developer shall comply with current Tree Preservation Ordinance number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.
- The Developer must provide City Construction Inspectors with soil reports prior to and during site soil testing.
- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The contractor shall use what ever 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 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 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.
- All filled places under proposed storm and sanitary sewers and/or paved areas shall be compacted to 90% of the maximum density as determined by the modified AASHTO T-180 compaction test or 95% of the maximum density as determined by the standard proctor test AASHTO T-99. All filled placed in proposed roads shall be compacted from the bottom of the fill up. All test shall be verified by a soil engineers concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard of 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.
- All sign locations and sizes must be approved separately through the planning division. sign locations not known at this time.
- All sign posts and backs and bracket arms shall be painted black using carboline rustbond penetrating sealer sg and carboline 133 hb point (or equivalent as approved by city and MoDOT Signs designating street names shall be on the opposite side of the street from traffic control signs.
- Lighting values will be reviewed on site prior to final occupancy inspection. Correction will need to be made if not in compliance with city standards.
- All storm and sanitary structures shall not be constructed with brick. all storm and sewer joint shall be gasketed o-ring type.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- When electric service is established all transformers shall be screened from view except for access point on transformers.



O'FALLON GENERAL NOTES

- Each fire hydrant shall not have less than two 2-1/2 inch outlets and one 4-1/2 inch outlet, a 5-1/4 inch valve, a 6 inch barrel and shall be of the breakaway design, frost free with chain, left hand open design and have national standard threads.
- Fire hydrant shall be provided with a control valve in the hydrant connection such that the hydrant can be removed from service without shutting off water supply to other fire hydrants.
- There shall be no obstruction, i.e. plantings, bushes, trees, signs, light standards, mailboxes, etc., within six (6) feet of any fire hydrant, and/or fire department connections to an automatic sprinkler system.
- Ensure sidewalks, curb ramps, ramp and accessible parking spaces shall be 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. Insure at least one 8' wide handicap access aisle and curb ramps do not project into handicap aisle.
- Projects within the City of O'Fallon are required to have as-built plans done.
- No grading will begin prior to approval of Grading Plans by the City of O'Fallon.
- Proposed building will comply with current American Disabilities Act requirements.
- See Architectural Plans for all building dimensions, service connections, details, ect.
- The developer shall comply with article 26 performance standards.
- The developer shall conform with the current comprehensive plan for the City of O'Fallon.
- All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes, and rooftop mechanical apparatus shall be thoroughly screen with materials and/or landscaping to conceal the visibility of such items from views of right-of-way and/or adjacent properties as reviewed and approved by the Planning Division.
- All signage to be approved by a separate permit.

LEGEND

C.I.	CURB INLET	☆	STREET LIGHT
D.C.I.	DOUBLE CURB INLET	—S&S—	EXISTING CONTOUR
A.I.	AREA INLET	—S&S—	PROPOSED CONTOUR
M.H.	MANHOLE	S x S	STREET SIGN
F.E.	FLARED END SECTION	—X—	NO PARKING SIGN
E.P.	END PIPE	W	WATER VALVE
C.P.	CONCRETE PIPE	⊗	BLOW OFF ASSEMBLY
R.C.P.	REINFORCED CONCRETE PIPE	—	FLOWLINE ELEVATION OF HOUSE CONNECTION
C.M.P.	CORRUGATED METAL PIPE	—	FLOWLINE ELEVATION OF SEWER MAIN
C.I.P.	CAST IRON PIPE		
P.V.C.	POLY VINYL CHLORIDE (PLASTIC)		
C.O.	CLEAN OUT		
⊗	FIRE HYDRANT		
—	STORM SEWER		
—	SANITARY SEWER		

U.S.G.S. BENCHMARKS

REFERENCE BENCHMARK ELEV 667.86 STANDARD DISK STAMPED "ORF 1931" SET IN A 12" SQUARE CONCRETE MONUMENT LOCATE ABOUT 3 MILES SOUTHWEST OF THE TOWN OF O'FALLON; 2 MILES SOUTHEAST OF THE DAM FOR LAKE SAINT LOUIS AND 0.8 MILE NORTHEAST OF THE IMMACULATE CONCEPTION CATHOLIC CHURCH. 107' NORTHWEST OF THE NORTHWEST CORNER OF A SHED ADDITION TO AN OLDER BARN; 25' SOUTHWEST OF A SMALL POND; 39' NORTHEAST OF A LONE PEAR TREE; AND 24.9' NORTHEAST OF A METAL WITNESS POST.

SITE BENCHMARK ELEV 623.09 AN OLD IRON ROD NEAR SOUTHWEST CORNER OF SUBJECT PROPERTY.

PRINCIPALS & STANDARDS

- All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the City Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. Temporary siltation control measures shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.
- When grading operations are completed or suspended for more than 30 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided.
- All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock riprap or concrete or other suitable materials. Retention basins, diversions or any other appropriate structures shall be constructed to prevent velocities above 5 fps.
- The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted.
- Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.
- All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

GRADING QUANTITIES:

2,527 C.Y. CUT
2,527 C.Y. FILL (INCLUDES 15% SHRINKAGE)
BALANCED WITHOUT BASIN

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



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YOU DIG!
1-800-DIG-RITE**

DEVELOPMENT NOTES

- Area of Tract: 0.916 Acres
- Existing Zoning: C-3 General Business District (City of O'Fallon)
- Proposed Use: Restaurant
- Area of Proposed Buildings: 3,410 sq.ft.
- The required height and building setbacks are as follows:
Minimum Front Yard: 30 feet
Minimum Side Yard: 25 feet
Minimum Rear Yard: 25 feet
Maximum Height of Building: 1 stories
- Site is served by:
City of O'Fallon 636-272-6818
AmerenUE Company 1-800-55-ASKUE
St. Charles Gas Company 636-946-0352
City of O'Fallon 636-272-6818
Century Telephone Company 636-332-7318
O'Fallon Fire Department 636-272-3493
- According to the Flood Insurance Rate Map of the City of O'Fallon, (Community Panel number 29183C 0240 E dated August 2, 1996) this property lies within zone X. Zone X is defined as an area of minimal flood hazard.
- Parking Required: 20 + 1/100 s.f. of useable floor area.
1,300/100 = 13
13 + 20 = 33
Total Parking Required: 33 spaces
Total Parking Provided: 41 spaces (including 2 handicap spaces)
Bicycle Parking Calculations: 1 per 15 parking spaces
41/15 = 2.73
Total Parking Required: 3 spaces
Total Parking Provided: 5 spaces
- Landscape Required:
41 (spa.) x 270 = 11,070 S.F.
11,070 sq. ft. x 0.06 (X) = 664.20
Total Interior Landscape Required: 664.20 S.F.
Total Interior Landscape Provided: 1,034.35 S.F.
564.76 L.F. / 40 L.F. = 14.12 ~ 15
Total Street Trees Required: 15 Trees
Total Street Trees Provided: 15 Trees
- Site Coverage Calculations:
Proposed: 3,410 sq.ft.
Building = 3,410 sq.ft.
Pavement = 27,081.06 sq.ft.
Green Space = 9,403.15 sq.ft.
- Site Detention to be provided on adjacent parcel to the NE.
- Proposed sign, location and details will be submitted for review and approval separate from this site plan.
- Prior to construction a record plat shall be submitted.
- All rooftop mechanical units shall be screened from public view.
- All new utilities shall be located underground.
- Downspouts are not to be piped from building.

**VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A**

Seeding Rates:
Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
Oats - 120 lbs./ac. (2.75 lbs. per square foot)

Seeding Periods:
Fescue or Brome - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

Mulch Rates: 100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

APPROVED
as noted
SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	GRADING PLAN
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SHEET 5	PREDRAINAGE AREA MAP
SHEET 6	POST DRAINAGE AREA MAP
SHEET 7	LANDSCAPE PLAN
SHEET 8	SEWER PROFILES
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SHEET 10	CONSTRUCTION DETAILS
SHEET 11	CONSTRUCTION & ENTRANCE DETAILS
SHEET 12	ENTRANCE & STRIPING DETAILS

**PREPARED FOR: DAVID LIPE
9730 EAST WATSON
ST. LOUIS, MO 63126
1-618-806-1290**

DISCLAIMER OF RESPONSIBILITY
I hereby certify 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 or survey.



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REVISIONS

4-22-04	Per City Comments
5-13-04	Per City Comments
6-4-04	Per City Comments

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JUN 14 2004

BUILDING DEPT



**ENGINEERING
PLANNING
SURVEYING**

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
636-928-5552
FAX 928-1718

3-17-04
DATE
03-12276A
PROJECT NUMBER
1 OF 12
SHEET OF
12276ACON.DWG
FILE NAME
CMF/ALJ
DRAWN
ALJ CLH
DESIGNED CHECKED

O'FALLON FILE #0104

Bldg. Inspector