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IMPROVEMENTS AND ADDITION GATEWAY BOBCAT OF O'FALLON

1885 WEST TERRA AVENUE O'FALLON MISSOURI, 63366

DEVELOPMENT NOTES:

1) AREA OF TRACT: 9.86 ACRES CONSTRUCTION EQUIPMENT SALES, RENTAL, & SERVICE 4) AREA OF EXISTING BUILDING: AREA OF PROPOSED BUILDING: 0000 SQ. FT. 5) THE REQUIRED HEIGHT AND BUILDING SETBACKS ARE AS FOLLOWS: MINIMUM SIDEYARD: 25 FEET MINIMUM REAR YARD: 50 FEET GATEWAY BOBCAT OF MISSOURI 6) OWNER OF PROPERTY: O'FALLON, MO. 63366 AMEREN ELECTRIC COMPANY ST. CHARLES GAS COMPANY MISSOURI AMERICAN PUBLIC WATER DISTRICT #2 GTE TELEPHONE COMPANY FORT ZUMWALT SCHOOL DISTRICT O'FALLON FIRE PROTECTION DISTRICT 8) FLOOD PLAIN EXISTS ON THIS TRACT PER. F.I.R.M. MAP NUMBER 29183 C 0220 E, DATED AUGUST 2, 1996. 9) PARKING CALCULATIONS: REQUIRED PARKING: 1 SPACE FOR EVERY 3000 SQ. FT. OF DISPLAY LOT + 1 / EMPLOYEE : 72,590 SQ. FT. / 3000 SQ. FT. + 15 EMPLOYEES = 39 PARKING SPACES PARKING SPACES PROVIDED = 39 (INCLUDING 1 HANDICAP) 10) COVERAGE CALCULATIONS EXISTING BUILDING = 14,820 SQ. FT. PROPOSED BUILDING = 900 SQ. FT. EQUIPMENT WASH BUILDING. BUILDING TO BE REMOVED = 1,200 SQ. FT. PAVEMENT = 112,891 SQ. FT. GREENSPACE = 301,790 SQ. FT. (70%) 11) MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE: STREET TREES REQUIRED = 1,075' FRONTAGE / 1 TREE PER 40 L.F. = 27 TREES TREES PROPOSED = 27 TREES

(NOTE: NO TREES CURRENTLY EXIST WITHIN THE PROJECT AREA)

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF U.S. SURVEY 54, TOWNSHIP 47 NORTH, RINGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF PROPERTY CONVEYED TO LUKE J. PATTON AND WIFE AS DESCRIBED IN THE DEED RECORDED IN BOOK 400, PAGE 7 OF THE ST. CHARLES COUNTY RECORDS WITH THE NORTH LINE OF OLD HIGHWAY 40, 45 FEET FROM THE ORIGINAL CENTERLINE; THENCE WESTWARDLY ALONG SAID NORTH LINE ØF OLD HIGHWAY 40 ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 17 DEGREES 15 MINUTES 22 SECONDS WEST, 1864.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 94.29 FEET TO A POINT ON THE NORTH LINE OF OLD HIGHWAY 40, 40 FEET FROM THE ORIGINAL CENTERLINE; THENCE WESTWARDLY ALONG SAID NORTH LINE OF OLD HIGHWAY 40 THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 09 DEGREES OF MINUTES 16 SECONDS EAST, 480.87 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 42.42 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 14 DEGREES 09 MINUTES 30 SECONDS WEST, 756.20 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 393.76 FEET AND NORTH 12 DEGREES 50 MINUTES 30 SECONDS WEST, 1105.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 393.76 FEET AND NORTH 82 DEGREES 28 MINUTES 31 SECONDS WEST, 104.20 FEET TO A POINT IN THE CENTER OF PERUQUE CREEK; THENCE NORTH 27 DEGREES 22 MINUTES 36 SECONDS EAST 792.92 FEET TO A POINT ON THE SOUTH LINE OF THE WABASH RAILROAD SOUTH 75 DEGREES 07 MINUTES 32 SECONDS EAST 26.85 FEET TO A POINT; THENCE SOUTH 75 DEGREES 07 MINUTES 32 SECONDS EAST 26.85 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID PATTON PROPERTY; THENCE SOUTH 75 DEGREES 25 MINUTES 38 SECONDS EAST 270.92 FEET TO A POINT; THENCE SOUTH MARDLY ALONG THE BOUNDARY OF SAID PATTON PROPERTY SOUTH 25 DEGREES 25 MINUTES 13 SECONDS EAST 270.92 FEET TO A POINT; THENCE SOUTH BOUNDARY OF SAID PATTON PROPERTY SOUTH 25 DEGREES 25 MINUTES 13 SECONDS EAST 270.92 FEET TO A POINT; THENCE SOUTH BOUNDARY OF SAID PATTON PROPERTY SOUTH 25 DEGREES 25 MINUTES 13 SECONDS EAST 270.92 FEET TO A POINT; THENCE SOUTH BOUNDARY OF SAID PATTON PROPERTY SOUTH 25 DEGREES 25 MINUTES 13 SECON

SHEET INDEX:

C0 = COVER SHEET

SV = SURVEY

C1 = SITE IMPROVEMENT PLAN

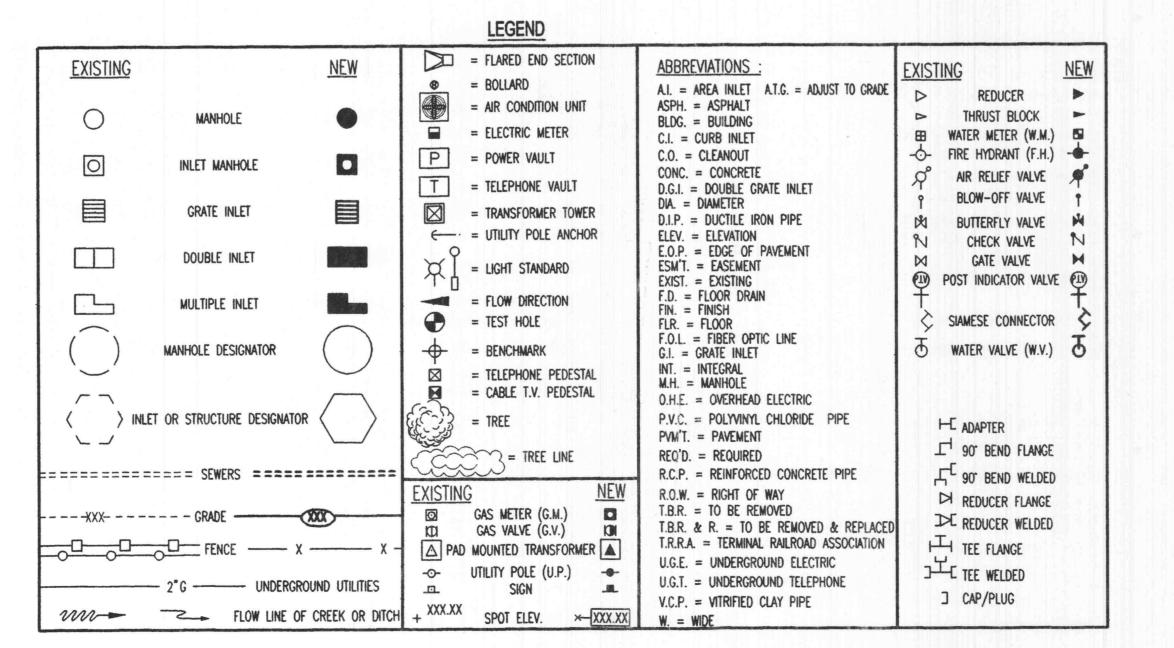
C2 = DETAILS AND SECTIONS

C3 = BUILDING ELEVATIONS, FOUNDATIONS & ROOF FRAMING PLAN

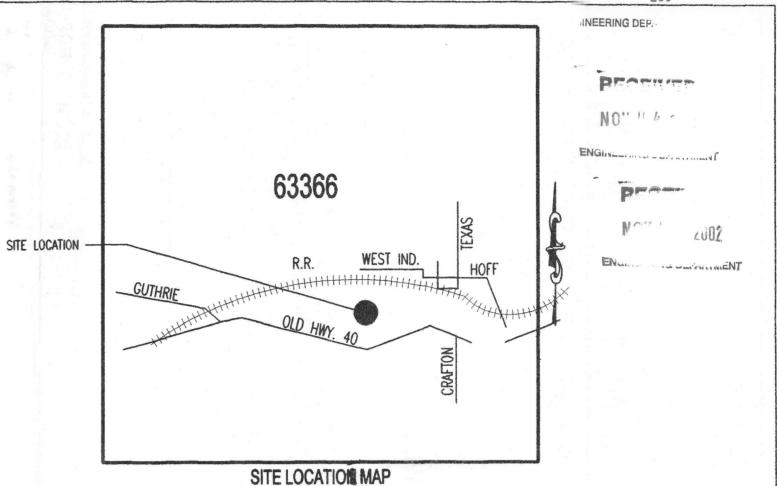
C4 = BUILDING DETAILS & SECTIONS

C5 = DRAINAGE AREA MAP

L1 = LANDSCAPE PLAN







GENERAL NOTES:

- 1) 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.
- 2) ALL FILLED PLACES, INCLUDING TRENCH BACK FILLS, 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, OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
- 3) ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILLS, 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 MATERIALS (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- 4) NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- 5) ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- 6) NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SEEDED AND MULCHED.
 7) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON
- 8) PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.9) SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS,
- DETAILS, ETC.

 10) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED BY KEYED NOTES. ALL
- NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

 13) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 12) ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH CURRENT O.S.H.A.
- 13.) ALL TWO WAY DRIVE AISLES SHALL BE A MINIMUM OF 25 FT. IN WIDTH.
- 14.) A PHOTOMETRIC LIGHTING PLAN SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE PLANNING DIVISION PRIOR TO A BUILDING PERMIT BEING ISSUED SHOULD NEW EXTERIOR LIGHTING BE PROPOSED.
- 15.) THE USE OF RAISED PEDESTALS, TEMPORARY OR OTHERWISE, FOR THE DISPLAY OF VEHICLES, AND THE CANNIBALIZATION OF JUNK VEHICLES, IS PROHIBITED AT THIS SITE BY THE CITY OF O'FALLON
- 16.) A NEW ELEVATION CERTIFICATE IS TO BE SUBMITTED TO THE CITY OF O'FALLON UPON COMPLETION OF CONSTRUCTION.
- 17.) OWNER TO FURNISH SOILS TESTING REPORT TO CITY OF O'FALLON INSPECTORS DURING AND UPON COMPLETION OF GRADING.
- 18.) 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 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 OF SILTS OR MUD ON NEW OR EXISTING PAVEMENTS 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.
- 19.) CONTRACTOR TO SEED AND MULCH ALL NEWLY GRADED AREAS UPON COMPLETION.
- 20.) NO SLOPE SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL).
 21.) SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY
- ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF AN CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
- 22.) ILLUMINATION ATTRIBUTABLE TO EXTERIOR LIGHTING, AS MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 0.5 FOOT—CANDLES
 23.) 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.
- 24.) ALL MECHANICAL UNITS TO BE SCREENED BY MATERIALS AND OR LANDSCAPING.
- 25.) ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN
- 24 HOURS ON ANY RAINSTORM RESULTING IN ONE—HALF INCH OF RAIN OR MORE.

 26.) NO GRADED AREA IS TO REMAIN BARE FOR OVER 6 MONTHS WITHOUT BE SEEDED AND MULCHED.

27.) ELEVATIONS MUST MATCH COLOR ELEVATIONS APPROVED BY DEVELOPMENT SERVICES.

28.) ALL OUTSIDE TRASH CONTAINERS, H.V.A.C. UNITS, ELECTRICAL, TELEPHONE, GAS METERS, SATELLITE DISHES
AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY WITH MATERIALS AND/OR LANDSCAPING
TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF THE RIGHT OF WAY AND/OR
ADJACENT PROPERTIES. ROOFTOP MECHANICAL APPARATUS SHALL BE SCREENED BY THE USE OF AN ARCHITECTURAL FEATURE SUCH AS INCREASED PARAPET WALL HEIGHT.

BENCHMARK:

"RM45" ELEVATION= 526.16 - CHISELED SQUARE ON THE SOUTHEAST WINGWALL OF THE LAKE ST. LOUIS BOULEVARD BRIDGE OVER THE SPILLWAY OF LAKE SAINT LOUIS.

