

**SITE COVERAGE CALCULATIONS:**

AREA OF SITE= 1.37 ACRES  
 AREA OF BUILDING= 0.30 ACRES = 22.0%  
 AREA OF PAVEMENT= 0.56 ACRES = 40.8%  
 LANDSCAPED OPEN SPACE= 0.51 ACRES = 37.2%

**PARKING CALCULATIONS:**

Required Parking: 5.5 Spaces for every 1,000 sq.ft. gross retail  
 Building sq.ft. = 12,581sq.ft.  
 Storage sq.ft. = 2,579sq.ft. (20.5%)  
 Gross retail sq.ft. = 10,002sq.ft.  
 55 Parking Spaces Required  
 55 Parking Spaces Provided

**PLANT SCHEDULE (NOTE LANDSCAPING NOT SHOWN TO SCALE)**

●-20	WHITE PINE	Pinus strobus	6' TALL
○-12	BECHTELS FLOWERING CRAB	Malus ioensis "Plena"	4' TALL
○-24	EMERALD N' GOLD EUONYMUS	Euonymus fortunei "Emerald 'n Gold"	2 GAL.
●-40	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	2 GAL.

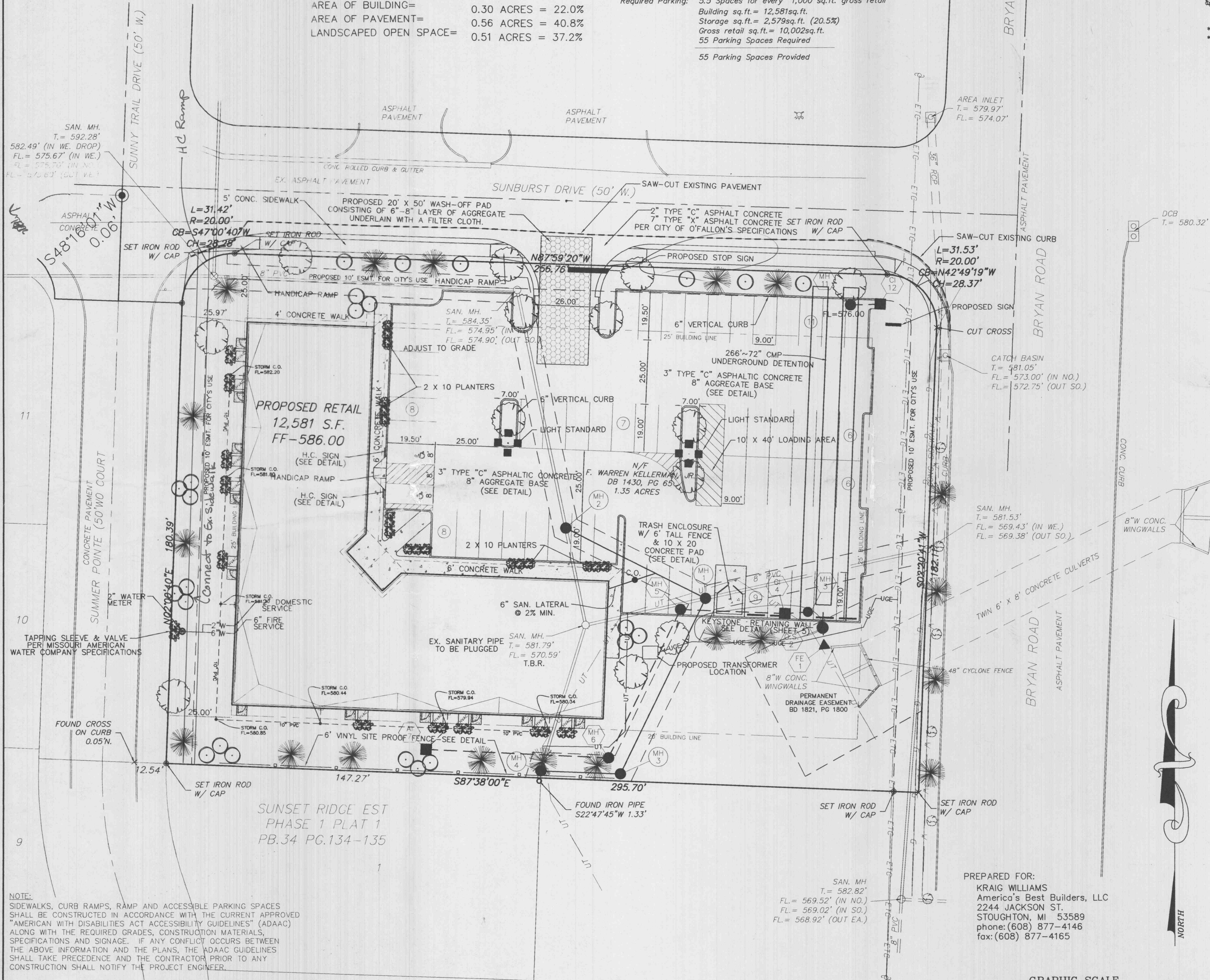
\*\*CONIFER TREES MUST BE A MINIMUM OF 6" IN HEIGHT.  
 \*\*DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER

**MODEL SEDIMENT and EROSION CONTROL ORDINANCE  
 VEGETATIVE ESTABLISHMENT REQUIREMENTS:**

Seeding rates: APPENDIX A  
 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 1,000 square feet)  
 Oats - 120 lbs./ac. (2.75 lbs. per 1,000 square feet)  
 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 (4,500 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.

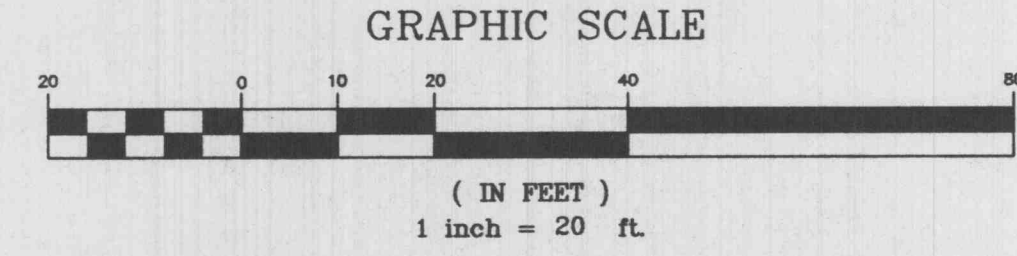
**GENERAL NOTES**

- Present Zoning: C-2 General Business
- Proposed Use: Retail
- Area of Tract: 1.37 Acres
- Project is Served By:  
 A. Missouri American Water Company  
 B. St. Charles Gas Company  
 C. Verizon Telephone Company  
 D. City of O'Fallon Sewer  
 E. AmerenUElectric Company  
 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 - 25 feet  
 Side - 20 feet  
 Rear - 25 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.
- 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.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0240E; August 2, 1996, this site is not located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture.
- Signage to be reviewed separately per city staff signage regulations. Signage shall be permitted separately.
- Building and parking shall be in conformance with City of O'Fallon's requirements for C-2 zoning.
- All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the view to rights-of-way and/or adjacent properties.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventor and water meter shall be addressed with construction drawings.
- Stormwater detention requirements shall be coordinated with the City Engineer.
- Retaining wall and vinyl fence details shall be submitted and approved prior to construction plan approval.
- 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.
- Development shall comply with General Standards set forth in Article 5, Section 415.170 of the Flood Hazard Prevention Ordinance 1437.
- All site construction and sewer construction to be per City of O'Fallon standards and specifications.



**NOTE:**  
 SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY 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.

**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.



PREPARED FOR:  
 KRAIG WILLIAMS  
 America's Best Builders, LLC  
 2244 JACKSON ST.  
 STOUGHTON, MI 53589  
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SUNSET ACRES COMMERCIAL PLAT ONE  
 PB 24, PG 54

SUNSET RIDGE EST  
 PHASE 1 PLAT 1  
 PB.34 PG.134-135

**PICKETT RAY & SILVER**  
 CIVIL ENGINEERS  
 PLANNERS  
 LAND SURVEYORS

**GILMAN PLAZA**  
 SITE PLAN  
 OF FALLON, MISSOURI  
 Prepared For:  
 Mr. Kraig Williams

REVISIONS NO.	DATE	PER O'FALLON'S COMMENTS
1	12.02.02	PER O'FALLON'S COMMENTS
2	12.17.02	PER O'FALLON'S COMMENTS
3	12.26.02	PER O'FALLON'S COMMENTS

**ENGINEERS AUTHENTICATION**  
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated 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.  
 PICKETT, RAY & SILVER, INC.  
 HAROLD J. BENTON  
 PROFESSIONAL ENGINEER  
 No. 127751  
 State of Missouri

DRAWN	J.M.W.	DATE	10.03.02
CHECKED	D.W.B.	DATE	10.10.02
PROJECT #	02151.ABBL.01C	FIELD BOOK	561B

GILMAN PLAZA  
 SITE PLAN  
 SHEET 2 OF 8  
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