

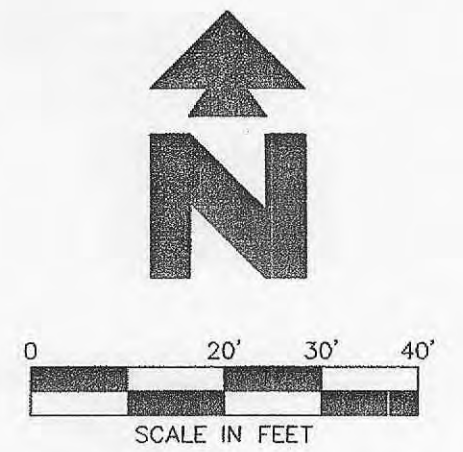
**Vicinity Map**

Not to Scale



**BENCHMARK:**  
TOP OF SANITARY MANHOLE (PER IMPROVEMENT PLANS BY BUESCHER FRANKENBERG ASSOCIATES, INC. DATED MARCH 1996) IN ASPHALT DRIVE AT THE SOUTHWEST CORNER OF SITE WITH THE ELEVATION ON 527.00

**NOTE:**  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

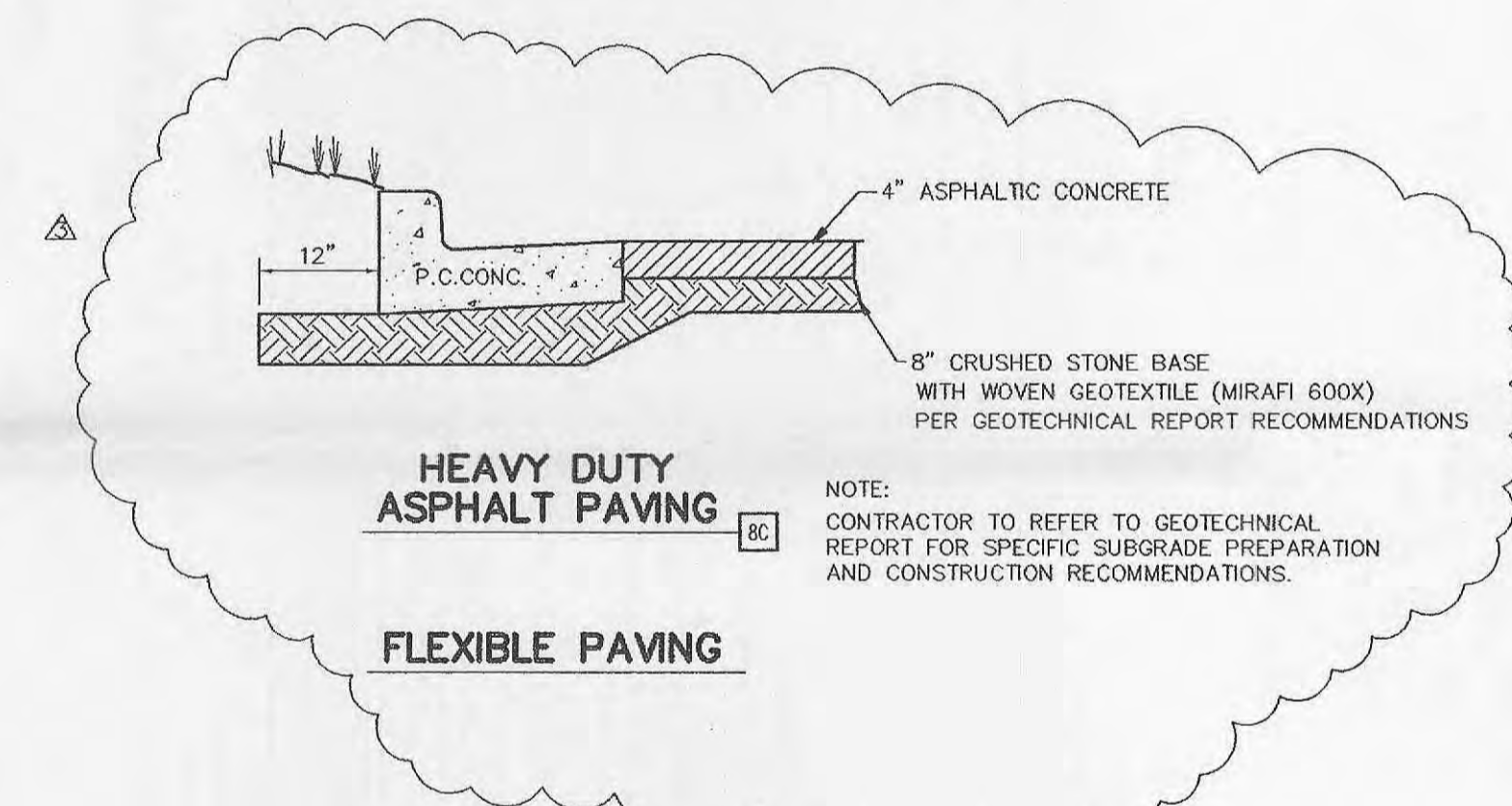
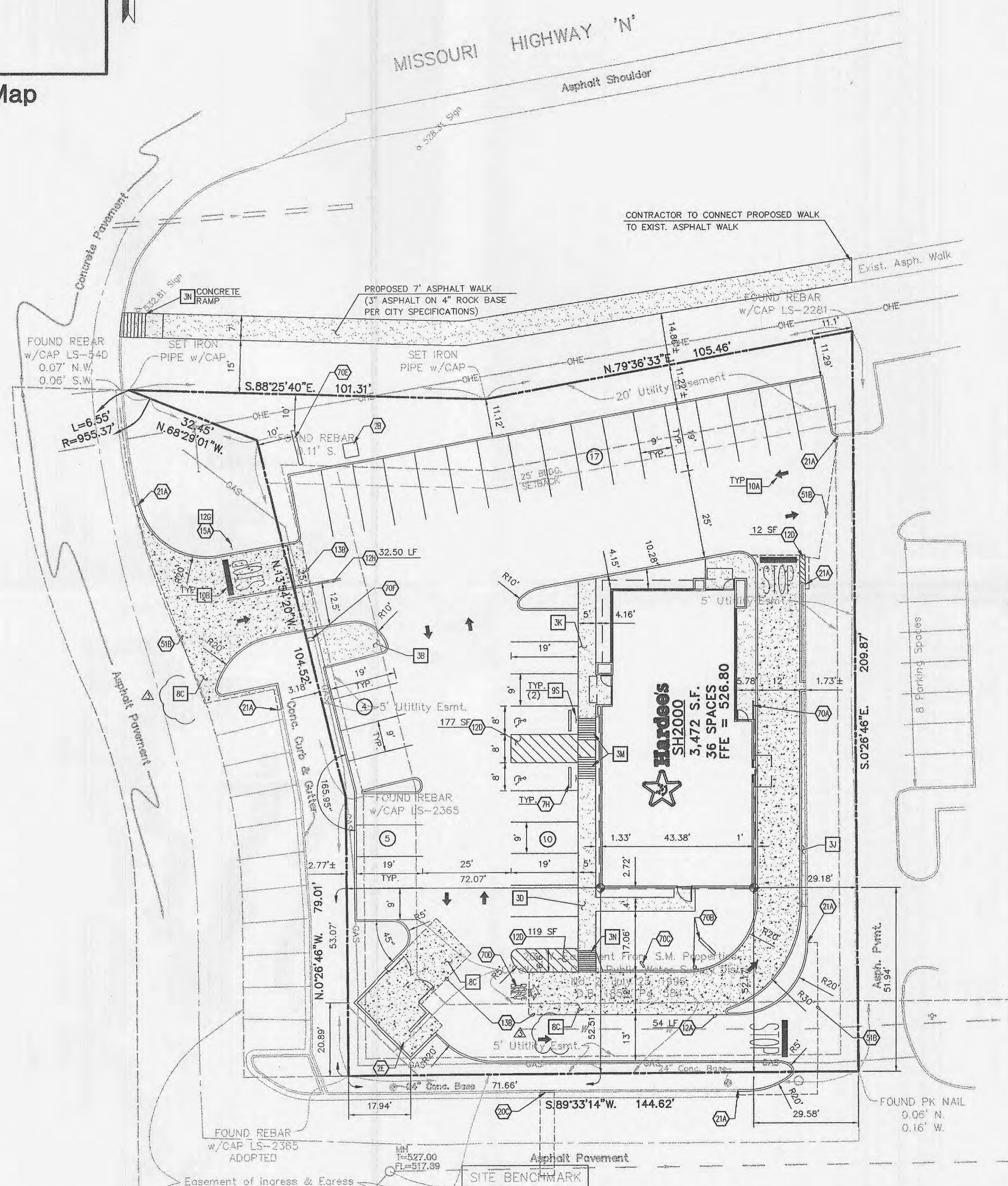


**LEGEND**

| EXISTING  |                       |
|-----------|-----------------------|
| A-Pvmt    | Asphalt Pavement      |
| C-Pvmt    | Concrete Pavement     |
| CB        | Catch Basin           |
| CL        | Centerline            |
| CMP       | Corrugated Metal Pipe |
| ChB       | Chord Bearing         |
| Conc      | Concrete              |
| Cor       | Corner                |
| DB        | Deed Book             |
| Ditch     | Rovine/Ditch          |
| E         | Edge                  |
| FH        | Fire Hydrant          |
| FL        | Gutter                |
| FL 15"    | Flowline 15 in        |
| GAS       | UC Gas Line           |
| GI        | Grate Inlet           |
| GW        | Guy Wire              |
| L         | Length of Curve       |
| Lt        | Street Light          |
| MH        | Manhole               |
| N/F       | Now or Formerly       |
| OW        | Overhead Wires        |
| PB        | Plot Book             |
| PG        | Page                  |
| PL        | Property Line         |
| R         | Radius                |
| R/W       | Right of Way          |
| Rec       | Record                |
| Sprinkler | Lawn Sprinkler        |
| Surv      | Survey                |
| TB        | Top of Bank           |
| TC        | Top Curb              |
| TS        | Toe of Slope          |
| UP        | Utility Pole          |

**CITY OF O'FALLON NOTES:**

- A. SIDEWALKS, TRAILS, STRUCTURES, CURB RAMPS 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.
- B. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASSHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- C. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTION WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- D. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.



**HEAVY DUTY ASPHALT PAVING**  
**FLEXIBLE PAVING**

**NOTE:**  
CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SPECIFIC SUBGRADE PREPARATION AND CONSTRUCTION RECOMMENDATIONS.

**PROPOSED**

|              |   |
|--------------|---|
| --- (dashed) | BOUNDARY LINE   |
| --- (solid)  | RIGHT OF WAY LINE                                       |
| --- (dotted) | CONCRETE CURB AND GUTTER. SEE DETAIL 1A/1B.             |
| ⊙            | BUILDING CONTROL POINT                                  |
| ⊕            | PROPOSED PARKING SPACES                                 |
| ▭            | LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH. PLANS) |

**GENERAL SITE NOTES**

- A. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVAL HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
- C. ALL PAVEMENT ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH ASPHALT PAVING DETAIL 8D (ALT. BID #1) OVER THE ENTIRE PARKING LOT AREA.
- D. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- E. ALL CURB RETURN RADI SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- F. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
  - ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 1A.
  - ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
  - ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 9L
  - CONTRACTOR TO INSTALL CONTROL JOINT FOR EVERY 15 FEET OF CONCRETE PAVING PER DETAIL: 73J
  - CONTRACTOR TO INSTALL DOWELED EXPANSION JOINT FOR EVERY 60 FEET OF CONCRETE PAVING PER DETAIL: 73K
  - CONTRACTOR TO COORDINATE WITH OWNER FOR ALT. BID #2 REGULAR DUTY CONCRETE PAVING PER DETAIL BE.
- G. CONTRACTOR TO COORDINATE WITH THE OWNER FOR SITE LIGHTING
- F. CONTRACTOR/OWNER TO PROVIDE THE CITY CONSTRUCTION INSPECTORS A SOIL REPORT PRIOR TO OR DURING SITE SOIL TESTING.

**SITE DETAILS**

|     |   |
|-----|---|
| 3B  | CONCRETE TRAFFIC ISLAND   |
| 3D  | CONCRETE SIDEWALK   |
| 3J  | MEDIAN ISLAND   |
| 3K  | CONCRETE SIDEWALK AGAINST BUILDINGS                                     |
| 3M  | WHEELCHAIR RAMP IN SIDEWALK   |
| 3N  | WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH EACH DRIVEWAY CURB RETURN) |
| 8C  | HEAVY DUTY ASPHALT PAVING   |
| 95  | ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)                         |
| 10A | TRAFFIC FLOW ARROW (TYP.)   |
| 10B | STOP BAR (TYP.)   |
| 12C | STANDARD SIGN BASE  |

**SITE NOTES**

- 2E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 7H PRECAST CONCRETE WHEEL STOP - SIZE PER LOCAL CODE, ANCHOR, WITH 18" BARS AT EACH END, INTO PAVING. PLACE 3'-9" FROM BUILDING OR EDGE OF PARKING STALL
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12D 4" WIDE PAINTED YELLOW STRIPES, 2.0" O.C. @ 45" (SEE SIZE INDICATED AT SYMBOL)
- 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12H LIMITS OF HEAVY DUTY ASPHALT PAVING
- 20C REPLACE/RESTORE CURBS TO MATCH EXISTING
- 15A "STOP" SIGN
- 21A TAPER CURB TO MATCH EXISTING CURB
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 70A HANDRAIL PER ARCH. PLANS
- 70B MENU BOARD AND CUSTOMER ORDER SPEAKER PER ARCH. PLANS
- 70C PREVIEW BOARD PER ARCH. PLANS
- 70D "DRIVE THRU ONLY" PAVEMENT MARKING PER ARCH. PLANS
- 70E PYLON SIGN PER ARCHITECTURAL PLANS
- 70F DIRECTIONAL SIGN PER ARCHITECTURAL PLANS

**SITE INFORMATION**

|                     |                        |
|---------------------|------------------------|
| TOTAL SITE AREA     | 30,482 S.F. (0.70 Ac.) |
| GROSS BLDG. AREA    | 3,472 S.F.             |
| LOT COV./IMPERVIOUS | 83% / 25,366 S.F.      |

**PARKING RATIO**

| FORMULA                       | REQUIRED SPACES | PROVIDED SPACES |
|-------------------------------|-----------------|-----------------|
| 2041/100 sf Public Floor Area | 34              | 36              |

Easement of Ingress & Egress  
Per Schnucks Addition to O'Fallon  
P.B. 33, Pg. 375

SITE BENCHMARK  
ELEV. 527.00'  
(USGS)

12-17-02 98  
**APPROVED**

CITY OF O'FALLON  
FILE NUMBER