



A SET OF CONSTRUCTION PLANS FOR
IMO'S PLAZA
 A TRACT OF LAND BEING PART OF THE
 NORTHEAST QUARTER AND THE
 SOUTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 47 NORTH, RANGE 3 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN,
 ST. CHARLES COUNTY, MISSOURI

RECEIVED
APPROVED
 5-18-99
 [Signature]
 CHIEF ENGINEER

GENERAL NOTES

- 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.
- ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS 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," (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.).
- ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL, 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 MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SOEDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OTFALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
 STREET TREES: $\frac{175.27 \text{ L.F.}}{1 \text{ TREE} / 40 \text{ L.F.}} = 5 \text{ TREES}$
 ADDITIONAL TREES: $\frac{36,532 \text{ S.F. OPEN SPACE}}{1 \text{ TREE} / 3,000 \text{ S.F.}} = 12 \text{ TREES}$
 TOTAL REQUIRED: 17 TREES
- REQUIRED INTERIOR PARKING LOT LANDSCAPING:
 270 S.F. X 45 SPACES X 6% = 729 S.F.
- INTERIOR PARKING LOT LANDSCAPING PROVIDED:
 PLANTER AREA 1 = 216.75 S.F.
 PLANTER AREA 2 = 343.27 S.F.
 PLANTER AREA 3 = 95.07 S.F.
 PLANTER AREA 4 = 159.69 S.F.
 TOTAL AREA PROVIDED = 814.78 S.F.
- TOTAL OPEN SPACE/STREET TREES PROPOSED: 17 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
 TOTAL TRANSITION STRIP TREES PROPOSED: 18 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1869 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OTFALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 26 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL CONFORM WITH CURRENT COMPREHENSIVE PLAN FOR THE CITY OF OTFALLON.
- THE DEVELOPER SHALL CONTRIBUTE A MULTI-USE TRAIL FUND OF \$12 PER LINEAR FOOT OF STREET FRONTAGE. $175.27 \text{ L.F.} \times \$12/\text{L.F.} = \$2,103.24$
- ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM TO CURRENT O.S.H.A. STANDARDS.

DEVELOPMENT NOTES

- Area of Tract: 1.503 Acres
- Existing Zoning: C-3 HIGHWAY COMMERCIAL DISTRICT
- Proposed Use: RESTAURANT, RETAIL CENTER
- Area of Building: 8,172 Sq. Ft.
- The required height and building setbacks are as follows:
 Minimum Front Yard: 25 feet
 Minimum Side Yard: no requirement except where abutting residential or office, then setback shall be the same as the district it abuts.
 Minimum Rear Yard: no requirement except where abutting residential or office, then setback shall be 10 feet.
 Maximum Height of Building: 50 feet
- Owner under contract: Jim Cook, Sr.
 1416 Prospect Lakes Drive
 Wentzville, MO 63385
 (314) 332-6521
- Site is served by:
 O'Fallon Sewer
 Union Electric Company
 LaClede Gas Company
 O'Fallon Water
 GTE Telephone Company
 O'Fallon Fire Protection District
- Flood Plain Note:
 Per the flood insurance rate map (F.I.R.M.) map number 290183-0230-a, effective date August 2, 1996, the surveyed tract lies in an area designated as zone "X" (area determined to be outside the 500-year floodplain).
- Topographic information is per Topographic Survey by BAX Engineering.
- Parking Required:
 8,172 Sq. Ft. Shopping center — 8,172/1000 x 5.5 = 45 parking spaces required
 Total = 45 parking spaces required
 parking provided = 45 spaces including 2 handicap spaces
- Loading/unloading regulations require that for every 5,000 square feet of gross floor area shall provide 1 loading/unloading zone and 1 for every additional 20,000 square feet of gross floor space.
 8,172 Sq. Ft. Shopping center = 2 loading/unloading zones required
 Total loading/unloading zones provided = 2 loading/unloading zones
- SITE COVERAGE CALCULATIONS:
 BUILDING = 8,172 SQ. FT.
 PAVEMENT = 20,767 SQ. FT.
 GREEN SPACE = 36,532 SQ. FT.

BENCHMARK

REFERENCE BENCHMARK: (U.S.G.S.) ELEVATION 542.88 F 149 1935
 STANDARD TABLET LOCATED AT THE NORTHEAST CORNER
 OF THE INTERSECTION OF NORFOLK & WESTERN RAILROAD AND
 HIGHWAY "M" (MAIN STREET)
 SITE BENCHMARK: ELEV 513.68 OLD BRASS MONUMENT 14'± SOUTH OF THE NORTHEAST
 CORNER OF SUBJECT PROPERTY.

GRADING QUANTITIES

3,982.00 C.Y. CUT
 104.00 C.Y. FILL (INCLUDES 15% SHRINKAGE)
 3,878.00 C.Y. EXCESS

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

LEGEND

—○—	UTILITY POLE
—●—	IRON PIPE
—○—	SANITARY MANHOLE
—S—	SANITARY SEWER
—ST—	STORM SEWER
—OH—	OVERHEAD ELECTRIC
—CM—	CORRUGATED METAL PIPE
—RC—	REINFORCED CONCRETE PIPE
—VP—	VITRIFIED CLAY PIPE LINE
—●—	BOLLARDS
—▲—	GAS METER
—S—	SIGN
—W—	WATER LINE
—G—	GAS LINE

TREE INVENTORY & LANDSCAPE LEGEND

○	~QTY.(20) DECIDUOUS TREE (TYP.) TYPE TO BE DETERMINED
★	~QTY.(18) EVERGREEN TREE (TYP.) TYPE TO BE DETERMINED
●	~QTY.(18) SHRUB (TYPICAL) TYPE TO BE DETERMINED

PREPARED FOR:
 BART BERKEKING
 P.O. BOX 20
 TROY, MO 63379
 (314) 462-5380

DISCLAIMER OF RESPONSIBILITY
 I hereby certify that the documents submitted to me and authorized by my seal are true and correct to the best of my knowledge and belief. I am not responsible for any errors or omissions in the drawings, specifications, estimates, reports or other documents or instruments resulting in or intended to be used for any part or parts of the construction or engineering project or work.



REVISIONS

DATE	CITY COMMENTS
7/23/98	7/23/98 E. CASCHMANN
8/11/98	8/11/98 E. CASCHMANN

ENGINEERING PLANNING SURVEYING
 1052 South Cloverleaf Drive
 St. Peters, MO. 63376-8445
 314-928-5552
 FAX 928-1718

7-2-98
 DATE
 87-2677
 PROJECT NUMBER
 1 OF 4
 SHEET OF
 2677BCON.DWG
 FILE NAME
 GJD CLH
 DRAWN CHECKED