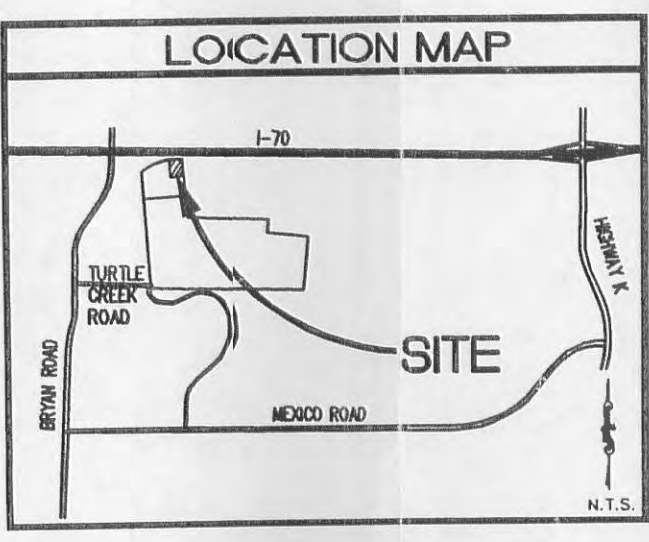


CONSTRUCTION NOTES

- 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 and/or construction of improvements.
- 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 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 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 silt or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud 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 City of O'Fallon and/or MoDOT.
- No area shall be cleared without permission of the developer.
- Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and County and State roads will be adequately protected.
- Soil preparation and re-vegetation shall be performed according to Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
- 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 or during the next seeding period after grading has been completed. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
- 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 width and height to be 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 rollers shall be designed so as to avoid the creation of a layered fill without proper bonding of successive fill layers.
- Developer must supply City construction inspectors with soils reports prior to or during site soil testing. 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 City of O'Fallon shall be provided a copy of the final site compaction results.
- The Soils Engineer shall notify the Contractor of rejections 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 to at least 85 percent of the maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM-D1557). 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 sequence of operation in the fill areas will be: fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2% to 8% above the optimum moisture content.
- 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.
- All cut and fill slopes should be a maximum of 3:1 slope (3:1) after grading.
- All fill placed under the proposed storm and sanitary sewer, proposed roads, paved areas and/or trench backfills within and off the road right-of-way shall be compacted to 90% of 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. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer 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 or 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 tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proof rolling and compaction.
- Rip rap shown at liared ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and off-site.
- Soft soil in the bottom and banks of any existing or former pond site should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to The City of O'Fallon.
- Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- If straw bales or silt fences are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by contractor.
- When grading operations are completed or suspended for more than fourteen (14) 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 according to the Designated Official's recommendation. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations. All finished grades (areas not to be disturbed by improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1000 square feet when seeded.
- All existing trash and debris on-site must be removed and disposed of off-site.
- 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.
- The total yardage of this project is based on a 15% ± shrinkage factor.
- The shrinkage factor is subject to change, due to soil conditions (Types and moisture content), weather conditions, and the percentage of compaction actually achieved at the time of the year grading is performed. As a result, adjustments in final grade may be required. If adjustments need to be made, the contractor shall contact St. Charles Engineering and Surveying prior to completion of the grading.
- Earth quantities were obtained from surveyed topography.
- The vertical grading tolerance shall be plus or minus 0.2 feet for all rough grading.
- The Contractor shall prevent all storm/surface water, mud or construction debris from entering the existing sanitary sewer system.
- The most stringent of the above requirements shall apply.
- All paving to be in accordance with St. Charles County Standards and specifications except as modified by the City of O'Fallon ordinances.
- Brick shall not be used in the construction of the storm sewers or sanitary sewer structures.
- All joints shall be gasketed O-ring type.
- Contractor to provide 5/8" diameter trash bar for all inlets.
- Lighting valves will be reviewed on-site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.
- All proposed fencing requires a separate permit through the "Planning and Development Division".
- All sign post and backs and bracket arms shall be painted black using Corboline Rustbond Penetration Sealer SG and Corboline 133 HB paint (or equivalent as approved by the City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
- Ensure graded areas that are to remain bare for over 2 weeks are seeded and mulched.
- Ensure all erosion control systems are inspected and necessary corrections made within 24 hours of any rainstorm resulting on one-half inch of rain or more.
- Backflow preventer to be located inside building.
- All downspouts will drain to surface.
- HDPE Pipe shall be N-12WT and to meet ASTM F1417 water tight field test.

RECEIVED
JAN 11 2006
CITY OF O'FALLON, MO

IMPROVEMENT PLANS OF PHASE ONE OF MAGNOLIA COMMERCIAL INSTA-CREDIT AUTO MART PART OF A TRACT OF LAND BEING PART OF SECTION 30 OF TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON, MISSOURI



DEVELOPMENT NOTES

- Owner: CM 2003, LLC 530 Salt River Rd St. Peters, MO 63376
- Prepared For: DSB Properties IV 910 North Bluff Road Collinsville, IL 62234 800-555-6302
- Area of Tract = 4.426 Acres
- Zoning - C-2 PUD
- Proposed Use - Auto Sales
- Setback Requirements: -Front Yard Setback Twenty five (25) feet -Side Yard Setback Zero (0) feet -Rear Yard Setback Ten (10) feet -Transition Strip Setback Twenty (20) feet
- All utilities are located underground, including electric.
- Parking Calculations: One space per 3000 S.F. of Outdoor Sales Area; (168,788/3000) = 56 Spaces Required One space per Employee; (25*1) = 25 Spaces Required One space per 500 S.F. of Service Bays (3,868/500) = 8 Spaces Required Total Spaces Required = 89 Total Spaces Provided = 337
- Pavement shall be 3" Type C mix over 8" Type 1 aggregate.
- Utilities -Water: City of O'Fallon -Sanitary: City of O'Fallon -Electric: Ameren UE -Gas: St. Charles Gas Company -Telephone: Century Tel -School: Fort Zumwalt -Fire: O'Fallon Fire Department

- According to FIRM flood insurance rate map 29183C0240 E dated August 2, 1996, This site is in zone X. This site is not within the 100-year floodplain.
- All Storm Sewer Construction must meet the current standards and specifications of the City of O'Fallon.
- All Sanitary Sewer Construction must meet the current standards and specifications of the City of O'Fallon.
- All sign locations and sizes must be approved separately through the Planning Division.
- All spot elevations are to top of pavement, unless otherwise noted. All dimensions are to back of curb. All radii are 4 feet unless otherwise noted.
- Stormwater detention is provided at the south end of the commercial ground adjacent to the residential section of Magnolia subdivision.
- Landscaping will meet all the requirements of the City of O'Fallon. This includes the interior landscape requirement.
- All slopes shall be 3:1 max.
- All on-site storm sewers shall private.
- Mechanical equipment will be roof top mounted and screened with a parapet wall on all 4 sides of the building. Refer to Architectural Plans for details.
- The 8" asphalt trail shall be constructed by owner of Lot B and the sidewalk along White Magnolia Drive shall be constructed by Cissell Mueller or it's assigned agent.
- The proposed retaining wall shall be designed by others under a separate set of drawings and submitted to the City for review.

STAFF CONDITIONS

- Should this conditional use cease operations for a period of over one year, the conditional use shall be revoked.
- No vehicles or vehicle parts may be worked on outside of the proposed building.
- The impounding or storage of derelict vehicles is prohibited.
- No storage of any vehicle parts or products, temporary or otherwise, is permitted outside of the proposed building.
- This development shall make use of pagers or "Nextel" phone systems to communicate within the development.
- Provide documentation that the covenants and restrictions for the original Magnolia Subdivision will allow for this type of use.
- The covenants and restrictions shall be written/revise to restrict the use of raised metal pedestals. However, means may be used to accenuate a vehicles capability, such as a rock mound, etc.
- All trash pickups shall not occur between the hours of 10pm-7am.
- No unloading/loading shall occur on White Magnolia Drive.
- Provide Shrubbery to screen the pipe bollards from public right-of-way and adjacent properties. The bollards shall be painted brown.

LEGEND

- SANITARY STRUCTURE
- STORM STRUCTURE
- TEST HOLE
- POWER POLE
- LIGHT STANDARD
- CURB INLET
- DCI DOUBLE CURB INLET
- GI GRATE INLET (EXISTING)
- AI AREA INLET (EXISTING)
- DAI DOUBLE AREA INLET
- FE FLARED END SECTION
- EP END OF PIPE
- E.D. ENERGY DISSIPATOR
- MH MANHOLE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CIP CAST IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- VCP VITRIFIED CLAY PIPE
- GUY WIRE
- SIGN
- POST
- WATER METER
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- OHE OVERHEAD ELECTRIC LINE
- C.L. CLEARING LIMITS
- E.O.A. EDGE OF ASPHALT
- E.O.C. EDGE OF CONCRETE
- A.T.G. ADJUST TO GRADE
- F.G. FINISHED GRADE
- CLEAN OUT
- T.B.R. TO BE REMOVED
- T.B.R.&R. TO BE REMOVED & RELOCATED
- T.B.P. TO BE PROTECTED
- T.B.A. TO BE ABANDONED
- B.C. BASE OF CURB
- T.C. TOP OF CURB
- T.W. TOP OF WALL
- TYP. TYPICAL
- U.N.O. UNLESS NOTED OTHERWISE
- U.I.P. USE IN PLACE
- 572 EXISTING CONTOUR
- 578 PROPOSED CONTOUR
- TREE LINE
- 8" PVC SAN. SEWER (EXISTING)
- SAN. SEWER (PROPOSED)
- 12" CMP STORM DRAIN (EXISTING)
- STORM DRAIN (PROPOSED)
- PHONE BOX
- IRON PIPE
- WATER LINE
- HYDRANT
- CONCRETE PAVEMENT
- PLACED RIP-RAP UNDER DRAIN FABRIC
- GENERAL SURFACE DRAINAGE
- N.T.S. NOT TO SCALE
- ROW RIGHT-OF-WAY
- D.N.D. DRAINAGE
- T.P. TOP OF PAVEMENT

SHEET INDEX

- 1 COVER SHEET
- 2 FLAT and GRADING PLAN
- 3 LANDSCAPING and PHOTOMETRICS PLAN
- 4 DRAINAGE MAP and STORM SEWER PROFILES
- 5 GENERAL DETAILS
- 6 MoDOT DETAILS
- 7 STORM SEWER DETAILS

SITE COVERAGE CALCULATIONS		
BUILDING COVERAGE	15,586 S.F.	8%
IMPERVIOUS SURFACE	140,407 S.F.	72%
PERVIOUS SURFACE	36,977 S.F.	20%
TOTAL	192,970 S.F.	

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

BENCHMARK CONVERSION: PLANS PREPARED FOR HARRY QUEEN BY BAX ENGINEERING TO FLAVIN SANITARY SEWER EXTENSION PREPARED BY ST. CHARLES ENGINEERING AND SURVEYING: +3.48 FEET
SITE BENCHMARK: ELEVATION 417.05, CHISSELED SQUARE ON CENTERLINE OF SOUTHWEST CORNER OF GUTTERMUTH ROAD BRIDGE OVER TRIBUTARY NO. 9 AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP NUMBER 29183C0435 E, DATED AUGUST 2, 1996.

1-30-06 gll
APPROVED
as noted

MoDOT (314) 340-4100 *FIBER OPTICS MAY BE PRESENT
CALL BEFORE YOU DIG TOLL FREE 1-800-344-7483 MISSOURI ONE-CALL SYSTEM, INC.

DATE	REVISION
11/09/2005	ADD ELECTRIC TRANSFORMER LOCATION
11/28/2005	REVISE PER CITY & MoDOT COMMENTS
12/15/2005	REVISE PER MoDOT COMMENTS
1/7/2006	REVISE PER MoDOT & CITY COMMENTS

IMPROVEMENT PLANS OF PHASE ONE OF MAGNOLIA COMMERCIAL INSTA-CREDIT AUTO MART CITY OF O'FALLON

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

S E S



ORDER NO. 01-1441
DATE 9/13/2005

Planning & Zoning File # 3603-11

Const. Inspect