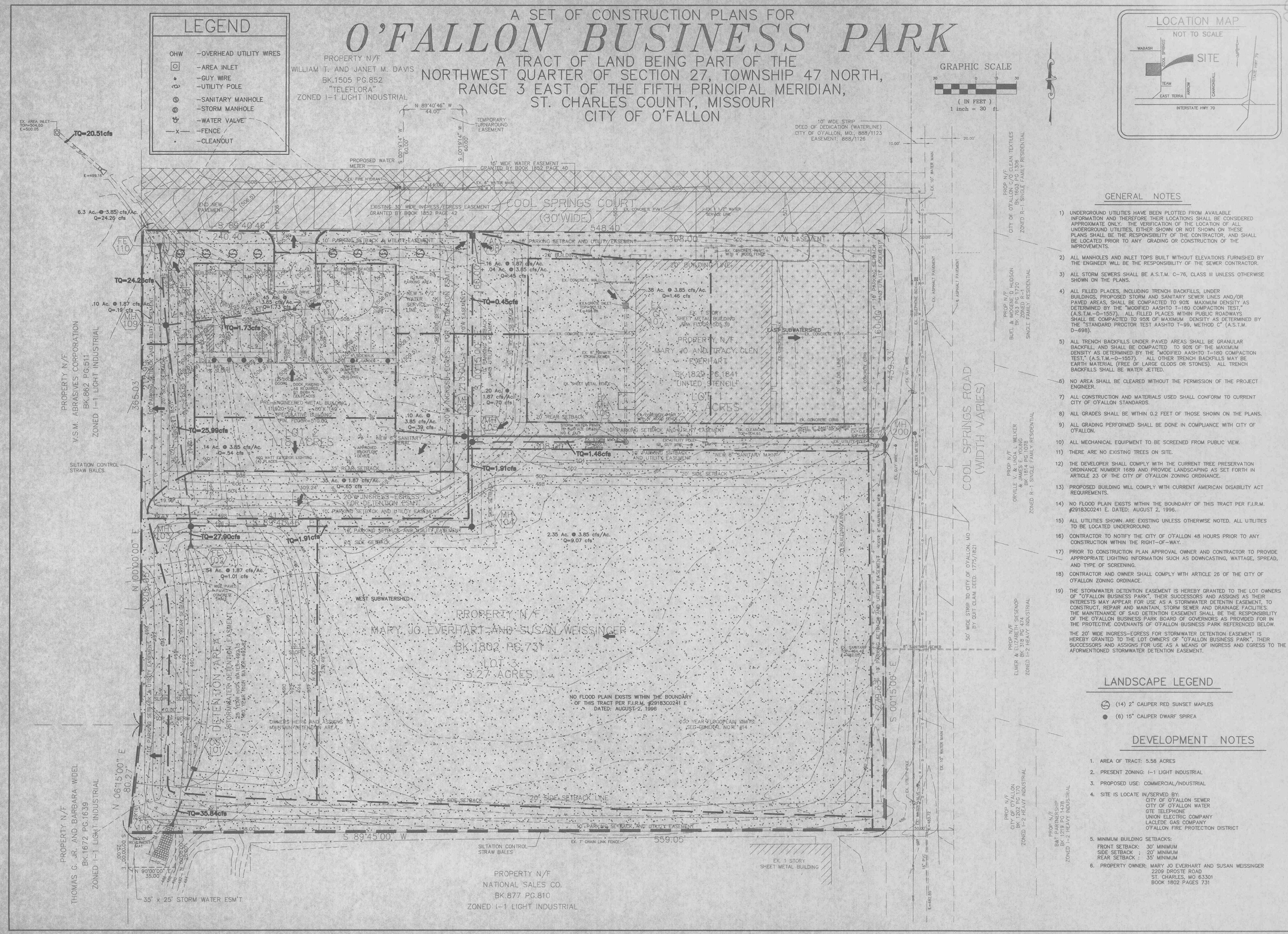
A SET OF CONSTRUCTION PLANS FOR

O'FALLON BUSINESS PARK

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI
CITY OF O'FALLON



GENERAL NOTES

1) UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATION 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 MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.

3) ALL STORM SEWERS SHALL BE A.S.T.M. C-76, CLASS III UNLESS OTHERWISE SHOWN ON THE PLANS.

4) 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 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).

5) 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.

6) NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.

7) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.

8) ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE PLANS.

9) ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF O'FALLON.

10) ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.

11) THERE ARE NO EXISTING TREES ON SITE.

12) THE DEVELOPER SHALL COMPLY WITH THE CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCE.

13) PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.

14) NO FLOOD PLAIN EXISTS WITHIN THE BOUNDARY OF THIS TRACT PER F.I.R.M. #29183C0241 E. DATED; AUGUST 2, 1996.

15) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.

16) CONTRACTOR TO NOTIFY THE CITY OF O'FALLON 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

17) PRIOR TO CONSTRUCTION PLAN APPROVAL OWNER AND CONTRACTOR TO PROVIDE APPROPRIATE LIGHTING INFORMATION SUCH AS DOWNCASTING, WATTAGE, SPREAD, AND TYPE OF SCREENING.

18) CONTRACTOR AND OWNER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING ORDINACE.

19) THE STORMWATER DETENTION EASEMENT IS HEREBY GRANTED TO THE LOT OWNERS OF "O'FALLON BUSINESS PARK", THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR USE AS A STORMWATER DETENTIN EASEMENT, TO CONSTRUCT, REPAIR AND MAINTAIN, STORM SEWER AND DRAINAGE FACILITIES. THE MAINTENANCE OF SAID DETENTION EASEMENT SHALL BE THE RESPONSIBILITY OF THE O'FALLON BUSINESS PARK BOARD OF GOVERNORS AS PROVIDED FOR IN THE PROTECTIVE COVENANTS OF O'FALLON BUSINESS PARK REFERENCED BELOW.

THE 20' WIDE INGRESS-EGRESS FOR STORMWATER DETENTION EASEMENT IS HEREBY GRANTED TO THE LOT OWNERS OF "O'FALLON BUSINESS PARK", THEIR SUCCESSORS AND ASSIGNS FOR USE AS A MEANS OF INGRESS AND EGRESS TO THE AFORMENTIONED STORMWATER DETENTION EASEMENT.

LANDSCAPE LEGEND

(14) 2" CALIPER RED SUNSET MAPLES

(6) 15" CALIPER DWARF SPIREA

DEVELOPMENT NOTES

1. AREA OF TRACT: 5.58 ACRES
2. PRESENT ZONING: I-1 LIGHT INDUSTRIAL
3. PROPOSED USE: COMMERCIAL/INDUSTRIAL
4. SITE IS LOCATE IN/SERVED BY:
   CITY OF O'FALLON SEWER
   CITY OF O'FALLON WATER
   GTE TELEPHONE
   UNION ELECTRIC COMPANY
   LACLEDE GAS COMPANY
   O'FALLON FIRE PROTECTION DISTRICT
5. MINIMUM BUILDING SETBACKS:
   FRONT SETBACK: 30' MINIMUM
   SIDE SETBACK : 20' MINIMUM
   REAR SETBACK : 35' MINIMUM
6. PROPERTY OWNER: MARY JO EVERHART AND SUSAN WEISSINGER
   2209 DROSTE ROAD
   ST. CHARLES, MO 63301
   BOOK 1802 PAGES 731

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REVISIONS

5-14-96	WATER LINE - L.S.S.
8-2-96	CITY COMMENTS
8-20-96	CITY COMMENTS
8-28-96	MOVE WATER METER

ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

6-27-96	DATE
95-7941	PROJECT NUMBER
4 OF 4	SHEET OF
7941CON.DWG	FILE NAME
CAL / RLF	DRAWN / CHECKED

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