

GENERAL NOTES:
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF 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 IMPROVEMENTS.

CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO THE CITY OF O'FALLON STANDARDS.

SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO THE CITY OF O'FALLON AND ADA STANDARDS AND SPECIFICATIONS.

ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.

MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE.

STORM SEWERS SHALL BE R.C.P. (REINFORCED CONCRETE PIPE) A.S.T.M. C-76, CLASS III MINIMUM, UNLESS OTHERWISE SPECIFIED.

ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.

CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NOTIFY THE CITY OF O'FALLON 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL FILLS PLACED UNDER PROPOSED STORM SEWER LINES, SANITARY SEWER LINES, BUILDINGS AND PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

NEW CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO SUBGRADE.

NEW GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SUPPORTED BY A GEOTECHNICAL REPORT THAT HAS BEEN ACCEPTED AND APPROVED.

CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF SITE. PONDING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

ALL TRASH AND DEBRIS ON SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY 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 PROPERLY DISPOSED OF OFF SITE.

ALL SEWER PIPE TRENCHES UNDER PAVEMENT OR IN RIGHT OF WAY SHALL HAVE GRANULAR BACKFILL PLACED IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON STANDARDS.

T.F. AND B.F. ARE MINIMUM ELEVATIONS.

ALL WORK WITHIN THE CITY OF O'FALLON RIGHT-OF-WAY SHALL BE TO THE CITY OF O'FALLON STANDARDS.

ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 90% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE; AT A MAXIMUM OF 2-FOOT VERTICALLY; AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO M.S.D. PRIOR TO CONSTRUCTION APPROVAL.

ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE GOVERNING PLUMBING CODE.

CLEAN-OUTS SHALL BE LOCATED AT ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF LATERAL AND AT 100' INTERVALS.

SILTATION CONTROL NOTES:
IF CUT & FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST-GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED THE CITY OF O'FALLON / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.

STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.

SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.

NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.

PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY. SOFT SOILS TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.

THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION TO THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

ALL WORK WITHIN MoDOT RIGHT-OF-WAY SHALL BE TO MoDOT STANDARDS.

INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION CONSTRUCTION SIGNAGE, IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF O'FALLON.

INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF O'FALLON.

ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF O'FALLON.

ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

ANY DISTURBED OFFSITE PROPERTY (E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE 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 OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH THE CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND AS NEEDED BY MoDOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MoDOT MAY AT THEIR OPTION DIRECT THE PERMITTEE 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 AND/OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON AND AS REQUIRED BY MoDOT.

ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS AND/OR PAVED AREAS 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 FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.

ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAIN STORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHT OF WAY OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.

ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.

ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.

NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.

ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DIVISION.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLAN DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THEY SHALL MAKE SUCH CHANGES AT THEIR OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

OCTOBER 1 THROUGH MAY 31
7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY
JUNE 1 THROUGH SEPTEMBER 30
6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

LEGAL DESCRIPTION:
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOREST PARK NORTH, AS PER PLAT RECORDED IN PLAT BOOK 10 PAGE 11 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE EASTERN RIGHT OF WAY LINE OF NORTH MAIN STREET VARIABLE WIDTH, THENCE ALONG THE SOUTHERN LINE OF SAID LOT 1, SOUTH 89 DEGREES 23 MINUTES 47 SECONDS EAST 175.97 FEET TO A POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT AND CAROL ERMELING AS PER DEED RECORDED IN DEED BOOK 2177 PAGE 1695 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE, THENCE ALONG THE WESTERN LINE OF SAID ERMELING TRACT SOUTH 00 DEGREES 36 MINUTES 33 SECONDS WEST 223.37 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF TOM GINNEVER ROAD, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 88 DEGREES 53 MINUTES 04 SECONDS WEST 144.43 FEET, AND NORTH 53 DEGREES 20 MINUTES 48 SECONDS WEST 49.76 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF AFORESAID NORTH MAIN STREET, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE NORTH 00 DEGREES 36 MINUTES 33 SECONDS EAST 157.98 FEET, THENCE SOUTH 88 DEGREES 53 MINUTES 04 SECONDS EAST 8.99 FEET, THENCE NORTH 00 DEGREES 36 MINUTES 33 SECONDS EAST 35.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,207 SQUARE FEET AS PER SURVEY BY DOERING ENGINEERING INC., DURING JULY, 2015.

STORM WATER PROVISIONS
EXISTING IMPERVIOUS AREA = 26,760 S.F.
PROPOSED IMPERVIOUS AREA = 28,650 S.F.
PROPOSED ADDITIONAL IMPERVIOUS AREA = 1,890 S.F.

PROPOSED DESIGN IS TO USE THE EXISTING UNDERGROUND DETENTION BASIN IN PLACE. THE SAME AMOUNT OF DRAINAGE AREA SHALL BE DIRECTED TO THE BASIN.

THE ADDITION 1,890 S.F. OF PAVEMENT SHALL BE POROUS PAVEMENT. THE DESIGN OF THIS SHALL BE TO MIMIC THE EXISTING GRASS ON THE SITE IN TERMS OF STORM WATER RUN-OFF.

THIS WILL INSURE THAT THERE IS NO ADDITIONAL RUNOFF FROM THIS DEVELOPMENT.

WATER QUALITY PROVISIONS
THIS PROPOSED DEVELOPMENT IS CONSIDERED "REDEVELOPMENT". REDEVELOPMENT IS ENCOURAGED UNDER THE WATER QUALITY GOALS. THERE IS UNIQUE WATER QUALITY STANDARDS FOR REDEVELOPMENT.

IN ADDITION TO BEING A REDEVELOPMENT SITE, THE SITE IS LESS THAN ONE ACRE WHICH IS BELOW THE ONE ACRE THRESHOLD WHERE WATER QUALITY REQUIREMENTS KICK IN.

THE ADDITIONAL 1,890 S.F. OF PAVEMENT SHALL CONSIST OF IMPERVIOUS PAVEMENT. THIS WILL ASSURE THAT THE ADDITIONAL AREA OF PAVEMENT WILL MEET THE CITY'S WATER QUALITY REQUIREMENTS.

ESTIMATE OF EARTHWORK:
CUT FILL
758 C.Y. 180 C.Y.
578 C.Y. TO BE HAULED OFF

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ANY BRIDGES DURING HAUL OPERATIONS.

EARTHWORK IS CALCULATED FROM SUBGRADE OF PROPOSED PAVEMENT AND FINISHED DIRT GRADES TO EXISTING TOP OF ASPHALT. EXISTING ASPHALT THICKNESS CAN ALTER THESE NUMBERS.

ANY SOFT SOIL REMOVAL WILL ALTER THESE NUMBERS

ANY MATERIAL REMOVAL FROM SITE INCLUDING TOP SOILS WILL ALTER THESE NUMBERS.

THE ESTIMATED EARTHWORK QUALITIES ARE CALCULATED FOR PERMIT AND INSPECTION. THESE QUANTITIES ARE NOT INTENDED TO BE USED FOR BID.

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY DOERING ENGINEERING INC.

EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT INCLUDE, BUT ARE NOT LIMITED TO, MISCELLANEOUS UNDERGROUND CONDUITS INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRIC OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDINGS FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ANY BRIDGES DURING HAUL OPERATIONS.

STAFF REQUIREMENTS:
1. THE CONSTRUCTION PLANS SHALL ADDRESS THE MUNICIPAL CODE REQUIREMENT LISTED.
2. ANY PROPOSED SIGNAGE MUST BE SUBMITTED FOR REVIEW THROUGH THE CITY SIGN PERMITTING PROCESS.
3. REMOVAL OF THE GASOLINE STORAGE TANKS SHALL COMPLY WITH ALL STATE ENVIRONMENTAL REQUIREMENTS.
MUNICIPAL CODE REQUIREMENTS:
1. REVISE THE NOTE REGARDING DETENTION AT BRAMBLETT CROSSING.
2. PROVIDE A PHOTOMETRIC LIGHTING PLAN THAT MEETS THE CITY STANDARDS PER SECTION 400.277 OF CITY CODE.
3. PROVIDE ASSURANCE THAT THE UNDERGROUND DETENTION IS FUNCTIONING PROPERLY.
4. PROVIDE A DETAIL FOR THE TRASH ENCLOSURE.
5. THE TRASH ENCLOSURE IS TO HAVE A PASSIVE ENTRANCE.
6. PROVIDE AN ACCESSIBLE ROUTE TO THE FRONT DOOR FROM THE SIDEWALK AND TRAIL.
7. PROVIDE A CONCRETE CURB DETAIL FOR THE NEW CURB.
8. PROVIDE A 10' UTILITY EASEMENT BEHIND ALL RIGHT OF WAY AND A UTILITY AND TRAIL EASEMENT WHERE APPROPRIATE.
9. THE EXISTING ACCESSIBLE RAMPS AT THE ENTRANCES MAY NEED TO BE UPGRADED TO CURRENT CITY OF O'FALLON STANDARDS.
10. REMOVE THE REFERENCE TO THE CITY OF OVERLAND SIGN.
11. ALL DRIVE AISLES SHALL BE A MINIMUM OF 25' IN WIDTH.
12. THE EXISTING CHAIN LINK AND WOODEN FENCES SHALL BE REPLACED WITH A VINYL SIGHT PROOF FENCE WITH A MAXIMUM HEIGHT OF 6'6".
13. TREE PRESERVATION CALCULATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CITY CODE.
14. A CALCULATION SHALL BE PROVIDED TO SHOW THAT METAL SIDING DOES NOT CONSTITUTE MORE THAN 15% OF THE FACADE IN ACCORDANCE WITH SECTION 400.253 OF THE CITY CODE.

1. SEWER DISTRICT: CITY OF O'FALLON
2. ELECTRIC: AMERENUE
3. GAS: LACLEDE GAS
4. PHONE: CENTURY TEL
5. WATER: CITY OF O'FALLON
6. SCHOOL DISTRICT: FORT ZUMWALT
7. TOPO: DOERING ENGINEERING
8. FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING
1. THIS CONDITIONAL USE PERMIT IS GRANTED SOLELY TO THE OWNERS OF PLAZA TIRE. SHOULD OWNERSHIP TRANSFER IN THE FUTURE THE NEW OWNER SHALL BE REQUIRED TO APPLY FOR A TRANSFER OF CONDITIONAL USE PERMIT THROUGH THE PLANNING DEPARTMENT.
2. THIS CONDITIONAL USE PERMIT SHALL BE REVOKED UPON: (1) BREACH OR FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT, (2) DISCIPLINARY ACTION OR OTHER ACTION AFFECTING THE STATUS OF THE HOLDER'S STATE OR CITY LICENSES, AND (3) AS OTHERWISE PROVIDED BY ORDINANCE OR OTHER APPLICABLE LAW.
3. THE HOLDER OF THIS CONDITIONAL USE PERMIT SHALL BE AND REMAIN FULLY LICENSED WITH THE STATE OF MISSOURI AND THE CITY OF O'FALLON. BOTH LICENSES SHALL REMAIN IN GOOD STANDING THROUGHOUT THE TERM OF THIS CONDITIONAL USE PERMIT.
4. THE OCCURRENCE OF ACTIVITIES WHICH ARE DEEMED TO DISTURB THE PEACE IS DEFINED IN TITLE 18 PUBLIC HEALTH, SAFETY AND WELFARE OF THE MUNICIPAL CODE SHALL PROMPT THE CITY TO REVOKE THE CONDITIONAL USE PERMIT.
5. SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE (1) YEAR, THE OUP SHALL BE REVOKED.
6. NO VEHICLES OR VEHICLE PARTS MAY BE WORKED ON OUTSIDE OF THE BUILDING.
7. THE SALE OF AUTOMOBILES OR OTHER VEHICLES SHALL BE PROHIBITED.
8. THE IMPOUNDING OF STORAGE OR DERELICT VEHICLES IS PROHIBITED.
9. NO STORAGE OF ANY VEHICLES PARTS OR PRODUCTS, TEMPORARY OR OTHERWISE, IS PERMITTED OUTSIDE THE BUILDING.
10. THE HOURS OF OPERATION SHALL BE PROVIDED BEFORE CONSTRUCTION PLAN APPROVAL.
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6. PROVIDE AN ACCESSIBLE ROUTE TO THE FRONT DOOR FROM THE SIDEWALK AND TRAIL.
7. PROVIDE A CONCRETE CURB DETAIL FOR THE NEW CURB.
8. PROVIDE A 10' UTILITY EASEMENT BEHIND ALL RIGHT OF WAY AND A UTILITY AND TRAIL EASEMENT WHERE APPROPRIATE.
9. THE EXISTING ACCESSIBLE RAMPS AT THE ENTRANCES MAY NEED TO BE UPGRADED TO CURRENT CITY OF O'FALLON STANDARDS.
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12. THE EXISTING CHAIN LINK AND WOODEN FENCES SHALL BE REPLACED WITH A VINYL SIGHT PROOF FENCE WITH A MAXIMUM HEIGHT OF 6'6".
13. TREE PRESERVATION CALCULATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CITY CODE.
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4. PHONE: CENTURY TEL
5. WATER: CITY OF O'FALLON
6. SCHOOL DISTRICT: FORT ZUMWALT
7. TOPO: DOERING ENGINEERING
8. FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT

STAFF REQUIREMENTS:
1. THE CONSTRUCTION PLANS SHALL ADDRESS THE MUNICIPAL CODE REQUIREMENT LISTED.
2. ANY PROPOSED SIGNAGE MUST BE SUBMITTED FOR REVIEW THROUGH THE CITY SIGN PERMITTING PROCESS.
3. REMOVAL OF THE GASOLINE STORAGE TANKS SHALL COMPLY WITH ALL STATE ENVIRONMENTAL REQUIREMENTS.
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1. REVISE THE NOTE REGARDING DETENTION AT BRAMBLETT CROSSING.
2. PROVIDE A PHOTOMETRIC LIGHTING PLAN THAT MEETS THE CITY STANDARDS PER SECTION 400.277 OF CITY CODE.
3. PROVIDE ASSURANCE THAT THE UNDERGROUND DETENTION IS FUNCTIONING PROPERLY.
4. PROVIDE A DETAIL FOR THE TRASH ENCLOSURE.
5. THE TRASH ENCLOSURE IS TO HAVE A PASSIVE ENTRANCE.
6. PROVIDE AN ACCESSIBLE ROUTE TO THE FRONT DOOR FROM THE SIDEWALK AND TRAIL.
7. PROVIDE A CONCRETE CURB DETAIL FOR THE NEW CURB.
8. PROVIDE A 10' UTILITY EASEMENT BEHIND ALL RIGHT OF WAY AND A UTILITY AND TRAIL EASEMENT WHERE APPROPRIATE.
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