

**GENERAL NOTES**

- Present Zoning: I-1, Light Industrial
- Total Area: 0.46 Acres
- Building Use: Parking Lot Addition
- This tract is in or served by:
  - Sewers - City of O'Fallon Sewers
  - Water - City of O'Fallon Water
  - Electric - Ameren UE
  - Gas - Laclede Gas Co.
  - Telephone - Century Tel
  - Fire - O'Fallon Fire District
- Setback and Yard Requirements:
  - Front - Not less than 30'
  - Side - Not less than 20'
  - Rear - Not less than 35'
- This development shall comply with Tree Preservation Ordinance No. 1689.
- This development does not fall within the 100 year flood zone per FIRM map 29183C0237 E, AUG. 2, 1996.
- Trash pick-up shall continue as it is currently pick-up.
- All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes, and rooftop apparatus shall be screened with materials approved by the city.
- No trees are to be removed during construction of the proposed parking addition.
- No transition buffers are required for this site.
- All proposed parking spaces to be striped, including handicap spaces, shall be 9 feet by 19 feet in size.
- Traffic control is to be provided on site during construction.
- No vehicles or vehicle parts may be worked on outside of the building.
- The impounding or storage of derelict vehicles is prohibited.
- No storage of any vehicles parts or products, temporary or otherwise, is permitted outside of the building.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- No slopes shall be steeper than 3:1.
- Traffic control is to be per MoDOT or MUTCD, whichever is most stringent.
- Graded areas that are to remain bare for over 2 weeks are seeded & mulched.
- All erosion control systems are inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Estimated Sanitary Flow: 60 GPD
- City detention requirements have been waived in lieu of financial contribution to the stormwater detention fund.
- All existing trees shall be preserved.
- Extraction Pipes to be cut flush with ground and capped.

NOTE: Sidewalks; curb ramps, ramp 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.

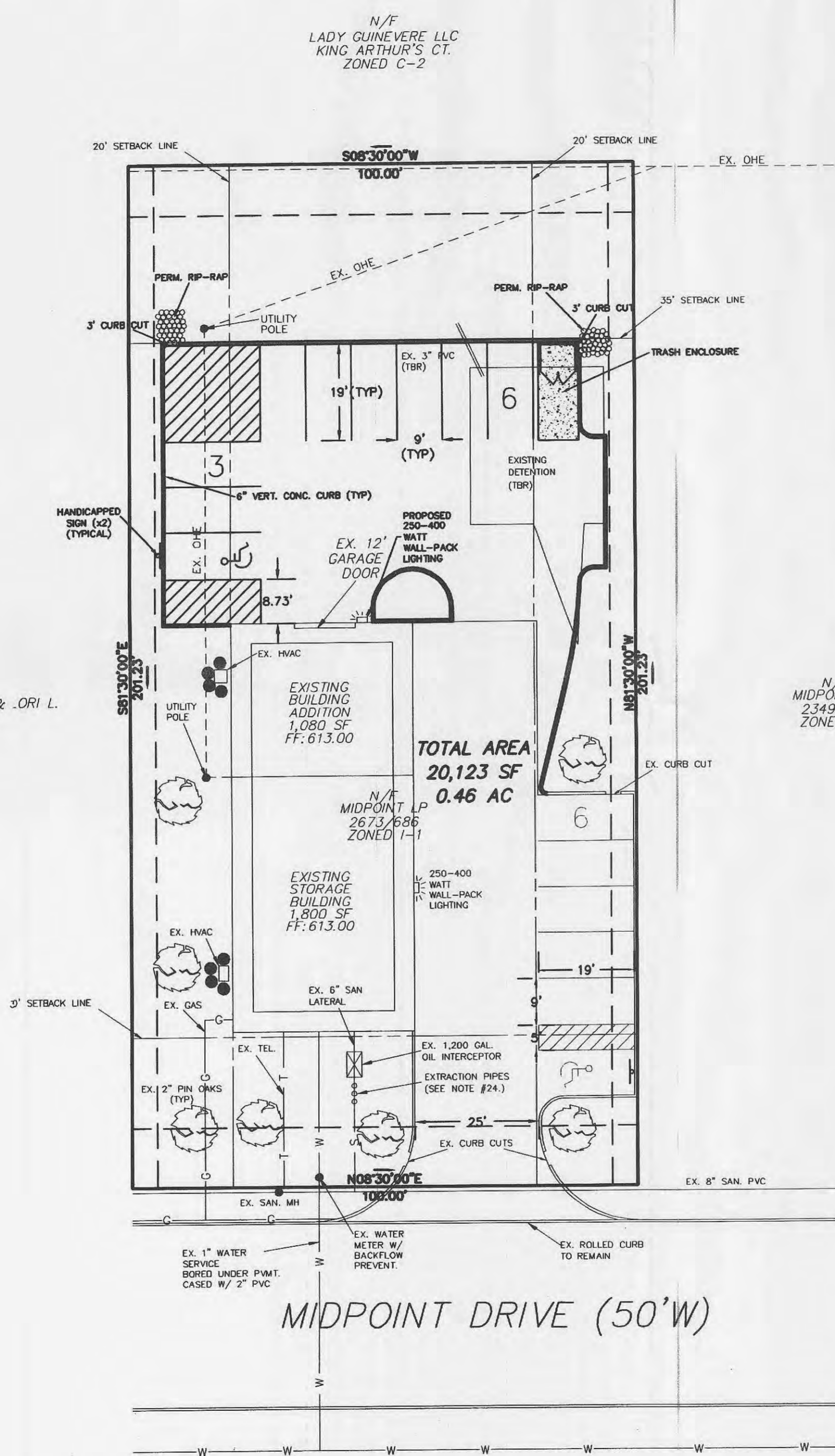
NOTE: Trees, organic debris, rubble, foundations and other deleterious material shall be removed for the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.

NOTE: All fill placed 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 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.

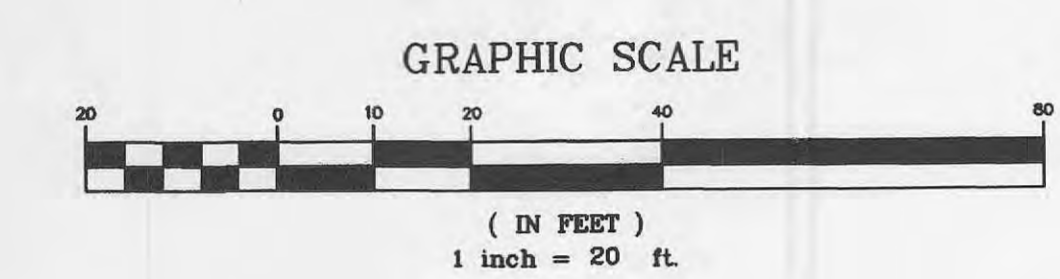
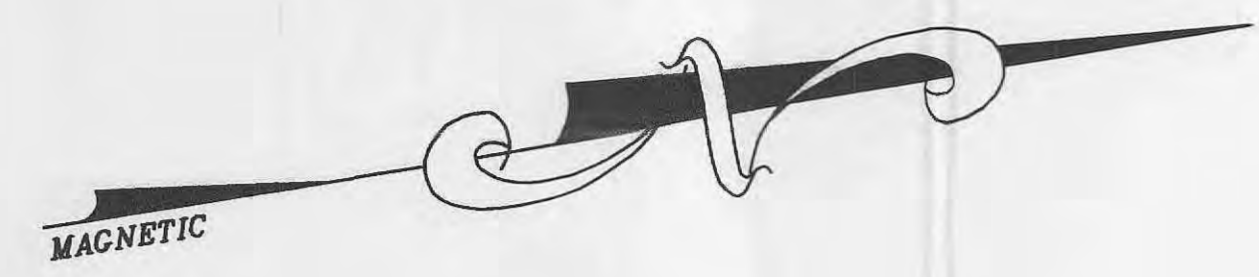
NOTE: Boundary information taken from a survey by Landmark Surveying & Engineering, INC. dated 1.14.94

NOTE: 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 of control 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 the 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. And depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silt 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 the City of O'Fallon and/or MoDOT.

NOTE: Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.



LANDSCAPE SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (MIN)
●	8	BUONNYMUS ALATUS COMPACTA	DWARF BURNING BUSH	18"



**SITE COVERAGE**  
 TOTAL OF SITE = .462 AC  
 BUILDINGS = 0.07 AC = 15.0%  
 LANDSCAPED AREA = 0.192 AC = 42.0%  
 PAVEMENT = 0.20 AC = 43.5%

**PARKING CALCULATIONS**  
 AUTO REPAIR GARAGE=1 SP. PER 500 SF.  
 (2,880 SF) / (500 SF) = 5.76  
 (5.76) \* (1) = 5.76 SPACES  
 PARKING REQUIRED = 6 SPACES  
 PARKING PROVIDED = 15 SPACES

PLANNING AND ENGINEERING DEPT.:  
 FILE NUMBER: 102.02  
 APPROVAL DATE: DEC. 1, 2005

**NOT APPROVED FOR CONSTRUCTION**

**PICKETT RAY & SILVER**  
 CIVIL ENGINEERS  
 PLANNERS  
 LAND SURVEYORS  
 383 Mid Rivers Mall I Drive  
 St. Peters, MO 63376  
 Phone (636) 397-1211  
 Fax (636) 397-1104

**SUBURBAN SERVICE PARKING PLAN  
 IMPROVEMENT PLANS**  
 O'FALLON, MISSOURI  
 Prepared For:  
**RUSS HOLLOWAY**  
 879 MIDPOINT DRIVE  
 O'FALLON, MO 63366  
 (636) 978-8138

REVISIONS	NO.	DATE	REVISED PER CITY COMMENTS
	1	3.13.06	

**ENGINEERS AUTHENTICATION**  
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.  
 HAROLD J. BARTON  
 NUMBER E-17751  
 PROFESSIONAL ENGINEER  
 STATE OF MISSOURI

DRAWN	DATE
K. LYONS	2.14.06
CHECKED	DATE
S. MARION	2.14.06

PROJECT # 05220.SUSE.00C  
 TASK # X FIELD BOOK X