

GENERAL NOTES:

1. 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. 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. 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 THE CITY OF O'FALLON AND/OR MODOT.

2. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACTION TEST OR 100% 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.

3. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

4. ALL SIDEWALKS, CURB RAMPS, AND RAMP 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.

5. 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.

6. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION. ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 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.

7. THE CITY OF O'FALLON SHALL BE CONTACTED FOR ALL UTILITY LOCATES.

8. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER TWO WEEKS ARE TO BE SEEDED AND MULCHED.

9. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS ARE TO BE MADE WITHIN TWENTY-FOUR HOURS OF ANY RAINFALL RESULTING IN ONE-HALF INCH OF RAIN OR MORE.

10. TRAFFIC CONTROL PROCEDURES SHALL FOLLOW THOSE OF MODOT OR MUTCD, WHICHEVER IS MORE ASTRINGENT.

11. 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.

12. ALL WORK, INSTALLATION AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CODES AND ORDINANCES OF THE CITY OF O'FALLON, MISSOURI.

13. NO MODIFICATIONS ARE ANTICIPATED TO THE SITE OTHER THAN THOSE SHOWN ON THE PLANS. TITLEMAX INTENDS TO OCCUPY THE EXISTING BUILDING, MAKING USE OF EXISTING PARKING, LANDSCAPING, ACCESS, AND ALL OTHER FEATURES PRESENT.

14. STORMWATER RUNOFF PATTERNS REMAIN UNCHANGED, SINCE MINIMAL DEVELOPMENT IS ANTICIPATED ON SITE.

15. ALL UTILITIES WILL BE USED IN PLACE AND ARE NOT TO BE DISTURBED. IF NEW UTILITIES ARE NECESSARY, THEY SHALL BE INSTALLED UNDERGROUND.

16. IMPROVEMENTS ARE TO BE MADE TO THE ADJACENT RIGHT OF WAY OF ALL DEVELOPMENTS TO MEET CITY OF O'FALLON STANDARDS AND SPECIFICATIONS. ANY ADJUSTMENTS IN THE GRADING OF RIGHT OF WAY WHETHER IT BE EXISTING CONDITIONS OR CAUSED BY THE CONSTRUCTION OF THE DEVELOPMENT SHALL BE APPROVED BY THE CITY OF O'FALLON UPON INSPECTION OF THE SITE.

17. SIDEWALK ALONG MAIN STREET SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT THE DISCRETION OF THE CITY DURING CONSTRUCTION.

18. FLOOD INSURANCE RATE MAP PANEL 237 OF 525 MAP NUMBER 29183C0237 E MAP REVISED: AUGUST 2, 1996

19. NO SLOPES SHALL BE STEEPER THAT 3 (HORIZONTAL) TO 1 (VERTICAL)

20. ALL NEWLY CREATED OR DISTURBED GREEN SPACE SHALL BE SODDED.

21. THERE IS TO BE NO NEW LIGHTING PROPOSED ON THIS SITE.

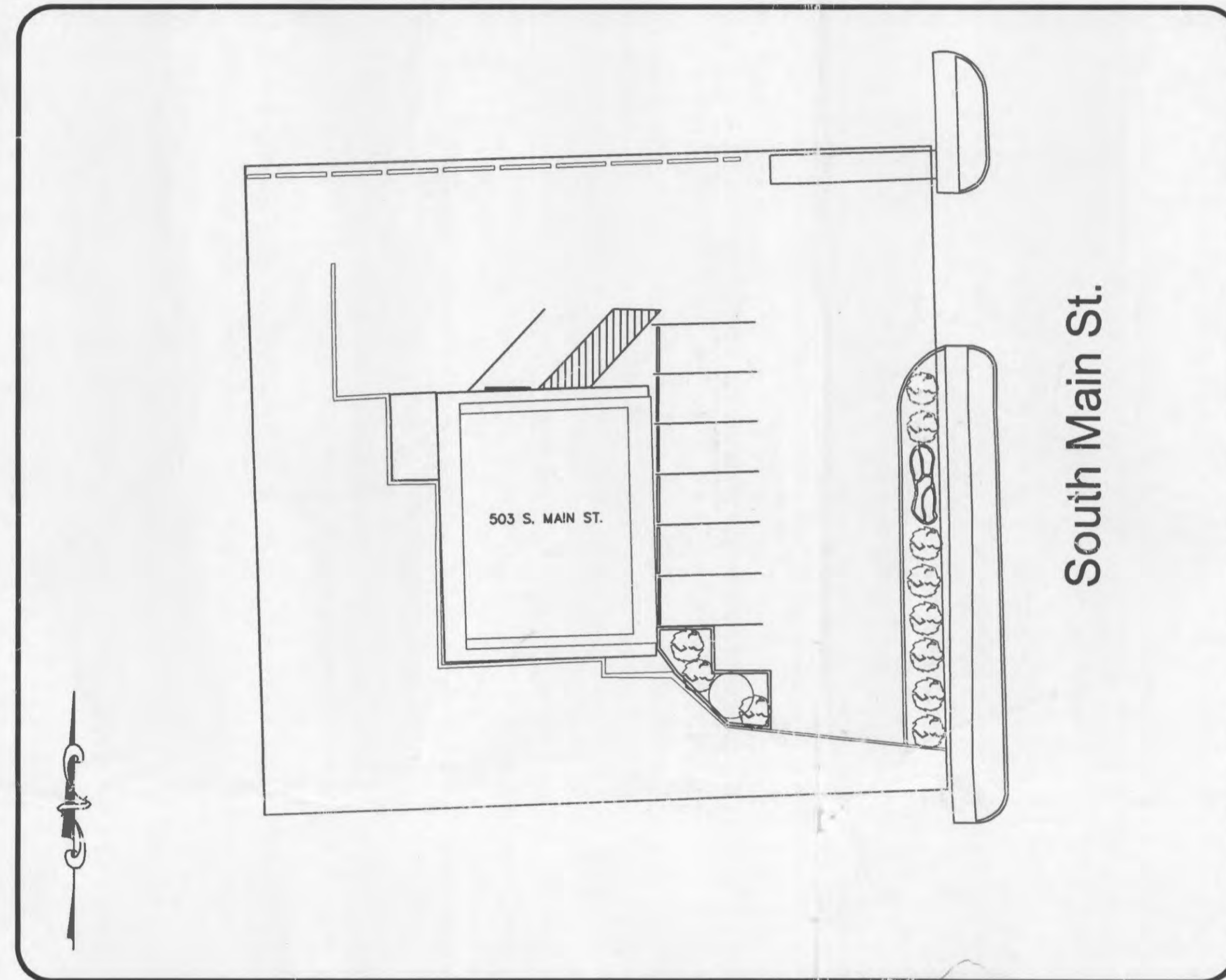
22. THE RESULTS OF THE TRAFFIC STUDY PERFORMED BY HANSON PROFESSIONAL SERVICES, INC. STATE THAT THE EXISTING ENTRANCE IS SUFFICIENT FOR THE PROPOSED SITE AND SHOULD NOT BE COMBINED WITH AN ACCESS FOR THE NORTHERN SITE (JACK-IN-THE-BOX).

23. NEARBY FIRE HYDRANTS ARE LOCATED AT 415 S. MAIN ST. AND 513 S. MAIN ST.

24. THE DEVELOPER SHALL POST A FINANCIAL GUARANTEE OF PERFORMANCE PER ARTICLE 405 OF THE SUBDIVISION ORDINANCE.

# TITLEMAX

A TRACT OF LAND IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 3 WEST  
ST. CHARLES COUNTY, MO.



## PROPOSED SITE

N.T.S.

### SITE INFORMATION:

- 1. SITE ADDRESS: 503 S. MAIN STREET  
O'FALLON, MISSOURI
- 2. SITE AREA: 14,074 S.F. (0.323 AC.)
- 3. LOT COVERAGES: BLDG. FOOTPRINT = 1,200 S.F. (9% SITE)  
IMPERVIOUS SURFACE = 8,323 S.F. (59% SITE)  
GREEN SPACE = 4,551 S.F. (32% SITE)

### PARKING CALCULATIONS: (O'FALLON, MO MUNICIPAL CODE)

- LOAN FACILITIES: 1 SP. REQUIRED PER 300 S.F. BUILDING AREA  
= 4 SP. REQUIRED
- 1 SP. REQUIRED PER 2 EMPLOYEES  
= 2 SP. REQUIRED
- 1 SP. REQUIRED FOR HANDICAP  
= 7 SP. REQUIRED TOTAL = 7 SP. PROVIDED

### UTILITY INFORMATION

ELECTRIC:	AMEREN-UE CUIVRE RIVER	314-342-1000 636-695-4700
GAS:	LACLEDE GAS	314-621-6960
WATER:	CITY OF O'FALLON/ALLIANCE	636-281-2858
SEWER:	DUCKETT CREEK SANITARY CITY OF O'FALLON/ALLIANCE	636-441-1244 636-281-2858
TELEPHONE:	CHARTER CENTURY-TEL VERIZON	866-207-3663 800-201-4099 800-621-9900
CABLE:	CHARTER	636-379-5477

### SANITARY FLOWS

AVERAGE FLOW PER CAPITA = 100 GAL/DAY  
ASSUME 3 EMPLOYEES ON SITE PER DAY = 100 GAL/DAY X 3 PERSONS = 300 GAL/DAY AVG. FLOW FROM SITE

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE: 7-25-08  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

SITE BM: ELEV. 536.53  
CUT CROSS ON S.W. COR. OF M.H. APRON. AT THE N.E.  
COR. OF SITE.

BENCH MARK #: JCOS47 F149 ELEVATION 542.80  
AT O'FALLON, ST. CHARLES COUNTY, ON THE WABASH RAILROAD, ONE BLOCK E. OF THE STA. IN THE S.E. CORNER OF THE OLD ST. MARY'S INST. (NOW CITY HALL) 40' E. OF THE CENTER OF A STREET CROSSING, AND 45' N. OF THE CENTERLINE OF THE MAIN TRACK, A STANDARD DISK, STAMPED F149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTIONS 6" ABOVE GROUND.



LOCATION MAP  
N.T.S.

## INDEX OF PLAN SHEETS

COVER SHEET	1
SITE PLAN	2
LANDSCAPE PLAN	3

### LEGEND

⊕	PROPOSED SANITARY STRUCTURE	ELEV.	ELEVATION
⊗	PROPOSED STORM SEWER	EX.	EXISTING
—	PROPOSED SANITARY SEWER	FES	FLARED END SECTION
—	PROPOSED STORM SEWER	FL.	FLOWLINE
-FM-	PROPOSED FORCE MAIN	LF.	LINEAL FEET
-B"W-	WATER MAIN W/SIZE	MH	MANHOLE
S18	PROPOSED CONTOUR	P	PROPERTY LINE
S10	EXISTING CONTOUR	PROP.	PROPOSED
⊠	MAILBOX	PVC	POLYVINYL CHLORIDE PIPE
○	SIGN	RCP	REINFORCED CONCRETE PIPE
• PP	UTILITY POLE	RW	RIGHT-OF-WAY
⊕	FIRE HYDRANT	STA.	STATION
XXX	LOT ADDRESS	STD.	STANDARD
ASPH.	ASPHALT	SWB	SOUTHWESTERN BELL TELEPHONE
BLDG.	BUILDING	T.	TOP
BF	BASEMENT FLOOR ELEVATION	TC	TOP OF CURB
CI	CURB INLET	TF	TOP OF FOUNDATION
CL	CENTER LINE	TYP.	TYPICAL
CONC.	CONCRETE	UT	UNDERGROUND TELEPHONE CABLE
DIP.	DUCTILE IRON PIPE	VERT.	VERTICAL
		↔	OVERLAND FLOW PATH

## PREPARED FOR:

TITLEMAX  
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SAVANNAH, GEORGIA 31401  
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ON JANUARY 3, 2008, THE PLANNING AND ZONING COMMISSION APPROVED THE REQUEST 3207.01.

Comment
Revised

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Engineered By: **DOERING ENGINEERING Inc.**  
CIVIL ENGINEERING • PLANNING • SURVEYING



503 South Main Street  
Cover Sheet

Date: 04-28-08
Order Number: 07090
File Name: 07090SGP
Drawn By: MJA
Check By: BKR
Base Map:
MSD #
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Const. Inspector