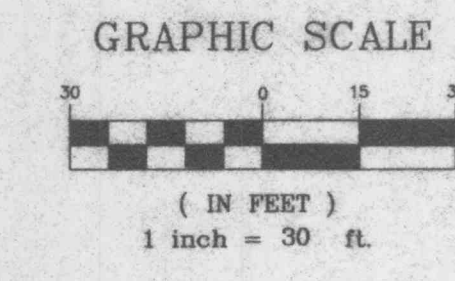
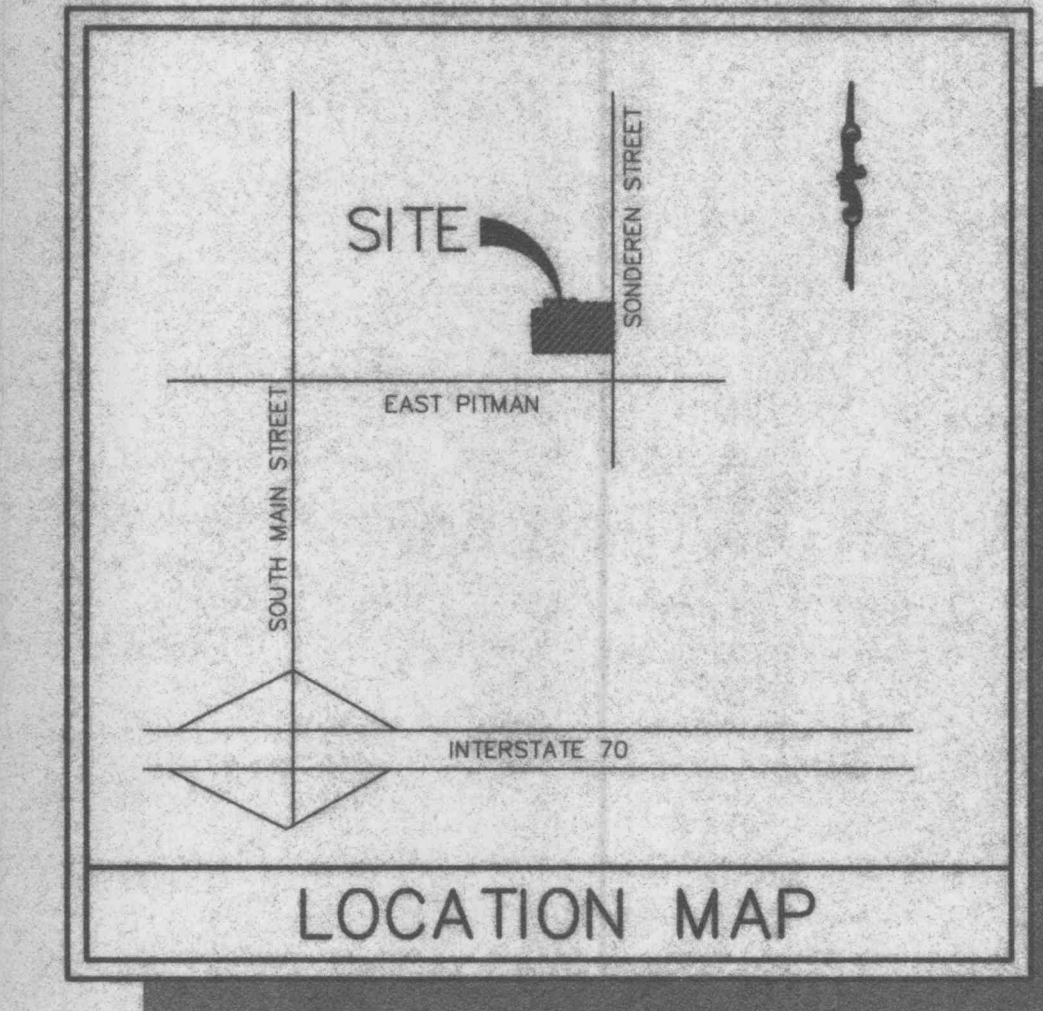


A SITE PLAN FOR TRIGG BANQUET CENTER

A TRACT OF LAND BEING PART OF SECTION 28
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Revisions **APPROVED**
Banquet Center ONLY 12/20/96
Colleen Kramme
Contingent upon executing the off-site sanitary sewer easement.

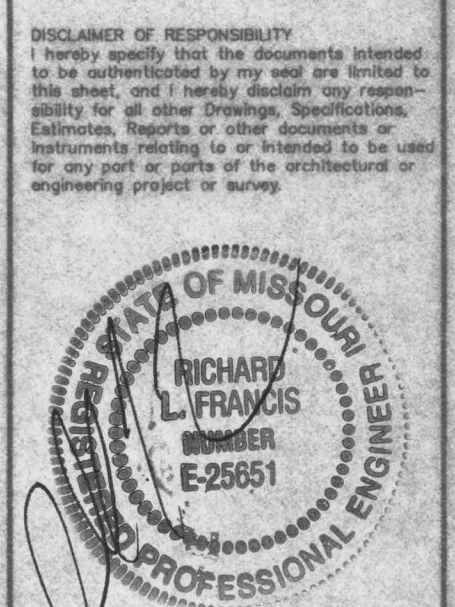


GENERAL NOTES

- 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 OR CONSTRUCTION OF THE IMPROVEMENTS.
- ALL MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- ALL STORM SEWERS MUST BE A.S.T.M. C-76, CLASS III.
- 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-998).
- 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.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF O'FALLON.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- CONTRACTOR TO NOTIFY THE CITY OF O'FALLON & MISSOURI STATE HIGHWAY DEPARTMENT 48 HOURS PRIOR TO ANY CONSTRUCTION IN OR OUT OF THE RIGHT-OF-WAY.
- ALL PEDESTRIAN WALKWAYS TO BE HANDICAPPED ACCESSIBLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH OR OBTAINING A SOILS ANALYSIS.
- THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN PER F.I.R.M. #29183 Q237E, DATED AUGUST 2, 1996.
- ALL EXISTING UTILITIES ON SITE TO REMAIN AND ADJUSTED TO GRADE.
- DEVELOPER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING ORDINANCE.
- ALL GRADING MUST BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL AND WATER CONSERVATION DISTRICT.
- ALL FENCES AND SIGNS SHALL REQUIRE SEPARATE PERMITS.
- THIS SITE WILL CONFORM WITH THE COMPREHENSIVE PLAN. TREE PRESERVATION DURING DEVELOPMENT
TOTAL AREA OF EXISTING TREES = 3,750 SQ.FT.
TREES REQUIRED: 3,750 SQ.FT. X 80% = 3,000 SQ.FT.
15 TREES/43,560 SQ.FT. X 3,000 SQ.FT. = 1.03 = 2 TREES
- CONTRACTOR TO CONTRIBUTE \$1,000.00 PER ACRE TO THE CITY OF O'FALLON STORM WATER DETENTION FUND.
1.72 ACRES = \$1,720.00
- LANDSCAPE CALCULATIONS:
1 TREE FOR 40 FT. OF ROAD FRONTAGE
215 FT. FRONTAGE/40FT. = 6 TREES
INTERIOR LANDSCAPING REQUIREMENTS:
NOT LESS THAN 6 PERCENT OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED.
102 PARKING SPACES X 270 S.F. = 27540 S.F.
6 PERCENT X 27540 S.F. = 1653 S.F.
INTERIOR LANDSCAPING PROPOSED:
2062 S.F. INTERIOR LANDSCAPING/27540 S.F. = 7.5 PERCENT
- D.N.R. AERIAL CROSSING REGULATION NOTE: SUPPORT SHALL BE PROVIDED FOR ALL JOINTS IN PIPES UTILIZED FOR AERIAL CROSSINGS. THE SUPPORTS SHALL BE DESIGNED TO PREVENT FROST HEAVE, OVERTURNING AND SETTLEMENT. PRECAUTIONS AGAINST FREEZING, SUCH AS INSULATION AND INCREASED SLOPE, SHALL BE PROVIDED. EXPANSION JOINTING SHALL BE PROVIDED BETWEEN ABOVE-GROUND AND BELOW-GROUND SEWERS. FOR AERIAL STREAM CROSSINGS, THE IMPACT OF FLOOD WATERS AND DEBRIS SHALL BE CONSIDERED. THE BOTTOM OF THE PIPE SHOULD BE PLACED NO LOWER THAN THE ELEVATION OF THE FIFTY (50)-YEAR FLOOD.
- PARKING CALCULATIONS: GROSS FLOOR AREA = 10,000 S.F.
NON-USABLE FLOOR AREA = 2,000 S.F.
NET FLOOR AREA = 8,000 S.F.
PARKING REQUIRED @ 8 P.S./1000 S.F. = 64
PARKING SHOWN = 82 INCLUDES 5 HANDICAP SPACES

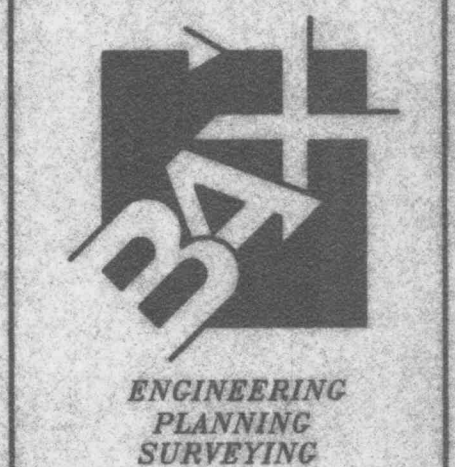
LANDSCAPE LEGEND

- = TWENTY(20) - HOLLY BUSHES - 18" MIN. HEIGHT
- = TWENTY FOUR(24) - DWARF MUGHO PINES - 18" MIN. HEIGHT
- = SIX (6) - BRADFORD PEARS - 2" CALIPER
- = TWENTYFIVE (25) - 6" WHITE PINE - 2" CALIPER



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REVISIONS	
12-3-96	CLIENT
12-9-96	CITY
12-16-96	STORM SEWER



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St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

10-3-96	DATE
96-8088	PROJECT NUMBER
1 OF 3	SHEET OF
8088.CON	FILE NAME
DJB	RLF
DRAWN	CHECKED

PREPARED FOR:

JAMES W. & SHEILA BLECHLE
32 BUNKER DRIVE
O'FALLON, MO. 63366
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