

# U-HAUL CENTER & SELF-STORAGE FACILITY

A TRACT OF LAND BEING PART OF TRACT B "K. C. CENTER" BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.

## SITE / CIVIL ENGINEERING PLANS TRACT B "K.C. CENTER" AT HIGHWAY K

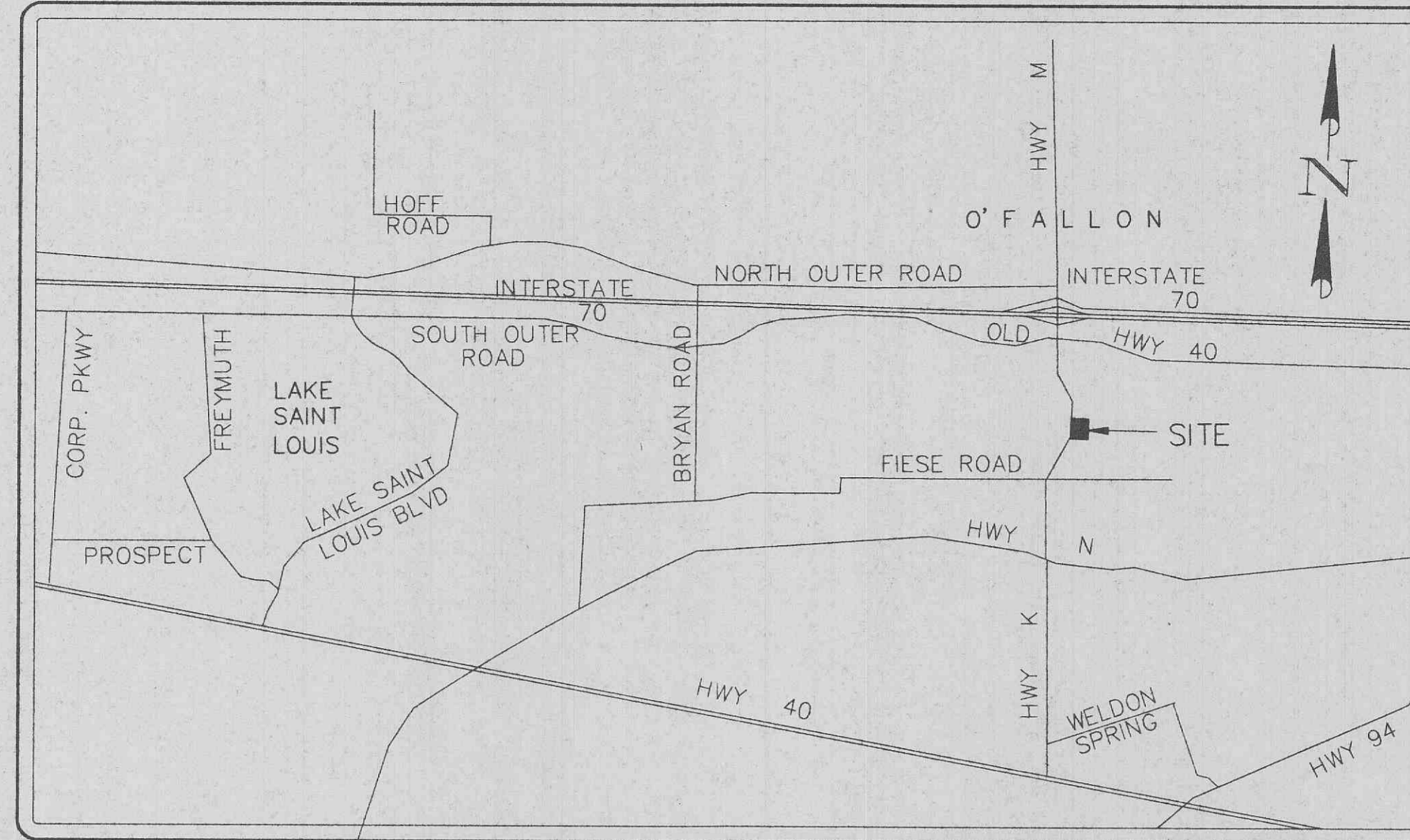
### GENERAL NOTES:

- All construction methods, materials and practices shall conform to all current applicable specifications of governing agencies.
  - Any destruction of existing improvements or features shall be repaired or replaced in kind by the contractor and shall remain the contractor's responsibility.
  - It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
  - Contractor shall keep road clear of mud and debris.
  - Developer is notified that permit(s) from U.S. Army Corps of Engineers and Mo.D.N.R. may be required for this development.
  - All retaining walls will require a permit from the City of O'Fallon.
  - According to the flood insurance rate map of St. Charles County, Missouri unincorporated area (Community Panel Number 290315-0239-E dated August 2, 1996), this property lies within Zone X. Zone X is defined as an area of minimal flood hazard.
  - All disturbed areas are to be sodded, seed or mulched per City of O'Fallon specifications.
- GOVERNING MUNICIPALITY: CITY OF O'FALLON  
CURRENT PROPERTY ZONING: C-2 CUP  
MINIMUM LOT AREA: NONE
- MINIMUM FRONT BUILDING SETBACK: 25'  
MINIMUM SIDE BUILDING SETBACK: 20'  
MINIMUM REAR BUILDING SETBACK: 25'  
LOT ACREAGE: 2.194 ACRES (95,570.640 S.F.)  
MAXIMUM HEIGHT RESTRICTION: 35'  
GROSS SQUARE FOOTAGE OF NEW BUILDING: 87,636.5 SQ. FT.  
NET RENTABLE SQUARE FOOTAGE: 53,994 SQ. FT.
- PARKING REQUIREMENTS:  
STORAGE PORTION: 1+1 FOR EVERY 400 GROSS SQ.FT.=158 SPACES  
RETAIL PORTION (1600 SQ.FT.): 1 SPACE PER 200 SQ.FT. = 8 SPACES
- LOADING REQUIREMENTS:  
LOADING PORTION: 1 FOR 5,000 SQ.FT. AND 1 FOR EVERY ADDITIONAL 20,000 SQ.FT. THEREON = 4 SPACES.
- TOTAL SPACES PROVIDED= 37 SPACES PER APPROVED VARIANCE.  
(INCLUDING 1 HANDICAPP SPACE)

### SEWER CONSTRUCTION NOTES:

- All storm and sanitary sewer construction methods to conform to latest standards and specifications of the City of O'Fallon Sewer District.
- All storm and sanitary sewer structures and appurtenances to conform to the standard details and construction specifications per the City of O'Fallon.
- After all sewers and appurtenances are completed, inspected and accepted, the contractor will be permitted to connect the sewer extension into the existing system, in the presence of an Inspector.
- Drainage pipe shall be reinforced concrete class III (ASTM C76) except as noted on plans. Installation shall conform to the City of O'Fallon Sewer District Standards and Specifications.
- Joining material for Poly Vinyl Chloride (PVC) Sanitary Sewers shall conform to ASTM Specification D-3212. All poly vinyl chloride (PVC) pipe shall conform to ASTM D-3034, Type PSM with a SDR rating of 35 or lower.
- Manhole frames and covers shall be standard frames and covers as approved by the governing authority.
- Trenches under existing pavement and under areas to be paved shall be back filled with 3/4" minus crushed limestone and compacted to 90% of the maximum dry density as determined by the modified proctor test.
- In all areas where sewer and appurtenances are to be constructed in filled ground, the fill will be placed to approximate finish grade and compacted to 90% of maximum dry density as determined by the modified proctor test, prior to the excavating and installing of pipe.
- The sewer contractor may construct the building sewer laterals in conjunction with the sanitary main, trunk or lateral sewers, within the development, provided that the building sewer lateral terminates five (5) feet, or more, outside the proposed or existing building line or foundation wall.
- All manhole and inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor. At the time of construction stakeout of the sewer lines, all curb and grate inlets will be face staked, provided said stakes do not fall in the ditch line. If stakes fall within the ditch line the sewer company or job superintendent shall notify the Engineer that stakes are needed and allow 48 hours for cuts. Tops of manholes, inlets, valve boxes, etc., shall conform to finished grade.
- All standard street curb inlets to have front of inlet curb and flush with face of vertical curb. All area inlets are opened 4 sides except as noted on plan.
- All sanitary building connections have been designed so that the minimum vertical distance from the low point of the finished floor to the flow line of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus a vertical distance of 2 1/2 feet.
- When P.V.C. pipe is used, appropriate rubber seal water stop, as approved by the sewer district, shall be installed between P.V.C. pipe and masonry (concrete & brick) structure.
- It is the contractor's responsibility to confirm the location of existing utilities and/or underground facilities by notifying utility companies prior to construction.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including building laterals.
- All construction methods and materials used shall conform to current applicable standards.
- Shop drawings are required for construction of non reinforced concrete structures.

### LOCATION MAP N.T.S.



### LEGEND

EXISTING	PROPOSED

#### ABBREVIATIONS:

B.D.C.	BACK OF CURB
F.D.C.	FACE OF CURB
BC	BOTTOM OF CURB
CJ	CONSTRUCTION JOINT
EJ	EXPANSION JOINT
TW	TOP WALK
FG	FINISH GROUND
TBR	TO BE REMOVED
UIP	USE IN PLACE
GUT	GUTTER
CC	CONCRETE COLLAR
YCB	YARD CATCH BASIN

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### LEGAL PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF TRACT B OF "K.C. CENTER" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35 PAGE 104 OF THE ST. CHARLES COUNTY RECORDS, ALSO BEING PART OF THE SOUTHWEST CORNER OF FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 19 OF "WINDING WOODS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31 PAGE 249 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING ALSO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO KNIGHTS OF COLUMBUS ASSOCIATION OF O'FALLON, MISSOURI BY DEED RECORDED IN BOOK 783 PAGE 1337 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID KNIGHTS OF COLUMBUS PROPERTY SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 180.00 FEET TO THE ACTUAL POINT OF THE BEGINNING OF THE DESCRIPTION HEREIN; THENCE CONTINUING ALONG SAID EAST LINE OF THE KNIGHTS OF COLUMBUS PROPERTY SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 208.37 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO MARK & DAANE KEVEN AND GREGORY & PAULA KEVEN BY DEED RECORDED IN BOOK 1893 PAGE 1421 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID KEVEN PROPERTY; AND THE WESTWARDLY EXTENSION THEREOF SOUTH 45 DEGREES 27 MINUTES 15 SECONDS WEST 21.02 FEET, AND NORTH 89 DEGREES 02 MINUTES 00 SECONDS WEST 421.47 FEET TO A POINT IN THE EAST LINE OF MISSOURI STATE HIGHWAY K, SAID POINT BEING 64.49 FEET PERPENDICULARLY DISTANT EAST OF MISSOURI STATE HIGHWAY K CENTERLINE STATION 69 + 05.14; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY K, NORTH 05 DEGREES 38 MINUTES 20 SECONDS EAST 105.86 FEET TO A POINT BEING 75.00 FEET PERPENDICULARLY DISTANT EAST OF MISSOURI STATE HIGHWAY K CENTERLINE STATION 68 + 00; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, BEING 75.00 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL TO THE SAID CENTERLINE OF MISSOURI STATE HIGHWAY K, NORTH 00 DEGREES 04 MINUTES 18 SECONDS WEST 118.05 FEET TO A POINT; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 02 MINUTES 00 SECONDS EAST 426.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.194 ACRES.

### UTILITY COMPANIES

1.) WATER	PUBLIC WATER DISTRICT #2 P.O. BOX 967 O'FALLON, MISSOURI 63366 (636) 561-3737	4.) GAS	ST. CHARLES GAS COMPANY # 1 WESTBURY SQUARE BLDG. "D" ST. CHARLES, MISSOURI 63301 (636) 946-8937
2.) SEWER	CITY OF O'FALLON P.O. BOX 967 O'FALLON, MISSOURI 63366 (636) 281-2858	5.) TELEPHONE	GTE 680 PARR ROAD BLDG. AA WENTZVILLE, MISSOURI 63385 (636) 332-7306
3.) ELECTRIC	AMEREN UE 200 GALLAHAN ROAD WENTZVILLE, MISSOURI 63385 (636) 639-8210	6.) FIRE	O'FALLON FIRE PROTECTION DISTRICT 119 EAST ELM STREET O'FALLON, MISSOURI 63366 (636) 240-5312

### GRADING NOTES:

- All fill areas are to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified AASHTO compaction test, ASTM D1557-78, or as specified by the soils engineer.
- It shall be the grading contractor's responsibility to notify the soils engineer prior to work in progress and to comply with recommendations by the soils engineer with regards to compaction, surface preparation and placement of fill.
- It shall be the grading contractor's responsibility to provide the location of any existing underground utilities by notifying utility companies prior to grading operations.
- The grading contractor shall cut or fill to sub grade elevation under all areas to be paved.
- All drainage swales shall be sodded or seeded and mulched to prevent erosion unless otherwise noted.
- All rough grading is to be completed within  $\pm 0.5'$  of finish grade.
- All stumps, limbs, and other debris are to be removed from the site unless a suitable dump area is approved in advance by the owner after consulting with the soils engineer if burning is approved.
- Sub grade is included in the total bid yardage. (Sub grade is figured at pavement depth.)
- Slope to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
- City of O'Fallon shall be provided with a copy of all grading compaction test results.

### SILTATION NOTES:

- Siltation controls will be installed prior to any grading or construction operations and shall be inspected and maintained as necessary to insure their proper function until sufficient vegetation has been established to prevent erosion.
- The installation and maintenance of all siltation controls shall be the responsibility of the contractor.
- Additional siltation controls may be required as directed by the local governing authority.
- All grading areas shall be protected from erosion by erosion control devices and/or seeding and mulching as directed by the City of O'Fallon.
- No earth slope shall exceed 3:1 max.

### PROPERTY OWNER

U-HAUL INTERNATIONAL INC.  
2727 N. CENTRAL AVENUE  
PHOENIX, AZ 85004  
PHONE (602) 277-1026

SITE ADDRESS 2000 HIGHWAY K  
PROJECT ZIP CODE 63366

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PREPARED BY:  
the  
**STERLING**  
ENGINEERS, SURVEYORS AND PLANNERS

2000 Hwy K

Building File  
APPROVED  
AS NOTED  
APRIL 28 2000  
Clyde L. Lammert

PROFESSIONAL SEAL

Professional Seal of Clyde L. Lammert, State of Missouri, No. 242608

**UHAUL**

U-HAUL INTERNATIONAL  
CONSTRUCTION & RENOVATION  
2727 NORTH CENTRAL  
PHOENIX, ARIZONA  
PH: 602/263-6565  
FAX: 602/277-1026

SITE ADDRESS  
U-HAUL OF O'FALLON  
2000 HIGHWAY K  
O'FALLON MO

SHEET CONTENTS  
COVER SHEET

3591

DRAWN BY: RL  
CHK'D BY: MB  
DATE: 12/06/99

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