

A SET OF CONSTRUCTION PLANS FOR  
**O'FALLON COMMONS PHASE 2**  
A TRACT OF LAND BEING PART OF  
U.S. SURVEY 67  
TOWNSHIP 46 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
ST. CHARLES COUNTY, MISSOURI

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 FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% 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-698). ALL TRENCH BACKFILLS UNDER PAVED AREAS INCLUDING SIDEWALKS SHALL BE GRANULAR FILL. ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES).
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- 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 DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:

(Phase 1)  
STREET TREES: 216.41 L.F. FRONTAGE  
1 TREE / 40 L.F. = 5 TREES  
ADDITIONAL TREES: 28,755.16 S.F. OPEN SPACE  
1 TREE / 3000 S.F. = 10 TREES

(Phase 2)  
STREET TREES: 179.47 L.F. FRONTAGE  
1 TREE / 40 L.F. = 5 TREES  
ADDITIONAL TREES: 4,854.92 S.F. OPEN SPACE  
1 TREE / 3000 S.F. = 2 TREES

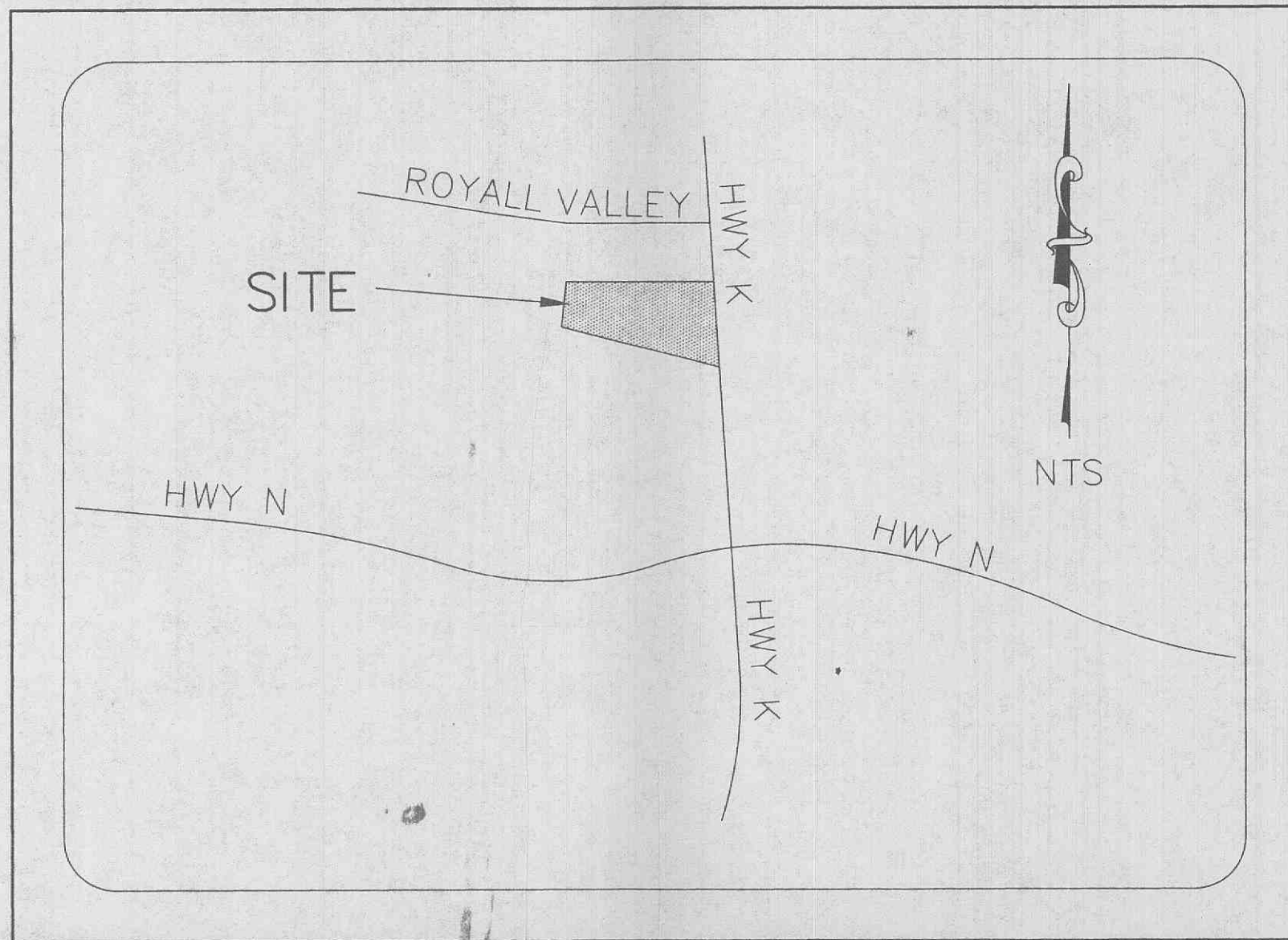
TOTAL TREES REQUIRED: 22 TREES

- TOTAL TREES PROPOSED: 28 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC TELEPHONE, AND GAS METERS, SATELLITE DISHES, ROOFTOP MECHANICAL APPARATUS, AND OUTDOOR STORAGE AREAS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS REVIEWED AND APPROVED BY THE PLANNING DIVISIONS.
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES.
- THE DEVELOPER SHALL COMPLY WITH ARTICLE 26 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL CONFORM WITH THE CURRENT COMPREHENSIVE PLAN FOR THE CITY OF O'FALLON.
- THE DEVELOPER SHALL PROVIDE ONE (1) "U" STYLE BICYCLE RACK CAPABLE OF HOLDING A MINIMUM OF SIX (6) BICYCLES ON-SITE.
- CROSS-ACCESS TO SOUTH OF SITE SHALL BE COORDINATED UPON FINALIZATION OF THE SITE DEVELOPMENT PLAN.
- THE MULTI-USE TRAIL EASEMENT SHALL BE CONSTRUCTED DURING THE DEVELOPMENT OF THIS SITE.
- MULTI-USE TRAIL IS TO MATCH EXISTING TRAIL FOR DEER CREEK CROSSING.

LEGEND

- (R) DENOTES RECORD DIMENSION  
(S) DENOTES SURVEY DIMENSION
- = SIGN  
— = GAS VALVE  
— = WATER SHUT OFF VALVE  
— = FIRE HYDRANT  
— = TELEPHONE BOX  
— = WATER METER  
— = UTILITY POLE  
— = GUY WIRE  
— = OVERHEAD WIRES  
—X— = FENCE  
RCP = REINFORCED CONCRETE PIPE  
PVC = POLY VINYL CHLORIDE (PLASTIC)  
— = CONCRETE

LOCATION MAP



DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION

- Underground utilities have been plotted from available information and therefore their location 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 improvements.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
- All existing site improvements, disturbed, damaged or destroyed shall be repaired or replaced to closely matched preconstruction conditions.
- All fill including places under proposed storm and sanitary sewer lines and paved areas included trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM D1557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proofrolling and compaction.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
- All construction and materials shall conform to the current construction standards of Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2-1/2 feet.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.120(7)(E).
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- All sanitary and storm sewer trench backfills shall be water jetted. Granular backfills will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
- All creek crossings shall be grouted rip-rap as directed by District inspectors. (All grout shall be high slump ready-mix concrete).
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to existing residential driveways and streets.
- Pre-manufactured adapters shall be used at all PVC to DIP connection. Rubber boot/Mission type couplings will not be allowed.

DEVELOPMENT NOTES

- Area of Tract: 2.88 Acres
- Existing Zoning: C-2
- Proposed Use: Commercial/Retail
- Area of Building: 13,200 Sq.Ft. (Phase 1)  
6,925.62 Sq.Ft. (Phase 2)
- The required height and building setbacks are as follows:  
Minimum Front Yard: 25 feet  
Minimum Side Yard: None  
Minimum Rear Yard: 10 feet  
Maximum Height of Building: 50 feet
- Current Owner and Developer of Property: Wolff Properties  
225 S. Meramec Avenue  
Suite 301  
St. Louis, MO 63105

- Site is served by:  
Duckett Creek Sanitary District  
Union Electric Company  
Laclede Gas Company  
St. Charles County Public Water Supply District No. 2  
GTE Telephone Company  
Fort Zumwalt School District  
O'Fallon Fire Protection District

- No Flood Plain exists on this tract per F.I.R.M. #29183 C 0239 E, dated Aug. 2, 1996

- Topographic information is per Topographic Survey by BAX Engineering.

- Parking Required: (Phase 1)  
5.5 parking space for every 1000 Sq.Ft. of floor area,  
13,200 Sq.Ft./1000 x 5.5 = 73 required parking spaces

Loading Spaces Required: 1 space/first 5,000 sq.ft. and 1 spaces/add'n 20,000 sq.ft.  
2 off-street loading spaces required

Loading Spaces Provided: 2 spaces

Parking Required: (Phase 2)  
5.5 parking space for every 1000 Sq.Ft. of floor area,  
6,957 Sq.Ft./1000 x 5.5 = 39 required parking spaces

Loading Spaces Required: 1 space/first 5,000 sq.ft. and 1 spaces/add'n 20,000 sq.ft.  
1 off-street loading spaces required

Loading Spaces Provided: 1 space

Parking Required: 112 SPACES

Parking Provided: 115 SPACES (INCLUDING 6 HANDICAP)

- Landscape Calculations:  
Planter Area Required:  
Total parking spaces in areas more than  
94 SPACES IN PAVED AREAS WIDER THAN 65'  
95 X 270 SQ.FT. X 6% = 1,539 SQ.FT.  
1,888 SQ.FT. PROVIDED

- Site coverage calculations: (Phase 1)  
Building: 13,200 Sq.Ft.  
Pavement: 62,134.27 Sq.Ft.  
Green Space: 28,755.16 Sq.Ft.

Site coverage calculations: (Phase 2)  
Building: 6,925.62 Sq.Ft.  
Pavement: 9,564.78 Sq.Ft.  
Green Space: 4,854.92 Sq.Ft.

- All utilities to be removed back to the main and capped.
- Contractor shall be responsible for all debris to be properly disposed of off-site.
- Contractor shall be responsible for coordinating with utility companies.
- All permits to be obtained by contractor.
- 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 construction and materials used shall conform to current City of O'Fallon Standards.

REFERENCE BENCH MARK:  
RM # 55 - ELEVATION = 514.17'  
CHISELED SQUARE ON NORTHEAST CORNER OF CONCRETE CURB OF COUNTY HIGHWAY BRIDGE K OVER WEST BRANCH TRIBUTARY B.

SITE BENCH MARK:  
ELEVATION = 511.77'  
TOP OLD IRON PIPE ON NORTH PROPERTY LINE 21.1' WEST OF NORTHEAST CORNER.

SHEET INDEX

- |        |                   |
|--------|-------------------|
| 1 OF 3 | COVER SHEET       |
| 2 OF 3 | SITE/GRADING PLAN |
| 3 OF 3 | DETAIL SHEET      |

GRADING QUANTITY

4,118 cu.yds. Cut

3,711 cu.yds. Fill

407 cu.yds. Excess

(INCLUDES 15% SHRINKAGE)

The above yardage is an approximation only, NOT FOR BIDDING PURPOSES. Contractors shall verify quantities prior to construction.

It is the intention of the Engineer for the earthwork to balance on-site. The Engineer shall be notified if any difficulties arise in achieving the balance.

PREPARED FOR: WOLFF PROPERTIES  
225 SOUTH MERAMEC AVENUE  
SUITE 301  
ST. LOUIS, MISSOURI 63105  
(314) 727-9800

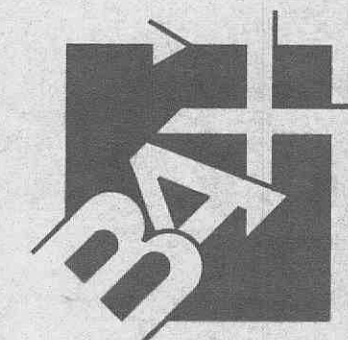
DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project.



Copyright 1997  
BAX Engineering Company, Inc.  
All Rights Reserved

REVISIONS

9-20-00	CITY COMMENTS
9-28-00	CITY COMMENTS
10-02-00	BID SET



ENGINEERING  
PLANNING  
SURVEYING

1052 South Cloverleaf Drive  
St. Peters, MO. 63378-6445  
314-928-5552  
FAX 928-1718

01-04-99

DATE

97-9265A

PROJECT NUMBER

1 OF 3

SHEET OF

9265ACON.dwg

FILE NAME

SCL

DRAWN CHECKED