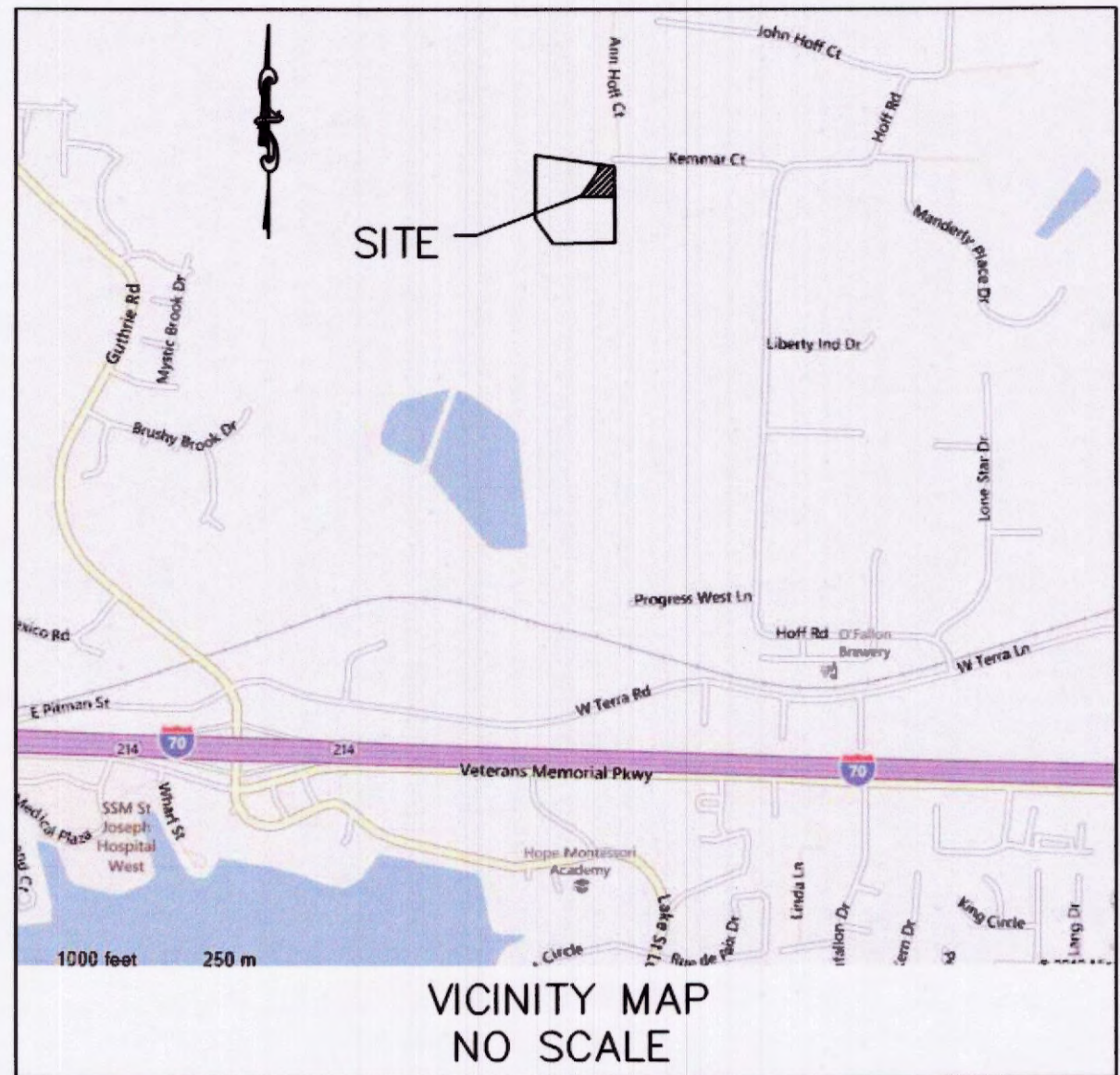


Plan View

SEPTEMBER 2013

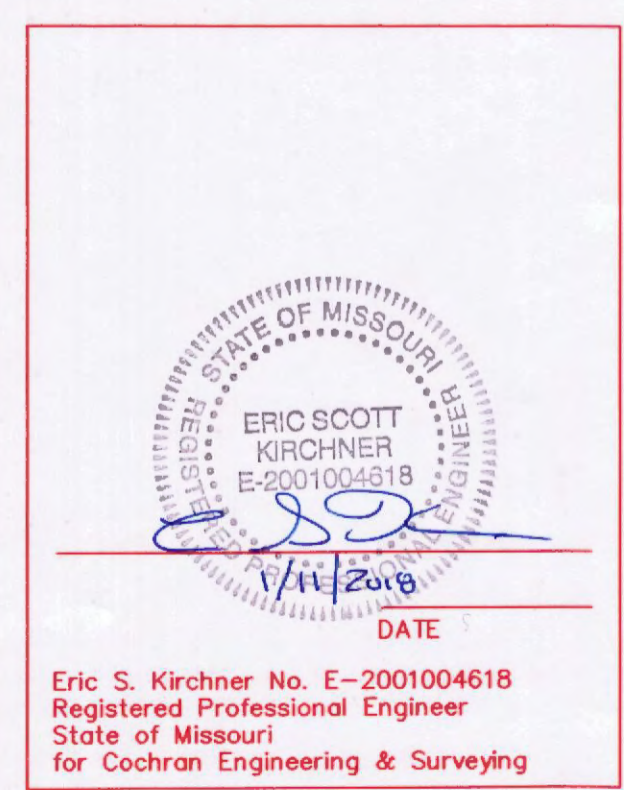


Vicinity Map NO SCALE

Locator Map

Legend

PROPERTY LINE	---
EASEMENT	---
SETBACK	---
EXISTING AERIAL ELECTRIC	—AE—
EXISTING UTILITY POLE	○
EXISTING GUY WIRE	—
EXISTING CHAIN LINK FENCE	—X—X—
EXISTING WATER MAIN	—8"W—
EXISTING TREE	○
EXISTING TREELINE	—
EXISTING UNDERGROUND ELECTRIC	—UGE—
EXISTING FIRE HYDRANT	○
NEW FIRE HYDRANT	○
NEW STORM SEWER	—SS—
NEW FLARED END	▲
NEW WATER LINE	—W—
NEW WATER VALVE	⊕
NEW WATER METER	⊕
NEW SILT FENCE	—SILT—
EXISTING GRAVEL ROAD	▨
EXISTING ASPHALT PAVEMENT	▨
NEW CONCRETE PAVEMENT	▨
NEW ASPHALT MILLINGS	▨
NEW BIO-SWALE/FILTER STRIP	▨
EXISTING BUILDING	▨
NEW BUILDING	▨
NEW TREE	○
NEW TREELINE	—
EXISTING 1' CONTOUR	—XXX—
EXISTING 5' CONTOUR	—XXX—
NEW 1' CONTOUR	—XXX—
NEW 5' CONTOUR	—XXX—
DRAINAGE AREA BOUNDARY	—
TRIBUTARY DRAINAGE AREA	—
POST-DEVELOPED DRAINAGE AREA	—



City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

A SET OF CONSTRUCTION PLANS FOR Lot 1 of Kemmar Court **AS-BUILT**

A TRACT OF LAND BEING PART OF THE
NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF
FRACTIONAL SECTION 23,
TOWNSHIP 47 NORTH, RANGE 2 EAST, OF
THE 5TH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY MISSOURI

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

Gas
Ameren UE
200 N. Callahan Rd.
Wentzville, MO. 63385
636-639-8305

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

Conditions of Approval From Planning and Zoning

1. The dumping and sorting of construction materials must take place entirely within the proposed building. Dumping and sorting outside of the building shall be prohibited.
2. The applicant shall comply with all applicable federal, state and local laws and ordinances in regards to recycling.
3. No hazardous material shall be recycled at the facility.

Drawing Index

- Topographic Survey...C1
- AS-BUILT** Site/Utility Plan...C2
- Grading Plan...C3
- S.W.P.P.P. General Notes/Details...C4
- Pre-Developed Drainage Area Map...C5
- Post-Developed Drainage Area Map...C6
- Detail Sheet...C7
- AS-BUILT** Detail Sheet...C8
- AS-BUILT** Detail Sheet...C9

Benchmarks

Site Benchmark:
Elevation=559.40
"O" in open on
fire hydrant
located approx.
26 feet south
and 13 feet east
of the southeast
corner of Lot 1
of Mercer
Parkway Plat
One (PB 33, PG
129)

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* Construction work outside of these hours requires written approval from the City Administrator or City Engineer.

* The area of this phase of development is 3.31 acres
The area of land disturbance is 1.96 acres
Number of proposed lots is 1
Building setback information: Front 30 ft.
Side 25 ft.
Rear 50 ft.

* Tree preservation calculations

PARKING REQUIREMENTS

1 SPACE PER EMPLOYEE (RECYCLING) = 4 SPACES
1 SPACE PER 1000 SQ. FT.(RECYCLING) = 8 SPACES

PARKING REQUIRED = 12 SPACES
STANDARD SPACES PROVIDED = 11 SPACES
HANDICAP SPACES PROVIDED = 1 SPACES
PARKING PROVIDED = 12 SPACES

TREE PRESERVATION

EXISTING TREE AREA = +/- 0.47 ACRES
(SIZE & NUMBER UNKNOWN)
ALL TREES ON-SITE REMOVED

TREES REPLACED @ 15 TREES/AC.
0.47 AC. X 15 TREES/AC = 7.05 TREES
TREES REPLACED = 7

STREET TREES

575 LF OF FRONTAGE
1 TREE / 40 FEET = 15 TREES

TOTAL TREES

STREET TREES + REPLACEMENT TREES
= 22 TREES

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Shultz DATE 02/06/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Lot 1 of Kemmar Court

Engineering Company's Information

COCHRAN
636-332-4074 (Mo)
636-327-0900 (Toll Free)
1000 S. Main Street
Wentzville, Missouri 63385
• Civil Engineering
• Land Surveying
• Architecture
• General Contracting
• Master Planning

DATE
Kurtis J. Daniels No. E-28668
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

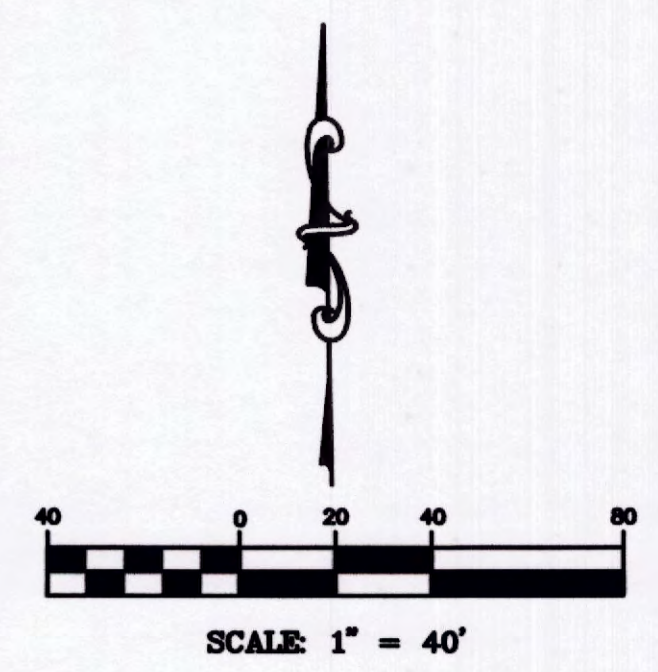
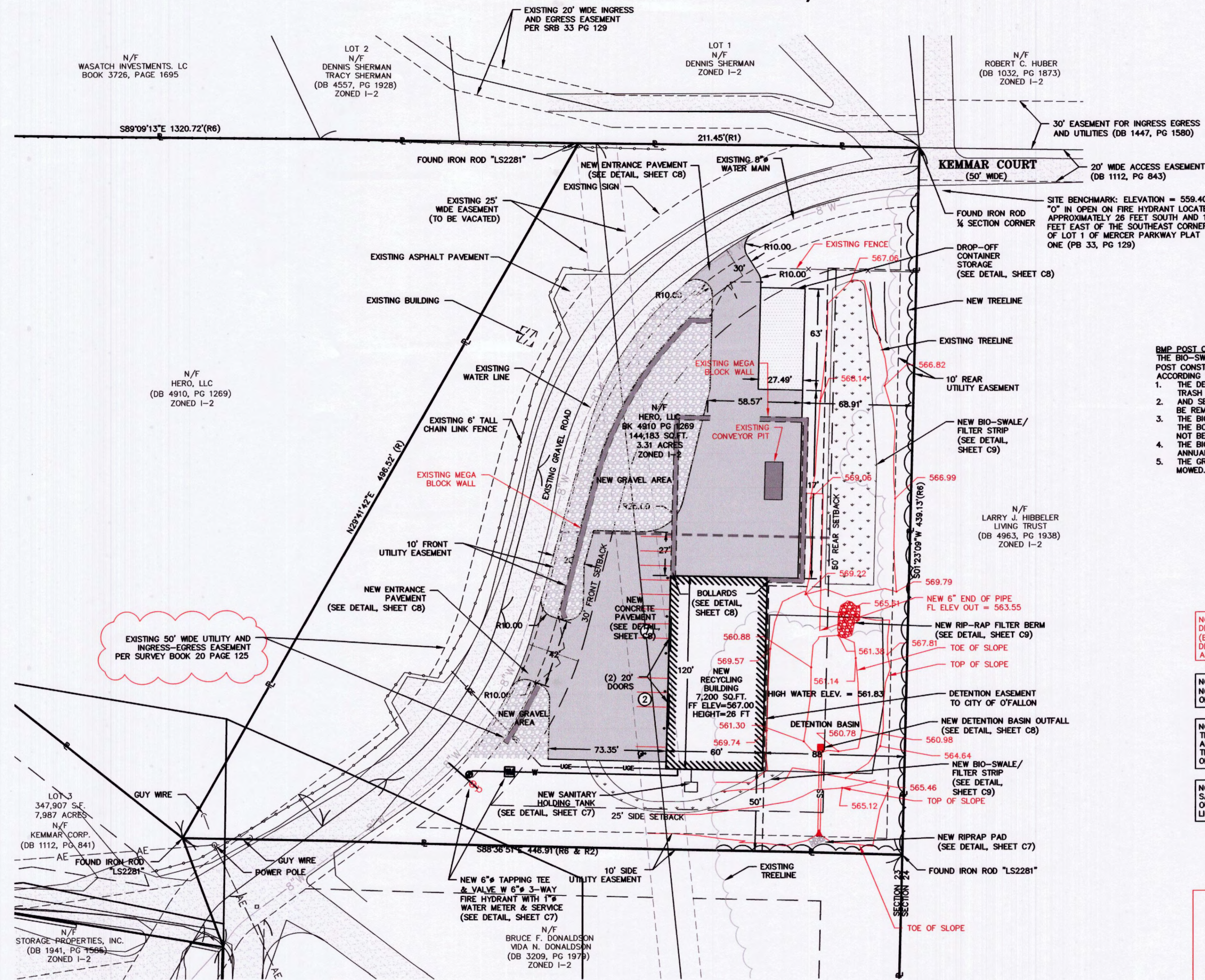
Owner: Hero, LLC
Developer: Grace Hauling
1010 Hoff Road
O'Fallon, MO 63366
Phone: 636-398-8060

City of O'Fallon Cover Sheet

P+Z No.
Approval Date: 7/6/13
City No. 00-42.06
Page No.
Cover

City of O'Fallon Standard Commercial Notes and Details - June 2010

SITE/UTILITY PLAN



LEGEND	
EXISTING GRAVEL ROAD	PROPERTY LINE EASEMENT
EXISTING ASPHALT PAVEMENT	SETBACK
NEW CONCRETE PAVEMENT	EXISTING AERIAL ELECTRIC
NEW ASPHALT MILLINGS	EXISTING UTILITY POLE
NEW BIO-SWALE/FILTER STRIP	EXISTING GUY WIRE
EXISTING BUILDING	EXISTING CHAIN LINK FENCE
NEW BUILDING	EXISTING WATER MAIN
NEW TREE	EXISTING TREE
NEW WATER LINE	EXISTING TREELINE
NEW WATER VALVE	NEW TREELINE
NEW WATER METER	EXISTING UNDERGROUND ELECTRIC
	NEW UNDERGROUND ELECTRIC
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	NEW STORM SEWER
	NEW FLARED END

BMP POST CONSTRUCTION MAINTENANCE
 THE BIO-SWALE AND DETENTION BASIN ARE CONSIDERED POST CONSTRUCTION BMP'S AND SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING:
 1. THE DETENTION BASIN SHALL BE PROPERLY MOWED AND TRASH PROPERLY REMOVED.
 2. AND SEDIMENT ACCUMULATED IN THE DETENTION BASIN SHALL BE REMOVED ANNUALLY.
 3. THE BIO-SWALES ARE TO HAVE NATIVE PLANTS VEGETATING THE BOTTOM OF THE SWALE. THE NATIVE PLANTS SHALL NOT BE MOWED.
 4. THE BIO-SWALES SHALL BE SPRAYED FOR WEEDS ON AN ANNUAL BASIS.
 5. THE GRASS SIDE SLOPES OF THE BIO-SWALES SHALL BE MOWED.

- NOTES:**
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
 - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - TOTAL SITE ACREAGE IS 3.31 ACRES
 - ZONING FOR THIS PROPERTY IS ZONE I-2
 - I-2 ZONING REQUIREMENTS:
 30' FRONT-YARD SETBACK
 25' SIDE-YARD SETBACK
 50' REAR-YARD SETBACK
 MINIMUM LOT AREA: 5 ACRES.
 MINIMUM LOT WIDTH: 75 FEET.
 MAXIMUM BUILDING HEIGHT: FIFTY (50) FEET.
 MAXIMUM SITE COVERAGE OF STRUCTURES: 50 PERCENT
 - THE SITE LAND USE SHALL BE INDUSTRIAL.
 - ACCESSORY BUILDINGS, OR STRUCTURES SHALL BE NO HIGHER THAN THE PRIMARY BUILDING.
 - OFF-STREET PARKING AND LOADING REQUIREMENTS SHALL BE IN CONFORMANCE TO CITY OF O'FALLON PARKING REGULATIONS.
 - ALL EXTERIOR SOLID WASTE CONTAINERS, CONTAINER RACKS AND STANDS SHALL BE SCREENED FROM PUBLIC VIEW. ENCLOSURES SHALL HAVE A CONCRETE FLOOR AND SHALL BE CONSTRUCTED OF MASONRY TO MATCH THE BUILDING AT A MINIMUM HEIGHT OF 6'. NO TRASH ENCLOSURES WILL BE PROVIDED ON THIS SITE.

NOTE:
 DETENTION BASIN VOLUME CAPACITY
 (ELEVATION 560 TO 565)
 DESIGN = 21,705 CU. FT
 AS-BUILT = 14,795 CU. FT

NOTE:
 NO WELLS, CISTERNS AND/OR SPRINGS EXIST ON THE PROPERTY.

NOTE:
 THE EXISTING CONTAINERS AND ASPHALT PILE ARE TO BE REMOVED FROM THE SITE AND THE ASPHALT SHALL BE PROPERLY DISPOSED OF.

NOTE:
 SANITARY HOLDING TANK SHALL BE PUMPED OUT A MINIMUM OF 6 TIMES PER YEAR BY A LICENSED COMPANY.

ERIC SCOTT KIRCHNER
 E-200104618
 Registered Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying
 DATE: 1/11/2010

SITE COVERAGE CALCULATION		
NEW BUILDING:	7,200	SQ FT
NEW PAVEMENT:	27,009	SQ FT
EXISTING GRAVEL ROAD:	19,570	SQ FT
GREENSPACE (EAST):	51,942	SQ FT
GREENSPACE (WEST):	38,463	SQ FT
SITE COVERAGE =	BUILDING + TOTAL PAVEMENT	X 100%
SITE COVERAGE =	TOTAL SITE	42.1%

OWNER: HERO, LLC
DEVELOPER: GRACE HAULING
 1010 HOFF ROAD
 O'FALLON, MO 63366
 PHONE: 636-398-8060

Lot 1 of Kemmar Court

Engineering Company's Information



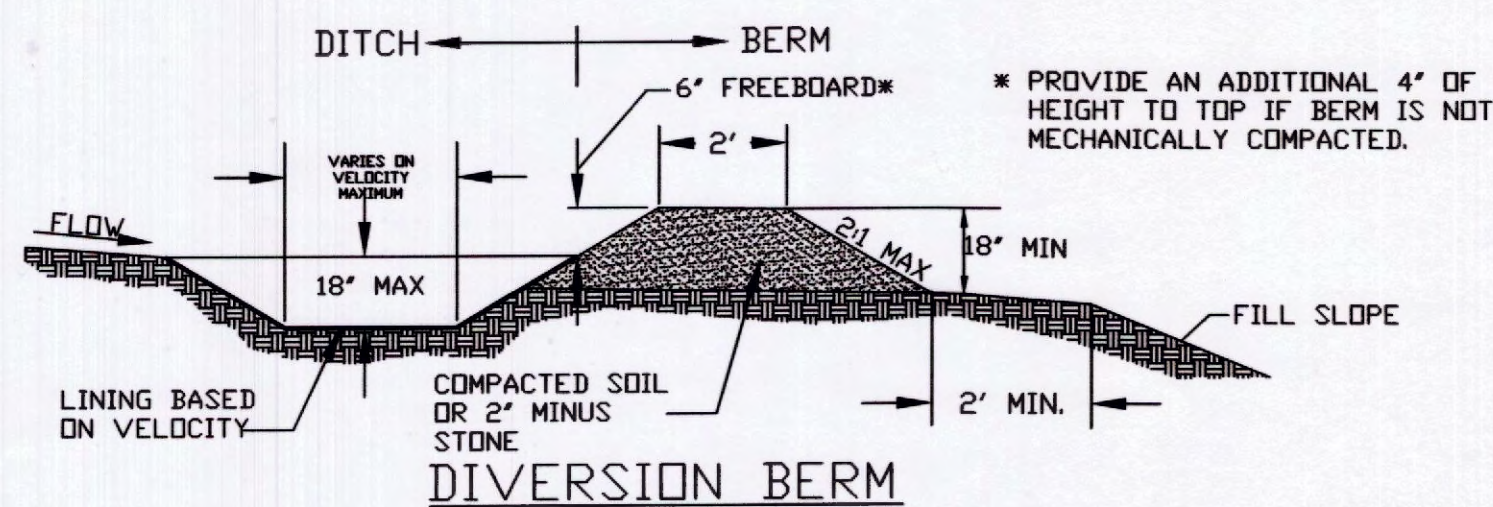
DATE
 Kurtis J. Daniels No. E-28668
 Registered Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying

Owner: Hero, LLC
Developer: Grace Hauling
 1010 Hoff Road
 O'Fallon, MO 63366
 Phone: 636-398-8060

P+Z No.
 Approval Date: 7/6/13
 City No. 00-42.06

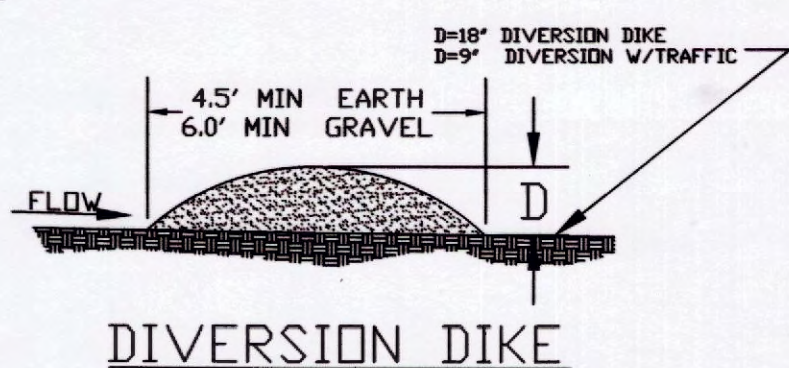
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 C2

City of O'Fallon Standard Sheet



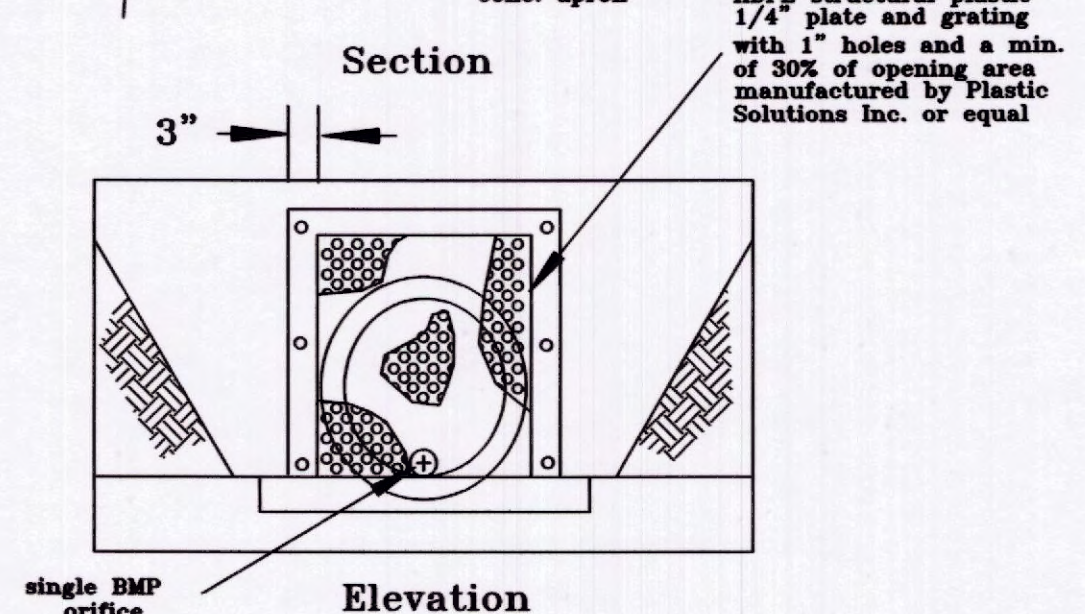
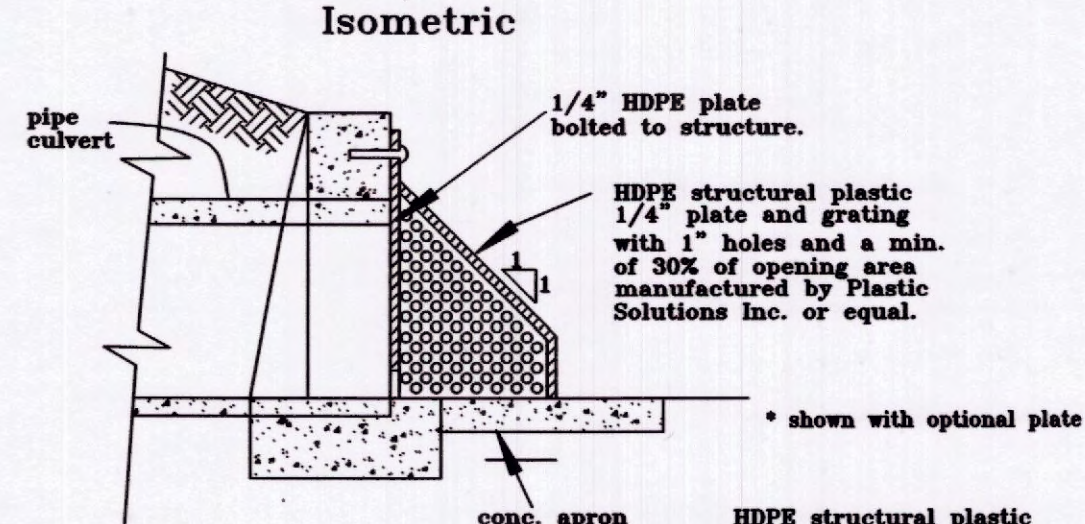
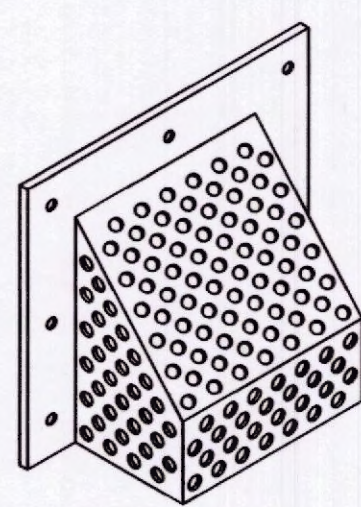
DESIGN CRITERIA

- DIVERSIONS SHALL BE USED FOR DRAINAGE AREAS \leq 3 ACRES.
- DIVERSION CHANNELS SHALL BE DESIGNED TO CONVEY THE 6-MD STORM AT NON-EROSIVE VELOCITIES.
- CRITICAL LOCATIONS SHALL BE DESIGNED FOR THE 15YR / 20Min. STORM.
- MAXIMUM CHANNEL SLOPE OF 3% WITHOUT CHECK DAMS.
- SWALE SEDIMENT TRAPS ARE TO BE USED IN HIGHLY ERODIBLE AREAS.
- CHANNELS SHALL BE PROTECTED USING APPROPRIATE CHANNEL LINERS.
- CHANNEL OUTLETS MUST BE STABILIZED.
- STORM SEWERS MAY BE USED IN LIEU OF OPEN CHANNELS.



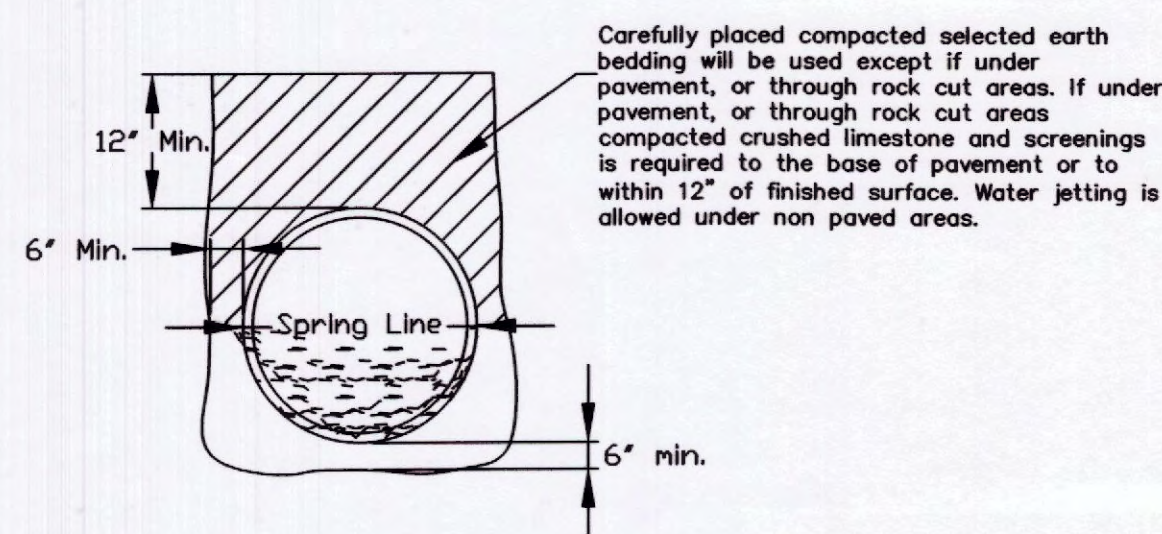
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**DIVERSION BERMS
+ DIKES**



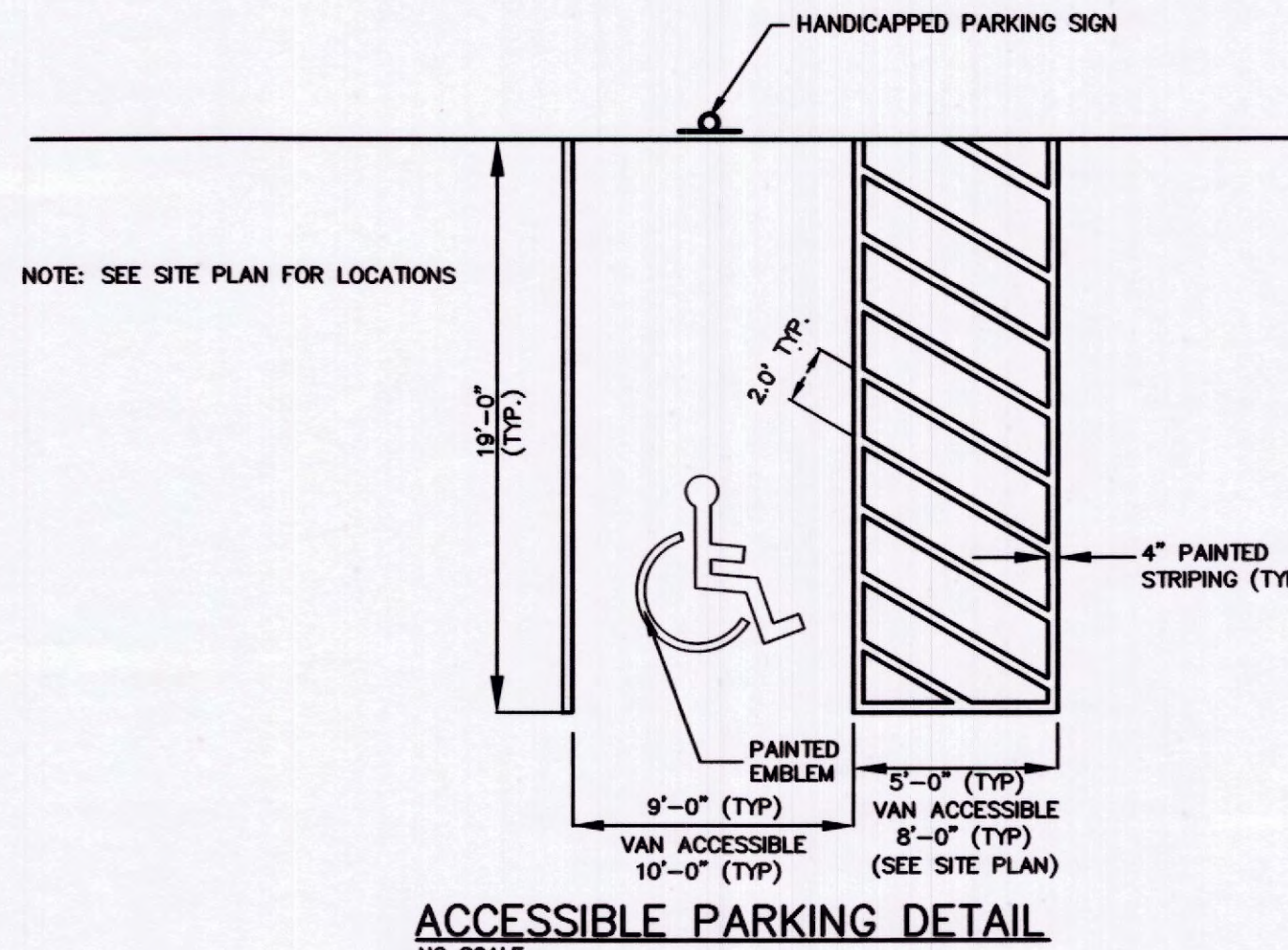
BMP TRASH RACK

PLASTIC SOLUTIONS INC.
P.O. Box 4386
Winchester VA 22604
877-877-5727
www.plastic-solutions.com

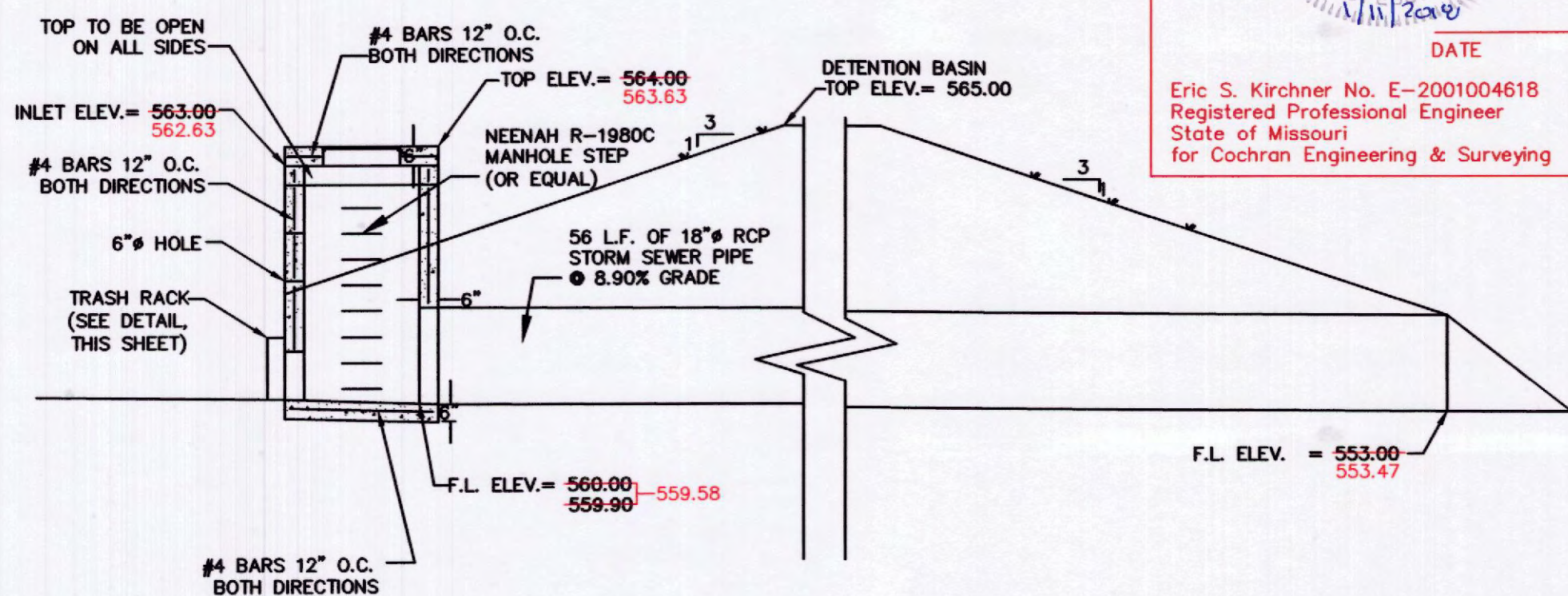
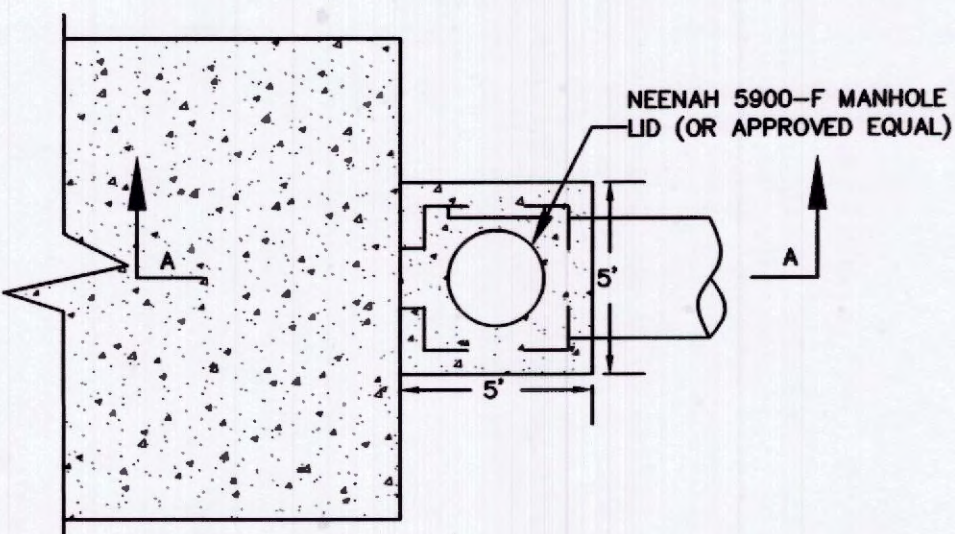


CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**TRANCH
DETAIL**



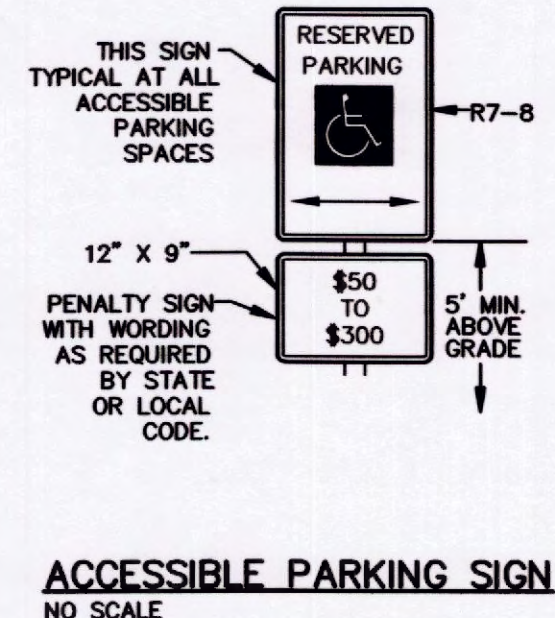
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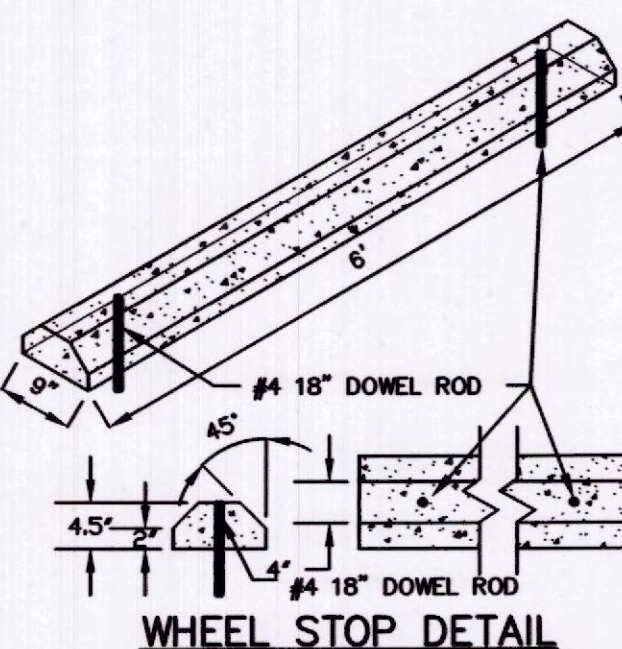
SECTION A-A

EAST DETENTION BASIN OVERFLOW STRUCTURE #1
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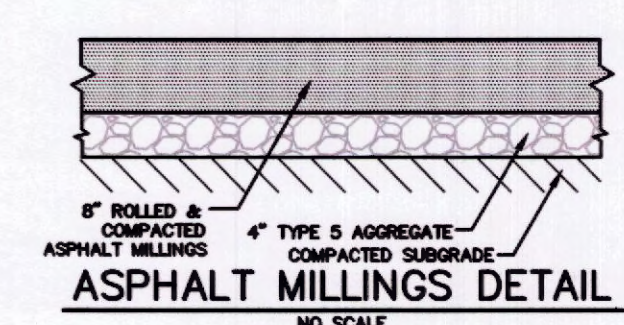
STATE OF MISSOURI
ENGINEERING BOARD
ERIC SCOTT KIRCHNER
E-2001004818
DATE
Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying



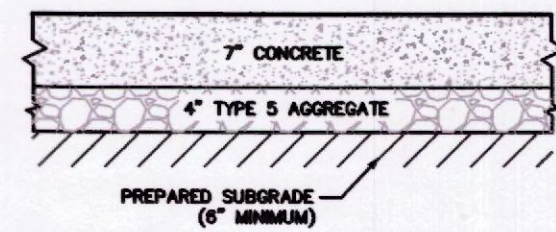
ACCESSIBLE PARKING SIGN
NO SCALE



WHEEL STOP DETAIL
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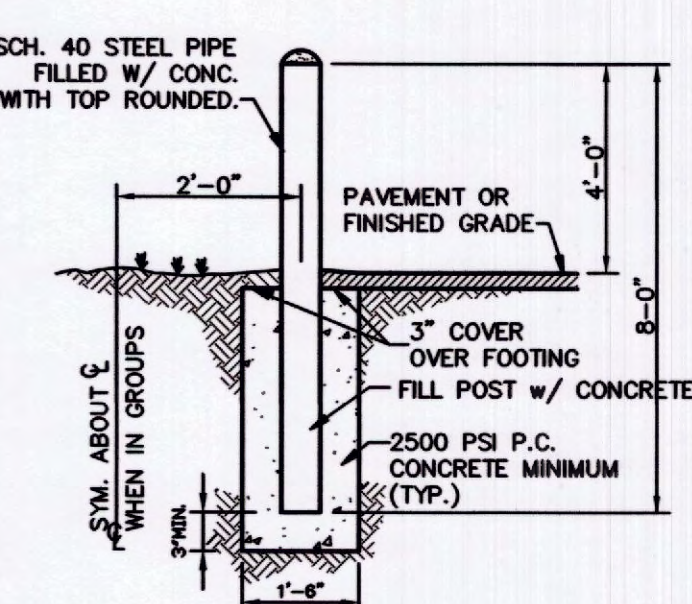


ASPHALT MILLINGS DETAIL
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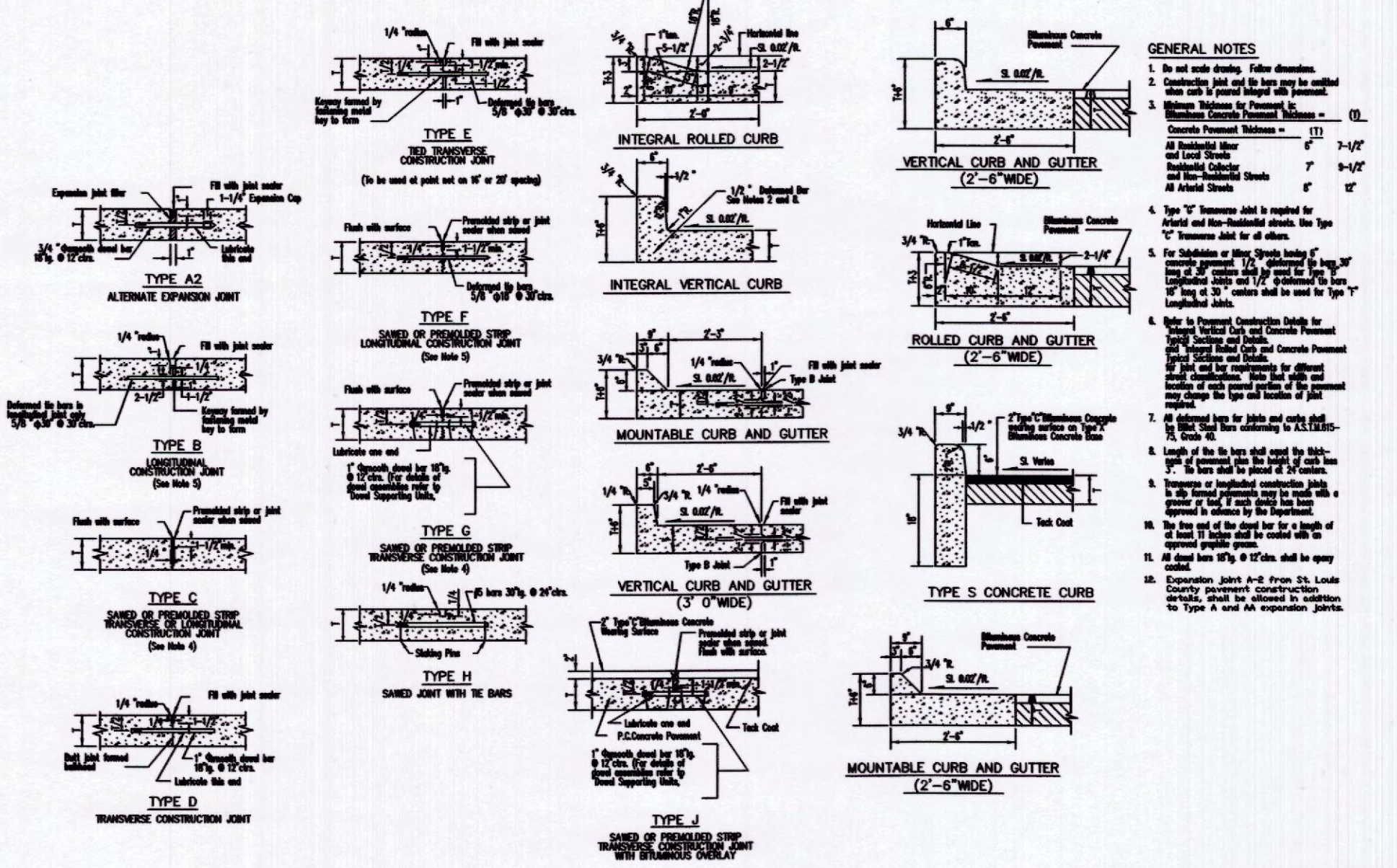
CONCRETE PAVEMENT DETAIL
NO SCALE

NOTE:
ALL CONCRETE PAVEMENT
SHALL BE 4,000 PSI
@ 28 DAYS.



PIPE BOLLARD
NO SCALE

NOTE:
ALL PIPES SHALL BE
PAINTED TRAFFIC YELLOW



CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**PAVEMENT CONSTRUCTION DETAILS
JOINTS AND CURBS**

Lot 1 of Kemmar Court

Engineering Company's
Information

636-332-4874 (Mo)
636-327-0760 (Mo)
www.cochran-engineering.com

COCHRAN

• Civil Engineering
• Surveying
• Architecture
• Site Development
• Master Planning

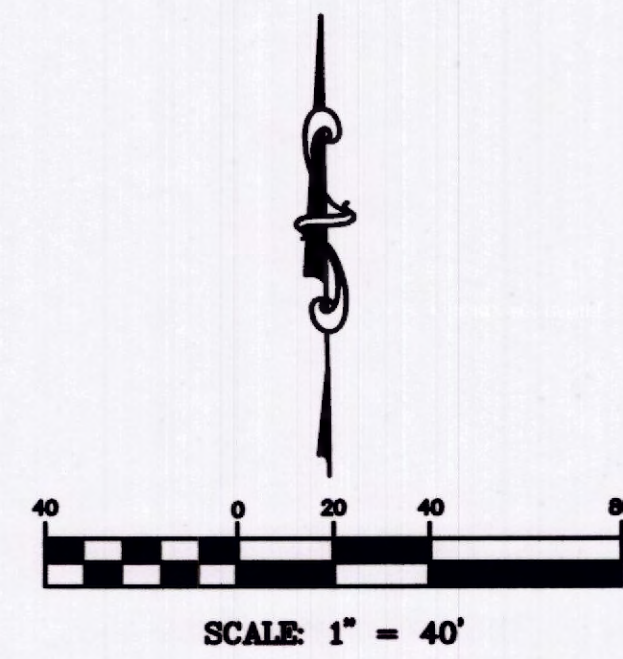
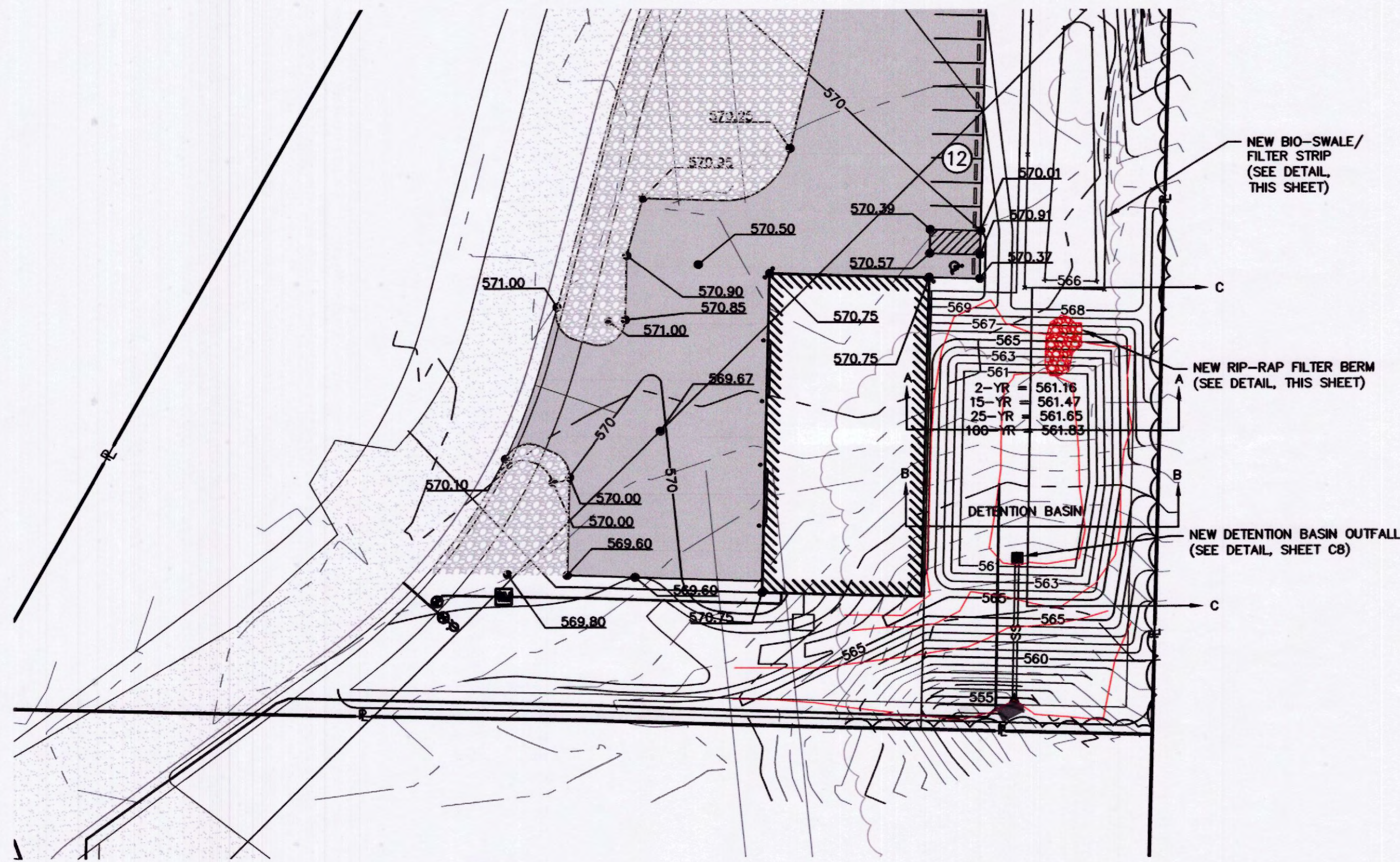
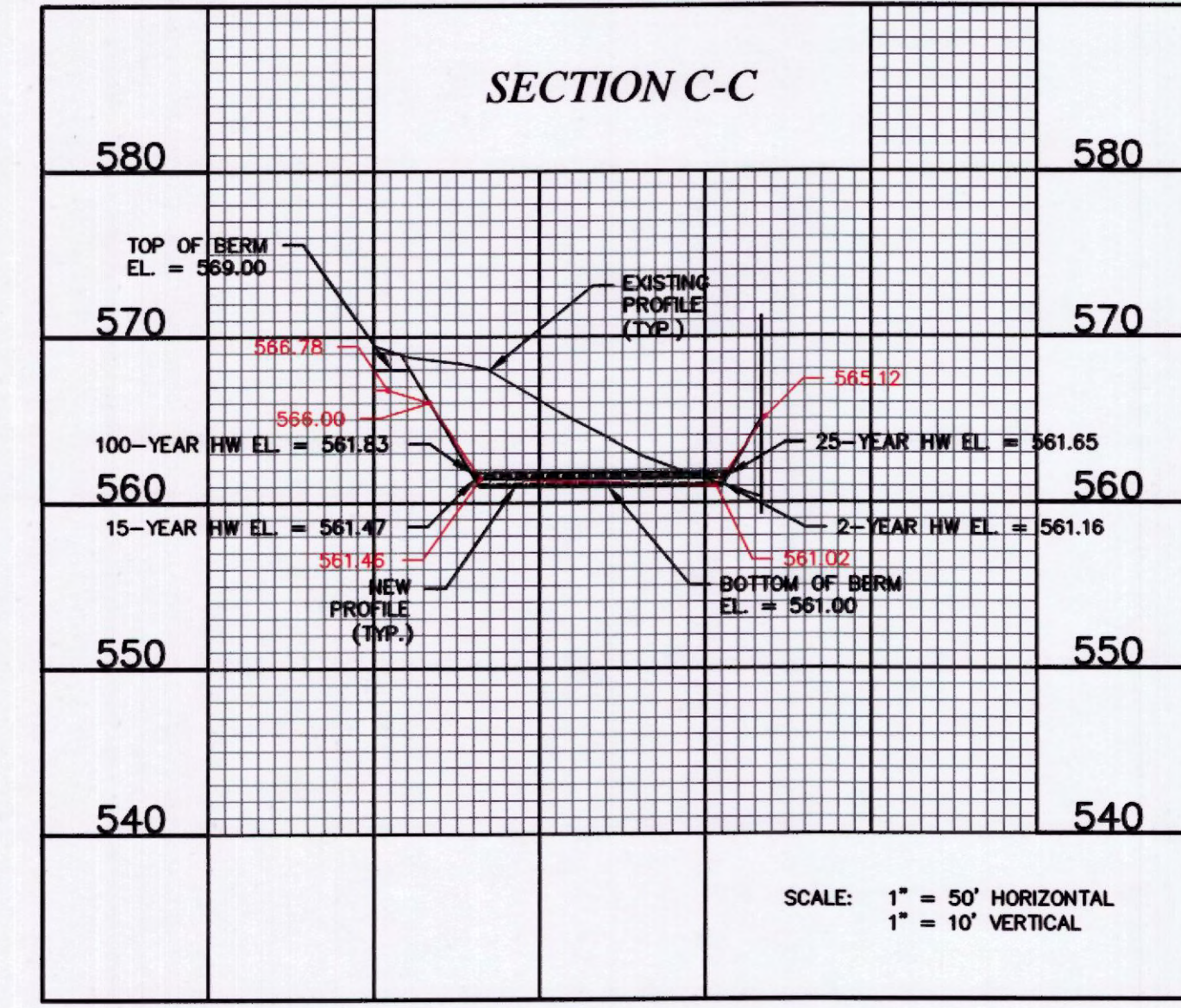
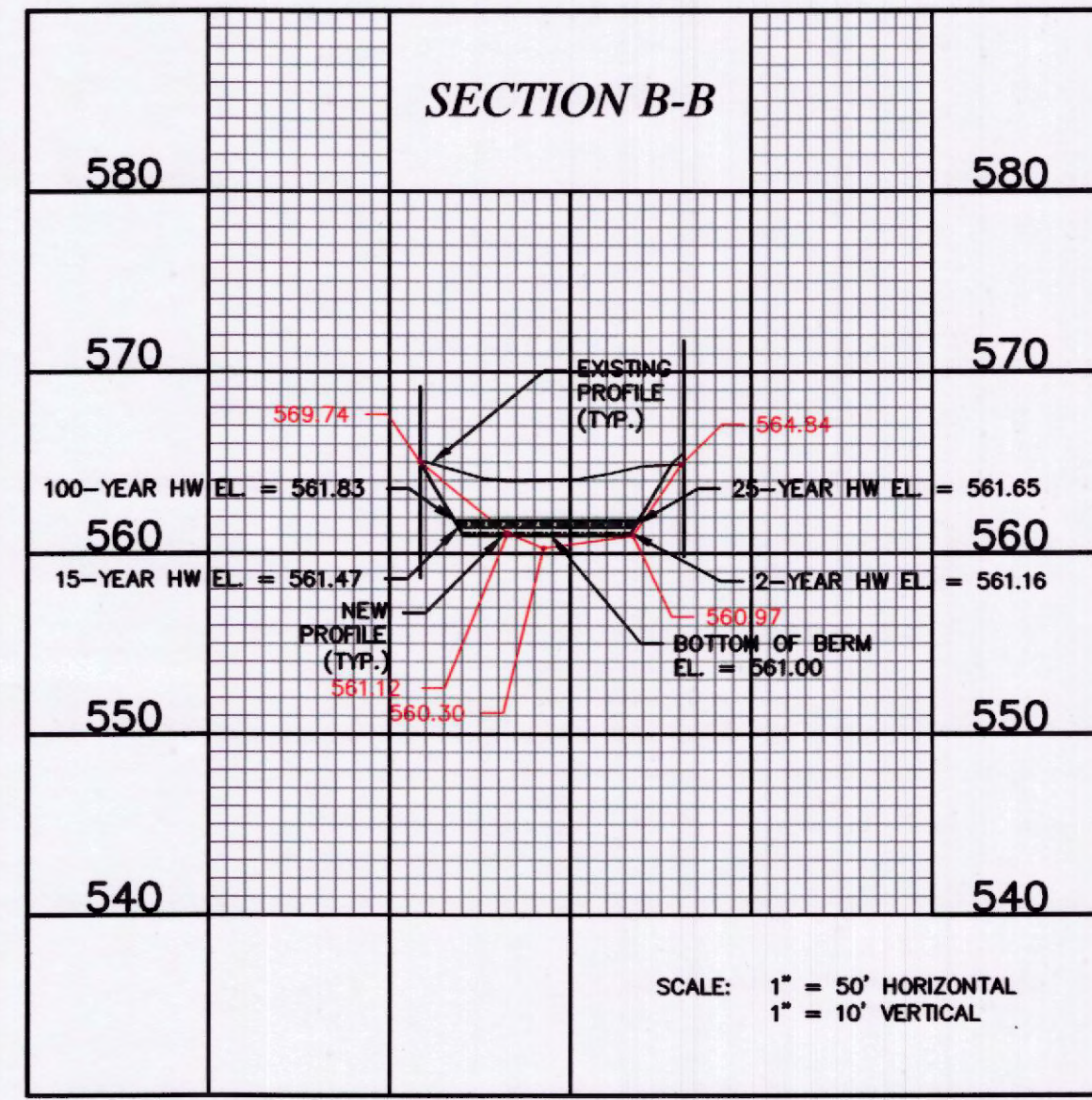
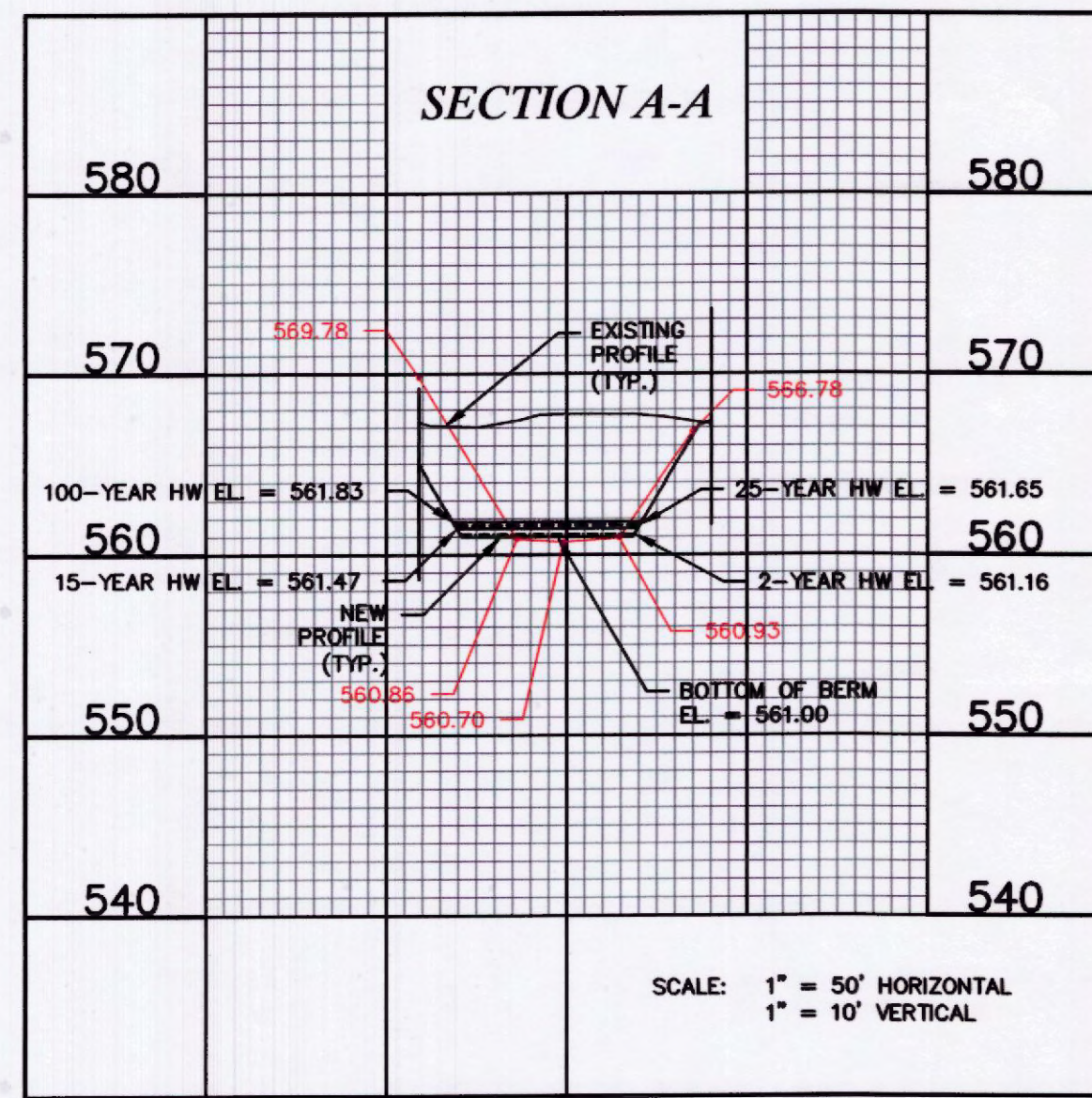
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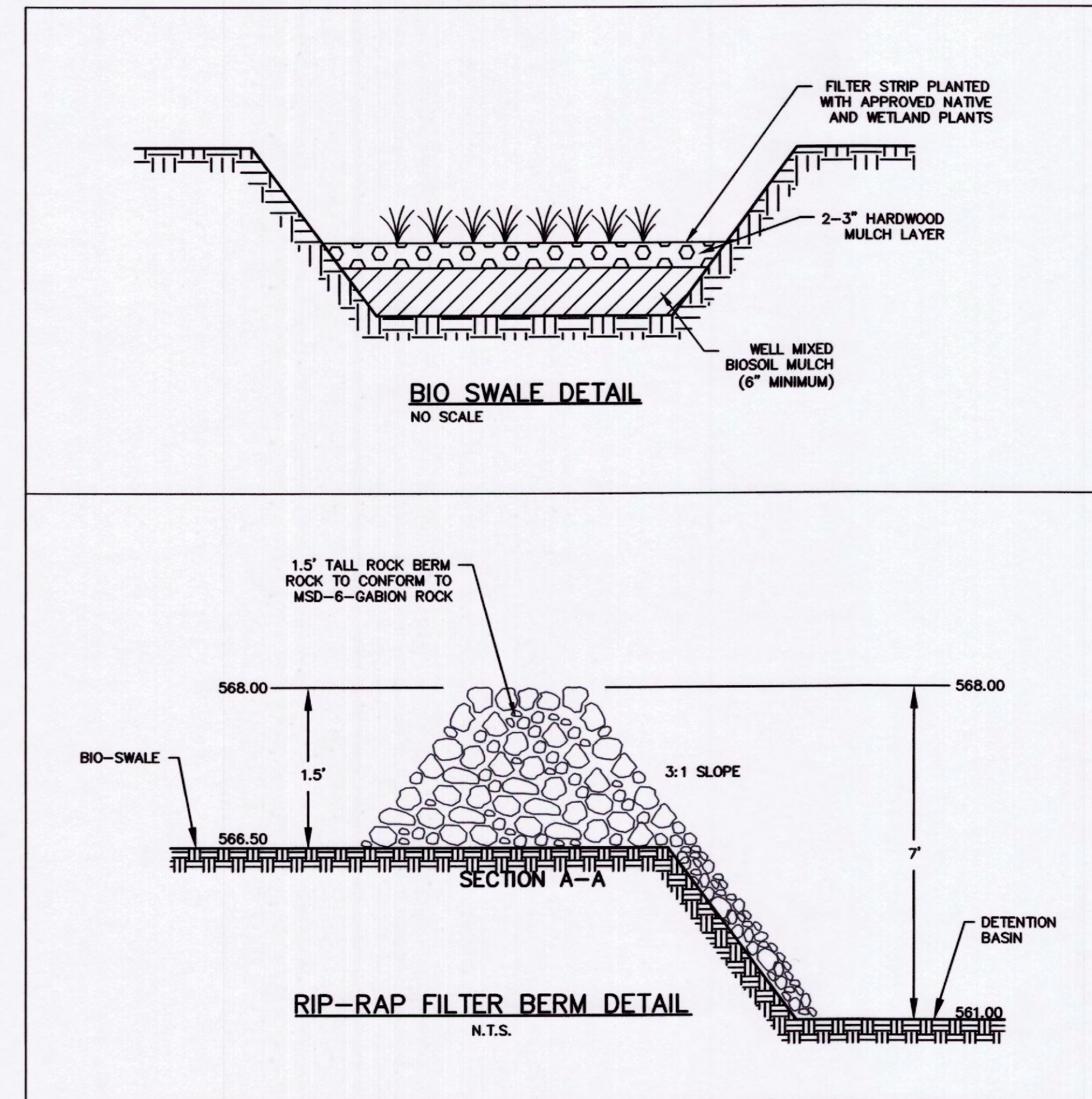
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City of O'Fallon Standard Sheet



STATE OF MISSOURI
ERIC SCOTT
KIRCHNER
E-2001004618
DATE
7/11/2018
Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying



Lot 1 of Kenmar Court

Engineering Company's
Information



DATE
Kurtis J. Daniels No. E-28668
Registered Professional Engineer
State of Missouri
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Owner: Hero, LLC
Developer: Grace Hauling
1010 Hoff Road
O'Fallon, MO 63366
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City of O'Fallon Standard Sheet