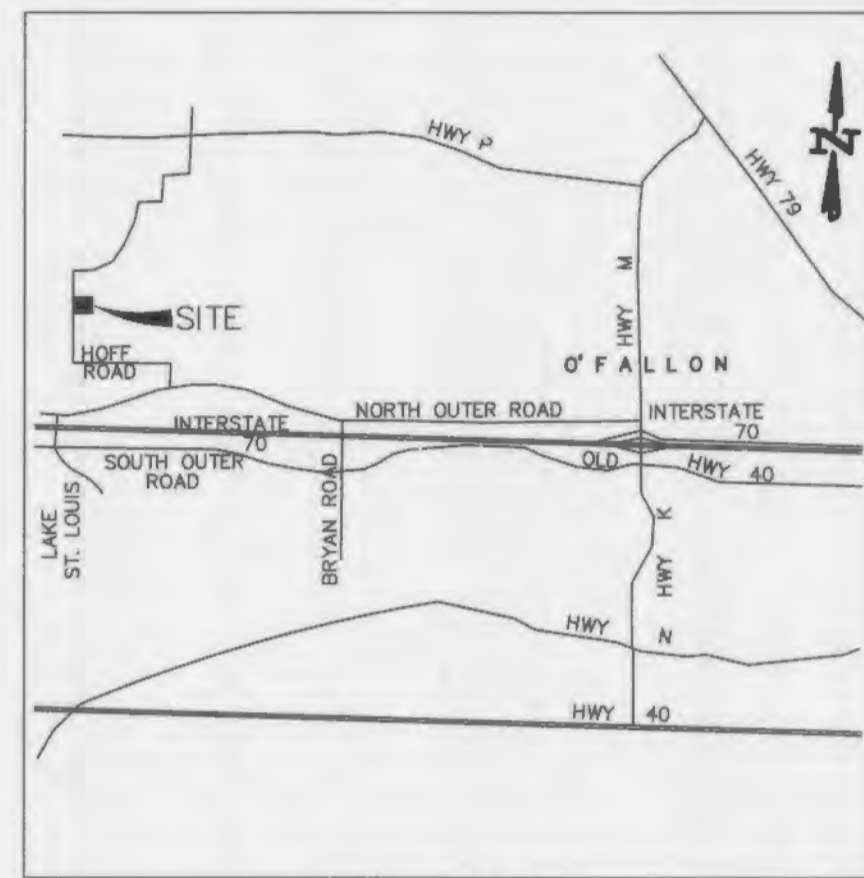


A SET OF ASBUILTS FOR BUFFALO TOOLS PARKING LOT AND BUILDING ADDITION

A TRACT OF BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Locator Map

LANDSCAPE LEGEND	
	QTY. (23) ~ INDICATES PROPOSED SERVICE BERRY (MATURE HEIGHT = 15-20 FT TALL) (MIN. 2" CALIPER)
	QTY. (14) ~ INDICATES PROPOSED WHITE PINE (MATURE HEIGHT = 50- 80 FT TALL) (MIN. HEIGHT = 8 FT TALL)
	QTY. (26) ~ INDICATES PROPOSED BOXWOOD SHRUB (MATURE HEIGHT = 10 FT TALL (IF NOT PRUNED))

LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL
DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

BAX Development Notes:

- Current Zoning: I-1 Light Industrial (City of O'Fallon)
- Proposed Use: Office / Warehouse
- Parcel Area: 7.99 Acres
- Current Owner of Property: Market Fibers Company, L.L.C. 1220 N. Price Road St. Louis, MO
- According to the Flood Insurance Rate Map for the City of O'Fallon, Missouri (Community - Panel Number 29183C0220F, dated March 17, 2003, this property lies within zone X. Zone X is defined as an area outside the 500 year Flood Plain Limits.
- Underground utilities have been plotted from available information and therefore locations shall be considered approximate only. The verifications 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 improvements.
- No new water or sewer taps are proposed.
- The paved area to the South of the building is to be used for temporary trailer parking. Depending on how busy the company is, the trailer is dropped off, unloaded and picked up in a 1 to 3 day period and this is occasional, not full time parking. This parking is only for Buffalo Tools and the area will not be leased to outside users.
- Landscape Requirements:
 - Street Tree Requirements: 1 tree for every 40' of frontage = 616.85/40 = 15.42 ~ 16 trees required
 - Interior Landscaping Required: Not less than 6% of interior parking lot shall be landscaped. 50 spaces x 270 = 13,500 x 6% = 810 sq.ft. landscaping required
 - 1,707 sq.ft landscaping provided

Legend

	EX. CURB/AREA INLET		FLARED END SECTION		WATER FAUCET
	EX. DOUBLE CURB/AREA INLET		CURB/AREA INLET		WATER SPRINKLER
	EX. STORM SEWER MANHOLE		DOUBLE CURB/AREA INLET		CABLE TV BOX
	EX. SANITARY SEWER MANHOLE		GRATE INLET		ELECTRIC BOX
	EX. ELECTRIC MANHOLE		DOUBLE GRATE INLET		ELECTRIC TRANSFORMER
	EX. GAS MANHOLE		GRATE MANHOLE		TRAFFIC CONTROL BOX
	EX. TELEPHONE MANHOLE		STORM SEWER MANHOLE		TELEPHONE CABLE PEDESTAL
	EX. WATER MANHOLE		ELECTRIC MANHOLE		ELECTRIC METER
	EX. PIPELINE MARKER		GAS MANHOLE		GAS METER
	EX. FIBER OPTIC MARKER		TELEPHONE MANHOLE		GAS WATER
	EX. GAS DRIP		WATER MANHOLE		PAY TELEPHONE
	EX. GAS VALVE		PIPELINE MARKER		MAILBOX
	EX. WATER VALVE		FIBER OPTIC MARKER		SATELLITE DISH
	EX. FIRE HYDRANT		GAS DRIP		TRAFFIC SYMBOL
	EX. YARD DRAIN		GAS VALVE		TREE
	EX. CLEANOUT		WATER VALVE		BUSH
	EX. DOWNSPOUT		FIRE HYDRANT		TREE STUMP
	EX. BOLLARD		YARD DRAIN		CURB INLET
	EX. FOUND PIPE		CLEAROUT		GRATE INLET
	EX. SET PIPE		DOWNSPOUT		DOUBLE CURB INLET
	EX. ROW MARKER		BOLLARD		DOUBLE AREA INLET
	EX. BENCHMARK		WATER WELL		DOUBLE GRATE INLET
	EX. TEST HOLE		MANHOLE		GRATE MANHOLE
	EX. BORE HOLE		MONITORING WELL		FLARED END SECTION
	EX. MONUMENT		UTILITY BOX		END PIPE
	EX. CONTROL		GAS TANK		CONCRETE PIPE
	EX. AXLE		SUN		REINFORCED CONCRETE PIPE
	EX. CROSS		HANDICAP PARKING		CORRUGATED METAL PIPE
	EX. RR SPIKE		POWER POLE		CORRUGATED PLASTIC PIPE
	EX. COTTON PICKER SPINDLE		GUY WIRE		POLY VINYL CHLORIDE (PLASTIC)
	SWALE ARROW		LIGHT STANDARD		CLEANOUT
			YARD LIGHT		DOWNSPOUT
			SEPTIC TANK		TBR TO BE REMOVED
					TBRAR TO BE REMOVED & REPLACED
					TBRAR TO BE REMOVED & RELOCATED
					USE IN PLACE
					TEMPORARY CONSTRUCTION EASEMENT
					PERMANENT UTILITY EASEMENT
					PERMANENT UTILITY EASEMENT
					PERMANENT WALL EASEMENT

Drawing Index

- COVER SHEET
- NOTES
- DEMO PLAN
- SITE PLAN
- GRADING PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- 8-9 DETAILS

Benchmarks Project

BENCHMARK:
RM46 - ELEVATION 469.17'
CHISELED SQUARE ON TOP OF ABUTMENT AT SOUTHWEST CORNER OF HOFF ROAD BRIDGE OVER PERUQUE CREEK. THIS BENCHMARK HAS BEEN REPLACED FROM NEW BRIDGE CONSTRUCTION AT THIS TIME.

Site

BENCHMARK:
TOP OF EXISTING CURB INLET LOCATED APPROXIMATELY 90 FEET EAST AND 57 FEET NORTH OF SOUTHWEST CORNER OF SUBJECT PROPERTY ELEVATION 565.98'

GRADING QUANTITIES:

1,500 C.Y. CUT (INCLUDES SUBGRADE)
1,500 C.Y. FILL (INCLUDES 8% SHRINKAGE)
BALANCED

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Tall Fescue - 150 lbs./ac.	
Smooth Brome - 100 lbs./ac.	
Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.	
TEMPORARY:	
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)	
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)	
SEEDING PERIODS:	
Fescue or Brome - March 1 to June 1	
Wheat or Rye - August 1 to October 1	
Oats - March 15 to September 15	
MULCH RATES:	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
FERTILIZER RATES:	
Nitrogen 30 lbs./ac.	
Phosphate 30 lbs./ac.	
Potassium 30 lbs./ac.	
Lime 600 lbs./ac. ENM*	
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

* 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

* The area of this phase of development is 7.99 Acres
The area of land disturbance is 1.50 Acres
Number of proposed lots is 1.

Building setback information. Front 30'
Side 20'
Rear 35'

* The estimated sanitary flow in gallons per day is (N/A)

* Parking calculations:
Office: 1 space per 300 s.f. Floor Area
6,965 s.f. / 300 s.f. = 23.2 ~ 24 spaces required
Warehouse: 1 space per 1,000 s.f., plus 1 space per employee
96,179.95 s.f. / 1,000 s.f. = 96.18 ~ 97 spaces required
20 Warehouse employees
Total spaces required = 97 + 20 = 117 spaces
Total spaces provided = 50 (includes 2 Handicap Spaces)

On May 9, 2001, the O'Fallon Board of Adjustment approved a variance to reduce the subject property's parking space requirement for warehousing and storage facilities. The variance reduced the required parking to eleven (11) spaces. The variance approval was for warehousing and storage uses only, if the use changed the variance would become null and void. The variance only applies to the warehouse and storage aspect of this site as the parking requirements are met for the office space.

* The only trees being removed for this project are the 10 trees screening the existing loading dock area and 11 trees are being planted in the same general area to provide the same screening.

City approval of any construction site plans 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 improvement 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.



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

Conditions of Approval From Planning and Zoning

- Provide signage for the western parking lot indicating that no trucks will be allowed in this area.
- The contour surrounding the water-quality feature/bio-retention area is mislabeled.
- The air conditioning units on the north side of the building shall be screened with a sight-proof fence or landscaping.
- The white pines screening the trailer storage area shall be a minimum of eight (8) feet in height.
- Replace the word "handicap" with "accessible."

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE CONNECTIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

SIGNED: _____ DATE: _____



Utility Contacts

Sanitary Sewer
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

Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-639-8312

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2297

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

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

PROJECT TITLE:

BUFFALO TOOLS
PARKING LOT AND
BUILDING ADDITION

ENGINEERING
PLANNING
SURVEYING
221 Point View Blvd.
St. Charles, MO 63001
636-928-5668
FAX 928-1718



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REVISIONS

09/24/13	City Comments

Developer / Owner:
NEW BUFFALO CORPORATION
1220 N. PRICE ROAD
ST. LOUIS, MISSOURI 63132

COVER SHEET

P+Z No. #1407.04

City No. #

Page No.

1 of 4

Box Project # 01-10691CA, Issue Date: 06/27/2013

PROPERTY N/F
CITY OF O'FALLON
5458/1661
ZONED I-1

PROPERTY N/F MJSM, L.L.C.
S89°48'12"W 718.91' 4817/1509 ZONED I-1

PROPERTY N/F
MJSM, L.L.C.
4817/1509
ZONED I-1

0001849'W 563.98'

N89°23'13"E 179.66'

N48°41'16"W 286'
S47°41'58"E 254.17'

HOFF ROAD
(40' WDE)

N01°30'18"E 616.85'

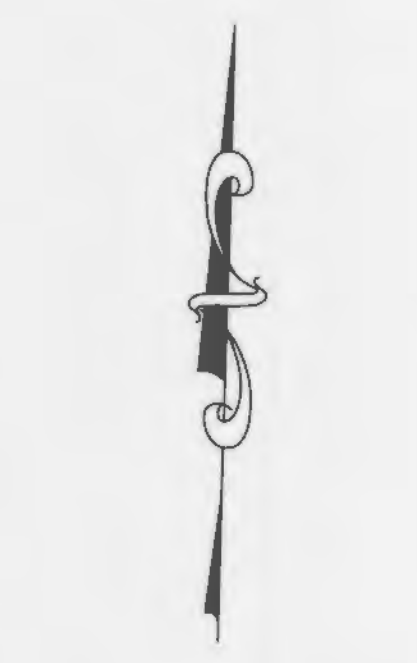
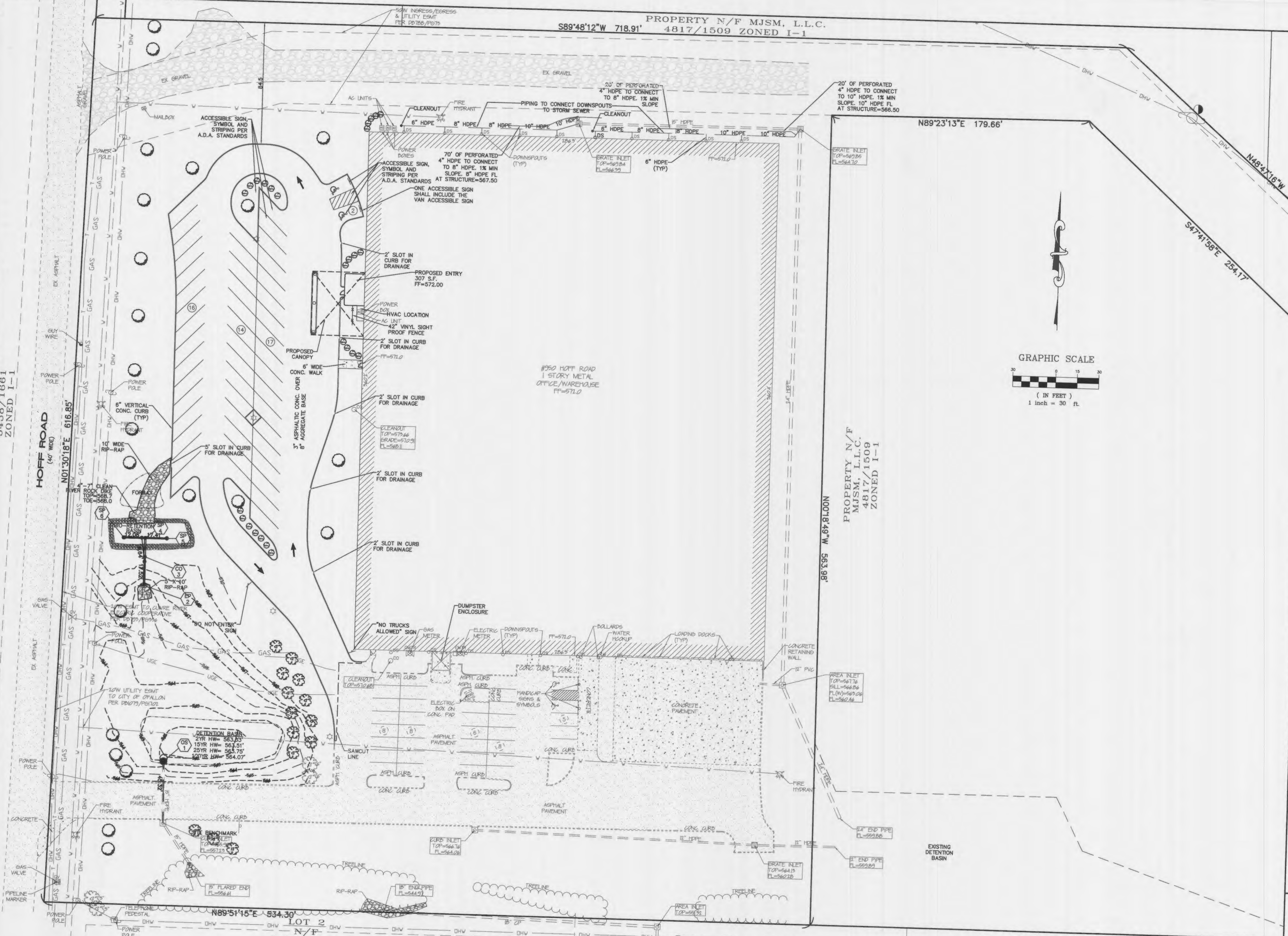
N89°51'45"E 534.30'

LOT 2
N/F
DAVID R. &
SUSAN R. McCLASKEY
3994/2278
ZONED I-1

LIBERTY INDUSTRIAL PARK
PLAT BOOK 40 PAGE 262

LOT 3
N/F
SUSAN M. DAVIS
4667/664
ZONED I-1

LOT 4
PROPERTY N/F
SUSAN M. DAVIS
4667/664



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

PROJECT TITLE:

**BUFFALO TOOLS
PARKING LOT AND
BUILDING ADDITION**

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-929-5552
FAX 636-929-1710



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REVISIONS

Date	City Comments
09/24/13	City Comments

Developer / Owner:
NEW BUFFALO CORPORATION
1220 N. PRICE ROAD
ST. LOUIS, MISSOURI 63132

SITE PLAN

P+Z No.
#1407.04

City No.
#

Page No.
2 of 4

East Project # 01-1669CA Issue Date: 06/27/2013

PROPERTY N/F
CITY OF FALLON
5458/1661
ZONED I-1

HOFF ROAD
(40' WIDE)
N01°30'18"E 616.85'

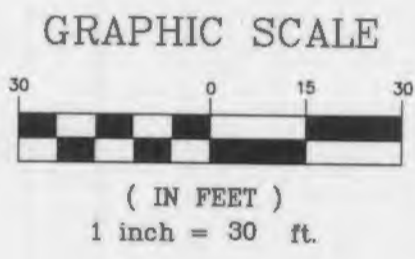
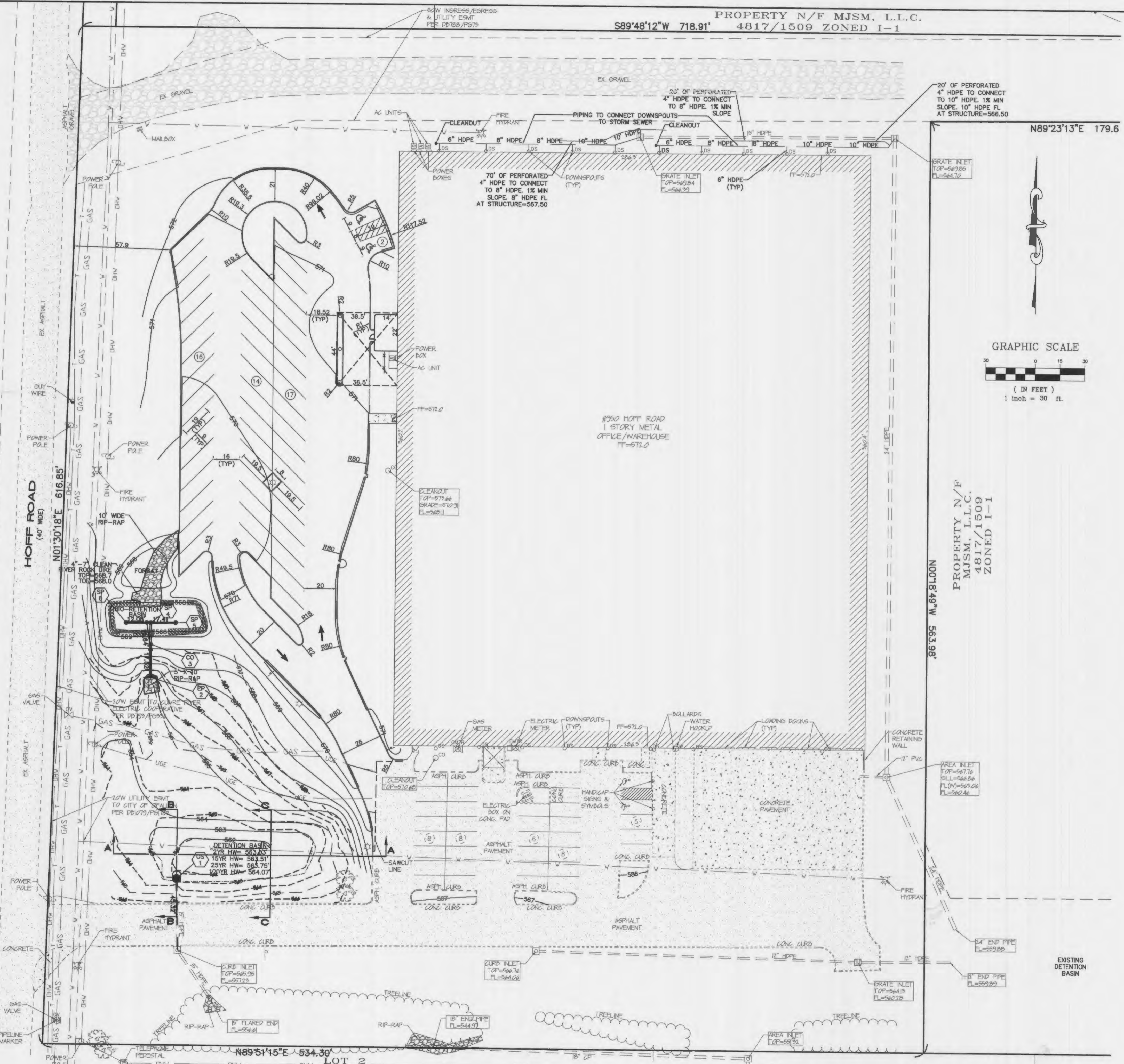
PROPERTY N/F MJSM, L.L.C.
S89°48'12"W 718.91' 4817/1509 ZONED I-1

PROPERTY N/F
MJSM, L.L.C.
4817/1509
ZONED I-1
N00°18'49"W 563.98'

LOT 2
N/F
DAVID R. &
SUSAN R. McCLASKEY
3994/2278
ZONED I-1

LIBERTY INDUSTRIAL PARK
PLAT BOOK 40 PAGE 262

LOT 3
N/F
SUSAN M. DAVIS
4667/664
ZONED I-1



STORM WATER POLLUTION PREVENTION PLAN

- A. PURPOSE:**
The Storm Water Pollution Prevention Plan (SWPPP) shall meet the following objectives:
- Prevent erosion where construction activities shall occur.
 - Prevent pollutants from mixing with storm water.
 - Prevent pollutants from being discharged by trapping them on-site, before they can affect the receiving waters.
- B. PROJECT DESCRIPTION:**
The project is located in the Perdue Creek watershed in St. Charles County, Missouri. The project disturbs approximately 1.50 acres. The project activities consist of clearing and grading the site for future commercial development. The site will be protected with the various erosion protection measures listed below:
1. **Silt Fences:** The perimeter of the project that allows storm water to exit will have silt fences installed. These fences shall be composed of either straw bales or a fabric material. Details of these devices are depicted on the construction plans prepared by Box Engineering Company, Inc.
 2. **Re-vegetation:** The site will consist of varying ground slopes upon completion of the grading activities and will be seeded and strawed to stabilize the slope and prevent erosion.
- C. MAINTENANCE AND INSPECTION:**
- Regular Maintenance:** Weekly inspections of the project will include: (a) The repair of any sediment (silt) fence and/or stacked straw bale barriers not well shaped or out of place; (b) The removal of any accumulated trash and/or debris; (c) The clearing of debris, weeds and wild growth and the removal of vegetation where necessary to allow the sediment basin to perform effectively; and (d) The removal of any externally deposited waste materials.
- Periodic Inspections:** Following each rain of more than 0.50 inch, the site will be inspected within 24 hours, and any necessary maintenance will be provided for a period of one year following the completion of the above remediation measures.
- Maintenance and Inspections Summary:** Summaries of the maintenance and the inspections will be maintained and shall be available from the Owner. An inspection report should be filed and kept on site for every inspection. The report should detail the findings of the inspection and if any action was required. The inspection form needs to include; name of site, name of inspector, permit number, date of inspection, major observations, actions taken to correct problems and the signature of inspector. The inspection reports need to be kept in an accessible onsite location. The reports must be kept on file by the permittee for three years after the project is completed.
- The field inspections will be conducted in a systematic manner to minimize the possibility of any significant feature being overlooked. A detailed checklist will be developed and followed for the examination. Particular attention will be given to detecting evidence of erosion, slope instability, undue settlement, displacement, and tilting. Photographs and drawings will be used freely to record conditions in order to minimize descriptions. The field inspection will include appropriate features and items, including potential hazards to human life or property.
- The condition of the slopes and vegetative cover will be evaluated and examined for erosion. If required basins will be examined for excessive sedimentation and increase in sediment loads, which will reduce the basins capacity.
- Measures will be taken to promote the growth of vegetation and repair of damage caused by erosion and sedimentation. The inspection will also provide recommendations for measures that need to be undertaken immediately, based on the experience and judgment of the inspector. Necessary follow up inspections will be made as necessary to verify that any maintenance, alteration, or repair measures are accomplished by methods acceptable by standard engineering practice.

SPILL AND SITE POLLUTION:

Should an accidental spill occur refer to material safety data sheets. Any spills of hazardous materials in quantities in excess of reportable quantities as defined by EPA or the state agency regulations, shall be immediately reported to the EPA National Response Center (800-424-8802) and Missouri Department of Natural Resources (573-634-2436). Reportable spills for petroleum products is greater than 50 gallons. All other reportable hazardous materials and their quantities may be found on the web site at <http://www.dnr.mo.gov> on the local number is 573-840-9750. Federal law requires the responsible party to report any release of oil if it reaches or threatens a sewer, lake, creek, stream, river, groundwater, wetlands, or area like a road ditch, that drains into the above.

An emergency spill kit is required to be onsite for all potential

PROJECT TITLE:
BUFFALO TOOLS
PARKING LOT AND
BUILDING ADDITION

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-628-5662
FAX 636-1718



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Date	City Comments
09/24/13	

Developer / Owner:
NEW BUFFALO CORPORATION
1220 N. PRICE ROAD
ST. LOUIS, MISSOURI 63132

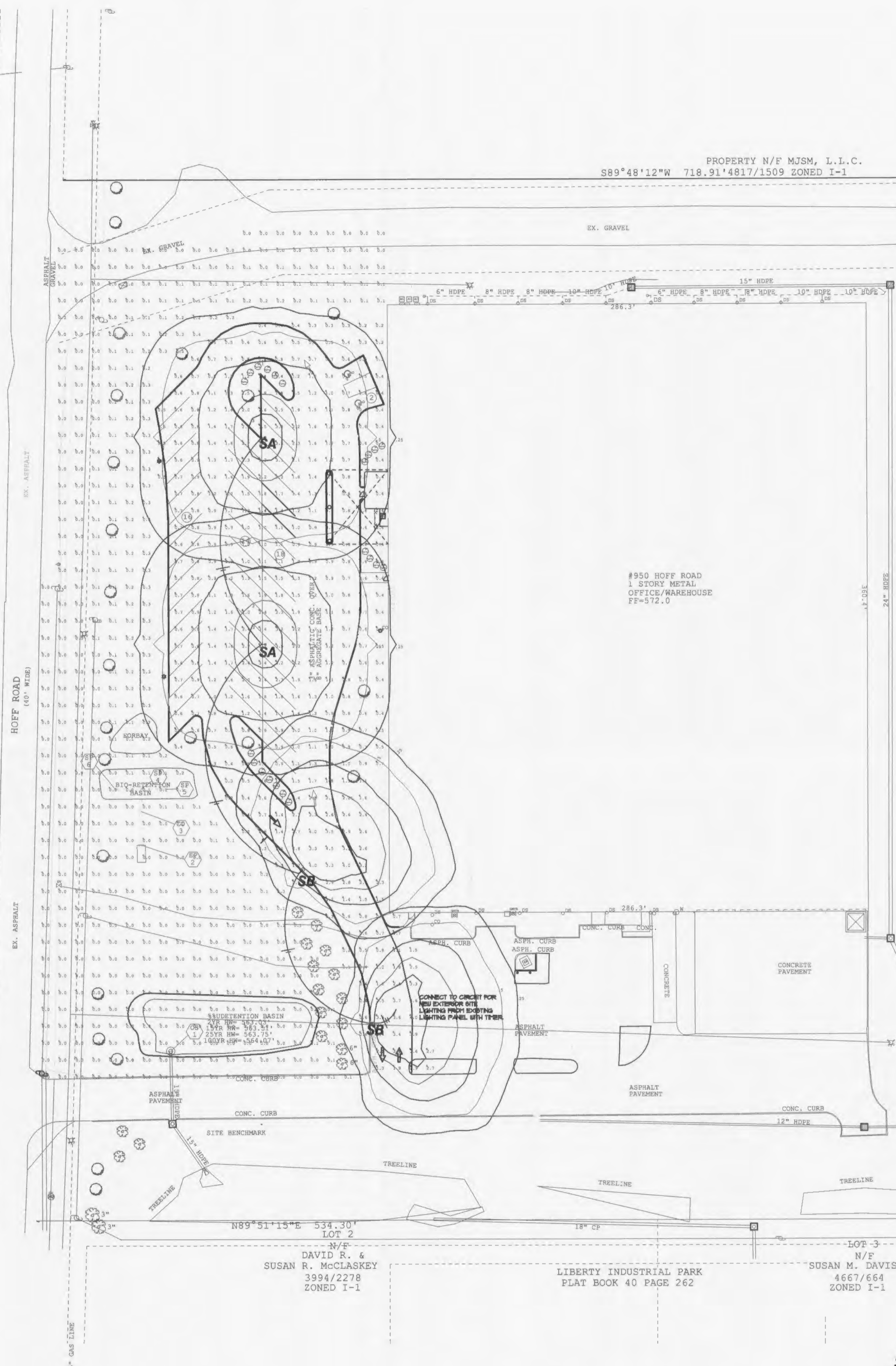
P-Z No. #1407.04
City No. #

Page No. 3 of 4

GRADING PLAN

Box Project # 01-1691CA Issue Date: 06/27/2013

PROPERTY N/F
CITY OF O'FALLON
5458/1661
ZONED I-1



PROPERTY N/F MJSM, L.L.C.
S89°48'12"W 718.91'4817/1509 ZONED I-1

#950 HOFF ROAD
1 STORY METAL
OFFICE/WAREHOUSE
FF=572.0

PROPERTY N/F
MJSM, L.L.C.
4817/1509
ZONED I-1

CALCULATION RUN USING A 28 FOOT MOUNTING HEIGHT

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
SA	2	SA	SINGLE	36000	0.800	MWTR-SS-400
SB	2	SB	SINGLE	36000	0.800	MWTR-SL-400

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	Illuminance	Fc	1.28	4.5	0.7	12.80	45.00
SPILL LIGHT	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.

SITE LIGHTING PLAN
T-40-0'



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Cornerstone Architecture, Inc.
4045 N St. Peters Parkway - Suite 104
St. Peters, Missouri 63304
(636) 244-4045 Fax: (636) 477-0045
www.cornerstonearchitecture.com

MO Cert. of Authority: Architectural Corp. 2004020671

Kevin William Harms
Lic. No.: MO - A-7194

STATE OF MISSOURI
KEVIN WILLIAM HARMS
NUMBER A-7194
REGISTERED ARCHITECT

1-23-13

INTERIOR REMODEL - FACADE RENOVATION#
BUFFALO TOOLS
950 HOFF ROAD
O'FALLON, MISSOURI 63366

SITE LIGHTING PLAN

REVISIONS	DATE
ED / FER/IT 66/E	02/13
ADD #1, REV 1	2/6/13

SCALE: 1/8" = 1'-0"	JOB NO: 12 - 081
DATE: 10-22-12	SHEET: SL1.1

Consultants:
Structural Engineer:
Mech., Elect., & Plumb. Engineer:

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