

# "AS-BUILTS"

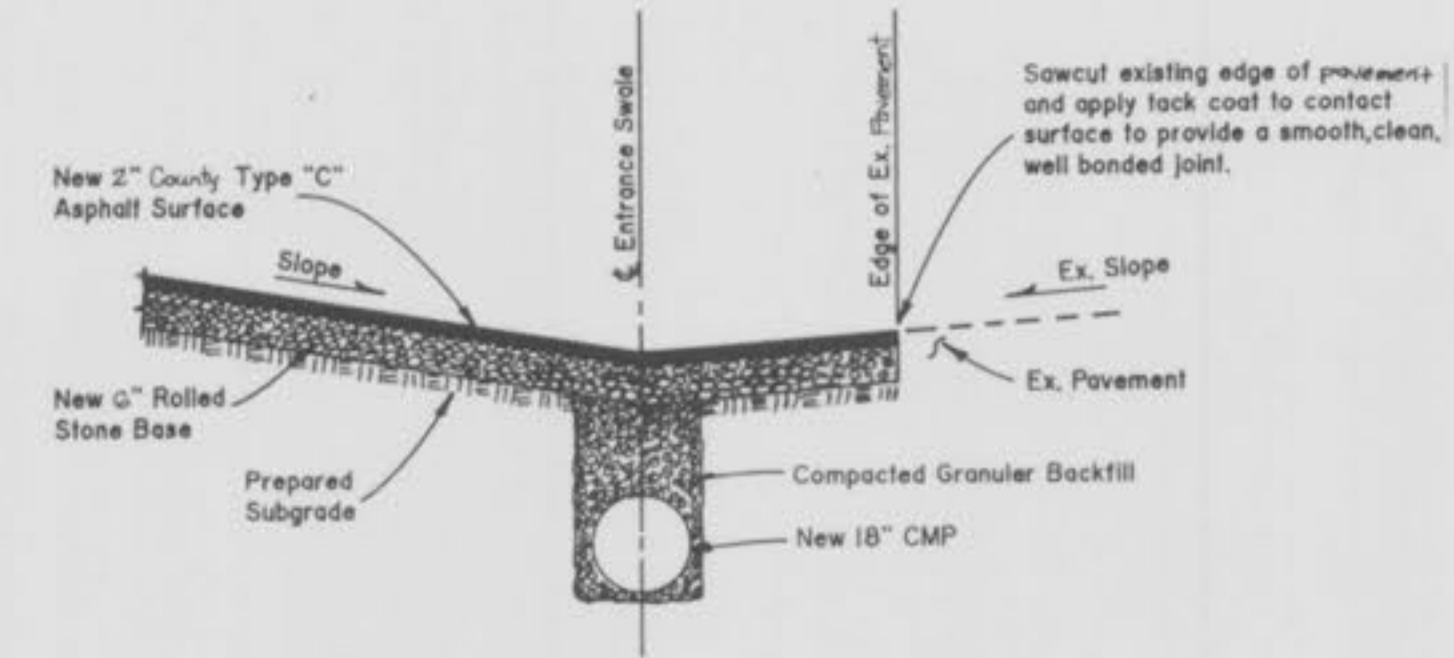
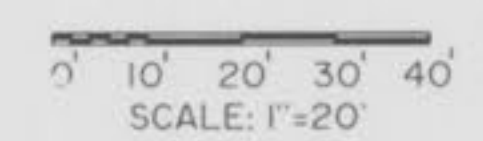
## AUTOBODY SHOP

### SITE PLAN

- GENERAL NOTES:**
- Present Zoning: C-2 General Business District
  - Proposed Zoning: C-2 General Business District
  - Site Area: 0.876 Acres
  - Proposed Use: Auto Body Shop
  - This tract is served by:
    - A. Electric - Union Electric
    - B. Water - Private
    - C. Sewer - Private
    - D. Gas - St. Charles Gas Co.
    - E. Telephone - Continental Telephone Co.
    - F. Fire - O'Fallon Fire District
    - G. School - Ft. Zumwalt School District
  - Parking Requirements: Auto Repair Garage
    - Building Area = 3,328 sq. ft.
    - Parking Required = 3,328 ÷ 500 = 6.66 spaces
    - Handicap Parking Required: 1 space
    - Parking Provided: 6 regular + 1 handicap = 7 spaces
  - Setback Requirements:
    - Front - 25 Ft.
    - Side - None
    - Rear - None
  - All workmanship and materials associated with the new construction in the Bramblett Road right-of-way and on the site shall conform to the current standards and specifications of the City of O'Fallon.
  - Detention to be coordinated with the City Engineer.
  - Sanitary sewer system to be coordinated with the City Engineer.
  - Siltation control to be provided as required by the City of O'Fallon.
  - No slope shall be greater than 3:1 and shall be seeded or seeded and mulched.



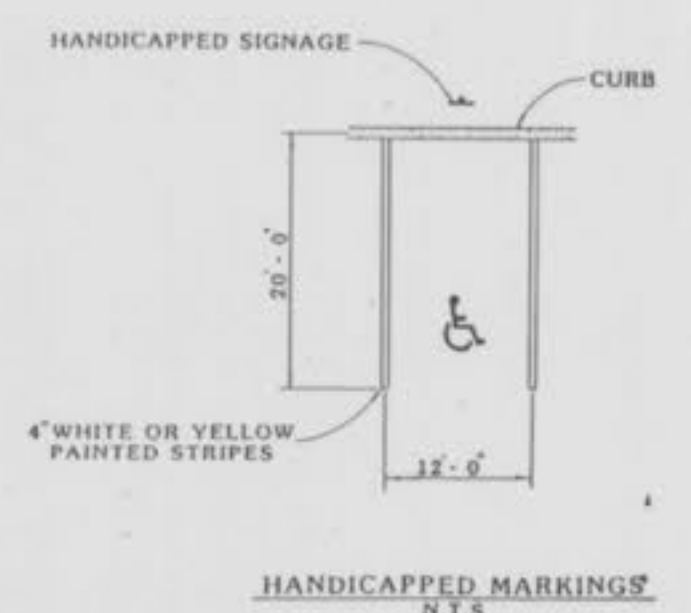
**LOCATION MAP**  
NO SCALE



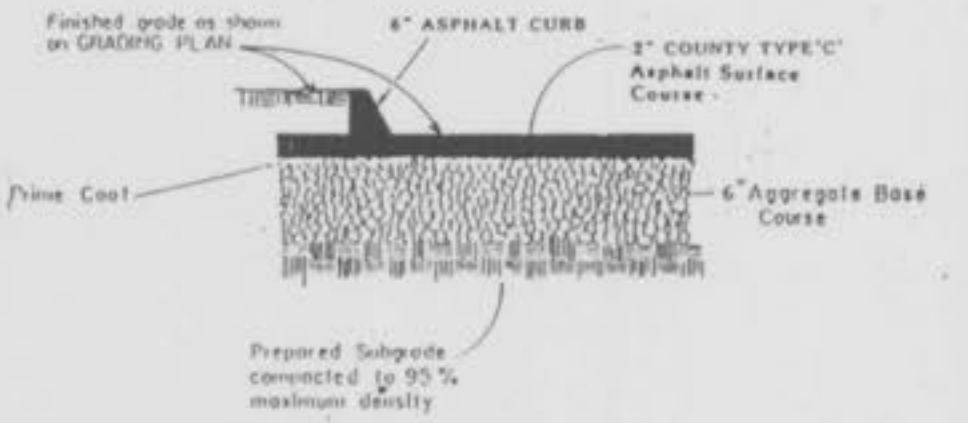
**ENTRANCE DETAIL A-A**  
NO SCALE



**HANDICAPPED SIGN**  
Note: Handicapped Sign may be mounted to side of new building.



**HANDICAPPED SIGNAGE**  
N.T.S.



**TYPICAL PARKING LOT PAVEMENT DETAIL**  
N.T.S.

EXISTING TREES TO BE REMOVED (T.B.R.) TYP

Exist Brick House

-The sediment control plan should be implemented before grading begins. No graded area is to remain bare without being seeded and mulched. Also, when deemed necessary positive steps should be exercised to prevent this soil from damaging adjacent property and silting up all storm drainage systems whether on or off site.

-All low places whether on-site or off-site should be graded to allow drainage. This can be accomplished with temporary ditches.

Septic Tank

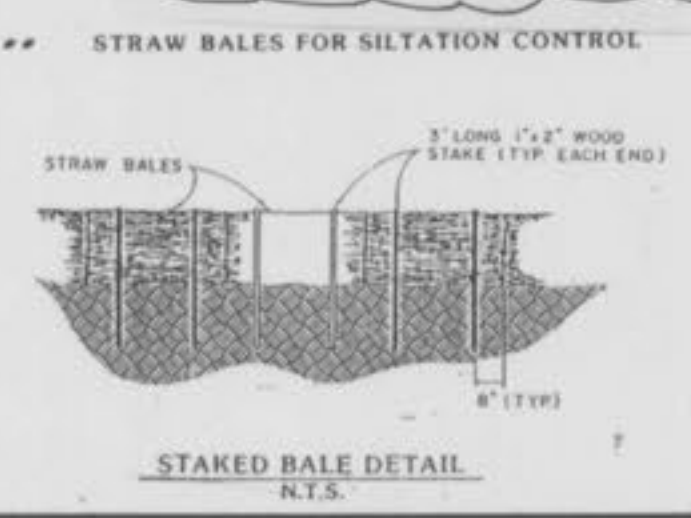
Button Subdivision

Lot 1

**DESCRIPTION**  
LOT 2 OF BUTTON SUBDIVISION

A tract of land being part of the West half of the Southwest quarter of Section 28, Township 47 North, Range 3 East and being described as follows:  
 COMMENCING at a point marking the Southeast quarter of the Northwest quarter of the Southwest quarter; thence North 00°27' East, 200.7 feet to a point on the South line of Old U.S. State Highway 40; thence South 89°30' West along the South line of said Highway 40 670.2 feet to a point; thence South 0°20' West, 896.7 feet to an iron pipe being the POINT OF BEGINNING of the tract herein described; thence continuing South 0°20' West a distance of 160.78 feet to a point; thence South 62°47'23" West, a distance of 224.77 feet to a point on the Eastern line of Bramblett Road, 40 feet wide; thence along the said Eastern line of Bramblett Road the following courses; North 33°10' West, a distance of 45.93 feet to an angle point; thence North 26°40' West, a distance of 98.87 feet to a point; thence North 63°10' East leaving said Eastern right-of-way line, 102.90 feet back to the POINT OF BEGINNING and containing 38,169 square feet or 0.876 acres more or less according to a survey by Pickett, Ray & Silver completed in September, 1989.

NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.



**STAKED BALE DETAIL**  
N.T.S.

**ENGINEERS AUTHENTICATION**  
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.

PICKETT, RAY & SILVER, INC.

1/11/90 O'Fallon Comments  
 Rev. 10/23/89 O'Fallon P&Z 610/PP Comments

**PICKETT RAY & SILVER**

Civil Engineers  
 Planners  
 Land Surveyors

PREPARED FOR:  
**MR. ALAN BUTTON**  
 1010 BRAMBLETT ROAD  
 O'FALLON, MO. 63366

DRAWN 10-2-89 DATE K.A.W.  
 CHECKED DATE  
 FIELD 1989 PROJECT 89-107  
 JOB ORDER 5255

James T. Bender 9-6-89  
 Date

ALAN BUTTON

"AS-BUILTS" 4/11/90 JWE

n/s Francis Kellerman  
 930/134 1041/1194  
 Zoned C-3

n/s Deeco Investment  
 1028/282 937/1124  
 Zoned C-2

Notch Curb at 10' intervals for drainage

Additional Row to be dedicated via separate instrument

This is to certify to CITY OF O'FALLON that these "As-Built" plans are based on actual field surveys conducted during March, 1990 and the results are shown here on.

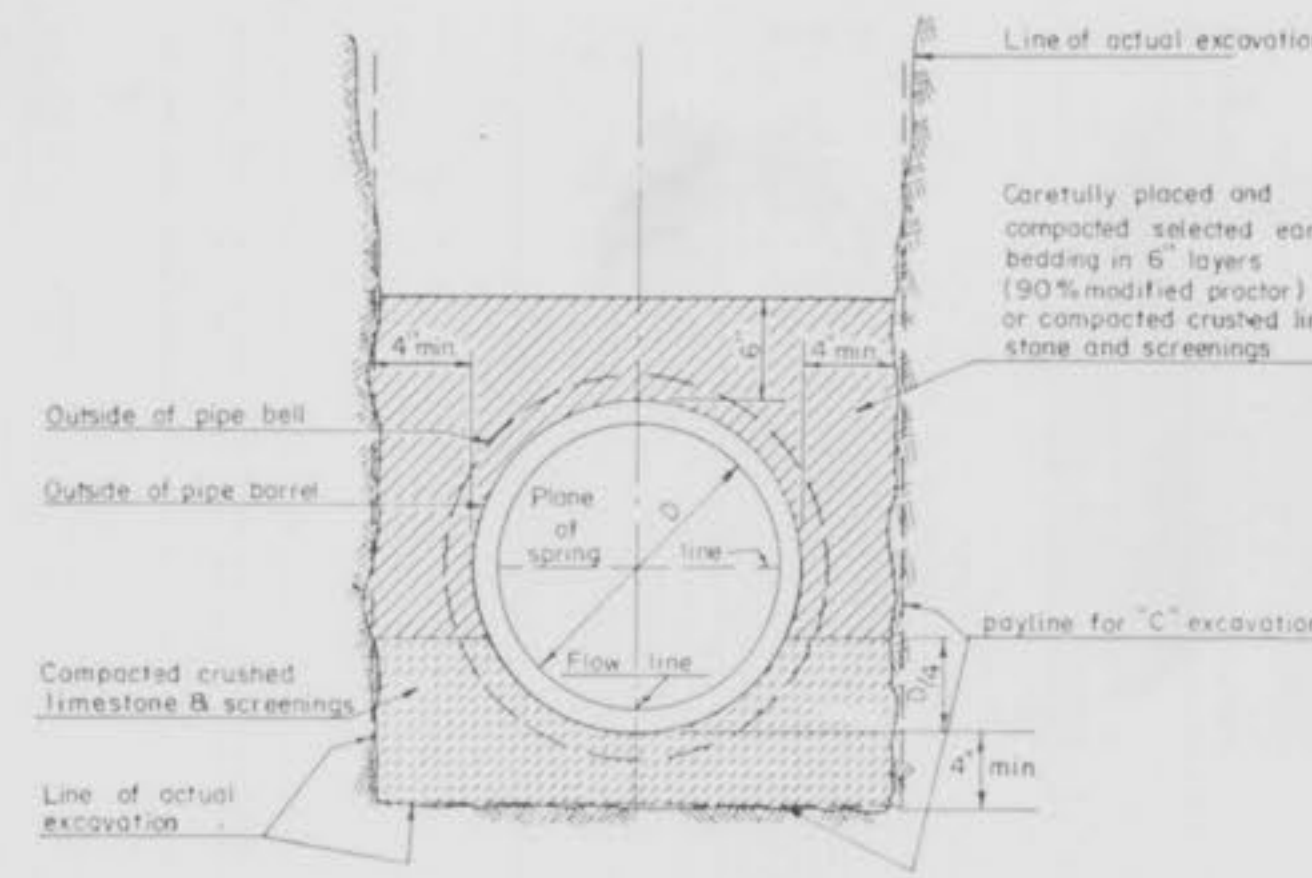
by Pickett Ray & Silver n/s Joseph Wolf  
 876/1938

Delmar F. Vincent  
 MO R.L.S. No 1869  
 11/11/90  
 Date

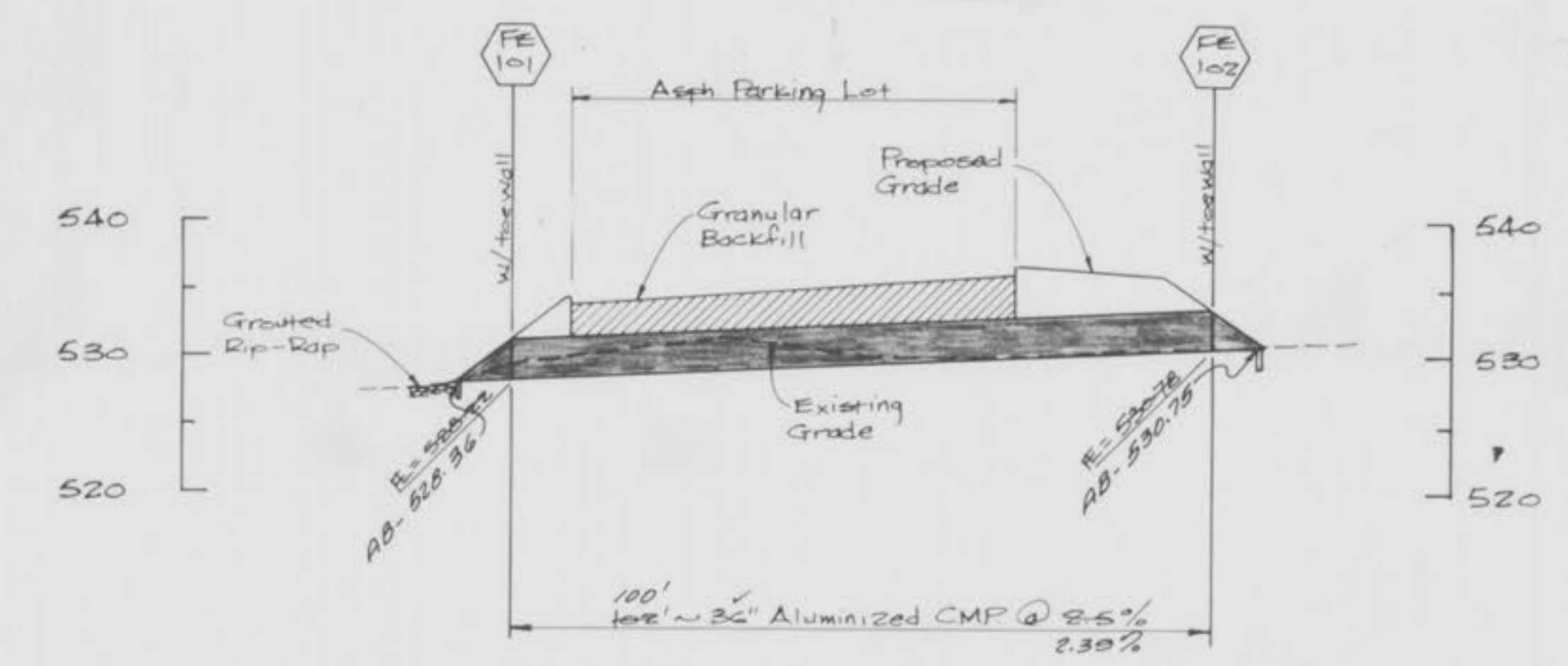
Notch Curb at lowpoint of Entrance for drainage

New brook - 2" caliper - 15 required  
 All disturbed areas to be seeded and mulched.

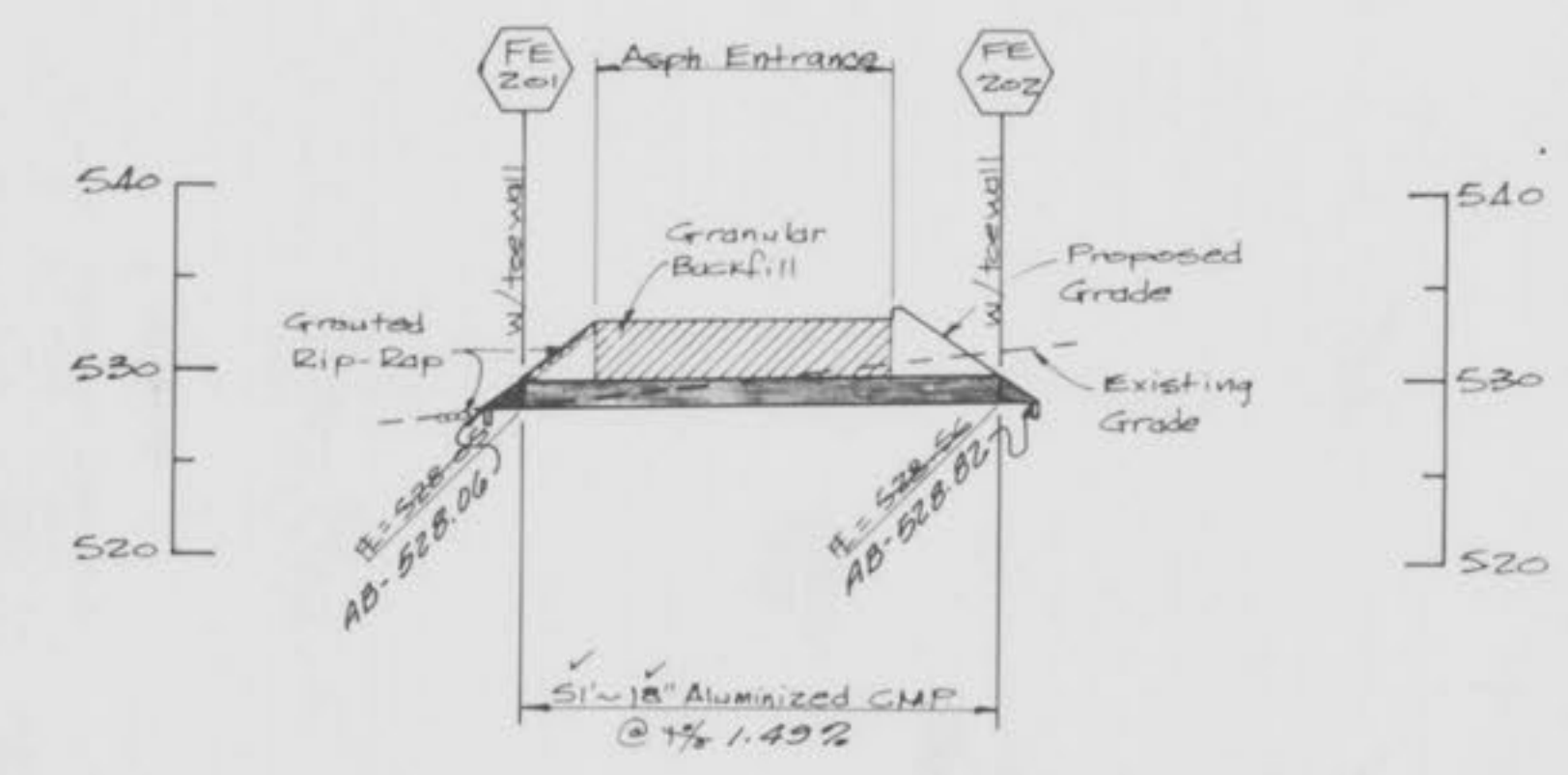




PIPE BEDDING CLASS "C"  
(FOR ALL PIPE EXCEPT  
REINFORCED CONCRETE PIPE)



NOTE: A.B. = "AS-BUILT"



- GENERAL NOTES:
- Contractors shall coordinate all utility removal disconnections, relocations, and new service connections with the appropriate agencies/companies, and include these costs in their bid proposals.
  - All construction and materials shall conform to current City of O'Fallon and O'Fallon Fire Protection District standards and specifications.
  - All storm and sanitary trench backfill in paved areas shall be full-depth granular.
  - All storm and sanitary trench backfill shall be water jetted.
  - Corrugated metal pipe shall be helical aluminized.
  - Polyvinyl Chloride (P.V.C.) sanitary sewer pipe and fittings shall be SDR-15 or equal and conform to the requirements of A.S.T.M. D-3034 standard specifications.
  - The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
  - Water lines, valves, sleeves, meters and etc., shall conform to current specifications and installation requirements of the City of O'Fallon.
  - All PVC water pipe shall have a minimum pressure rate of PR-200 or SDR-21.
  - All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications.

PROJECT: ALAN BUTTON SITE  
JOB NO: 89-107  
DATE: 11/11/90  
BY: JMR

PROJECT: 201 B BRIDGE  
725 Mid Rivers Mall Dr.  
St. Peters, Missouri, 63376  
(314) 441-1211

STRUCTURE HYDRAULIC DATA: FILE NO. 89107L1

LINE	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER
NO.	1	2	3	4	5	6	7	8	9	10	11	12
FE 102	15.00	1.80	40.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FE 101	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FE 202	1.80	0.00	7.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FE 201	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

STRUCTURE HYDRAULIC DATA: FILE NO. 89107L1

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NO.	1	2	3	4	5	6	7	8	9	10	11	12
1	FE 102	FE 101	520.76	520.76	520.22	520.22	26	102.00	102	0	ALUMINIZED CMP	
1	FE 202	FE 201	520.76	520.64	520.55	520.55	10	7.24	102	0	ALUMINIZED CMP	

STORMWATER CALCULATIONS: FILE NO. 89107L1

LINE	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER
NO.	1	2	3	4	5	6	7	8	9	10	11	12
1	FE 102	FE 101	24	102.00	2.25	0.55	1.17	1.78	0.00	0.00	577.79	577.22
1	FE 202	FE 201	10	51.00	1.00	0.20	0.24	0.00	0.00	0.00	0.00	0.00

"AS-BUILTS" 4/11/90 JWE

**PICKETT RAY & SILVER**

Civil Engineers  
Planners  
Land Surveyors

133 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
481-7211 278-1211

PREPARED FOR:  
**MR. ALAN BUTTON**  
1010 BRAMBLETT ROAD  
O'FALLON, MO. 63366

DRAWN: M.J.R. DATE: 1/11/90  
CHECKED: DATE:  
FIELD BOOK: PROJECT: 89-107 JOB ORDER: 5255

ENGINEERS AUTHENTICATION  
The responsibility for professional engineering liability of this project is hereby assumed by the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans prepared in the project and specifications included hereon after the date hereunder authenticated.

PICKETT RAY & SILVER, INC.  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_