

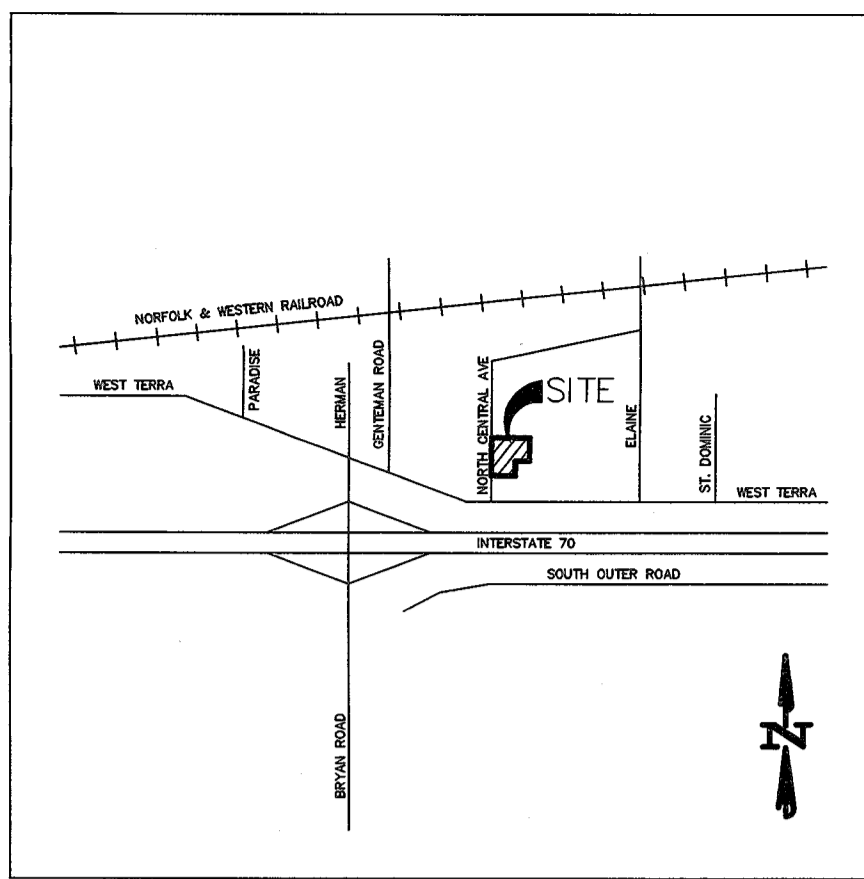
A SET OF AS BUILT PLANS FOR INQUIRY INTELLIGENCE SYSTEMS

APPROVED

Jamie Skank

08/09/2016

A TRACT OF LAND BEING PART OF
"RESUBDIVISION OF ADJUSTED LOT 19A AND ADJUSTED LOT 18A OF
"RESUBDIVISION OF LOTS 18, 19-A AND 19-B OF NORTH CENTRAL INDUSTRIAL PARK"
PLAT BOOK 34, PAGE 309
AND BEING WITHIN SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Locator Map

Drawing Index

- 1 COVER SHEET
- 2 SITE PLAN

Benchmarks Project

BENCHMARK: ELEV. 631.42
"M" IN MUELLER ON FIRE HYDRANT, 300 FEET± WEST OF ELAINE
ROAD AND 50 FEET± NORTH OF SERVICE ROAD.

Site

BENCHMARK: ELEV. 622.12
TOP OF EXISTING GRATE INLET LOCATED APPROXIMATELY 6
FEET WEST OF WEST FACE OF EXISTING BUILDING IN TRUCK
DOCK AREA.

DEVELOPMENT NOTES

1. Area of Tract: 2.814 Acres.
2. Area of Disturbance: 1.58 Acres (DNR Permit #MORA04770)
3. Existing Zoning: I-1 (City of O'Fallon)
4. Proposed Use: Office/Warehouse/Recreation/Banquet Center
5. Current Owner of Property:
Karen S. and Michael G. Moss
10 Crows Nest
Lake St. Louis, MO 63367
6. According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri,
(Community Panel Number 290316 0240 E Dated August 2, 1996), Subject property is
shown as being part of Zone X. Zone X is defined as being an area determined to
be outside the 500 Year Floodplain.
7. Landscape requirements:
1 tree per 40' of street frontage
190' / 40' = 4.75 ~ 5 trees required
Not less than 6% of the interior of the parking
lot shall be landscaped.
113 spaces x 270 sq. ft. = 30,510 x 6% = 1,830.60 sq. ft.
Required = 1,830.60 sq. ft.
Interior landscaping provided = 2,033.94 sq. ft.
8. Site Coverage Calculations: 122,600.69 s.f.
Building area: 16,396.07 s.f. = 13.38%
Greenspace area: 46,004.35 s.f. = 37.52%
Pavement area: 60,200.27 s.f. = 49.10%
9. Maximum slopes allowed are 3:1.
10. Prior to Construction Plan approval, a photometric lighting plan in accordance with
the City's Exterior Lighting Standards shall be submitted for review and approval
for all proposed exterior lighting. Lighting values will be reviewed onsite prior to the
final occupancy inspection. Corrections will need to be made if not in compliance
with City Standards.
11. All new utilities will be located underground.
12. All proposed fencing requires a separate permit through the Planning Department.
13. All sign locations and sizes must be approved separately through the Planning
Dept.
14. All paving to be in accordance with St. Charles County standards and specifications
except as modified by the City of O'Fallon ordinances.
15. All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed
in accordance with the current approved "American with Disabilities Act
Accessibility Guidelines" (ADAAG) along with the required grades, construction
materials, specifications and signage.
16. All sign posts, backs, and bracket arms shall be painted black using Carboline
Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as
approved by City of O'Fallon). Signs designating street names shall be located on
the traffic control signs.
17. This site will be in compliance with Phase 2 Illicit Stormwater Discharge Guidelines
per Ordinance 5032.
Detention provided in original overall development of the North Central Industrial
Park.
It is proposed that a storm inlet filter be installed in the existing inlet as shown for
site to comply with the Stormwater Quality Ordinance.
18. All HVAC and mechanical units on site shall be properly screened as required by
City Code. Rooftop units shall be screened by a parapet wall that extends around
the entire perimeter of the building; the parapet shall have a minimum height that
is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC
and mechanical units shall be screened by fencing, vegetation or some other means
(approved by the Planning and Zoning Commission) that has a minimum height
that is at least as tall as the tallest unit being screened.
19. Accessible Parking symbol and striping are to be painted blue.

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

Charter Communications
941 Charter Commons
Town & Country, MO 63017
1-888-438-2427

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

* The area of this phase of development is 2.814 Acres
The area of land disturbance is 1.12 Acres
Building setback information. Front 30 feet
Side 20 feet
Rear 35 feet
Max. Bldg Height 50 feet

* The estimated sanitary flow in gallons per day is 4,100 GPD. (Total)
Existing = 450 GPD
Additional = 3,650 GPD

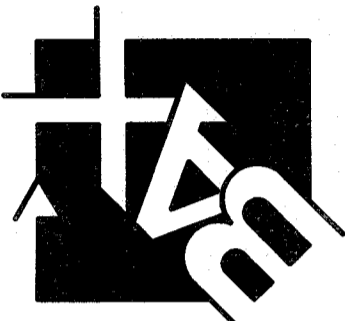
* Parking calculations:
(2nd Floor) Banquet Hall: 1 space per 100 s.f. floor area
4,400 s.f. / 100 = 44 spaces
(1st Floor) Kitchen: 1 space per 100 s.f. floor area
540 s.f. / 100 = 5.4 ~ 6 spaces
(1st Floor) Printing Service: 1 space per 200 s.f. floor area
1,600 s.f. / 200 = 8 spaces
(1st Floor) Laser Tag/Cyber Ball: (14,260 s.f.)
1 space per each 3 people @ maximum capacity
100 / 3 = 34 spaces
Total Parking Required = 92 spaces
Total Parking Provided = 116 spaces (including 5 accessible spaces)

AS BUILT

PROJECT TITLE:
INQUIRY
INTELLIGENCE
SYSTEMS

Box Project # 95-6653B As Built Date: 07/06/2016

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 636-928-1716



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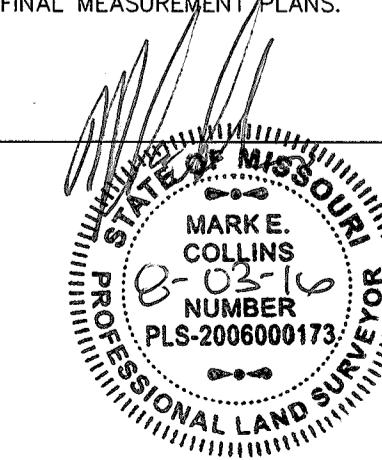
REVISIONS

NO.	DATE	DESCRIPTION

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND
SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS
HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON
THIS SET OF FINAL MEASUREMENT PLANS.

SIGNED
PE/LS



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

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.

Developer / Owner:
INQUIRY INTELLIGENCE SYSTEMS
18 NORTH CENTRAL AVENUE
O'FALLON, MO 63366
(636) 240-1800

COVER SHEET

P+Z No. #20-14.01
City No. #14-163

Page No.
1 of 2

ENGINEERING
SURVEYING
221 Point West Blvd
St. Charles, MO 63301
636-928-6562
FAX 928-1718



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REVISIONS

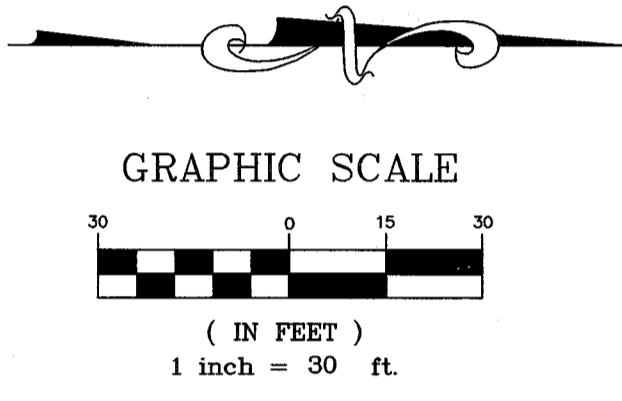
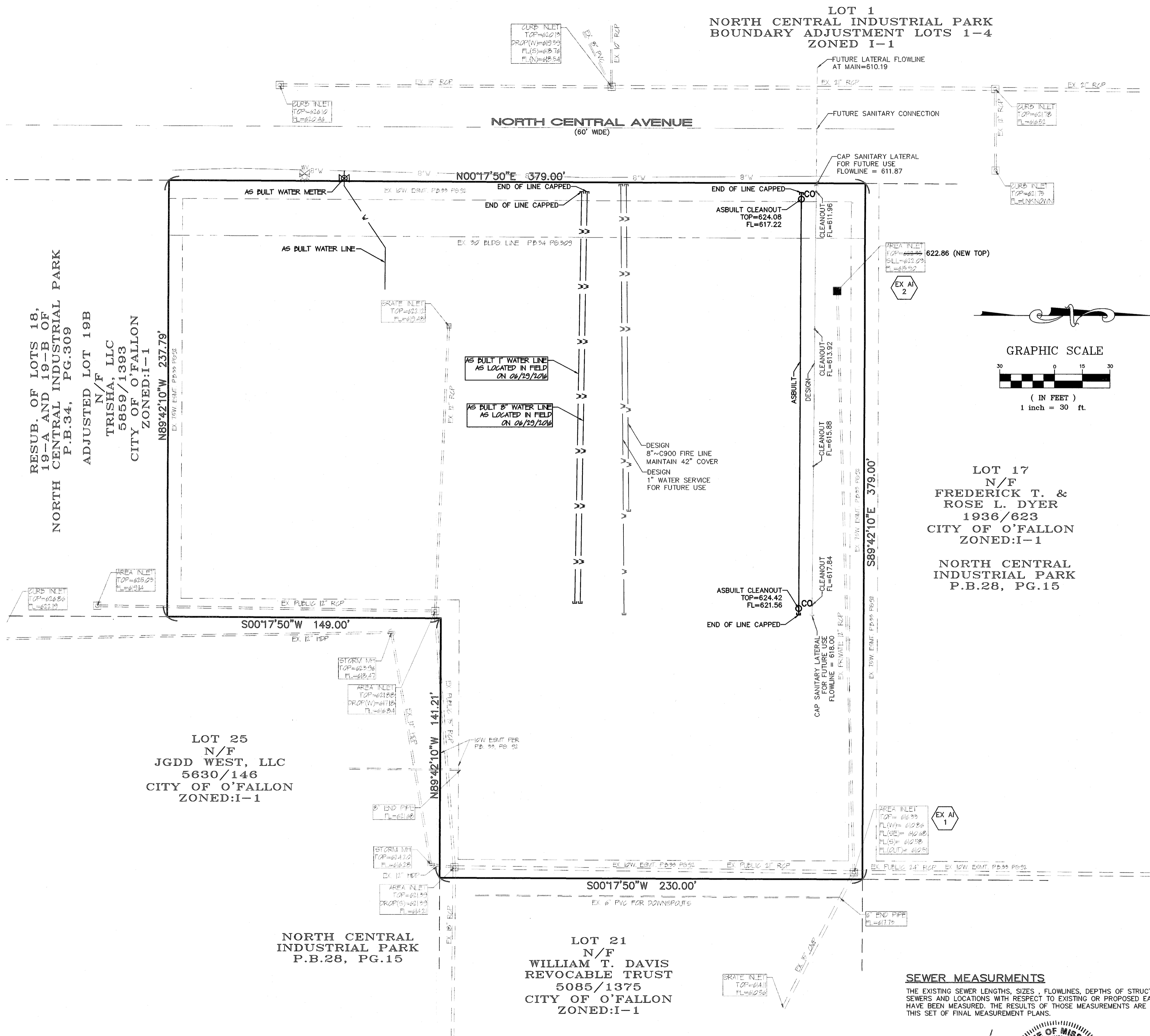
NO.	DESCRIPTION

Developer / Owner:
INQUIRY INTELLIGENCE SYSTEMS
18 NORTH CENTRAL AVENUE
O'FALLON, MO 63366
(636) 240-1800

SITE PLAN

P+Z No. #20-14.01
City No. #14-163

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2 of 2



LOT 17
N/F
FREDERICK T. &
ROSE L. DYER
1936/623
CITY OF O'FALLON
ZONED:I-1

NORTH CENTRAL
INDUSTRIAL PARK
P.B.28, PG.15

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

SIGNED
PE/LS

MARK COLLINS
PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI
NUMBER
PLS-2008000173

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.

RESUB. OF LOTS 18,
19A AND 19B OF
NORTH CENTRAL INDUSTRIAL PARK
P.B.34, PG.309
ADJUSTED LOT 19B
N/F
TRISHA, LLC
5859/1393
CITY OF O'FALLON
ZONED:I-1

LOT 25
N/F
JGDD WEST, LLC
5630/146
CITY OF O'FALLON
ZONED:I-1

NORTH CENTRAL
INDUSTRIAL PARK
P.B.28, PG.15

LOT 21
N/F
WILLIAM T. DAVIS
REVOCABLE TRUST
5085/1375
CITY OF O'FALLON
ZONED:I-1