

GENERAL NOTE

1. Present Zoning: I-2 Heavy Industrial
2. Proposed Zoning: I-2 Heavy Industrial
3. Proposed Use: Semi Trailer Repair and Sales
4. Area of Tract: 15.07 Acres
5. Site Address: 404 South Coal Springs Road
6. Project is Served By:
 - A. Water - City of O'Fallon 636-281-2858
 - B. Gas - Spire Gas Company 800-887-4173
 - C. Telephone - CenturyTel Telephone Company 636-266-2823
 - D. Sanitary - City of O'Fallon Sewers 636-281-2858
 - E. Electric - Ameren UE 636-980-1137
 - F. Fire - O'Fallon Fire Protection District 636-272-3493
 - G. Traffic - City of O'Fallon 636-379-5602
 - H. Engineering - City of O'Fallon Engineering 636-379-5556
 - I. Inspections - City of O'Fallon 636-379-5596
7. All utilities shall be located underground.
8. All dimensions shall be in compliance with A.D.A. Accessibility Guidelines.
9. All dimensions taken from back of curb unless otherwise noted.
10. Building height, site lighting and signage shall be in accordance with City of O'Fallon's Requirements.
11. Setback and yard requirements:
 - C. Front Yard Setback: 30 feet
 - H. Rear Yard Setback: 50 feet
 - I. Side Yard Setback: 25 feet
12. Grading and drainage shall be per the requirements of the City of O'Fallon.
13. Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
14. All easements shall be provided for on boundary adjustment plot.
15. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
16. No slope shall be greater than 3:1 during construction and at final grade.
17. Per F.I.R.M. #2918300241G January 20, 2016, portions of the site are located within the 100 year flood plain.
18. Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture. Enclosures shall have vinyl gates matching the building colors.
19. Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
20. Location of backflow preventer and water services shall be addressed with the architectural drawings. Water meter locations shall be coordinated with the water company.
21. All new utilities under City streets shall be bored.
22. All handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements.
23. All proposed fencing requires a separate permit through the Planning Division.
24. 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.
25. Utility contractor shall coordinate utility connections with general contractor.
26. This site will be in compliance with Phase II Illicit Storm Water Discharge guidelines per Ordinance 5082.
27. A Boundary Adjustment Plat will be submitted and approved by the City prior to the issuance of a building permit.
28. All Existing Gravel areas shall be removed and either be paved or planted with grass.
29. The existing and proposed buildings shall be brought into compliance with Chapter 415: Flood Hazard Prevention Code.
30. Water meter for all buildings shall be located outside of the building.
31. All installations and construction shall conform to the approved engineering drawing. However, if a developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her 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 inspectors.
32. Lighting Values will be reviewed on site prior to the final occupancy inspection.
33. All non-reinforced concrete shall be 4,000 p.s.i. at 28 days.
34. The asphalt surface shall be compacted to 98% maximum density.

SANITARY SEWER FLOW ESTIMATE

ESTIMATED SANITARY FLOW INDUSTRIAL FACILITY: 0.35 CFS PER SQ FT OF BUILDING

BUILDING SIZE = 27,106 SF
 SANITARY FLOW = 27,106 SF * 0.35 = 9,487 GPD AVERAGE FLOW

FEMA REFERENCE BENCHMARK: RM70

ELEVATION = 505.00 NAVD88 DATUM

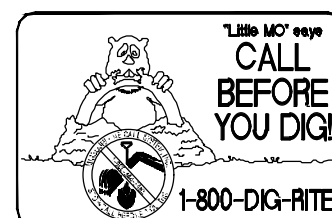
Standard Disk Stamped "H 149 1935" set in top of west end of the base of southern pier of Norfolk Southern Railway over State Highway 79.

* 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

UTILITIES NOTE

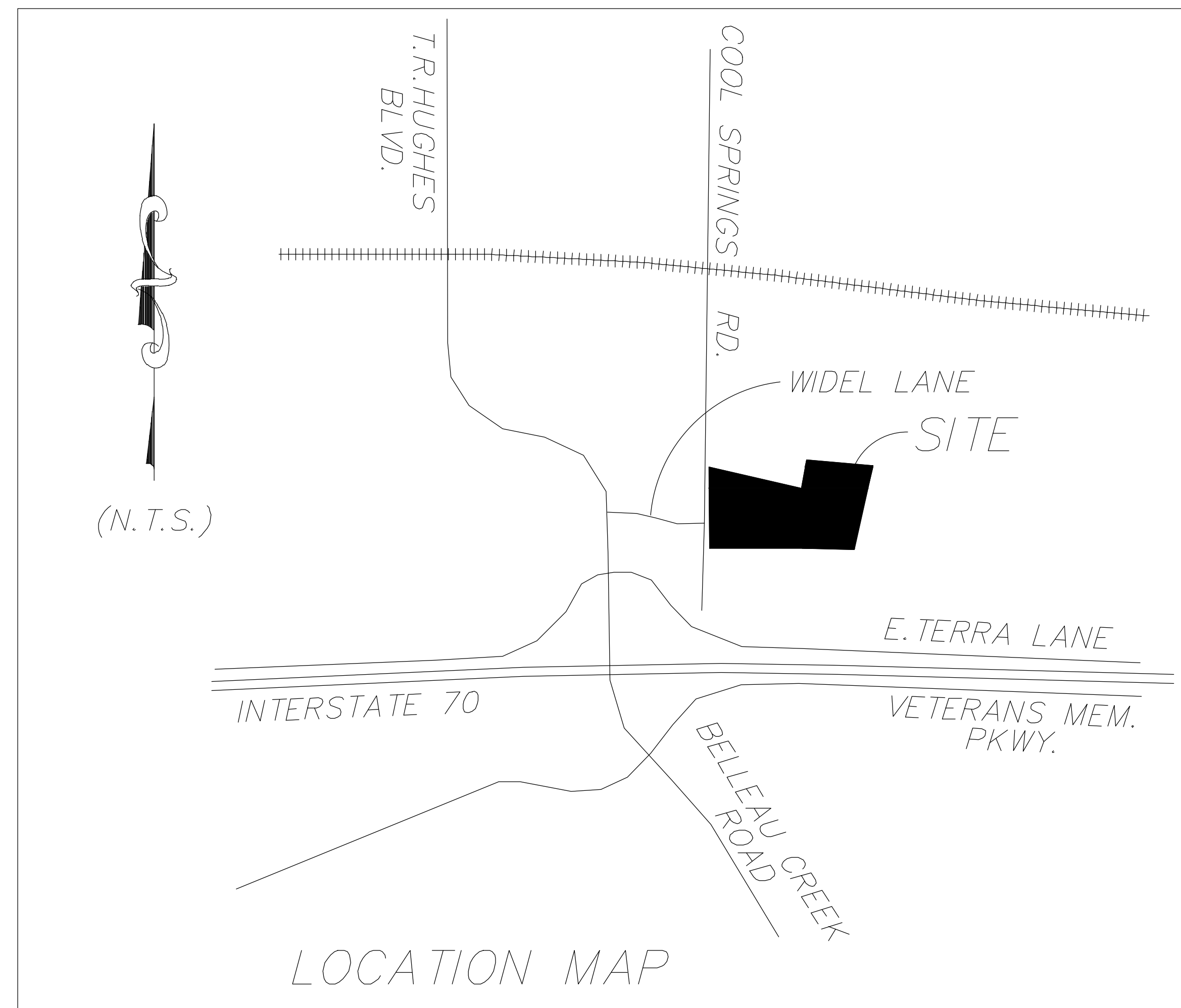
UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



Midway Trailers Inc. dba Missouri Great Dane

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 27,
 TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON,
 ST. CHARLES COUNTY, MISSOURI
AS-BUILTS

These "AS-BUILT" plans are based on actual field observations conducted during MARCH 2023, and the results are shown hereon. Pickett, Ray & Silver/CEC is responsible only for the As Built measurements shown hereon.



By: KARL ANTHONY SCHOENIKE, PE-2003015039
 STATE OF MISSOURI

PICKETT, RAY & SILVER, part of CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 CORPORATE REGISTRATION NO. 2007031293
 3000 LITTLE HILLS EXPRESSWAY, SUITE 102
 ST. CHARLES, MO 63301
 314-656-4566

INDEX OF SHEETS:

- 01 COVER SHEET
- 02 NOTES
- 03 EXISTING CONDITION PLAN
- 04 SITE PLAN
- 05-06 GRADING PLANS
- 07 EROSION CONTROL PLAN
- 08 PROFILES
- 09 ENTRANCE DETAILS
- 10 PRE DRAINAGE AREA MAP
- 11 POST DRAINAGE AREA MAP
- 12 LANDSCAPING PLANS
- 13 LIGHTING PLANS
- 14-20 DETAILS

[Preliminary Grading Plans and Retaining Wall Plans (BY OTHERS) previously approved.]

P and Z Approval

Site Plan Case Number 17-012024 was approved on September 7th 2018.

Conditions for Approval
 Municipal Code Requirements:

1. Comply with Chapter 415 Flood Hazard Prevention Code of the City Code.
2. A boundary adjustment plat will be required to remove the lot line through the building.
3. Provide storm water quality that meets the City's requirements.
4. Detention below the base flood elevation does not count toward required storm water retention.
5. Provide a five (5) foot wide roadway dedication strip.
6. Upgrade your half of the roadway to City of O'Fallon local street standards.
7. The tree preservation calculation shows less than the required 20% of trees preserved. This shall be revised, of the trees shall be replaced according to the requirements in Section 402.040 of the City Code.
8. Work with staff on the location of the South Entrance.
9. Verify that stormwater detention donation funds have been submitted to the City for the existing development, If this has not previously been provided the required funds shall be provided prior to Construction Site Plan approval.

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: Karl Ebert DATE 10/03/2023
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN MoDOT RIGHT OF WAY LIMITS.

AS-BUILTS

TREE PRESERVATION NOTE

EXISTING TREE MASS = 384,861 SQ FT
 TREE MASS REMAINING = 209,029 SQ FT
 PERCENT OF TREE MASS PRESERVED = 54.3%

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
27,106 (4%)	232,514 (35%)	396,616 (60%)	656,236

PROJECT TITLE
**IMPROVEMENT PLANS
 MIDWAY TRAILERS INC DBA
 MISSOURI GREAT DANE
 COVER SHEET**
 PPS No. 90066MOCD.00R
 TASK 001

St. Peters
 22 Richmond Center Court
 St. Peters, MO 65276
 Phone (636) 397-1211
 Fax (636) 397-1104
 www.prs.com



ENGINEERS AUTHENTICATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS SOLELY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND ESPECIALLY EXCLUDED HEREON AFTER 10/03 DATE PLANS REAUTHENTICATED.
 PICKETT, RAY & SILVER, INC. MO LICENSE #0026



KARL A. SCHOENIKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
STEVE + PATTI JONES
 PO BOX 275
 Benton, Missouri 63796

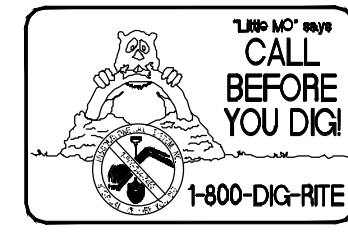
P+Z No. 17-012024
 City No. 18-006464
 COVER SHEET

Page No.



UTILITIES NOTE

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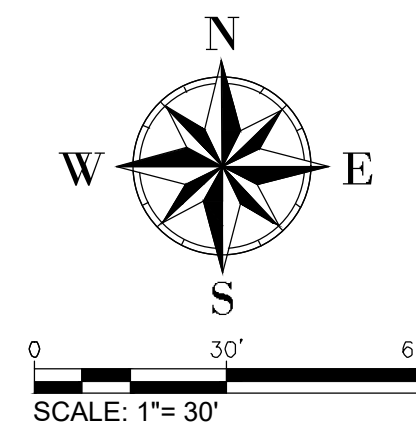


SITE PLAN NOTES

- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HEREON ARE AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- WORK NOT SPECIFICALLY DETAILED OR CALLED OUT HEREON REQUIRED TO COMPLETE THE SITE CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE WORK WHICH IS CALLED OUT HEREON.
- REFER TO ARCHITECTURAL PLANS FOR EXTERIOR SITE LIGHTING, INTERIOR BUILDING UTILITIES AND BUILDING DETAILS.

SITE PLAN KEYED NOTES

- (A) PROPOSED ASPHALT PAVEMENT.
- (B) PROPOSED 6" VERTICAL CURB.
- (C) PROPOSED SIDEWALK TO BE FLUSH WITH PAVEMENT, NO CURB OR RAMPS
- (D) PROPOSED SIDEWALK.
- (E) PROPOSED HANDICAP SYMBOL & SIGN.
- (F) PROPOSED DUMPSTER LOCATION
- (G) PROPOSED 6" TALL FENCE
- (H) PROPOSED CANTILEVER GATE
- (I) PROPOSED 4" WIDE PARKING STRIPE, WHITE
- (J) PROPOSED 7" CONCRETE ENTRANCE PAVEMENT
- (K) PROPOSED CURB AND GUTTER SECTION
- (L) PROPOSED 2" WATER LINE
- (M) PROPOSED 2" WATER METER
- (N) PROPOSED GAS LINE.
- (O) 10'X10' CONCRETE PAD WITH BIKE RACK MINIMUM 1 BIKE SPACE
- (P) PROPOSED RAIN GARDEN
- (Q) PROPOSED STREET LIGHT
- (R) PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- (S) PROPOSED PARKING BLOCKS
- (T) EXISTING SANITARY LATERAL
- (U) PROPOSED 6" FIRE LINE
- (V) PROPOSED 6" DETECTOR CHECK VAULT AND VALVE
- (W) PROPOSED ASPHALT PAVEMENT
- (X) PROPOSED CONCRETE PAVEMENT

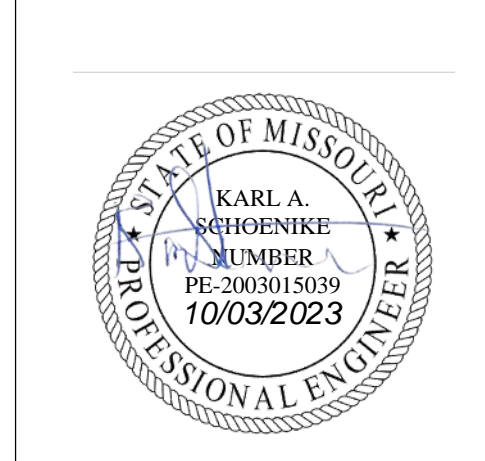


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IMPROVEMENT PLANS
MIDWAY TRAILERS INC DBA
MISSOURI GREAT DANE
SITE PLAN
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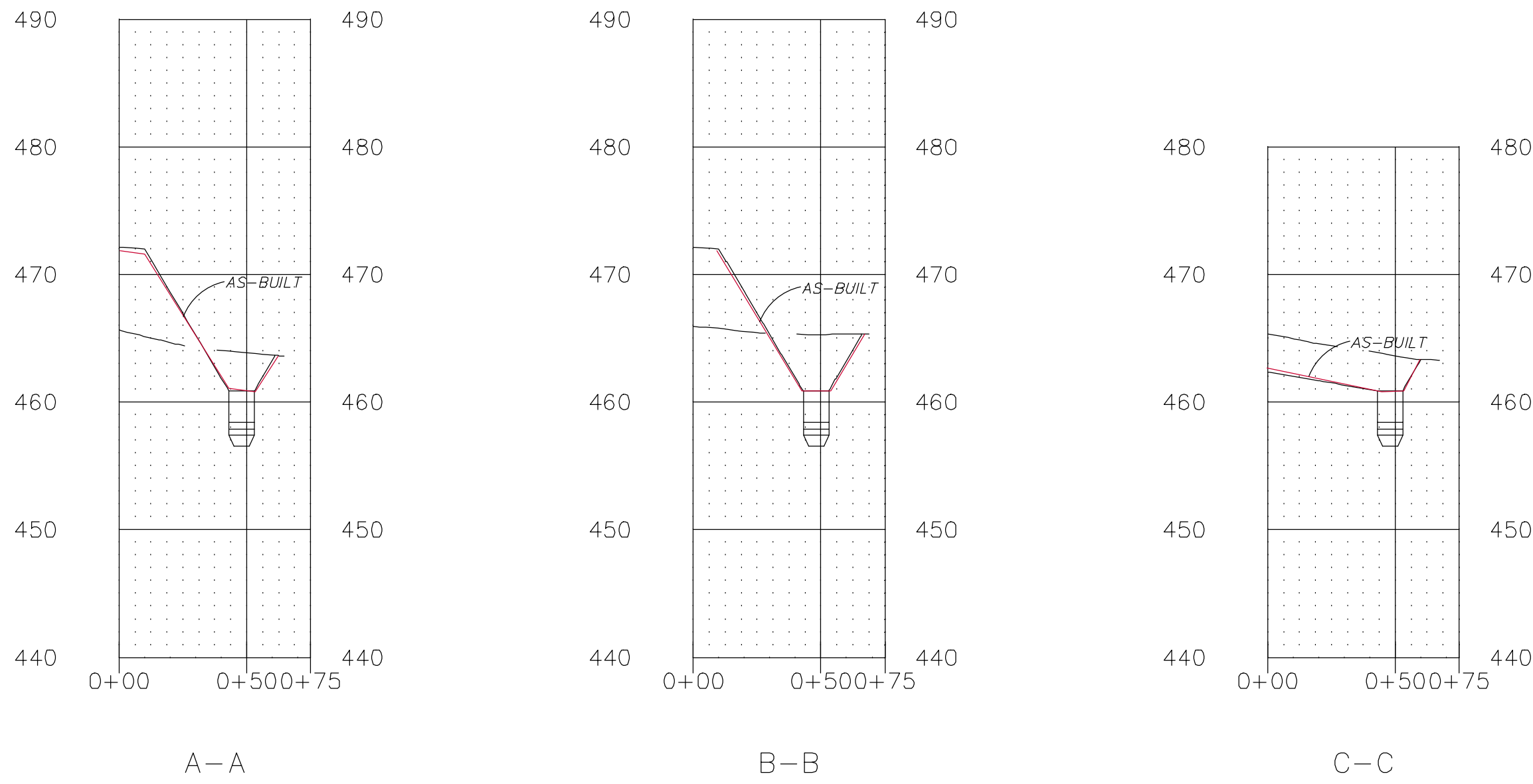


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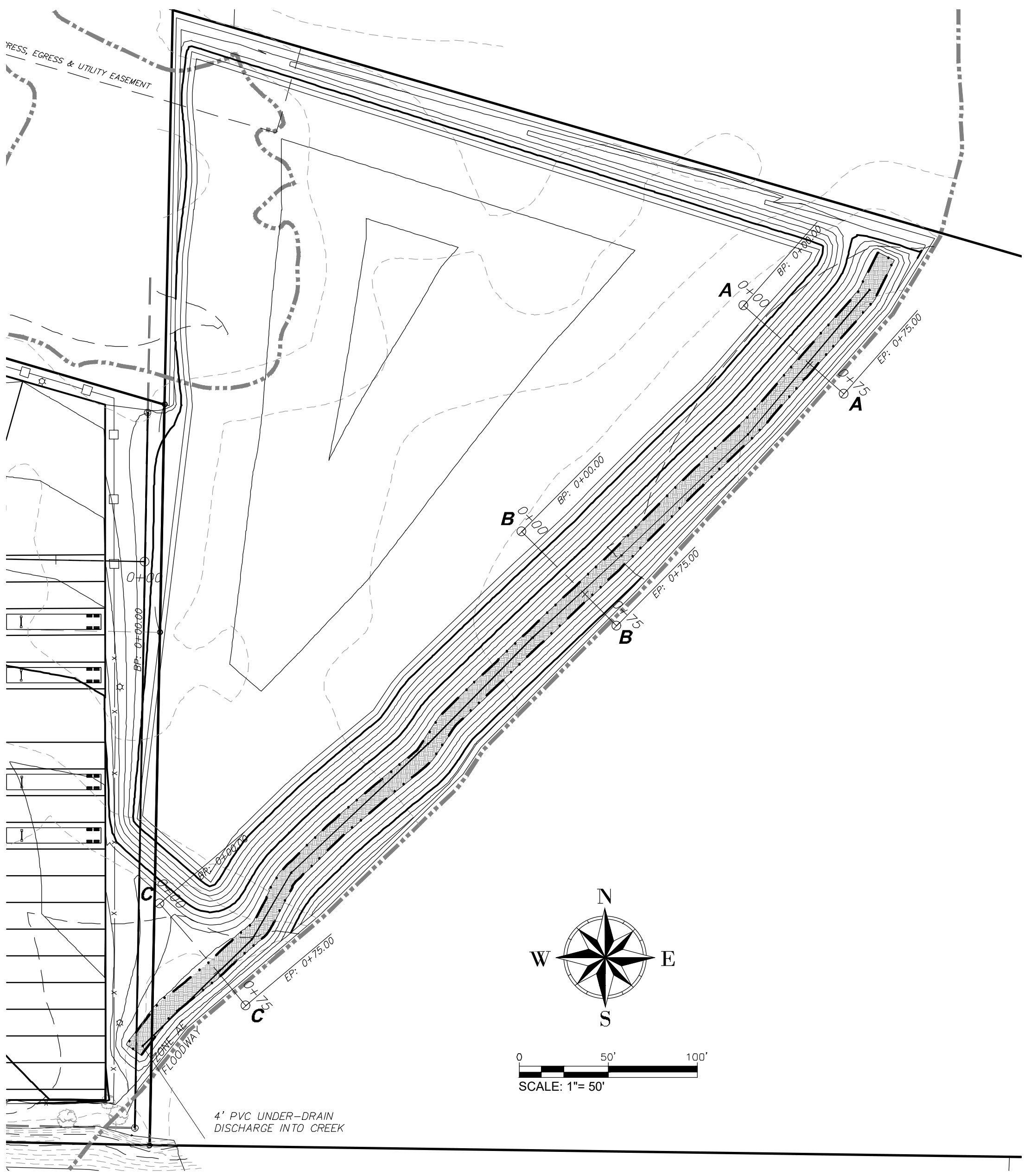
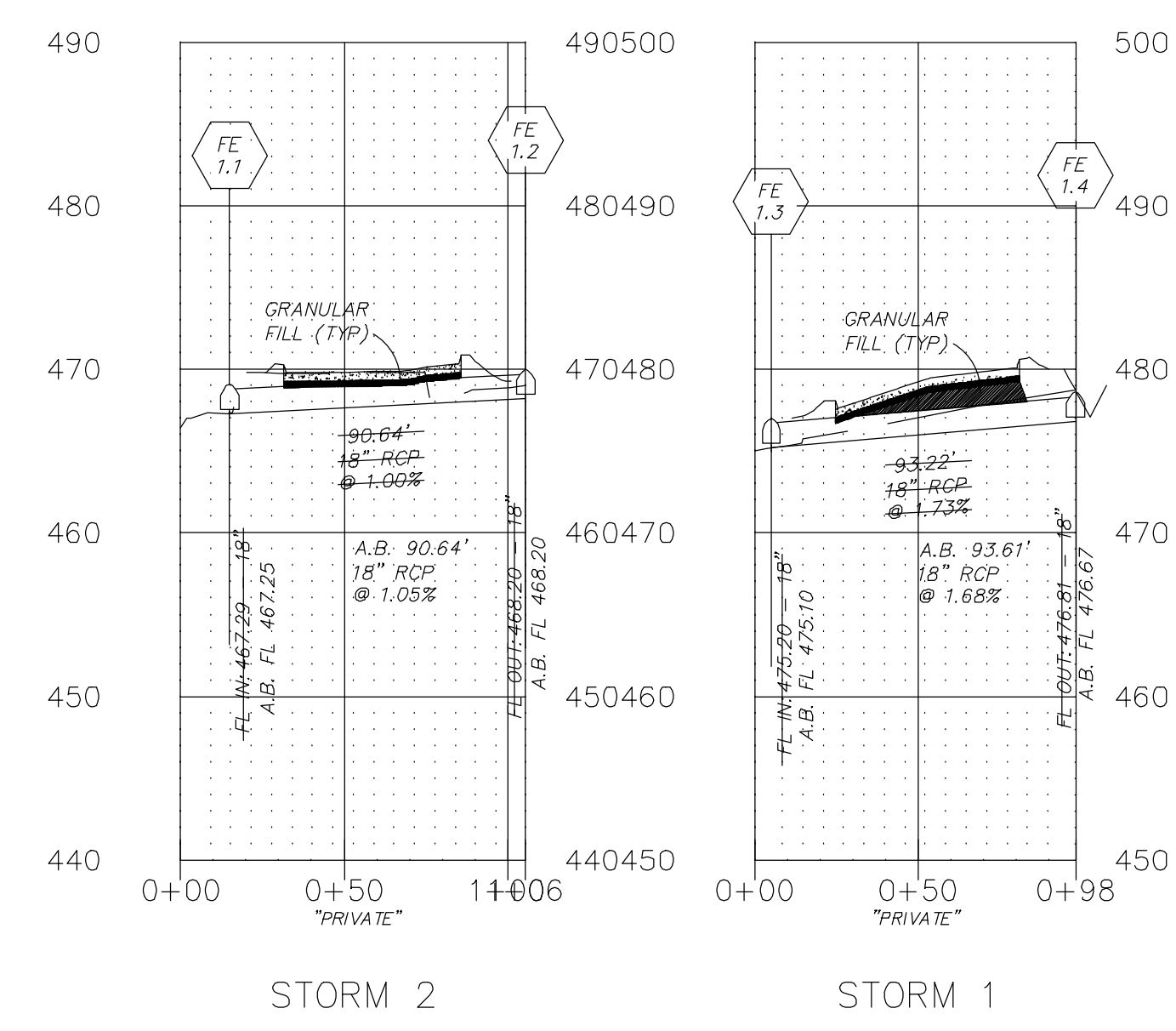
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STEVE + PATTI JONES
 PO BOX 275
 Benton, Missouri 63796

P+Z No. 17-012024
 City No. 18-006464
 SITE PLAN

**** 10/03/2023, AS-BUILTS ****



GRAPHIC SCALE IN FEET
 PROFILE SCALE:
 HORZ: 1" = 50'
 VERT: 1" = 10'

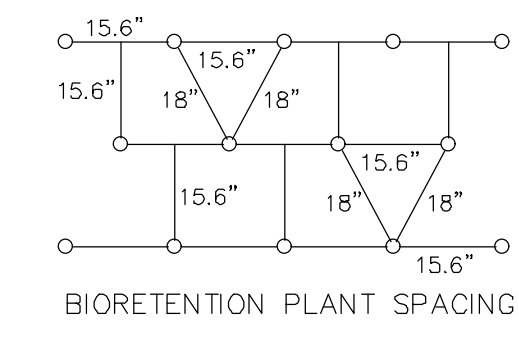


STORMWATER BMP SUMMARY TABLE:

BMP TYPE:	BIORETENTION
DRAINAGE AREA TO BMP:	11.06 ACRES
WQV REQUIRED:	24,943 CU FT
WQV PROVIDED:	31,500 CU FT
FILTER BED AREA REQUIRED:	6,929 SQ FT
FILTER BED AREA PROVIDED:	7,000 SQ FT

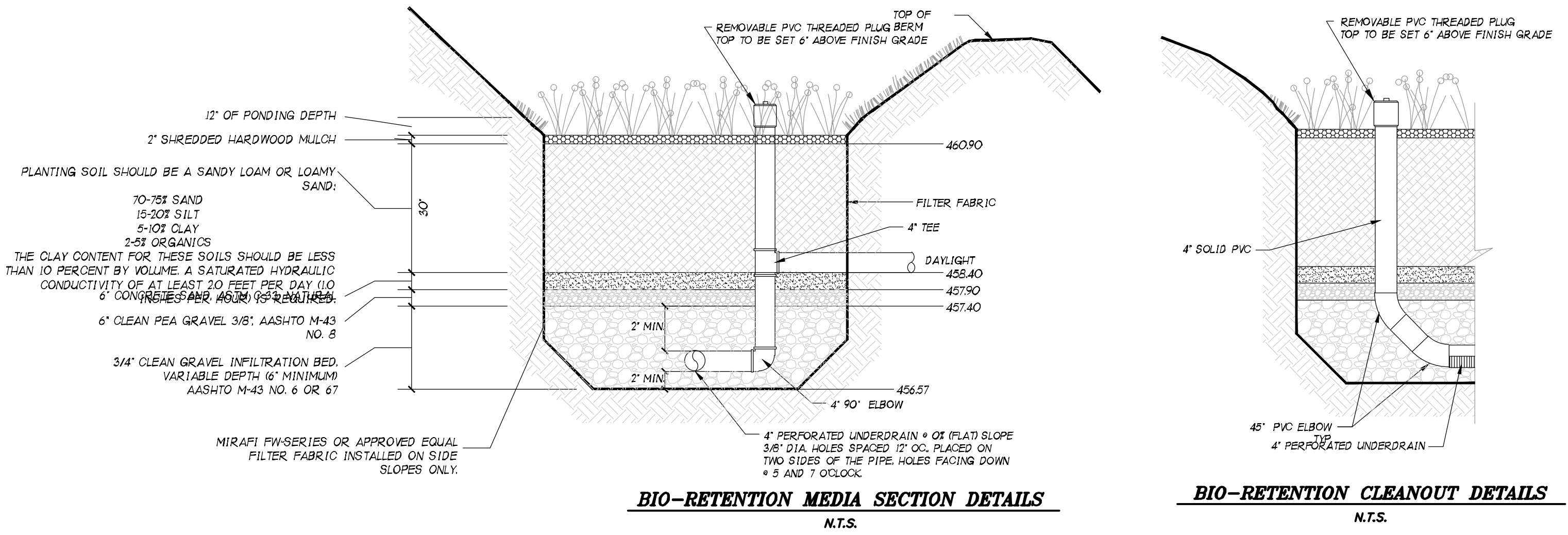
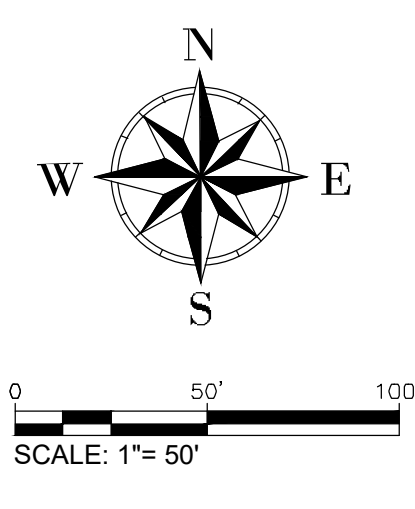
STORMWATER BMP CALCULATIONS:

Drainage Area (A)	11.06 Acres
Percent Impervious (I)	55 %
$R_v = 0.05 + 0.009 * (I)$	0.55
Rainfall Depth (P)	1.14 in
$WQv = [P * R_v * A] / 12 * 43,560$	24943.83 Cu Ft Required
$WQv^* =$	31500.00 Cu Ft Provided
$A_f = WQv^* * D_f / [k * (H_f + D_f) * T]$	
Filter Bed Depth (Df)	2.50 ft
Coefficient of Permeability (k)	1.00 ft/day
Average Height above Filter Bed (Hf)	2.00 ft
Design Time to Drain Bed	2.00 Days
Area of Filter Bed (Af)	6928.84 Sq Ft Required
Area of Filter Bed (Af)	7000.00 Sq Ft Provided



BIORETENTION PLANTING PALLET

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
21	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	1 QT.
45	ECHINACEA PURPUREA	PURPLE CONFLOWER	100 mm ELLEPOT
45	MONARDA FISTULOSA	WILD BERGAMONT	120 mm ELLEPOT
26	PHLOX PANICULATA	MEADOW PHLOX	1 GALLON
6	PANICUM VIRGATUM	SWITCH GRASS	1 GALLON



- BIORETENTION NOTES:**
- BUILD AND VEGETATE RAIN GARDEN AFTER SITE IS ESTABLISHED/PREVENT SEDIMENT FROM CLOGGING THE SYSTEM.
 - INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE. DIRT TRACKING ON ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
 - DURING ENCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
 - CALL 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
 - DURING AREA DRAIN INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.
 - THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1 INCH IN DIAMETER. FOR BEST RESULTS, BRUSH OR SEEDS FROM NOXIOUS WEEDS, SUCH AS JOHNSON GRASS, MUGWORT, NUTSEDGE AND CANADIAN THISTLE SHOULD NOT BE PRESENT IN THE SOILS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12 TO 18 INCHES. LOOSELY COMPACTED RUBBER WHEELED HEAVY EQUIPMENT AND MECHANICAL TAMPING DEVICES ARE NOT RECOMMENDED FOR COMPACTION. THE SPECIFIC CHARACTERISTICS ARE PRESENTED IN THE FOLLOWING TABLE.

PARAMETER	VALUE
PH RANGE	6.2 TO 8.00
ORGANIC MATTER	15 TO 50%
MAGNESIUM	25 LBS. PER ACRE, MINIMUM
PHOSPHORUS	75 LBS. PER ACRE, MINIMUM
POTASSIUM	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 PPM

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 PICKETT, RAY & SILVER, P.C. 16
 LICENSE #00000000



KARL A. SCHENKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

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Page No. 8 of 20
 PROFILES

*** 10/03/2023, AS-BUILTS ***

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