DEVELOPMENT NOTES: 1.05 ACRES (1156 W. TERRA LANE) 0.54 ACRES (1100 W. TERRA LANE) 1.59 ACRES TOTAL 2. PRESENT ZONING: I-1 LIGHT INDUSTRIAL C-2 GENERAL BUSINESS 3. PROPOSED ZONING: I-1 LIGHT INDUSTRIAL PROPOSED USE: AUTOMOBILE AND RV REPAIR AND SERVICE (NO VEHICLES WILL BE SOLD ON THIS LOT) 4. I-1 ZONING DIMENSIONAL REQUIREMENTS: MAXIMUM LOT COVERAGE: NONE MINIMIM FRONT YARD. MINIMUM SIDE YARD: MINIMUM REAR YARD: 35 FEET 5. SITE COVERAGE SUMMARY: EXISTING CONDITIONS: BUILDING: 2,100 SQ. FT. (3.05%) 7,820 SQ. FT. (11.36%) 9,920 SQ. FT. (14.41%) TOTAL PAVEMENT: 13,057 SQ. FT. (18.96%) 11,357 SQ. FT. (16.50%) 24,414 SQ. FT. (35.46%) TOTAL GRAVEL: 14,983 SQ. FT. (21.76%) GREEN SPACE: 19,533 SQ. FT. (28.37%) PROPOSED CONDITIONS: BUILDING: 2,100 SQ. FT. (3.05%) 10,488 SQ. FT. (15.23%) 12,588 SQ. FT. (18.28%) TOTAL PAVEMENT: 22,813 SQ. FT. (33.13%) 14,826 SQ. FT. (21.53%) 1,747 SQ. FT. (2.54%) 39,386 SQ. FT. (57.21%) TOTAL GREEN SPACE: 16,876 SQ. FT. (24.51%) OFF-STREET PARKING REQUIREMENTS: ONE (1.0) SPACE REQUIRED PER 500 SQ. FT. OF FLOOR AREA

PARKING REQUIRED: 12,588 SQ. FT. / 500 SQ.FT. = 26 SPACES REQUIRED

PARKING PROVIDED: 32 SPACES PROVIDED, INCLUDING TWO ACCESSIBLE SPACES PLUS FOUR RV SPACES

- 7. STORM WATER DETENTION SHALL COMPLY WITH SECTION 405.240 OF THE CITY OF O'FALLON MUNICIPAL CODE.
- 8. A PHOTOMETRIC LIGHTING PLAN, IN ACCORDANCE WITH THE CITY OF O'FALLON EXTERIOR LIGHTING STANDARDS, SHALL BE SUBMITTED, FOR ALL PROPOSED EXTERIOR LIGHTING, FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION PLAN
- 9. ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND
- 10. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29183C0230 F DATED AUGUST 2, 1996, THIS DEVELOPMENT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- 11. THIS PLAN COMPLIES WITH THE CITY OF O'FALLON COMPREHENSIVE PLAN.
- 12. THIS SITE SHALL BE COMPLIANT WITH ARTICLE XIII OF THE CITY OF O'FALLON MUNICIPAL CODE.
- 13. TREE PROTECTION AND PRESERVATION SHALL BE MET ON THIS PLAN.
- 14. A TRANSITION BUFFER IS NOT REQUIRED FOR THIS SITE PER SECTION 400.425 OF THE CITY OF O'FALLON MUNICIPAL CODE.
- 15. THIS PLAN IS COMPLIANT WITH THE TREE PRESERVATION ORDINANCE FOUND IS SECTION 230.040 OF THE CITY OF O'FALLON MUNICIPAL CODE. ANY TREE REMOVED SHALL BE REPLACED WITH A TREE OF LIKE OR SIMILAR KIND HAVING A MINIMUM DIAMETER OF TWO (2) INCHES AND A HEIGHT OF EIGHT (8) FEET. REPLACEMENT TREES SHALL BE OF A HARDWOOD VARIETY. TREES SO RÉPLACED SHALL BE PROPERLY MAINTAINED TO INSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE PLANTED.
- 16. PERMANENT STORM WATER BMP'S THAT MEET CITY CODE WILL BE PROVIDED ON TYHE CONSTRUCTION PLANS FOR REVIEW
- 17. TRASH SERVICE ENCLOSURE SHALL BE PER CITY REQUIREMENTS. SEE ARCHITECTURAL PLAN.

18. DIFFERENTIAL RUN-OFF:

EXISTING CONDITIONS BUILDINGS 9,920 SQ.FT. (0.228 AC.) PAVEMENT 24,414 SQ.FT. (0.560 AC.) GRAVEL 14,983 SQ.FT. (0.344 AC) GRASS 19,533 SQ.FT. (0.448 AC.)

0.228X6.08 + 0.560X6.08 + 0.344X5.52 + 0.448X2.95 =1.39 C.F.S. + 3.40 C.F.S. + 1.90 C.F.S. + 1.32 C.F.S. = 8.01 C.F.S.

BUILDINGS 12,588 SQ.FT. (0.289 AC.) PAVEMENT 39,386 SQ.FT. (0.904 AC.) GRASS 16,876 SQ.FT. (0.387 AC.)

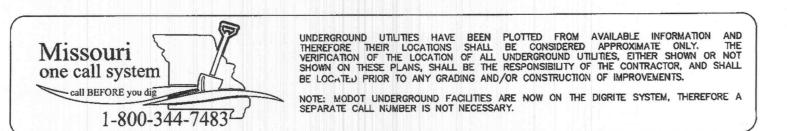
 $0.289 \times 6.08 + 0.904 \times 6.08 + 0.387 \times 2.95 =$ 1.76 C.F.S + 5.50 C.F.S. + 1.14 C.F.S. = 8.40 C.F.S.

DIFFERENTIAL = 8.40 - 8.01 = 0.39 C.F.S.(LESS THAN 1.0 C.F.S.) NO DETENTION REQUIRED.

19. PROPERTY OWNER & DEVELOPER: MISSION HILLS DEVELOPMENT GLENN TRAVERS - PRESIDENT FLORISSANT, MO 63031 314-830-2730

Conditions of Approval From Planning and Zoning

- 1. PROVIDE CALCULATIONS DEMONSTRATING THE STREET TREE AND INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS ARE BEING MET. ADDITIONAL TREES MUST BE ADDED TO MEET THE CITY'S STREET TREE REQUIREMENTS ALONG WEST TERRA LANE AND INTERSTATE 70.
- 2. STRIPE THE TRIANGULAR PARKING LOT AREA AT THE SOUTHEAST CORNER OF THE SITE.
- 3. 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.
- 4. TYPICALLY AN EIGHT (8) FOOT WIDE MULTI-PURPOSE TRAIL IS REQUIRED ALONG THE STREET FRONTAGE OF A MINOR ARTERIAL ROAD. DUE TO THE PENDING STREET IMPROVEMENTS, THE CITY IS REQUESTING A FEE IN LIEU OF THE TRAIL INSTALLATION. SAID FEE SHALL BE CALCULATED AS A FIXED AMOUNT PER LINEAL FOOT BASED ON THE ESTIMATED COST AS OF THE DATE THAT ESCROWS ARE ESTABLISHED.



A SET OF AS-BUILT PLANS FOR PREMIER 3 AUTO & ST. LOUIS RV SERVICE

THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Legend

18" RCP PROPOSED STORM DRAIN (S) SANITARY SEWER MANHOLE O CURB INLET 15" RCP EXISTING STORM DRAIN GRATE INLET T.B.R. & R. TO BE REMOVED & RELOCATED FIBER OPTIC MARKER T.B.R. TO BE REMOVED TELE CABLE PEDESTAL --- 500--- EXISTING CONTOUR ELECTRIC METER _____ PROPOSED CONTOUR WATER METER FIRE HYDRANT SEPTIC TANK W WATER WELL GAS VALVE UTILITY BOX ○CO CLEANOUT FLAG POLE MAILBOX AC AIR CONDITIONER UNIT --- SIGN TREE POWER POLE GUY WIRE LIGHT STANDARD O BOLLARD M.E. MATCH EXISTING

500.420 of the Municipal Code of the City of O'Fallon are as follows: October 1 through May 31

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section

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 1.54 ACRES The area of land disturbance is 1.13 ACRES Number of proposed lots is NA Building setback information. Front 30 FEET Side 20 FEET Rear <u>35 FEET</u>

* The estimated sanitary flow in gallons per day is 250 gals.

* Parking calculations One (1.0) space required per 500 sq. ft. of floor area 12,588 sq. ft. / 500 sq. ft. = 26 spaces

32 spaces provided, including two accessible spaces plus four RV spaces

* Tree preservation calculations 4 Trees along West Terra Lane to remain. 1 Tree on site to be removed. 80% of existing trees on site shall be retained.

Benchmarks Project

REFERENCE BENCHMARK - F 149 - ELEVATION 542.80' BRASS VERTICAL MARK DISK STAMPED "F 149 1935" SET IN A 6 INCH SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST ANGLE OF A RAILROAD CROSSING AT NORTH MAIN STREET, SOUTH OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL CENTRE.

SITE BENCHMARK - EXISTING FINISHED FLOOR OF BUILDING LOCATED AT 1100 WEST TERRA LANE FORMERLY KNOWN AS HUNN & SON - 615.34

Utility Contacts

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

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

200 Callahan Road

Ameren UE

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

O'Fallon Fire Protection District

Fire Department

119 E. Elm St.

636-272-3493

O'Fallon, MO. 63366

Wentzville, MO. 63385 636-639-8312 Telephone Century Tel 1151 Century Tel Dr. Wentzville, MO. 63385

636-332-7261

CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LCTS 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.



Locator Map

LOCATION MAR

N.T.S.

Drawing Index

SHEET COVER SHEET SHEET 2 SHEET 3 DEMOLITION PLAN SHEET 4 SITE PLAN SHEET 5 GRADING PLAN SHEET 6 ENTRANCE DETAILS/STORM PROFILES SHEET 7 WALL PROFILES / DETAILS SHEET 8 DRAINAGE AREA MAP SHEET 9 DETAILS SHEET 10 DETAILS SHEET L1 LANDSCAPE PLAN

VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES APPENDIX A Seeding Rates: Permanent: Tall Fescue - 30 lbs./ac. Smooth Brome - 20 lbs./ac. Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac. Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1000 sq.ft.) Oats - 120 lbs./ac. (2.75 lbs. per 1000 sq.ft.) Seeding Periods: March 1 to June 1 August 1 to October Wheat or Rye March 15 to November 1 100 lbs. Per 1000 sq.ft. (4,356 lbs per acre) Fertilizer Rates: Nitrogen 30 lbs./ac. Phosphate 30 lbs./ac. Potassium 30 lbs./ac. 600 lbs./ac. *ENM *ENM — Effective Neutralizing Material as per State evaluation of

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 ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:



CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT

PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

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

Approved: 1/03/2013 City No.

Page No.

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