

# 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

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PREMIER 3 AUTO &  
ST. LOUIS RV SERVICE

BAX ENGINEERING  
221 POINT WEST BLVD.  
ST. CHARLES, MISSOURI 63301  
636-928-5552

Developer / Owner Information  
DALE ARCHITECTURAL SERVICES, LLC  
743 ST. MARY'S ROAD  
VILLA RIDGE, MISSOURI 63089  
314-517-5101

City of O'Fallon Cover Sheet

P+Z No. 11-12.03  
Approved: 1/03/2013  
City No.  
Page No. 1  
DATE: 01/24/2014

### DEVELOPMENT NOTES:

- AREA OF TRACT: 1.05 ACRES (1156 W. TERRA LANE)  
0.54 ACRES (1100 W. TERRA LANE)  
1.59 ACRES TOTAL
- PRESENT ZONING: I-1 LIGHT INDUSTRIAL  
C-2 GENERAL BUSINESS
- PROPOSED ZONING: I-1 LIGHT INDUSTRIAL  
PROPOSED USE: AUTOMOBILE AND RV REPAIR AND SERVICE  
(NO VEHICLES WILL BE SOLD ON THIS LOT)
- I-1 ZONING DIMENSIONAL REQUIREMENTS:  
MAXIMUM LOT COVERAGE: NONE  
MINIMUM FRONT YARD: 30 FEET  
MINIMUM SIDE YARD: 20 FEET  
MINIMUM REAR YARD: 35 FEET
- 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
- STORM WATER DETENTION SHALL COMPLY WITH SECTION 405.240 OF THE CITY OF O'FALLON MUNICIPAL CODE.
- 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 APPROVAL.
- ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.
- 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.
- THIS PLAN COMPLIES WITH THE CITY OF O'FALLON COMPREHENSIVE PLAN.
- THIS SITE SHALL BE COMPLIANT WITH ARTICLE XIII OF THE CITY OF O'FALLON MUNICIPAL CODE.
- TREE PROTECTION AND PRESERVATION SHALL BE MET ON THIS PLAN.
- A TRANSITION BUFFER IS NOT REQUIRED FOR THIS SITE PER SECTION 400.425 OF THE CITY OF O'FALLON MUNICIPAL CODE.
- THIS PLAN IS COMPLIANT WITH THE TREE PRESERVATION ORDINANCE FOUND IN 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 REPLACED SHALL BE PROPERLY MAINTAINED TO INSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE PLANTED.
- PERMANENT STORM WATER BMP'S THAT MEET CITY CODE WILL BE PROVIDED ON THE CONSTRUCTION PLANS FOR REVIEW AND APPROVAL.
- TRASH SERVICE ENCLOSURE SHALL BE PER CITY REQUIREMENTS. SEE ARCHITECTURAL PLAN.
- 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.)  
 $0.228 \times 6.08 + 0.560 \times 6.08 + 0.344 \times 5.52 + 0.448 \times 2.95 =$   
 $1.39 \text{ C.F.S.} + 3.40 \text{ C.F.S.} + 1.90 \text{ C.F.S.} + 1.32 \text{ C.F.S.} = 8.01 \text{ C.F.S.}$   
PROPOSED CONDITIONS  
BUILDINGS 12,588 SQ.FT. (0.289 AC.)  
PAVEMENT 39,386 SQ.FT. (0.904 AC.)  
GRASS 16,876 SQ.FT. (0.387 AC.)  
 $0.289 \times 6.08 + 0.904 \times 6.08 + 0.387 \times 2.95 =$   
 $1.76 \text{ C.F.S.} + 5.50 \text{ C.F.S.} + 1.14 \text{ C.F.S.} = 8.40 \text{ C.F.S.}$   
DIFFERENTIAL = 8.40 - 8.01 = 0.39 C.F.S. (LESS THAN 1.0 C.F.S.) NO DETENTION REQUIRED.
- PROPERTY OWNER & DEVELOPER:  
MISSION HILLS DEVELOPMENT  
GLENN TRAVERS - PRESIDENT  
225 N. HWY. 67  
FLORISSANT, MO 63031  
314-830-2730

## Legend

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

\* 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 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 35 FEET

\* 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

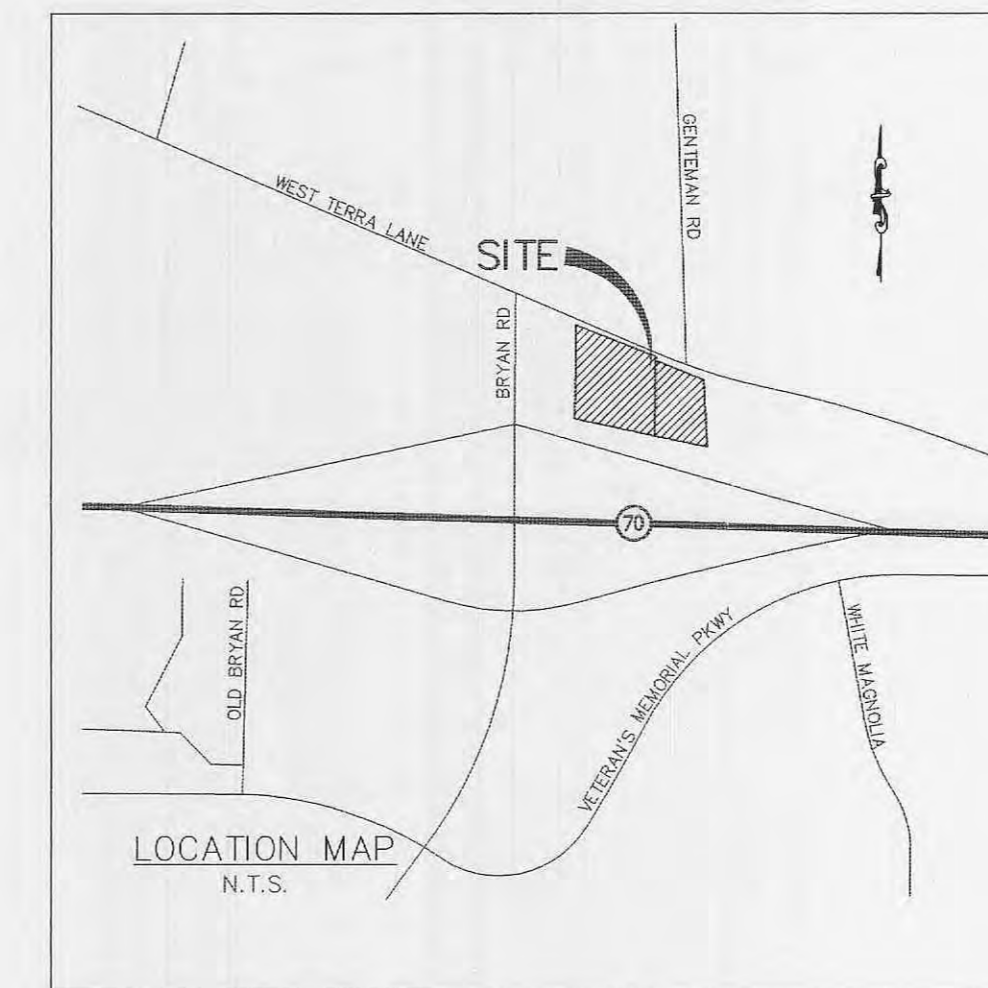
REFERENCE BENCHMARK - F 149 - ELEVATION 542.80" BRASS VERTICAL MARK DISK STAMPED "F 149 1935" SET IN A 6 INCH SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST ANGLE OF A RAILROAD CROSSING AT NORTH MAIN STREET, SOUTH OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL CENTRE.

## Site

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

## Utility Contacts

|  |   |
|--|---|
| <b>Sanitary Sewer</b><br>City of O'Fallon<br>100 N. Main St.<br>O'Fallon, MO. 63366<br>Contact: 636-281-2858         | <b>Storm Sewer</b><br>City of O'Fallon<br>100 N. Main St.<br>O'Fallon, MO. 63366<br>Contact: 636-281-2858 |
| <b>Gas</b><br>Laclede Gas Company<br>6400 Graham Road<br>St. Louis, MO. 63134<br>314-522-2297                        | <b>Ameren UE</b><br>200 Callahan Road<br>Wentzville, MO. 63385<br>636-639-8312                            |
| <b>Fire Department</b><br>O'Fallon Fire Protection District<br>119 E. Elm St.<br>O'Fallon, MO. 63366<br>636-272-3493 | <b>Telephone</b><br>Century Tel<br>1151 Century Tel Dr.<br>Wentzville, MO. 63385<br>636-332-7261          |



Locator Map

| VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES                             |                          |
|--|--------------------------|
| <b>APPENDIX A</b>  |                          |
| Seeding Rates:   |                          |
| Permanent:   |                          |
| Tall Fescue - 30 lbs./ac.  |                          |
| Smooth Brome - 20 lbs./ac.   |                          |
| Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.                            |                          |
| Temporary:   |                          |
| 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:   |                          |
| Fescue or Brome  | March 1 to June 1        |
|  | August 1 to October 1    |
| Wheat or Rye   | March 15 to November 1   |
| Oats   | March 15 to September 15 |
| Mulch Rates:   |                          |
| 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.              |
| Lime   | 600 lbs./ac. *ENM        |
| *ENM - Effective Neutralizing Material as per State evaluation of quarried rock. |                          |

## Conditions of Approval From Planning and Zoning

- 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.
- STRIPE THE TRIANGULAR PARKING LOT AREA AT THE SOUTHEAST CORNER OF THE SITE.
- 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.
- 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.

## 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.

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

SIGNED: \_\_\_\_\_  
P.E./L.S.

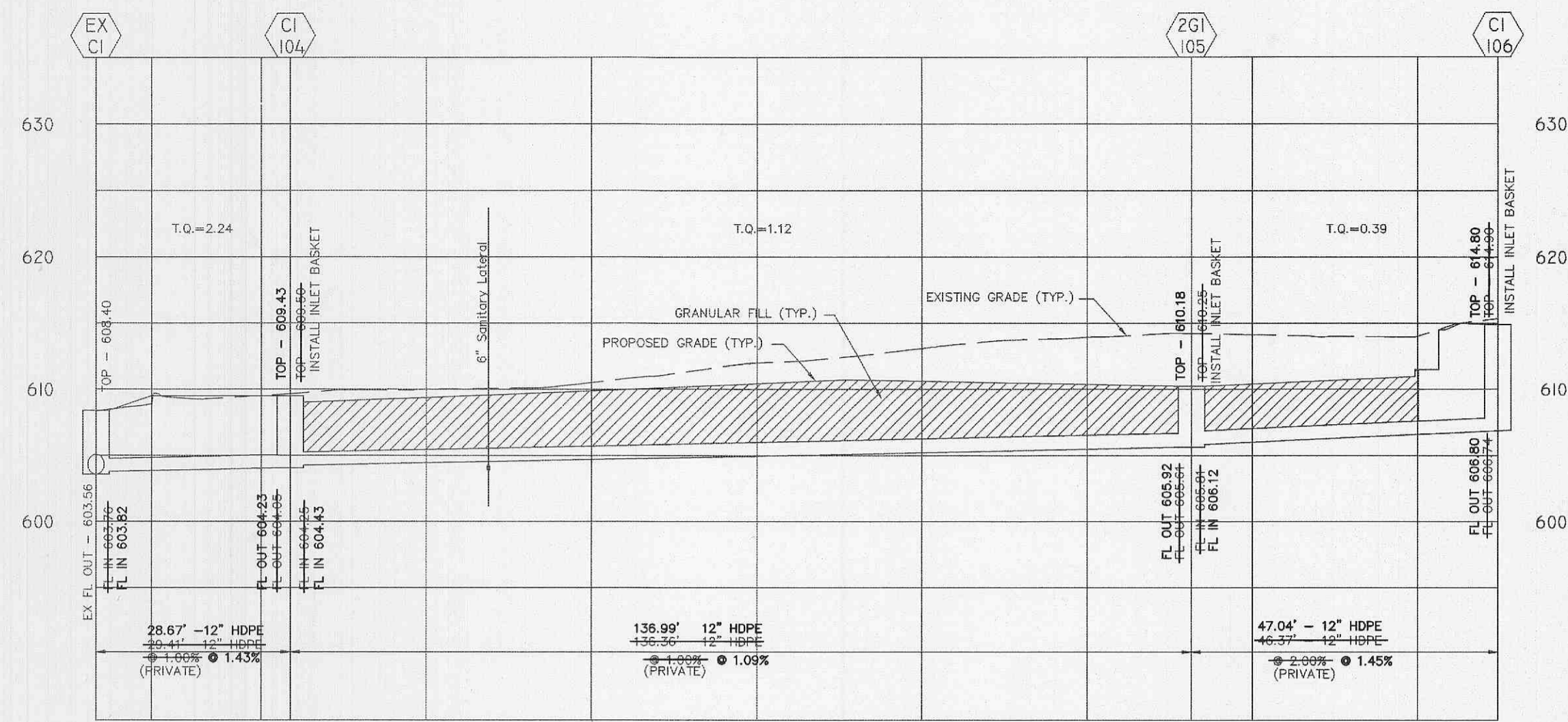
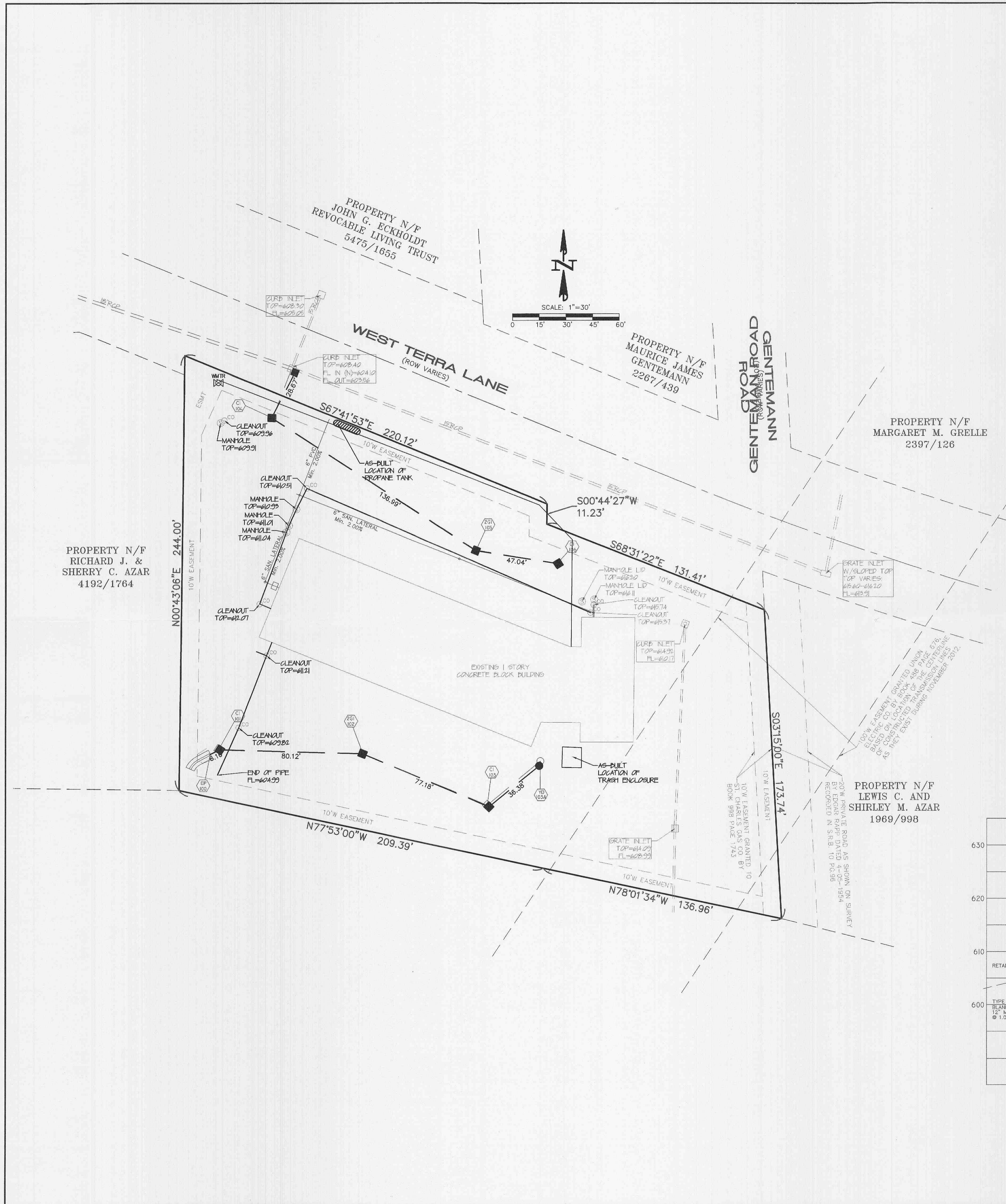
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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

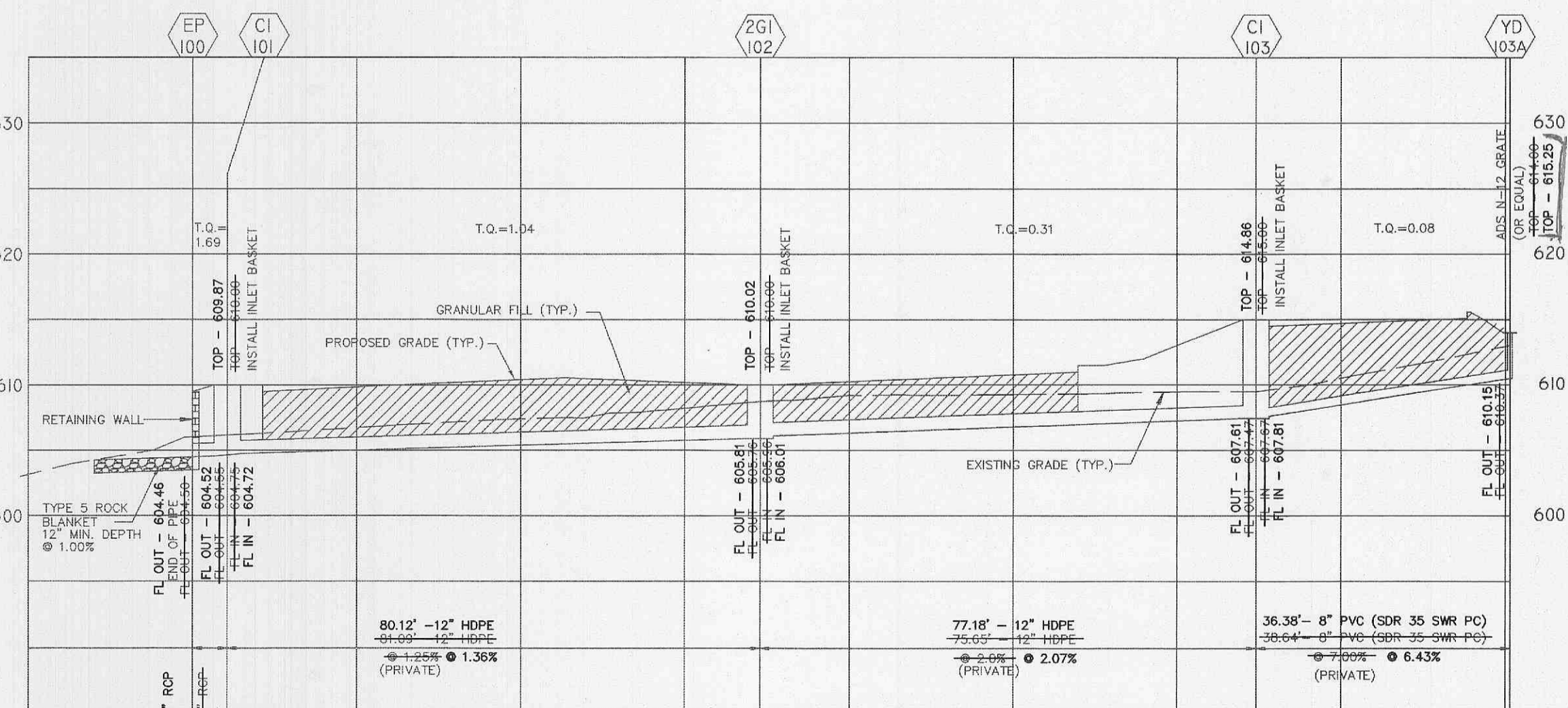
NOTE: MODOT UNDERGROUND FACILITIES ARE NOW ON THE DIGRTE SYSTEM, THEREFORE A SEPARATE CALL NUMBER IS NOT NECESSARY.

Please Review



STORM EX-106

SCALE: HOR. 1"=20'  
VERT. 1"=10'



STORM 100-103

SCALE: HOR. 1"=20'  
VERT. 1"=10'

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#### EXISTING CONDITIONS

BUILDINGS 9,920 SQ.FT. (0.228 AC.)  
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GRASS 19,533 SQ.FT. (0.448 AC.)

$0.228 \times 6.08 + 0.560 \times 6.08 + 0.344 \times 5.52 + 0.448 \times 2.95 =$   
 $1.39 \text{ C.F.S.} + 3.40 \text{ C.F.S.} + 1.90 \text{ C.F.S.} + 1.32 \text{ C.F.S.} = 8.01 \text{ C.F.S.}$

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DIFFERENTIAL =  $8.40 - 8.01 = 0.39 \text{ C.F.S.}$  (LESS THAN 1.0 C.F.S.) NO DETENTION REQUIRED.

- PROPERTY OWNER & DEVELOPER:  
MISSION HILLS DEVELOPMENT  
GLENN TRAVERS - PRESIDENT  
225 N. HWY. 67  
FLORENCE, MO 63031  
314-830-2730

## Conditions of Approval From Planning and Zoning

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NOTE: MOST UNDERGROUND FACILITIES ARE NOW ON THE DIGITE SYSTEM, THEREFORE A SEPARATE CALL NUMBER IS NOT NECESSARY.

## Legend

|      |                        |             |   |                           |
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| ⊞    | TELE CABLE PEDESTAL    | —500—       | ▬ | EXISTING CONTOUR          |
| EMTR | ELECTRIC METER         | —500—       | ▬ | PROPOSED CONTOUR          |
| WTR  | WATER METER            | —W—         | ▬ | WATER LINE                |
| GMTR | GAS METER              | ○           | ▬ | SEPTIC TANK               |
| ⊕    | FIRE HYDRANT           | ⊙           | ▬ | WATER WELL                |
| ⊕    | GAS VALVE              | □           | ▬ | UTILITY BOX               |
| ○    | CLEANOUT               | ⊙           | ▬ | FLAG POLE                 |
| ⊞    | MAILBOX                | ⊞           | ▬ | AIR CONDITIONER UNIT      |
| ⊞    | SIGN                   | ⊞           | ▬ | TREE                      |
| ⊞    | POWER POLE             | ⊞           | ▬ | LIGHT STANDARD            |
| ⊞    | GUY WIRE               | ⊞           | ▬ | M.E. MATCH EXISTING       |
| ○    | BOLLARD                |             |   |                           |

## 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

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

## Utility Contacts

|  |  |
|--|--|
| <b>Sanitary Sewer</b><br>City of O'Fallon<br>100 N. Main St.<br>O'Fallon, MO. 63366<br>Contact: 636-281-2858         | <b>Storm Sewer</b><br>City of O'Fallon<br>100 N. Main St.<br>O'Fallon, MO. 63366<br>636-281-2858 |
| <b>Gas</b><br>Laclede Gas Company<br>6400 Graham Road<br>St. Louis, MO. 63134<br>314-522-2297                        | <b>Ameren UE</b><br>200 Callahan Road<br>Wentzville, MO. 63385<br>636-639-8312                   |
| <b>Fire Department</b><br>O'Fallon Fire Protection District<br>119 E. Elm St.<br>O'Fallon, MO. 63366<br>636-272-3493 | <b>Telephone</b><br>Century Tel<br>1151 Century Tel Dr.<br>Wentzville, MO. 63385<br>636-332-7261 |

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.

\* 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 1.54 ACRES

The area of land disturbance is 1.13 ACRES

Number of proposed lots is NA

Building setback information. Front 30 FEET

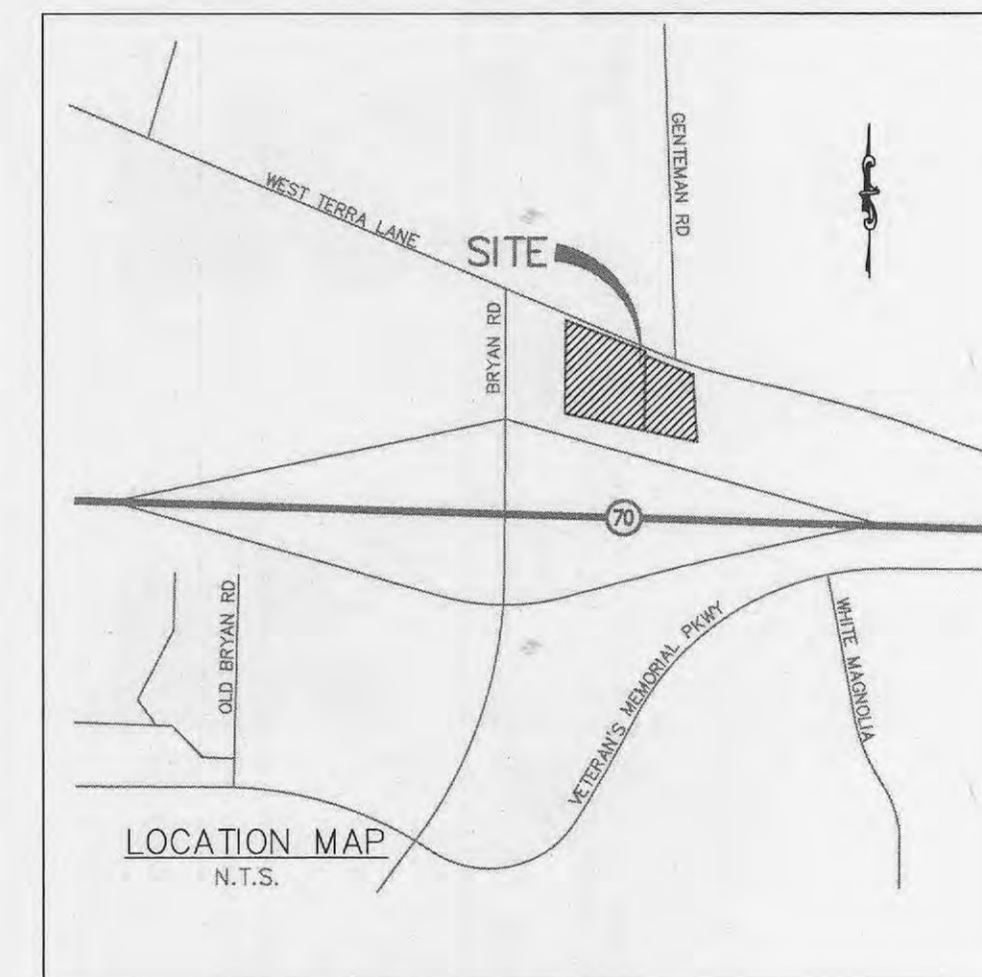
Side 20 FEET

Rear 35 FEET

\* 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.



Locator Map

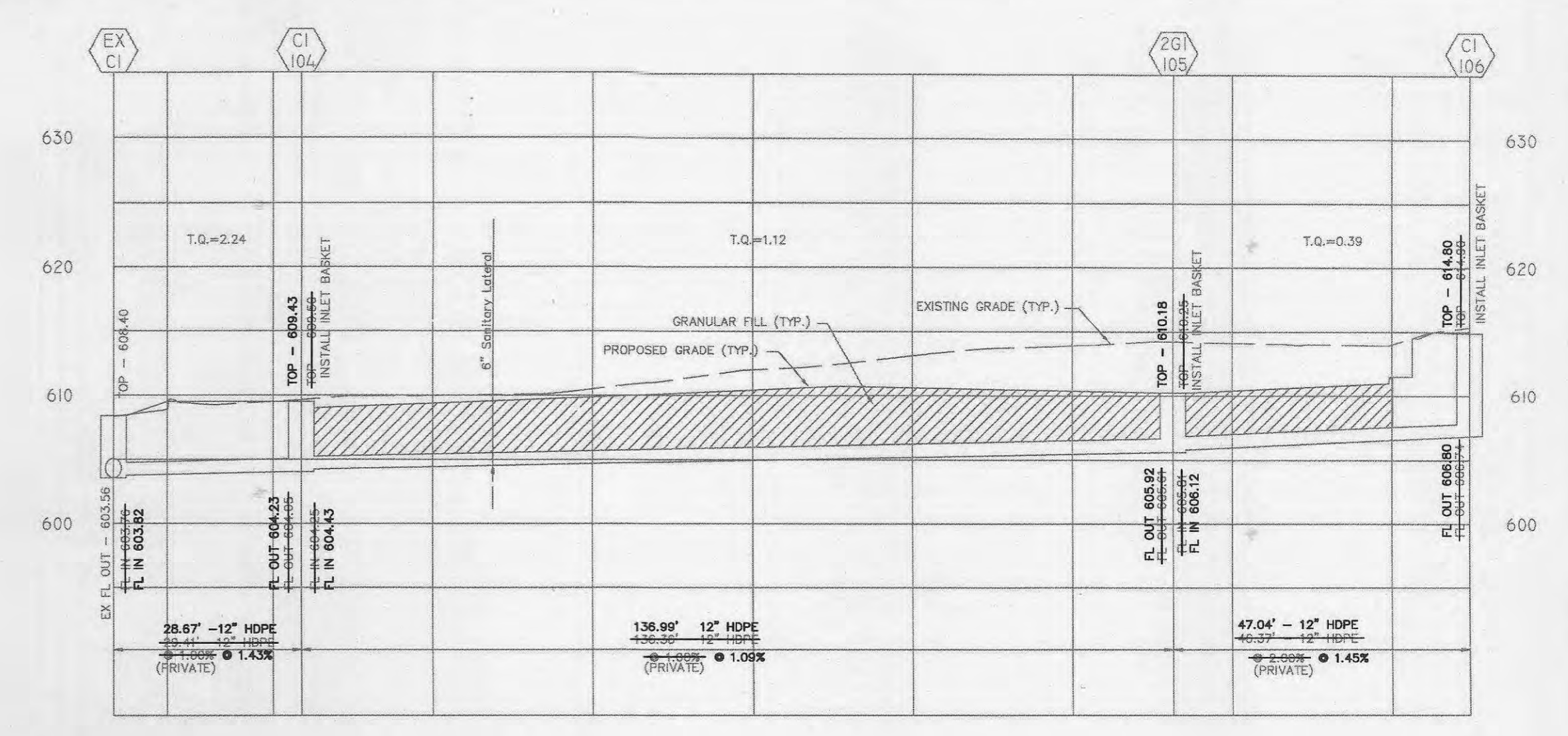
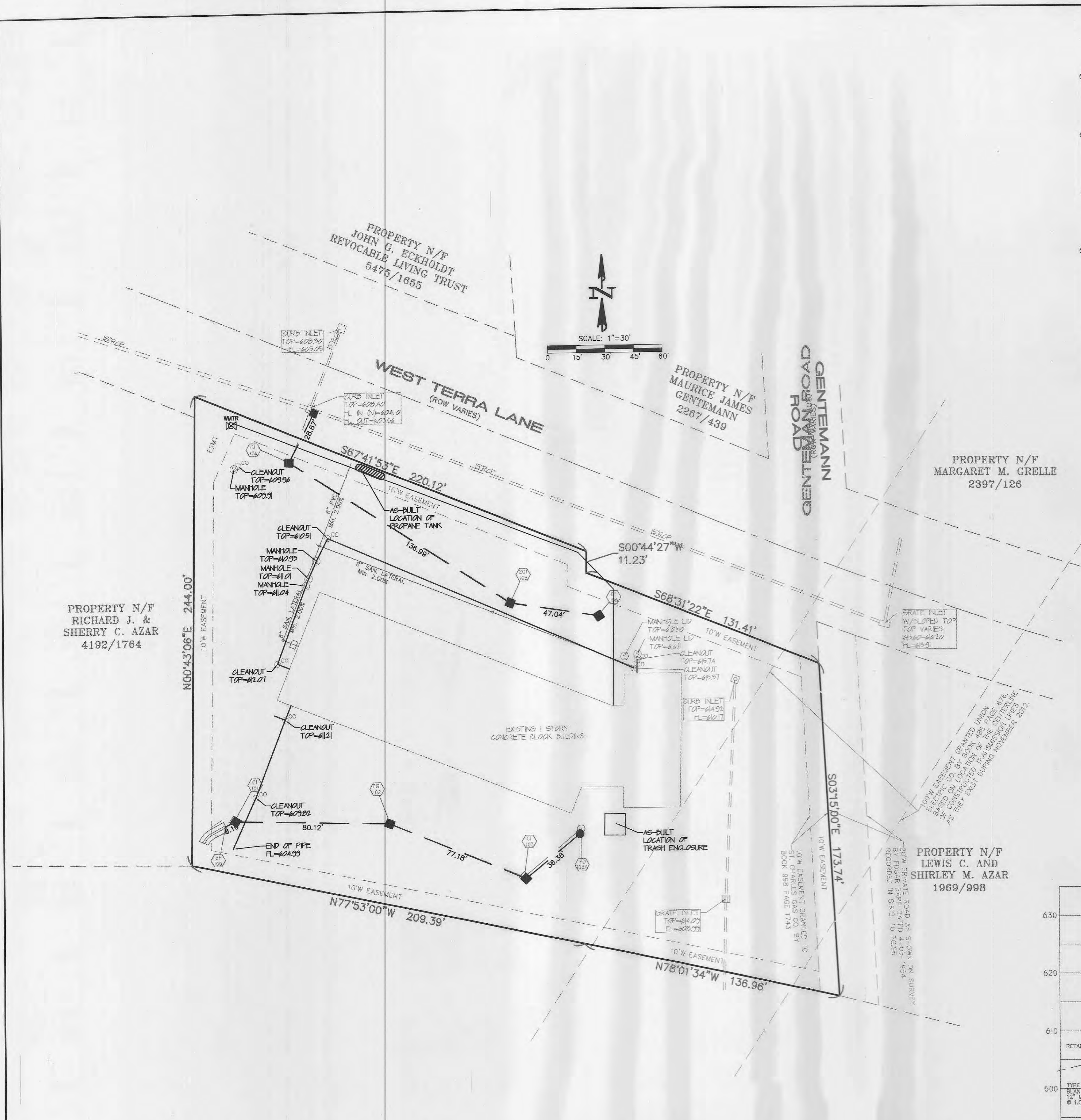
## SEWER MEASUREMENTS

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.

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

SIGNED: \_\_\_\_\_  
P.E./L.S. \_\_\_\_\_  
DATE \_\_\_\_\_



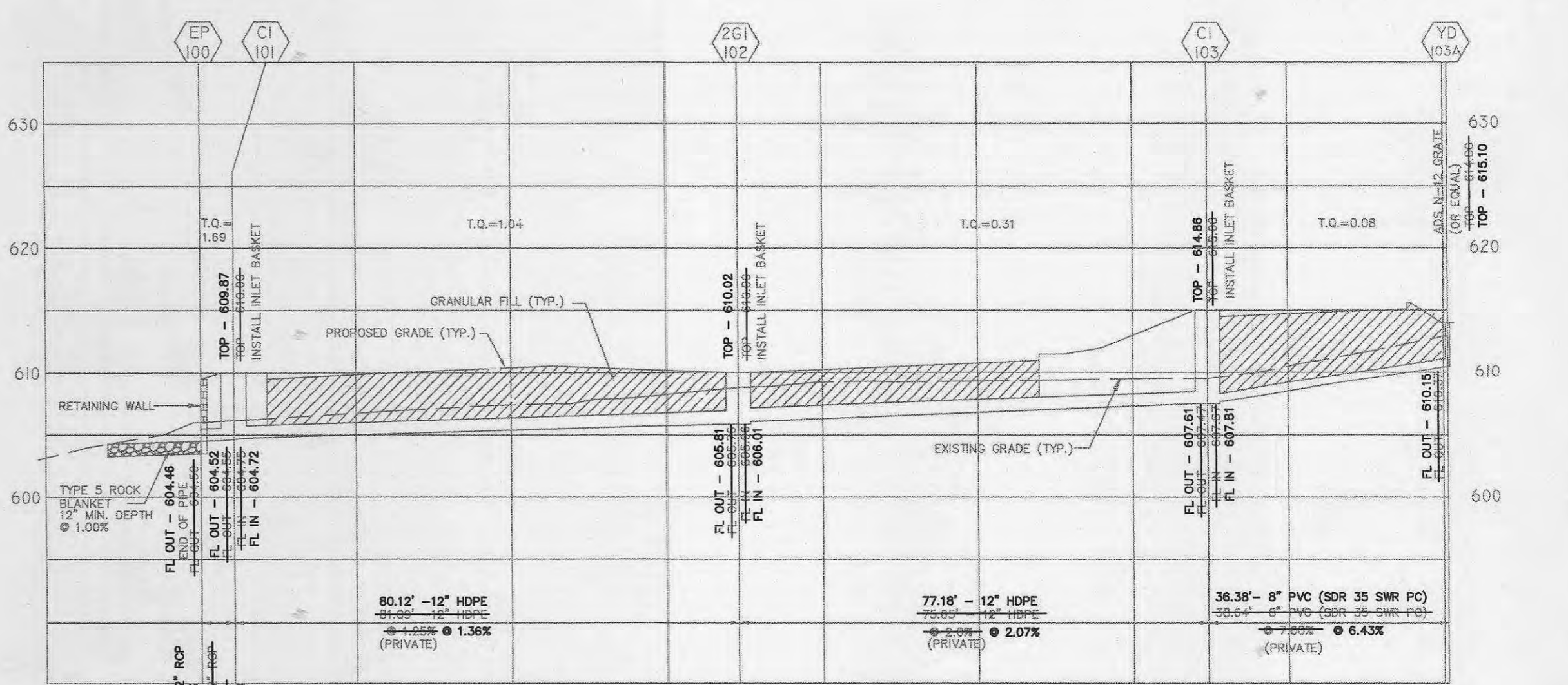


# STORM EX-106

BAX PROJECT NAME : Premier 3 Auto & St. Louis RV Service  
 BAX PROJECT NO. : 12-155838  
 DESIGN DATE : 07-03-14  
 FILENAME: 155838

| UPP STR | LOW STR | L   | DIA | UPPER FL LN | LOWER FL LN | PS   | UPPER ST EL | DEPTH HY GR | UPPER HY EL | LOWER HY EL | HYDR GRADE | FR HEAD | VEL  | HEAD LOSS | JUNC LOSS | TURN LOSS | TQ   | PIPE CAP | REMARKS      |
|---------|---------|-----|-----|-------------|-------------|------|-------------|-------------|-------------|-------------|------------|---------|------|-----------|-----------|-----------|------|----------|--------------|
| CI106   | 2GI105  | 47  | 12  | 606.80      | 606.12      | 1.45 | 614.80      | 7.67        | 607.13      | 607.12      | .00010     | 0.01    | 0.50 | 0.00      | 0.00      | 0.00      | 0.39 | 4.28     | 1            |
| 2GI105  | CI104   | 137 | 12  | 605.92      | 604.43      | 1.09 | 610.18      | 3.89        | 606.30*     | 605.43      | .00100     | 0.14    | 1.43 | 0.03      | 0.03      | 0.00      | 1.12 | 3.72     | 2            |
| CI104   | EXCI    | 29  | 12  | 604.23      | 603.82      | 1.43 | 609.43      | 4.35        | 605.08      | 604.82      | .00400     | 0.11    | 2.85 | 0.13      | 0.13      | 0.02      | 2.24 | 4.26     | 3 ITP=604.82 |
| YD103A  | CI103   | 36  | 8   | 610.15      | 607.81      | 6.43 | 615.10      | 4.88        | 610.22*     | 608.48      | .00000     | 0.00    | 0.23 | 0.00      | 0.00      | 0.00      | 0.08 | 3.06     | 4            |
| CI103   | 2GI102  | 77  | 12  | 607.61      | 606.01      | 2.07 | 614.86      | 7.11        | 607.75*     | 607.01      | .00010     | 0.01    | 0.39 | 0.00      | 0.00      | 0.00      | 0.31 | 5.13     | 5            |
| 2GI102  | CI101   | 80  | 12  | 605.81      | 604.72      | 1.36 | 610.02      | 3.87        | 606.15*     | 605.72      | .00090     | 0.07    | 1.32 | 0.03      | 0.03      | 0.00      | 1.04 | 4.16     | 6            |
| CI101   | EP100   | 6   | 12  | 604.52      | 604.46      | 0.97 | 609.87      | 4.33        | 605.54      | 605.46      | .00230     | 0.01    | 2.15 | 0.07      | 0.06      | 0.01      | 1.69 | 3.52     | 7 ITP=605.46 |

\* INDICATES CRITICAL DEPTH



# STORM 100-103

PREMIER 3 AUTO &  
ST. LOUIS RV SERVICE

BAX ENGINEERING  
221 POINT WEST BLVD.  
ST. CHARLES, MISSOURI 63301  
636-928-5552

Developer / Owner Information  
DALE ARCHITECTURAL SERVICES, LLC  
743 ST. MARY'S ROAD  
VILLA RIDGE, MISSOURI 63089  
314-517-5101

P+Z No. 11-12.03  
Approved: 1/03/2013  
City No.

Page No. 2

DATE: 01/24/2014

City of O'Fallon Cover Sheet