

A SET OF AS BUILT PLANS FOR SCHAEFER AUTO BODY CENTER

A TRACT OF LAND BEING PART OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

BAX Development Notes:

1. Current Zoning: 'C-2' General Business (City of O'Fallon)
2. Proposed Use: Auto Repair
3. Parcel Area: 1.92 Acres
Project Area: 0.85 Acres
4. Current Owner of Property: Schaefer Solutions, L.L.C.
9902 Watson Road
Crestwood, MO 63126

5. According to the Flood Insurance Rate Map for the City of O'Fallon, Missouri (Community - Panel Number 29183C0241E, dated August 2, 1996 and LOMR Case No. 05-07-0504P, dated August 10, 2005). This tract lies within Zone AE Floodway. Zone AE is defined as Base Flood Elevations Determined. Base Flood Elevation = 470 ft.

6. Underground utilities have been plotted from available information and therefore locations shall be considered approximate only. The verifications 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 improvements.

7. Landscape Requirements:
Street Tree Requirements:
1 tree for every 40' of frontage = 439/40 = 10.975 ~ 11 trees required
Interior Landscaping Required:
Not less than 5% of interior parking lot shall be landscaped.
24 spaces x 270 = 6,480 x 5% = 324 sq. ft. landscaping required
559 sq. ft. landscaping provided

8. Site Coverage Calculations:
Site = 83,673.97 sq.ft.
Building = 11,086.20 sq.ft. = 13.25%
Pavement = 52,970.56 sq.ft. = 63.31%
Green Space = 19,617.21 sq.ft. = 23.44%

9. All HVAC and mechanical units shall be screened from public view. 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.

10. Prior to Construction Site 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.

11. 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. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.

12. Differential Runoff Calculations: (100YR, 20 MIN. STORM)
Existing Runoff = 1.13ac (6.69) + 0.90ac (3.25) = 10.16c.f.s.
Proposed Runoff = 1.47ac (6.69) + 0.45ac (3.25) = 11.30c.f.s.
Differential Runoff = 10.16 - 11.30 = -1.14 c.f.s. Increase in Runoff
(Owner will be required to contribute to the Stormwater Fund in lieu of constructing a detention basin which meets City Requirements.)

13. Basins will be dug to provide compensatory storage for the fill material in floodplain and will be used as water quality features.

14. Concrete curb is only proposed in Cool Springs Road right-of-way and along a portion of the North pavement line. All other areas will not be curbed to promote sheet drainage into grass areas and to eliminate obstructions in the floodplain and floodway.

15. All new utilities shall be located underground.

16. Tree Preservation Calculations:
A minimum of 20% of the existing trees per acre of the entire development shall be retained.
Existing Trees = 8,013.07 s.f.
Trees to remain = 5,258.04 s.f.
5,258.04 / 8,013.07 = 65.6% to remain

17. On September 12, 2012, application BA-V-12-16, the Board of Adjustment approved a variance request to Section 402.180 of the City Code to reduce the bufferyard along the rear property line to 9.5 feet.

On September 12, 2012, application BA-V-12-17, the Board of Adjustment approved a variance request to Section 405.247 of the City Code to reduce the creek setback to 38.34 feet.

On October 12, 2011, application BA-V-11-15, the Board of Adjustment approved a variance request to Section 415.170.1 of the City Code that requires a No-Rise Certificate to be provided from the study of existing conditions on the site to proposed conditions.

18. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

19. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sewer system.

20. All construction and materials shall conform to the current construction standards of the City of O'Fallon.

21. The contractor is responsible for following the City of O'Fallon Ordinance for the installation of sediment and erosion control devices.

22. Sediment and erosion control shall not be limited to the measures shown on the plans. The contractor, with the approval of the City Inspector, shall utilize best management practices to prevent sediment from entering adjacent properties, roadways, storm sewers, and drainageways.

23. All construction shall comply with OSHA and the City of O'Fallon Standards.

24. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

25. Where natural vegetation is removed during operations, vegetation shall be reestablished in such a density as to prevent erosion.

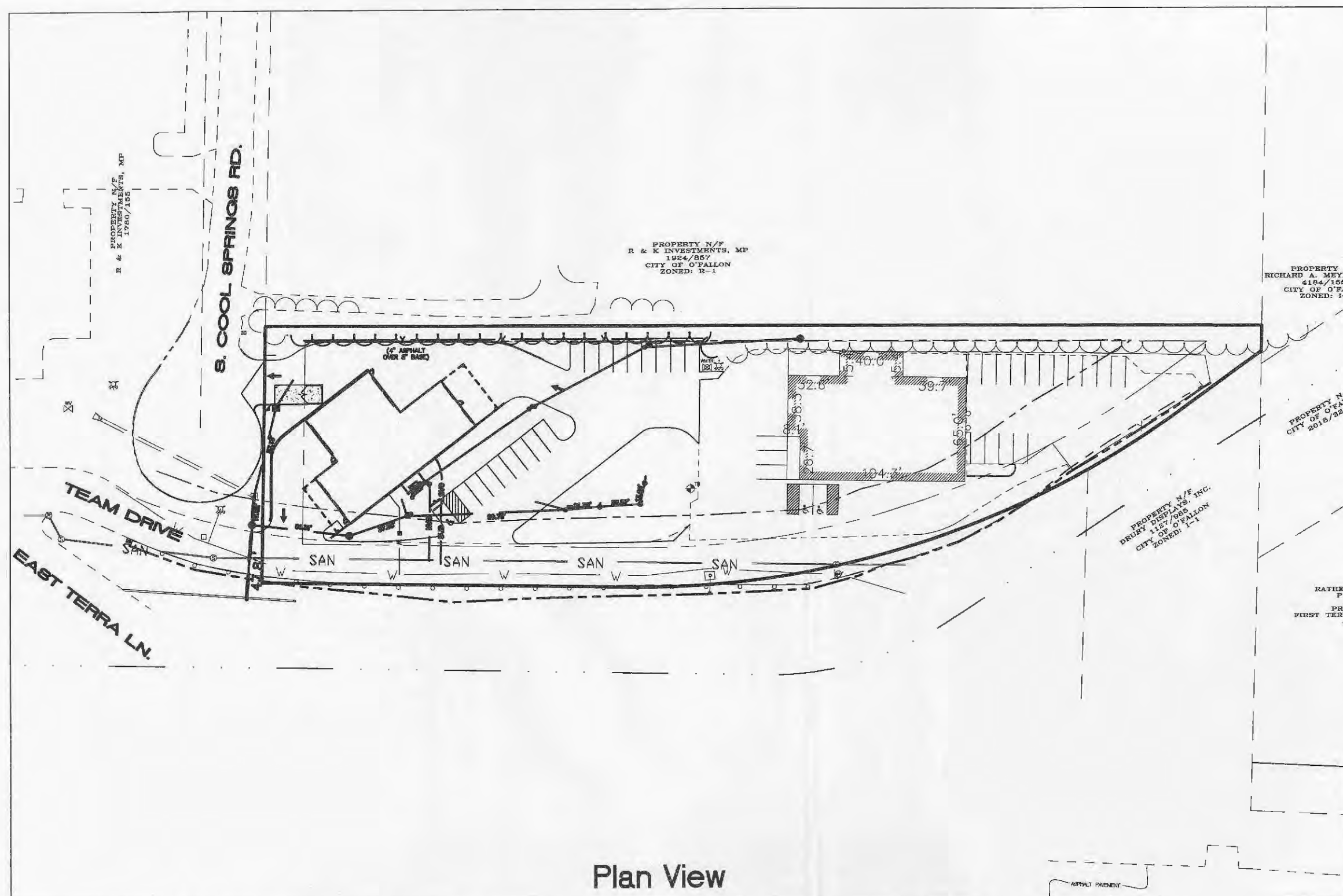
26. Roadway must be kept clean and free of all mud, dirt and debris at all times.

27. The property owner shall work with staff to establish the amount to be contributed to the Stormwater fund in lieu of providing stormwater detention.

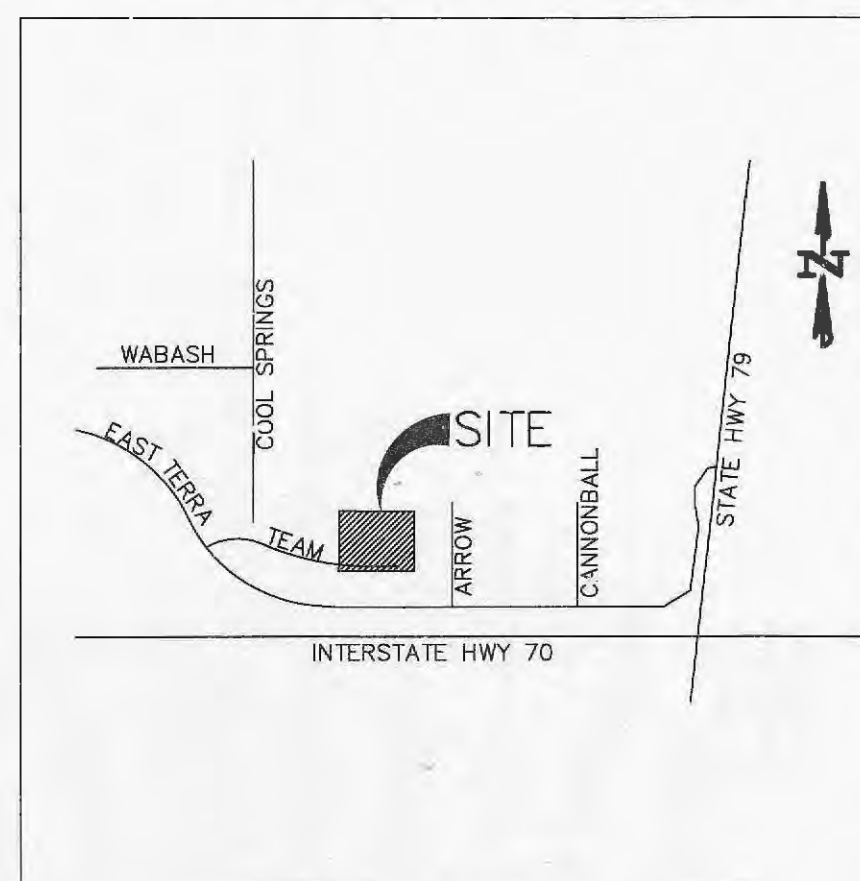
28. The property owner shall work with MoDOT to maintain the integrity of the creek bank that adjoins the property if a problem exists or develops.

Conditions of Approval From Planning and Zoning

1. The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at http://www.ofallon.mo.us/dept_PW_engineering.htm.
2. A photometric plan must be submitted with construction plans.
3. Provide top and bottom of wall elevations for the retaining wall. If the wall is 48" or taller, a fence will be required at the top of the wall.
4. The item listed under "Municipal Code Requirements" shall be addressed on the Construction Plans.
5. The property owner shall work with staff to establish a monetary contribution to the stormwater fund in lieu of providing stormwater detention.
6. The property owner shall work with MoDOT to maintain the integrity of the creek bank that adjoins the property.



Plan View



Locator Map

Legend

EX. CURB/AREA INLET	FLARED END SECTION	WATER FAUCET
EX. DOUBLE CURB/AREA INLET	DOUBLE CURB/AREA INLET	WATER SPRINKLER
EX. STORM SEWER MANHOLE	GRATE INLET	CABLE TV BOX
EX. SANITARY SEWER MANHOLE	DOUBLE GRATE INLET	ELECTRIC BOX
EX. ELECTRIC MANHOLE	GRATE MANHOLE	ELECTRIC TRANSFORMER
EX. GAS MANHOLE	STORM SEWER MANHOLE	TRAFFIC CONTROL BOX
EX. TELEPHONE MANHOLE	SANITARY SEWER MANHOLE	TELEPHONE CABLE PEDESTAL
EX. WATER MANHOLE	ELECTRIC MANHOLE	ELECTRIC METER
EX. PIPELINE MARKER	GAS MANHOLE	GAS METER
EX. FIBER OPTIC MARKER	TELEPHONE MANHOLE	WATER METER
EX. GAS DRIP	WATER MANHOLE	TELE. PAY TELEPHONE
EX. GAS VALVE	PIPELINE MARKER	MAILBOX
EX. WATER VALVE	FIBER OPTIC MARKER	SATELLITE DISH
EX. FIRE HYDRANT	GAS DRIP	TRAFFIC SYMBOL
EX. YARD DRAIN	GAS VALVE	TREE
EX. CLEANOUT	WATER VALVE	BUSH
EX. DOWNSPOUT	FIRE HYDRANT	TREE STUMP
EX. BOLLARD	YARD DRAIN	CI CURB INLET
EX. FOUND PIPE	CLEANOUT	AI AREA INLET
EX. SET PIPE	DOWNSPOUT	DCI DOUBLE CURB INLET
EX. ROW MARKER	BOLLARD	DAI DOUBLE AREA INLET
EX. BENCHMARK	WATER WELL	DGI DOUBLE GRATE INLET
EX. TEST HOLE	MONITORING WELL	MH MANHOLE
EX. BORE HOLE	UTILITY BOX	GMA GRATE MANHOLE
EX. MONUMENT	GAS TANK	FE FLARED END SECTION
EX. CONTROL	SIGN	EP END PIPE
EX. AXLE	HANDICAP PARKING	CP CONCRETE PIPE
EX. CROSS	POWER POLE	RCP REINFORCED CONCRETE PIPE
EX. RR SPIKE	GUY WIRE	CMP CORRUGATED METAL PIPE
EX. COTTON PICKER SPINDLE	LIGHT STANDARD	CPP CORRUGATED PLASTIC PIPE
SWALE ARROW	YARD LIGHT	PVC POLY VINYL CHLORIDE (PLASTIC)
	SEPTIC TANK	CO CLEANOUT
		DS DOWNSPOUT
		TBR TO BE REMOVED
		TBR&R TO BE REMOVED & RELOCATED
		UP USE IN PLACE
		TCE TEMPORARY CONSTRUCTION EASEMENT
		PSE PERMANENT DRAINAGE EASEMENT
		PUE PERMANENT UTILITY EASEMENT
		CAE CROSS-ACCESS EASEMENT
		PWE PERMANENT WALL EASEMENT

Benchmarks Project

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:

TOP OF AREA INLET LOCATED APPROXIMATELY 54.7 FEET NORTH AND 5.6 FEET WEST OF THE SOUTHWEST PROPERTY CORNER OF SUBJECT PROPERTY. ELEVATION 466.92

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

GRADING QUANTITIES:

1,690 C.Y. CUT (INCLUDES SUBGRADE)
1,385 C.Y. FILL (INCLUDES 8% SHRINKAGE)
305 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

THE QUANTITY ABOVE DOES NOT REFLECT MATERIAL THAT WILL BE NEEDED TO FILL IN BASEMENT AREA ONCE THE OLD HOUSE IS REMOVED.

CONTRACTOR SHALL PROVIDE THE CITY WITH A HAUL ROUTE PRIOR TO CONSTRUCTION AND WHERE MATERIAL IS GOING. A GRADING PERMIT FOR THE RECEIVING SITE WILL BE REQUIRED IF IN THE CITY OF O'FALLON.

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.

COMPENSATORY STORAGE

GRADING QUANTITIES:

600 C.Y. CUT
305 C.Y. FILL

ALL EXCESS MATERIAL WILL BE HAULED AND DISPOSED OF OFF-SITE.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: 10-14-14
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Drawing Index

- 1 COVER SHEET
- 2 SITE PLAN
- 3 SEWER PROFILES AND DETAILS

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:

PERMANENT:
Tall Fescue - 150 lbs./ac.
Smooth Brome - 100 lbs./ac.
Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.

TEMPORARY:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)

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 ac.)

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.

* 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 0.85 Acres

The area of land disturbance is 0.85 Acres

Number of proposed lots is 1.

Building setback information.

Front Setback = 25'

Side Setback = 0' except where a side line of the lot abuts the side line of a lot in any Residential or Office District, a Side Yard shall then be provided the same as required in the District it abuts. A Side Yard of not less than 25' shall be provided on the street side of a corner lot.

Rear Setback = 0' except where a rear line of the lot abuts lots zoned Residential or Office, a rear yard of not less than 10' shall be provided.

* The estimated sanitary flow in gallons per day is 100.

* Parking calculations: (Overall Site)

Auto Repair: 1 Space per 500 s.f. floor area
9,982 / 500 = 19.96 ~ 20 Spaces Required
Office: 1 Space per 300 s.f. floor area
1,600 / 300 = 5.33 ~ 6 Spaces Required
Warehouse/Storage: 1 Space per 1,000 s.f. floor area
1,500 / 1,000 = 1.5 ~ 2 Spaces Required
Parking Required = 28 spaces
Parking Provided = 38 spaces (including 3 Handicap Space)

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 _____



PROJECT TITLE:

SCHAEFER AUTO
BODY CENTER

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5652
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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

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REVISIONS

NO.	DATE	DESCRIPTION

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

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

Developer / Owner:
STEVE SCHAEFER
1 TEAM DRIVE
O'FALLON, MO 63366

P+Z No. #98-125.05.01
APPROVED MAY 02, 2013
City No. _____

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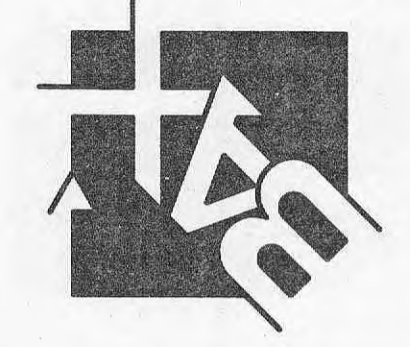
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COVER SHEET

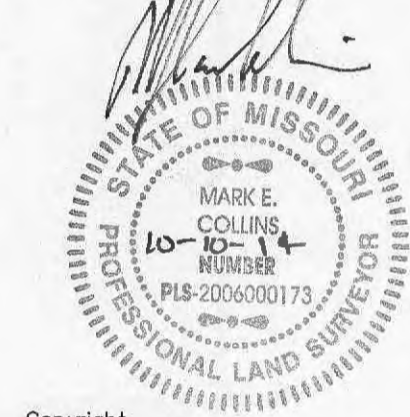
Box Project # 11-15280 Issue Date: 11/15/2012

PROJECT TITLE:
SCHAEFER AUTO BODY CENTER

ENGINEERING
PLANNING
SURVEYING
 221 Point View Blvd.
 St. Charles, MO 63501
 636-929-5652
 FAX 636-929-1718



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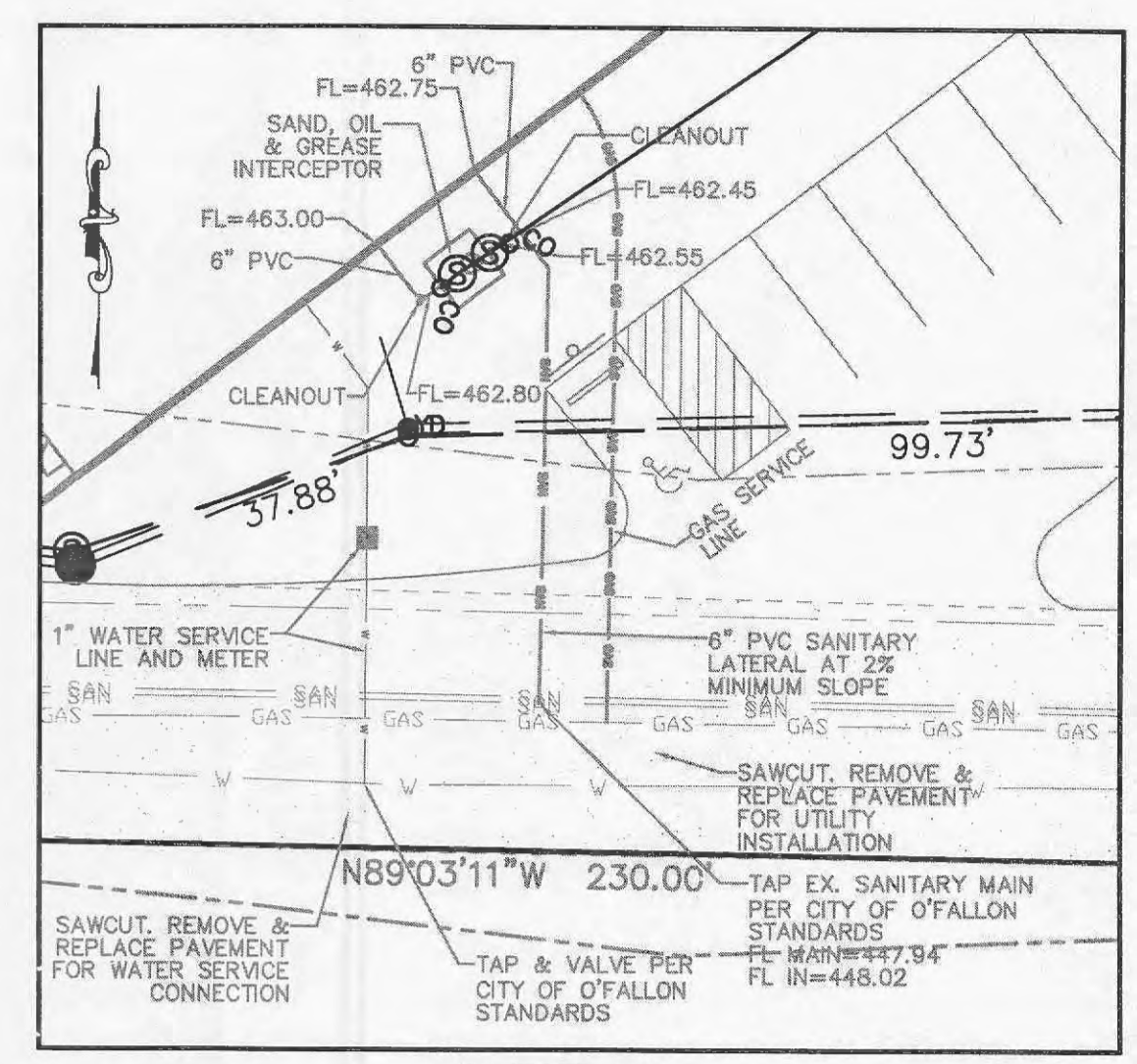
NO.	DESCRIPTION

Developer / Owner:
STEVE SCHAEFER
1 TEAM DRIVE
O'FALLON, MO 63366

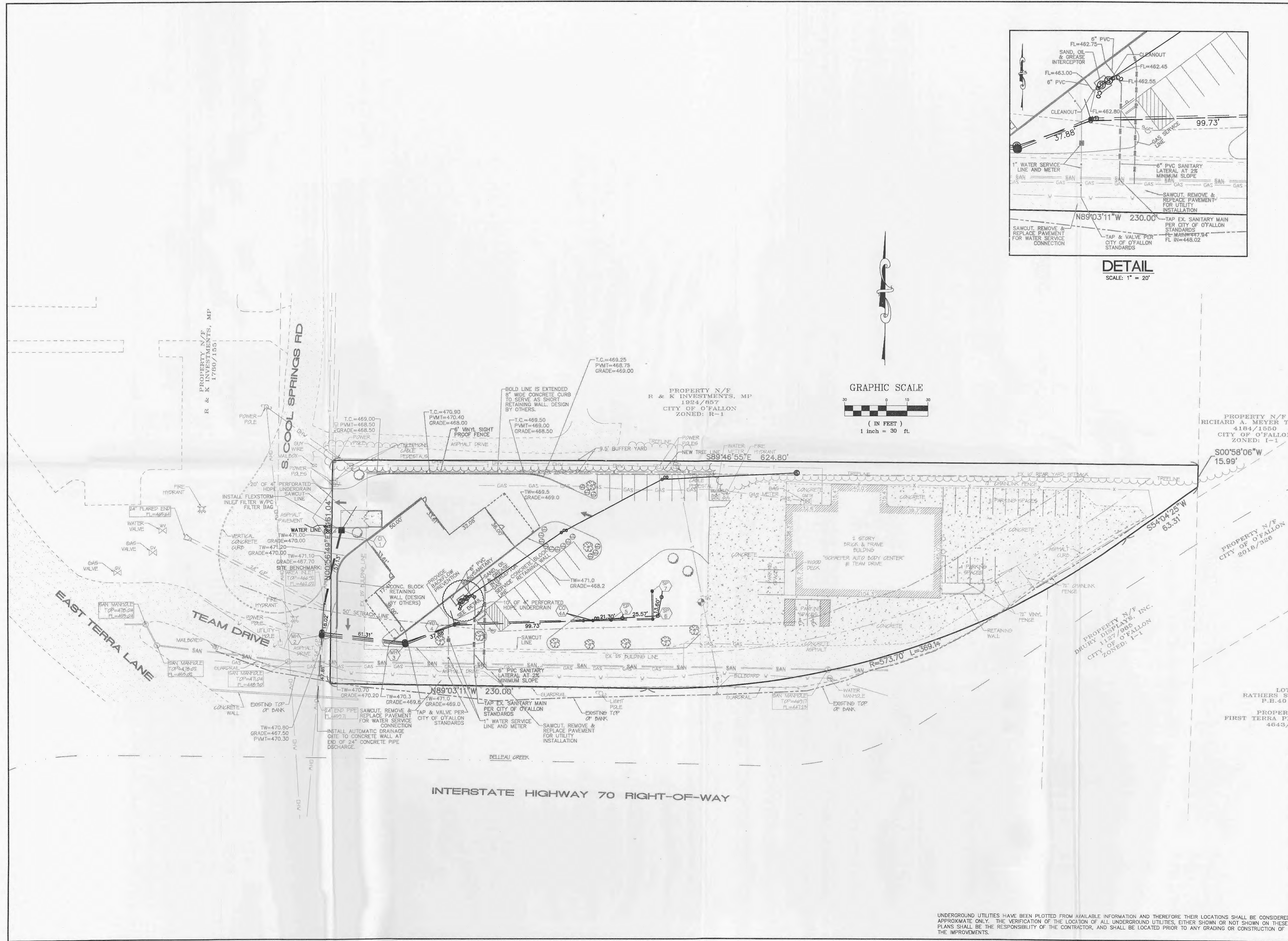
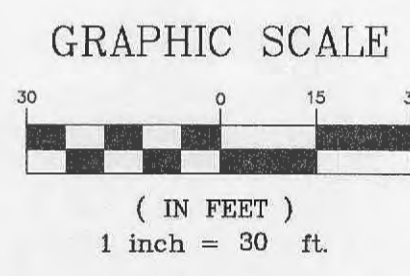
SITE PLAN

P+Z No.
 #98-125.05.01
APPROVED MAY 02, 2013
City No.
 #

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DETAIL
 SCALE: 1" = 20'



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.

