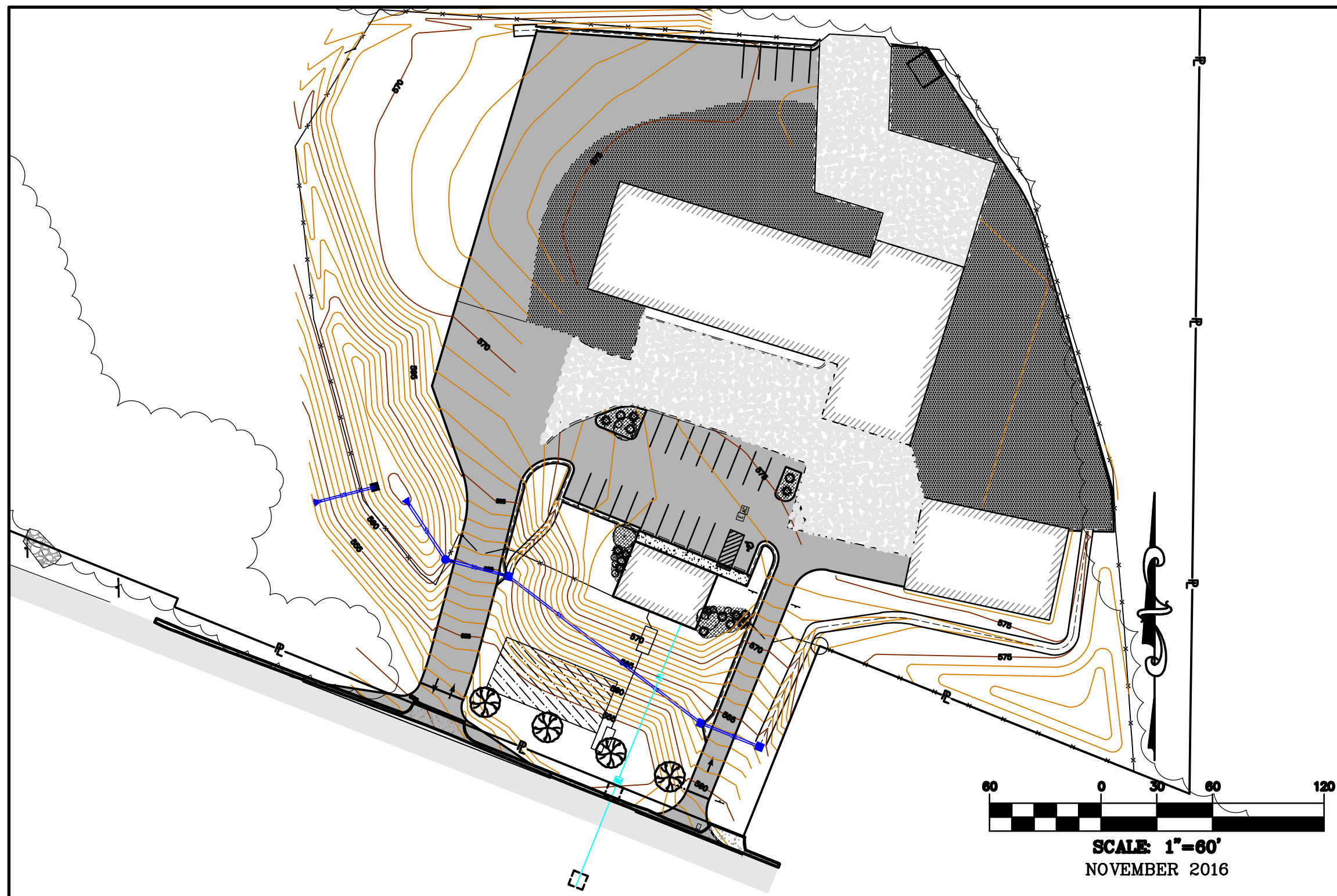
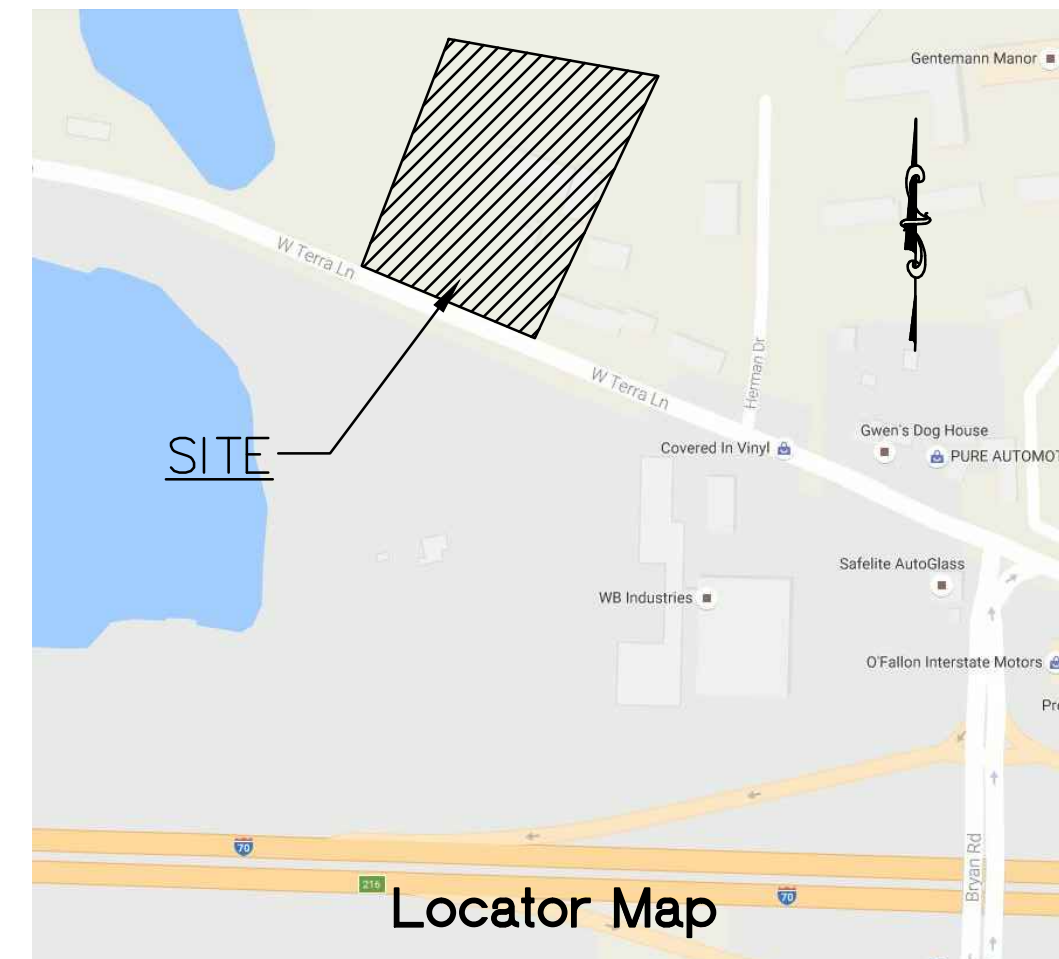


A SET OF CONSTRUCTION PLANS FOR 1285 W. TERRA LANE O'FALLON, MO 63366



Plan View



Locator Map

Drawing Index:

- ALTA Survey...1 of 1
- General Notes...GC1
- General Notes and Legend...GC2
- Existing Conditions/Demolition Plan...C1A
- Site/Utility Plan...C1
- Grading Plan...C2
- Storm Sewer Plan/Profile...C3
- Storm Sewer Drainage Area Map...C4
- Pre Developed Drainage Area Map...C5
- Post Developed Drainage Area Map...C6
- S.W.P.P. Plan Notes...C7
- Warping Details...C8
- Detention Basin Cross section...C9
- Details...C10-C12
- Landscape Plan...L1

Benchmarks:

SITE BENCHMARK: ELEV= 829.21
A "RAILROAD SPIKE" IN UTILITY POLE
ON THE NORTH SIDE OF WEST
TERRA LANE APPROXIMATELY 500
FEET WEST OF THE INTERSECTION
OF WEST TERRA AND HERMAN
DRIVE IN O'FALLON, MISSOURI.

City approval of any construction site plan 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 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 Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

Legal Description:

SPECIALIZED ROOFING SUPPLY CO., INC.

A TRACT OF LAND BEING IN THE NORTHEAST PART OF U.S. SURVEY NO. 1780 IN TOWNSHIP 47 NORTH, RANGES 2 AND 3 EAST AND IN PART OF THE NORTHEAST QUARTER OF FRACTIONED SECTION 25 IN TOWNSHIP 47 NORTH RANGE EAST AND IN PART OF THE NORTHEAST QUARTER OF FRACTIONED SECTION 30 IN TOWNSHIP 47 NORTH RANGE 3 EAST IN ST. CHARLES COUNTY, MISSOURI

Conditions of Approval From Planning and Zoning:

Staff Recommendations:

1. A separate fence permit shall be submitted for review and approval before installation of the fence.
2. The eastern most entrance shall be used for entrance only truck circulation. The apron shall not be widened. The drive shall only be 13 feet wide and clearly identified as an entrance only.
3. City code requires that the site will need to attach into the city's existing public water sewer along West Terra Lane as reviewed and approved on the construction Site Plans.
4. Should public sewer service become available to service this property the site shall be connected into the system.
5. The applicant shall abide by the Municipal Code Requirements listed.

Municipal Code Requirements:

1. All signage shall be reviewed and approved through a separate permitting process.
2. If lighting is proposed, a photometric lighting plan shall be submitted prior to construction plan approval. Footcandles shall not exceed 0.5 at the property lines.
3. The accessible space shall be 8 feet wide.
4. The plans show 24 parking spaces will be provided, but only 14 are striped. Provide the location of the additional parking on the construction plans.
5. Provide a concrete pad in front of the trash enclosure.
6. No more than 1 CFS shall sheet flow onto the street.

Utility Contacts

Sanitary Sewers

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

Electric

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 District

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

* 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 **2.67 ACRES**

The area of land disturbance is **2.67 ACRES**

Number of proposed lots is **1**

Building setback information. Front **30'**

Side **20'**

Rear **35'**

* The estimated sanitary flow in gallons per day is = 308 GPD

* Parking calculations:

PARKING SPACE CALCULATIONS:
9'x19' PARKING SPACES
EXISTING WAREHOUSE 1 PER 1,000 S.F. = 18 SPACES
OFFICE 1 PER 300 S.F. = 6 SPACES
PARKING PROVIDED = 24 SPACES

* Tree preservation calculations:
NO TREE PRESERVATION PLAN WAS PREPARED

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Juanita Beaulieu* DATE **03/27/2017**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PREPARED FOR:
C BENNETT PREMIUM BUILDING SUPPLIES
1700 W. TERRA LAINE
O'FALLON MO, 63366



Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

City of O'Fallon Cover Sheet

P+Z No.
Approval Date: 9/1/16

City No.

Page No.

Cover