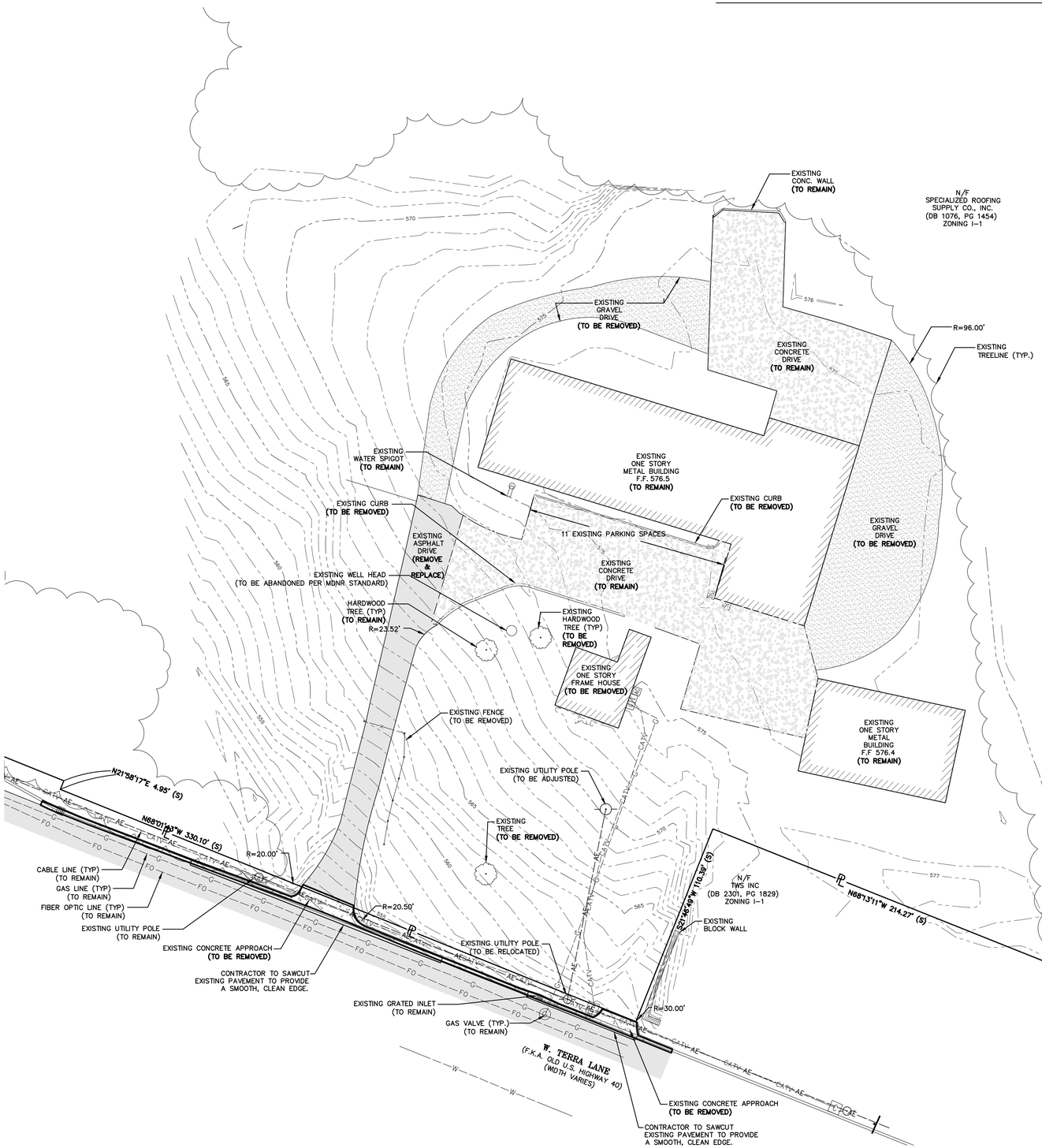
EXISTING CONDITIONS



NOTES:

1. PROJECT ELEVATIONS
   THE ELEVATIONS SHOWN ARE PER A SURVEY BY ST. CHARLES ENGINEERING AND SURVEYING, INC. THE ELEVATIONS ARE PER THE MoDOT VRS NETWORK, RELEVANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988)

2. ZONED: C-2 GENERAL BUSINESS DISTRICT (CITY OF O'FALLON)
   YARD REQUIRMENTS PER ZONING:
   FRONT YARD SETBACK – 25'
   SIDE YARD SETBACK – NONE
   REAR YARD SETBACK – NONE

3. THIS SITE FALLS WITHIN ZONE X – THIS AREA IS OUTSIDE THE 500 YEAR FLOODPLAIN. PER FIRM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 29183C0237E, EFFECTIVE DATE AUGUST 2, 1996.

4. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS OR CONNECTIONS FOR STORM SEWERS ON CONNECTOR ROAD.

5. ALL STORM WATER RUNOFF SHALL MEET THE CITY OF O'FALLON STANDARDS. DETENTION SHALL BE PROVIDED BY THE DEVELOPER/OWNER ON THE PARCEL SOUTH OF THIS SITE.

6. THE SITE LAND USE WILL BE GENERAL BUSINESS, SECONDHAND MERCHANDISE RESALE.

7. THE SITE SHALL CONFORM TO CITY OF O'FALLON STANDARDS.

8. THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER INFORMATION PROVIDED BY ST. CHARLES ENGINEERING AND SURVEYING.

9. TOTAL SITE ACREAGE 2.30 AC

10. THIS SITE IS SERVED BY:
    WATER – CITY OF O'FALLON
    SANITARY SEWER – CITY OF O'FALLON
    FIRE – OFALLON FIRE PROTECTION DISTRICT
    TELEPHONE – CENTRYLINK
    ELECTRIC – AMEREN UE
    GAS – LACLEDE GAS COMPANY

11. THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.

12. BOUNDARY INFORMATION FROM A BOUNDARY SURVEY COMPLETED BY COCHRAN, JULY 2013.

13. THIS SITE WILL DEVELOP IN ONE PHASE.

14. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.

15. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

16. A PHASE 1 ENVIRONMENTAL STUDY HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON. NO CONCERNS WERE FOUND DURING PREPARATION OF THE STUDY.

17. LANDSCAPING SHALL MEET CITY OF O'FALLON REQUIREMENTS, CHAPTER 402. ALL LANDSCAPE AREAS SHALL BE IRRIGATED UNLESS DESIGNATED ON THE PLAN.

18. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

19. CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS AND WATER COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS, PRIOR TO DOING ANY EXCAVATING.

20. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.

21. ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY CODE.

22. ALL GREEN SPACE AREAS SHALL BE SEEDED AND MULCHED OR SODDED.

23. DOWNSPOUTS WILL BE COLLECTED AND PIPED TO STORM DRAINAGE FACILITIES.

24. SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.

25. STORMWATER MANAGEMENT FOR THIS SITE SHALL COMPLY WITH CITY OF O'FALLON'S STORM WATER MANAGEMENT PLAN.

26. ANY RETAINING WALLS SHALL BE CONSTRUCTED OF DECORATIVE BLOCK.

27. BUILDING HEIGHT SHALL BE 20.67'.

28. STORM WATER CLEANSING SHALL BE PROVIDED IN THE DETENTION BASIN TO THE SOUTH TO BE CONSTRUCTED BY CURRENT K PROPERTIES HOLDINGS, LLC.

29. TREE PRESERVATION AND CALCULATIONS ARE DONE BY ST. CHARLES ENGINEERING & SURVEYING ALONG WITH THE PRELIMINARY PLAT.

30 0 15 30 60

SCALE: 1"=30'

NOVEMBER 2016

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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COCHRAN

STATE OF MISSOURI
ERIC SCOTT KIRCHNER
E-2001004618
PROFESSIONAL ENGINEER
DATE

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

Developer / Owner Information:
C Bennett Premium Building Supplies
1285 W. Terra Lane
O'Fallon, MO 63366

City of O'Fallon Standard Sheet

P+Z No.

Approval Date: 9/1/16

City No.

Page No.

C1A