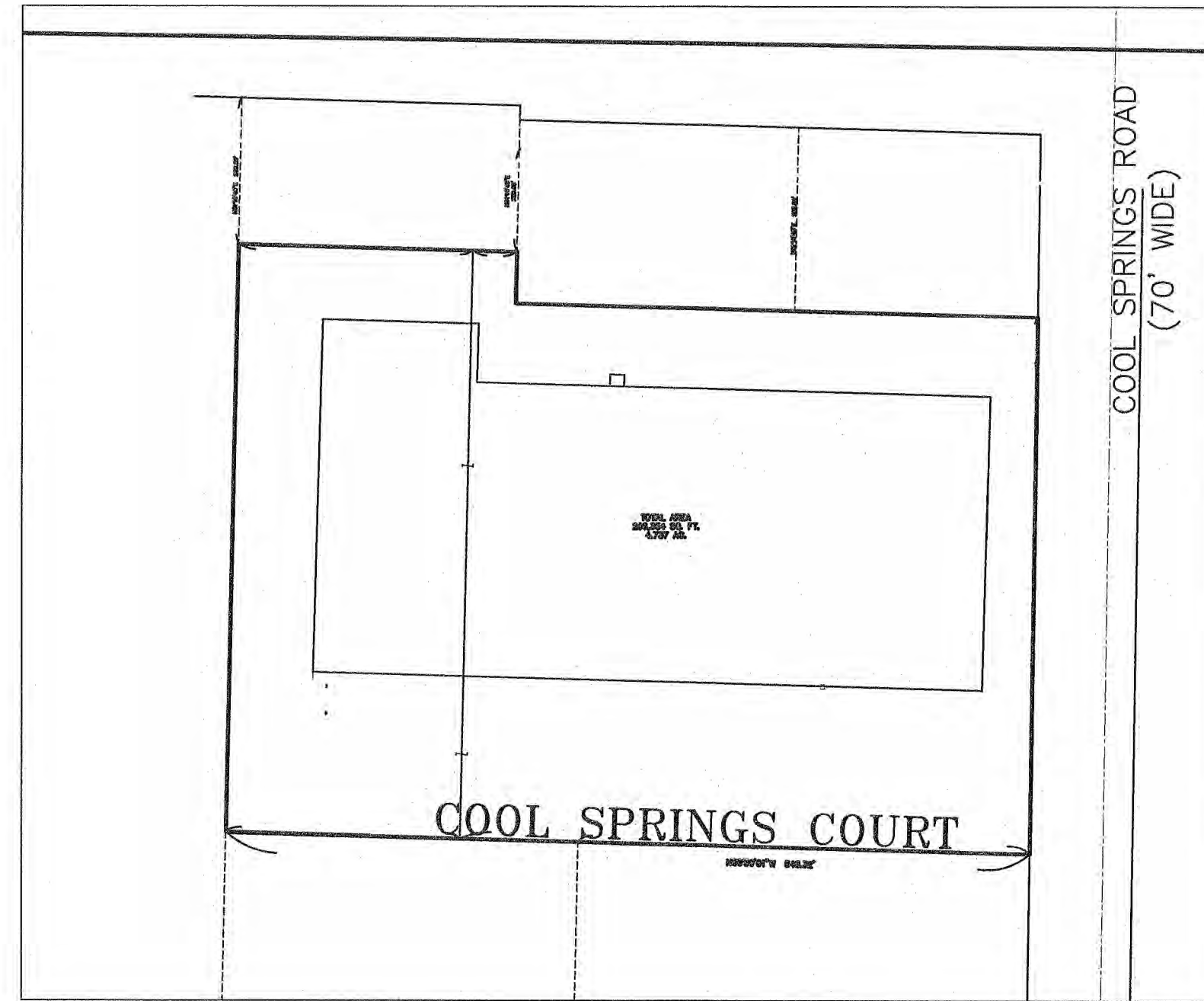
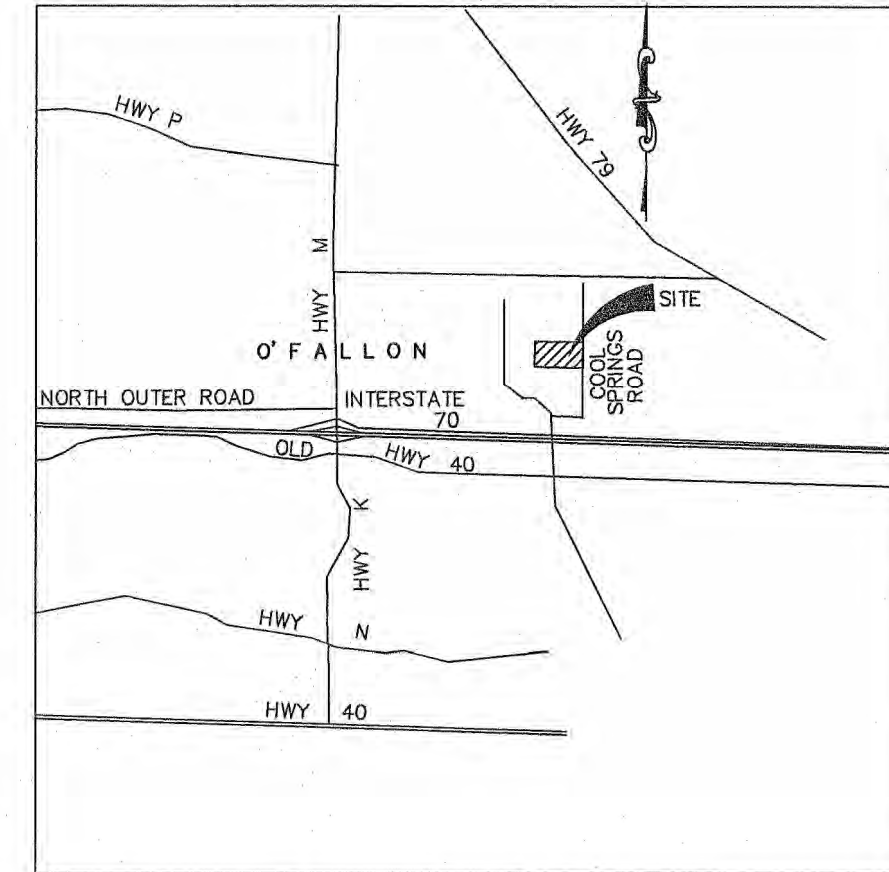


A SET OF CONSTRUCTION PLANS FOR COOL SPRINGS ROAD PARKING ADDITION

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Development Notes:

- Area of Site: 4.74 Acres
Area to be disturbed: 0.77 Acres
- Existing Zoning: I-1 Light Industrial
- Proposed Use: Office/Warehouse (City of O'Fallon)
- Area of existing building: 95,000 sq.ft.
Area of existing pavement: 55,200 sq.ft.
Area of proposed pavement: 14,120 sq.ft.
- The required height and building setbacks are as follows:
Minimum Front Yard: 30 feet
Minimum Side Yard: 20 feet
Minimum Rear Yard: 35 feet
Maximum Height of Building: 50 feet
- Site is served by:
City of O'Fallon Sewer: 636-281-2858
AmerenUE Company: 636-639-8312
Spire Energy: 314-522-2297
City of O'Fallon Water: 636-281-2858
Century Tel: 636-332-7261
O'Fallon Fire Protection District: 636-272-3493
Fort Zumwalt School District: 636-272-8620
- According to the Flood Insurance Rate Map of St. Charles County, (Community Panel number 29183C0241G dated January 20, 2016) this property lies within zone X. Zone X is defined as an area outside the 500 year Flood Plain Limits.
- Parking Required:
Warehouses: 1 space per every employee on the maximum work shift, plus one (1) for each vehicle utilized in the operation of the business, plus two (2) guest spaces.
Maximum work shift employees - 88
vehicles utilized in operations - 2
Guest Spaces - 4
Total Parking Required - 74 spaces
Total Parking Provided - 75 spaces
(Includes 3 accessible spaces)
- Landscape Requirements:
Street Tree Requirements:
1 tree for every 40' of frontage = 300'/40' = 8 Trees Required
Open Spaces:
1 tree for every 4,000 s.f. landscaped area.
9,671 s.f. / 4,000 s.f. = 3 Trees Required
Total Required = 11
20 trees existing
Interior landscaping - Existing
- Property Owner: Davis Trust
2208 Drostle Road
St. Charles, MO 63301
- Maximum slopes allowed are 3:1.
- Lighting will be building mounted and will be reviewed onsite prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.
- All utilities will be located underground.
- All sign locations and sizes must be approved separately through the Planning Dept.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All 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.
- Detention for this site will be for the 100 year 20 minute storm and will be provided with the existing detention basin. It shall be cleaned out prior to escrow release.
- Storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard screened by berms, dense vegetative plantings, wooded fences, or brick walls, or combinations of these materials at least eight (8) feet in height so that solid materials and equipment are not visible at eye level within one thousand (1,000) feet of the property line.
- All construction methods and practices to conform with OSHA Standards.
- All inlet structures are to have filters installed.
- Additional rip rap in the basin may be necessary upon City inspection.
- This property contains two (2) parcels.

Drawing Index

- COVER SHEET
- SITE
- 2A GRADING & SWPP PLAN
- DRAINAGE AREA MAP
- PROFILES & DETAILS
- DETAILS

Legend

600.00 EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00 PROPOSED LABELS	EXIST. AREA INLET
CI SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI DOUBLE CURB INLET	PROPOSED AREA INLET
AI AREA INLET	PROPOSED GRATE INLET
DAI DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI GRATE INLET	EXIST. STORM MANHOLE
DGI DOUBLE GRATE INLET	PROPOSED MANHOLE
MH MANHOLE	POWER POLE
FE FLARED END SECTION	GUY WIRE
EP END PIPE	LIGHT STANDARD
CP CONCRETE PIPE	FIRE HYDRANT
RCP REINFORCED CONCRETE PIPE	WATER METER
CMP CORRUGATED METAL PIPE	WATER VALVE
CPP CORRUGATED PLASTIC PIPE	GAS VALVE
PVC POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO CLEAN OUT	SIGN
..... SLOPE LIMITS	TREE
~ DRAINAGE SWALE	
STM EXISTING STORM SEWER	
SAN EXISTING SANITARY SEWER	
W EXISTING WATER LINE	
FO EXISTING FIBER OPTIC LINE	
GAS EXISTING GAS LINE	
UGE EXISTING UNDERGROUND ELECTRIC	
OHW EXISTING OVERHEAD ELECTRIC	
CTV EXISTING CABLE TV LINE	
T EXISTING TELEPHONE LINE	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
X-X FENCE LINE	
SAWCUT LINE	

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:
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 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
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Dvorak DATE 04/09/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Planning and Zoning conditions:

- The approval is conditional upon the following Staff recommendations being met:
- Parking spaces are to be 9' x 19' and the drive aisles are to be a minimum of 25' wide.
 - The existing detention basin shall be cleaned out.
- The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
- Parking calculations, notes and layout on the plan do not match with regard to the number of spaces. Confirm the number of spaces proposed, existing and total.
 - Pavement sections for drive aisles are to be a minimum of 4" asphalt over 8" rock base.
 - Provide updated ADA parking calculations to ensure the requirement for accessible spaces will be met.
 - Clarify whether the property is comprised of one (1) or two (2) parcels. A lot consolidation plat may be required.
 - Provide the updated lot coverage data.

* 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 4.74 Acres
The area of land disturbance is 0.77 Acres
Building setback information: Front 30 feet
Side 20 feet
Rear 35 feet
Max. Building Height 50 feet

* The estimated sanitary flow in gallons per day is 25,160 g.p.d.
* Differential Runoff Calculations:
Increased pavement = 0.32ac. x (3.85-1.87) = 0.63cfs increased runoff

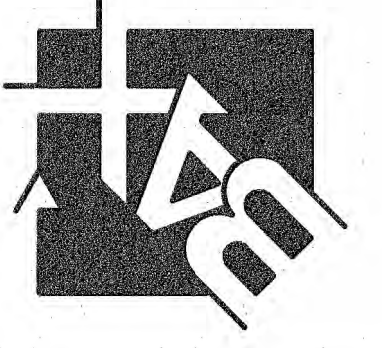


CALL BEFORE YOU DIG!
1-800-DIG-RITE

PROJECT TITLE:

COOL SPRING CT.
PARKING ADDITION

ENGINEERING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6868
FAX 636-928-1718



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 work.



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Engineering Authority No. 000655
Surveying Authority No. 000144
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REVISIONS

03-19-18	CITY COMMENTS
03-29-18	CITY COMMENTS

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
Spire Energy
6400 Graham Road
St. Louis, MO 63134
314-522-2297

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

Charter Communications
941 Charter Commons
Town & Country, MO 63017
636-387-6633

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

Developer / Owner:
M-JSM, L.L.C.
2209 DROSTE ROAD
ST. CHARLES, MO 63301
636-949-0680

COVER SHEET

P+Z No. 17-012943
Approved Feb. 1, 2018
City No.
PERMIT #CSP18-000003

Page No.
1 of 5

Site Address: 213 Cool Springs Ct.

Box Project #17-173068 Issue Date: 03/09/2018