

409 SONDEREN STREET

PROPERTY BOUNDARY AND LOCATION OF IMPROVEMENTS PART OF SECTION 28 TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MO

SITE DEVELOPMENT NOTES:

- THE SITE AREA = 0.86 AC.
- ZONED C-1 RESTRICTED BUSINESS DISTRICT
- PROPOSED USE: RETAIL SHOP
- ACCOUNT#: 198690A000 PARCEL ID: 2-056B-S028-00-704.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF O'FALLON, ST. CHARLES COUNTY AND THE STATE OF MISSOURI.
- PROJECT BENCH MARK IS A USGS STANDARD TABLET STAMPED "F 149 1935" SET IN A 6" SQUARE CONCRETE MONUMENT 2.5" ABOVE THE GROUND, 46.5' NORTH OF THE CENTER OF THE MAIN TRACK OF THE NORFOLK & WESTERN RAILROAD, 9.3' EAST OF THE EAST EDGE OF THE CONCRETE SIDEWALK ALONG NORTH MAIN STREET IN O'FALLON MISSOURI. ELEVATION 542.80.
- PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS PROFESSIONAL SERVICES, INC.
- UTILITIES/DISTRICTS:

WATER:	ALLIANCE WATER RESOURCES
GAS:	LACLEDE GAS CO.
TELEPHONE:	CENTURY-TEL TELEPHONE
ELECTRIC:	AMEREN UE
SANITARY SEWER:	CITY OF O'FALLON
SCHOOL DISTRICT:	FORT ZUMWALT SCHOOL DISTRICT
FIRE DISTRICT:	O'FALLON FIRE PROTECTION DISTRICT
POST OFFICE:	CITY OF O'FALLON

- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNERS AND/OR THE CITY OF O'FALLON AND/OR MODOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND. ALL UTILITIES TO BE BORED UNDER CITY STREETS
- ALL ADA ACCESSIBLE PARKING SPACES SHALL BE 19' LONG BY 12' WIDE. THE INTERVENING HATCHED AREA SHALL BE 19' LONG BY 5' WIDE.
- TYPICAL PARKING SPACES SHALL BE 19' LONG BY 9' WIDE.
- ALL ROOFTOP MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING AND HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF.
- ENSURE 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.
- THE PROPERTY SURVEYED LIES WITHIN ZONE "X" AREA OF MINIMAL FLOODING, PER FIRM COMMUNITY NUMBER 291316, PANEL Q237 SUFFIX "E", EFFECTIVE DATE AUGUST 2, 1996.
- SITE IMPROVEMENTS WILL MEET ADA STANDARDS.
- OUTDOOR STORAGE OR DISPLAY OF MERCHANDISE, MATERIALS, OR EQUIPMENT IS PROHIBITED.
- MAXIMUM LOT COVERAGE BY STRUCTURES SHALL NOT EXCEED 30%.
- GRADING NOTES ON PAGES 5 & 6.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON MISSOURI.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVAL "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.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- ALL SIGNS LOCATIONS AND SIZE MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.

- THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM, AND TRAFFIC LOCATES.
- TRACT IS LOCATED IN: O'FALLON, MO USGS QUADRANGLE MAP
- SITE ADDRESS: 409 SONDEREN DRIVE, O'FALLON, MO 63366.
- PROPOSED BUILDING & PARKING INFORMATION:

TOTAL BLDG. FOOTPRINT=	3,036 S.F.
PARKING SPACES REQUIRED SHALL BE	1 PLUS ONE (1) FOR EACH FIVE HUNDRED (500) SQ. FT. OF SHOWROOM PER DISPLAY AREA PLUS ONE SPACE FOR EACH EMPLOYEE, ADDITIONAL PARKING REQUIRED FOR ASSOCIATED WAREHOUSE AREA.
50X20 SHOWROOM =	2 SPACES, EMPLOYEES: 3 2000 SQ.FT.
WAREHOUSE:	2 SPACES
- REQUIRED:

TOTAL PARKING SPACES	7
HANDICAP SPACES	1
LOADING SPACES	1
- PROVIDED:

REGULAR SPACES PROVIDED	14
VAN ACCESSIBLE HANDICAP SPACES	1
TOTAL PARKING PROVIDED	15
LOADING SPACES	1
- BUILDING SETBACKS: FRONT YARD 25'
- SIDE YARD 00'
- REAR YARD 25'
- PARKING SETBACKS: 10' FROM PROPERTY LINE
- BUILDING HEIGHT: PROPOSED BUILDING NOT TO EXCEED 50 FT.
- LOT COVERAGE: TOTAL AREA 0.86 AC.
- BUILDING 0.07 AC.
- PARKING / ROADS 0.32 AC.
- LANDSCAPE / GREEN SPACE 0.47 AC.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- LANDSCAPE REQUIREMENTS:

COMMERCIAL DISTRICTS ("C-0" THROUGH "C-3")	ONE (1) TREE FOR EVERY FORTY (40) FEET, OR PORTION THEREOF, OF STREET FRONTAGE, PUBLIC OR PRIVATE, SHALL BE REQUIRED WITHIN THE LANDSCAPE SETBACK ABUTTING SAID STREET FRONTAGE. SAID TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK AND NEED NOT BE PLACED EVENLY AT FORTY (40) FOOT INTERVALS. IN ADDITION TO THE REQUIRED TREES, BASED UPON STREET FRONTAGE, ONE (1) TREE SHALL ALSO BE REQUIRED FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF LANDSCAPED OPEN SPACE. THESE MAY INCLUDE THE TREES REQUIRED IN PARKING LOTS, AS SET OUT IN SUBSECTION (C) HEREOF.
TREE PRESERVATION CALCULATIONS:	

PROJECT BENCH MARK
IS A USGS STANDARD TABLET STAMPED "F 149 1935" SET IN A 6" SQUARE CONCRETE MONUMENT 2.5" ABOVE THE GROUND, 46.5' NORTH OF THE CENTER OF THE MAIN TRACK OF THE NORFOLK & WESTERN RAILROAD, 9.3' EAST EAST OF THE EAST EDGE OF THE CONCRETE SIDEWALK ALONG NORTH MAIN STREET IN O'FALLON MISSOURI. ELEVATION 542.80.



LEGEND

●	Sanitary Sewer (Proposed)	C.P.	Concrete Pipe
○	Sanitary Sewer (Existing)	R.C.P.	Reinforced Concrete Pipe
■	Storm Sewer (Proposed)	C.M.P.	Corrugated Metal Pipe
■	Storm Sewer (Existing)	P.V.C.	Polyvinyl Chloride Pipe
—	Water Line and size	C.I.P.	Cast Iron Pipe
—	Tee and Valve	V.C.P.	Vitrified Clay Pipe
—	Fire Hydrant	E.P.	End Pipe
—	Cap	F.E.	Flared End Section
—	Existing Fence Line	C.O.	Clean Out
—	Existing Tree Line	V.T.	Vent Trap
—	Existing Contour	M.H.	Manhole
—	Proposed Contour	C.I.	Curb Inlet
—	Lot or Building Number	D.C.I.	Double Curb Inlet
—	Street Sign	A.I.	Area Inlet
—	Power Pole	D.A.I.	Double Area Inlet
—	Guy Wire	G.I.	Grate Inlet
—	Light Standard	C.C.	Concrete Collar
—	Gas Line	U.I.P.	Use In Place
—	Electric Line	T.B.R.	To Be Removed
—	Telephone Line	T.B.R.&R.	To Be Removed & Relocated/Replaced
—	Overhead Power Line	Set I.R.	Set Iron Rod with Cap
—	Gas Valve	C.M.	Concrete Monument
—	Gas Meter	O.I.P.	Old Iron Pipe
—	Water Valve	O.S.T.	Old Stone
—	Water Meter	O.I.R.	Old Iron Rod
—	Found Old Iron Pipe	Existing Stump	
—	Found Old Iron Rod	Existing Tree	
—	Found Old Stone	Existing Evergreen	
—	Benchmark	Drainage Swale	
—	Siltation Control Device		

RECEIVED

MAY 20 2005

ENGINEERING

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE/GRADING PLAN
2A	DRAINAGE MAP
3	LANDSCAPE PLAN
4	LIGHTING PLAN
5	DETAILS
6	DETAILS

ENGINEER / SURVEYORS:

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ENGINEERS CERTIFICATION:

The following applies to ALL sheets and documents involved in the preparation of the plans and documents for this project. The responsibility for Professional Engineering liability on this project is limited to the set of plans displaying the signature and an original stamped seal of the Engineer on each sheet. ALL responsibility is disclaimed: until ALL review agency approvals are granted; for all other plan sheets issued prior to this plan set date; for this set when another set is issued after this date; if the sheets are used individually instead of a set. This applies for ALL sheets and documents involved in this project whether this statement appears on them or not. Copyright 2003. All Rights Reserved.

ZAVRADINOS PROFESSIONAL SERVICES, INC.

ROBERT E. BAXTER
E-25639
DATE 5/17/05

APPROVED
6-16-05
is noted

Prepared For: MARK ARNOLD
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Drawn by	
Checked by:	REB
Issue date:	03-14-05
Job Number	04187
Sheet	1
of	6

Bldg Inspector