

A SET OF CONSTRUCTION PLANS FOR TAUC PROPERTIES O'FALLON MAIN

A TRACT OF LAND IN THE N.E. 1/4 OF SECTION 29
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

Conditions of Approval From Planning and Zoning

CONDITIONS OF APPROVAL AND STAFF RECOMMENDATIONS:

- THE SIDEWALK CONNECTION TO THE BUILDING SHALL MEET ADA ACCESSIBILITY STANDARDS.
- AS PART OF THE BUFFERYARD REQUIREMENTS A SIX (6) FOOT VINYL SIGHT PROOF FENCE IS REQUIRED. IT IS PREFERABLE THAT THE APPLICANT FORM AN AGREEMENT WITH THE ADJACENT PROPERTY OWNER FOR THE PLACEMENT OF ONE (1) FENCE, RATHER THAN HAVING TWO (2) FENCES BACK-TO-BACK.
- A CROSS ACCESS EASEMENT SHALL BE PROVIDED TO THE UNDEVELOPED LOT TO THE NORTH OF THE PARKING LOT DRIVE AISLE.
- SHOULD DEVELOPMENT OCCUR ON THE UNDEVELOPED LOT TO THE NORTH, THE OWNER OF THE 507 S. MAIN STREET PROPERTY SHALL BUILD A PAVEMENT CONNECTION TO THE PROPERTY LINE.
- THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.

MUNICIPAL CODE REQUIREMENTS

- ALL SIGNAGE SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.
- A PHOTOMETRIC PLAN SHALL BE PROVIDED BEFORE CONSTRUCTION PLAN APPROVAL.
- PROVIDE A CALCULATION TO ENSURE THAT THE METAL ACCENTS MAKE UP NO MORE THAN 15% OF THE TOTAL FACADE.
- PROVIDE REQUIRED BUFFERYARD LANDSCAPING.

Development Notes

- AREA OF TRACT: 0.64 ACRES (ONE LOT PROPOSED)
- EXISTING ZONING: C-2 (GENERAL BUSINESS DISTRICT)
- PROPERTY OWNER: SHORELINE PARTNERS LLC
8008 CARONDOLETTE AVE., STE. 100
CLAYTON, MISSOURI 63105

A TRACT OF LAND BEING PART OF LOT 2 OF ABBY SUBDIVISION, A SUBDIVISION IN SAINT CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 256 OF THE SAINT CHARLES COUNTY RECORDS.
THIS PROPERTY IS CURRENTLY LISTED UNDER THE FOLLOWING PARCEL LOCATOR NUMBERS IN THE ST. CHARLES COUNTY ASSESSOR'S OFFICE:
2-057A-7284-00-0002.000000

- THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, NAD 83, MISSOURI EAST ZONE.
- SITE COVERAGE:
EXISTING:
TOTAL SITE ACREAGE - 28,031.81 SQ.FT.
BUILDING AND PAVEMENT - 26,979.28 SQ.FT. = 96%
GREEN SPACE - 1,034.53 SQ.FT. = 4%
PROPOSED:
BUILDING AND PAVEMENT - 18,362.79 SQ.FT. = 65%
GREEN SPACE - 9,669.02 SQ.FT. = 35%

- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 291830237G AND COUNTY NUMBER 20018 (CITY OF O'FALLON) WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2016. THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

- DIFFERENTIAL RUNOFF:
EXISTING: BUILDING & PAVEMENT 0.62 ACRES @ 3.85 = 2.39 cfs
GREEN SPACE 0.02 ACRES @ 1.87 = 0.04 cfs
TOTAL EXISTING = 2.43 cfs
100 year - 20 min 0.62 ACRES @ 6.08 = 3.77 cfs
0.02 ACRES @ 2.95 = 0.06 cfs
100 year 20 min TOTAL = 3.83 cfs

- PROPOSED: BUILDING & PAVEMENT 0.42 ACRES @ 3.85 = 1.62 cfs
GREEN SPACE 0.22 ACRES @ 1.87 = 0.41 cfs
TOTAL PROPOSED = 2.03 cfs
100 year - 20 min 0.42 ACRES @ 6.08 = 2.55 cfs
0.22 ACRES @ 2.95 = 0.65 cfs
100 year 20 min TOTAL = 3.20 cfs

- TOTAL DIFFERENTIAL: 2.43 cfs - 2.03 cfs = 0.40cfs DECREASE IN RUNOFF
TOTAL DIFFERENTIAL 100 year - 20 min = 3.83 cfs - 3.20 cfs = 0.63 cfs DECREASE IN RUNOFF
NO DETENTION REQUIRED

- ALL PAVING TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.

- ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE. ROOFTOP UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF 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.

- ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS. (NOTE: NO WELLS, CISTERNS, AND/OR SPRINGS EXIST ON PROPERTY)

- TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD, WHICHEVER IS MORE STRINGENT.

- ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION

- ALL SIGNAGE SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.

- ALL PUBLIC UTILITIES WILL BE COVERED BY AN EASEMENT AS REQUIRED BY LOCAL AGENCIES.

- ALL WATER SERVICE LINES TO BE A MINIMUM OF 1'.

- SITE WILL COMPLY WITH THE POST CONSTRUCTION STORM WATER BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY PER CODE SECTION 405.247 WITH A WATER QUALITY FILTRATION AND NATIVE PLANTING AREA TO TREAT THE WATER BEFORE ENTERING AN AREA INLET.

- THE MAXIMUM SLOPE SHALL BE 3:1.

- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND

- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, AND SPECIFICATIONS AND SIGNAGE.

- ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION

TREE LOCATION STANDARDS

Trees are required to meet this Section if located along a roadway or utility line subject to the following:

- Trees shall not be placed within twenty-five (25) feet of any street, light or within fifteen (15) feet of the back of curb unless otherwise provided in this Code.
- Trees shall not be placed within twenty-five (25) feet of traffic control or street signs or within fifteen (15) feet of the back of curb unless otherwise provided in this Code.
- Trees shall not be planted within ten (10) feet of street stormwater inlets or manholes.
- All new trees on the City right-of-way must be of acceptable species as outlined in this Chapter. All other trees to be installed are recommended, not required, to follow the recommended species list outlined in this Chapter.
- Trees may not be planted closer to the centerline of an overhead power line as listed below:

Maximum Mature Tree Height (Feet)	Minimum Distance From Centerline (Feet)
<15	No minimum
15-24	15
25-45	35
>45	45

- To reduce potential damage to sidewalks the City recommends the following setback:

Maximum Mature Tree Height (Feet)	Minimum Distance From Sidewalk (Feet)
<15	5
15-25	10
26-45	15
45	20

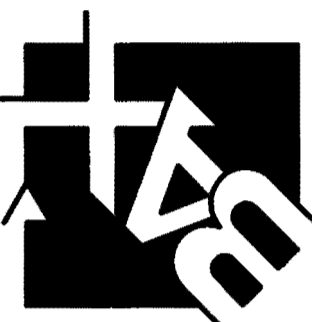
CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jeanne Bruckel* DATE: 05/15/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
TAUC PROPERTIES
O'FALLON MAIN

507 S. MAIN ST.

ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5562
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.



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Surveying Authority No. 000144
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REVISIONS

8-31-16	COMMENTS FROM CITY
10-7-16	COMMENTS FROM CITY
12-28-16	COMMENTS FROM CITY

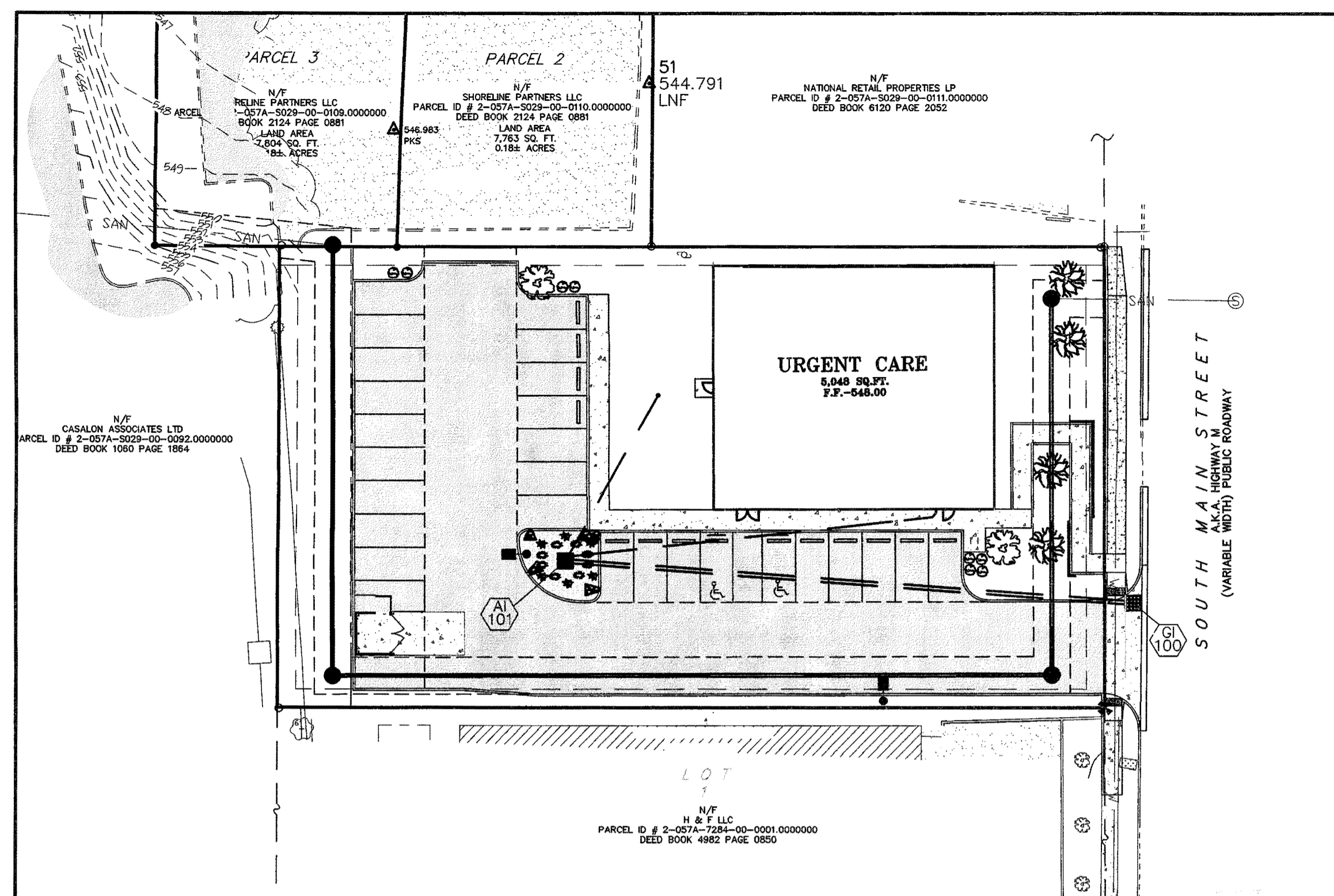
Developer / Owner:
DR. MATT BRUCKEL
TAUC PROPERTIES LLC
9556 MANCHESTER ROAD
ST. LOUIS, MO 63119

COVER SHEET

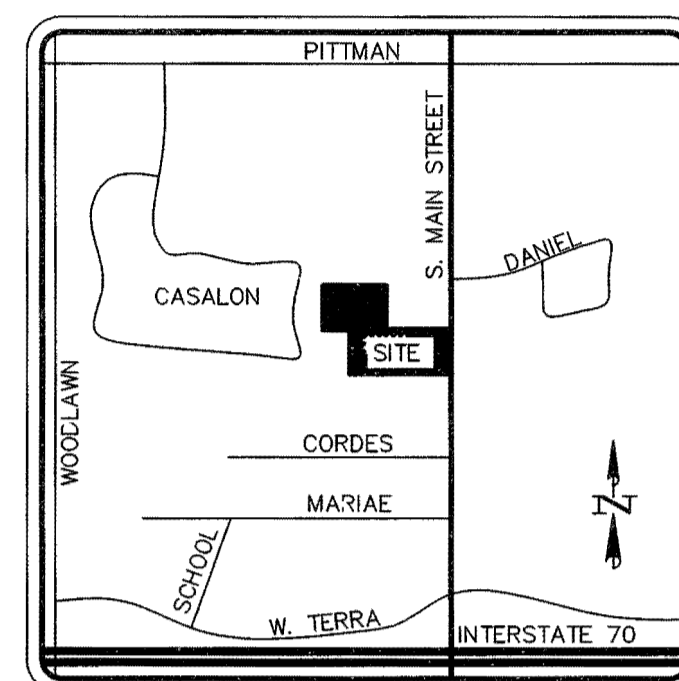
P+Z No.
19-16 (approved 7-7-16)

City No.
16-00028

Page No.
1 of 19



Plan View
1"=30'



Locator Map
NOT TO SCALE

Drawing Index

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Benchmarks Project

BENCHMARK - MDDOT Station MOOF Elev. 496.94' (Lat. 38°15'14.06174" N, Long. 90°41'44.78014" W) NAVD 88 using the Trimble R-8 Rover.

Site

SITE BENCHMARK - Elev. - 544.93' - Found Cross in sidewalk as shown on this survey.

LEGEND

- PP UTILITY POLE
- GUY WIRE
- LIGHT STANDARD
- ELEC. YARD LIGHT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WM WATER METER
- DOWNSPOUT
- MANHOLE
- C.O. CLEAN-OUT

- (R. & S.) RECORD and SURVEYED
- D.B. DEED BOOK
- P.G. PAGE
- N/F NOW OR FORMERLY
- T- TELEPHONE LINE
- G- GAS LINE MARK
- E- UNDERGROUND ELEC.
- OU- OVERHEAD UTILITY
- W- WATERLINE

- TREE WITH SIZE
- WATER MANHOLE
- WATER SHUTOFF VALVE
- BORE HOLE LOCATION
- LIGHT STANDARD
- AREA INLET

Utilities

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858

For city water, sanitary, and storm
locates contact 636-281-2858.

For traffic locates contact
636-379-5602.

Contact Engineering at
636-379-5556.

Construction Inspection Division at
636-379-5596.

Electric
Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-639-8312

Gas
Laclede Gas Company
1999 Trade Center Drive
St. Peters, MO 63376
636-575-0885

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

Fire Department
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-272-3493

Cable
Charter Communications
4160 Old Mill Parkway
St. Peters, MO. 63376
636-387-6633

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858

GRADING QUANTITIES:

1834 C.Y. CUT (INCLUDES SUBGRADES)

78 C.Y. FILL (INCLUDES 8% SHRINKAGE)

1756 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE CITY ENGINEERING WITH HAUL ROUTE.

CITY APPROVAL OF THE 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 CODE.

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, COMPLETE 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 DRAWING. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTORS.

* 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 0.64 ACRES
THE AREA OF LAND DISTURBANCE IS 0.64 ACRES
NUMBER OF PROPOSED LOTS IS 1

* BUILDING SETBACK INFORMATION: FRONT YARD... 25 FEET
SIDE YARD... 0 FEET
REAR YARD... 0 FEET

* PARKING REQUIREMENTS:
DENTAL OFFICES AND CLINICS:
ONE (1) SPACE PER 200 S.F. OF FLOOR AREA = 5048/200 ~ 26 SPACES REQUIRED

PROPOSED = 2 ACCESSIBLE SPACES
24 OPEN SPACES
26 SPACES TOTAL PROVIDED

2 BICYCLE RACKS PROPOSED ON PLAN FOR 4 BICYCLES PER BIKE USA STANDARDS.

* LANDSCAPING REQUIREMENTS:

STREET TREE REQUIREMENTS:
1 TREE FOR EVERY 40' OF FRONTAGE
125' OF RIGHT-OF-WAY FRONTAGE = 125/40=3.125 ~ 4 STREET TREES REQUIRED
4 STREET TREES PROVIDED

INTERIOR LANDSCAPING REQUIRED:
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.
27 SPACES X 270 = 7,290 X 6% = 437.4 SQ.FT. LANDSCAPING REQUIRED
519 SQ.FT. LANDSCAPING PROVIDED INCLUDING 2 TREES & 8 SHRUBS