

A SET OF CONSTRUCTION PLANS FOR A PARKING ADDITION

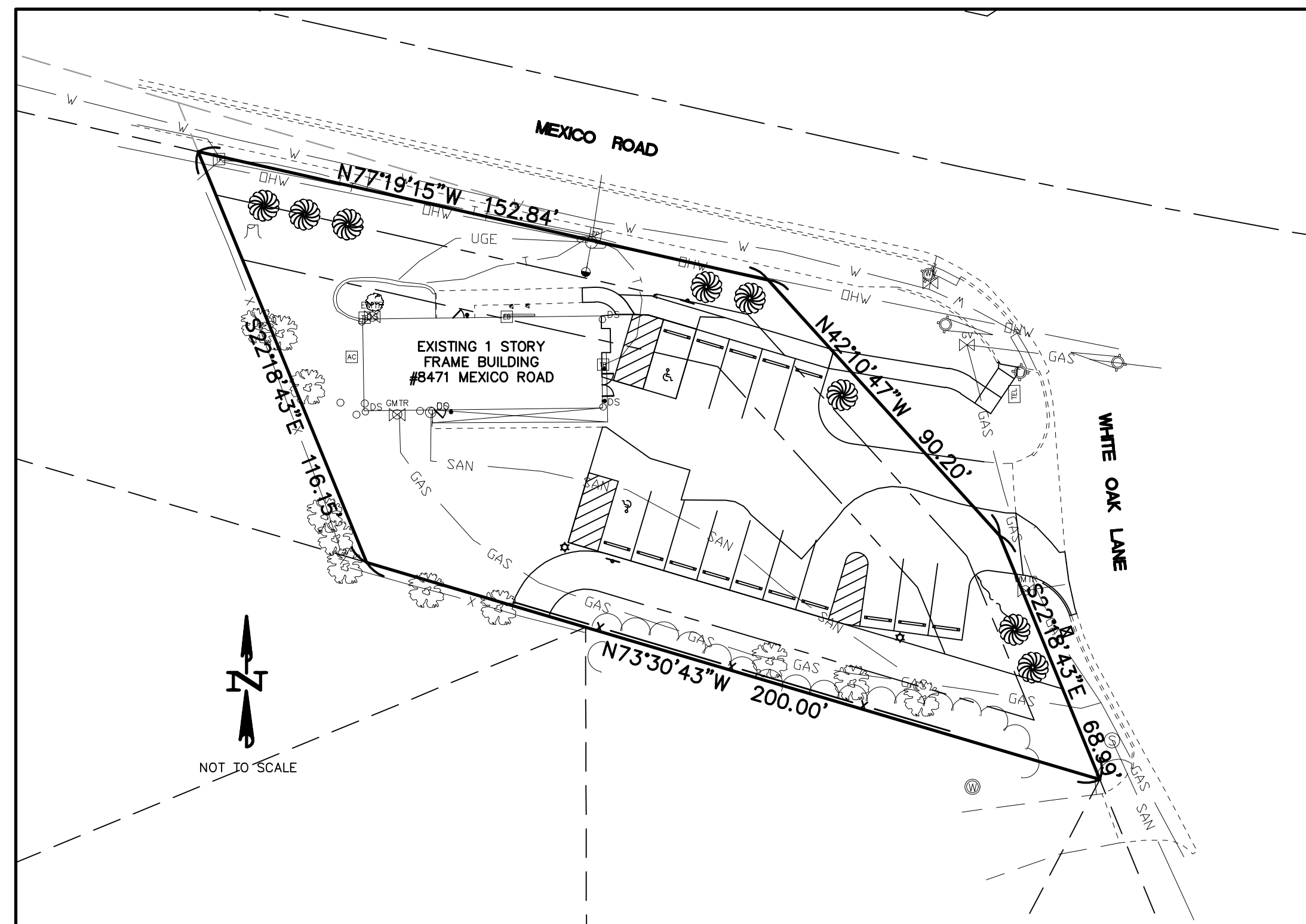
A TRACT OF LAND BEING PART OF U.S. SURVEY 1766
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



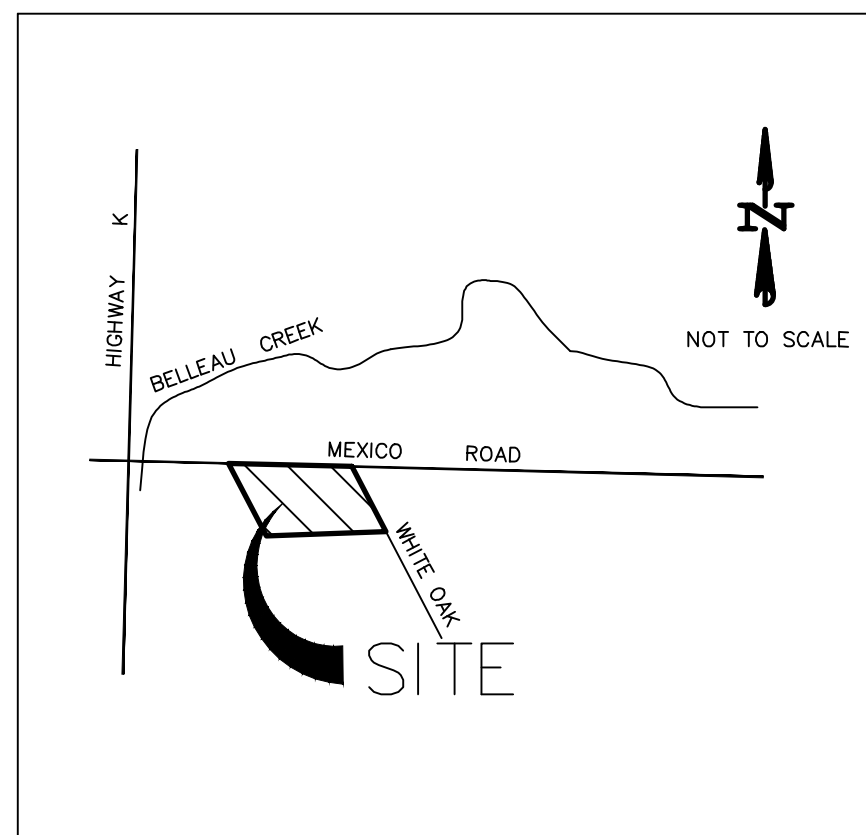
CALL BEFORE YOU DIG!
1-800-DIG-RITE

PROJECT TITLE:
CONSTRUCTION PLANS FOR A
PARKING ADDITION
8471 MEXICO ROAD
O'FALLON, MISSOURI 63376

Box Project # 05-18265A Issue Date: 10/13/2020



Plan View



Locator Map

Legend

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

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.

Grading Quantities:

150 C.Y. CUT (INCLUDES SUBGRADE)
10 C.Y. FILL (INCLUDES 8% SHRINKAGE)
140 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

Conditions of Approval From Planning and Zoning - Site Plan

Staff Recommendations

1. Provide a signed property owner acknowledgement form.
2. Clarify the proposed and existing landscaping within the bufferyard area and provide a plan that shows this.
3. A portion of the parking lot is within the parking setback. The parking shall meet the setback or a variance will be required to allow the proposed configuration.
4. Clarify the labeling of existing items within the proposed widened entrance. Label them as "to be removed".

Utility Contacts

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

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

Water
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63366
636-561-3737 ext. 131

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

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

Charter Communications
941 Charter Commons
Town & Country, MO 63017
888-438-2427

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

Developer

Contact: Tim Galvin
456 Parkshireplace Drive
Dardenne Prairie, MO 63368
636-439-0817

Benchmarks:

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NSNA.GOV AS DESIGNATION "SC-06" WITH A PID OF AAB597 AND A PUBLISHED ELEVATION OF 529.0' (NAVD88).

DESCRIPTION: DESCRIBED BY MO DEPT OF NAT RES 1990 STATION, AZIMUTH MARKS AND REFERENCE TIES THE STATION IS LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 1/2 MILE NORTH OF I-70 IN ST CHARLES COUNTY. IT IS 280 FT NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 53762 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC., 14.82 FT (4.52 M) SE OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER, 14.72 FT (4.49 M) NE OF ANOTHER, 12.40 FT (3.78 M) EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER AND 2.06 FT (0.63 M) SOUTH OF A CARSONITE WITNESS POST THE AZIMUTH MARK, SC-06 A 2, 1994 IS ABOUT 0.5 MILE (0.5 KM) SE OF THE STATION AND ON THE WEST RIGHT-OF-WAY FOR THE I-70 NORTH OUTER ROAD EAST IT IS 57.6 FT (17.6 M) WEST OF A TRAFFIC SIGN NEAR THE END OF THE CONCRETE MEDIAN, 41.6 FT (12.7 M) WEST OF THE WEST EDGE OF PAVEMENT, 1.6 FT (0.5 M) EAST OF A RIGHT-OF-WAY MARKER, AND 2 FT (0.6 M) NORTH OF A CARSONITE WITNESS POST STATION AND AZIMUTH MARK TO REACH TO REACH THE STATION FROM THE CENTER OF I-70 EXIT 220 (MISSOURI HWY 79 AND SALT LICK RD.) GO NORTH ON HWY 79 FOR 0.5 MILES (0.8 KM) TO THE STATION SITE ON RIGHT (EAST) AS DESCRIBED. TO REACH THE AZIMUTH MARK FROM THE CENTER OF I-70 EXIT 220, GO NORTH ON HWY 79 FOR 0.25 MILES (0.40 KM) TO THE I-70 NORTH OUTER ROAD EAST (TURNER AVE), TURN RIGHT AND GO EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE OUTER ROAD EAST TURNS SOUTH, TURN RIGHT AND GO SOUTH ON NORTH OUTER ROAD EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE ROAD MAINTENANCE CHANGES FROM STATE TO COUNTY AND AZIMUTH MARK ON RIGHT AS DESCRIBED. THE 1990 AZIMUTH IS STILL IN PLACE, BUT THE LINE OF SIGHT TO THE STATION IS BLOCKED BY A BUILDING. DATE OF REPORT 06-06-1995

SITE BENCHMARK (NAVD 88) - TRAFFIC CONTROL BOX ON SIGNAL POLE AT NORTHEAST CORNER OF SUBJECT PROPERTY (ELEVATION=538.23) AND IS LOCATED AS SHOWN HEREON.

Development Notes:

1. AREA OF TRACT: 0.422 ACRES
2. THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0019-1766-00-0022.0000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
3. CURRENT ZONING: C-1 RESTRICTIVE BUSINESS DISTRICT (CITY OF O'FALLON)
4. PROPOSED USE: PARKING ADDITION FOR SALON
5. BUILDING ADDRESS: 8471 MEXICO ROAD O'FALLON, MO 63367
6. PROPERTY OWNER: WICKED LOX PROPERTIES, L.L.C. (CONTACT: MICHELLE R. MARINO) 11 OLD GLORY COURT O'FALLON, MO 63366
7. SITE COVERAGE: SITE = 18,397 SQ. FT. (0.42 ACRES) EXISTING BUILDING = 1,516 SQ. FT. = 8% PROPOSED PAVEMENT = 6,866 SQ. FT. = 37% PROPOSED GREENSPACE = 10,015 SQ. FT. = 55%
8. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
9. TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0237G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.
 - COMMUNITY: ST. CHARLES COUNTY
 - NUMBER: 290315
 - PANEL: 0237
 - SUFFIX: G
10. BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.
12. THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE THIS SURVEY WAS SIGNED AND SEALED.
13. ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS. POLE HEIGHT SHALL BE 22 FEET.
14. ALL MECHANICAL EQUIPMENT SHALL BE ROOFTOP MOUNTED AND WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE, SECTION 400.27B.
15. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
16. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
17. ANY OFFSITE GRADING OR UTILITY CONSTRUCTION WILL REQUIRE AN EASEMENT BEFORE CONSTRUCTION.
18. ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS. ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MDDOT STANDARDS.
19. ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.
20. DIFFERENTIAL RUNOFF CALCULATIONS: ADDITIONAL IMPERVIOUS AREA TO SITE = 0.20 ACRES - 0.14 ACRES = 0.06 ACRES DIFFERENTIAL RUNOFF = 0.06 ACRES (3.54-1.70) = 0.11 CFS
21. NO CURBS ARE PROPOSED TO ALLOW FOR STORMWATER TO SHEET FLOW OFF PAVEMENT TO GRASS AREAS AND PROMOTE WATER QUALITY.
22. THE BOARD OF ADJUSTMENT APPROVED A VARIANCE TO DECREASE THE PARKING SETBACK FROM 10 FEET TO 3.82 FEET AS REGULATED IN SECTION 400.510.A.6 OF THE CITY OF O'FALLON CODE PER CASE NO. 20-009245, ON 11-04-20.

Drawing Index

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- 2 NOTES
- 3 DEMOLITION/SITE PLAN
- 4 GRADING/SEDIMENT & EROSION CONTROL PLAN
- 5 DRAINAGE AREA MAPS
- 6 CONSTRUCTION DETAILS

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jane S. ...* DATE: 11/06/2020
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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 0.42 Acres Total
The area of land disturbance is 0.13 Acres Number of proposed lots is one.
Building Setback Information. Front = 25 Feet
Side = None
Rear = 25 Feet

* The estimated sanitary flow in gallons per day is 303 GPD
Parking Calculations:
Beauty Shops: 1 Space per 150 Sq. Ft. Floor Area (Min. 5 Spaces)
1,535/150 Sq. Ft. x 1 Space = 10.24 Spaces

Required Parking Spaces = 11 Spaces
Provided Parking Spaces = 15 Spaces (including 2 Accessible Spaces)

* Loading Calculations:
Loading Spaces: 1 loading space for use over 5,000 Sq. Ft. Gross Floor Area and 1 Additional Loading Space for every additional 20,000 Sq. Ft. Gross Floor Area
No Loading Spaces required: Gross Floor Area is less than 5,000 Sq. Ft.

* Tree Preservation Calculations: 20% of existing trees or 15 trees per acre (whichever is greater) shall be preserved

Required Tree Preservation = 5 Trees x 0.20 = 1 Tree
Provided Tree Preservation = 5 Trees

* Landscape Calculations:
1 Tree per 40 Feet Street Frontage
312.03 Feet Street Frontage/40 Feet X 1 Tree = 8 Trees Required
Total R/W Trees Provided = 8 Trees

1 Tree per 3,000 Sq. Ft. of Landscaped Open Space
10,015/3,000 Sq. Ft. X 1 Tree = 4 Trees Required
Existing Trees = (1) 12/2 Inch Caliper X 1 Tree Credit = 6 Trees Credited
= (1) 36/2 Inch Caliper X 1 Tree Credit = 18 Trees Credited
Total Open Space Trees Credited = Existing Tree Credit (24 Trees)

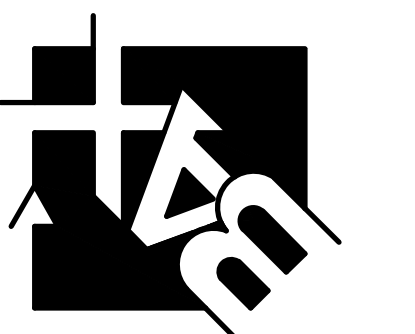
Interior Landscape Area = 6% Minimum Interior Parking Lot
0.06(15 Spaces x 270 Sq. Ft.) = 243 Sq. Ft. Interior Landscape Area Required
Total Interior Landscape Area Provided = 314 Sq. Ft.

Buffer Yard Requirements (South Property Line):
2 Plant Units (30 Points per Unit) and a 6 foot high sight-proof fence within 20 foot wide buffer yard per 100 feet to frontage where buffer yard is required
140.30/100 Feet X (2 Plant Units X 30 Points/Unit) = 84.18 Points

Credit: 2 Existing 9 Inch Caliper Deciduous Trees
2(9/2 Inch Caliper X 5 Points) = 45 Points

1 Existing 9 Inch Caliper Evergreen Tree
1(9/2 Inch Caliper X 10 Points) = 45 Points

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 or survey.

STATE OF MISSOURI
LARRY D. WALDEN
PE-2007020343
Civil Engineer
2007020343
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REVISIONS

10-27-20	CITY COMMENTS
11-05-20	ALTERNATE PAVEMENT

Developer / Owner:
Michelle R. Marino
11 Old Glory Court
O'Fallon, Missouri 63366
(636) 249-7174

COVER SHEET

P+Z No. #20-007359
Approval Date 09-03-20

City No. #

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