

AC TRUCKING, INC.

WEST 70 COMMERCE CENTER LOT I
ST. CHARLES COUNTY, CITY OF O'FALLON, MO

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: SA DATE: 8-19-10
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



PROJECT DATA

LOCATOR NO. : 2-1068-6625-00-1
OWNERS : ATHANASIADIS, CHRISTOS & PENELOPE
SITE ADDRESS : #2 COMMERCE DR.
ACREAGE OF TRACT : 6.59 Ac.±
PRESENT ZONING : I-1
PROPOSED USAGE : TRUCKING COMPANY
PROPOSED USAGE : TRUCKING COMPANY
ZIP CODE : 63366
FLOOD ZONE : ZONE "X"
FIRM MAP NO.: 29183C0241E, REVISED AUGUST 2, 1996

LEGEND

DESCRIPTION	SYMBOL
EXISTING WATERLINE	—W—
EXISTING GAS LINE	—G—
EXISTING MAJOR CONTOUR	—500—
EXISTING MINOR CONTOUR	—502—
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
EXISTING SANITARY SEWER	—S—
EXISTING STORM SEWER	—ST—
PROPOSED SANITARY SEWER	—S—
PROPOSED STORM SEWER	—ST—
PROPOSED WATERLINE	—W—
FIRE HYDRANT	⊙
WATER VALVE	⊕
OVERHEAD UTILITY LINE	—OU—
ADJUST TO GRADE	ATG
MATCH EXISTING	M.E.
POINT OF CURVATURE	P.C.
POINT OF TANGENCY	P.T.
ROUNDING	RNDG
PROPOSED TREE	⊕
SILT FENCE	—S—

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
CONTACT: 636-281-2858

AMEREN UE
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
636-639-8312

GAS
LACLEDE GAS COMPANY
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297

TELEPHONE
CENTURY TEL
1151 CENTURY TEL DR.
WENTZVILLE, MO. 63385
636-332-7261

FIRE DEPARTMENT
O'FALLON FIRE PROTECTION DISTRICT
119 E. ELM ST.
O'FALLON, MO. 63366
636-272-3493



LOCATION MAP
N.T.S.

SITE COVERAGE

EXISTING
BUILDING: 9,375 SF (0.22 AC) = 3.3%
PAVEMENT: 125,515 SF (2.88 AC) = 43.7%
GREEN SPACE: 152,058 SF (3.49 AC) = 53.0%
286,948 SF (6.59 AC) = 100.0%

PROPOSED
BUILDING: 9,375 SF (0.22 AC) = 3.3%
PAVEMENT: 238,002 SF (5.46 AC) = 82.9%
GREEN SPACE: 39,571 SF (0.91 AC) = 13.8%
286,948 SF (6.59 AC) = 100.0%

TREE PRESERVATION

ONE (1) STREET TREE IS PROPOSED TO BE REMOVED AT THE PROPOSED NORTH ENTRANCE TO COMMERCE DRIVE. THERE ARE NO OTHER TREES WITHIN THE AREA OF PROPOSED WORK.

LANDSCAPE PLANTING

STREET TREES ALONG EAST TERRA LANE:
TYPE SIZE COMMENT
RED MAPLE (ACER RUBRUM) - 18 2-1/2" CAL. 40' O.C.

NOTES:
1. PER ARTICLE X OF THE CITY'S ZONING CODE, VEHICLE STORAGE LOTS DO NOT REQUIRE LANDSCAPING.
2. EXISTING BUILDING AND PARKING LOT IS LANDSCAPED. NO CHANGE IS PROPOSED.
3. DISTURBED AREAS TO BE SEEDED AND MULCHED.

PARKING CALCULATIONS

1/EMPLOYEE - WAREHOUSE = 3 SPACES
1/1000 SF - FLOOR AREA (7,225/1,000) = 8 SPACES
1/300 SF - OFFICE (2,150/300) = 8 SPACES
TOTAL SPACES REQUIRED = 19 SPACES
TOTAL SPACES PROVIDED = 36 SPACES

CONSTRUCTION WORKING HOURS

PER CITY ORDINANCE 3429 CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:

OCTOBER 1 - MAY 31 MONDAY-SUNDAY
7:00 A.M. TO 7:00 P.M.

JUNE 1 - SEPTEMBER 30 MONDAY-SUNDAY
6:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY
7:00 A.M. TO 8:00 P.M.

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

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PROJECT SPECIFIC NOTES

- CONTRACTOR/SUBCONTRACTOR SHALL CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATION(S), ANTICIPATED CLEARANCE(S), AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREIN.
- BOUNDARY AND TOPOGRAPHIC INFORMATION BY MAXWELL & ASSOC. AND AVAILABLE RECORD INFORMATION.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- THE CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION, ALL PROPERTY DISTURBED BY HIS OPERATIONS.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREIN SHALL GOVERN.
- AREAS OUTSIDE PAVING LIMITS SHALL BE SEEDED AND MULCHED AS DIRECTED BY THE CITY OF O'FALLON AND SHALL BE MAINTAINED UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- PROPOSED CONTOURS SHOWN ARE FINISH GRADE AND READ TOP OF PAVEMENT AND/OR FINISH DIRT GRADE.
- STORMWATER DETENTION HAS BEEN PROVIDED FOR THIS SITE IN THE SUBDIVISION DETENTION FACILITY FOR WEST 70 COMMERCE CENTER.
- ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER 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 TO THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS 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 INSPECTORS.
- ALL IDENTIFICATION OR DIRECTIONAL SIGNS(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
- NO ADDITIONAL SANITARY SEWERS ARE PROPOSED.
- NO ADDITIONAL WATER SERVICE IS PROPOSED.
- NO PROPOSED EXTERIOR LIGHTING AS PART OF THIS PROJECT.

CONDITIONS OF APPROVAL

REQUIREMENTS AND CONDITIONS OF APPROVAL FROM THE PLANNING AND ZONING COMMISSION

- A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING.
- VERIFY THE CAPACITY OF THE 18" CULVERT IS ADEQUATE FOR THE DEVELOPMENT.
- PROVIDE A PLAN SHOWING HOW TRUCKS WILL MANEUVER THE PROPOSED SITE.

REFERENCE BENCHMARK

BM70 - STANDARD DISK STAMPED "H 149 1935" SET IN TOP OF WEST END OF THE BASE OF SOUTH PIER OF NORFOLK SOUTHERN RAILWAY OVER STATE HIGHWAY 79. ELEV. 505.00

SITE BENCHMARK

486.25 - TOP OF EXISTING STORM MANHOLE NEAR SOUTHWEST CORNER OF PROPERTY

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



CITY FILE NUMBER: 6901.02
DATE OF APPROVAL: JUNE 3, 2010

RECEIVED AUG 17 2010

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O'FALLON, MO 63366
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F: 636.278.8111

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10779 Page Ave.
St. Louis, MO 63132
P: 314.427.1800
F: 314.427.1801



AC TRUCKING, INC.

COVER SHEET

REVISED
6-15-10 VANCE REV
8-2-10 CITY COMMT'S
8-16-10 CITY COMMT'S

06071

6/8/10

1 OF 5

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