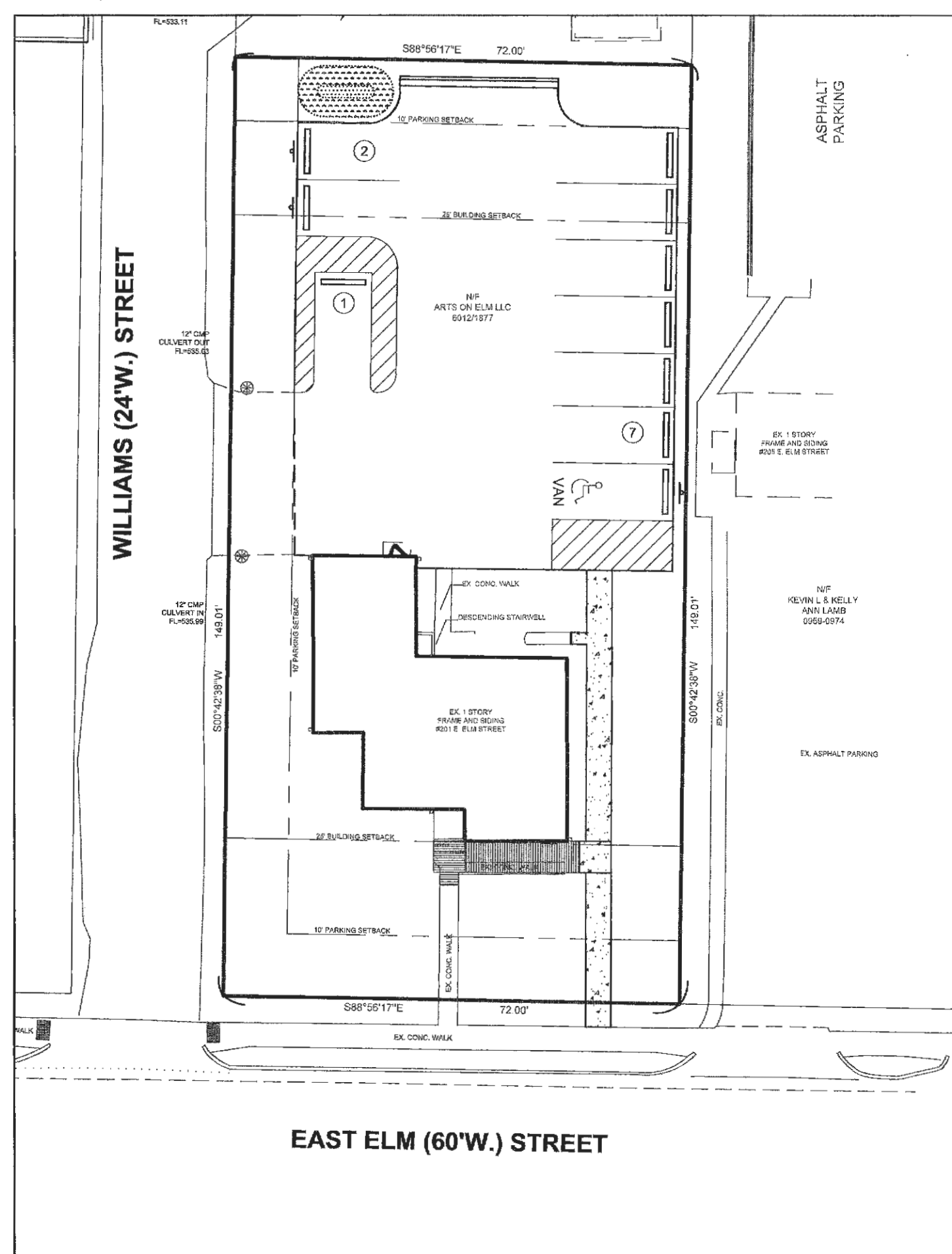


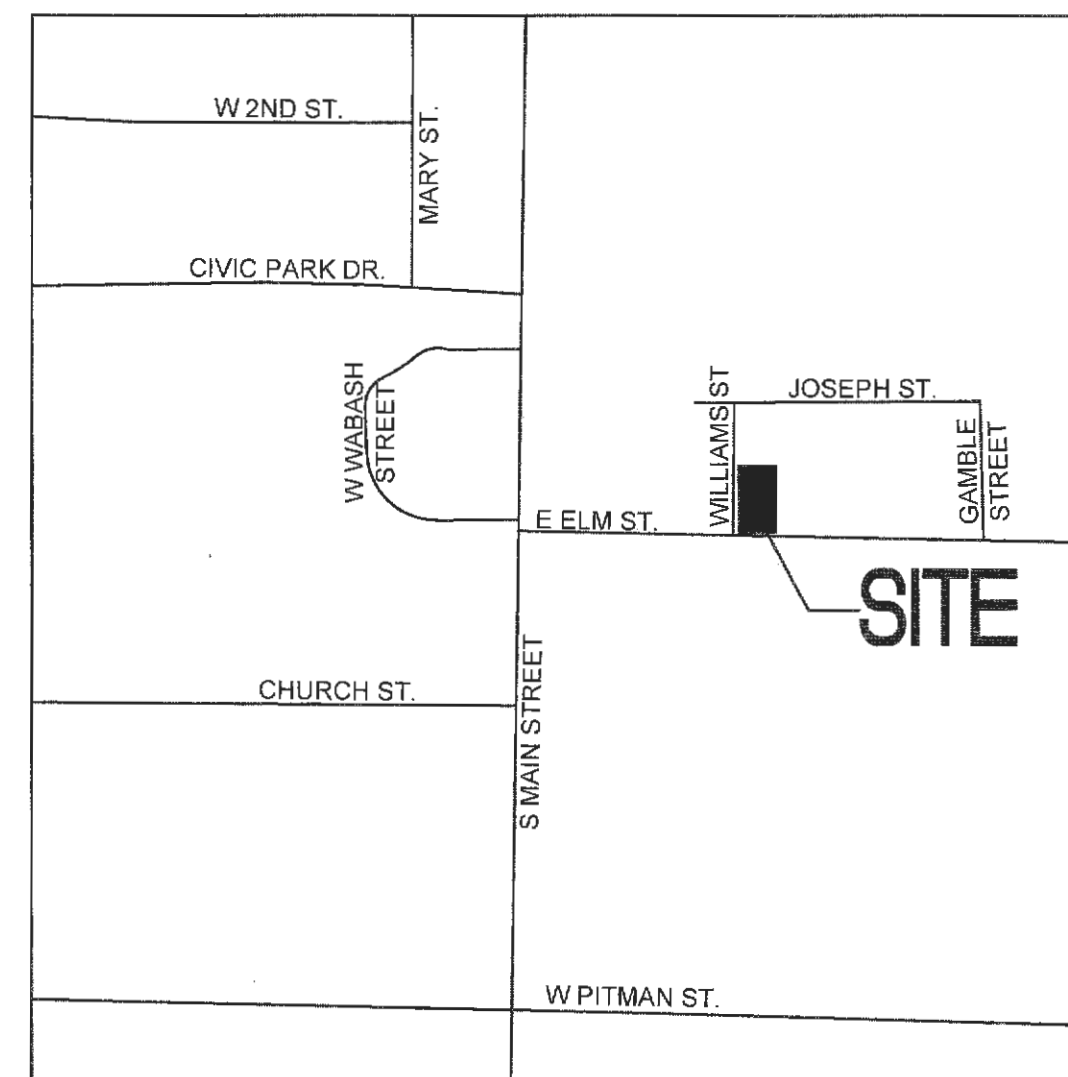
A SET OF CONSTRUCTION PLANS FOR ARTS ON ELM, LLC

201 EAST ELM STREET
O'FALLON, MO 63366

RECEIVED
JUN 03 2015
BUILDING DEPARTMENT



Plan View
1"=20'



LOCATION MAP
NTS

Legal Description

A TRACT OF LAND BEING PART OF LOT 1 OF W H WILLIAMS ADDITION BLOCK 4 AS RECORDED IN PB 2 PG 54 OF THE ST. CHARLES COUNTY RECORDS, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 OF W H WILLIAMS ADDITION, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF E. ELM STREET AND THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF SAID WILLIAMS STREET NORTH 00 DEGREES 42 MINUTES 38 SECONDS EAST 149.01 FEET (RECORD 150 FEET) TO A POINT; THENCE LEAVING THE AFORESAID RIGHT-OF-WAY OF WILLIAMS STREET SOUTH 88 DEGREES 56 MINUTES 17 SECONDS EAST 72.00 FEET (RECORD 72 FEET) TO A POINT; THENCE SOUTH 00 DEGREES 42 MINUTES 38 SECONDS WEST 149.01 FEET (RECORD 150 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID E. ELM STREET, THENCE ALONG THE SAID RIGHT-OF-WAY OF E. ELM STREET NORTH 88 DEGREES 56 MINUTES 17 SECONDS WEST 72.00 FEET TO THE POINT OF BEGINNING.

General Notes

- Present Zoning: C-1 Restricted Business District
- Existing Use: Music and Art Academy
- Area of Tract: 0.25 Acres
- Project is Served By:
 - A. O'Fallon Fire Protection District-636-272-3493
 - B. Laclede Gas Company-314-342-0694
 - C. Century Link-636-949-1331
 - D. City of O'Fallon Water-636-281-2858
 - E. AmerenUE - 636-327-6203
 - F. City of O'Fallon Sanitary Sewer-636-281-2858
 - G. City of O'Fallon Storm Sewers-636-281-2858
- Electric service shall be located underground.
- Sanitary and storm sewers shall be designed per City of O'Fallon specifications.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements. No site lighting or signage is proposed with this project.
- No building or structure shall exceed a height of thirty-five (35) feet or three (3) stories. The existing building height is 1-story.
- Grading and drainage shall be per City of O'Fallon specifications.
- Site shall comply with with ADA and City of O'Fallon accessible regulations.
- No slope shall be greater than 3:1 unless supported by a geotechnical report.
- Lighting shall be installed so as not to cast light directly on public right-of-way or adjoining property. No lighting is proposed for this project.
- Sidewalks along accessible route shall not have a slope exceeding 1:20. Slopes greater than 1:20 must be designed as a ramp.
- All dimensions are to face of curb or building unless noted otherwise.
- Parking Calculations:
 - Parking required:
 - 1 space per 200 sq. ft. of Floor Area
 - 1,215 sq. ft./200 = 6.08 x 1 = 6.08 spaces
 - Total Parking Required = 7 spaces
 - Parking provided:
 - Total Parking Spaces = 10 spaces (includes 1 Accessible Space)
 - Accessible Spaces Required:
 - Section 400.485 requires 1 Accessible Space for 1-25 parking spaces
 - Accessible Spaces Provided:
 - 1 Van Accessible Space
 - Compact Parking Spaces Allowed:
 - 20% of the required parking spaces are allowed to be Compact Parking Spaces.
 - 7 required spaces x 20% = 1.4 (2 Compact Parking Spaces allowed)
 - Compact Parking Spaces Provided:
 - 2 Compact Parking Spaces provided
- Onsite structures are to be demolished unless noted otherwise on the plans.
- All paving to be in accordance with St. Charles County Standards and Specifications except as modified by the City of O'Fallon ordinances.
- Setback Requirements:
 - Front Yard - 25' Minimum
 - Side Yard - None required
 - Rear Yard - 25' Minimum
- All rooftop units shall be screened in accordance with the City of O'Fallon Code of Ordinances. No rooftop units are proposed with this project.
- No flood plain exists on this property per FEMA map 29183C0237 dated August 2nd, 1996.
- 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, he/she shall make such changes at his/her 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 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.

Legend

○	FOUND IRON PIPE
○	FOUND IRON ROD
+	FOUND CROSS
+	FOUND CONCRETE MONUMENT
○	SET IRON PIPE - 2012007849
○	SANITARY MANHOLE
○	STORM DRAIN MANHOLE
○	BOLLARD
○	GRATE INLET
○	CURB INLET
○	AREA INLET
○	DRAIN
○	FLARED END SECTION
○	GAS VALVE
○	GAS METER
○	WATER VALVE
○	WATER METER
○	IRRIGATION CONTROL VALVE
○	FIRE HYDRANT
○	FIBER OPTIC MANHOLE
○	ELECTRIC METER
○	LIGHT STANDARD
○	YARD LIGHT
○	MONITORING WELL
○	BORE HOLE
○	POWER POLE

EXISTING SITE AREA

10,728 SQ. FT.	
0.25 ACRES	
BUILDING	0.03 ACRE(S) 12 % OF TOTAL AREA
PAVEMENT	0.05 ACRE(S) 20 % OF TOTAL AREA
GREEN/OPEN SPACE	0.17 ACRE(S) 68 % OF TOTAL AREA

PROPOSED SITE AREA

10,728 SQ. FT.	
0.25 ACRES	
BUILDING	0.03 ACRE(S) 12 % OF TOTAL AREA
PAVEMENT	0.12 ACRE(S) 48 % OF TOTAL AREA
GREEN/OPEN SPACE	0.10 ACRE(S) 40 % OF TOTAL AREA

SITE COVERAGE CALCULATIONS

Existing Site=0.25 Acres	
Existing Impervious Area =0.08 Acres @ 4.77	= 0.38 cfs
Existing Pervious Area=0.17 Acres @ 2.29	= 0.39 cfs
Total	= 0.77 cfs

Proposed Site=0.25 Acres	
Proposed Impervious Area = 0.15 Acres @ 4.77	= 0.72 cfs
Proposed Pervious Area = 0.10 Acres @ 2.29	= 0.23 cfs
Total	= 0.95 cfs

Proposed percent of Impervious Area Coverage = 60%
Differential Run-off - 0.95 cfs - 0.77 cfs = 0.18 cfs increase

No detention is required due to the site runoff increase being less than 1.0 cfs and the lot size for the project is less than 1.0 acre.

Project Directory

OWNER
ARTS ON ELM LLC
201 E. ELM STREET
O'FALLON, MO 63366
(636) 295-7435
CONTACT: MR. JUSTIN DOBSCH

CIVIL ENGINEER
PREMIER CIVIL ENGINEERING, LLC
308 TCW COURT
LAKE SAINT LOUIS, MO 63367
(314) 925-7452
CONTACT: MR. MATT FOGARTY

SURVEYOR
PREMIER CIVIL ENGINEERING, LLC
308 TCW COURT
LAKE SAINT LOUIS, MO 63367
(314) 925-7456
CONTACT: MR. DAVID MAXWELL, PLS

MUNICIPALITY
CITY OF O'FALLON
308 TCW COURT
LAKE SAINT LOUIS, MO 63367
CONTACT: MR. DAVID WOODS,
DIRECTOR OF PLANNING DEPT

Utility Contacts

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

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

Storm Sewer
City of O'Fallon
100 N. Main St
O'Fallon, MO 63366
636-379-3808

Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-639-8306

Gas
Laclede Gas Company
1999 Trade Center Drive East
St. Peters, MO 63376
314-575-9090

Telephone
CenturyLink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7030

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

Benchmark

MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY REFERENCE SYSTEM. LAND SURVEY STATION: F 149 - ELEVATION = 165.447 (METERS) OR 542.80 (US FEET). STATION DESCRIPTION: LOCATED IN THE CITY OF O'FALLON, MO. APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER. OWNERSHIP - CITY OF O'FALLON. TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-KSR-M (MAIN STREET), GO NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A STANDARD CGS DISK STAMPED "F 149 1935" AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE WABASH RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.

Site Benchmark

EXISTING TOP OF WATER METER LOCATED AT THE INTERSECTION OF 8.95 FEET NORTH FROM EAST ELM STREET FACE OF CURB AND 41.43 FEET EAST FROM WILLIAMS STREET EDGE OF PAVEMENT.

ELEVATION - 539.61

Conditions of Site Plan Approval

- PROVIDE ON THE CONSTRUCTION PLANS A DETAIL OF THE SIGN USED TO IDENTIFY COMPACT PARKING
- THE CITY OF O'FALLON HAS CREATED CONSTRUCTION PLAN SHEETS WHICH FORMAT SHALL BE USED WHEN SUBMITTING CONSTRUCTION PLANS FOR REVIEW.

REVISIONS:			
NO.	DESCRIPTION	INITIALS:	DATE:
1	REVISED SHEETS 1, 2, 3, 4, 5, 6 AND 7 PER CITY OF O'FALLON COMMENTS	J.M.W.	5.06.14

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: *6-12-15*
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

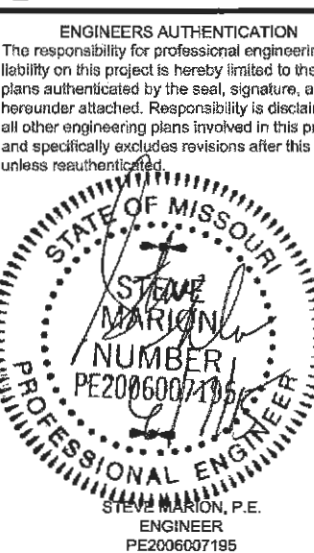
THIS SITE LIES IN ZONE X PER FEMA MAP 29183C0237E DATED AUGUST 2, 1996. ZONE X IS DEFINED AS AREAS OF 500 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE AND AREAS PROTECTED BY LEVEES FROM THE 100 YR. FLOOD.

CITY OF O'FALLON STANDARD COMMERCIAL NOTES AND DETAILS - JUNE 2010

PROJECT TITLE

ARTS ON ELM, LLC
201 E. ELM STREET
O'FALLON, MO 63366

CONSULTANT:
PREMIER CIVIL ENGINEERING



Developer / Owner Information
Justin Dobsch
201 E. ELM STREET
O'FALLON, MO 63366

P+Z No. 12-14
APPROVED 2.06.14
CITY No.

SHEET NUMBER:

1

PCE PROJECT NO. 137101

File



NOTE:
UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO NOTIFY THE UTILITY COMPANIES BEFORE ACTUAL CONSTRUCTION.