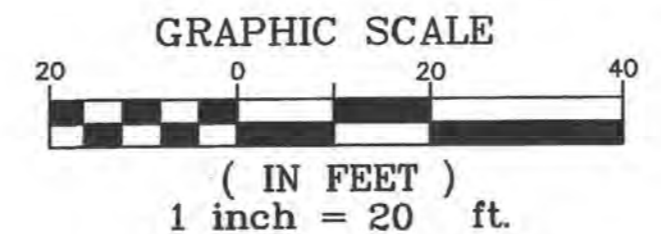
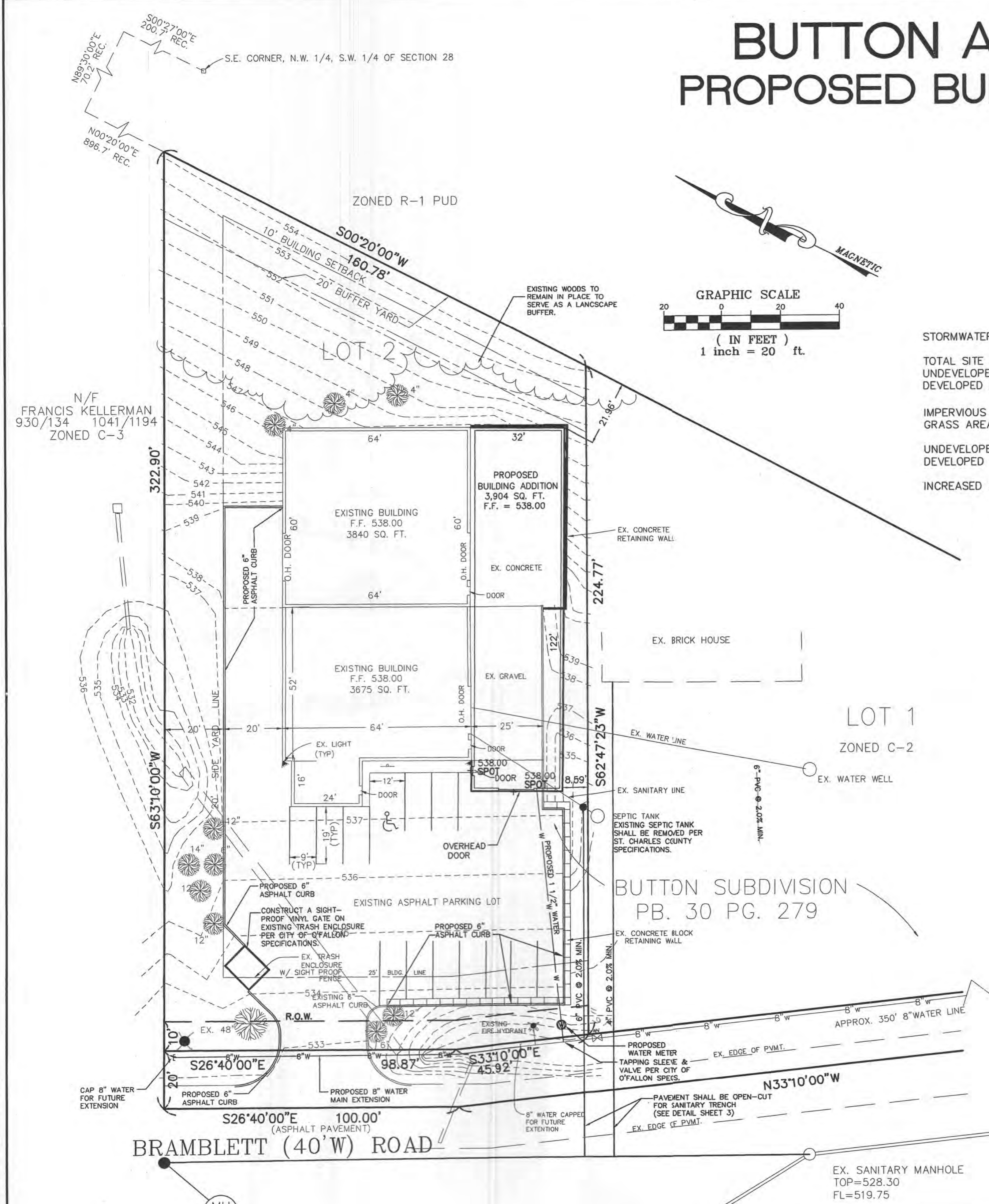


BUTTON AUTO BODY PROPOSED BUILDING ADDITION



STORMWATER INFORMATION:

TOTAL SITE AREA: 0.88 ACRES
 UNDEVELOPED 25 YR. P.I. = 2.63 CFS/AC.
 DEVELOPED 25 YR. P.I. = 4.75 CFS/AC.

IMPERVIOUS AREA: 0.52 ACRES
 GRASS AREA: 0.36 ACRES

UNDEVELOPED 25 YR. RUN-OFF = 0.88 x 2.31 = 2.03 CFS
 DEVELOPED 25 YR. RUN-OFF = (0.52 x 4.75) + (0.36 x 2.31) = 3.30 CFS
 INCREASED 25 YR. RUN-OFF = (3.30 - 2.03) = 1.27 CFS

APPENDIX A

Seeding Rates:

Permanent:
 Tall Fescue - 30 lbs./ac.
 Smooth Brome - 20 lbs./ac.
 Combined: Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:
 Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
 Oats - 120 lbs./ac. (2.75 lbs. per square foot)

Seeding Periods:
 Fescue or Brome - March 1 to June 1
 August 1 to October 1
 Wheat or Rye - March 15 to November 1
 Oats - March 15 to September 15

Mulch rates: 100 lbs. per 1,000 sq. ft. (4,356 lbs. per acre)

Fertilizer rates: Nitrogen 30 lbs./ac.
 Phosphate 30 lbs./ac.
 Potassium 30 lbs./ac.
 Lime 600 lbs./ac. ENM*

*ENM = effective neutralizing material as per State evaluation of quarried rock.

Parking Requirements: Auto Repair Garage
 Building Area = 11,419 sq. ft.
 Parking Required = 11419/500 = 22.84 spaces
 Handicap Parking Required: 1 space
 Parking Provided on site: 12 regular + 1 handicap = 13 spaces
 (Parking on site and parking on adjacent property to the south shall be combined to meet the parking requirements for the auto body shop)

- GENERAL NOTES:
- Present Zoning: C-2 General Business District
 - Proposed Zoning: C-2 General Business District
 - Site Area: 0.876 Acres
 - Proposed Use: Auto Body Shop
 - This tract is served by:
 - Electric - Union Electric
 - Water - City of O'Fallon
 - Sewer - City of O'Fallon
 - Gas - St. Charles Gas Co.
 - Telephone - CenturyTel Telephone Co.
 - Fire - O'Fallon Fire District
 - School - Ft. Zumwalt School District
 - Setback Requirements:
 - Front - 25 ft.
 - Side - 20 ft. on North side
 - Rear - 10 ft.
 - All workmanship and materials associated with the new construction in the Bramblett Road right-of-way and on the site shall conform to the current standards and specifications of the City of O'Fallon.
 - Asphalt curbing shall be constructed around the perimeter of all paved areas.
 - Sanitary sewer system shall be coordinated with the City Engineer.
 - No slope shall be greater than 3:1 and shall be sodded or seeded and mulched.
 - Site is not within the 100 yr. flood plain according to FEMA flood insurance rate map no. 29183C0237 E, dated Aug. 2, 1996.
 - One tree required for every 3000 s.f. of open space: 15,454 s.f. - 3000 = 5.2 x 1 = 6 trees required
 10 existing trees provided
 One tree required for every 40' of street frontage: 98.87' - 40' = 2.5 x 1 = 3 trees required
 8 existing trees provided
 - See architect plans for building additional elevations, doorway locations and construction materials.
 - Overnight parking will comply with city of O'Fallon ordinances.
 - Site coverage calculations:
 Total area = 38,159 square feet
 Impervious area = 22,474 square feet
 Tree & grass area = 15,685 square feet
 - This plan will comply with city of O'Fallon Article XIII of Zoning Code.
 - Architect and developer shall work with the City of O'Fallon in developing acceptable screening for the existing rooftop mounted mechanical units.
 - No new exterior lighting is proposed with this addition
 - Water mains shall have a minimum of 42" of cover.
 - No grease traps are proposed with this addition.
 - Backflow preventor shall be located inside garage.

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

333 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

**BUTTON AUTO BODY
 SITE/GRADING PLAN
 O'FALLON, MISSOURI**

Prepared For:
Mr. Alan Button

100 BRAMBLETT RD.
 O'FALLON, MO 63366
 (636) 978-0545

REVISIONS	DATE	DESCRIPTION
01	07-17-02	PER CITY OF O'FALLON
02	06-17-03	PER CITY OF O'FALLON
03	10-17-03	PER CITY OF O'FALLON

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT RAY & SILVER, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 STATE OF MISSOURI
 ERIC SCOTT KIRCHNER
 E-2001004618
 11/04/02

DRAWN	J.M.W.	DATE	11-04-02
CHECKED	D.W.B.	DATE	11-04-02
PROJECT #	89107.ALBU.00C		
TASK #	1	FIELD BOOK	1989J

**BUTTON AUTO BODY
 SITE PLAN**

SHEET **2** OF **3**

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BUILDINGS	PAVED AREAS	LANDSCAPED/ GREEN AREAS	TOTAL AREA
11,419 SQ. FT.(29.9%)	11,055 SQ. FT.(29.0%)	15,685 SQ. FT.(41.1%)	38,159 SQ. FT.

**PREPARED FOR:
 MR. ALAN BUTTON
 100 BRAMBLETT RD.
 O'FALLON, MO 63366
 (314)978-0545**

FILE #2502
NOT APPROVED FOR CONSTRUCTION

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.

N/F
 JOSEPH WOLF
 876/1938
 NOT IN CITY OF O'FALLON

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