

CONSTRUCTION PLANS

FOR CALIBER COLLISION

700 CORPORATE CENTRE DRIVE
O'FALLON, MO 63368
ST. CHARLES COUNTY

UTILITIES/GOVERNING AGENCIES CONTACTS:

WATER
PUBLIC WATER SUPPLY DISTRICT (PWSO) #2
100 WATER DRIVE
O'FALLON, MO 63368
(636) 561-3737 PHONE (EXT. 125)
CONTACT: CHUCK KRAKOSKY
EMAIL: CKRAKOSKY@WATERDISTRICT2.COM

GAS
SPRE, INC.
700 MARKET STREET
ST. LOUIS, MO 63101
(314) 575-4833 PHONE
CONTACT: MICHAEL LANGAN
EMAIL: MICHAEL.LANGAN@SPREENERGY.COM

SEWER
DUCKETT CREEK SANITARY DISTRICT
3550 STATE HWY K
O'FALLON, MO 63368
(636) 498-9265 PHONE
CONTACT: MONY RAWLINGS
EMAIL: RAWLINGSDUCKETTCREEK.COM

TELEPHONE & CABLE
AT&T
(800) 288-2020 PHONE
CONTACT: CUSTOMER SERVICE

ELECTRIC
AMEREN MISSOURI
BLUESTONE DR
ST. CHARLES, MO 63303
(866) 992-6689 PHONE
CONTACT: CUSTOMER CARE/ CONSTRUCTION HOTLINE

ADDITIONAL GOVERNING AGENCIES CONTACTS:

EROSION CONTROL & WATER QUALITY
MISSOURI DEPARTMENT OF NATURAL RESOURCES
PO BOX 176 101 RIVERSIDE DR
JEFFERSON CITY, MO 65102
(800) 361-4827
(573) 751-3443 PHONE 2

DEPARTMENT OF TRANSPORTATION
MODOT - ST LOUIS DISTRICT
150 WOODLAKE DRIVE
CHESTERFIELD, MO 63017
(314) 275-1500 PHONE

PLANNING & ZONING
CITY OF O'FALLON PLANNING
100 NORTH MAIN STREET
O'FALLON, MO 63366
CONTACT 1: ETHAN HENDRICKS
EMAIL 1: EHENDRICKS@O'FALLON.MO.GOV
PHONE 1: (636) 379-5467
CONTACT 2: STEVE STROCKLAN
EMAIL 2: SSTROCKLAN@O'FALLON.MO.GOV
PHONE 2: (636) 379-5486

STORMWATER MANAGEMENT
CITY OF O'FALLON PLANNING
100 NORTH MAIN STREET
O'FALLON, MO 63366
CONTACT 1: ETHAN HENDRICKS
PHONE 1: (636) 379-5467
CONTACT 2: STEVE STROCKLAN
EMAIL 2: SSTROCKLAN@O'FALLON.MO.GOV
PHONE 2: (636) 379-5486

BENCHMARKS

TM A FOUND IRON PIPE (PNDIPIPE) S26°45'24"E OF NE CORNER LOT 2 EL. 575.02
TM B TOP SANITARY MANHOLE N 75°W 95'4" OF NE CORNER LOT 2 EL. 577.71
OFFSITE TM C TOP SANITARY MANHOLE N29°W 384'4" OF NE CORNER LOT 2 EL. 569.02

CONSTRUCTION WORKING HOURS PER CITY OF O'FALLON ORDINANCE 3429 SECTION 500.420

OCTOBER 1 TO MAY 31
7:00 AM TO 7:00 PM MONDAY-SUNDAY

JUNE 1 TO SEPTEMBER 30
6:00 AM TO 8:00 PM MONDAY-FRIDAY
7:00 AM TO 8:00 PM SATURDAY-SUNDAY

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

• THE AREA OF THIS PHASE OF DEVELOPMENT IS 2.9 ACRES.
THE AREA OF LAND DISTURBANCE IS 2.36 ACRES.
NUMBER OF PROPOSED LOTS IS 1.
BUILDING SETBACK INFORMATION: FRONT 30 FEET
SIDE 20 FEET
REAR 20 FEET

• THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 760 GPD.



Blaise Cox
Freeland and Kauffman, Inc.
209 West Stone Ave.
Greenville, SC 29609

RE: (20-010591) Conditional Use Permit for 4000 Highway 46 G.I. - The Vonita Starff Revocable Trust, property owner - Cross Development CC, O'Fallon, LLC, contract purchaser - proposed site, auto road sign, (Item 3)

Dear Mr. Cox:

On **January 28, 2021**, the City Council approved the above referenced request.

This approval is conditional upon the following:

- No vehicles or vehicle parts may be worked on outside of the building.
- Storage of any vehicle parts or products, temporary or otherwise, is not permitted outside of the building.
- The impounding or storage of derelict vehicles shall be prohibited.
- The sale of automobiles or other vehicles shall be prohibited.
- The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit.
- This Conditional Use Permit is granted solely to the owner of Caliber Collision. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
- This Conditional Use Permit shall be revoked upon: 1) breach or failure to comply with the conditions of this permit, 2) disciplinary action or other action affecting the status of the holder's state or city licenses, and 3) as otherwise provided by ordinance or other applicable law.
- The occurrence of activities which are deemed to disturb the peace is defined in Title II, Public Health, Safety and Welfare of the Municipal Code shall prompt the City to revoke this Conditional Use Permit.
- Should the Conditional Use cease operations for a period of one (1) year, the CUP shall be revoked.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

www.surveymonkey.com/r/PlanningandDevelopment

If you have questions about the above, feel free to contact my office at 636-379-5544.

Sincerely,

David S. Woods
David S. Woods, AICP
Director of Planning and Development

TLC:

C. Michael Shaver, City Administrator
Joe Dell, Cross Development CC, O'Fallon, LLC, 4336 Marsh Ridge Road, Carrollton, TX 75010
The Vonita Starff Revocable Trust, 12 Sherman Oaks Court, Fortell, MO 63348



Blaise Cox
Freeland and Kauffman, Inc.
209 West Stone Ave.
Greenville, SC 29609

RE: (20-00992) Permit for Construction and Notice for Action on Site Plan for 4000 Highway 46 G.I. - The Vonita Starff Revocable Trust - property owner - Cross Development CC, O'Fallon, LLC, contract purchaser - proposed site, auto road sign, (Item 3)

Dear Mr. Cox:

On **January 7, 2021**, the Planning and Zoning Commission approved the above referenced request.

This approval is conditional upon the following Staff recommendations being met:

- Provide a detailed site plan showing the necessary changes to parking, landscaping, etc. with the new entrance location.
- Provide full lot coverage calculations.
- Provide a note stating all signs will require a separate permit.
- Provide documentation of the Right of Way survey.
- Provide a separate entrance on the dumpster enclosure.
- The fence around the area where cars will be stored shall be a six-foot vinyl fence.
- Clearly indicate the location of the fence at the rear of the property in the elevation.
- Verify the location for the site.
- Provide more information on the storm water quality device for the project.
- A new address for this property may be needed. Please verify with St. Charles County Emergency Management.
- Provide additional landscaping along the south side of the building to screen the site as reviewed and approved on the Construction Site Plan.

Please Note:

- The Site Plan Approved shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Permit or Building Permit for any proposed work authorized under the said site plan approval has been issued.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. This application is available on the City's website via www.cityofoffallon.com (City Government, Public Works, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (CPLE) system.
- The appropriate fee shall be paid to the City of O'Fallon.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plan.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

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If you have questions about the above, feel free to contact my office at 636-379-5544.

Sincerely,

David S. Woods
David S. Woods, AICP
Director of Planning and Development

TLC:

C. Jeff Schaeffer, Assistant City Engineer
Joe Dell, Cross Development CC, 4336 Marsh Ridge Road, Carrollton, TX 75010
The Vonita Starff Revocable Trust, 12 Sherman Oaks Court, Fortell, MO 63348

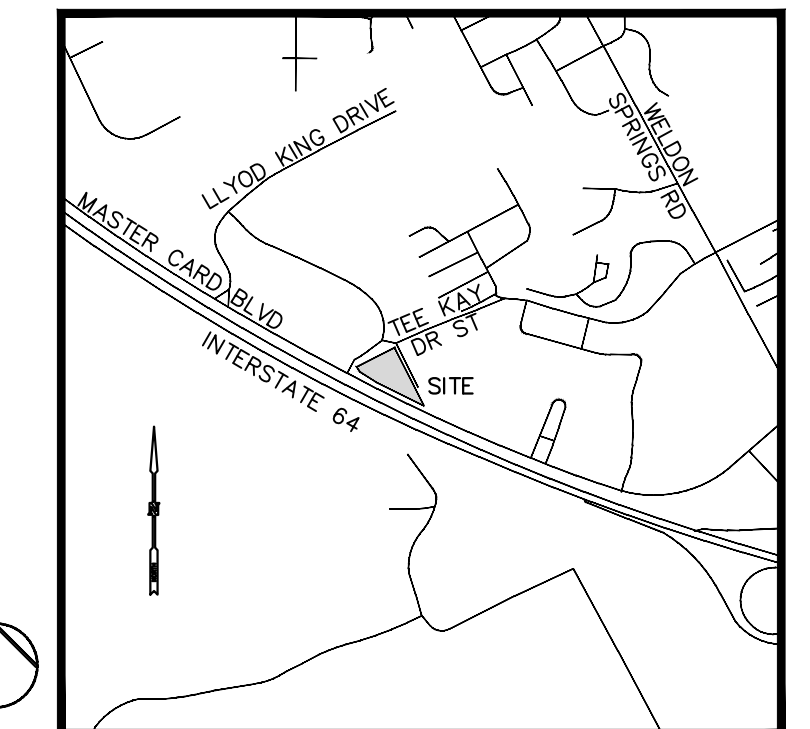
GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR IF, WHO-EVER IS LESS, CONTACT FREELAND & KAUFFMAN, INC. (664-233-5497) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE/SHE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND & KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
- CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 811.
- ALL WORK SHALL CONFORM TO THE CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR CITY OF O'FALLON STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND & KAUFFMAN, INC. HOWEVER ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING TO FREELAND & KAUFFMAN, INC. AS-BUILT WATER AND SEWER INFORMATION, TO ENABLE FREELAND AND KAUFFMAN, INC. TO PREPARE THE REQUIRED AS-BUILT/RECORD DRAWINGS TO OBTAIN PERMITS TO PLACE UTILITIES INTO OPERATION. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE FREELAND AND KAUFFMAN COPIES OF THE WATER AND SEWER PRESSURE TESTS, WATER MAIN BACTERIOLOGICAL TESTS, BACKFLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC. CONTRACTOR SHALL NOTIFY FREELAND & KAUFFMAN, INC. AT LEAST 72 HOURS IN ADVANCE OF ALL UTILITY TESTING.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF CITY OF O'FALLON AND MISSOURI DEPARTMENT OF NATURAL RESOURCES THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THESE STANDARDS.
- THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF O'FALLON AND MO DNR.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS OF QUALIFYING STORM EVENTS, AND MAINTAINED AS NEEDED TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- ALL PRE-CAST DRAINAGE AND MAN-HOLE STRUCTURES MUST MEET MODOT SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A MISSOURI REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.
- PROPERTY LIES IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 2983C0430G FOR ST. CHARLES COUNTY, MISSOURI, EFFECTIVE 1/20/2016.

REVISIONS:

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25	UTILITY DETAILS
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27	LANDSCAPE DETAILS
28	PHOTOMETRIC PLAN

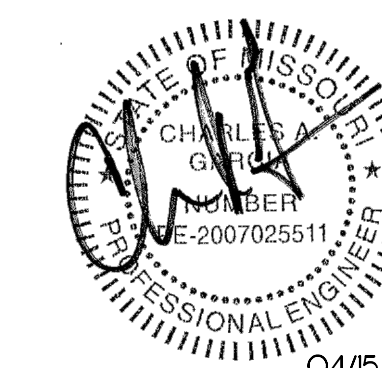


SITE LOCATION MAP
(NOT TO SCALE)

SITE DESCRIPTION
LOT 2 OF RUSTIQUE, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 PAGE 351 OF THE ST. CHARLES COUNTY RECORDS.

ENGINEER-
CHARLES A. GARCIA, P.E.
MISSOURI PROFESSIONAL
ENGINEERING LICENSE #2007025511
209 WEST STONE AVENUE
GREENVILLE, SC 29609
TELEPHONE (864) 233-5497

DEVELOPER/OWNER-
CROSS DEVELOPMENT CC
O'FALLON, LLC.
4336 MARSH RIDGE ROAD
CARROLLTON, TX 75010
CONTACT: JOE DELL
TELEPHONE (214) 614-8252



CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jeannie Greenlee* DATE 12/02/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN