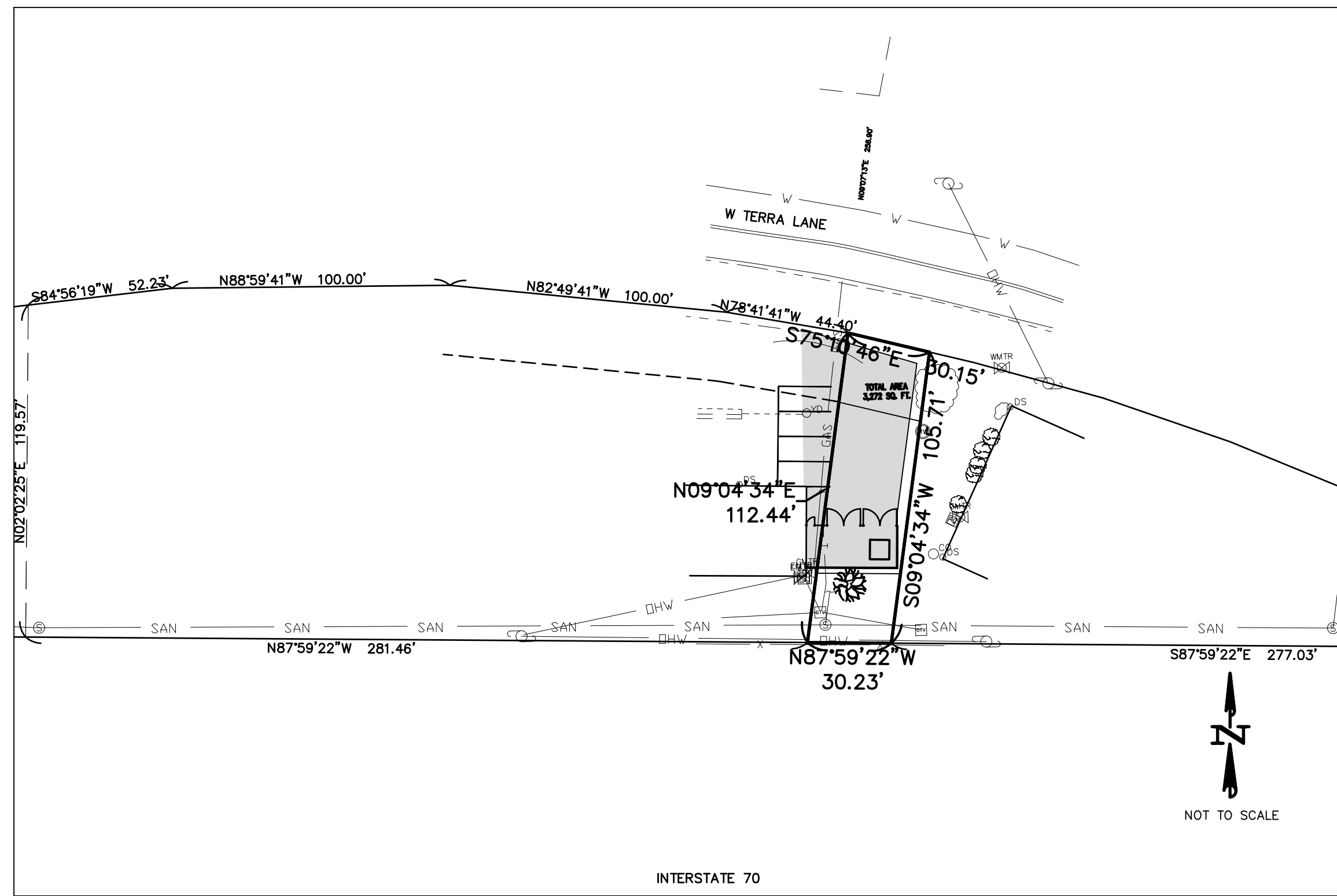


A SET OF CONSTRUCTION PLANS FOR CHILDS TIRE & WHEEL PARKING ADDITION

A TRACT OF LAND BEING PART
OF U.S. SURVEY 55
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Conditions of Approval From Planning and Zoning

- Staff Recommendations
1. If the intent is to keep the existing entrance point, please pave to the existing roadway. If not, grade appropriately to close the entrance.
 2. Provide a dumpster enclosure/tire storage enclosure detail.
 3. Get MODOT approval for any ROW work.
 4. Chain link fencing is not permitted in commercial zoning districts. Please revise to remove any proposed chain link fencing.
 5. Provide a lot consolidation plat.
 6. Clarify the limits of the paving.
 7. A MoDOT permit will be required for any work in right of way.
 8. Tires stored/stacked within the enclosure shall not exceed the height of the screening.

Development Notes:

1. THIS PROPERTY IS CURRENTLY LISTED UNDER THE FOLLOWING PARCEL LOCATOR NUMBER IN THE ST. CHARLES COUNTY ASSESSORS OFFICE: 2-0141-0055-00-0007.0000000
 2. AREA OF TRACT: 0.075 ACRES
 3. EXISTING ZONING: C-1 RESTRICTED BUSINESS DISTRICT (CITY OF O'FALLON)
 4. PROPOSED USE: PARKING ADDITION
 5. PROPERTY OWNER: CHILDS TIRE & WHEEL, LLC
810 W TERRA LN
O'FALLON, MO 63367
 6. 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 29183C0237E, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.
- COMMUNITY: CITY OF O'FALLON
NUMBER: 290316
FANEL: 0237
SUFFIX: 0

Utility Contacts

Water City of O'Fallon 100 N. Main St. O'Fallon, MO 63366 636-281-2858	Telephone Centurylink 1151 Century Tel Dr. Wentzville, MO 63385 636-332-7261	Sanitary Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO 63366 636-281-2858
Gas Spirer Gas Company 6400 Graham Road St. Louis, MO 63134 314-522-2297	Charter Communications 941 Charter Commons Town & Country, MO 63017 888-438-2427	Electric Ameren UE 200 Callahan road Wentzville, MO 63385 636-639-8312
	Fire Department O'Fallon Fire Protection District 119 E. Elm St. O'Fallon, MO 63366 636-272-3493	

Developer

CONTACT: RYAN CHILDS
810 W TERRA LN
O'FALLON, MO 63366
636-272-6565

Benchmarks:

Project
REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "C 149" WITH A PID OF JC0544 AND A PUBLISHED ELEVATION OF 545.45 (NAVD88).
DESCRIPTION: BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "C 149 1935" AND LOCATED 1.9 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT GILMORE, ST. CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE.
SITE BENCHMARK (NAVD 88) - OUT "X" IN SQUARE ON TOP OF CONCRETE CURB FOR ENTRANCE TO #819 WEST TERRA LANE (ELEVATION=611.18) AND IS LOCATED AS SHOWN HEREON.

Fire Protection District Notes:

1. EACH FIRE HYDRANT SHALL NOT HAVE LESS THAN TWO 2-1/2 INCH OUTLETS AND ONE 4-1/2 INCH OUTLET. A 5-1/4 INCH VALVE, A 6 INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
2. FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
3. IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADE LINE. THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
4. THERE SHALL BE NO OBSTRUCTION, I.E. PLANTING, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT, AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
5. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF A FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
6. ALL TEES, PLUGS, BENDS AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF THE NFPA 24.
7. THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE SERVICE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE FIRE DISTRICT.
8. FIRE DEPARTMENT CONNECTION SHALL BE ACCESSIBLE AND INSTALLED ON ACCORDANCE TO SECTION 912 OF THE 2021 I.F.C.

Drawing Index

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| C2 | CONSTRUCTION NOTES |
| C3 | DEMOLITION PLAN |
| C4 | SITE PLAN |
| C5 | GRADING PLAN |
| C6 | PROPOSED DRAINAGE AREA MAP |
| C7 | CONSTRUCTION DETAILS |

Legend

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

* 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 0.075 ACRES TOTAL
THE AREA OF LAND DISTURBANCE IS 0.08 ACRES NUMBER OF PROPOSED LOTS IS ONE.
BUILDING SETBACK INFORMATION: FRONT = 25 FEET
SIDE = 0 FEET, OR 25 FEET IF ADJACENT TO RESIDENTIAL
REAR = 25 FEET

* TREE PRESERVATION CALCULATIONS: 20% OF EXISTING TREES OR 15 TREES PER ACRE (WHICHEVER IS GREATER) SHALL BE PRESERVED
NO TREES ARE BEING REMOVED THEREFORE NO TREE PRESERVATION REQUIRED.

* LANDSCAPE CALCULATIONS:
FRONTAGE:
1 TREE PER 40 FEET STREET FRONTAGE = 30.15 FT
30.15/40 FT. STREET FRONTAGE X 1 TREE = 0.75 = 1 TREE (1 EXISTING TREE)
1 TREE PER 4,000 SQ. FT. OF LANDSCAPED OPEN SPACE
1,210/3,000 SQ. FT. X 1 TREE = 1 TREES REQUIRED

Grading Quantities:

103 C.Y. CUT (INCLUDES SUBGRADE)
41 C.Y. FILL (INCLUDES 8% SHRINKAGE)
62 C.Y. EXPORT

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

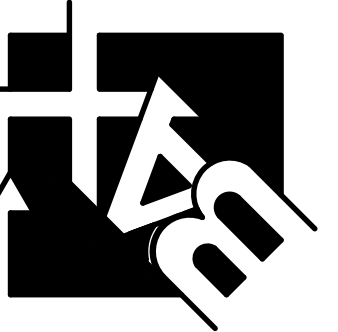


CALL BEFORE
YOU DIG!
1-800-DIG-RITE

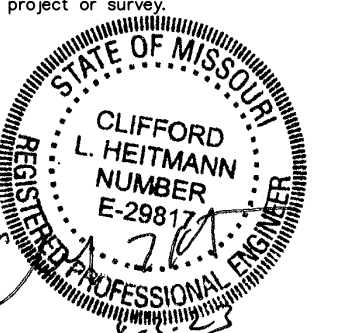
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

PROJECT TITLE:
CONSTRUCTION PLANS FOR
Childs Tire & Wheel
Parking Addition
810 W Terra Ln
O'Fallon, MO 63366

ENGINEERING
PLANNING
SURVEYING
221 Point View Blvd.
St. Charles, MO 63301
636-928-5662
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.



CLIFFORD L. HEITMANN
CIVIL ENGINEER
E28817
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Authority No. 000655
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REVISIONS	
06-12-23	CITY COMMENTS
07-25-23	CITY COMMENTS
08-03-23	CITY COMMENTS

Developer / Owner:
RYAN CHILDS
810 W TERRA LN
O'Fallon, MO 63366
(636) 272-6565

P+Z No. 23-001267
Approved: 03-02-23

City No. #

Page No.

1 of 7

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Karl Ebert DATE 08/08/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

COVER SHEET

Box Project # 22-89405 Issue Date: 04/12/2023