

# A SET OF CONSTRUCTION PLANS FOR DIRT CHEAP of O'FALLON #708 MISSOURI HIGHWAY K O'FALLON, MISSOURI 63366



## Legal Description

A description of a tract of land comprised of a parcel described in a deed to U-Gas Properties O'Fallon LLC as recorded in Book 5482, Page 538, and a parcel described in a deed to La Mina LLC as recorded in Book 3100, Page 1307, both of the St. Charles County, Missouri, Recorder's Office. Said parcel being a part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, in the City of O'Fallon and in St. Charles County, Missouri. Said parcel being as shown on Clayton Engineering project no. 10122 and being more particularly described as follows:

COMMENT: as an Iron Rod found for the Southeast corner of a 9.70 acre tract, and the Northeast corner of a 0.98 acre tract, both shown on Page 60, St. Charles County Surveyor's Record Book 9. Said Iron Rod being the Southeast corner of a tract of land described in a deed to JVL Investments as recorded in Book 1105, Page 1272, and the Northeast corner of a tract of land described in a deed to Roderick Associates LLC as recorded in Book 5663, Page 21, all of the St. Charles County, Missouri, Recorder's Office.

THENCE, with the South line of the said 9.70 acres tract, same being the common line between the said Roderick Associates LLC tract and JVL Investments tract, South 85 degrees 45 minutes 53 seconds West, a distance of 184.50 feet to an Iron Pipe set for the Southeast corner and the POINT OF BEGINNING of the herein described tract; Said Point being the Southwest corner of a tract of land described in a deed to T & J Auto Body Inc. as recorded in Book 1250, Page 1308, of the St. Charles County, Missouri, Recorder's Office;

THENCE, continuing, South 85 degrees 45 minutes 53 seconds West, a distance of 349.36 feet to an Iron Pipe found on the East right of way line of Highway M for the Southwest corner of the said U-Gas Properties O'Fallon LLC tract; Said Point being the Northwest corner of a tract of land described in a deed to Roy Thoresen et ux as recorded in Book 422, Page 628, of the St. Charles County, Missouri, Recorder's Office.

THENCE, with the common line between the herein described tract and Highway M, North 01 degrees 16 minutes 31 seconds East, a distance of 167.81 feet to a Cross cut in concrete on the South line of McDonald Drive for the Northwest corner of the herein described tract;

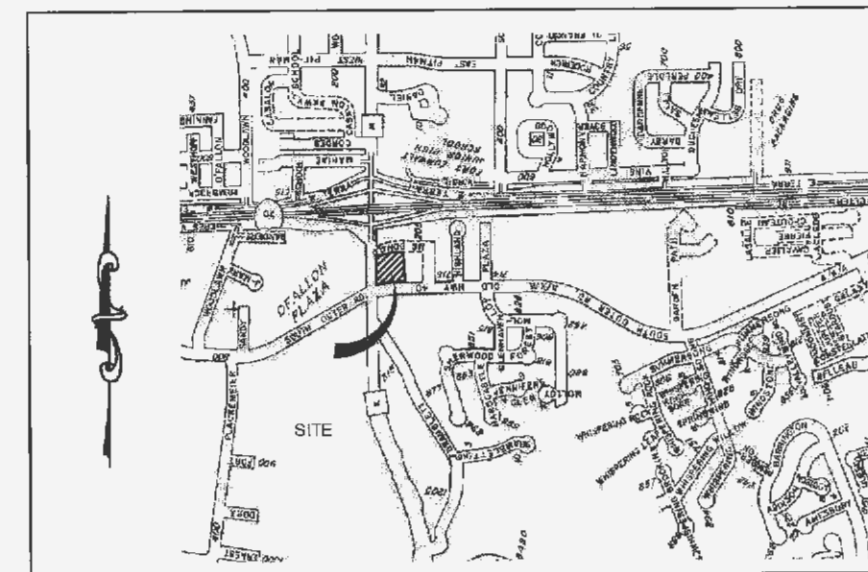
THENCE, leaving the East line of Highway M with the common line between the herein described tract and McDonald Drive (private road), North 73 degrees 39 minutes 15 seconds East, a distance of 131.78 feet to an Iron Pipe found for an angle point; Said Point being the Northeast corner of the said U-Gas Properties O'Fallon LLC tract and the Northwest corner of the said La Mina LLC tract;

THENCE, continuing with the common line between the herein described tract and McDonald Drive, North 73 degrees 23 minutes 10 seconds East, a distance of 93.30 feet to a Cotton Spindle set in asphalt for an angle point;

THENCE, continuing with the said common line, North 86 degrees 45 minutes 52 seconds East, a distance of 32.32 feet to an Iron Pipe found for an angle point;

THENCE, continuing with the said common line, South 84 degrees 47 minutes 40 seconds West, a distance of 75.16 feet to an Iron Pipe found for the Northeast corner of the herein described tract; Said Point being the Northwest corner of the said T & J Auto Body, Inc., tract;

THENCE, leaving the South line of McDonald Drive with the common line between the herein described tract and the said T & J Auto Body, Inc., tract, South 05 degrees 46 minutes 47 seconds East, a distance of 215.47 feet to the Point of Beginning and this tract containing approximately 66,993 square feet, or 1.53 acres, of land according to a survey performed by Clayton Engineering during the month of August of 2013. The Basis of Bearings is the recovered South line of the aforementioned 9.70 acres tract.



Locator Map

## Legend

ABBREVIATIONS	LEGEND
AI Area Inlet	▲ Anchor
Asph Asphalt	● Benchmark
B/W Bottom of Wall	■ Control Point
B/B Back to Back	■ Monument
CB Catch Basin	⊙ Soil Boring
CB Chord Bearing	■ Stone
CI Curb Inlet	▲ Traverse Point
CL or c Centerline	
CMP Corrugated Metal Pipe	
Conc Concrete	
DB Deed Book	
DCB Double Catch Basin	
DCI Double Curb Inlet	
DIP Ductile Iron Pipe	
DS Downspout	
FES Flared End Section	
FF Finished Floor	
FL or f Flow Line	
F/F Face to Face	
GI Grated Inlet	
L Length of Curve	
MH Manhole	
N/F Now or Formerly	
OHE or OHW Overhead Electric or Wires	
OIP Old Iron Pipe	
PG Page	
PB Plat Book	
PL or p Property Line	
PVC Polyvinyl Chloride Pipe	
Pvnt Radius	
RCP Reinforced Concrete Pipe	
R/W Right of Way	
Trans Transformer	
TW Top of Wall	
Typ Typical	
UGE Underground Electric	
UGFO Underground Fiber Optic	
UGT Underground Telephone	
VCP Vertified Clay Pipe	

EXISTING	PROPOSED
500 Contour	(500)
x 500.00 Spot Elevation	500 or (500)
Sanitary Sewer	
Storm Sewer	
Utility Service (E, T, G, etc.)	(OHW)

## Benchmarks

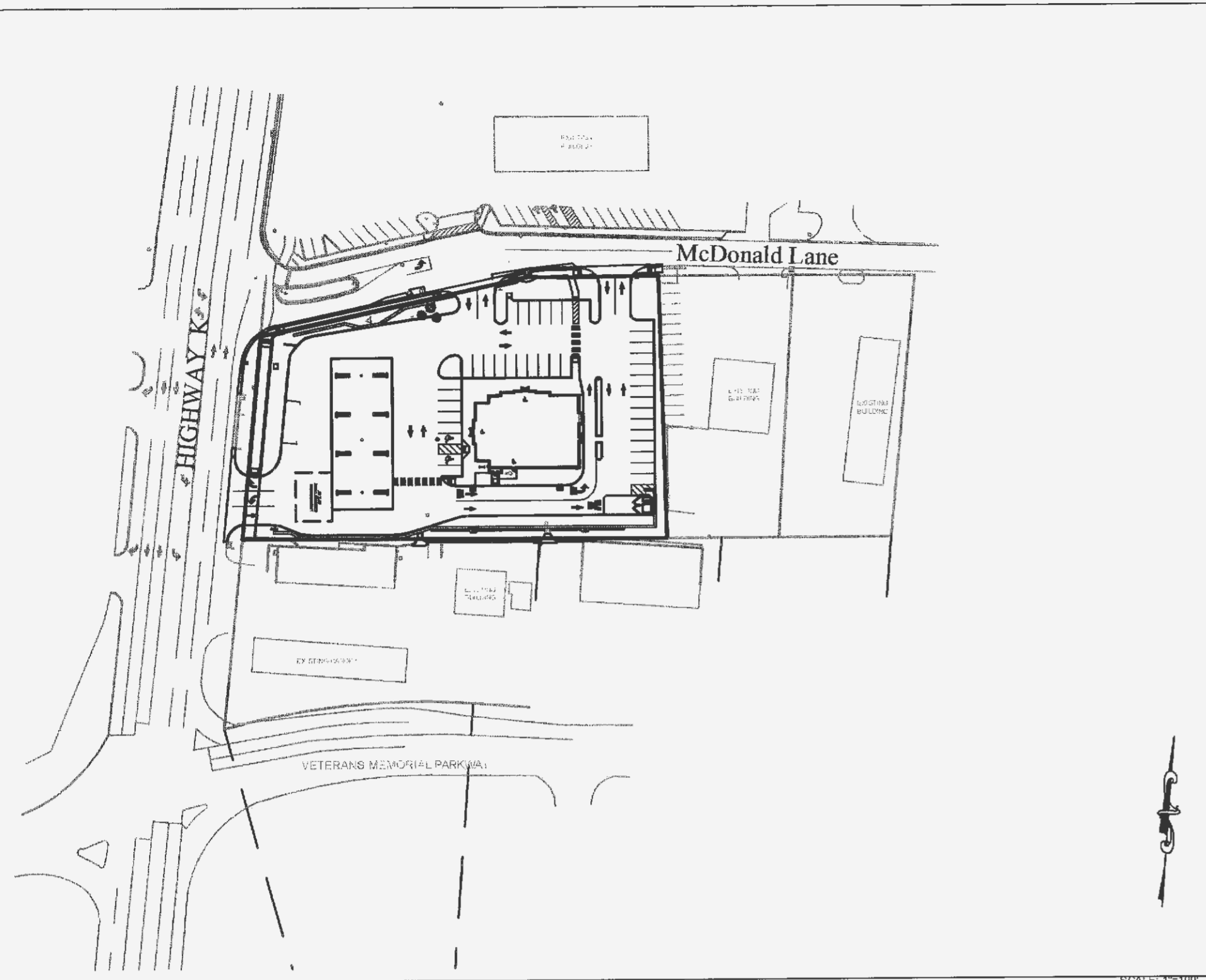
Project Benchmark: GPS observation per Missouri Department of Transportation (MODOT) GPS Network System, NAVD 1988 Datum, Missouri East (2401), State Plane Coordinate System.

Site Benchmark: Iron pipe located at the northeast corner of a tract of land conveyed to T&J Autobody Inc. per Bk 1250 pg 1308. Approximately 111' east of the northeast corner of the U-Gas property. Elevation=573.14

## Drawing Index

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## Plan View



\* 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 66,993 S.F. (1.53 AC).

The area of land disturbance is 1.63± Acres.

Number of proposed lots is 1

Building setback information.  
FRONT YARD: Not less than twenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.  
SIDE YARD: No side yard is required except that a side yard of twenty-five (25) feet shall be provided on the street side of a corner lot.  
REAR YARD: No rear yard is required.

\* The estimated sanitary flow in gallons per day is 500.

\* PARKING CALCULATIONS  
BUILDING SQUARE FOOTAGE = 5,208 SQ. FT.  
1 PARKING SPACE PER 250 SQ. FT. OF BUILDING AREA + 1 PARKING SPACE PER 2 GAS PUMPS  
REQUIRED = 1 SPACE / 250 SQ. FT. + 1 SPACE / 2 PUMPS = (5208/250) + (8/2) = 25 SPACES  
+1 (12'x35') LOADING SPACE

PROVIDED = 40 PARKING SPACES SPACES (INCLUDING 2 ADA SPACES)  
+1 (12'x35') LOADING SPACE PROVIDED

BIKE RACK CALCULATION  
1 BIKE SPACE PER 15 PARKING SPACES (4 MINIMUM)  
REQUIRED = 40 Spaces / 15 Spaces = 3 Bike Spaces (4 Minimum)

PROVIDED = 5 BIKE SPACES

\* Tree preservation calculations

## GENERAL NOTES

- City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.
- We have examined Flood Insurance Rate Map (Community Panel Number 290316-0237-E), Map Number 29183C0237 E, having an effective date of August 2, 1996 by the Federal Emergency Management Agency for the area containing the subject property. By graphic plotting only, the subject property is located within Zone "X" - Areas determined to be outside 500-year floodplain. This note is for the purpose of providing information as indicated on the current Flood Insurance Rate Maps for this area, and should not be construed as an indication as to whether flood insurance should, or should not be purchased.
- 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, they shall make such changes at their 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 Inspector.
- Lighting values will be reviewed on site prior to the final occupancy inspection.
- The Owner must provide the City with a copy of the MDNR approval for the underground fuel tank removal.

## Conditions of Approval From Planning and Zoning

On October 3, 2013, the Planning and Zoning Commission approved (23-13.02) Request for Consideration and Motion for Action on a Site Plan for 708 Highway K and 102 McDonald Lane

- The approval is conditional upon the following staff recommendations being met:
- The eastern most curb cut into McDonalds Lane shall remain open only upon the showing of necessity evidenced by truck turning movements or a request from another governmental entity having jurisdiction.
  - The utility poles shall be relocated to accommodate the sidewalk along McDonald Lane and the northern drive aisle.
  - The petitioner shall provide a plan that shows the turning movements of the tanker trucks.
  - The application shall abide by the Municipal Code Requirements listed below.

- The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
- Interior parking lot landscaping calculations shall be provided with the construction plans.
  - The photometric lighting plan shall be revised. The maximum foot candle at the property line is 0.5.
  - Only one free standing sign will be permitted on the lot. Show on the construction plans which signs will be removed.
  - The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plans sheets can be found at <http://www.ofallon.mo.us/engineering>

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: JGS DATE 10-3-14  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:  
SITE CONSTRUCTION PLANS  
DIRT CHEAP of O'FALLON  
#708 MO. STATE HIGHWAY K  
O'FALLON, MISSOURI 63366

RECEIVED  
SEP - 8 2014  
BUILDING DEPARTMENT

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Fax: (314) 692-9888  
claytoneng.pro  
Job#: 10122

MO Cert. of Authority - Professional Engineering #000067  
& Professional Surveying #000014

Esik J. Staley - Professional Engineer  
(PE-200600132)

ERIK JON STALEY  
NUMBER  
PE-200600132  
PROFESSIONAL ENGINEER

9-4-14

Plan Date: November 8, 2013  
Revision Date: April 28, 2014  
Revision Date: May 22, 2014  
Revision Date: August 1, 2014  
Revision Date: Sept. 4, 2014

## Utility Contacts

**Sanitary Sewers**  
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  
636-240-2000

**Electric**  
Ameren Missouri  
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 District**  
O'Fallon Fire Protection District  
119 E. Elm St.  
O'Fallon, MO. 63366  
636-272-3493

Developer / Owner Information:  
U-GAS PROPERTIES OF FALLON LLC  
895 Bolger Court  
Fenton, Missouri 63026  
(636) 343-9770 FAX: (636) 343-9768

P+Z No: (23-13.02)  
Approval Date: 10/03/13  
City No. A-117

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COVER SHEET

File