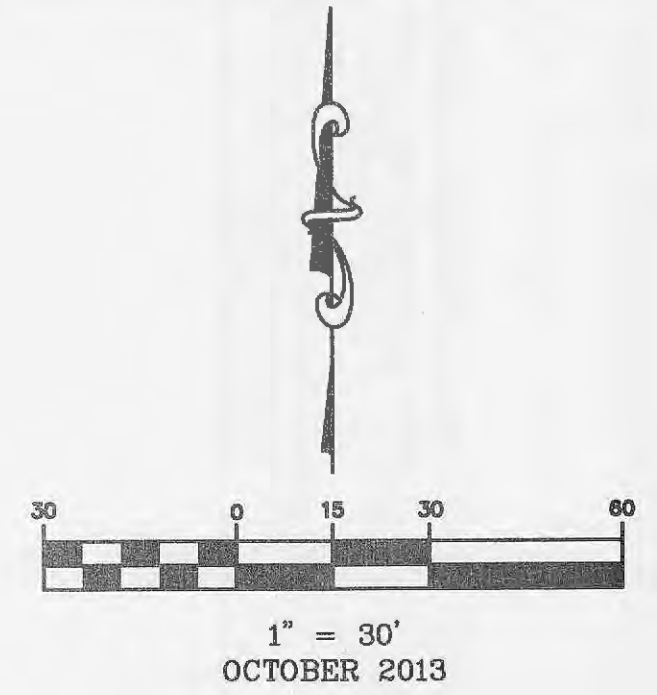


SITE PLAN



- NOTES:
- PROJECT ELEVATIONS: THE ELEVATIONS SHOWN ARE PER A SURVEY BY ST. CHARLES ENGINEERING AND SURVEYING, INC. THE ELEVATIONS ARE PER THE MDOOT VRS NETWORK, RELEVANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988)
 - ZONED: C-2 GENERAL BUSINESS DISTRICT (CITY OF OFFALLON)
YARD REQUIREMENTS PER ZONING:
FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - NONE
REAR YARD SETBACK - NONE
 - THIS SITE FALLS WITHIN ZONE X - THIS AREA IS OUTSIDE THE 500 YEAR FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 29183C0237E, EFFECTIVE DATE AUGUST 2, 1996.
 - EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS OR CONNECTIONS FOR STORM SEWERS ON CONNECTOR ROAD.
 - ALL STORM WATER RUNOFF SHALL MEET THE CITY OF OFFALLON STANDARDS. DETENTION SHALL BE PROVIDED BY THE DEVELOPER/OWNER ON THE PARCEL SOUTH OF THIS SITE.
 - THE SITE LAND USE WILL BE GENERAL BUSINESS, SECONDHAND MERCHANDISE RESALE.
 - THE SITE SHALL CONFORM TO CITY OF OFFALLON STANDARDS.
 - THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER INFORMATION PROVIDED BY ST. CHARLES ENGINEERING AND SURVEYING.
 - TOTAL SITE ACREAGE 2.30 AC
 - THIS SITE IS SERVED BY:
WATER - CITY OF OFFALLON
SANITARY SEWER - CITY OF OFFALLON
FIRE - OFFALLON FIRE PROTECTION DISTRICT
TELEPHONE - CENTRYLINK
ELECTRIC - AMEREN UE
GAS - LAGLEDE GAS COMPANY
 - THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
 - BOUNDARY INFORMATION FROM A BOUNDARY SURVEY COMPLETED BY COCHRAN, JULY 2013.
 - THIS SITE WILL DEVELOP IN ONE PHASE.
 - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
 - A PHASE 1 ENVIRONMENTAL STUDY HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON. NO CONCERNS WERE FOUND DURING PREPARATION OF THE STUDY.
 - LANDSCAPING SHALL MEET CITY OF OFFALLON REQUIREMENTS, CHAPTER 402. ALL LANDSCAPE AREAS SHALL BE IRRIGATED UNLESS DESIGNATED ON THE PLAN.
 - UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
 - CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS AND WATER COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS, PRIOR TO DOING ANY EXCAVATING.
 - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
 - ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY CODE.
 - ALL GREEN SPACE AREAS SHALL BE SEEDED AND MULCHED OR SODDED.
 - DOWNSPOUTS WILL BE COLLECTED AND PIPED TO STORM DRAINAGE FACILITIES.
 - SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.
 - WALL MOUNTED FACADE LIGHTS WILL BE PROVIDED AT THE INGRESS/ EGRESS DOORS. ALL POLE LIGHTING SHALL BE DOWNCAST AND SHIELDED SHOEBOX STYLE LIGHTING. BARE BULBS, DIRECT LIGHT SOURCE, WALL PACKS, ETC. ARE PROHIBITED.
 - STORMWATER MANAGEMENT FOR THIS SITE SHALL COMPLY WITH CITY OF OFFALLON'S STORM WATER MANAGEMENT PLAN.
 - TRASH SHALL BE HANDLED VIA A TRASH COMPACTOR LOCATED IN THE LOADING DOCK AREA. A TRASH ENCLOSURE HAS ALSO BEEN PROVIDED ON THE SITE FOR A TRASH DUMPSTER. THE ENCLOSURE SHALL BE MASONRY TO MATCH THE BUILDING.
 - ANY RETAINING WALLS SHALL BE CONSTRUCTED OF DECORATIVE BLOCK.
 - BUILDING HEIGHT SHALL BE 20.67'.
 - STORM WATER CLEANSING SHALL BE PROVIDED IN THE DETENTION BASIN TO THE SOUTH TO BE CONSTRUCTED BY CURRENT K PROPERTIES HOLDINGS, LLC.
 - TREE PRESERVATION AND CALCULATIONS ARE DONE BY ST. CHARLES ENGINEERING & SURVEYING ALONG WITH THE PRELIMINARY PLAT.

LEGEND

EXISTING RIGHT OF WAY	R/W
PROPERTY LINE	P
EXISTING EASEMENT	E
BUILDING SETBACKS	B
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING AERIAL ELECTRIC	AE
EXISTING GAS LINE	G
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING WATER MAIN	W
EXISTING FIBER OPTIC LINE	FO
EXISTING CABLE TELEVISION	CATV
EXISTING STORM SEWER	SS
EXISTING SANITARY SEWER	SAN
EXISTING SANITARY SEWER MANHOLE	SAN
NEW STORM SEWER CURB INLET/ MANHOLE	●
NEW SANITARY SEWER MANHOLE	●
NEW SANITARY CLEANOUT	●
NEW SANITARY SEWER LATERAL	—
NEW STORM SEWER	—
NEW SANITARY SEWER	—
EXISTING FIRE HYDRANT	●
NEW FIRE HYDRANT	●
ACCESSIBLE PARKING SYMBOL	♿
ACCESSIBLE PARKING SIGN	#
PARKING NUMBERS	#
EXISTING ASPHALT	▨
NEW STANDARD DUTY CONCRETE PAVEMENT	▨
NEW HEAVY DUTY CONCRETE PAVEMENT	▨
EXISTING CONCRETE PAVEMENT	▨
NEW CONCRETE SIDEWALK/APPROACH	▨
NEW ASPHALT TRAIL	▨
NEW BUILDING	▨
EXISTING BUILDING	▨
NEW LIGHTS	⊠
NEW ELECTRIC TRANSFORMER	⊠
NEW FENCE	—
NEW FRENCH DRAIN	—
NEW DOWNSPOUT COLLECTOR	—
NEW UNDERGROUND ELECTRIC	—



REVISION DATE:
11-19-13 PER CITY COMMENTS
12-19-13 COMMENTS

PARKING SPACE CALCULATIONS:
8'x19' PARKING SPACES
5.5 SPACES PER 1,000 S.F. OF FLOOR SPACE
= 78 SPACES REQUIRED
= 78 PROVIDED WITH 4 HANDICAP

NOTE:
ALL DRIVE AND CURB DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

AREA CALCULATION
LOT SIZE = 100,232 S.F.
BUILDING AREA = 14,496.25 S.F.
PAVEMENT AREA = 85,497 S.F.
TOTAL IMPERVIOUS AREA = 82,928 S.F.
LANDSCAPE/GREENSPACE AREA = 17,306 S.F.
GREENSPACE AREA = 17%

PREPARED FOR:
MERS/GOODWILL
1727 LOCUST ST.
ST. LOUIS, MO 63103
314-241-3464

NOTE:
ALL CONCRETE ENTRANCE APPROACHES SHALL BE PER CITY OF OFFALLON STANDARDS. THE APPROACHES SHALL BE 7\"/>

NOTE:
ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF OFFALLON ORDINANCES.

MERS/GOODWILL

636-339-4574 (tel.)
636-327-0760 (fax)
www.mersgoodwill.com
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

COCHRAN
North Office
8 East Main Street
Wentzville, Missouri 63385

ERIC SCOTT KIRCHNER
E-2001004618
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

DATE

Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer / Owner Information:
Mers/Goodwill
1727 Locust St.
St. Louis, MO 63103
314-241-3464

City of Offallon Standard Sheet

P+Z No.
Approval Date: 01/03/2013
07/18/2013
City No. 18-12.02
18-12.02.01
Page No.

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