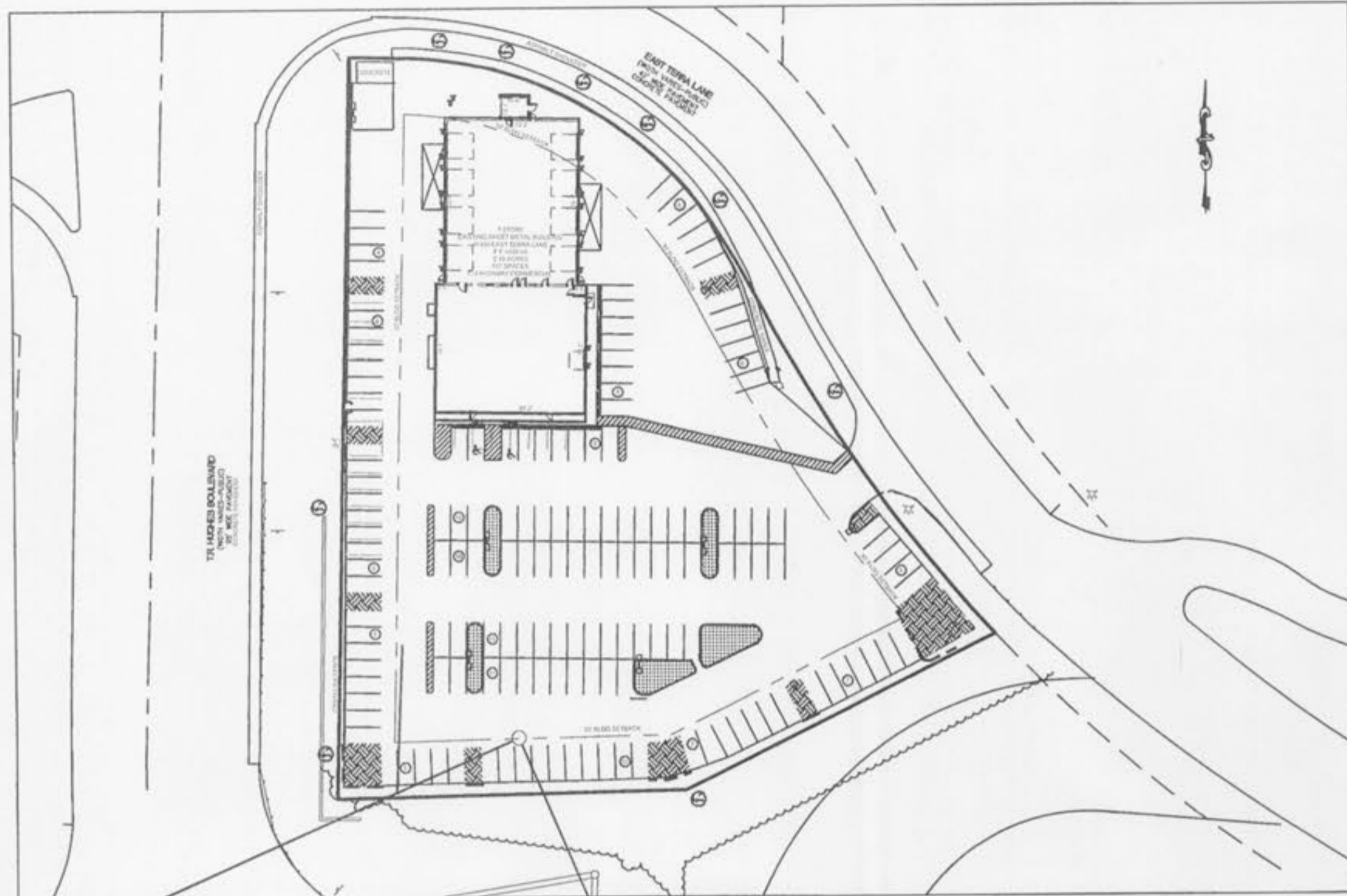
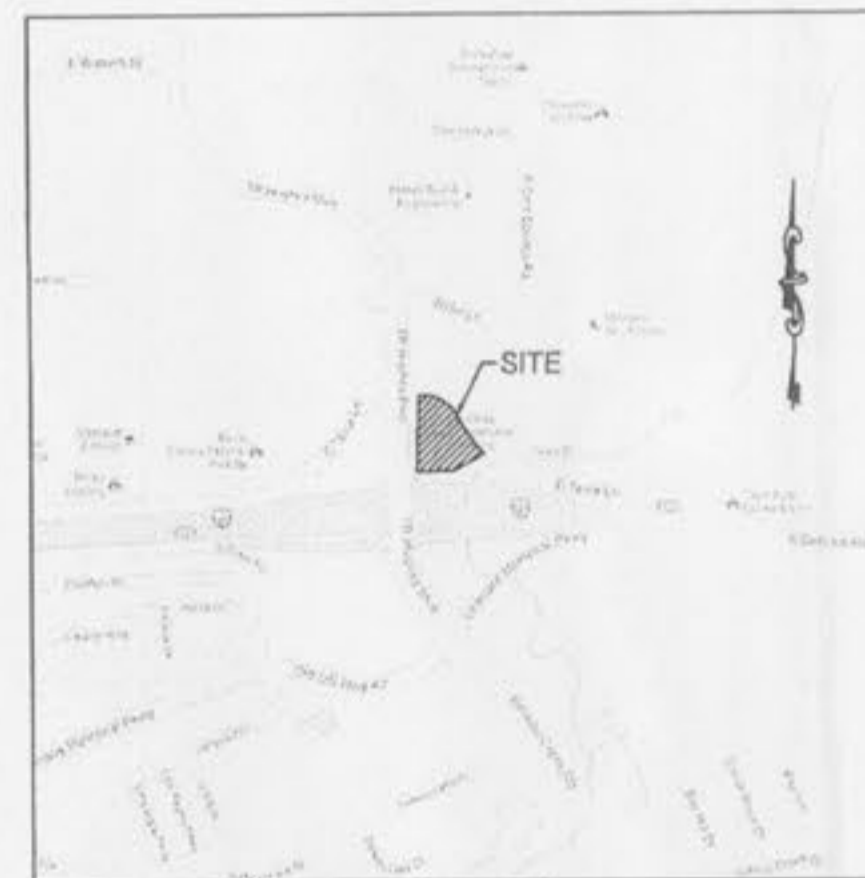


# A SET OF CONSTRUCTION PLANS FOR HUBLER AUTO PLAZA



Plan View  
1"=60'



Locator Map

## Legal Description

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

### LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF EAST TERRA LANE AND THE EAST LINE OF T.R. HUGHES BOULEVARD AS DESCRIBED IN BOOK 2054 PAGE 1270 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF EAST TERRA LANE THE FOLLOWING COURSES AND DISTANCES: SOUTH 88 DEGREES 37 MINUTES 05 SECONDS EAST 29.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 01 DEGREES 23 MINUTES 28 SECONDS WEST 206.06 FEET AND WHOSE CHORD BEARS SOUTH 58 DEGREES 31 MINUTES 29 SECONDS EAST 206.59 FEET, AN ARC LENGTH DISTANCE OF 216.40 FEET TO A POINT; THENCE SOUTH 28 DEGREES 26 MINUTES 35 SECONDS EAST 46.87 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 61 DEGREES 33 MINUTES 25 SECONDS EAST 797.89 FEET AND WHOSE CHORD BEARS SOUTH 35 DEGREES 41 MINUTES 53 SECONDS EAST 201.52 FEET, AN ARC LENGTH DISTANCE OF 202.08 FEET TO A POINT ON THE NORTH LINE OF INTERSTATE HIGHWAY 70; THENCE ALONG THE NORTH LINE OF INTERSTATE HIGHWAY 70, SOUTH 83 DEGREES 38 MINUTES 02 SECONDS WEST 187.26 FEET TO A POINT; AND SOUTH 88 DEGREES 46 MINUTES 33 SECONDS WEST 187.23 FEET TO A POINT ON THE EAST LINE OF THE FORESAID T.R. HUGHES BOULEVARD; THENCE ALONG THE EAST LINE OF T.R. HUGHES BOULEVARD, NORTH 01 DEGREES 23 MINUTES 03 SECONDS EAST 450.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.19 ACRES.

### Utility Contacts

Sanitary Sewer  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-281-2858

~~St. Louis County Sanitary District  
3550 Highway K  
O'Fallon, MO. 63366  
Contact: 636-281-1244~~

Water  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-281-2858

~~St. Louis American Water Works  
727 Chestnut St.  
St. Louis, MO. 63101  
Contact: 636-430-0820~~

~~Water Supply District No. 1  
P.O. Box 100  
O'Fallon, MO. 63366  
Contact: 636-361-3737 Ext. 131~~

Storm Sewer  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-281-2858

~~St. Louis River Electric  
P.O. Box 100  
Troy, MO. 64686  
Contact: 636-392-3709~~

Ameren UE  
200 Callahan Road  
Wentzville, MO. 63385  
Contact: 636-639-8312

Gas  
Laclede Gas Company  
6400 Graham Road  
St. Louis, MO. 63134  
Contact: 314-522-2297

Telephone  
Century Tel  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
Contact: 636-332-7261

Fire Department  
O'Fallon Fire Protection District  
119 E. Elm St.  
O'Fallon, MO. 63366  
Contact: 636-272-3493

~~Wentzville Fire District  
209 West Pearce Blvd.  
Wentzville, MO. 63385  
Contact: 636-447-6655~~

Cottleville Fire Protection District  
1385 Main Road  
St. Charles, MO. 63304  
Contact: 636-447-6655

REV PER CITY COMMENTS  
11-15-11  
REV PER CITY COMMENTS  
11-09-11  
ISSUED FOR PERMITS  
10-12-11

## Drawing Index

- 1 COVER SHEET
- 2 O'FALLON COMMERCIAL NOTES
- 3 EXISTING CONDITIONS PLAN
- 4 DEMOLITION AND SITE PLAN
- 5 GRADING AND UTILITY PLAN
- 6 SITE SPECIFIC DETAILS
- E-1.01 PHOTOMETRICS

## Benchmarks

**Project**  
REFERENCE BENCHMARK:  
USGS BENCHMARK F-149, STANDARD TABLE STAMPED F 149 SET IN THE TOP OF A CONCRETE POST, LOCATED 40 FEET EAST OF MAIN STREET AND 45 FEET NORTH OF THE MAIN RAILROAD TRACKS, NEAR THE SOUTHWEST CORNER OF THE O'FALLON MISSOURI CITY HALL PROPERTY.  
ELEVATION=542.47(NAVD 88)

**Site**  
SITE BENCHMARK:  
IRON PIPE LOCATED AT SOUTHWEST CORNER OF PROPERTY.  
ELEVATION=480.43

## Legend

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Size
- Existing water line
- Tee & Valve
- Hydrant
- Cap
- 18 Lot or Building Number
- Existing Fence Line
- Existing Tree Line
- Street Sign
- Existing Contour
- D.A.I. Double Area Inlet
- Post Indicator Valve
- Yard Light
- Existing Tree
- Proposed Contour
- Grouted Rip-Rap
- End of Lateral
- Light Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Concrete Pavement
- Sanitary Structure
- Storm Structure
- Test Hole
- Power Pole
- Light Standard
- Double Water Meter Setting
- Single Water Meter Setting
- Proposed Fence
- Inlet Protection
- Area Inlet

## Conditions of Approval From Planning and Zoning

1. SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE (1) YEAR THE CUP SHALL BE REVOKED.
2. NO VEHICLES OR VEHICLE PARTS MAY BE WORKED ON OUTSIDE OF THE BUILDING.
3. THE IMPOUNDING OR STORAGE OF DERELICT VEHICLES IS PROHIBITED.
4. NO STORAGE OF ANY VEHICLES PART OF PRODUCTS, TEMPORARY OR OTHERWISE, IS PERMITTED OUTSIDE OF THE BUILDING.
5. A VARIANCE TO REDUCE THE FRONT YARD SETBACK WAS GRANTED ON SEPT. 14, 2011 BOARD OF ADJUSTMENT CASE BA-V-11-14.
6. THE PETITIONER SHALL PROVIDE DIFFERENTIAL RUN OFF CALCULATIONS WITH THE CONSTRUCTION PLANS.

\* 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 2.19 acres  
The area of land disturbance is 0.39 acres.  
Number of proposed lots is 1.  
Building setback information. Front 30'

\* The estimated sanitary flow in gallons per day is not required. This site is a redevelopment.

\* Parking calculations

Parking required:  
1 space per 3,000 sq. ft. for display lot  
41,096 sq. ft./3000=14 spaces  
1 space per 500 sq. ft. for service area  
7,272 sq. ft./500=15 spaces  
1 space per Employee  
10 Employees=10 spaces  
Total Parking Required=39 spaces

Parking provided:  
Total Parking Spaces=156 spaces  
Display Parking Spaces=115 spaces  
41 General Parking Spaces  
Accessible Spaces Required:

Section 400.485 requires 2 Accessible Spaces for 26-50 parking spaces  
Accessible Spaces Required:  
2 Van Accessible Spaces  
Loading Spaces Required:  
1 Additional Loading Space required for Buildings over 5,000 sq. ft. but do not exceed 25,000 sq. ft.  
Loading Spaces Provided:

**TREE PRESERVATION CALCULATIONS**  
**INTERIOR LANDSCAPE GREENSPACE REQUIREMENTS:**  
NOT LESS THAN 6% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED.  
157 PARKING SPACES x 270 SQ. FT.=42,390 SQ. FT. OF PARKING AREA  
42,390 SQ. FT. OF PARKING AREA x 0.06=2,543 SQ. FT. OF INTERIOR PARKING AREA TO BE LANDSCAPED.  
**INTERIOR LANDSCAPE GREENSPACE PROVIDED:**  
3,702 SQ. FT. OF INTERIOR LANDSCAPE GREENSPACE  
**LANDSCAPE REQUIREMENTS:**  
1. 1 STREET TREE FOR EVERY FORTY FEET OF STREET FRONTAGE, 896' OF STREET FRONTAGE/40=23 STREET TREES.  
2. 1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE. 8,712 SQ. FT. OF GREENSPACE/3000=3 TREES  
**LANDSCAPE CREDITS:**  
8 EXISTING TREES SAVED ALONG E TERRA LN WILL BE CREDITED TOWARD THE MINIMUM TREE REQUIREMENTS.  
**INTERIOR LANDSCAPE PROVIDED:**  
3 PROPOSED TREES  
**EXISTING STREET TREE CALCULATIONS DUE TO EXISTING CONDITIONS:**  
23 STREET TREES-8 EXISTING TREES=15 PROPOSED TREES  
10 TREES ALONG T.R. HUGHES BLVD CANNOT BE PROVIDED DUE TO THE EXISTING 3:1 SLOPE ALONG T.R. HUGHES BLVD  
5 STREET TREES ALONG E TERRA LN CANNOT BE PROVIDED DUE TO PROXIMITY OF EXISTING UTILITIES AND CORNER CLEARANCE FOR ENTRANCE AND INTERSECTION.  
THEREFORE, NO ADDITIONAL STREET TREES ARE TO BE PROVIDED.  
18 SHRUBS HAVE BEEN PLACED ONSITE TO ACCOMMODATE EXISTING STREET TREES

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

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 improvement 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.

This site partially lies in the Shaded X per FEMA map 29183C0241E dated August, 1996. This map has been modified via FEMA LOMR CASE# 05-07-0504P. Zone X is defined as areas of 500 year flood with average depths less than 1' or with drainage areas less than 1 sq. mile and areas protected by levees from the 100 yr. flood.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE: 11-21-11  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE

**Hubler**  
**AUTO PLAZA**  
Sales & Service

PREMIER CIVIL ENGINEERING

Wentzville Suite 103  
Wentzville, MO 63385

Phone (636) 266-4566 Fax (636) 395-4022  
Premier Civil Engineering  
Missouri State Certificate of Authority #LC0981128

ENGINEERS AUTHORIZATION

The responsibility for professional engineering liability on this project is hereby assumed by the seal of the engineer who has signed and sealed this document. It is the responsibility of the engineer to ensure that all other engineering plans involved in this project and specifically applicable responses after the date of this authorization.



STEVE MARCH P.E.  
ENGINEER  
PE200607104

Developer / Owner Information  
RUH II ENTERPRISES LLC  
661 KILLARY DOWNS  
WELDON SPRING, MO 63304  
CONTACT: RANDY HUBLER  
CELL: 314-220-7041  
HUBLER AUTO PLAZA

City of O'Fallon Cover Sheet

P+Z No. 22-11  
APPROVED 10.06.11  
City No.

Sheet Number:

1 RECEIVED  
NOV 16 2011

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