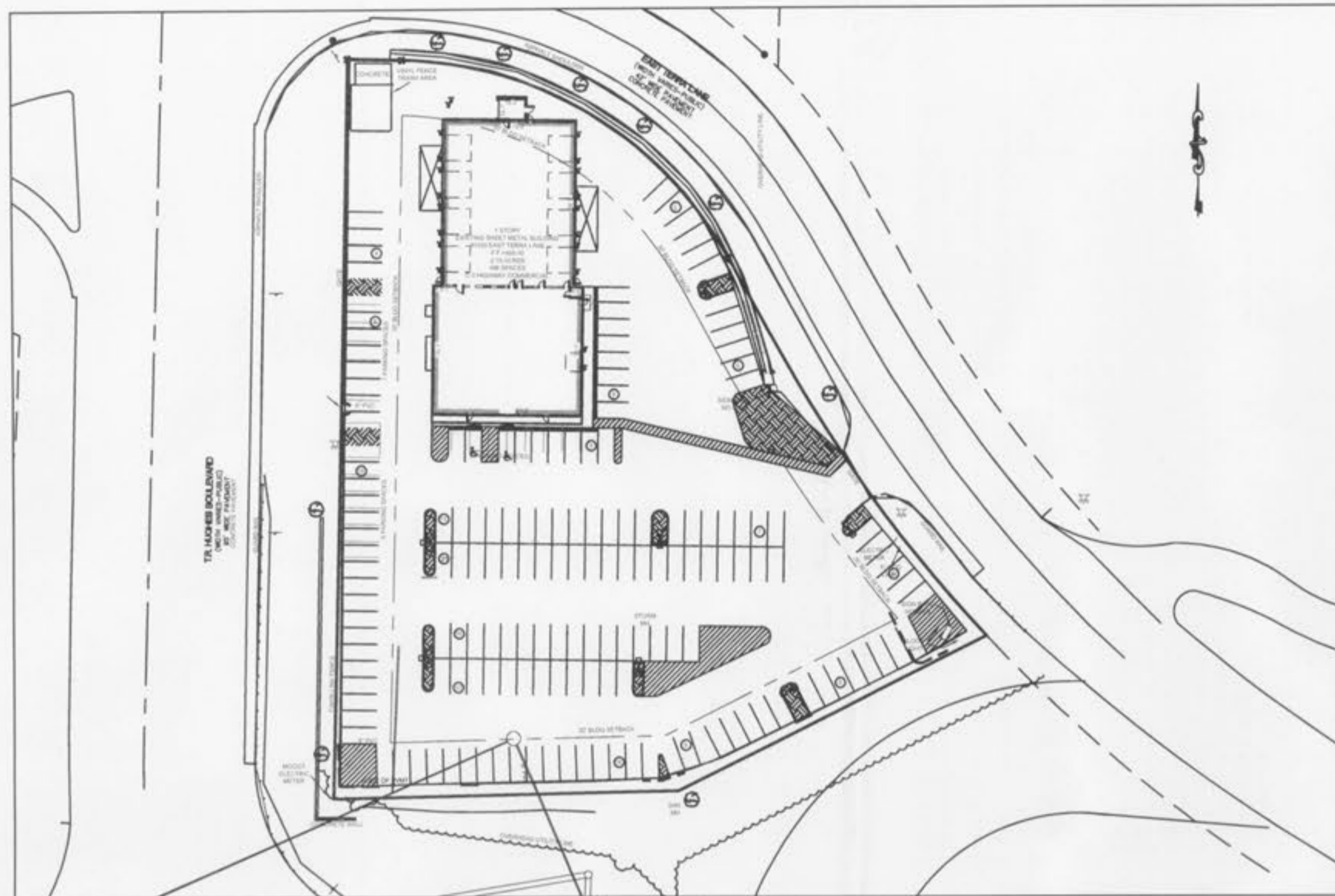


A SET OF CONSTRUCTION PLANS FOR HUBLER AUTO PLAZA



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 208.06 FEET AND WHOSE CHORD BEARS SOUTH 58 DEGREES 31 MINUTES 28 SECONDS EAST 206.59 FEET, AN ARC LENGTH DISTANCE OF 218.40 FEET TO A POINT; THENCE SOUTH 28 DEGREES 26 MINUTES 35 SECONDS EAST 46.67 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 302.98 FEET TO A POINT ON THE NORTH LINE OF INTERSTATE HIGHWAY 70; THENCE ALONG THE NORTH LINE OF INTERSTATE HIGHWAY 70, SOUTH 63 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 AFORESAID T.R. HUGHES BOULEVARD, THENCE ALONG THE EAST LINE OF T.R. HUGHES BOULEVARD, NORTH 01 DEGREES 23 MINUTES 03 SECONDS EAST 400.55 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

~~Wentzville Creek 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

~~American Water
727 Craig
St. Louis, MO. 63101
636-430-0820~~

~~Water Supply District
P.O. Box
O'Fallon, MO. 63366
636-3737 Ext. 131~~

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

~~River Electric
P.O. Box
Troy, MO. 64686
636-392-3709~~

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

~~Wentzville Fire District
209 West Pearce Blvd
Wentzville, MO. 63385~~

~~Cottleville Fire Protection District
1385 Mainhead Rd.
St. Charles, MO. 63304
636-447-6655~~

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 12-9-11
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

City of O'Fallon Standard Commercial Notes and Details - June 2010

REV PER OWNER
12-5-11
REV PER CITY COMMENTS
11-15-11
REV PER CITY COMMENTS
11-09-11
ISSUED FOR PERMITS
10/2/11

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

TREE PRESERVATION CALCULATIONS

INTERIOR LANDSCAPE GREENSPACE REQUIREMENTS:

NOT LESS THAN 6% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED
166 PARKING SPACES x 270 SQ. FT.=44,820 SQ. FT. OF PARKING AREA

44,820 SQ. FT. OF PARKING AREA x 0.09=2,890 SQ. FT. OF INTERIOR PARKING AREA TO BE LANDSCAPED

INTERIOR LANDSCAPE GREENSPACE PROVIDED:

2,700 SQ. FT. OF INTERIOR LANDSCAPE GREENSPACE

LANDSCAPE REQUIREMENTS:

- 1 STREET TREE FOR EVERY FORTY FEET OF STREET FRONTAGE, 69% OF STREET FRONTAGE/40=23 STREET TREES
- 1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE, 7,880 SQ. FT. OF GREENSPACE/3000=3 TREES
1 TREE IS LOCATED ON E TERRA LN

LANDSCAPE CREDITS:

4 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

4 STREET TREES ALONG E TERRA LN CANNOT BE PROVIDED DUE TO PROXIMITY OF EXISTING UTILITIES AND CORNER CLEARANCE FOR ENTRANCE AND INTERSECTION

THEREFORE, 1 ADDITIONAL STREET TREE IS TO BE PROVIDED

18 SHRUBS HAVE BEEN PLACED ON SITE TO ACCOMMODATE EXISTING STREET TREES

Site 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.

Legend

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Size
- Existing water line
- Toe & 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

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

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

Sheet Number:
1

RECEIVED

DEC - 6 2011

BY:

File

City of O'Fallon Cover Sheet

PROJECT TITLE
Premier Civil Engineering

Wentzville
1185 Westline Blvd 103
Wentzville, MO 63385
Phone (636) 266-4566 Fax (636) 396-4022
Premier Civil Engineering
Missouri State Certificate of Authority #LC0981128



STEVE MARICA P.E.
ENGINEER
PE200501136