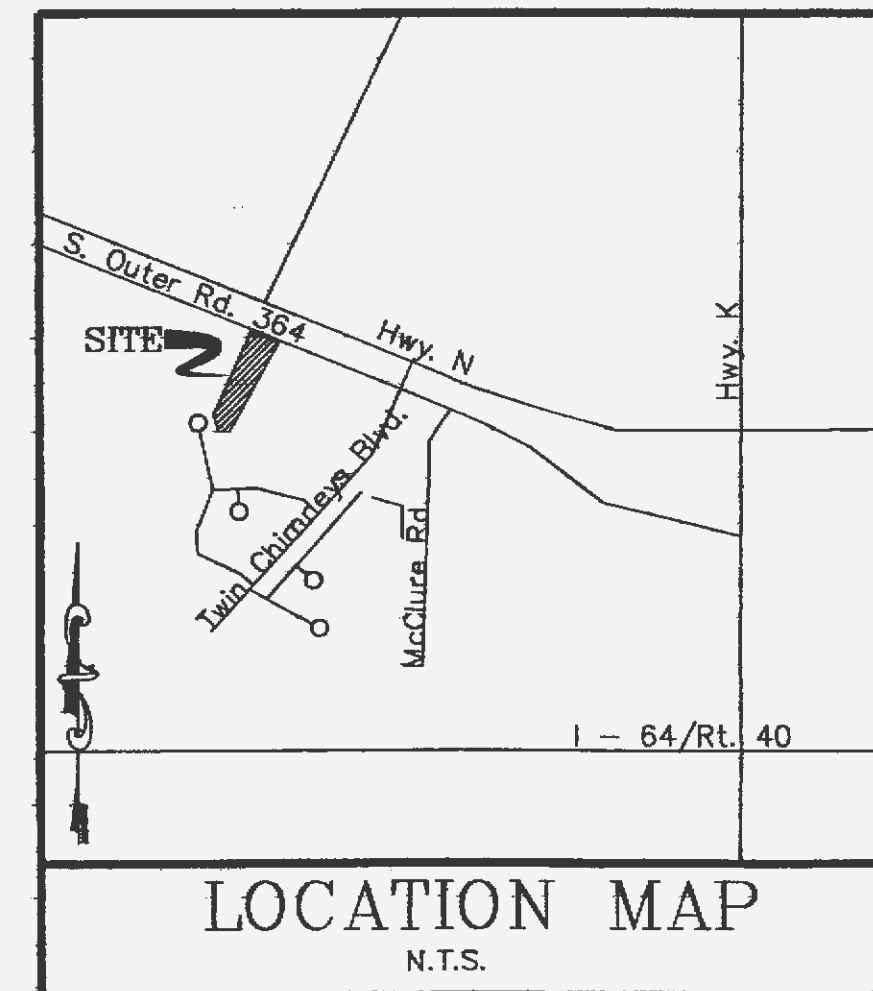


SITE PLAN NOTES FROM P & Z APPROVAL

- Area of Site: 1.05 +/- Acres.
- Present Zoning Classification: "C-0" Office District
- Proposed Land Use: Office/Dental Services
- This Site is located in the following service areas:
Fort Zumwalt School District
- The following Height and Area Requirements pertain to this site:
Minimum Building Front Yard Setback: 25 feet
Minimum Building Side Yard Setback: 10 feet
Minimum Building Rear Yard Setback: 35 feet
Maximum Building Height: shall not exceed 3 stories
Minimum Front Yard Parking Setback: 10 feet
Minimum Side Yard Parking Setback: 0 feet (Adjacent to "C-0" & "C-2" Zoning)
Minimum Rear Yard Parking Setback: 10 feet
- The required number of off-street parking spaces for this site is 29, calculated as follows:
Building Area: 5,649 sq. ft. @ (1 p.s./ 200 sq. ft.) = 29 p.s.
- The required number of bicycle spaces for this site is 4, calculated as follows:
Parking Spaces: 29 p.s./15 (or minimum of 4) = 4 bicycle spaces
- The number of off-street parking spaces provided for this site is 36, including 2 HDC spaces and 4 bicycle spaces.
- 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 improvements.
- All construction procedures and materials shall conform to the current City of O'Fallon standards.
- A comprehensive lighting plan will be submitted to the City by others. The lighting plan will comply to the City of O'Fallon Regulations. Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- This site is not located in the 100-year flood plain. FIRM Map 29183C0240 E, revised August 2, 1996.
- All sign locations and sizes must be approved separately through the Planning Division.
- Mechanical equipment will be roof mounted and screened on all sides.
- All parking stalls are 9' x 19'; handicap stalls are 9' x 19' with an 5'-8" wide access strip. Drive aisles are 25' minimum.
- All proposed utilities to be underground.
- Detention for this site (provided by the Delmar Gardens O'Fallon Detention Facility) will be verified with the construction plans to determine what measures, if any, need to be taken to provide sufficient storm water detention for the area(s) built.
- Current property owners: Delmar Gardens of O'Fallon Real Estate, Inc.
14805 N. Outer 40 Road, Suite 300
Chesterfield, Missouri 63017
- A Record Plat will be submitted at a later date for the Re-subdivision of Lot C of "Delmar Gardens O'Fallon Plat One."
- This plan proposes the following Site Coverages:
Building Area: 0.13 acres = 12.4%
Paving Areas: 0.51 acres = 48.6%
Green Space Areas: 0.41 acres = 39.0%
- No jurisdictional wetlands exist on this Site.
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
- All non-reinforced concrete shall be 4,000 p.s.i. at 28 days.
- The asphalt wearing surface course of the parking lot shall be compacted to 98% maximum density.
- All paving to be in accordance with St. Charles County standards and specifications, except as modified by the City of O'Fallon ordinances.
- All siltation control devices shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
- All proposed fencing requires a separate permit through the Building Division.
- See the Preliminary Plat titled "Resubdivision of Lot C2 Delmar Gardens O'Fallon Plat One" for proposed lot geometry associated with neighboring resubdivided lots.
- Roof drains will tie into the proposed storm drainage system.
- No new street lights are proposed as part of this project.
- 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, he/she shall make such changes at his/her 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 inspectors.
- Stormwater cleansing will be determined on the Construction Plans and comply to Section 405.245 of the City Code.
- No graded slopes shall exceed 3:1 maximum.

**A IMPROVEMENT PLAN OF
J & A RETAIL**
A TRACT OF LAND BEING PART OF
LOT C OF DELMAR GARDENS O'FALLON - PLAT 1
AS RECORDED IN PLAT BOOK 46, PAGE 86
BEING WITHIN U.S. SURVEY 1669 AND FRACTIONAL SECTION 7 OF
TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



BENCHMARKS

PROJECT BENCHMARK: MODOT Benchmark - Spike in O, 35 feet right of existing Station 172+50 at P.E. to house mailbox #6998 0.70 mile northwest of junction of Highways "K" and "N" along Highway "N".
Elevation = 582.41

SITE BENCHMARK: Top of sanitary manhole 40 feet northwest of rear lot corner of Lots 46B/47B. Twin Chimneys "Lindenwood Village B" per Duckett Creek Sanitary District as-built.
Elevation = 544.92

PLANNING & ZONING COMMISSION REQUIREMENTS AND CONDITIONS OF APPROVAL:

STAFF RECOMMENDATIONS:

- Provide an approval letter from MODOT for the proposed eastern entrance. The entrance may be revised on Construction Site Plans depending on the approval letter from MODOT.
- The items listed under "Municipal Code Requirements" shall be addressed on the Construction Plans.

MUNICIPAL CODE REQUIREMENTS:

- The landscaping table shall include the mature heights of trees. A different variety of vegetation may need to be selected to meet the tree location standards established in Section 402.130.
- Make a note on the Construction Site Plans and Building Plans that the rooftop HVAC unit will be screened from public view by the parapet wall.
- Provide a pedestrian connection from the asphalt sidewalk to the front building entrance.
- Provide a 25' wide cross access easement through the drive aisle from the existing entrance to the eastern property line of Lot C-2B.
- Provide a 25' wide cross access easement along the eastern property line.
- Show the location of all light poles. A photometric plan will be required for any exterior lighting. Details of the light poles shall be included with plans. All light poles must be located in a landscaped island.

INDEX

- 1 COVER SHEET
- 2 O'FALLON REQUIRED NOTES
- 3 PROJECT NOTES
- 4 FLAT & GRADING PLAN
- 5 STORM SEWER PROFILES & DETAILS
- 6 DRAINAGE AREA MAP - PROPOSED
- 7 DRAINAGE AREA MAP - EXISTING
- 8 LANDSCAPE PLAN
- 9-12 DETAILS

* City of O'Fallon construction work hours per City Ordinance # 3249 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: 8:00 A.M. to 8:00 P.M. Monday through Friday, and
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of land disturbed is 0.87 acres



Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

UTILITY CONTACTS

SANITARY SEWER
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

WATER
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

STORM SEWER
City of O'Fallon
100 N. Main Street
O'Fallon, MO. 63366
636-281-2858

ELECTRIC
Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-357-2978

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

TELEPHONE
Century Link
1151 Century Link Drive
Wentzville, MO. 63385
636-332-7261

FIRE DEPARTMENT
O'Fallon Fire Protection District
119 East Elm Street
O'Fallon, MO. 63366
636-272-3493

CITY OF O'FALLON
PUBLIC WORKS DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: gjs DATE: 10-9-14
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
J & A RETAIL
COVER SHEET

9/18/14	3	CITY COMMENTS
9/17/14	2	MODOT COMMENTS
9/12/14	1	CITY COMMENTS
DATE:	NO.:	REVISION:
MUSLER ENGINEERING COMPANY		
CIVIL ENGINEERING - PLANNING - LAND SURVEYING		
32 Portwest Court, St. Charles, Missouri 63303		
Telephone: (636) 916-0444		
Fax: (636) 916-9444		
CERTIFICATE OF AUTHORITY: E-1332-C, LAND SURVEYING, LS-264-D		
DATE:	DRAWN:	CHECKED:
AUG. 2014	J.R.S.	J.R.S.
PROJECT NO.:	15-1357	SHEET NO.:
		1 OF 12

DISCLAIMER OF RESPONSIBILITY

I hereby certify 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.



JEFFREY R. SMITH, P.E.
MO. P.E. # E-2001004672

PREPARED FOR:
CONFLUENCE DESIGN GROUP, LLC
MR. MIKE BAALMAN
110 RELLER DRIVE
OLD MONROE, MISSOURI 63369
TELEPHONE: 314-640-6212
FAX:
E-mail: baalman@ConfluenceDesignGroup.com

P & Z No.
5001.09.02
City No.
14-343

Page No. **1**