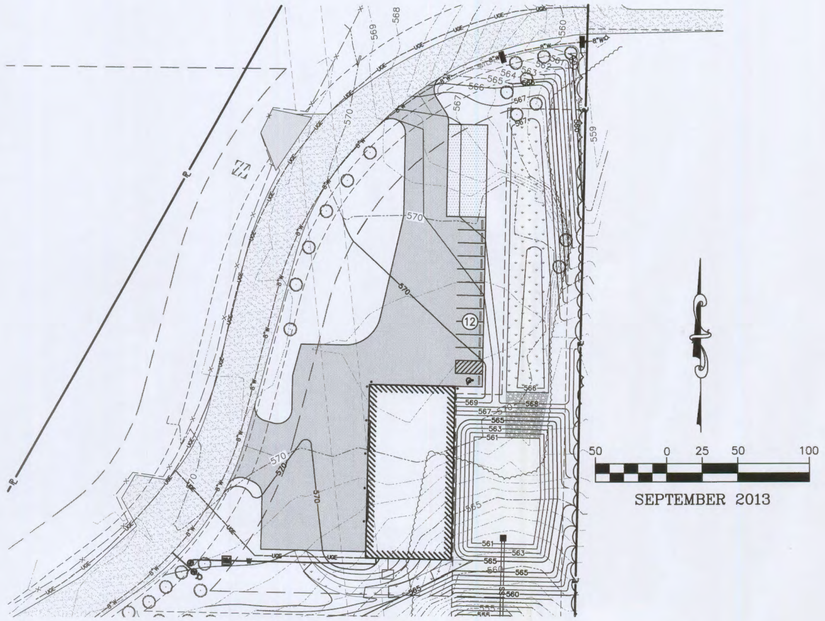
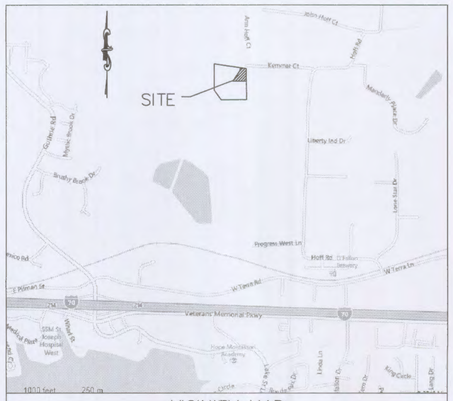
A SET OF CONSTRUCTION PLANS FOR
Lot 1 of Kemmar Court

A TRACT OF LAND BEING PART OF THE
NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF
FRACTIONAL SECTION 23,
TOWNSHIP 47 NORTH, RANGE 2 EAST, OF
THE 5TH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY MISSOURI



Plan View



VICINITY MAP
NO SCALE

Locator Map

Drawing Index

Topographic Survey...C1
Site/Utility Plan...C2
Grading Plan...C3
S.W.P.P.P. General Notes/Details...C4
Pre-Developed Drainage Area Map...C5
Post-Developed Drainage Area Map...C6
Detail Sheet...C7
Detail Sheet...C8
Detail Sheet...C9

Benchmarks

Site Benchmark:
Elevation=559.40
"O" in open on
fire hydrant
located approx.
26 feet south
and 13 feet east
of the southeast
corner of Lot 1
of Mercer
Parkway Plat
One (PB 33, PG
129)

Legend

- PROPERTY LINE / EASEMENT
- SETBACK
- EXISTING AERIAL ELECTRIC — AE —
- EXISTING UTILITY POLE
- ESITING GUY WIRE
- EXISTING CHAIN LINK FENCE — X — X —
- EXISTING WATER MAIN — 8"W —
- EXISTING TREE
- EXISTING TREELINE
- EXISTING UNDERGROUND ELECTRIC — UGE —
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- NEW STORM SEWER — SS —
- NEW FLARED END
- NEW WATER LINE — W —
- NEW WATER VALVE
- NEW WATER METER
- NEW SILT FENCE — SILT —
- EXISTING GRAVEL ROAD
- EXISTING ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW ASPHALT MILLINGS
- NEW BIO-SWALE/FILTER STRIP
- EXISTING BUILDING
- NEW BUILDING
- NEW TREE
- NEW TREELINE
- EXISTING 1' CONTOUR — XXX —
- EXISTING 5' CONTOUR — XXX —
- NEW 1' CONTOUR — XXX —
- NEW 5' CONTOUR — XXX —
- DRAINAGE AREA BOUNDARY
- TRIBUTARY DRAINAGE AREA
- POST-DEVELOPED DRAINAGE AREA

Conditions of Approval From Planning and Zoning

1. The dumping and sorting of construction materials must take place entirely within the proposed building. Dumping and sorting outside of the building shall be prohibited.

2. The applicant shall comply with all applicable federal, state and local laws and ordinances in regards to recycling.

3. No hazardous material shall be recycled at the facility.

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
636-281-2858

Electric
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

Gas
Ameren UE
200 N. Callahan Rd.
Wentzville, MO. 63385
636-639-8305

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

* 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
* Construction work outside of these hours requires written approval from the City Administrator or City Engineer.

* The area of this phase of development is 3.31 acres
The area of land disturbance is 1.96 acres
Number of proposed lots is 1
Building setback information. Front 30 ft.
Side 25 ft.
Rear 50 ft.

* The estimated sanitary flow in gallons per day is 20

* Parking calculations

PARKING REQUIREMENTS
1 SPACE PER EMPLOYEE (RECYCLING) = 4 SPACES
1 SPACE PER 1000 SQ. FT.(RECYCLING) = 8 SPACES
PARKING REQUIRED = 12 SPACES
STANDARD SPACES PROVIDED = 11 SPACES
HANDICAP SPACES PROVIDED = 1 SPACES
PARKING PROVIDED = 12 SPACES

* Tree preservation calculations

TREE PRESERVATION
EXSITING TREE AREA = +/- 0.47 ACRES
(SIZE & NUMBER UNKNOWN)
ALL TREES ON-SITE REMOVED
TREES REPLACED @ 15 TREES/AC.
0.47 AC. X 15 TREES/AC = 7.05 TREES
TREES REPLACED = 7
STREET TREES
575 LF OF FRONTAGE
1 TREE / 40 FEET = 15 TREES
TOTAL TREES
STREET TREES + REPLACEMENT TREES = 22 TREES

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.

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.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE 11-13-13
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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

Lot 1 of Kemmar Court

Engineering Company's Information

COCHRAN
North Office
St. Louis, Missouri
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• Construction Management
• Master Planning

STATE OF MISSOURI
KURTIS J. DANIELS
NUMBER E-28668
REGISTERED PROFESSIONAL ENGINEER

7-20-13
DATE

Kurtis J. Daniels No. E-28668
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Owner: Hero, LLC
Developer: Grace Hauling
1010 Hoff Road
O'Fallon, MO 63366
Phone: 636-398-8060

City of O'Fallon Cover Sheet

P+Z No.
Approval Date: 7/6/13
City No. 00-42.06

Page No.
Cover

File