

\* 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 4.289 Acres (Lot 2) The area of land disturbance is 5.06 Acres Number of proposed lots is one Building setback information. Front = 25 feet

Rear = None

\* The estimated sanitary flow in gallons per day is 8,600

\* Parking Calculations:

1 Space per Employee 1 Space per 500 Sq. Ft. Service Floor Area

1 Space per 400 Sq. Ft. Indoor Display Area

1 Space per 3,000 Sq. Ft. Outdoor Display Area

45 Employees x 1 space = 45 Parking Spaces 7,480/500 Sq. Ft. Service Floor Area x 1 Space = 14.96 Parking Spaces 3,535/400 Sq. Ft. Indoor Display Area x 1 Space = 8.84 Parking Spaces 41,292/3,000 Sq. Ft. Outdoor Display Lot x 1 Space = 13.76 Parking Spaces

Total Spaces Required = 83 Parking Spaces Total Spaces Provided = 83 Parking Spaces (Includes 4 Accessible Spaces) 228 Additional Inventory Spaces Proposed

\* Bicycle Parking Calculations:

1 Bicycle Rack Space per 15 Automobile (Customer) Parking Spaces (Minimum of 4 Bicycle Parking Spaces per Building)

83/15 Automobile Parking Spaces x 1 Space = 5.33 Bicycle Rack Spaces Required Total Bicycle Rack Spaces Provided = 6 Spaces

\* Tree Preservation calculations: 20% of existing trees or 15 trees per acre

(whichever is greater) shall be preserved 4 Existing Trees  $\times$  0.20 = 0.80 Tree Preserved Total Trees Preserved = 0 Trees Total Trees Replaced = 1 Tree

\* Landscape Calculations:

1 Tree per 40 Feet Street Frontage within Landscape Setback 1 Tree per 3,000 Sq. Ft. Landscaped Open Space

369.67/40 feet x 1 Tree = 9.24 Trees 27,157/3,000 Sq. Ft. x 1 Tree = 9.05 Trees

Total Trees Required = 19 Trees Total Trees Provided = 53 Trees (includes 1 Tree replaced for Tree Preservation)

Interior Landscape Area = 6% Minimum Interior Parking Lot  $0.06(83 \text{ Spaces} \times 270 \text{ Sq. Ft.}) = 1344.60 \text{ Sq. Ft.}$  Interior Landscape Area

Total Interior Landscape Area Provided = 5,534.90 Sq. Ft.

Sod shall be installed in all areas within the front yard along Highway K (from parking lot to Highway K edge of pavement).

# Legend

Locator Map

1					
600.00	EXISTING LABELS		FLARED END SECTION	$\boxtimes$	MAILBOX
600.00 Cl	PROPOSED LABELS SINGLE CURB INLET	0	CURB/AREA INLET		SIGN
DCI	DOUBLE CURB INLET	00	DOUBLE CURB/AREA INLET		UTILITY BOX
AI DAI	AREA INLET DOUBLE AREA INLET	Ш	GRATED INLET	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	TREE
Gl	GRATE INLET		DOUBLE GRATED INLET	~~~ ~~~	POWER POLE
DGI MH	DOUBLE GRATE INLET MANHOLE	<b>(</b>	STORM SEWER MANHOLE	<b>a</b>	GUY WIRE
FE	FLARED END SECTION	S	SANITARY SEWER MANHOLE	\$	LIGHT STANDARD
EP CP	END PIPE CONCRETE PIPE	EB	ELECTRIC BOX	⊕ <sub>BM</sub>	BENCHMARK
RCP	REINFORCED CONCRETE PIPE	ET	ELECTRIC TRANSFORMER	L.A.	LANDSCAPED AREA
CMP CPP	CORRUGATED METAL PIPE CORRUGATED PLASTIC PIPE	тсв	TRAFFIC CONTROL BOX	UGE	BURIED ELECTRIC
PVC	POLY VINYL CHLORIDE (PLASTIC)	TP	TELEPHONE CABLE PEDESTAL	OHW	OVERHEAD UTILITIES
со	CLEAN OUT	ТВ	TELEPHONE BOX	GAS	BURIED GAS
	DRAINAGE SWALE SLOPE LIMITS	EMTR	ELECTRIC METER	— w —	BURIED WATER
	PROPOSED STORM SEWER	Ø∭ GMTR	ELECTRIC METER	— т —	BURIED TELEPHONE
with cash the first field of the Address of the cash cash cash constraints of the constraints of the cash cash constraints of the cash cash cash cash cash cash cash cash	PROPOSED SANITARY SEWER	<b>133</b>	GAS METER	SAN	SANITARY SEWER
xx	FENCE LINE	WMTR	WATER METER	$\circ$	FOUND MONUMENT
TBR	SAWCUT LINE TO BE REMOVED	S∨	GAS VALVE	•	SET MONUMENT
UIP	USE IN PLACE	₩V	WATER VALVE	(D)	
	OOL IN I LAOL	**	FIRE HYDRANT	(R)	RECORD MEASUREMENT
		$\checkmark\!$	TINE TOWART	(S)	SURVEYED MEASUREMENT

City approval of any construction site plans does not mean that any building can be constructed on 3550 Highway K 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.

### Cottleville Fire Protection District Notes:

1. A permit will be required through the Cottleville Fire Department for the installation of the private fire service mains.

2. Each fire hydrant shall not have less than two 2-1/2 inch outlets and one 4-1/2 inch outlet, a 5-1/4 inch valve, a 6 inch barrel 3. Fire hydrant shall be provided with a control valve in the hydrant connection such that the hydrant can be removed from service

without shutting off water supply to other fire hydrants. 4. In setting hydrants, due regard shall be given to final grade line. The center of a hose nozzle outlet hall not be less that (18)

inches above grade and the outlets must face the street or access drive.

5. There shall be no obstruction, i.e. planting, bushes, trees, signs, light standards, mailboxes, etc. within six (6) feet of any fire hydrant, and/or fire department connection to an automatic sprinkler system. 6. Public hydrants shall have the bonnets color coded in accordance with Ordinance No. 13 of the Cottleville Fire Protection District.

Private hydrants shall be painted entirely red (Porter 4119 or equal) in accordance with Section 507.33 of the 2015 IFC. 7. A fire hydrant is required to be within 150 feet of a fire department connection to an automatic fire suppression systems, if such

8. All tees, plugs, caps, bends, reducers, valves, and hydrant branches shall be restrained against movement by using thrust blocks in accordance with Section 10.8.2 or restrained joint systems in accordance with Section 10.8.3 of NFPA 24. 9. The flushing and testing of the underground piping, etc. for private service mains shall comply with Chapter 9 of NFPA 24 and shall be witnessed by a representative from The Cottleville Fire Protection District.

10. Underground piping for private fire service mains shall be listed for fire protection service and shall comply with AWWA standards.

### Conditions of Approval From **Development Notes:**

A SET OF CONSTRUCTION PLANS FOR

Lou Fusz Jeep

A TRACT OF LAND BEING ALL OF LOT 2 OF "KEEVEN HIGHWAY K SUBDIVISION"

PLAT BOOK 42 PAGE 169

IN U.S. SURVEY 1696

TOWNSHIP 46 NORTH, RANGE 3 EAST

CITY OF O'FALLON

ST. CHARLES COUNTY, MISSOURI

Planning and Zoning - Site Plan

Provide approval from MODOT for the modification of the right in/right out to a full access. The entrance shall be constructed to MODOT standards.

The ditch along Highway K shall be vegetated with sod. The developer entered into an agreement with City at the time of annexation. Ordinance 4007 states that the developer is allowed to donate to the City's detention fund at a rate of \$1000.00 per acre developed in lieu of building a detention basin. A donation shall be made prior to the approval of Construction Plans.

The intent of the display area and details of automotive display shall be addressed with the Construction Plans.

The developer shall address the Municipal Code Requirements.

### Municipal Code Requirements

Provide an easement and maintenance agreement for the cross access with

The developer shall wrap sidewalks around both sides of the curb cut into the site and a connection to the building from the multi-purpose trail shall be provided in accordance with the Zoning Code.

Remove the existing trail ramp at the right in/right out entrance and provide a 10' wide trail to connect to the existing trail.

Provide Portland Cement concrete ramps at the trail and the entrance off Highway K.

Note on plans that the maximum slope is to be 3:1.

The proposed sign location shall be revised with the Construction Plans and sign permit submittal to meet the required setback of Chapter 410.

## Conditions of Approval From Planning and Zoning - Conditional Use

Should this conditional use cease operations for a period of over one (1)

vear, the conditional use shall be revoked. No vehicles parts or products, temporary or otherwise, is permitted outside of the proposed buildings.

The impounding or storage of derelict vehicles is prohibited.

No storage of any vehicles parts or products, temporary or otherwise, is permitted outside of the proposed buildings All trash pickups and loading and unloading of vehicles on the site shall not

occur between the hours of 10:00 p.m. and 7:00 a.m. All loading and unloading of vehicles shall take place on-site. Loading and

unloading of vehicles is prohibited within Highway K right-of-way. Parking displays on the 10 foot wide multi-purpose tail is prohibited.

Temporary display of signage requires the approval of a sign permit. Out of the ordinary, unique attention-getting devices, such as, but not limited to, pennants, streamers, tassels, balloons, etc., shall be prohibited on-site.

## **Utility Contacts**

Sanitary Sewer Duckett Creek Sanitary District O'Fallon, MO 63368

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

Electric Ameren UE 200 Callahan Road Wentzville, MO 63385 636-639-8312

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

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

Charter Communications 941 Charter Commons Town & Country, MO 63017 1-888-438-2427

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

Lou Fusz Properties, L.L.C. 3480 Hwy. K O'Fallon, MO 63368 877-348-8310

O'FALLON, MISSSOURI 63368

AUTOMOBILE AND MOTOR VEHICLE SALES KEEVEN MARK F. REVOCABLE TRUST 1 BROOK VIEW COURT O'FALLON, MISSOURI 63368

2. THIS PROPERTY IS REFERENCED AS PARCEL I.D. NUMBER

MAP SERVICE CENTER WEBPAGE (HTTP://FEMA.MAPS.ARCGIS.COM/HOME/WEBMAP/VIEWER.HTML)

ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON

10. ALL MECHANICAL EQUIPMENT WILL BE ROOFTOP UNITS AND WILL BE SCREENED PER CITY OF

11. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. 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 THE IMPROVEMENTS.

12. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.

13. DIFFERENTIAL RUNOFF CALCULATIONS: ADDITIONAL IMPERVIOUS AREA TO SITE = 3.54 ACRES INCREASED DIFFERENTIAL RUNOFF = 3.54 ACRES (6.08-2.95) = 11.08 CFS

14. DETENTION WAS WAIVED FOR THIS PROPERTY PER THE ORIGINAL ANNEXATION AGREEMENT WITH THE CITY OF O'FALLON. WATER QUALITY WILL BE PROVIDED WITH STORM SEWER INSERTS IN EACH OF THE PROPOSED GRATE INLETS ON THE PROPOSED SITE.

15. ANY REQUIRED EASEMENTS WILL BE PROVIDED BY SEPARATE DOCUMENT.

## Benchmarks: Project

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS

### Site

(NAVD 88)- "O" IN "OPEN" ON FIRE HYDRANT LOCATED IN PARKING LOT IN FRONT OF THE "LASER VEIN CENTER" (ELEVATION=489.48) AND IS LOCATED AS SHOWN HEREON.

## Grading Quantities:

6,300 C.Y. CUT (INCLUDES SUBGRADE) 14,500 C.Y. FILL (INCLUDES 8% SHRINKAGE) 8,200 C.Y. IMPORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR

CALL BEFORE YOU DIG! -800-DIG-RITE

## Drawing Index

**COVER SHEET** COMMERCIAL NOTES **DEMOLITION PLAN** SITE PLAN

ENTRANCE DETAIL/UTILITY PLAN **GRADING PLAN/SEDIMENT & EROSION CONTROL PLAN** 

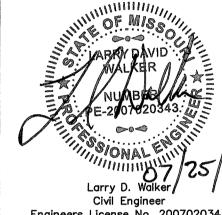
PROFILES EXISTING DRAINAGE AREA MAP

PROPOSED DRAINAGE AREA MAP 10-13 DETAILS

> CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION DATE <u>09/01/201</u> PROFESSIONAL ENGINEER'S SEAL

INDICATES RESPONSIBILITY FOR DESIGN





Engineering #000655
Missouri State Certificate of Authority

06-23-17 CITY COMMENTS 06-28-17 MODOT COMMENTS 07-20-17 CITY COMMENTS

P+Z No. #00-16.05.01 Approved 02-02-17 City No.

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