

LOCATION MAD N.T.S.

A SITE PLAN OF MJS ENTERPRISES

A TRACT OF LAND BEING PART OF U. S. SURVEY 469, TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI

@ 2.00%

RIW-

NIF CITY OF O'FALLON

BORING TO BE PERFORMED UNDER MISSOURI STRIE DEPMIT

SEE PAGE 2 FOR
SANITARY SEWER RAN

SCALE: 1"=40"



STANDARD SIGN FACE. STANDARD CITY STREET DEPARTMENT GAUGE. WHITE LETTERING ON BLUE BACKGROUND. HANDICAPPED GALVANIZED STEEL POST 8'-6" LONG, SET BOTTOM OF SIGN 4'-0" ABOVE GRADE, 3'-0" INTO GRADE.

HANDICAPPED PARKING SIGN

NIF RUBY LOOPER

1317/1359

EXISTING RIW-7

EXISTING

L WATER METER

GRAPHIC SCALE ASPHALT CURB DETAIL

> POSTED SPEED LIMIT: 40 M.P.H. NIF COFFEE PERUQUE CREEK

STA. 152+22= MO. STATE HWY. M'

DEVELOPMENT

I WATER LINE TOBE BORED

BORINGS TO BE PERFORMED UNDER MIGGOURI GIATE PERMIT NOTE: ENTRANCE CONSTRUCTION TO BE TO MISSOURI STATE HIGHWAY DEPT. STANDARDS FOR COMMERCIAL ENTRANCES & PERFORMED UNDER STATE PERMIT.

when

5.62°05' W.

EXIST FORCE MAIN

'M'

GENERAL NOTES

- 1. Area of Site: 3.03 Acres
- 2. Present Zoning Classification: "C-3" Highway Commercial District
- 3. Proposed Land Use: Storage of Non- Hazardous Material Only.
- 4. This site is proposed to be served by the following utilities:

City of O'Fallon Sanitary Sewer: City of O Fallon Electric: Union Electric Company St. Charles Gas Company Telephone: GTE Telephone Company

5. This site is located in the following service areas:

School District: Ft. Zumwalt School District Fire District: O'Fallon Fire Protection District

6. The following Height and Area requirements pertain to this site:

Minimum Front Yard: 30 feet Minimum Side Yard: 20 feet Minimum Rear Yard: 25 feet

Maximum Height of Building: 35 Feet or 2 Stories The required number of off-street parking spaces for this site is 4, calculated at I parking space per 400 square feet of gross floor area. The gross floor area

available to the public is approximately 1600 equarefeet. 8. The number of off-street parking spaces proposed for this site is 5, including 1 parking space reserved for physically

handicapped persons. 9. 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 this plan, shall be the

responsibility of the contractor, and shall be located prior to any grading or construction of the improvements. 10. All construction procedures and materials shall conform to the current City of O'Fallon standards.

11. The required number of trees to be planted on this site is 15, calculated at 1 tree per 40 feet of street frontage.

SUCH PRESERVATION WILL EXCEED ONE TREE PER FORTY FEET.

12. EXISTING TREES ALONG HWY. M. AND HKIY. 79' RIKI SHALL BE PRESERVED.

3. This site is tributary to the Perugue Creek. The limits of flood bazard on the property is as shown on the plan. (Reference: FIRM St. Charles County, Missouri and Incorporated Areas. Map No. 29183C0120 D).

14. All grading activities carried out on this property shall control shall be installed as shown on this plan and/or as required by the City Engineer or his designee.

15. Present Owner of Site: Ms. Ruby Cooper 1651 North Main O'Fallon . Missouri 63366 Telephone: (314) 281-3809

. A current title report or abstract of title has not been furnished by the client: and no investigation has been conducted as the present status of easements, building lines, zoning and/or other restrictive conditions affecting the parcel.

17. NO DUMPING OF GAS OR OIL WILL BE PERMITTED ON THIS SITE.

18. SOLID WOSTE GENERATED FROM THIS SITE WILL BE MINIMAL. TRASH COLLECTION WILL BE BY PRIVATE HAULER & CURE SIDE SERVICE WITH RESIDENTIAL SIYLE PICK-UP.

19. NO EXTERIOR LIGHTING TO BE PROVIDED AT THIS TIME.

20. BACK FLOW PREVENTION WILL BE PROVIDED AND METER PIT TO BE LOCATED BY MMEI.

> Prepared for: MJS ENTERPRISES 305 Capri O'Fallon, Missouri

(314) 272-1911

63366

007.93 CITY of O'FALLON COMMENTS City of O'Fallon comments DATE: NO.: REVISION:

MUSLER ENGINEERING COMPANY

CIVIL ENGINEERING - PLANNING - LAND SURVEYING

6240 Mexico Road, St. Peters, Missouri 63376 Telephone: (314) 441-4555

CHECKED: PROJECT NO .: SHEET NO .: UULY '93 93-082 RSM