

A SITE PLAN FOR MIDWEST AGENCY

8915-8925 Veterans Memorial Parkway
TWO TRACTS OF LAND BEING PART OF SECTION 29
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

General Notes

1. Area of Site: 1.18 AC +/-.
2. Zoning: C2 General Commercial
3. This Site is served by the following utilities:

Water: City of O'Fallon	(636) 240-2000
Sanitary Sewer: City of O'Fallon	(636) 240-2000
Electric: AmerenUE	(636) 925-3235
Gas: St. Charles Gas Company	(636) 946-6170
Telephone: Verizon Telephone	(636) 332-7392
4. This Site is located in the following service areas:
 - Fire Protection: O'Fallon Fire Protection District
 - School District: R-3 Fort Zumwalt School District (West)
5. Project Benchmark: Chiseled square on top of concrete billboard footing, Sta. 0+400+/-, 53m +/- right of Woodlawn Avenue. USGS Elev. = 566.58 ft.
6. 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 the improvements.
7. All proposed utilities to this site must be underground services.
8. All necessary utilities (Public or Private) will be available, functioning and usable at any stage of the project or when the total project is completed.
9. There is no Floodplain on this site as shown on the Flood Insurance Rate Map Number 29183C0237 E, dated August 2, 1996.
10. There is no known wetlands on this site.
11. Stormwater Detention provided per City of O'Fallon requirements
12. All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with current approved "American with Disabilities Act Accessibility Guidelines" along with the required grades, construction materials, specifications and signage. If any conflicts occur between the Guidelines and the plans, the Guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
13. All sign locations and sizes must be approved separately through the City of O'Fallon Planning Division.
14. The required number of off-street parking spaces for this site is 9 spaces (min.) calculated as follows:
(2,540 sq. ft.) / (1 p.s./300 sq. ft.) = 8.46 p.s.
15. The number of off-street parking spaces provided for this site is 14 spaces including 1 ADA compliant space(s).
16. Landscape Plan shall be in compliance with Article X of the Zoning Code.
17. The site is to comply with the Tree Preservation Ordinance, Chapter 23 of the Zoning Code. There are currently 14 trees on the site.
18. The site is to comply with Article XIII of the Zoning Code, Performance Standards.
19. The site is to conform to the Comprehensive Plan.
20. Residential trash service service will be provided.
21. "Existing house to remain" is presently served by the City of O'Fallon sanitary sewers and water.
22. No connection between wells and City system will be allowed.
23. Demolition permits are to be obtained through the Building Permit.
24. Lighting values will be reviewed on site prior to final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
25. Present Owner
Chester L. Sommerkamp
Attn: Ray Sommerkamp
405 Highway 175
O'Fallon, MO 63366
(636) 978-5899

7-25-03
APPROVED

INDEX

1	SITE PLAN
2	DETAILS
3	LANDSCAPE PLAN
4	PHOTOMETRIC PLAN (BY OTHERS)

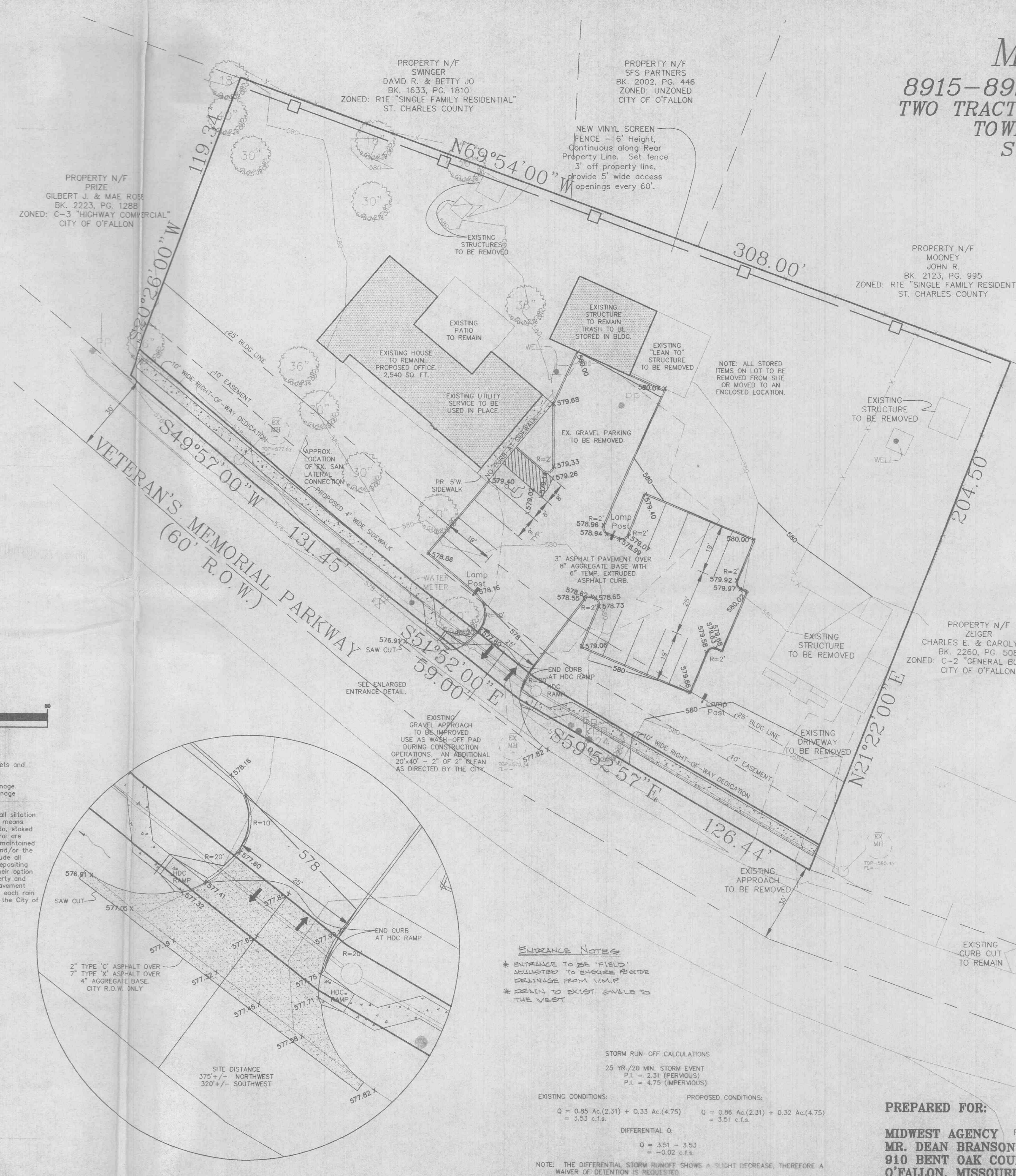
MIDWEST AGENCY
8915-8925 Veterans Memorial Parkway

7/18/03	3	CITY OF O'FALLON PLANNING COMMENTS	
7/7/03	2	CITY OF O'FALLON PLANNING COMMENTS	
4/15/03	1	CITY OF O'FALLON P & Z COMMENTS	
DATE:	NO.:	REVISION:	

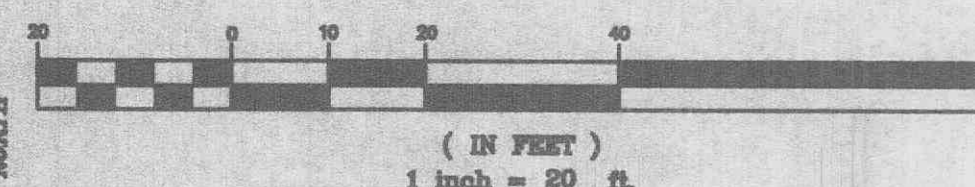
MUSLER ENGINEERING COMPANY

CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Portwest Court, St. Charles, Missouri 63303
Telephone: (636) 916-0444
Fax: (636) 916-3444

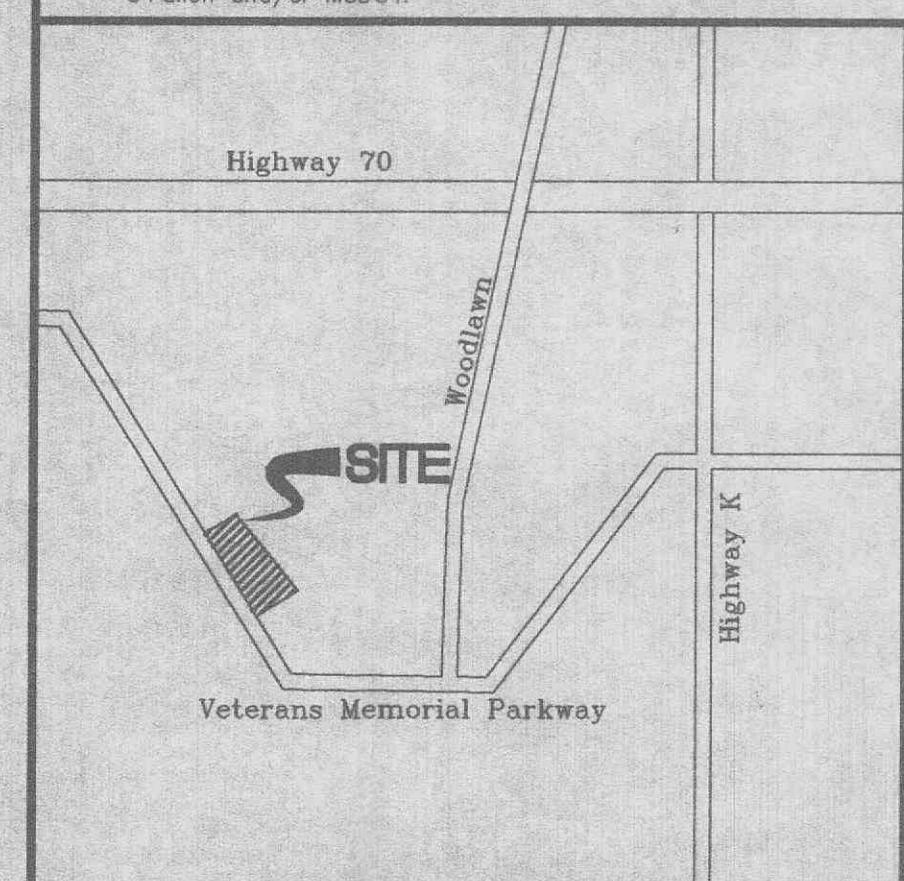
DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
MARCH 2003	J.R.S.		03-719	1 OF 4



GRAPHIC SCALE



- NOTE: Grades for entrances should not exceed 2% at walks, 4% from streets and 10% overall.
- NOTE: All low places whether on-site or off-site are graded to allow drainage. This can be accomplished with temporary ditches. Any off-site drainage easements will be acquired before grading begins.
- NOTE: The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.



LOCATION MAP
N.T.S.

Bldg. Inspector