

**GENERAL NOTE**

1. Present Zoning: I-2 Heavy Industrial
2. Proposed Zoning: I-2 Heavy Industrial
3. Proposed Use: Semi Trailer Repair and Sales
4. Area of Tract: 15.07 Acres
5. Site Address: 404 South Cool Springs Road
6. Project is Served By:
  - A. Water - City of O'Fallon 636-281-2858
  - B. Gas - Spire Gas Company 800-887-4173
  - C. Telephone - CenturyTel Telephone Company 636-266-2823
  - D. Sanitary - City of O'Fallon Sewers 636-281-2858
  - E. Electric - Ameren UE 636-980-1137
  - F. Fire - O'Fallon Fire Protection District 636-272-3493
  - G. Traffic - City of O'Fallon 636-379-5602
  - H. Engineering - City of O'Fallon Engineering 636-379-5556
  - I. Inspections - City of O'Fallon 636-379-5596
7. All utilities shall be located underground.
8. All dimensions taken from back of curb unless otherwise noted.
9. Building height, site lighting and signage shall be in accordance with City of O'Fallon's Requirements.
10. Setback and yard requirements:
  - G. Front Yard Setback: 30 feet
  - H. Rear Yard Setback: 50 feet
  - I. Side Yard Setback: 25 feet
11. Grading and drainage shall be per the requirements of the City of O'Fallon.
12. Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
13. All easements shall be provided for an boundary adjustment plat.
14. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
15. No slope shall be greater than 3:1 during construction and at final grade.
16. Per F.I.R.M. #2918300241G January 20, 2016, portions of the site are located within the 100 year flood plain.
17. Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture. Enclosures shall have vinyl gates matching the building colors.
18. Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
19. Location of backflow preventer and water services shall be addressed with the architectural drawings. Water meter locations shall be coordinated with the water company.
20. All new utilities under City streets shall be bored.
21. All handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements.
22. All proposed fencing requires a separate permit through the Planning Division.
23. Ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.
24. Utility contractor shall coordinate utility connections with general contractor.
25. This site will be in compliance with Phase II Illicit Storm Water Discharge guidelines per Ordinance 5082.
26. A Boundary Adjustment Plat will be submitted and approved by the City prior to the issuance of a building permit.
27. All Existing Gravel areas shall be removed and either be paved or planted with grass.
28. The existing and proposed buildings shall be brought into compliance with Chapter 415: Flood Hazard Prevention Code.
29. Water meter for all buildings shall be located outside of the building.
30. All installations and construction shall conform to the approved engineering drawing. However, if a 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.
31. Lighting Values will be reviewed on site prior to the final occupancy inspection.
32. All non-reinforced concrete shall be 4,000 p.s.i. at 28 days.
33. The asphalt surface shall be compacted to 98% maximum density.

**SANITARY SEWER FLOW ESTIMATE**

ESTIMATED SANITARY FLOW INDUSTRIAL FACILITY: 0.35 CFS PER SQ FT OF BUILDING

BUILDING SIZE = 27,106 SF  
 SANITARY FLOW = 27,106 SF \* 0.35 = 9,487 GPD AVERAGE FLOW

FEMA REFERENCE BENCHMARK: RM70

ELEVATION = 505.00 NAVD88 DATUM

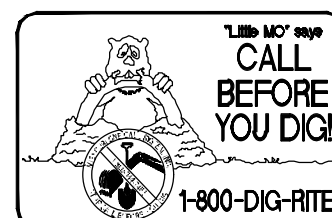
Standard Disk Stamped "H 149 1935" set in top of west end of the base of southern pier of Norfolk Southern Railway over State Highway 79.

\* 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

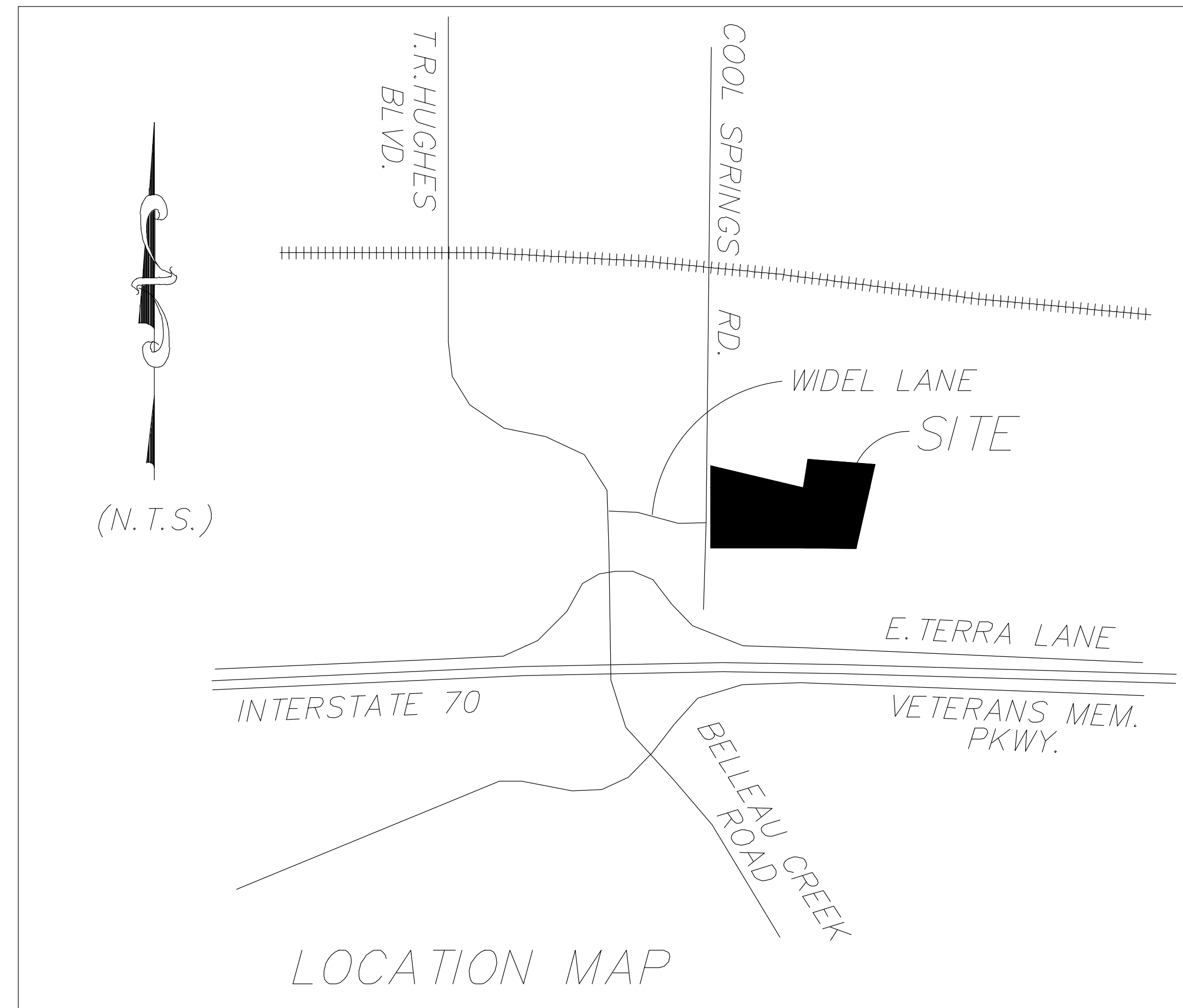
**UTILITIES NOTE**

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



# Midway Trailers Inc. dba Missouri Great Dane

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 27,  
 TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON,  
 ST. CHARLES COUNTY, MISSOURI  
**ENTRANCE PLANS**  
 REVISED PLAN PER APPROVAL UNDER PERMIT DR19-000001



**INDEX OF SHEETS:**

- 01 COVER SHEET
- 02 NOTES
- 03 SITE PLAN / GRADING PLAN
- 04 PROFILE / DRAINAGE AREA MAP
- 05 DETAILS

## P and Z Approval

Site Plan Case Number 17-012024 was approved on September 7th 2018.

Conditions for Approval  
 Municipal Code Requirements:

1. Comply with Chapter 415 Flood Hazard Prevention Code of the City Code.
2. A boundary adjustment plat will be required to remove the lot line through the building.
3. Provide storm water quality the meets the City's requirements.
4. Detention below the base flood elevation does not count toward required storm water retention.
5. Provide a five (5) foot wide roadway dedication strip.
6. Upgrade your half of the roadway to City of O'Fallon local street standards.
7. The tree preservation calculation shows less than the required 20% of trees preserved. This shall be revised, of the trees shall be replaced according to the requirements in Section 402.040 of the City Code.
8. Work with staff on the location of the South Entrance.
9. Verify that stormwater detention donation funds have been submitted to the City for the existing development, If this has not previously been provided the required funds shall be provided prior to Construction Site Plan approval.

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: Jeannie Greenlee DATE 10/07/2019  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

**NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN MoDOT RIGHT OF WAY LIMITS.**

**TREE PRESERVATION NOTE**

EXISTING TREE MASS = 384,861 SQ FT  
 TREE MASS REMAINING = 209,029 SQ FT  
 PERCENT OF TREE MASS PRESERVED = 54.3%

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
27,106 (4%)	232,514 (35%)	396,616 (60%)	656,236

PROJECT TITLE  
**IMPROVEMENT PLANS**  
 MIDWAY TRAILERS INC DBA  
 MISSOURI GREAT DANE  
 COVER SHEET  
 PFS No. 90066MOCSD.00F  
 TASK 001

St. Peters  
 22 Richmond Center Court  
 St. Peters, MO 65276  
 Phone (636) 397-1211  
 Fax (636) 397-1104  
 www.pfs.com



**ENGINEER'S AUTHENTICATION**  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND GATE REQUIRED ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND ESPECIALLY EXCLUDES RESPONSIBILITY AFTER THESE PLANS HAVE BEEN AUTHENTICATED.  
**PICKETT, RAY & SILVER, INC. MO LICENSE #000000000**



KARL A. SCHENKE, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information  
**STEVE + PATTI JONES**  
 PO BOX 275  
 Benton, Missouri 63796

P+Z No. 17-012024  
 City No. 18-006464  
 COVER SHEET

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\*\*\* 10/04/2019, ENTRANCE PLANS \*\*\*