

A SITE PLAN FOR
O'FALLON INTERSTATE MOTORS
 A TRACT OF LAND BEING
 PART OF THE N.W. QUARTER OF FRACTIONAL SECTION 30,
 TOWNSHIP 47 NORTH, RANGE 3 EAST,
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

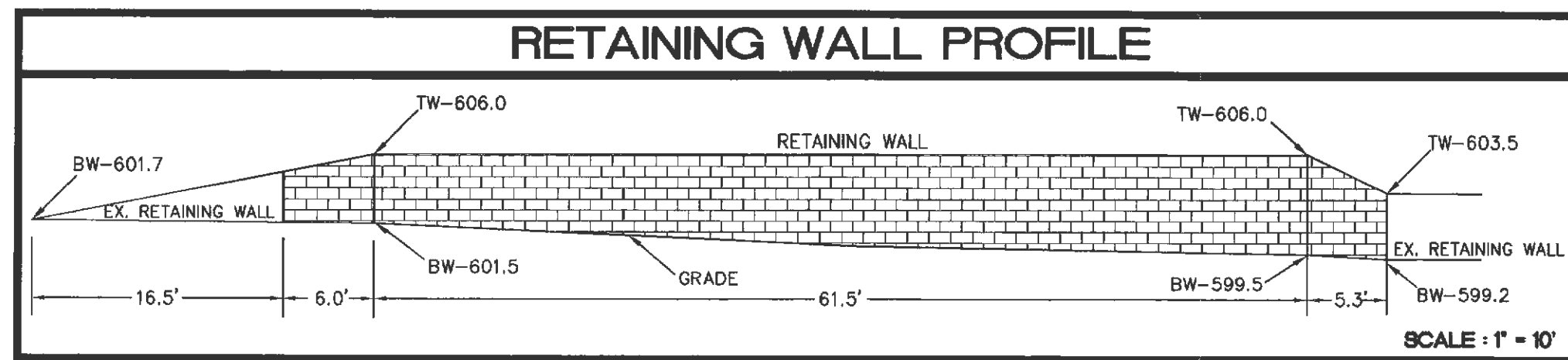
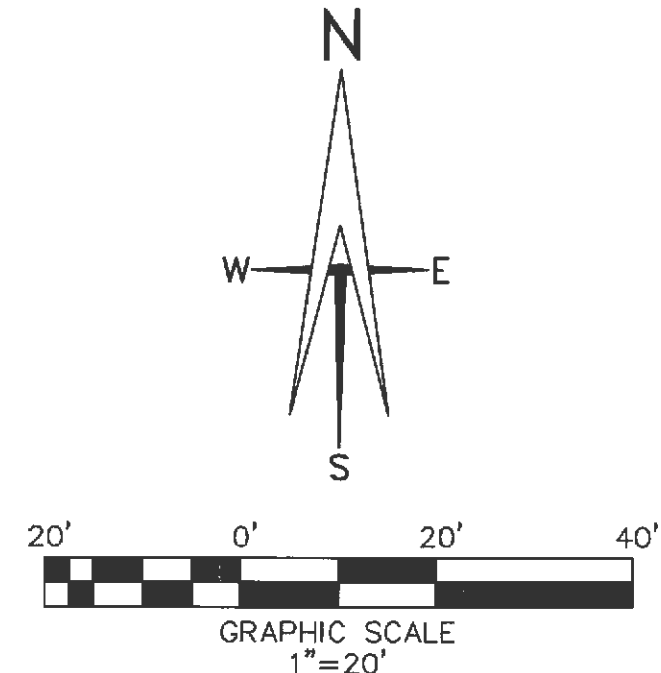
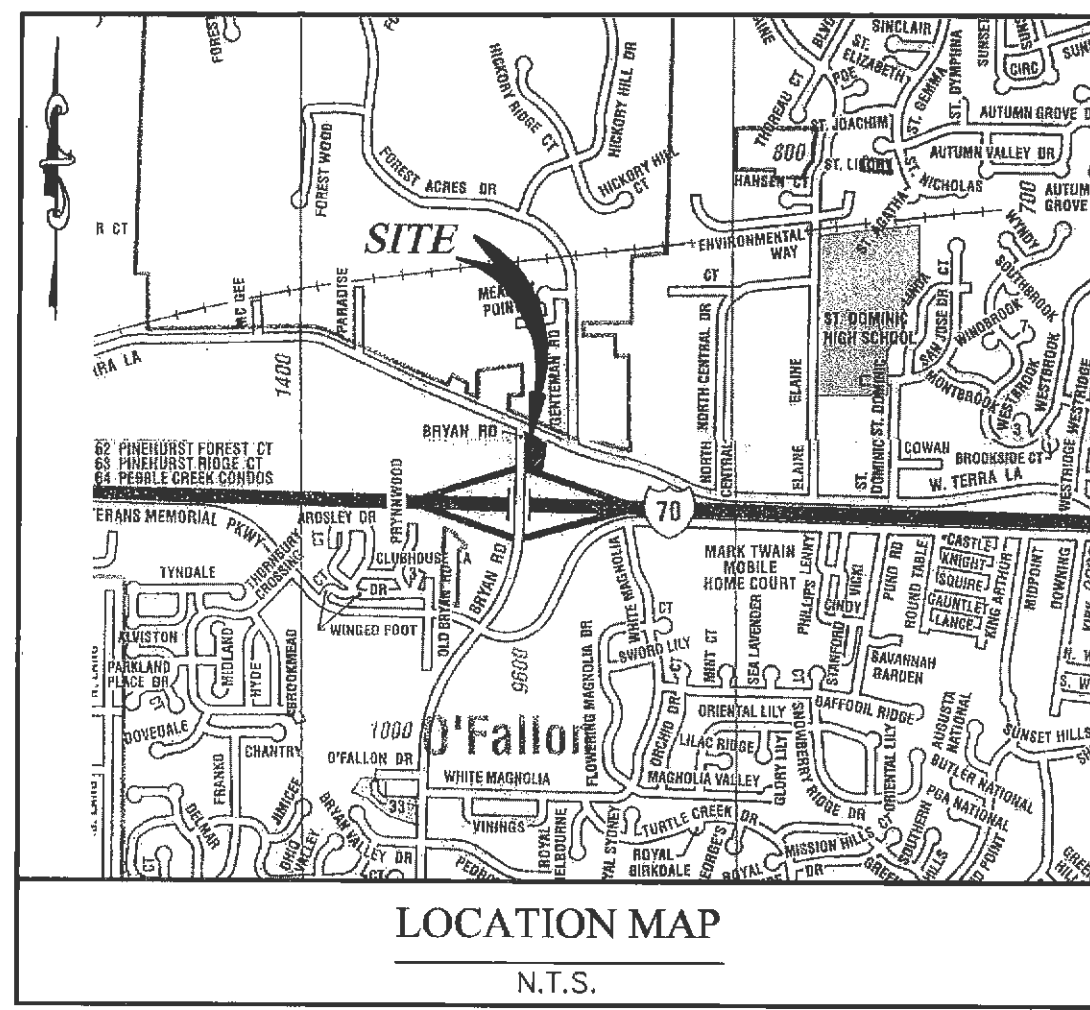
DEVELOPMENT NOTES:

- Area of Tract: 0.77 Acres - 33,431 sq. ft.
- Present Zoning: I-1 Light Industrial
- Proposed Zoning: I-1 Light Industrial w/C U P
- I-1 Zoning Dimensional Requirements:

Maximum Lot Coverage:	None
Minimum Front Yard:	30 Feet
Minimum Side Yard:	20 Feet
Minimum Rear Yard:	35 Feet
- Proposed development to be served by:

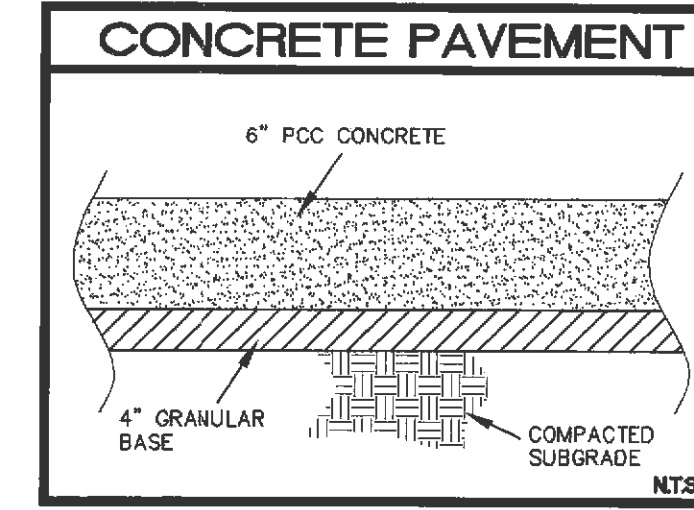
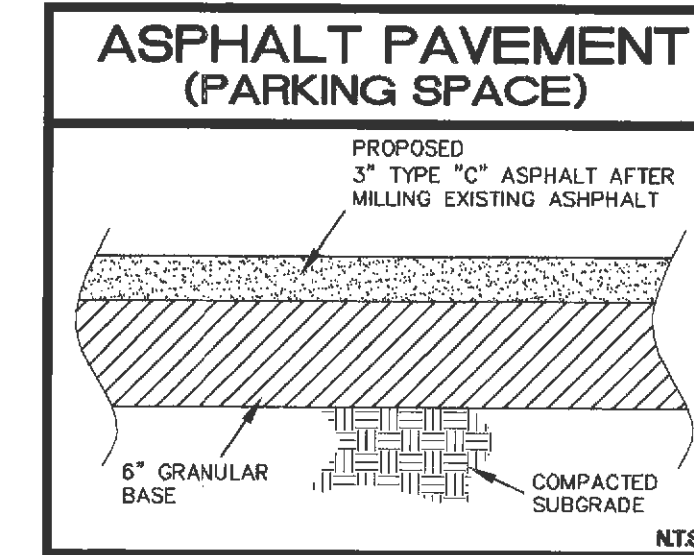
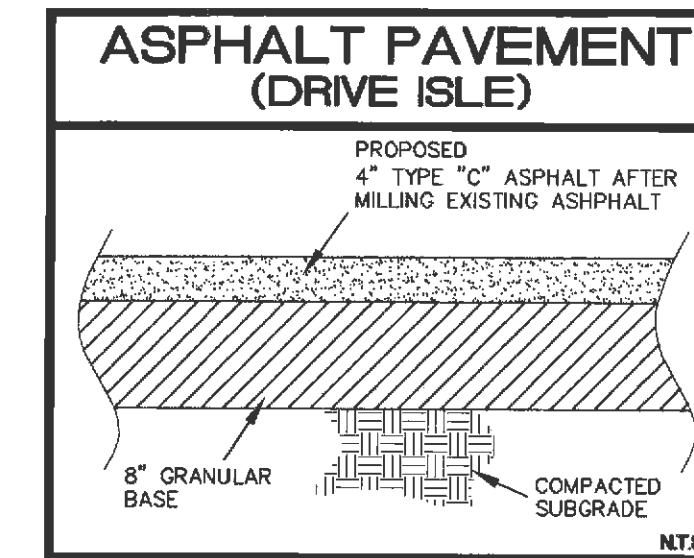
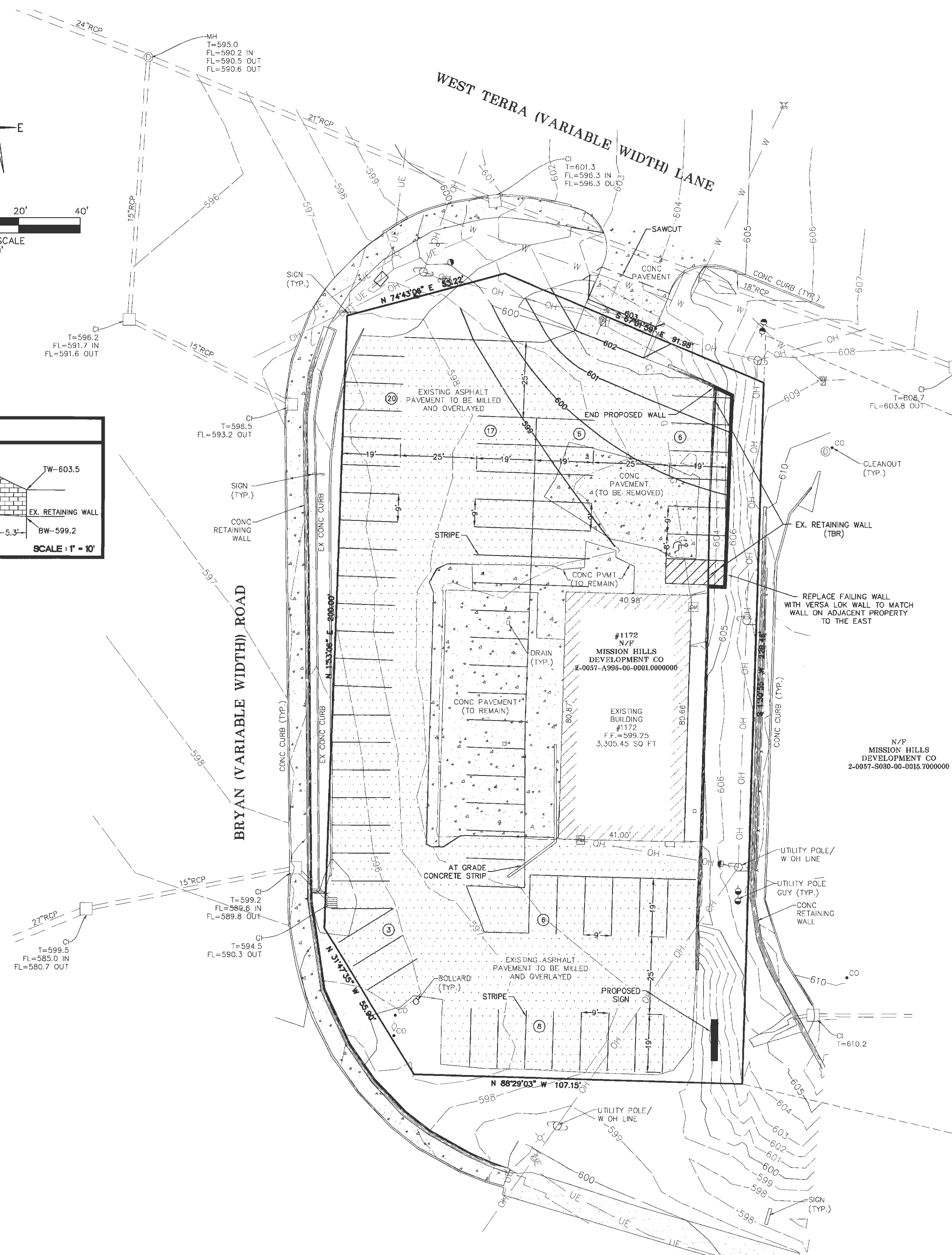
Water:	City of O'Fallon
Sewer:	Septic
Telephone:	Cingular
Gas:	LoCade Gas
Electric:	Ameren UE
O'Fallon Fire Protection District:	
Fort Zumwalt School District:	
- Site Coverage Summary:

Predevelopment Conditions:	
Building:	3,305 sq. ft. (10%)
Pavement:	24,892 sq. ft. (74%)
Green Space:	5,234 sq. ft. (16%)
Postdevelopment Conditions:	
Building:	3,305 sq. ft. (10%)
Pavement:	25,234 sq. ft. (75%)
Green Space:	4,892 sq. ft. (15%)
- Off-street Parking Requirements:
 - One (1.0) space required per 3000 sq. ft. of display area
 - One (1.0) space required per employee
 - One (1.0) space required per 400 sq. ft. of service floor area
 Customer Parking Required: Outside display area 20,000 sq. ft. / 3000 sq. ft. = 7 spaces required
 Inside service floor area 1,500 sq. ft. / 400 sq. ft. = 4 spaces required
 + 6 employees / 1 space per employee = 6 spaces required
 = 17 total spaces required
 Customer Parking Provided: Proposed: 66 spaces including 1 disabled space
- According to the FIRM Flood Insurance Rate Map 29183C0230 F Dated August 2, 1996, this development is not located within the 100 year flood plain.
- This plan complies with the City of O'Fallon Comprehensive Plan.
- This site shall be compliant with Article XIII of the City of O'Fallon Municipal Code.
- No trash enclosure will be used on this site. A trash receptacle will be rolled out on collection day.
- Earthwork - 49 cubic yards of fill.
- Mill existing pavement and overlay with 4" type "C" Asphalt over 8" Aggregate in Drive Isles, 3" type "C" Asphalt over 6" Aggregate in Parking Spaces or (optional) 6" PCC Concrete over 4" Aggregate for parking spaces and drive isles.



LEGEND

	SANITARY STRUCTURE		CLEAN OUT
	STORM STRUCTURE		T.B.R. TO BE REMOVED
	TEST HOLE		T.B.R.&R. TO BE REMOVED & RELOCATED
	POWER POLE		T.B.P. TO BE PROTECTED
	LIGHT STANDARD		T.B.A. TO BE ABANDONED
	CURB INLET		B.C. BASE OF CURB
	DOUBLE CURB INLET		T.C. TOP OF CURB
	GRATE INLET (EXISTING)		T.W. TOP OF WALL
	AREA INLET (EXISTING)		TYP. TYPICAL
	DOUBLE AREA INLET		U.N.O. UNLESS NOTED OTHERWISE
	FLARED END SECTION		U.I.P. USE IN PLACE
	END OF PIPE		572 EXISTING CONTOUR
	ENERGY DISSIPATOR		578 PROPOSED CONTOUR
	MANHOLE		TREE LINE
	RCP REINFORCED CONCRETE PIPE		8" PVC SAN. SEWER (EXISTING)
	CMP CORRUGATED METAL PIPE		SAN. SEWER (PROPOSED)
	CIP CAST IRON PIPE		12" CMP STORM DRAIN (EXISTING)
	PVC POLYVINYL CHLORIDE PIPE		STORM DRAIN (PROPOSED)
	VCP VITRIFIED CLAY PIPE		PHONE BOX
	GUY WIRE		IRON PIPE
	SIGN		WTR WATER LINE
	POST		HYDRANT
	WATER METER		CONCRETE PAVEMENT
	WATER VALVE		PLACED RIP-RAP W/UNDERLAIN FABRIC
	WATER SHUT OFF		GENERAL SURFACE DRAINAGE
	GAS VALVE		N.T.S. NOT TO SCALE
	OHE OVERHEAD ELECTRIC LINE		ROW RIGHT-OF-WAY
	C.L. CLEARING LIMITS		T.B.C. TOP BACK CURB
	E.O.A. EDGE OF ASPHALT		D.I.P. DUCTILE IRON PIPE
	E.O.C. EDGE OF CONCRETE		D.N.D. DO NOT DISTURB
	A.T.G. ADJUST TO GRADE		T.P. TOP OF PAVEMENT
	F.G. FINISHED GRADE		
	DIVISION SWALE		
	DITCH CHECK		



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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 AND/OR CONSTRUCTION OF IMPROVEMENTS.

PROPERTY OWNER: MISSION HILLS DEVELOPMENT
 225 N. HWY 67
 FLORISSANT, MO 63031
 CONTACT: GLENN TRAVERS
 (314) 830-2730

REVISED 2/26/15 COMMENTS
 GMT AUTO SHEET 1 OF 1
S | C ST. CHARLES ENGINEERING & SURVEYING, INC.
E | S 801 S. FIFTH STREET, SUITE 202
 ST. CHARLES, MO 63301
 TEL:(636) 947-0607 FAX:(636) 947-2448
 ORDER NO. 14-0327
 DATE 2/25/15

