

PLAN VIEW
SCALE: 1"=40'

RANGE USA

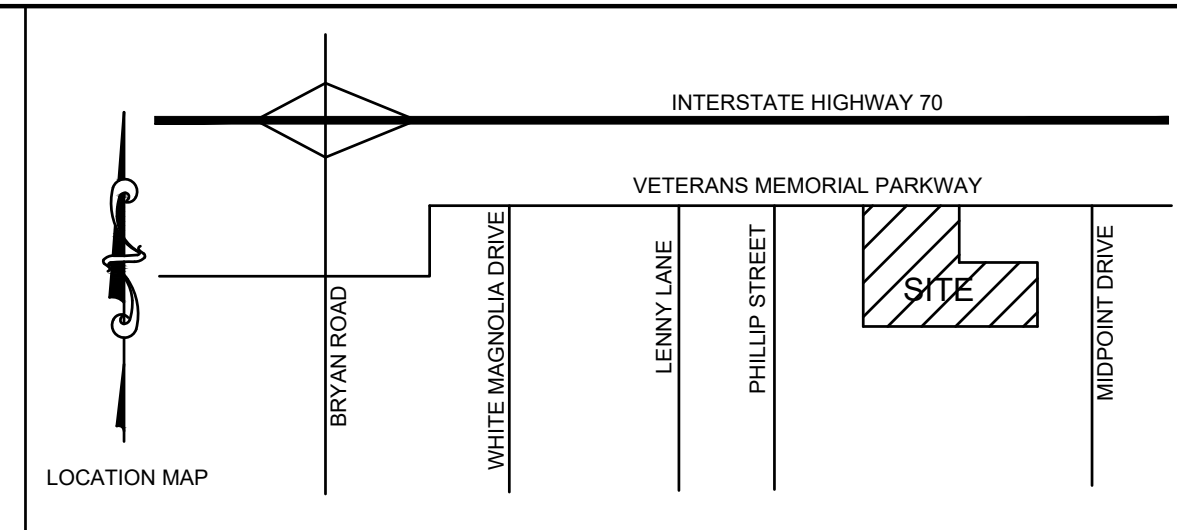
RANGE USA

INDOOR GUN RANGE

9100 Veterans Memorial Parkway
O'Fallon, Missouri 63366

PREPARED FOR: PRIMAX PROPERTIES, LLC
1100 E. Morehead Street
Charlotte, NC 28204-2815

PREPARED BY: **the clayton engineering company, inc.**
ENGINEERS • SURVEYORS • PLANNERS
2268 WELSCH INDUSTRIAL COURT
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8688



ABBREVIATIONS	SYMBOLS
AI Area Inlet	○ Clean Out
Asph Asphalt	◻ Catch Basin/Curb Inlet/Area Inlet
BW Bottom of Wall	◻ Double Catch Basin/Curb Inlet
BB Back to Back	◻ Flared End Section
CB Catch Basin	◻ Grated Inlet
ChB Chord Bearing	○ Manhole
CI Curb Inlet	● Grated Manhole
CL or t Centerline	○ HDS Unit
CMP Corrugated Metal Pipe	⊖ Drain
Conc Concrete	⊖ Sign
CTV Underground Cable TV	⊖ Light Standard
DB Deed Book	⊖ Utility Pole
DCB Double Catch Basin	⊖ Faucet
DCI Double Curb Inlet	⊖ Fire Hydrant
DIP Ductile Iron Pipe	⊖ Valve or Meter (Gas or Water)
DS Downspout	⊖ Cable TV Box
FES Flared End Section	⊖ Electric Co. Box
FF Finished Floor	⊖ Electric Meter
FL or t Flow Line	⊖ Telephone Co. Box
FO Underground Fiber Optic	⊖ Traffic Signal
GM Gas Meter	⊖ Traffic Signal Box
GV Gas Valve	⊖ Deciduous Tree
GI Grated Inlet	⊖ Evergreen Tree
HDPE High Density Polyethylene Pipe	⊖ Water Valve
L Length of Curve	⊖ Sewer Identification #
MH Manhole	⊖ Test Hole/ Soil Boring
N/F Now or Formerly	⊖ ADA Parking Space
OHE or OHW Overhead Electric or Wires	⊖ Parking Space Count
OIP Old Iron Pipe	
PG Page	
PB Plat Book	
PL or t Property Line	
PVC Polyvinyl Chloride Pipe	
Pvmt Pavement	
R Radius	
RCP Reinforced Concrete Pipe	
R/W Right of Way	
Trans Transformer	
TW Top of Wall	
Typ Typical	
UGE Underground Electric	
UGFO Underground Fiber Optic	
UST Underground Telephone	
VCP Vitrified Clay Pipe	
WM Water Meter	
WV Water Valve	
32L3017S Sewer Identification #	

- SITE NOTES:**
- WE HAVE EXAMINED FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL NUMBER 290316-0240-G), MAP NUMBER 291830240G, AND FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 290316-0227-G), MAP NUMBER 291830227G, BOTH HAVING AN EFFECTIVE DATE OF DECEMBER 15, 1992, LAST REVISED ON JANUARY 20, 2016, OF THE NATIONAL FLOOD INSURANCE PROGRAM PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA CONTAINING THE SUBJECT PROPERTY. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS NOTE IS FOR THE PURPOSE OF PROVIDING INFORMATION AS INDICATED ON THE CURRENT FLOOD INSURANCE RATE MAPS FOR THIS AREA, AND SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED.
 - ALL DIMENSIONS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - STORMWATER RUNOFF WILL FOLLOW SIMILAR DRAINAGE PATTERNS TO THE EXISTING STORMWATER COLLECTION & DETENTION SYSTEM. A STORMWATER DETENTION BASIN WITH WATER QUALITY TREATMENT WILL BE INSTALLED WITH THIS PROJECT.
 - ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE 400.278. ROOFTOP UNITS SHALL BE SCREENED BY A PARAPET WALL AT LEAST AS HIGH AS TALLEST MOUNTED UNIT ON ROOF.
 - ALL SIGNAGE SHALL BE APPROVED THROUGH PLANNING AND DEVELOPMENT VIA A SEPARATE PERMITTING PROCESS. ANY SIGNS SHOWN ON THIS SITE DEVELOPMENT PLAN ARE NOT A PART OF THIS SITE PLAN APPROVAL.
 - PARCEL ID: 2-0141-0020-00-0002-0000000
 - EXISTING ZONING = C-2
 - PROPOSED ZONING = I-1
 - DEVELOPER: PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204
 - OWNER: PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204
 - PROPOSED SITE COVERAGES:
TOTAL SITE AREA = 2.92 ACRES (LOT 2A=2.32 AC., LOT 2B = 0.60 AC.)
TOTAL DISTURBED: 1.87 AC (LOT 2A=1.77 AC., LOT 2B = 0.10 AC., R/W=0.10 AC.)
BUILDING AREA: 0.34 AC (11.6% OF TOTAL SITE)
LOT 2A=0.34 AC (14.7% OF 2A), LOT 2B = 0 AC (0% OF 2B)
PAVEMENT AREA: 1.14 AC (40.1% OF TOTAL SITE)
LOT 2A=1.04 AC (44.8% OF 2A), LOT 2B = 0.06 AC (10% OF 2B)
GREEN SPACE: 1.44 AC (48.3% OF TOTAL SITE)
LOT 2A=0.94 AC (40.5% OF 2A), LOT 2B = 0.54 AC (90% OF 2B)
 - EXISTING BUILDING SETBACKS LOT 2B (C-2 GENERAL BUSINESS ZONING DISTRICT):
FRONT YARD: NOT LESS THAN TWENTY-FIVE (25) FEET
SIDE YARD: NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
REAR YARD: NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OR OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.
 - PROPOSED BUILDING SETBACKS LOT 2A (I-1 LIGHT INDUSTRIAL ZONING DISTRICT):
FRONT YARD: NOT LESS THAN THIRTY (30) FEET.
SIDE YARD: LEAST WIDTH OF EITHER YARD SHALL NOT BE LESS THAN TWENTY (20) FEET, EXCEPT IN THE CASE OF A CORNER LOT OR PARCEL, WHERE THE SIDE YARD ON THE ROAD OR STREET SIDE SHALL NOT, BE LESS THAN THIRTY (30) FEET.
REAR YARD: NOT LESS THAN THIRTY-FIVE (35) FEET.
 - PROPOSED BUILDINGS:
INDOOR GUN RANGE:
GROSS SQUARE FOOTAGE INDOOR GUN RANGE = 14,989 SF GROSS (14,643 SF INTERIOR)
BUILDING HEIGHT = 21'-4"
HOURS OF OPERATION: 10AM-7PM SUNDAY-THURSDAY, 10AM-8PM FRIDAY-SATURDAY.
 - PARKING MINIMUM REQUIREMENT CALCULATIONS:
(INDOOR GUN RANGE)
REQUIRED: 1 SPACE PER 250 SQ. FT. OF FLOOR AREA
14,643 SQ. FT. / 250 SQ. FT. = 58.6 = 59 SPACES REQUIRED
PROVIDED = 85 SPACES (INCLUDES 4 ADA)
 - BICYCLE PARKING MINIMUM REQUIREMENT CALCULATION:
1 BIKE SPACE PER 15 PARKING SPACES (4 MINIMUM PER BUILDING) REQUIRED = (86 SPACES) / 15 = 5.7 = 6 BIKE SPACES
PROVIDED = 3 BIKE RACKS (6 BIKE SPACES)

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L-2	PLANTING SPECIFICATIONS LIGHTING PLAN

* 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 0.83 Acres
The area of land disturbance is 2.19 Acres
Number of proposed lots is 2

* Tree preservation calculations (See Landscape Plan)

Site Benchmark:
TBM#655
NAVD88 Elev.=626.67 FtUS
"O" in Open on fire Hydrant in Northwest corner of property.

Conditions of Approval From Planning and Zoning

ON JANUARY 6, 2022, THE PLANNING AND ZONING COMMISSION APPROVED AN AMENDED SITE PLAN, CONDITIONAL USE PERMIT, AND REZONING FOR (21-010865) REQUEST FOR CONSIDERATION AND MOTION FOR ACTION ON A SITE PLAN FOR PROPERTY LOCATED ON VETERANS MEMORIAL PARKWAY NORTH OF THE JEWEL APARTMENTS - TIGER HOLDINGS XI, LLC, PROPERTY OWNER - PRIMAX PROPERTIES, CONTRACT PURCHASER - PROPOSED USE: INDOOR FIRING RANGE WITHIN THE I-1 LIGHT INDUSTRIAL DISTRICT.

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

CONDITIONAL USE PERMIT ITEMS:

- THE HOLDER OF THIS CONDITIONAL USE PERMIT SHALL BE AND REMAIN FULLY LICENSED WITH THE STATE OF MISSOURI AND THE CITY OF O'FALLON. BOTH LICENSES SHALL REMAIN IN GOOD STANDING THROUGHOUT THE TERM OF THIS CONDITIONAL USE PERMIT.
- THIS CONDITIONAL USE PERMIT IS GRANTED SOLELY TO THE OWNER OF RANGE USA. SHOULD OWNERSHIP TRANSFER IN THE FUTURE, THE NEW OWNER SHALL BE REQUIRED TO APPLY FOR A TRANSFER OF A CONDITIONAL USE PERMIT THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THIS CONDITIONAL USE PERMIT SHALL BE REVOKED UPON: I) BREACH OR FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT, II) DISCIPLINARY ACTION OR OTHER ACTION AFFECTING THE STATUS OF THE HOLDER'S STATE OR CITY LICENSES, AND III) AS OTHERWISE PROVIDED BY ORDINANCE OR OTHER APPLICABLE LAW.
- THE OCCURRENCE OF ACTIVITIES WHICH ARE DEEMED TO DISTURB THE PEACE IS DEFINED IN TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE OF THE MUNICIPAL CODE SHALL PROMPT THE CITY TO REVOKE THE CONDITIONAL USE PERMIT.
- SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE (1) YEAR, THE CUP SHALL BE REVOKED.
- PROVIDE INFORMATION REGARDING THE SOUND DAMPENING, THE FIRING RANGE SHALL NOT PRODUCE ANY NOISE BEYOND THEIR PROPERTY LINE THAT WOULD BE DEEMED A NUISANCE PER CODE SECTION 220.020(A)(13)
- THE APPLICANT MUST ADHERE TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS CONCERNING THE SALE OF FIREARMS.
- THE APPLICANT SHALL DISCUSS THE PROPOSED SECURITY MEASURES WITH CHIEF NESKE IN THE POLICE DEPARTMENT PRIOR TO INSTALLATION. ADDITIONAL SECURITY MEASURES MAY BE REQUIRED, INCLUDING:
 - INSTALLING A 24-HOUR MONITORED SECURITY SYSTEM WITH MOTION ALARMS, GLASS BREAK ALARMS, AND STROBES AND SIRENS ON THE EXTERIOR PORTION OF THE BUILDING.
 - INSTALLING COMMERCIAL GRADE SECURITY CAMERA SYSTEM COVERING ALL ANGLES OF THE EXTERIOR OF THE BUILDING AS WELL AS THE INTERIOR OF THE UNIT.
 - SECURING ALL OF THE WINDOWS WITH COMMERCIAL GRADE SECURITY FILM AND REINFORCING THE FRAMES.
 - THE INTERIOR OF THE UNIT WILL CONTAIN SECURITY GATES AS AN ADDITIONAL PREVENTATIVE MEASURE IF A BREAK IN OCCURS.

SITE PLAN ITEMS:

- SHOW THE FALL ZONE OF THE BILLBOARD. THE FALL ZONE IS CALCULATED AS THE HEIGHT OF THE BILLBOARD PLUS 10 FEET.
- ANY ROOFTOP MECHANICAL UNITS SHALL BE PROPERTY SCREENED PER CODE SECTION 400.278.
- WHEN LOT 2B DEVELOPS A SIDEWALK WILL BE REQUIRED ALONG THE DRIVE AISLE TO THE APARTMENTS
- PROVIDE DETENTION AND WATER QUALITY FOR LOT 2B IN THE BASIN. THE DETENTION BASIN/WATER QUALITY AREA WILL NEED TO BE DESIGNED FOR THE 100-YEAR/20-MINUTE STORM.
- PROVIDE TRAIL AND SIDEWALK DETAILS.
- REDUCE THE LIGHTING VALUES ON THE PHOTOMETRIC LIGHTING PLAN TO BE BETWEEN 0.4 AND 0.7 FOOT CANDLES AT THE PROPERTY LINE.
- PROVIDE THE OVERALL HEIGHT OF THE BUILDING.

DEVELOPER:
PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204

PROPERTY OWNER:
PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204

CIVIL ENGINEERING COMPANY:
THE CLAYTON ENGINEERING CO., INC.
2268 WELSCH INDUSTRIAL COURT
ST. LOUIS, MO 63146
314-692-8888

EXISTING ZONING:
C-2 "GENERAL BUSINESS DISTRICT"

PROPOSED ZONING:
I-1 "LIGHT INDUSTRIAL DISTRICT"

SCHOOL DISTRICT:
FORT ZUMWALT SCHOOL DISTRICT

SITE ADDRESS:
15 CASTLE LANE

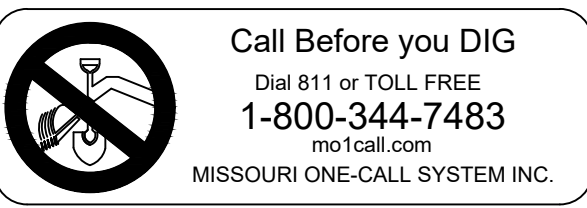
PARCEL I.D. NUMBER:
2-0141-0020-00-0002-0000000

Utility Contacts

Sanitary Sewers	Gas	Telephone
City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-240-2000	Spire Gas 6400 Graham Road St. Louis, MO. 63134 314-522-2297	Lumen 1 Solutions Pkwy Town and Country, MO. 63017 636-237-6750
Water City of O'Fallon Water District 100 N. Main St. O'Fallon, MO. 63366 636-240-2000	Fire District O'Fallon Fire Protection District 111 Laura K. Drive O'Fallon, MO. 63366 636-272-3493	Electric Ameren Missouri 200 Callahan Road Wentzville, MO. 63385 636-639-8312
City of O'Fallon Contact Information: Water Main Locates: 636-281-2858 Sanitary Sewer Locates: 636-281-2858 Storm Sewer Locates: 636-281-2858 Traffic Locates: 636-379-5602 Engineering Division: 636-379-5556 Construction Inspection Division: 636-379-5596		

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND ZONING COMMISSION APPROVAL DATE - FEBRUARY 24, 2022 FOR A SITE PLAN, CONDITIONAL USE PERMIT AND REZONING FOR (21-010865) REQUEST FOR CONSIDERATION AND MOTION FOR ACTION ON A SITE PLAN FOR PROPERTY LOCATED ON VETERANS MEMORIAL PARKWAY NORTH OF THE JEWEL APARTMENTS - TIGER HOLDINGS XI, LLC, PROPERTY OWNER - PRIMAX PROPERTIES, CONTRACT PURCHASER - PROPOSED USE: INDOOR FIRING RANGE WITHIN THE I-1 LIGHT INDUSTRIAL DISTRICT.



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

PRINTED ON 24" x 36" SHEET

The original signed and sealed of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company, the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. The signed and sealed original is the official document and shall take precedence over any digital version.

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the clayton engineering company, inc.
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www.theclaytoneng.com
100 Veterans Memorial Parkway, St. Louis, Missouri 63102
E-200150069

07-20-22 EAS Detention Access Exam. and SWPPP inspection notes
08-28-22 EAS EYM & TWM ROW Variations (C/D)
09-21-22 EAS Minor building/parking lot revisions, address HDS info.
10-04-22 EAS City of O'Fallon comments
10-05-22 EAS MxDOT comments
10-05-13-22 EAS BID SET
10-05-18-22 EAS MxDOT comments
10-06-09-22 EAS New Address, trash rack, removed west gate
10-06-14-22 EAS New west gate location
FILE: G:\2022\2103 RANGE\CEP\PlanSet\PlanSet01.dwg
PLOTTED: 10/20/22 14:48 PM
O'Fallon, MO. 63366

Prepared for:
PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204

COVER SHEET
RANGE USA INDOOR GUN RANGE

ERIC A. SKELTON - Professional Engineer
(PE 201150069)

ERIC A. SKELTON
REGISTERED PROFESSIONAL ENGINEER
NUMBER
E-2000150069
07-20-22

Designed: EAS
Drawn: EAS
Checked: EAS
Date: March 19, 2022

Project Number: 21243
Sheet Number: C0.0 of