



KERN • RUDER
Architecture, P.C.
443 North New Ballas Road, Suite 200
St. Louis, Missouri 63141-8832
314 - 682-2215 Fax 314 - 682-2216



John E. Ruder A-5074

The Architect shall not be responsible for any deviations from these Construction Documents during or after construction unless approved in writing by the Architect.

This set of Construction Documents, as an instrument of service, is and remains the property of Kern-Ruder Architecture, P.C. and its employees.

These Construction Documents shall not be used for any work other than that for which it was prepared.

Ruder Automotive Service Facility
Project Address:
2894 Babble Creek Lane
O'Fallon, MO 63366

Owner:
John E. Ruder
6311 Westminster Pl.
St. Louis, MO 63130

No.	Addendum / Change Order	Date	Signature
ADM 1	5-8-96		JER
	Clear-out, Sample T		
ADM 2	6-8-96		JER
	Silt Control, Backflow Preventer, Detention, Flood Plain		

Project Number
9604-RASF

File Name:
RASFA0-CISTP.DWG

Revisions

Site Plan

A0-01

CONTRACT DATE:
04-30-96

Site Data:

Submission Date: Rev. 3-28-96, Rev. 4-4-96
Owner: John E. and Eleanor D. Ruder
6311 Westminster Pl.
St. Louis, Missouri 63130

Information used to prepare this plan was derived in part from documents provided by the Owner, field measurements and out boundary drawings prepared by a registered land surveyor. The locations of all existing structures and elements are approximate.

OUT-BOUNDARY
St. Charles Engineering & Surveying, 801 S. 5th St., Ste 202 St. Charles, MO 63301

TOPOGRAPHICAL
Frontier Engineering Group, Inc. 3278 S. Big Bend Blvd. St. Louis, MO 63143

LEGAL DESCRIPTION
A tract of land being part of fractional Section 5 and part of United States Survey 3180 Township 46 North, Range 5 East, City of O'Fallon, St. Charles Co, Missouri. Located from a point at the northwest intersection of Missouri State Highway 'K' and Babble Creek Lane as recorded in St. Charles County, Plate Book 3, page 241 along the north right-of-way line S 84°05'55" W, 201.14' to the point of beginning, thence N 04°11' W, 194.23'; thence N 84°25'12" W, 248.44'; thence S 24°01'23" E, 148.00'; thence S 84°25'53" E, 109.63'; thence S 24°01'23" E, 41.81'; thence on an arc R=25.00', L=40.90' Delta 45°28'44"; thence on an arc to the north R=1050', L=136.60'; thence continuing an arc to the north R=350', L=104.72'; thence S 84°25'53" E, 28.86' to the point of the beginning and containing 1.32 acres more or less and being subject to a 10' wide sewer line easement across the northwest corner, and subject to any easement of record.

SANITARY
Sewage shall be connected to Duckett Creek Sanitary District system.

STORM WATER DETENTION
Storm water drainage shall be connected to existing storm water system for the development which is directed to an existing detention basin due south of the intersection of Babble Creek Lane and Babble Creek Court.

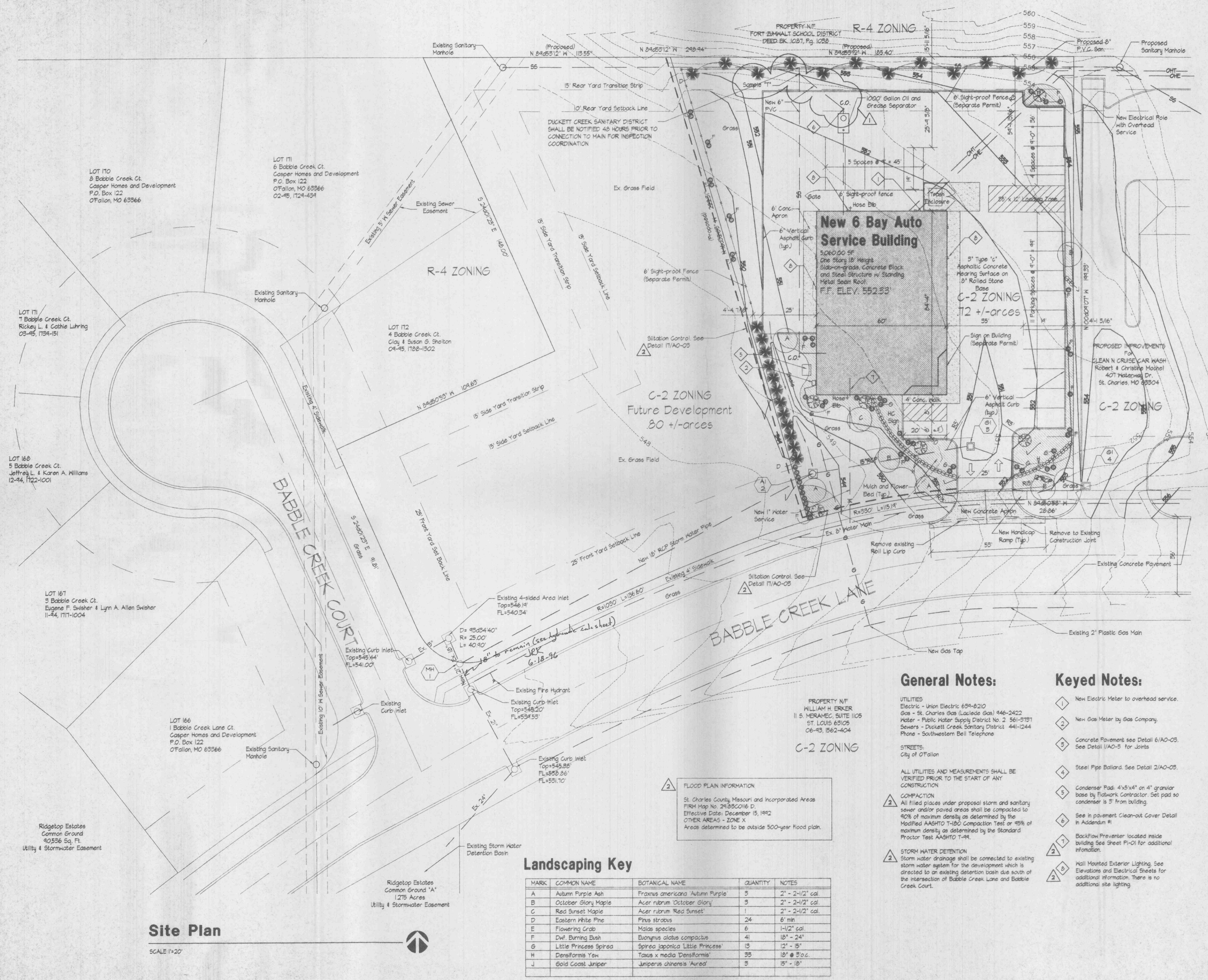
WATER SERVICE
Water service shall be connected to the Public Water Supply District No. 2.

GRADING
Earth grading for this project shall be balanced within the site.

SIGNAGE AND FENCING
All fencing signs (erected or on structure) require separate permits issued by the City of O'Fallon Building Permit Department.

Graphic Symbols

- 500 New Contour
- 500 Existing Contour
- 5000 New Spot Elevation
- 5000 Existing Spot Elevation
- 5000 Existing/New Spot Elevation
- Number Detail Reference
- Location
- Keyed Notes
- Revision
- Iron Pipe
- Hydrant
- Manhole
- Telephone Riser
- Gas or Water Valve
- Power Pole
- New Light Pole w/ Arm
- TR To Be Removed
- E.O.P. Edge of Pavement
- Ex. (E) Existing
- Gas Line
- Water Line (Existing)
- Phone Line
- Overhead Utility Line



General Notes:

- UTILITIES
Electric - Union Electric 634-8210
Gas - St. Charles Gas (Laclede Gas) 946-2422
Water - Public Water Supply District No. 2 561-5157
Sewers - Duckett Creek Sanitary District 441-1244
Phone - Southwestern Bell Telephone
- STREETS:
City of O'Fallon
- ALL UTILITIES AND MEASUREMENTS SHALL BE VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
- COMPACTION
All filled places under proposal storm and sanitary sewer and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-99 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99.
- STORM WATER DETENTION
Storm water drainage shall be connected to existing storm water system for the development which is directed to an existing detention basin due south of the intersection of Babble Creek Lane and Babble Creek Court.

Keyed Notes:

- 1 New Electric Meter to overhead service.
- 2 New Gas Meter by Gas Company.
- 3 Concrete Pavement see Detail 6/AO-03. See Detail 1/AO-03 for Joints
- 4 Steel Pipe Ballard. See Detail 2/AO-03.
- 5 Condenser Pad 4'x5'x4" on 4" granular base by Flatwork Contractor. Set pad so condenser is 3" from building.
- 6 See in pavement Clean-out Cover Detail in Addendum #1
- 7 Backflow Preventer located inside building See Sheet Pl-01 for additional information.
- 8 Wall Mounted Exterior Lighting. See Elevations and Electrical Sheets for additional information. There is no additional site lighting.

Landscaping Key

MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	NOTES
A	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	3	2" - 2-1/2" cal.
B	October Glory Maple	Acer rubrum 'October Glory'	3	2" - 2-1/2" cal.
C	Red Sunset Maple	Acer rubrum 'Red Sunset'	1	2" - 2-1/2" cal.
D	Eastern White Pine	Pinus strobus	24	6' min
E	Flowering Crab	Malus species	6	1-1/2" cal.
F	Dwarf Burning Bush	Burnynus alatus compactus	41	18" - 24"
G	Little Princess Spirea	Spiraea japonica 'Little Princess'	13	12" - 15"
H	Densifloris Yew	Taxus x media 'Densifloris'	35	18" @ 3' o.c.
J	Gold Coast Juniper	Juniperus chinensis 'Aurea'	3	15" - 18"

FLOOD PLAIN INFORMATION
St. Charles County, Missouri and Incorporated Areas
FIRM Map No. 24185C016 D,
Effective Date: December 15, 1992
OTHER AREAS - ZONE X
Areas determined to be outside 500-year flood plain.

Site Plan

SCALE 1"=20'



BASELINE/REVISIONS