

SITE PLAN NOTES FROM P&Z APPROVAL

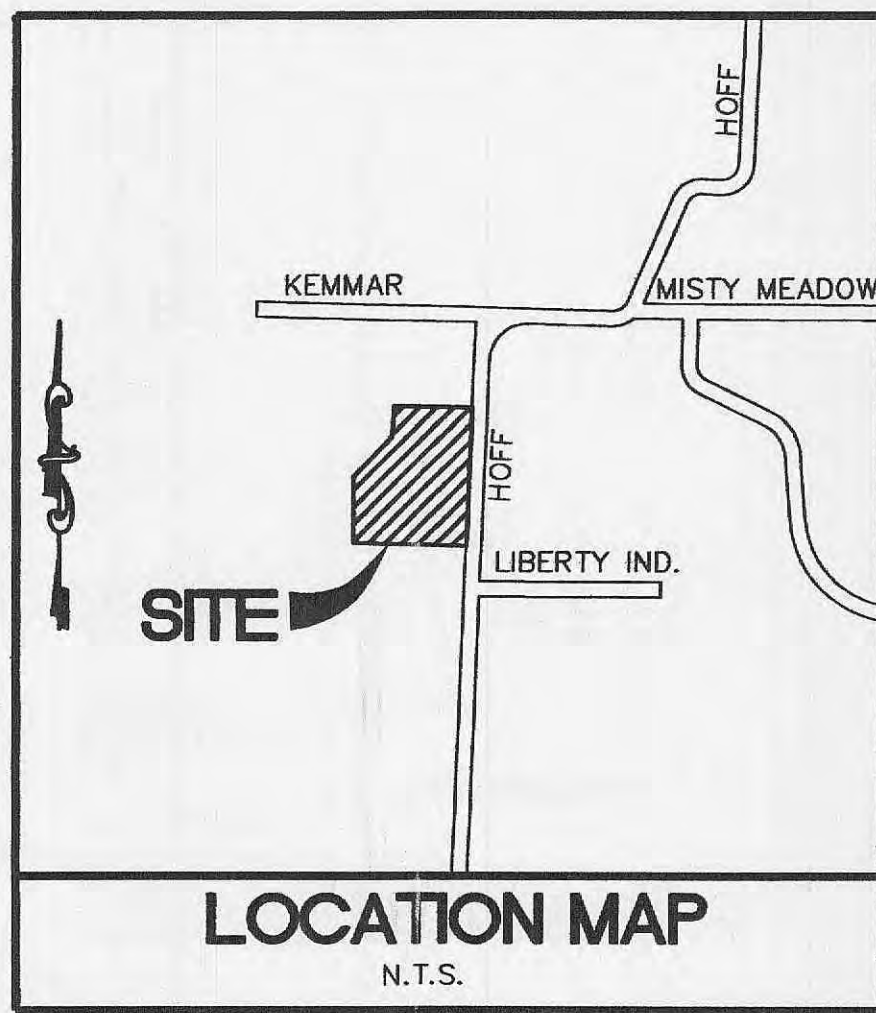
- Area of Site: 10.00 Acres.
- Present Zoning Classification: I-2 - Heavy Industrial District
- This Site is served by the following utilities:
 - Water: City of O'Fallon
 - Sanitary Sewer: City of O'Fallon
 - Electric: Ameren UE or Cuivre River Electric Co-op
 - Gas:
 - Telephone: CenturyTel
- This Site is located in the following service areas:
 - Fire Protection: O'Fallon Fire Protection District
 - School District: Fort Zumwalt
- The following Height and Area Requirements pertain to this site:
 - Minimum Front Yard: 30 feet
 - Minimum Side Yard: 25 feet
 - Minimum Rear Yard: 50 feet
 - Maximum Height of Building: 50 feet
- 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.
- All construction procedures and materials shall conform to the current City of O'Fallon standards.
- Project Benchmark: A Standard Missouri DNR GRS aluminum disk stamped "SC-06 1990", located on the east shoulder of the north bound lane of Missouri Highway 79 about 0.5 mile north of Interstate 70 in St. Charles County. Elev. = 529.13 (U.S.G.S.).
- This site is located in the Perouque Creek watershed and is unaffected by the 100-year Special Flood Hazard Areas per the National Flood Insurance Program Flood Insurance Rate Map 29183C0210, dated August 2, 1996.
- This site does not contain wetlands and is not subject to United States Corp of Engineers (COE) regulations.
- Site coverage is as follows:

Building:	0.05 Acres - 0.5%
Pavement:	0.13 Acres - 1.3%
Grass:	6.17 Acres - 61.7%
Gross/Woods:	3.65 Acres - 36.5%
- Stormwater detention requirements, including the 100 year storm due to the site being located in the Perouque Creek watershed, will be address by an on-site detention basin located on the eastern portion of the site.
- Existing trees on site to remain.
- The site will comply with the City of O'Fallon's Article XIII of the Zoning Code, Performance Standards.
- The site will conform with the City of O'Fallon's adopted Comprehensive Plan.
- The storage yard will not be striped.
- All items stored on site, which are not housed inside a physical structure, shall be maintained inside the designated storage area.
- Hours of operation:
 - Normal weekday hours (Mon. thru Fri.): 7:00 AM to 7:00 PM
 - Occasional Saturday maintenance hours: 7:00 AM to 5:00 PM
 - In cases of emergency, SAK Construction may be required to mobilize at any time.
- The storage yard will not be lighted.
- The storage yard will be graded to surface drain to the storm water detention basin. A storm water cleaning structure is being considered at the outfall structure/outfall pipe system, to comply with NPDES Phase II storm water requirements.
- The storage yard surface will be the maintenance responsibility of SAK Construction. Additional aggregate material may be added over time to properly maintain the yard surface; as determined necessary by SAK's Engineers.
- The hauling of heavy equipment to and from SAK Construction will be performed under appropriate permits for overweight and/or oversize loads issued by the Missouri Dept. of Transportation. In review of such an application MODOT considers weight, number of axle and tire combination and axle spacing. In issuing such a permit, MODOT designates the route based upon bridges and height/weight restrictions, if any. To date, no specific restriction or concern has been identified for Hoff Road.
- No slopes shall be steeper than 3 (horizontal) to 1 (vertical).
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All siltation control devices shall follow "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines
- All proposed fencing will require a separate permit through the Building and Safety Division.
- Trash service will be provided at the S.A.K. facility located at 864 Hoff Road.
- All new utilities will be located underground.
- Present Owner
SAK Construction, LLC
Attn: Cary Shaw
864 Hoff Road
O'Fallon, MO 63366
(636) 379-2350

ADDITIONAL CITY NOTES

- All installations and construction shall conform to the approved engineering drawings. However, if the 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.

**A SITE PLAN OF
S.A.K. CONSTRUCTION
A TRACT OF LAND BEING PART OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 23, TOWNSHIP 47 NORTH, RANGE 2 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI**



BENCHMARKS

PROJECT BENCHMARK: A Standard Missouri DNR GRS aluminum disk stamped "SC-06 1990", located on the east shoulder of the north bound lane of Missouri Highway 79 about 0.5 mile north of Interstate 70 in St. Charles County. Elev. = 529.13 (U.S.G.S.).

SITE BENCHMARK: Set stake at northwest corner of property boundary. Elev. = 576.63 (U.S.G.S.).

PLANNING & ZONING COMMISSION REQUIREMENTS AND CONDITIONS OF APPROVAL:

STAFF RECOMMENDATIONS:

- The petitioner shall provide raised expanded metal mesh with a 75% obscenity on the chain link fence proposed along Hoff Road. A detail of the fence with the mesh shall be provided on the Construction Plans.
- The City's Traffic Consultant, Hanson Professional Services has reviewed the proposed plan. The recommendations in the attached report shall be reflected on the Construction Plans.
- The Construction Plans shall address the Municipal Code Requirements listed below.

MUNICIPAL CODE REQUIREMENTS:

- Provide the size of stone for the base aggregate and surface aggregate for the storage on the Construction Plans.
- All developments are required to provide long term post construction BMP's such as: low impact design, source controls and treatment controls that protects water quality and controls run off to the maximum extent practical. (Ordinance 5082, Section 405.245). Provide the location of and label the proposed storm water cleansing devices on the Construction Plans.

BOARD OF ADJUSTMENT VARIANCE AND CONDITIONS OF APPROVAL:

BA-V-11-04, 1012 Hoff Road, SAK Construction, LLC - Section 400.510.2 - Surface Material Motion of action on a variance request to allow a parking area used for the standing and maneuvering of vehicles and equipment to be constructed of a non-hard surface material.

Date of Approval: 11 May 2011

STAFF RECOMMENDATIONS:

- The 30 foot building setback shall be from the 20 foot right-of-way dedication, not from the property line.

DRAWING INDEX

- COVER SHEET
- O'FALLON REQUIRED NOTES
- PROJECT NOTES
- FLAT PLAN
- GRADING PLAN
- STORM SEWER PROFILES & DETAILS
- DRAINAGE AREA MAP - PROPOSED
- DRAINAGE AREA MAP - EXISTING
- 9-10 DETAILS

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 9/29/11
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

UTILITY CONTACTS

SANITARY SEWER
City of O'Fallon
100 N. Main Street
O'Fallon, MO. 63366
636-281-2858

WATER
City of O'Fallon
100 N. Main Street
O'Fallon, MO. 63366
636-281-2858

STORM SEWER
City of O'Fallon
100 N. Main Street
O'Fallon, MO. 63366
636-281-2858

ELECTRIC
Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

GAS
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

TELEPHONE
Century Tel
1151 Century Tel Drive
Wentzville, MO. 63385
636-332-7261

FIRE DEPARTMENT
O'Fallon Fire Protection District
119 East Elm Street
O'Fallon, MO. 63366
636-372-3493

PROJECT TITLE:
S.A.K. CONST.
COVER SHEET

9/8/11	2	CITY COMMENTS	REVISION:
8/9/11	1	CITY COMMENTS	
MUSLER ENGINEERING COMPANY			
CIVIL ENGINEERING - PLANNING - LAND SURVEYING			
32 Fortwest Court, St. Charles, Missouri 63308			
Telephone: (636) 910-0444			
Fax: (636) 910-3444			
DATE:	DRAWN:	CHECKED:	PROJECT NO.:
APRIL 2011	J.R.S.		11-1680

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



JEFFREY R. SMITH, P.E.
MO. P.E. # 2001004672

PREPARED FOR:
S.A.K. CONSTRUCTION, LLC
MR. CARY SHAW
864 HOFF ROAD
O'FALLON, MISSOURI 63366
TELEPHONE: 636-379-2350
FAX: 636-379-2461
E-mail: cshaw@sakcon.com

P & Z No.
12-10.01 & 12-10.02
City No.

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