

SITE PLAN NOTES

- Area of Site: 7.73 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: Laclede Gas Company
 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.
- This site is located in the Peruque Creek watershed and is unaffected by the 100-year Special Flood Hazard Area 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: 2.41 Acres - 31.2%
 Pavement: 2.48 Acres - 31.8%
 Gravel: 2.06 Acres - 26.7%
 Grass/Brush/Trees: 0.80 Acres - 10.3%
- Stormwater detention requirements, including the 100 year storm due to the site being located in the Peruque Creek watershed, will be address by an on-site detention basin located on the western portion of the site.
- The existing brush/trees located on-site will be replaced with landscaping within the site in the future.
- 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.
- 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.
- 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 new utilities will be located underground.
- Parking spaces:
 Existing parking spaces, currently striped: 93 p.s.
 Proposed parking spaces after addition: 129 p.s.
- Present Owner
 City of O'Fallon
 100 North Main Street
 O'Fallon, MO 63366

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.

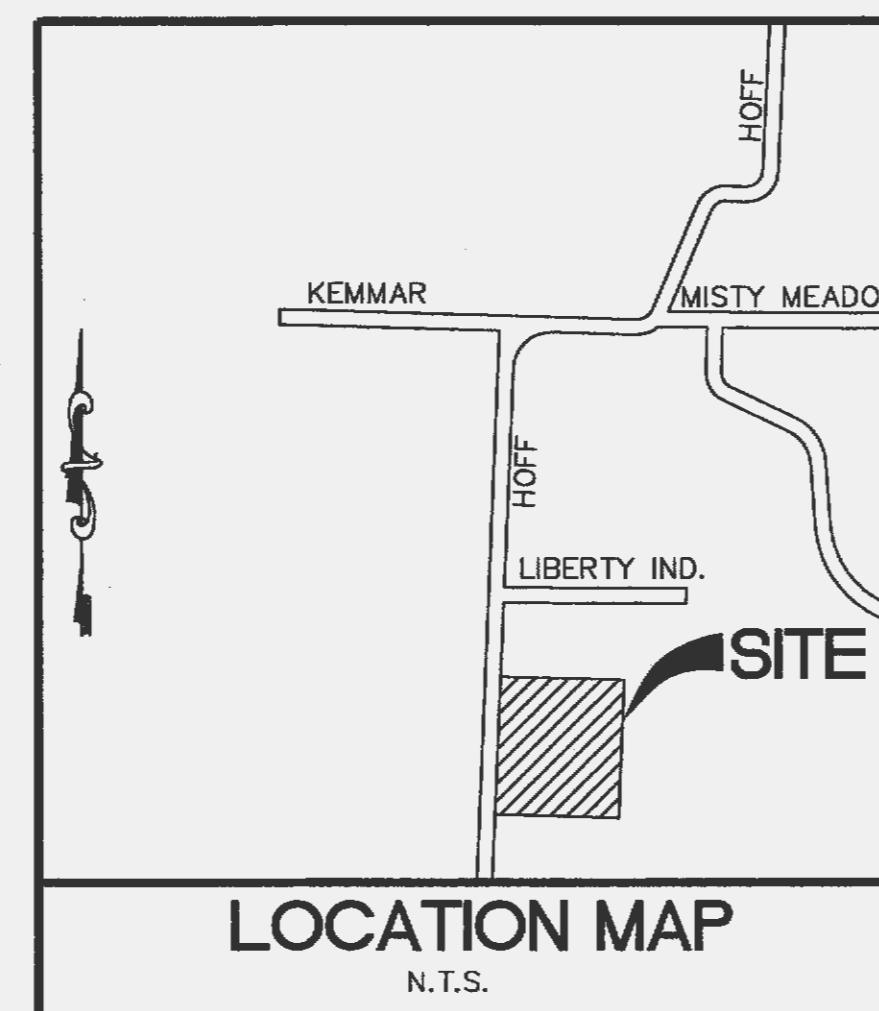
PLANNING & ZONING COMMISSION REQUIREMENTS AND CONDITIONS OF APPROVAL:

STAFF RECOMMENDATIONS:

- The petitioner shall provide verification that capacity exists within the existing detention basin.
- Show if any new utilities are proposed for the relocated building on the Construction Plan. Show how the building would be served by utilities.

Date of Approval: 7 July 2016

**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.).

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CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jamie Greenleaf* DATE: 1/12/17
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

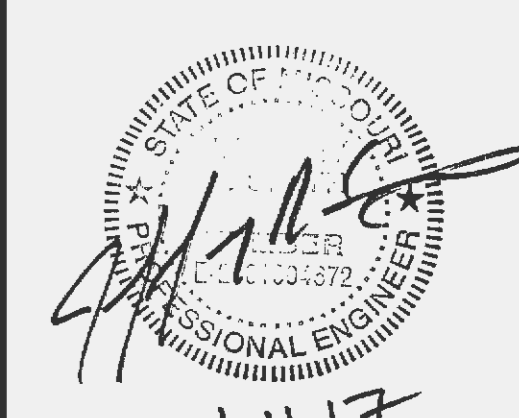
TELEPHONE
Century Tel
1151 Century Tel Drive
Wentzville, MO. 63385
636-332-7261

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

PROJECT TITLE:
**S. A. K. HQ
PARKING ADDN
COVER SHEET**

07/19/16	2	ENGINEERING COMMENTS	REVISION:
11/29/16	3	ENGINEERING COMMENTS	
MUSLER ENGINEERING COMPANY			
CIVIL ENGINEERING - PLANNING - LAND SURVEYING			
92 Portwest Court, St. Charles, Missouri 63303			
Telephone: (636) 916-0444			
Fax: (636) 916-8444			
DATE:	DRAWN:	CHECKED:	PROJECT NO.:
SEPT. 2016	J.S.S.		11-12801RQ
CERTIFICATE OF AUTHORITY: ENGINEERING E-1200-D, LAND SURVEYING LS-284-D			SHEET NO.:
			1 OF 7

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized 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: cashaw@sakcon.com

P & Z No.
12-10.01 & 12-10.02
City No.
CSP16-000034

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