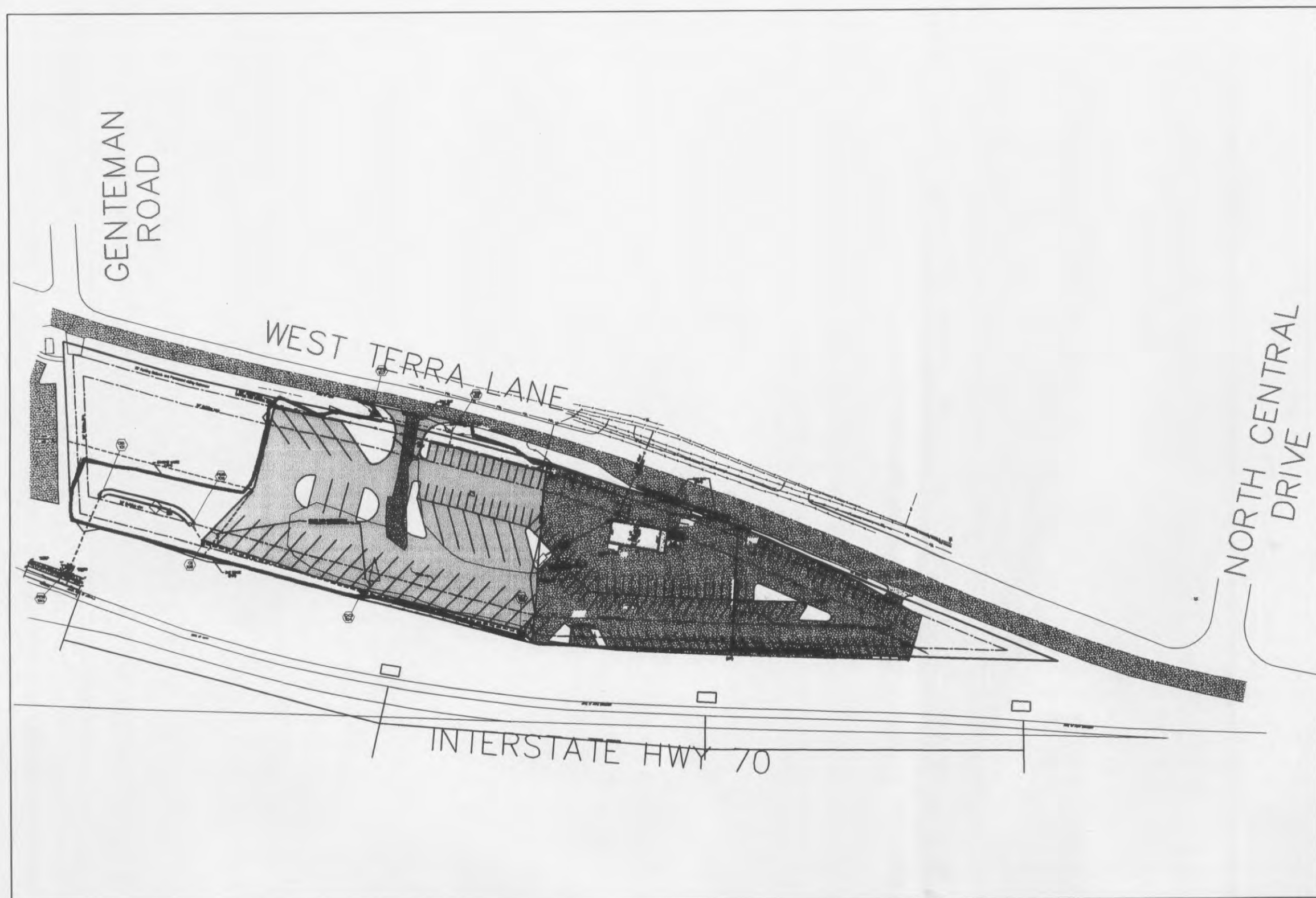
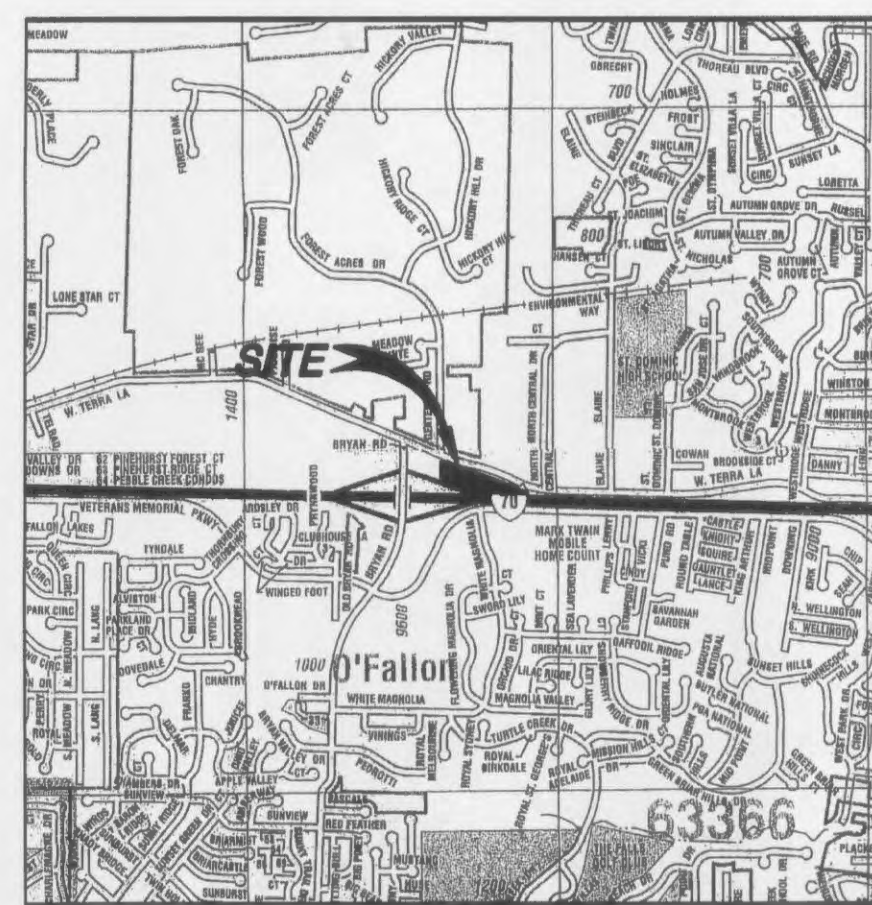


A SET OF CONSTRUCTION PLANS FOR ST. LOUIS R V SALES

A TRACT OF LAND BEING
PART OF THE WEST HALF OF SECTION 30
TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES

APPENDIX A

Seeding Rates:
Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined: Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:
Wheat or Rye - 150 lbs./ac (3.5 lbs. per 1000 sq. ft.)
Oats - 120 lbs./ac (2.75 lbs. per 1000 sq. ft.)

Seeding Periods:
Fescue or Brome: March 1 to June 1
Wheat or Rye: August 1 to October 1
Oats: March 15 to November 1

Mulch Rates:
100 lbs. Per 1,000 sq. ft. (4,356 lbs. per acre)

Fertilizer Rates:
Nitrogen: 30 lbs./ac.
Phosphate: 30 lbs./ac.
Potassium: 30 lbs./ac.
Lime: 600 lbs./ac. ENM*

*ENM - Effective Neutralizing Material as per State evaluation of quarried rock.

DEVELOPMENT NOTES:

- Area of Tract: 3.65 Acres
- 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
- Site Coverage Summary:
Existing Conditions:
Building: 1,360 sq. ft. (0.80%)
Pavement: 57,970 sq. ft. (36.50%)
Green Space: 99,864 sq. ft. (62.70%)
Proposed Conditions:
Building: 1,360 sq. ft. (0.80%)
Pavement: 109,052 sq. ft. (68.60%)
Green Space: 98,582 sq. ft. (30.60%)
- Off-street Parking Requirements:
One (1.0) space required per 3000 sq. ft. of display area
One (1.0) space required per employee
Parking Required: Display area consists of 124 automobile and 37 recreational vehicles.
82,639 sq. ft. / 3000 sq.ft. = 28 spaces required + 4 employees = 32 spaces
Parking Provided: Proposed: 32 spaces including 2 disabled spaces
- Storm Water Detention shall comply with Section 405.240 of the City of O'Fallon Municipal Code.
- A Photometric Lighting Plan, in accordance with the City of O'Fallon Exterior Lighting Standards, shall be submitted, for all proposed exterior lighting, for review and approval prior to Construction Plan approval.
- All Proposed utilities to be located underground.
- 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.
- Tree Protection and Preservation shall be met on this plan.
- A Transition Buffer is not required for this site per Section 400.425 of the City of O'Fallon Municipal Code.
- Permanent storm water BMP's that meet City Code will be provided on the Construction Plans for review and approval.
- No trash enclosure will be used on this site. A trash receptacle will be rolled out on collection day.
- The septic system will require approval from St. Charles County. The owner will provide documentation to the city that the septic system on is working properly or will be brought up to County standards following a review and recommendations by St. Charles County.
- MODOT approval for storm water discharge will be provided with the construction plans.

Drawing Index

- SHEET 1 COVER SHEET
- SHEET 2 NOTES
- SHEET 3 SITE PLAN
- SHEET 4 SITE PLAN
- SHEET 5 GRADING PLAN
- SHEET 6 GRADING PLAN
- SHEET 7 PROFILES & ENT. DETAILS
- SHEET 8 MODOT STORM PLAN
- SHEET 9 DRAINAGE AREA PLAN
- SHEET 10 DRAINAGE AREA PLAN
- SHEET 11 DETAILS
- SHEET 12 DETAILS
- SHEET L1 LANDSCAPE PLAN

Benchmarks Project

SC-54 - ELEVATION (NAVD 1988) 558.07
MISSOURI DNR GRS ALUMINUM DISKS STAMPED "SC-54 2000" AND "SC-54A 2000" EACH SET IN 12" DIA. CONC. MON.-LOCATED ABOUT 3 MILES WEST OF O'FALLON, MO ON THE SOUTH SIDE OF WEST TERRA ROAD AT THE AMEREN SUBSTATION.

Site

ELEVATION (NAVD) 629.67
"A" IN ALBERT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF WEST TERRA LANE AND APPROX. 15 FEET EAST OF THE MOST WESTERN DRIVE INTO MARSHALL FORD CAR DEALERSHIP.

LEGEND

<ul style="list-style-type: none"> STORM STRUCTURE TEST HOLE POWER POLE LIGHT STANDARD CURB INLET DOUBLE CURB INLET GRATE INLET (EXISTING) AREA INLET (EXISTING) DOUBLE AREA INLET FLARED END SECTION END OF PIPE ENERGY DISSIPATOR MANHOLE REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE CAST IRON PIPE POLYVINYL CHLORIDE PIPE VITRIFIED CLAY PIPE GUY WIRE SIGN POST WATER METER WATER VALVE WATER SHUT OFF GAS VALVE OVERHEAD ELECTRIC LINE CLEARING LIMITS E.O.A. EDGE OF ASPHALT E.O.C. EDGE OF CONCRETE A.T.G. ADJUST TO GRADE F.G. FINISHED GRADE DIVERSION SWALE DITCH CHECK 	<ul style="list-style-type: none"> CLEAN OUT T.B.R. TO BE REMOVED T.B.R.&R. TO BE REMOVED & RELOCATED T.B.P. TO BE PROTECTED T.B.A. TO BE ABANDONED B.C. BASE OF CURB T.C. TOP OF CURB T.W. TOP OF WALL TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE U.P. USE IN PLACE -572- EXISTING CONTOUR -572- PROPOSED CONTOUR 8" PVC SAN. SEWER (EXISTING) 18" CMU SAN. SEWER (PROPOSED) 18" CMU STORM DRAIN (EXISTING) 18" CMU STORM DRAIN (PROPOSED) PHONE BOX IRON PIPE WATER LINE HYDRANT CONCRETE PAVEMENT GENERAL SURFACE DRAINAGE N.T.S. NOT TO SCALE ROW RIGHT-OF-WAY T.B.C. TOP BACK CURB D.I.P. DUCTILE IRON PIPE D.N.D. DO NOT DISTURB T.P. TOP OF PAVEMENT
---	--

Conditions of Approval From Planning and Zoning

- To prevent conflicts and improve traffic flow, the driveway entrances shall be re-evaluated once the future building is constructed or the Deer Creek Extension Roadway Project is finalized. These entrances may be realigned or reconfigured should a traffic issue exist.
- City staff and the owners shall negotiate a contribution for future roadway and sidewalk improvements.
- The item listed under "Municipal Code Requirements" shall be addressed on the Construction Plans.

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

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 Dr.
Wentzville, MO. 63385
636-332-7261
Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

* 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

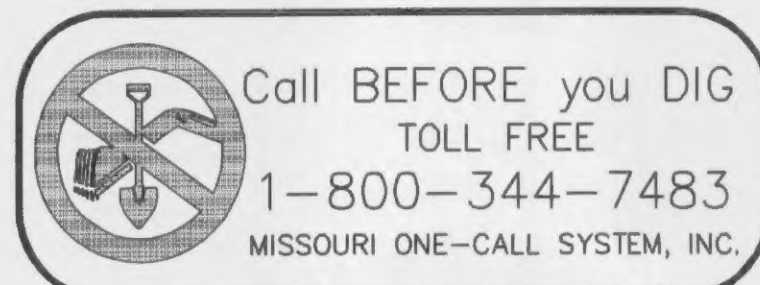
* The area of this phase of development is 3.65 Acres

The area of land disturbance is 1.70 Acres
Number of proposed lots is N/A
Building setback information. Front 30 feet
Side 20 feet
Rear 35 feet

* The estimated sanitary flow in gallons per day is 150 gals.

* Parking calculations
One Space per 3000 sq.ft. of Display Area - 82,639 sq. ft./3000 = 28 Spaces
- 4 Employees = 4 Spaces
One Space per Employee = 4 Spaces
Total Parking Required = 32 Spaces

* Tree preservation calculations
15 trees along West Terra Lane to remain
8 trees on site to be removed.
65% of existing trees on site shall be retained.



NOTE: MoDOT underground facilities are now on the DIGRITE system, therefore a separate call number is not necessary.

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.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE 10-11-12
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

City of O'Fallon Standard Commercial Notes and Details - June 2010

ST. LOUIS
R V SALES

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-8607 FAX: (636) 947-2446

ENGINEER
SIGNATURE
BLOCK



PREPARED FOR:
MISSION HILLS DEVELOPMENT
225 N. HWY 67 FLORRISSANT, MO 63031
CONTACT: GLENN TRAVERS
(314) 830-2730

City of O'Fallon Cover Sheet

P+Z No. 11-1201

APPROVED: JULY 5, 2012

Page No.

RECEIVED
SEP 26 2012
By: File