



CONSTRUCTION PLANS FOR TRANSLAND TRUCKING

A TRACT OF LAND BEING PART OF
U.S. SURVEY NO. 731, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

* 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 4.47
THE AREA OF LAND DISTURBANCE IS 4.66
NUMBER OF PROPOSED LOTS IS 1

BUILDING SETBACK INFORMATION. FRONT 30 FEET
SIDE 20 FEET
REAR 35 FEET

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 364.4 G.P.D.

* TREE PRESERVATION CALCULATIONS

- 5,031 SQ.FT. (0.12± AC.) OF SCRUB BRUSH TO BE REMOVED WITH THIS PLAN.
- NO SIGNIFICANT TREES ARE TO BE REMOVED WITH THIS PLAN.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Karl Ebert DATE 02/23/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

1. PROVIDE A PATH TO THE PASSIVE ENTRANCE ON THE DUMPSTER ENCLOSURE TO PROVIDE ENOUGH ROOM BETWEEN THE NEAREST PARKING SPACE.
2. ADJUST THE DUMPSTER ENCLOSURE A FEW SPACES TO THE NORTH TO ELIMINATE ANY POTENTIAL CONFLICTS IF THE FUTURE ADDITION IS EVER BUILT.
3. PROVIDE MATURE HEIGHTS OF THE TREES PROPOSED UNDERNEATH THE OVERHEAD LINES.
4. PROVIDE A DETAIL FOR THE ADA PARKING SIGNS.
5. EXTEND THE PHOTOMETRIC LIGHTING VALUES TO THE PROPERTY LINE.
6. PROVIDE LOT COVERAGE CALCULATIONS.
7. REMOVE THE BARBED WIRE FROM THE FENCE DETAIL.
8. ANY FUTURE BUILDING ADDITIONS WILL REQUIRE APPROVAL OF A SITE PLAN.
9. THE APPLICANT SHALL PROVIDE LIGHTING AT THE ENTRANCE TO THE PARKING LOT.

| LEGEND | |
|--------|----------------------------|
| —X— | EXISTING CHAIN LINK FENCE |
| —W— | UNDERGROUND WATER LINE |
| —UT— | UNDERGROUND TELEPHONE LINE |
| —G— | EXISTING GAS LINE |
| —OH— | EXISTING OVERHEAD CABLES |
| | GAS VALVE |
| | WATER VALVE |
| | UTILITY POLE |
| | UTILITY POLE GUY WIRE |
| | TELEPHONE BOX |
| | ELECTRIC BOX |
| | ELECTRIC METER |
| | GAS METER |
| | AIR CONDITIONER |
| | LIGHT STANDARD |
| | STORM SEWER GRATE INLET |
| | STORM SEWER MANHOLE |
| | SANITARY SEWER MANHOLE |
| | DECIDUOUS TREE |
| | EVERGREEN TREE |
| | BUSH |
| | SHRUB |
| | BOLLARD |
| | FIRE HYDRANT |
| | DENOTES EXISTING CONCRETE |
| | DENOTES PROPOSED CONCRETE |

UTILITY CONTACTS

FIRE DISTRICT
CENTRAL COUNTY FIRE & RESCUE
1220 CAVE SPRINGS BLVD
ST PETERS, MO 63376
636-970-9700

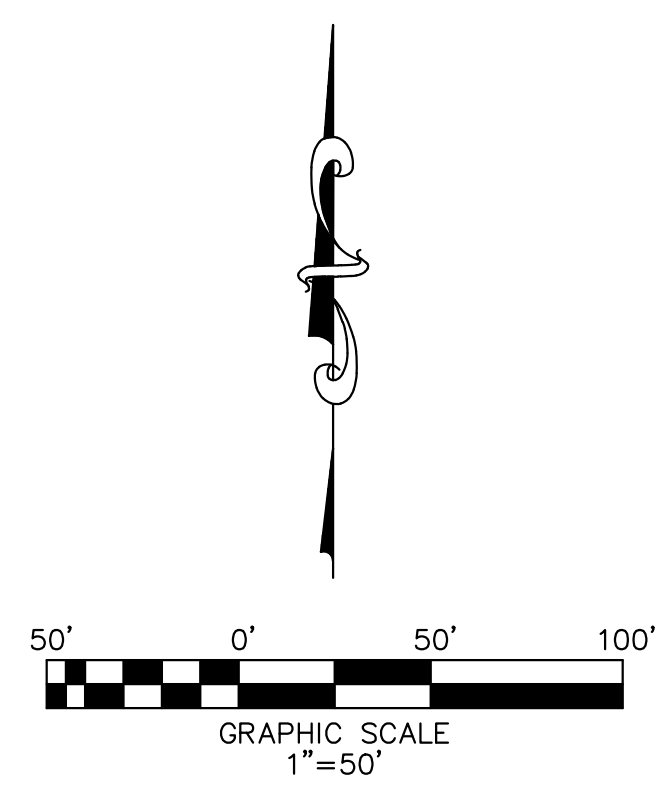
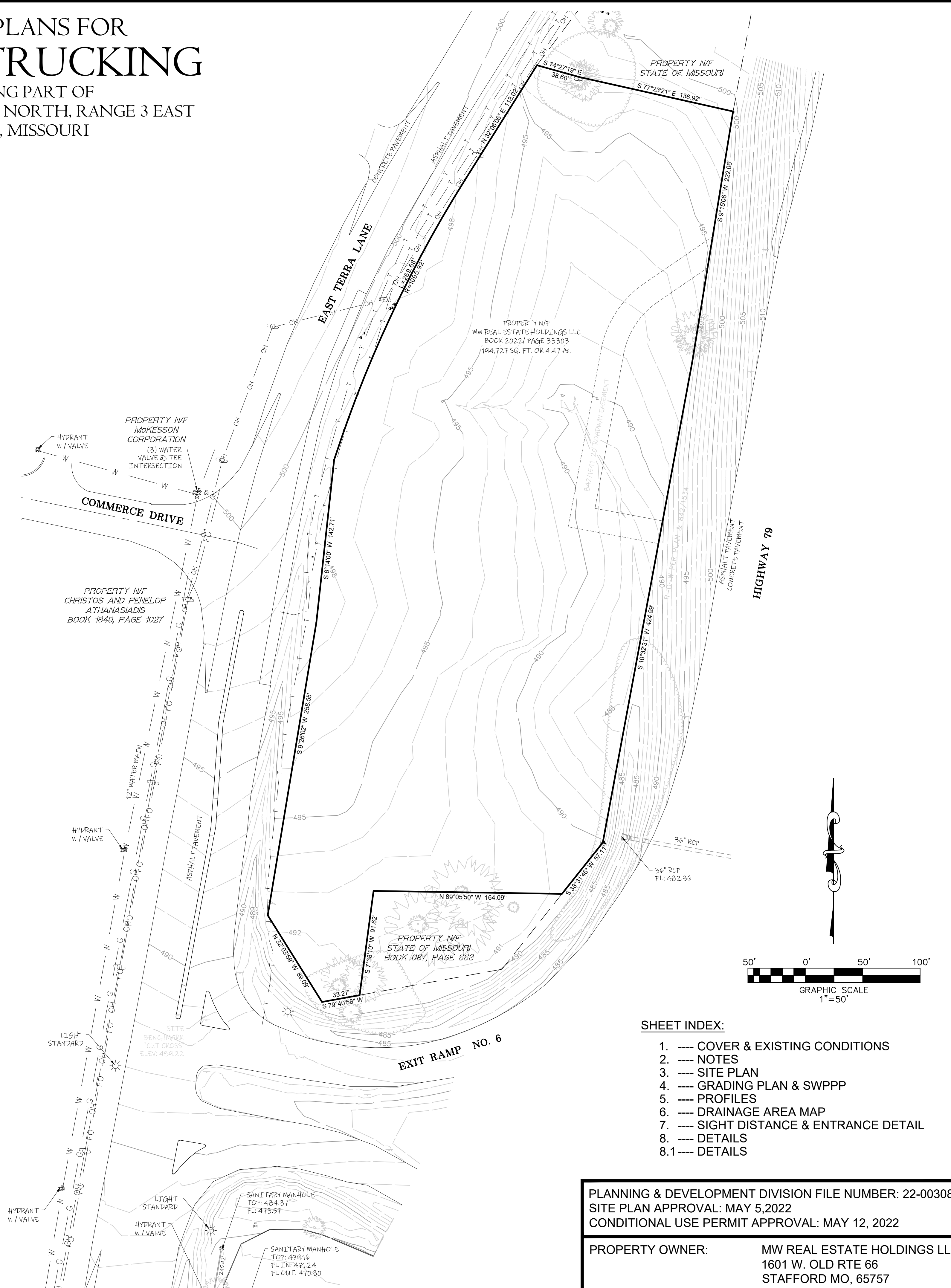
WATER
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

ELECTRIC
AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
636-639-8312

SANITARY SEWERS
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

GAS
SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297

CABLE
CHARTER COMMUNICATIONS
8628 MEXICO ROAD
O'FALLON, MO 63366
855-366-7132



- SHEET INDEX:**
1. --- COVER & EXISTING CONDITIONS
 2. --- NOTES
 3. --- SITE PLAN
 4. --- GRADING PLAN & SWPPP
 5. --- PROFILES
 6. --- DRAINAGE AREA MAP
 7. --- SIGHT DISTANCE & ENTRANCE DETAIL
 8. --- DETAILS
 - 8.1 --- DETAILS

PLANNING & DEVELOPMENT DIVISION FILE NUMBER: 22-003084
SITE PLAN APPROVAL: MAY 5, 2022
CONDITIONAL USE PERMIT APPROVAL: MAY 12, 2022

PROPERTY OWNER: MW REAL ESTATE HOLDINGS LLC
1601 W. OLD RTE 66
STAFFORD MO, 65757

- DEVELOPMENT NOTES:**
1. PREPARED FOR: MW REAL ESTATE, LLC
1601 W. OLD ROUTE 66
STRAFFORD, MO 65757
 2. AREA OF TRACT: 4.47 ACRES
 3. AREA OF DISTURBANCE: 4.66 ACRES
 4. PARCEL ID: 2-1066-0731-00-0017.0000000
 5. ZONING: I-1 LIGHT INDUSTRIAL
 6. I-1 ZONING DIMENSIONAL REQUIREMENTS:
 - MAXIMUM LOT COVERAGE: NONE
 - MINIMUM FRONT YARD: 30 FEET
 - MINIMUM SIDE YARD: 20 FEET
 - MINIMUM REAR YARD: 35 FEET
 7. PROPOSED USE: OUTDOOR VEHICLE STORAGE YARD FOR OVER THE ROAD TRUCKS AND AUTOMOBILES, INCLUDING AN OFFICE AND MOTOR VEHICLE REPAIR GARAGE.
 8. AUTOMOBILE PARKING CALCULATION:
 - 3,260 SQ. FT. OF OFFICE AT ONE (1) SPACE PER 300 SQ.FT. (3,260 / 300) = 10.87 SPACES
 - 2,620 SQ. FT. OF REPAIR SERVICE GARAGE AT ONE (1) SPACE PER 500 SQ.FT. (2,620 / 500) = 5.24 SPACES
 - TOTAL SPACES REQUIRED: 16 SPACES
 - TOTAL SPACES PROVIDED: 48 SPACES
 - 48 SPACES - 16 SPACES = 32 SPACES
 - 32 ADDITIONAL SPACES FOR TRUCK DRIVER AUTOMOBILES WHILE OVER THE ROAD.
 9. TRACTOR / TRAILER PARKING SPACES:
 - TRUCK TRAILER PARKING SPACES: 56 SPACES (11.5'W x 53'D)
 - TRUCK TRACTOR PARKING SPACES: 27 SPACES (11.5'W x 30'D)
 10. STORM WATER DETENTION SHALL COMPLY WITH SECTION 405.240 OF THE CITY OF O'FALLON MUNICIPAL CODE.
 11. ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.
 12. 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.
 13. THIS PLAN COMPLIES WITH THE CITY OF O'FALLON COMPREHENSIVE PLAN.
 14. TREE PROTECTION AND PRESERVATION SHALL BE MET ON THIS PLAN.
 15. THIS PLAN IS COMPLIANT WITH THE TREE PRESERVATION ORDINANCE FOUND IN SECTION 230.040 OF THE CITY OF O'FALLON MUNICIPAL CODE. ANY TREE REMOVED SHALL BE REPLACED WITH A TREE OF LIKE OR SIMILAR KIND HAVING A MINIMUM DIAMETER OF TWO (2) INCHES AND A HEIGHT OF EIGHT (8) FEET. REPLACEMENT TREES SHALL BE OF A HARDWOOD VARIETY. TREES SO REPLACED SHALL BE PROPERLY MAINTAINED TO INSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE PLANTED.
 16. FOR THE BUILDING THERE WILL A ADT KEY CARD ACCESS FOR ALL ENTRANCES. INTERIOR AND EXTERIOR CAMERAS WILL BE INSTALLED FOR MONITORING AND RECORDING. THE ENTRY INTO THE LOT WILL BE SECURED BY A GATE PROVIDING KEYPAD ACCESS DURING NON-REGULAR BUSINESS HOURS.
 13. BENCHMARK INFORMATION:
 - USGS BENCHMARK: THE V.R.S. MDOOT NETWORK USED WAS USED TO ESTABLISH HORIZONTAL AND VERTICAL STATE PLANE CONTROL. ON-SITE REFERENCING BASE STATION MOOF - MDOOT OFALLON CORS ARP. THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION.
 - SITE BENCHMARK: EL=489.22 (MDOOT VRS NAVD 1988)
 - "CUT CROSS" ON A CONCRETE ISLAND AT THE NORTHEAST CORNER OF THE INTERSECTION OF E. TERRA LN. AND EXIT RAMP 6. THE CROSS IS LOCATED APPROXIMATELY 22± EAST OF THE CENTERLINE OF E. TERRA LN. AND 24± NORTH OF THE CENTERLINE OF EXIT RAMP 6.

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TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

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.

| | |
|------------|----------------------------|
| 08-12-2022 | 1ST SUBMITTAL |
| 09-30-2022 | GRADING PLAN SUBMITTAL |
| 10-18-2022 | 2ND SUBMITTAL |
| 10-27-2022 | 2ND GRADING PLAN SUBMITTAL |
| 11-03-2022 | MODOT SUBMITTAL |
| 02-07-2023 | 3RD SUBMITTAL |
| | CITY COMMENTS |

CONSTRUCTION PLANS
TRANSLAND TRUCKING
3480 E. TERRA LANE
O'FALLON MO, 63366
COVER & EXISTING CONDITIONS

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEER AND SURVEYOR
MISSOURI STATE CERTIFICATION AUTHORITY - 001647 & 000379

ORDER NO.
2022032

DATE
02/07/2023

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