

UTILITIES SERVING SITE 2

AMEREN MISSOURI ELECTRIC
1901 CHOUTEAU AVENUE
ST. LOUIS, MO 63103

SPIRE ENERGY
700 MARKET STREET
ST. LOUIS, MO 63101
1-800-887-4173

CITY OF O'FALLON MISSOURI
WATER & SEWER
100 NORTH MAIN STREET
O'FALLON, MO 63103

BRIGHTSPEED
JEFFERSON CITY, MO
1-833-642-7773

CHARTER COMMUNICATIONS
1-855-646-4448

NORFOLK AND SOUTHERN RAILROAD

PROJECT SITE

N/F
M & M GOLF PROPERTIES LLC
DOC #2021-053074

LOT 9B

(ZONING I-2)

WEST TERRA LANE

SITE LOCATION MAP

NO SCALE

DEVELOPMENT NOTES:

PROPERTY OWNER:
PLAN PREPARED FOR: MISSION HILLS DEVELOPMENT
620 CHARBONIER ROAD, FLORISSANT, MO 63031
(314) 227-6666

FLOOD HAZARD DESIGNATION: THE SITE IS LOCATED IN ZONE "X", NOT A SPECIAL FLOOD HAZARD AREA; ACCORDING TO INFORMATION SHOWN ON THE CURRENT FEMA FLOOD INSURANCE RATE MAP NO. 24189C0240 G, EFFECTIVE JANUARY 20, 2016, BY GRAPHIC PLOTTING ONLY.

SITE COVERAGE RATIOS: SITE AREA- 2.01 ACRES (87,556 SQUARE FEET)

BUILDINGS:	10,240	(11.7%)
PAVEMENT:	61,404	(70.1%)
GREEN SPACE:	15,912	(18.2%)
TOTALS:	87,556	(100.0%)

PROPOSED USED: RV VEHICLE/TRAILER BODY WORK

TOTAL AREA OF TRACTS: 2.01 ACRES

EXISTING ZONING: I-2 "HEAVY INDUSTRIAL"

EXISTING BUILDING AREA: 8,800 #

PROPOSED ADDITION: 1,440 #

TOTAL BUILDING AREA: 10,240 #

EXISTING BUILDING MAXIMUM HEIGHT = 26'-8"

PROPOSED BUILDING MAXIMUM HEIGHT = 19'-8"

COLOR ELEVATIONS WILL BE PROVIDED BY 2ND SUBMITTAL

PARKING CALCULATIONS:

1 SPACE PER 500 #

TOTAL BUILDING AREA: 10,240 #

TOTAL PARKING REQUIRED: 21 SPACES (NUMBERED ON PLAN)

1 VAN ACCESSIBLE PARKING SPACE REQUIRED

NO NEW FIRE HYDRANTS ARE PROPOSED

NO NEW POLE LIGHTS ARE PROPOSED

NO NEW LANDSCAPING IS PROPOSED (SITE IS DEVELOPED)

NO EXISTING LANDSCAPING WILL BE REMOVED

EXISTING TOPOGRAPHY NATURAL FEATURES OF SITE WILL REMAIN UNCHANGED

NO NEW SIGNAGE IS PROPOSED

NO STORM WATER DETENTION IS PROPOSED

PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE

NO NEW MECHANICAL OR HVAC UNITS ARE PROPOSED

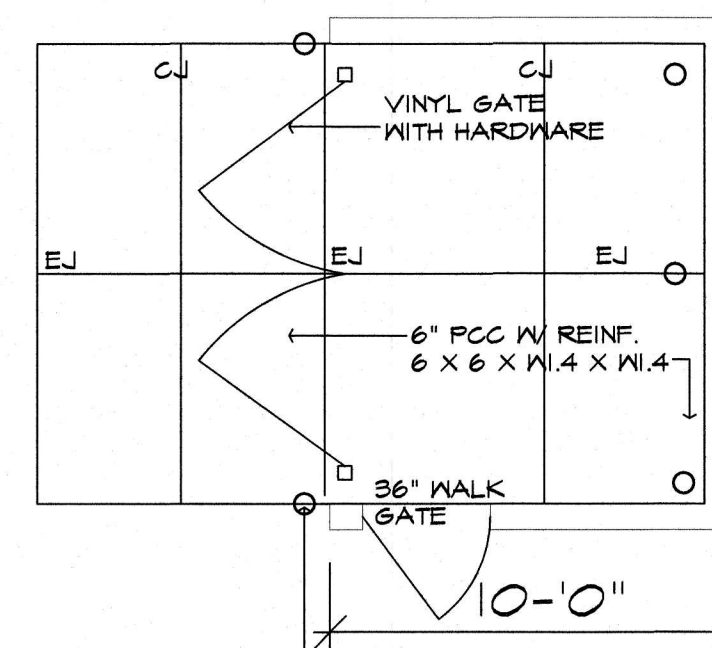
PROPOSED ADDITION COMPLIES WITH ARTICLE XIII, PERFORMANCE STANDARDS & THE COMPREHENSIVE PLAN

SITE PLAN

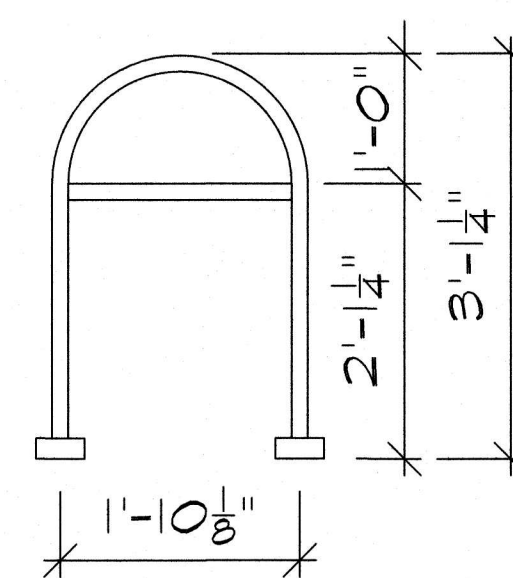
SCALE: 1" = 20'-0"

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 12/12/24
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

NORTH CENTRAL COURT
50' WIDE ROADWAY EASEMENT
DEDICATED BY PB 32 PG 89

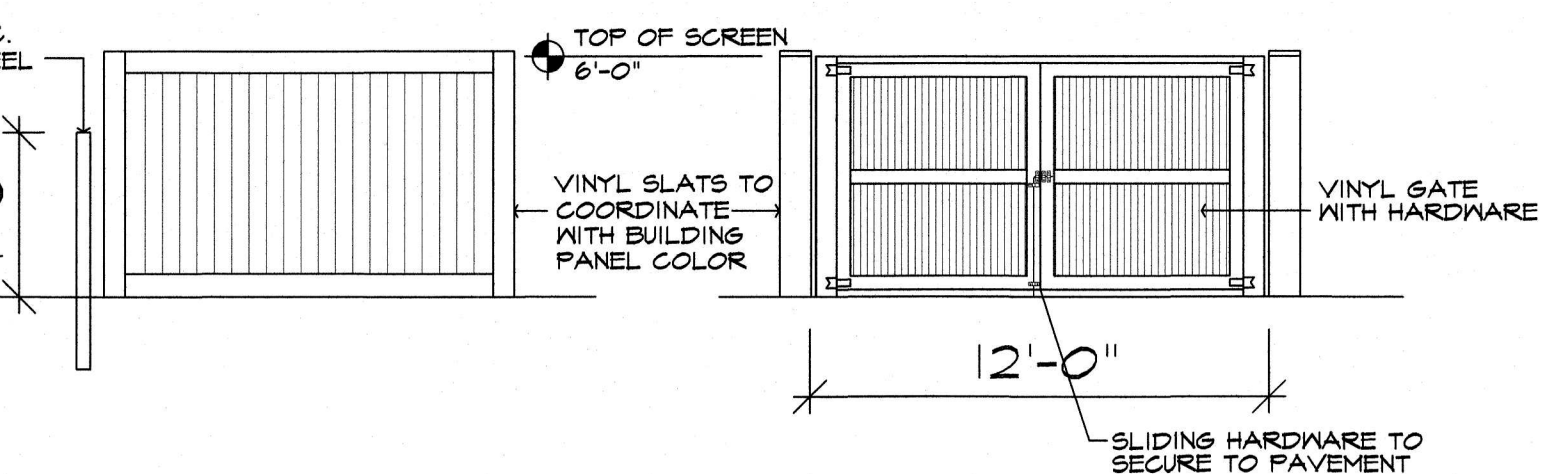


TRASH ENCLOSURE PLAN
NOT TO SCALE



NOTE: ALL TRASH SCREEN GATE MATERIAL SHALL BE VINYL COMPOSITE MEMBERS & ALL COLORS SHALL BE MATCH BUILDING WALL PANELS AS CLOSELY AS POSSIBLE.

TYP. 6" X 3/8" CONC. FILLED GALV. STEEL PIPE BOLLARD EMBED 30"

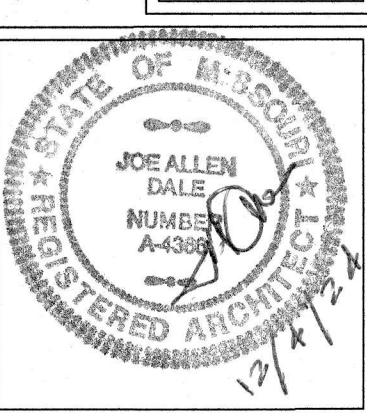


TYPICAL ELEVATION
NOT TO SCALE

GATE ELEVATION
NOT TO SCALE

ARCHITECT
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joe07864@gmail.com

JOE A. DALE, NCARB
743 Saint Mary's Road
Villa Ridge, Mo. 63089



a proposed body shop addition for:
TRAVERS RV BODY SHOP
#4 NORTH CENTRAL COURT
O'FALLON, MISSOURI 63366

project number	
file name	bodysep-1
date	07/17/24
sheet no.	of
SP-1	