1217/858
OF ST. PAUL
ZONED AG

PROPERTY N/F
MARKET FIBERS COMPANY, INC.
5592/2039
DEDICATION AREA (TYP.)

PROPERTY N/F
WALTER AND NORMA JEAN HOFF
888/1450
CITY OF ST. PAUL
RESIDENTIAL

NO EASEMENT REPORTED FOR LANDSCAPE ENTRANCE MONUMENT IMPROVEMENTS

15' WIDE UTILITY EASEMENT GRANTED TO CITY OF O'FALLON BY BOOK 1201 PAGE 40

10' WIDE NON-EXCLUSIVE UTILITY & ROADWAY EASEMENT TO THE CITY OF O'FALLON 1075/1106

HOFF ROAD

40' WIDE

PROPERTY N/F
MARKET FIBERS COMPANY, INC.
5592/2039

PROPOSED RIGHT-OF-WAY DEDICATION (HATCHED)

NO EASEMENT REPORTED FOR OVERHEAD UTILITY WIRES

TEMPORARY CONSTRUCTION EASEMENT 1304/799

INGRESS - EGRESS AND UTILITY EASEMENT 719/995

10' WIDE NON-EXCLUSIVE UTILITY & ROADWAY EASEMENT TO THE CITY OF O'FALLON 1075/1106

PROPOSED RIGHT-OF-WAY DEDICATION (HATCHED)

N55°59'24"E 192.40'

S82°30'36"E 118.01'

35' REAR SETBACK

PROPERTY N/F
CITY OF O'FALLON, MISSOURI
4442/1170
PARCEL 2

N00°32'14"W 132.19'

N89°27'46"E 330.48'

PROPOSED DETENTION EASEMENT

BASIN B
2YR./20MIN. HW=559.54
15YR./20MIN. HW=560.35
25YR./20MIN. HW=560.78
100YR./20MIN. HW=561.35
100YR./20MIN.(L.F.B.) HW=562.30

10' WIDE EASEMENT CUIVRE RIVER ELECTRIC COOPERATIVE (APPROXIMATE LOCATION- DESCRIPTION VAGUE)

6' CHAIN LINK FENCE AROUND WATER TOWER SITE

OUTFALL STRUCTURE TOP=560.78 FL=553.73

PROPERTY N/F
LAYNE G. AND SHIRLEY A. KONNEMAN
674/77
ST. CHARLES CO.
ZONED A

EX. GRAVEL DRIVE

PROPOSED COMMON GROUND
PROPERTY N/F
MJSM, L.L.C.
4817/1509

EXISTING DETENTION BASIN B

20'W ACCESS EASEMENT

10' WIDE EASEMENT CUIVRE RIVER ELECTRIC COOPERATIVE (APPROXIMATE LOCATION- DESCRIPTION VAGUE)

5' X 10' RIP RAP

RIP-RAP

10' WIDE EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY BOOK 1924 PAGE 1094

HOFF COUNTY ROAD (40' WIDE) AS RECORDED IN ROAD PLAT BOOK 1 PAGE 74

S89°48'12"W 185.61'

S00°11'48"E 223.59'

20' SIDE SETBACK

LOT 3
PROPOSED PHOENIX METALS SITE

NOTE:
IF PERMANENT OUTDOOR STORAGE OCCURS IT SHOULD BE SCREENED IN ACCORDANCE WITH DEVELOPMENT NOTE 26.

4" PERFORATED UNDERDRAIN

8' C.L. FENCE

8' X 50' RIP RAP

SKID CANOPY

OVERHEAD DOOR (TYP)

DOOR (TYP)

WALL MOUNTED LIGHT AT DOOR (TYP)

OFFICE AREA FF 579.00

PROPOSED BUILDING
~~69,000 S.F.~~
FF 579.00

100.00'

CONC. PAD

5'W CONC. SIDEWALK

30' FRONT SETBACK

RAIN GARDEN AREA 'A'

RAIN GARDEN AREA 'B'

PROPERTY N/F
GLENNON G. AND MARY JANE HIBBLER
REVOCABLE TRUST
2186/225
ST. CHARLES CO.
ZONED A

HOFF ROAD 40' WIDE

EXISTING ASPHALT PAVEMENT

N01°30'18"E 247.55'

WIRES RUN WEST NO WIRES NORTH AND SOUTH

SIGHT TRIANGLE EASEMENT (TYP)

FIRE HYDRANT

WET TAP EXISTING 12" WATER MAIN

SAWCUT LINE

25' X 50' CONSTRUCTION ENTRANCE

PROPOSED EASEMENT

1" WATER SERVICE

CLEANOUT FL=574.04

8" FIRE LINE

6" PVC LATERAL @ 2% SLOPE

CLEANOUT FL=572.54

8" WATER MAIN EXTENSION (PUBLIC)

CLEANOUT FL=570.54

PROPOSED EASEMENT

CLEANOUT FL=568.54

CLEANOUT FL=567.10

GRANT INDUSTRIAL DRIVE (PUBLIC)

ROW CROSS ACCESS EASEMENT 4817/1512

8" TEE

WATER VALVE

FIRE HYDRANT W/VALVE (TYP.)

8" WATER MAIN

6" PVC LATERAL @ 5.78% SLOPE

R=150.00' L=234.35'

RIP RAP

LOT 1

PIPELINE MARKER (CONOCO)

SIGHT TRIANGLE EASEMENT (TYP)

EX GRAVEL DRIVE OUT OF EASEMENT

MAILBOX (TBR)

CONCRETE PAD (PS) TYPICAL

GRATE INLET TOP=569.88 FL=566.43

FINISH FLOOR 571.05

PROPERTY N/F
MARKET FIBERS COMPANY, INC.
5592/2039

LOT 2

WATER VALVE

CAP LINE

GRATE INLET TOP=569.87 FL=564.62

CONNECT TO EX. MAIN AT FL=562.26± (MSD DTL. 64)

PROPOSED 60'W RIGHT-OF-WAY

EX 8"PVC

SANITARY MH TOP=574.65 FL=562.36

TEMPORARY BARRICADE

11+84.85

11+00

10+00

9+00

PT. 9+24.91

PROPOSED 60'W RIGHT-OF-WAY

AI 3

AI 2

LOT 4
PROPERTY N/F
MJSM, L.L.C.
4817/1509

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

GROUND LINE

MANHOLE

(SPECIFY OUTLET)

MAIN GUARD 2" BLOW-OFF HYDRANT (SPECIFY DEPTH OF BURY)

CRUSHED ROCK

UNDISTURBED EARTH OR THRUST BLOCK

TRACE WIRE

2" BRASS STREET "L" (NOT BY KUPFERLE FOUNDRY)

BLOW-OFF HYDRANTS SHALL BE NONFREEZING, SELF DRAINING TYPE, WITH AN OVERALL LENGTH OF 2'. SET UNDERGROUND IN A METER BOX. THESE HYDRANTS WILL BE FURNISHED WITH A 2" FIP INLET, A NON-TURNING OPERATING ROD, AND SHALL OPEN TO THE LEFT. ALL OF THE WORKING PARTS SHALL BE OF BRONZE-TO BRONZE DESIGN, AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 2-1/2" NST. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO, OR APPROVED EQUAL.

(SPECIFY OVERALL LENGTH 6" SHORTER THAN NORMAL DEPTH OF BURY. MINIMUM OPENING IN METER BOX SHOULD BE 10".)

BLOW-OFF HYDRANT

NOT TO SCALE

4

BASIN A
2YR./20MIN. HW=569.08
15YR./20MIN. HW=570.05
25YR./20MIN. HW=570.55
100YR./20MIN. HW=571.22
100YR./20MIN.(L.F.B.) HW=572.27

PROPOSED 10'W EASEMENT

PROPOSED DETENTION EASEMENT

EXISTING DETENTION BASIN A

OUTFALL STRUCTURE TOP=572.48 FL=564.99

PROPOSED 10'W EASEMENTS

INSTALL BLOW-OFF HYDRANT

PROPOSED 10'W EASEMENT

SANITARY MH TOP=568.16 FL=557.99

SANITARY MH TOP=567.16 FL=560.44

21' FLARED END

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: 5-15-14
PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
PHOENIX METALS

Bax Project # 01-169D | Issue Date: 09/06/2013

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6552
FAX 928-1718

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.

STATE OF MISSOURI
CLIFFORD L. HEITMANN
NUMBER E-29817
REGISTERED ENGINEER
5/7/14
Clifford L. Heitmann
Civil Engineer
E29817

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Surveying Authority No. 000144
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REVISIONS

	11/20/13	CITY/OWNER REVISIONS
	01/29/14	CITY COMMENTS
	02/03/14	CITY COMMENTS
4	05/06/14	REVISE UTILITY LAYOUT

Developer / Owner:
MJSM, L.L.C.
2209 DROSTE ROAD
ST. CHARLES, MO 63301
636-949-0680

SITE PLAN

P+Z No.
#1407.05 & 1407.05.01
Approved May 2, 2013

City No.
14-48

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