

ST LOUIS WHOLESale

A TRACT OF LAND BEING ADJUSTED LOT 14 OF LONESTAR INDUSTRIAL PARK PLAT ONE AS
RECORDED ON PLAT BOOK 48, PAGE 315,
TOWNSHIP 47 NORTH, RANGE 2 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

AS-BUILTS

General Notes:

- Gross Acreage of Subject Tract: 3.55 Acres (154,646 sq ft)
- Area of Disturbance: 0.95 Acres (41,382 sq ft)
- Parcel ID: 2-0145-C338-00-0014.0000000
- Current Zoning of Subject Tract: I-2, Heavy Industrial
- Proposed Zoning: I-2, heavy Industrial
- Property Owner:
Pinkerton Properties LLC
801 Texas Court
O'Fallon, MO 63366
- Proposed Development of Subject Tract:
2nd Warehouse Building
- Pertinent Data:
 - Min front yard Setback: 30 feet
 - Min. Sideyard Setback: 25 feet
 - Min. Rearyard Setback: 50 feet
- Utilities
 - School District: Fort Zumwalt School District
 - Water District: City of O'Fallon Water District
 - Fire District: O'Fallon FPD
 - Sewer District: City of O'Fallon Sewer District
 - Gas Company: Spire Gas.
 - Electric Service: Ameren MO
 - Telephone: Centurylink
- Per FIRM Flood Insurance Rate Map 29183C0220G dated January 20, 2016, The parcels are in Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- All sanitary sewers shall be constructed to the specifications of the City of O'Fallon.
- Grading and the handling of all storm water runoff and siltation control will be per City of O'Fallon standards.
- Street trees, landscaping in all common areas, street lights and sidewalks shall be private and approved by the City of O'Fallon.
- Final location and design of proposed entry monument/signage shall be approved through the Planning Division via a subsequent and separate review & permitting process.
- Proposed development does comply with the Land Use designation of the City of O'Fallon's Comprehensive Plan.



PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
48,000 (31%)	34,907 (23%)	71,739 (48%)	154,646

Per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

Construction work shall only be allowed during the following hours:
October 1–May 31:
7:00 A.M. TO 7:00 P.M. Monday–Sunday

June 1 – September 30:
6:00 A.M. to 8:00 P.M. Monday–Friday
7:00 A.M. to 8:00 P.M. Saturday–Sunday

Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 12/04/24
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

SHEET INDEX

SHEET NO.	DWG. NO.	TITLE
1	C000	COVER SHEET
2	C001	GENERAL NOTES
3	C100	EXISTING CONDITIONS & DEMO PLAN
4	C200	SITE PLAN
5	C201	LANDSCAPE PLAN
6	C300	GRADING PLAN
7	C301	SWPPP
8	C400	EXISTING & PROPOSED DRAINAGE AREA MAPS
9	C600	PROFILES
10	C601	PROFILES
11	C800	CONSTRUCTION DETAILS
12	C801	CONSTRUCTION DETAILS

BENCHMARKS (NAVD88)

SOURCE BENCHMARK: NATIONAL GEODETIC SURVEY – H 149 RESET

STANDARD DISK STAMPED "H 149 RESET 1980" 0.2 MILES NORTH ALONG STATE HIGHWAY 79 FROM THE JUNCTION OF INTERSTATE HWY 70, AT THE OVERPASS OF THE HIGHWAY OVER THE NORFOLK AND WESTERN TRACKS, IN THE EAST END OF THE CRASH WALL OF THE SUPPORT COLUMNS OF THE OVERPASS, 15 FEET BELOW THE ROAD WHICH WILL BE THE SOUTH BOUND LANES OF STATE HIGHWAY 79.

ELEVATION = 505.00 NAVD88 DATUM

SITE BENCHMARK: CUT CROSS ON CONCRETE CURB

ELEVATION = 570.08

CONDITIONS OF APPROVAL

- EXPAND THE PROPOSED CROSS ACCESS EASEMENT TO COVER BOTH LOTS 14A AND 14B AND CONNECT IT TO TEXAS COURT FROM BOTH LOTS.

These "AS-BUILT" STORM & TREE plans are based on actual field observations conducted during AUGUST 2024, and the results are shown hereon. CEC, INC. is responsible only for the As Built measurements shown hereon.

By: 
KARL A. SCHOENIKE, P.E., #2003015039
STATE OF MISSOURI

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CORPORATE REGISTRATION NO. 2007031293
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
314-656-4566



KARL SCHOENIKE, PE
2003015039
PROFESSIONAL CIVIL ENGINEER

STL WHOLESale
CONSTRUCTION PLANS
COVER SHEET

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

DRAWN BY: WTS
CHECKED BY: KAS
APPROVED BY: KAS
PROJECT NO: 22-012944

Owner:
Pinkerton Properties LLC
801 Texas Court
O'Fallon MO 63366
City of O'Fallon Site Plan

P+Z No: 22-012944
Approval Date:
MARCH 2, 2023
City No. 23-003172

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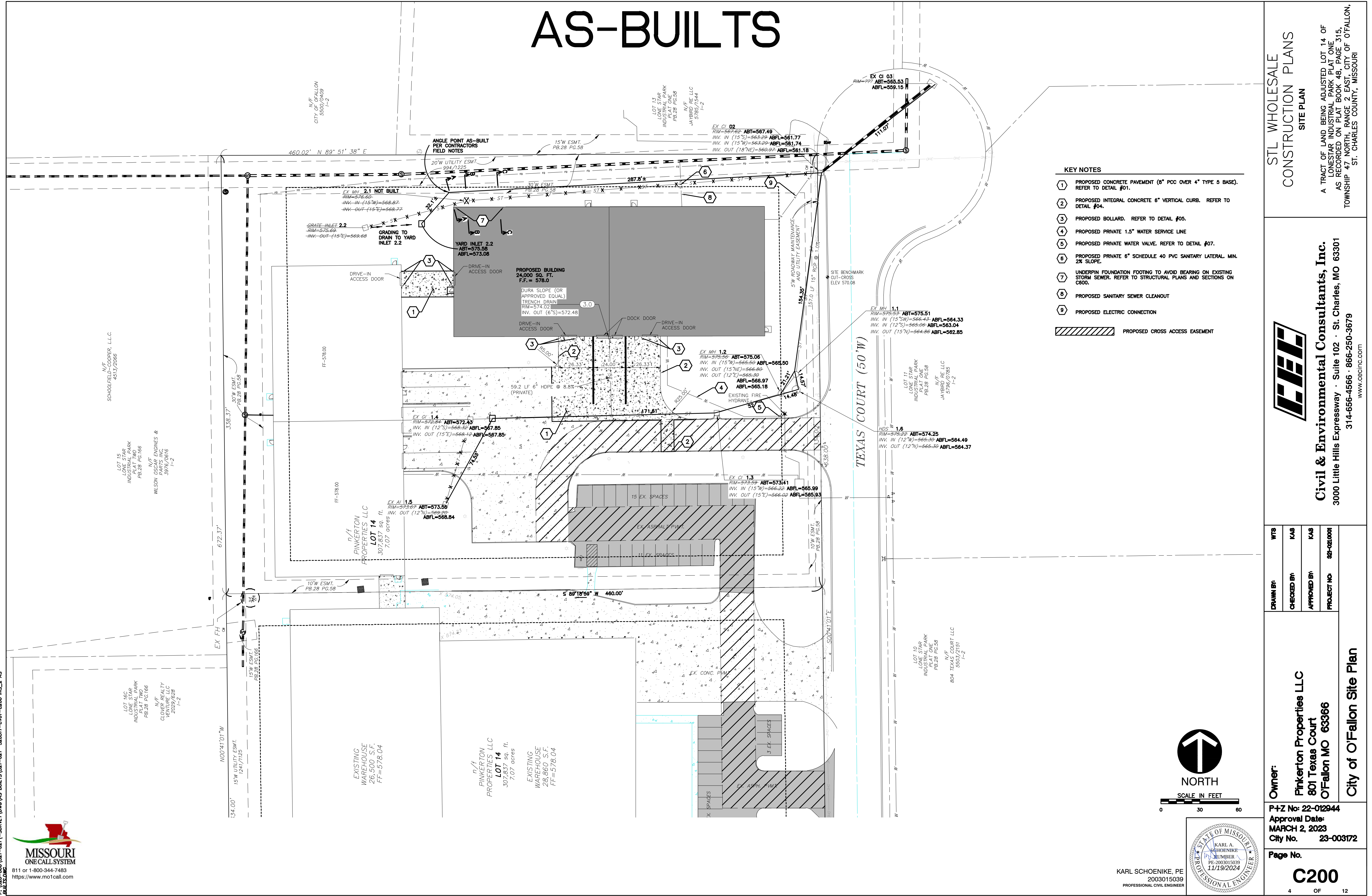
*** AS BUILTS 2024/11/19 ***



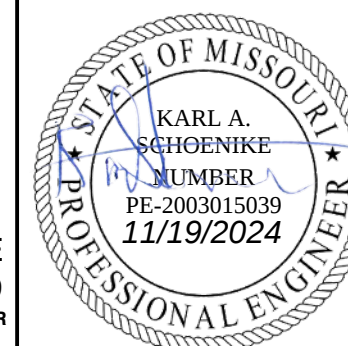
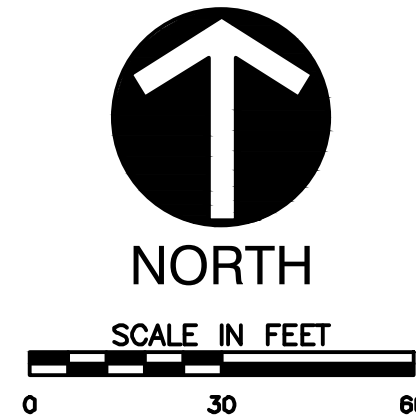
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AS-BUILTS



- KEY NOTES
- 1 PROPOSED CONCRETE PAVEMENT (8" PCC OVER 4" TYPE 5 BASE). REFER TO DETAIL #01.
 - 2 PROPOSED INTEGRAL CONCRETE 6" VERTICAL CURB. REFER TO DETAIL #04.
 - 3 PROPOSED BOLLARD. REFER TO DETAIL #05.
 - 4 PROPOSED PRIVATE 1.5" WATER SERVICE LINE
 - 5 PROPOSED PRIVATE WATER VALVE. REFER TO DETAIL #07.
 - 6 PROPOSED PRIVATE 6" SCHEDULE 40 PVC SANITARY LATERAL. MIN. 2% SLOPE.
 - 7 UNDERPIN FOUNDATION FOOTING TO AVOID BEARING ON EXISTING STORM SEWER. REFER TO STRUCTURAL PLANS AND SECTIONS ON C600.
 - 8 PROPOSED SANITARY SEWER CLEANOUT
 - 9 PROPOSED ELECTRIC CONNECTION
- PROPOSED CROSS ACCESS EASEMENT



STL WHOLESAL
CONSTRUCTION PLANS
SITE PLAN

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3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
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Owner:
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City of O'Fallon Site Plan

P+Z No: 22-012944
Approval Date:
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City No. 23-003172

Project No: 921-021,000
WTS
KAS
KAS
PROJECT NO

C200
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A TRACT OF LAND BEING ADJUSTED LOT 14 OF LONESTAR INDUSTRIAL PARK PLAT ONE AS RECORDED ON PLAT BOOK 48, PAGE 315, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

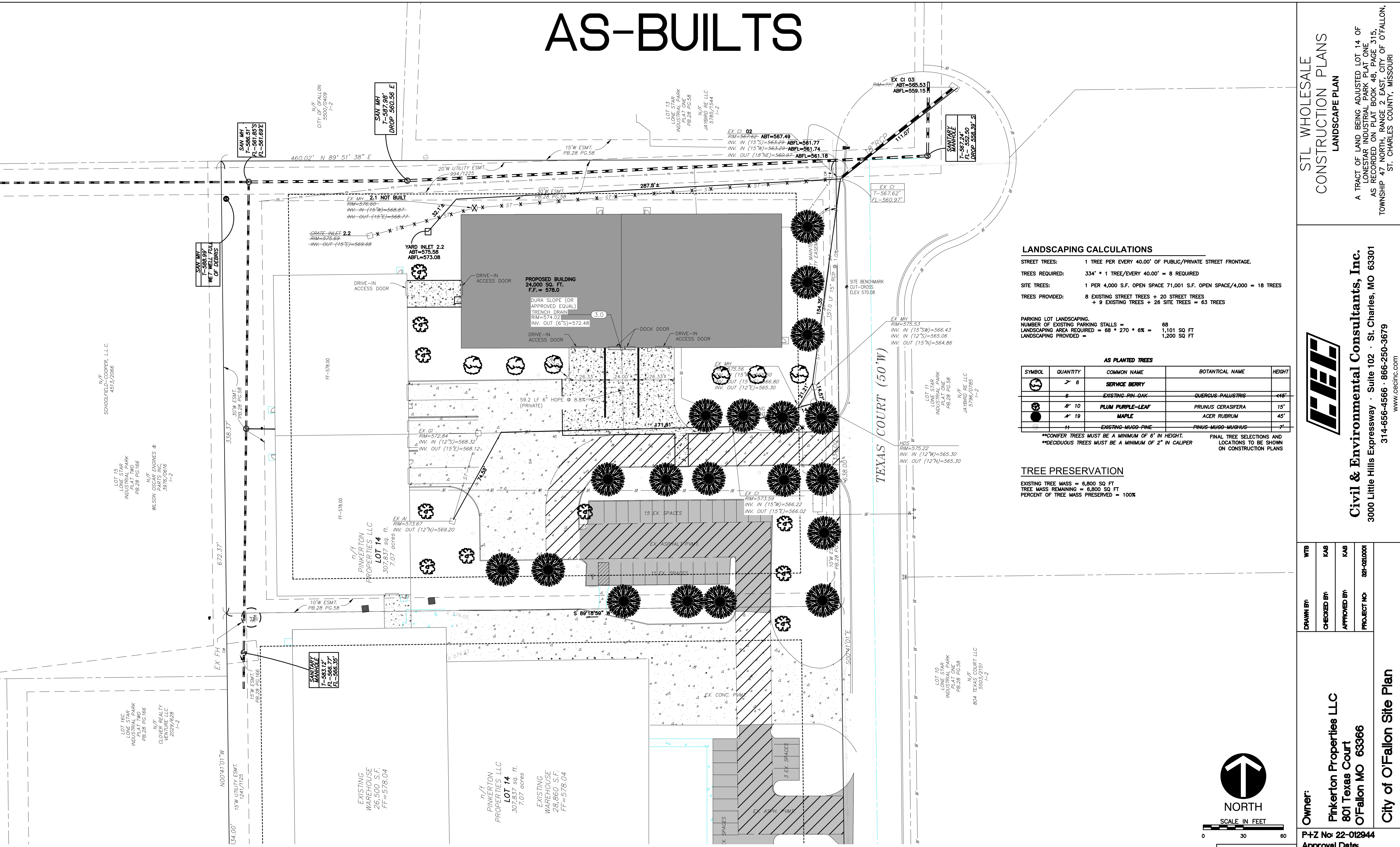
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*** AS BUILTS 2024/11/19 ***

MISSOURI
ONE CALL SYSTEM

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PARKING LOT LANDSCAPING.	
NUMBER OF EXISTING PARKING STALLS =	68
LANDSCAPING AREA REQUIRED = 68 * 270 * 6% =	1,101 SQ FT
LANDSCAPING PROVIDED =	1,200 SQ FT

FINAL TREE SELECTIONS AND
LOCATIONS TO BE SHOWN
ON CONSTRUCTION PLANS

EXISTING TREE MASS = 6,800 SQ FT
TREE MASS REMAINING = 6,800 SQ FT
PERCENT OF TREE MASS PRESERVED = 100%

CEC

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Owner: Pinkerton Properties LLC 801 Texas Court O'Fallon MO 63366	City of O'Fallon Site Plan
P+Z No: 22-012944 Approval Date: MARCH 2, 2023 City No. 23-003172	
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AS-BUILTS

320511-P-RETAINING WALL 1 PROFILE

SCALE H:1"=30'; V:1"=6'

320511-P-RETAINING WALL 2 PROFILE

SCALE H:1"=30'; V:1"=6'

RETAINING WALLS

320511-P-STM 1 PROFILE

SCALE H:1"=50'; V:1"=10'

TRENCH DRAIN

A-A PROFILE

SCALE H:1"=50'; V:1"=17'

B-B PROFILE

SCALE H:1"=50'; V:1"=17'

C-C PROFILE

SCALE H:1"=50'; V:1"=17'

320511-X-STM 1 PROFILE

SCALE H:1"=50'; V:1"=10'

ANGLE POINT AS-BUILT
PER CONTRACTORS
FIELD NOTES

320511-X-STM 2 PROFILE

SCALE H:1"=50'; V:1"=10'

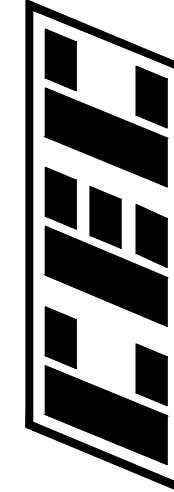
320511-X-SAN PROFILE

SCALE H:1"=50'; V:1"=10'

SANITARY LATERAL

STL WHOLESALE
CONSTRUCTION PLANS
PROFILES

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DRAWN BY:	WTS
CHECKED BY:	KAS
APPROVED BY:	KAS
PROJECT NO:	320-0810001

Owner:
Pinkerton Properties LLC
801 Texas Court
O'Fallon MO 63366

P+Z No: 22-012944
Approval Date:
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*** AS BUILTS 2024/11/19 ***