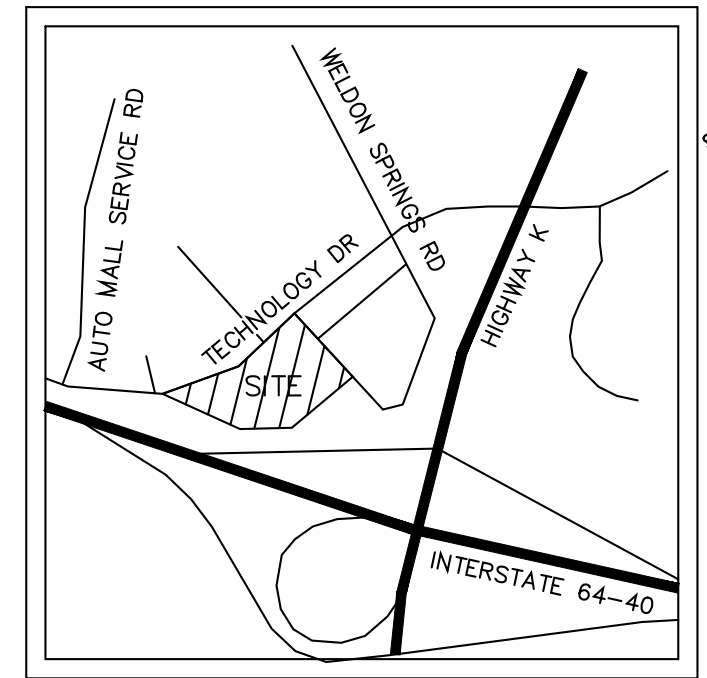


SITE IMPROVEMENT PLANS

for a

STORAGE FACILITY

PERSIMMON POINTE MARKET BOUNDARY ADJUSTMENT AND LOT CONSOLIDATION PLAT
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
N.T.S.

PROPERTY DATA

OWNER = CHARLES F. DUFOR
CATHLEEN C DUFOR
ROBERT C FLORY
BARBARA FLORY
RICHARD HALPERN
DEBRA HALPERN

OWNER CONTACT = COVINGTON LAND ACQUISITIONS II, LLC
ADDRESS = 1160 TECHNOLOGY DRIVE
PARCEL ID = 3-157E-9792-00-003A1.0000000
ACREAGE = 4.29± ACRES
PROPOSED LOT A = 2.39 ACRES
PROPOSED LOT B = 1.90 ACRES
ZONING EXISTING = C-3 HIGHWAY COMMERCIAL
PROPOSED USE = STORAGE FACILITY
FIRE DISTRICT = COTTLEVILLE
SCHOOL DISTRICT = FRANCIS HOWELL
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT
WATER SHED = DARDENNE CREEK
FEMA MAP = 29183C0430 G (01/20/2016)
ELECTRIC COMPANY = AMEREN UE
GAS COMPANY = SPIRE
PHONE COMPANY = AT&T
WATER DISTRICT = P.W.S.D. #2

UTILITY CONTACTS

SANITARY SEWER =	DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO. 63368 MIKE MERKT 636-441-1244	ELECTRIC SERVICE =	AMEREN UE - Boone Trails Division 200 N. CALLAHAN ROAD WENTZVILLE, MO. 63385 DANIEL GIESSMANN PH: (636) 639-8336 CELL (636) 357-2978 FAX (636) 639-8256 EMAIL: Dgiessmann@Ameren.com
STORM SEWER =	STORM SEWER CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO. 63366 636-281-2858	GAS SERVICE =	SPIRE 1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 MARK DEMLING PH. (314) 575-9090
WATER DISTRICT =	PUBLIC WATER SUPPLY DISTRICT NO. 2 P.O. BOX 967 O'FALLON, MO. 63366 636-561-3737 EXT. 131	PHONE SERVICE =	TELEPHONE CENTURY TEL 1151 CENTURY TEL DR. WENTZVILLE, MO. 63385 636-332-7261
FIRE DISTRICT =	COTTLEVILLE FIRE PROTECTION DISTRICT 1385 MOTHERHEAD ROAD COTTLEVILLE, MO 63304 ATTN. RYAN ROBERTS, FIRE MARSHAL PH. 636-447-6665		

REFERENCE BENCHMARK

THE SITE BENCHMARK WAS SET USING THE TRIMBLE R-6 GPS UTILIZING THE MDDOT NETWORK, WHICH BROADCASTS IN NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)

SITE BENCHMARK

NAVD88 ELEV. = 567.75' FTUS
"SQUARE" CUT ON TOP OF CONCRETE CURB, AS SHOWN ON SURVEY.

LOT DESCRIPTION

NEW LOT 3A OF PERSIMMON POINTE MARKET BOUNDARY ADJUSTMENT AND LOT CONSOLIDATION PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE(S) 60 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

APPROVED

Jamie Greenlee 01/10/2020

SHEET INDEX

- C01 TITLE SHEET
- C02 SPECIFICATION SHEET
- C03 EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
- C04 SITE AND GRADING PLAN
- C05 SITE GEOMETRY AND UTILITY PLAN
- C06 SEWER AND WATER PROFILES
- C07-C08 SEWER DETAILS
- C09-C10 SITE DETAILS
- C11 BEST MANAGEMENT PRACTICES PLAN
- C12 BEST MANAGEMENT PRACTICES DETAILS
- C13 DRAINAGE AREA PLAN
- C14 STORM WATER POLLUTION PREVENTION PLAN
- C15 STORM WATER POLLUTION PREVENTION PLAN DETAILS

* 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:

7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY
7:00 A.M. TO 8:00 P.M. WEDNESDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR:
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THEY SHALL MAKE SUCH CHANGES AT THEIR OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENT SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.



MISSOURI ONE CALL TICKET NUMBER 190702827
UTILITIES CONTACT BY MISSOURI ONE CALL WERE:
AMEREN MISSOURI ELECTRIC, AT&T DISTRIBUTION, CHARTER COMMUNICATIONS, CENTURYLINK FIBER, SPIRE MO EAST, ST CHARLES COUNTY PWS2, DUCKETT CREEK- SAN SEWERS.

PLANNING AND DEVELOPMENT DIVISION
FILE # 19-003472
SITE PLAN APPROVED 6/6/19

LEGEND

- EXISTING CONTOURS --- 433 ---
- PROPOSED CONTOURS --- 433 ---
- EXISTING STORM SEWER == == ==
- PROPOSED STORM SEWER --- ST --- ST ---
- EXISTING SANITARY SEWER == == ==
- PROPOSED SANITARY SEWER --- S --- S ---
- RIGHT-OF-WAY --- ---
- EASEMENT - - - - -
- CENTERLINE --- ---
- EXISTING TREE (Symbol)
- EXISTING SPOT ELEVATION × 433.28
- PROPOSED SPOT ELEVATION 433.28
- SWALE (Symbol)
- TO BE REMOVED T.B.R.
- TO BE REMOVED & RELOCATED T.B.R. & R.
- TO BE USED IN PLACE U.I.P.
- ADJUST TO GRADE A.T.G.
- BACK OF CURB B.C.
- FACE OF CURB F.C.
- WATER MAIN --- W --- W ---
- GAS MAIN --- GAS --- GAS ---
- UNDERGROUND TELEPHONE --- T --- T ---
- OVERHEAD WIRE --- OHE --- OHE ---
- UNDERGROUND ELECTRIC --- E --- E ---
- SILTATION CONTROL --- X --- X ---
- FIRE HYDRANT (Symbol)
- POWER POLE (Symbol)
- WATER VALVE (Symbol)
- LIGHT STANDARD (Symbol)

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CONC CONCRETE
- ASPH ASPHALT
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- SF SQUARE FEET
- AC ACRES
- ELEV ELEVATION
- FF FINISH FLOOR
- FL FLOWLINE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- STM STORM
- SAN SANITARY
- (S) SAVE
- (R) REMOVE
- (T.B.R.) TO BE REMOVED
- (U.I.P.) USE IN PLACE

SYMBOLS

- WMH ○ WATER MANHOLE
- TMH ○ TELEPHONE MANHOLE
- BRUSH & SHRUB LINE (Symbol)
- BOLLARD (Symbol)
- SIGN (Symbol)
- ELECTRIC YARD LIGHT (Symbol)
- BORING LOCATION (Symbol)
- MAIL BOX MB (Symbol)
- ELECTRIC BOX EB (Symbol)
- CLEAN OUT CO (Symbol)
- GAS VALVE GV (Symbol)
- GAS METER GM (Symbol)
- GAS DRIP GD (Symbol)

CONDITIONS OF APPROVAL FROM THE PLANNING AND ZONING COMMISSION

1. Provide MoDot approval for entrance. The entrance spacing does not meet the City Traffic Management Policy.

Please Note:

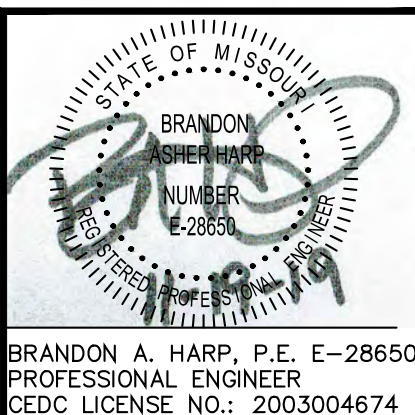
- > The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
- > Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Public Works, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.
- > The appropriate Fire District will need to review and approve the development.
- > Any signage to be placed on the subject property requires a separate Sign Permit.
- > Any business occupying the site requires approval of a Business License.

PREPARED FOR:

Mr. Paul Langdon
Covington Realty Partners
135 N. Meramec Avenue, Suite 500
Clayton, MO 63105
T: (314) 727-2424 x. 216
F: (314) 727-2434

PREPARED BY:

CEDC CIVIL ENGINEERING DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net



10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Improvement Plan for a
STORAGE FACILITY
1160 Technology Drive
O'Fallon, Missouri 63368

No.	Description	Date
Proj. #	1919	
	to City	7/29/19
	to Fire Dist.	10/30/19
	Agency Submittal	11/06/19
	To City	11/12/19
	To Utilities	11/19/19

TITLE SHEET

C01