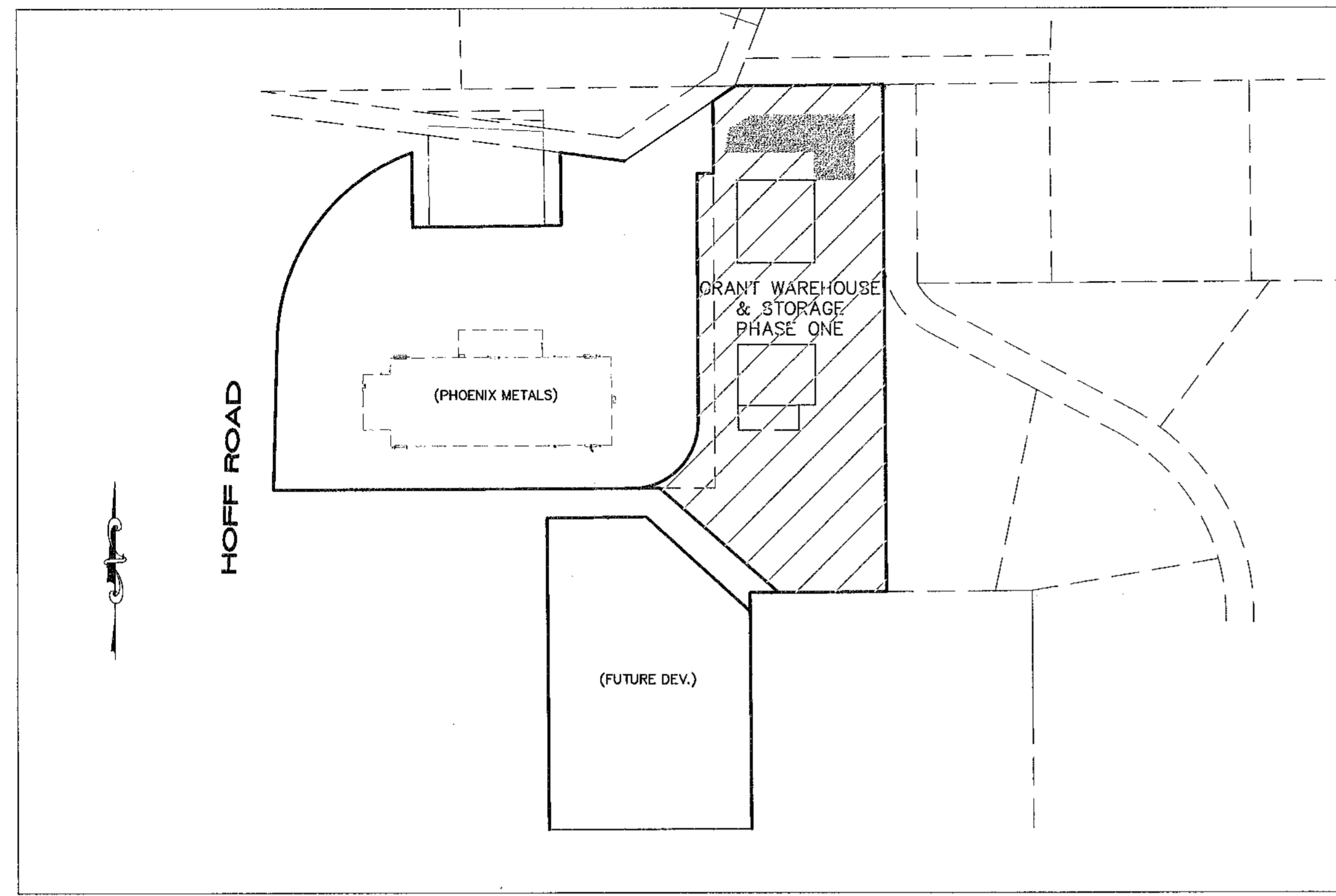
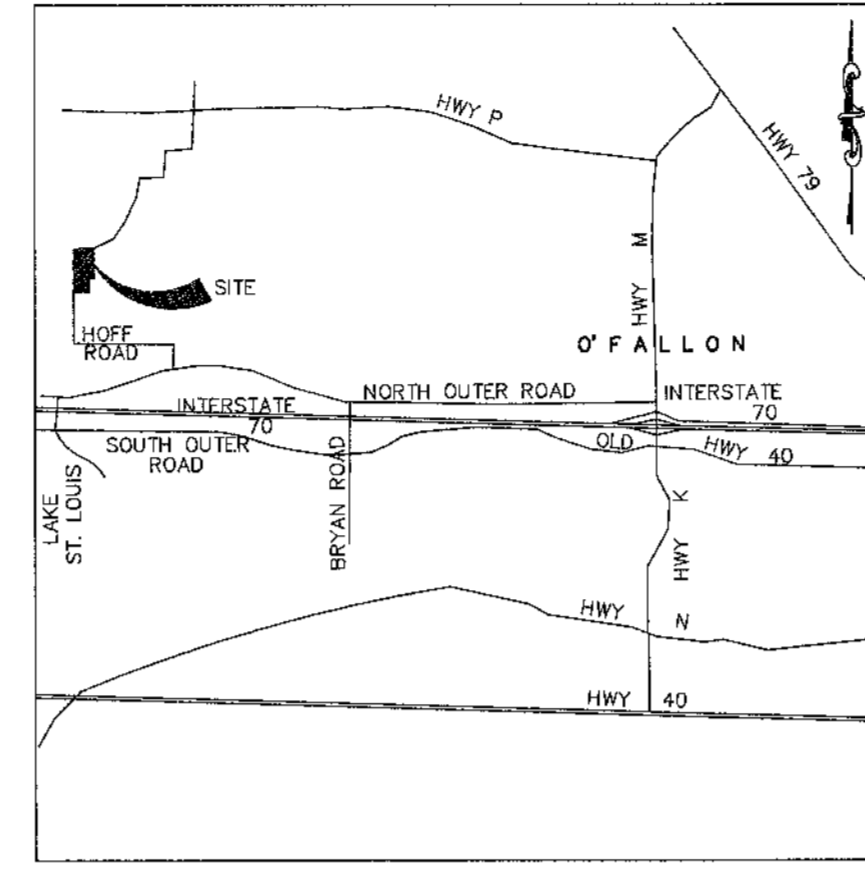


A SET OF CONSTRUCTION PLANS FOR GRANT WAREHOUSE & STORAGE

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Development Notes:

- Area of Tract: 6.917 Acres
- Existing Zoning: I-1 Light Industrial
- Proposed Use: Office/Warehouse (City of O'Fallon)
- Area of Proposed Buildings: 41,350 sq.ft.
- The required height and building setbacks are as follows:
 - Minimum Front Yard: 30 feet
 - Minimum Side Yard: 20 feet
 - Minimum Rear Yard: 35 feet
 - Maximum Height of Building: 50 feet
- Site is served by:
 - City of O'Fallon Sewer: 636-281-2858
 - AmerenUE Company: 636-639-8312
 - Laclede Gas Company: 636-946-8937
 - City of O'Fallon Water: 636-281-2858
 - Century Tel: 636-332-3011
 - O'Fallon Fire Protection District: 636-272-3493
 - Fort Zumwalt School District: 636-272-6620

Planning and Zoning conditions:

The approval is conditional upon the following Staff recommendations being met:

- The buildings proposed as part of this site plan will not be issued occupancy permits until the record plat for this site has been recorded with St. Charles County.
- There is an existing ingress/egress and utility easement shown at the north end of the site and it cannot be obstructed with any improvements.
- If the number of employees or proposed land use changes from the parking calculation provided, then additional parking spaces will be needed to meet the City Code.
- The applicant shall comply with the municipal code requirements.
- Applicant shall remedy all delinquencies and resolve all outstanding obligations to the City with respect to all compliance issues related to Applicant's properties within the City (see Section 100.012 of the Municipal Code).
- Clarify the fence location.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

- All signage shall be reviewed and approved through a separate permitting process.
- A 50-foot bufferland shall be provided adjacent to the residential properties.
- Any equipment or mechanical units shall be screened in accordance with Section 400.278.

- According to the Flood Insurance Rate Map of St. Charles County, (Community Panel number 29183C0210C dated January 20, 2016) this property lies within zone X. Zone X is defined as an area outside the 500 year Flood Plain Limits.
- Parking Required: Warehouse: 1 space per every employee on the maximum work shift, plus one (1) for each vehicle utilized in the operation of the business, plus two (2) guest spaces. = 18
Total Parking Provided: = 25
(includes four accessible spaces)
- Landscape Requirements:
 - Street Tree Requirements: 1 tree for every 40' of frontage = 49' / 40' = 2 Trees Required
2 Trees Provided
 - Open Spaces: 1 tree for every 4,000 s.f. landscaped area. 9,671 s.f. / 4,000 s.f. = 3 Trees Required
4 Trees Provided
Total trees provided = 6
 - Interior Landscaping Required: Not less than 6% of interior parking lot shall be landscaped. 23 spaces x 270 = 6,210 x 6% = 373 sq.ft. landscaping required
Total 850 sq.ft. landscaping provided
- Site Coverage Calculations:

TOTAL LOT SQ. FT.	BUILDING SQ. FT.	% OF LOT	PAVEMENT SQ. FT.	% OF LOT	GREENSPACE SQ. FT.	% OF LOT
301,300	41,350	13.7%	49,520	16.4%	210,430	69.9%
- Estimated sanitary flow contributed by this site is 4,440 g.p.d.
- Property Owner: MJSJM, L.L.C. 2209 Droste Road St. Charles, MO 63301
- All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.
- Maximum slopes allowed are 3:1.
- Lighting will be building mounted and will be reviewed onsite prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.
- All utilities will be located underground.
- All proposed fencing requires a separate permit through the Planning Department.
- All sign locations and sizes must be approved separately through the Planning Dept.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
- Detention for this site will be for the 100 year 20 minute storm and will be provided with the existing detention basin.
- This site will be in compliance with Phase 2 Illicit Stormwater Discharge Guidelines per Ordinance 5082.
- Per City Municipal Code Section 400.510, Item 3: The developer received P&Z Approval for no street or parking lot curbing to meet stormwater quality guidelines.
- All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard screened by berms, dense vegetative plantings, wooded fences, or brick walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at eye level within one thousand (1,000) feet of the property line.
- Prior to Construction Plan approval, a photometric lighting plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.
- All construction methods and practices to conform with OSHA Standards.
- Tree Preservation Requirements:
 - Existing Trees = 3.05Ac.
 - Trees to be Removed = 0.48Ac.
 - Trees to be Saved = 2.57Ac.
 - Required preservation (20%) = 3.05 x 20% = 0.61Ac.
 - 2.57 > 0.61
- Per tenant lease agreement, trash service to be inside only. If trash dumpster is added to site in the future they will need to meet the City's requirements for screening and be approved by the City prior to installation.

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858

Ameren UE
200 Colohan Road
Wentzville, MO 63385
636-639-8312

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017
636-387-6633

Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO 63366
636-272-3493

Drawing Index

- COVER SHEET
- NOTES
- SITE PLAN
- PHOTOMETRIC PLAN
- GRADING PLAN
- SWPPP PLAN
- PRE-DEVELOPED DRAINAGE AREA MAP
- POST-DEVELOPED DRAINAGE AREA MAP
- PROFILES & DETAILS

GRADING QUANTITIES:

1,954 C.Y. CUT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

IT IS THE INTENTION OF THE ENGINEERING FOR THE EARTHWORK TO BALANCE ON-SITE. THE ENGINEER SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN ACHIEVING THE BALANCE.



CALL BEFORE YOU DIG!
1-800-DIG-RITE

Benchmarks Project

BENCHMARK: RM46 ELEV. 469.17 - "CHISELED SQUARE" ON TOP OF ABUTMENT AT SOUTHWEST CORNER OF HOFF ROAD BRIDGE OVER PEROUQUE CREEK. THIS BENCHMARK HAS BEEN REPLACED FROM NEW BRIDGE CONSTRUCTION AT THIS TIME.

Site

BENCHMARK: ELEV. 577.42 - "O" IN OPEN ON FIRE HYDRANT ON EAST SIDE OF HOFF ROAD. 40' EAST OF CL OF HOFF ROAD AND 90' NORTH OF ENTRANCE FOR 1010 HOFF ROAD.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:

PERMANENT:
Tall Fescue - 150 lbs./ac.
Smooth Bromes - 100 lbs./ac.
Combined - Fescue @ 75 lbs./ac. AND Bromes @ 50 lbs./ac.

TEMPORARY:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 sq.ft.)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 sq.ft.)

SEEDING PERIODS:
Fescue or Bromes - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

MULCH RATES:
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)

FERTILIZER RATES:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

Legend

600.00 EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00 PROPOSED LABELS	EXIST. AREA INLET
CI SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI DOUBLE CURB INLET	PROPOSED AREA INLET
AI AREA INLET	PROPOSED GRATE INLET
DAI DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI GRATE INLET	EXIST. STORM MANHOLE
DGI DOUBLE GRATE INLET	PROPOSED MANHOLE
MH MANHOLE	POWER POLE
FE FLARED END SECTION	GUY WIRE
EP END PIPE	LIGHT STANDARD
CP CONCRETE PIPE	FIRE HYDRANT
RCP REINFORCED CONCRETE PIPE	WATER METER
CMP CORRUGATED METAL PIPE	WATER VALVE
CPP CORRUGATED PLASTIC PIPE	GAS VALVE
PVC POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO CLEAN OUT	SIGN
..... SLOPE LIMITS	TREE
--- DRAINAGE SWALE	
--- STM EXISTING STORM SEWER	
--- SAN EXISTING SANITARY SEWER	
--- W EXISTING WATER LINE	
--- FO EXISTING FIBER OPTIC LINE	
--- GAS EXISTING GAS LINE	
--- UGE EXISTING UNDERGROUND ELECTRIC	
--- OHW EXISTING OVERHEAD ELECTRIC	
--- CTV EXISTING CABLE TV LINE	
--- T EXISTING TELEPHONE LINE	
--- --- PROPOSED STORM SEWER	
--- --- PROPOSED SANITARY SEWER	
--- X-X FENCE LINE	
--- SAWCUT LINE	

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.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jessie Shultz DATE 03/26/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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 6.92 Acres

The area of land disturbance is 2.77 Acres
Building setback information. Front 30 feet
Side 20 feet
Rear 35 feet
Max. Building Height 50 feet

* The estimated sanitary flow in gallons per day is 1,400 g.p.d.

* Differential Runoff Calculations:

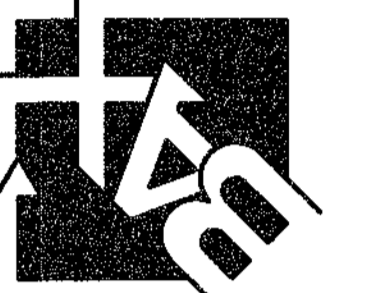
Existing Runoff = 0.36 Ac. x 3.85(1.39cfs) + 6.56 Ac. x 1.87(12.27cfs) = 13.66cfs
Proposed Runoff = 1.63 Ac. x 3.85(6.28cfs) + 5.29 Ac. x 1.87(9.89cfs) = 16.17cfs
Increased Runoff = 2.51cfs

PROJECT TITLE:

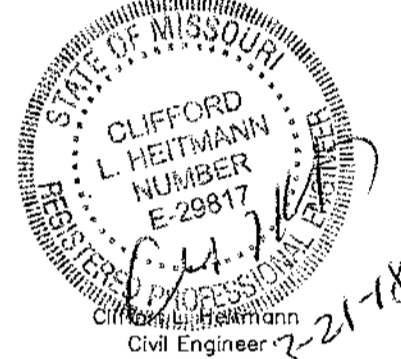
GRANT WAREHOUSE & STORAGE PHASE ONE

Issue Date: 06/30/2017
Box Project # 01-1169F

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63801
636-928-6669
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby certify 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 projects.



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Engineering Authority No. 000655
Surveying Authority No. 000144
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REVISIONS

NO.	DATE	DESCRIPTION
10-13-17		CITY COMMENTS
11-21-17		CITY COMMENTS
12-12-17		ADD STORAGE LOT
01-17-18		COMMENTS
02-09-18		CITY COMMENTS
03-12-18		CITY COMMENTS

Developer / Owner:

MJSJM, L.L.C.
2209 DROSTE ROAD
ST. CHARLES, MO 63301
636-949-0680

COVER SHEET

P+Z No. #1407.06.01
Approved April 6, 2017

City No. #

Page No.

1 of 10

Site Address: 1400 Grant Industrial Drive