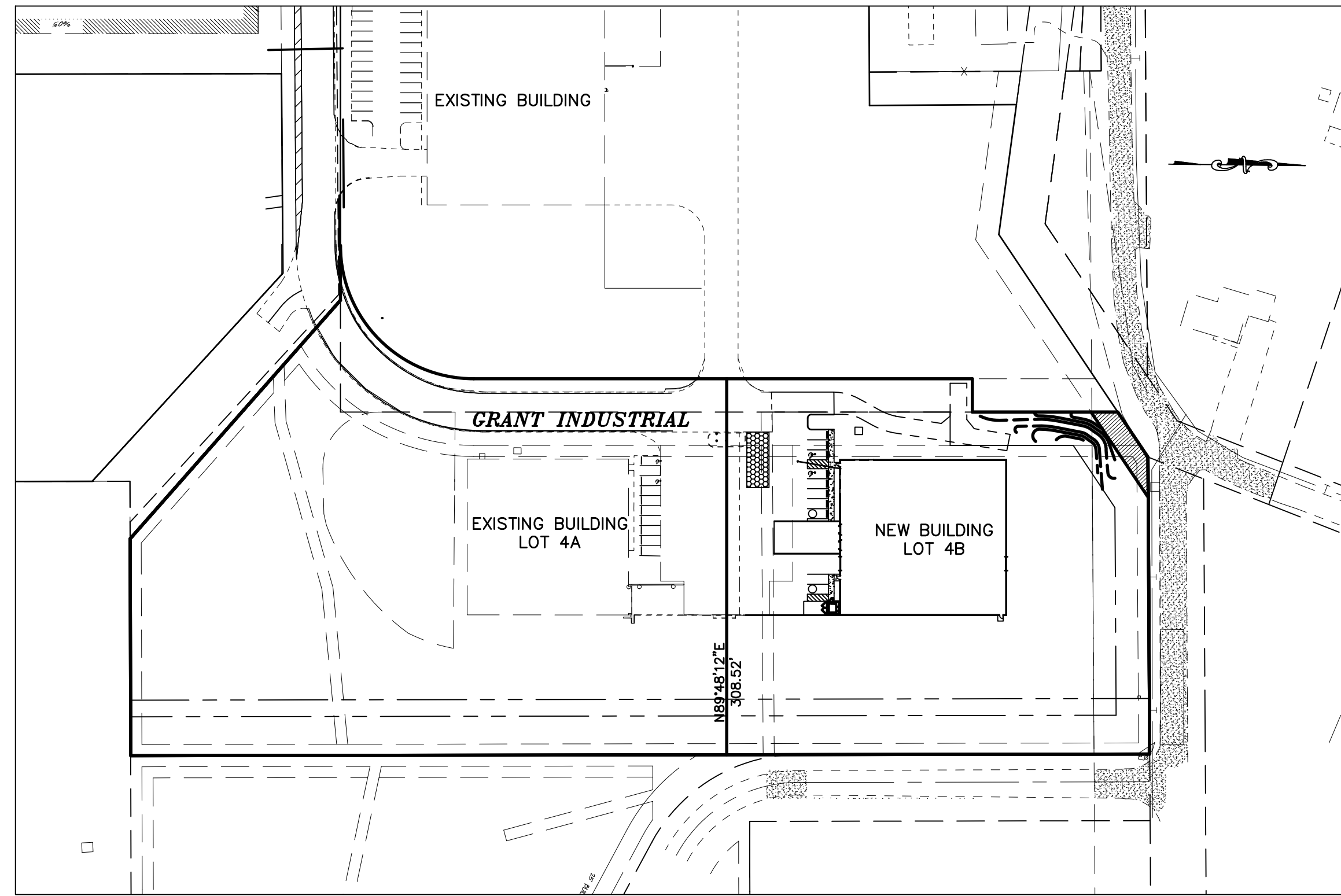
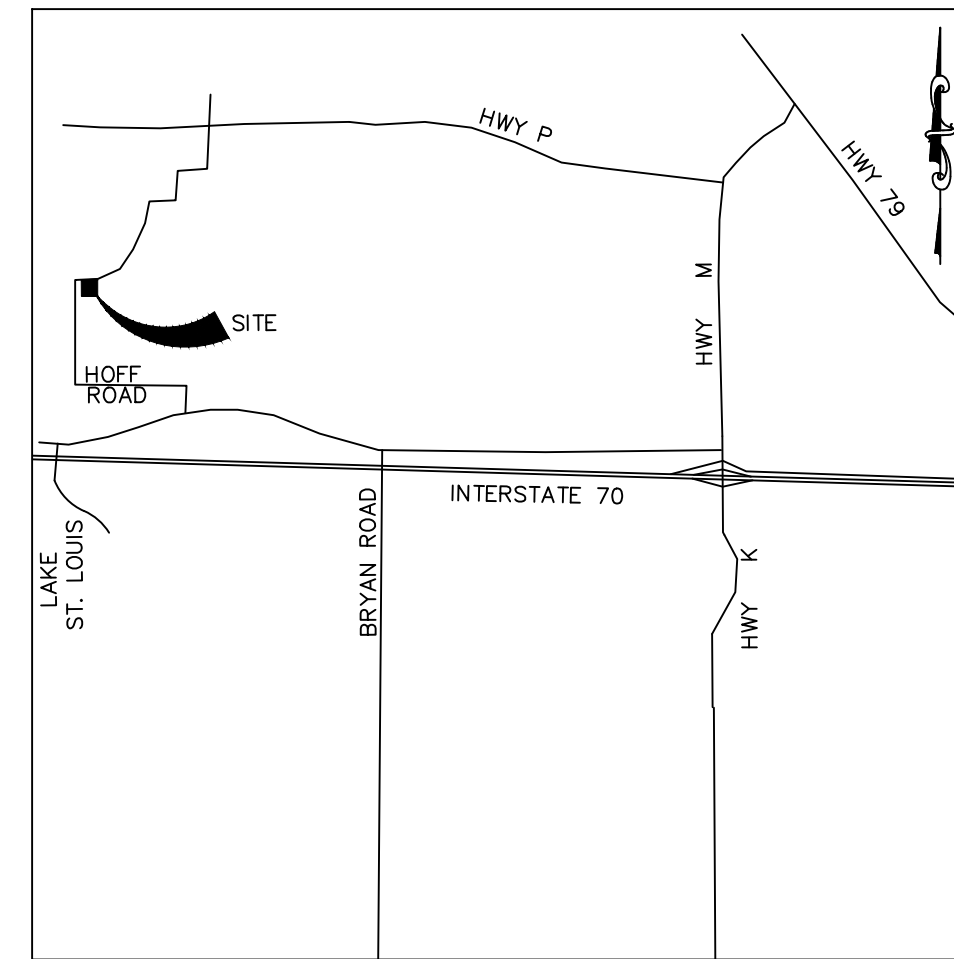


A SET OF CONSTRUCTION PLANS FOR GRANT INDUSTRIAL PARK LOT 4B

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
SCALE: 1"=100'



Location Map

DEVELOPMENT NOTES

- Area of Tract: 2.827 Acres
- Existing Zoning: I-1 Light Industrial
- Proposed Use: Office/Warehouse (City of O'Fallon)
- Area of Proposed Buildings: 21,000 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
Spire Energy: 636-978-2660
City of O'Fallon Water: 636-281-2858
Century Tel: 636-332-7261
O'Fallon Fire Protection District: 636-272-3493
Fort Zumwalt School District: 636-272-6620

Drawing Index

- COVER SHEET
- CITY NOTES
- SITE PLAN
- PHOTOMETRIC PLAN
- GRADING PLAN
- STORM WATER POLLUTION PREVENTION PLAN
- EXISTING DRAINAGE AREA MAP
- POST DEVELOPED DRAINAGE AREA MAP
- CONSTRUCTION DETAILS

- According to the Flood Insurance Rate Map of St. Charles County, (Community Panel number 2918302106 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.
Employees = 5
Business Vehicles = 0
Guest Spaces = 2
Handicap Spaces = 2
Total Required Spaces = 9
Total Parking Provided: = 10 (Includes 2 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.
3,068 s.f. / 4,000 s.f. = 1 Trees Required
1 Trees Provided
Total trees provided = 3
Interior Landscaping Required:
Not less than 6% of interior parking lot shall be landscaped.
10 spaces x 270 = 2,700 x 6% = 162 sq.ft. landscaping required
Total 238 sq.ft landscaping provided

10. Site Coverage Calculations:	TOTAL LOT SQ. FT.	BUILDING SQ. FT.	% OF LOT	PAVEMENT SQ. FT.	% OF LOT	GREENSPACE SQ. FT.	% OF LOT
Lot 4B	123,144	21,000	17.0%	15,927	13%	86,217	70%

- Estimated sanitary flow contributed by this site is 500 g.p.d.
- Property Owner: Summit Real Estate Services LLC
29341 Spotted Bully Way
San Jose, CA 92675
- 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. Light photometrics are zero at all property lines. 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. Louis 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 storm and has been 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 is requesting 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.

Drawing Index

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- POST DEVELOPED DRAINAGE AREA MAP/STORM PROFILES
- CONSTRUCTION DETAILS
- WATER DETAILS
- SEWER DETAILS

Benchmarks Project

BENCHMARK:
RM46 ELEV. 469.17 - "CHISELED SQUARE" ON TOP OF ABUTMENT AT SOUTHWEST CORNER OF HOFF ROAD BRIDGE OVER PERUQUE 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.

Conditions of Approval From Planning and Zoning

- Provide a complete photometric plan that extends to the property lines.
- Put the proper fine amount on the ADA signage.
- Provide three (3) trees as stated on development note nine (9).
- Show storm sewer pipes and structures for site.
- Extend water main northward
- Convert the existing 20 feet wide roadway easement to right of way.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:
Tall Fescue - 150 lbs./ac.
Smooth Brome - 100 lbs./ac.
Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.

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

SEEDING PERIODS:
Fescue or Brome - March 1 to June 1 August 1 to October 1
Wheat or Rye - March 15 to November 1 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.

* 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

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Karl Ebert DATE 12/11/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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.



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

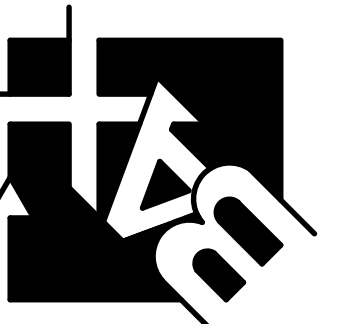
Site Address: 1400 Grant Industrial Drive

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

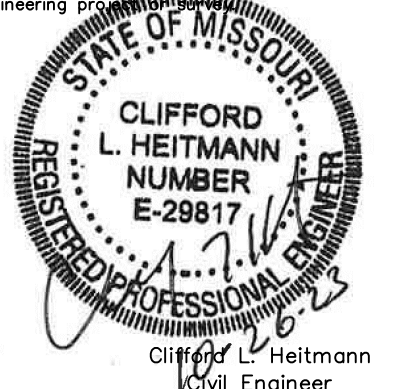
PROJECT TITLE:

GRANT INDUSTRIAL PARK LOT 4B

ENGINEERING PLANNING SURVEYING
221 Point View Blvd.
St. Charles, MO 63301
636-928-5562
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized 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 project other than that of the architectural or engineering project specifically identified on this sheet.



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Engineering Authority No. 000655
Surveying Authority No. 000144
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REVISIONS

NO.	DATE	DESCRIPTION
07-17-23		CITY COMMENTS
08-15-23		CITY COMMENTS
09-18-23		CITY COMMENTS
10-11-23		CITY COMMENTS
10-26-23		CITY COMMENTS

Developer / Owner:
SUMMIT REAL ESTATE SERVICES LLC
29341 SPOTTED BULLY WAY
SAN JOSE, CA 92675

COVER SHEET

P+Z No. #23-002270
APPROVED 04-06-23

City No. #xx

Page No.

C1

Box Project # 01-1699FA Issue Date: 05/11/2023