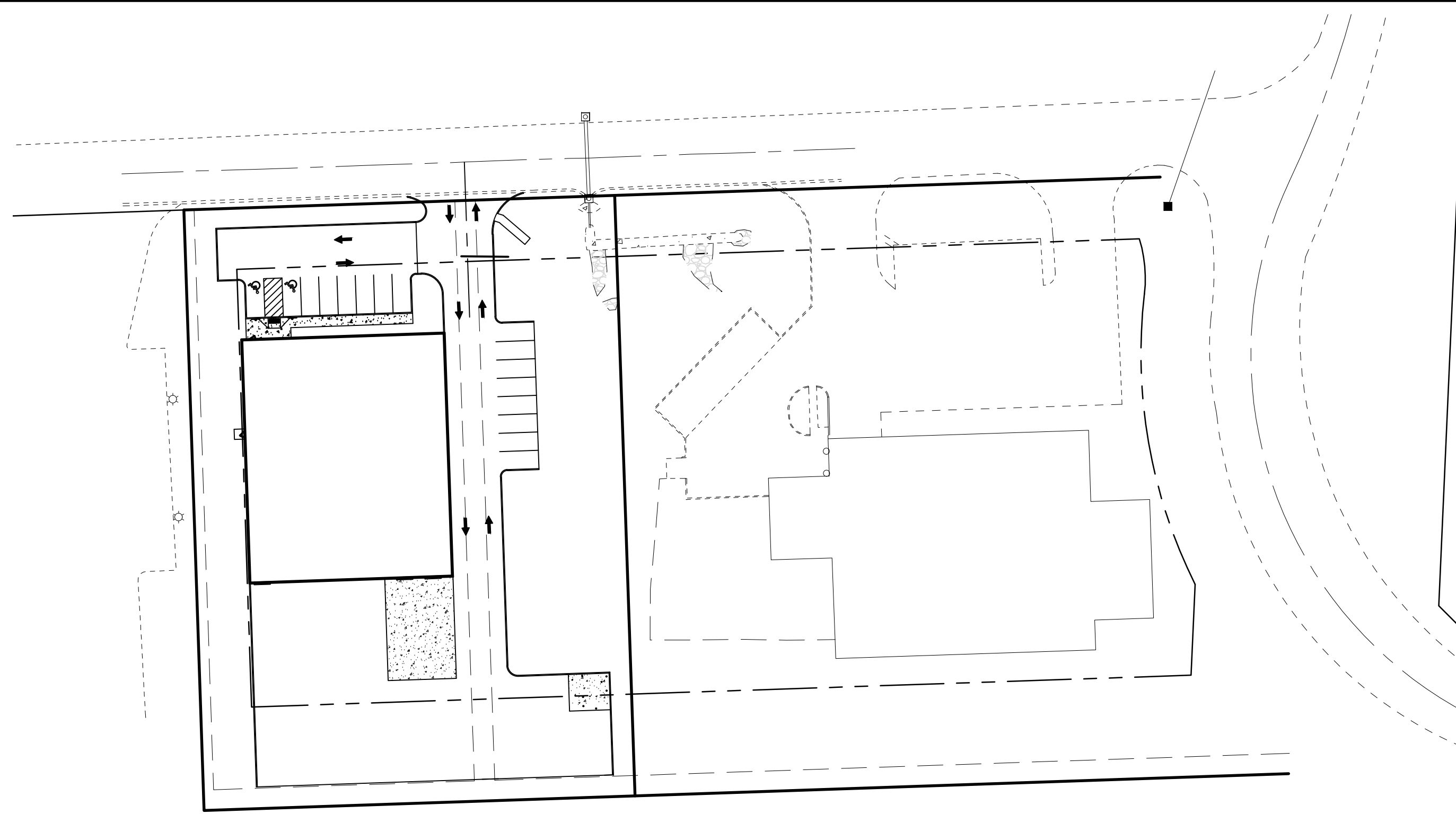


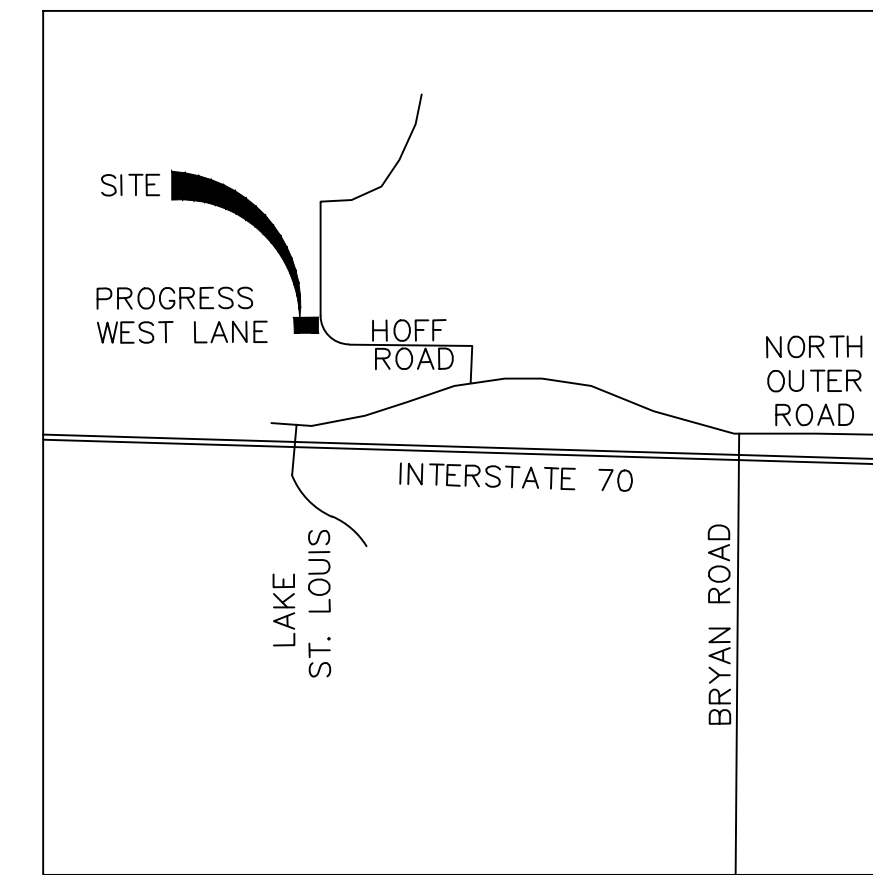
A SET OF CONSTRUCTION PLANS FOR PROGRESS WEST LOT 2

A TRACT OF LAND BEING PART OF LOT 2 OF
"PROGRESS WEST INDUSTRIAL PARK" P.B. 27 PG. 35
ALSO PART OF FRACTIONAL SECTION 26
TOWNSHIP 47 NORTH, RANGE 2 EAST
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

1" = 50'



Plan View



Location Map

Utility Contacts

Sanitary Sewers

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Water

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric

Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas

Spire Energy
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone

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

Fire District

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

- Area of Tract: 3.47 Acres
1.43 Acres Disturbed
- Existing Zoning: I-2 Heavy Industrial
- Proposed Use: Office/Warehouse
(City of O'Fallon)
- Area of Proposed Buildings: 12,000 sq.ft.
- The required height and building setbacks are as follows:
Minimum Front Yard: 20 feet
Minimum Side Yard: 25 feet
Minimum Rear Yard: 50 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 636-946-8937
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

- 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.
= 10
Total Parking Provided: = 16
(Includes one accessible space)
- To determine the location of flood designations and boundaries, we determined the horizontal location of this tract of land by scaling the following flood insurance rate map (firm): St. Charles County, Missouri and incorporated areas, map number 29163c220g, with an effective date of January 20, 2016.
Zone X - areas determined to be outside the 0.2% annual chance floodplain.

- Landscape Requirements:
Street Tree Requirements:
1 tree for every 40' of frontage:
698/40 = 18 Trees Required, 6 existing frontage trees
12 New trees provided
Open Spaces:
1 tree for every 4,000 s.f. landscaped area.
3,378 s.f. / 4,000 s.f. = 1 Trees Required
1 Trees Provided

Interior Landscaping Required:
Not less than 6% of interior parking lot shall be landscaped.
16 spaces x 171 = 2,736 sq.ft. = 164 sq.ft. landscaping required
Total 1,689 sq.ft landscaping provided

20% of existing trees of the entire development shall be retained.
Existing trees = 0.60Ac.
Trees removed = 0.20Ac.
0.40Ac or 66% remaining

Site Coverage Calculations:

TOTAL LOT SQ.FT.	EX. BLDG SQ.FT.	% OF LOT	EX. P.V.M.T. SQ.FT.	% OF LOT	GREENSPACE SQ.FT.	% OF LOT
151,202	17,050	11.2	20,446	13.5	113,706	75.2

TOTAL LOT SQ.FT.	PROPOSED BLDG SQ.FT.	% OF LOT	P.V.M.T. SQ.FT.	% OF LOT	GREENSPACE SQ.FT.	% OF LOT
151,202	12,000	7.9	23,605	15.6	115,597	76.4

TOTAL LOT SQ.FT.	TOTAL BLDGS SQ.FT.	% OF LOT	P.V.M.T. SQ.FT.	% OF LOT	GREENSPACE SQ.FT.	% OF LOT
151,202	29,050	19.2	44,051	29.2	78,101	51.6

- Estimated sanitary flow contributed by this site is 1,000 g.p.d.
- Property Owner: Davis Family Trust
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 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 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.
- All construction methods shall comply with all OSHA Standards.

GRADING QUANTITY
7,700 cu.yds.
(INCLUDES 8% SHRINKAGE)

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY,
NOT FOR BIDDING PURPOSES. CONTRACTORS SHALL
VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

IT HAS BEEN ESTIMATED THAT 1,500 C.Y. OF HAUL
OFF IS REQUIRED. CONTRACTOR SHALL PROVIDE
CITY WITH HAUL ROUTE.

Site Address: Progress West Lane

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL 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.

Conditions of Approval From Planning and Zoning

- Provide a signed Property Owner Signature form.
- Revise the photometric lighting plan to show lighting values to the property lines. Increase the lighting values at the entrance.
- Provide a calculation on the percentage of metal siding used on each elevation.
- Provide an Industrial Pre-Treatment sanitary sewer survey.
- Provide 10' Wide utility easement behind the right of way.
- Once a user is identified, the parking may need to be revised.
- The landscape calculations do not appear to be correct. Work with staff to determine the correct calculation and number of trees required for review with the construction plans.

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS.

SITE BENCHMARK (NAVD 88)- "X" CUT IN SQUARE ON CONCRETE NEAR GRATE INLET ON NORTH SIDE OF OF SUBJECT PROPERTY (ELEVATION=560.19) AND IS LOCATED AS SHOWN HEREON.

* 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 _____
The area of land disturbance is _____
Number of proposed lots is _____
Building setback information. Front _____
Side _____
Rear _____

* The estimated sanitary flow in gallons per day is _____

* Tree preservation calculations

City approval of any construction site plan 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 improvements 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.

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
OMP	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---	FENCE LINE	
---	SAWCUT LINE	

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 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.	

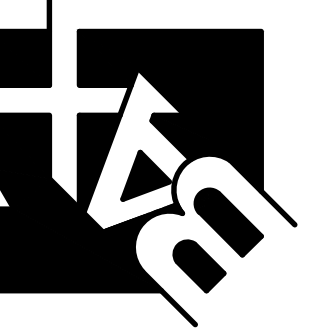
CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



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

PROJECT TITLE:
PROGRESS WEST LOT 2

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 part or parts of the architectural or engineering project or survey other than those authorized by my seal.

CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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Authority No. 000655
All Rights Reserved

REVISIONS

05-19-22	CITY COMMENTS
06-10-22	CITY COMMENTS
06-30-22	CITY COMMENTS

Developer / Owner:
Davis Family Trust
2209 Droste Rd.
St. Charles, MO 63301

P+Z No. #21-009309
Approval Date: 11/04/21

City No. #

Page No.

C1

COVER SHEET

Issue Date: 03/16/2022
Box Project # 21-8493