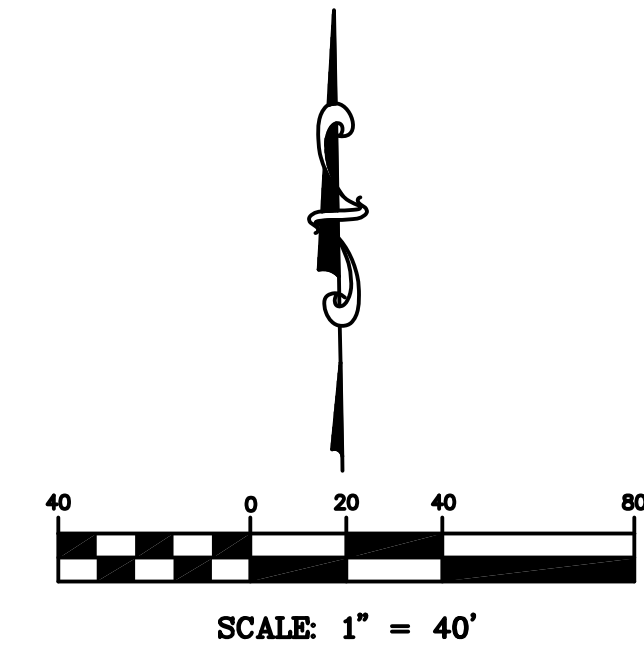
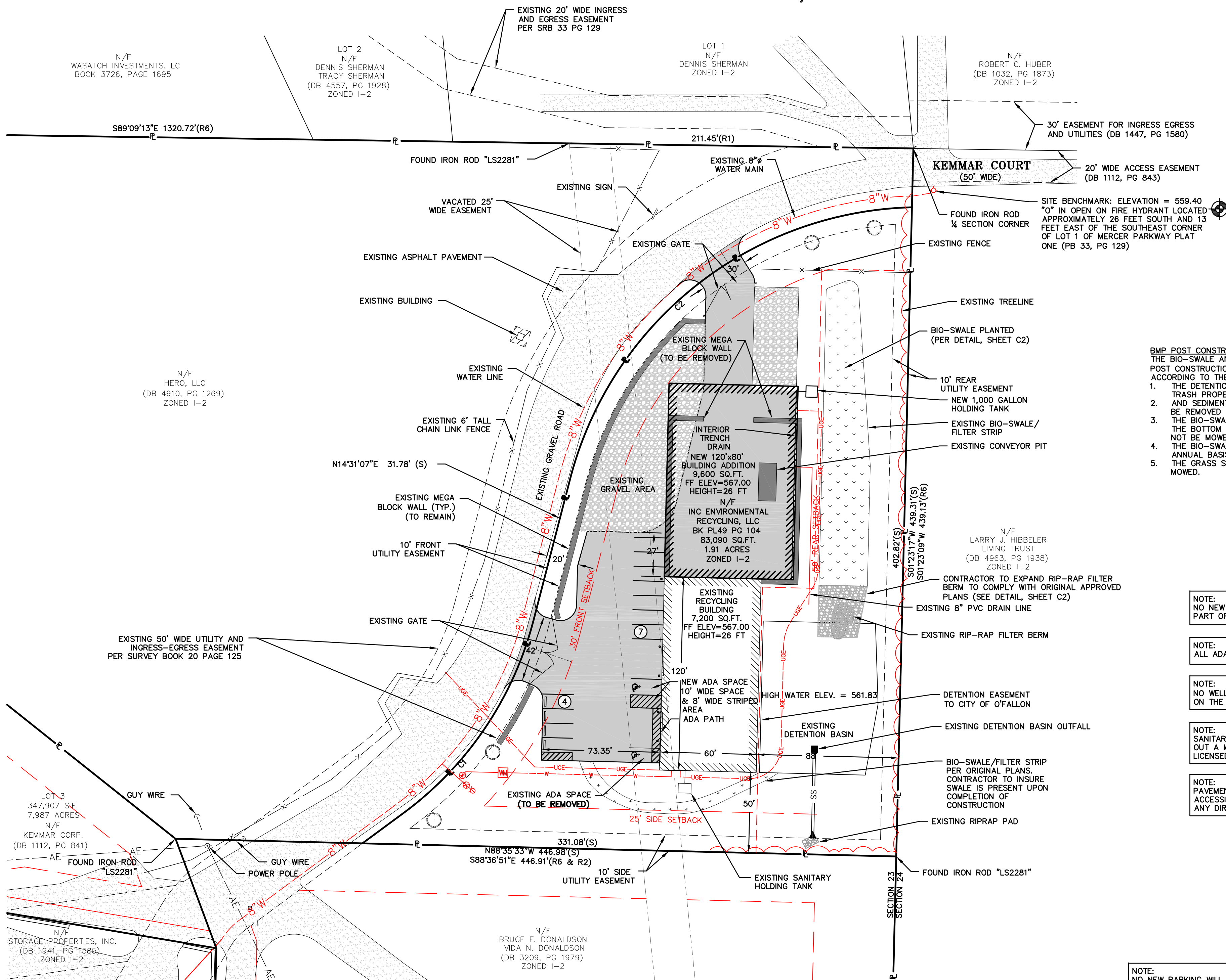


# SITE/UTILITY PLAN



### LEGEND

EXISTING GRAVEL ROAD		PROPERTY LINE EASEMENT	
EXISTING ASPHALT PAVEMENT		SETBACK	
NEW CONCRETE PAVEMENT		EXISTING AERIAL ELECTRIC	
EXISTING BIO-SWALE/FILTER STRIP		EXISTING UTILITY POLE	
EXISTING BUILDING		EXISTING CHAIN LINK FENCE	
NEW BUILDING		EXISTING WATER MAIN	
NEW RED OAK TREE		EXISTING TREELINE	
		EXISTING UNDERGROUND ELECTRIC	
		EXISTING FIRE HYDRANT	
		EXISTING WATER LINE	
		EXISTING WATER VALVE	
		EXISTING WATER METER	
		EXISTING STORM SEWER	
		EXISTING FLARED END	

**BMP POST CONSTRUCTION MAINTENANCE**  
 THE BIO-SWALE AND DETENTION BASIN ARE CONSIDERED POST CONSTRUCTION BMP'S AND SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING:  
 1. THE DETENTION BASIN SHALL BE PROPERLY MOWED AND TRASH PROPERLY REMOVED.  
 2. AND SEDIMENT ACCUMULATED IN THE DETENTION BASIN SHALL BE REMOVED ANNUALLY.  
 3. THE BIO-SWALES ARE TO HAVE NATIVE PLANTS VEGETATING THE BOTTOM OF THE SWALE. THE NATIVE PLANTS SHALL NOT BE MOWED.  
 4. THE BIO-SWALES SHALL BE SPRAYED FOR WEEDS ON AN ANNUAL BASIS.  
 5. THE GRASS SIDE SLOPES OF THE BIO-SWALES SHALL BE MOWED.

- NOTES:**
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
  - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
  - TOTAL SITE ACREAGE IS 1.91 ACRES
  - ZONING FOR THIS PROPERTY IS ZONE I-2
  - I-2 ZONING REQUIREMENTS:  
 30' FRONT-YARD SETBACK  
 25' SIDE-YARD SETBACK  
 50' REAR-YARD SETBACK  
 MINIMUM LOT AREA: 5 ACRES.  
 MINIMUM LOT WIDTH: 75 FEET.  
 MAXIMUM BUILDING HEIGHT: FIFTY (50) FEET.  
 MAXIMUM SITE COVERAGE OF STRUCTURES: 50 PERCENT
  - THE SITE LAND USE SHALL BE INDUSTRIAL.
  - ACCESSORY BUILDINGS, OR STRUCTURES SHALL BE NO HIGHER THAN THE PRIMARY BUILDING.
  - OFF-STREET PARKING AND LOADING REQUIREMENTS SHALL BE IN CONFORMANCE TO CITY OF O'FALLON PARKING REGULATIONS.
  - ALL EXTERIOR SOLID WASTE CONTAINERS, CONTAINER RACKS AND STANDS SHALL BE SCREENED FROM PUBLIC VIEW. ENCLOSURES SHALL HAVE A CONCRETE FLOOR AND SHALL BE CONSTRUCTED OF MASONRY TO MATCH THE BUILDING AT A MINIMUM HEIGHT OF 6'. **NO TRASH ENCLOSURES WILL BE PROVIDED ON THIS SITE.**
  - THIS SITE IS SERVED BY:  
 WATER - CITY OF O'FALLON (636) 281-2858  
 SEWER - CITY OF O'FALLON (636) 281-2858  
 TELEPHONE - CENTURYLINK (636) 332-7299  
 ELECTRIC - CUIVRE RIVER (800) 392-3709  
 FIRE - O'FALLON FIRE PROT. DIST. (636) 272-3493  
 AMBULANCE - ST. CHARLES COUNTY AMBULANCE DISTRICT (636) 441-1354  
 SCHOOL DISTRICT - FT. ZUMWALT SCHOOL DISTRICT  
 GAS - AMEREN UE (800) 552-7583
  - THIS SITE FALLS WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN, AS PER FIRM, FLOOD INSURANCE RATE MAP, FOR ST. CHARLES CO., MISSOURI AND INCORPORATED AREAS, PANEL 210 OF 525, MAP NUMBER 2918300210 F, EFFECTIVE DATE: MARCH 17, 2003.
  - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
  - THIS SITE WILL DEVELOP IN ONE PHASE.
  - THE SITE SHALL CONFORM TO CITY OF O'FALLON STANDARDS.
  - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
  - ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW
  - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
  - SIGNAGE FOR THE SITE WILL REQUIRE SEPARATE APPROVAL AND PERMIT.
  - ALL LIGHTING WILL BE BUILDING MOUNTED AND DIRECTED TO ILLUMINATE THE DRIVE AND PARKING AREAS. ALL LIGHTING WILL FOLLOW THE CITY OF O'FALLON MUNICIPAL CODES.
  - ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
  - NO VEHICLE STORAGE WILL BE PROVIDED ON THIS LOT. VEHICLES WILL NOT BE STORED IN THIS LOCATION.
  - NO BICYCLE SPACES WILL BE PROVIDED IN THIS INDUSTRIAL USE FACILITY.
  - ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
  - ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIES BY THE CITY OF O'FALLON ORDINANCES.
  - CONNECTIONS AT ALL SANITARY OR STORM STRUCTURES TO BE MADE WITH A-LOCK JOINT OR EQUAL.
  - BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES.
  - ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
  - OUTSIDE (BEYOND) THE PAVEMENT LIMITS, EXCAVATIONS SHALL BE JETTED WITH WATER AND ALLOWED TO SET FOR A LENGTH OF TIME SATISFACTORY TO THE CITY ENGINEER PER SECTION 405.210(D)(1).
  - RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.
  - ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.
  - ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHAPTER 402-(TREES & LANDSCAPING) OF O'FALLON MUNICIPAL CODES.

- NOTE:**  
NO NEW PAVEMENT SHALL BE PROVIDED AS PART OF THIS PROJECT.
- NOTE:**  
ALL ADA STRIPING TO BE BLUE.
- NOTE:**  
NO WELLS, CISTERNS AND/OR SPRINGS EXIST ON THE PROPERTY.
- NOTE:**  
SANITARY HOLDING TANK SHALL BE PUMPED OUT A MINIMUM OF 6 TIMES PER YEAR BY A LICENSED COMPANY.
- NOTE:**  
PAVEMENT SLOPES IN ADA PARKING AND ACCESSIBLE PATH SHALL NOT EXCEED 2% IN ANY DIRECTION.

- NOTE:**  
NO NEW PARKING WILL BE PROVIDED AS PART OF THE ADDITION TO THE BUILDING.
- NOTE:**  
THE GRADING FOR THE SITE SHALL REMAIN AS IT EXISTS. THE EXISTING GRADES PROVIDE FOR ADEQUATE DRAINAGE AROUND THE PROPOSED BUILDING EXPANSION.

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	RAD.=215.00'	ARC=146.48'	DELTA=39°02'11"	C.B.=N34°02'12"E	CHORD=143.67'
C2	RAD.=225.00'	ARC=290.54'	DELTA=73°59'04"	C.B.=N51°30'39"E	CHORD=270.77'

ITEM	AREA (SQ FT)
NEW BUILDING:	9,600
EXISTING BUILDING:	7,200
NEW PAVEMENT:	1,260
EXISTING PAVEMENT:	12,154
GREENSPACE:	52,876
<b>SITE COVERAGE =</b>	<b>BUILDING + TOTAL PAVEMENT</b>
	<b>TOTAL SITE</b>
<b>SITE COVERAGE =</b>	<b>X 100%</b>
	<b>36.4%</b>

**PARKING CALCULATIONS FROM PREVIOUSLY APPROVED PLANS**

1 SPACE PER EMPLOYEE (RECYCLING) = 4 SPACES  
 1 SPACE PER 1000 SQ. FT. (RECYCLING) = 8 SPACES

PARKING REQUIRED = 12 SPACES  
 STANDARD SPACES PROVIDED = 11 SPACES  
 HANDICAP SPACES PROVIDED = 1 SPACES  
 PARKING PROVIDED = 12 SPACES

**OWNER:** HERO, LLC  
**DEVELOPER:** GRACE HAULING  
 1010 HOFF ROAD  
 O'FALLON, MO 63366  
 PHONE: 636-398-8060

**CITY OF O'FALLON**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**ACCEPTED FOR CONSTRUCTION**  
 BY: *Janice Shultz* DATE: 01/22/2018  
**PROFESSIONAL ENGINEER'S SEAL**  
**INDICATES RESPONSIBILITY FOR DESIGN**



**Engineering Company's Information**

**Owner:** Hero, LLC  
**Developer:** Grace Hauling  
 1010 Hoff Road  
 O'Fallon, MO 63366  
 Phone: 636-398-8060

**City of O'Fallon Standard Sheet**

**P+Z No.** Approval Date: 7/6/13  
**City No.** 00-42.06

**Page No.** C1

**Professional Engineer's Seal:** ERIC SCOTT KOCHNER, E-2001004818, 7/22/2018

**Professional Engineer:** Kurtis J. Daniels No. E-28668, Registered Professional Engineer, State of Missouri, for Cochran Engineering & Surveying

**COCHRAN**  
 636-332-6274 (Mo.)  
 636-332-6274 (Ill.)  
 636-332-6274 (Ky.)  
 636-332-6274 (Ind.)  
 636-332-6274 (Wis.)  
 636-332-6274 (Pa.)  
 636-332-6274 (N.C.)  
 636-332-6274 (S.C.)  
 636-332-6274 (Ga.)  
 636-332-6274 (Fla.)  
 636-332-6274 (Tex.)  
 636-332-6274 (Cal.)  
 636-332-6274 (Ariz.)  
 636-332-6274 (N.M.)  
 636-332-6274 (Nev.)  
 636-332-6274 (Utah)