

## A GRADING PLAN FOR COOL SPRINGS ROAD PARKING ADDITION 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 ST. CHARLES COUNTY, MISSOURI

A COPY OF THE SWPP PLAN SHEET MUST BE PROVIDED AT THE PRE-CONSTRUCTION MEETING AND SHOULD BE AVAILABLE ON SITE AT ALL TIMES. A WEEKLY LAND DISTURBANCE CHECK LIST FORM OR SITE INSPECTION REPORT IS TO BE SUPPLIED TO THE CITY. THIS FORM IS TO BE FILLED OUT WEEKLY, AND AFTER A .25 INCH RAIN EVENT WITHIN 24 HOURS OF RAIN CEASING. THIS FORM IS TO BE EMAILED ON A WEEKLY BASIS TO THE STORMWATER MANAGEMENT COORDINATOR AT MICHELEG@OFALLON.MO.US.

	0.77 Acres
	I—1 Light Indust
	Office/Warehouse (City of O'Fallon
	95,000 sq.ft.
setb	acks are as follows:
	30 feet 20 feet 35 feet 50 feet
g:	JU leet
	636-281-2858 636-639-8312 636-946-8937 636-281-2858 636-332-3011 636-272-3493 636-272-6620

- 86 spaces

1 tree for every 40' of frontage = 300'/40' = 8 Trees Required

20 trees existing

12. 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

14. All sign locations and sizes must be approved separately through the Planning

16. 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

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

19. 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

20. All construction methods and practices to conform with OSHA Standards.

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24,		PROJECT TITLE	COOL SPRING CT. PARKING ADDITION	Bax Project # 17-17309B  Issue Date: 03/09/2018
			EWGINEBAING PLANNING SURVEYING SURVEYING 221 Point West Blvd. St. Charles, M0 63301 636-928-5552	FAX 928-1718
ll with	Utility Contacts Sanitary Sewer City of O'Fallon	I hereby spec authenticated and I hereby Drawings, Spe documents o be used for engineering p I	PF RESPONSIBILITY ify that the documents in by my seal are limited to disclaim ony responsibility cifications, Estimates, Rep instruments relating to any part or parts of the rolect of servey. OF M/S LARRY DAVID WIPEER E-2007/2033 CONAL 03 CONAL	Inc. 0000655
g ructed feet in feet in one with	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 Callahan Road Wentzville, MO 63385		330 230	
YU)	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	P+Z M Ap	○ 「 こ 、 0 0 0 0 0 0 0 0 0 0 0 0 0	