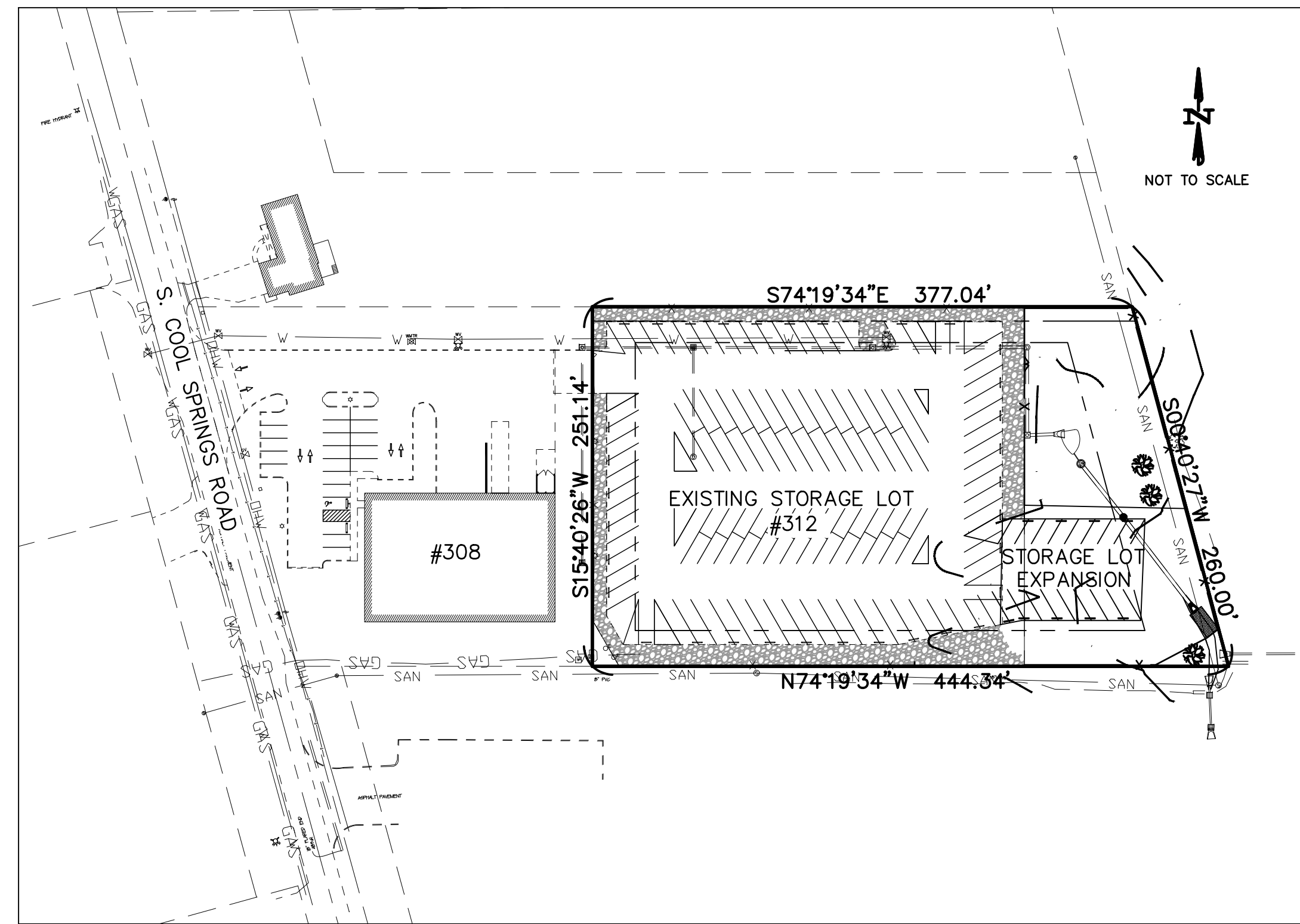


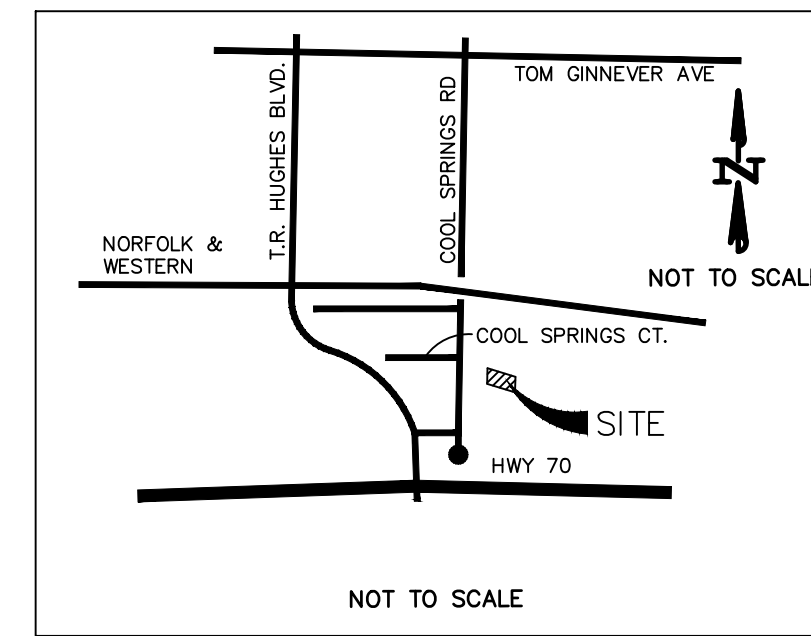
A SET OF CONSTRUCTION PLANS FOR A STORAGE LOT EXPANSION

A TRACT OF LAND BEING ALL OF LOT 2 OF 'COOL SPRINGS BUSINESS PARK'

PLAT BOOK 48 PAGE 194
IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Legend

600.00	EXISTING LABELS	□	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	□	EXIST. AREA INLET
CI	SINGLE CURB INLET	□	EXIST. GRATE INLET
DCI	DOUBLE CURB INLET	□	PROPOSED SINGLE CURB INLET
AI	AREA INLET	□	PROPOSED AREA INLET
DAI	DOUBLE AREA INLET	□	PROPOSED GRATE INLET
GI	GRATE INLET	□	EXIST. SANITARY MANHOLE
DGI	DOUBLE GRATE INLET	□	EXIST. STORM MANHOLE
MH	MANHOLE	□	PROPOSED MANHOLE
FE	FLARED END SECTION	□	POWER POLE
EP	END PIPE	□	GUY WIRE
CP	CONCRETE PIPE	□	LIGHT STANDARD
RCP	REINFORCED CONCRETE PIPE	□	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE	□	WATER METER
CPP	CORRUGATED PLASTIC PIPE	□	WATER VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	□	GAS VALVE
CO	CLEAN OUT	□	TELEPHONE MANHOLE
.....	SLOPE LIMITS	□	FIBER OPTIC MARKER
---	DRAINAGE SWALE	□	AC UNIT
STM	EXISTING STORM SEWER	□	TELEPHONE CABLE PEDESTAL
SAN	EXISTING SANITARY SEWER	□	ELECTRIC METER
W	EXISTING WATER LINE	□	CLEANOUT
FO	EXISTING FIBER OPTIC LINE	□	MAILBOX
GAS	EXISTING GAS LINE	□	SIGN
UGE	EXISTING UNDERGROUND ELECTRIC	□	TREE
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 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 2.368 Acres Total
The area of land disturbance is 0.38 Acres Number of proposed lots is one.
Building Setback Information. Front = 30 Feet
Side = 25 Feet, 30 Feet for corner lot
Rear = 50 Feet

* The estimated sanitary flow in gallons per day is N/A
* Tree Preservation Calculations: 20% of existing trees or 15 trees per acre (whichever is greater) shall be preserved

Required Tree Preservation = 0 Trees x 0.20 = 0 Trees Preserved

* Landscape Calculations:

1 Tree per 4,000 Sq. Ft. of Landscaped Open Space
8,988/4,000 Sq. Ft. X 1 Tree = 3 Trees Required

Conditions of Approval From Planning and Zoning - Site Plan

Staff Recommendations

1. Provide a photometric lighting plan.
2. Detention basin calculations will need to be verified.

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.

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

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

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

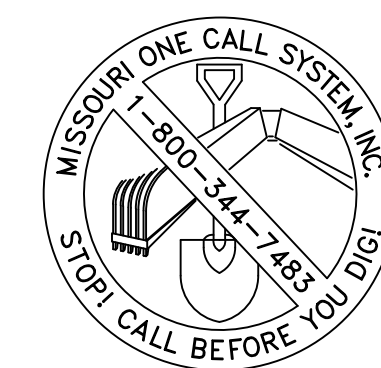
Telephone
Centurylink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017
888-438-2427

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

Development Notes:

1. THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0056-C504-00-0002.000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
2. AREA OF TRACT: 2.368 ACRES TOTAL
3. EXISTING ZONING: I-2 HEAVY INDUSTRIAL DISTRICT, CITY OF O'FALLON
4. SITE ADDRESS: 312 S. COOL SPRINGS ROAD O'FALLON, MO 63366
5. PROPOSED USE: STORAGE LOT
6. OWNER: THEODORE & PATRICIA SCHULTE 128 VISTALAGO PLACE COTTLEVILLE, MO 63376
7. SITE COVERAGE: SITE = 103,141 SQ. FT. (2.368 ACRES) EXISTING PAVEMENT = 62,334 SQ. FT. = 60% EXISTING GRAVEL = 13,937 SQ. FT. = 14% PROPOSED PAVEMENT = 6,979 SQ. FT. = 7% PROPOSED GRAVEL = 6,920 SQ. FT. = 7% PROPOSED GREENSPACE = 12,971 SQ. FT. = 12%
8. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM A DEED RECORDED IN BOOK 5461 PAGE 295 OF THE ST. CHARLES COUNTY RECORDS.
9. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2918300241G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0241 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016), BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:
ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD IN WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
ZONE X HATCHED - AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."
THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE THIS SURVEY WAS SIGNED AND SEALED.
10. NO NEW LIGHTING IS PROPOSED.
11. 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.
12. ALL SITE CONSTRUCTION AND PAVEMENT INSTALLATION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS, INCLUDING THE SUBMISSION OF TEST RESULTS.
13. DETENTION FOR THIS SITE IS PROVIDED BY EXISTING DETENTION BASIN.



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

Developer

Contact: O'Fallon, St. Peters Boat & RV Storage L.L.C.
128 Vistalago Place
Cottleville, Missouri 63376
Ted Schulte
(636) 980-7804

Benchmarks: Project

BENCHMARK: ELEVATION=494.17
CUT "L" 3 FEET ± NORTH OF THE NORTHWEST PROPERTY CORNER OF TRACT CONVEYED TO WBI LAND HOLDINGS LLC AND 25 FEET ± EAST OF THE CENTERLINE OF COOL SPRINGS ROAD

Site

BENCHMARK: ELEVATION=482.11
TOP OF CURB INLET LOCATED APPROXIMATELY 28.3 FEET SOUTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND 18.9 FEET EAST OF THE END OF THE CONCRETE CURB

Drawing Index

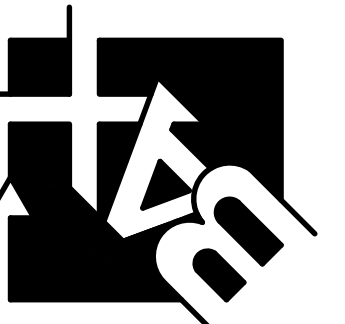
- 1 COVER SHEET
- 2 NOTES
- 3 SITE PLAN
- 4 GRADING PLAN
- 5 EXISTING DRAINAGE AREA MAP
- 6 PROPOSED DRAINAGE AREA MAP
- 7 CONSTRUCTION DETAILS

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Juanita Greenlee DATE: 05/20/2022
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:

Construction Plans For A
Storage Lot Expansion
312 S. Cool Springs Road
O'Fallon, Missouri 63366

ENGINEERING
PLANNING
SURVEYING
221 Point View Blvd.
St. Charles, MO 63001
636-928-5562
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby certify 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.

LARRY D. WALKER
Professional Engineer
02115122
LARRY D. WALKER
Civil Engineer
2007020343
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Authority No. 000659
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REVISIONS	
02-07-22	CITY COMMENTS
02-15-22	FENCE REVISION

Developer / Owner:
O'Fallon, St. Peters Boat and RV Storage L.L.C.
128 Vistalago Place
Cottleville, Missouri 63376
(636) 980-7804

COVER SHEET

P+Z No. 20-010056
Approval Date: 12-02-21

City No. #

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