

# ST LOUIS WHOLESale

A TRACT OF LAND BEING ADJUSTED LOT 14 OF LONESTAR INDUSTRIAL PARK PLAT ONE AS RECORDED ON PLAT BOOK 48, PAGE 315, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

## General Notes:

- Gross Acreage of Subject Tract: 3.55 Acres (154,646 sq ft)
- Area of Disturbance: 0.95 Acres (41,382 sq ft)
- Parcel ID: 2-0145-C338-00-0014.0000000
- Current Zoning of Subject Tract: I-2, Heavy Industrial
- Proposed Zoning: I-2, heavy Industrial
- Property Owner: Pinkerton Properties LLC  
801 Texas Court  
O'Fallon, MO 63366
- Proposed Development of Subject Tract: 2nd Warehouse Building
- Pertinent Data:
  - Min front yard Setback: 30 feet
  - Min. Sideyard Setback: 25 feet
  - Min. Rearyard Setback: 50 feet
- Utilities
  - School District: Fort Zumwalt School District
  - Water District: City of O'Fallon Water District
  - Fire District: O'Fallon FPD
  - Sewer District: City of O'Fallon Sewer District
  - Gas Company: Spire Gas.
  - Electric Service: Ameren MO
  - Telephone: Centurylink
- Per FIRM Flood Insurance Rate Map 29183C0220G dated January 20, 2016, The parcels are in Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- All sanitary sewers shall be constructed to the specifications of the City of O'Fallon.
- Grading and the handling of all storm water runoff and siltation control will be per City of O'Fallon standards.
- Street trees, landscaping in all common areas, street lights and sidewalks shall be private and approved by the City of O'Fallon.
- Final location and design of proposed entry monument/signage shall be approved through the Planning Division via a subsequent and separate review & permitting process.
- Proposed development does comply with the Land Use designation of the City of O'Fallon's Comprehensive Plan.



PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
48,000 (31%)	34,907 (23%)	71,739 (46%)	154,646

Per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

Construction work shall only be allowed during the following hours:  
October 1–May 31:  
7:00 A.M. TO 7:00 P.M. Monday–Sunday

June 1 – September 30:  
6:00 A.M. to 8:00 P.M. Monday–Friday  
7:00 A.M. to 8:00 P.M. Saturday–Sunday

Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

## PARKING CALCULATIONS

REQUIRED PARKING SPACES: MANUFACTURING FACILITY – ONE (1) SPACE PER EMPLOYEE  
+ ONE (1) SPACE PER EACH VEHICLE UTILIZED IN THE OPERATION OF THE BUSINESS  
+ TWO (2) GUEST PARKING SPACES

NUMBER OF EMPLOYEES = 20  
NUMBER OF VEHICLES USED = 0

20 \* 1 + 0 \* 1 + 4 = 24 SPACES REQUIRED

PARKING SPACES SHOWN = 26 (INCLUDING 1 ADA SPACE)

## SANITARY CALCULATIONS

ESTIMATED SANITARY FLOW INDUSTRIAL FACILITY: 0.35 CFS PER SQ FT OF BUILDING

BUILDING SIZE = 24,000 SF  
SANITARY FLOW = 24,000 SF \* 0.35 = 8,400 GPD AVERAGE FLOW

## LANDSCAPING CALCULATIONS

STREET TREES: 1 TREE PER EVERY 40.00' OF PUBLIC/PRIVATE STREET FRONTAGE.

TREES REQUIRED: 334' \* 1 TREE/EVERY 40.00' = 8 REQUIRED

SITE TREES: 1 PER 4,000 S.F. OPEN SPACE 71,001 S.F. OPEN SPACE/4,000 = 18 TREES

TREES PROVIDED: 8 EXISTING STREET TREES + 20 STREET TREES  
+ 9 EXISTING TREES + 26 SITE TREES = 63 TREES

PARKING LOT LANDSCAPING:  
NUMBER OF EXISTING PARKING STALLS = 68  
LANDSCAPING AREA REQUIRED = 68 \* 270 \* 6% = 1,101 SQ FT  
LANDSCAPING PROVIDED = 1,200 SQ FT

SHEET INDEX		
SHEET NO.	DWG. NO.	TITLE
1	C000	COVER SHEET
2	C001	GENERAL NOTES
3	C100	EXISTING CONDITIONS & DEMO PLAN
4	C200	SITE PLAN
5	C201	LANDSCAPE PLAN
6	C300	GRADING PLAN
7	C301	SWPPP
8	C400	EXISTING & PROPOSED DRAINAGE AREA MAPS
9	C600	PROFILES
10	C601	PROFILES
11	C800	CONSTRUCTION DETAILS
12	C801	CONSTRUCTION DETAILS

## BENCHMARKS (NAVD88)

SOURCE BENCHMARK: NATIONAL GEODETIC SURVEY – H 149 RESET

STANDARD DISK STAMPED "H 149 RESET 1980" 0.2 MILES NORTH ALONG STATE HIGHWAY 79 FROM THE JUNCTION OF INTERSTATE HWY 70, AT THE OVERPASS OF THE HIGHWAY OVER THE NORFOLK AND WESTERN TRACKS, IN THE EAST END OF THE CRASH WALL OF THE SUPPORT COLUMNS OF THE OVERPASS, 15 FEET BELOW THE ROAD WHICH WILL BE THE SOUTH BOUND LANES OF STATE HIGHWAY 79.

ELEVATION = 505.00 NAVD88 DATUM

SITE BENCHMARK: CUT CROSS ON CONCRETE CURB

ELEVATION = 570.08

## CONDITIONS OF APPROVAL

- EXPAND THE PROPOSED CROSS ACCESS EASEMENT TO COVER BOTH LOTS 14A AND 14B AND CONNECT IT TO TEXAS COURT FROM BOTH LOTS.

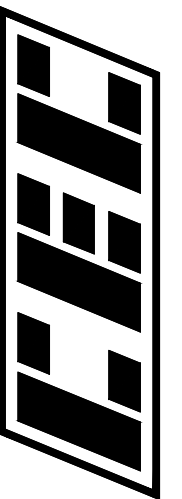
CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *Karl Ebert* DATE: 6-2-2023  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

The plan approvals are contingent upon the following items being completed by the Developer or his representative. It is understood that these items will take several weeks to complete and therefore will not be completed prior to permits being issued. Any delays in providing the items below can delay occupancy of the building.

- Submit a record plat to the City for review and approval in accordance to the Preliminary Plat Approval Letter dated 3-6-2023.

STL WHOLESale  
CONSTRUCTION PLANS  
COVER SHEET

A TRACT OF LAND BEING ADJUSTED LOT 14 OF LONESTAR INDUSTRIAL PARK PLAT ONE AS RECORDED ON PLAT BOOK 48, PAGE 315, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



**Civil & Environmental Consultants, Inc.**  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
www.cecinc.com

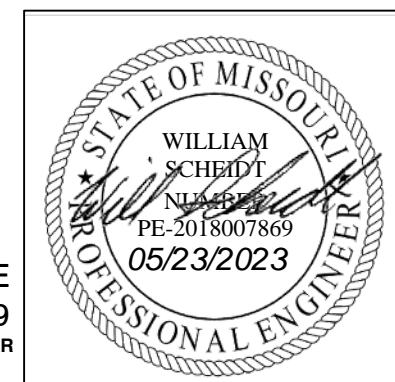
\*\*\* 2023/05/17 \*\*\*

DRAWN BY: WTS  
CHECKED BY: KAS  
APPROVED BY: KAS  
PROJECT NO: 320-910001

Owner:  
Pinkerton Properties LLC  
801 Texas Court  
O'Fallon MO 63366  
City of O'Fallon Site Plan

P+Z No: 22-012944  
Approval Date:  
MARCH 2, 2023  
City No. 23-003172

Page No.  
**C000**  
1 OF 12



WILLIAM SCHEIDT, PE  
2018007869  
PROFESSIONAL CIVIL ENGINEER