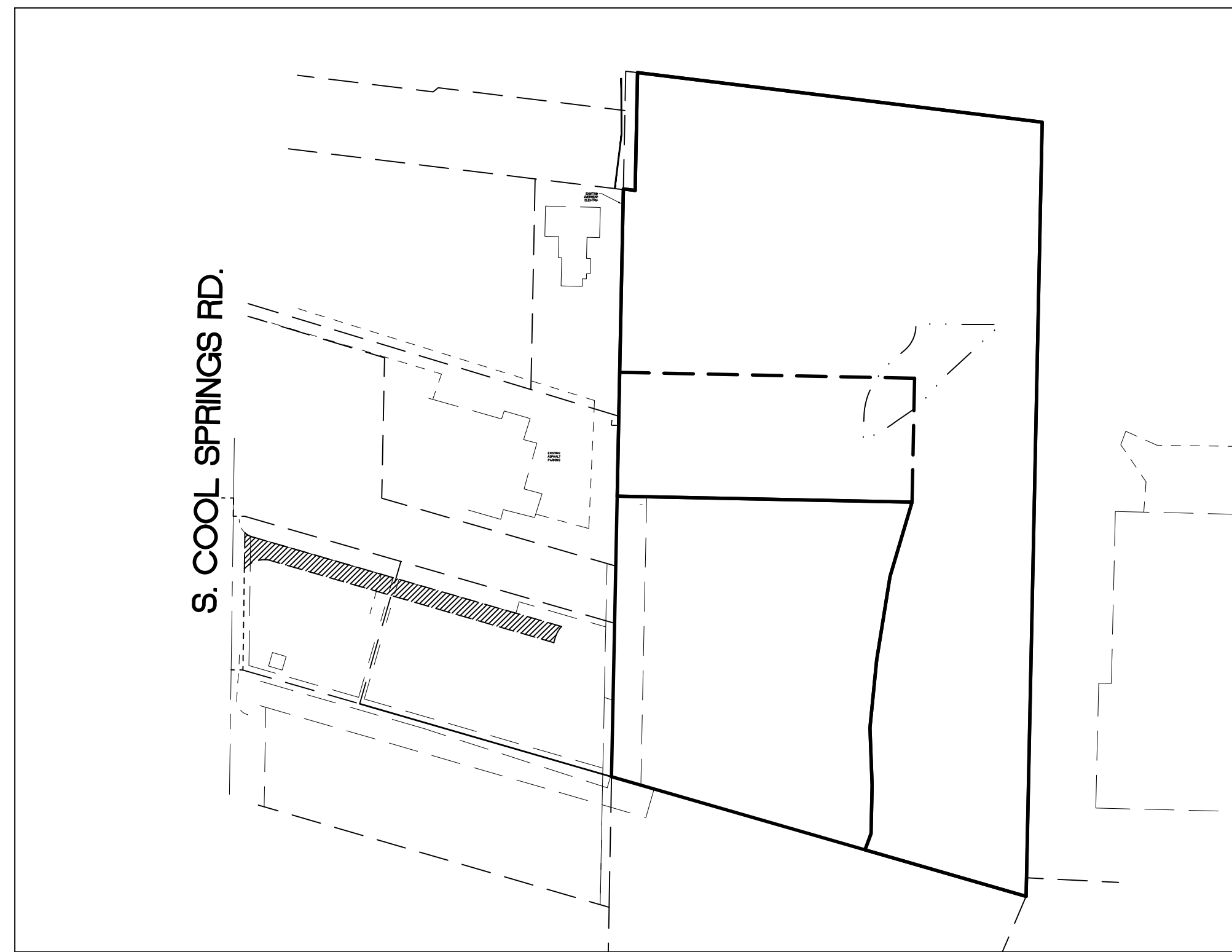
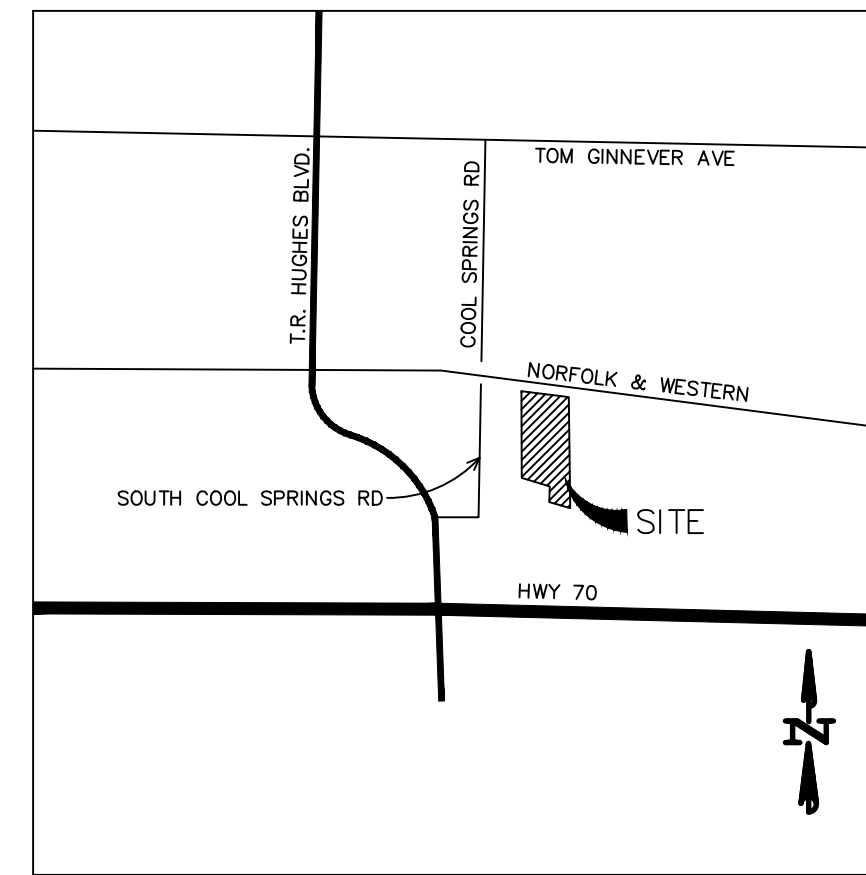


A SET OF CONSTRUCTION PLANS FOR ANJON MANUFACTURING

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 27 TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map
NOT TO SCALE

DEVELOPMENT NOTES:

- AREA OF TRACT: BEFORE LOT SPLIT - 13.79 ACRES
AFTER LOT SPLIT - 12.29 ACRES
DISTURBE AREA - 8.71 ACRES
- CURRENT ZONING: I-1 LIGHT INDUSTRIAL (CITY O'FALLON)
- AREA OF BUILDINGS: 79,695 SQ.FT.
PROPOSED USE: WAREHOUSE/OFFICE
- REQUIRED BUILDING & PARKING SETBACKS:
FRONT YARD 30 FEET
SIDE YARD 20 FEET
REAR YARD 35 FEET
- PARKING REQUIREMENTS & PROVISIONS:
OFFICE: 1 SPACES PER 300 SQ.FT. OF FLOOR AREA.
WAREHOUSE:
1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT, PLUS 1 PER EACH VEHICLE UTILIZED IN THE OPERATION OF BUSINESS, PLUS 2 GUEST SPACES.
OFFICE: 6,500 SQ.FT. / 300 = 22
WAREHOUSE: 51 VEHICLES =5, GUESTS =2
REQUIRED PARKING: 80
PARKING PROVIDED: 83 (INCLUDING 5 ADA PARKING SPACES WITH 1 LIFT VAN ONLY)
- 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 MAPS (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0241G, COMMUNITY PANEL NUMBER, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016. BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:
ZONE AE - AREAS DETERMINED TO HAVE BASE ELEVATIONS
- PROPERTY OWNER: LOTTES SPRINGS, LLC
1000 LIBERTY INDUSTRIAL DR
O'FALLON, MO 63366
SITE ADDRESS: 316 S. COOL SPRINGS ROAD
O'FALLON, MO 63367
- LANDSCAPE CALCULATIONS:
REQUIRED:
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.
ONE (1) TREE FOR EVERY FORTY (40) FEET OF STREET FRONTAGE.
ONE (1) TREE FOR EVERY FOUR THOUSAND (4,000) SQ.FT. LANDSCAPED OPEN SPACE.
96 x 270 = 25,920 x 6% = 1,556 SQ.FT. REQUIRED
PROVIDED:
3,500 SQ.FT. PROVIDED
OFT. ROADWAY FRONTAGE / 40 = 0 TREES
8,500 SQ.FT. LANDSCAPED OPEN SPACE / 4,000 = 3 5 PROVIDED
TREE PRESERVATION CALCULATIONS:
A MINIMUM 20% OF THE TOTAL TREES ARE TO BE RETAINED
3.85 ACRES OF TREES - 1.65 ACRES OF TREES REMOVED, 2.20 ACRES (57%) TO REMAIN
- SITE COVERAGE CALCULATIONS:

TOTAL LOT	BUILDING SQ. FT.	% OF SQ. FT.	PAVEMENT LOT	% OF SQ. FT.	GREENSPACE LOT	% OF SQ. FT.
535,352	79,695	14.9%	75,620	14.1%	380,037	71.0%
- ESTIMATED SANITARY FLOW CONTRIBUTED BY THIS DEVELOPMENT IS 7,300 G.P.D.
- SITE SHALL COMPLY WITH CITY OF O'FALLON STORMWATER MANAGEMENT.
- MAXIMUM SLOPES ALLOWED ARE 3:1.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DEPARTMENT.
- ALL SIGN LOCATIONS AND SIZE MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DEPARTMENT AND REQUIRE A SEPARATE PERMIT.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON, MO.
- ALL HVAC AND MECHANICAL UNITS SHALL BE SCREENED AS PER THE CITY CODE.
- BASIC SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE UTILIZED DURING SITE DEVELOPMENT. SITE SHALL COMPLY WITH ST. CHARLES COUNTY STANDARDS.
- ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ADA; THE ACCESS MUST BE AT GRADE OR THE RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
- THIS PLAN SHALL CONFORM TO ARTICLE XIII OF THE ZONING CODE PERFORMANCE STANDARDS AND WITH THE CITY'S COMPREHENSIVE PLAN.
- ALL CONTRACTORS WILL CONFORM WITH ALL OSHA STANDARDS.
- ALL WATER LINES ARE TO BE PRIVATE.

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 Gas
6400 Graham Road
St. Louis, MO. 63364
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

Drawing Index

- COVER SHEET
- NOTES
- SITE PLAN
- UTILITY PLAN
- GRADING PLAN
- STORMWATER POLLUTION PREVENTION PLAN
- EXISTING DRAINAGE AREA MAP
- POST DRAINAGE AREA MAP
- STORM SEWER PROFILES
- STORMWATER DETAILS
- CONSTRUCTION DETAILS
- BASIN DETAILS

Benchmarks

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "SC 06" WITH A P.I.D. OF AA8597 AND A PUBLISHED ELEVATION OF 529.0 (NAVD88).
DESCRIPTION: SURVEY DISK IN TOP OF CONCRETE MONUMENT STAMPED "SC 06 1990".
LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 1/2 MILE NORTH OF I-70 IN ST. CHARLES COUNTY. IT IS 290 FT. NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 53762 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC., 14.82 FT. SE OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER, 14.72 FT. NE OF ANOTHER, 12.40 FT. EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER AND 2.06 FT. SOUTH OF A CARSONITE WITNESS POST.
SITE BENCHMARK (NAVD 88) - CUT "L" ON CONCRETE PAD LOCATED ALONG SOUTH SIDE OF "WHOLESALE BATTERIES" BUILDING. (ELEVATION=486.81) AND IS LOCATED AS SHOWN HEREON.

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	⊙	LIGHT STANDARD
EP	END PIPE	⊙	GUY WIRE
CP	CONCRETE PIPE	⊙	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	⊙	WATER METER
CMP	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:	
PERMANENT:	
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
Wheat or Rye	- August 1 to October 1
Oats	- March 15 to November 1
	- 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.	

Conditions of Approval From Planning and Zoning

- PHOTOMETRIC LIGHTING PLAN WILL BE COMPLETED ALONG WITH THE CONSTRUCTION PLANS.
- MECHANICAL UNITS SHALL BE PROPERLY SCREENED PER CODE SECTION 400.278.
- TOP AND BOTTOM OF RETAINING WALL ELEVATIONS BE SHOWN
- APPLY FOR A FLOODPLAIN PERMIT.
- BASE FLOOD ELEVATION WILL BE SHOWN.

* 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 12.3
The area of land disturbance is 8.71
Number of proposed lots is 2
Building setback information. Front 30
Side 20
Rear 35

* The estimated sanitary flow in gallons per day is 7300

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.

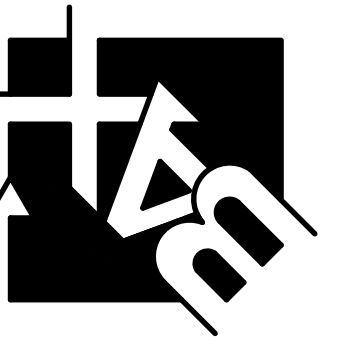
Lighting values will be reviewed on site prior to the final occupancy inspection.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Karl Ebert* DATE 01/31/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

SITE ADDRESS: 150 ANJON WAY
(FKA 316 S. COOL SPRINGS ROAD)

PROJECT TITLE:
Anjon Manufacturing
South Cool Springs Road

ENGINEERING
PLANNING
SURVEYING



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.

CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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Authority No. 000655
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REVISIONS

06-09-22	CITY COMMENTS
06-27-22	CITY COMMENTS
07-06-22	CITY COMMENTS
08-23-22	CITY COMMENTS
09-16-22	CITY COMMENTS
11-22-22	CLIENT REVISIONS
12-01-22	CITY COMMENTS
01-25-23	CLIENT REVISIONS

Owner:
Lottes Springs, LLC
1000 Liberty Industrial Drive
O'Fallon, MO 63366
800-553-5605

P+Z No. #21-011066
Approval Date: 02-07-22

City No.

Page No.

C1

COVER SHEET

Box Project # 99-10639G Issue Date: 04/01/2022