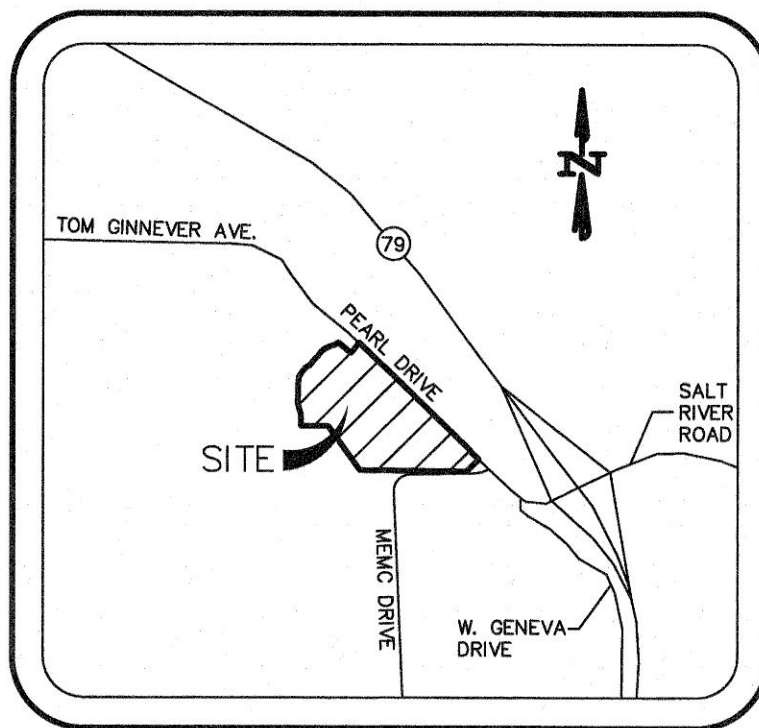
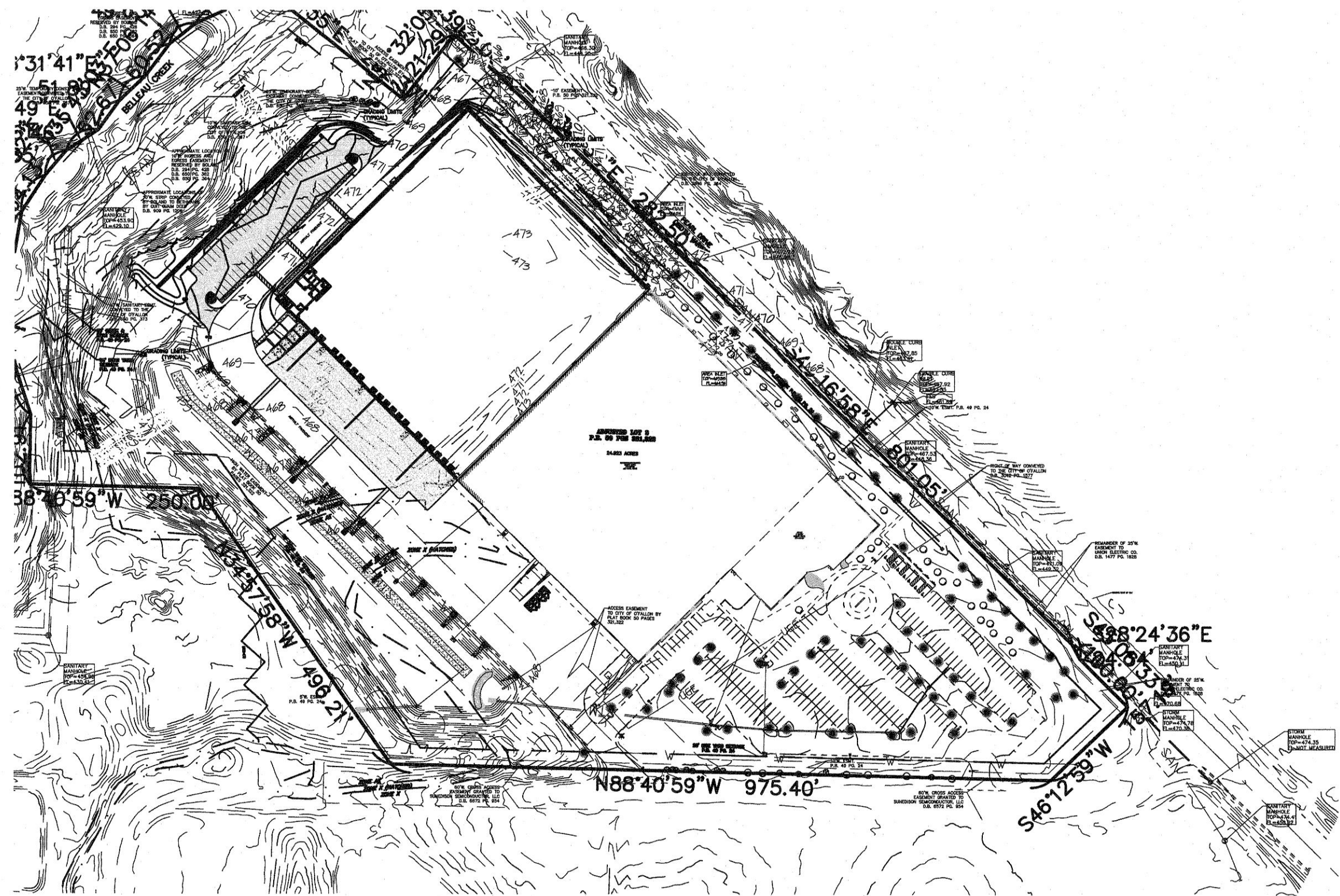


A SET OF CONSTRUCTION PLANS FOR COSMOS CORPORATION BUILDING ADDITION

A TRACT OF LAND BEING PART OF U.S. SURVEY 749 AND ALL OF LOT 2 OF "SUNEDISON SEMICONDUCTOR, A SUBDIVISION PLAT" PLAT BOOK 49 PAGE 24, IN U.S. SURVEY 749 TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Locator Map

Conditions of Approval From Planning and Zoning

- ANY PROPOSED ROOFTOP MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CITY CODE SECTION 400.278.
- PROVIDE ADDITIONAL PARKING DETAILS TO VERIFY THE CODE REQUIREMENTS ARE BEING MET.
- PROVIDE A LANDSCAPING PLAN WITH UPDATED TREE PRESERVATION CALCULATIONS.
- THE TRASH ENCLOSURE SHALL HAVE A PASSIVE ENTRANCE.

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

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

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

Fire District
Central County Fire & Rescue
1220 Cave Springs Blvd.
St. Peters, MO. 63376
636-970-9700

Drawing Index

- COVER SHEET
- DEVELOPMENT NOTES
- DEMOLITION PLAN
- FLAT PLAN
- GRADING PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- WATER QUALITY DETAILS
- SWPPP
- CONSTRUCTION DETAILS
- EROSION CONTROL DETAILS
- WATER DETAILS
- CONSTRUCTION DETAILS

Plan View

Benchmarks Project

BENCHMARK:

THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS, WHICH UTILIZES THE NAD83(2011) EPOCH 2010.00 GPS NETWORK.

A SITE GRID AZIMUTH AND COMBINED GRID FACTOR WAS CALCULATED UTILIZING THE TRIMBLE TSC3 DATA COLLECTOR SURVEY CONTROLLER SOFTWARE ON FIELD CONTROL POINT 1.

PROJECT COORDINATES ARE MODIFIED "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" COORDINATES AND WERE GENERATED BY SCALING THE COORDINATES BY THE INVERSE OF SAID COMBINED GRID FACTOR (1.0000820587) ABOUT ONSITE POINT #1. THE COORDINATES WERE THEN CONVERTED TO FEET BY MULTIPLYING THE METRIC VALUES BY 3.280833333 (39.37 INCHES PER METER/12 INCHES PER FOOT).

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY STANDARDS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2 CSR 90-60) AS AN URBAN CLASS SURVEY.

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS

SITE BENCHMARK (NAVD 88)- "M" IN MUELLER ON FIRE HYDRANT ON SOUTH SIDE OF SUBJECT PROPERTY NEXT TO ASPHALT PAVEMENT (ELEVATION=474.47').

Site

BENCHMARK:

SITE BENCHMARK (NAVD 88)- "M" IN MUELLER ON FIRE HYDRANT ON SOUTH SIDE OF SUBJECT PROPERTY NEXT TO ASPHALT PAVEMENT (ELEVATION=474.47').

* 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 5.69 acres.

The area of land disturbance is 5.69 acres.

Number of proposed lots is 0.

Building setback information. Front 30 FEET
Side 25 FEET
Rear 50 FEET

* The estimated sanitary flow in gallons per day is 11,060 G.P.D. which was previously approved May 21, 2019 on plans File No. 19-001497, Permit No. CSP19-000006 which included this warehouse addition.

EXISTING PARKING FROM FILE NO. 19-001497, PERMIT NO. CSP19-000006

INDUSTRIAL-WAREHOUSE AND STORAGE FACILITIES

ONE (1) SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM WORK SHIFT, PLUS ONE (1) FOR EACH VEHICLE UTILIZED IN THE OPERATION OF THE BUSINESS, PLUS TWO (2) GUEST SPACES.

PHASE ONE - EMPLOYEES ON MAX WORK SHIFT = 50

PHASE ONE REQUIRED - 50 + 2 = 52 REQUIRED

COMMERCIAL - OFFICE

ONE (1) SPACE PER 300 SQ.FT. OF FLOOR AREA.

40,000/300 = 133 REQUIRED

TOTAL SPACES REQUIRED: 52 + 133 = 185

TOTAL EXISTING SPACES PROVIDED: 209 INCLUDED 7 ADA AND 20 BICYCLE PARKING

PROPOSED WAREHOUSE ADDITION

NEW WAREHOUSE - EMPLOYEES ON MAX WORK SHIFT = 50

TOTAL SPACES REQUIRED: 50

TOTAL SPACES PROVIDED: 62

* Tree preservation calculations;
EXISTING SITE TREE CANOPY = 181,038 SQ.FT.
REMOVING 8,752 SQ.FT. OF CANOPY
8,752/181,038 = 4.8% BEING REMOVED, 95.2% OF EXISTING TREE CANOPY TO REMAIN.



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

*FIBER OPTICS ARE PRESENT

Legend

FLARED END SECTION	OLD STONE	— UGE — BURIED ELECTRIC	FIRE HYDRANT
CURB/AREA INLET	* CROSS	— OHW — OVERHEAD UTILITIES	MAILBOX
DOUBLE CURB/AREA INLET	○ FOUND MONUMENT	— W — BURIED WATER	SIGN
STORM SEWER MANHOLE	— FO — BURIED FIBER OPTIC	— T — BURIED TELEPHONE	POWER POLE
SANITARY SEWER MANHOLE	● SET MONUMENT	— SAN — SANITARY SEWER	GUY WIRE
FIBER OPTIC MARKER	GRAVEL	— X — FENCE LINE	BOLLARD
TELEPHONE CABLE PEDESTAL	ASPHALT	(SUR) SURVEYED MEASUREMENT	MONITORING WELL
TELEPHONE BOX	CONCRETE	(R1) P.B. 49 PG. 24	UTILITY BOX
WATER VALVE			BENCHMARK

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.

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
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - 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.

TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C02356, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

COMMUNITY: ST. CHARLES COUNTY UNINCORPORATED
NUMBER: 290315
PANEL: 0235
SUFFIX: G

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE X (HATCHED) - OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED.)
- FLOODWAY AREAS IN ZONE AE

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.

GRADING QUANTITIES:

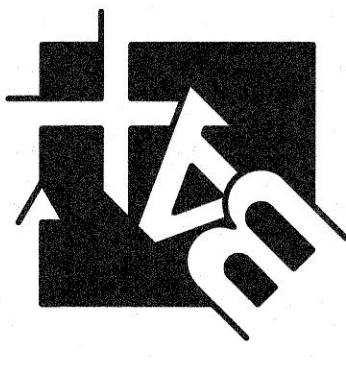
10,125 C.Y. CUT (INCLUDES SUBGRADES)
3,543 C.Y. FILL (INCLUDES 8% SHRINKAGE)
6,582 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Greenlee DATE: 10/19/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
COSMOS CORPORATION
BUILDING ADDITION
601 PEARL DRIVE
O'FALLON, MO. 63376

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-929-6502
FAX 636-929-1718



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
NUMBER E-29817
CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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Authority No. 000655
All Rights Reserved

REVISIONS	
9-24-21	city comments

Developer / Owner:
POINT WEST PROPERTIES LLC
103 ENTERPRISE DRIVE
WENTZVILLE, MISSOURI 63385
636-327-5575

P+Z No. #21-003877
Approval Date: 6-3-21
City No. #

Page No.
1 of 13

Bax Project # 19-79397A Issue Date: 8/23/2021

COVER SHEET