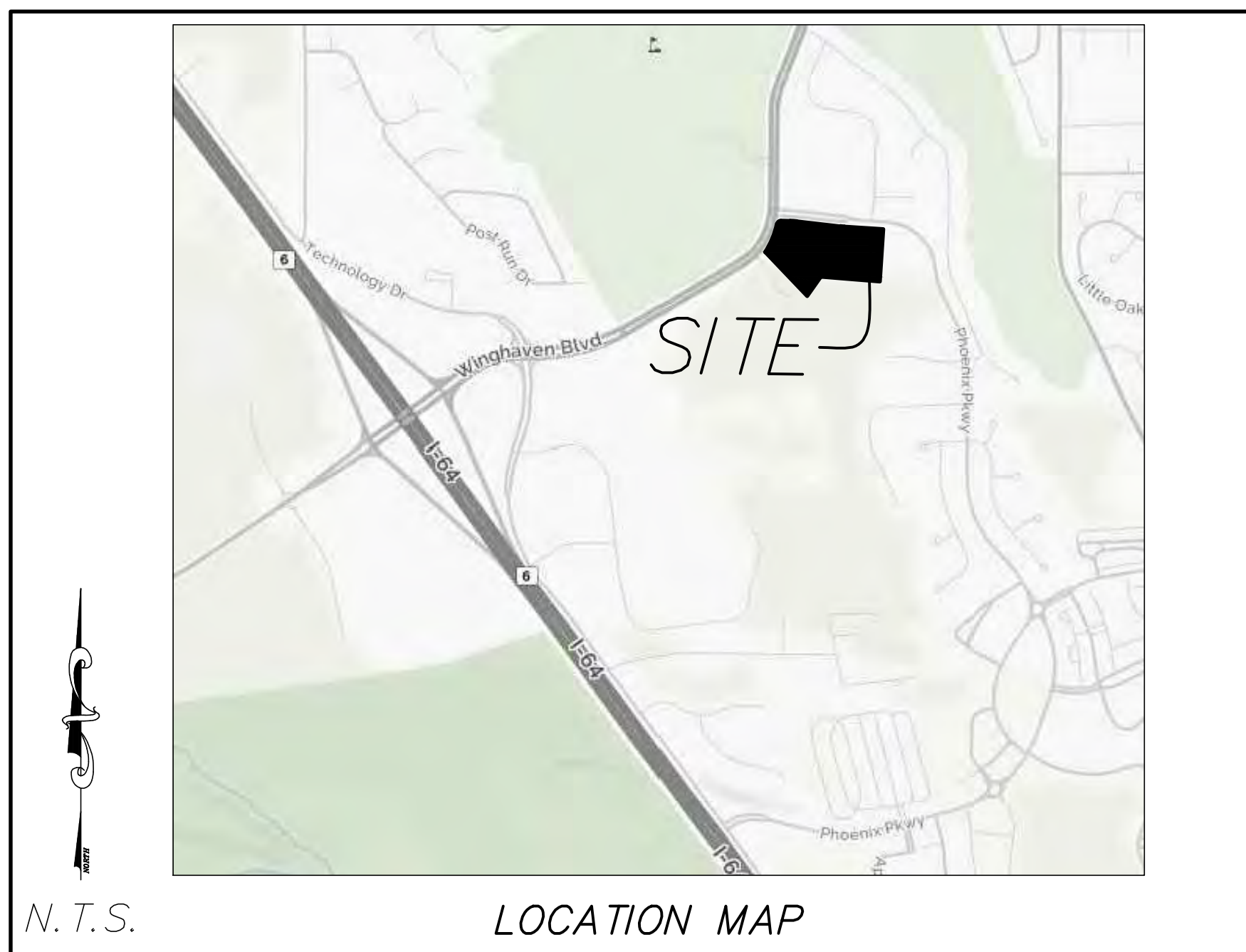


NORTEK GLOBAL HVAC

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS



GENERAL NOTES

- Present Zoning: HTCD (PUD)–High Tech Corridor/Planned Unit Development
- Proposed Use: Office and Warehouse Building
- Area of Tract: 5.83 Acres
- Project is Served By:
 - City of O'Fallon Water
 - Laclede Gas Company
 - CenturyTel Telephone Company
 - City of O'Fallon Sewers
 - Ameren UE
 - O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from face of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
- Setback and yard requirements:
 - Front – 30 feet
 - Side – 20 feet
 - Rear – 35 feet.
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
- All easements shall be provided for on record plat.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0240G January 20, 2016, site is NOT located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture. Enclosures shall have vinyl gates matching building colors.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
- All new utilities under City streets shall be bored.
- All trash pick up and loading and unloading operations will not occur between the hours of 9:00 p.m. and 7:00 a.m.
- All sidewalks and handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements on the construction plans.
- No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
- Lighting shall meet the City of O'Fallon Standards for this site.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs. All signage shall be reviewed and approved through a separate permit process.
- Ground mounted HVAC and mechanical units shall be screened by vegetation, that has a minimum height that is at least as tall as the tallest unit being screened.
- Utility contractor shall coordinate utility connections with general contractor.
- This site will be in compliance with Phase II Illicit Storm Water Discharge guidelines per Ordinance 5082.

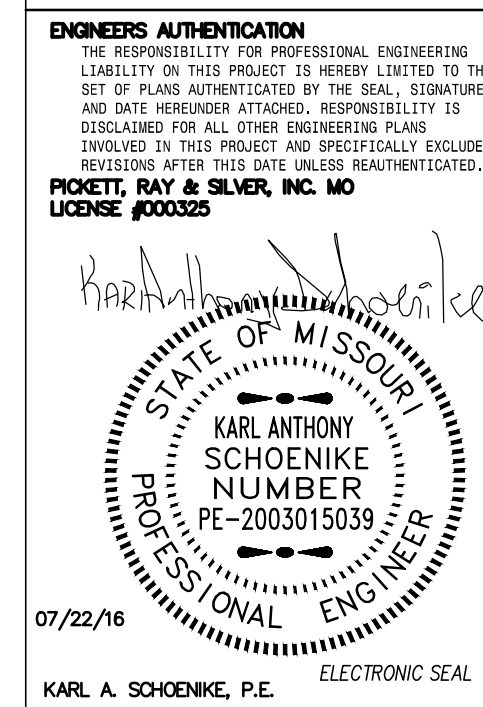
PROJECT TITLE
IMPROVEMENT PLANS
NORTEK GLOBAL HVAC
COVER SHEET

FRS No. 98501-A-JBR00R
TASK 001 FIELD BOOK X

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

St. Peters
22 Richmond Center Court
St. Peters, MO 63376

Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918



ELECTRONIC SEAL
KARL A. SCHOENIKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Drawing Index

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	O'FALLON COMMERCIAL NOTES SHEET
3	EXISTING AND DEMO PLAN
4	SITE PLAN
5	GRADING PLAN
6	DRAINAGE AREA MAP
7-8	DETAILS

Benchmarks Project

REFERENCE BENCHMARK: SC-13

ELEVATION = 499.34 NAVD88 DATUM

DESCRIBED BY MISSOURI DEPARTMENT NATURAL RESOURCES 1990. THE STATION IS LOCATED APPROXIMATELY 2.70 MILES (4.35 KM) N/W OF THE INTERSECTION OF HIGHWAY (94) AND HIGHWAY D, ON THE NORTH SIDE OF THE WESTBOUND LANES OF HIGHWAY 40, NEAR A FIELD ENTRANCE GOING NORTH FROM THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FT (9.01 M) NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FT (11.9 M) SW OF THE CENTER OF THE TOP OF THE NW END OF A CORRUGATED METAL PIPE, AND 10.0 FT (3.0 M) NW OF THE CENTER OF A FIELD ENTRANCE. THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT STAMPED SC-13 1990.

Site

SITE BENCHMARK :

ELEVATION = 580.20 CUT BOX ON CONCRETE CURB JUST NORTH OF THE ENTRANCE TO THE SITE ALONG PHOENIX PARKWAY.

Legend

LEGEND	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
WATER LINE & SIZE	
WATER VALVE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING CONTOUR	
PROPOSED CONTOUR	
CONCRETE PAVEMENT	
POWER POLE	
GUY WIRE	
LIGHT STANDARD	
GAS VALVE	

Conditions of Approval From Planning and Zoning

(9831.67) FINAL PLAN APPROVED JUNE 3, 2016
PROPOSED USE: PARKING LOT ADDITION

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

- PROVIDE A REVISED PHOTOMETRIC PLAN. THE FOOT CANDLES SHALL NOT EXCEED 0.5 AT THE PROPERTY LINES
- PLEASE NOTE:
- Approval of the Final Site Plan of a PUD shall expire and be of no effect one hundred and eighty (180) days after the date of approval unless and until all appropriate fees have been paid and the City shall have issued a building permit for the development authorized by said approved plan. Approval of the Final Site Plan in a PUD shall expire one (1) year after the date of approval unless construction has begun and is diligently pursued in accordance with the approved plan. Expiration of the approved Plan shall authorize the Commission to require filing and review of a new Final Site Plan in accordance with the provision of this article.
 - A Construction Site Plan must be reviewed and approved by City Staff. A checklist outlining the Construction Site Plan process and application are available on the City's Website via www.ofallon.mo.us, or by request.
 - The appropriate Fire District will need to review and approve the development.
 - Any signage to be placed on the subject property requires a separate Sign Permit.
 - All Conditions of Approval shall be noted on the Construction Site Plans.

Utility Contacts

Sanitary Sewers
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

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric
Ameren UE
200 Callahan Road
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

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

* 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 7.93 ACRES

The area of land disturbance is _____
Number of proposed lots is ONE.
Building setback information. Front 30'
Side 20'
Rear 35'

* The estimated sanitary flow in gallons per day is 0 (no new building)

* Parking calculations
OFFICE: 1 SPACE PER 300 S.F. FLOOR AREA
WAREHOUSE: 1 SPACE PER 1,000 S.F. FLOOR AREA + 1 SPACE PER EMPLOYEE.
RESEARCH LAB: 1 SPACE PER 2 EMPLOYEES
OFFICE AREA = 35,000 SF
WAREHOUSE AREA = 10,000 SF
RESEARCH LAB = 40 EMPLOYEES
PARKING REQUIRED =
OFFICE: 35,000 / 300 = 117 SP
WAREHOUSE: 10,000 / 1000 = 10 SP
LAB: 40 / 2 = 20 SP
TOTAL: = 147 SPACES REQUIRED
PARKING PROVIDED = 245 SPACES
INCLUDES 8 ADA ACCESSIBLE SPACES (ONLY 7 REQUIRED)

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
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



Developer / Owner Information

AJ BROWN, INC.
635 Trade Center Boulevard
Chesterfield, Missouri 63005-1247

P+Z No. 15-1501

City No. 16-XX

Page No.

COVER SHEET

01 of 08