1217/858
Y OF ST. PAUL
ZONED AG

PROPERTY N/F
MARKET FIBERS COMPANY, INC.
5592/2039
DEDICATION AREA (TYP.)

PROPERTY N/F
WALTER AND NORMA JEAN HOFF
888/1450
CITY OF ST. PAUL
RESIDENTIAL

NO EASEMENT REPORTED FOR LANDSCAPE ENTRANCE MONUMENT IMPROVEMENTS

15' WIDE UTILITY EASEMENT GRANTED TO CITY OF O'FALLON BY BOOK 1101 PAGE 40

12' WIDE NON-EXCLUSIVE UTILITY & ROADWAY EASEMENT TO THE CITY OF O'FALLON 1075/1102

HOFF ROAD

PROPERTY N/F
MARKET FIBERS COMPANY, INC.
5592/2039

40' WIDE

TEMPORARY CONSTRUCTION EASEMENT 1304/795

INGRESS - EGRESS AND UTILITY EASEMENT 715/995

PROPOSED RIGHT-OF-WAY DEDICATION (HATCHED)

12' WIDE NON-EXCLUSIVE UTILITY & ROADWAY EASEMENT TO THE CITY OF O'FALLON 1075/1102

N55°59'24"E 192.40'

S82°30'36"E 118.01'

NO EASEMENT REPORTED FOR OVERHEAD UTILITY WIRES

PROPERTY N/F
CITY OF O'FALLON, MISSOURI
4442/1170
PARCEL 2

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

PROPOSED DETENTION EASEMENT

BASIN B
2YR./20MIN. HW=559.54
15YR./20MIN. HW=560.35
25YR./20MIN. HW=560.78
100YR./20MIN. HW=561.35
100YR./20MIN.(L.F.B.) HW=562.30

6' CHAIN LINK FENCE AROUND WATER TOWER SITE

N00°32'14"W 132.19'

N89°27'46"E 330.48'

32' REAR SETBACK

35' REAR SETBACK

LOT 3
PROPOSED PHOENIX METALS SITE

NOTE:
IF PERMANENT OUTDOOR STORAGE OCCURS IT SHOULD BE SCREENED IN ACCORDANCE WITH DEVELOPMENT NOTE 26.

PROPERTY N/F
LAYNE G. AND SHIRLEY A. KONNEMAN
1217/858
ST. CHARLES CO.
ZONED A

EX. GRAVEL DRIVE

PROPOSED COMMON GROUND
PROPERTY N/F
MJSM, L.L.C.
4817/1509

EXISTING DETENTION BASIN B

20' W ACCESS EASEMENT

12' WIDE EASEMENT CUIVRE RIVER ELECTRIC COOPERATIVE (APPROXIMATE LOCATION- DESCRIPTION VAGUE) 795/996

12' WIDE EASEMENT CUIVRE RIVER ELECTRIC COOPERATIVE (APPROXIMATE LOCATION- DESCRIPTION VAGUE) 795/996

OUTFALL STRUCTURE TOP=560.75 FL=553.75

HOFF COUNTY ROAD (40' WIDE) AS RECORDED IN ROAD PLAT BOOK 1 PAGE 7A

NO WIRES

12' WIDE EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY BOOK 2924 PAGE 1034

S00°11'48"E 223.59'

8' X 50' RIP RAP

4" PERFORATED UNDERDRAIN

8' C.L. FENCE

TRASH ENCLOSURE

5' X 10' RIP RAP

RIP-RAP

7" REINFORCED CONCRETE PAVEMENT

SKID CANOPY

8' X 10'~ 6" CONC. PAD W/SIGHT PROOF FENCE FOR MECHANICAL UNITS

INSTALL 3 FLAGPOLES AS DIRECTED BY OWNER

S89°48'12"W 185.61'

5'~12" THICK SLAB W/REBAR DRILLED AT ALL (4) DRIVE-IN DOORS

24' X 24' 6" NON-REINFORCED CONCRETE PAVEMENT

OVERHEAD DOOR (TYP)

DOOR (TYP)

WALL MOUNTED LIGHT AT DOOR (TYP)

OVERHEAD DOOR (TYP)

DOOR (TYP)

186.50'

TEMPORARY BARRICADE

TURN AROUND AREA

LOT 4
PROPERTY N/F
MJSM, L.L.C.
4817/1509

PROPOSED 60'W RIGHT-OF-WAY

HOFF ROAD 40' WIDE

PROPERTY N/F
GLENNON G. AND MARYANNE HIBBLER REVOCABLE TRUST
2188/21
ST. CHARLES CO.
ZONED A

N01°30'18"E 247.55'

EXISTING ASPHALT PAVEMENT

20' SIDE SETBACK

FRONT SETBACK

RAIN GARDEN AREA 'A'

6" CONCRETE OVER 4" AGGREGATE BASE

4' CONCRETE SIDEWALK

OFFICE AREA FF 579.00

PROPOSED BUILDING 69,000 S.F. FF 579.00

100'-00"

25' AISLE

19'

LIFT VAN ONLY SPACE

ACCESSIBLE STRIPING, SIGNAGE AND SYMBOL PER ADA REQUIREMENTS.

CONC. PAD

DOOR (TYP)

CLEANOUT FL=575.00

OVERHEAD DOOR (TYP)

5'~12" THICK SLAB W/REBAR DRILLED AT ALL (4) DRIVE-IN DOORS

7" REINFORCED CONCRETE PAVEMENT

CLEANOUT FL=573.00

ACCESSIBLE STRIPING, SIGNAGE AND SYMBOL PER ADA REQUIREMENTS

CLEANOUT FL=571.00

OVERHEAD DOOR (TYP)

7" REINFORCED CONCRETE PAVEMENT

CLEANOUT FL=569.00

DOOR (TYP)

5'W CONC. SIDEWALK

CLEANOUT FL=567.68

6" PVC LATERAL @ 4.16% SLOPE

5'W CONC. SIDEWALK

WIRES RUN WEST NO WIRES NORTH AND SOUTH

1" WATER SERVICE

8" FIRE LINE

8" WATER MAIN EXTENSION (PUBLIC)

6" CONCRETE OVER 4" AGGREGATE BASE

30' FRONT SETBACK

PROPOSED EASEMENT

RAIN GARDEN AREA 'B'

SIGHT TRIANGLE EASEMENT (TYP)

FIRE HYDRANT

WET TAP EXISTING 12" WATER MAIN

STOP STREET SIGN

WATER METER

PROPOSED EASEMENT

SAWCUT LINE

25' X 50' CONSTRUCTION ENTRANCE

GRANT INDUSTRIAL DRIVE (PUBLIC)
36' WIDE - 8" REINFORCED CONCRETE PAVEMENT

LOT 1

PIPELINE MARKER (CONOCO)

SPEED LIMIT SIGN

SIGHT TRIANGLE EASEMENT (TYP)

MAILBOX (TBR)

EX. GRAVEL DRIVE OUT OF EASEMENT

PROPERTY N/F
MARKET FIBERS COMPANY, INC.
5592/2039

LOT 2

FIRE HYDRANT W/VAIVE (TYP.)

BAP BAP TEE R=50.00' L=234.55'

CONSTRUCT NEW DRIVE ENTRANCE W/6" CONCRETE PAVEMENT

PROPOSED 60'W RIGHT-OF-WAY

CONNECT TO EX. MAIN AT FL=562.26± (MSD DTL. 64)

SANITARY MH TOP=571.65 FL=561.36

SANITARY MH TOP=569.16 FL=557.99

SANITARY MH TOP=567.16 FL=560.44

RT FLARED END FL=561.86

BASIN A
2YR./20MIN. HW=569.08
15YR./20MIN. HW=570.05
25YR./20MIN. HW=570.55
100YR./20MIN. HW=571.22
100YR./20MIN.(L.F.B.) HW=572.27

PROPOSED 10'W EASEMENT

PROPOSED DETENTION EASEMENT

EXISTING DETENTION BASIN A

OUTFALL STRUCTURE TOP=571.48 FL=564.35

PROPOSED 10'W EASEMENTS

PROPOSED 10'W EASEMENT

36' WIDE - 8" REINFORCED CONCRETE PAVEMENT

PROJECT TITLE:
PHOENIX METALS

But Project # 01-1669D | Issue Date: 09/06/2013

ENGINEERING
PLANNING
SURVEYING
2211 Point West Blvd.
St. Charles, MO 63301
636-928-5682
FAX 928-1718

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be outhenticated 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.

STATE OF MISSOURI
CLIFFORD L. HEITMANN NUMBER E-29817
REGISTERED PROFESSIONAL ENGINEER
9-5-14
Clifford L. Heitmann
Civil Engineer
E29817

Copyright 2014
Box Engineering Company, Inc.
Engineering Authority No. 000655
Surveying Authority No. 000144
All Rights Reserved

REVISIONS

11/20/13	CITY/OWNER REVISIONS
01/29/14	CITY COMMENTS
02/03/14	CITY COMMENTS

Developer / Owner:
MJSM, L.L.C.
2209 DROSTE ROAD
ST. CHARLES, MO 63301
636-949-0680

SITE PLAN

P+Z No.
#1407.05 & 1407.05.01
Approved May 2, 2013

City No.
#

Page No.
3 of 11