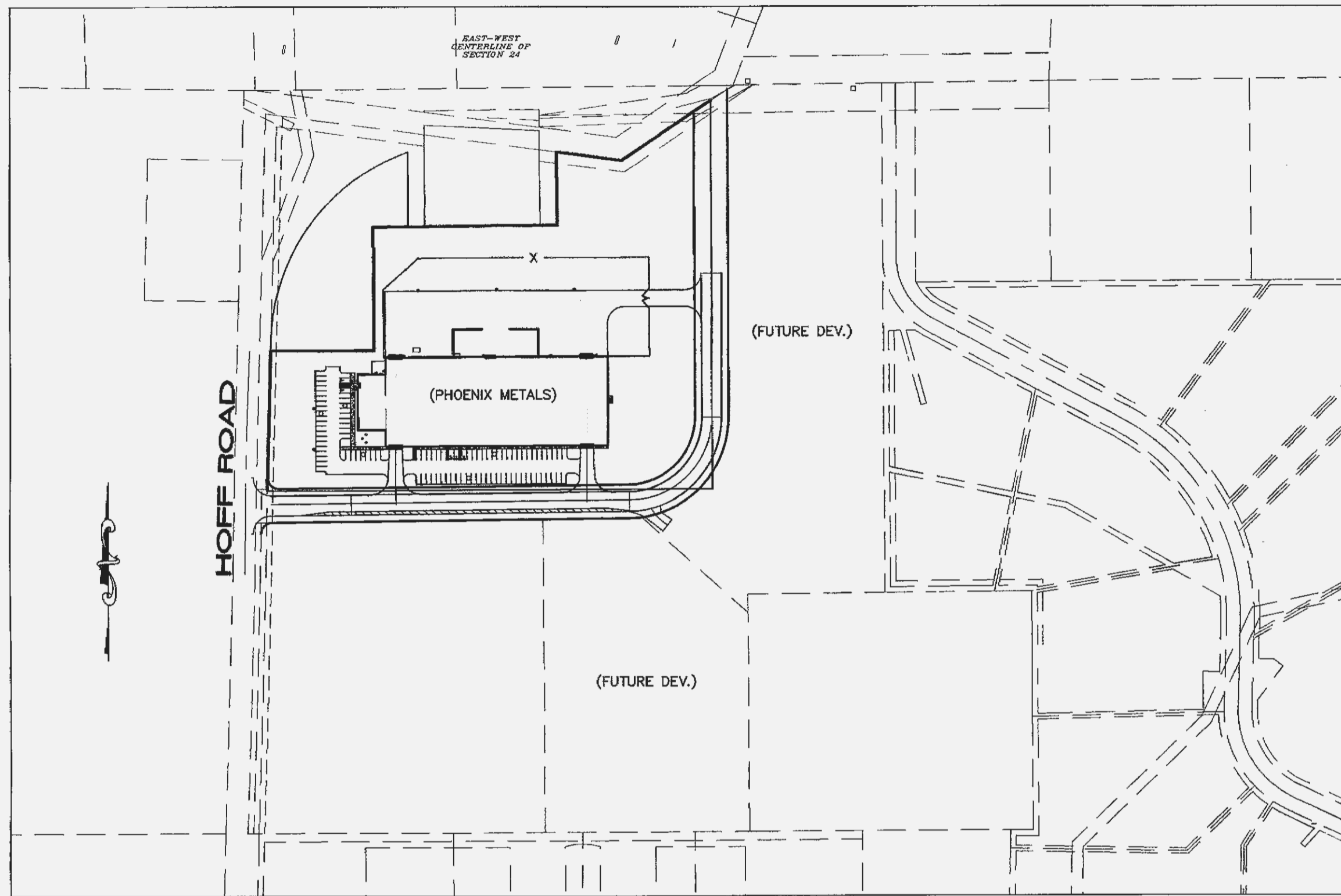
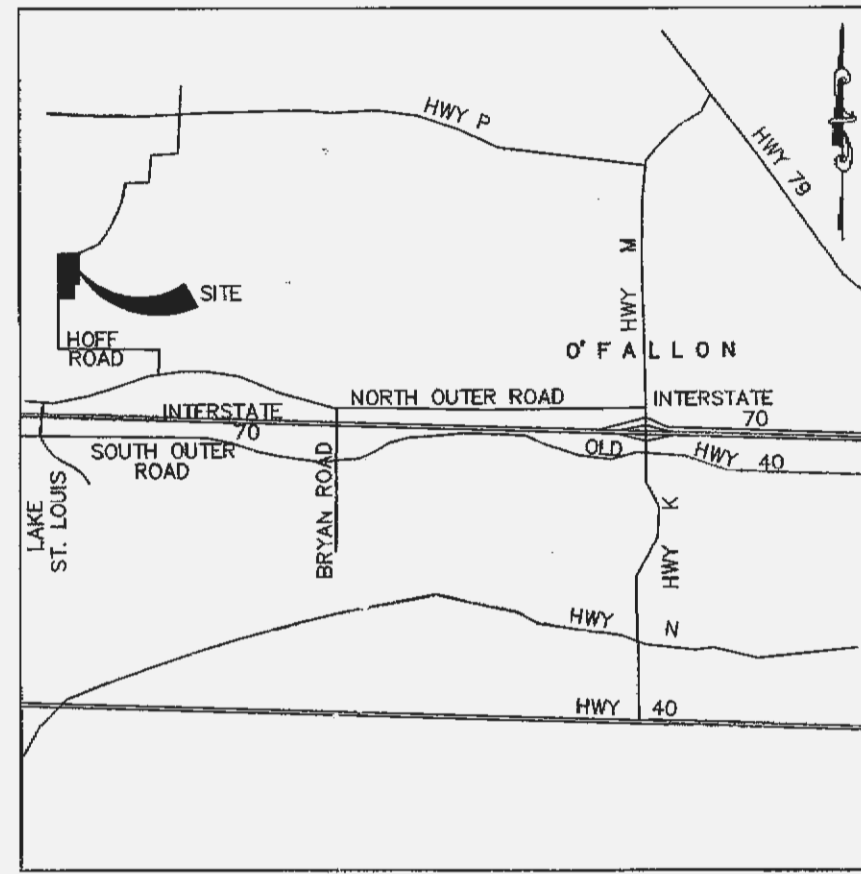


A SET OF CONSTRUCTION PLANS FOR PHOENIX METALS

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Development Notes:

- Area of Tract: 8.67 Acres (Lot 3)
- Existing Zoning: I-1 Light Industrial (City Of O'Fallon)
- Proposed Use: Office/Warehouse
- Area of Proposed Buildings: 69,000 S.F.
- Contract Purchaser: Phoenix Metals
21 Elaine Drive
O'Fallon, MO 63366
- According to the Flood Insurance Rate Map of St. Charles County, (Community Panel number 29183 C0220 F dated March 17, 2003) this property lies within Zone X. Zone X is defined as an area outside the 500 year Flood Plain Limits.
- Landscape Requirements:
Street Tree Requirements:
1 tree for every 40' of frontage = 562/40 = 15 trees required
Open Spaces:
1 tree for every 4,000 s.f. landscaped open space
108,846 s.f. / 4,000 s.f. = 28 trees Required
Total trees provided = 43
Interior Landscaping Required:
Not less than 6% of interior parking lot shall be landscaped.
98 spaces x 270 = 26,460 x 6% = 1,587.60 sq.ft. landscaping required
Total 1,762 sq.ft. landscaping provided
- All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.
- Maximum slopes allowed are 3:1.
- Lighting values will be reviewed onsite prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.
- All utilities will be located underground.
- Site Coverage Calculations:
Total Site Area = 377,700 s.f.
Pavement Area = 100,174 s.f. (26.5%)
Building Area = 69,000 s.f. (18.3%)
GreenSpace Area = 208,526 s.f. (55.2%)
- All proposed fencing requires a separate permit through the Building Department.
- All sign locations and sizes must be approved separately through the Planning Dept.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and slopes.
- All street sign posts, backs, and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SP and Carboline 133 HB point (or equivalent as approved by City of O'Fallon). Signs designating street names shall be located on the traffic control signs.
- Detention for this site will be for the 100 year storm and has been provided with the previously approved grading plans.
- This site will be in compliance with Phase 2 Illicit Stormwater Discharge Guidelines per Ordinance 5082.
- Per City Municipal Code Section 400.510, Item 3: The developer is requesting P&Z Approval for no street or parking lot curbing to meet stormwater quality guidelines.
- Prior to Construction Plan approval, a photometric lighting plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.
- All HVAC and mechanical units shall be screened in accordance with the Code.
- A variance was granted regarding the width of Grant Industrial Drive.
- Access Road shall be 36' wide pavement with no curbs and roadside ditches to meet Phase 2 Stormwater Discharge Guidelines as approved by Planning & Zoning #1407.02 & #1407.03, approved on March 6, 2008.
- All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard screened by berms, dense vegetative plantings, vinyl fences, or brick walls or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at eye level within one thousand (1,000) feet of the property line.
- This site shall maintain positive drainage.

Conditions of Approval From Planning and Zoning

- STAFF RECOMMENDATIONS:**
- The construction site plans shall address the Municipal Code requirements listed.
 - Note #26 on the preliminary plat & site plan for Grant Industrial Park shall be amended to include vinyl fences in lieu of wooded fences and shall read as follows: All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, vinyl fences, or brick walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at eye level within one thousand (1,000) feet of the property line.
- MUNICIPAL CODE REQUIREMENTS:**
- Prior to construction plan approval, a photometric lighting plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.
 - Ensure that Architect reviews fire-resistance rating of exterior walls based on proposed type of construction and use group. Also ensure that Architect reviews building height and area based on Chapter 5 of the 2009 IBC.
 - The response to staff in regards to outdoor storage is conflicting. A sidewalk canopy is shown and yet the response states that there will be no outdoor storage, although Note #26 hints that outdoor storage may be possible. If any storage of materials or equipment are placed in the side or rear yard they shall be code screened. This shall be clarified during the construction plan review process.
 - The trash enclosure is over the setback line and shall be relocated to meet the setback requirement.
 - The van accessible space shall be designated "lift van accessible only" with signs that meet the requirements of the Federal Americans with Disabilities Act and House Bill 555 passed on August 28, 2011.
 - All HVAC and mechanical units shall be screened in accordance with the Code. Provide the location and method of screening on the construction plans.
 - A complete list of COR's shall be submitted to the City for review and approval. City of O'Fallon review criteria is available in the Subdivision Code.
 - Indicate how storm water cleaning will be accomplished.
 - Provide easements for the detention areas 20' from the design high water and a 20' wide access easement to each of the 4 basins.
 - Provide truck turning movements for the parking of the trucks at the overhead doors.
 - Provide the location of the existing overhead utilities.
 - Provide sight distance exhibits and easements for the connection to Hoff Road. In addition, connection to the Grace Housing property will need to be clarified.
 - The minimum centerline radius is to be 150' per City Code.
 - The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at <http://www.o-fallon.mo.us/engineering>. Note on the construction plans the case number and variance that was granted for the road construction within the proposed subdivision.

Drawing Index

- 1 COVER SHEET
- 2 NOTES
- 3 SITE PLAN
- 4 GRADING PLAN
- 4A SWPPP PLAN
- 5 PRE-DEVELOPED DRAINAGE AREA MAP
- 6 POST-DEVELOPED DRAINAGE AREA MAP
- 7 PROFILES & DETAILS
- 8-11 DETAILS

Benchmarks Project

BENCHMARK:
RM46 ELEV. 469.17 - "CHISELED SQUARE" ON TOP OF ABUTMENT AT SOUTHWEST CORNER OF HOFF ROAD BRIDGE OVER PERUQUE CREEK. THIS BENCHMARK HAS BEEN REPLACED FROM NEW BRIDGE CONSTRUCTION AT THIS TIME.

Site

BENCHMARK:
ELEV. 577.42 - "O" IN OPEN ON FIRE HYDRANT ON EAST SIDE OF HOFF ROAD. 40' EAST OF CL OF HOFF ROAD AND 90' NORTH OF ENTRANCE FOR 1010 HOFF ROAD.

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.

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	GUY WIRE
EP	END PIPE	LIGHT STANDARD
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	
---	EXISTING STORM SEWER	
---	EXISTING SANITARY SEWER	
---	EXISTING WATER LINE	
---	EXISTING FIBER OPTIC LINE	
---	EXISTING GAS LINE	
---	EXISTING UNDERGROUND ELECTRIC	
---	EXISTING OVERHEAD ELECTRIC	
---	EXISTING CABLE TV LINE	
---	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
---	FENCE LINE	
---	SAWJOIT LINE	



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

* 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 8.67 Acres
The area of land disturbance is 7.72 Acres
Building setback information. Front 30 feet
Side 20 feet
Rear 35 feet
Max. Building Height 50 feet

* The estimated sanitary flow in gallons per day is 6,290 g.p.d.

* Parking calculations:
Office: 1 space per 300 s.f.
Warehouse: 1 space per 1,000 s.f., plus 1 space per employee
Office: 5,000 s.f. / 300 s.f. = 16.6 ~ 17
Warehouse: 64,000 s.f. / 1,000 s.f. = 64, plus 17 employees
Total Spaces Required = 98
Total Spaces Provided = 98 (Including 5 Handicap Spaces)

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

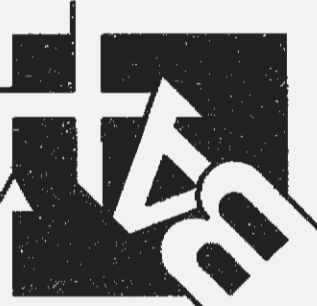
All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve 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 improvement 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: *[Signature]* DATE 10/26/15
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

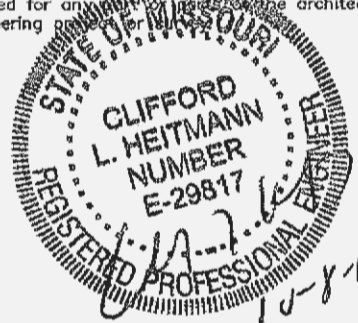
PROJECT TITLE:

PHOENIX METALS

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63001
636-929-6552
FAX 636-929-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be submittals 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 prepared by or intended to be used for engineering, architectural or engineering.



Clifford L. Heitmann
Civil Engineer
E28817

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Surveying Authority No. 000144
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Utility Contacts

Sanitary Sewer
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

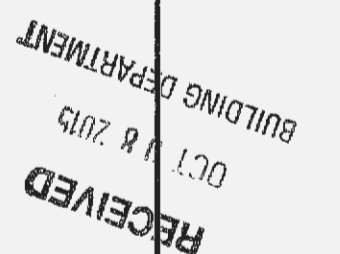
Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-639-8312

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

Charter Communications
941 Charter Commons
Town & Country, MO 63017
636-387-6633

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



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

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

Page No.

1 of 11

Site Address: 1025 Grant Industrial Drive

File