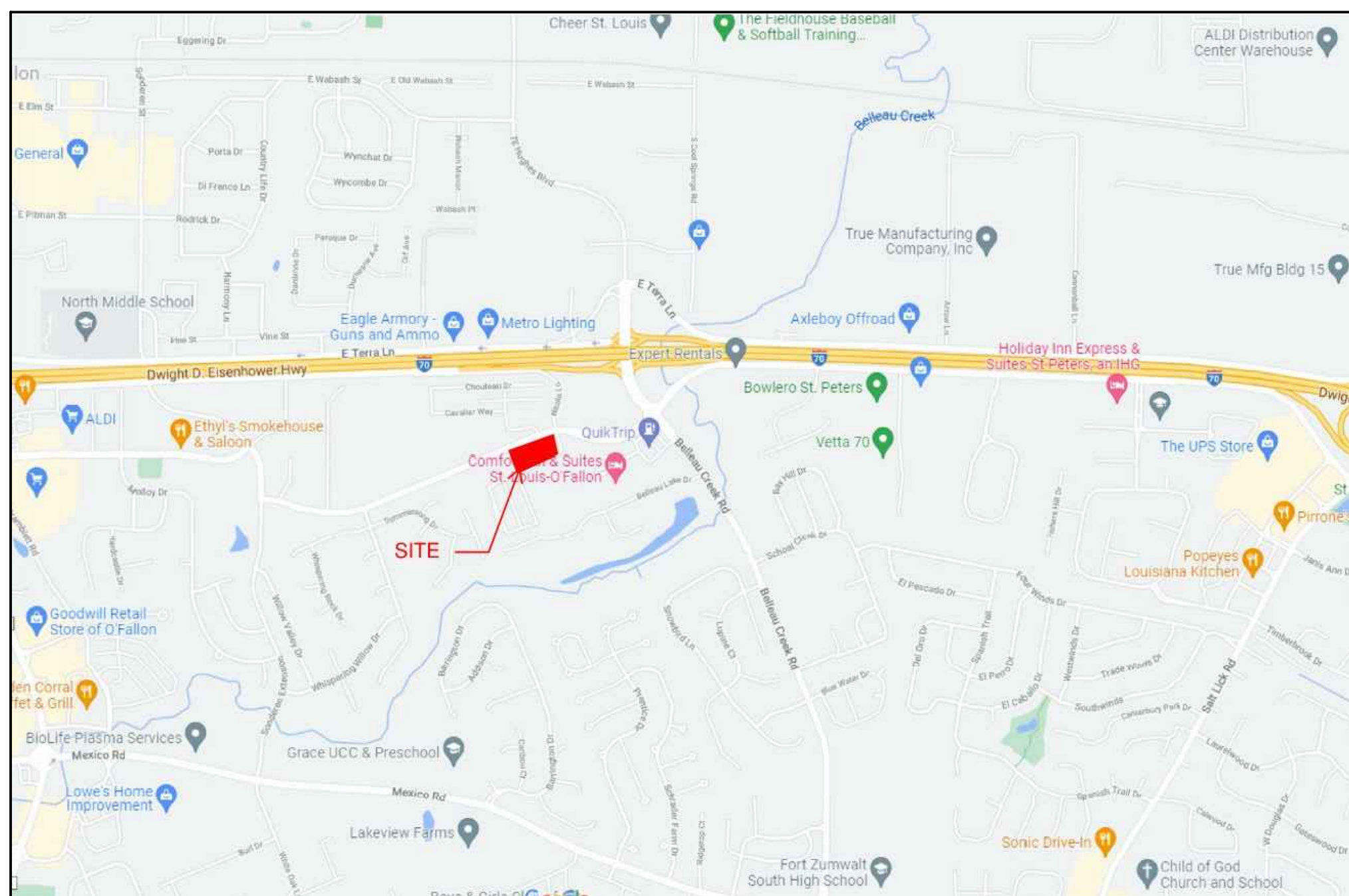


GENERAL NOTES

- Present Zoning: I-1 Light Industrial
- Proposed Zoning: I-1 Light Industrial
- Proposed Use: Self-Storage
- Area of Tract: 1.96 Acres
- Site Address: Veterans Memorial Parkway & Galaxy Drive
- Project is Served By:
 - Water - Public Water Supply District #2
 - Gas - Spire Gas Company
 - Telephone - Centurylink
 - Sanitary - City of O'Fallon
 - Electric - Ameren UE
 - Fire - 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 back 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 Yard Setback: 30 feet
 - Rear Yard Setback: 35 feet
 - Side Yard Setback: 20 feet
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- 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. #29183C0241G January 20, 2016, this site is not located within the 100 year flood plain.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
- All new utilities under City streets shall be bored.
- All handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements.
- All proposed fencing requires a separate permit through the Planning Division.
- Utility contractor shall coordinate utility connections with general contractor.
- No proposed water service or sanitary service connections.

RELIABLE INVESTMENTS

A TRACT OF LAND BEING PART OF U.S. SURVEY 1766
TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL
MERIDIAN, ST. CHARLES COUNTY, MISSOURI
IMPROVEMENT PLANS



LOCATION MAP
N.T.S.

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
23,500 (27%)	19,265 (23%)	42,613 (50%)	85,378

SANITARY CALCULATIONS

ESTIMATED SANITARY FLOW = 0 GALLONS PER DAY

DIFFERENTIAL RUNOFF CALCULATIONS

PRE DEVELOPED
BUILDINGS: 0.00 Ac * 4.77 = 0.00 CFS
PAVEMENT: 0.00 Ac * 4.77 = 0.00 CFS
GRASS: 1.96 Ac * 2.29 = 4.49 CFS

TOTAL PRE-DEVELOPED RUNOFF = 4.49 CFS

POST DEVELOPED
BUILDINGS: 0.54 Ac * 4.77 = 2.58 CFS
PAVEMENT: 0.44 Ac * 4.77 = 2.10 CFS
GRASS: 0.98 Ac * 2.29 = 2.24 CFS

TOTAL POST-DEVELOPED RUNOFF = 6.92 CFS

DIFFERENTIAL RUNOFF:
6.92 CFS - 4.49 CFS = 2.43 CFS

TREE PRESERVATION

EXISTING TREE CANOPY = 1,000 SQ. FT.
TREE CANOPY PRESERVED = 0 SQ. FT.
PERCENT OF TREE MASS PRESERVED = 00.0%

TREES REQUIRED = 15 TREES PER ACRE
15 * 1 / ACRES * 1.96 ACRES = 29 TREES
36 TREES PROVIDED

BENCHMARK AND BASIS OF BEARING

SITE BENCHMARK:

ELEVATION = 506.59 FT

"T" IN OPEN OF AN EXISTING FIRE HYDRANT ON THE NORTH SIDE OF VETERANS MEMORIAL DRIVE EAST OF THE ENTRANCE TO THE TRIOSTONE PROPERTY.

BASIS OF BEARINGS IS GRID NORTH DETERMINED BY GPS OBSERVATIONS. THE PROJECT COORDINATE VALUES ARE MODIFIED TO GROUND FROM STATE PLANE COORDINATE VALUES WITH THE APPLIED AVERAGE COMBINED SCALE FACTOR (CSF) OF 0.9999150

OBSERVED MISSOURI STATION SC-06 ON 08-31-2021.

NORTH 330208.469 M
EAST 237061.454 M
ELEV 161.28 M

MEASURED
NORTH 330208.475 M
EAST 237061.531 M
ELEV 161.28 M

OWNER
COMMUNITY TITLE COMPANY
710 S HANLEY RD, SUITE 19A
SAINT LOUIS, MO 63105

DEVELOPER
RELIABLE INVESTMENTS
1262 PERUQUE RIDGE DRIVE
WENTZVILLE, MO 63385

O'FALLON WORK HOURS

* 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:
CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
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
Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.



UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

INDEX OF SHEETS:

- 01 COVER SHEET
- 02 NOTES
- 03 EXISTING CONDITIONS
- 04 SITE PLAN
- 05 GRADING PLANS
- 06 PROFILES
- 07 PRE-DEVELOPMENT DRAINAGE AREA MAP
- 08 POST-DEVELOPMENT DRAINAGE AREA MAP
- 09 EROSION CONTROL PLAN / SWPPP
- 10 DETAILS
- 11 DETAILS
- 12 DETAILS
- 13 DETAILS

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. 63134
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

P and Z Approval

Site Plan Case Number 21-009215 was approved on November 4th 2021.

Conditions for Approval

- The Zoning Notes are incorrect. the side is zoned I-1 Light Industrial
- Provide color elevations with the percentage of metal siding used. the building facades facing the street shall not be more than 25% metal siding.
- Provided more information on which way the doors are facing.
- Provide approval from the owner of Galaxy drive for access.
- Extend the Right of Way dedication and the trail to Galaxy Drive
- Move the water quality discharge pipe to a point where there will be no discharge onto the roadway.
- Provide an easement over Galaxy Drive where is on the subject property.
- show the outfall for the detention/water quality basin.

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

NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN MoDOT RIGHT OF WAY LIMITS.

RELIABLE INVESTMENTS
Improvement Plans
Cover Sheet

PIS PROJECT NO. 21-009215-000
CEC PROJECT NO. 230471



Pickett Ray & Silver
part of Civil & Environmental Consultants, Inc. (CEC)

Phone (314) 666-4666
Fax (636) 397-1104
www.CECINC.com

St. Charles
3000 Little Hills Expy
Suite 102
St. Charles, MO 63301

ENGINEER'S AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthorized.



KARL ANTHONY SCHOENKE, P.E.
PE-2003015039

Owner Information:
Reliable Investments
1262 Peruque Ridge Drive
Wentzville, MO 63385

City of O'Fallon Site Plan

P+Z No.: 21-009215
Approval Date: 11-04-2021

City No.:

Page No.

*** 2022/04/14 IMPROVEMENT PLAN ***

K:\21047\RVN\000\DWG\OUTPUT\IMPROVEMENT PLANS\01 - COVER SHEET.DWG