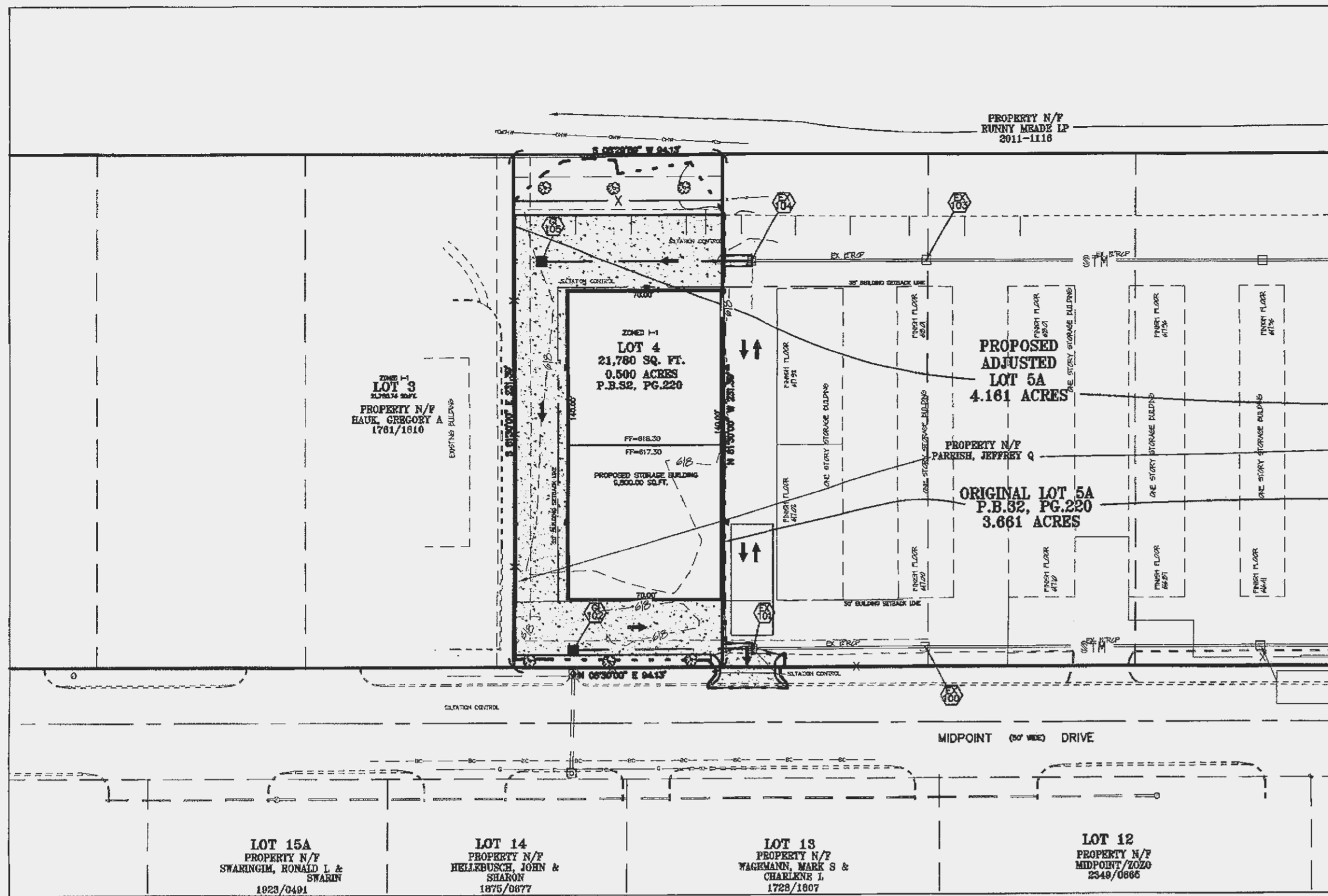
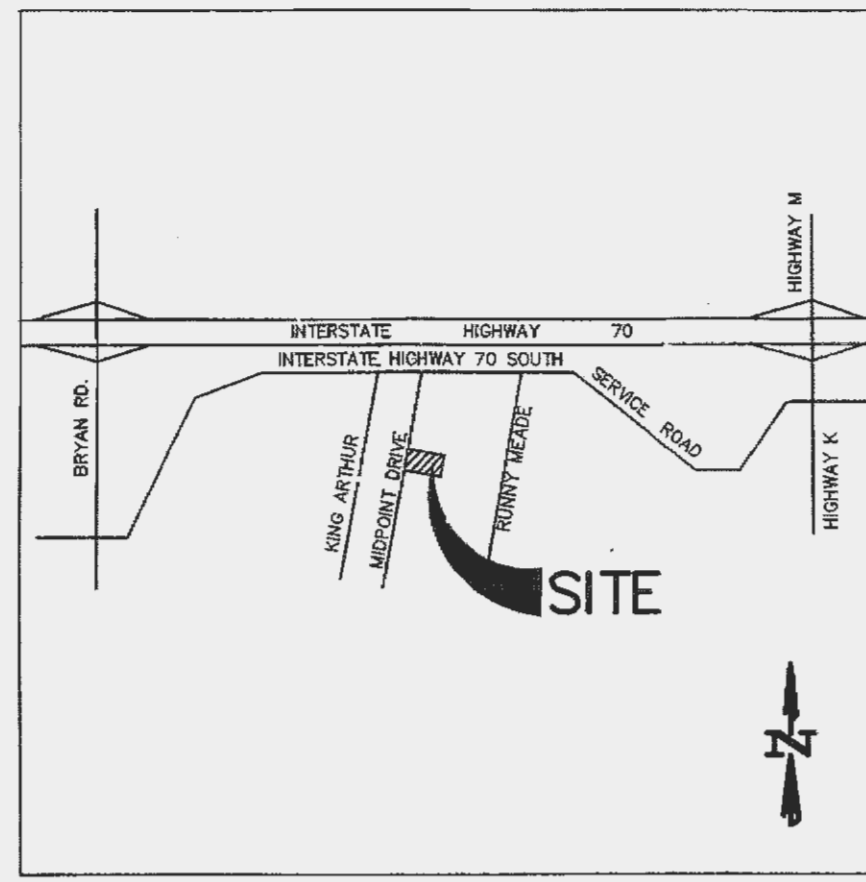


A SET OF CONSTRUCTION PLANS FOR SAFELOCK STORAGE

A TRACT OF LAND BEING LOT 4 OF "MIDPOINT INDUSTRIAL PARK",
P.B. 32 PGS. 124-125, WITHIN U.S. SURVEY 55, TOWNSHIP 47 NORTH,
RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Development Notes

- Area of Tract: .500 Acres
- Existing Zoning: I-1 LIGHT INDUSTRIAL
- Proposed Use: STORAGE
- Area of Building: 9,800.00 Sq. Ft.
- Owner: SAFELOCK STORAGE 6, LLC
860 MIDPOINT DRIVE
O'FALLON, MISSOURI 63366
314-220-3100
- SITE COVERAGE CALCULATIONS:
BUILDING = 9,800.00 sq.ft.
PAVEMENT = 8,807.00 sq.ft.
GREEN SPACE = 3,173.00 sq.ft.
- According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri, (community panel number 290316-0237-E dated August 2, 1996), this property lies within Zone X. Zone X is defined as an area of minimal flood hazard.
- Site Benchmark: Elev 619.36 Top of sanitary manhole, located as shown.
- Topographic information is per Topographic Survey By BAX Engineering.
- A photometric lighting plan will be submitted by the developer/owner in accordance with the city's exterior lighting standards for approval by the City of O'Fallon prior to approval of final construction site plan.
- This plan is seeking a variance for fencing within the front yard setback. New building will be within existing storage building units and fencing will tie into the existing fencing nearby also within front yard.
- This plan is seeking a variance from having 75% masonry on front of the building. No masonry is being requested on this building that will match existing onsite storage buildings.
- This plan is requesting to allow the use of vinyl slatting along the rear chainlink fencing that abuts Runny Meade residential area.
- All signage shall be reviewed and approved through a separate permit process through the Planning and Development Division.
- The existing tie wall along Midpoint Drive shall be repaired as noted by City Staff. Owner to meet with inspector to determine what area(s) require repair.
- Any of the fenced areas in a state of disrepair will need to be repaired as required by City Staff. Owner to meet with inspector to determine what area(s) require repair.
- Detention is provided onsite for this development located south, on 850 Midpoint Industrial Drive.
- Storm Water Quality to be added in the new storm grate structures (2 new structures) via a filter bag similar to Stormflex filtration systems.
- Owner shall comply with post construction BMP by inspecting and cleaning filter bags on a quarterly schedule.
- A boundary adjustment plat is required for this addition and will be required prior to issuance of permits for this site.
- No existing wells, cisterns and/or springs exist on the property.
- Electric service to building shall be determined per Ameren UE.
- Downspouts will splash on grade.

Grading Quantity

CUT: 820 C.Y. (INCLUDES SUBGRADE)
FILL: 230 C.Y. (INCLUDES 8% SHRINKAGE)
590 C.Y. HEAVY

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY.
NOT FOR BIDDING PURPOSES. CONTRACTORS
SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

Drawing Index

- COVER SHEET
- NOTES
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- STORM WATER POLLUTION PREVENTION PLAN
- DRAINAGE AREA MAP
- PROFILES & DETAILS

Benchmarks Project

USGS BENCHMARK: RM 59
Elevation 526.36 Chiseled square in the East end of the asphalt street
at the Southeast corner of Plackemir Drive and Ernst Place.

Site

BENCHMARK:
Elevation 619.36 Top of sanitary manhole, located as shown.

Legend

60000	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 METER
PVC	POLY VINYL CHLORIDE (PLASTIC)	GAS VALVE
VCP	VITRIFIED CLAY PIPE LINE	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
.....	SLOPE LIMITS	BOLLARD
STM	DRAINAGE SWALE	IRON PIPE
STM	EXISTING STORM SEWER	TREE
SMN	EXISTING SANITARY SEWER	
W	EXISTING WATER LINE	
FO	EXISTING FIBER OPTIC LINE	
GAS	EXISTING GAS LINE	
UGE	EXISTING UNDERGROUND ELECTRIC	
OHW	EXISTING OVERHEAD ELECTRIC	
CTV	EXISTING CABLE TV LINE	
T	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
X-X	FENCE LINE	
---	SAWCUT LINE	

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

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.

Conditions of Approval From Planning and Zoning

- STAFF RECOMMENDATIONS:
- The approved variances for the building facade and fence encroachment shall be noted on the plans with case numbers and date of approval.
 - The Construction Plans shall address the Municipal Code requirements listed.
- 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.
 - A boundary adjustment plat shall be approved prior to the approval on construction plans.
 - Per Section 400.273, the property owner shall repair, point, remove or otherwise attend to any fencing that has become unsightly or damaged.
 - The tie wall along Midpoint Drive shall be repaired.
 - If the barbed wire fence shown in the buffer yard is on the subject property, it shall be removed.
 - The new access point does not conform to the traffic management policy for access, nor does it allow for safe entry due to the inability for stocking; therefore, the access point needs to be removed or installed as "Exit Only".

- APPROVED VARIANCES:
- The Board of Adjustments approved a variance to allow more than 25% of the surface area of the front elevation of the new proposed facility to consist of metal siding (Case No. BA-V-15-11, approved 3-11-15). The self-storage building shall match the existing storage buildings located on the adjacent property.
 - The Board of Adjustments approved a variance to allow the proposed fence to encroach within the front building setback (Case No. BA-V-15-09, approved 3-11-15). The location and height shall match the existing fence. The owner shall apply for a fence permit through the Building and Code Enforcement Division.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 8/20/15
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Site Address: 858 Midpoint Drive



PROJECT TITLE:
SafeLock Storage/O'Fallon

ENGINEERING
PLANNING
SURVEYING
221 Park West Blvd.
St. Charles, MO 63301
636-929-6562
FAX 928-1716



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.

LARRY D. WALKER
CIVIL ENGINEER
2007020343
Copyright 2015
Box Engineering Company, Inc.
Authority No. 000655
All Rights Reserved

REVISIONS	
6-19-15	CITY COMMENTS
6-23-15	CURB REVISION
6-29-15	CITY COMMENT

Utility Contacts
Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Water
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63366
636-561-3737 Ext. 131

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-639-8312

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
1-888-438-2427

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

Developer / Owner:
SafeLock Storage 6, LLC
860 Midpoint Drive
O'Fallon, MO 63366
314-220-3100

P+Z No. #99-12.05
Approved 04-02-15
City No. #

Page No.
1 of 8

COVER SHEET