

GENERAL NOTES

- Present Zoning: I-2 Heavy Industrial
- Proposed Zoning: I-2 Heavy Industrial
- Proposed Use: Warehouse
- Area of Tract: 7.07 Acres
- Site Address: 815 Texas Court
- Project is Served By:
 - Water - City of O'Fallon
 - Gas - Spire Gas Company
 - Telephone - CenturyTel Telephone Company
 - Sanitary - City of O'Fallon Sewers
 - 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: 50 feet
 - Side Yard Setback: 25 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.
- 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.L.R.M. #29183C0220G January 20, 2016, portions of the site are located in Zone X, No portion 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 the building colors.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
- Location of backflow preventer and water services shall be addressed with the architectural drawings. Water meter locations shall be coordinated with the water company.
- 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.
- No exterior mechanical units are proposed for the new warehouse building.
- 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.
- Water meter for all buildings shall be located outside of the building.
- Storm water quality and detention shall be addressed on the improvement plans.
- If use of building changes, additional parking may be required.
- A new site plan will be required when the future building is proposed to be developed.

ST LOUIS WHOLESALE IMPROVEMENT PLANS

A TRACT OF LAND BEING ADJUSTED LOT 14 OF LONESTAR INDUSTRIAL PARK PLAT ONE AS RECORDED ON PLAT BOOK 48, PAGE 315, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
112,218 (36%)	60,220 (20%)	135,398 (44%)	307,836

TREE PRESERVATION

EXISTING TREE MASS = 0 SQ FT
 TREE MASS REMAINING = 0 SQ FT
 PERCENT OF TREE MASS PRESERVED = 0%

DISTURBED AREA

TOTAL SITE AREA - 7.06 AC (307,836 SQFT)
 DISTURBED AREA - 2.94 AC (127,898 SQFT)
 UNDISTURBED AREA - 4.12 AC (179,938 SQFT)

INDEX OF SHEETS:

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- 02 NOTES
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- 04A TRAFFIC CONTROL PLAN
- 05 GRADING PLANS
- 06 ENTRANCE PLAN
- 07 PROFILES
- 08 PRE-DEVELOPMENT DRAINAGE AREA MAP
- 09 POST-DEVELOPMENT DRAINAGE AREA MAP
- 10 EROSION CONTROL PLAN / SWPPP
- 11 DETAILS
- 12 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

SANITARY CALCULATIONS

ESTIMATED SANITARY FLOW INDUSTRIAL FACILITY: 0.35 CFS PER SQ FT OF BUILDING

BUILDING SIZE = 112,218 SF
 SANITARY FLOW = 112,218 SF * 0.35 = 39,276 GPD AVERAGE FLOW

BENCHMARK

FEMA REFERENCE BENCHMARK: RM70

ELEVATION = 505.00 NAVD88 DATUM

Standard Disk Stamped "H 149 1935" set in top of west end of the base of southern pier of Norfolk Southern Railway over State Highway 79.

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.

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.



P and Z Approval

Site Plan Case Number 21-003918 was approved on June 3rd 2021.

- Conditions for Approval
 1. Provide a lighting plan.

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION

BY: Karl Ebert DATE 01/31/2023

PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

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

PROJECT TITLE
 IMPROVEMENT PLANS
 STL WHOLESALE
 TITLE SHEET

PPS No. 86155PPRO001
 TASK 003

St. Peters
 22 Richmond Center Court
 St. Peters, MO 65276
 Phone (636) 397-1211
 Fax (636) 397-1104
 www.prs3.com



ENGINEERS AUTHENTICATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
 PICKETT, RAY & SILVER, INC. MO LICENSE #00026



Developer / Owner Information

Pinkerton Properties LLC
 801 Texas Court
 O'Fallon, Missouri 63366

P+Z No.
 21-003918
 City No.

Approved 06-03-2021

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