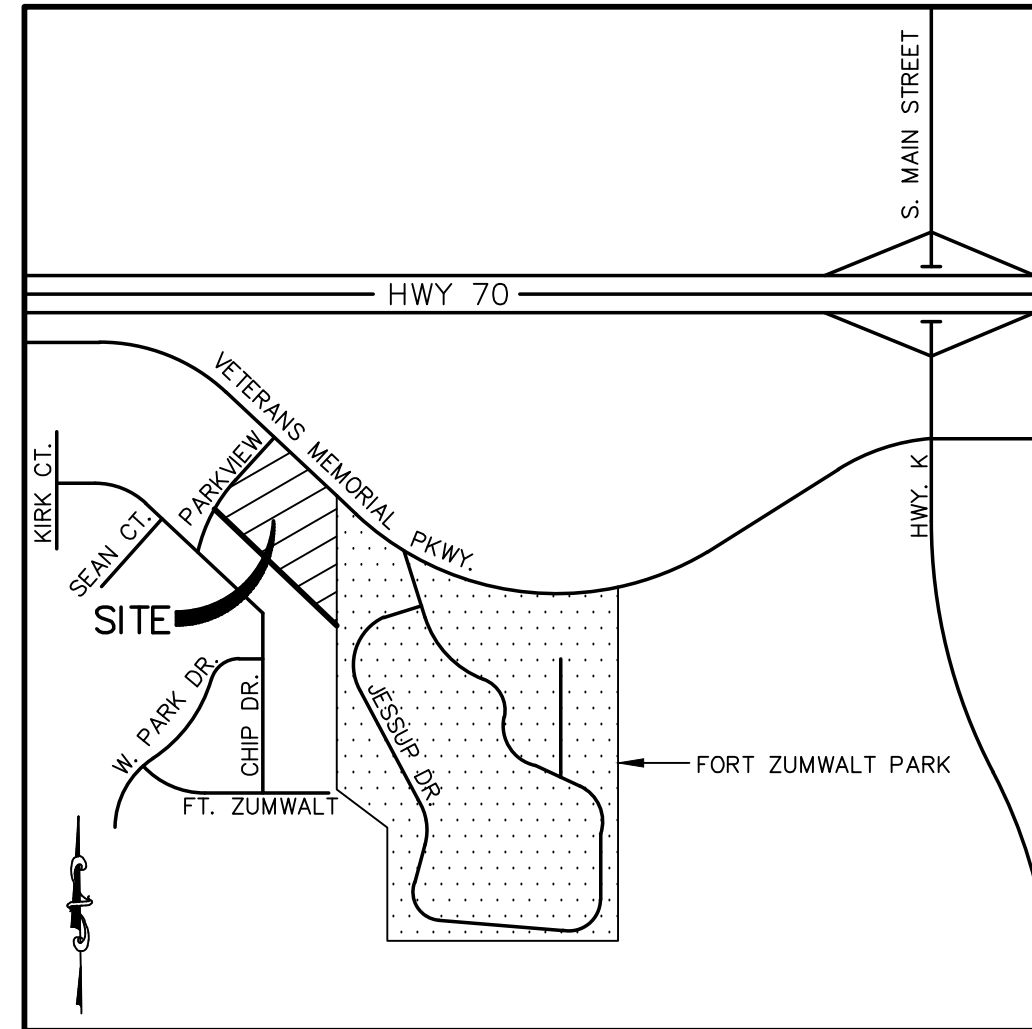


A SET OF CONSTRUCTION PLANS FOR StorCo. Self Storage

A TRACT OF LAND BEING PART OF LOT 6 OF 'PLAT NO. 1 OF THE D. HEALD HOMEPLACE', IN U.S. SURVEY 55 TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI



Plan View



Location Map

Legal Description

A TRACT OF LAND BEING PART OF LOT 6 OF "PLAT NO. 1 OF THE D. HEALD HOMEPLACE", AS RECORDED IN PLAT BOOK 3, PAGE 26 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST LINE OF LOT 2 OF "PARKVIEW PLACE PLAT 1", AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE ST. CHARLES COUNTY RECORDS, WITH THE EAST LINE OF PARKVIEW DRIVE, 50' WIDE; THENCE ALONG SAID EAST LINE OF PARKVIEW DRIVE, 50' WIDE, THE FOLLOWING COURSES AND DISTANCES, NORTH 10 DEGREES 08 MINUTES 23 SECONDS EAST 157.91 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 24 DEGREES 53 MINUTES 23 SECONDS EAST 63.65 FEET AND WHOSE RADIUS POINT BEARS SOUTH 79 DEGREES 51 MINUTES 37 SECONDS EAST 125.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 64.36 FEET; THENCE NORTH 39 DEGREES 38 MINUTES 23 SECONDS EAST 106.01 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 84 DEGREES 38 MINUTES 23 SECONDS EAST 28.28 FEET AND WHOSE RADIUS POINT BEARS SOUTH 50 DEGREES 21 MINUTES 37 SECONDS EAST 20.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 31.42 TO THE SOUTHWEST LINE OF VETERANS MEMORIAL PARKWAY, (FORMERLY OLD U.S. HIGHWAY 40); THENCE ALONG SAID SOUTHWEST LINE OF VETERANS MEMORIAL PARKWAY, SOUTH 50 DEGREES 21 MINUTES 37 SECONDS EAST 346.72 FEET TO THE EAST LINE OF U.S. SURVEY 55, BEING ALSO THE WEST LINE OF PROPERTY CONVEYED TO CITY OF O'FALLON, BY DEED RECORDED IN BOOK 813, PAGE 863 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE CITY OF O'FALLON PROPERTY, SOUTH 07 DEGREES 45 MINUTES 51 SECONDS WEST 382.72 FEET TO THE AFORESAID NORTHEAST LINE OF "PARKVIEW PLACE PLAT 1"; THENCE ALONG SAID NORTHEAST LINE, NORTH 50 DEGREES 21 MINUTES 37 SECONDS WEST 474.86 FEET TO THE POINT OF BEGINNING, CONTAINING 3.307 ACRES.

Drawing Index

- C1. COVER SHEET
- C2. NOTES
- C3. TOPOGRAPHIC SURVEY
- C4. SITE PLAN
- C5. GRADING PLAN
- C6. STORM SEWER PROFILES
- C7. RETAINING WALL PROFILES
- C8. RETAINING WALL PROFILES
- C9. SITE DETAILS
- C10. SITE DETAILS
- C11. SITE DETAILS
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- DA1. PRE-DEVELOPMENT DRAINAGE
- DA2. POST-DEVELOPMENT DRAINAGE
- L1. LANDSCAPE PLAN
- L2. POST-DEVELOPMENT DRAINAGE
- SITE LIGHTING PLAN

Benchmarks

Project

REFERENCE BENCHMARK ELEV 542.80 NAVD88 DATUM (GRS STATION F-149) USC&GS BRASS VERTICAL MARK DISK STAMPED "F 149 1935" SET IN A 6 INCH SQUARE CONCRETE MONUMENT, PROJECTING ABOUT 2.5 INCHES ABOVE THE GROUND SURFACE, LOCATED IN THE NORTHEAST ANGLE OF A RAILROAD CROSSING AT NORTH MAIN STREET, SOUTH OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL CENTRE. IT IS 46.5 FEET NORTH OF THE CENTER OF THE TRACKS; 2.4 FEET EAST OF A GUY POLE; 9.3 FEET EAST OF THE EAST EDGE OF SIDEWALK AND 5.7 FEET SOUTHEAST OF A PLASTIC BURIED CABLE MARKER AND PEDESTAL.

Site

SITE BENCHMARK ELEV 592.67 FOUND IRON PIPE AT THE NORTHEAST CORNER OF SUBJECT PROPERTY.

Legend

	PROP. CONTOUR		FOUNDATION DRAIN TILE
	SPOT ELEVATION		PROPOSED TREE LINE
	STORM SEWER		PAINTED H.C. SYMBOL
	SANITARY SEWER		PAINTED DIRECTIONAL ARROW (WHITE)
	MANHOLE		CONCRETE PAVEMENT
	AREA INLET		ASPHALT PAVEMENT
	GRATE INLET		SEGMENTAL CONC. UNIT RET. WALL
	PRIVATE YARD DRAIN		SWALE
	CLEAN OUT		SILTATION CONTROL (SILT FENCE)
	STORM STRUCTURE DESIGNATOR		TO BE REMOVED
	SANITARY STRUCTURE DESIGNATOR		TO BE ABANDONED
	WATER LINE		BACK OF CURB
	FIRE HYDRANT		TOP OF WALL
	SERVICE VALVE		BOTTOM OF WALL (AT LINE OF BACKFILL)
	WATER METER		

Conditions of Approval From Planning and Zoning

- INCLUDE THE TYPE OF MATERIAL USED FOR THE SLIDING GATE ON THE CONSTRUCTION SITE PLANS TO VERIFY THE MATERIAL COMPLIES WITH THE CITY CODE.
- A SEPARATE RETAINING WALL PERMIT WILL BE REQUIRED FOR THE SITE RETAINING WALLS.
- THE ADA RAMP RO CROSSWALK AT PARKVIEW DRIVE NEEDS TO BE THE FULL WIDTH OF THE WALKWAY, AND THE 5' WIDE SIDEWALK NEEDS TO INTERSECT THE 10' WIDE TRAIL BEHIND THE RAMP ONTO PARKVIEW DR. THE STOP BAR WILL NEED TO BE RELOCATED TO 3' OFF THE RAMP..
- THE ASPHALT PAVEMENT DETAIL SHOULD BE 4" OF ASPHALT PAVEMENT AS OPPOSED TO 3"

Utility Contacts

Sanitary Sewers

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Water

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

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

* 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 3.18Ac

THE AREA OF LAND DISTURBANCE IS 2.91Ac.

NUMBER OF PROPOSED LOTS IS 1 Lot

BUILDING SETBACK INFORMATION. FRONT 30'
SIDE 20'
REAR 25'

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 0 GPD

* TREE PRESERVATION CALCULATIONS
EXISTING WOODLAND AREA = 0.65 AC. X 75% = 0.49 AC TO BE PRESERVED
TREES REMOVED = 0.58 ACRES
TREES PRESERVED = 0.07 ACRES

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

REVISION	P+Z No. 22-010078
	Approval Date 3-2-2023
	Permit No. _____
	Page No. C1

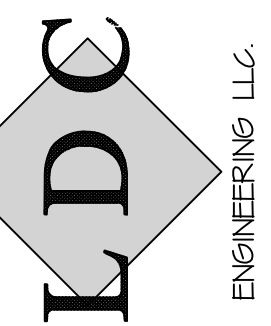
PROJECT TITLE

StorCo Self Storage
New Buildings and Drive
O'Fallon, Mo.

LAND PLANNING CIVIL ENGINEERING

4053 North St. Peters Pkwy. Ste D
St. Peters, MISSOURI 63304
PH: (636) 477-6466

MO. CERT. OF AUTHORITY
FOR ENGINEERING
LIC. NO. 2019001202



SEAL

WILLIAM AUGUST HEYSE P.E.
PROFESSIONAL ENGINEER E-14297

Developer

StorCo LLC
24 O'Fallon Sq.
O'Fallon, Missouri 63366

Owner Information

Greater Midwest Builder LTD
1551 Wall St. Ste. 220
St. Charles, Missouri 63303

City of O'Fallon Site Plan

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