

VETERANS MEMORIAL PARKWAY

(OLD HIGHWAY 175)

(OLD U.S. HIGHWAY 40)

UTILITY NOTE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND SERVICE LINES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PROJECT TITLE

Land Planning • Civil Engineering
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-4297

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

P+Z No. 22-010078

Approval Date

3-2-2023

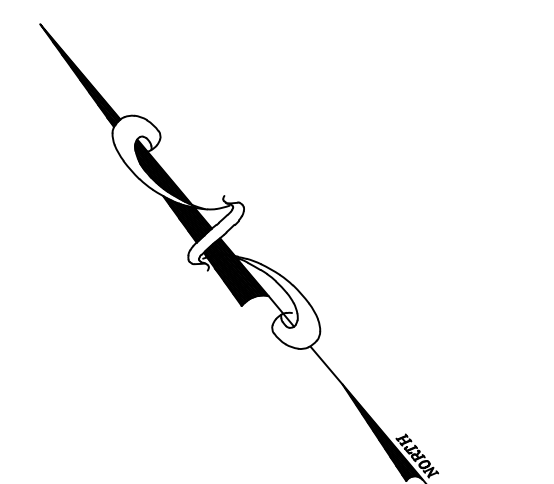
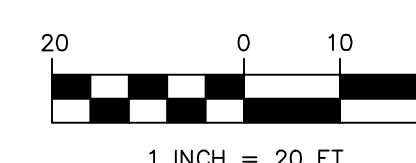
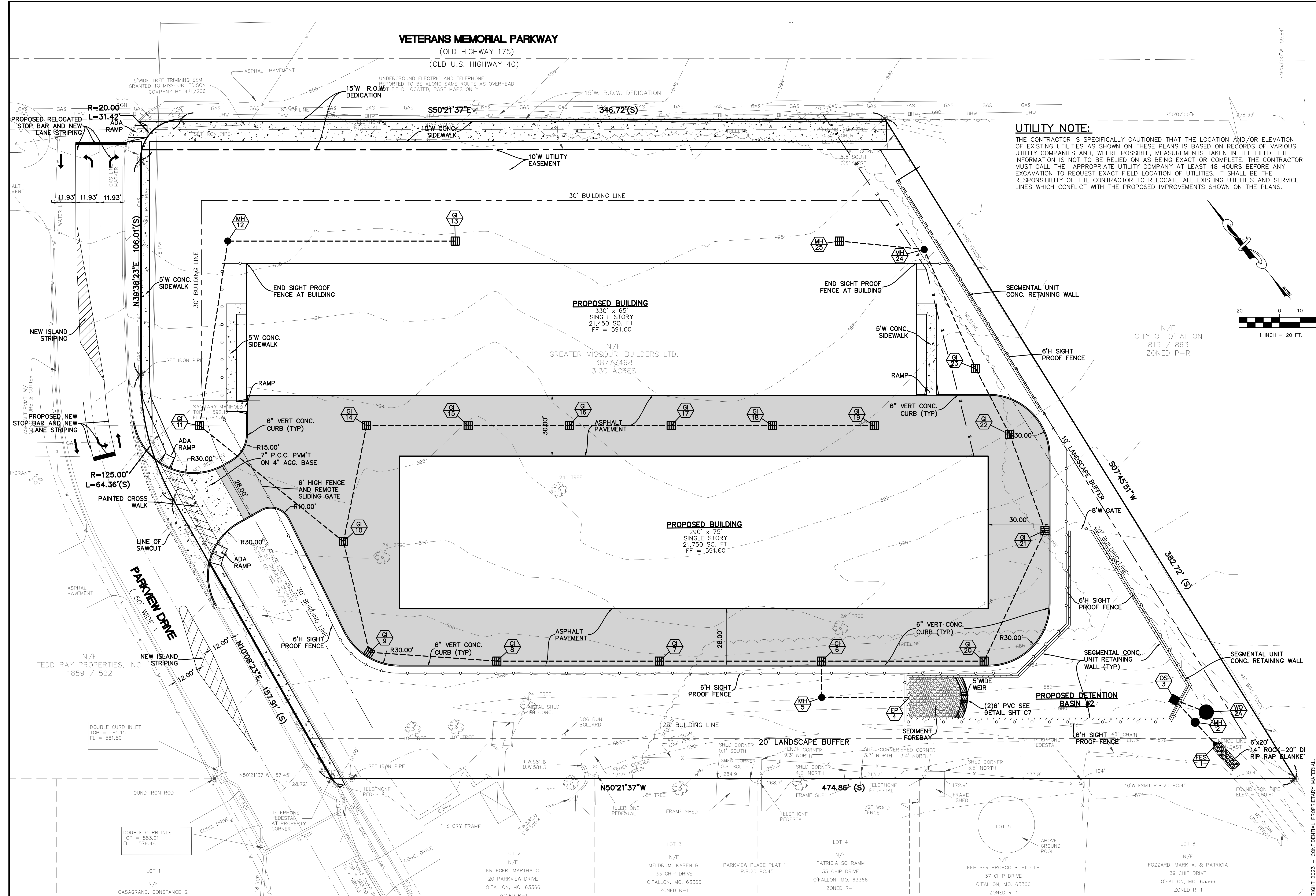
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City of O'Fallon Site Plan

SITE PLAN



N/F
CITY OF O'FALLON
813 / 863
ZONED P-R

PROPOSED BUILDING
330' x 65'
SINGLE STORY
21,450 SQ. FT.
FF = 591.00

PROPOSED BUILDING
290' x 75'
SINGLE STORY
21,750 SQ. FT.
FF = 591.00

PROPOSED DETENTION
BASIN #2

PARKVIEW DRIVE
(50' WIDE)

N/F
TEDD RAY PROPERTIES, INC.
1859 / 522

DOUBLE CURB INLET
TOP = 583.15
FL = 581.50

DOUBLE CURB INLET
TOP = 583.21
FL = 579.48

LOT 1
N/F
CASAGRAND, CONSTANCE S.

LOT 2
N/F
KRUEGER, MARTHA C.
20 PARKVIEW DRIVE
O'FALLON, MO. 63366
ZONED R-1

LOT 3
N/F
MELDRUM, KAREN B.
33 CHIP DRIVE
O'FALLON, MO. 63366
ZONED R-1

LOT 4
N/F
PATRICIA SCHRAMM
35 CHIP DRIVE
O'FALLON, MO. 63366
ZONED R-1

LOT 5
N/F
FKH SFR PROPCO B-HLD LP
37 CHIP DRIVE
O'FALLON, MO. 63366
ZONED R-1

LOT 6
N/F
FOZZARD, MARK A. & PATRICIA
39 CHIP DRIVE
O'FALLON, MO. 63366
ZONED R-1

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