

General Notes:

- Gross Acreage of Subject Tract: 40.73 acres
- Current Zoning of Subject Tract: "I-1" Industrial
- Proposed Zoning: "I-1" Industrial
- Record Owner of Subject Tract:
Six T Partnership
2001 E. Terra Lane
O'Fallon, Missouri 63366
- Pertinent Data:
School District: Fort Zumwalt School District
Water District: Public Water Supply District 2 (Subdistrict 5)
Fire District: O'Fallon FPD
Sewer District: Duckett Creek Sewer District
Gas Company: Spire.
Electric Service: Ameren MO
Phone Service: CenturyLink
- Per FIRM Flood Insurance Rate Map 29183C0241G dated January 20, 2016, portions of this development are located within Zone "AE" Base Flood.
- All proposed internal streets shall be built to City of O'Fallon specifications. All driveway access will be from internal streets only.
- All sanitary sewers shall be constructed to the specifications of the City of O'Fallon and Duckett Creek Sewer District.
- All sewers will be centered in a 10' wide easement dedicated to the City of O'Fallon and the appropriate utility.
- Grading and the handling of all storm water runoff and siltation control will be per City of O'Fallon standards.
- Developer will comply with the requirements of Article XIII Performance Standards of the City of O'Fallon Zoning Code.

Site Information

- TOTAL SITE AREA - 40.73 Ac.
- TOTAL DISTURBED AREA - 2.0 Ac.
- NUMBER OF LOTS IS 1.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 48,840
- FIRM PANEL NUMBER - 29183C0241G dated Jan. 20th, 2016
- ZONE AE.

* 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

**Improvement Plans
TRUE MANUFACTURING
STORM SEWER BUILDING 6-9**
A Tract of Land Being a Part of the Northwest Quarter of
Fractional Section 27, Township 47 North, Range 3 East,
St. Charles County, Missouri



Location Map

Parcel ID: 2-0056-S027-00-0001.0150000 (40.73 Acs.)

INDEX OF SHEETS:

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PROJECT TITLE
IMPROVEMENT PLANS
TRUE MANUFACTURING
BUILDING 6-9
COVER SHEET

PFS No. 91084-TRUM02RF
TASK 001

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

S.L. Pickens, P.E. - Project Engineer
201 E. Arrow Court
St. Louis, MO 63107

Phone (636) 397-1211 Fax (636) 397-1104
www.prsd.com 1-800-786-9816

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS INDICATED BY THE SEAL, SIGNATURE, AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES DESIGN AFTER THE SEAL DATES HEREUNDER ATTACHED.

PICKETT, RAY & SILVER, INC. MO LICENSE #00035



KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
TRUE MANUFACTURING CO., INC.
595 Arrow Lane
O'Fallon, Missouri 63366
Phone: 636-240-2400

P+Z No.

File No. 17-012044

Permit No. CSP17-000030

Page No.
COVER SHEET
1 of 6

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

City of O'Fallon Standard Subdivision Notes and Details - June 2010

Benchmarks

PROJECT BENCH MARK

NAVD 88
ORF: PID J17121
The Station is a standard usgs disk stamped - ORF 1931, set in a square concrete post in a small mound 107 ft NW of the NW corner of an addition to an older barn, 20-25 feet SW of a small pond, 39 NE of a lone pear tree and 29.4 ft NE of a metal witness post and sign.

ELEV: 667.98 FT

SITE BENCH MARKS

CROSS A: CL-CL Cross at the intersection of Ridge (50'W) Drive and Schoolhouse (50'W) Court
Elev. 563.79

CROSS B: CL-CL Cross at the intersection of Watson's Parish (50'W) Drive and Cotton (50'W) Court
Elev. 566.02

