

OFFICE ADDITION & RENOVATIONS

for
VSM Abrasives Corporation

LOT A OF THE CONSOLIDATION PLAT OF PART OF THE NORTHWEST 1/4 OF SECTION 27,
 TOWNSHIP 47 NORTH, RANGE 3 EAST, AS RECORDED PER PLAT BOOK PLAT BOOK 60, PAGE 191,
 OF THE ST. CHARLES COUNTY LAND RECORDS OFFICE IN
 ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
 N.T.S.

PROPERTY DATA

OWNER	=	VSM ABRASIVES CORPORATION
ADDRESS	=	1012 E. WABASH STREET, O'FALLON, MO 63366
PARCEL ID	=	2-0056-C736-00-0001.0000000
SITE AREA	=	17.23± ACRES OR 750,681± S.F.
ZONING	=	"I-1" LIGHT INDUSTRIAL
FIRE DISTRICT	=	O'FALLON FIRE DISTRICT
SCHOOL DISTRICT	=	FORT ZUMWALT
SEWER DISTRICT	=	CITY OF O'FALLON
WATER SHED	=	BELLEAU CREEK WATERSHED
FEMA MAP	=	PANEL NUMBER 29183C0241G, 290316 JAN. 20, 2016
ELECTRIC COMPANY	=	AMEREN UE
GAS COMPANY	=	LACLEDE GAS COMPANY
PHONE COMPANY	=	AT&T
WATER DISTRICT	=	CITY OF O'FALLON

UTILITY CONTACTS

SANITARY SEWER	=	CITY OF O'FALLON WATER & SEWER 100 N. MAIN ST. O'FALLON, MO. 63366 636-379-7605 CONTACT: MIKE PRATT	ELECTRIC SERVICE	=	AMEREN UE - Boone Trails Division 200 N. CALLAHAN ROAD WENTZVILLE, MO. 63385 DANIEL GRESSMANN PH. (636) 639-8536 CELL. (636) 357-2978 FAX (636) 639-8256 EMAIL: DGRESSMANN@Ameren.com
STORM SEWER	=	STORM SEWER CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO. 63366 636-281-2858 CONTACT: MIKE PRATT	GAS SERVICE	=	SPIRE 1999 TRADE CENTER DRIVE ST. PETERS, MO. 63376 MARK DEMLING PH. (314) 575-9090
WATER DISTRICT	=	CITY OF O'FALLON WATER & SEWER 100 N. MAIN ST. O'FALLON, MO. 63366 636-379-7605 CONTACT: MIKE PRATT	PHONE SERVICE	=	TELEPHONE CENTURY TEL 1151 CENTURY TEL DR. WENTZVILLE, MO. 63385 636-332-7261
FIRE DISTRICT	=	O'FALLON FIRE PROTECTION DISTRICT 111 LAURA K DRIVE O'FALLON, MO 63366 ATTN: FIRE CHIEF THOMAS VINEYARD PH. 636-272-3493			



December 3, 2021
 Paul Boyer
 CEDC Inc.
 1800 Sunset Office Drive, Suite 200
 St. Louis, MO 63127

RE: 221-010022 Request for Consideration and Motion for Action on a Site Plan for 1012 East Wabash Ave., VSM Abrasives Corporation, project owner - unoccupied use, warehouse addition.

Dear Mr. Boyer:
 On December 2, 2021, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following Staff recommendations being met:
 1. Ensure compliance with City Code regarding the metal siding ordinance, Section 400.523.
 2. All signs are reviewed through a separate process.

Please Note:
 > The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Permit or Building Permit for any proposed work authorized under the said site plan approval has been issued.
 > Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff.
 > The application is available on the City's website via www.ofallon.mo.us City Departments, Public Works, Engineering through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.
 > The appropriate Fire District will need to review and approve the development.
 > Any signage to be placed on the subject property requires a separate Sign Permit.
 > Any business occupying the site requires approval of a Business License.
 > All Conditions of Approval shall be noted on the Construction Site Plans.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.
 www.surveymonkey.com/s/PermittingandInspections

If you have questions about the above, feel free to contact my office at 636-379-5544.
 Sincerely,
 David S. Woods, AICP
 Director of Planning and Development

David S. Woods, AICP
 Director of Planning and Development
 TEL:
 Anthony Friedman, Assistant Director of Engineering
 Brent S. Barton, VSM Abrasives Corporation, 1012 E. Wabash Street, O'Fallon, MO 63366

LEGEND

EXISTING CONTOURS	---	433
PROPOSED CONTOURS	---	433
EXISTING STORM SEWER	==	□
PROPOSED STORM SEWER	==	■
EXISTING SANITARY SEWER	==	○
PROPOSED SANITARY SEWER	==	●
RIGHT-OF-WAY	---	---
EASEMENT	---	---
CENTERLINE	---	---
EXISTING TREE	⊕	
EXISTING SPOT ELEVATION	x	433.28
PROPOSED SPOT ELEVATION	x	433.28
SWALE	---	---
TO BE REMOVED	T.B.R.	
TO BE REMOVED & RELOCATED	T.B.R.& R.	
TO BE USED IN PLACE	U.I.P.	
ADJUST TO GRADE	A.T.G.	
BACK OF CURB	B.C.	
FACE OF CURB	F.C.	
WATER MAIN	---	W
GAS MAIN	---	GAS
UNDERGROUND TELEPHONE	---	T
OVERHEAD WIRE	---	OHE
UNDERGROUND ELECTRIC	---	E
SILTATION CONTROL	---	x
FIRE HYDRANT	⊕	
POWER POLE	⊕	
FLOWLINE	---	---
WATER VALVE	⊕	
LIGHT STANDARD	⊕	

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
AC	SQUARE FEET
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED
(T.B.R.&R.)	TO BE REMOVED AND REPLACED
H.G.	HYDRAULIC GRADE

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 3/8" REBAR AT THE COMMON CORNER OF SECTIONS 21, 22, 28, AND 27, SAID REBAR BEING IN THE CENTERLINE OF WABASH AVENUE (40' WIDE); THENCE SOUTHWARD ALONG THE WESTERN LINE OF SECTION 27, SOUTH 00 DEGREES 46 MINUTES 02 SECONDS WEST A DISTANCE OF 20.00 FEET TO A FOUND 1/2" IRON PIPE BEING ON THE SOUTHERN RIGHT OF WAY LINE OF WABASH AVENUE AND BEING THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF WABASH AVENUE, SOUTH 88 DEGREES 31 MINUTES 01 SECONDS EAST A DISTANCE OF 749.72 FEET TO A FOUND 1/2" IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 01 DEGREES 10 MINUTES 02 SECONDS WEST A DISTANCE OF 1045.34 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 88 DEGREES 29 MINUTES 07 SECONDS WEST A DISTANCE OF 317.13 FEET TO A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHEASTERN RIGHT OF WAY LINE OF TR HUGHES BOULEVARD (VARIABLE WIDTH); THENCE ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 609.96 FEET, AN ARC LENGTH OF 329.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 45 MINUTES 52 SECONDS WEST, 305.86 FEET TO A SET REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 19 MINUTES 26 SECONDS WEST A DISTANCE OF 1.31 FEET TO A SET REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 535.29 FEET, AN ARC LENGTH OF 112.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 14 MINUTES 38 SECONDS WEST, 112.29 FEET TO A POINT ON THE WESTERN LINE OF SECTION 27, FROM WHICH A FOUND 1/2" IRON PIPE WITH CAP "L.S. 84-17" BEARS NORTH 69 DEGREES 02 MINUTES WEST 0.26 FEET; THENCE ALONG THE WESTERN LINE OF SECTION 27, NORTH 00 DEGREES 46 MINUTES 02 SECONDS EAST A DISTANCE OF 444.49 FEET TO THE POINT OF BEGINNING CONTAINING 750.681 SQUARE FEET OR 17.23 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC.

FLOOD ZONE NOTES

By graphic plotting only, this property lies within unshaded zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map Panel Number 29183C0241G, (St. Charles County, Missouri) which bears an effective of January 20, 2016.

BENCHMARK

NAVD 88 using the Trimble R6 utilizing the MODOT Network.

SITE BENCHMARK

Elev. 514.13' - "L" cut on corner of concrete pad as shown on this survey.

PROPERTY OWNER:
VSM ABRASIVES CORPORATION
 1012 E. WABASH STREET
 O'FALLON, MO 63366
 PH. (636) 272-7432

PREPARED FOR:
M+H Architects
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 314-878-3900 fax

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