LEGEND EXISTING CONTOURS _____ PROPOSED CONTOURS 4.3.3 EXISTING STORM SEWER PROPOSED STORM SEWER EXISTING SANITARY SEWER = = = =PROPOSED SANITARY SEWER RIGHT-OF-WAY EASEMENT _ _ _ _ _ _ _ CENTERLINE EXISTING TREE × 433.28 EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION SWALE T.B.R. TO BE REMOVED T.B.R.& R. TO BE REMOVED & RELOCATED U.I.P. TO BE USED IN PLACE A.T.G. ADJUST TO GRADE B.C. BACK OF CURB F.C. FACE OF CURB WATER MAIN —— GAS ——— GAS ——— GAS MAIN UNDERGROUND TELEPHONE OVERHEAD WIRE —— OHE ——— OHE ——— UNDERGROUND ELECTRIC —E——E——E—

ABBREVIATIONS

SILTATION CONTROL

FIRE HYDRANT

POWER POLE

WATER VALVE

PROPERTY OWNER:

1012 E. WABASH STREET

O'FALLON, MO 63366

PH. (636) 272-7432

PREPARED FOR:

314-878-3500

314-878-3900 fax

PREPARED BY:

VSM ABRASIVES CORPORATION

M+H Architects

12747 OLIVE BLVD., SUITE 150 ST., LOUIS, MO 63141

CIVIL ENGINEERING 514.729.1400 Fax: 314.729.1404 DESIGN CONSULTANTS www.cedc.net

LIGHT STANDARD

N S E W CONC ASPH PB	NORTH SOUTH EAST WEST CONCRETE ASPHALT PLAT BOOK
DB PG	DEED BOOK PAGE
SF	SQUARE FEET
AC	ACRES
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.) (T.B.R.&R.) H.G.	TO BE REMOVED TO BE REMOVED AND REPLACED HYDRAULIC GRADE

____ x ___ x ___

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 HEREIN DESCRIBED PARCEL; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF WABASH AVENUE, SOUTH 88 DEGREES 31 MINUTES OF 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, 325.86 FEET TO A SET REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 15 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. 54-D" 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 944.49 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.

OFFICE ADDITION & RENOVATIONS

VSM Abrasives Corporation

LOT A OF THE CONSOLIDATION PLAT OF PART OF THE NORTHWEST \$\frac{1}{2}\$ OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, AS RECORDED PER PLAT BOOK PLAT BOOK 50, PAGE 191, OF THE ST, CHARLES COUNTY LAND RECORDS OFFICE IN ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

PROPERTY DATA

= VSM ABRASIVES CORPORATION OWNER = 1012 E. WABASH STREET, O'FALLON, MO 63366 ADDRESS PARCEL ID = 2-0056-C736-00-0001.0000000SITE AREA $= 17.23 \pm ACRES OR 750,681 \pm S.F.$ 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 = PANEL NUMBER 29183C0241G, 290316 JAN. 20, 2016 FEMA MAP ELECTRIC COMPANY = AMEREN UE

= LACLEDE GAS COMPANY

ELECTRIC SERVICE = AMEREN UE - Boone Trails Division

WENTZVILLE, MO. 63385 636-332-7261

= CITY OF O'FALLON

UTILITY CONTACTS

= AT&T

GAS COMPANY

PHONE COMPANY

WATER DISTRICT

SANITARY SEWER = CITY OF O'FALLON WATER & SEWER

O'FALLON, MO 63366

PH. 636-272-3493

ATTN. FIRE CHIEF THOMAS VINEYARD

		100 N. MAIN ST. O'FALLON, MO. 63366 636–379–7605 CONTACT: MIKE PRATT			200 N. CALLAHAN ROAD WENTZVILLE, MO. 63385 DANIEL GIESSMANN PH. (636) 639–8336
STORM SEWER	=	STORM SEWER CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO. 63366			CELL (636) 357-2978 FAX (636) 639-8256 EMAIL; DGiessmann@Ameren.com
		636-281-2858	GAS SERVICE	=	SPIRE
WATER DISTRICT	=	CITY OF O'FALLON WATER & SEWER 100 N. MAIN ST. O'FALLON, MO. 63366 636–379–7605 CONTACT: MIKE PRATT			1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 MARK DEMLING PH. (314) 575-9090
FIRE DISTRICT	=	O'FALLON FIRE PROTECTION DISTRICT 111 LAURA K DRIVE	PHONE SERVICE	=	TELEPHONE CENTURY TEL 1151 CENTURY TEL DR.

SHEET INDEX

TITLE SHEET

01	TITLE OFFICE
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C4	EXISTING CONDITIONS AND FACILITIES REMOVAL PLAN
C5.0-C5.1	SITE AND GRADING PLANS
C6	SITE GEOMETRY AND UTILITY PLAN
C7.0	SEWER PROFILES AND HYDRAULIC CALCULATIONS
C7.1	SEWER DETAILS
C8.0-C8.1	SITE DETAILS
C9.0	BEST MANAGEMENT PRACTICE PLAN
C9.1-C9.2	BEST MANAGEMENT PRACTICE DETAILS
C10.0	EXISTING DRAINAGE AREA MAP
C10.1	PROPOSED OVERALL DRAINAGE AREA PLAN
C10.1	PROPOSED INLET DRAINAGE AREA PLAN
C11.0	STORM WATER POLLUTION PREVENTION PLAN
C11.1	STORM WATER POLLUTION PREVENTION PLAN DETAILS
L1-L2	LANDSCAPE PLANS

CONSTRUCTION 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:

PHOTOMETRIC PLAN

X1.1

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

CONDITIONS FOR APPROVAL

1, ENSURE COMPLIANCE WITH CITY CODE REGARDING THE METAL SIDING

2. ALL SIGNS ARE REVIWED THROUGH A SEPARATE PROCESS.

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

<u>UTILITY NOTE:</u>
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE

CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

3. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN

4. THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT. OTALLON, MISSOURI 63366

December 3, 2021

636.240.2000

FACSIMILE 636,978,4144

Paul Boyer 10820 Sunset Office Drive, Suite 200

All signs are reviewed through a separate process.

(21-010022) Request for Consideration and Motion for Action on a Site Plan for 1012 East Wabash Ave. VSM Abrasives Corporation, property owner - proposed use; warehouse addition

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.

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 Plans or Building Permits 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.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development

Any business occupying the site requires approval of a Business License. All Conditions of Approval shall be noted on the Construction Site Plans.

www.surveymonkey.com/s/PlanningandInspections

If you have questions about the above, feel free to contact my office at 636-379-5544.

David S. Woods, AICP

process. Your input is greatly appreciated.

Director of Planning and Development

Anthony Friedman, Assistant Director of Engineering Brent S. Barton, VSM Abrasives Corporation, 1012 E. Wabash Street, O'Fallon, MO 63366 NOTE:

The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 182052830 The utilities contacted by Missouri One Call were Ameren Missouri Electric, CTLCL— Centurylink, Charter Communications, City of O'Fallon Water & Sewer and Spire Mo East.



Call BEFORE you DIG **TOLL FREE** 1-800-DIG-RITE MISSOURI ONE-CALL SYSTEM, INC.

File No. 21-010022 approved Dec. 2, 2021

ARCHITECT

ARCHITECT:

Mitchell and Hugeback Architects, Inc D.B.A. M+H Architects 2150 Schuetz Road, Suite 200 St. Louis, Missouri 63146 314-878-3500 www.mha.us.com

Corporate License No.: 000614

CONSULTANTS:

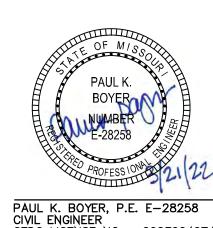
314-729-1400

Civil Engineering Design Consultants, Inc. 10820 Sunset Office Drive, Suite 200 St. Louis, MO 63127

Corporate License No.:2003004674 <u>Structural:</u> SSC Engineering, Inc.

18207 Edison Ave. St. Louis, MO 63005 636-530-7770 Corporate License No.: 001244

(Design - Build)



CIVIL ENGINEER CEDC LICENSE NO.: 2003004674

DESCRIPTION: 01/05/22 | Construction Site Plan Submittal 01/14/22 | Permit / Bid Set 02/24/22 City comments 03/21/22 City comments

01/14/22 Issue Date: Job Number: 1981.1 Drawn By: Checked By: Drawing Title:

Title Sheet