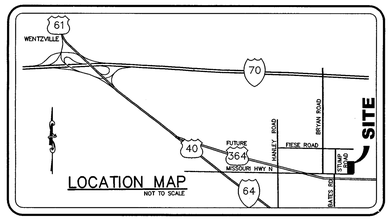
A SITE PLAN FOR
StorageQ
A TRACT OF LAND IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

DARDENNE PRAIRIE PROJECT NO.



LANDSCAPE LEGEND

● QTY. (25) ~ INDICATES WINTERGREEN BOXWOOD (MATURE HEIGHT = 2-4 FT TALL)

QTY. (8) ~ INDICATES SERVICE BERRY (MATURE HEIGHT = 15-20 FT TALL) (MIN. 2" CALIPER)

LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

U.S.G.S. BENCHMARKS

REFERENCE BENCHMARK: ELEVATION 643.21 DATUM (USGS)
EXISTING 60D NAIL IN POWER POLE AT THE NORTHWEST CORNER OF FIESE ROAD AND BRYAN ROAD AS SHOWN ON IMPROVEMENT PLANS FOR FIESE ROAD, O'FALLON PROJECT NO.210-005, AS PREPARED BY GEORGE BUTLER ASSOCIATES

SITE BENCHMARK ELEVATION 585.60 USGS DATUM
FOUND IRON PIPE 170' EAST OF NORTH EAST CORNER OF SITE.

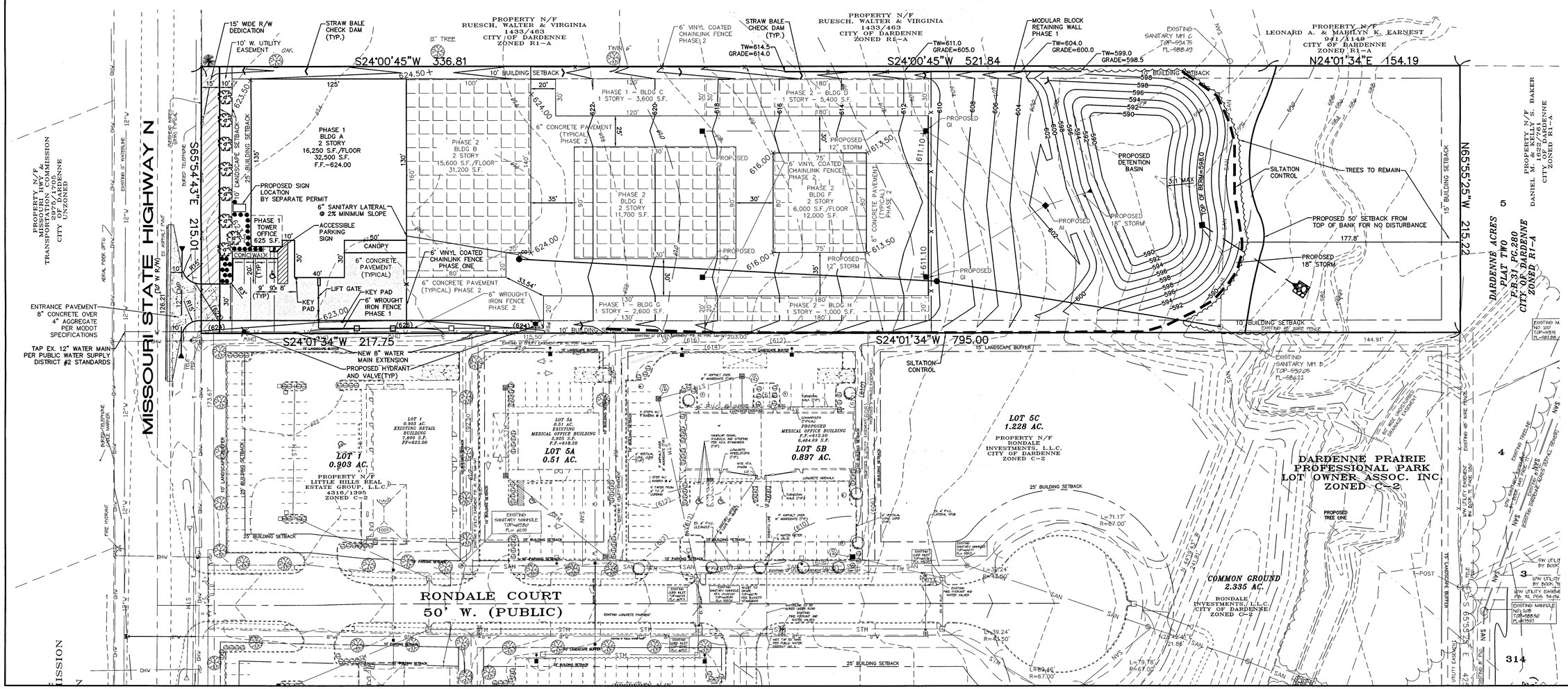
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

DEVELOPMENT NOTES

1. AREA OF TRACT: 5.00 ACRES
2. EXISTING ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
3. THE REQUIRED HEIGHT AND BUILDING SETBACKS ARE AS FOLLOWS:
   MINIMUM FRONT YARD: 25 FEET
   MINIMUM SIDE YARD: 10 FEET
   MINIMUM REAR YARD: 15 FEET
   MAXIMUM BUILDING HEIGHT: 45 FEET
4. PARKING REQUIRED:
   GENERAL OFFICE: 1 SPACE PER 300 S.F.
   625/300 = 2.08 ~ 3 SPACES REQUIRED
   PARKING PROVIDED = 4 PARKING SPACES INCLUDING 1 SPACE FOR ACCESSIBLE PARKING
5. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES.
   AMEREN UE COMPANY
   CENTURYLINK TELEPHONE COMPANY
   LACLEDE GAS COMPANY
   DUCKETT CREEK SANITARY SEWER DISTRICT
   PUBLIC WATER SUPPLY DISTRICT #2
   O'FALLON FIRE PROTECTION DISTRICT
   FORT ZUMWALT SCHOOL DISTRICT
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI (FLOOD INSURANCE RATE MAP 29183C0240G DATED JANUARY 20, 2016), THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. STREET TREE CALCULATIONS: 1 TREE FOR EVERY 40 LINEAR FEET OF RIGHT OF WAY.
   STREET FRONTAGE = 215/40 = 5.38
   REQUIRED STREET TREES: 6 TREES
   PROPOSED STREET TREES: 6 TREES
   PARKING LANDSCAPING
   4 SPACES @ 270 S.F. = 1,080 S.F. LANDSCAPING REQUIRED
   1,090 S.F. PROVIDED AROUND PARKING AREA AND AROUND THE FRONT OF THE BUILDING INCLUDING 2 TREES AND 25 SHRUBS
8. ANY SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE CITY OF DARDENNE PRAIRIE.
9. ALL ROOFTOP MECHANICAL UNITS TO BE SCREENED BY PARAPET. WALL AND GROUND MOUNTED UNITS TO BE SCREENED BY MATERIALS AND/OR LANDSCAPING.
10. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
11. PHOTOMETRIC LIGHTING PLAN WILL BE PROVIDED FOR REVIEW AND APPROVAL BY THE CITY OF DARDENNE PRAIRIE DURING CONSTRUCTION PLAN SUBMITTAL.
12. ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING AND USEABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
13. DETENTION PROVIDED FOR WITH PHASE 1 DEVELOPMENT.
14. OWNER:
    LORADALE SDI, LLC
    12675 ROTT ROAD
    SUNSET HILLS, MO. 63127
    314-401-3386
15. A PERMIT SHALL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED DEVELOPMENT ENTRANCE ON HIGHWAY N.
16. ADEQUATE SIGHT DISTANCE WILL BE PROVIDED AT THE DRIVEWAY ENTRANCE ONTO HIGHWAY N.
17. ANY FENCES TO BE CONSTRUCTED AT THE SITE REQUIRE A FENCE PERMIT FROM THE CITY OF DARDENNE PRAIRIE.
18. AS A CONDITION OF APPROVAL OF THE SITE PLAN, AFTER THE SITE PLAN IS APPROVED BY THE BOARD OF ALDERMEN AND PRIOR TO RECEIVING APPROVAL OF THE SITE IMPROVEMENT CONSTRUCTION PLANS, THE DEVELOPER SHALL POST A LENDER'S OR ESCROW AGREEMENT INSURING OR GUARANTEEING THE IMPROVEMENTS OF THE SITE PER THE APPROVED SITE IMPROVEMENT CONSTRUCTION PLANS.
19. A 10' WIDE UTILITY EASEMENT WILL BE GRANTED AROUND PERIMETER OF SITE. A 10' WIDE ACCESS EASEMENT WILL BE GRANTED TO THE CITY TO ALLOW FOR DETENTION BASIN INSPECTION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT..

LIGHTING REQUIREMENTS

1. INTENSITY OF ILLUMINATION: IN NO INSTANCE SHALL THE AMOUNT OF ILLUMINATION ATTRIBUTABLE TO EXTERIOR LIGHTING, AS MEASURED AT THE PROPERTY LINE EXCEED 0.50 FOOT CANDLES. THE USE OF SHIELDED LUMINARIES AND CAREFUL FIXTURE PLACEMENT IS ENCOURAGED SO AS TO FACILITATE COMPLIANCE WITH THIS REQUIREMENT.
2. LOCATION: LIGHT FIXTURES SHALL NOT BE LOCATED WITHIN REQUIRED TRANSITION STRIPS.
3. FLASHING, FLICKERING AND OTHER DISTRACTING LIGHTING WHICH MAY DISTRACT MOTORISTS IS PROHIBITED..
4. MINIMUM LIGHTING STANDARDS: ALL AREAS DESIGNATED ON REQUIRED SITE PLANS FOR VEHICULAR PARKING, LOADING, OR CIRCULATION AND USED FOR ANY SUCH PURPOSE AFTER SUNSET SHALL PROVIDE ARTIFICIAL ILLUMINATION IN SUCH AREAS AT A MINIMUM INTENSITY OF 0.4 FOOT CANDLES.
5. HEIGHT OF FIXTURES: LIGHTING SHALL BE PERMITTED AT HEIGHTS REASONABLE TO MEET THE MINIMUM ILLUMINATION REQUIREMENTS WHILE MAINTAINING COMPLETE COMPLIANCE WITH THE INTENSITY, LOCATION AND ORIENTATION STANDARDS OF THIS SECTION.



PREPARED FOR:
LORADALE HOLDING L.L.C.
12675 ROTT ROAD
SUNSET HILLS, MO 63127
314-401-3386

StorageQ

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.

STATE OF MISSOURI
CLIFFORD L. HEITMANN
NUMBER E-29817
PROFESSIONAL ENGINEER
7-5-16

CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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Surveying Authority No. 000144
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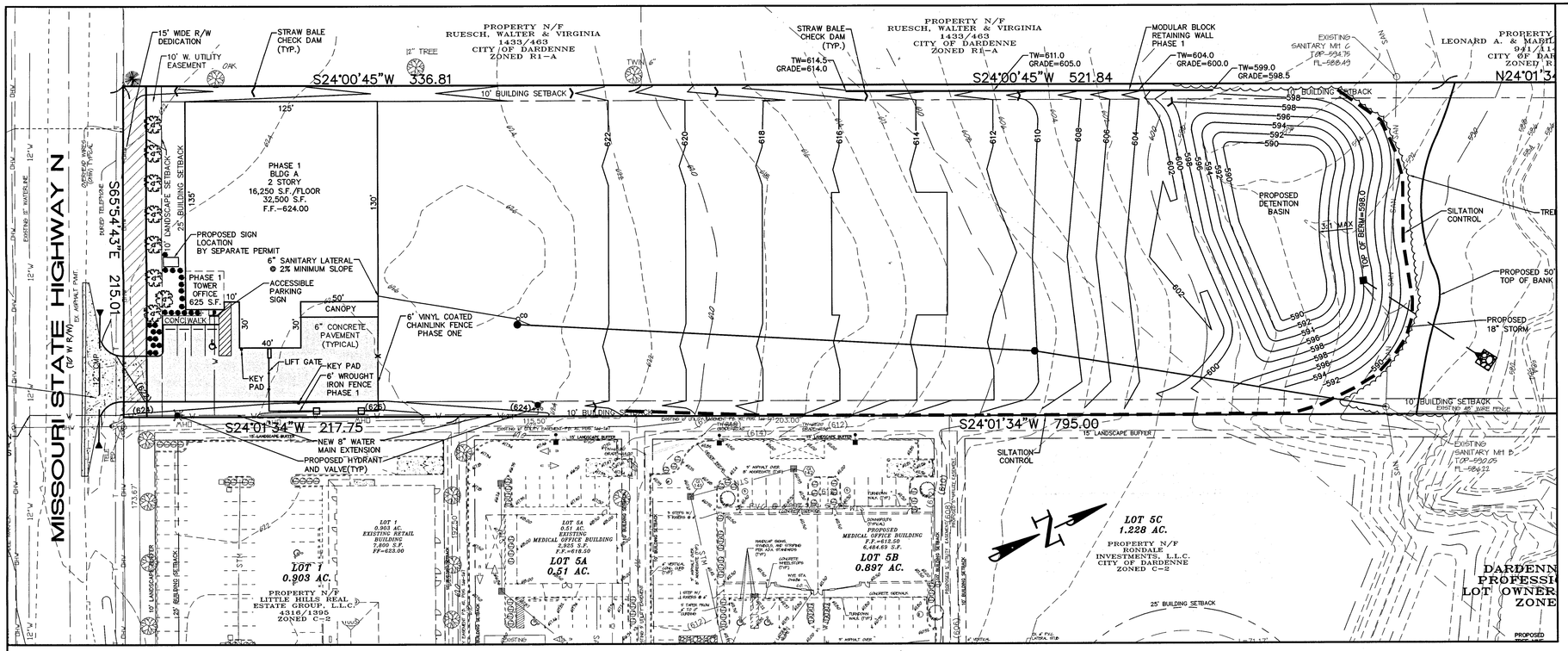
7-5-16	DATE
10-15035	PROJECT NUMBER
1 of 2	SHEET OF
15035PRE.DWG	FILE NAME
MWN	DRAWN
MWN CLH	DESIGNED CHECKED

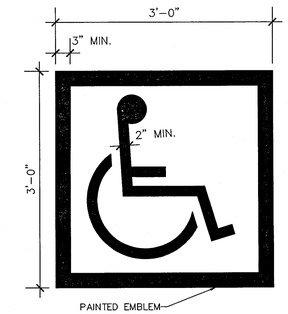
DARDENNE PRAIRIE PROJECT NO.

DETAILS
StorageQ
INDOOR STORAGE
10-150035 7-5-16

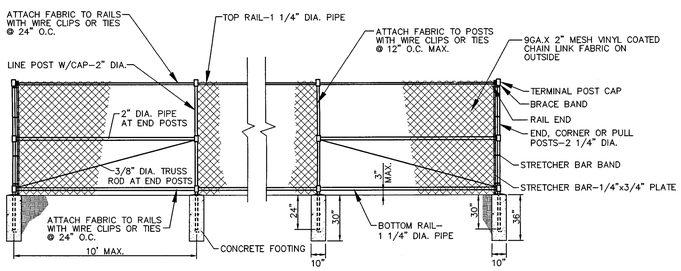


PHASE ONE SITE PLAN

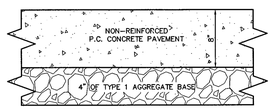
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



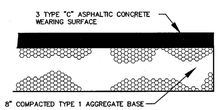
PAINTED ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



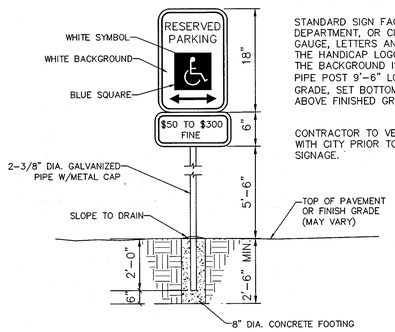
6' VINYL COATED CHAINLINK FENCE ELEVATION
NOT TO SCALE



ENTRANCE CONCRETE PAVEMENT DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE

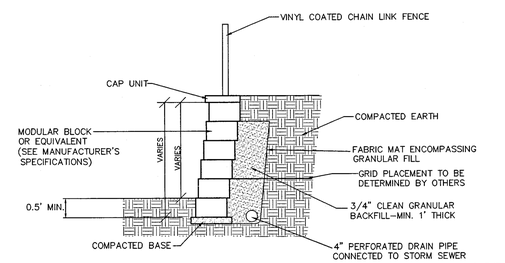


SIGN DESIGNATIONS ARE FROM THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS ARE GREEN, THE HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE, GALVANIZED PIPE POST 9'-6" LONG, SET 2'-0" INTO GRADE, SET BOTTOM OF "FINE" SIGN 5'-6" ABOVE FINISHED GRADE.

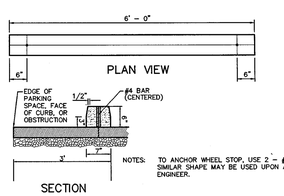
CONTRACTOR TO VERIFY ALL SIGNAGE WITH CITY PRIOR TO ORDERING ALL SIGNAGE.

SIGN TO BE CENTERED ON THE SPACE



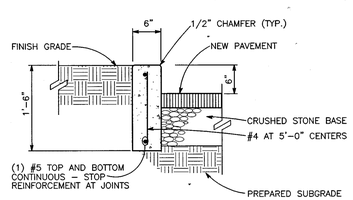
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION PROCEDURE, AND GRID PLACEMENT

MODULAR BLOCK CONCRETE RETAINING WALL
(RETAINING WALL DESIGN BY OTHERS) NOT TO SCALE

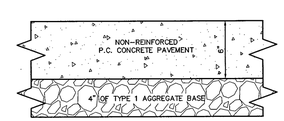


NOTES: TO ANCHOR WHEEL STOP, USE 2 - #4 BARS 24" LONG SIMILAR SHAPE MAY BE USED UPON APPROVAL OF THE ENGINEER.

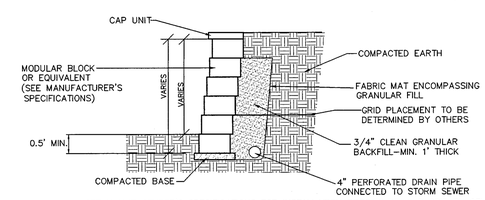
PRECAST CONCRETE WHEELSTOP



CONCRETE CURB DETAIL
NOT TO SCALE



DRIVE AISLE CONCRETE PAVEMENT DETAIL
NOT TO SCALE



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MODULAR BLOCK CONCRETE RETAINING WALL
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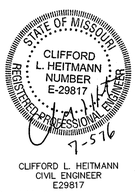

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CIVIL ENGINEER
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Surveying Authority No. 000144
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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.