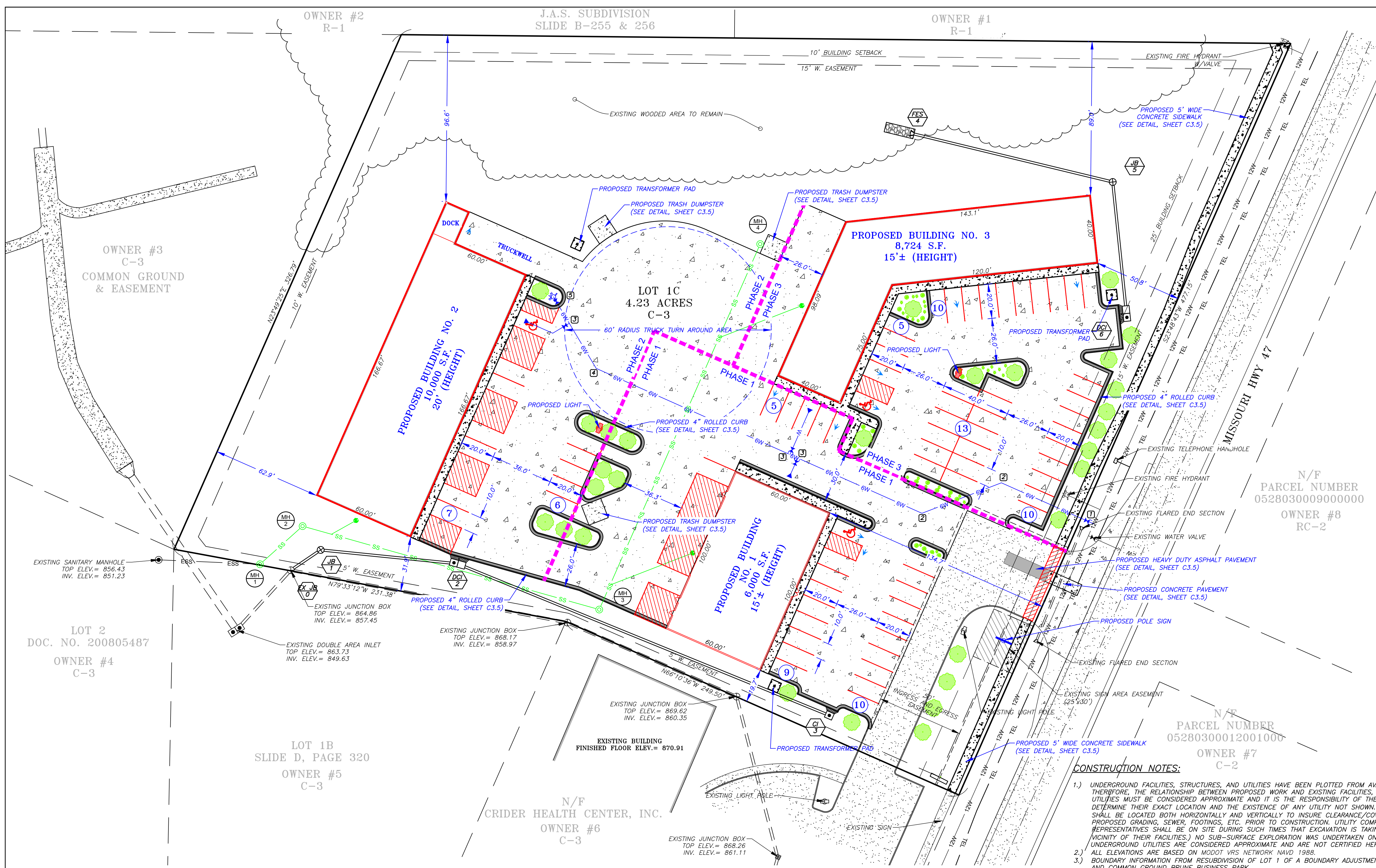
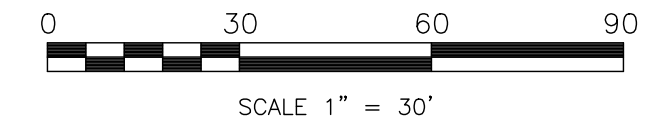
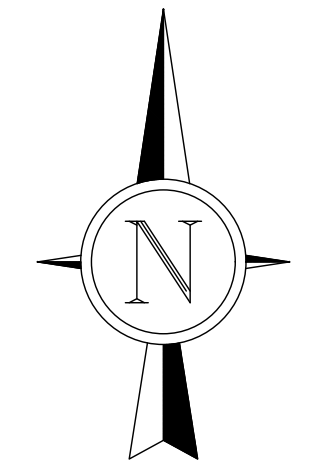


OFFICE BUILDING SITE PLAN



GENERAL NOTES

SITE ADDRESS: HWY 47
 DOC. NO. 0615803
 ZONING: C-3, HIGHWAY COMMERCIAL
 LOT AREA: 4.23 ACRES PER COUNTY RECORDER
 FRONT SETBACK: 25' (ABUTTING RESIDENTIAL)
 SIDE SETBACK: 10' (ABUTTING RESIDENTIAL)
 REAR SETBACK: 0'

FLOOR AREA TO SITE AREA RATIO:
 24,724 S.F. (BUILDING)/1,842,588 S.F. (SITE) = 1.34%

OWNER/DEVELOPER: ED SCHMELZ
 P.O. BOX 1052
 UNION, MO 63084

ENGINEER/SURVEYOR: WUNDERLICH SURVEYING & ENGINEERING, INC.
 UNION, MISSOURI 63084

UTILITIES:
 ELECTRIC: AMEREN MISSOURI ELECTRIC
 CABLE: CHARTER COMMUNICATIONS
 SEWER: CITY OF WARRENTON PUBLIC WORKS
 TELEPHONE: CTCL - CENTURYLINK
 WATER: CITY OF WARRENTON

UTILITY LOCATE: 1-800-DIG-RITE
 (344-7483)
 MO ONE CALL TICKET NO. 212500580

LEGEND

ESS-ESS	= EXISTING SANITARY SEWER LINE
●	= EXISTING SANITARY MANHOLE(MH)
TEL-TEL	= EXISTING TELECOMMUNICATIONS LINE
EW-EW	= EXISTING WATER LINE
⊕	= EXISTING FIRE HYDRANT
⊕	= EXISTING WATER VALVE
⊕	= EXISTING STORM SEWER
⊕	= EXISTING JUNCTION BOX
⊕	= EXISTING GRATED INLET
⊕	= EXISTING AREA INLET
⊕	= EXISTING LIGHT POLE
⊕	= EXISTING TREE LINE
⊕	= TEMPORARY BENCHMARK
⊕	= EXISTING ASPHALT PAVEMENT
⊕	= EXISTING CONCRETE PAVEMENT
SS-SS	= PROPOSED SANITARY SEWER LINE
⊕	= PROPOSED SANITARY MANHOLE (MH)
⊕	= PROPOSED SANITARY SERVICE
W-W	= PROPOSED WATER LINE
⊕	= PROPOSED FIRE HYDRANT
⊕	= PROPOSED WATER VALVE
⊕	= PROPOSED WATER SERVICE
⊕	= PROPOSED CONCRETE PAVEMENT
⊕	= PROPOSED HANDICAP PARKING SPACE
⊕	= PROPOSED CURB INLET
⊕	= PROPOSED DOUBLE CURB INLET
⊕	= PROPOSED JUNCTION BOX
⊕	= PROPOSED STORM SEWER

CONSTRUCTION NOTES:

- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.) NO SUB-SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
- ALL ELEVATIONS ARE BASED ON MDDOT VRS NETWORK NAVD 1988.
- BOUNDARY INFORMATION FROM RESUBDIVISION OF LOT 1 OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1, 2, AND COMMON GROUND BRUNE BUSINESS PARK.
- CONTOURS BASED ON TOPOGRAPHIC INFORMATION COLLECTED BY WSE IN SEPTEMBER 2021.
- ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS, AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
- ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF WARRENTON, MISSOURI. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
- SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL(3:1). IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
- THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
- CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
- SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
- NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON SITE IS SUITABLE FOR CONSTRUCTION. THIS OFFICE RECOMMENDS A GEOTECHNICAL ENGINEER BE CONSULTED TO DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATIONS.
- ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL RECOMMENDATIONS.
- CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.
- NO PARKING ALLOWED OUTSIDE OF DESIGNATED PARKING AREAS.
- CONTRACTOR TO COORDINATE THE ELECTRICAL CONNECTION TO THE NEW BUILDING WITH THE OWNER.
- ALL WATER MAIN SHALL BE SDR21 CLASS 200 PVC (OR CLASS 900 WITH A 200 PSI WORKING PRESSURE) TO MEET AWWA C900 STANDARDS.
- ALL ELECTRICAL, SANITARY SEWER, AND WATER SERVICE CONNECTIONS TO THE BUILDING SHALL BE COORDINATED WITH THE MEP DRAWINGS AND THE CITY OF WARRENTON.
- DETENTION REQUIREMENTS HAVE BEEN INCLUDED IN THE EXISTING BASIN FOR THIS SITE.

WATER LINE APPURTENANCE TABLE

NUMBER	WATER LINE APPURTENANCE
(1)	EXISTING WATER LINE TAP W/6" GV & BOX
(2)	45 DEG. BEND
(3)	WATER SERVICE CONNECTION (TO MATCH M.E.P. PLANS)
(4)	22.5 DEG. BEND
(5)	6" GV & BOX W/ 6" FIRE HYDRANT

All Water Line Appurtenances Shall be Restrained and /or Thrust Blocked in Accordances with the Latest AWWA Guidelines Either Flanged or Mechanical Joints May be Used

⊕ DENOTES A SERVICE LATERAL TYPE "K" COPPER WATER SERVICE LINE MUST EXTEND 15' OUTSIDE OF THE STRUCTURE.

Storm Water Analysis

Site: Pre-developed 4.23 acres
 Post-developed 2.23 acres Bld/Pvmt.
 2.00 acres Woods/Grass
 53% Impervious

Pre-developed
 10 YR 20 MIN (5% Impervious) = 1.62 cfs/acre
 100 YR 20 MIN (5% Impervious) = 2.30 cfs/acre

Post-developed
 10 YR 20 MIN (53% Impervious) = 2.55 cfs/acre
 100 YR 20 MIN (53% Impervious) = 3.61 cfs/acre

10 YR 20 MIN STORM
 Predev Runoff = 4.23 ac x 1.62 cfs/acre = 6.85 cfs
 Postdev Runoff = 4.23 ac x 2.55 cfs/acre = 10.79 cfs
 Change in Storm Run-off = 10.79 - 6.85 = 3.94 cfs

100 YR 20 MIN STORM
 Predev Runoff = 4.23 ac x 2.30 cfs/acre = 9.73 cfs
 Postdev Runoff = 4.23 ac x 3.61 cfs/acre = 15.27 cfs
 Change in Storm Run-off = 15.27 - 9.73 = 5.54 cfs

The existing detention basin was designed by others for Lot 1C as a C-3 zoned lot. The city code design requirement is 90% impervious for C-3. The proposed development is 53% impervious. The existing basin should be adequate for development on Lot 1C if it was designed correctly.

ORNAMENTAL TREES TO BE MIX OF THE FOLLOWING:
 WATER ASH (FRAXILUS FRAXINOSA), DECIDUOUS HOLLY (ILEX DECIDUA), SERVICEBERRY (AMELANCHER ARBOREA), WITCH HAZEL (HAMMELIS VIRGINIANA), AMERICAN SMOKETREE (COTINUS OBOVATUS), DOWNY HAWTHORN (CRATAEGUS MOLLIS).

SHRUBS TO BE A MIX OF THE FOLLOWING:
 AMERICAN JOINT WEED (POLYGONELLA AMERICANA), BLACK CHOKEBERRY (ARONIA MELANOCARPA), ELDERBERRY (SAMBUCUS CANADENSIS), GOLDENROD (RIBES ODORATUM), WAHOO (EUONYMUS ATROPURPUREUS), SHRUBBY ST. JOHN'S WORT (HYPERICUM PROLIFICUM), SPICEBUSH (LINDERA BENZANI), PRAIRIE WILLOW (SALIX HUMILIS), NINEBARK (PHYSCARPUS OPULIFOLIUS).

LANDSCAPE NOTES:
 1.) THE LISTED NATIVE PLANT SPECIES MAY BE REPLACED WITH OTHER NATIVE SPECIES BASED ON AVAILABILITY.
 2.) A LANDSCAPE ARCHITECT SHALL BE CONSULTED BEFORE PLANTING FOR RECOMMENDATIONS ON SPECIFIC SPECIES, LOCATIONS, AND NUMBERS OF PLANTS THROUGHOUT THE SITE.

LANDSCAPING REQUIREMENTS

STREET FRONTAGE:
 1 - 2 1/2" CALIPER SHADE TREE PER EVERY 40' OF STREET FRONTAGE
 TOTAL TREES REQUIRED - 12
 TOTAL TREES PROVIDED - 13

LANDSCAPING ISLANDS:
 1 - 2 1/2" CALIPER SHADE TREE PER EVERY 7 PARKING SPACES
 TOTAL TREES REQUIRED - 12
 TOTAL TREES PROVIDED - 16

BUILDING FOUNDATIONS:
 1 SHRUB/TREE FOR EVERY 10' OF EXTERIOR WALL
 TOTAL SHRUBS/TREES REQUIRED - 46
 TOTAL SHRUBS/TREE PROVIDED - 46

EXISTING TREE AREA TO REMAIN:
 0.75 ACRES @ 100 TREES PER ACRE = 75 TREES

PARKING REQUIREMENTS

OFFICE SPACE/RETAIL:
 1 SPACE PER EVERY 250 S.F.
 TOTAL PARKING REQUIRED - 59 SPACES

WAREHOUSE:
 1 SPACE PER EMPLOYEE
 PARKING REQUIRED - 5 SPACES
 TOTAL PARKING REQUIRED - 64 SPACES

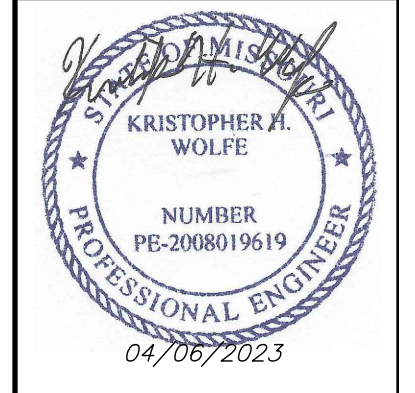
TOTAL PARKING SPACES PROVIDED - 76 SPACES

WUNDERLICH SURVEYING & ENGINEERING, INC.
 512 EAST MAIN STREET
 UNION, MO 63084 (636) 583-8400
 WSETEAM.COM

WUNDERLICH SURVEYING & ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY:
 LAND SURVEYING - 0020253

WARRENTON OFFICE BUILDING SITE PLAN

A TRACT OF LAND BEING PART OF SECTION 28 & 33, T47N, R2W OF THE 5TH P.M. IN THE CITY OF WARRENTON, WARREN COUNTY, MISSOURI



Kristopher J. Wolfe,
 P.E. - 2008019619
 P.E. for Wunderlich Surveying & Engineering, Inc.

THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

SCALE: 1"=30'
 JOB: 32385
 DATE: 04/2023
 DWN. BY: RKS
 SC: RR
 REV: _____

C1.2 PERMIT SET