

COMMERCIAL SITE PLAN

TO SERVE:

E.J.A TRUCKING - TRUCK TERMINAL **HAAG ROAD** CITY OF ARNOLD, JEFFERSON COUNTY, **MISSOURI**

Prepared for:

KARABAS INVESTMENTS LLC 6040 BAUMGARTNER INDUSTREIAL DRIVE ST. LOUIS, MO 63129

LEGEND

BELL	TELEPHONE JUNCT BOX	(*)	NEW TREE
P ● → → → → → → → → → × X ⊗	UTILITY POLE POWER POLE GLY WIRE EXISTING SIGN FIRE HYDRANT WATER VALVE WATER METER	510 502 (502)	NEW SHRUB GAS LINE BURIED TELEPHONE FIBER OPTIC CABLE EX. 10' CONTOUR EX. 2' CONTOUR FINISHED CONTOUR
	PROPERTY LINE RIGHT OF WAY LINE AERIAL ELECTRIC EXISTING MANHOLE NEW MANHOLE	764.75 , 764.79 , IC.764.50	FENCE LINES NEW CURB SILTATION CONTROL FENI EXISTING SPOT GRADE NEW SPOT GRADE NEW TOP CURB GRADE
SD — W — — 8"W —	EXISTING STORM DRAIN PROPOSED STORM DRAIN TEST HOLE LOCATION EXISTING WATER LINE PROPOSED WATER LINE NEW SANITARY SEWER	EX_TW 60.65 EX_BW 55.25 (TYP) (TBR) (TBA) (UIP) BOC	EXISTING TOP OF WALL EXISTING BASE OF WALL TYPICAL TO BE REMOVED TO BE ADJUSTED USE IN PLACE BACK OF CURB

Missouri One Call System, Inc. Call Before You Dig! 1-800-DIG-RITE (1-800-344-7483)

1/2" X 24" IRON ROD WITH BLUE PLASTIC CAP; N=947676.71, E=863137.82, ELEV.=423.33 (AS SHOWN)

ALL CONSTRUCTION ACTIVITIES AND METHODS MUST COMPLY WITH ALL APPLICABLE OSHA STANDAPOS

COUNTY PARCEL ID # OF THE PROPERTY: 01-8,0-28,0-1-002-017.

EXISTING PROPERTY ZONING IS "M-2" AND "FP" (FLOOD PLAIN)

ORIGINALLY USED AS RESIDENTIAL CURRENTLY VACANT LAND WITH SOME REMANENTS OF EXISTING

DEVELOPMENT PARKING: PROPOSED OFFICE SPACE 360 SF; PROPOSED MAINTENANCE BUILDING 2,160 SI

- 8. THERE WILL NOT BE ANY OUTDOOR STORAGE ON THIS PROPERTY.
- 9. ALL HANDICAPPED PARKING STALLS, PARKING LANES, AND ACCESS ROUTES WILL COMPLY WITH THE CURRENT ADA

SHEET INDEX

COVER SHEET EXISTING CONDITIONS PRELIMIANRY DEMOLITION PLAN

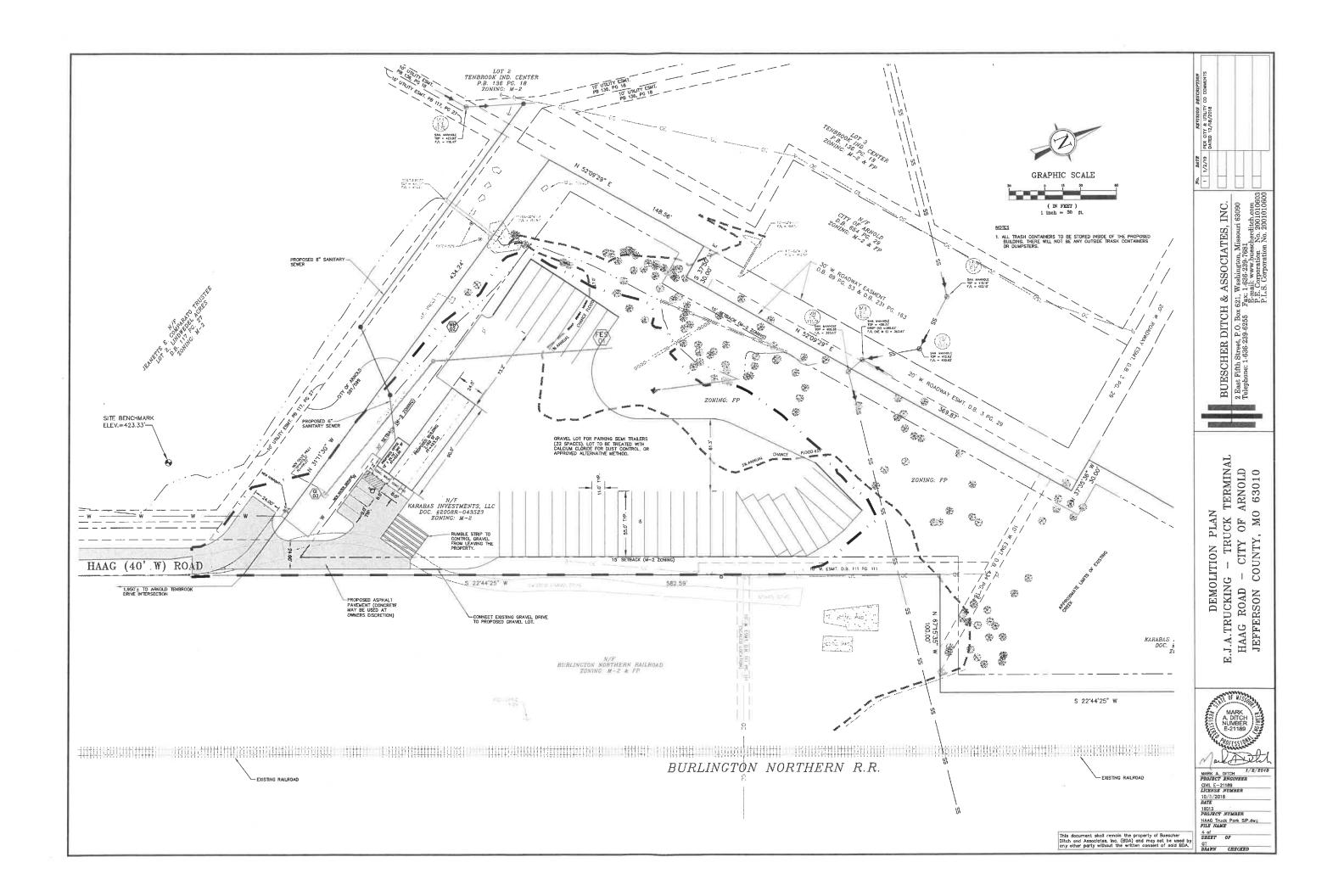
SITE PLAN
HAAG ROAD SITE PLAN
GRADING PLAN
DRAINAGE AREA PLAN

CIVIL E-21189 LICENSE NUMBER 10/3/2018 DATE HAAG Truck Park SIP.dwg

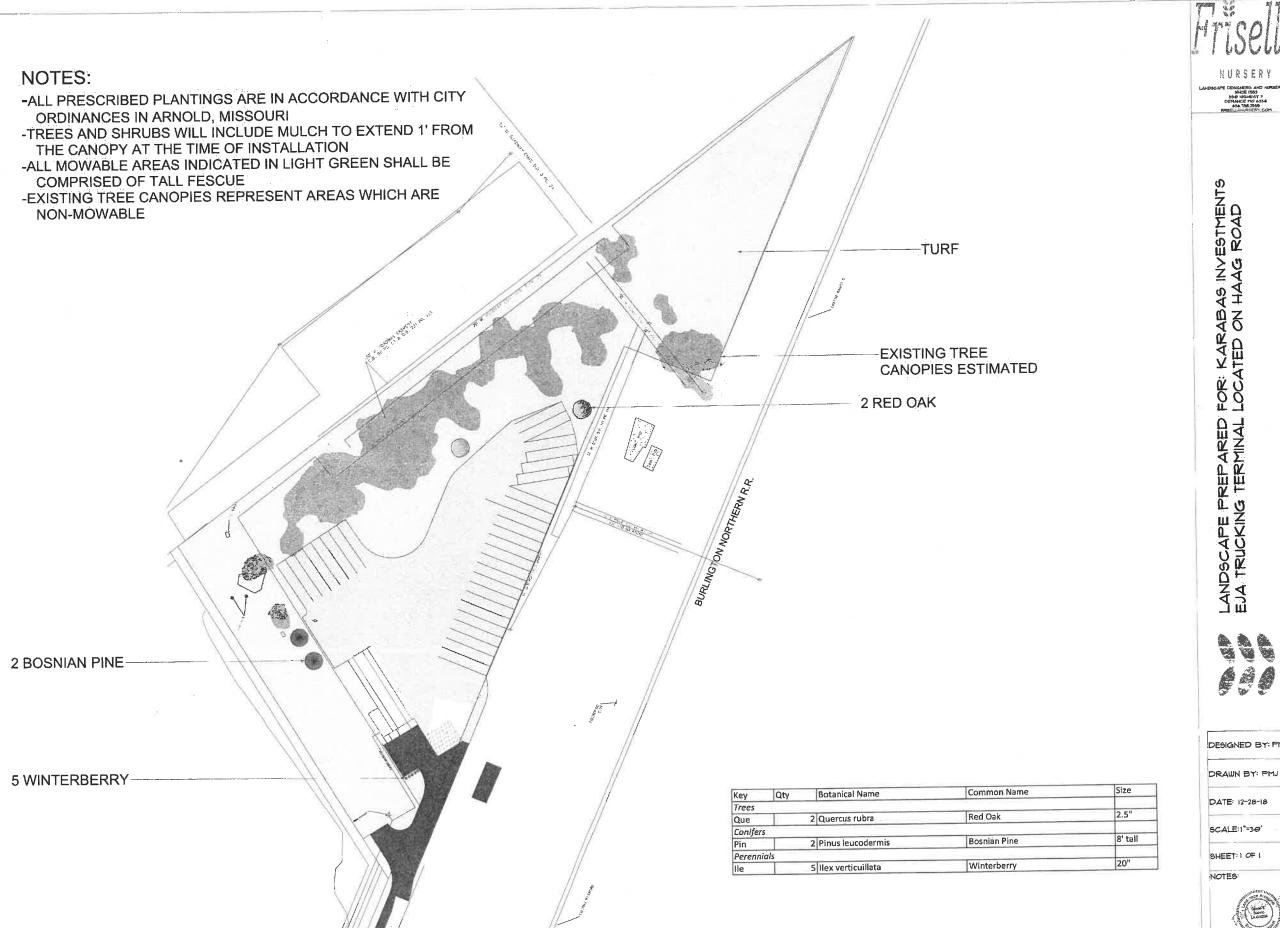
NG - TRUCK TERMINAL O - CITY OF ARNOLD F COUNTY, MO 63010

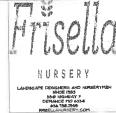
BUESCHER DITCH & 2 East Fifth Street, P.O. Box 621, Felephone: 1-636-239-6255 Fgx:

SHEET .J.A.TRUCKING HAAG ROAD -JEFFERSON CO









LANDSCAPE PREPARED FOR: KARABAS INVESTMENTS EJA TRUCKING TERMINAL LOCATED ON HAAG ROAD



DESIGNED BY: PMJ

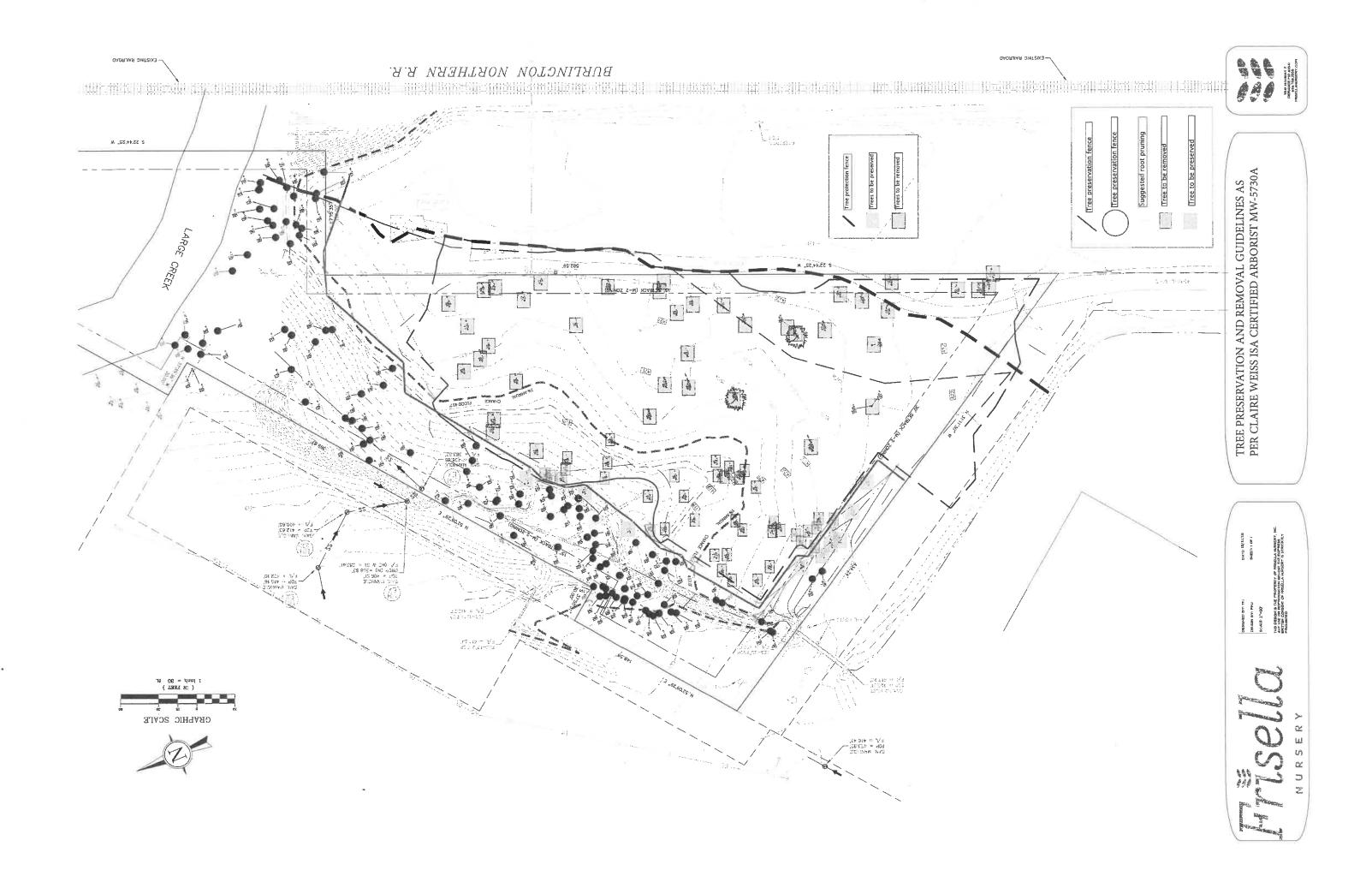
DATE: 12-28-18

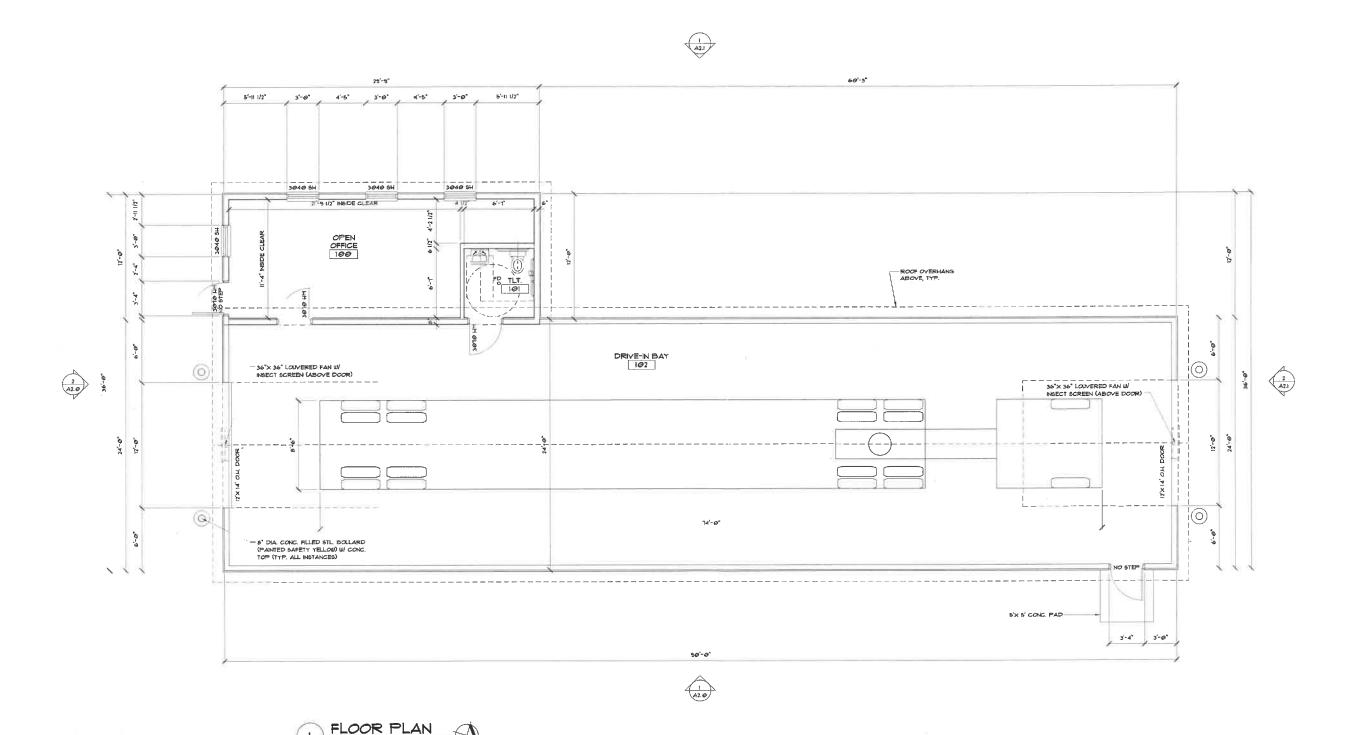
SCALE:1"=3@"

SHEET: 1 OF I

NOTES:







CORALIC

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12-11-2018

the individuals name affixed to this sheet individuals name affixed to this sheet indicates that the named professional has prepared or directed the preparation of the material shown only on this sheet, other drawings and documents not exhibiting this name shall not be considered or pepared by the undenigned.

CORPORATE DERIFICATE OF

CORPORATE CERTIFICATE OF AUTHORITY - NO. 2013041393

TRUCKING TERMINAL HAAG ROAD EJA

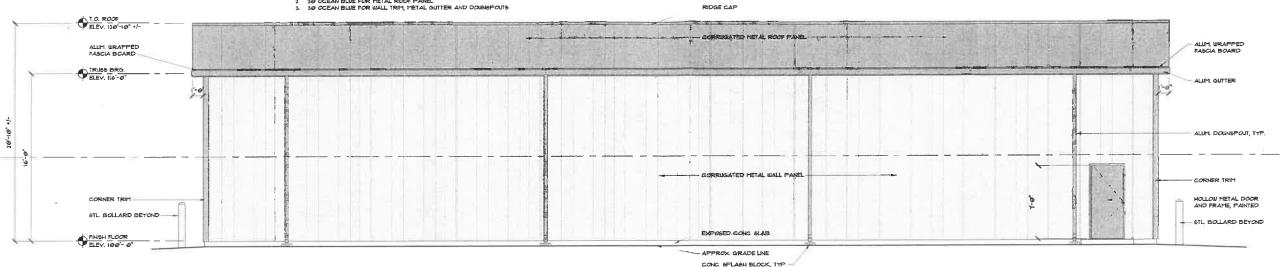
ARNOLD, MISSOURI 63010

PROJECT NUMBER: 18058.00

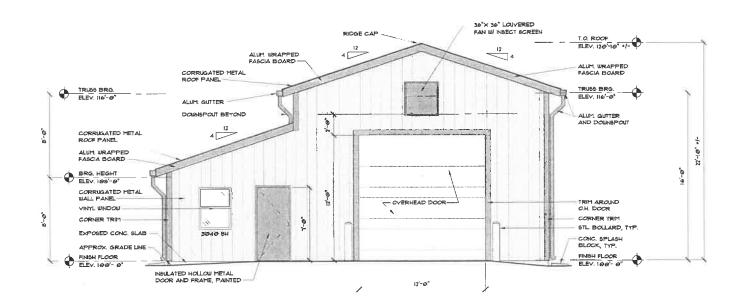
NEW CONSTRUCTION FOR:

P&Z SUBMITTAL 12-11-2018 REVISIONS

PROPOSED FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION



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A-2013031004



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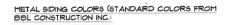
CORPORATE CERTIFICATE OF AUTHORITY - NO. 2013041393

TRUCKING TERMINAL NEW CONSTRUCTION FOR: HAAG ROAD ARNOLD, MISSOURI 63010 EJA

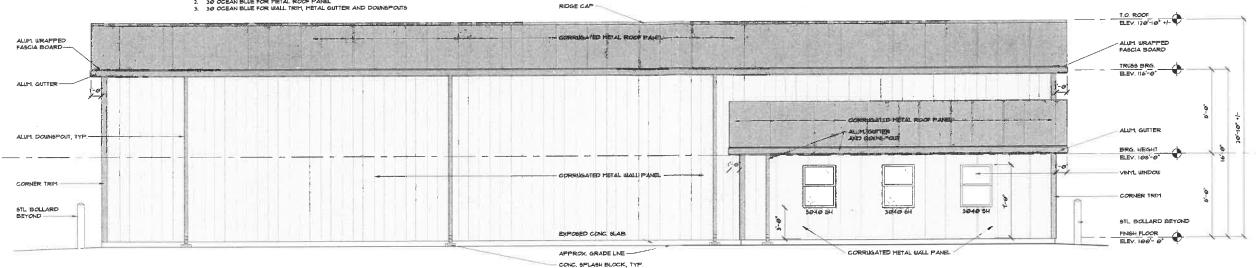
PROJECT NUMBER: 18058.00

P&Z SUBMITTAL 12-11-2018 REVISIONS

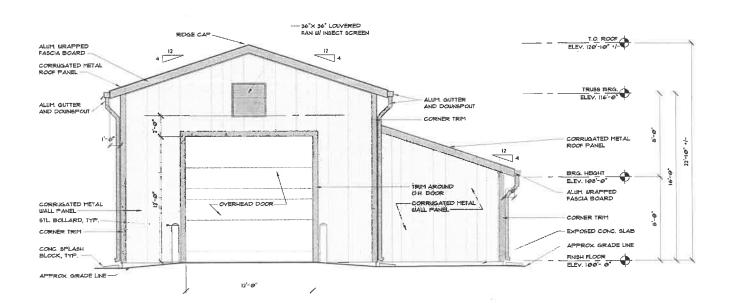
BUILDING ELEVATIONS



- 20 ASH GRAY FOR VERTICAL WALL SIDING
 30 OCEAN BLUE FOR METAL ROOF PANEL
 30 OCEAN BLUE FOR WALL TRIM, METAL GUTTER AND DOWNSPOUTS



WEST ELEVATION







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CORPORATE CERTIFICATE OF AUTHORITY - NO. 2013041393

TERMINAL TRUCKING HAAG ROAD 4

ARNOLD, MISSOURI 63010

NEW CONSTRUCTION FOR:

PROJECT NUMBER: 18058.00

P&Z SUBMITTAL 12-11-2018 REVISIONS

BUILDING ELEVATIONS

56	812	Elm	6	15	Remove	Within constuction area
57	813	Oak	24	60'	Remove	Within constuction area
58	814	Oak	30"	60'	Remove	Within constuction area
59	815	Hackberry	6"	20'	Remove	Within constuction area
60	816	Elm	34"	45'	Remove	Within construcation area/significant dieback
61	817	Hickory	8	20	Preserve	Tree shouldn't be impacted, protect with woodline fence
62	818	Elm	6"	25'	Remove	Within construction area
63	819	Elm	6"	20'	Remove	Within construction area
64	820	Elm	6*	20'	Remove	Within construction area
65	821	Elm	6"	15'	Remove	Within construction area
66	822	Hackberry	8"	15'	Remove	Within construction area
67	823	Elm	16"	50'	Remove	Within construction area
68	824	Cottonwood	24"	30'	Remove	Within construction area
69	825	Ash	30"	50'	Remove	Within construction area, large wound
70	826	Ash	8"	30'	Remove	Within construction area
71	831	Elm	6"	20'	Remove	Within construction area
72	832	Walnut	10"	20'	Remove	Within construction area
73	833	Oak	30"	40'	Remove	Within construction area
74	834	Oak	26"	20'	Remove	Within construction area, large wound
75	835	Oak	28"	40'	Remove	Within construction area
76	836	Oak	20	35	Remove	Within construction area
77	837	Hackberry	11"	30'	Remove	Within construction area
78	838	Elm	9"	15'	Remove	Within construction area
79	860	Oak	14"	30"	Remove	Within construction area
80	862	Elm	8"	15'	Remove	Within construction area
81	863	Hickory	10	20	Remove	Within construction area
82	866	Oak	24	.40	Remove	Within construction area
83	867	Oak	12	25	Remove	Within construction area
84	868	Hickory	12	20	Preserve	Tree shouldn't be impacted, protect with woodline fence
85	869	Oak	30	45	Remove	Within construction area
86	872	Hickory	6	15	Remove	Within construction area
87	873	Hickory	8	15	Remove	Within construction area
88	950	Cedar	16"	22'	Remove	Within construction area

I certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site. The recommendations in this report are based on the current conditions of the existing trees dated 12/10/18.

The 106 trees not listed on the Tree Protection Plan are those unimpacted by construction, symbolized by a black dot on the drawing. All trees that are to remain and be preserved will be protected by a continuous tree protection fence along the perimeter of the construction zone. The tree protection fence needs to extend 10' beyond the dripline (see section 405.580). If it is not possible to have a tree protection fence 10' beyond the drip line, root pruning should be done before construction to minimize damage to roots. Only those trees in the path of new construction and trees that may be significantly harmed by construction will be removed, according to the demolition plans dated 10/3/2018.

The landscape plan illustrates the recommended application of tree protection fencing prepared by me or under my supervision.

78/196 trees to be removed = 39.8% to be removed, 60.2% to remain

Claire Weiss ISA Certified Arborist MW-5730A

		Tree Species				
		(Common	DBH		Preserve/	
	Tree #	Name)	(Inches)	(Width)	Remove	Notes
1	334	Cedar	10	25'	Remove	Within constuction area
2	339	Elm	48	80'	Remove	Within constuction area
3	340	Elm	30	50'	Remove	Within construction area
4	421	Oak	24	55	Remove	Within construction area
5	435	Oak	41	45	Remove	Within construction area
6	707	Hickory	19	45	Remove	Within construction area
7	742	Oak	40	40	Remove	Within construction area
8	749	Oak	20	35	Remove	Within construction area
9	750	Oak	41	45	Remove	Within construction area, large wound/dieback
10	751	Oak	28	40	Remove	Within construction area
11	752	Oak	40	50	Remove	Within construction area
12	753	Hickory	26	35	Remove	Within construction area
13	754	Oak	28	45	Remove	Within construction area
14	756	Oak	28	60	Remove	Within construction area
15	757	Oak	10	40	Remove	Within construction area
16	758	Oak	28	30	Remove	Within construction area
17	759	Hickory	21	30	Remove	Within construction area
18	760	Cedar	6	12	Remove	Within construction area
19	761	Redbud	6	20	Remove	Within construction area Within construction area
20	763	Hickory	18	40	Remove	Tree shouldn't be impacted, protect with woodline fence
21	766	Oak	24 30"	40 45	Preserve Preserve	Tree shouldn't be impacted, protect with woodline fence
22	767 769	Oak	8	20'	Remove	Within construction area
23	768 760	Hickory	6"	15'	Preserve	Tree shouldn't be impacted, protect with woodline fence
24 25	769 770	Elm	6	20	Preserve	Tree shouldn't be impacted, protect with woodline fence
26	770 771	Ash Oak	30	35	Preserve	Tree shouldn't be impacted, protect with woodline fence
27	776	Hickory	7	15	Preserve	Tree shouldn't be impacted, protect with woodline fence
28	778	Hickory	8	20	Remove	Within construction area
29	779	Oak	8	30	Remove	Within construction area
30	780	Oak	6	15	Remove	Within construction area
31	781	Elm	11	25	Preserve	Tree shouldn't be impacted, protect with woodline fence
32	782	Hackberry	10	20	Preserve	Tree shouldn't be impacted, protect with woodline fence
33	784	Persimmon	7	15	Remove	Within construction area
34	785	Hickory	8	20	Remove	Within construction area
35	786	Oak	5	12	Remove	Within construction area
36	787	Hackberry	7	20	Remove	Within construction area
37	788	Hickory	9	20	Remove	Within construction area
38	789	Hickory	9	20	Remove	Within construction area
39	790	Oak	30	40	Remove	Within construction area
40	793	Hickory	18	45	Remove	Within construction area
41	794	Oak	14	30	Remove	Within constuction area
42	795	Oak	24	40	Remove	Within construction area
43	797	Qak	30"	55'	Remove	Within constuction area
44	798	Dogwood	7	24	Remove	Within construction area
45	800	Oak	11	50	Remove	Within construction area
46	802	Hackberry	6	15	Remove	Within construction area
47	803	Elm	6	15	Remove	Within construction area
48	804	Elm	6	20	Remove	Within construction area
49	805	Elm	6	20	Remove	Within construction area
50	806	Elm	7	20	Remove	Within construction area
51	807	Elm	8	25	Remove	Within construction area
52	808	Oak	15	60	Remove	Within constuction area
53	809	Oak	12	30	Remove	Within constuction area
54	810	Elm	10	20	Remove	Within constuction area
	011	Flue	12	25	Damouro	Within construction area

Within constuction area

BEN			
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Energy Panel Structures

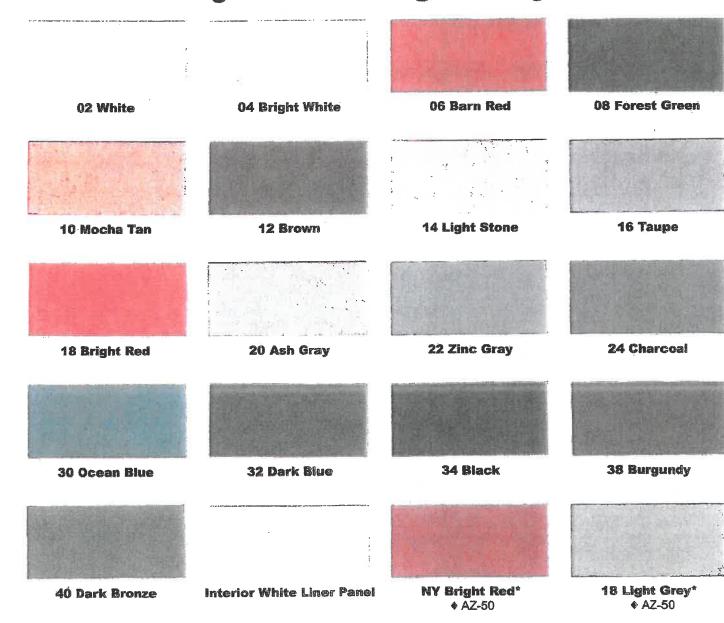
603 N. Van Gordon Ave., Graettinger, IA 51342 Phone: 712-859-3219

232 Semo Lane, Perryville, Missouri 63775 Phone: 547-573-8187

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lows/Midwest Edition

29 Gauge Metal Roofing & Siding Colors



Check plant for availability of colors and substrates.

♦ AZ = Galvalume

70 30 Ga. White CO G-90 Galvanized

© Perforation

The above colors are intended as an approximation of actual colors supplied.

- * lowa Location only
- Perforations are .094" dia. and 3/8" center line to center line.