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SITE IMPROVEMENT PLANS FOR SOUTHERN EXPRESSWAY

CAPE GIRARDEAU, MO, 63703

VERNON RHODES FAMILY PARTNERS LLLP
2075 CORPORATE CIRCLE
CAPE GIRARDEAU, MO 63703

ZONING AND BUILDING SETBACKS

THE ZONING FOR THE SUBJECT TRACT IS M2 -
HEAVY MANUFACTURING / INDUSTRIAL DISTRICT

FRONT YARD: TWENTY-FIVE (25) FEET
REAR YARD: TWENTY-FIVE (25) FEET
SIDE YARD: NONE, EXCEPT ON A LOT ABUTTING A
RESIDENTIAL DISTRICT OR USE THERE SHALL BE A SIDE
YARD OF NOT LESS THAN TWENTY (20) FEET ON THE SIDE
OF THE LOT ABUTTING THE RESIDENTIAL DISTRICT OR
USE.

PARKING REQUIREMENTS: OFF-STREET PARKING AND
LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE
WITH THE REQUIREMENTS FOR SPECIFIC USES SET FORTH
IN SECTION 25-202 OF THE CITY OF CAPE GIRARDEAU
CODE OF ORDINANCES.

MAXIMUM BUILDING COVERAGE: NONE

MAXIMUM BUILDING HEIGHT: FORTY (40) FEET, EXCLUDING
SILOS, SMOKE STACKS, AND DUST COLLECTION SYSTEMS

FLOODPLAIN NOTE

A PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR
FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAPS
COMMUNITY PANEL NO. 290458 0266 E AND COMMUNITY PANEL NO.
290458 0268 E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

VICINITY MAP



RECORD OWNER

SOUTH KINGSHIGHWAY INVESTMENTS LLC
DOCUMENT #2011-02511

PLAN SHEET INDEX

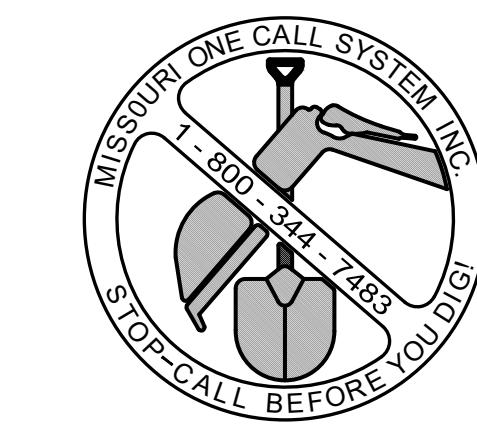
- C0.1 COVER SHEET
- C1.1 EXISTING CONDITIONS
- C2.1 GRADING & STORM WATER MANAGEMENT PLAN
- C2.2 CITY STANDARD DETAILS (EROSION CONTROL)

UTILITY CONTACTS

1. ELECTRIC SERVICE
AMEREN
45 SOUTH MINNESOTA
CAPE GIRARDEAU, MO 63702
MR. RAY PEREZ
(573) 651-5723
2. NATURAL GAS
AMEREN
P.O. BOX 40
CAPE GIRARDEAU, MO 63702
MR. JOSH BEUSSINK
(573) 651-5730
3. TELEPHONE SERVICES
AT&T
800 BROADWAY
CAPE GIRARDEAU, MO 63701
MR. TOM KILBURN
(573) 339-9476
4. POTABLE WATER SYSTEM
ALLIANCE WATER RESOURCES
2007 SOUTHERN EXPRESSWAY
CAPE GIRARDEAU, MO 63703
MS. ERICA BOGENPOHL
(573) 979-0150
5. THE CITY OF CAPE GIRARDEAU
PUBLIC WORKS DEPARTMENT
2007 SOUTHERN EXPRESSWAY
CAPE GIRARDEAU, MO 63703
MR. STAN POLIVICK
(573) 339-6351
6. CABLE TELEVISION SERVICE
CHARTER COMMUNICATIONS
3140 WEST NASH ROAD
SCOTT CITY, MO 63780
MR. CHRIS TUCKER
(573) 803-1410

UTILITY NOTE

UTILITIES SHOWN HEREON DERIVED FROM
OBSERVED FIELD EVIDENCE. FIELD LOCATE ALL
UTILITIES PRIOR TO CONSTRUCTION.



PURSUANT TO FEDERAL, STATE, AND LOCAL
STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM,
INC. AT LEAST 48 HOURS PRIOR TO ANY
DIGGING, TRENCHING, EXCAVATION, ETC.

C0.1

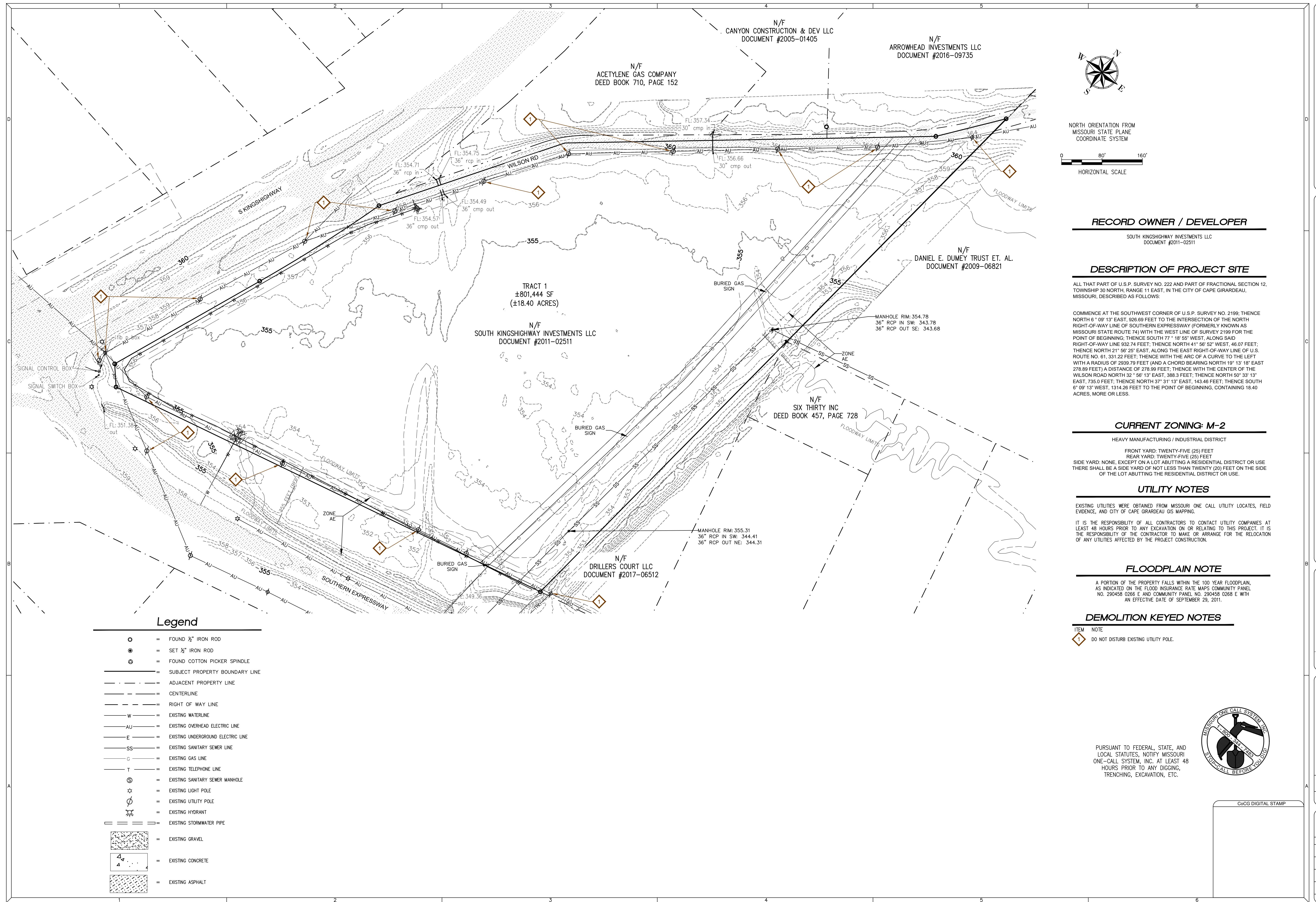
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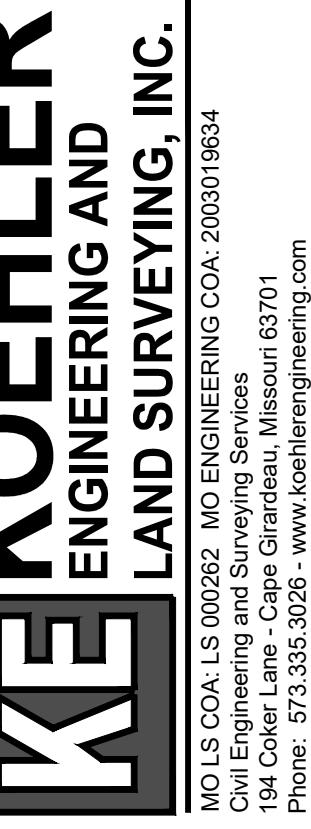
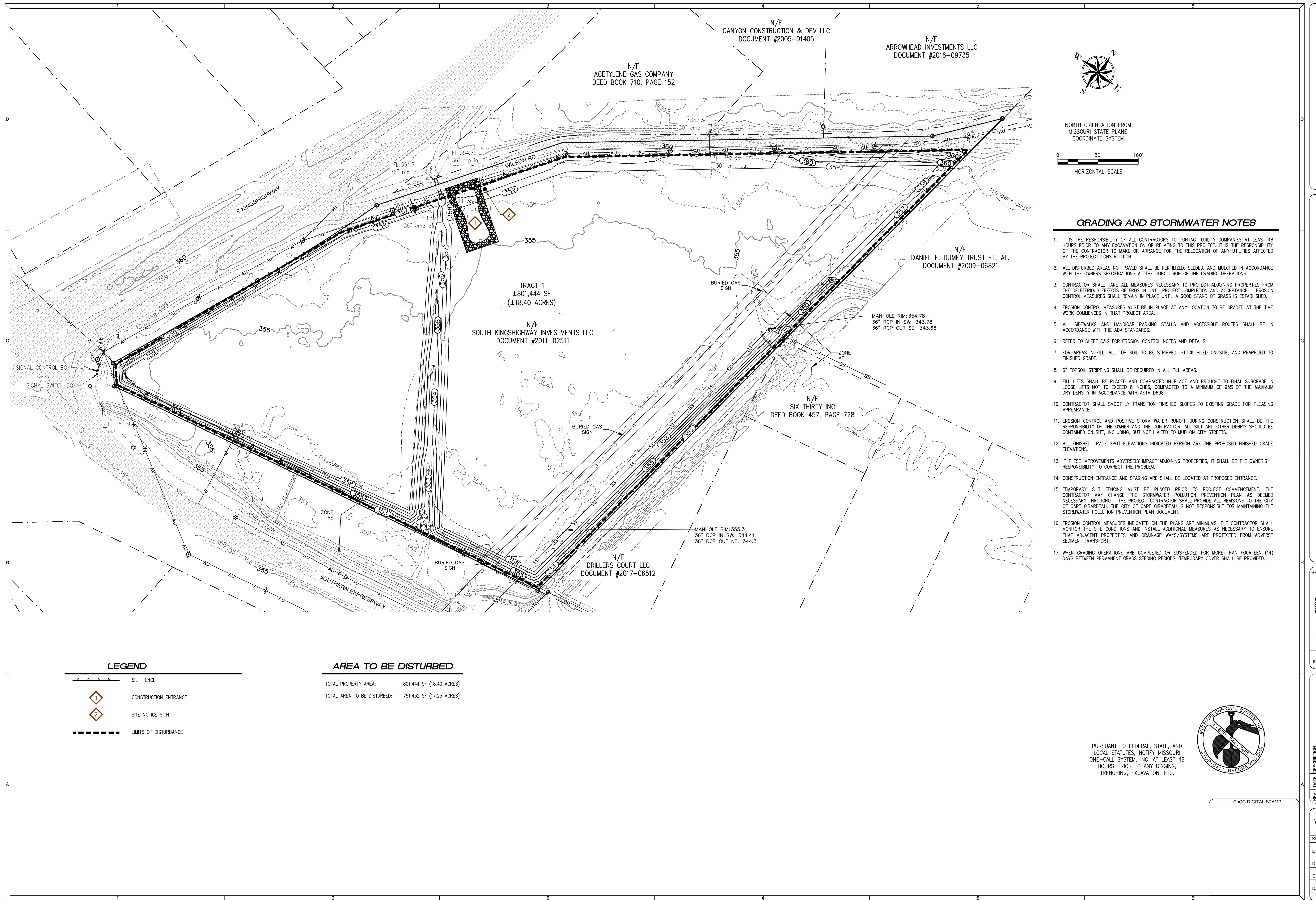
COVER SHEET

KELS PJCT NO.	OWNR PJCT NO.
38417	
DESIGNED BY	AG
DRAWN BY	SHEET NO.
AG	
CHECKED BY	CK
DATE	07/01/2022

**SITE IMPROVEMENT PLANS FOR
SOUTHERN EXPRESSWAY**

CAPE GIRARDEAU, MISSOURI 63703
C/O VERNON RHODES FAMILY PARTNERS LLP
2075 CORPORATE CIRCLE
CAPE GIRARDEAU, MO 63703

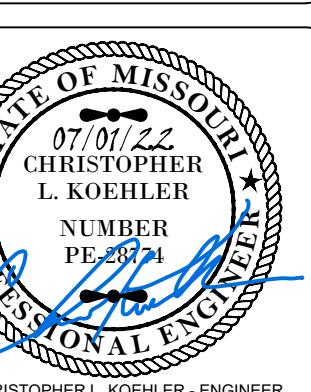




SOUTHERN EXPRESSWAY

CAPE GIRARDEAU, MISSOURI, 63703
O: VERNON RHODES FAMILY PARTNERS LLLP
2075 CORPORATE CIRCLE
CAPE GIRARDEAU, MO 63703

Phone: 573.335.3026 - www.koehlerengineering.com

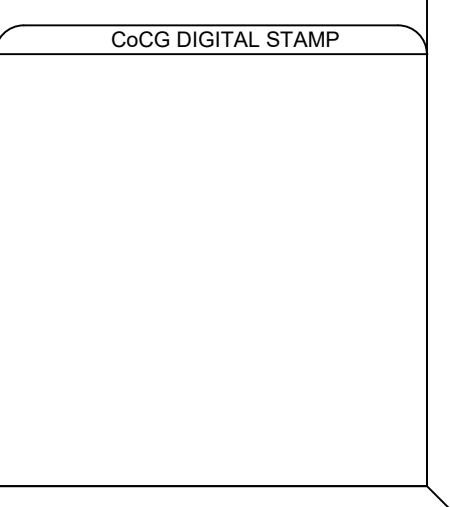


PE-28774

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WITHOUT THE PERMISSION OF KOEHLER
ENGINEERING. NOT VALID FOR PROFESSIONAL
USES UNLESS SIGNED AND SEALED.



PURSUANT TO FEDERAL, STATE, AND
LOCAL STATUTES, NOTIFY MISSOURI
ONE-CALL SYSTEM, INC. AT LEAST 48
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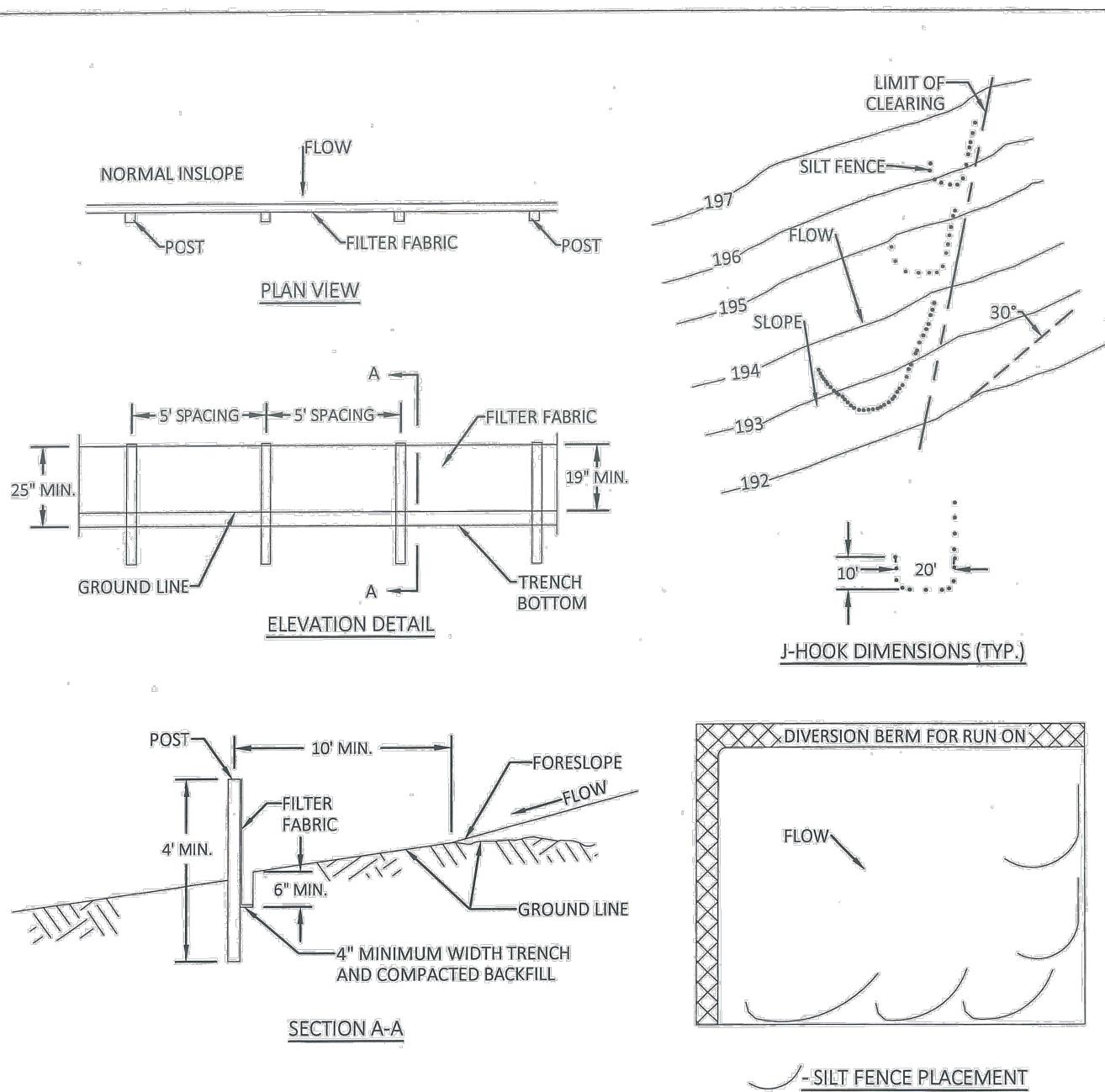


TRADING & STORM TER MANAGEMENT PLAN	
PJCT NO.	OWNR PJCT NO.
38417	
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ED BY	
CK	
7.01.2022	
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SITE IMPROVEMENT PLANS FOR
SOUTHERN EXPRESSWAY

C/O VERNON RHODES FAMILY PARTNERS LLP
CAPE GIRARDEAU, MISSOURI 63703
2025 CORPORATE CIRCLE
CAPE GIRARDEAU, MO 63703

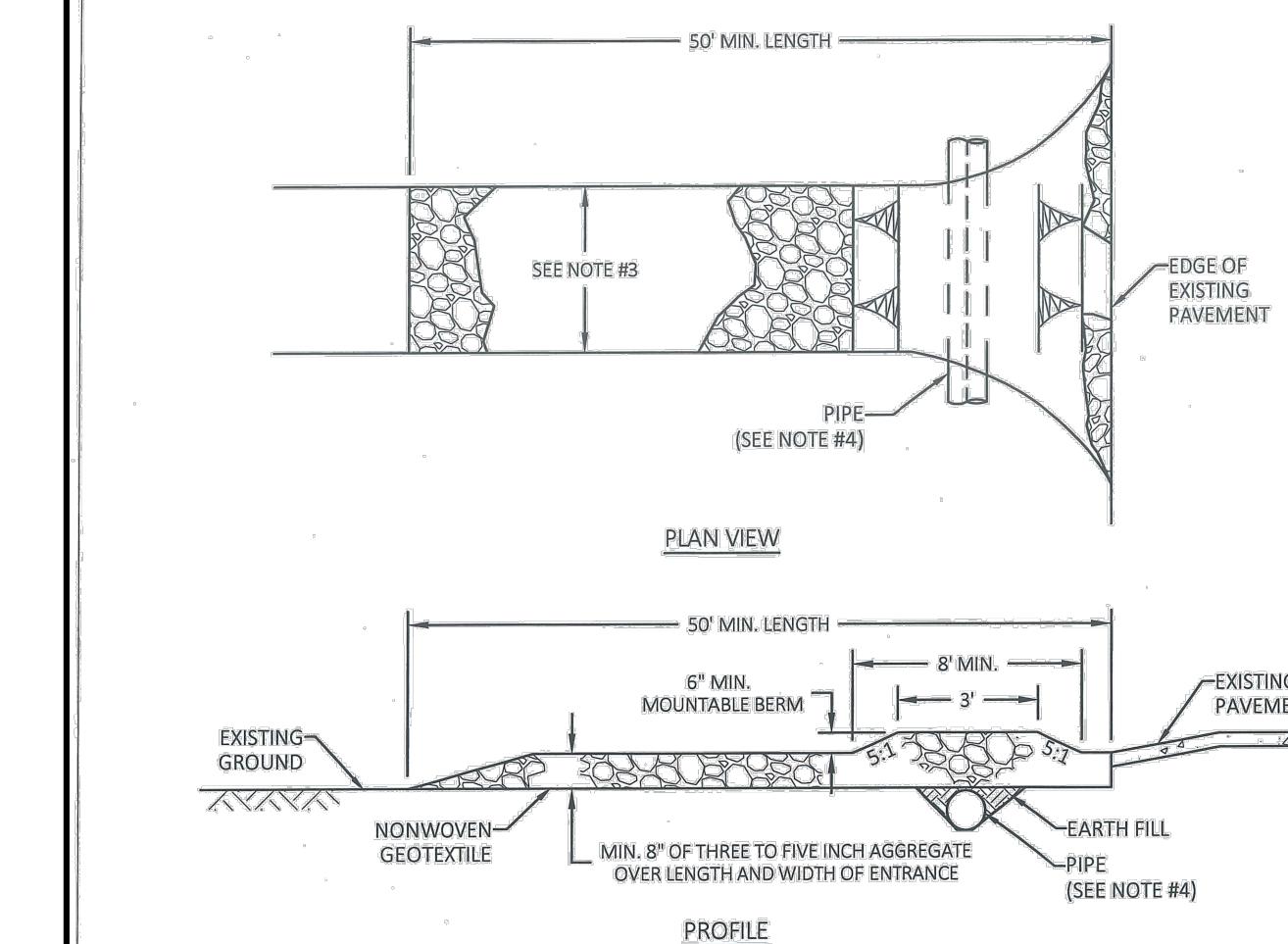


Notes:

1. All work shall be done in accordance with the latest edition of the City of Cape Girardeau Standard Specifications.
2. On all slopes greater than ten feet high, mid-slope runs of silt fence shall be provided.
3. For fabric silt fence, the minimum longitudinal splice overlap shall be two feet with a post at each end. The fabric shall be secured to post.
4. Silt fence shall not be used on concentrated flows, across drainage ditches or drains. Instead ditch checks shall be used as shown on plans or as directed by Engineer.
5. One quarter (1/4) acre per 100 feet of fence with maximum length of 600 feet.
6. Drive support stakes to half of their length.
7. J-Hook minimum width of 20 feet with a ten foot length of fence turned uphill as shown, is recommended. Where space is limited narrower hooks may be used with a higher spacing frequency. J-Hooks shall be used when the silt fence is installed at an angle of 30 degrees or greater from parallel to the contours.

Silt Fence and J-Hooks

Prepared By: JH	Scale: NTS	Revisions:	 CITY OF CAPE GIRARDEAU DEVELOPMENT SERVICES City Standard Details 07-25-16
Checked By: TR - DW - JL			
Date: 02-25-2016	Page 9		

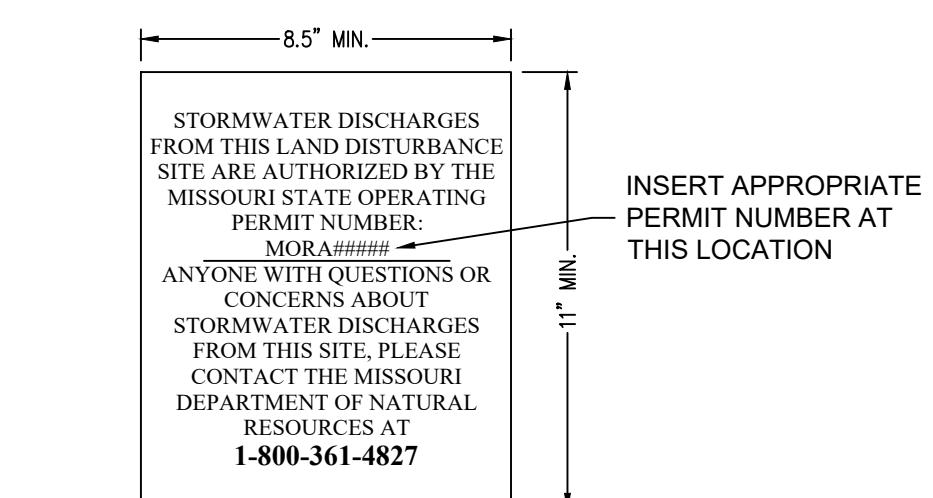


Notes:

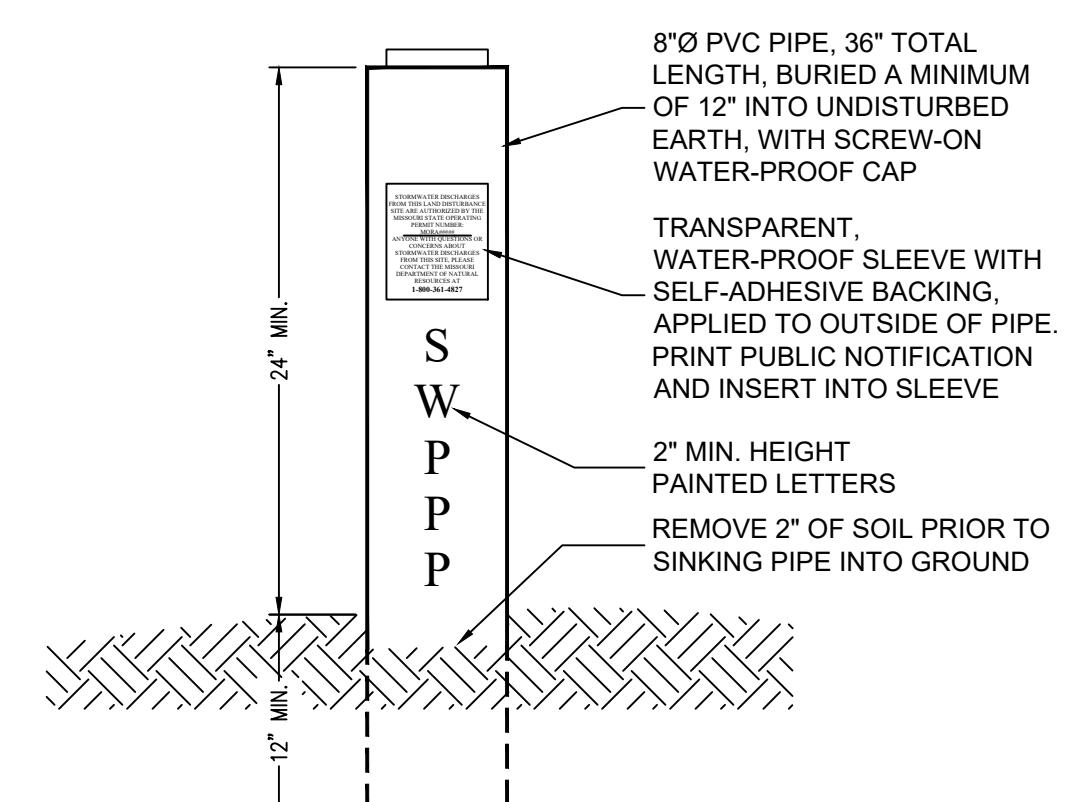
1. All work shall be done in accordance with the latest edition of the City of Cape Girardeau Standard Specifications.
2. Place construction entrance in accordance with the approved plan. Vehicles must travel over the entire length of the construction entrance. Use minimum length of 50 feet. Flare construction entrance ten feet minimum at each side of the existing road to provide a turning radius.
3. Width of entrance shall be the width of all points of ingress/egress.
4. Pipe all surface water flowing to or diverted toward the construction entrance under the entrance, maintaining positive drainage. Protect pipe installed through the construction entrance with a mountable berm with 5:1 slopes and a minimum of 12 inches of stone over the pipe. Provide pipe as specified on approved plan. When the construction entrance is located at a high spot and has no drainage to convey, a pipe is not necessary. A mountable berm is required where necessary to prevent runoff from flowing into the entrance to prevent sediment convey to protect pipe.
5. Silt fence required to be effective shall not be less than three to five inch minimum open graded rock.
6. Prepare subgrade and place nonwoven geotextile over the entire area prior to placing of stone.
7. Maintain entrance in a condition that minimizes tracking of sediment. Add stone or make other repairs as conditions demand to maintain clean surface, mountable berm, and specified dimensions. Immediately remove stone and/or sediment spilled, dropped, or tracked onto adjacent areas by vacuuming, scraping, and/or sweeping.
8. Washing of entrance area and tracked sediment is not acceptable unless wash water is directed to an approved sediment control practice.
9. Maintenance: The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto Public Right-of-Way. This may require periodic top dressing with additional stone as conditions demand, as well as repair and clean out of any associated sediment removal devices. All sediment that is spilled, dropped, washed or tracked onto Public Right-of-Way must be removed immediately. Periodic inspections and maintenance shall be provided after each rain.

Construction Entrance

Prepared By: JH	Scale: NTS	Revisions:	 CITY OF CAPE GIRARDEAU DEVELOPMENT SERVICES City Standard Details 07-25-16
Checked By: TR - DW - JL			
Date: 02-25-2016	Page 2		



PUBLIC NOTIFICATION



**LAND DISTURBANCE PERMIT PUBLIC NOTIFICATION
SIGN & SWPPP STORAGE DETAIL**
SCALE: NOT TO SCALE

REV.	DATE	DESCRIPTION

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CITY STANDARD DETAILS (EROSION CONTROL)	
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