

# 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: NON

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

### UTILITY NOTE

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



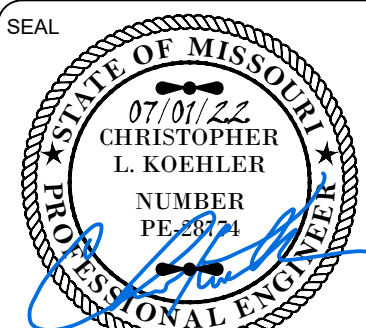
PURSUANT TO FEDERAL, STATE, AND LOCAL  
STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM  
INC. AT LEAST 48 HOURS PRIOR TO ANY  
DIGGING, TRENCHING, EXCAVATION, ETC.

CoCG DIGITAL STAMP

## COVER SHEET

KELS PJCT NO. 38417  
DESIGNED BY AG  
DRAWN BY AG  
CHECKED BY CK  
DATE 07.01.2022

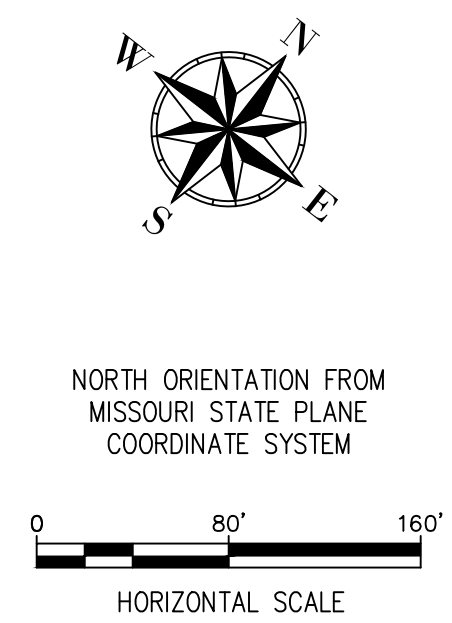
OWNR PJCT NO.  
SHEET NO.  
C0.1



CHRISTOPHER L. KOEHLER - ENGINEER

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SOUTH KINGSHIGHWAY INVESTMENTS LLC  
DOCUMENT #2011-02511

ALL THAT PART OF U.S.P. SURVEY NO. 222 AND PART OF FRACTIONAL SECTION 12,  
TOWNSHIP 30 NORTH, RANGE 11 EAST, IN THE CITY OF CAPE GIRARDEAU,  
MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF U.S.P. SURVEY NO. 2199; THENCE NORTH 6° 09' 13" EAST, 926.69 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN EXPRESSWAY (FORMERLY KNOWN AS MISSOURI STATE ROUTE 74) WITH THE WEST LINE OF SURVEY 2199 FOR THE POINT OF BEGINNING; THENCE SOUTH 72° 18' 55" WEST, 40.94 FEET TO THE POINT OF WAY LINE 932.74 FEET; THENCE NORTH 41° 56' 52" WEST, 46.07 FEET; THENCE NORTH 21° 56' 25" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE NO. 61, 331.22 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2939.79 FEET (AND A CHORD BEARING NORTH 19° 13' 18" EAST 278.89 FEET) A DISTANCE OF 278.89 FEET; THENCE WITH THE CENTER OF THE CURVE BEARING NORTH 13° 13' 18" EAST, 278.89 FEET; THENCE SOUTH 45° 18' 52" WEST, 735.0 FEET; THENCE NORTH 39° 37' 31" EAST, 143.46 FEET; THENCE SOUTH 6° 09' 13" WEST, 1314.26 FEET TO THE POINT OF BEGINNING, CONTAINING 32 ACRES, MORE OR LESS.

## HEAVY MANUFACTURING / INDUSTRIAL DISTRICT

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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.

EXISTING UTILITIES WERE OBTAINED FROM MISSOURI ONE CALL UTILITY LOCATES, FIELD EVIDENCE, AND CITY OF CAPE GIRARDEAU GIS MAPPING.

IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.

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.

ITEM	NOTE
1	DO NOT DISTURB EXISTING UTILITY POLE.



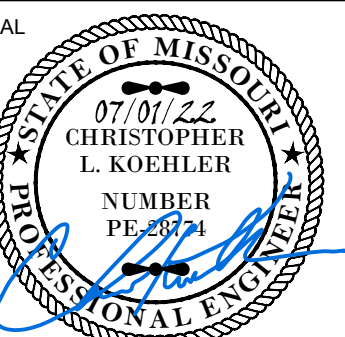
PURSUANT TO FEDERAL, STATE, AND  
LOCAL STATUTES, NOTIFY MISSOURI  
ONE-CALL SYSTEM, INC. AT LEAST 48  
HOURS PRIOR TO ANY DIGGING,  
TRENCHING, EXCAVATION, ETC.

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MO LS COA: LS 000262 MO ENGINEERING COA: 2003019634  
Civil Engineering and Surveying Services  
194 Coker Lane - Cape Girardeau, Missouri 63701  
Phone: 573.335.3026 - [www.koehlerengineering.com](http://www.koehlerengineering.com)

CAPE GIRARDEAU, MISSOURI, 63703

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



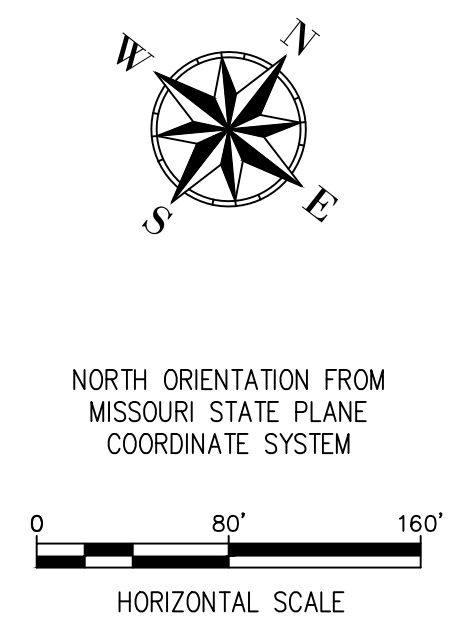
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PE-28774

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SIGNED BY	
AG	
DRAWN BY	SHEET NO.
AG	
CHECKED BY	
CK	
DATE	C1.1
07.01.2022	





1. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.
2. ALL DISTURBED AREAS NOT PAVED SHALL BE FERTILIZED, SEED, AND MULCHED IN ACCORDANCE WITH THE OWNERS SPECIFICATIONS AT THE CONCLUSION OF THE GRADING OPERATIONS.
3. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ADJOINING PROPERTIES FROM THE DELETERIOUS EFFECTS OF EROSION UNTIL PROJECT COMPLETION AND ACCEPTANCE. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED.
4. EROSION CONTROL MEASURES MUST BE IN PLACE AT ANY LOCATION TO BE GRADED AT THE TIME WORK COMMENCES IN THAT PROJECT AREA.
5. ALL SIDEWALKS AND HANDICAP PARKING STALLS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS.
6. REFER TO SHEET C3.2 FOR EROSION CONTROL NOTES AND DETAILS.
7. FOR AREAS IN FILL, ALL TOP SOIL TO BE STRIPPED, STOCK PILED ON SITE, AND REAPPLIED TO FINISHED GRADE.
8. 6" TOPSOIL STRIPPING SHALL BE REQUIRED IN ALL FILL AREAS.
9. FILL LIFTS SHALL BE PLACED AND COMPACTED IN PLACE AND BROUGHT TO FINAL SUBGRADE IN LOOSE LIFTS NOT TO EXCEED 8 INCHES, COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698.
10. CONTRACTOR SHALL SMOOTHLY TRANSITION FINISHED SLOPES TO EXISTING GRADE FOR PLEASING APPEARANCE.
11. EROSION CONTROL AND POSITIVE STORM WATER RUNOFF DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR. ALL SILT AND OTHER DEBRIS SHOULD BE CONTAINED ON SITE, INCLUDING, BUT NOT LIMITED TO MUD ON CITY STREETS.
12. ALL FINISHED GRADE SPOT ELEVATIONS INDICATED HEREON ARE THE PROPOSED FINISHED GRADE ELEVATIONS.
13. IF THESE IMPROVEMENTS ADVERSELY IMPACT ADJOINING PROPERTIES, IT SHALL BE THE OWNER'S RESPONSIBILITY TO CORRECT THE PROBLEM.
14. CONSTRUCTION ENTRANCE AND STAGING ARE SHALL BE LOCATED AT PROPOSED ENTRANCE.
15. TEMPORARY SILT FENCING MUST BE PLACED PRIOR TO PROJECT COMMENCEMENT. THE CONTRACTOR MAY CHANGE THE STORMWATER POLLUTION PREVENTION PLAN AS DEEMED NECESSARY THROUGHOUT THE PROJECT. CONTRACTOR SHALL PROVIDE ALL REVISIONS TO THE CITY OF CAPE GARDNEAU. THE CITY OF CAPE GARDNEAU IS NOT RESPONSIBLE FOR MAINTAINING THE STORMWATER POLLUTION PREVENTION PLAN DOCUMENT.
16. EROSION CONTROL MEASURES INSTALLED ON THE PLANS ARE MINIMUMS. THE CONTRACTOR SHALL MONITOR THE SITE CONDITIONS AND INACT ADDITIONAL MEASURES AS NECESSARY TO ENSURE THAT ADJACENT PROPERTIES AND DRAINAGE WAYS/SYSTEMS ARE PROTECTED FROM ADVERSE SEDIMENT TRANSPORT.
17. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN FOURTEEN (14) DAYS BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED.

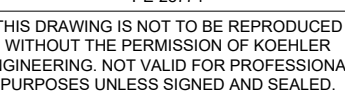
TOTAL PROPERTY AREA:	801,444 SF (18.40 ACRES)
TOTAL AREA TO BE DISTURBED:	751,432 SF (17.25 ACRES)

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CAPE GIRARDEAU, MISSOURI, 63703

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

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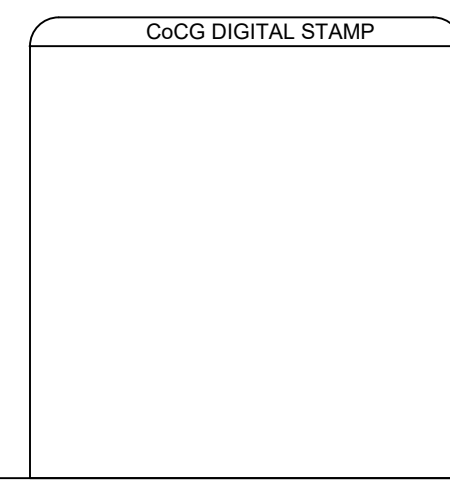
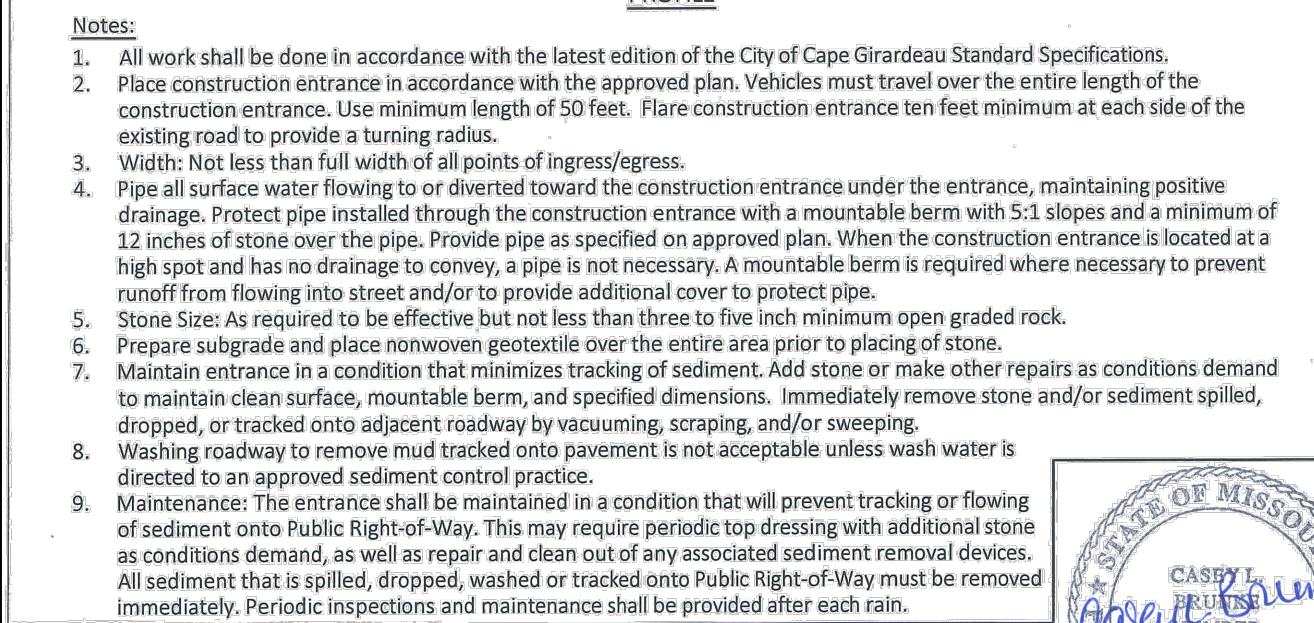
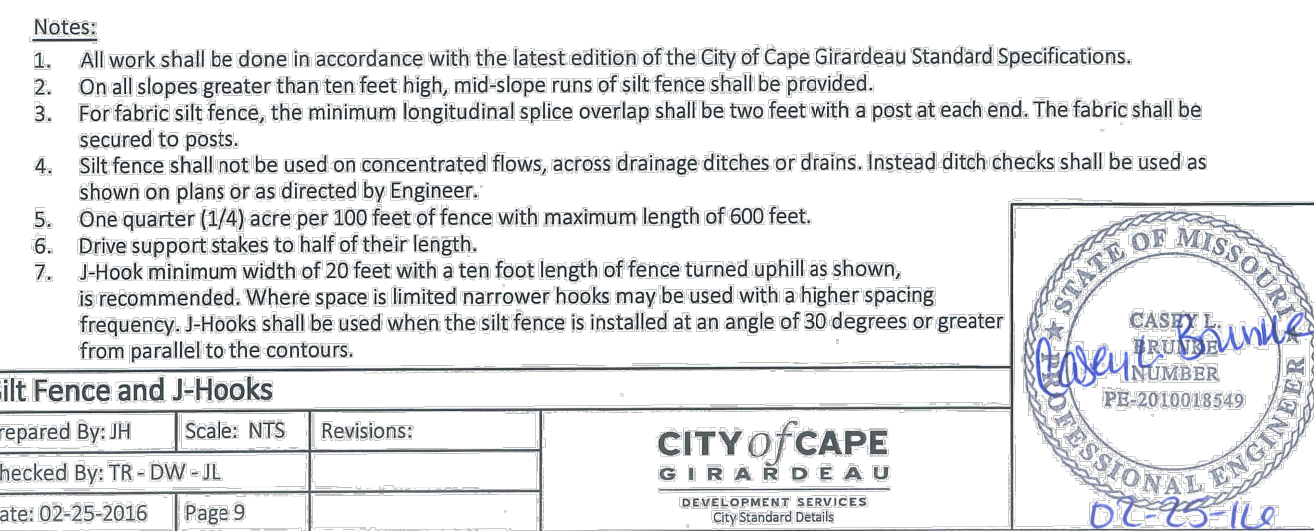
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DRAWN BY SHEET NO.

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DATE 07.01.2022

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