

PROPOSED CENTER FOR: BIOLIFE PLASMA SERVICES, LP O'FALLON, MISSOURI

LEGEND

- 1000.00 PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 1000.00 TR PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
- 1000.00 BC PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 1000.00 BW PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- PROPOSED WATER VALVE IN BOX
- PROPOSED ROUND CATCH BASIN
- PROPOSED DRAINAGE FLOW
- PROPOSED APRON ENDWALL
- PROPOSED HANDICAP PARKING STALL
- ST PROPOSED STORM SEWER AND MANHOLE
- SA PROPOSED SANITARY SEWER AND MANHOLE
- W PROPOSED WATER LINE AND HYDRANT
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR

- ### ST. CHARLES ENGINEERING & SURVEYING LEGEND
- EXISTING CHAIN LINK FENCE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD CABLES
 - GAS VALVE
 - WATER VALVE
 - UTILITY POLE
 - UTILITY POLE GUY WIRE
 - TELEPHONE BOX
 - ELECTRIC BOX
 - ELECTRIC METER
 - GAS METER
 - AIR CONDITIONER
 - LIGHT STANDARD
 - STORM SEWER GRATE INLET
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - BUSH
 - SHRUB
 - BOLLARD
 - FIRE HYDRANT
 - DENOTES GRAVEL
 - DENOTES CONCRETE PAVEMENT

LEGAL DESCRIPTION
LOT A OF BRAMBLETT CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 112 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

- * City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:
October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. To 8:00 P.M. Saturday and Sunday
- * The area of this phase of development is ENTIRE LOT
The area of land disturbance is 2.42 AC
Number of proposed lots is 1
Building setback information: Front 25
Side 0
Rear 0
- * The estimated sanitary flow in gallons per day is 2,200 gpd
- * Parking calculations: SEE C1.2 FOR DETAILS
- * Tree preservation calculations: SEE C1.5 FOR DETAILS

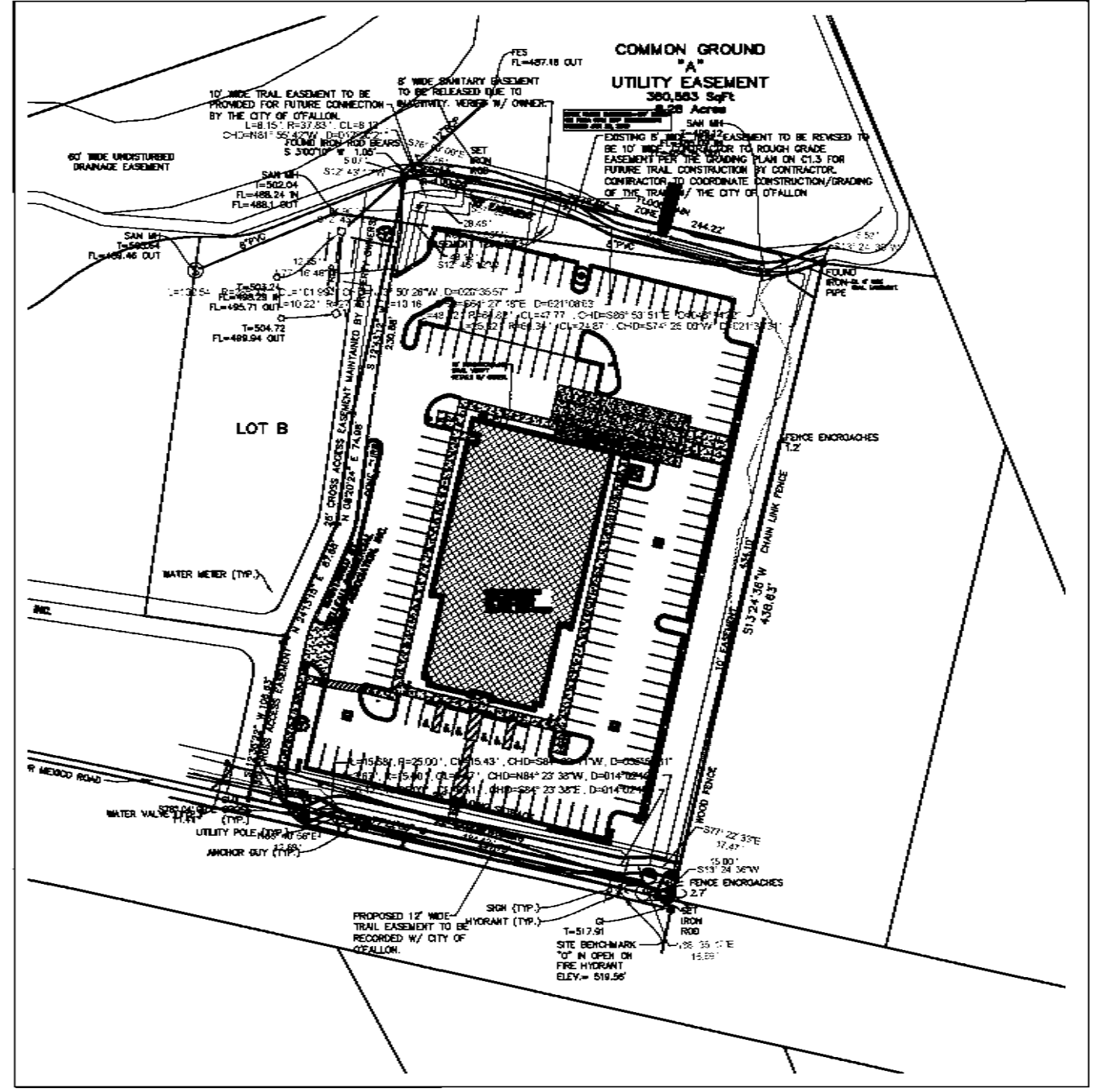
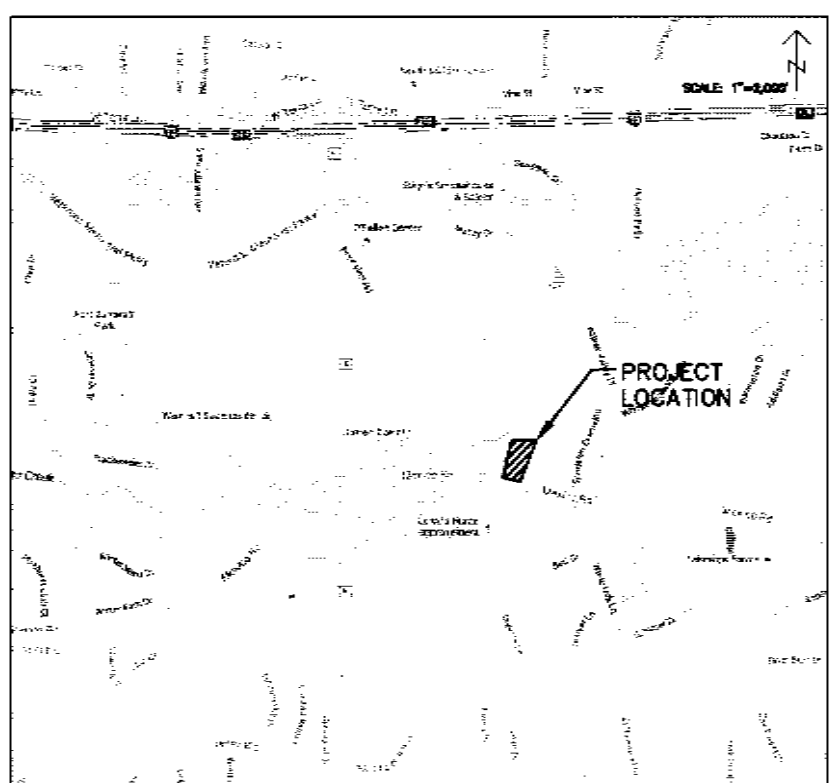
Benchmarks Project

SE CORNER OF SITE:
SITE BENCHMARK "O" IN OPEN ON FIRE HYDRANT
ELEV.=519.56'

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER
C1.0A	CIVIL SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN
C1.6	CITY OF O'FALLON EROSION CONTROL DETAILS
C1.7	CITY OF O'FALLON SANITARY, STORM, AND PAVEMENT DETAILS
C1.8	CITY OF O'FALLON WATER DETAILS
C1.9	CITY OF O'FALLON COMMERCIAL NOTES
C2.0	SANITARY PLAN & PROFILES
C2.1	STORM WEST PLAN & PROFILE
C2.2	STORM EAST PLAN & PROFILE
P&P	SITE PHOTO METRIC PLAN
ALTA	ALTA / ACSM LAND TITLE SURVEY

SURVEY NOTE:
EXISTING CONDITIONS SURVEY COMPLETED BY ST. CHARLES ENGINEERING & SURVEYING, INC. ON 11-20-2015. CONTRACTOR TO VERIFY ALL EXISTING UTILITY INVERT/ELEVATIONS PRIOR TO CONSTRUCTION/CONNECTION. SEE INCLUDED ALTA SURVEY FOR ANY ADDITIONAL INFORMATION.



Overall Plan View: 1"=100'

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN MISSOURI
CALL DIG RITE (ONE-CALL)
1-800-344-7483 OR 811
MISSOURI CHAPTER 319.026
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

*Lighting plans will be reviewed on site prior to the final occupancy inspection.

SIGN APPROVAL NOTE:
ALL SIGNAGE ON SITE SHALL BE APPROVED THROUGH THE SIGN PERMITTING PROCESS.

- GENERAL PROJECT NOTES**
- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
 - CONTRACTOR TO COMPLETE AS-BUILT SURVEY OF STORM & SANITARY UTILITIES FOLLOWING COMPLETION OF CONSTRUCTION

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIG RITE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. CONTRACTOR TO MAKE SURE THE REGIONAL STORMWATER POND IS IN PLACE BEFORE CONSTRUCTION CAN BEGIN. 3. PLACE ALL SILT FENCE. 4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS. 5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS. 6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND POUR ALL BUILDING FOOTINGS. 6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS. 7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 8. CONSTRUCT BUILDING. 9. PAVE DRIVEWAYS AND PARKING AREAS. 10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. 2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

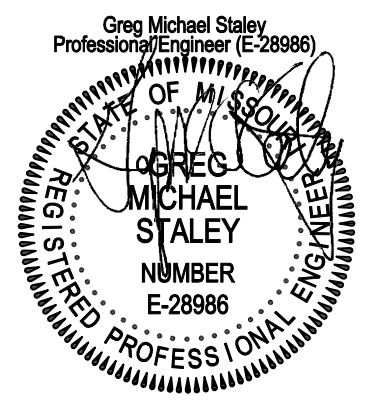
CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

Conditions of Approval From Planning and Zoning Meeting on Jan. 7, 2016

Case Number 3805.09	
Approval Information:	P&Z File Number: 16-000086 Case Number: 3805.09 Approval Date by P&Z: January 7, 2016 City Permit Number: CSP-16-0000001
Conditions:	1. The petitioner shall work with City staff on provisions for the future trail connection to the north in the common ground area. 2. The gates on the trash enclosure shall be sight proof. 3. All accessible ramps shall be concrete. 4. The petitioner shall work with City staff on the location of trees required per City Code. 5. An accessible ramp shall be located across from the sidewalk ramp at the western side of the property to provide a connection to the building. 6. The applicant shall abide by the Municipal Code Requirements listed above.

- Utility Contacts**
- Sanitary Sewers**
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858
- Water**
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858
- Storm Sewer**
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858
- Electric**
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709
Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8312
- Gas**
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297
- Telephone**
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261
- Fire District**
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Gyannis Poulak DATE: 05/09/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



P&Z No. 16-000086
Approval Date: Jan 7, 2016
City No.: CSP-16-0000001

CIVIL COVER SHEET

AS-BUILTS - FINAL MEASUREMENT 04-10-17

OWNER:
W.D.S. CONSTRUCTION, INC.
111 ROWELL STREET
BEAVER DAM, WI 53916

PROJECT:
BIOLIFE PLASMA CENTER
BRAMBLETT CROSSING (LOT A)
O'FALLON, MO 63366

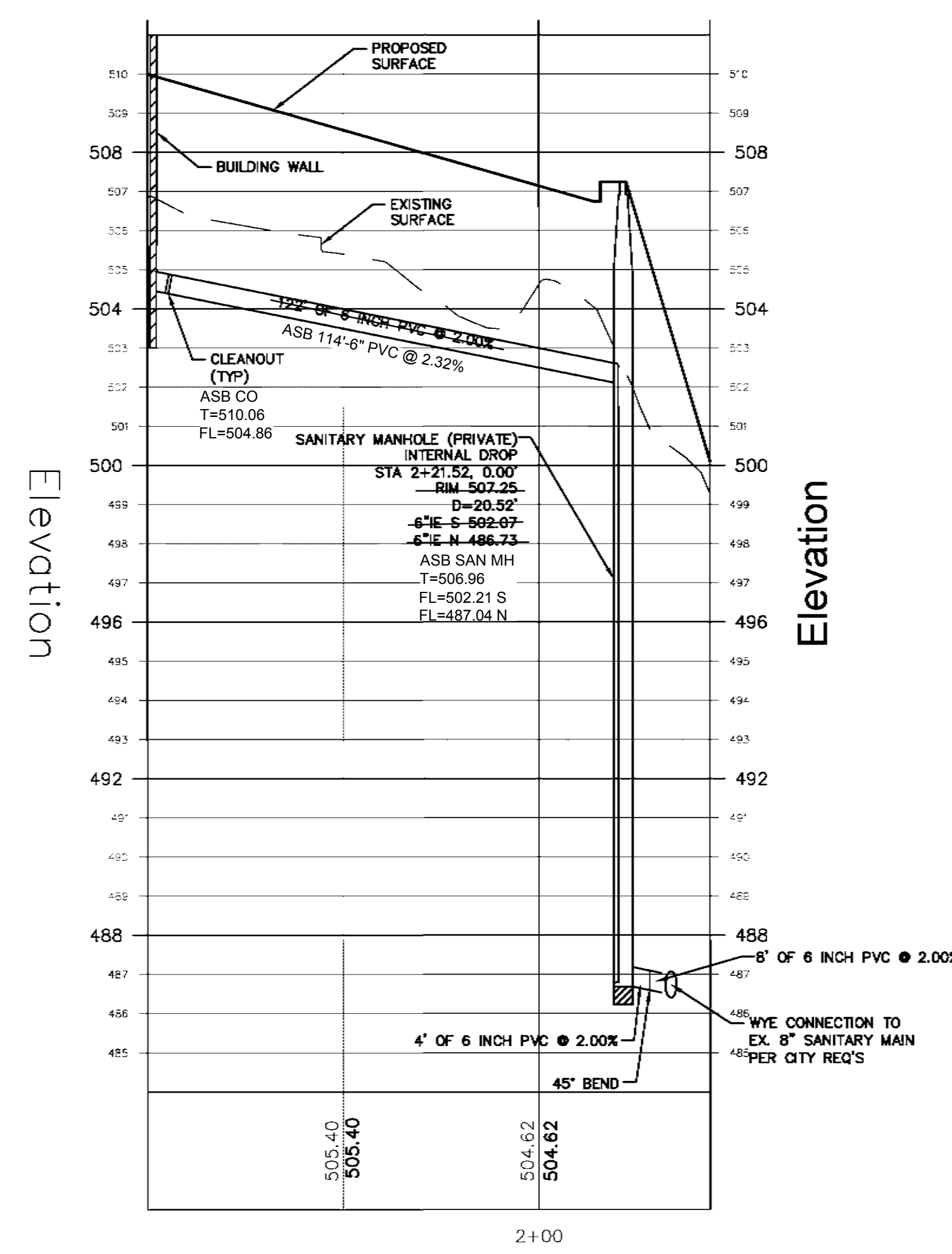
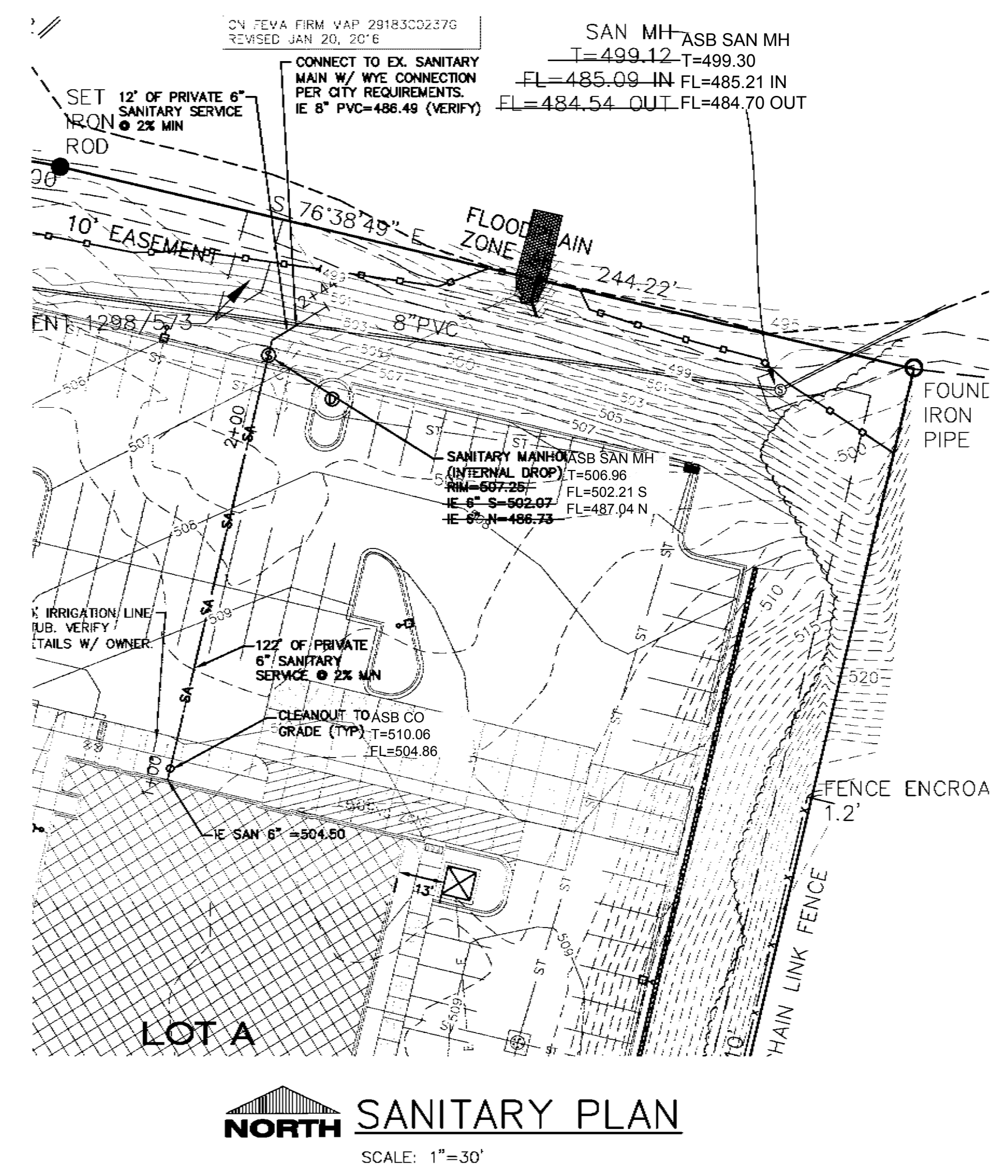
SHEET ISSUE:

APRIL 26, 2016
SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

REVISIONS:

JOB NUMBER:
1514400
SHEET

C1.0



SANITARY PROFILE
 SCALE: HORIZONTAL: 1"=30'
 VERTICAL: 1"=3'

STORM AND SANITARY SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOW LINES, DEPTH OF STRUCTURES & SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION. ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

SIGNED: _____
 P.E. / L.S.: PE - 28986
 DATE: 4/26/2017

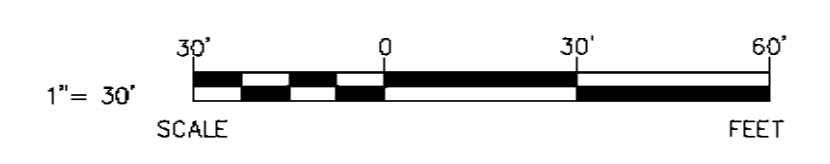


SANITARY SEWER NOTE:
 ALL SANITARY SEWERS ON SITE TO BE PRIVATE

P+Z No. _____
 Approval Date: _____
 City No. _____



SANITARY PLAN & PROFILE



AS-BUILTS - FINAL MEASUREMENT 04-10-17

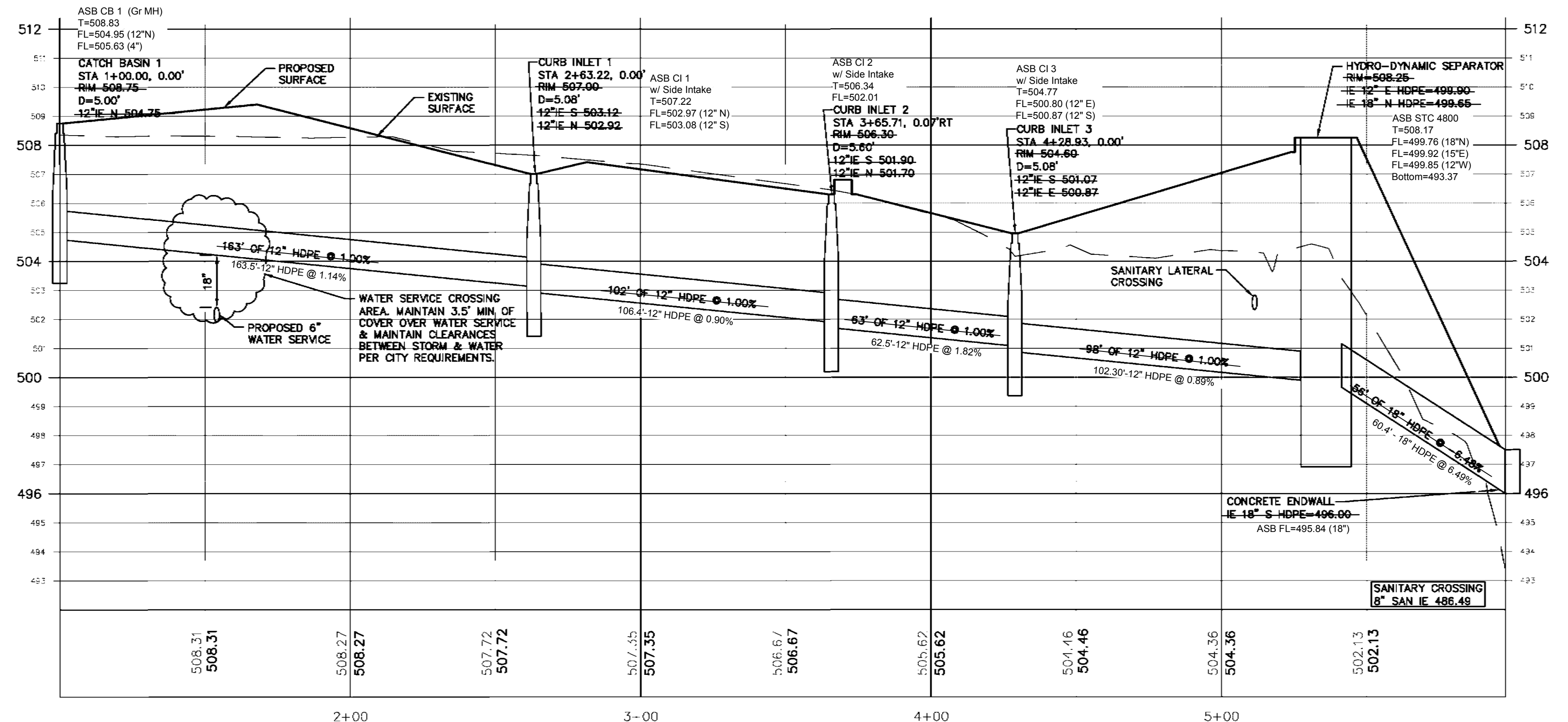
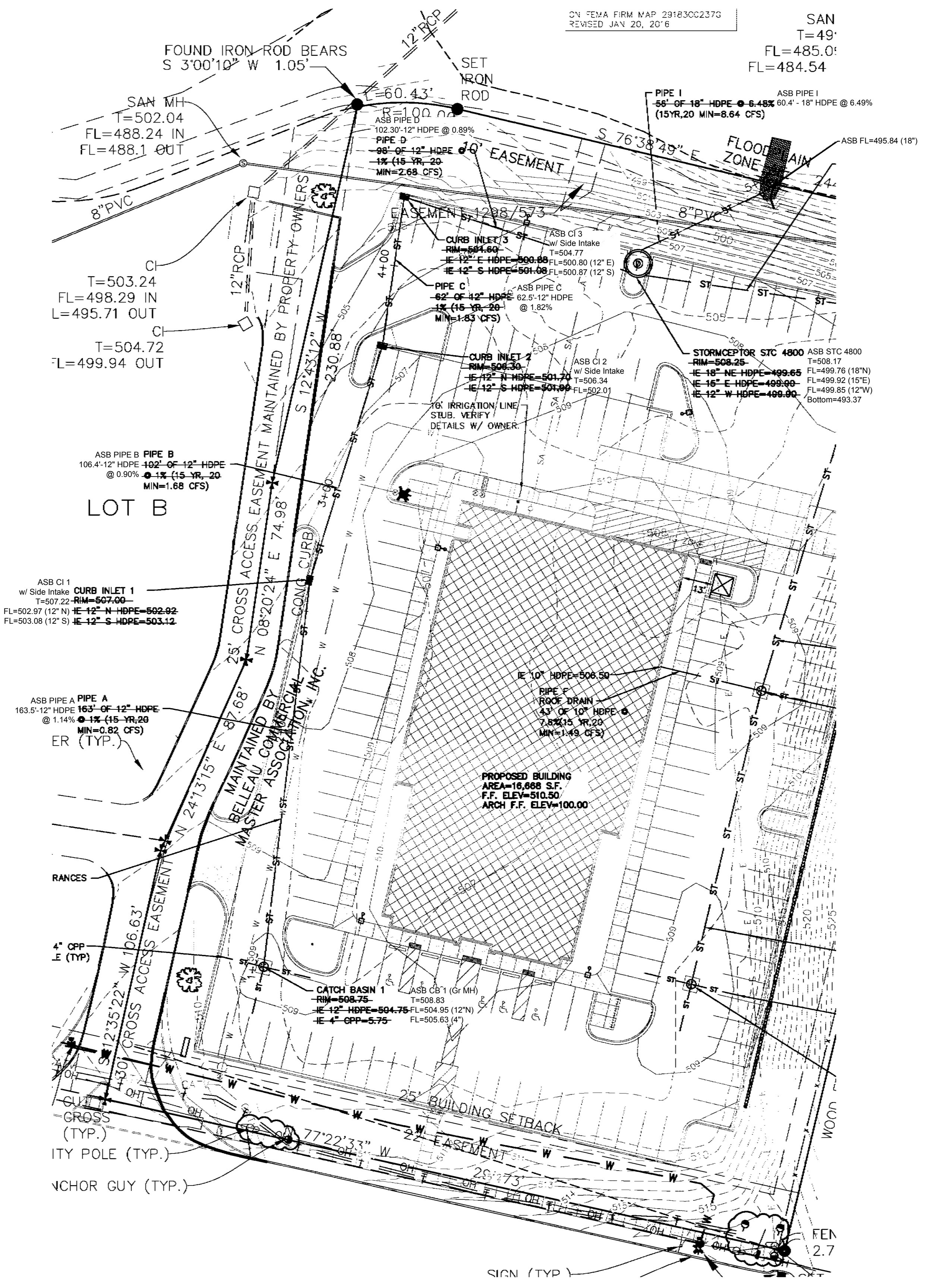
OWNER:
 W.D.S. CONSTRUCTION, INC.
 111 ROWELL STREET
 BEAVER DAM, WI 53916

PROJECT:
 BIOLIFE PLASMA CENTER
 BRAMBLET CROSSING (LOT A)
 O'FALLON, MO 63368

PRELIMINARY SHEET DATES:
 DECEMBER 4, 2015

JOB NUMBER:
 1514400
SHEET

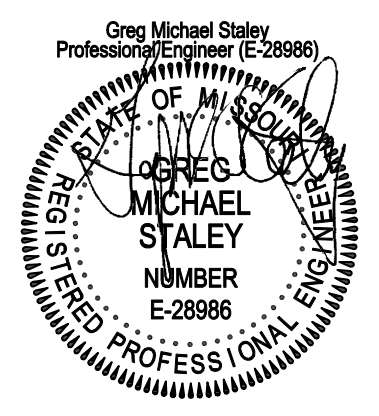
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STORM SEWER NOTE:
 ALL STORM SEWERS ON SITE TO BE PRIVATE

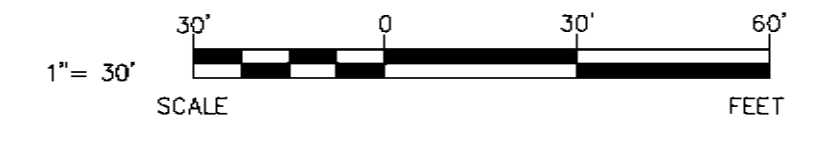
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SIGNED: _____
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 DATE: 4/26/2017



P+Z No. _____
 Approval Date: _____
 City No. _____

STORM WEST PLAN & PROFILE



AS-BUILTS - FINAL MEASUREMENT 04-10-17

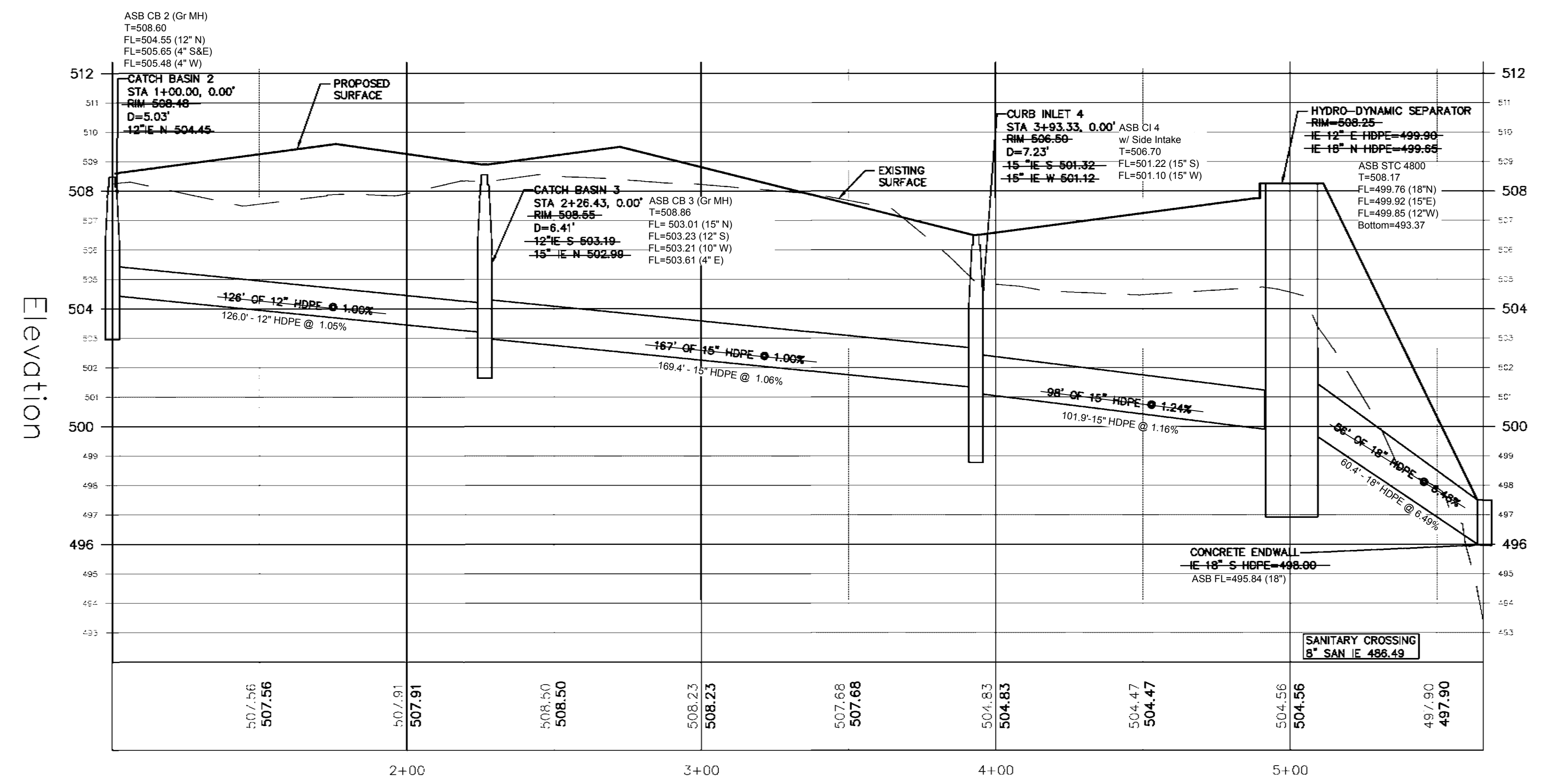
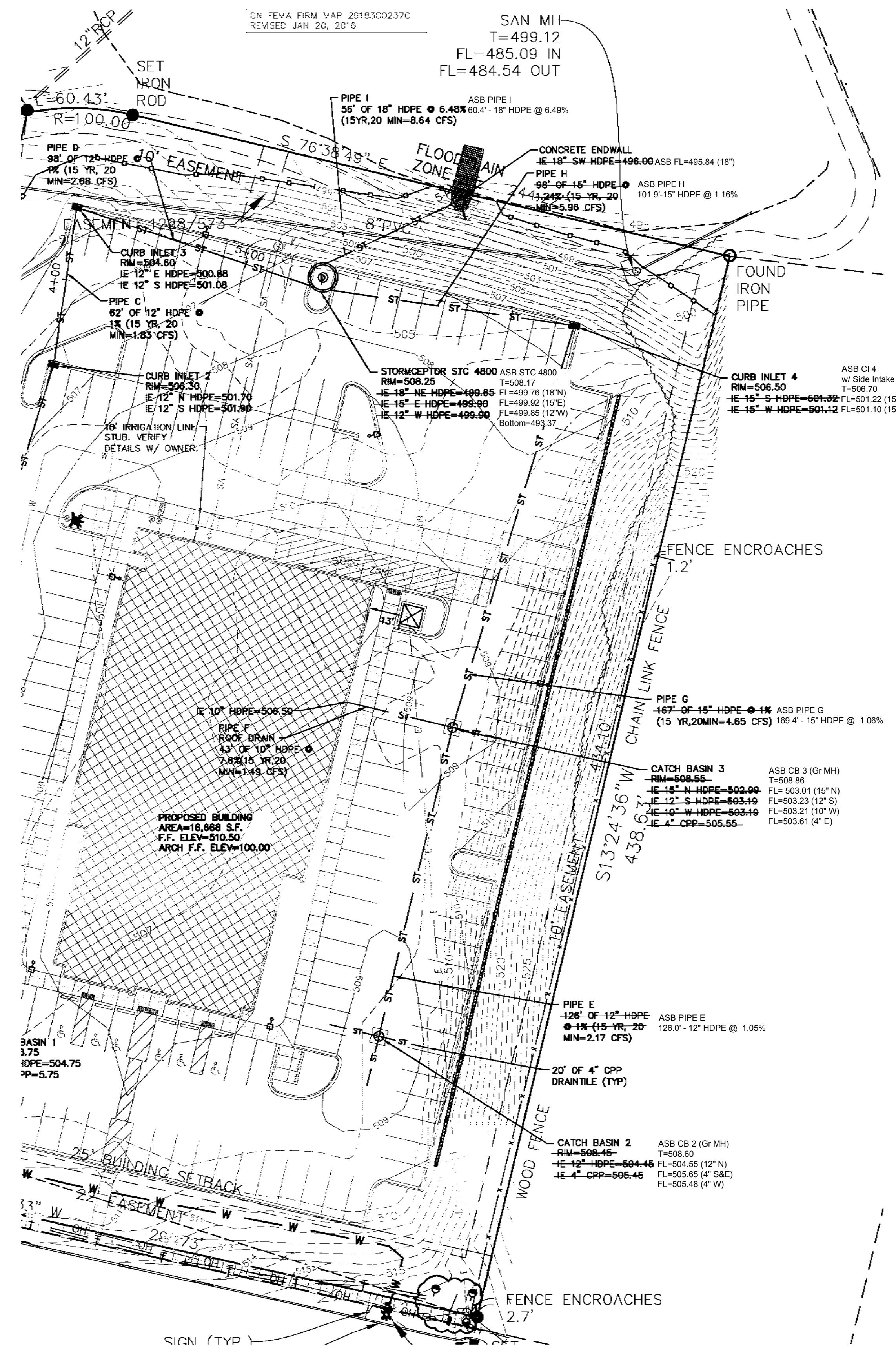
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 111 ROWELL STREET
 BEAVER DAM, WI 53916

PROJECT:
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 O'FALLON, MO 63368

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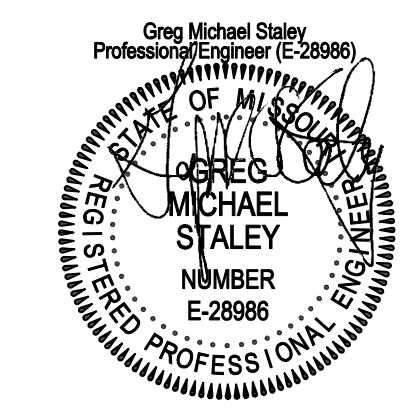
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STORM AND SANITARY SEWER MEASUREMENTS

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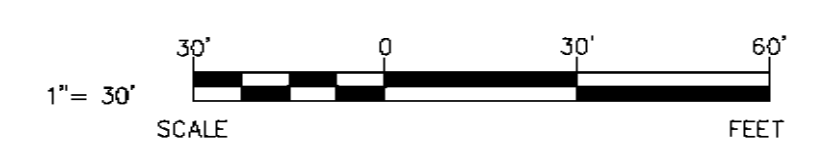
SIGNED: _____
 P.E. / L.S.: PE - 28986
 DATE: 4/26/2017



STORM SEWER NOTE:
 ALL STORM SEWERS ON SITE TO BE PRIVATE

P+Z No. _____
 Approval Date: _____
 City No. _____

STORM EAST PLAN & PROFILE



AS-BUILTS - FINAL MEASUREMENT 04-10-17

OWNER:
 W.D.S. CONSTRUCTION, INC.
 111 ROWELL STREET
 BEAVER DAM, WI 53916

PROJECT:
 BIOLIFE PLASMA CENTER
 BRAMBLET CROSSING (LOT A)
 O'FALLON, MO 63368

PRELIMINARY SHEET DATES:
 DECEMBER 4, 2015

JOB NUMBER:
 1514400

SHEET