

DEER CREEK CROSSING CORNER PUB RESTAURANT I SITE IMPROVEMENT PLANS

2921 MISSOURI STATE HIGHWAY K
CITY OF O'FALLON, SAINT CHARLES COUNTY, MISSOURI 63366

PROPOSED	EXISTING

ABBREVIATIONS

AI	Area Inlet
Asph	Asphalt
BW	Bottom of Wall
BB	Back to Back
CB	Catch Basin
ChB	Chord Bearing
CI	Curb Inlet
CL or t	Centerline
CMP	Corrugated Metal Pipe
Conc	Concrete
DB	Dowel Book
DCB	Double Catch Basin
DCI	Double Curb Inlet
DGI	Double Grated Inlet
DIP	Ductile Iron Pipe
DS	Downspout
FES	Flared End Section
FF	Finished Floor
FL or t	Flow Line
F/F	Face to Face
GB	Grass Break
GI	Grated Inlet
GR	Grade
L	Length of Curve
MH	Manhole
NF	Now or Formerly
OHE or OHW	Overhead Electric or Wires
CIP	Old Iron Pipe
PG	Page
PB	Plat Book
PL or t	Property Line
PVC	Polyvinyl Chloride Pipe
Pvmt	Pavement
R	Radius
RCP	Reinforced Concrete Pipe
R/W	Right of Way
TBR	To Be Removed
Trans	Transformer
TC	Top of Curb
TP	Top of Pavement
TW	Top of Wall
Typ	Typical
UGE	Underground Electric
UGFO	Underground Fiber Optic
UCT	Underground Telephone
VCP	Vitrified Clay Pipe

EXISTING	PROPOSED
500	500
x 500.00	500 or (500)

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

Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

The area of land disturbance is 0.77± Acres.

OWNER/DEVELOPER:
CAPITOL LAND COMPANY (C/O PAT CUNNINGHAM)
11859 STUDD AVENUE, ST. LOUIS, MO 63141

PROPOSED SITE COVERAGES:
TOTAL DISTURBED: 0.77 AC
BUILDING AREA: 0.18 AC (24% OF TOTAL DISTURBED)
PAVEMENT AREA: 0.33 AC (43% OF TOTAL DISTURBED)
GREEN SPACE: 0.26 AC (33% OF TOTAL DISTURBED)
BUILDING SETBACKS (C-2 GENERAL BUSINESS ZONING DISTRICT)
FRONT YARD: NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS.
SIDE YARD: NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
REAR YARD: NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OR OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.

PROPOSED BUILDINGS:
RESTAURANT BUILDING "1"
GROSS SQUARE FOOTAGE = 8,000 SF
BUILDING HEIGHT = 23' - 0"
HOURS OF OPERATION: MONDAY-SATURDAY - OPEN 11AM, CLOSE 1AM
SUNDAY - OPEN 11AM, CLOSE MIDNIGHT

PARKING MINIMUM REQUIREMENT CALCULATIONS:
RESTAURANT (DINE-IN AND DRIVE-THRU):
OFF-STREET PARKING: TWENTY (20) SPACES, PLUS ONE (1) PER 100 SQ.FT. OF FLOOR AREA, INCLUDING OUTDOOR PATIO SPACE = 20 + (11,277 SF / 100) = 133 SPACES
5 ADA SPACES REQUIRED (2 OF WHICH SHALL BE VAN ACCESSIBLE)
OFF-STREET LOADING: USES HAVING OVER FIVE THOUSAND (5,000) SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE AT LEAST ONE (1) OFF-STREET LOADING AND UNLOADING SPACE. FOR EVERY ADDITIONAL TWENTY THOUSAND (20,000) SQUARE FEET OF GROSS FLOOR SPACE, ONE (1) ADDITIONAL LOADING AND UNLOADING SPACE SHALL BE PROVIDED = (8,000 SF BUILDING) ÷ 1 LOADING SPACE (12x36') = 667 SPACES
1. BICYCLE PARKING MINIMUM REQUIREMENT CALCULATION:
1 BIKE SPACE PER 15 PARKING SPACES (4 MINIMUM PER BUILDING) REQUIRED = (133 SPACES) / 15 = 9 BIKE SPACES
2. SHOPPING CENTER PARKING CALCULATIONS:

Building	Space	Business/Tenant Name	Use	SQFT	Req'd Parking	Parking Allocation
A	1	Mercy Urgent Care	Urgent Care	3,600	5.5/1000	20
	2	Glamour Nails	Nail Salon	1,200	5.5/1000	7
	3	Continental Title	General Office	3,040	5.5/1000	17
	4	Sushi AI	Restaurant	1,480	20 plus 1/100 patio	35
B	5	Dierbergs	Grocery Stores	70,950	5.5/1000	390
C	6	Weight Watchers	Retail Sales	1,460	5.5/1000	8
	7	Supercuts	Retail Sales	1,340	5.5/1000	7
	8	GNC	Retail Sales	1,005	5.5/1000	6
	9	Belton Hearing Aids	Retail Sales	1,005	5.5/1000	6
	10	ATA Martial Arts	Retail Sales	2,600	5.5/1000	14
	11	Sprint PCS	Retail Sales	3,040	5.5/1000	17
D	12	Hair Salon	Hair Salon	1,840	5.5/1000	10
	13	Investors Title	General Office	1,675	5.5/1000	9
	14	Code Ninjas	Learning Center	2,133	5.5/1000	12
	15	Catholic Supply	Retail Sales	4,586	5.5/1000	25
	16	Kids Play	Day Care	4,320	5.5/1000	24
	17	Cub Fitness	Fitness Center	42,951	5.5/1000	224
E	18	Party City	Retail Sales	15,000	5.5/1000	83
G	19	The Shack	Restaurant	8,000	20 plus 1/100 patio	100
I	20	Corner Pub & Grill	Restaurant	8,000	20 plus 1/100 patio	133
J	21	Hearthland Dental	Office, Dental	6,000	5.5/1000	33
Total Parking Spaces Required				1188	184,810	1188
Total Spaces Provided (Outlets not included)				1230		

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MISSOURI ONE-CALL SYSTEM INC.

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SHEET INDEX	
SHEET #	SHEET TITLE
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C3.0	SITE DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C6.1	EROSION CONTROL DETAILS
C6.2	EROSION CONTROL DETAILS
C7.0	WATER QUALITY PLAN
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C9.0	EXISTING DRAINAGE MAP
C9.1	PROPOSED DRAINAGE MAP

PLANNING & ZONING APPROVAL CONDITIONS

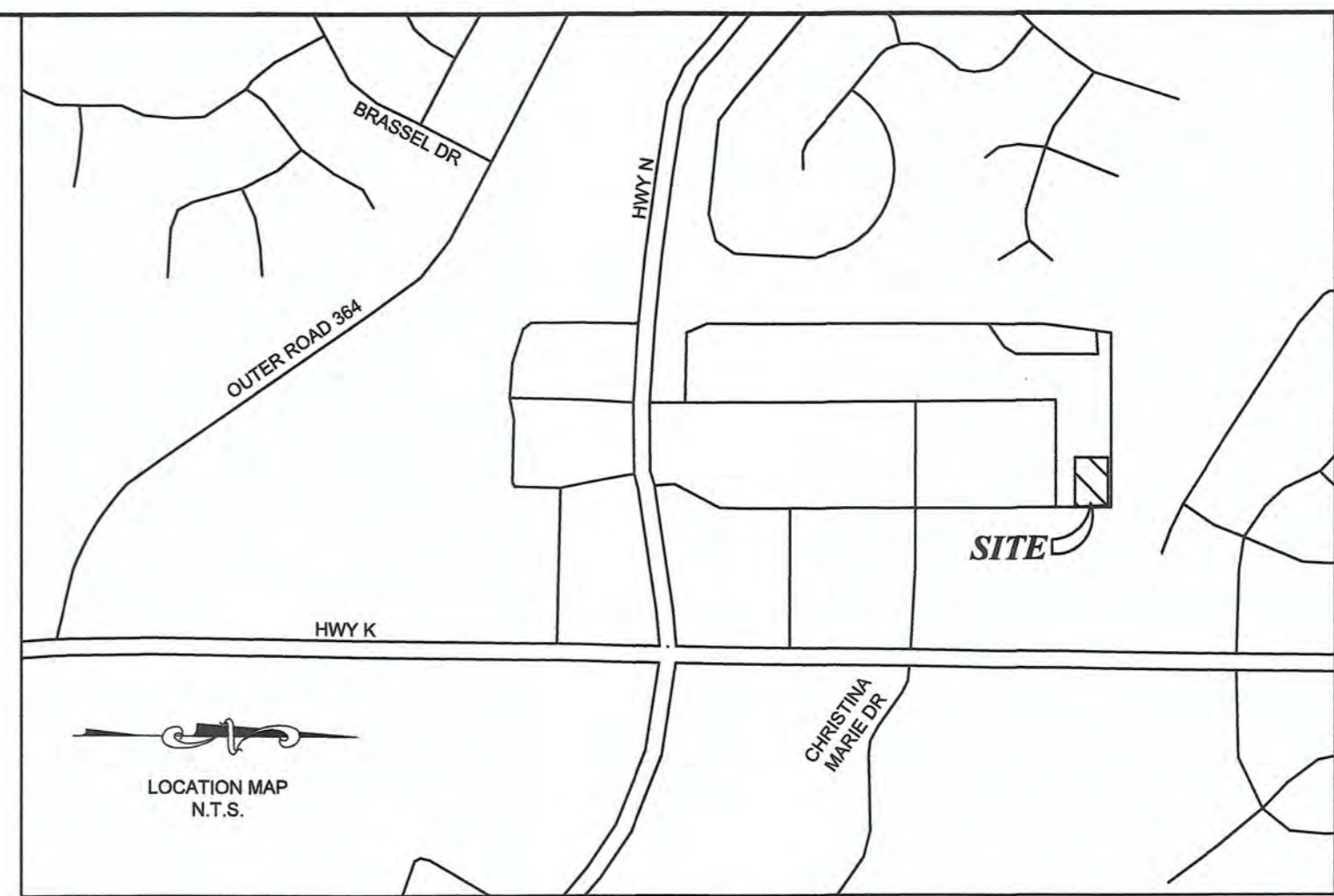
- APPROVAL FROM SANITARY, WATER AND FIRE DISTRICTS FOR THE SITE.
- ANY PROPOSED SIGNAGE WILL REQUIRE THE REVIEW AND APPROVAL OF A SIGN PERMIT.
- ALL MECHANICAL UNITS SHALL BE SCREENED ACCORDING TO CODE SECTION 400.278.

GENERAL NOTES

- 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.
- WE HAVE EXAMINED FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 29183C0239-G), MAP NUMBER 29183C0239-G, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2016 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA CONTAINING THE SUBJECT PROPERTY. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS NOTE IS FOR THE PURPOSE OF PROVIDING INFORMATION AS INDICATED ON THE CURRENT FLOOD INSURANCE RATE MAPS FOR THIS AREA, AND SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED.
- 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.
- SEE GEOTECHNICAL REPORT BY SCI ENGINEERING, INC., DATED JANUARY 2019, FOR DESIGN AND CONSTRUCTION SPECIFICATIONS AND RECOMMENDATIONS. THE SPECIFICATIONS AND REQUIREMENTS CONTAINED IN THIS REPORT SHALL SUPERSEDE THOSE FOUND IN THE SPECIFICATION SECTIONS AND ON THESE SITE CONSTRUCTION PLANS. THE ENGINEER SHALL BE NOTIFIED IF DISCREPANCIES OCCUR BETWEEN THE REPORT AND THESE PLANS.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.

BENCH MARKS
PROJECT BENCHMARK: GPS observation per Missouri Department of Transportation (MODOT) GPS Network System, NAVD 1988 Datum, Missouri East (2401), State Plane Coordinate System.

SITE BENCHMARK: Mag nail on curb located 718.25' south and 61.44' east of the northwest corner of the subject property. Elevation = 513.80



- AGENCY CONTACTS:**
- O'FALLON FIRE PROTECTION DISTRICT (Fire)**
111 Laura K Drive
O'Fallon, MO 63366
Phone: (636) 272-3493
 - DUCKETT CREEK SANITARY DISTRICT (San. Sewer)**
3550 Highway K
O'Fallon, MO 63368
Phone: (636) 441-1244
 - MISSOURI AMERICAN WATER CO. (Water)**
1290 Motherhead Road
St. Charles, MO 63304
Phone: (636) 922-9164
 - CITY OF O'FALLON (Storm Sewer)**
100 N. Main Street
O'Fallon, MO 63366
Phone: (636) 240-2000
 - AMEREN MISSOURI (Electric)**
200 Callahan Road
Wentzville, MO 63385
Phone: (636) 639-8312
 - LACLEDE GAS COMPANY (Gas)**
6400 Graham Road
St. Louis, MO 63134
Phone: (314) 522-2297
 - CENTURYLINK (Telephone)**
1151 Century Tel Drive
Wentzville, MO 63385
(636) 332-7261

FINAL ASBLT MEASUREMENTS

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

SIGNED: *Michael S. Blansit*
DATE: 7-27-2020



MICHAEL S. BLANSIT, PLS-2364
CLAYTON ENGINEERING CO.
MO. CORPORATE NO. LS 14-D

ASBLT 07/24/20

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jamie Greenlee* DATE: 07/31/2020
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

CITY OF O'FALLON
PLANNING AND ZONING APPROVAL DATE JUNE 6, 2019
FOR 19-003524

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208 WELSH INDUSTRIAL COURT
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(314) 692-8888 FAX: (314) 692-8888 claytoneng.com
1102 Oak Farmwood & Post Reg. Prof. Design & Engineering, Corp. #634,00079

REVISIONS

CAPITOL LAND COMPANY
11859 Studd Avenue
Creve Coeur, Missouri 63141

COVER SHEET

DEER CREEK PLAZA

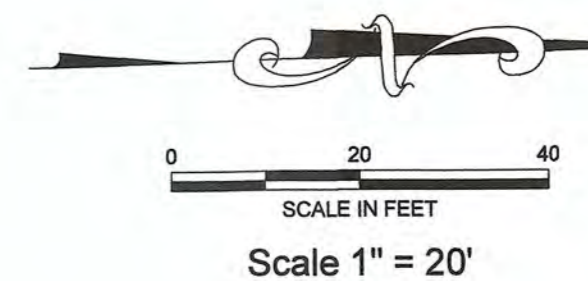
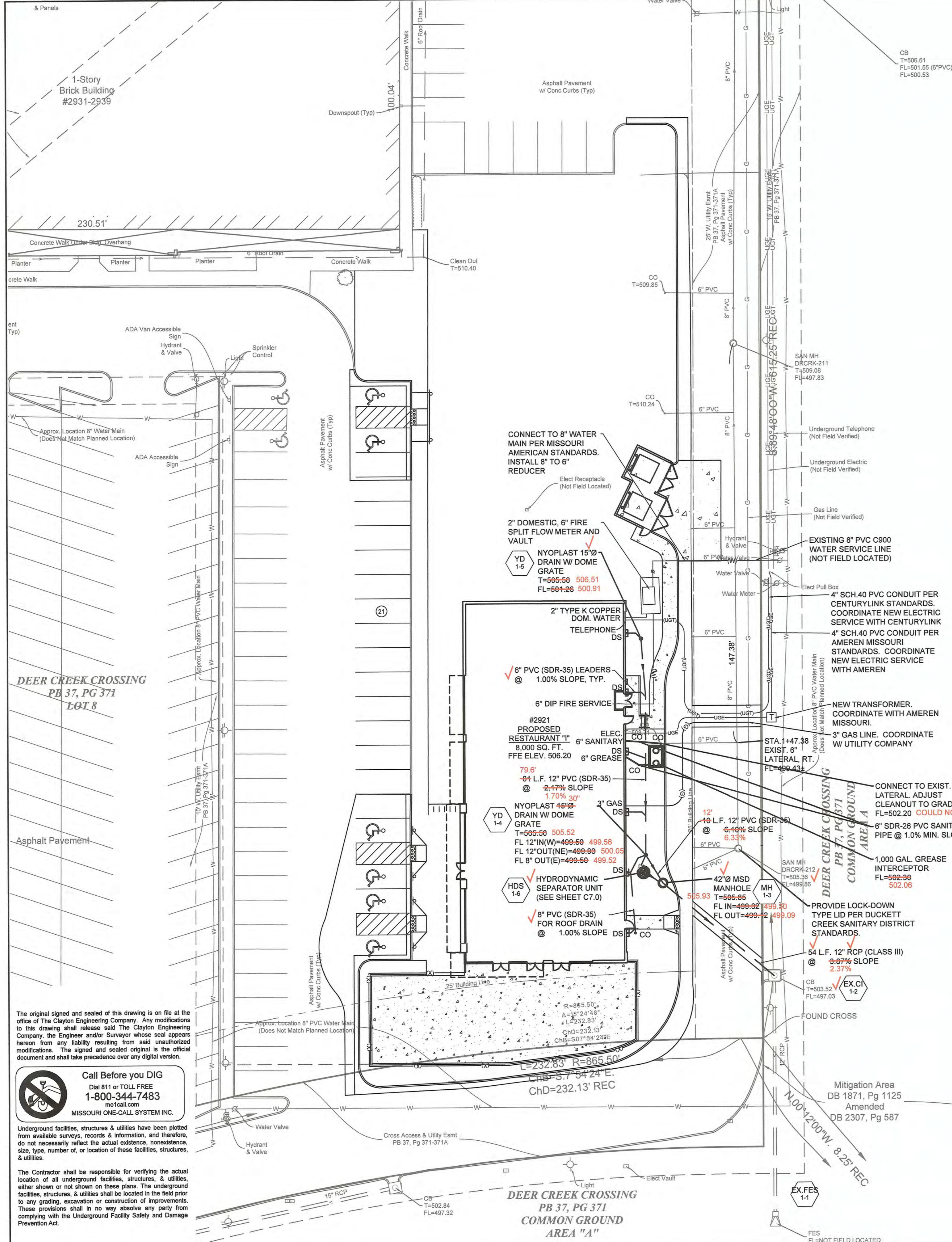
2020 Missouri State Highway K

Prepared for:

City of O'Fallon
Professional Engineer (E-28986)
MICHAEL STALEY
NUMBER E-28986
7/29/2019

Designed: RKF
Drawn: RKF
Checked: GMS
Date: 06-10-19

Project Number: 16067.2
Sheet Number: C1.0 of



- UTILITY NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COMPANY COORDINATION AND SCHEDULING.
 2. THE CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING SEWERS THAT ARE PLANNED TO HAVE NEW STRUCTURES BUILT ON THE EXISTING PIPE PRIOR TO HAVING STRUCTURES FABRICATED.
 3. THE CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING SANITARY SEWERS PRIOR TO ORDERING STRUCTURES AND PROVIDE THE INFORMATION TO THE ENGINEER FOR REVIEW.
 4. MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINES AND SANITARY/STORM SEWERS SHALL BE 24-INCHES. CONCRETE ENCASE WATER LINES WHEN CLEARANCE IS NOT POSSIBLE.
 5. MINIMUM WATER LINE DEPTH SHALL BE 42-INCHES WITH A MAXIMUM OF 72-INCHES.
 6. WATER TAP AND VALVES SHALL BE PROVIDED AND INSTALLED BY MISSOURI AMERICAN WATER.
 7. WATER METERS SHALL BE PROVIDED AND SET BY MISSOURI AMERICAN WATER.
 8. NO EXISTING WELLS, CISTERNS AND/OR SPRINGS ARE WITHIN THE CONSTRUCTION ZONE OF THIS PROJECT.
 9. ESTIMATED SANITARY SEWER FLOW = 4,000 GPD.

FINAL ASBUILT MEASUREMENTS

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SIGNED: *Michael S. Blansit*

DATE: 7-27-2020



MICHAEL S. BLANSIT, PLS-2364
CLAYTON ENGINEERING CO.
MO. CORPORATE NO. LS-14-D

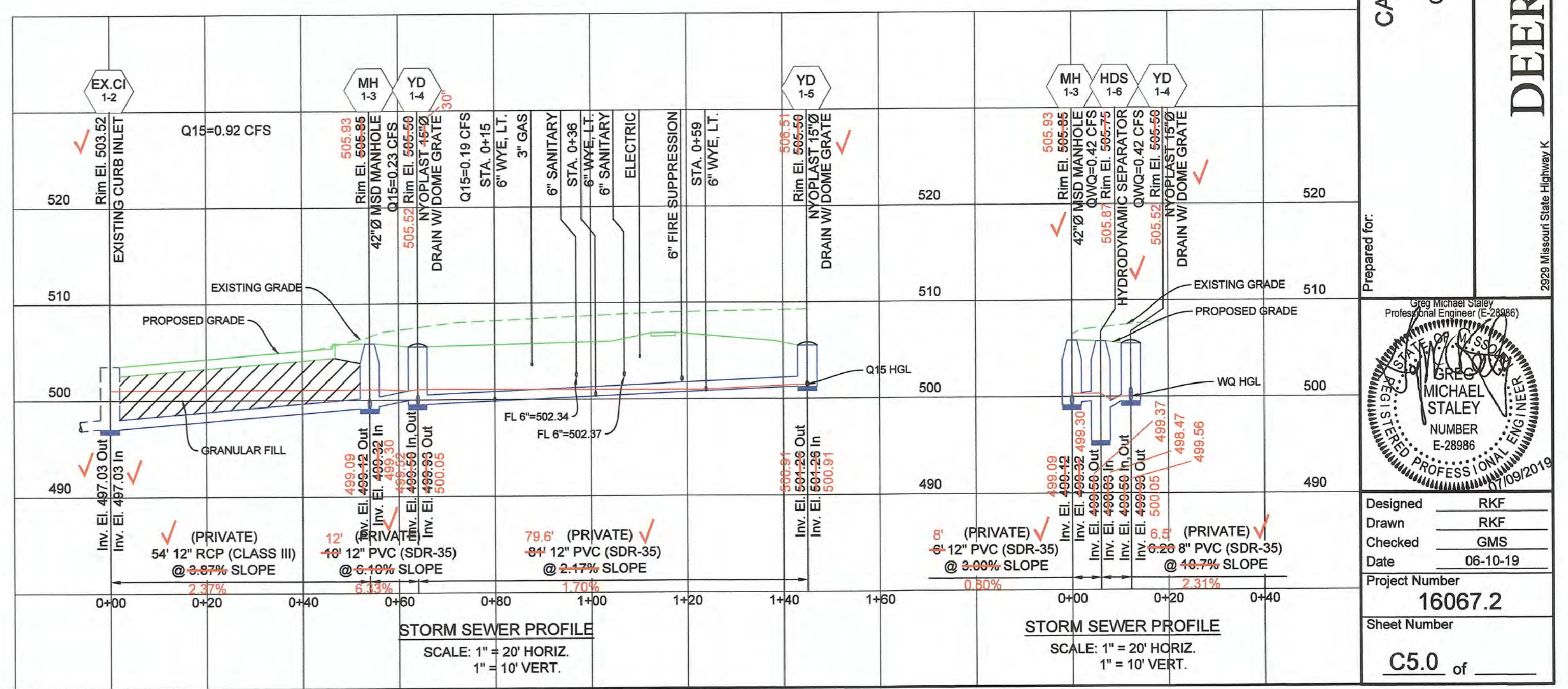
ASBUITS 07/24/20

MSDReport

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Size (in)	Line Length (ft)	Line Slope (%)	n-val Pipe	Flow Rate (cfs)	Capac Full (cfs)	Vel Ave (ft/s)	HGL Dn (ft)	HGL Up (ft)	Gnd/Rim El Dn (ft)	Gnd/Rim El Up (ft)	Hw (ft)	Rim-Hw (ft)	Defl Ang (Deg)	Minor Loss (ft)
1	FES1-1TOCI1-2	492.00	497.03	12	92.44	5.44	0.013	2.29	8.31	2.92	500.50	500.88	493.00	503.52	4.01	2.48	179.77	0.16
2	CH1-2TOMH1-3	497.03	498.12	12	54.00	3.87	0.013	0.92	7.01	1.17	501.04	501.08	503.52	505.85	1.96	4.77	-50.13	0.01
3	MH1-3TOYD1-4	499.32	499.93	12	10.00	6.10	0.013	0.23	8.80	0.29	501.08	501.09	505.85	505.50	1.16	4.41	14.44	0.00
4	YD1-4TOYD1-5	499.50	501.26	12	81.00	2.17	0.013	0.19	5.25	1.12	501.09	501.44	505.50	505.50	0.18	4.06	34.50	n/a

MSDReport

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Size (in)	Line Length (ft)	Line Slope (%)	n-val Pipe	Flow Rate (cfs)	Capac Full (cfs)	Vel Ave (ft/s)	HGL Dn (ft)	HGL Up (ft)	Gnd/Rim El Dn (ft)	Gnd/Rim El Up (ft)	Hw (ft)	Rim-Hw (ft)	Defl Ang (Deg)	Minor Loss (ft)
1	MH1-3toHDS1-6	499.32	499.50	12	6.00	3.00	0.013	0.42	6.17	3.43	499.50	499.77	505.85	505.75	0.27	5.98	105.19	0.09
2	HDS1-6toYD1-4	498.83	499.50	8	6.26	10.70	0.013	0.42	3.95	1.97	499.77	499.80	505.75	505.50	0.30	5.70	74.09	n/a



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314.963.1111
MO Dept of Public Safety, Prof. Exp. #000007 & Prof. Survey #000714
E. Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #164.000079

REVISIONS

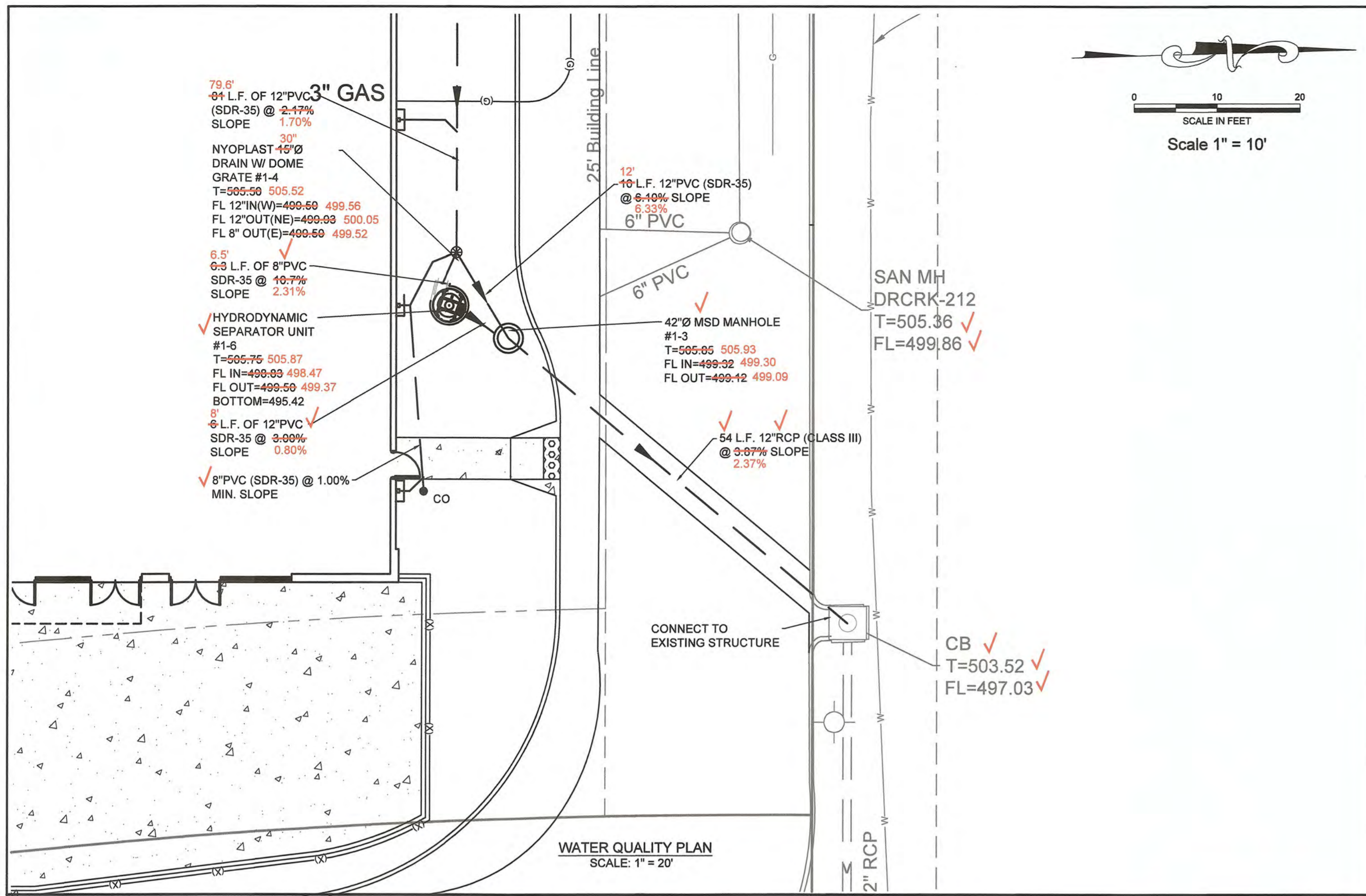
NO.	DATE	BY	DESCRIPTION
1	11-09-19	RKF	Revision to domestic and fire service

Prepared for:
CAPITOL LAND COMPANY
11850 Studd Avenue
Creve Coeur, Missouri 63141

UTILITY PLAN
DEER CREEK PLAZA

2929 Missouri State Highway K
OFallon, Missouri 63306

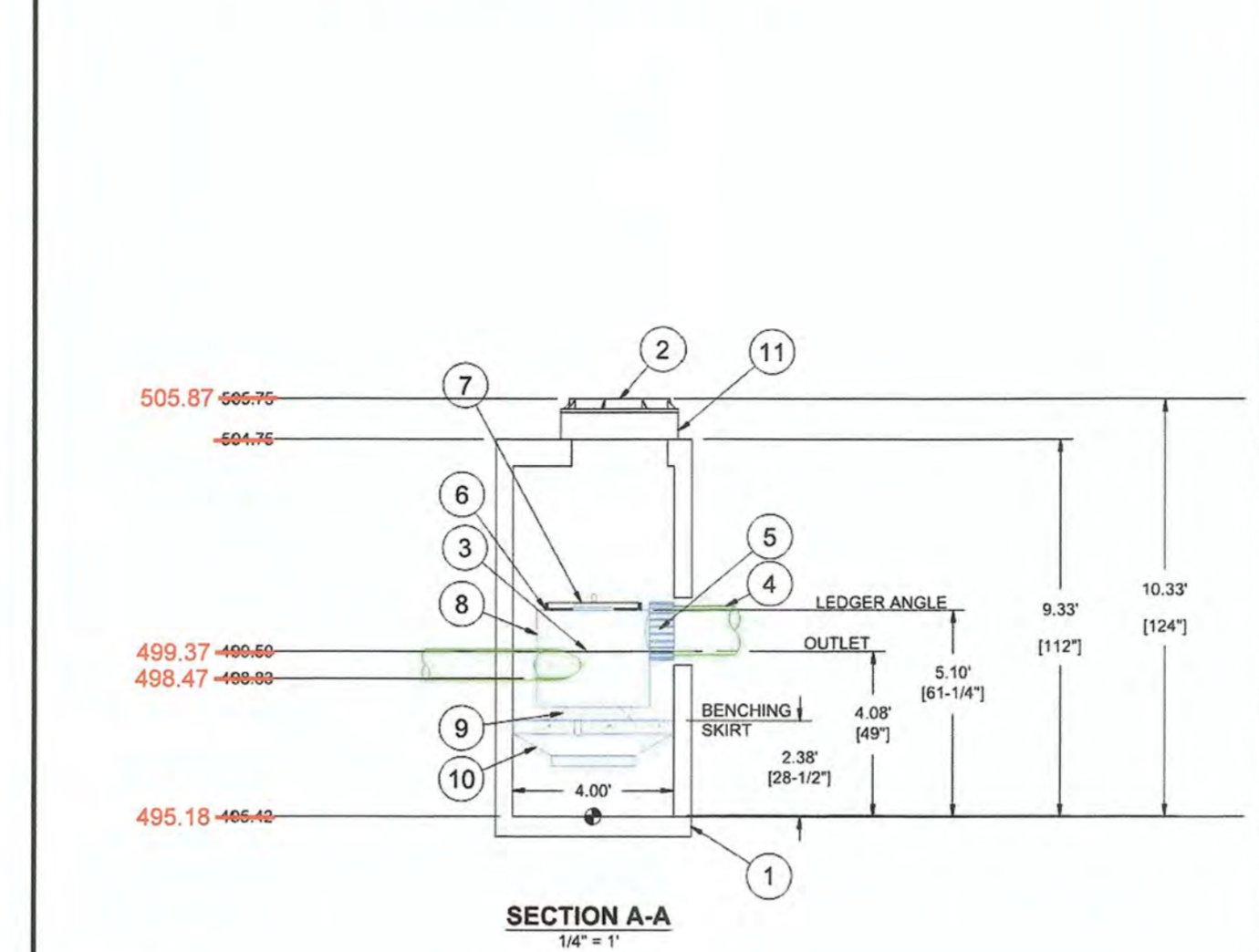
Designed by: RKF
Drawn by: RKF
Checked by: GMS
Date: 06-10-19
Project Number: 16067.2
Sheet Number: C5.0 of



PARTS LIST: 4' DOWNSTREAM DEFENDER

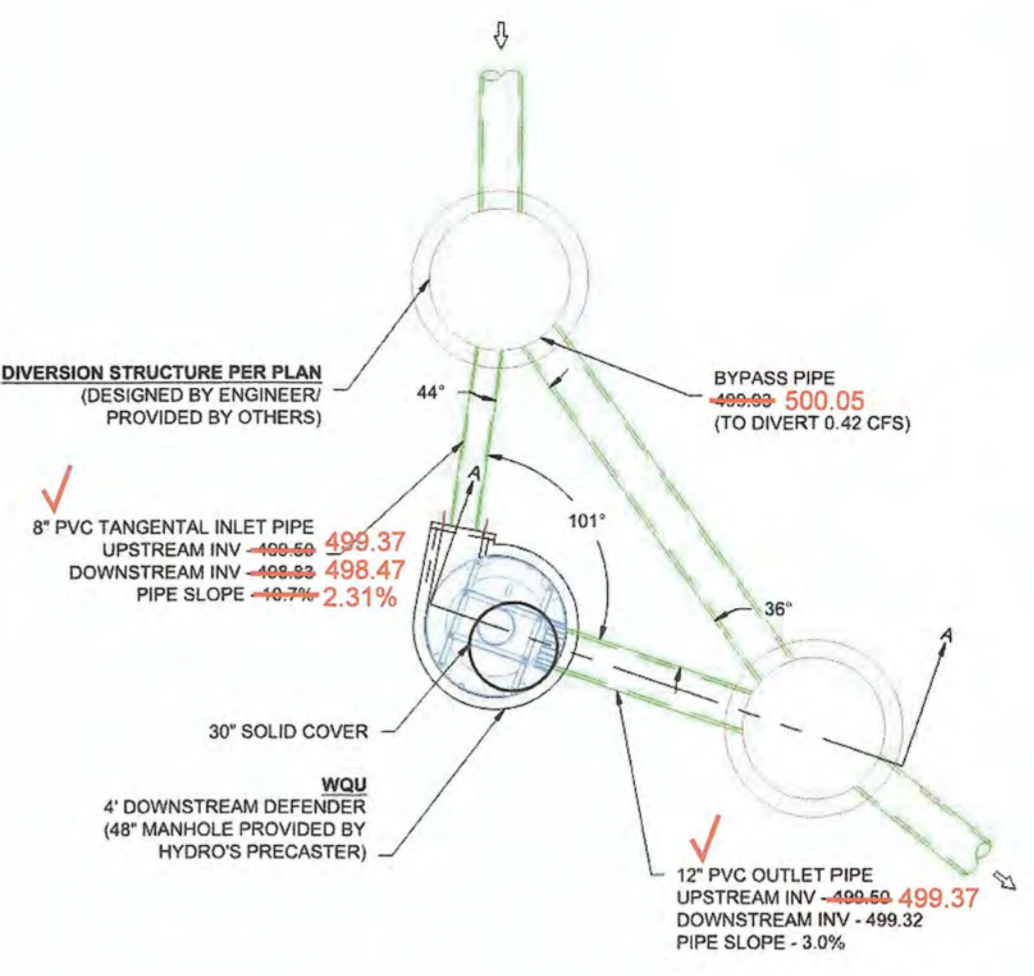
ITEM	SIZE (IN)	MATERIAL	DESCRIPTION
1	48	CONCRETE	I.D. PRECAST MANHOLE
2	30	-	FRAME & COVER
3	8	PVC	INLET PIPE (BY OTHERS)
4	12	-	OUTLET PIPE (BY OTHERS)
5	12	-	PIPE COUPLING (BY OTHERS)
6	-	-	LEDGER ANGLE
7	-	-	SUPPORT FRAME
8	-	-	DIP PLATE
9	-	-	CENTER SHAFT & CONE
10	-	-	BENCHING SKIRT
11	-	-	MATERIALS & LABOR TO ACHIEVE FINAL GRADE (BY OTHERS)

NOTES:
 - ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS.
 - ALL CONNECTIONS TO DOWNSTREAM DEFENDER TO BE A-LOCK CONNECTIONS



CAPACITIES
 1. PEAK TREATMENT FLOW: 3.0 CFS (85 L/S)
 2. SEDIMENT STORAGE CAPACITY: 0.70 YD³ (0.54 m³)
 3. OIL STORAGE CAPACITY: 70 GALLONS (265 LITERS)

ADDITIONAL DESIGN INFORMATION
 1. THE OUTLET PIPE STUB IS A ROTO-MOLDED PRODUCT WITH AN I.D. OF 12\"/>



DEER CREEK CROSSING
 OF FALLON, MO

DATE: 08-14-19 DRAWN: SMO
 PROJECT #: S171943 CHECKED: MRJ

Hydro International
 1100 N. MAIN ST. SUITE 100
 FALLON, MO 64601
 (417) 832-8888 FAX: (417) 832-8888
 hydrointl.com

AS NOTED

2 SHEET OF 2

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 claytoneng.com
 1100 Oak, Environmental & Civil, Inc. Prof. Design & Engineering, Corp. #165,000797

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SIGNED: *Michael S. Blansit*
 DATE: 7-27-2020



MICHAEL S. BLANSIT, PLS-2384
 CLAYTON ENGINEERING CO.
 MO. CORPORATE NO. LS 14-D

Prepared for:
 CAPITOL LAND COMPANY
 11850 Studt Avenue
 Creve Coeur, Missouri 63141

WATER QUALITY PLAN
 DEER CREEK PLAZA

2229 Missouri State Highway K
 OFallon, Missouri 63398

Designed by: RKF
 Drawn by: RKF
 Checked by: GMS
 Date: 06-10-19

Project Number: 16067.2
 Sheet Number: C7.0 of