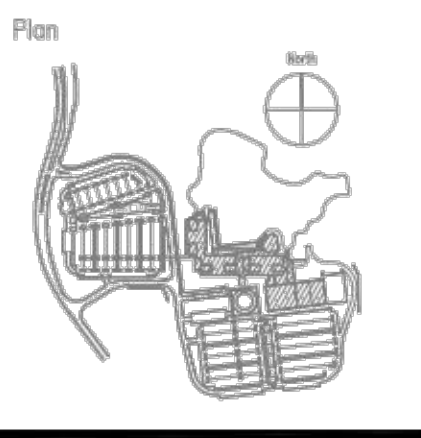


CONSULTANTS:
WM TAO & ASSOCIATES
 CONSULTING ENGINEERS
 7850 Manchester Road, Suite 125 • St. Louis, Missouri 63143
 Phone: 314.684.7600 • Fax: 314.684.7001 • www.wmtao.com



GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF O'FALLON, MO.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AND UNPAVED AREAS.
- NO SLOPE SHALL EXCEED 3 (HORIZONTAL) : 1 (VERTICAL).
- WHERE EXISTING PAVEMENT MEETS NEW PAVEMENT OR IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF O'FALLON STANDARDS.
- ALL NEW SURFACE PAVEMENT SHALL BE COMPACTED TO 98% DENSITY AND ANY NEW CONCRETE SHALL BE 4000 psi IN 28 DAYS.
- CONSTRUCTION WORKING HOURS IN THE CITY OF O'FALLON:
 -CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
 OCTOBER 1 - MAY 31 7:00 A.M. TO 7:00 P.M. MONDAY-SUNDAY
 JUNE 1 - SEPTEMBER 30 6:00 A.M. TO 8:00 P.M. MONDAY-FRIDAY
 7:00 A.M. TO 8:00 P.M. SATURDAY-SUNDAY
 CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

STORM SEWER NOTES

- ALL CONCRETE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76-80 CLASS 3 UNLESS NOTED.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

SITE DRAINAGE AND GRADING

- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE DESILTED AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- ALL STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE LIFTS AND MECHANICALLY COMPACTED TO A MIN. 98% MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D-698). STRUCTURAL FILL INCLUDES FILL PLACED BENEATH PAVEMENT, AND SLOPES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL. FILL OUTSIDE THESE AREAS SHALL BE COMPACTED TO 90% OF THE SAME CRITERIA.

SILTATION CONTROL GENERAL NOTES

- INSTALLATION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY 0.5"/24 HOUR RAIN EVENT. ANY SILTATION CONTROL IN NEED OF REPAIR SHALL OCCUR IMMEDIATELY.
- ANY DISTURBED AREAS WHICH WILL REMAIN UNPROTECTED FOR 45 DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING PER SPECIFICATIONS WITHIN 7 DAYS. IF SEASONAL CONDITIONS PROHIBIT SEEDING, MULCHING OR MATTING SHALL BE USED.
- SILT FENCES SHALL BE INSTALLED IMMEDIATELY AROUND EACH STORM SEWER STRUCTURE ONCE FINAL CONSTRUCTION OF EACH INDIVIDUAL STRUCTURE IS COMPLETE.
- ALL SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

BENCHMARK INFORMATION

BASIS OF BEARING: THE BEARING SYSTEM HAS BEEN ADOPTED FROM GPS OBSERVATION, USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S NETWORK OF CONTINUOUSLY OPERATING REFERENCE SYSTEMS, ADJUSTED TO THE NAD83 STATE PLANE COORDINATE SYSTEM, EAST ZONE.

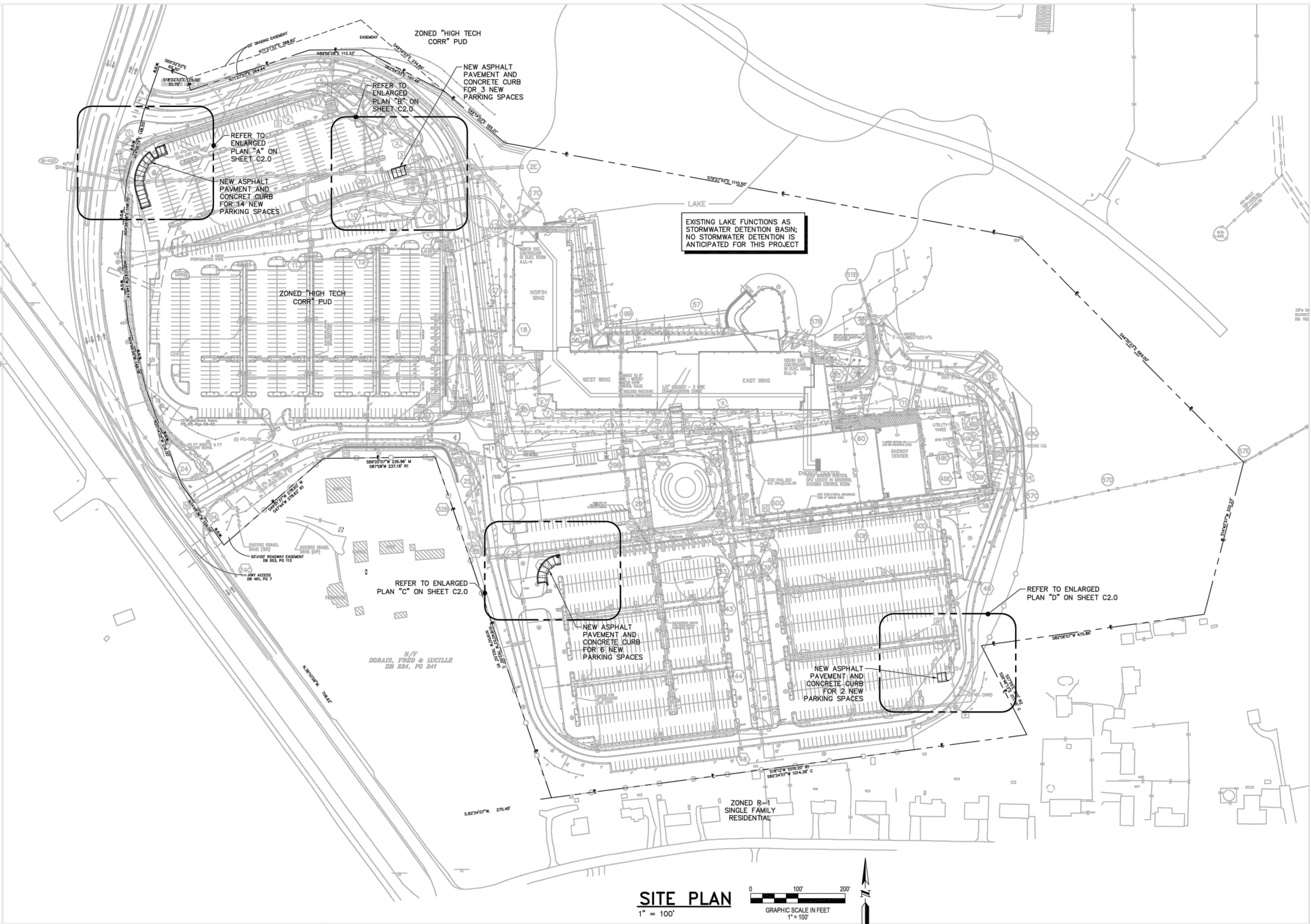
SITE DATUM ELEVATION: HORIZONTAL AND VERTICAL CONTROL HAS BEEN ESTABLISHED BY GPS OBSERVATION USING MGDOT NETWORK, GEOID 12B ADJUSTMENTS AND NAVD88 IN FEET.

P&Z APPROVAL REQUIREMENTS

- SITE PLAN APPROVAL SHALL EXPIRE, AND BE OF NO EFFECT, ONE (1) YEAR AFTER THE DATE OF ISSUANCE OF APPROVAL (JULY 6, 2018), UNLESS WITHIN SUCH TIME CONSTRUCTION PLANS OR BUILDING PERMITS FOR AND PROPOSED WORK AUTHORIZED UNDER SAID SITE PLAN APPROVAL HAS BEEN ISSUED.
- PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF.
- THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.
- ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT.
- ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE.
- ALL CONDITIONS OF P&Z APPROVAL SHALL BE NOTED ON THIS PLAN.

AS-BUILT
 SURVEYORS NOTES:
 THE BACKGROUND DRAWING THAT THIS AS-BUILT SURVEY IS BASED, HAS BEEN PROVIDED BY OTHERS. WE HAVE ADDED AS-BUILT INFORMATION TO THIS DRAWING FROM FIELD OBSERVATIONS AND ONLY CLAIM RESPONSIBILITY OF ACCURACY AND INFORMATION FOR THE AS-BUILT DATA REPORTED HEREON.
 ELEVATIONS AND STATE PLANE COORDINATE VALUES SHOWN ARE ON U.S.G.S. DATUM AND HAVE BEEN DERIVED FROM GPS OBSERVATION USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S GNSS VRS NETWORK, WGS 84, NAVD 88.

GATEWAY LAND SERVICES, INC. (AGENT)
 SIGNED: *James L. Deegenhardt*
 (AGENT) JAMES L. DEEGENHARDT
 DATE: APRIL 30, 2019



SITE PLAN
 1" = 100'
 GRAPHIC SCALE IN FEET
 1" = 100'

MASTERCARD
 2200 MASTERCARD BLVD.
 O'FALLON, MISSOURI 63368
PARKING ADDITION

SEAL:
APPROVED
 by: Jeannie Greenlee
 05/15/2019

THE SEAL(S) AND SIGNATURE(S) APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

REV	DATE	DESCRIPTION	APPD

DATE ISSUED: 07/11/18
 PROJ. NO.: 18018.01
 ENGINEER:
 DRAWN BY:
 CHECKED BY:
 DRAWING TITLE:

AS-BUILT
PAGE 1

LEGEND

⊕	POWER POLE W/GUY WIRE
⊖	POWER POLE
+	STREET SIGN
⊕	GAS VALVE
⊕	GAS METER
⊕	WATER VALVE
⊕	WATER METER
⊕	WATER FAUCET OR SPRINKLER
⊕	CLEAN OUT
⊕	YARD DRAIN
⊕	ELECTRIC BOX OR METER
⊕	MAIL BOX
⊕	TELEPHONE OR CABLE BOX
⊕	LIGHT STANDARD
⊕	FIRE HYDRANT
⊕	TRAFFIC SIGNAL
⊕	YARD LIGHT
⊕	CON METER
⊕	TEST HOLE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC
---	SANITARY SEWER
---	WATER LINE
---	STORM SEWER
---	FENCE
---	UNDERGROUND TELEPHONE
---	FIBER OPTIC
---	TREE LINE
+	PLUS OR MINUS
⊕	TREE W/SIZE
⊕	STORM GRATE INLET
⊕	STORM INLET
⊕	PARKING SPACE COUNT
⊕	SANITARY MANHOLE

ABBREVIATIONS

AC	ADDRESS
ASPH	ASPHALT
BOOK	BOOK
BUILD	BUILDING
BM	BENCH MARK
CL	CHAIN LINE FENCE
CONC	CONCRETE
DEED	DEED BOOK
E	EAST
EM	ELECTRIC MANHOLE
EL	ELEVATION
FF	FRESH FLOOR
FL	FLOW LINE
L	LENGTH
MH	MANHOLE
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
PL	PLAT BOOK
PG	PAGE
PVC	POLYVINYL CHLORIDE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.W.M.	PAVEMENT
RADIUS	RADIUS
RCF	REINFORCED CONC. PIPE
REC	RECORD
RR	RAIL ROAD TIE WALL
R/W	RIGHT OF WAY
S	SOUTH
SA	SANITARY
SBM	SITE BENCHMARK
SF	SQUARE FEET
ST	STORM
SUR	SURVEY
SW	SOUTHWEST
TRANS	TRANSFORMER
VCP	VITRIFIED CLAY PIPE
W	WEST
WMH	WATER MANHOLE
W/	WIDEN

AGENCY CONTACTS:
 MASTERCARD
 CUSHMAN WAKEFIELD, INC.
 2200 MASTERCARD BLVD.
 O'FALLON, MO 63368
 PHONE: (636) 722-8231
 CONTACT: AUBREY WOODS
 CITY OF O'FALLON
 100 NORTH MAIN ST.
 O'FALLON, MO 63366
 UTILITY LOCATES: PHONE: (636) 240-2000
 WATER, SANITARY AND STORM LOCATES: (636) 281-2858
 TRAFFIC LOCATES: (636) 379-5602
 ENGINEERING DIVISION: (636) 379-5556
 CONSTRUCTION INSPECTION DIVISION: (636) 379-5556
 WENTZVILLE FIRE PROTECTION DISTRICT
 502 LUETKENHAUS BLVD.
 WENTZVILLE, MO 63385
 PHONE: (636) 327-6239
 SPIRE
 700 MARKET STREET
 ST. LOUIS, MISSOURI 63101
 PHONE: (314) 342-0500
 AMERENUE
 P.O. BOX 66149, MAIL CODE 657
 ST. LOUIS, MISSOURI 63166
 PHONE: (314) 344-6504
 FAX: (314) 344-9847

PROPERTY DATA:

ADDRESS: 2200 MASTERCARD BOULEVARD
 O'FALLON, MISSOURI 63368
 ACREAGE: 52.08 Ac ±
 OWNER: MISSOURI DEVELOPMENT FINANCE BOARD
 PLAT BOOK: 2300, PAGE 1142
 EXISTING ZONING: "HIGH TECH CORRIDOR" PUD
 FIRE DISTRICT: WENTZVILLE FIRE PROTECTION DISTRICT
 SEWER DISTRICT: DUCKET CREEK SEWER DISTRICT
 WATER SERVICE: DISTRICT 2
 GAS SERVICE: SPIRE
 ELECTRIC SERVICE: AMEREN
 TELEPHONE: AT&T
 FIRM MAP: PANEL 430 OF 525; MAP # 29183C0430G
 FLOOD ZONE: PROPERTY IS NOT LOCATED WITH A FLOOD ZONE PER THE FIRM MAP

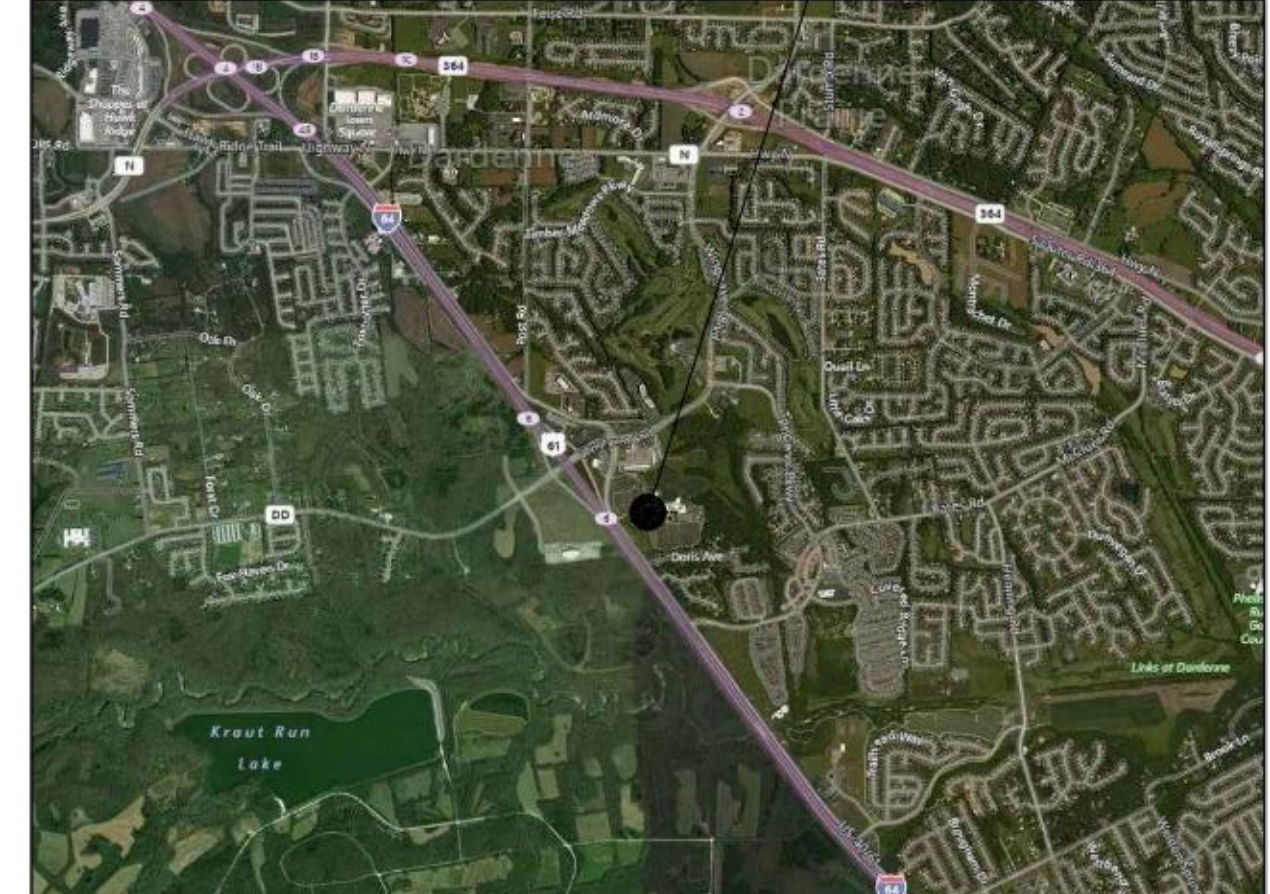
SITE IMPERVIOUS CALCULATION:

BUILDING: 4.24 Ac
 LANDSCAPE: 26.05 Ac
 PAVEMENT: 21.79 Ac
 TOTAL: 52.08 Ac

PARKING CALCULATIONS:

EXISTING PARKING SPACES: 2,214 SPACES
 PROPOSED PARKING SPACES: 25 SPACES
 PROPOSED TOTAL PARKING: 2,239 SPACES

PROJECT LOCATION



LOCATOR MAP
 NO SCALE

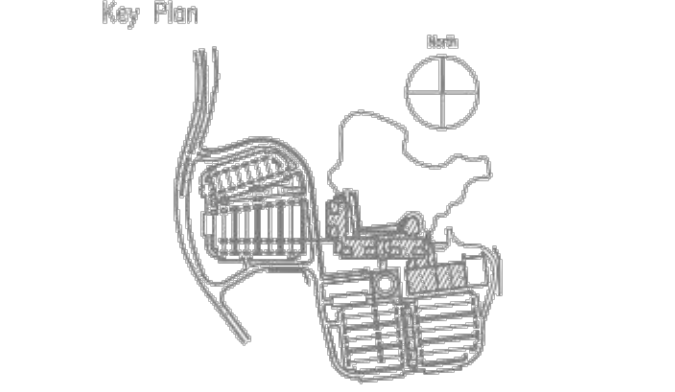
PLANNING AND DEVELOPMENT DIVISION FILE NO.: 18-004363
 DATE OF P&Z COMMISSION APPROVAL: JULY 6, 2019

SHEET NO.:



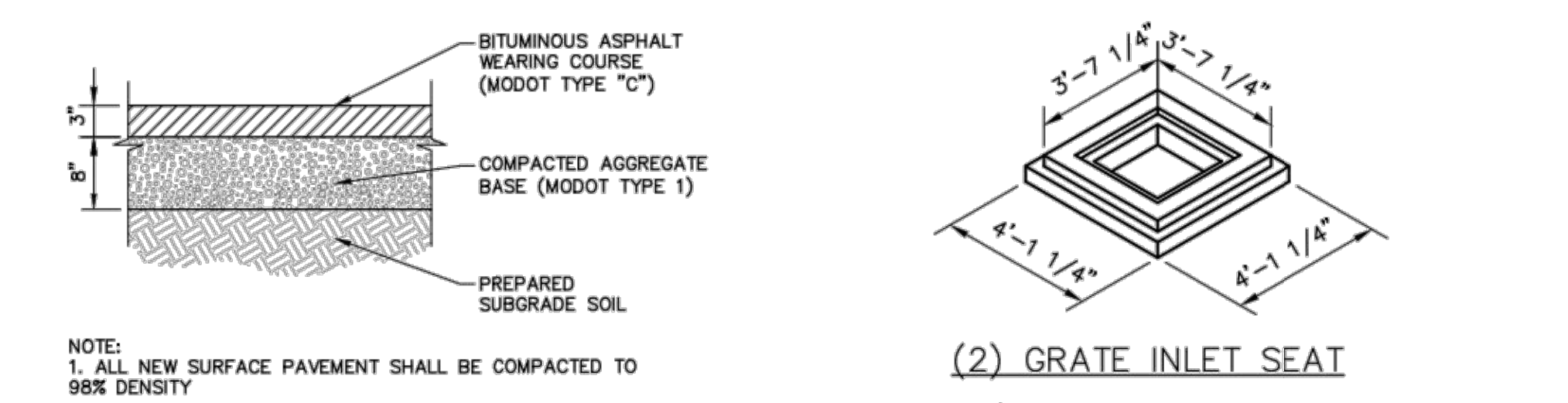
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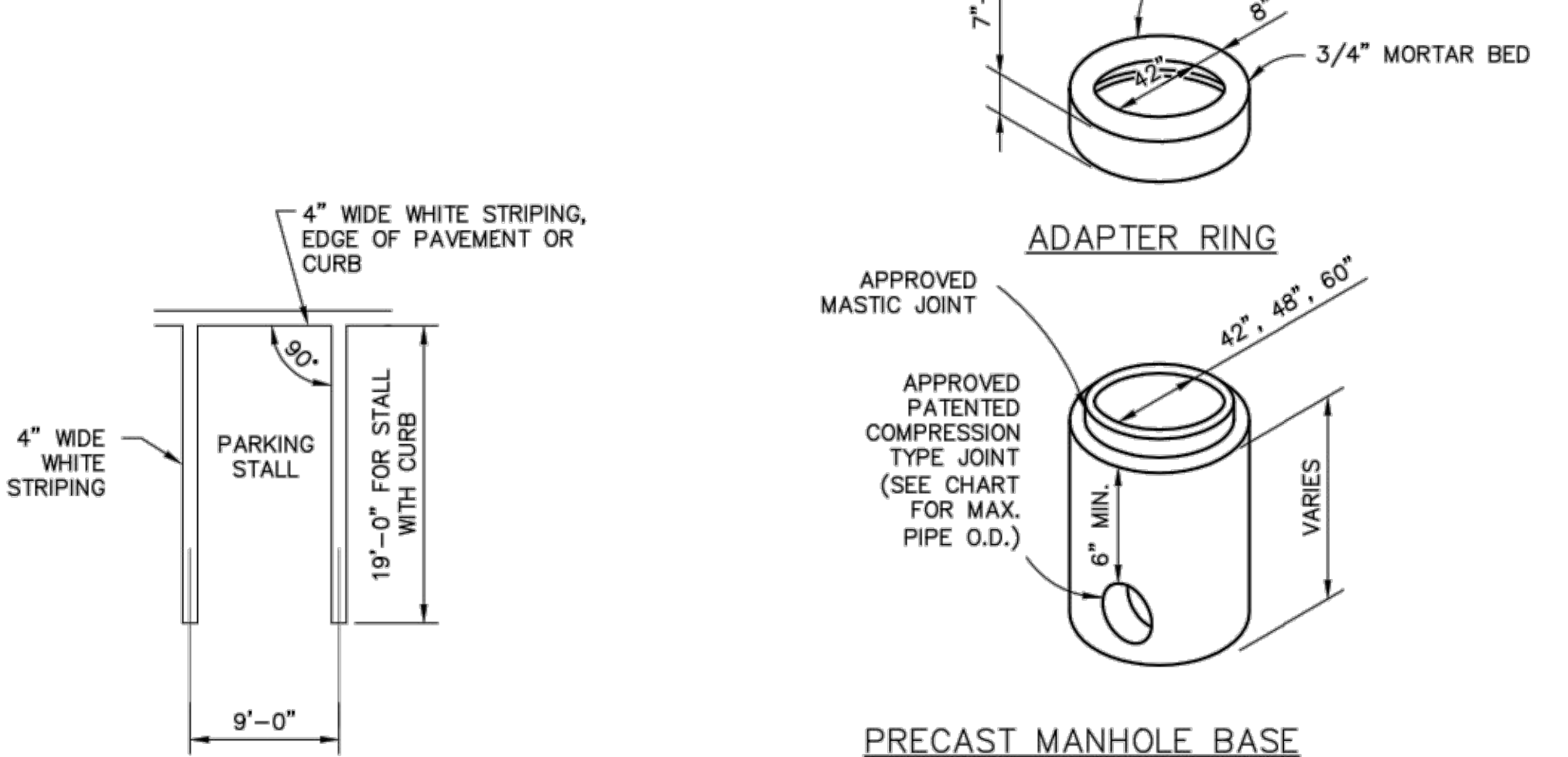


MASTERCARD
 2200 MASTERCARD BLVD.
 OF FALLON, MISSOURI 63368

PARKING ADDITION



REGULAR DUTY ASPHALTIC CONCRETE PAVEMENT
 NO SCALE

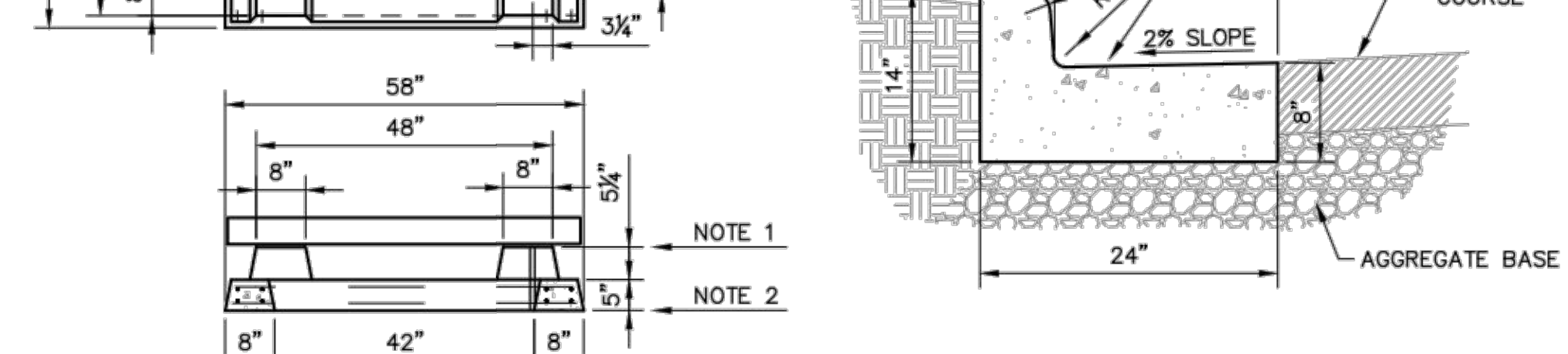


TYPICAL PARKING STALL
 NO SCALE

PRECAST CONCRETE (2) GRATE INLETS
 1/4" = 1'-0"



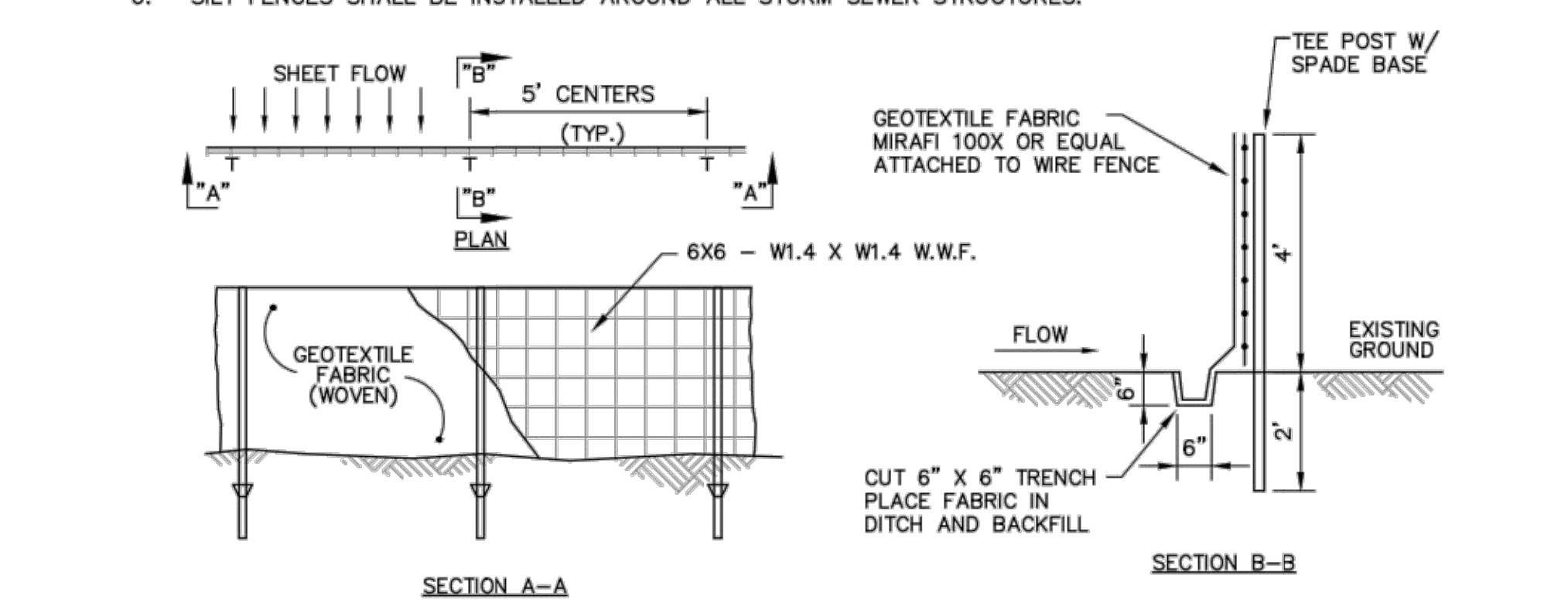
CONCRETE CURB BLOCK
 MNO SCALE



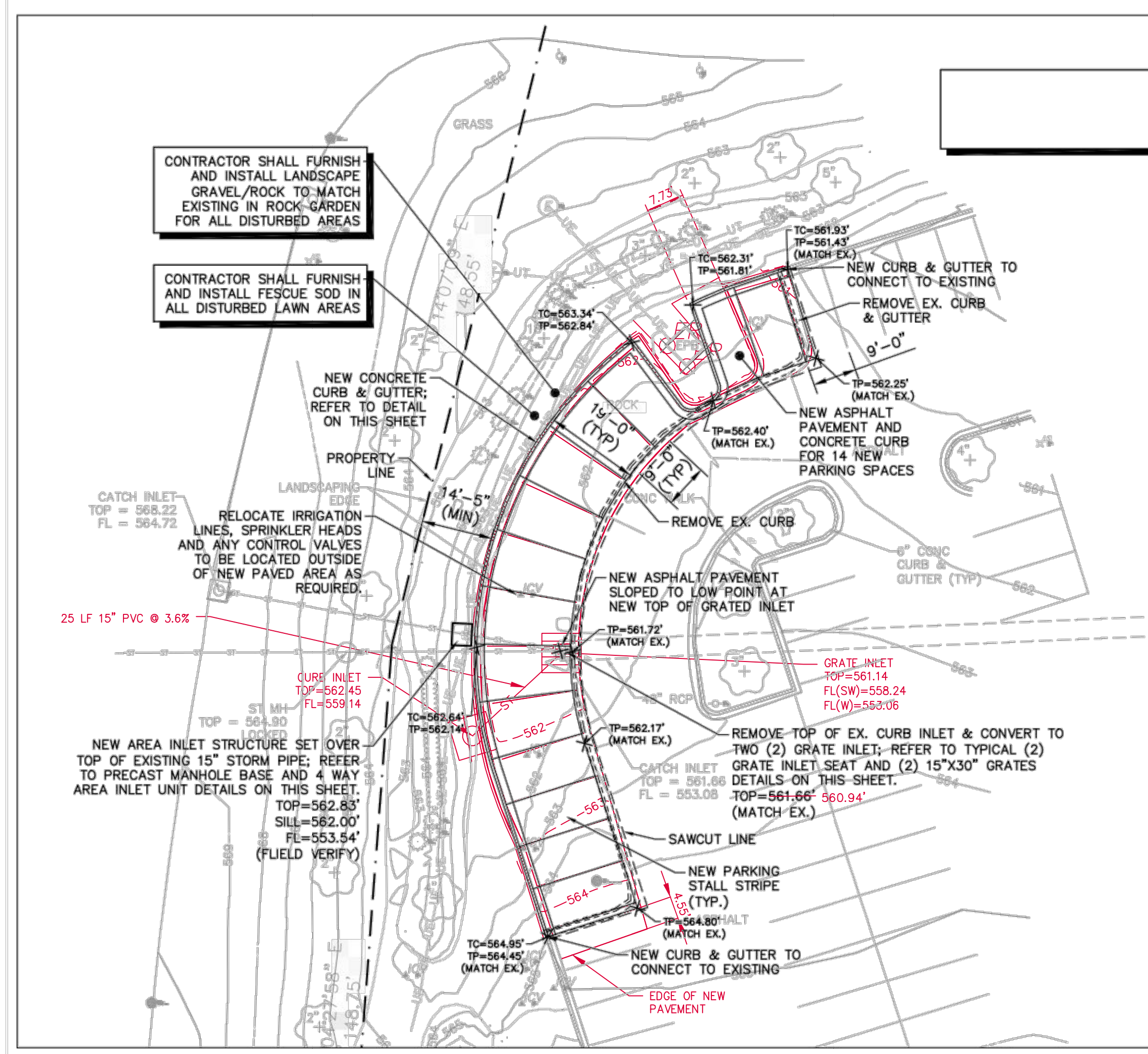
4 WAY AREA INLET UNIT
 NO SCALE

SILT FENCE SPECIFICATION

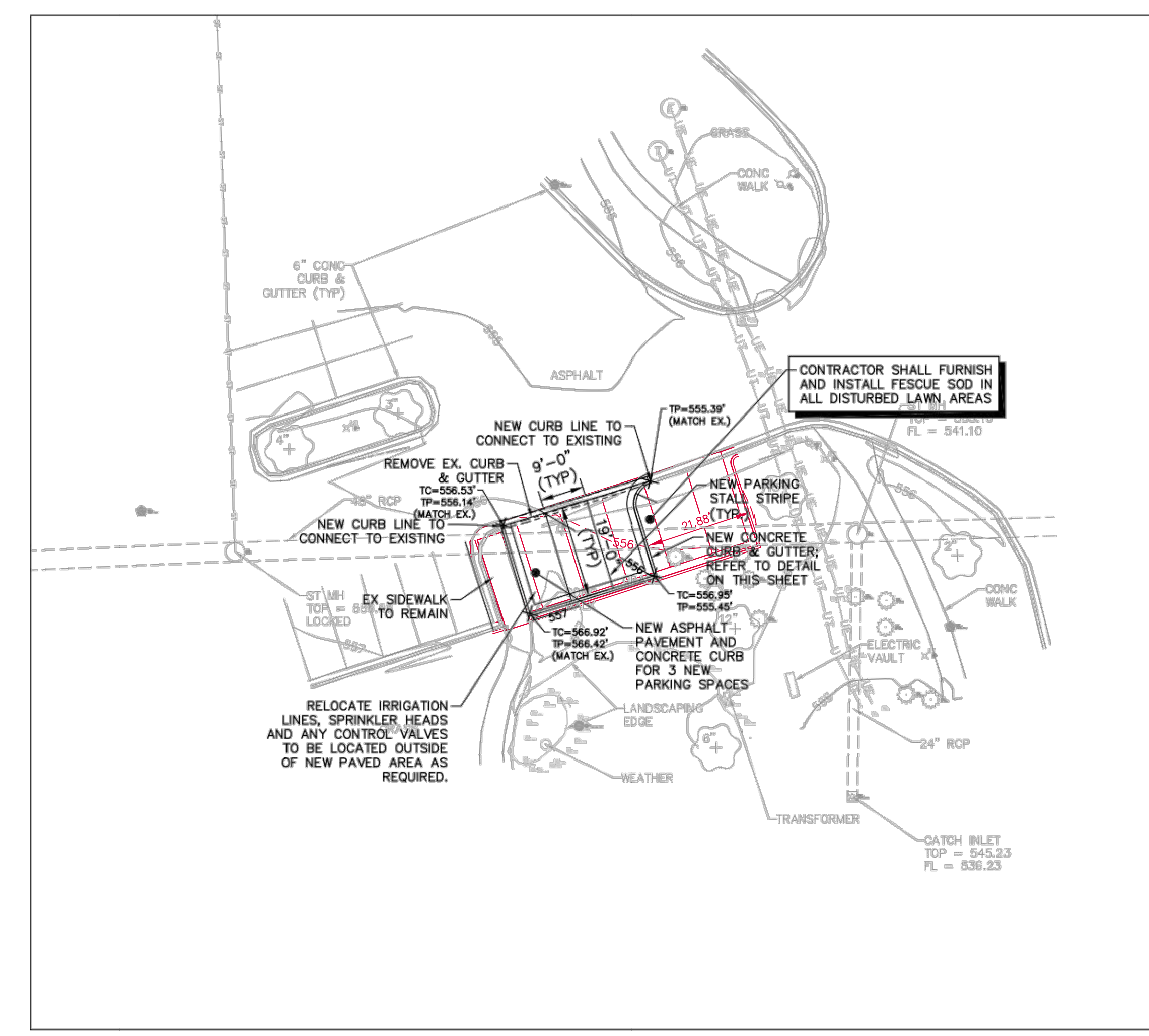
- SILT FENCE TO BE MIRAFI 100X OR EQUAL WOVEN GEOTEXTILE FABRIC.
- FABRIC TO BE SUPPORTED BY METAL TEE POST WITH SPADE BASE SPACED ON 5' CENTERS WITH 6X6-W1.4XW1.4 WELDED WIRE FABRIC.
- GEOTEXTILE FABRIC SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED A MINIMUM OF 6 INCHES DEEP FOR THE LENGTH OF THE FENCE. THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE FENCE.
- FENCE SHALL BE A MINIMUM OF 4 FEET IN HEIGHT, WITH THE FABRIC INSTALLED ON THE UPSTREAM SIDE.
- SILT FENCES SHALL BE USED ONLY ON SHEET FLOW CONDITIONS.
- SILT FENCES SHALL BE INSTALLED AROUND ALL STORM SEWER STRUCTURES.



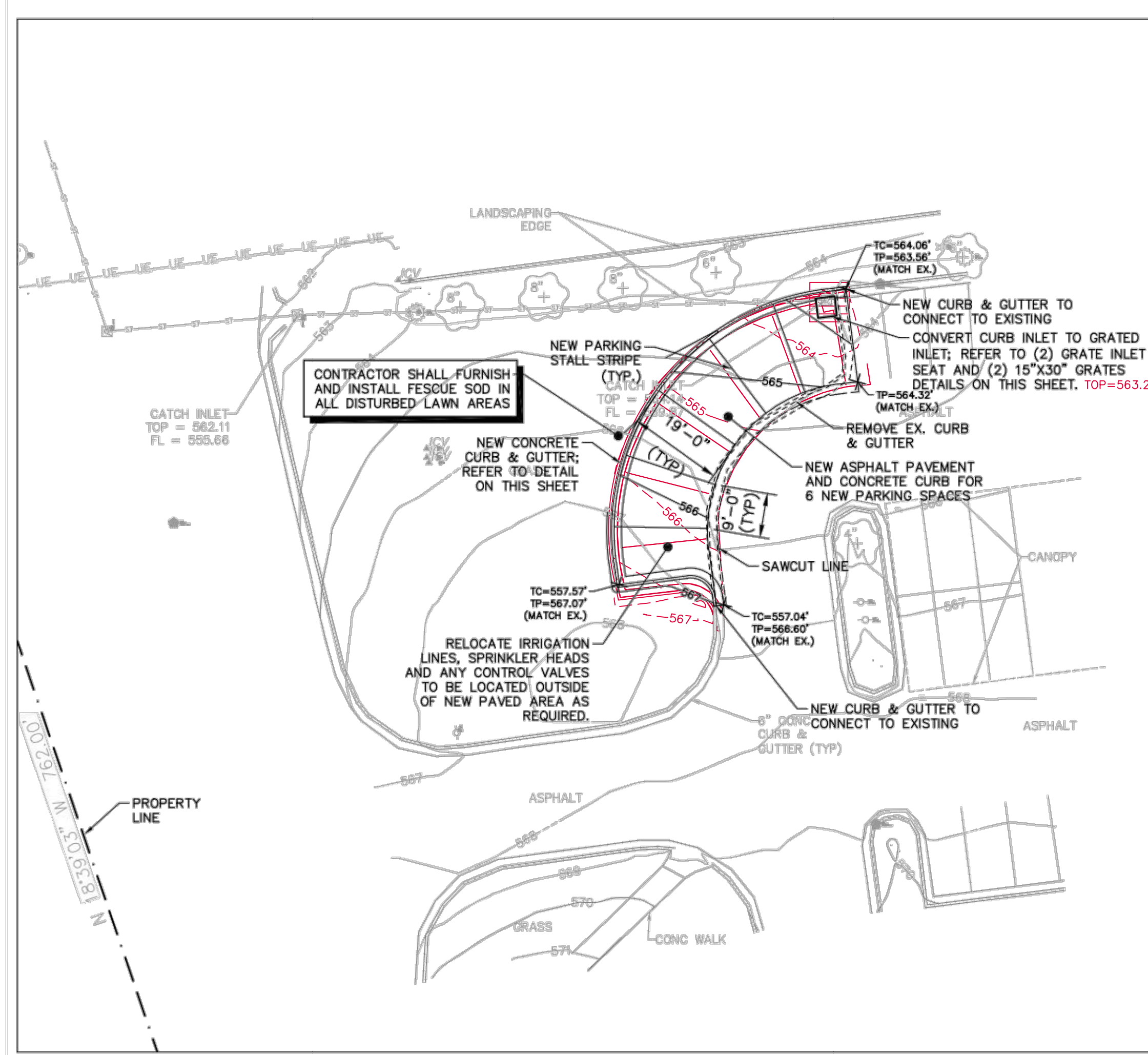
SECTION A-A
SECTION B-B



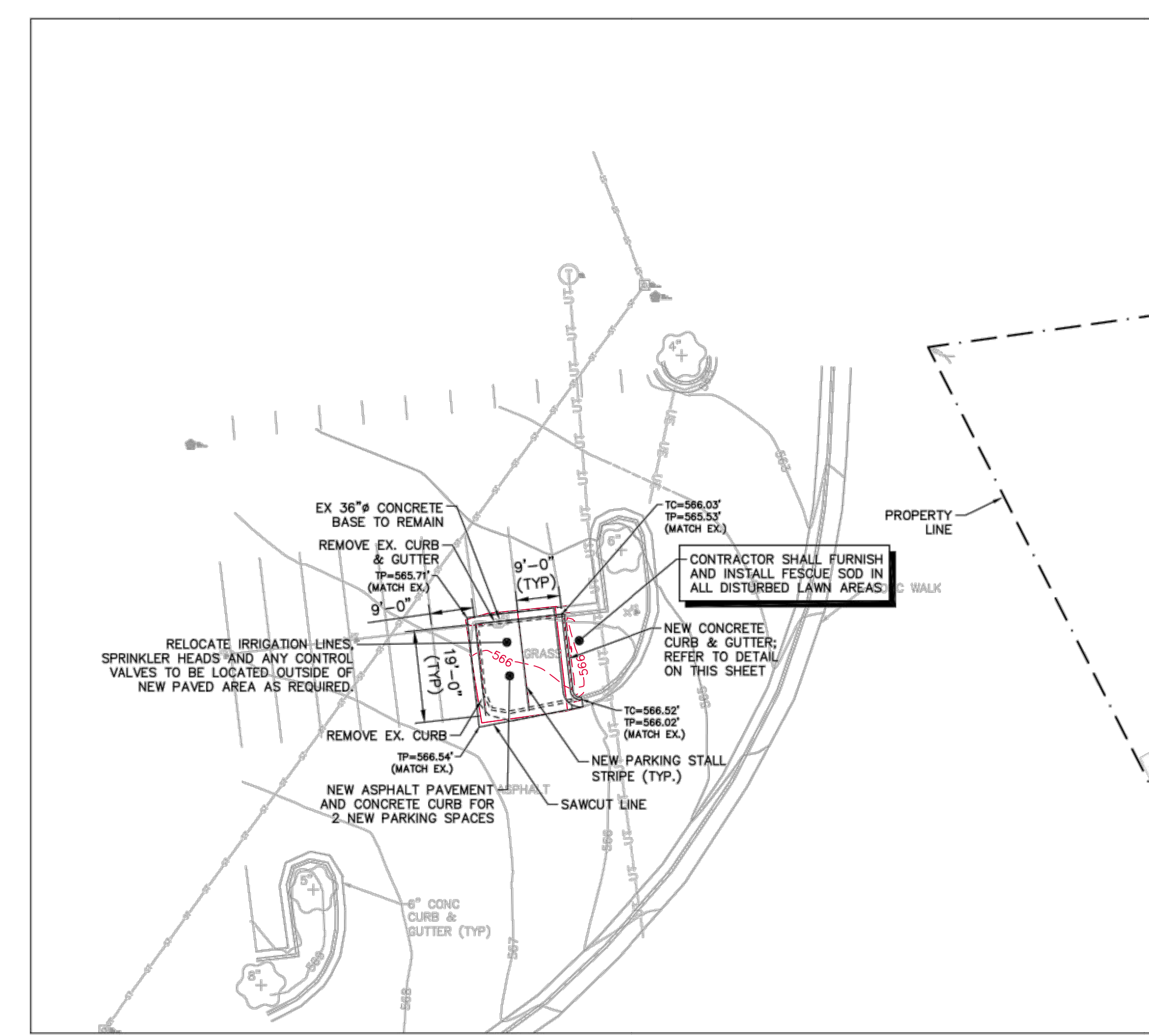
ENLARGED SITE PLAN - AREA A
 1" = 20'



ENLARGED SITE PLAN - AREA B
 1" = 20'



ENLARGED SITE PLAN - AREA C
 1" = 20'



ENLARGED SITE PLAN - AREA D
 1" = 20'

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