

A SET OF MASS GRADING PLANS FOR MISSOURI RUSH SOCCER COMPLEX

STORM SEWER AS-BUILT

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13
TOWNSHIP 46 NORTH, RANGE 2 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

THE EXISTING SEWER LENGTH, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED, THE RESULTS OF THOSE MEASUREMENTS ARE 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.

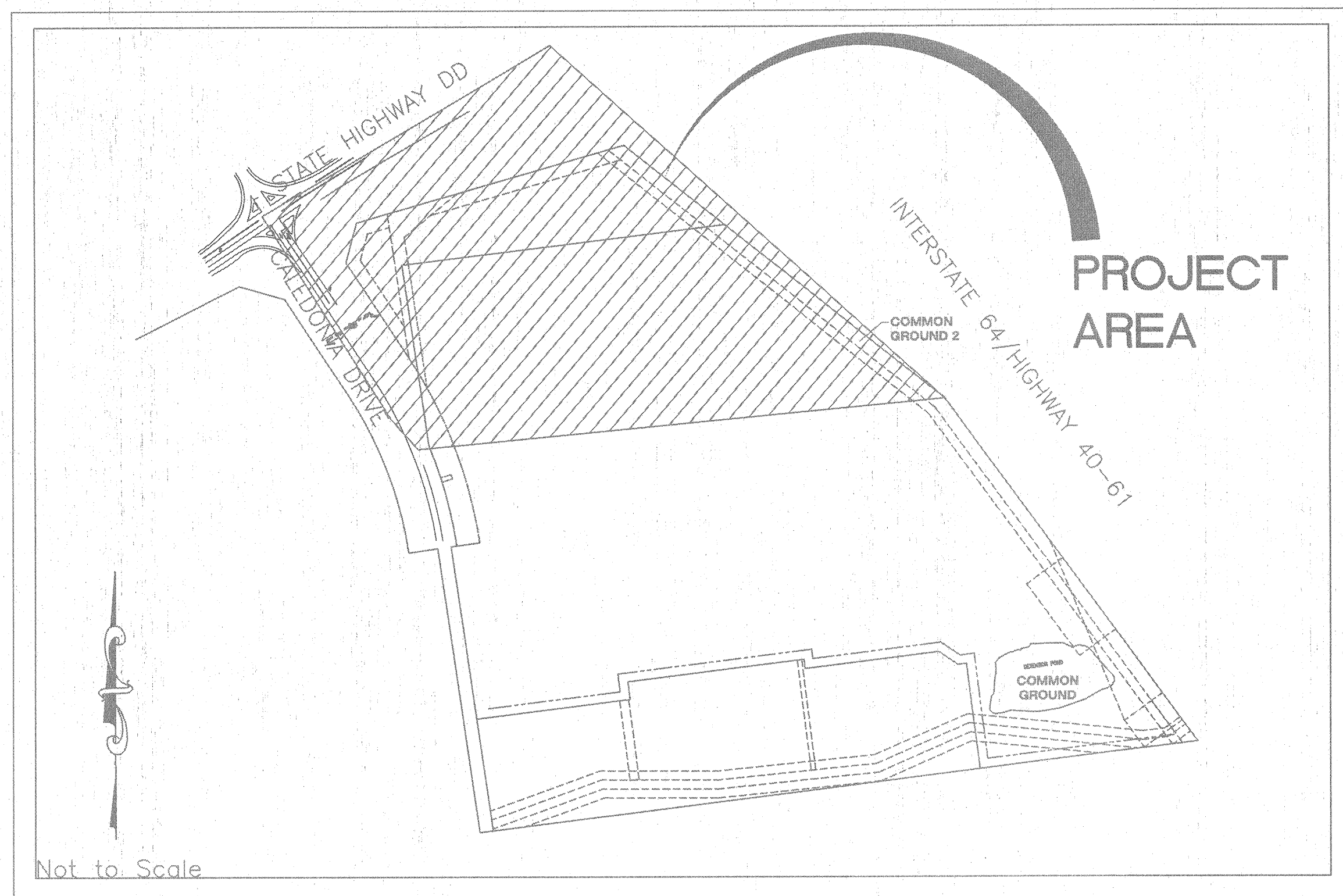
ALL PUBLIC SEWERS ARE LOCATED WITHIN THE DESIGNATED EXISTING OR PROPOSED EASEMENTS. EXCEPT AS SHOWN HEREON.

STORM SEWER AS-BUILTS SHOWN ON THIS PLAN ARE PER A FIELD SURVEY CONDUCTED BY COLE AND ASSOCIATES INC. DURING THE MONTH OF APRIL, 2021.

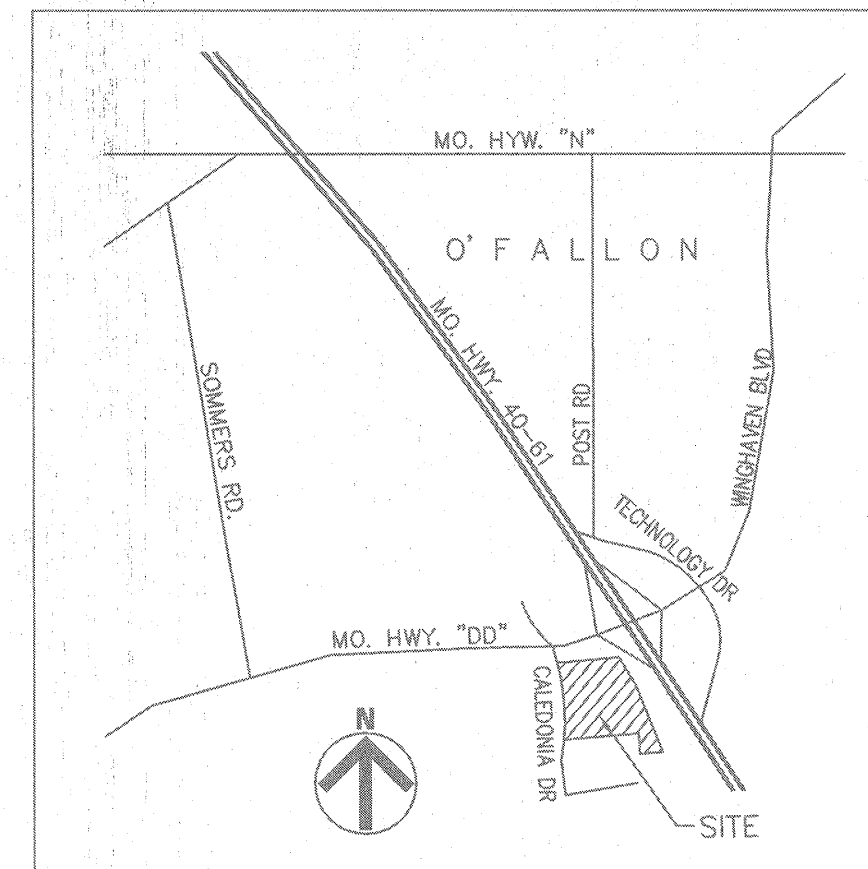
COLE & ASSOCIATES INC. L.S. 266-D

PROJECT NO. 16-0042-G (STORM SEWER AS-BUILTS ONLY)

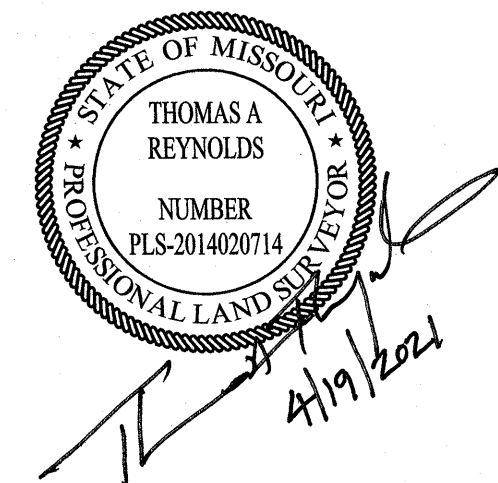
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Plan View



Locator Map



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- C3.0 EXISTING CONDITIONS/DEMO PLAN
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- C6.0 EXISTING DAM
- C6.1 PROPOSED DAM
- C7.0 SWPPP
- C7.1 SWPPP NOTES
- C8.0 DETAILS

Legend

- AREA INLET
- CURB INLET
- GRATED INLET
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- STORM MANHOLE
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- POWER POLE
- GUY WIRE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC PULL BOX
- ELECTRIC MANHOLE
- GAS LINE
- GAS VALVE
- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- STORM SEWER
- 12" RCP
- 8" VCP
- SANITARY SEWER
- SIGN
- BOLLARD
- TREE

Abbreviations

- VAN - VAN ACCESSIBLE
- C.C. - CART CORRAL
- S.F. - SQUARE FEET
- (TYP) - TYPICAL
- R - RADIUS
- E.R.O.W. - EXISTING RIGHT-OF-WAY
- P.R.O.W. - PROPOSED RIGHT-OF-WAY
- F.F. - FINISHED FLOOR
- T.E. - TOP ELEVATION
- I.E. - INVERT ELEVATION
- R.C.P. - REINFORCED CONCRETE PIPE
- C.P.P. - CORRUGATED PLASTIC PIPE
- O.C. - ON CENTER
- TBA - TO BE ABANDONED
- TBR - TO BE REMOVED
- COMB - TO BE RELOCATED
- TBR&R - COMBINATION
- UP - TO BE REMOVED & REPLACED
- DND - USE IN PLACE
- EXIST - DO NOT DISTURB
- TW - EXISTING
- BW - ADJUST TO GRADE
- TOP OF WALL
- BOTTOM OF WALL

Utility Contacts

- Sanitary Sewers**
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244
- Water**
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131
- Storm Sewer**
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858
- Electric**
Cuivre River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709
- Gas**
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297
- Telephone**
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-352-7261
- Fire District**
Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

OWNER
40 DD SPORTS, LLC
1 ASPEN CIRCLE DRIVE
INNSBROOK, MO 63390
TELEPHONE: 636-359-0521
CONTACT: MIKE SOOTS
E-MAIL: m.soots@yahoo.com

ENGINEER
COLE AND ASSOCIATES
401 S. 18TH STREET SUITE 200
ST. LOUIS, MO. 63103
TELEPHONE: 314-984-9987
CONTACT: ERIC MORFF
E-MAIL: emorff@colest.com

CITY OF O'FALLON PLANNING AND DEVELOPMENT "C-2" GENERAL BUSINESS DISTRICT

THE DISTRICT IS COMPOSED OF THOSE AREAS OF THE CITY WHOSE PRINCIPAL USE IS AND OUGHT TO BE GENERAL RETAIL, SERVICE, AND REPAIR BUSINESS ACTIVITIES WHICH SERVE THE ENTIRE CITY AND SURROUNDING AREA. THIS DISTRICT HAS BEEN LOCATED WITHIN THE CITY TO PERMIT THE DEVELOPMENT OF THESE BUSINESS ACTIVITIES, TO PROTECT ADJACENT AREAS AGAINST ENCROACHMENT BY INCOMPATIBLE USES, AND TO LESSEN CONGESTION ON PUBLIC STREETS. TO THESE ENDS, CERTAIN USES WHICH WOULD FUNCTION MORE EFFICIENTLY IN OTHER DISTRICTS AND WOULD INTERFERE WITH THE OPERATION OF THESE BUSINESS ACTIVITIES AND THE PURPOSE OF THIS DISTRICT, HAVE BEEN EXCLUDED.

REGULATIONS AND PERFORMANCE STANDARDS:

- A. MINIMUM SITE AREA MUST BE FIVE (5) ACRES UNLESS THE PROJECT ABUTS EXISTING COMMERCIAL OR INDUSTRIAL ZONE.
- B. MINIMUM LOT WIDTH MUST BE TWENTY-FIVE (25) FEET.
- C. MAXIMUM LOT COVERAGE HAS NO LIMIT.
- D. YARD AND SETBACK REQUIREMENTS
 1. FRONT YARD, NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS.
 2. SIDE YARD, NO SIDE YARD IS REQUIRED UNLESS A SIDE LINE IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, THEN A SIDE YARD SHALL BE PROVIDED THE SAME AS REQUIRED IN THE ABUTTING DISTRICT. A TWENTY-FIVE (25) FOOT SIDE YARD SETBACK SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
 3. REAR YARD, NO REAR YARD IS REQUIRED UNLESS A REAR LINE IN THIS DISTRICT ABUTS ANY ZONED RESIDENTIAL OR OFFICE DISTRICTS, THEN A TEN (10) FOOT SETBACK SHALL BE PROVIDED.
- E. HEIGHT REQUIREMENTS. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF FIFTY (50) FEET.
- F. OFF-STREET PARKING.
 - NOT LESS THAN SIX (6%) OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED. CALCULATE THE INTERIOR PARKING LOT BY MULTIPLYING THE NUMBER OF PARKING SPACES BY TWO HUNDRED SEVENTY (270) SQ. FT.
- G. SITE PLAN REVIEW IS DONE BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
- H. LANDSCAPING AND SCREENING REQUIREMENTS.
 - ANY PROTECTED PLANTING STRIP WHERE TREES ARE TO BE PLANTED SHALL BE A MINIMUM OF SEVEN (7) FEET WIDE AND PROTECTED FROM VEHICLE OVERHANG.
- I. UTILITIES. ANY AREA ZONED "C-2" GENERAL BUSINESS SHALL BE SERVED BY APPROVED PUBLIC WATER SEWER FACILITIES.
- J. ANY HOTEL OR EXTENDED STAY FACILITY IN EXISTENCE IN THE CITY AT THE TIME OF THE ADOPTION OF ORDINANCE NO. 5161 AND THAT IS CURRENTLY MORE THAN FIVE HUNDRED (500) FEET FROM ANY RESIDENTIALLY-ZONED PROPERTY REGARDLESS OF POLITICAL JURISDICTION SHALL NOT BE SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF SAID ORDINANCE.

NOTES

1. TOTAL DISTURBED AREA = 8.05 ACRES
2. NO WETLANDS ON THIS SITE.
3. NO SURFACE INTENDED TO BE HANDICAP ACCESSIBLE SHALL EXCEED 2% SLOPE IN ANY DIRECTION.
4. SITE IS OUTSIDE THE 100 YR FLOOD PLAN PER FIRM 29183C0410G, EFFECTIVE DATE JANUARY 20, 2016.
5. EXISTING STORMWATER DETENTION PROVIDED FOR THE ENTIRE DEVELOPMENT AND NO ON-SITE DETENTION IS REQUIRED.
6. TOPOGRAPHIC SURVEY FURNISHED BY COLE & ASSOCIATES INC.
7. CURRENT ZONING IS "C-2" GENERAL BUSINESS DISTRICT
8. ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY. ALL UTILITIES SHALL BE UNDERGROUND.

* 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 8.05 Acres
The area of land disturbance is 8.0 Acres
Number of proposed lots is 1 Total

Building setback information. Front 25'
Side 25'
Rear 10'

* The estimated sanitary flow in gallons per day is ____0____
* Tree preservation calculations = NA

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 values will be reviewed on site prior to the final occupancy inspection.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jeanne Greenlee* DATE: 04/26/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Benchmarks Project

BENCHMARK INFORMATION: ELEVATION 503.51 - 'X' CUT IN SOUTHWEST CORNER OF NORTH ABUTMENT OF BOX CULVERT UNDER PHOENIX PARKWAY EAST OF THE ENCLAVE AT WINHAVEN APARTMENTS

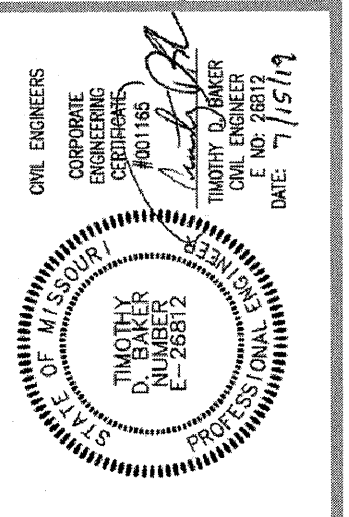
Site

SITE BENCHMARK: NAVD 88 ELEVATION 562.70; SQUARE IN THE CONCRETE BASE OF A LIGHT POLE LOCATED IN THE NORTHERNMOST PARKING ISLAND 35 FEET EAST OF THE EAST CURBLINE OF THE SIDEWALK ON EAST SIDE OF THE MOVIE THEATER BUILDING.

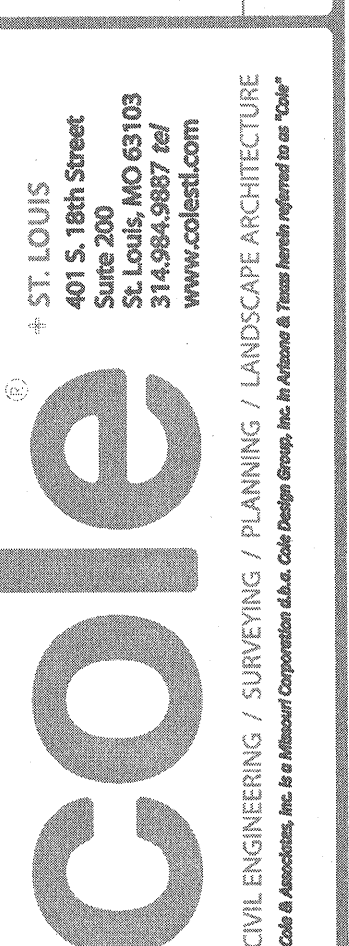
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DATE	NO.	REVISION DESCRIPTION
09/27/2019	1	CITY COMMENTS
09/26/2019	2	CHANGE RIVER COMMENTS

OWNER:
40 DD SPORTS, LLC
1 ASPEN CIRCLE DRIVE
INNSBROOK, MO 63390
636-359-0521



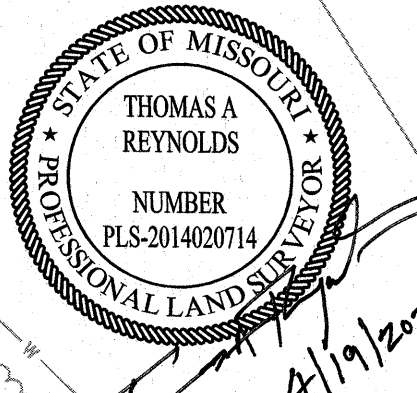
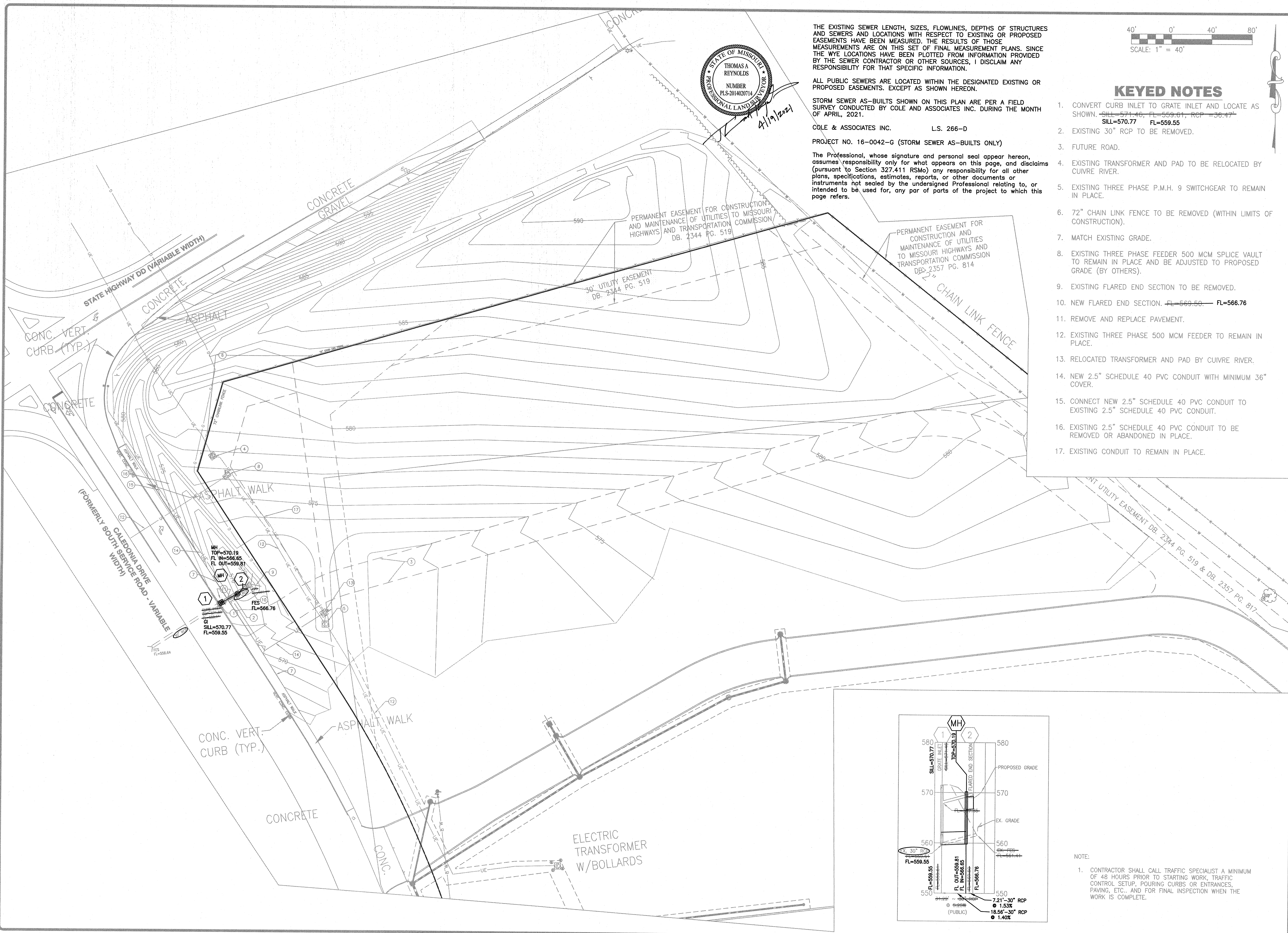
MISSOURI RUSH SOCCER COMPLEX
901 CALEDONIA DRIVE
O'FALLON, MO 63366
COVER



DESIGN/CALC BY	CTW
DRAWN BY	CTW
CHECKED BY	TAR
DRAWING SCALE	AS SHOWN
DATE	4/13/21
Job Number	16-0042-G
Sheet Number	C1.0

File Number: 19-006418
Approval Date: XX-XX-XXX

USER: C:\msd\m\trb\c4.0 - SITE PLAN
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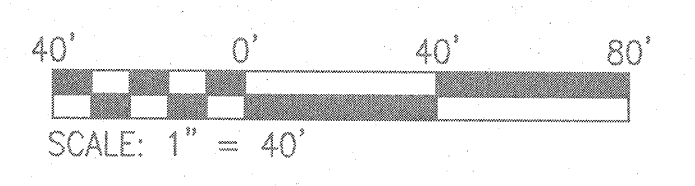
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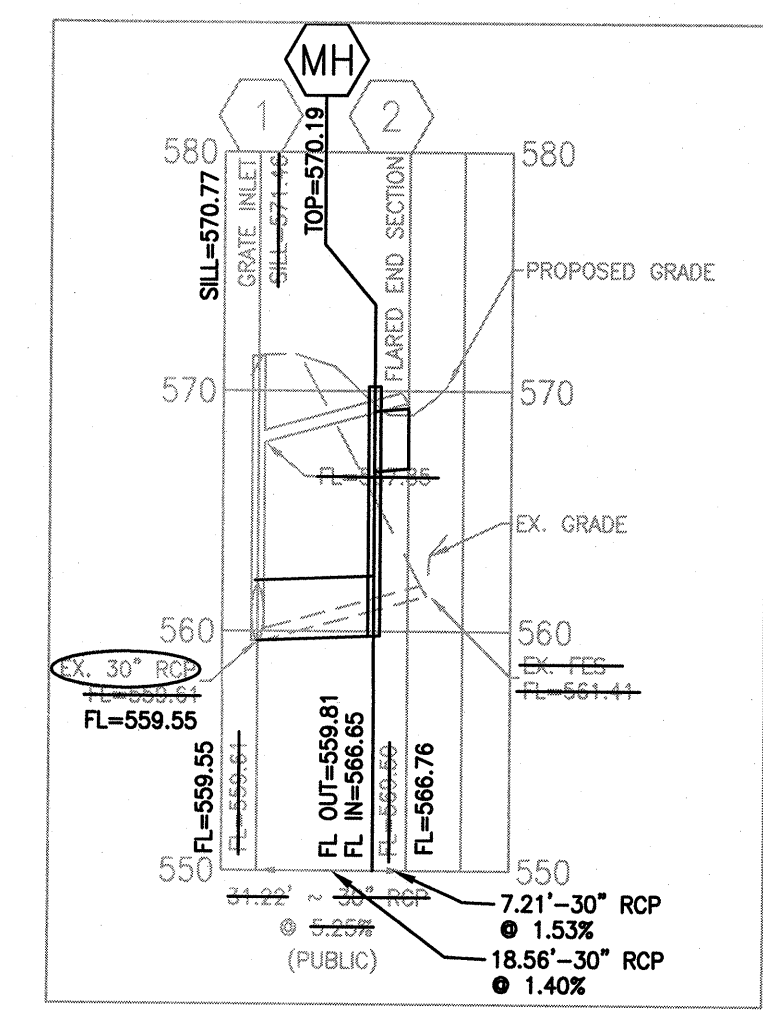
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KEYED NOTES

1. CONVERT CURB INLET TO GRATE INLET AND LOCATE AS SHOWN. SILL=571.46, FL=559.61, RCP =36.47" SILL=570.77 FL=559.55
2. EXISTING 30" RCP TO BE REMOVED.
3. FUTURE ROAD.
4. EXISTING TRANSFORMER AND PAD TO BE RELOCATED BY CUIVRE RIVER.
5. EXISTING THREE PHASE P.M.H. 9 SWITCHGEAR TO REMAIN IN PLACE.
6. 72" CHAIN LINK FENCE TO BE REMOVED (WITHIN LIMITS OF CONSTRUCTION).
7. MATCH EXISTING GRADE.
8. EXISTING THREE PHASE FEEDER 500 MCM SPLICE VAULT TO REMAIN IN PLACE AND BE ADJUSTED TO PROPOSED GRADE (BY OTHERS).
9. EXISTING FLARED END SECTION TO BE REMOVED.
10. NEW FLARED END SECTION. FL=569.50 FL=566.76
11. REMOVE AND REPLACE PAVEMENT.
12. EXISTING THREE PHASE 500 MCM FEEDER TO REMAIN IN PLACE.
13. RELOCATED TRANSFORMER AND PAD BY CUIVRE RIVER.
14. NEW 2.5" SCHEDULE 40 PVC CONDUIT WITH MINIMUM 36" COVER.
15. CONNECT NEW 2.5" SCHEDULE 40 PVC CONDUIT TO EXISTING 2.5" SCHEDULE 40 PVC CONDUIT.
16. EXISTING 2.5" SCHEDULE 40 PVC CONDUIT TO BE REMOVED OR ABANDONED IN PLACE.
17. EXISTING CONDUIT TO REMAIN IN PLACE.



- NOTE:
1. CONTRACTOR SHALL CALL TRAFFIC SPECIALIST A MINIMUM OF 48 HOURS PRIOR TO STARTING WORK, TRAFFIC CONTROL SETUP, POURING CURBS OR ENTRANCES, PAVING, ETC., AND FOR FINAL INSPECTION WHEN THE WORK IS COMPLETE.

OWNER: 40 DD SPORTS, LLC 1 ASPEN CIRCLE DRIVE MINNBROOK, MO 63390 636-359-0521	
MISSOURI RUSH SOCCER COMPLEX 901 CALEDONIA DRIVE O'FALLON, MO 63366	
COLE CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE 401 S. 18th Street St. Louis, MO 63103 314.594.9887 fax www.colest.com	
DESIGN/CALC BY: TAV	DRAWN BY: CTW
CHECKED BY: TAR	DRAWING SCALE: AS SHOWN
DATE: 4/13/21	Job Number: 16-0042-G
Sheet Number: C4.0	REVISION DESCRIPTION NO. DATE NO. REVISION DESCRIPTION 1 09/23/2019 1 CITY COMMENTS 2 09/26/2019 2 CUIVRE RIVER COMMENTS