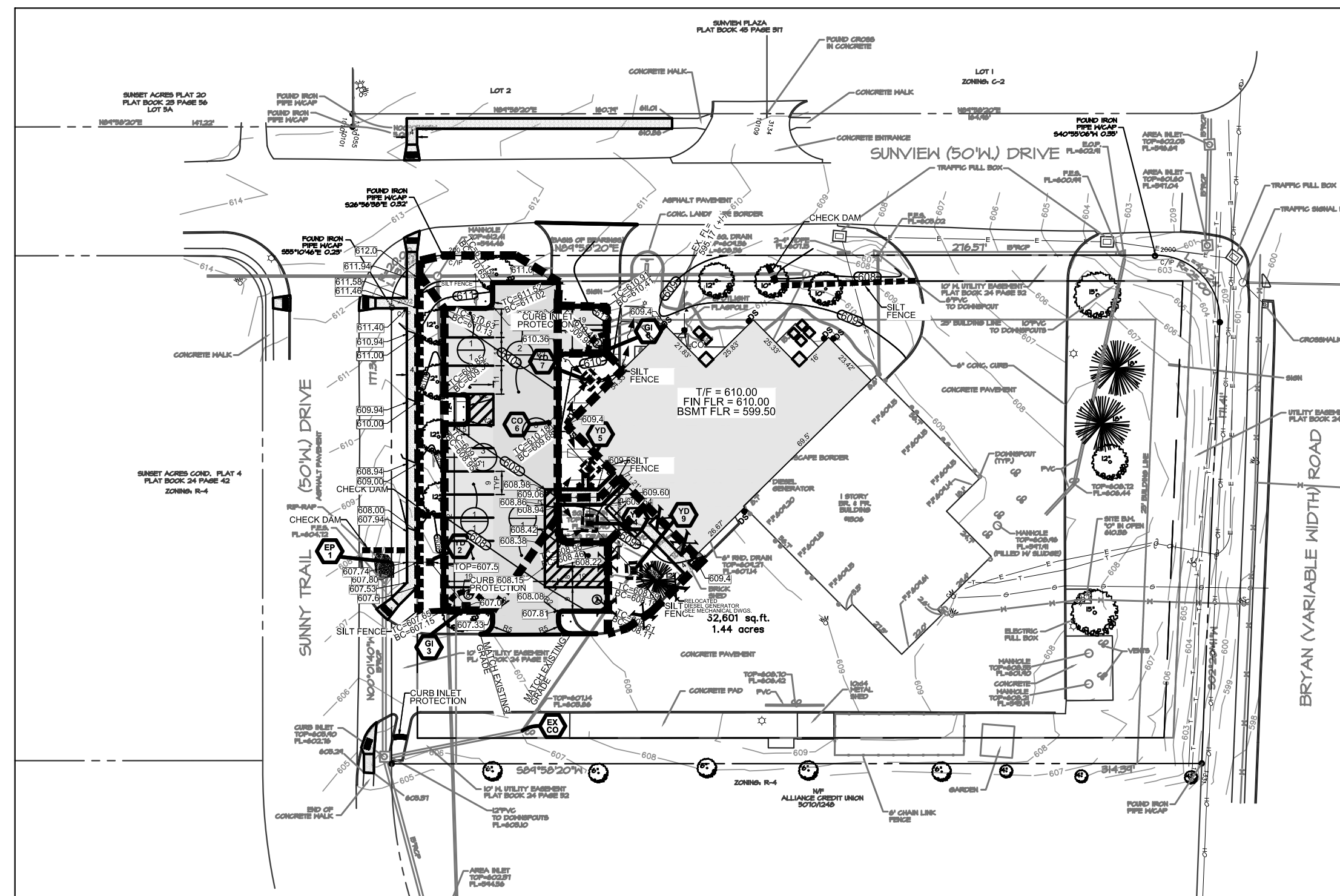


A SET OF CONSTRUCTION PLANS FOR O'Fallon Fire Protection District Station #4

Sunset Acres Commercial Plat 3
Plat book 24 page 52
Section 36, Township 47 North,
Range 2 East, St. Charles County, MO



Plan View
(Not To Scale)



Locator Map

Drawing Index

- C1 TITLE SHEET
- C2 RESIDENTIAL NOTES
- C3 SITE AND PAVING PLAN
- C4 GRADING AND UTILITY PLAN
- C5 DRAINAGE AREA AND PROFILES
- C6 WATER QUALITY AND EROSION CONTROL PLAN
- C7 CITY EROSION CONTROL DETAILS
- C8 CITY PAVEMENT DETAILS

Benchmarks

Project

BENCHMARK:"0" IN OPEN OF FIRE HYDRANT LOCATED 46' NORTH AND 8' EAST OF THE SOUTHEAST CORNER OF A CONCRETE PAVED AREA AT THE SOUTHEAST SIDE OF THE OFALLON FIRE PROTECTION DISTRICT FIREHOUSE #4 LOCATED AT #1306 SUNVIEW DRIVE. ELEVATION IS BASED ON GPS OBSERVATION UTILIZING MoDOT RTK NETWORK NAVD 88 DATUM. ELEVATION = 610.38.

Site

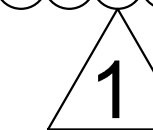
SITE BENCHMARK:"0" IN OPEN OF FIRE HYDRANT LOCATED 46' NORTH AND 8' EAST OF THE SOUTHEAST CORNER OF A CONCRETE PAVED AREA AT THE SOUTHEAST SIDE OF THE OFALLON FIRE PROTECTION DISTRICT FIREHOUSE #4 LOCATED AT #1306 SUNVIEW DRIVE. ELEVATION IS BASED ON GPS OBSERVATION UTILIZING MoDOT RTK NETWORK NAVD 88 DATUM. ELEVATION = 610.38.

Legend

- SEWER MANHOLE
- ◊ CURB OR AREA INLET
- ☉ CLEAN OUT
- ☆ LIGHT STANDARD
- ↗ STREET SIGN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ▲ YARDLIGHT OR SPOTLIGHT
- UTILITY POLE
- GUY WIRE
- ⊕ GAS METER
- POST OR BOLLARD
- W WATER LINE
- T TELEPHONE
- G GAS LINE
- E ELECTRIC
- OH OVERHEAD UTILITIES
- SET REBAR W/ CAP

Conditions of Approval From Planning and Zoning

1. THE PORTION OF THE BUILDING THAT ENCLOSES INTO THE PARKING LOST SHALL BE REMOVED OR RECONFIGURED SO THAT IT DOES NOT ENCLOSE.
2. THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.
3. A PHOTOMETRIC LIGHTING PLAN SHALL BE PROVIDED WITH CONSTRUCTION PLANS.
4. PROVIDE A BIKE RACK DETAIL.
5. PROVIDE A PASSIVE TRASH ENCLOSURE AND A DETAIL FOR THE ENCLOSURE.
6. PROVIDE A PAVED PATH TO THE TRASH ENCLOSURE.
7. WATER QUALITY SHALL BE PROVIDED.
8. COMPLY WITH ICC 500 FOR STORM SHELTER REQUIREMENTS.



AS-BUILT PROFILES

7/29/19

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE 08/27/2019
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Utility Contacts

Sanitary Sewers

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

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
636-240-2000

Electric

Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas

Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone

CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO. 63304
636-447-6655

* 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 23,123 sf = 0.53 ac
The area of land disturbance is 23,123 sf (0.53 ac)

Number of proposed lots is N/A
Building setback information. Front 25'
Side 25'
Rear 25'

* The estimated sanitary flow in gallons per day is N/A.
* Tree preservation calculations N/A.

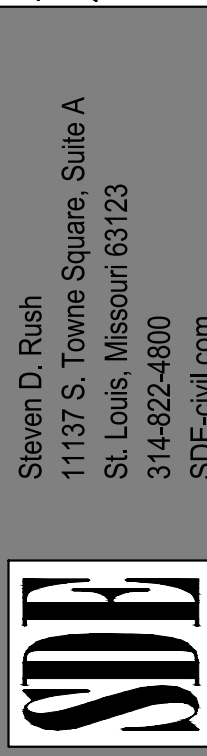
City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

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.

O'FALLON FIRE PROTECTION
DISTRICT EXPANSION HOUSE #4
SDE Project # 218-102
APRIL 16, 2018

**SITE DEVELOPMENT
ENGINEERING, INC.**
PLANNING • CONSULTING • CIVIL ENGINEERING



SITE DEVELOPMENT ENGINEERING, INC.
CORPORATE CERTIFICATE OF AUTHORITY
No. 001228

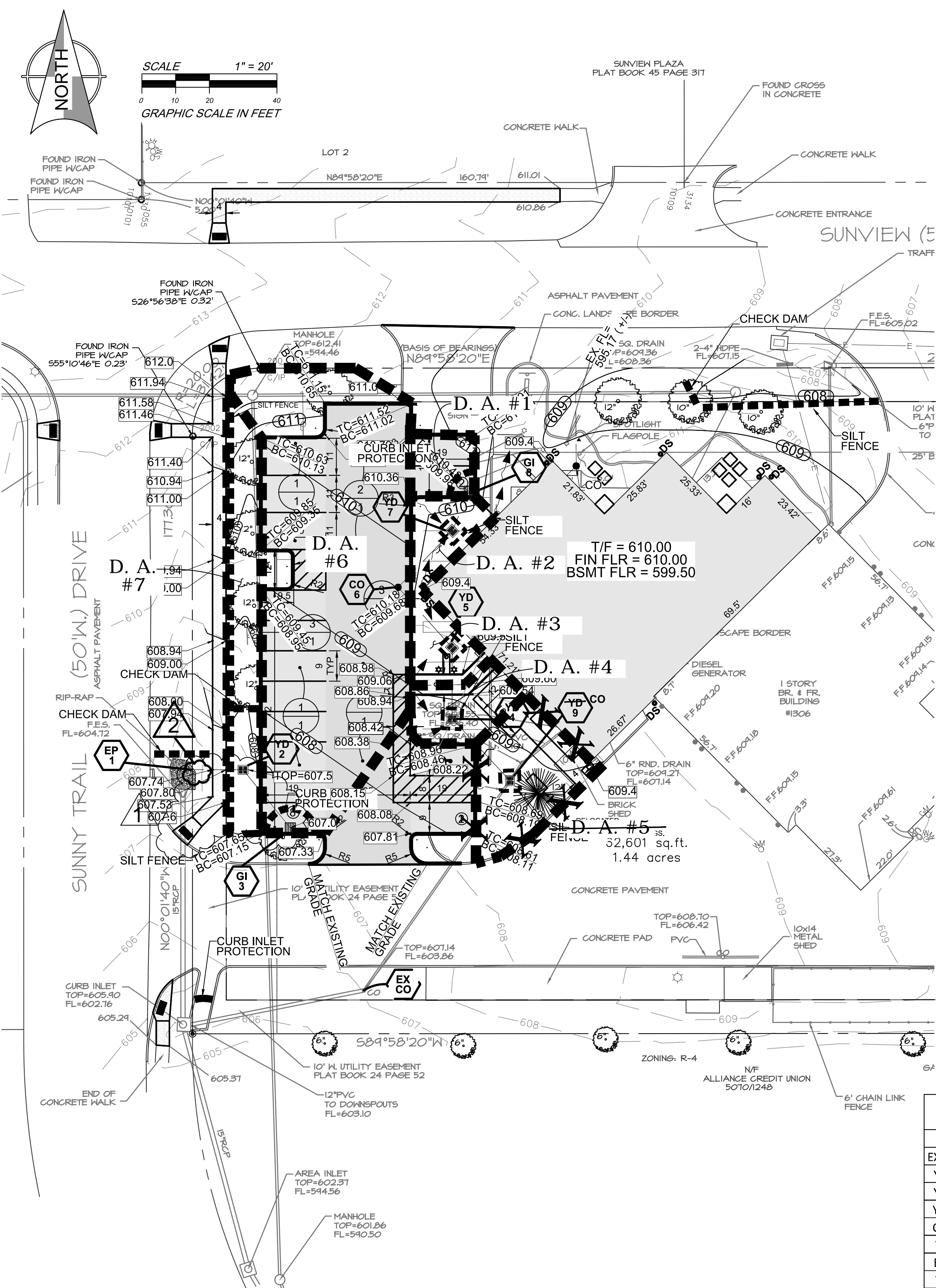
Steven D. Rush
11137 S. Towne Square, Suite A
St. Louis, Missouri 63123
314-922-4810
SDE-civil.com

O'FALLON FIRE PROTECTION DISTRICT
HOUSE #4
1306 SUNVIEW DRIVE, O'FALLON, MO 63366

P&Z No.18-002302
Approval
Date 4-15-2018
City No.

Page No.

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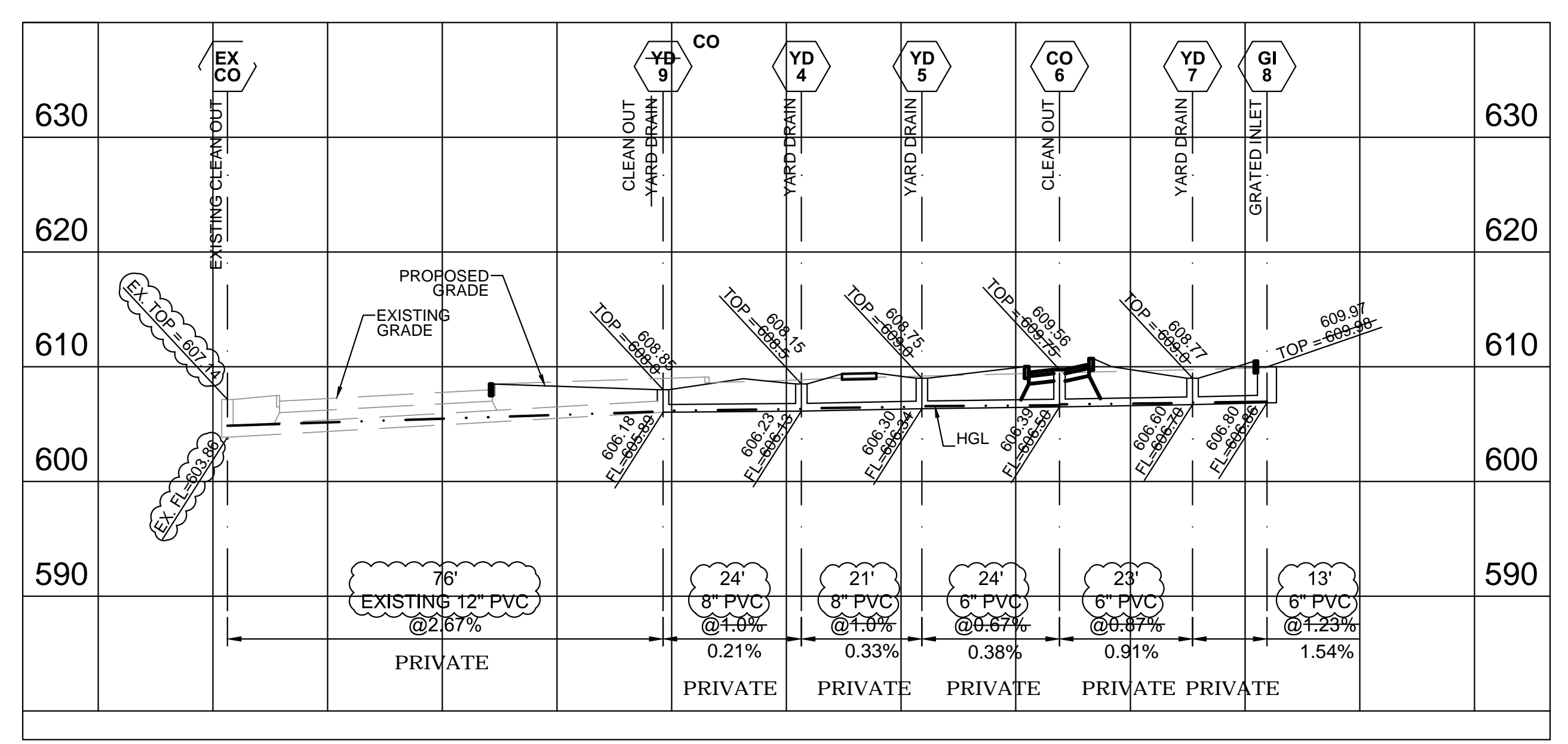


DRAINAGE AREA MAP

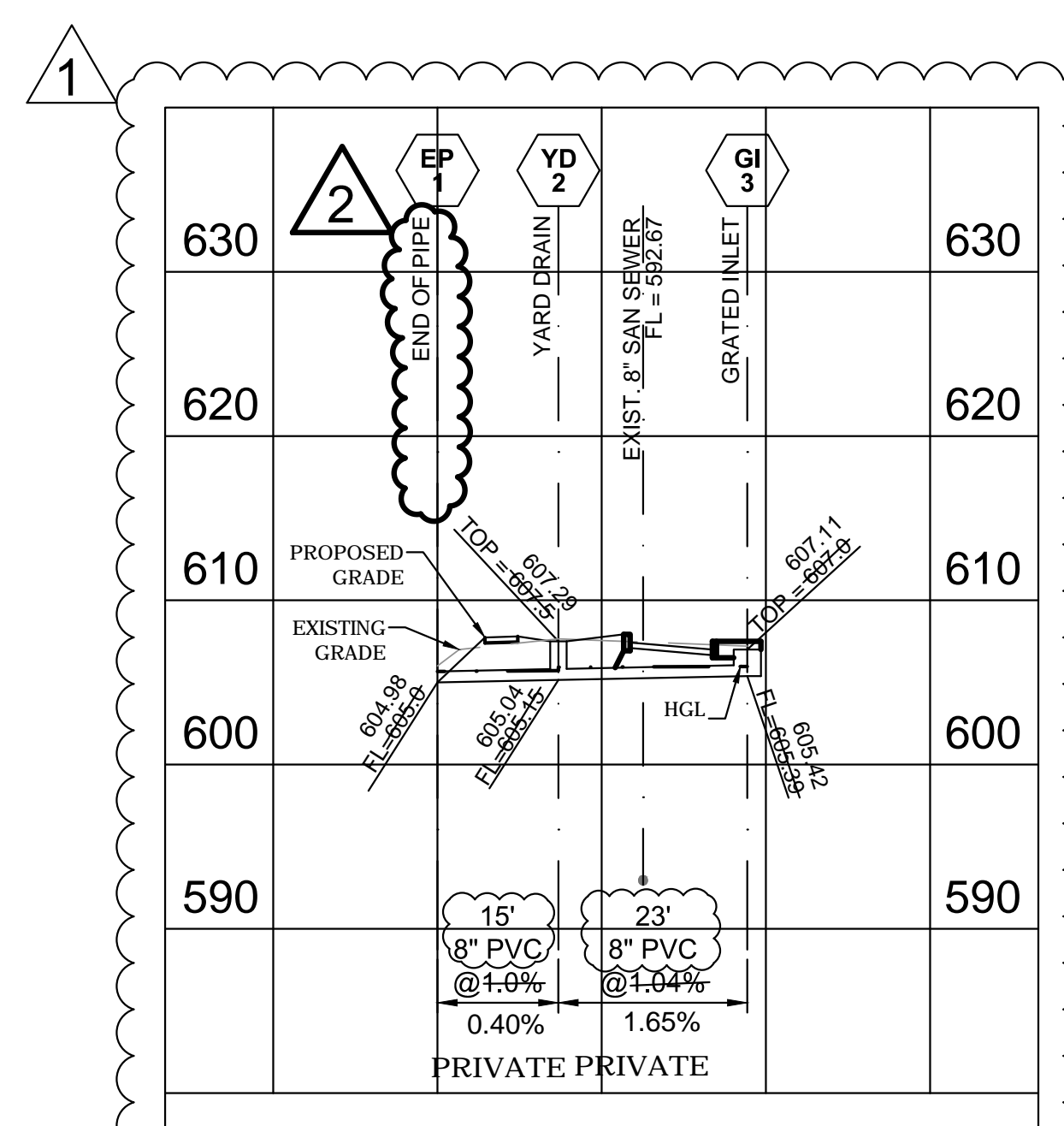
- GI-8 (D. A. #1)**
D.A. = 0.008 AC (IMPERV)
Q = 0.008 (3.85)
Q = 0.03 CFS
- YD-7 (D. A. #2)**
D.A. = 0.009 AC (PERV)
D.A. = 0.006 AC (ROOF)
Q = 0.009 (3.85) + 0.006 (1.87)
Q = 0.04 CFS
- YD-5 (D. A. #3)**
D.A. = 0.009 AC (ROOF)
D.A. = 0.007 AC (PERV)
D.A. = 0.002 AC (IMPERV)
Q = 0.011 (3.85) + 0.007 (1.87)
Q = 0.06 CFS
- YD-4 (D. A. #4)**
D.A. = 0.008 AC (PERV)
D.A. = 0.005 AC (IMPERV)
Q = 0.008 (3.85) + 0.005 (1.87)
Q = 0.03 CFS
- YD-9 (D. A. #5)**
D.A. = 0.009 AC (ROOF)
D.A. = 0.017 AC (IMPERV)
D.A. = 0.004 AC (PERV)
Q = 0.013 (3.85) + 0.017 (1.87)
Q = 0.08 CFS
- GI-3 (D. A. #6)**
D.A. = 0.12 AC (IMPERV)
D.A. = 0.02 AC (PERV)
Q = 0.12 (3.85) + 0.02 (1.87)
Q = 0.50 CFS
- YD-2 (D. A. #7)**
D.A. = 0.03 AC (PERV)
Q = 0.03 (1.87)
Q = 0.06 CFS

INDIVIDUAL DRAINAGE AREAS

Line ID	Line Length (ft)	Flow Rate (cfs)	Line Size (in)	Line Slope (%)	Vel Ave (ft/s)	Invert Up (ft)	Invert Dn (ft)	Grnd/Rim Elev Up (ft)	Grnd/Rim Elev Dn (ft)	HGL Up (ft)	HGL Dn (ft)	n-value Pipe	Defl. Angle (Deg)	EGL Up (ft)	EGL Dn (ft)	Capacity Full (cfs)	Freeboard (ft)
EX CO=>YD9	76	0.24	12	2.67	1.17	605.89	603.86	608.00	607.14	606.10	604.86	0.013	0.0	606.16	604.86	5.82	1.90
YD9=>YD4	24	0.16	8	1.00	1.59	606.13	605.89	608.50	608.00	606.32	606.16	0.013	-85.0	606.38	606.18	1.21	2.18
YD4=>YD5	21	0.13	8	1.00	1.48	606.34	606.13	609.00	608.50	606.51	606.38	0.013	40.0	606.56	606.4	1.21	2.49
YD5=>CO6	24	0.07	6	0.67	1.23	606.50	606.34	609.75	609.00	606.54	606.56	0.013	-40.0	606.68	606.57	0.46	3.11
CO6=>YD7	23	0.07	6	0.87	1.25	606.70	606.50	609.00	609.75	606.83	606.72	0.013	85.0	606.88	606.73	0.52	2.17
YD7=>C18	13	0.03	6	1.23	0.89	606.86	606.70	609.98	609.00	606.95	606.88	0.013	-25.0	606.97	606.88	0.62	3.03
EP1=>YD2	15	0.56	8	1.00	1.73	605.15	605.00	607.50	606.00	605.69	605.67	0.013	0.0	605.74	605.71	1.21	1.61
YD2=>C13	23	0.50	8	1.04	1.81	605.39	605.15	607.00	607.50	605.79	605.79	0.013	83.0	605.88	605.82	1.39	1.21



PRIVATE STORM SEWER PROFILE
Scale: H. 1" = 20'
V. 1" = 10'



PRIVATE STORM SEWER PROFILE
Scale: H. 1" = 20'
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STEVEN D. RUSH
NUMBER E-20332
PROFESSIONAL ENGINEER

Date: 7/29/19
Steven D. Rush
Civil Engineer
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O'FALLON FIRE PROTECTION DISTRICT
HOUSE #4
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DRAINAGE AREA MAP & PROFILES

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AS-BUILT PROFILES

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