Legend

Propose

500

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 $\Box \odot \Box$

H**H**H

1_____

W.M. W.V.

G.M. G.V.

¢ designed by the second secon

5

Existing

+ 500.00

—— E ——

_ ◀

- Area Light

- Fire Hvdrant

Concrete

- Drainage Flow

- Swale

- Double Area Light

- Doorway Entrance

- Water Meter Or Valve

- Gas Meter Or Valve

- Direction Of Traffic

Contour

Spot Elevation

Utility Service (E, T, G, etc.)

Sanitary Sewer

Storm Sewer

- Utility Pole w/ Guy Wires

- Handicap Parking Space

- Connection (Proposed)



Benchmarks

ABBREVIATIONS

Asph

ATG

B/B

BW

CB

ChB

CL or €

CMP

Conc

CTV

DB

DIP

F/F

FG

GB

MH

N/F

N.I.C.

OHE&T

OHE

PB

PG

PVC

R.D.

R/W

RCP

TBR

TC

ΤG

TP

ΤW

Тур

UGE

UGT

UIP

VCP

UGFO

TBR&R TBRel

ΡL

Gr MH

FES

DCB

DFL(N)

Co

- Area Inle

- Adjust to Grade

- Back to Back

- Base of Wall

Catch Basin

- Curb Inlet

- Centerline

Cleanout

Concrete

Electric

- Deed Book

Cord Bearing

Corrugated Metal Pi

Cable Televisior

Double Catch Basir

Drop FL from North

Flared End Sectior

Ductile Iron Pipe

- Face to Face

Finish Floor

Finish Grade

- Flow Line

Grade Brea

- Grate Inlet

· Manhole

Plat Book

- Page

- Radius

- Roof Drain

Grate Manhol

Length of Curve

- Now or Formerl

Overhead Electric

- Polyvinyl Chloride Pipe

- Reinforced Concrete Pipe

- To Be Removed & Replaced

Overhead Electric & Telephone

Not in Contract

- Property Line

- Right of Way

- To Be Removed

To Be Relocated

Top of Foundation

- Top of Pavement

Underground Electric

Underground Fiber Opti

Underground Telephone

- Top of Ground

- Top of Wall

- Use In Place

- Vitrified Clay Pipe - Water Service

- Typical

- Top of Curb

- Asphalt

BENCHMARK:

FEMA REFERENCE MARK 63 - CORPS OF ENGINEERS BELLEAU CREEK SURVEY 1971, BENCHMARK NO.4: CHISELED "L" N.E. CORNER ON TOP OF WINGWALL OF N & W BRIDGE OVER BELLEAU CREEK, U.S. SURVEY 63, T.47N., R.3E., O'FALLON QUAD: ELEV. 476.82 (USGS DATUM).

SITE BENCHMARK

NORTH RIM OF SANITARY MANHOLE NEAR N. PROPERTY LINE, 643' E. & 13' S. OF N.W. PROPERTY CORNER: ELEV. 469.43.

Legal Description

LOT 1 OF SILVER EAGLE SUBDIVISION, A RESUBDIVISION OF PART OF THE NORTHWESTERN QUARTER OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

* 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 0.81 Acres The area of land disturbance is 0.81 Acres Number of proposed lots is 1 Building setback information. Front 30 Feet Side 25 Feet Rear 50 Feet

Call Before you DIG Dial 811 or TOLL FREE 1-800-344-7483 mo1call.com ISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

The original signed and sealed of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company. the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. The signed and sealed original is the official document and shall take precedence over any digital version.

SILVER EAGLE CONSTRUCTION PRODUCTS O'FALLON, MO SITE CONSTRUCTION PLANS A TRACT OF LAND BEING LOT 1 OF THE SILVER EAGLE SUBDIVISION, A RESUBDIVISION OF

PART OF THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Drawing Index

SHEET #	SHEET TITLE
20.0	COVER SHEET & NOTES
C0.1	CONSTRUCTION NOTES
C0.2	EXISTING CONDITIONS
C1.0	DEMOLITION & DIMENSION PLAN
C2.0	GRADING & UTILITY PLAN
C3.0	CONSTRUCTION DETAILS 1
C4.0	STORMWATER POLLUTION PREVENTION PLAN
C4.1	SWPPP DETAILS 1
C4.2	SWPPP DETAILS 2
C4.3	SWPPP DETAILS 3
C5.0	EXISTING DRAINAGE AREA MAP
C 5.1	PROPOSED DRAINAGE AREA MAP

FINAL ASBUILT 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: 7/7/202





PROPERTY OWNER: SANDRA KAY THOMPSON REVOCABLE TRUST 574 MALINMOR DRIVE WELDON SPRINGS, MO 63304

DEVELOPER SILVER EAGLE CONSTRUCTION PRODUCTS, INC. 400 S. COOL SPRINGS ROAD O'FALLON, MO 63366

CIVIL ENGINEERING COMPANY THE CLAYTON ENGINEERING CO., INC. 2268 WELSCH INDUSTRIAL COURT ST. LOUIS, MO 63146 314-692-8888

EXISTING ZONING: I-2 "HEAVY INDUSTRIAL DISTRICT"

SCHOOL DISTRICT: FORT ZUMWALT SCHOOL DISTRICT SITE ADDRESS: 400 S. COOL SPRINGS ROAD

O'FALLON, MO 63366 PARCEL I.D. NUMBER:

2-0056-8962-00-0001.0000000

SITE DATA:

- 1. CURRENT ZONING: I-2 "HEAVY INDUSTRIAL DISTRICT" 2. EXISTING / PROPOSED USE: WAREHOUSE/OFFICE/MATERIAL STORAGE PARCEL ID: 2-0056-8962-00-0001.0000000 4. PROPERTY DATA:
- TOTAL PROPERTY AREA = 3.031 ACRES. PROPERTY BOUNDARY INFORMATION BASED ON RECORD DOCUMENTS. BUILDING S.F. (9.214 S.F.) = 6.98% LOT COVERAGE 3. WE HAVE EXAMINED FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 29183C0241G, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2016, OF THE NATIONAL FLOOD INSURANCE PROGRAM PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA CONTAINING THE SUBJECT PROPERTY. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROJECT AREA IS LOCATED WITHIN "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS NOTE IS FOR THE PURPOSE OF PROVIDING INFORMATION AS INDICATED ON THE CURRENT FLOOD INSURANCE
- RATE MAP FOR THIS AREA, AND SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED. 4. PARKING MINIMUM REQUIREMENT CALCULATIONS: [INDUSTRIAL WAREHOUSE/OFFICE W/ STORAGE YARD] REQUIRED: 1 SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM WORK SHIFT. PLUS ONE (1) FOR EACH VEHICLE UTILIZED IN THE OPERATION OF THE BUSINESS, PLUS TWO (2) GUEST SPACES. ANY OTHER USES WITHIN A WAREHOUSE BUILDING (OFFICE, RETAIL, MANUFACTURING, ETC.) WOULD ALSO REQUIRE PARKING BASED UPON THOSE SEPARATE CALCULATIONS.

11 EMPLOYEES ON MAXIMUM SHIFT + 2 GUEST SPACES = 13 SPACES 5 VEHICLES FOR BUSINESS (PARKED WITHIN STORAGE YARD GRAVEL LOT) TOTAL SPACES REQUIRED = 18 SPACES

PROVIDED = 16 SPACES (INCLUDES 1 ADA) FOR EMPLOYEES AND GUESTS 5 VEHICLES FOR BUSINESS (PARKED WITHIN STORAGE YARD GRAVEL LOT) TOTAL SPACES PROVIDED = 21 SPACES

5. BICYCLE PARKING MINIMUM REQUIREMENT CALCULATION: 1 RACK SPACE PER 15 PARKING SPACES (4 SPOTS MINIMUM PER BUILDING) REQUIRED = (21 SPACES) / 15 = 2 BIKE RACKS PROVIDED = 2 BIKE RACKS (4 BIKE SPACES)

Utility Contacts

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

<u>Water</u> City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-240-2000

Storm Sewer City of O'Fallon 100 N. Main St.

O'Fallon, MO. 63366 636-240-2000

<u>Electric</u> Ameren Missouri 200 Callahan Road Wentzville, MO. 63385 636-639-8312

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

<u>Telephone</u> CenturyLink 1151 Century Tel Dr. Wentzville, MO. 63385 636-332-7261

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

Conditions of Approval From Planning and Zoning

VARIANCE APPROVAL 22-005697: ON JULY 14, 2022 THE CITY OF O'FALLON BOARD OF ADJUSTMENT APPROVED A VARIANCE TO ALLOW THE EXPANSION OF THE EXISTING GRAVEL MATERIAL STORAGE AREA.

CITY OF O'FALLON ENGINEERING DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: Karl Ebert ___ DATE ___ 07/26/2023___ PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN PLANNING AND ZONING COMMISSION APPROVAL DATE - ?????, 2022 FOR AN AMENDED

SITE PLAN AND CONDITIONAL USE PERMIT FOR (22-000???) REQUEST FOR CONSIDERATION AND MOTION FOR ACTION FOR ??????









	LEGEND
\sum	- Hand Placed Backfill
	- Tamped Backfill
	- Granular Backfill
Tre	enching Notes:
1. 2.	Granular fill to be 1-inch clean crushed stone to be placed in not more than 6" layers. All crossings under City Roads will be backfilled with 1" clean rock up to the last 6 inch. Then use 1 inch minus and must be compacted or cold patch, also maintained until the final product is completed.
3.	Tamped backfill shall be finely divided job excavated material free from debris, organic material and stones, compacted to 95% maximum density as determined by AASHTO STANDARD, Method T-99. Granular fill may be substituted for all or part of tamped backfill.
4. 5.	Hand-placed backfill shall be finely divided material free from debris and stone. Under paved areas, backfill entire trench to pavement subgrade w/granular backfill.



System Name = Storm System 1 Description = Storm System 1 Sewer Type = Storm System Number = 1 Return Period (yr) = 15 Rainfall duration (min) = 20 Runoff Factor Multiplier = 1.000 Starting HGL Elev. (ft) = 0.00 Use St. Louis Co./MSD Losses? = Y															
STRUCTURES	FLOWLINES	SIZE/	LENGTH/	n	AREA/	Qadd (Qtotal/	ConS/	Yn/ PA	RTIAL	FULL 1	LOSSES	COND	HGL	UPR
UPR/LWR	UPR/LWR	ANGLE	CURVED?		PI		Qfull	ReqdS	Yc	V/Y V/	Vhead F,	/C V/T	U/L	UPR/L	WR TOP/FRBD
FES 1-23 472.33	471.16	12"	74.67	0.013	1.05	3.59	3.5	9 2.87	0.55	4.57	4.57	0.75	0.43	FP	472.74
GI 1-22 -0.41	469.02	75°	Ν		3.42		6.0	5 1.01	0.81	2.53	0.32	0.00	0.00	FP	471.55
GI 1-22	469.02	12"	8.91	0.013	0.05	0.16	3.7	5 1.01	1.00	4.77	4.77	0.10	0.06	FP	471.55
GISI 1-21 -0.36	468.93	19°	Ν		3.20		3.5	9 1.10	0.82	2.27	0.35	0.00	0.19	OF	471.20
GISI 1-21 471.30	468.93	12"	22.67	0.013	0.26	1.01	4.7	6 1.54	1.00	6.06	6.06	0.40	0.39	FP	471.20
GISI 1-20 0.10	468.58	1°	Ν		3.88		4.4	4 1.78	0.90	1.77	0.57	0.00	0.06	OF	470.35
GISI 1-20	468.58	12"	13.32	0.013	0.25	0.97	5.73	3 0.38	3 1.00	7.30	7.30	0.34	0.47	FP	470.35
FES 1-19	468.53	0°	Ν		3.88		2.1	9 2.57	0.00	1.00	0.83	0.00	0.01	OF	469.53

FINAL ASBUILT 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 HON PROVIDED BY THE SEWER ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

SIGNED: 7/7/2023 DATE:



ID					
end of pipe full pipe flow	<pre>COND - Flow condition code at each pipe end: FP - full pipe flow OC - open channel flow ND - set to normal depth CD - set to critical depth OF - initially set to open channel depth then set to full pipe flow OJ - open channel flow but hydraulic jump may occur downstroam</pre>				
l losses)	HGL - Hydraulic grade line elevation (ft)				
structure (ft) ture (ft)	TOP - Elev. of top of upper struct (ft msl) FRBD - Difference btwn upper HGL and TOP (ft)				
back-calculated if open channel flow (simulating flow profile) tual inflowing velocities using iterative procedure ing pipes with invert elevations below outlet crown elevation					



<u>C3.0</u> of <u>12</u>



E-28986