

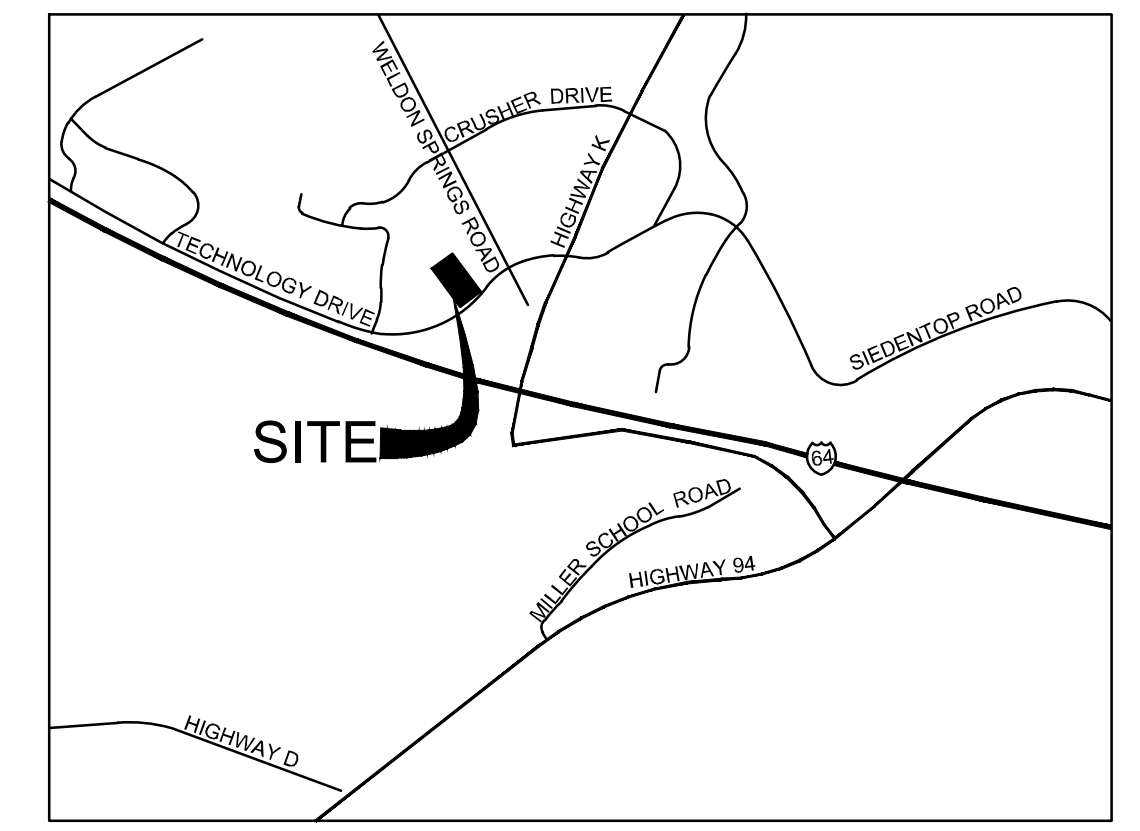
A SET OF CONSTRUCTION PLANS FOR



79 UNIT SLEEP INN HOTEL
1147 TECHNOLOGY DRIVE
O'FALLON, MISSOURI

ST. CHARLES COUNTY ID# 3-157E-9442-00-0003.000000

ONSITE DISTURBED AREA = 2.46 ACRES



Location Map
N.T.S.

Legend

EXISTING LEGEND	PROPOSED LEGEND
○ FOUND IRON PIPE	○ UTILITY POLE
○ SET IRON PIPE (2012007849)	○ FIRE HYDRANT
○ FOUND STONE MONUMENT	○ WATER VALVE
○ FIRE HYDRANT	○ WATER METER VAULT
○ WATER VALVE	○ GAS METER
○ WATER METER VAULT	○ LIGHT STANDARD
○ IRRIGATION CONTROL VALVE	○ CLEAN OUT
○ GAS VALVE	○ MONITORING WELL
○ GAS METER	○ SANITARY SEWER MANHOLE
○ LIGHT STANDARD	○ STORM SEWER MANHOLE
○ CLEAN OUT	○ GRATE INLET
○ SANITARY SEWER MANHOLE	○ DOUBLE CURB INLET
○ STORM SEWER MANHOLE	○ PIPE BOLLARD
○ STORM SEWER INLET	○ SIGN
○ STORM SEWER INLET	○ ELECTRIC METER
○ PIPE BOLLARD	○ UNDERGROUND TELEPHONE
○ BUSH	○ UNDERGROUND ELECTRIC
○ SIGN	○ 1.5" W 1.5" WATER MAIN
○ TREE	○ 6" W 6" WATER MAIN
○ TRAFFIC SIGNAL BOX	○ 8" W 8" WATER MAIN
○ MONITORING WELL	○ GAS LINE
○ TEST HOLE	○ CONTOUR LINE
○ PEDESTRIAN SIGNAL	○ BIKE RACK
○ ELECTRIC METER	○ TRANSFORMER PAD
○ STORM CURB INLET	○ FLAG POLE
○ STORM DOUBLE CURB INLET	
○ AIR CONDITIONER	
○ DOWN SPOUT	
○ B.O.C. BACK OF CURB	

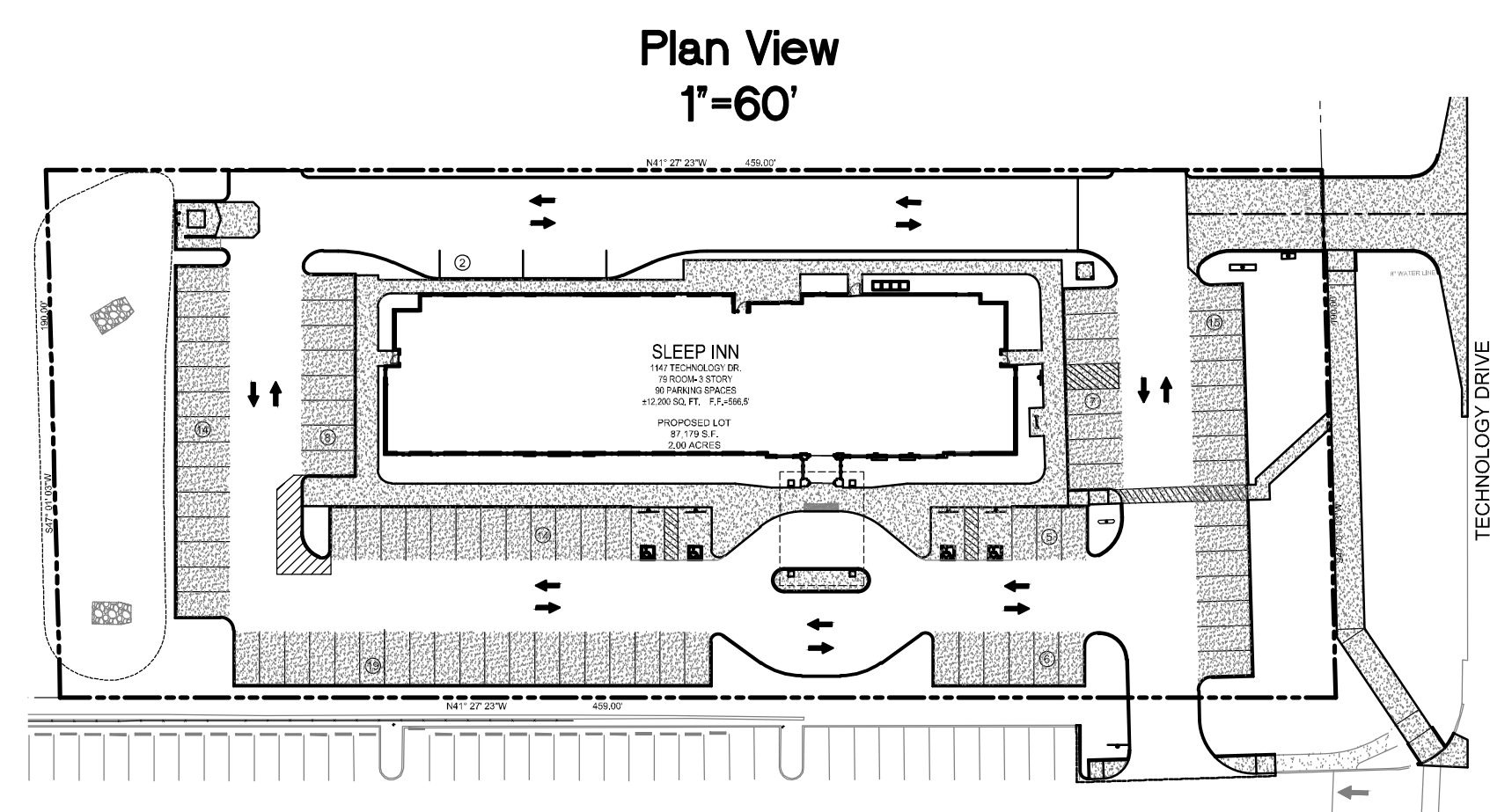
Site Coverage Calculations

Existing Site = 2.00 Acres
Existing Green Space = 2.00 Acres
Proposed Site = 2.00 Acres
Proposed Impervious Area Parking Lot and Building = 1.15 Acres of Parking Area and 0.28 Acres of Building
Proposed Green Space = 0.57 Acres
Proposed percent of Impervious Area Coverage = 71.5%
Proposed Impervious Areas = 1.43 Acres @ 3.85 = 5.51 cfs
Proposed Grass Areas = 0.57 Acres @ 1.87 = 1.07 cfs
Total Run-off = 6.58 cfs
Differential Run-off: 6.58 cfs - 3.74 cfs = 2.84 cfs
Detention for this site has been provided within a detention basin located to the North of the proposed site.

PCE PROJECT NO. 147401

REVISIONS:			
NO.	DESCRIPTION	INITIALS	DATE
1	REVISED SHEETS 1, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18 AND L-1 PER THE CITY OF O'FALLON COMMENTS	SR	7/17/15
2	REVISED SHEETS 1, 3, 4, 5, 11, 12 AND 15 PER O'FALLON, DUCKETT CREEK, PWS#2, AND COTTLEVILLE FIRE DISTRICT COMMENTS	DS	8/18/15
3	REVISED SHEETS 1, 3, 4, 5, 6, 7, 8, 9, 10, 12, 18 AND L1 PER ENTRANCE ADDITION	GG	11/20/15
4	REVISED SHEET 3 PER O'FALLON AND COTTLEVILLE FIRE DISTRICT COMMENTS	JMW	12/16/15
5	REVISED SHEETS 1, 3, 12 AND ADDED SHEET T-1 PER MODOT COMMENTS	JMW	1/15/16

CITY OF O'FALLON STANDARD COMMERCIAL NOTES AND DETAILS - JUNE 2010



SURVEYORS AUTHENTICATION
THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THIS SET OF FINAL MEASUREMENT PLATS, 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 DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:
AS OF DECEMBER 2014, I CERTIFY THAT THESE "AS-BUILT" DRAWINGS INDICATE THE ACTUAL LOCATIONS, LENGTHS, SIZES, TYPE AND CLASS OF PIPE, FLOWLINES, DEPTHS, STRUCTURES, WYE LOCATIONS, AS APPROPRIATE, AND THAT THE PUBLIC SEWERS HAVE BEEN CONSTRUCTED WITHIN EXISTING OR PROPOSED EASEMENTS AS SHOWN ON THE SUBDIVISION PLAT WITH THE EXCEPTION OF THE FOLLOWING:

DAVID W. MAXWELL
MISSOURI P.L.S. #2008000726
PREMIER CIVIL ENGINEERING
MISSOURI Co. #2012007849

AS-BUILTS

Sheet Index

- 1 CITY OF O'FALLON COVER SHEET
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- 7 INTERMEDIATE EROSION CONTROL PLAN
- 8 FINAL EROSION CONTROL PLAN
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- 10 DETENTION BASIN SECTIONS
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- 13 CONSTRUCTION DETAILS
- 14 UTILITY DETAILS
- 15 UTILITY DETAILS
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- 18 POST-DEVELOPED DRAINAGE AREA MAP
- L-1 LANDSCAPE PLAN
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General Notes

- * 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 2.00 ACRES
THE AREA OF LAND DISTURBANCE IS 2.46 ACRES.
NUMBER OF PROPOSED LOTS IS 1.
BUILDING SETBACK INFORMATION - FRONT 30'
- * THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 240 BASED ON 12 EMPLOYEES PER DAY X 20 GPD PER EMPLOYEE.
- * PARKING CALCULATIONS:
PARKING REQUIRED:
1 SPACE PER GUEST ROOM = 79 SPACES
1 SPACE PER TWO EMPLOYEES = 5 SPACES
TOTAL PARKING REQUIRED = 84 SPACES
PARKING PROVIDED:
TOTAL PARKING SPACES = 90 SPACES (INCLUDES 4 ACCESSIBLE SPACES)
ACCESSIBLE SPACES REQUIRED:
SECTION 400.485 REQUIRES 4 ACCESSIBLE SPACES FOR 76-100 PARKING SPACES
ACCESSIBLE SPACES PROVIDED:
3 ACCESSIBLE AND 1 VAN ACCESSIBLE SPACE
LOADING SPACES REQUIRED:
1 LOADING SPACE REQUIRED FOR BUILDINGS OVER 5,000 SQ. FT. BUT DO NOT EXCEED 25,000 SQ. FT.
LOADING SPACES PROVIDED:
2-10'X30' LOADING SPACES
BICYCLE SPACES REQUIRED:
1 RACK SPACE FOR EVERY 15 REQUIRED PARKING SPACES
84 PARKING SPACES REQUIRED/15 = 6 RACK SPACES REQUIRED
BICYCLE SPACES PROVIDED:
6 RACK SPACES

Benchmark

MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK, NAVD 88.
SITE BENCHMARK: CROSS ON EXISTING FOUND IRON ROD LOCATED ON THE SOUTHWEST PROPERTY CORNER. ELEVATION 568.72.

Cottleville Fire Protection District Notes

- 1. THE MINIMUM REQUIRED FIRE FLOW FROM THE FIRE HYDRANT SHALL BE NOT BE LESS THAN 1500 GPM AT 20 PSI PER TABLE B105.1 OF THE 2009 INTERNATIONAL FIRE CODE.
- 2. EACH FIRE HYDRANT SHALL HAVE NOT LESS THAN TWO 2 1/2 INCH OUTLETS AND ONE 4 INCH OUTLET. A 5 1/2 INCH VALVE, A 6 INCH BARREL, AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
- 3. EACH FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
- 4. IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADE LINE. THE CENTER OF A HOSE NOZZLE SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
- 5. THERE SHALL BE NO OBSTRUCTION, I.E., PLANTINGS, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
- 6. PUBLIC HYDRANTS SHALL HAVE THE BONNETS COLOR CODED IN ACCORDANCE WITH SECTION 507.3.2 OF THE 2009 INTERNATIONAL FIRE CODE. PRIVATE HYDRANTS SHALL BE PAINTED ENTIRELY RED (PORTER 4119 OR EQUAL) IN ACCORDANCE WITH SECTION 507.3.3 OF THE 2009 FIC.
- 7. A PERMIT WILL BE REQUIRED THROUGH COTTLEVILLE FPD FOR THE INSTALLATION OF THE PRIVATE FIRE SERVICE MAINS.
- 8. UNDERGROUND PIPING FOR PRIVATE FIRE SERVICE MAINS SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND SHALL COMPLY WITH AWWA STANDARDS.
- 9. ALL TEES, PLUGS, CAPS, BENDS REDUCERS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THURST BLOCKS IN ACCORDANCE WITH SECTION 10.8.2 OR RESTRAINED JOINT SYSTEMS IN ACCORDANCE WITH SECTION 10.8.3 OF NFPA 24.
- 10. UNLESS THE REQUIREMENTS OF SECTION 6.3.2 OF NFPA 24 ARE MET EVERY CONNECTION FROM THE PRIVATE FIRE SERVICE MAIN TO A BUILDING SHALL BE PROVIDED WITH A LISTED POST INDICATOR VALVE LOCATED TO CONTROL ALL SOURCES OF WATER SUPPLY.
- 11. THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE FIRE SERVICE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE COTTLEVILLE FPD.

Project Directory

- OWNER**
Granite Hotels, LLC
3202 Missouri Avenue
Granite City, IL 62040
618-830-1624
Contact: Gary Zimmer
- DEVELOPER**
Granite Hotels, LLC
3202 Missouri Avenue
Granite City, IL 62040
618-830-1624
Contact: Gary Zimmer
- ARCHITECT**
Slone Architects
1200 E. Woodhurst Dr.
Suite J-100
Springfield, MO 65804
417-887-4575
Contact: Ron Stone
- CIVIL ENGINEER**
Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7452
Contact: Matt Fogarty
- SURVEYOR**
Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7456
Contact: David Maxwell
- MUNICIPALITY**
City of O'Fallon
100 North Main Street
O'Fallon, MO 63366
636-379-5486
Contact: Steve Stricklan
- Utility Contacts**
Water
Public Water Supply District #2
100 Water Drive
O'Fallon, MO 63368
636-561-3737
Electric
Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-327-6203
Gas
Laclede Gas Company
1999 Trade Center Drive East
St. Peters, MO 63376
314-342-0694
Telephone
CenturyLink
1151 Century Tel Dr.
Wentzville, MO 63385
636-949-1331
Fire Department
Cottleville Fire Protection District
1385 Motherhead Road
Cottleville, MO 63304
636-447-6655
Sanitary Sewer
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO 63368
636-441-1244
Storm Sewer
City of O'Fallon
100 North Main Street
O'Fallon, MO 63366
636-379-5486

Conditions of Approval From Planning and Zoning

THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.
ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND
CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS 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 IMPROVEMENT 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 Shanks* DATE: 12/09/2016
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

FEMA FIRM 29183C0430E PANEL 430 OF 525, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREA DATED AUGUST 2, 1998 - THE PROPERTY IS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SLEEP INN
NEW PROJECT FOR
79 UNIT
SLEEP INN HOTEL
1147 TECHNOLOGY DR
O'FALLON, MO

SLONE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
1200 E. WOODHURST DR.
SUITE J-100
SPRINGFIELD, MO 65804
P: 417.887.4575
F: 417.887.5060
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PREMIER CIVIL ENGINEERING
308 TCW Court
Lake Saint Louis, MO 63367
Phone: (314) 925-7444 Fax: (314) 925-7457
Missouri Certificate of Authority # E-2011000031
Missouri Certificate of Authority # LS-2012007849

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthorized.

STEVE MARION P.E.
ENGINEER
P200079195

Developer / Owner Information
GRANITE HOTELS, LLC
74 VIA PREMINENTA
SUNRISE BEACH, MO 65079

CITY OF O'FALLON COVER SHEET

P-47 No. 09-1502 & 09-1503 APPROVED 5-7-2015

City No. 15-494

Sheet Number:
1
PCE PROJECT NO. 147401

I:\vault\pvcivil\CIVIL_3D PROJECTS\2014\147401 SLEEP INN OFALLON\SURVEY\POST-CONSTRUCTION\ALTA\147401 - COVER SHEET AS-BUILT.dwg

UTILITY NOTES:

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES AND 3'-6" ON ALL SANITARY SEWER LINES.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, PULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE CO.
- EXISTING UTILITIES SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR TIE-IN LOCATIONS FOR UTILITIES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING

UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND LACLEDE GAS CO. FOR EXACT LOCATION OF GAS ENTRY. G.C. TO INCLUDE IN BID FOR CONTRACTOR ANY GAS PIPING, CONDUITS, TRENCHING, BACKFILLING, ETC. REQUIRED BY LACLEDE GAS CO.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND AMEREN UE FOR EXACT LOCATION OF ELECTRIC ENTRY. G.C. SHALL INCLUDE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY ELECTRIC COMPANY IN HIS/HER BID.
- SEE MEP PLANS FOR GAS SERVICE SIZING.
- ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE EXISTING INLETS NOTED ARE TO BE INSPECTED BY THE CITY OF FALLON AND A DETERMINATION MADE IF REPLACEMENT IS NEEDED. EXISTING TOP OF STRUCTURES AND ALL FLOWLINES OF STRUCTURES

ARE TO BE REPLICATED PER PLANS IF REPLACEMENT IS REQUIRED. CONTRACTOR TO INCLUDE REMOVAL AND REPLACEMENT OF STRUCTURES IN BID.

- ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- G.C. IS TO PROVIDE TRENCH, WIRE, AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES. BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION.
- G.C. TO PROVIDE OPENING FOR PUBLIC WATER SUPPLY DISTRICT #2 TO MAKE TAP. G.C. IS ALSO TO PROVIDE TRENCH, BACKFILL, AND GRADE SMOOTH FOR A COMPLETE WATER LINE INSTALLATION.
- ALL LANDSCAPE ISLANDS AND GREEN SPACE INCLUDING THE RIGHT-OF-WAY, SHALL BE IRRIGATED.
- THE CONTRACTOR SHALL INCLUDE FOR TELEPHONE INSTALLATION COSTS BY THE LOCAL PHONE COMPANY IN HIS/HER BID.
- THE CONTRACTOR SHALL INCLUDE THE COST ESTIMATE PROVIDED BY AMEREN UE IN HIS/HER BID FOR THE RELOCATION OF ANY OVERHEAD ELECTRIC OR GUY WIRES.
- ALL HDPE PIPE PROPOSED SHALL BE N-12 PIPE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT OR APPROVED EQUAL.
- IRRIGATION SLEEVES SHALL BE INSTALLED AT A MINIMUM OF 1' DEEP.

EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.

- CONSTRUCTION OF SANITARY MAINS AND CONNECTION TO DCSD SANITARY MAINS REQUIRED DCSD INSPECTION. CONTACT STEVE OVERBEY, DCSD CHIEF INSPECTOR AT 636-441-1244 48 HOURS PRIOR TO CONSTRUCTION START-UP TO SCHEDULE INSPECTION.
- ANY DISTURBED SIDEWALK SHALL BE REPLACED WITH FULL SLABS.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
- PWSD #2 WILL REQUIRE ONE (1) WEEK NOTICE PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTIONS.
- ALL METER PITS AND VAULTS MUST BE INSTALLED IN THE GREEN SPACE.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF HIS/HER BIDS TO CONFIRM THAT THE SITE CONDITIONS ARE AS SHOWN ON THESE PLANS. ANY CONDITION THAT IS DIFFERENT THAN WHAT IS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTAL OF BIDS.

ELECTRIC, TELEPHONE AND CATV NOTES

- COORDINATION WITH THE ELECTRIC, TELEPHONE AND CATV COMPANIES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE CONDUCTED IN A MANNER THAT RESULTS IN AN EFFICIENT AND TIMELY RELOCATION AND REMOVAL OF THE EXISTING FACILITIES.
- GROUND ELEVATIONS SHALL BE WITHIN 6" OF THE FINAL PROPOSED ELEVATIONS PRIOR THE START OF ELECTRIC, TELEPHONE AND CATV RELOCATIONS OR INSTALLATIONS OF NEW SERVICE.

AS-BUILTS

I:\vault-pc\va\civil\3D PROJECTS\2014\147401 SLEEP INN OF FALLONSURVEY\POST-CONSTRUCTION\ALTA\147401 - UTILITY PLAN AS-BUILT.dwg

SANITARY MH 9579-6
TOP - 565.07
FLOWLINE: 539.24'

N/F
DELMAR GARDENS AT
PERSIMMON POINTE LLC
5962-0113
ID 3-157E-9442-00-0003
ZONED C-2 GENERAL
BUSINESS

N/F
DELMAR GARDENS AT PERSIMMON
POINTE LLC 5962-0113
ID 3-157E-9442-00-0003
ZONED C-2 GENERAL BUSINESS

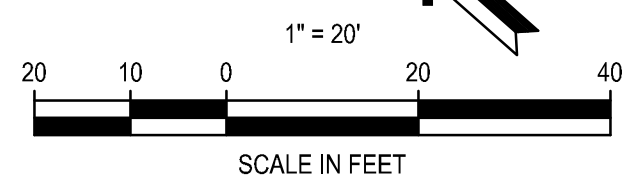
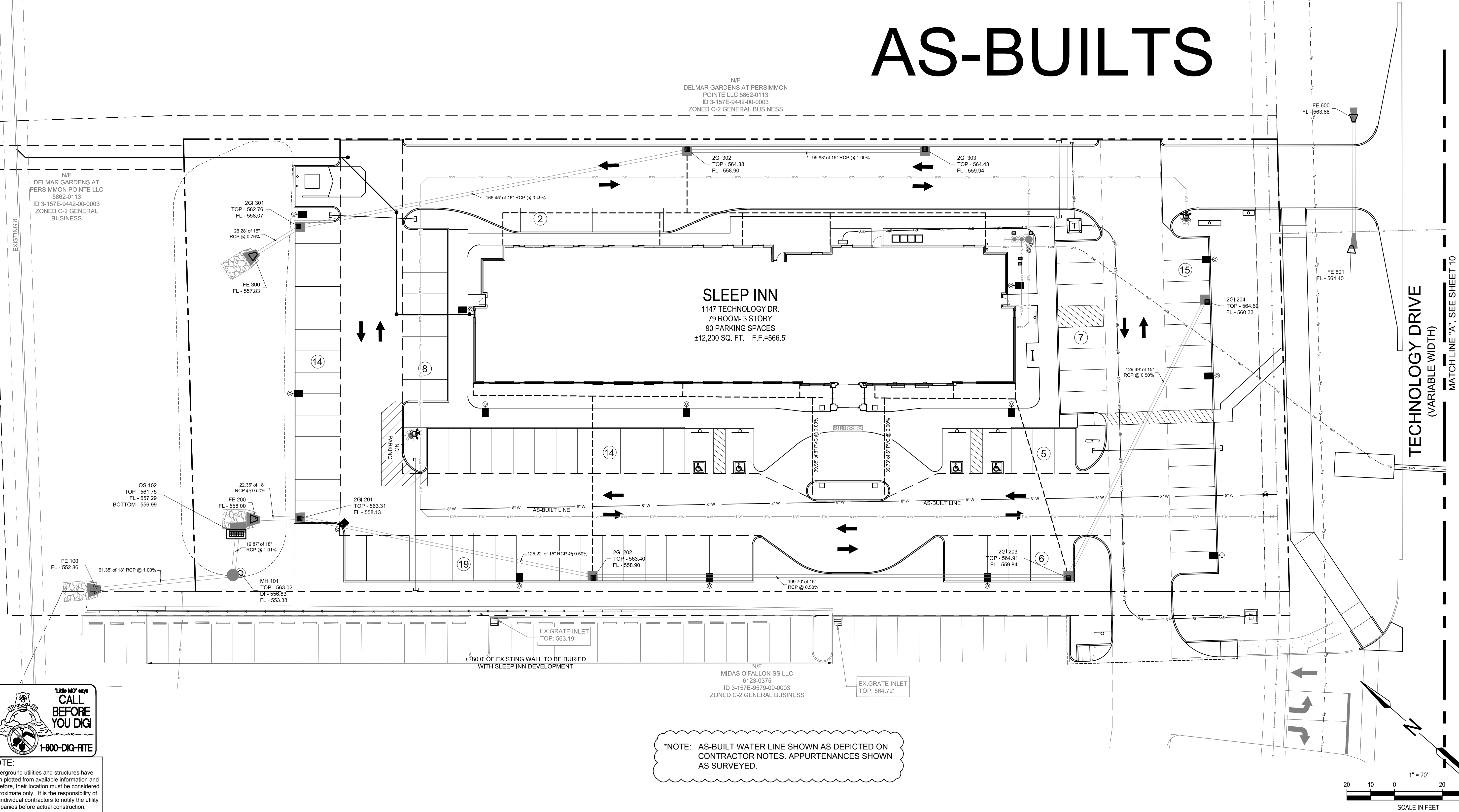
SLEEP INN
1147 TECHNOLOGY DR.
79 ROOM- 3 STORY
90 PARKING SPACES
±12,200 SQ. FT. F.F.=566.5'

N/F
MIDAS O'FALLON SS LLC
6123-0375
ID 3-157E-9579-00-0003
ZONED C-2 GENERAL BUSINESS

*NOTE: AS-BUILT WATER LINE SHOWN AS DEPICTED ON CONTRACTOR NOTES. APPURTENANCES SHOWN AS SURVEYED.



NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



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STEVE MARION P.E.
ENGINEER
PC06007195

Developer / Owner Information
GRANITE HOTELS, LLC
74 VIA PREMINENTA
SUNRISE BEACH, MO 65079

UTILITY PLAN

P+Z No. 09-15.02 & 09-15.03
APPROVED 5-7-2015

City No. 15-494

Sheet Number:
5

PCE PROJECT NO. 147401

UTILITY NOTES:

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
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- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, PULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE CO.
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- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND LACLEDE GAS CO. FOR EXACT LOCATION OF GAS ENTRY. G.C. TO INCLUDE IN BID FOR CONTRACTOR ANY GAS PIPING, CONDUITS, TRENCHING, BACKFILLING, ETC. REQUIRED BY LACLEDE GAS CO.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND AMEREN UE FOR EXACT LOCATION OF ELECTRIC ENTRY. G.C. SHALL INCLUDE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY ELECTRIC COMPANY IN HIS/HER BID.
- SEE MEP PLANS FOR GAS SERVICE SIZING.
- ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE EXISTING INLETS NOTED ARE TO BE INSPECTED BY THE CITY OF OFALLON AND A DETERMINATION MADE IF REPLACEMENT IS NEEDED, EXISTING TOP OF STRUCTURES AND ALL FLOWLINES OF STRUCTURES

ARE TO BE REPLICATED PER PLANS IF REPLACEMENT IS REQUIRED. CONTRACTOR TO INCLUDE REMOVAL AND REPLACEMENT OF STRUCTURES IN BID.

- ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- G.C. IS TO PROVIDE TRENCH, WIRE, AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES, BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION.
- G.C. TO PROVIDE OPENING FOR PUBLIC WATER SUPPLY DISTRICT #2 TO MAKE TAP. G.C. IS ALSO TO PROVIDE TRENCH, BACKFILL, AND GRADE SMOOTH FOR A COMPLETE WATER LINE INSTALLATION.
- ALL LANDSCAPE ISLANDS AND GREEN SPACE INCLUDING THE RIGHT-OF-WAY, SHALL BE IRRIGATED.
- THE CONTRACTOR SHALL INCLUDE FOR TELEPHONE INSTALLATION COSTS BY THE LOCAL PHONE COMPANY IN HIS/HER BID.
- THE CONTRACTOR SHALL INCLUDE THE COST ESTIMATE PROVIDED BY AMEREN UE IN HIS/HER BID FOR THE RELOCATION OF ANY OVERHEAD ELECTRIC OR GUY WIRES.
- ALL HDPE PIPE PROPOSED SHALL BE N-12 PIPE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT OR APPROVED EQUAL.
- IRRIGATION SLEEVES SHALL BE INSTALLED AT A MINIMUM OF 1' DEEP.

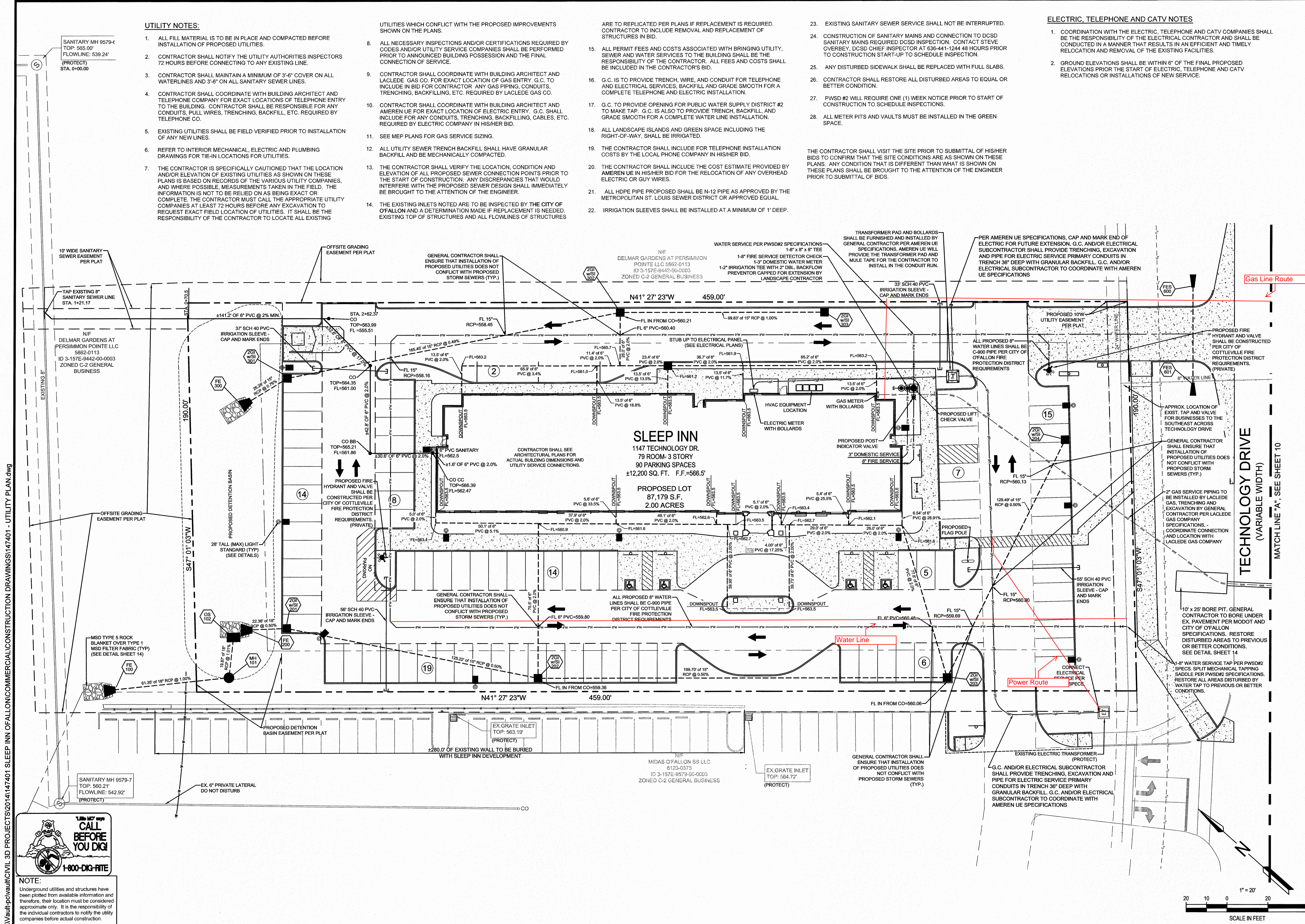
EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.

- CONSTRUCTION OF SANITARY MAINS AND CONNECTION TO DCSD SANITARY MAINS REQUIRED DCSD INSPECTION. CONTACT STEVE OVERBEY, DCSD CHIEF INSPECTOR AT 636-441-1244 48 HOURS PRIOR TO CONSTRUCTION START-UP TO SCHEDULE INSPECTION.
- ANY DISTURBED SIDEWALK SHALL BE REPLACED WITH FULL SLABS.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
- PWS# 2 WILL REQUIRE ONE (1) WEEK NOTICE PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTIONS.
- ALL METER PITS AND VAULTS MUST BE INSTALLED IN THE GREEN SPACE.

ELECTRIC, TELEPHONE AND CATV NOTES

- COORDINATION WITH THE ELECTRIC, TELEPHONE AND CATV COMPANIES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE CONDUCTED IN A MANNER THAT RESULTS IN AN EFFICIENT AND TIMELY RELOCATION AND REMOVAL OF THE EXISTING FACILITIES.
- GROUND ELEVATIONS SHALL BE WITHIN 6" OF THE FINAL PROPOSED ELEVATIONS PRIOR THE START OF ELECTRIC, TELEPHONE AND CATV RELOCATIONS OR INSTALLATIONS OF NEW SERVICE.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF HIS/HER BIDS TO CONFIRM THAT THE SITE CONDITIONS ARE AS SHOWN ON THESE PLANS. ANY CONDITION THAT IS DIFFERENT THAN WHAT IS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTAL OF BIDS.



\\vault-pc\va\it\CIVIL_3D_PROJECTS\2014\147401_SLEEP INN OFALLON\COMMERCIAL\CONSTRUCTION DRAWINGS\147401 - UTILITY PLAN.dwg

1-800-DIG-RITE
CALL BEFORE YOU DIG!
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O'FALLON, MO

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Fax: (314) 226-7467
Missouri Certificate of Authority # LS-2011000931
Missouri Certificate of Authority # LS-2012007849

ENGINEERS AUTHENTICATION
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STEVE MARION P.E.
ENGINEER
PE2006007195

Developer / Owner Information
GRANITE HOTELS, LLC
74 VIA PREMINENTA
SUNRISE BEACH, MO 65079

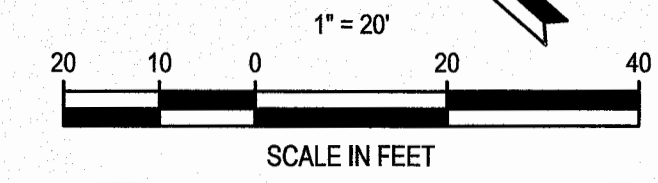
UTILITY PLAN

P-I-Z No. 09-15.02 & 09-15.03
APPROVED 5-7-2015

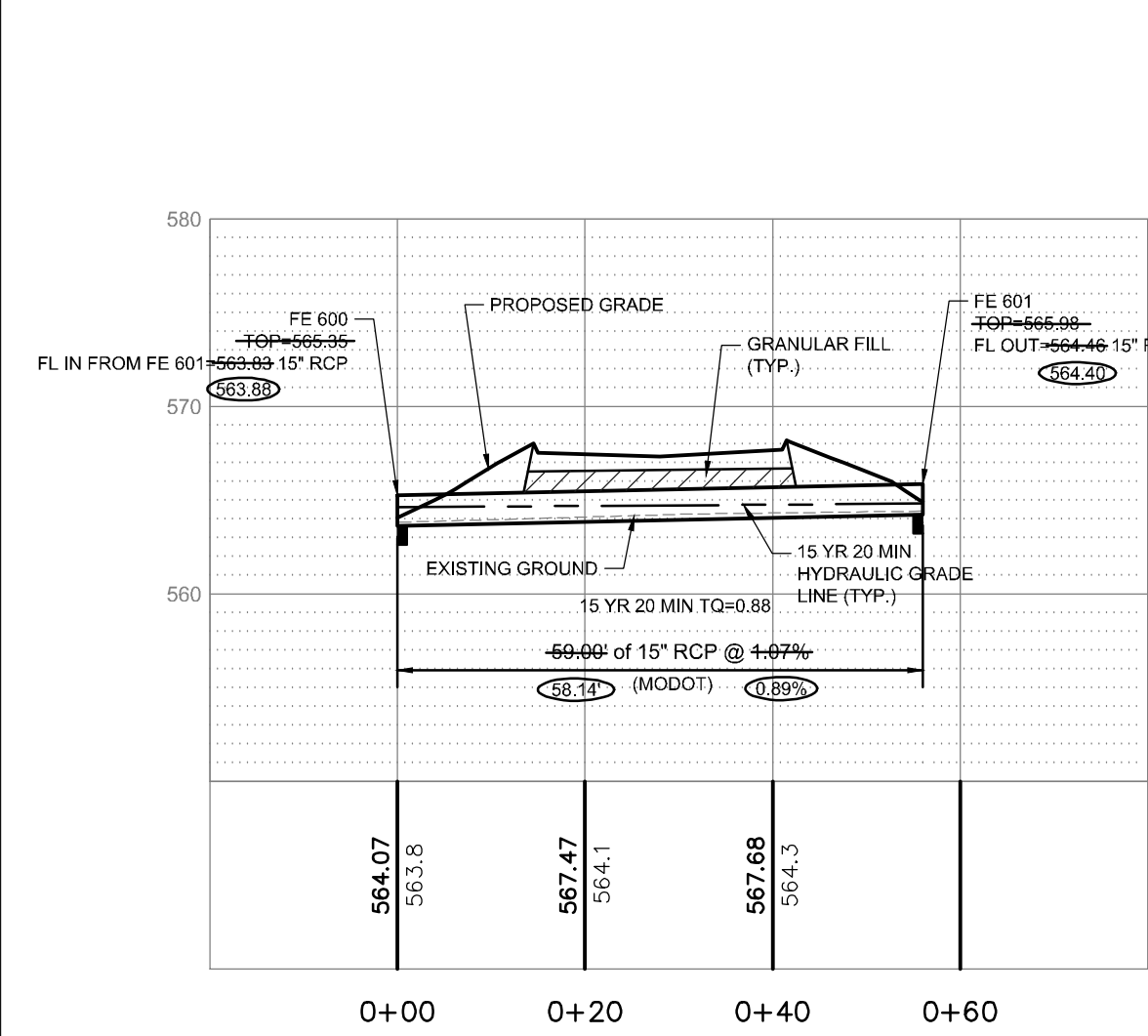
City No. 15-494

Sheet Number:
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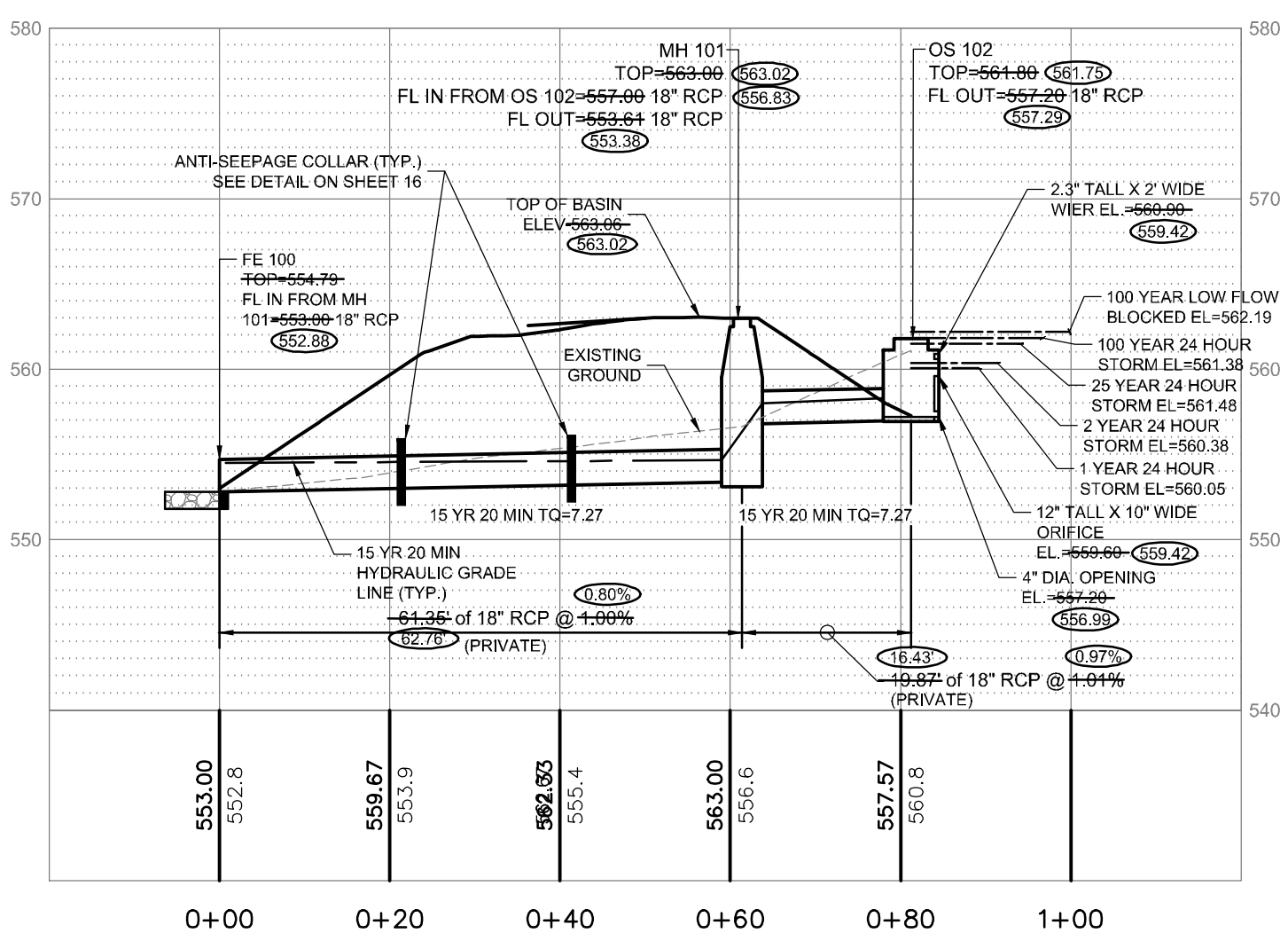
PCE PROJECT NO. 147401



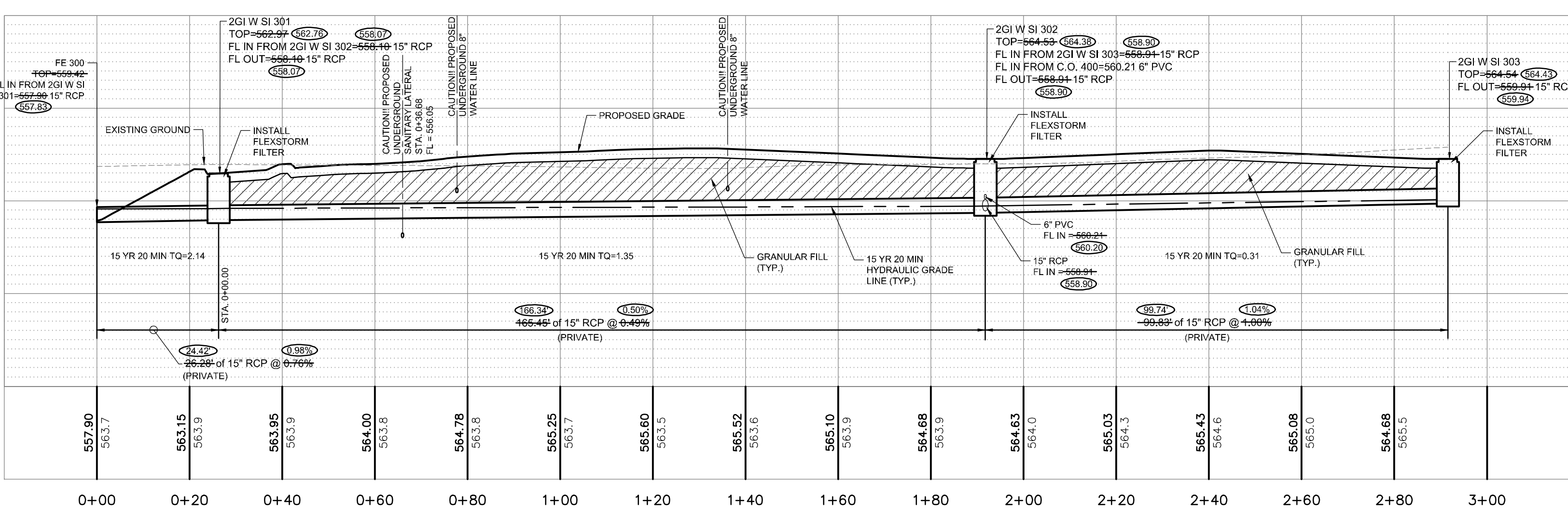
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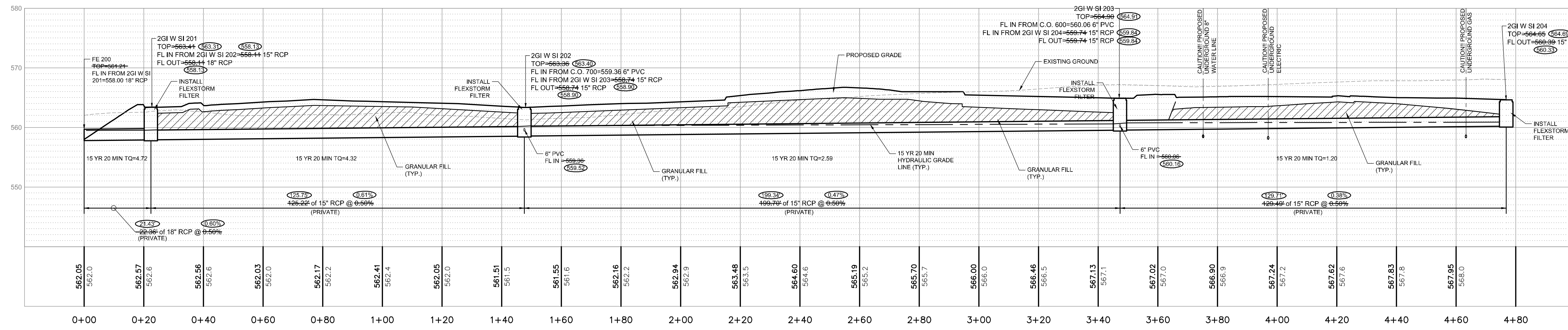
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



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Culvert Report

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Friday, Nov 20 2015

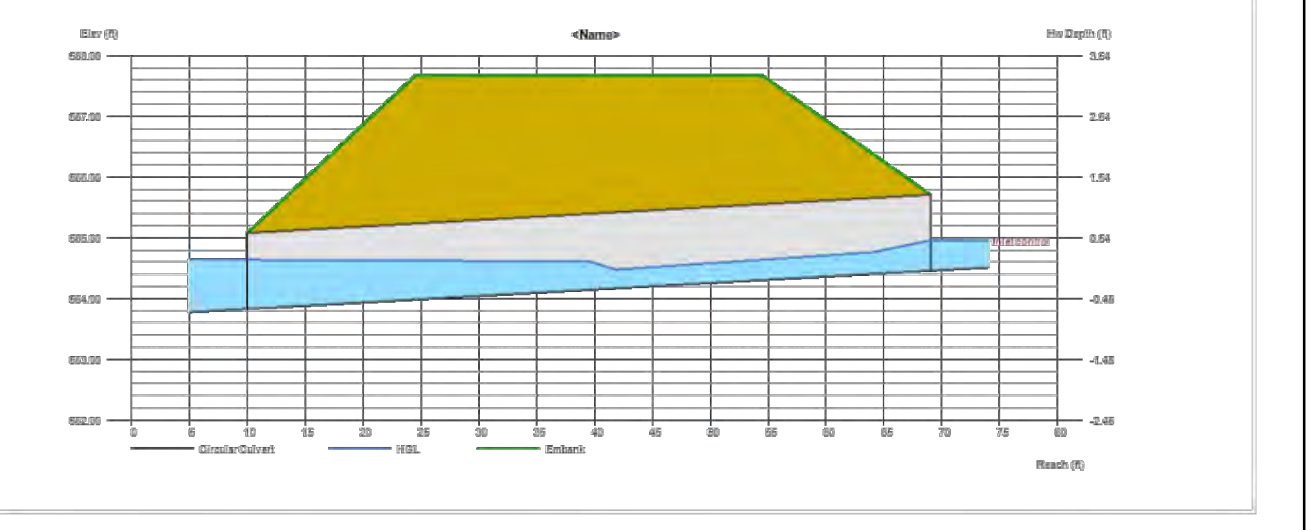
Circular Culvert

Invert Elev Dn (ft) = 563.83
Pipe Length (ft) = 59.00
Slope (%) = 1.07
Invert Elev Up (ft) = 564.46
Rise (in) = 15.0
Shape = Circular
Span (in) = 15.0
No. Barrels = 1
n-Value = 0.013
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Embankment
Top Elevation (ft) = 567.67
Top Width (ft) = 30.00
Crest Width (ft) = 100.00

Calculations
Omin (cfs) = 0.88
Qmax (cfs) = 0.88
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 0.88
Cpipe (cfs) = 0.88
Covertop (cfs) = 0.00
Veloc Dn (ft/s) = 1.05
Veloc Up (ft/s) = 2.92
HGL Dn (ft) = 564.64
HGL Up (ft) = 564.83
Hw Elev (ft) = 564.96
Hw/D (ft) = 0.40
Flow Regime = Inlet Control



15 YEAR 20 MINUTE STORM

LineNo.	LineID	InletID	LineLength	LineSize	InvertUp	InvertDn	Grnd/Rim/Elev Up	DepthUp	HGLUp	HGLDn	Rim-Hw	RunoffCoeff	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	CrossSlope, Sx	CapacityFull	DrainageArea	KnownQ	FlowRate	QCaptured	InletEff
1	2GI 301 TO FE 300	2GI W SI 301	26.281	15	558.1	557.9	562.97	1.07	559.17	559.15	3.77	0	1.74	0.05	0.6	0.028	0.03	0.02	5.63	0	0.79	2.14	0.79	100
2	2GI 302 TO 2GI 301	2GI W SI 302	165.454	15	558.91	558.1	564.53	0.51	559.42	559.2	5.05	0	1.18	0.02	0.5	0.328	0.06	0.02	4.52	0	1.04	1.35	1.04	100
3	2GI 303 TO 2GI 302	2GI W SI 303	99.833	15	559.91	558.91	564.54	0.22**	560.13	559.48	4.41	0	0.56	0.07	1	0	n/a	0.02	6.46	0	0.31	0.31	0.31	100
4	2GI 201 TO FE 200	2GI W SI 201	22.36	18	558.11	558	563.41	1.43	559.54	559.5	3.81	0	2.68	0.11	0.5	0.043	0.06	0.02	7.36	0	0.4	4.74	0.4	100
5	2GI 202 TO 2GI 201	2GI W SI 202	125.221	15	558.74	558.11	563.36	1.25	560.16	559.6	3.1	0	3.54	0.19	0.5	0.566	0.1	0.02	4.58	0	1.73	4.34	1.73	100
6	2GI 203 TO 2GI 202	2GI W SI 203	199.697	15	559.74	558.74	563.44	0.86	560.6	560.26	2.66	0	2.13	0.07	1.37	0.405	0.18	0.02	4.57	0	1.39	2.61	1.39	100
7	2GI 204 TO 2GI 203	2GI W SI 204	129.493	15	560.39	559.74	563.53	0.51	560.9	560.78	2.52	0	1.12	0.02	1	0.206	0.1	0.02	4.58	0	1.22	1.22	1.22	100
8	FE100 TO MH 101	MH 101	61.351	18	553.61	553	563	1.05**	554.66	554.5	7.88	0	4.11	0.26	0.98	0.359	n/a	....	10.47	0	0	7.27	....	....
9	MH 101 TO OS 102	OS 102	19.872	18	557.2	557	561.8	1.04**	558.32	558	3.48	0	6.43	0.48	1	0	0.48	0.02	10.54	0	7.27	7.27	6.56	90

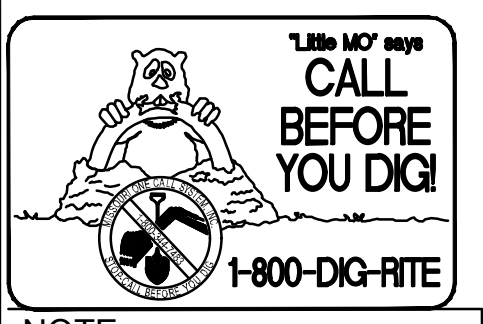
100 YEAR 20 MINUTE STORM

LineNo.	LineID	InletID	LineLength	LineSize	InvertUp	InvertDn	Grnd/Rim/Elev Up	DepthUp	HGLUp	HGLDn	Rim-Hw	RunoffCoeff	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	CrossSlope, Sx	CapacityFull	DrainageArea	KnownQ	FlowRate	QCaptured	InletEff
1	2GI 301 TO FE 300	2GI W SI 301	26.281	15	558.1	557.9	562.97	1.1	559.2	559.15	3.69	0	2.71	0.11	0.6	0.066	0.08	0.02	5.63	0	1.25	3.33	1.25	100
2	2GI 302 TO 2GI 301	2GI W SI 302	165.454	15	558.91	558.1	564.53	0.64	559.55	559.28	4.9	0	1.73	0.05	0.5	0.391	0.08	0.02	4.52	0	1.6	2.08	1.6	100
3	2GI 303 TO 2GI 302	2GI W SI 303	99.833	15	559.91	558.91	564.54	0.27**	560.18	559.63	4.36	0	0.65	0.09	1	0	n/a	0.02	6.46	0	0.48	0.48	0.48	100
4	2GI 201 TO FE 200	2GI W SI 201	22.36	18	558.11	558	563.41	1.5	559.61	559.5	3.66	0	4.21	0.27	0.5	0.111	0.14	0.02	7.36	0	0.64	7.43	0.64	100
5	2GI 202 TO 2GI 201	2GI W SI 202	125.221	15	558.74	558.11	563.36	1.25	561.13	559.75	1.99	0	5.53	0.48	0.5	1.385	0.24	0.02	4.58	0	2.72	6.79	2.72	100
6	2GI 203 TO 2GI 202	2GI W SI 203	199.697	15	559.74	558.74	563.44	1.25	562.16	561.37	1.04	0	3.32	0.17	1.37	0.793	0.23	0.02	4.57	0	2.18	4.07	2.18	100
7	2GI 204 TO 2GI 203	2GI W SI 204	129.493	15	560.39	559.74	563.53	1.25	562.51	562.4	0.98	0	1.54	0.04	1	0.111	0.04	0.02	4.58	0	1.89	1.89	1.89	100
8	FE100 TO MH 101	MH 101	61.351	18	553.61	553	563	1.5	555.33	554.5	6.95	0	6.89	0.74	0.98	0.826	0.72	....	10.47	0	0	12.18	....	....
9	MH 101 TO OS 102	OS 102	19.872	18	557.2	557	561.8	1.5	558.85	558.58	2.21	0	6.89	0.74	1	0.267	0.74	0.02	10.54	0	12.18	12.18	10.6	87

STORM SEWER PROFILE NOTES

- NOTES:
- ALL NEW STORM SEWERS ARE PRIVATE.
 - WATER TIGHT A-LOCK JOINTS SHALL BE PROVIDED ON ALL STORM SEWERS.
 - THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF HIS/HER BIDS TO CONFIRM THAT THE SITE CONDITIONS ARE AS SHOWN ON THESE PLANS. ANY CONDITION THAT IS DIFFERENT THAN WHAT IS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTAL OF BIDS.
 - STRUCTURE 201, 202, 203, 204, 301, 302 AND 303 SHALL HAVE A FLEXSTORM FILTER (OR APPROVED EQUAL) INSTALLED AFTER SITE HAS BEEN PAVED.
- STORM SEWER PROFILE NOTES:
- MH..... DENOTES MANHOLE
GI..... DENOTES GRATE INLET
EP..... DENOTES END OF PIPE
FE..... DENOTES FLARED END SECTION
SD..... DENOTES SLOTTED DRAIN
OS..... DENOTES OUTFALL STRUCTURE
TO..... TOTAL Q TO PIPE
*..... DENOTES SURCHARGED HGL
J..... DENOTES HYDRAULIC JUMP IN INLET OR LINE
 - ALL DIMENSIONS ARE TO THE CENTERLINE OF STRUCTURE, TO THE END OF FLARED END SECTION OR TO THE END OF PIPE AT EPS.
 - BACK FILL REQUIREMENTS FOR ADS N-12 IS CLASS 3 @ 95% STANDARD PROCTOR DRY DENSITY, DEEPER THAN 10 FEET BELOW FINISHED GRADE. AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF HIS/HER BIDS TO CONFIRM THAT THE SITE CONDITIONS ARE AS SHOWN ON THESE PLANS. ANY CONDITION THAT IS DIFFERENT THAN WHAT IS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTAL OF BIDS.

AS-BUILTS



NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

SLEEP INN
NEW PROJECT FOR
79 UNIT
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1147 TECHNOLOGY DR
O'FALLON, MO

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PREMIER CIVIL ENGINEERING
308 TOW Count
Luka Spertus, P.E. 63387
Missouri Certificate of Authority # E-2011000031
Missouri Certificate of Authority # LS-2012007849
STEVE MARION P.E.
ENGINEER
PC00007195

ENGINEERS AUTHENTICATION
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GRANITE HOTELS, LLC
74 VIA PREMINENTA
SUNRISE BEACH, MO 65079

P+Z No. 09-15.02 & 09-15.03
APPROVED 5-7-2015

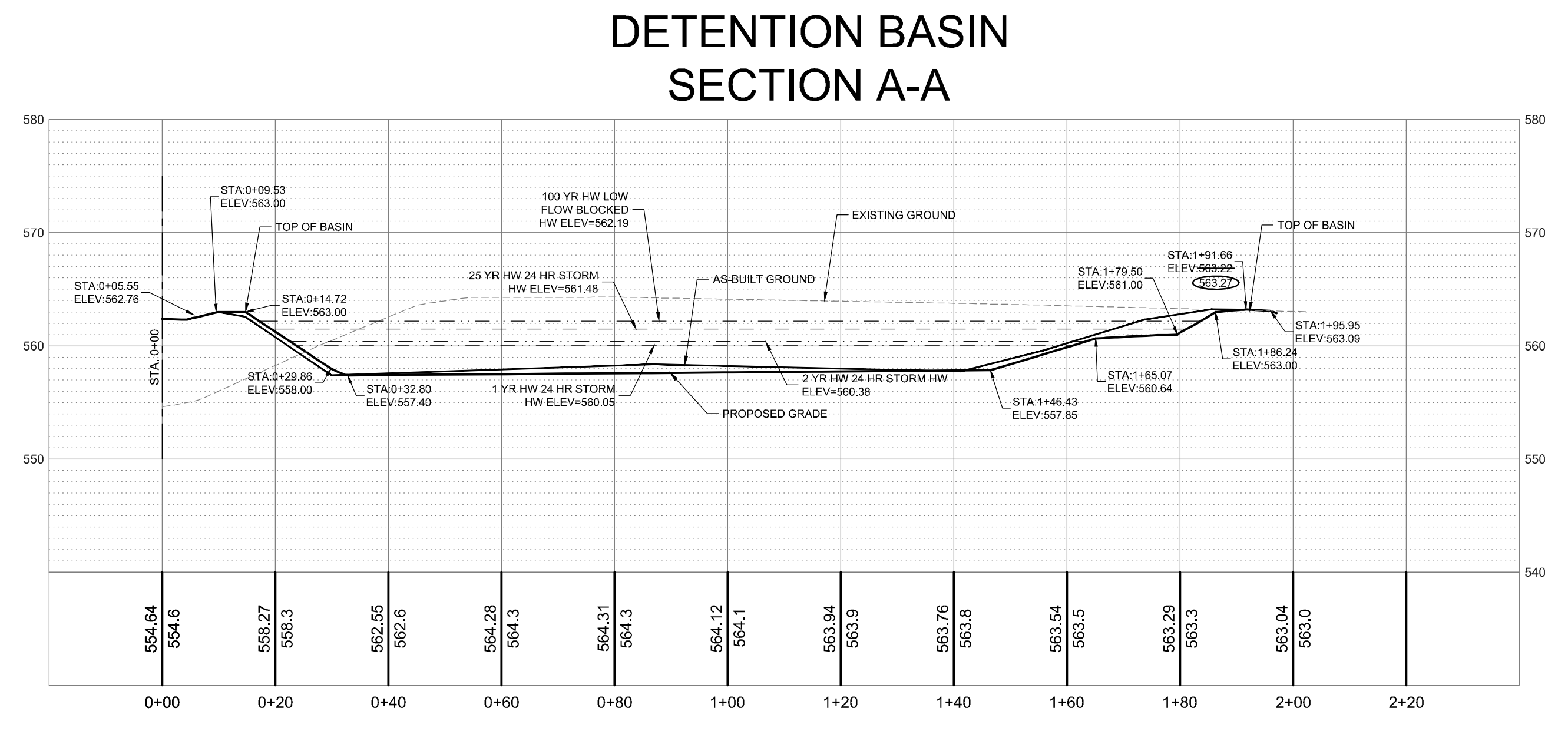
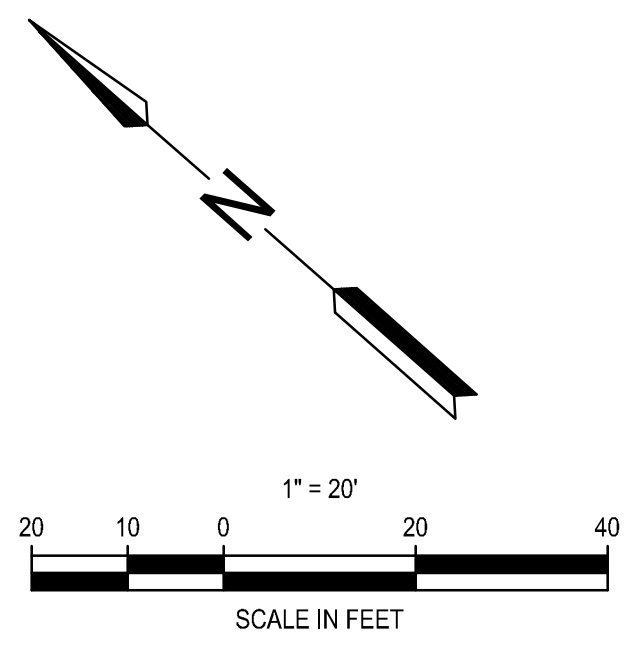
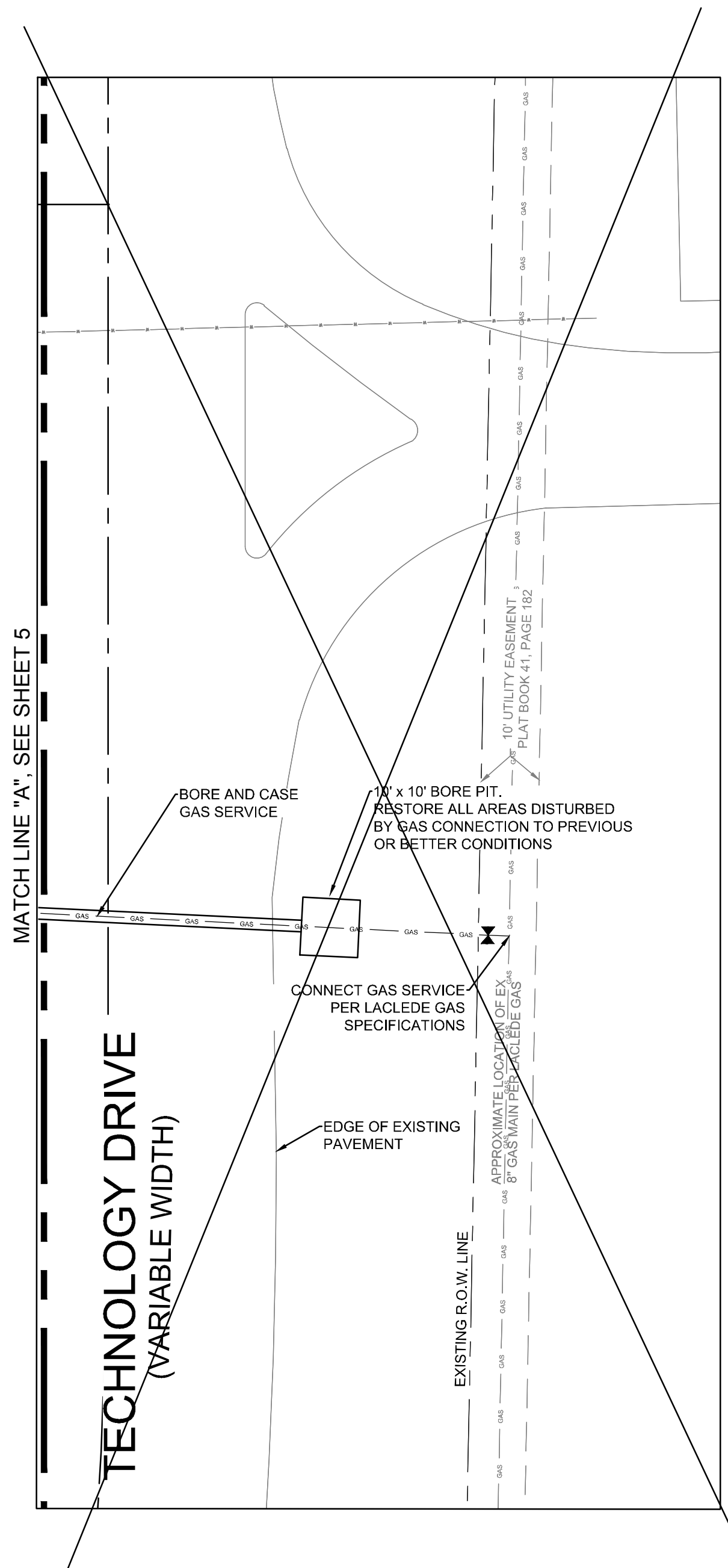
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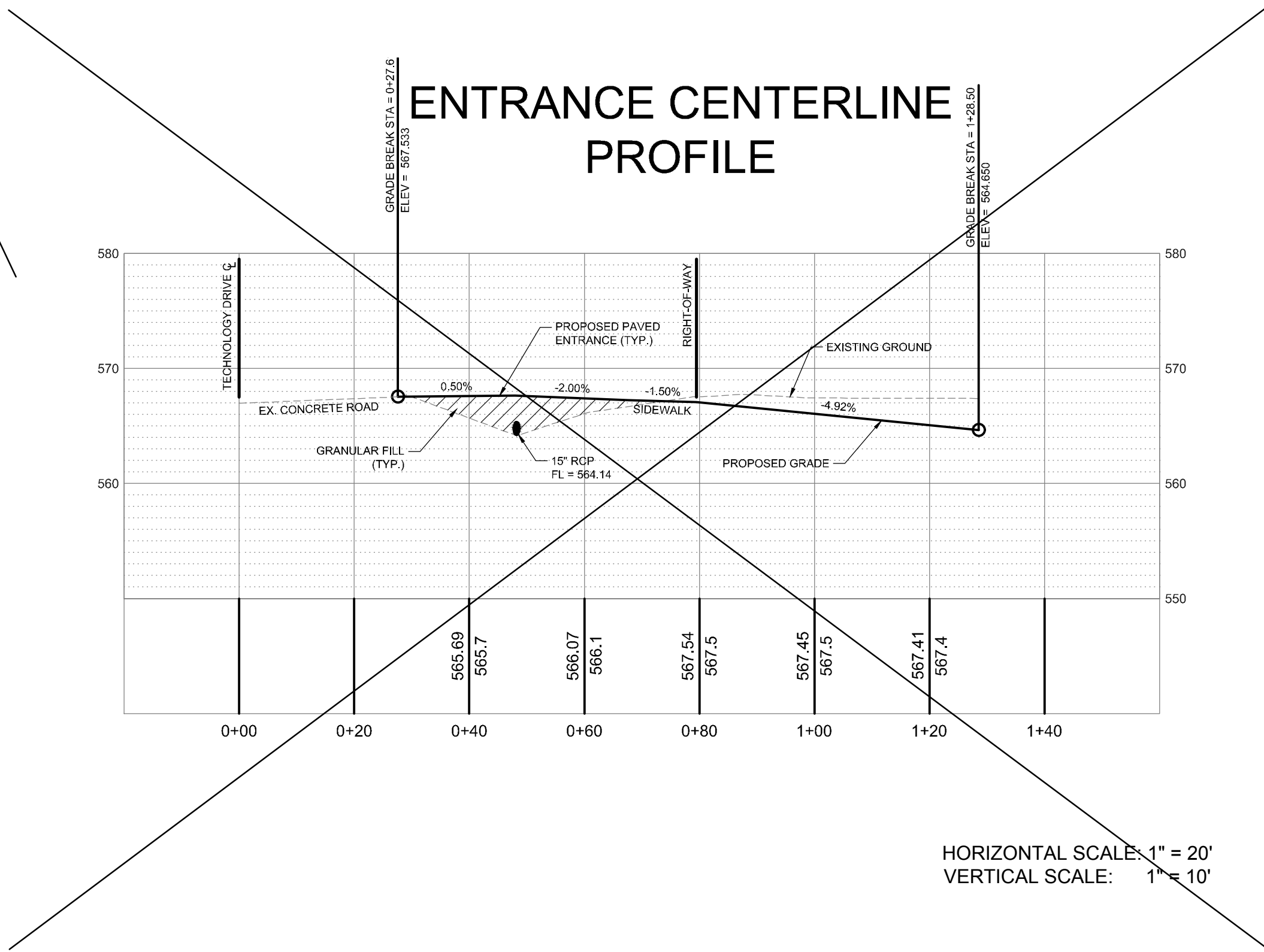
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PCE PROJECT NO. 147401

STORM SEWER PROFILES

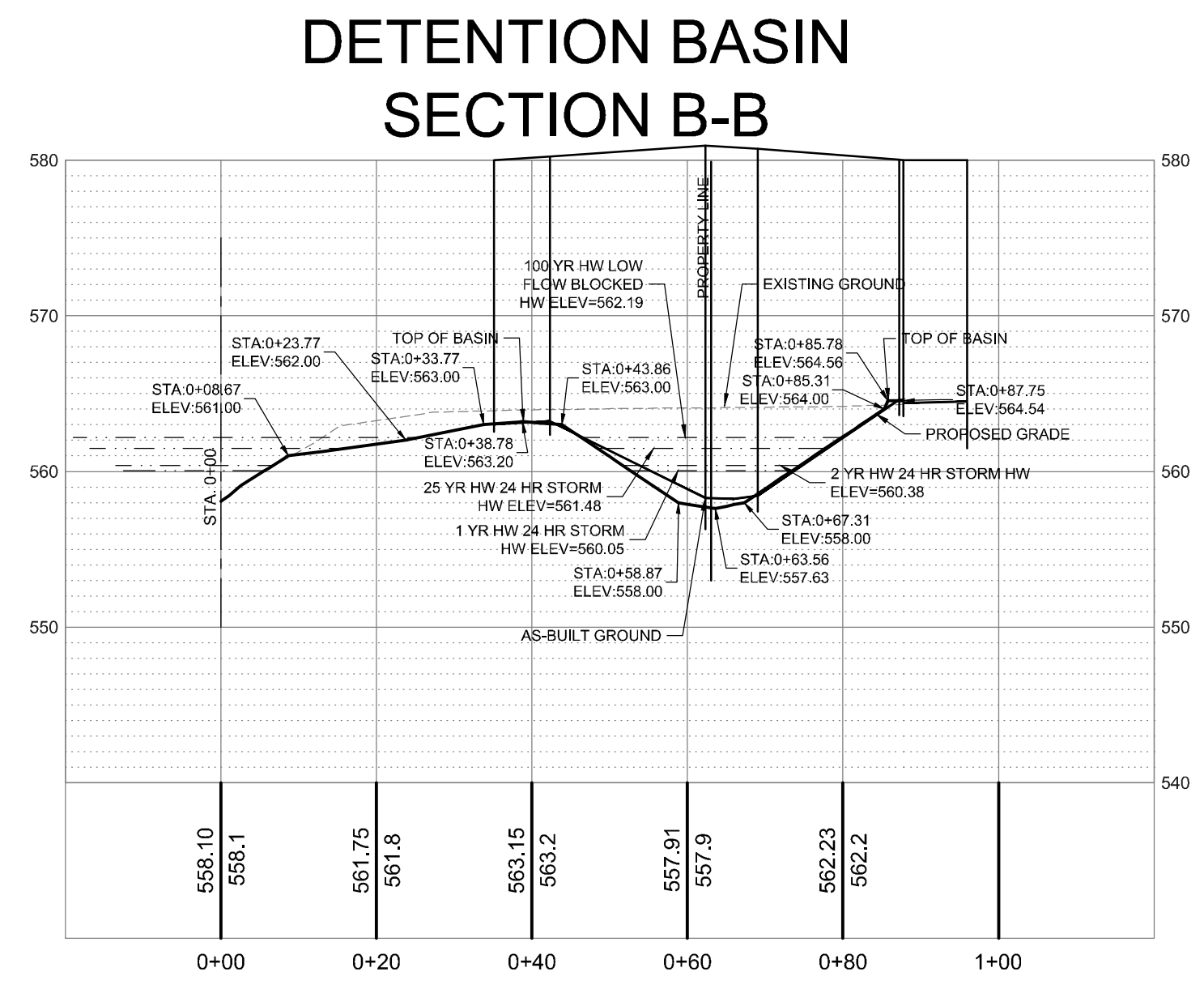
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HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



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ENGINEER
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DETENTION BASIN SECTIONS

