



- DEVELOPMENT NOTES:**
1. PREPARED FOR: MW REAL ESTATE, LLC
1601 W. OLD ROUTE 66
STRAFFORD, MO 65757
 2. AREA OF TRACT: 4.47 ACRES
 3. AREA OF DISTURBANCE: 4.66 ACRES
 4. PARCEL ID: 2-1068-0731-00-0017.0000000
 5. ZONING: I-1 LIGHT INDUSTRIAL
 6. I-1 ZONING DIMENSIONAL REQUIREMENTS:
MAXIMUM LOT COVERAGE: NONE
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 20 FEET
MINIMUM REAR YARD: 35 FEET
 7. PROPOSED USE: OUTDOOR VEHICLE STORAGE YARD FOR OVER THE ROAD TRUCKS AND AUTOMOBILES, INCLUDING AN OFFICE AND MOTOR VEHICLE REPAIR GARAGE.
 8. AUTOMOBILE PARKING CALCULATION:
3,260 SQ. FT. OF OFFICE AT ONE (1) SPACE PER 300 SQ. FT.
(3,260 / 300) = 10.87 SPACES
2,620 SQ. FT. OF REPAIR SERVICE GARAGE AT ONE (1) SPACE PER 500 SQ. FT.
(2,620 / 500) = 5.24 SPACES
TOTAL SPACES REQUIRED: 16 SPACES
TOTAL SPACES PROVIDED: 48 SPACES
48 SPACES - 16 SPACES = 32 SPACES
32 ADDITIONAL SPACES FOR TRUCK DRIVER AUTOMOBILES WHILE OVER THE ROAD.
 9. TRACTOR / TRAILER PARKING SPACES:
TRUCK TRAILER PARKING SPACES: 56 SPACES (11.5'W x 53'D)
TRUCK TRACTOR PARKING SPACES: 27 SPACES (11.5'W x 30'D)
 10. STORM WATER DETENTION SHALL COMPLY WITH SECTION 405.240 OF THE CITY OF O'FALLON MUNICIPAL CODE.
 11. ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.
 12. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29183C0230 F DATED AUGUST 2, 1996, THIS DEVELOPMENT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
 13. THIS PLAN COMPLIES WITH THE CITY OF O'FALLON COMPREHENSIVE PLAN.
 14. TREE PROTECTION AND PRESERVATION SHALL BE MET ON THIS PLAN.
 15. THIS PLAN IS COMPLIANT WITH THE TREE PRESERVATION ORDINANCE FOUND IN SECTION 230.040 OF THE CITY OF O'FALLON MUNICIPAL CODE. ANY TREE REMOVED SHALL BE REPLACED WITH A TREE OF LIKE OR SIMILAR KIND HAVING A MINIMUM DIAMETER OF TWO (2) INCHES AND A HEIGHT OF EIGHT (8) FEET. REPLACEMENT TREES SHALL BE OF A HARDWOOD VARIETY. TREES SO REPLACED SHALL BE PROPERLY MAINTAINED TO INSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE PLANTED.
 16. FOR THE BUILDING THERE WILL A ADT KEY CARD ACCESS FOR ALL ENTRANCES. INTERIOR AND EXTERIOR CAMERAS WILL BE INSTALLED FOR MONITORING AND RECORDING. THE ENTRY INTO THE LOT WILL BE SECURED BY A GATE PROVIDING KEYPAD ACCESS DURING NON-REGULAR BUSINESS HOURS.
 13. BENCHMARK INFORMATION:
USGS BENCHMARK: THE V.R.S. MDOOT NETWORK USED WAS USED TO ESTABLISH HORIZONTAL AND VERTICAL STATE PLANE CONTROL. ON-SITE REFERENCING BASE STATION MOOF - MDOOT O'FALLON CORS ARP. THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION.

AS-BUILT

F THE
VED
243 NORTH

ST. CHARLES ENGINEERING AND SURVEYING, INC.

MICHAEL NEWELL MEINERS
MISSOURI PROFESSIONAL ENGINEER NUMBER E-22483



UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

LEGEND	
—X—	EXISTING CHAIN LINK FENCE
—W—	UNDERGROUND WATER LINE
—UT—	UNDERGROUND TELEPHONE LINE
—G—	EXISTING GAS LINE
—OH—	EXISTING OVERHEAD CABLES
⊗	GAS VALVE
⊕	WATER VALVE
⊙	UTILITY POLE
⊙	UTILITY POLE GUY WIRE
⊙	TELEPHONE BOX
⊙	ELECTRIC BOX
⊙	ELECTRIC METER
⊙	GAS METER
⊙	AIR CONDITIONER
☆	LIGHT STANDARD
⊙	STORM SEWER GRATE INLET
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	DECIDUOUS TREE
⊙	EVERGREEN TREE
⊙	BUSH
⊙	SHRUB
⊙	BOLLARD
⊙	FIRE HYDRANT
□	DENOTES EXISTING CONCRETE
□	DENOTES PROPOSED CONCRETE

UTILITY CONTACTS

FIRE DISTRICT
CENTRAL COUNTY FIRE & RESCUE
1220 CAVE SPRINGS BLVD
ST PETERS, MO 63376
636-970-9700

WATER
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

ELECTRIC
AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
636-639-8312

SANITARY SEWERS
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

GAS
SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297

CABLE
CHARTER COMMUNICATIONS
8628 MEXICO ROAD
O'FALLON, MO 63366
855-366-7132

CONSTRUCTION PLANS FOR TRANSLAND TRUCKING

A TRACT OF LAND BEING PART OF
U.S. SURVEY NO. 731, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI
AS-BUILT PLANS

* 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 4.47
THE AREA OF LAND DISTURBANCE IS 4.66
NUMBER OF PROPOSED LOTS IS 1

BUILDING SETBACK INFORMATION.

FRONT	30 FEET
SIDE	20 FEET
REAR	35 FEET

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 364.4 G.P.D.

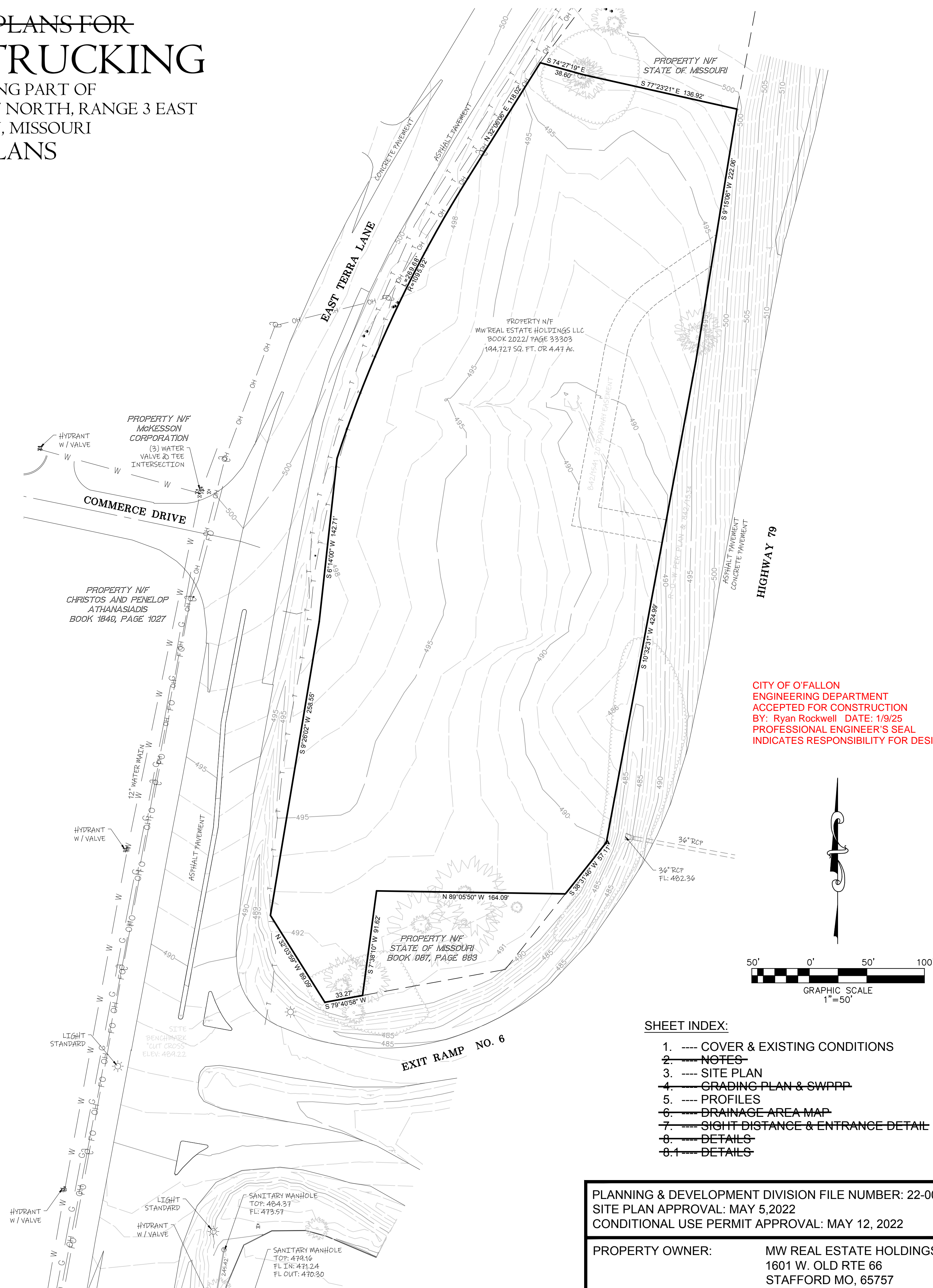
* TREE PRESERVATION CALCULATIONS

- 5,031 SQ.FT. (0.12± AC.) OF SCRUB BRUSH TO BE REMOVED WITH THIS PLAN.
- NO SIGNIFICANT TREES ARE TO BE REMOVED WITH THIS PLAN.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

CONDITIONS OF APPROVAL FROM
PLANNING AND ZONING

1. PROVIDE A PATH TO THE PASSIVE ENTRANCE ON THE DUMPSTER ENCLOSURE TO PROVIDE ENOUGH ROOM BETWEEN THE NEAREST PARKING SPACE.
2. ADJUST THE DUMPSTER ENCLOSURE A FEW SPACES TO THE NORTH TO ELIMINATE ANY POTENTIAL CONFLICTS IF THE FUTURE ADDITION IS EVER BUILT.
3. PROVIDE MATURE HEIGHTS OF THE TREES PROPOSED UNDERNEATH THE OVERHEAD LINES.
4. PROVIDE A DETAIL FOR THE ADA PARKING SIGNS.
5. EXTEND THE PHOTOMETRIC LIGHTING VALUES TO THE PROPERTY LINE.
6. PROVIDE LOT COVERAGE CALCULATIONS.
7. REMOVE THE BARBED WIRE FROM THE FENCE DETAIL.
8. ANY FUTURE BUILDING ADDITIONS WILL REQUIRE APPROVAL OF A SITE PLAN.
9. THE APPLICANT SHALL PROVIDE LIGHTING AT THE ENTRANCE TO THE PARKING LOT.



CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 1/9/25
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

SHEET INDEX:

1. --- COVER & EXISTING CONDITIONS
2. --- NOTES
3. --- SITE PLAN
4. --- GRADING PLAN & SWPPP
5. --- PROFILES
6. --- DRAINAGE AREA MAP
7. --- SIGHT DISTANCE & ENTRANCE DETAIL
8. --- DETAILS
- 8.1 --- DETAILS

PLANNING & DEVELOPMENT DIVISION FILE NUMBER: 22-003084
SITE PLAN APPROVAL: MAY 5, 2022
CONDITIONAL USE PERMIT APPROVAL: MAY 12, 2022

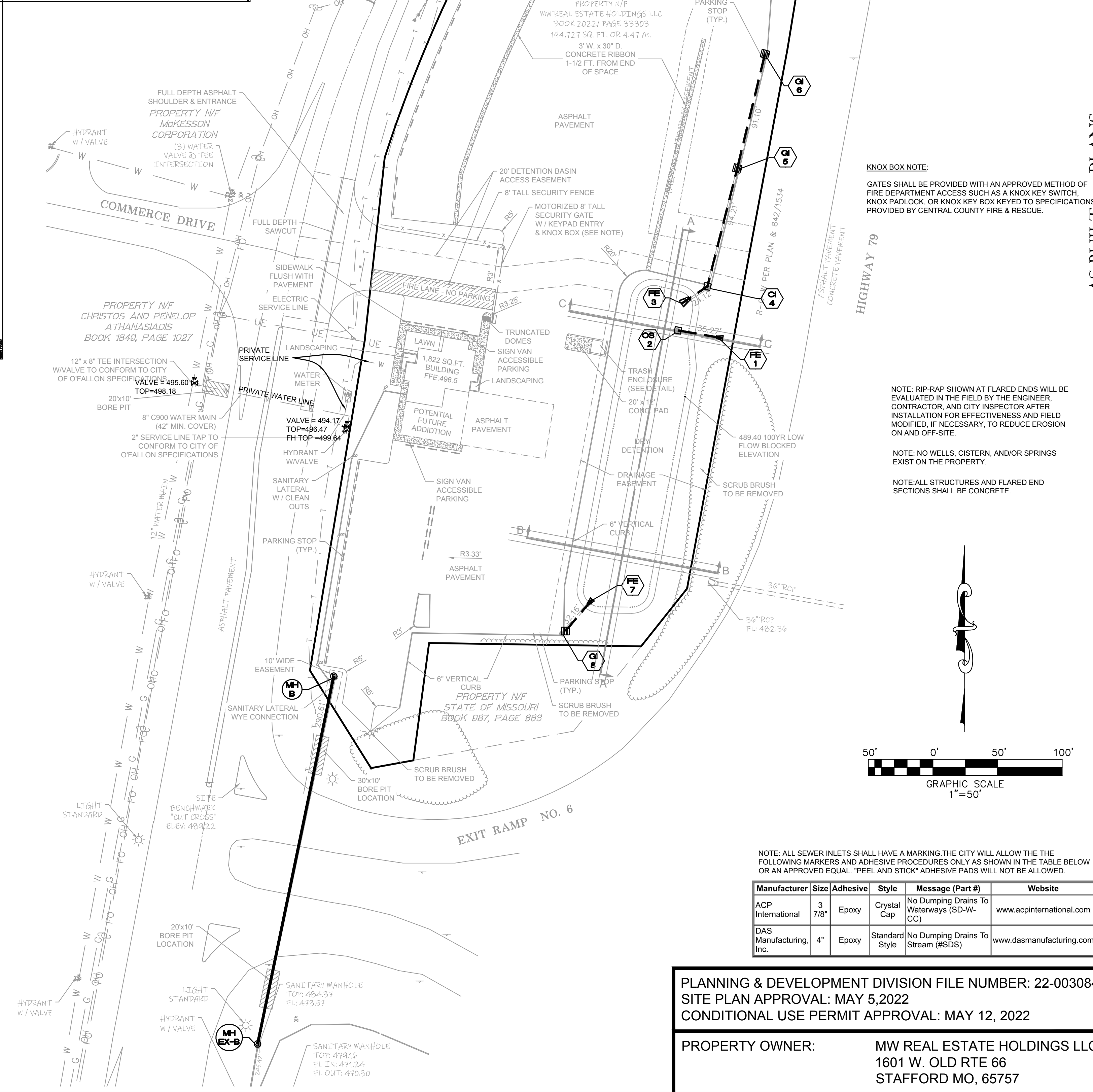
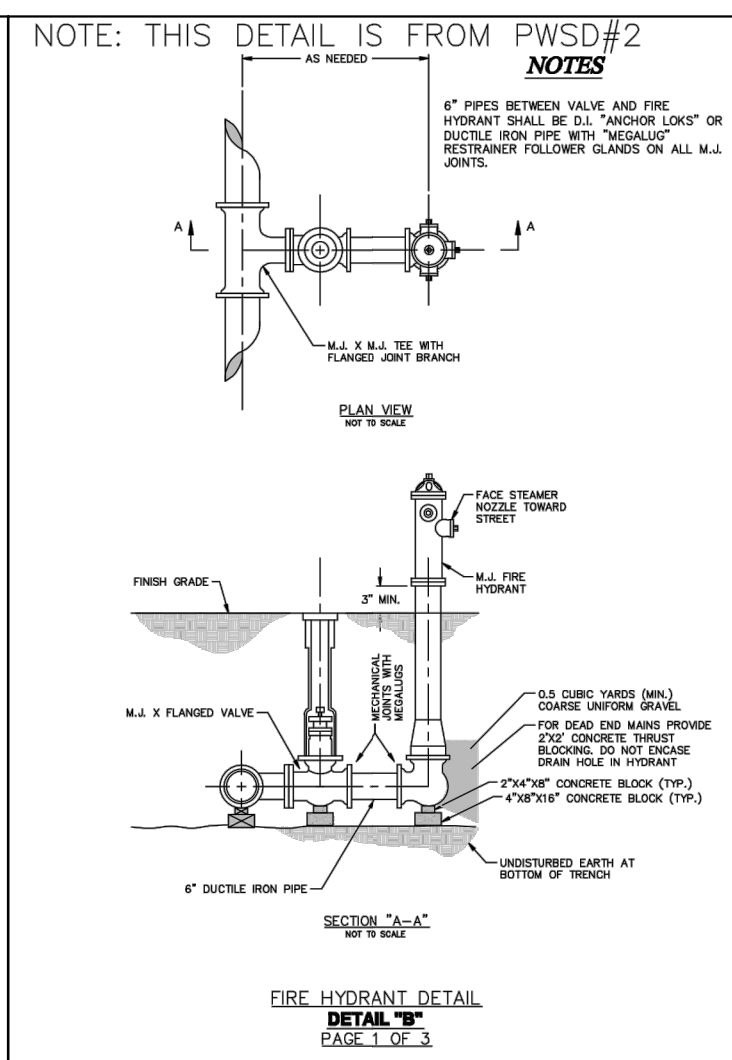
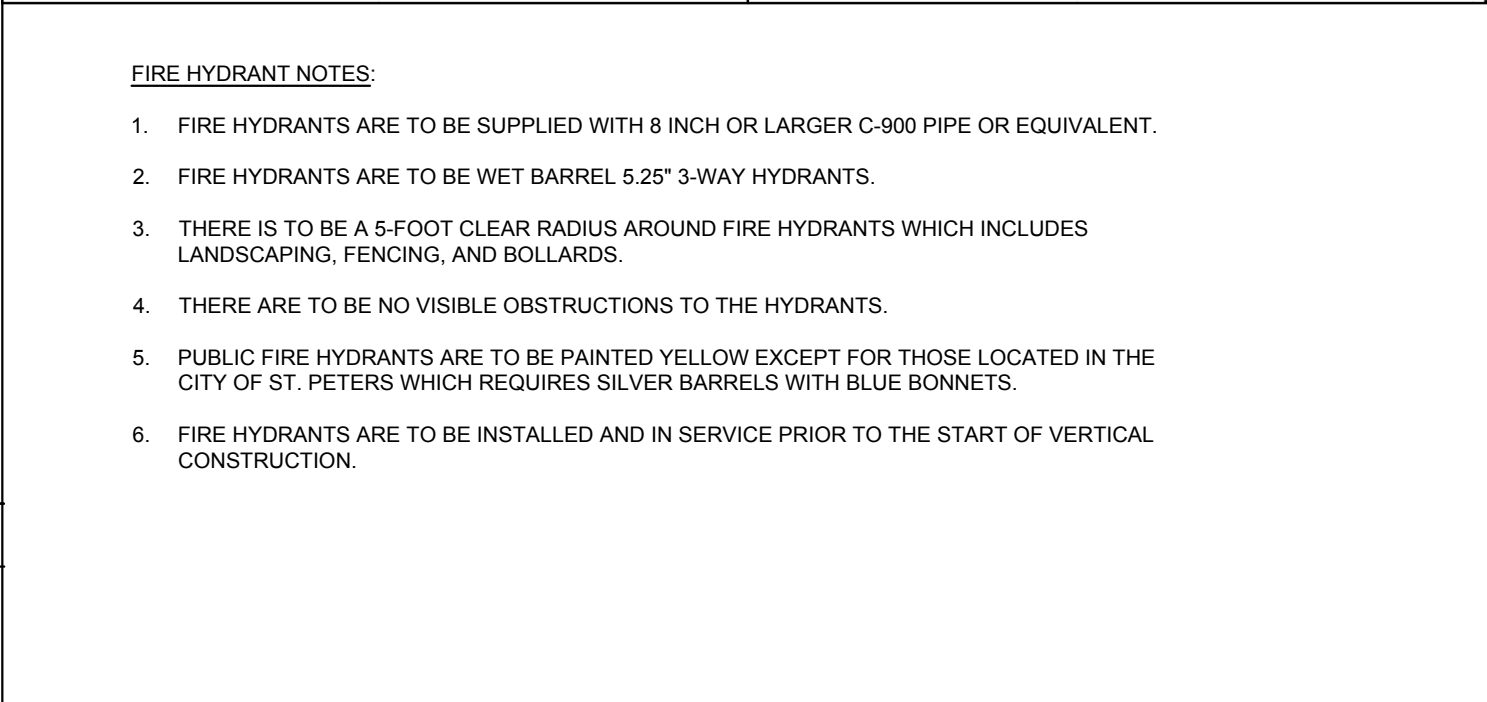
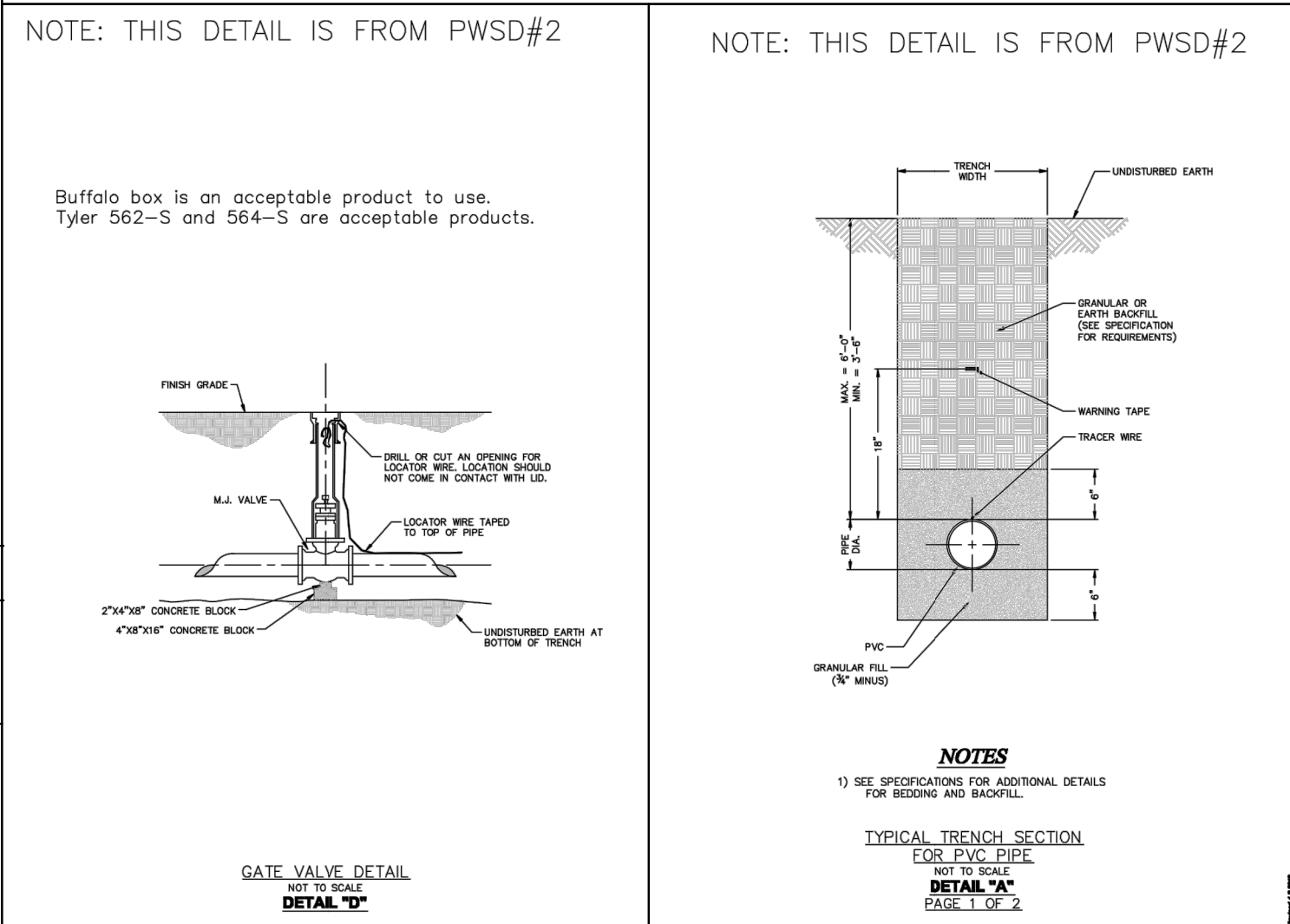
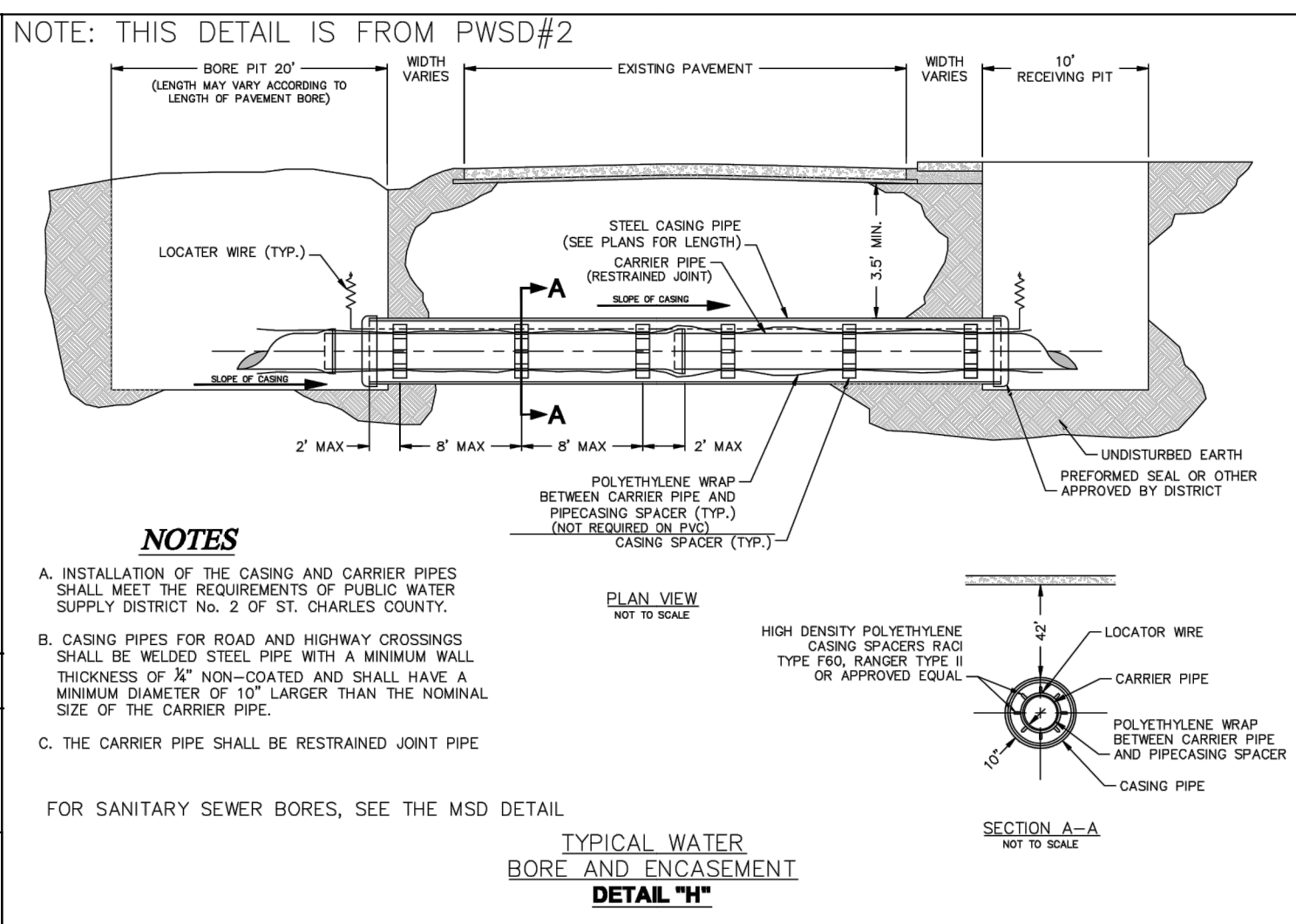
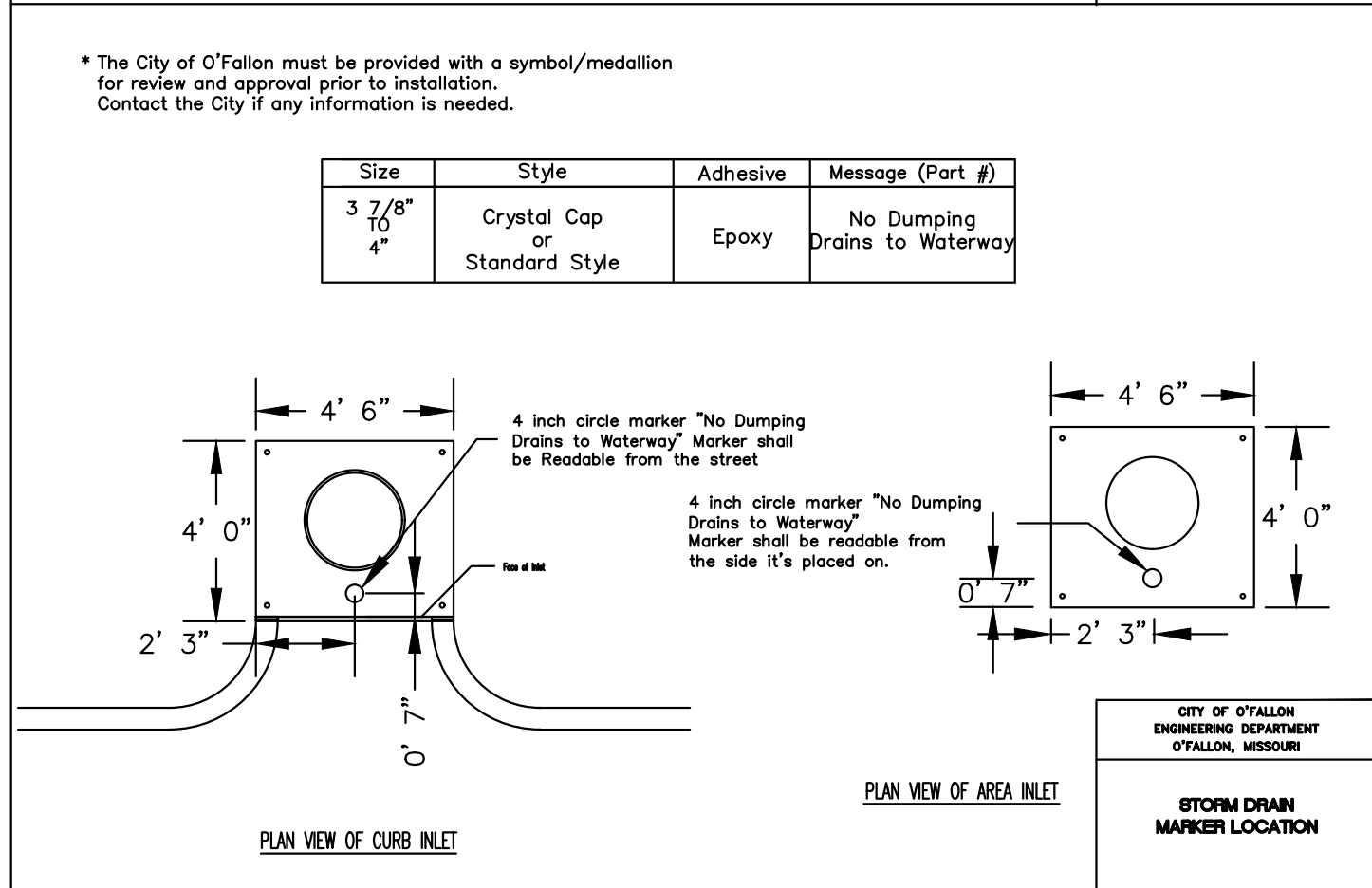
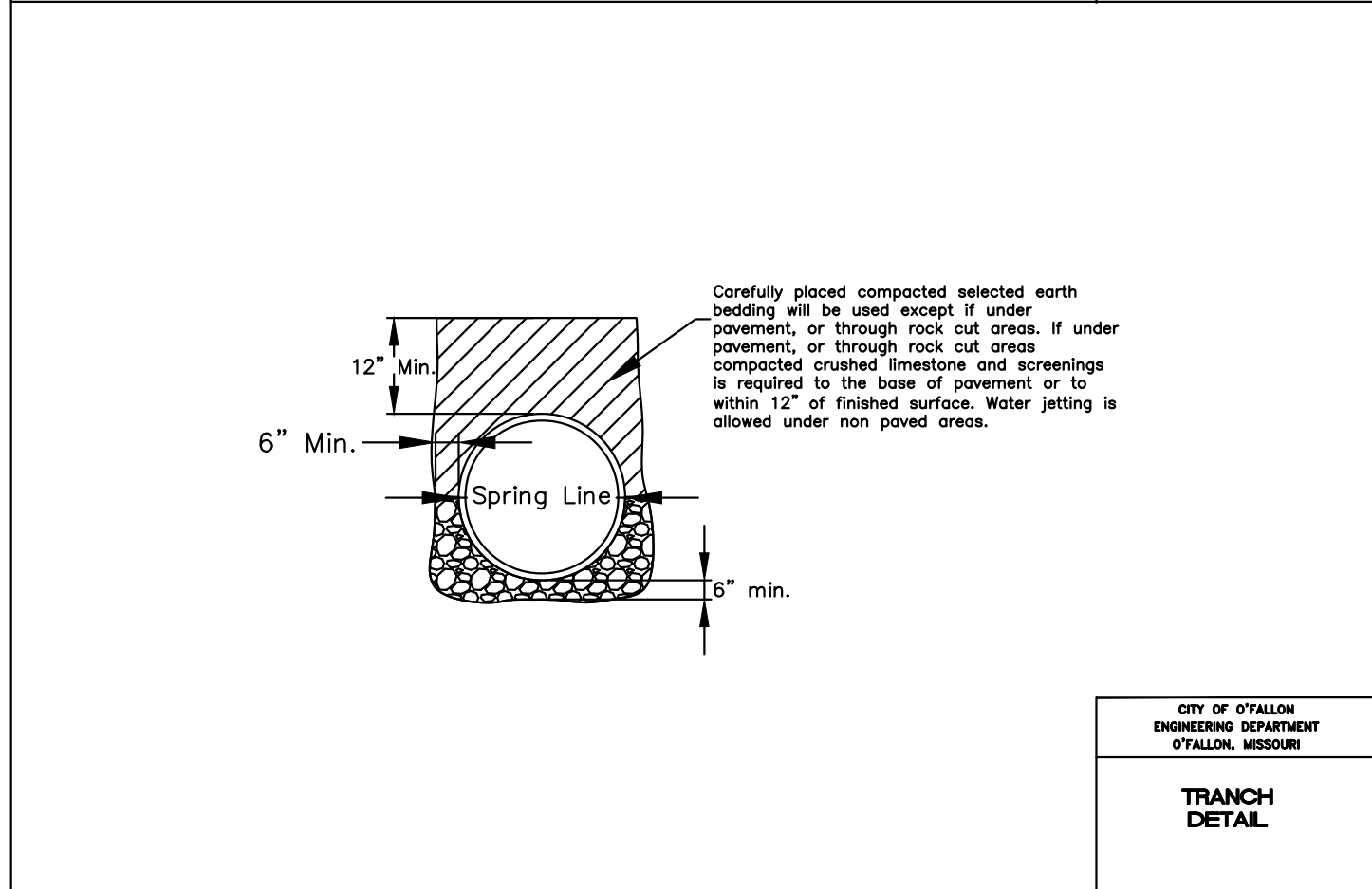
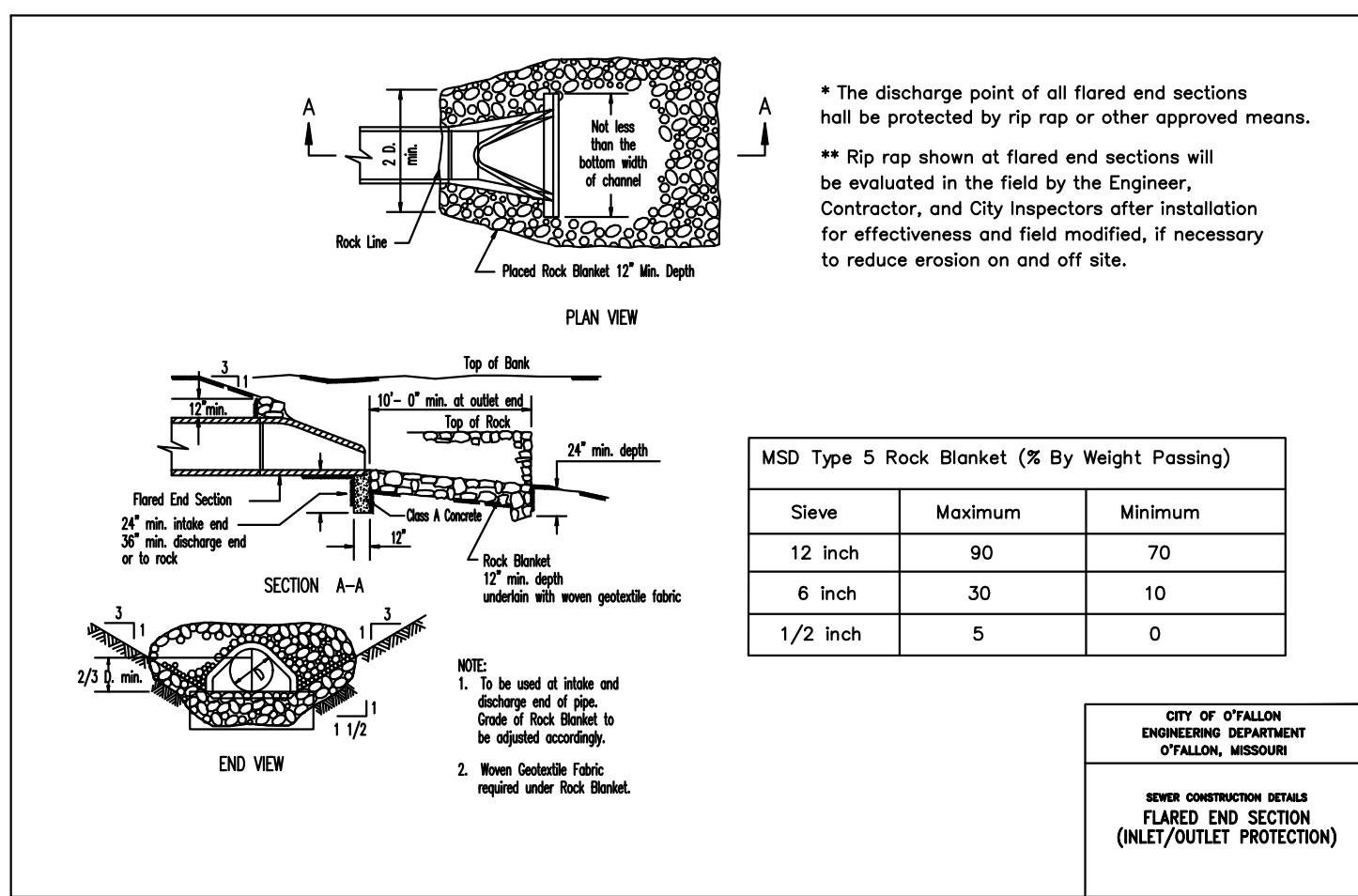
PROPERTY OWNER: MW REAL ESTATE HOLDINGS LLC
1601 W. OLD RTE 66
STAFFORD MO, 65757

CONSTRUCTION PLANS
TRANSLAND TRUCKING
3480 E. TERRA LANE
O'FALLON MO, 63366
COVER & EXISTING CONDITIONS

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEER'S SEAL
MISSOURI STATE CERTIFICATION OF AUTHORITY - 001647 & 000379

STATE OF MISSOURI
MICHAEL NEWELL MEINERS
E-22483
PROFESSIONAL ENGINEER

ORDER NO.
2022032
DATE
12/30/24



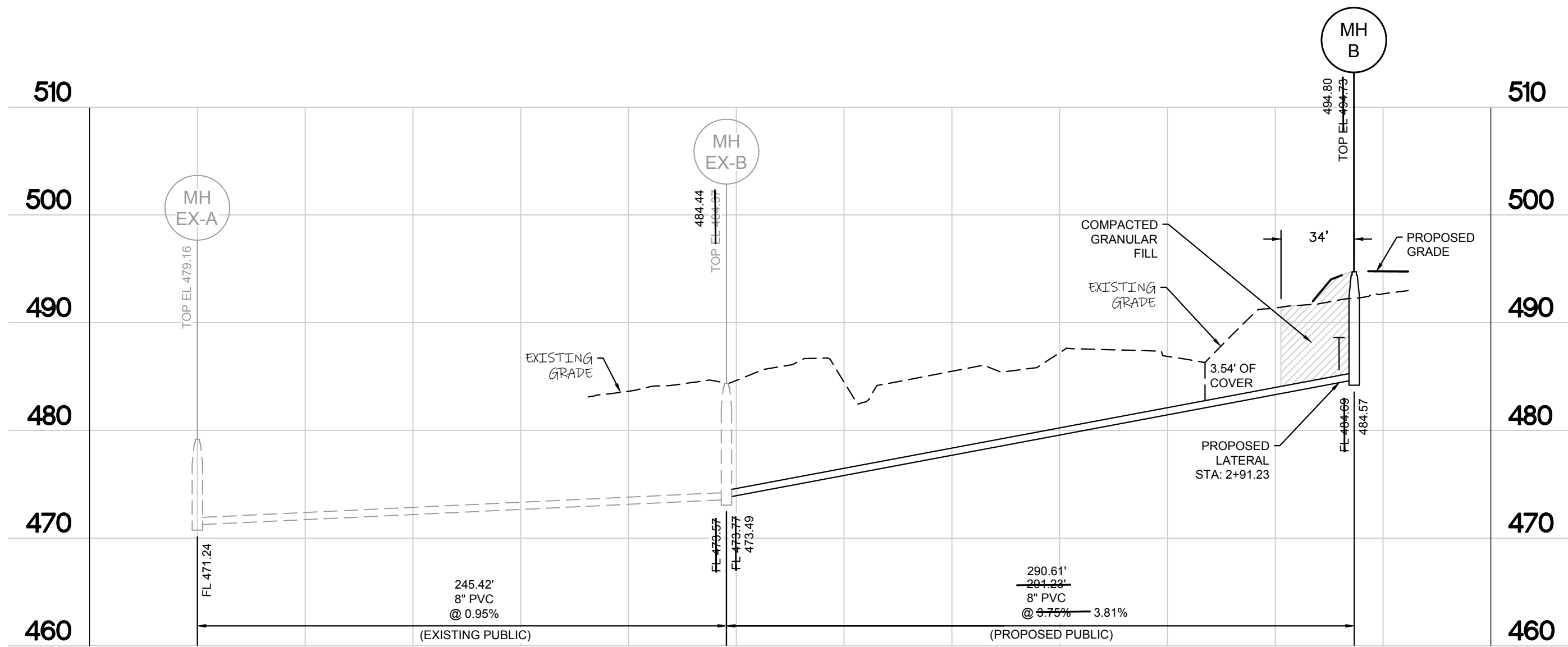
CONSTRUCTION PLANS

AS-BUILT PLANS

TRANS LAND TRUCKING
3480 E. TERRA LANE
O'FALLON MO, 63366
SITE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
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08-12-2022 1ST SUBMITTAL
09-30-2022 GRADING PLAN SUBMITTAL
09-30-2022 2ND SUBMITTAL
10-18-2022 2ND GRADING PLAN SUBMITTAL
10-27-2022 MDDOT SUBMITTAL
11-03-2022 3RD SUBMITTAL
02-07-2023 CITY COMMENTS
04-14-2023 STORM SEWER REVISIONS
11/08/24 AS-BUILT'S ADDED
12/09/24 REV AS-BUILT'S

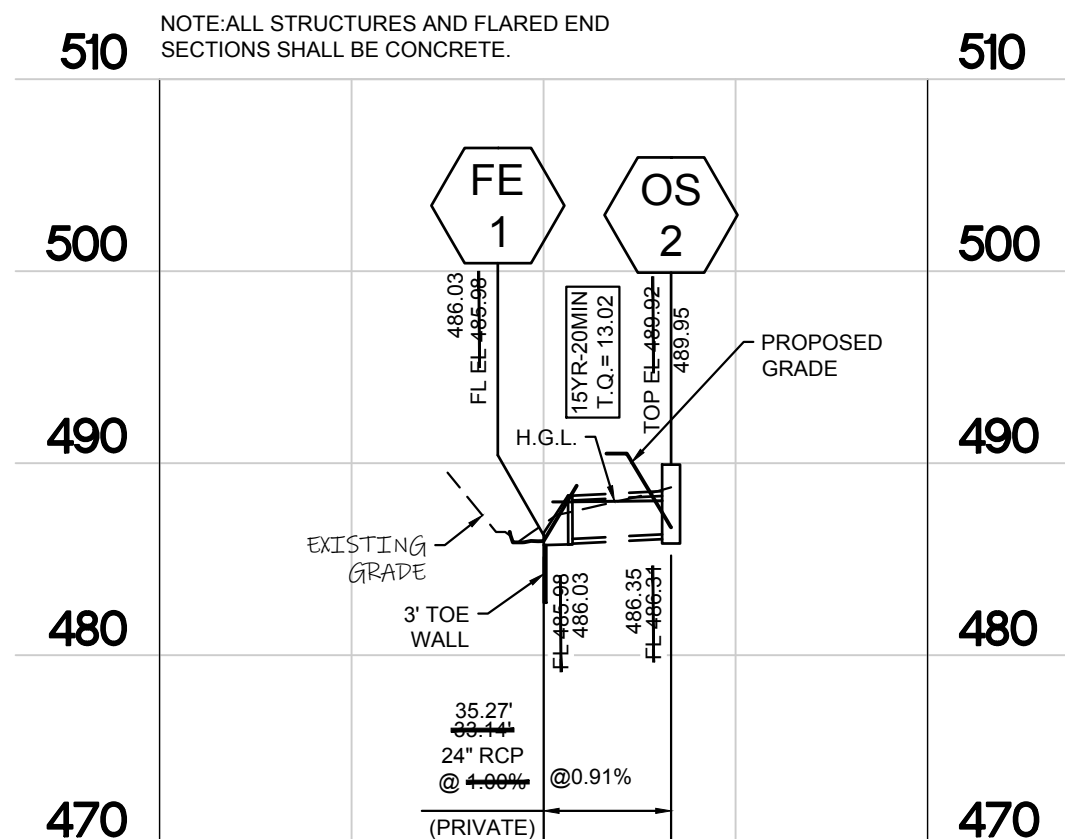


SANITARY SEWER PROFILE

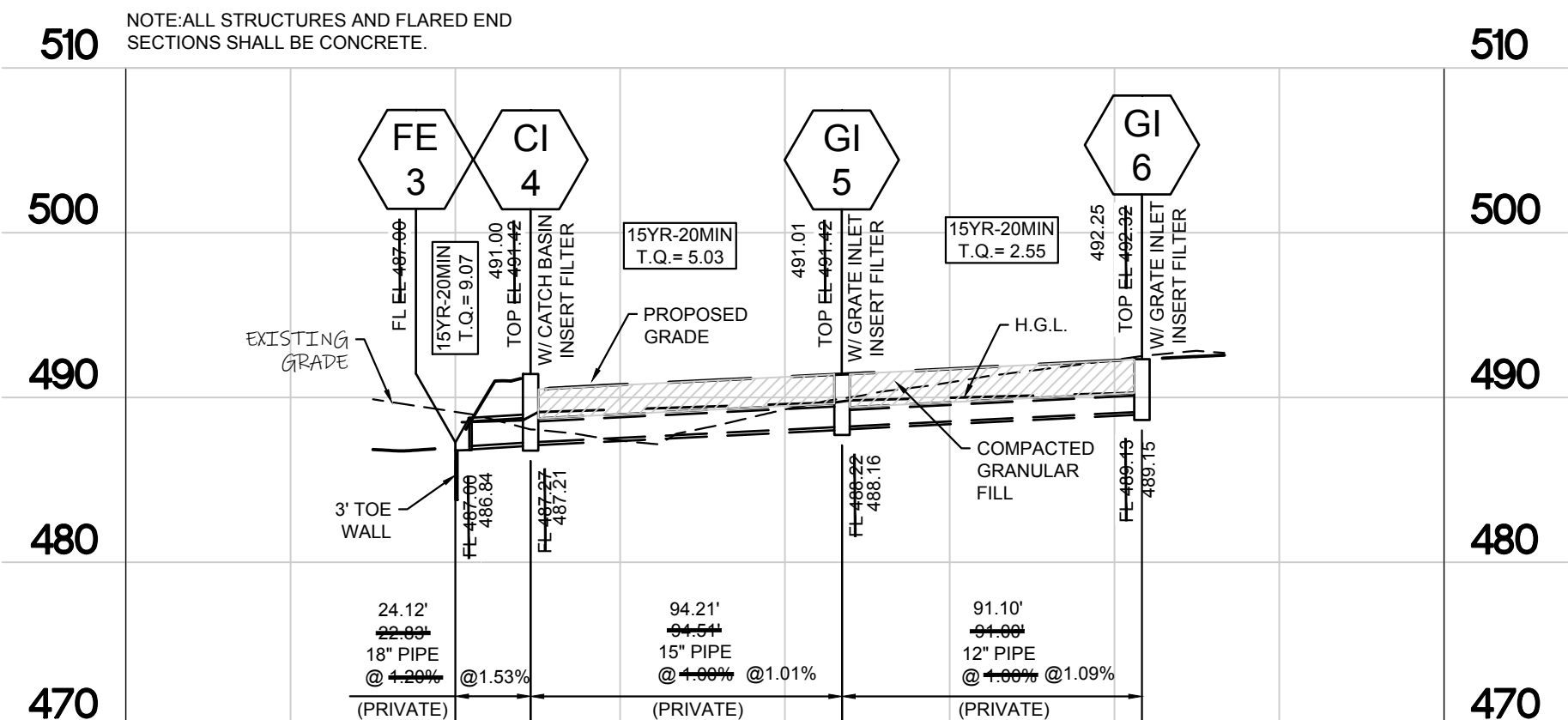
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VERT.: 1" = 10'

15YR.-20MIN. HYDRAULICS

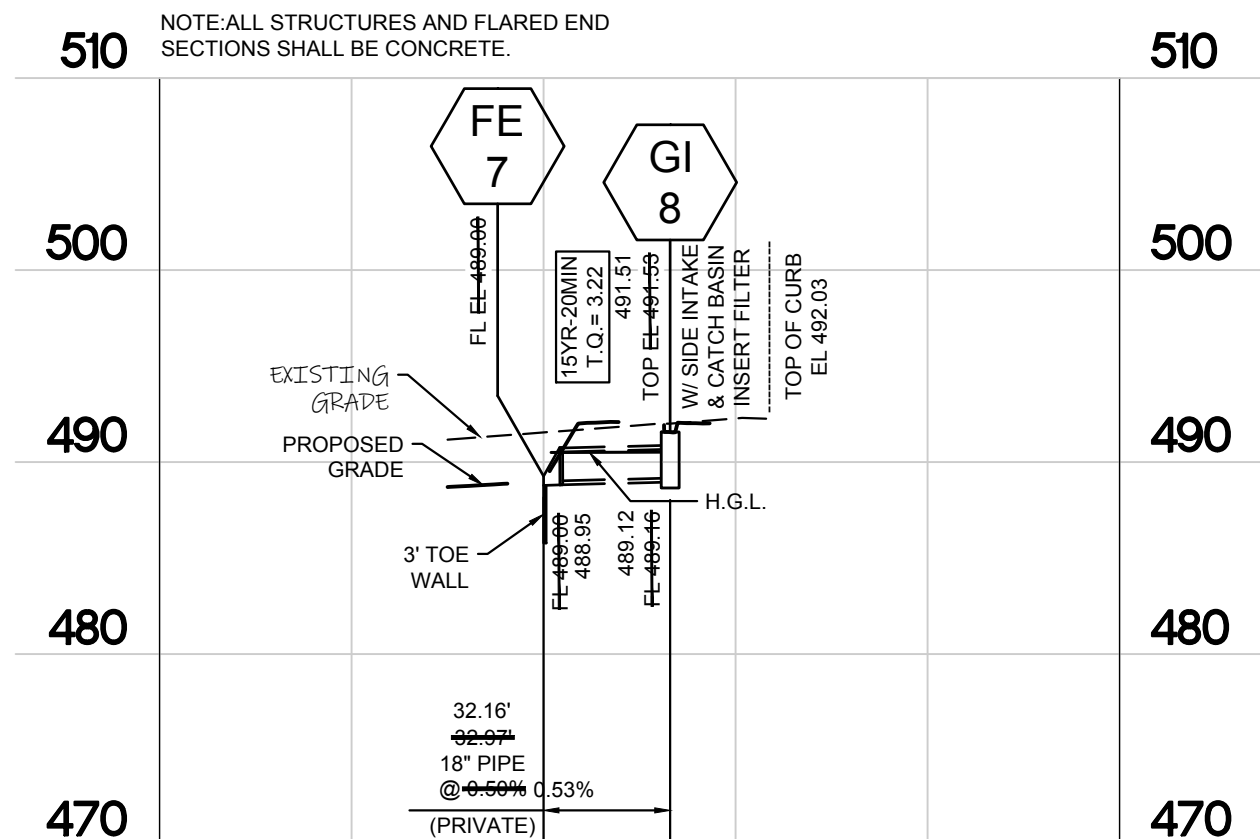
Line No.	Line ID	DnStm Ln No	Invert Dn (ft)	Gnd/Rim El Dn (ft)	Invert Up (ft)	Gnd/Rim El Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	n-val Pipe	Known Q (cfs)	Capac Full (cfs)	Flow Rate (cfs)	Vel Ave (ft/s)	Energy Loss (ft)	Minor Loss (ft)	HGL Dn (ft)	HGL Up (ft)	Rim-Hw (ft)
1	1-2	Outfall	485.98	488.95	486.31	489.92	33.136	1.00	24	0.013	13.02	22.57	13.02	4.33	0.106	0.32	487.98	488.04	1.57
2	3-4	Outfall	487.00	489.21	487.27	490.98	22.825	1.18	18	0.013	4.04	11.42	9.07	5.29	0.161	0.50	488.50	488.61	1.87
3	4-5	2	487.27	490.98	488.22	491.42	94.506	1.01	15	0.013	2.48	6.47	5.03	4.10	0.574	0.13	489.11	489.69	1.60
4	5-6	3	488.22	491.42	489.13	492.32	91.000	1.00	12	0.013	2.55	3.56	2.55	3.25	0.467	0.16	489.82	490.28	1.87
5	7-8	Outfall	489.00	491.21	489.15	492.07	29.991	0.50	18	0.013	3.22	7.43	3.22	1.86	0.026	0.06	490.50	490.52	1.49



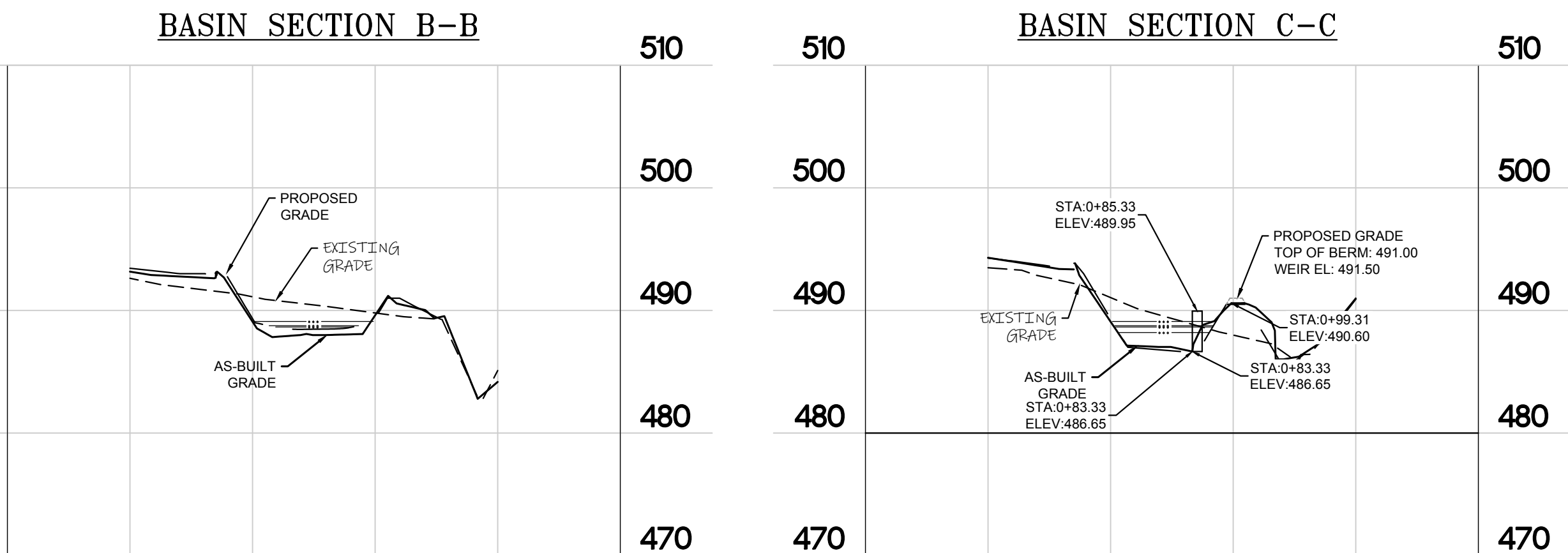
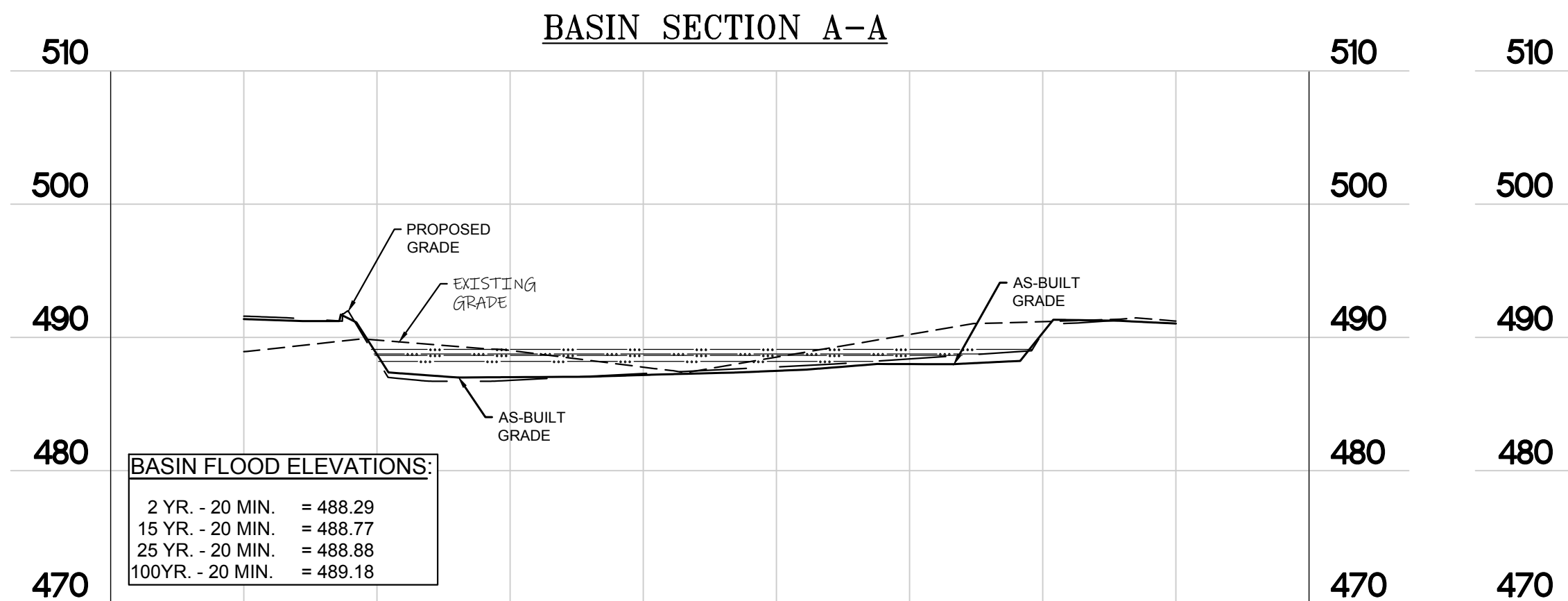
BASIN SECTION A-A



BASIN SECTION B-B

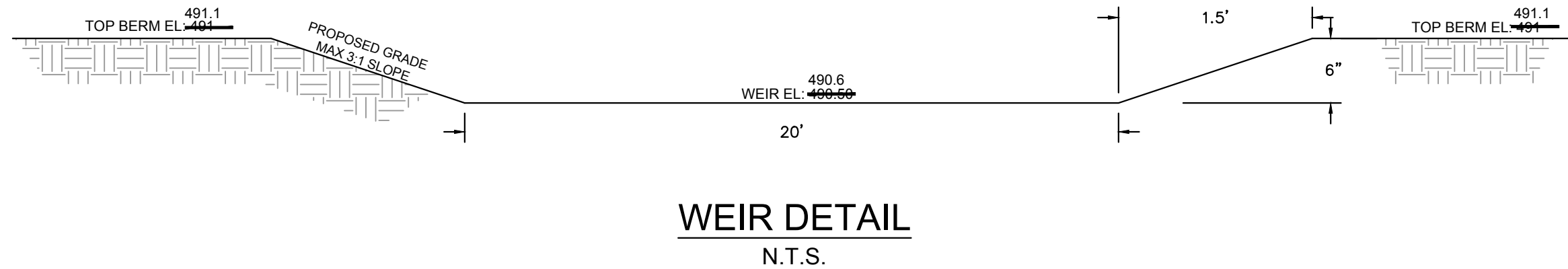


BASIN SECTION C-C



BASIN SECTIONS

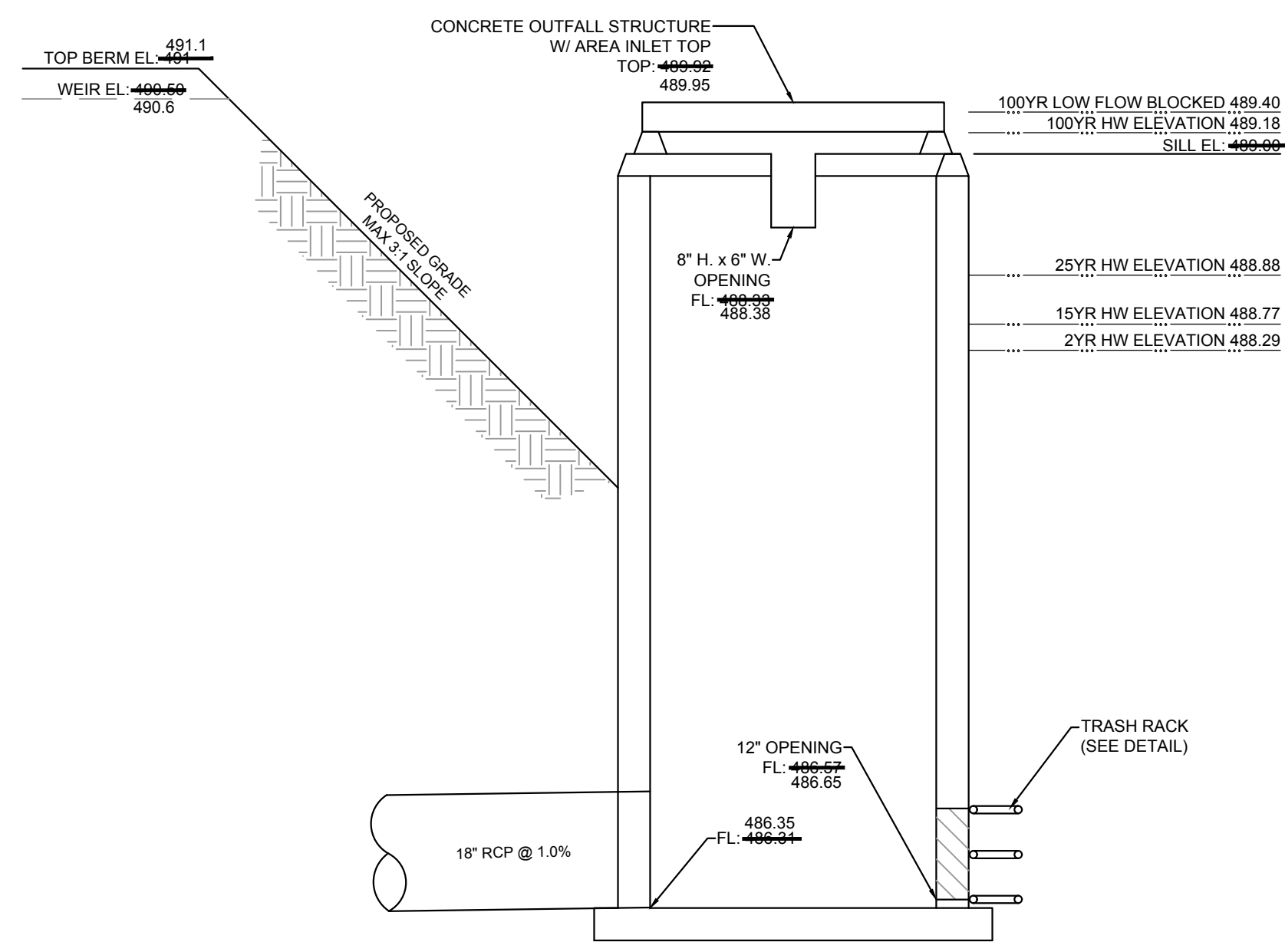
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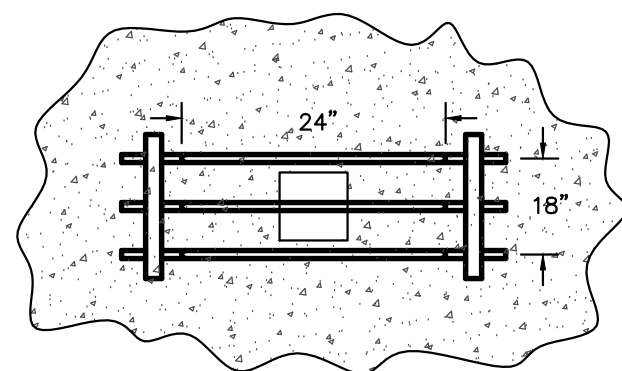
WEIR DETAIL
N.T.S.

STORM SEWER PIPES

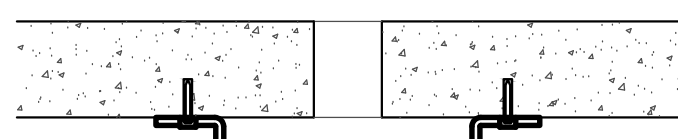
- A. Reinforced Class III Concrete Culvert Pipe.
- B. Dual wall and triple wall polypropylene pipe and fittings 12-inch through 60-inch diameter shall conform to ASTM F2764, except as otherwise specified herein. Dual wall polypropylene pipe (12-30") shall have a smooth interior and annular exterior corrugations. Triple wall polypropylene pipe (30" - 60") shall have a smooth interior and exterior with annular inner corrugations. Pipe shall have a minimum pipe stiffness of 46 psi when tested in accordance with ASTM D2412. Pipe shall be joined with an integral bell and spigot joint on all sizes. The joints shall be watertight in accordance with ASTM D3212. The spigot shall have two gaskets meeting the requirements of ASTM F477. The gaskets shall be installed by the pipe manufacturer and shall be covered with a removable, protective wrap to ensure the gaskets are free from debris. A joint lubricant shall be used on the gasket and pipe bell during assembly. Pipe shall have a reinforced bell with a polymer composite band installed by the manufacturer.



**OUTFALL STRUCTURE
DIMENSIONAL DETAIL**
N.T.S.



HORIZONTAL VIEW



TOP VIEW

TRASH RACK DETAIL
N.T.S.

PLANNING & DEVELOPMENT DIVISION FILE NUMBER: 22-003084
SITE PLAN APPROVAL: MAY 5, 2022
CONDITIONAL USE PERMIT APPROVAL: MAY 12, 2022

PROPERTY OWNER: MW REAL ESTATE HOLDINGS LLC
1601 W. OLD RTE 66
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AS-BUILT PLANS

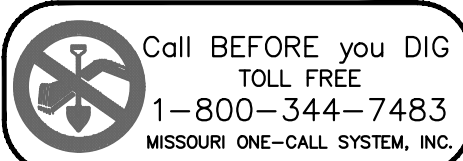
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PROFESSIONAL ENGINEERING AND SURVEYING
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000379

SCS

STATE OF MISSOURI
MICHAEL NEWELL
REGISTERED PROFESSIONAL ENGINEER
NO. 0444123
EXPIRATION DATE 04/14/23

ORDER NO.
2022032
DATE
12/30/24
5



Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

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