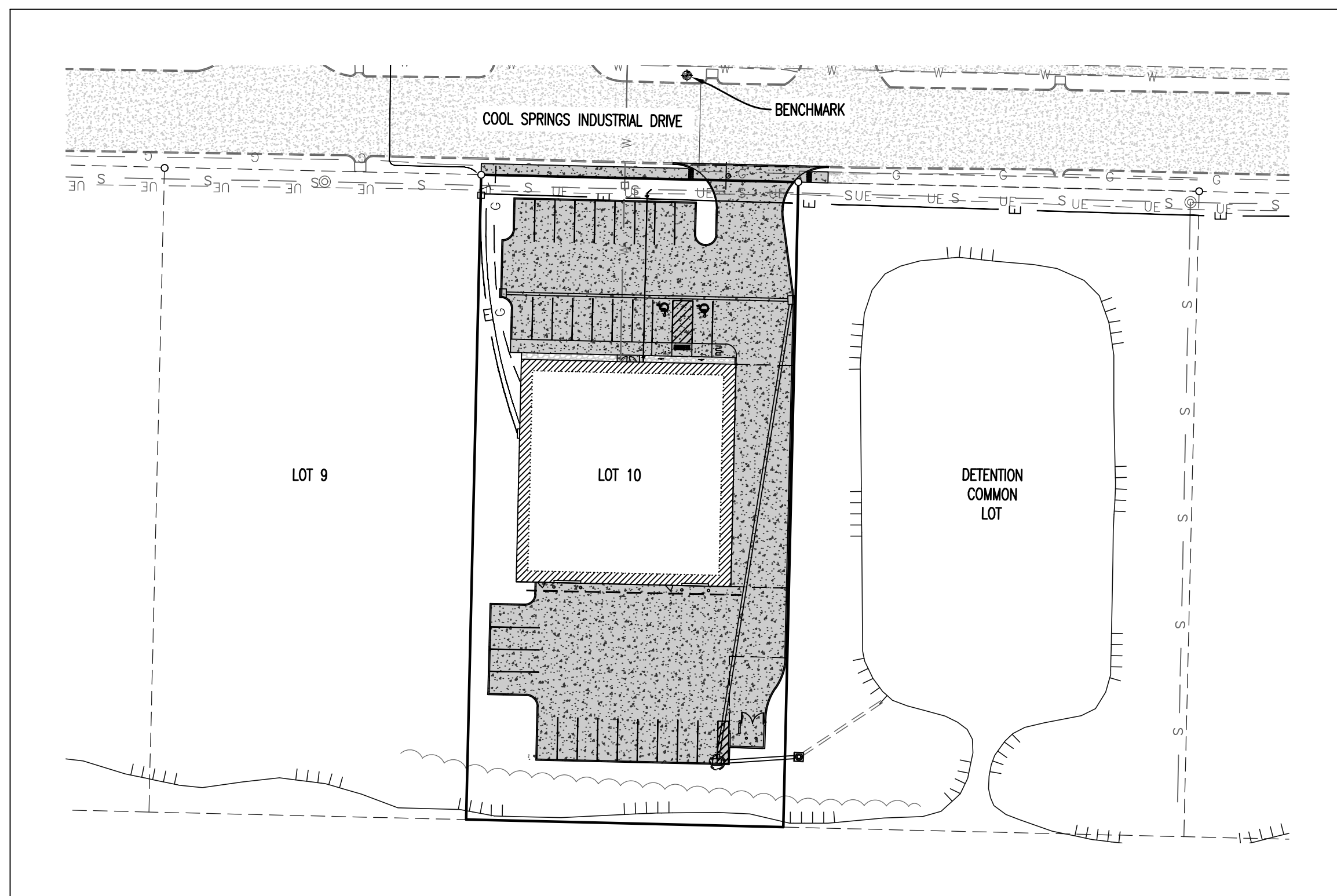


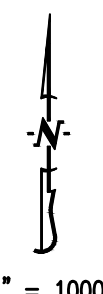
# A SET OF CONSTRUCTION PLANS FOR Landmark Cool Springs LLC



Plan View



Locator Map



**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 22 AND U.S. SURVEY 63, ALL IN TOWNSHIP 47 NORTH, RANGE 3 EAST, O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING ALL OF LOT 10 OF COOL SPRINGS INDUSTRIAL PARK, PLAT 2, RECORDED IN BOOK 42, PAGE 156 AND CONTAINING 0.95 ACRES

## Drawing Index

- CE 1 - GENERAL NOTES
- CE 2 - SITE PLAN
- CE 3 - GRADING PLAN & EROSION CONTROL PLAN
- CE 4 - EROSION CONTROL DETAILS
- CE 5 - STORM SEWER PROFILE AND DETAILS
- CE 6 - STORM SEWER AND WATER DETAILS
- CE 7 - PAVEMENT DETAILS

## Benchmarks

BM #1 - FIRE HYDRANT TOP FLANGE BOLT ON FIRE HYDRANT ON NORTH SIDE OF COOL SPRINGS DRIVE, NORTH OF PROPOSED DRIVEWAY FOR THIS PROJECT. ELEVATION = 481.45

## Legend

---	EXISTING CURB	FF=XXXX	FINISH FLOOR OF STRUCTURE
---	PROPOSED CURB	XXX.XX TO	PROPOSED TOP OF CURB ELEVATION
XXXXXX	RIP RAP	XXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
---	EXISTING STRUCTURE	XXX.XX FO	PROPOSED FINISH GRADE ELEVATION
---	EXISTING TREELINE	XXX.XX TW	PROPOSED TOP OF WALL
---	PROPOSED TREELINE	XX	LOT NUMBER
---	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
W	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
W	PROPOSED WATERLINE	HP.	HIGH POINT
G	EXISTING GAS LINE	LP.	LOW POINT
G	PROPOSED GAS LINE	⊕	EXISTING SIGNS
UT	EXISTING UNDERGROUND TELEPHONE	⊗	EXISTING POWER POLE
UTV	EXISTING UNDERGROUND CABLE TELEVISION	⊗	EXISTING GAS VALVE
HVE	EXISTING HIGH VOLTAGE ELECTRIC	⊗	EXISTING WATER VALVE
OE	EXISTING OVERHEAD ELECTRIC	⊗	EXISTING GAS METER
UE	EXISTING UNDERGROUND ELECTRIC	⊗	EXISTING WATER METER
OETV	EXISTING OVERHEAD ELEC. & TV	⊗	EXISTING FIRE HYDRANT
OETV	EXISTING OVERHEAD ELEC., TV & TELE.	⊗	MANHOLE
S	EXISTING SANITARY SEWER	⊗	EXISTING SANITARY SEWER LATERAL
S	PROPOSED SANITARY SEWER	⊗	PROPOSED SANITARY SEWER LATERAL
XXX	EXISTING MINOR CONTOUR	⊗	PROPOSED TRACER WIRE TEST STATION BOX
XXX	EXISTING MAJOR CONTOUR	⊗	EXISTING AIR CONDITIONER
XXX	PROPOSED MINOR CONTOUR	⊗	EXISTING TELEPHONE PEDESTAL
XXX	PROPOSED MAJOR CONTOUR	⊗	EXISTING ELECTRICAL TRANSFORMER
	100 YEAR FLOOD PLAIN	⊗	EXISTING ELECTRIC METER
	FLOODWAY	⊗	EXISTING LIGHT POLE
---	ORDINARY HIGH WATER MARK	⊗	EXISTING GUY WIRE
---	STREAM SIDE BUFFER	⊗	
---	OUTER STREAM BUFFER	⊗	

## Conditions of Approval From Planning and Zoning

- 1) WAVE STYLE BIKE RACK IS NOT PERMITTED
- 2) THE DUMPSTER ENCLOSURE SHALL NOT BE LOCATED WITHIN THE REAR YARD SETBACK

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *Jessie Greenlee*, DATE: 02/18/2021  
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

## 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 0.95 ACRES  
The area of land disturbance is 0.95 ACRES  
Number of proposed lots is 1 EXISTING

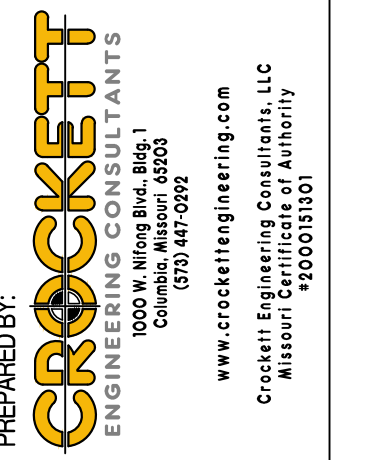
Building setback information. Front 30'  
Side 20'-WEST/25'-EAST  
Rear 35'

\* The estimated sanitary flow in gallons per day is 500 GPD

\* Tree preservation calculations:  
Existing trees on-site = 2,670 square feet  
Existing trees retained = 2,670 square feet.

PROJECT TITLE  
LANDMARK COOL  
SPRINGS LLC  
1024 COOL SPRINGS RD  
O'FALLON, MO 63366

Engineering Company's  
Information



ENGINEER SIGNATURE  
BLOCK



JESSE R. STEPHENS  
MO LICENSE - 2010000868  
2-12-2021

Developer / Owner Information  
LANDMARK COOL SPRINGS LLC  
114 STONE RIDGE MEADOWS  
O'FALLON, MO 63366

City of O'Fallon Cover Sheet

P+Z No. - 20-007735  
Approval Date: 10-2-2020

Permit No.

Page No.

COVER SHEET