

# SITE IMPROVEMENT PLANS

## 1075 HIGHWAY P

SECTION 18, TOWNSHIP 47 NORTH RANGE 3 EAST  
OF ST. CHARLES COUNTY, MISSOURI

**SHEET**

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**APPROVED**

*Jamie Greenlee* 02/28/2020

### PERTINENT INFORMATION

**DEVELOPER/OWNER**  
ROBERT BAMPTON  
1075 HIGHWAY P  
O'FALLON, MO. 63366  
PHONE: 314-339-6600

**SITE ADDRESS:**  
1075 HIGHWAY P  
O'FALLON, MO. 63366

**PARCEL ID:**  
2-0043-S013-00-0001.0000000  
2-0042-S018-00-0004.1420000

**TOTAL SITE AREA:**  
2.29 ACRES (99,740 SQ. FT)

#### Utility Contacts

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

**Storm Sewer**  
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

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

**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

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

### ABBREVIATIONS

ADS - ADVANCED DRAINAGE SYSTEMS, INC.	N.T.S. - NOT TO SCALE
ATG - ADJUST TO GRADE	O.C. - ON CENTER
B.M. - BENCHMARK	PAVT. - PAVEMENT
C.I. - CURB INLET	P.C. - PORTLAND CEMENT
C.O. - CLEAN OUT	PCC - PRECAST CONCRETE
ods - CORRUGATED METAL PIPE	P.S.I. - POUNDS/SQUARE INCH
CONC. - CONCRETE	PROP. - PROPOSED
C.Y. - CUBIC YARDS	P.U.M.I. - PRIVATE UNDER MSD INSPECTION
D.C.I. - DOUBLE CURB INLET	R.C. - REINFORCED CONCRETE
DIP - DUCTILE IRON PIPE	R.R. - RAIL ROAD
DIA. - DIAMETER	RCP - REINFORCED CONCRETE PIPE
DS - DOWNSPOUT	S.F. - SQUARE FOOT
ELEV. - ELEVATION	S.Y. - SQUARE YARD
EX - EXISTING	SAN - SANITARY
FD - FLOOR DRAIN	SCH - SCHEDULE
FF - FINISH FLOOR	SWPPP - STORM WATER POLLUTION
FL - FLOW LINE	TBA - TO BE ABANDONED
G.I. - GRATE INLET	TBR - TO BE REMOVED
GAL. - GALLON	TYP. - TYPICAL
H.G. - HYDRAULIC GRADE	UIP - USE IN PLACE
HYD - HYDRANT	VCP - VITRIFIED CLAY PIPE
LUS - LAFAYETTE UTILITIES SYSTEM	YD - YARD DRAIN
MAX - MAXIMUM	WV - WATER VALVE
MH - MANHOLE	
MIN - MINIMUM	

Construction work shall only be allowed during the following hours: October 1 - May 31 7:00 A.M. to 7:00 P.M. Monday-Sunday June 1 - September 30 6:00 A.M. to 8:00 P.M. Monday-Friday 7:00 A.M. to 8:00 P.M. Saturday and Sunday Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

#### PLANNING DEPARTMENT CONDITIONS OF APPROVAL

1. This Conditional Use Permit is granted solely to Creative Corner - Childcare center and Preschool. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
2. The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit.
3. This Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided by ordinance or other applicable law.
4. Should the Conditional Use cease operations for a period of one (1) year, the CUP shall be revoked.

#### PLANNING DEPARTMENT CONDITIONS OF APPROVAL JUNE 6, 2019 REVISED APPROVAL

- STAFF RECOMMENDATIONS**
1. Provide detention for the 100 year 20 minute storm.
  2. Provide wheel stops for the parking spaces adjacent to the trail.
  3. Provide a "Do not Enter" sign where the drive aisle changes from one way to two way.
  4. Provide elevations with materials of trash enclosure with construction plans.
  5. The Construction Plans shall address the Municipal Code Requirements listed.
- MUNICIPAL CODE REQUIREMENTS**
1. All mechanical units and dumpsters shall be screened according to Code Section 400.278.
  2. Provide an additional accessible parking space near the entrance of the building. Code Section 400.485. Requires 2 Accessible spaces.
  3. Provide photometric plans.
  4. Provide revised lot coverage percentages with construction plans.

## LEGEND

#### EXISTING

	UTILITY POLE
	GUY WIRE
	LIGHT STANDARD
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	TELEPHONE BOX
	TELEPHONE MANHOLE
	UNDERGROUND TELEPHONE LINE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER MANHOLE
	WATER LINE
	GAS METER
	GAS VALVE
	GAS DRIP
	GAS LINE
	STREET SIGN
	BOLLARD OR POST
	MAILBOX
	SANITARY SEWER
	STORM SEWER
	STORM DRAIN GRATE INLET
	STORM DRAIN AREA INLET
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	FLARED END SECTION
	FENCE: CHAIN LINK OR WIRE
	FENCE: WOOD CONSTRUCTION
	GUARDRAIL
	MINOR CONTOUR INTERVAL
	MAJOR CONTOUR INTERVAL
	SPOT ELEVATION
	BUSH OR SHRUB
	TREE W/APPROXIMATE DIAMETER SIZE
	FOUND SURVEY MONUMENT AS NOTED
	SET SURVEY MONUMENT AS NOTED
	CLEAN-OUT/DOWN-SPOUT
	SWALE
	UTILITY EASEMENT

#### PROPOSED

	UTILITY POLE
	GUY WIRE
	LIGHT STANDARD
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	TELEPHONE BOX
	TELEPHONE MANHOLE
	UNDERGROUND TELEPHONE LINE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER MANHOLE
	WATER LINE
	GAS METER
	GAS VALVE
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	STREET SIGN
	BOLLARD OR POST
	MAILBOX
	SANITARY SEWER
	STORM SEWER
	STORM DRAIN GRATE INLET
	STORM DRAIN AREA INLET
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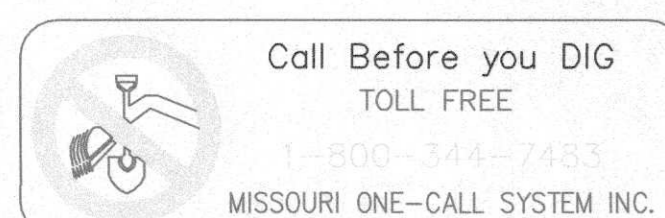
**BENCHMARK:**

BENCHMARK INFORMATION F-149 NGVD EL=542.88'

SAID TABLET STAMPED F 149 1995, TOP CONCRETE POST, 40 FEET EAST OF MAIN STREET CENTERLINE IN O'FALLON, MISSOURI, 30 FEET NORTH OF CENTERLINE OF MAIN RAILROAD TRACKS.

SITE BM: TOP IRON ROD EL=553.68'

IRON ROD AT NORTHEAST CORNER OF SITE.



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, Chapter 319, RSMO.

#### GRADING/SEDIMENT & EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAL OF THE CITY INSPECTOR, SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES, ROADWAYS, STORM SEWERS, AND DRAINAGEWAYS.

ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES, BUILDINGS AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

ALL TRUCKING OPERATIONS SHALL FOLLOW THE APPROVED TRUCKING HAIL ROUTE. CONCRETE TRUCKS SHALL HAVE PROPER WASHOUTS, AS APPROVED BY THE CITY INSPECTOR. CITY, COUNTY AND STATE ROADS SHALL BE CLEANED AND KEPT CLEAR OF MUD, SEDIMENT, AND ANY OTHER DEBRIS AT ALL TIMES THROUGHOUT CONSTRUCTION.

ALL ON-SITE TRASH, LITTER, DISCARDED BUILDING MATERIALS, OTHER CONSTRUCTION SITE WASTES, AND DEBRIS, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.

DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.

CONTRACTOR SHALL PROVIDE SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ON THE SITE.

CONTRACTOR SHALL PROVIDE THE CITY INSPECTOR INFORMATION CONCERNING STORAGE AND HANDLING OF ALL HAZARDOUS AND TOXIC SUBSTANCES BROUGHT ONTO THE SITE. THE CONTRACTOR WILL ADHERE TO APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING STORAGE AND DISPENSERS, SPILL PREVENTION CONTROL, AND COUNTERMEASURE PLANS FOR CLEAN-UP.

SOFT SOILS IN THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS, TRAPS, OR OTHER ESC MEASURES SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR ON ANY STORM SEWER LOCATION. ANY OTHER WET SOILS THAT ARE OUTSIDE THE OPTIMUM MOISTURE RANGE TO OBTAIN PROPER COMPACTION SHALL BE AIR DRIED SUFFICIENTLY BEFORE USE AS FILL.

ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%).

TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A DENSITY SUFFICIENT TO PROVIDE EROSION CONTROL ON THE SITE.

CONTRACTOR SHALL PROVIDE DUST CONTROL, AS DETERMINED BY THE CITY INSPECTOR.

UPON COMPLETION OF STORM SEWERS, SILTATION CONTROL SHALL BE PROVIDED AROUND ALL OPEN SEWER INLETS AND SHALL REMAIN UNTIL THE DISTURBED DRAINAGE AREAS HAVE BEEN PROPERLY STABILIZED.

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE RE-ESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

TEMPORARY VEGETATION OR OTHER APPROVED SURFACE STABILIZATION METHODS SHALL BE ESTABLISHED WITHIN 14 DAYS WHEN THE SOIL DISTURBANCE HAS CEASED ON AREAS GREATER THAN 2,000 SQ. FT.

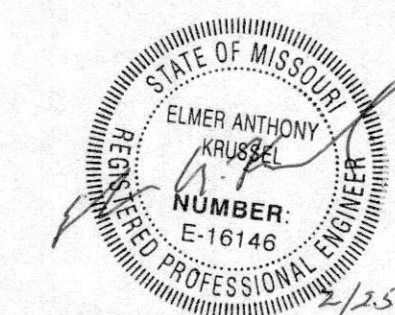
PERMANENT GRASS MUST BE ESTABLISHED AT A DENSITY SUFFICIENT TO PROVIDE EROSION CONTROL ON THE SITE WITHIN 30 DAYS OF THE COMPLETION OR SUSPENSION OF GRADING OPERATIONS. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE RECOMMENDATION OF THE CITY INSPECTOR.

#### STORMWATER POLLUTION PREVENTION PLAN

**BEFORE CONSTRUCTION:** PRIOR TO ANY CONSTRUCTION INSTALL SILT FENCE ALONG THE NORTHEAST PROPERTY LINE AS SHOWN ON THE PLANS.

**DURING CONSTRUCTION:** DURING CONSTRUCTION UNTIL SILTATION CONTROL DEVICES ARE REMOVED CHECK ALL SILTATION CONTROL DEVICES WEEKLY AND AFTER ANY RAINFALL EVENT GREATER THAN 0.25 INCHES OF RAINFALL. ANY SILTATION CONTROL DEVICES THAT ARE FOUND TO BE DAMAGED DURING THESE CHECKS SHALL BE REPAIRED IMMEDIATELY AND ANY SILT BUILDUP BEHIND THE SILTATION CONTROL DEVICE GREATER THAN 50% OF THE HEIGHT OF THE DEVICE SHALL BE REMOVED. A LOG OF THE INSPECTIONS SHALL BE KEPT BY THE CONTRACTOR. THE LOG SHALL CONTAIN AT A MINIMUM THE NAME OF THE INSPECTOR, THE DATE OF THE INSPECTION, THE AMOUNT OF ANY SILT BUILDUP BEHIND EACH SILTATION CONTROL DEVICE AND ANY REPAIRS MADE TO THE SILTATION CONTROL DEVICE. ALL SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. IF ANY SILT LEAVES THE SITE, IT SHALL BE REMOVED AND ALL OFF-SITE AREAS RESTORED TO THEIR ORIGINAL CONDITION AND ADDITIONAL SILTATION CONTROL DEVICES PLACED AS NECESSARY TO PREVENT ANY SILT FROM LEAVING THE SITE.

**AFTER CONSTRUCTION:** AFTER GRADING HAS BEEN COMPLETED ALL DISTURBED AREAS SHALL BE SEEDDED IN ACCORDANCE WITH SECTION 60.20.2.1 OF THE SAINT CHARLES COUNTY, MISSOURI DESIGN CRITERIA. CONTINUE CHECKING ALL SILTATION CONTROL DEVICES AS DESCRIBED ABOVE. WHEN CONDITIONS ARE SUITABLE FOR PERMANENT VEGETATION, AFTER MARCH 1, 2018, FERTILIZE, SEED AND MULCH ALL DISTURBED AREAS IN ACCORDANCE WITH SECTION 60.20.2.2 OF THE SAINT CHARLES COUNTY, MISSOURI DESIGN CRITERIA. AFTER VEGETATION HAS BEEN ESTABLISHED AND VERIFIED BY THE EROSION CONTROL INSPECTOR, REMOVE THE SILT FENCE AND DISPOSE OF IT OFF-SITE.



ELMER A KRUSSEL, E-16146

PLANNING DEPARTMENT FILE NO: 18-011772 APPROVED JANUARY 3, 2019 REVISED 2-25-2020

# 8792 : 1075 HIGHWAY P TITLE SHEET			
For: MARK KERN MC HOTEL 1804 BORMAN CIR DR #150 SAINT LOUIS, MISSOURI, 63146 314-339-6600			
<b>E. KRUSSEL, LLC</b>	REV. DATE DESCRIPTION BY CHKD	ORDER NO. 8792S	1 OF 6
36 THOREAU COURT O'FALLON, MO, 63366 636-544-1691	DATE: FEBRUARY 12, 2019	DRAWN: JEW	CHECKED: JAW