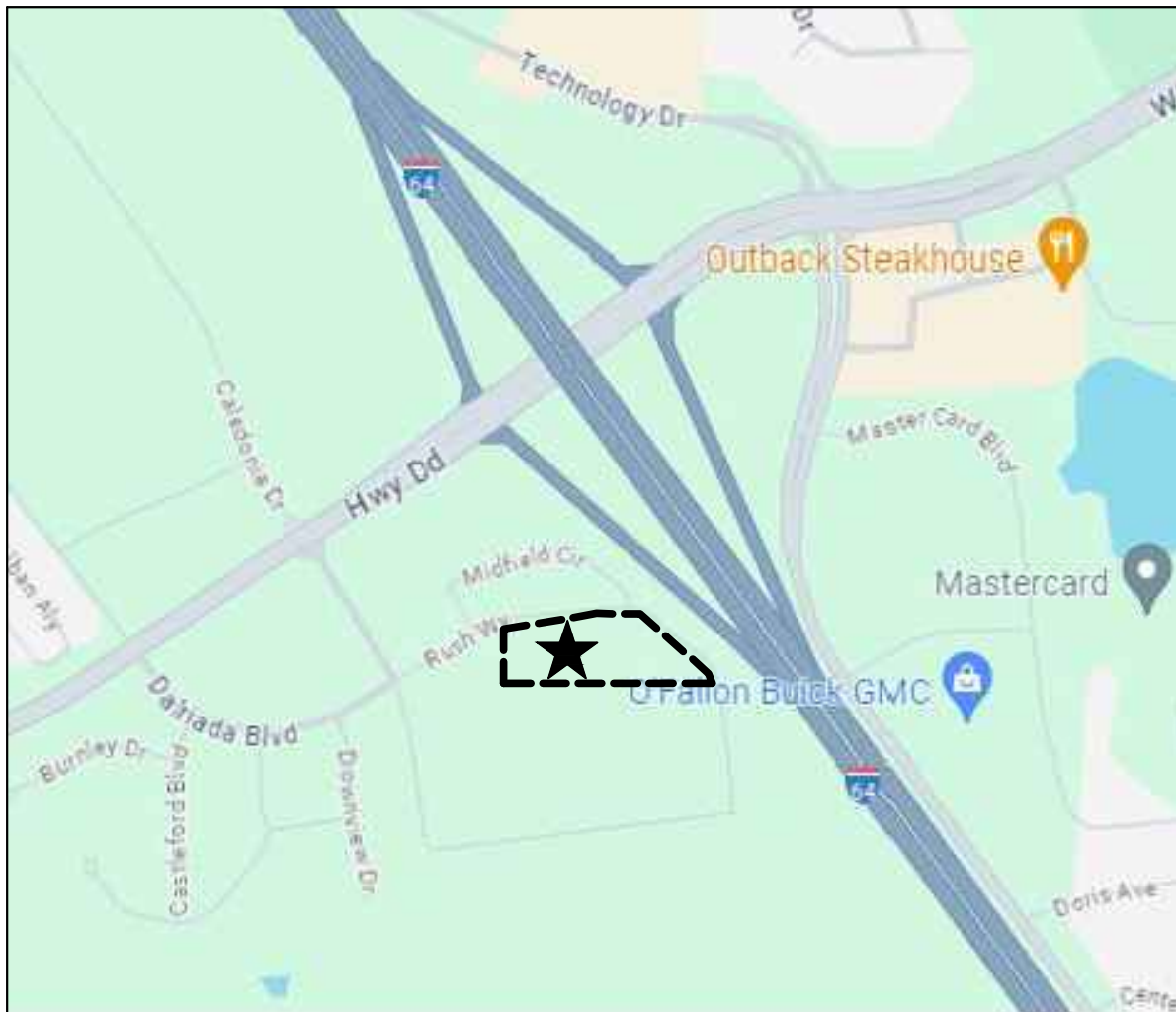


CONSTRUCTION PLANS FOR CAMBRIA HOTEL - CALEDONIA LOT 4 AND 5, CALEDONIA CENTER O'FALLON, MO 63368

PLANS PREPARED FOR
CALEDONIA REAL ESTATE, LLC
4 RESEARCH PARK, SUITE 130
ST.CHARLES, MO 63304
TELEPHONE: 636-265-2710
CONTACT PERSON: JOE CARADONNA

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
1050 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-0546
FAX: (317) 843-0546
CONTACT PERSON: DAVE DOBKOWSKI, P.E.
EMAIL: DOBKOWSKID@WEIHE.NET



LOCATION MAP

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SITE PLAN APPROVAL DATE: MAY 23, 2024 (24-002815)

LEGAL DESCRIPTION

PARCEL 1:
LOT 5 OF CALEDONIA CENTER AMENDED PLAT, A SUBDIVISION IN ST. CHARLES
COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
BOOK 50 PAGE 371.

PARCEL 2:
LOT 4 OF CALEDONIA CENTER AMENDED PLAT, A SUBDIVISION IN ST. CHARLES
COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
BOOK 50 PAGE 371.

GENERAL NOTES

- THESE PLANS ARE BASED ON A SURVEY PREPARED BY WEIHE ENGINEERS DATED 03/08/2024. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS EXIST AS SHOWN ON THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER/DEVELOPER'S CONSTRUCTION MANAGER AND THE ENGINEER OF ANY DEVIATIONS OR OMISSIONS THAT MAY EFFECT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #29183C0410G, DATED 01/20/2016.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- CITY APPROVAL OF THE 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 CODE.
- ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.

STORMWATER NOTE

STORMWATER DETENTION REQUIREMENTS TO BE HANDLED BY THE OVERALL
CALEDONIA CENTER DEVELOPMENT STORMWATER SYSTEM. STORMWATER QUALITY
TREATMENT WILL BE PROVIDED FOR ON-SITE.

BENCHMARK INFORMATION

PROJECT BM

NGS CORS STATION "MOOF" ELEVATION = 496.94 (NAVD 88) OBSERVED
NAVD88 ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF
TRANSPORTATION VRS NETWORK FROM BASE STATION "MOOF" USING TRIMBLE REAL-TIME KINEMATIC GPS
HARDWARE TAKEN ON FEBRUARY 12, 2024.

SITE BM

ELEVATION = 576.76 (NAVD 88)
"CROSS IN CONCRETE" FOUND IN THE CENTER OF RUSH WAY, APPROXIMATELY 96 FEET NORTHEAST OF ITS
INTERSECTION WITH THE CENTERLINE OF MIDFIELD CIRCLE. 34 FEET NORTH OF A STORM MANHOLE, 56 FEET
NORTHWEST OF A CURB INLET AND 56 FEET SOUTHWEST OF ANOTHER CURB INLET. LOCATION SHOWN
HEREON.

* 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 3.35± AC

The area of land disturbance is 3.40± AC

Number of proposed lots is 1

Building setback information. Front 30'

Side 20'

Rear 25'

* The estimated sanitary flow in gallons per day is .170 gpm

* Tree preservation calculations

PLANNING AND ZONING COMMISSION APPROVED A SITE PLAN FOR
210 AND 220 RUSH WAY - CALEDONIA REAL ESTATE, LLC,
CONTRACT PURCHASER - PROPOSED USE: HOTEL, RESTAURANTS
AND COMMERCIAL INDOOR RECREATION FACILITY. DATE: MAY 2,
2024 (24-002815)

The approval is conditional upon the following:

CONDITIONS OF APPROVAL

On **May 2, 2024**, the Planning and Zoning Commission **approved** the above referenced request.

The **approval is conditional** upon the following **Staff recommendations** being met:

- This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plans.
- Address the Construction Plan Requirements during submittal for Construction Plans.
- Provide a letter from St. Charles County Emergency Communications Manager stating the building height will not interfere with the emergency microwave communications system.
- Revised entrance widths to not exceed 42'.
- Revised drive aisles by the island in front of the main entrance to comply with City Code.
- Provide dimensions for all entrances including the throat distance to meet the City Traffic Management Policy.
- Revise entrance radius to be a minimum of 25'.
- Provide ADA ramps at the intersection of Midfield and Rush Way as reviewed and approved on the Construction Plans.
- Connect the sidewalk from the hotel across Rush Way.

The **approval is also conditional** upon the following **Municipal Code** requirements being provided in
conjunction with the **Construction Site Plans**:

- Revise Site Plan to show platted setbacks.
- Revise the dumpster enclosure on the Site Plan to show the passive entrance.
- Provide a photometric plan that covers the entire lot as well as off-site parking.
- Provide dimensions of concrete sidewalk.
- Provide top and bottom elevations for retaining wall. Label elevations for top and bottom of wall.
- Provide the estimated sanitary flow on the plan.
- Provide approval letters from all relevancy utility and service providers.

OPERATING AUTHORITIES

ELECTRIC
CUIVRE RIVER ELECTRIC CO-OP
PO BOX 160
TROY, MO 63379
1-800-598-9709
CONTACT: JEFF BOLAND
JBOLAND@CUIVRE.COM

FIRE DEPARTMENT
WENTZVILLE FIRE DEPARTMENT
502 LUETKENHAUS BOULEVARD
WENTZVILLE, MO 63385
636-332-9869
CONTACT: CHRIS CUDDIHEE
CUDDIHEE@WENTZVILLEFIRE.ORG

SANITARY SEWER
DUCKETT CREEK SANITARY DIST
3550 STATE HIGHWAY K
O'FALLON, MO 63368
636-441-1244
CONTACT: MIKE MERKT
MERKT@DUCKETTCREEK.COM

WATER
PWSD#2
100 WATER DR
O'FALLON, MO 63368
636-661-5737
CONTACT: CHUCK KRAKOSKY
CKRAKOSKY@COLESTL.COM

GAS
SPIRE ENERGY
700 MARKET ST
ST. LOUIS, MO 63101
314-342-0500
CONTACT: JOHN LAIR

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: **Ryan Rockwell** DATE: **01/22/2025**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN
(File NO. 24-007848)



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PER MISSOURI STATE LAW ADVANCE NOTICE: 2 WORKING
DAYS (MISSOURI REVISED STATUTES, CHAPTER 519,
GENERAL SAFETY REQUIREMENTS - SECTION 519.010)

THROUGH 319.020 SHALL BE KNOWN AS THE
"UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION
ACT")

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /ax

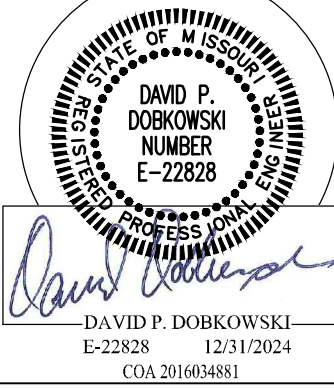
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

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Landscape Architecture

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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR CLIENT REVIEW	06/13/2024	DD	W23.0784
ISSUED FOR CITY OF O'FALLON COMMENTS	07/18/2024	DD	DWG NAME
ISSUED FOR CITY OF O'FALLON COMMENTS	10/16/2024	DD	DESIGNED BY
			DRAWN BY
			CHECKED BY
			DATE



DAVID P. DOBKOWSKI
E-22828 12/31/2024
COA 201604681

PREPARED FOR: HOTEL - CALEDONIA LOT 4 AND 5, CALEDONIA CENTER, O'FALLON, MO 63368 TITLE SHEET	SHEET NO. C001	PROJECT NO. W23.0784
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