PROJECT DIRECTORY

PERMITEE/PROPERTY OWNER RCP-N LLC 660 OFFICE PARKWAY CREVE COEUR, MO 63141 CONTACT: RYAN NOLES

314-306-7467

CIVIL ENGINEER PREMIER CIVIL ENGINEERING, LLC 100 MIDLAND PARK DRIVE WENTZVILLE, MO 63385 (314) 925-7444 CONTACT: SCOTT FELDT EMAIL ADDRESS: SFLEDT@PREMIERCIVIL.COM

LAND SURVEYOR PREMIER CIVIL ENGINEERING, LLC 100 MIDLAND PARK DRIVE WENTZVILLE, MO 63385 (314) 925-7444 CONTACT: EDIK STOST

	EXISTING LEGEND	PR	PROPOSED LEGEND		
	FOUND IRON PIPE	D	UTILITY POLE		
	SET IRON PIPE	©	LIGHT STANDARD		
	FOUND STONE MONUMENT	M	WATER VALVE		
	FIRE HYDRANT	W	WATER METER		
	WATER VALVE	*	FIRE HYDRANT		
	WATER METER VAULT	0	SANITARY CLEANOUT		
	IRRIGATION CONTROL VALVE		SANITARY SEWER PIPE		
	GAS VALVE	S	SANITARY SEWER MANHOLE (MH		
	GAS METER	(STORM SEWER MANHOLE (MH)		
	LIGHT STANDARD		2 GRATE INLET (2GI)		
	CLEAN OUT		OUTFALL STRUCTURE (OS)		
	SANITARY SEWER MANHOLE	0	CURB INLET (CI)		
	STORM SEWER MANHOLE	¥	FLARED END (FE)		
	STORM SEWER INLET		GRATE INLET W SIDE INTAKE (GSI)		
BLRD	PIPE BOLLARD	•	AREA INLET (AI)		
1	SIGN		DOUBLE AREA INLET (DAI)		
\Box	BUSH	_	STORM SEWER PIPE		
*	TREE	— UgE —	UNDERGROUND ELECTRIC		
TSB	TRAFFIC SIGNAL BOX	— UgT —	UNDERGROUND TELEPHONE		
MW	MONITORING WELL	- 2"W -	2" WATER MAIN		
∄	TEST HOLE	— 6"W —	6" WATER MAIN		
PS □	PEDESTRIAN SIGNAL	— 8"W —	8" WATER MAIN		
$\langle E \rangle$	ELECTRIC METER	G	- GAS LINE		
0	STORM CURB INLET	—507—	CONTOUR LINE		
0	STORM DOUBLE CURB INLET		BIKE RACK		
AC	AIR CONDITIONER	8	ISA SYMBOL		
DS o	DOWN SPOUT	€	OIL WATER SEPARATOR		
TEL	TELEPHONE PEDESTAL	ELEC	ELECTRICAL CHARGING SPACE		
3.O.C.	BACK OF CURB	(A.T.G.)	ADJUST TO GRADE		
			SIGN		

FENCE

UTILITY PROVIDERS

CITY OF O'FALLON STORMWATER: 100 NORTH MAIN STREET O'FALLON, MO 63366

636-281-2858 **CONTACT: PUBLIC WORKS**

PUBLIC WATER SUPPLY DISTRICT NO. 2 100 WATER DRIVE

O'FALLON, MO 63368 (636) 561-3737

CONTACT: BRIAN INGALLS

DUCKETT CREEK SANITARY DISTRICT

3550 HIGHWAY K O'FALLON, MO 63368 (636) 441-1244 CONTACT: MIKE MERKT

SPIRE 700 MARKET STREET ST. LOUIS, MO 63101

314-575-4831 CONTACT: MICHAEL LANGAN

AMEREN -UE 200 N. CALLAHAN ROAD WENTZVILLE, MO 63385 636-639-8312 CONTACT: DAN GIESSMANN

O'FALLON FIRE PROTECTION DISTRICT

111 LAURA K DR. O'FALLON, MO 63366 636-272-3493 CONTACT: MR. MARK MORRISON

CENTURY LINK TELEPHONE PROVIDER 1 SOLUTIONS PKWY

TOWN & COUNTRY, MO 63017

(636) 332-7261 CONTACT: T.B.D.

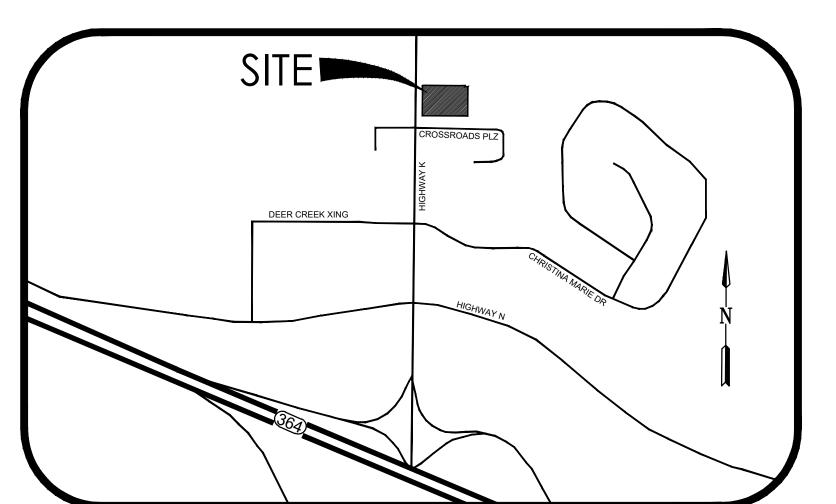
CIVIL CONSTRUCTION PLANS FOR: 2892 HIGHWAY K SANITARY SEWER MAIN EXTENSION

A TRACT OF LAND BEING LOT 1 OF THE RECORD PLAT OF KEEVEN CENTER ON K PART OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 3 EAST 2022R-068015 ST. CHARLES COUNTY, MISSOURI

> 2892 HIGHWAY K O'FALLON, MO 63366 RCP-N LLC

ZONED: "C-2" GENERAL BUSINESS DISTRICT PARCEL ID# 2-0126-D318-00-0001.000000

ACREAGE: ±1.04 ACRES



LOCATION MAP (NOT TO SCALE)

DISTURBED AREA = \pm 0.96 ACRES

BASIS OF BEARINGS:

ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE

SITE BENCHMARKS

BENCHMARKS ESTABLISHED:

ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM, NAVD 88, EAST ZONE.

SITE BM - FOUND CROSS IN PAVEMENT AT THE NORTHWEST CORNER OF PROPERTY. ELEVATION = 521.85

PREPARED BY:



ELECTRONIC DRAWING NOTE: ELECTRONIC MEDIA OR DIGITAL DRAWINGS ARE INSTRUMENTS OF

PROFESSIONAL SERVICES. OWNERSHIP OF SUCH WILL BE RETAINED BY THE CIVIL ENGINEER AND MAY NOT BE RELEASED TO CONTRACTORS. CONTRACTORS ARE ADVISED TO CREATE BIDS BASED ON THE USE OF PAPER COPIES OF THE PLANS.

SHEET INDEX SHEET TITLE **COVER SHEET** C-000 C-001 **GENERAL NOTES** C-002 CITY OF O'FALLON NOTES DEMOLITION PLAN C-100 **GRADING & UTILITY PLAN** C-200 C-300 EROSION CONTROL PLAN C-301 **EROSION CONTROL DETAILS** C-302 **EROSION CONTROL DETAILS** STORM SEWER PROFILES C-400 C-401 UNDERGROUND DETENTION DETAILS C-402 UNDERGROUND DETENTION DETAILS C-403 SANITARY SEWER DETAILS SANITARY SEWER DETAILS C-404 C-500 CONSTRUCTION DETAILS C-600 PRE-DEV DRAINAGE AREA MAP C-601 POST-DEV DRAINAGE AREA MAP

SITE COVERAGE CALCULATIONS 0.18 AC. IMPERVIOUS @ 3.54 = 0.64 CFS 0.86 AC. PERVIOUS @ 1.70 =

PERCENTAGE IMPERVIOUS = 0.18 AC. IMPERVIOUS @ 3.54 = 0.86 AC. PERVIOUS @ 1.70 =

PERCENTAGE IMPERVIOUS = THIS SITE PLAN PROPOSES A INCREASE OF 0.00 ACRES IN IMPERVIOUS AREA COVERAGE. HOWEVER, STORMWATER DETENTION IS BEING PROVIDED FOR FUTURE

PROPERTY DATA **ADDRESS** 660 OFFICE PARKWAY CURRENT LAND USE VACANT GROUND

ZONING HIGHWAY FRONTAGE OVERLAY PARCEL ID PROPERTY AREA ±1.04 ACRES ± 0.96 ACRES DISTURBED AREA O'FALLON FIRE PROTECTION DISTRICT FIRE DISTRICT **ELECTRIC COMPANY** GAS COMPANY SPIRE ENERGY SEWER DISTRICT DUCKETT CREEK WATER COMPANY CENTURY LINK TELEPHONE COMPANY

CABLE/INTERNET COMPANY CHARTER COMMUNICATIONS FFMA MAP 29183C0239G - 1/20/2016 BUILDING SETBACKS 25' FRONT YARD SETBACK PARKING SETBACKS

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

REMOVE THE REFERENCE TO THE HIGHWAY FRONTAGE OVERLAY. ENCLOSE THE DITCH ALONG HIGHWAY K OR PROVIDE A LETTER FROM MODOT STATING WHY IT CANNOT BE ENCLOSED.

GENERAL CONTRACTOR NOTE REGARDING GEOTECHNICAL REPORTS:

THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR AND INCLUDE IN HIS/HER BID THE EVALUATIONS FROM THE GEOTECHNICAL REPORT. ADDITIONAL REPORTS MAY HAVE BEEN COMPLETED BY THE OWNER WITHOUT FULL KNOWLEDGE BY THE ENGINEER OF RECORD. THE GENERAL CONTRACTOR SHALL REQUEST ALL REPORTS FROM THE OWNER/DEVELOPER AS PART OF THE BID PROCESS AND DURING CONSTRUCTION.

CITY OF O'FALLON GENERAL NOTES:

- DIMENSIONS SHOWN FOR PROPOSED IMPROVEMENTS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS SPECIFICALLY NOTED. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER. NO GRADE SHALL EXCEED 3:1 SLOPE.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE
- ALL LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON. ALL LOTS WITHIN THE DEVELOPMENT. ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF
- ALL PARKING LOT IMPROVEMENT AREAS SHALL USE VERTICAL CONCRETE CURBING, REQUIRED PER CITY STANDARDS AND SPECS. ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH
- THE PLANNING AND DEVELOPMENT DIVISION ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.

CITY OF O'FALLON CONSTRUCTION HOURS:

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.

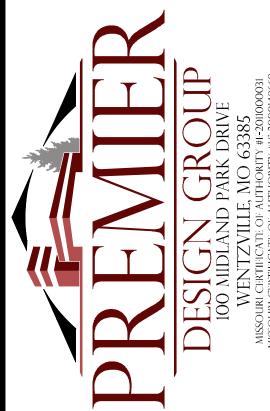
STORM SEWER INLET MARKING

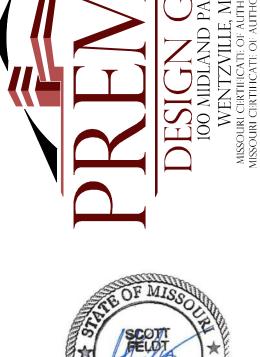
THE CITY WILL ALLOW THE MARKERS PROVIDED AND ADHESIVE PROCEDURES ONLY AS SHOWN IN THE TABLE PROVIDED OR AN APPROVED EQUAL. "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.										
	MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE (PART#)	WEBSITE				
	ACP INTERNATIONAL	3-7/8"	EPOXY	CRYSTAL CAP	no dumping to waterways (SD-W-CC)	www.acpinternational.com				
	DAS MANUFACTURING, INC.	4"	EPOXY	STANDARD STYLE	no dumping drains to stream (#SDS)	www.dasmanufacturing.com				

CITY OF O'FALLON ENGINEERING DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: Ryan Rockwell DATE 06/19/2024 PROFESSIONAL ENGINEER'S SEAL

INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND DEVELOPMENT PLANNING AND DEVELOPMENT DIVISION FILE NUMBER: PLANNING AND ZONING COMMISSION SITE PLAN APPROVAL: DECEMBER 8, 2023





SCOTT FELDT, P.E.
PROFESSIONAL ENGINEER
PE 2021009371

 \checkmark

4/19/2024

2214120 D. STOSZ Drawn By Checked By S. FELDT NOT RELEASED FOR

CONSTRUCTION

