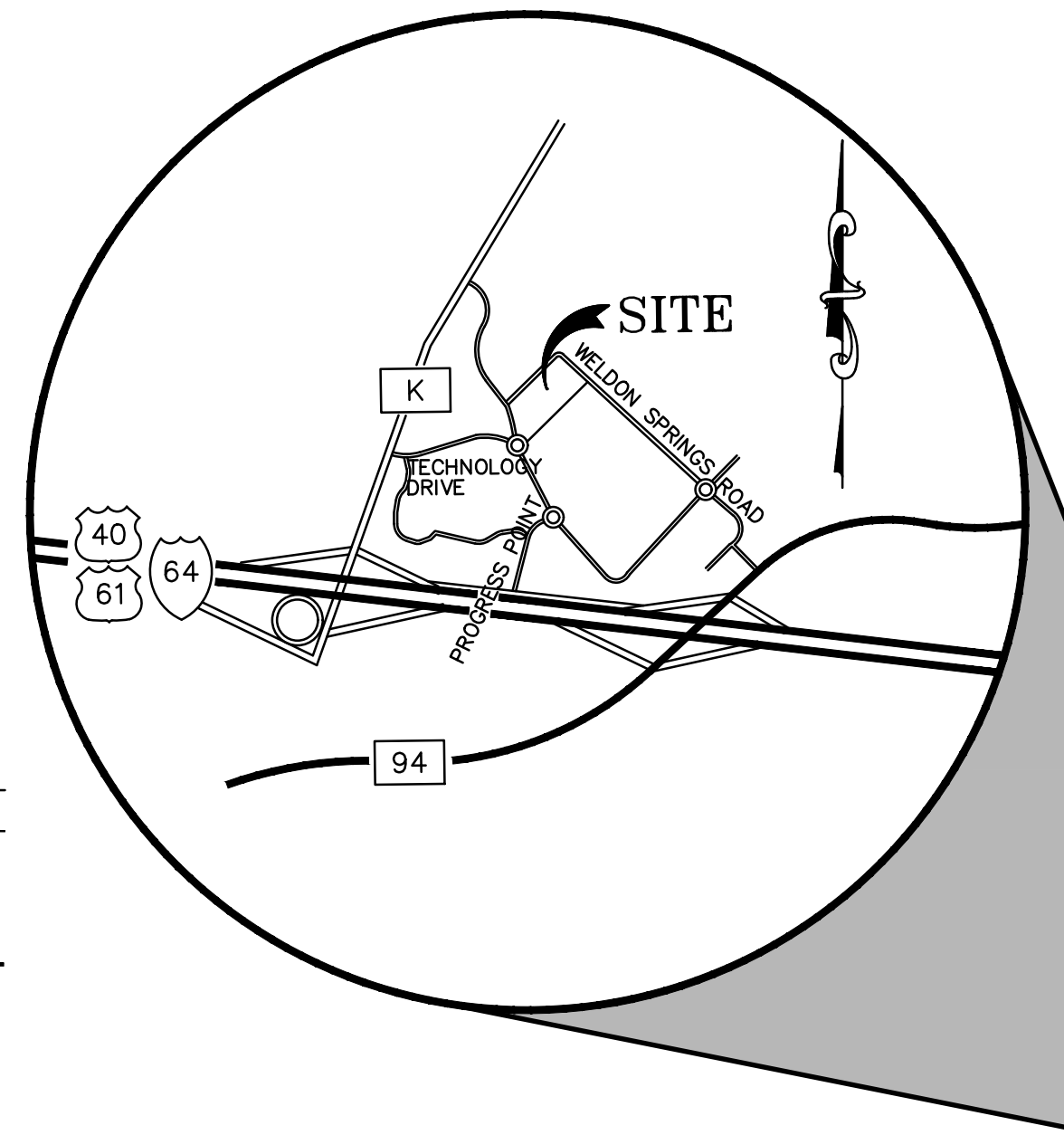


CENTENE DATA CENTER BUILDING EXPANSION

A TRACT OF LAND BEING ADJUSTED LOT A OF THE BOUNDARY ADJUSTMENT PLAT OF LOT A AND COMMON GROUND AND DETENTION EASEMENT OF PROGRESS POINT, AS RECORDED IN PLAT BOOK 41, PAGE 83, LOCATED IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS



LEGEND

EXISTING CONTOURS	---	520
PROPOSED CONTOURS	---	520
EXISTING SANITARY SEWERS	---	SS
EXISTING STORM SEWERS	---	SS
PROPOSED SANITARY SEWERS	---	SS
PROPOSED STORM SEWERS	---	SS
EXISTING RIGHT-OF-WAY	---	
PROPOSED RIGHT-OF-WAY	---	
CENTERLINE	---	
EASEMENT	---	
NON-REINFORCED CONCRETE PAVEMENT	---	
REINFORCED CONCRETE PAVEMENT	---	
EXISTING SPOT ELEVATION	+	EX. 520.15
PROPOSED SPOT ELEVATION	+	520.10
SWALE	---	
TO BE REMOVED	T.B.R.	
TO BE REMOVED & RELOCATED	T.B.R. & R.	
TO BE REMOVED & RELOCATED BY OTHERS	T.B.R. & R.B.O.	
TO BE USED IN PLACE	U.I.P.	
BACK OF CURB	B.C.	
FACE OF CURB	F.C.	
TRASH ENCLOSURE	---	
LIGHT STANDARD	OR	
GAS MAIN	G	
WATER MAIN	W	
UNDERGROUND TELEPHONE	T	
FIRE HYDRANT	---	
POWER POLE	---	
SILTATION CONTROL	---	

ABBREVIATIONS

C.O.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

DNR BENCHMARK

BENCH MARK STATION: SC-18
ELEVATION = 611.55

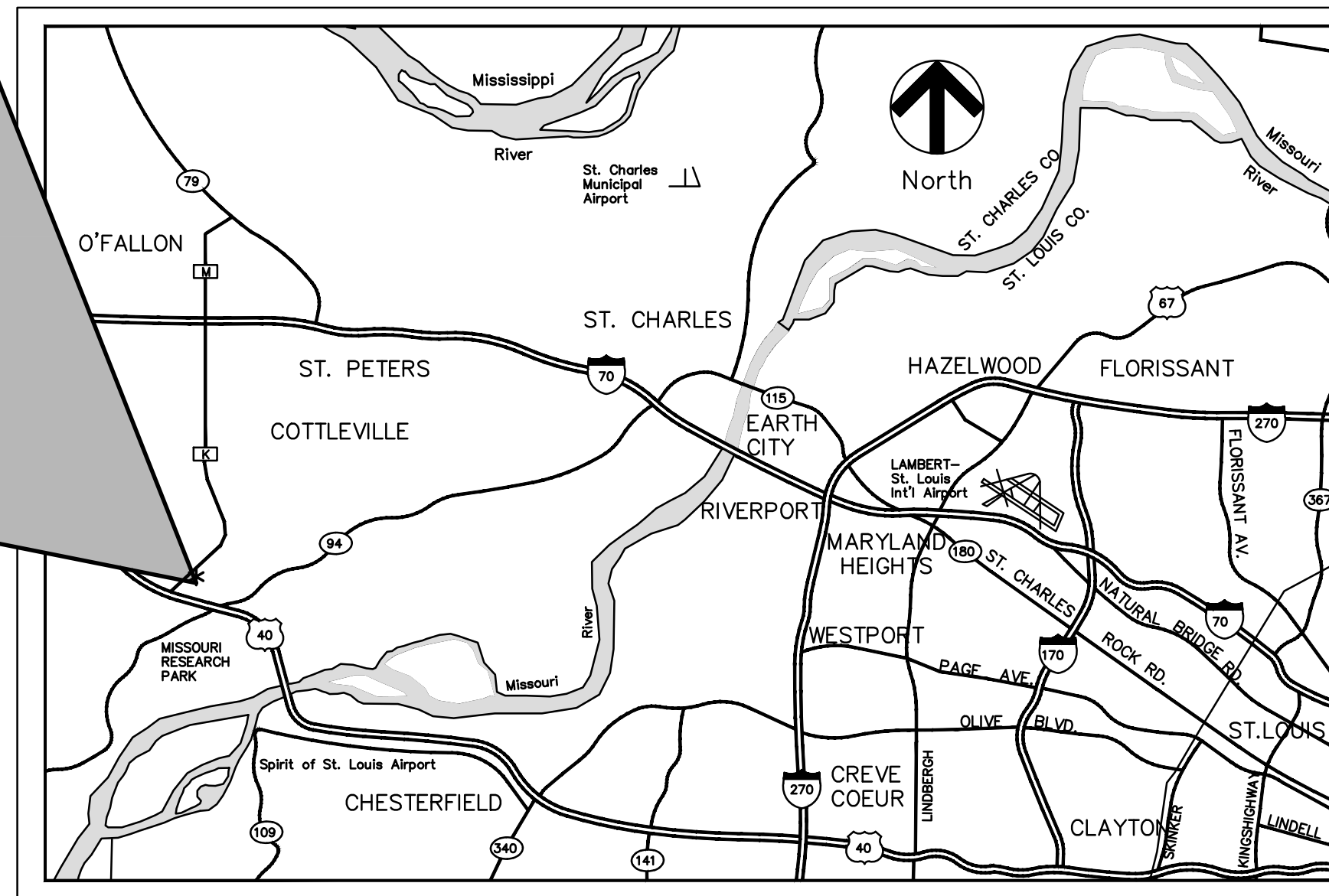
DESCRIPTION: BOTH THE STATION AND THE AZIMUTH MARK ARE STANDARD MO DNR ALUMINUM GR5 DISK. THE STATION IS STAMPED "SC-18, 1999". THE AZIMUTH IS STAMPED "SC-12, 1990". BOTH DISK ARE SET IN 12 INCH DIAMETER BY 30 INCH DEEP CONCRETE MONUMENTS FLUSH WITH THE GROUND.

STATION, AZIMUTH MARKS AND REFERENCE TIES: THE STATION IS LOCATED AT THE AUGUST A. BUSH WILDLIFE AREA. IT IS IN THE GRASSY AREA WEST OF THE PAVED PARKING LOT FOR THE MAIN BUILDING OF THE BUSH WILDLIFE AREA. THE STATION IS 24 FT. SOUTH OF THE CENTER OF THE ENTRANCE ROAD; 18 FT. WEST OF THE SERVICE DRIVE TO THE BACK OF THE BUILDING.

THE AZIMUTH MARK IS ABOUT 0.25 MILES WEST OF THE STATION AND NEAR THE SOUTHEAST CORNER OF THE PARKING LOT FOR THE AHDEN KNIGHT HAMPTON MEMORIAL LAKE. IT IS 89.0 FT. SOUTHWEST OF THE NORTHWEST CORNER POST OF A RAIL FENCE AROUND THE PARKING LOT; 46.2 FT.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.



LOCATION MAP
(NOT TO SCALE)

Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year floodplain) per National Flood Insurance Program Flood Insurance Rate Map for St. Charles County, Missouri, and Incorporated Areas. The map is identified as Map No. 29183C0430G with an effective date of January 20, 2016.

PERTINENT DATA

SITE ADDRESS	= 6430 WELDON SPRING ROAD
SITE ACREAGE	= 8.561 Ac.±
OWNER (n/f)	= CITY OF O'FALLON
PLAT BOOK	= PLAT BOOK 41, PAGE 83
SITE LOCATION	= O'FALLON, MISSOURI 63376
EXISTING ZONING	= HTCD "HIGH TECH CORRIDOR"
FIRE DISTRICT	= COTTLEVILLE FIRE PROTECTION DISTRICT
SEWER DISTRICT	= DUCKETT CREEK SEWER DISTRICT
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMERENUE ELECTRIC COMPANY
PHONE SERVICE	= AT&T
WUNNENBERG'S PROPOSED USE	= PAGE 56, GRID RR-23
FEMA FIRM NO.	= BUSINESS AND STORAGE/DATE CENTER
FLOOD ZONE	= 29183 C 0430 G DATED 1/20/2016
	= SITE LOCATED IN FLOOD ZONE "X"



MoDOT LOCATE (314) 340-4100

FEMA BENCHMARK

RM 57: ELEV. 506.71 (U.S.G.S. - NGVD 1929 DATUM)
CHISELED SQUARE ON NORTHEAST CORNER OF WELDON SPRING ROAD, BRIDGE OVER SCHOTE CREEK.

SITE BENCHMARK

ELEV. = 565.12 (U.S.G.S. - NGVD 1929 DATUM)
R.R. SPIKE IN NEW POWER POLE 70± LT., STA 299+80± RTE. "K".

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY CHARGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

SHEET INDEX

C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C3.0	OVERALL EXISTING CONDITIONS PLAN
C3.1	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	OVERALL SITE AND GRADING PLAN
C4.1	SITE AND GRADING PLAN
C4.2	DETAILED GRADING PLAN
C5.1	GEOMETRIC AND PAVING PLAN
C6.0	CONSTRUCTION DETAILS
C7.0	SEWER & WATER QUALITY DETAILS AND HYDRAULICS
C8.0	PROPOSED DRAINAGE AREA MAP (HYDRAULICS)
C9.0	PROPOSED DRAINAGE AREA MAP (BMP)

UTILITY LOCATES

MISSOURI ONE-CALL
1 800 344-7483
CITY OF O'FALLON
TRAFFIC
(636) 379-5602
ENGINEERING
(636) 379-5556
CONSTRUCTION INSPECTION
(636) 379-5596

UTILITY CONTACTS:

WATER SERVICE MISSOURI AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO 63141 PH. 314-575-5630 CONTACT: TOM MASTERS	FIRE DISTRICT COTTLEVILLE FIRE PROTECTION DIST. P.O. BOX 385 / 1385 MOTHERHEAD ROAD COTTLEVILLE, MO 63338 PH. 636-447-6655 CONTACT: RYAN ROBERTS - FIRE MARSHAL
SEWER DISTRICT DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO 63368 PH. 636-441-1244 FAX 636-498-8150 CONTACT: MR. MIKE MERKT	ELECTRIC SERVICE AMEREN MISSOURI NORTHEAST MISSOURI DIVISION 200 CALLAHAN ROAD WENTZVILLE, MO 63376 PH. 636-639-8305 CONTACT: NEIL MANNING
PHONE SERVICE AT&T 402 N. 3rd. STREET ST. CHARLES, MO 63023 PH. 636-949-1312 CONTACT: KATHY SMITH	GAS SERVICE LACLEDE GAS 1999 TRADE CENTER EAST ST. PETERS, MO 63376 PH. 314-575-4831 CONTACT: MICHAEL LANGAN
MoDOT REVIEW OFFICE 6780 OLD HIGHWAY "N" 402 N. 3rd. STREET ST. CHARLES, MO 63304 PH. (314) 340-4334 CONTACT: MR. PAUL GRAHAM	CABLE SERVICE CHARTER COMMUNICATIONS 815 CHARTER COMMONS DR. TOWN & COUNTRY, MO 63017 PH. 636-299-2512 CONTACT: CHRIS THOMPSON

PERMITTEE NOTE:

THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND MODOT AS NECESSARY. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILT OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON AND AS REQUIRED BY MODOT.

OWNER NOTE:

ONCE THE CONTRACTOR DELIVERS THE PROPERTY TO THE OWNER, THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN ANY CONTROL MEASURE THAT IS TO REMAIN AS A PERMANENT STRUCTURE TO CONTROL SILTATION AND EROSION.

SITE DEVELOPMENT PLAN

CASE NUMBER: 20-009778
APPROVAL DATE: 12-03-2020

SITE DEVELOPMENT PLAN CONDITIONS

1. SHOULD THE USE OF THE BUILDING CHANGE FROM THAT DESCRIBED, THE PARKING REQUIREMENTS WILL NEED TO BE RE-EVALUATED.

CITY PERMIT

CITY PERMIT NUMBER: TBD CSP20-000031

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 01/14/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63015 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE IMPROVEMENT PLANS FOR:
CENTENE DATA CENTER BUILDING EXPANSION
6430 WELDON SPRING ROAD
CITY OF O'FALLON, MISSOURI 63376



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1	2020-11-11	- 75% CD SET
2	2020-12-15	- 100% PERMIT/BD SET
3	2020-12-28	- REVISED PER CITY COMMENTS

DRAWN BY: J.M.B.	CHECKED BY: G.M.S.
DATE: 11/6/2020	JOB NO: 209-4511.10
DUCKETT CREEK #	BASE MAP #
S.C.C. HAT #	HAT S.U.P. #
M.D.N.R. #	MORA-
SHEET TITLE:	TITLE SHEET
SHEET NO.:	C1.0