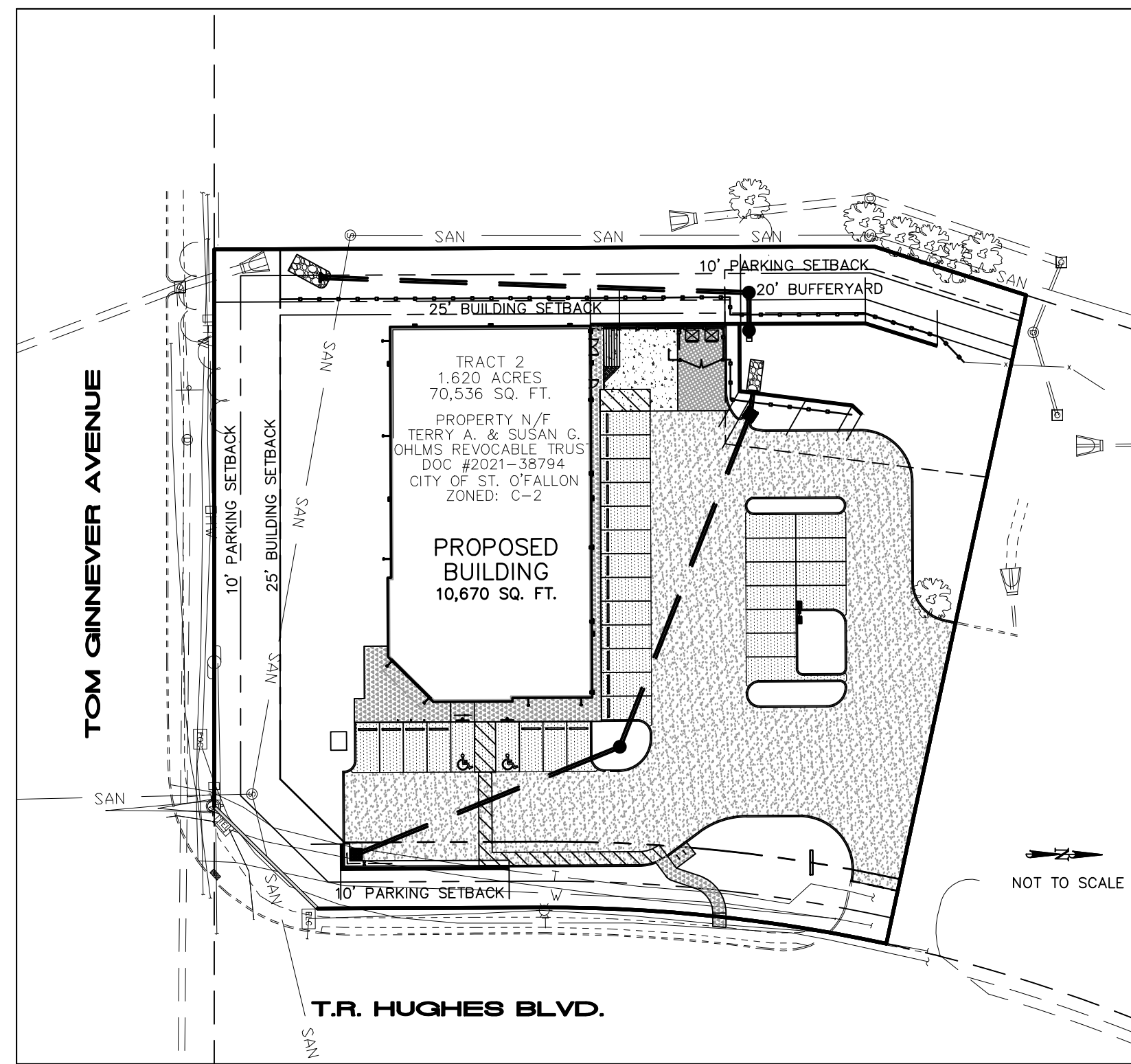
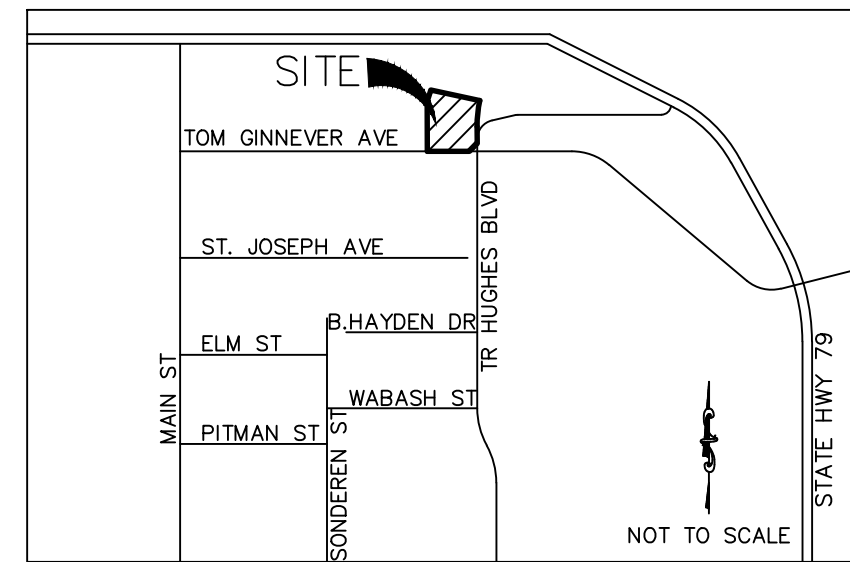


A SET OF CONSTRUCTION PLANS FOR Dollar General

A TRACT OF LAND BEING ALL OF LOT 4 OF "CROSSINGS INDUSTRIAL"
PLAT BOOK 44, PAGES 269-274 IN SECTION 21
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Conditions of Approval From Planning and Zoning

Staff Recommendations

1. Provide a photometric lighting plan.
2. The rooftop mechanical units shall be fully screened by the parapet wall.
3. Provide a fence for the buffer yard.
4. Provide an APBA approved bicycle rack.
5. The cross hatched island in the parking lot shall be a landscaped island.
6. The site does not contain sufficient parking to meet City Code, but the adjacent property contains more spaces than required. Provide a Shared Parking Agreement with construction plans.

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Electric
Ameren UE
200 Collihan road
Wentzville, MO 63385
636-639-8312

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

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

Gas
Spire Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Fire Department
O'Fallon Fire Protection District
111 Laura K Drive
O'Fallon, MO 63366
636-272-3493

Developer

CONTACT: DG PARTNERS, L.L.C.
5330 SALT RIVER ROAD
ST. PETERS, MO 63376
636-970-0330

Benchmarks:

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "SC06" WITH A PID OF AA8597 AND A PUBLISHED ELEVATION OF 529.0 (NAVD88).

DESCRIPTION: BY MISSOURI DEPARTMENT OF NATURAL RESOURCES 1990 STATION, AZIMUTH MARKS AND REFERENCE TIES THE STATION IS LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 1/2 MILE NORTH OF I-70 IN ST. CHARLES COUNTY. IT IS 280 FT NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 53762 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC., 14.82 FT (4.52 M) SE OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER, 14.72 FT (4.49 M) NE OF ANOTHER, 12.40 FT (3.78 M) EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER AND 2.06 FT (0.63 M) SOUTH OF A CARSONITE WITNESS POST THE AZIMUTH MARK, SC-06 A 2, 1994 IS ABOUT 0.3 MILE (0.5 KM) SE OF THE STATION AND ON THE WEST RIGHT-OF-WAY FOR THE I-70 NORTH OUTER ROAD EAST IT IS 57.6 FT (17.6 M) WEST OF A TRAFFIC SIGN NEAR THE END OF THE CONCRETE MEDIAN, 41.6 FT (12.7 M) WEST OF THE WEST EDGE OF PAVEMENT, 1.6 FT (0.5 M) EAST OF A RIGHT-OF-WAY MARKER, AND 2 FT (0.6 M) NORTH OF A CARSONITE WITNESS POST STATION AND AZIMUTH MARK TO REACH TO REACH THE STATION FROM THE CENTER OF I-70 EXIT 220 (MISSOURI HWY 79 AND SALT LICK RD.) GO NORTH ON HWY 79 FOR 0.5 MILES (0.8 KM) TO THE STATION SITE ON RIGHT (EAST) AS DESCRIBED. TO REACH THE AZIMUTH MARK FROM THE CENTER OF I-70 EXIT 220, GO NORTH ON HWY 79 FOR 0.25 MILES (0.40 KM) TO THE I-70 NORTH OUTER ROAD EAST (TURNER AVE), TURN RIGHT AND GO EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE OUTER ROAD EAST TURNS SOUTH, TURN RIGHT AND GO SOUTH ON NORTH OUTER ROAD EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE ROAD MAINTENANCE CHANGES FROM STATE TO COUNTY AND AZIMUTH MARK ON RIGHT AS DESCRIBED. THE 1990 AZIMUTH IS STILL IN PLACE, BUT THE LINE OF SIGHT TO THE STATION IS BLOCKED BY A BUILDING. DATE OF REPORT 6-06-1995.

SITE BENCHMARK (NAVD 88) - CUT SQUARE WITH "X" IN CONCRETE SIDEWALK LOCATED NEAR SOUTHEAST CORNER OF SUBJECT PROPERTY (ELEVATION=501.76)

Fire Protection District Notes:

1. EACH FIRE HYDRANT SHALL NOT HAVE LESS THAN TWO 2-1/2 INCH OUTLETS AND ONE 4-1/2 INCH OUTLET, A 5-1/4 INCH VALVE, A 6 INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
2. FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
3. IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADE LINE. THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
4. THERE SHALL BE NO OBSTRUCTION, I.E. PLANTING, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT, AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
5. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF A FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
6. ALL TEES, PLUGS, BENDS AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF THE NFPA 24.
7. THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE SERVICE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE FIRE DISTRICT.
8. FIRE DEPARTMENT CONNECTION SHALL BE ACCESSIBLE AND INSTALLED ON ACCORDANCE TO SECTION 912 OF THE 2021 I.F.C.

Development Notes:

1. THIS PROPERTY IS CURRENTLY LISTED UNDER THE FOLLOWING PARCEL LOCATOR NUMBER IN THE ST. CHARLES COUNTY ASSESSORS OFFICE: 2-0140-A345-00-0004.000000
2. AREA OF TRACT: 1.62 ACRES
3. EXISTING ZONING: C-2 GENERAL COMMERCIAL DISTRICT (CITY OF O'FALLON)
4. PROPOSED USE: RETAIL
5. PROPERTY OWNER: TERRY A. & SUSAN G. OHLMs REVOCABLE TRUST
82 HUNTINGTON PKWY
ST. CHARLES, MO 63301
6. CONTRACT PURCHASER: DG PARTNERS, LLC
5530 SALT RIVER ROAD
ST. PETERS, MO 63376
636-970-0330
7. TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183CO235G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

COMMUNITY: CITY OF O'FALLON
NUMBER: 290316
PANEL: 0235
SUFFIX: G

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAY ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."

THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE

8. SITE COVERAGE CALCULATIONS:
TOTAL AREA OF PROPOSED LOT = 70,536 SQ. FT. (1.62 ACRES)
BUILDING = 10,670 SQ. FT. = 15%
PAVEMENT = 27,869 SQ. FT. = 39%
GREEN SPACE = 32,197 SQ. FT. = 46%
9. ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF O'FALLON.
10. ALL SITE LIGHTING SHOWN IS FOR PRESENTATION ONLY AND EXACT LOCATIONS WILL DEPEND UPON A LIGHTING LAYOUT BY A QUALIFIED LIGHTING CONSULTANT. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
11. ALL BUILDING MOUNTED LIGHTS SHALL BE A DECORATIVE DOWNCAST SHADOWBOX STYLE UNLESS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT.
12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
13. ALL HVAC AND MECHANICAL EQUIPMENT WHETHER ROOFTOP OR GROUND MOUNTED WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE.
14. ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH OSHA STANDARDS.
15. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
16. DETENTION WILL ALSO BE PROVIDED FOR THE 100 YEAR STORM.
17. DIFFERENTIAL RUN-OFF CALCULATIONS:
0.84 ACRES INCREASED IMPERVIOUS AREA
0.84 ACRE (4.77-2.29) = 2.08 CFS (INCREASE IN RUN-OFF)

* 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 1.62 ACRES TOTAL
THE AREA OF LAND DISTURBANCE IS 1.41 ACRES. THE NUMBER OF PROPOSED LOTS IS ONE.
BUILDING SETBACK INFORMATION, FRONT = 25 FEET

SIDE = 0 FEET, 15 ABUTTING RESIDENTIAL DISTRICT
REAR = 0 FEET, 10 ABUTTING RESIDENTIAL DISTRICT
MAXIMUM BUILDING HEIGHT = 50 FEET

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 1,200

* PARKING CALCULATIONS:
1 SPACES PER 250 SQ. FT. FLOOR AREA REQUIRED
10,670/250 SQ. FT. X 1 SPACE = 43 SPACES REQUIRED (PER GROSS AREA)

1 SPACE PER 250 SQ. FT. USABLE FLOOR AREA (COOLERS/FREEZERS/SHELVING AND STORAGE NOT INCLUDED)
5,836/250 SQ. FT. SALES AREA X 1 SPACE = 24 SPACES REQUIRED (PER USABLE FLOOR AREA)

TOTAL PARKING SPACES REQUIRED = 24 SPACES (PER USABLE FLOOR AREA)
TOTAL PARKING SPACES PROVIDED = 33 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

A SHARED PARKING AGREEMENT WITH PROPERTY TO THE NORTH WILL BE PROVIDED.

* BICYCLE PARKING CALCULATIONS:

1 BICYCLE RACK SPACE PER 15 PARKING SPACES (MIN. 4 BICYCLE RACK SPACES PER BUILDING)
33/15 PARKING SPACES X 1 SPACE

TOTAL BICYCLE RACK SPACES REQUIRED = 3 SPACES
TOTAL BICYCLE RACK SPACES PROVIDED = 4 SPACES

* TREE PRESERVATION CALCULATIONS: 20% OF EXISTING TREES OR 15 TREE PER ACRE (WHICHEVER IS GREATER) SHALL BE PRESERVED
REQUIRED TREE PRESERVATION = 0.24 WOODED ACRES X 0.20 = 0.05 WOODED ACRES
PROVIDED TREE PRESERVATION = (0.24 - 0.18)/0.24 WOODED ACRES = 25% WOODED ACRES PRESERVED

* LANDSCAPE CALCULATIONS:

FRONTAGE:
1 TREE PER 40 FEET STREET FRONTAGE = 482.84-70 FT. EX. TREELINED STREET FRONTAGE = 412.84 FT.
412.84/40 FT. STREET FRONTAGE X 1 TREE = 11 TREES

1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE
(30,210 - 4,377)/3,000 SQ. FT. LANDSCAPED OPEN SPACE X 1 TREE = 9 TREES REQUIRED

TOTAL TREES REQUIRED = 20 TREES
TOTAL TREES PROVIDED = 19 TREES + 1 EXISTING TREE

INTERIOR LANDSCAPE AREA = 6% MINIMUM INTERIOR PARKING LOT
0.06(33 SPACES X 270 SQ. FT.) = 535 SQ. FT. INTERIOR LANDSCAPE AREA REQUIRED
TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 1,308 SQ. FT.

Grading Quantities:

8,300 C.Y. FILL (INCLUDES 8% SHRINKAGE)
1,700 C.Y. CUT (INCLUDES SUBGRADE)
6,600 C.Y. IMPORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY.
NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

Legend

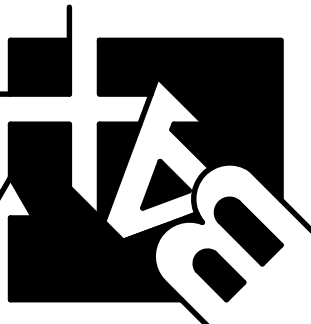
| | | | |
|-----------|-------------------------------|----------|----------------------------|
| 400.00 | EXISTING LABELS | [Symbol] | EXIST. SINGLE CURB INLET |
| 600.00 | PROPOSED LABELS | [Symbol] | EXIST. AREA INLET |
| CI | SINGLE CURB INLET | [Symbol] | PROPOSED SINGLE CURB INLET |
| DCI | DOUBLE CURB INLET | [Symbol] | PROPOSED AREA INLET |
| AI | AREA INLET | [Symbol] | PROPOSED GRATE INLET |
| DAI | DOUBLE AREA INLET | [Symbol] | EXIST. SANITARY MANHOLE |
| GI | GRATE INLET | [Symbol] | EXIST. STORM MANHOLE |
| DGI | DOUBLE GRATE INLET | [Symbol] | PROPOSED MANHOLE |
| MH | MANHOLE | [Symbol] | POWER POLE |
| FE | FLARED END SECTION | [Symbol] | GUY WIRE |
| EP | END PIPE | [Symbol] | LIGHT STANDARD |
| CP | CONCRETE PIPE | [Symbol] | FIRE HYDRANT |
| RCP | REINFORCED CONCRETE PIPE | [Symbol] | WATER METER |
| CMP | CORRUGATED METAL PIPE | [Symbol] | WATER VALVE |
| CPP | CORRUGATED PLASTIC PIPE | [Symbol] | GAS VALVE |
| PVC | POLY VINYL CHLORIDE (PLASTIC) | [Symbol] | TELEPHONE PEDESTAL |
| CO | CLEAN OUT | [Symbol] | SIGN |
| | SLOPE LIMITS | [Symbol] | TREE |
| --- | DRAINAGE SWALE | [Symbol] | |
| ---STM--- | EXISTING STORM SEWER | [Symbol] | |
| ---SAN--- | EXISTING SANITARY SEWER | [Symbol] | |
| ---W--- | EXISTING WATER LINE | [Symbol] | |
| ---FO--- | EXISTING FIBER OPTIC LINE | [Symbol] | |
| ---GAS--- | EXISTING GAS LINE | [Symbol] | |
| ---UG--- | EXISTING UNDERGROUND ELECTRIC | [Symbol] | |
| ---OHW--- | EXISTING OVERHEAD ELECTRIC | [Symbol] | |
| ---CTV--- | EXISTING CABLE TV LINE | [Symbol] | |
| ---T--- | EXISTING TELEPHONE LINE | [Symbol] | |
| --- | PROPOSED STORM SEWER | [Symbol] | |
| --- | PROPOSED SANITARY SEWER | [Symbol] | |
| ---X--- | FENCE LINE | [Symbol] | |
| --- | SAWCUT LINE | [Symbol] | |

Drawing Index

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PROJECT TITLE:
CONSTRUCTION PLANS FOR
Dollar General
395 TR Hughes Boulevard
O'Fallon, MO 63366

ENGINEERING
PLANNING
SURVEYING
221 Point View Blvd.
St. Charles, MO 63301
636-928-5562
FAX 928-1718



DECLARATION OF RESPONSIBILITY
I hereby specify that the documents intended to be
substantiated by my seal are limited to the sheet,
drawings, specifications, estimates, reports or other
documents or instruments relating to or intended to
be used for any public project of the architectural or
engineering profession.

STATE OF MISSOURI
DAVID WALKER
LICENSE NO. 071123
PROFESSIONAL ENGINEER
Civil Engineer
2007020343
Copyright 2022
Fix Engineering Company, Inc.
Authority No. 000655
All Rights Reserved

| REVISIONS | |
|-----------|---------------|
| 12-21-22 | CITY COMMENTS |
| 01-04-23 | CITY COMMENTS |
| 01-06-23 | CITY COMMENTS |
| 05-03-23 | DC REVISIONS |
| 05-17-23 | CITY COMMENTS |
| 07-11-23 | 4' HIGH FENCE |

Developer / Owner:
DG Partners L.L.C.
5330 Salt River Road
St. Peters, MO 63376
(636) 970-0330

P+Z No. 22-009150
Approved: 10-06-22

City No. #

Page No.

1 of 16

COVER SHEET

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Karl Ebert DATE 07/13/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN