

CONSTRUCTION DOCUMENTS FOR: LOT 5 - HEARTLAND DENTAL

PROJECT DIRECTORY

PERMITEE/PROPERTY OWNER
NOLES PROPERTIES
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: MATT FOGARTY
EMAIL ADDRESS:
MFOGARTY@PREMIERCIVIL.COM

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

UTILITY PROVIDERS

CITY OF O'FALLON STORMWATER:
100 NORTH MAIN STREET
O'FALLON, MO 63366
636-379-7630 OR
KEBERT@OFALLON.MO.US
CONTACT: KARL EBERT

CITY OF O'FALLON WATER SERVICE:
100 NORTH MAIN STREET
O'FALLON, MO 63366
636-379-5590 OR
JHERIGODT@OFALLON.MO.US
CONTACT: JAY HERIGODT

CITY OF O'FALLON SANITARY SEWER SERVICE:
100 NORTH MAIN STREET
O'FALLON, MO 63366
636-379-5590
CONTACT: JAY HERIGODT

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.

TREE PRESERVATION REQUIREMENTS

EXISTING AREAS OF TREE MASS TO BE REMOVED: 0 ACRES
PROPOSED PERCENTAGE OF TREES TO BE REPLACED: 0%
TOTAL TREES REQUIRED: 5.75 x 0.20 x 15 = 0 TREES

PARKING CALCULATIONS

PARKING REQUIRED:
1 SPACE PER 200 SQUARE FEET
4,270 SQ. FT. ÷ 200 = 21.35 OR 22 SPACES REQUIRED

PARKING PROVIDED:
34 PARKING SPACES PROVIDED

ACCESSIBLE PARKING REQUIRED:
25-50 PARKING SPACES = 2 ACCESSIBLE PARKING SPACES

ACCESSIBLE PARKING PROVIDED:
2 ACCESSIBLE PARKING SPACES PROVIDED.

DIFFERENTIAL RUNOFF CALCULATIONS

EXISTING
1.06 ACRES
0.07 AC. IMPERVIOUS @ 3.54 = 0.25 CFS
0.99 AC. PERVIOUS @ 1.70 = 1.68 CFS
PERCENTAGE IMPERVIOUS = 6.6%

PROPOSED
1.06 ACRES
0.57 AC. IMPERVIOUS @ 3.54 = 2.02 CFS
0.49 AC. PERVIOUS @ 1.70 = 0.83 CFS
PERCENTAGE IMPERVIOUS = 54%

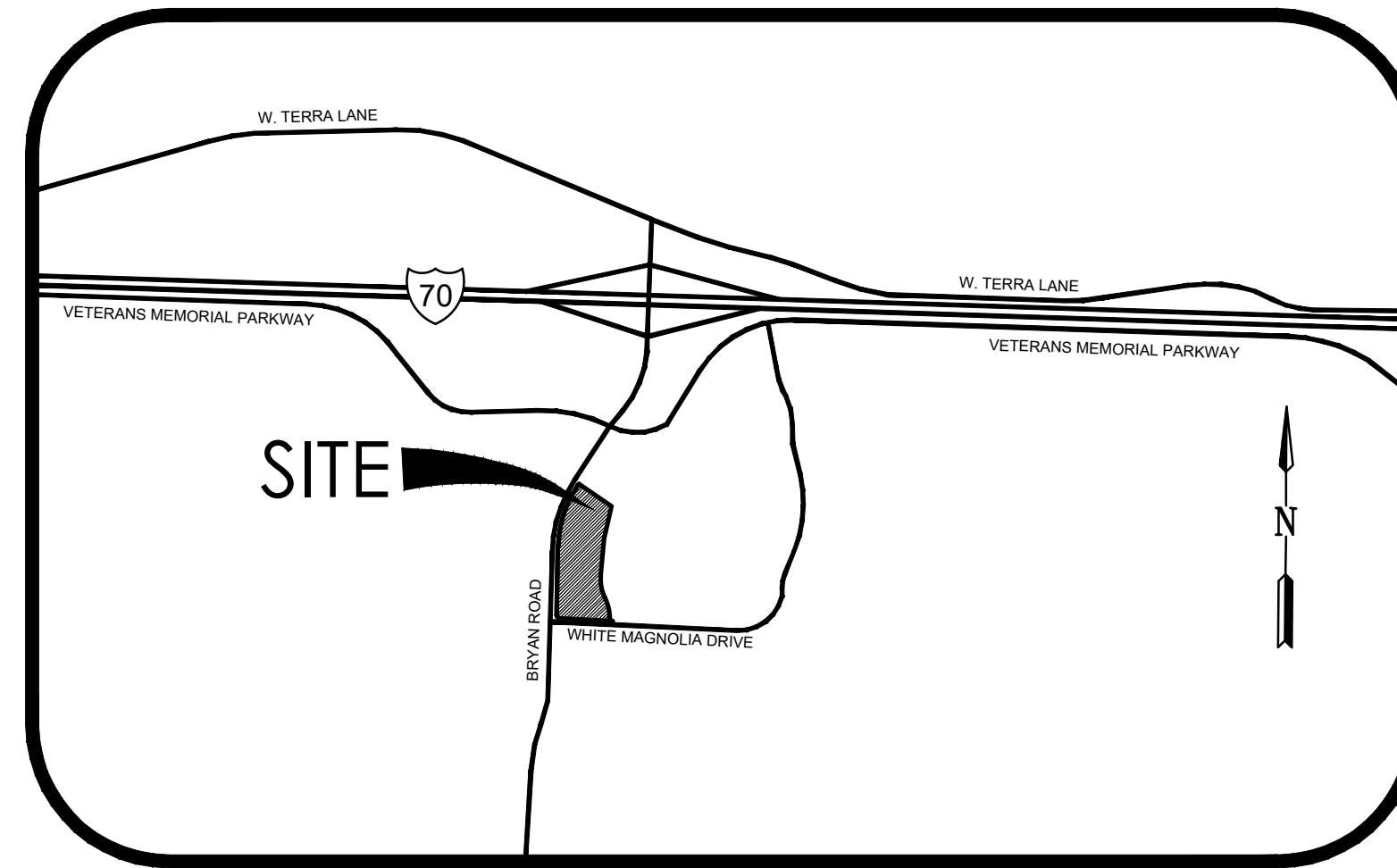
THIS SITE PLAN PROPOSES AN INCREASE OF 0.92 ACRES OF IMPERVIOUS AREA COVERAGE. THIS DETENTION BASIN FOR THIS PROJECT THAT IS OFFSITE WAS DESIGNED TO ACCOMMODATE AN 80% IMPERVIOUS AREA FOR THIS SITE.
DIFFERENTIAL RUNOFF = 0.92 CFS

REGULATIONS AND PERFORMANCE STANDARDS FOR C-3 ZONING DISTRICT

- LOT AREA = 5 ACRES UNLESS ABUTTING EXISTING COMMERCIAL OR INDUSTRIAL ZONE.
- LOT WIDTH = 25 FEET.
- FRONT YARD = NOT LESS THAN 30 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS OF GASOLINE SERVICE STATIONS.
- SIDE YARD = NOT LESS THAN 20 FEET
- REAR YARD = NOT LESS THAN 25 FEET, EXCLUDING TRASH, RECYCLING AND GREASE ENCLOSURES.
- NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF 35 FEET.
- DISTANCE BETWEEN BUILDINGS - SIDE = 40 FEET
- DISTANCE BETWEEN BUILDINGS - FRONT OR REAR - 60 FEET
- LANDSCAPE YARD ALONG SIDE OR REAR OF R-M ADJOINING COMMERCIAL = 20 FEET.
- OFF-STREET PARKING SETBACK = 10 FEET

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI

956 BRYAN ROAD O'FALLON, MO 63366
NOLES PROPERTIES
ZONED: C-3 COMMERCIAL
PARCEL ID# 2-0057-S030-00-0030.5000000
ACREAGE: ± 1.06 ACRES



LOCATION MAP

(NOT TO SCALE)

DISTURBED AREA = ± 1.85 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, NAD 1983, EAST ZONE.

SITE BM#1 - "O" IN OPEN AT FIRE HYDRANT LOCATED FROM THE SOUTHEAST CORNER OF THE PROPERTY DIRECTLY SOUTH ACROSS THE WHITE MAGNOLIA. ELEV = 594.15

SITE BM#2 - CUT CROSS IN LIGHT STANDARD LOCATED AT THE SOUTHERN SIDE OF THE STARBUCKS PARKING LOT. ELEV = 625.13

PROPERTY DATA

OWNER ADDRESS	NOLES PROPERTIES 956 BRYAN ROAD O'FALLON, MO 63366 2-0057-S030-00-0030.5000000
PARCEL ID	2-0057-S030-00-0030.5000000
PROPERTY AREA	± 1.85 ACRES
FIRE DISTRICT	± 8.19 ACRES (AFTER ROW TAKING)
ELECTRIC COMPANY	O'FALLON FIRE PROTECTION DISTRICT- STATION #4
GAS COMPANY	AMEREN UE
SEWER DISTRICT	SPIRE ENERGY
WATER COMPANY	CITY OF O'FALLON
TELEPHONE COMPANY	CITY OF O'FALLON
CABLE TV COMPANY	CENTURY LINK
FEMA MAP	CHARTER CABLE 29183C0240G - JANUARY 20, 2016

PROPERTY INFORMATION

AREA OF THIS PHASE OF DEVELOPMENT:	± 8.19 ACRES (AFTER ROW TAKING)
AREA OF LAND DISTURBANCE:	± 1.85 ACRES
NUMBER OF PROPOSED LOTS:	7
FRONT YARD BUILDING SETBACK:	30 FEET
SIDE YARD BUILDING SETBACK:	20 FEET
REAR YARD BUILDING SETBACK:	30 FEET
ESTIMATED SANITARY FLOW:	25 GPD @ 6 PERSONS PER SHIFT = 125 GPD

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

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C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	CITY OF O'FALLON NOTES
C-100	SITE PLAN
C-200	GRADING PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
C-500	EROSION CONTROL DETAILS
C-501	EROSION CONTROL DETAILS
C-600	CONSTRUCTION DETAILS
C-601	CONSTRUCTION DETAILS
C-700	STORM SEWER DETAILS
C-701	STORM SEWER DETAILS
C-800	POST DEVELOPED DRAINAGE AREA MAP
PH-100	PHOTOMETRICS PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN DETAILS

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

- THE DEVELOPER IS CURRENTLY NEGOTIATING WITH AND REVIEWING OPTIONS FOR FUTURE BRYAN ROAD IMPROVEMENTS WITH THE CITY, SUCH AS A SIGNALIZED INTERSECTION OR A ROUND-A-BOUT AT THE MAIN ENTRANCE THAT SERVES BOTH THIS SITE AND THE CITY'S JUSTICE CENTER. A ROADWAY IMPROVEMENT CONTRIBUTION WILL BE REQUIRED DEPENDING ON THE OUTCOME OF THOSE DISCUSSIONS.
- PROVIDE A PHOTOMETRIC LIGHTING PLAN.
- SHOW THE ROOFTOP UNITS BEING SCREENED BY THE PARAPET.
- BUFFERYARD PLANTINGS AND THE SIGHT PROOF FENCE NEED TO BE PUT IN ON ALL LOTS ALONG THE INTERNAL ACCESS ROAD ADJACENT TO THE RESIDENTIALLY ZONED PROPERTY WITH THE FIRST PHASE OF THE DEVELOPMENT.
- PROVIDE A ROADWAY EASEMENT FOR ALL THE ROADS.
- PROVIDE CALCULATIONS FOR TREE PRESERVATION AND REPLACEMENT PER SECTION 402.040 OF THE CITY CODE.
- DESIGNATE ALL CROSS ACCESS EASEMENTS, UTILITY EASEMENTS, AND DETENTION EASEMENTS FOR THE SITE ON THE PRELIMINARY PLAT.
- PER CITY CODE, MINIMUM WIDTH FOR A VAN ACCESSIBLE ADA PARKING STALL IS 17 FEET TOTAL (ACCESSIBLE AISLE WIDTH AND PARKING STALL WIDTH).
- PROVIDE A DEMOLITION PLAN ON A SEPARATE SHEET FOR ALL PUBLIC ROADWAY CONSTRUCTION.
- THE DETENTION BASINS SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION OF THE SITE.

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 POINTS.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- 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.

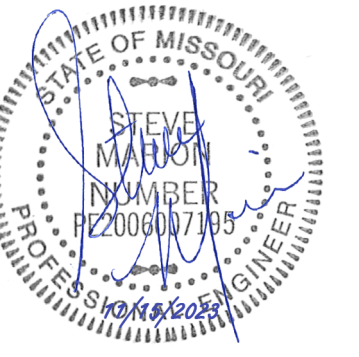
STORM SEWER INLET MARKING

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 (TEXT)	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 (RSDS)	www.dasmanufacturing.com

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Karl Ebert DATE 11/17/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND DEVELOPMENT
PLANNING AND DEVELOPMENT DIVISION FILE NUMBER: 22-012919
PLANNING AND ZONING COMMISSION SITE PLAN APPROVAL: FEBRUARY 2, 2023



ENGINEERS AUTHENTICATION
The responsibility for professional engineering services on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is documented for all other engineering plans involved in this project and specifically excludes revisions after the date stated hereunder.
STEVEN D. MARION, P.E.
PROFESSIONAL ENGINEER
PE 200607195

NOLES PROPERTIES LLC
LOT 5 - HEARTLAND DENTAL
956 BRYAN ROAD
O'FALLON, MO 63366
NOLES PROPERTIES
11361 OLIVE BLVD
CREVE COEUR, MO 63141

Date: 10/6/2023

#	Revision Date	Description of Changes
1	11/16/2023	REVISED PER CITY COMMENTS
2	11/14/2023	REVISED PER CITY COMMENTS

Sheet Title: COVER SHEET

C-000

Project No. 2202920
Drawn By C. KILE
Checked By M. FOGARTY

PERMIT SET

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UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, shoring, etc.)