### GENERAL NOTES

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.

10'

40'

- 2. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF O'FALLON, MO.
- 3. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING. 4. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE
- GRADING.
- 5. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- 6. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 7. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AND UNPAVED AREAS. 8. NO SLOPE SHALL EXCEED 3 (HORIZONTAL) :1 (VERTICAL).
- 9. WHERE EXISTING PAVEMENT MEETS NEW PAVEMENT OR IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- 10. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF O'FALLON STANDARDS.
- 11. ALL NEW SURFACE PAVEMENT SHALL BE COMPACTED TO 98% DENSITY AND ANY NEW CONCRETE SHALL BE 4000 psi IN 28 DAYS.
- 12. CONSTRUCTION WORKING HOURS IN THE CITY OF O'FALLON: -CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS: 7:00 A.M. TO 7:00 P.M. MONDAY-SUNDAY OCTOBER 1 - MAY 31 - SEPTEMBER 30 6:00 A.M. TO 8:00 P.M. MONDAY-FRIDAY JUNE 1 7:00 A.M. TO 8:00 P.M. SATURDAY-SUNDAY CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

## STORM SEWER NOTES

- 1. ALL CONCRETE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76-80 CLASS 3 UNLESS NOTED.
- 2. ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS.
- 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

### SITE DRAINAGE AND GRADING

- 1. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE DESILTED AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 2. ALL STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE LIFTS AND MECHANICALLY COMPACTED TO A MIN. 95% MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D-698). STRUCTURAL FILL INCLUDES FILL PLACED BENEATH PAVEMENT, AND SLOPES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL. FILL OUTSIDE THESE AREAS SHALL BE COMPACTED TO 90% OF THE SAME CRITERIA.

## SILTATION CONTROL GENERAL NOTES

- 1. INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY 0.5"/24 HOUR RAIN EVENT. ANY SILTATION CONTROL IN NEED OF REPAIR SHALL OCCUR IMMEDIATELY.
- 2. ANY DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR 45 DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING PER SPECIFICATIONS WITHIN 7 DAYS. IF SEASONAL CONDITIONS PROHIBIT SEEDING, MULCHING OR MATTING SHALL BE USED.
- 3. SILT FENCES SHALL BE INSTALLED IMMEDIATELY AROUND EACH STORM SEWER STRUCTURE ONCE FINAL CONSTRUCTION OF EACH INDIVIDUAL STRUCTURE IS COMPLETE.
- 4. ALL SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

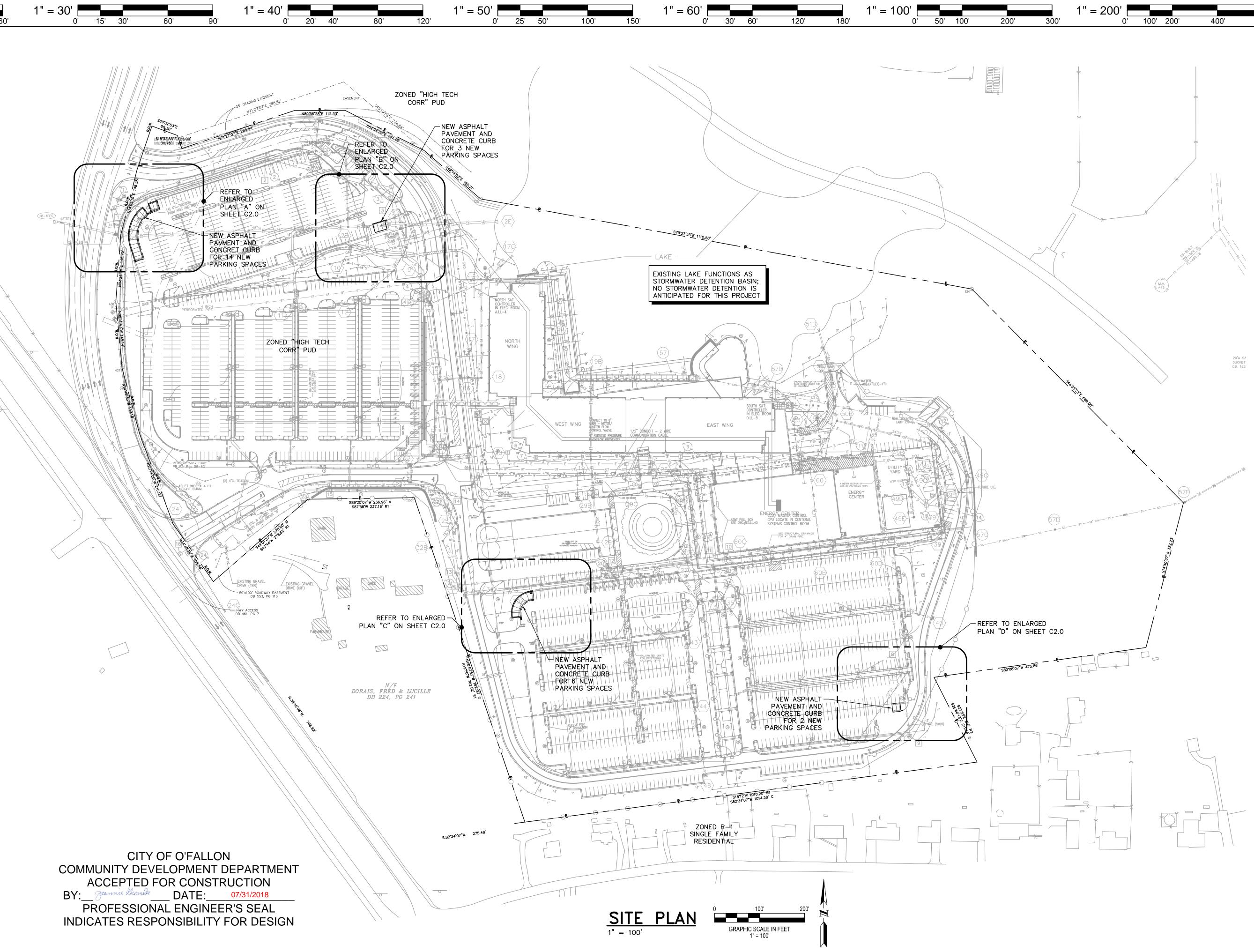
## **BENCHMARK INFORMATION**

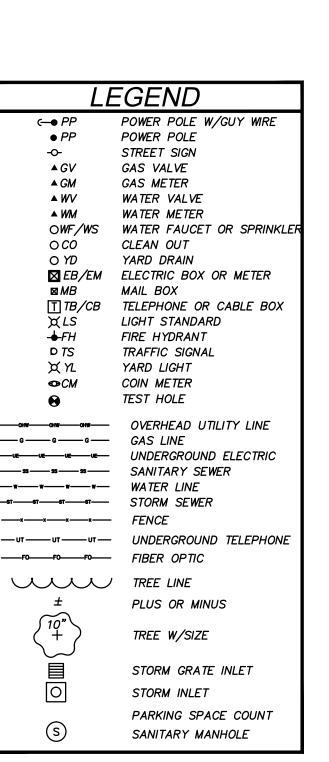
BASIS OF BEARING: THE BEARING SYSTEM HAS BEEN ADOPTED FROM GPS OBSERVATION. USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S NETWORK OF CONTINUOUSLY OPERATING REFERENCE SYSTEMS, ADJUSTED TO THE NAD83 STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SITE DATUM ELEVATION: HORIZONTAL AND VERTICAL CONTROL HAS BEEN ESTABLISHED BY GPS OBSERVATION USING MODOT NETWORK, GEOID 12B ADJUSTMENTS AND NAVD88 IN FEET.

## <u>P&Z APPROVAL REQUIREMENTS</u>

- 1. SITE PLAN APPROVAL SHALL EXPIRE, AND BE OF NO EFFECT, ONE (1) YEAR AFTER THE DATE OF ISSUANCE OF APPROVAL (JULY 6, 2018), UNLESS WITHIN SUCH TIME CONSTRUCTION PLANS OR BUILDING PERMITS FOR AND PROPOSED WORK AUTHORIZED UNDER SAID SITE PLAN APPROVAL HAS BEEN ISSUED.
- 2. PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY SITY STAFF.
- 3. THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.
- 4. ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT
- 5. ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE. 6. ALL CONDITIONS OF P&Z APPROVAL SHALL BE NOTES ON THIS PLAN.





ABBREVIATIONS	
AC ASPH BK BLDG BM CCIF CONC DB E EMH EL FF L MN NES PG PVC.C.B. PVMT RCPC RR R S S SBM SF SUR SUR SF SF SUR SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SUR SF SF SF SUR SF SF SF SF SF SF SF SF SF SF SF SF SF	ACRES ASPHALT BOOK BUILDING BENCH MARK CHAIN LINK FENCE CONCRETE DEED BOOK EAST ELECTRIC MANHOLE ELEVATION FINISHED FLOOR FLOW LINE LENGTH MANHOLE NORTH NORTHEAST NOT TO SCALE PLAT BOOK PAGE POLYVINYL CHLORIDE POINT OF COMMENCEMENT POINT OF BEGINNING PAVEMENT RADIUS REINFORCED CONC. PIPE RECORD RAIL ROAD TIE WALL RIGHT OF WAY SOUTH SANITARY SITE BENCHMARK SQUARE FEET STORM SURVEY SOUTHWEST TRANSFORMER VITRIFIED CLAY PIPE WEST WATER MANHOLE DENOTES WITH

AGENCY CONTACTS:

### MASTERCARD CUSHMAN WAKEFILELD, INC. 2200 MASTERCARD BLVD. O'FALLON, MO 63368

PHONE: (636) 722-8231 CONTACT: AUBREY WOODS CITY OF O'FALLON

100 NORTH MAIN ST. O'FALLON, MO 63366

- UTLITY LOCATES: PHONE: (636) 240-2000 WATER, SANITARY AND STORM LOCATES:
- (636) 281-2858 • TRAFFIC LOCATES: (636) 379-5602 • ENGINEERING DIVISION: (636) 379-5556 CONSTRUCTION INSPECTION DIVISION:
- (636) 379-5556 WENTZVILLE FIRE PROTECTION DISTRICT

502 LUETKENHAUS BLVD. WENTZVILLE, MO 63385 PHONE: (636) 327-6239

700 MARKET STREET ST. LOUIS, MISSOURI 63101 PHONE: (314) 342-0500

SPIRE

AMERENUE P.O. BOX 66149, MAIL CODE 657 ST. LOUIS, MISSOURI 63166 PHONE: (314) 344-6504 FAX: (314) 344–9847

ADDRESS: ACREAGE: OWNER: PLAT BOOK: EXISTING ZONING: FIRE DISTRICT: SEWER DISTRICT: WATER SERVICE: GAS SERVICE: **TELEPHONE:** FIRM MAP: FLOOD ZONE:

BUILDING: LANDSCAPE: PAVEMENT:

EXISTING PARKING SPACES: 2,214 SPACES PROPOSED PARKING SPACES: 25 SPACES PROPOSED TOTAL PARKING: 2,239 SPACES

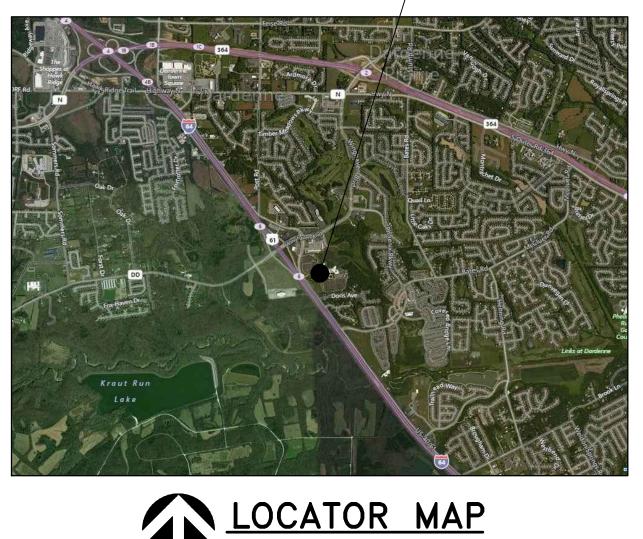
## PROPERTY DATA:

2200 MASTERCARD BOULEVARD O'FALLON, MISSOURI 63368 52.06 Ac  $\pm$ MISSOURI DEVELOPMENT FINANCE BOARD 2300, PAGE 1142 "HIGH TECH CORRIDOR" PUD WENTZVILLE FIRE PROTECTION DISTRICT DUCKET CREEK SEWER DISTRICT DISTRICT 2 SPIRE ELECTRIC SERVICE: AMEREN AT&T PANEL 430 OF 525; MAP # 29183C0430G PROPERTY IS NOT LOCATED WITH A FLOOD ZONE PER THE FIRM MAP SITE IMPERVIOUS CALCULATION:

> 4.24 Ac 26.05 Ac <u>21.79 Ac</u> 52.08 Ac

# PARKING CALCULATIONS:

PROJECT LOCATION



PLANNING AND DEVELOPMENT DIVISION FILE NO.: 18-004363 DATE OF P&Z COMMISSION APPROVAL: JULY 6, 2018

