

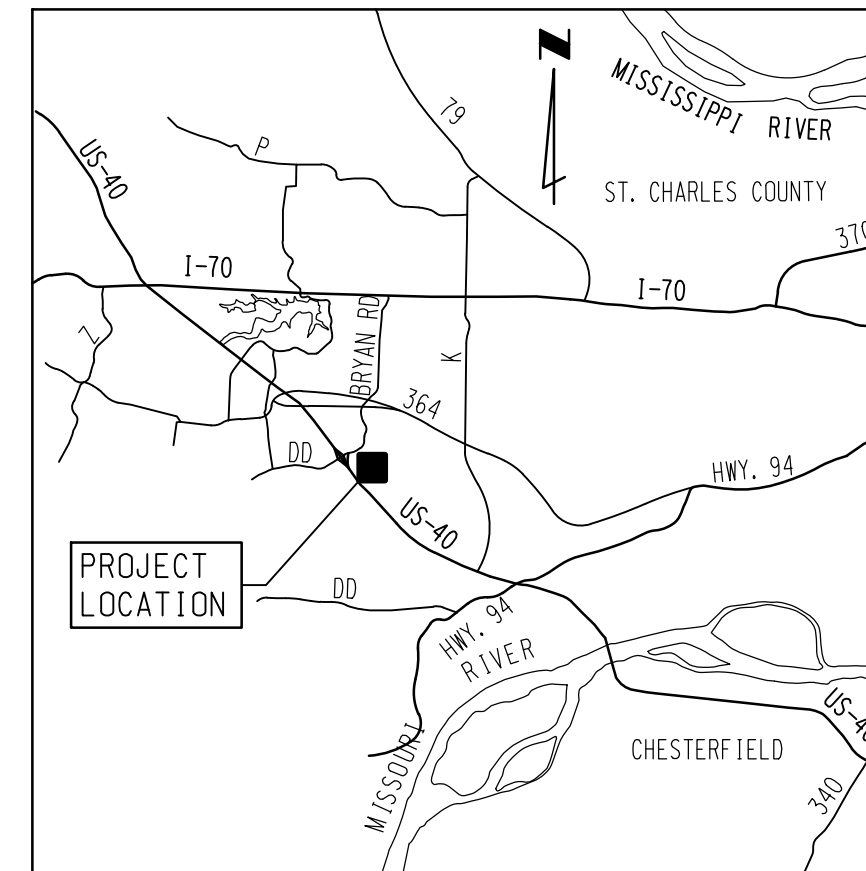
Plan View
NOT TO SCALE

A SET OF CONSTRUCTION PLANS FOR MASTERCARD PARKING LOT "E"

Legal Description

A tract of land being part of Fractional Section 13 and part of Lot 23 of the "Walnut Grove Tract" in U.S. Survey 1669, Township 46 North, Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the Southwestern line of U.S. Survey 1669 with the Northern line of U.S. Survey 1641, said point being the Southwestern corner of said Lot 23 of the "Walnut Grove Tract"; said point also being the Southeast corner of property conveyed to McEagle-O'Fallon, L.C. by deed recorded in Book 1989, Page 316 of the St. Charles County Records; thence along the common line between said U.S. Survey 1641 and said Fractional 13, South 82 degrees 34 minutes 07 seconds West, 1,014.38 feet to a point, said point being the Southwest corner of said McEagle-O'Fallon; thence along the Southwestern line of McEagle-O'Fallon North 18 degrees 40 minutes 53 seconds West, 762.00 feet to an Iron Pipe; thence South 89 degrees 20 minutes 07 seconds West, 236.96 feet to an Iron Pipe; thence South 49 degrees 01 minutes 37 seconds West, 278.60 feet to an Iron Pipe on the existing Northeastern right-of-way line of Highway 40-61, said point being 88.50 feet perpendicular Northeastly from existing centerline station 322+47.50; thence leaving said Northeastern right-of-way line, North 34 degrees 48 minutes 36 seconds West, 156.56 feet to a point, said point being 92.21 feet perpendicular Northeastly from existing centerline station 320+91.0; thence North 20 degrees 14 minutes 05 seconds West, 216.00 feet to a point, said point being 151.51 feet perpendicular Northeastly from existing centerline station 318+83.3; thence North 14 degrees 45 minutes 35 seconds West, 149.18 feet to a point, said point being 205.97 feet perpendicular Northeastly from existing centerline station 317+44.4; thence North 5 degrees 11 minutes 43 seconds West, 148.14 feet to a point, said point being 282.20 feet perpendicular Northeastly from existing centerline station 316+17.4; thence North 4 degrees 26 minutes 08 seconds East, 148.75 feet to a point, said point being 379.02 feet perpendicular Northeastly from existing centerline station 315+04.5; thence North 14 degrees 05 minutes 19 seconds East, 148.55 feet to a point, said point being 493.24 feet perpendicular Northeastly from existing centerline station 314+09.5; thence North 18 degrees 56 minutes 07 seconds East, 103.32 feet to a point, said point being 578.00 feet perpendicular Northeastly from existing centerline station 313+50.4; thence South 69 degrees 32 minutes 53 seconds East, 60.30 feet; thence South 18 degrees 32 minutes 53 seconds East, 30.75 feet; thence North 71 degrees 27 minutes 07 seconds East, 364.44 feet; thence North 89 degrees 56 minutes 28 seconds East, 112.33 feet; thence South 62 degrees 54 minutes 33 seconds East, 197.46 feet; thence South 49 degrees 19 minutes 53 seconds East, 165.21 feet; thence South 79 degrees 27 minutes 53 seconds East, 1,110.50 feet; thence South 44 degrees 35 minutes 23 seconds East, 669.00 feet; thence South 14 degrees 40 minutes 37 seconds West, 332.23 feet to a point on the Northern line of a tract of land conveyed to Ira C. and Lillian Jones by Alfred Sefen, Etal, by deed recorded in Book 372, Page 7 of the St. Charles County Records; thence along said Northern line of Jones, South 82 degrees 08 minutes 07 seconds West, 475.86 feet to a point on the Southwestern line of said U.S. Survey 1669; thence along said Southwestern line, South 26 degrees 46 minutes 13 seconds East, 211.46 feet to the point of beginning and containing 52.08 acres according to survey by The Clayton Engineering Company March, 1999.



Locator Map
NOT TO SCALE

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Benchmarks Project

Vertical control was established using Trimble Model R8 GPS Equipment (NAVD-1988)

Site

Vertical datum is NAVD 88 established from GPS observations on CP 10, an iron rod set in island on west side of service drive approx. 155' south of call box to delivery drop off area

Northing 1,060,459.343
Easting 750,554.985
Elevation 558.41

Working Hours

City of O'Fallon Construction work hours per City Ordinance as shown in Section 500.420 of the Municipal Code are as follows:

October 1 - May 31
7:00 am to 7:00 pm Monday - Sunday
June 1 - September 30
6:00 am to 8:00 pm Monday - Friday
7:00 am to 8:00 pm Saturday - Sunday

Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

Bicycle Parking Calculations

PROPOSED PARKING SPACES = 359

BICYCLE PARKING = 1 BIKE P.S. PER 15 AUTO P.S. REQUIRED = 359/15 = 24 SPACES

BICYCLE PARKING PROVIDED = 24 SPACES

Flood Zone Notes

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29183C0430G which bears an effective date of January 20, 2016. The property lies within unshaded Zone X (areas determined to be outside the 0.2% annual chance floodplain).

Legend

EXISTING	PROPOSED	DESCRIPTION
— OHE —	1-1	MANHOLE DESCRIPTOR
— UGE —	1-1	INLET DESCRIPTOR
— T —		OVERHEAD ELECTRIC
— G —		UNDERGROUND ELECTRIC
— SL —		TELEPHONE
— W —		GAS
— FP —		STREET LIGHTING UTILITY
—		WATER
—		WATER
—		SEWER (PIPE 6" THRU 18")
—		SEWER (PIPE 21" THRU 108")
○	●	MANHOLE
○	○	GRATED MANHOLE
□	□	CURB INLET / INLET MANHOLE
□	□	GRATE INLET
□	□	YARD DRAIN
▲	▲	IRRIGATION CONTROL VALVE
○	○	FIRE HYDRANT
○	○	PHONE CABLE BOX
○	○	ELECTRIC MANHOLE
○	○	POWER POLE W/GUY WIRE
○	○	STREET LIGHT
○	○	DOWNSPOUT
○	○	TREE
○	○	POST
○	○	CONTROL POINT AND NUMBER
— X —	— X —	FENCE
— CL —	— CL —	PROPERTY LINE
— 445 —	— 445 —	CONSTRUCTION LIMITS
— 445.25 —	— 445.25 —	CONTOUR
○	○	ELEVATION
○	○	PARKING STALL COUNT

Conditions of Approval From Planning and Zoning

STAFF RECOMMENDATIONS:

1. PROVIDE A SIGNED PROPERTY OWNER ACKNOWLEDGEMENT FORM.
2. THE APPLICANT SHALL COMPLY WITH THE FIRE DISTRICT REQUIREMENTS.
3. THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS.

MUNICIPAL CODE REQUIREMENTS:

1. PROVIDE THE TREE PRESERVATION CALCULATION ACCORDING TO SECTION 402.040 OF THE CITY CODE.
2. PROVIDE A BUFFER YARD ADJACENT TO THE RESIDENTIAL PROPERTIES IN ACCORDANCE WITH SECTION 402.180 OF THE CITY CODE.
3. PROVIDE A PHOTOMETRIC LIGHTING PLAN.
4. PROVIDE LANDSCAPING PLANS.
5. PROVIDE THE LOCATION AND A DETAIL FOR THE BIKE RACKS.

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE: 03/20/2019
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Utility Contacts

Sanitary Sewers

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric

Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas

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

Telephone

AT&T
12851 Manchester Road, 2-E-214
Des Peres, MO. 63131
314-894-4003

Fire District

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385



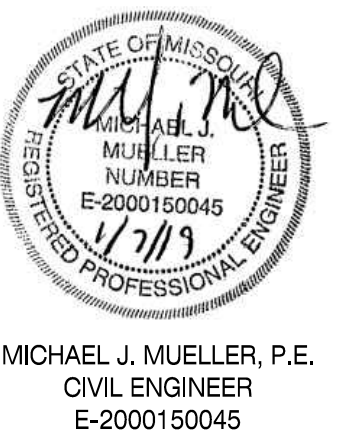
David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000620
Survey: 000336

Consultants:
Consultants Title and Discipline
Certificate of Authority #
Street Address:
City, State, Zip Code
P: (000) XXX-XXXX F: (000) XXX-XXXX

MASTERCARD PARKING LOT "E"

2200 MASTERCARD BOULEVARD
O'FALLON, MISSOURI 63368

Professional Seal



This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.

The seals and signatures apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

No.	Description	Date
	City Submittal	10/18/18
	City Comments	11/21/18
	City Comments	01/07/19

Sheet Title:
COVER SHEET

Date: 10/01/2018
Project Number: 2018364-00
Designed By: MJM
Drawn By: TJR
Checked By: MJM
Sheet Number:

COVER