

# SITE DEVELOPMENT PLAN O'FALLON JUSTICE CENTER U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 & 3 EAST CITY OF O'FALLON, MISSOURI

### General Notes

- The construction covered by these plans shall conform to the current "City Standards" and "Specifications" of the City Planning and Development and Public Works Departments, O'Fallon, Missouri, except as otherwise noted.
- It shall be the Contractors responsibility to have one copy of the approved plans and the most current city standards and specifications on the job site at all times
- The Contractor shall be responsible for obtaining all required permits, including right-of-way permits, paying all fees and for otherwise complying with all applicable regulations governing the work.
- Prior to commencing work, the Contractor, by his own investigation, is to satisfy himself as to the surface and subsurface conditions to be encountered.
- Prior to commencement of work, the Contractor is to notify all those companies which have facilities in the vicinity of the construction to be performed.
- The Contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the Contractor's expense.
- Demolition, clearing, and grubbing operations and disposal of all debris is to be performed by the Contractor in strict accordance with all local codes and ordinances.
- All waste material is to be disposed of off-site by the Contractor.
- The Contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest City Standards and to the City's satisfaction. All disturbed area within the right-of-way shall be sodded.
- The locations of existing underground utilities are taken from utility company records. They are approximate and have not been field verified. The Contractor is to determine the exact location of all existing utilities before commencing work and agrees to be fully responsible for any and all damages which might result from his failure to do so.
- The Contractor is to coordinate the relocation of any utilities that may be encountered prior to the start of construction. There are currently no known utility relocations required.
- All utility extensions and construction is to conform to the Standards and Specifications of the applicable utility companies.
- All manholes, catch basins, utility valves and meter pits are to be adjusted or rebuilt to accommodate the proposed grades.
- Contractor shall control downstream erosion and silt during construction. See Erosion Control Plans and/or SWPPP prepared for this project site for erosion and sediment control measures to be employed by the contractor.
- All traffic signage, barricades, drum, pavement markings, and other traffic control devices shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (M.U.T.C.D.).

### Legal Description

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGES 2 AND 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COMMON GROUND AS SHOWN ON THE PLAT OF "CHANNY VILLAGE AT THORNBURY PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 38, PAGE 286 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SAID EAST LINE OF COMMON GROUND AND ALONG THE EAST LINE OF LOTS 198 AND 199 OF SAID "CHANNY VILLAGE AT THORNBURY PLAT ONE" AND CONTINUING ALONG THE EAST LINE OF "BROWNSTONE VILLAGE AT THORNBURY, PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 38, PAGES 289-290 OF THE SAID RECORDS; NORTH 01 DEGREES 20 MINUTES 24 SECONDS EAST 680.40 FEET; THENCE LEAVING THE SAID EAST LINE OF "BROWNSTONE VILLAGE AT THORNBURY, PLAT ONE", THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST 733.66 FEET; SOUTH 01 DEGREES 09 MINUTES 09 SECONDS WEST 205.07 FEET; AND SOUTH 88 DEGREES 39 MINUTES 37 SECONDS EAST 250.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD, VARIABLE WIDTH, AS ESTABLISHED IN DEED BOOK 1384, PAGE 39 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF BRYAN ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 09 MINUTES 09 SECONDS WEST 30.00 FEET; SOUTH 43 DEGREES 50 MINUTES 51 SECONDS EAST 70.71 FEET; AND SOUTH 01 DEGREES 09 MINUTES 09 SECONDS WEST 325.90 FEET TO A POINT ON THE NORTH LINE OF A 30 FOOT WIDE PRIVATE ROADWAY; THENCE ALONG THE SAID NORTH LINE OF 30 FOOT WIDE PRIVATE ROADWAY, BEING 30.00 FEET PERPENDICULARLY DISTANT NORTH OF AND PARALLEL TO THE NORTH LINE OF "BRYAN VALLEY COMMERCIAL", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 41, PAGE 337 OF THE SAID RECORDS AND "BRYAN VALLEY PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 33, PAGE 105 OF THE SAID RECORDS, NORTH 88 DEGREES 39 MINUTES 37 SECONDS WEST 1055.89 FEET TO THE POINT OF BEGINNING, CONTAINING 653,400 SQUARE FEET OR 15.00 ACRES.

### Property Owner/Developer:

City of O'Fallon, Missouri  
100 N. Main St.  
O'Fallon, MO 63366

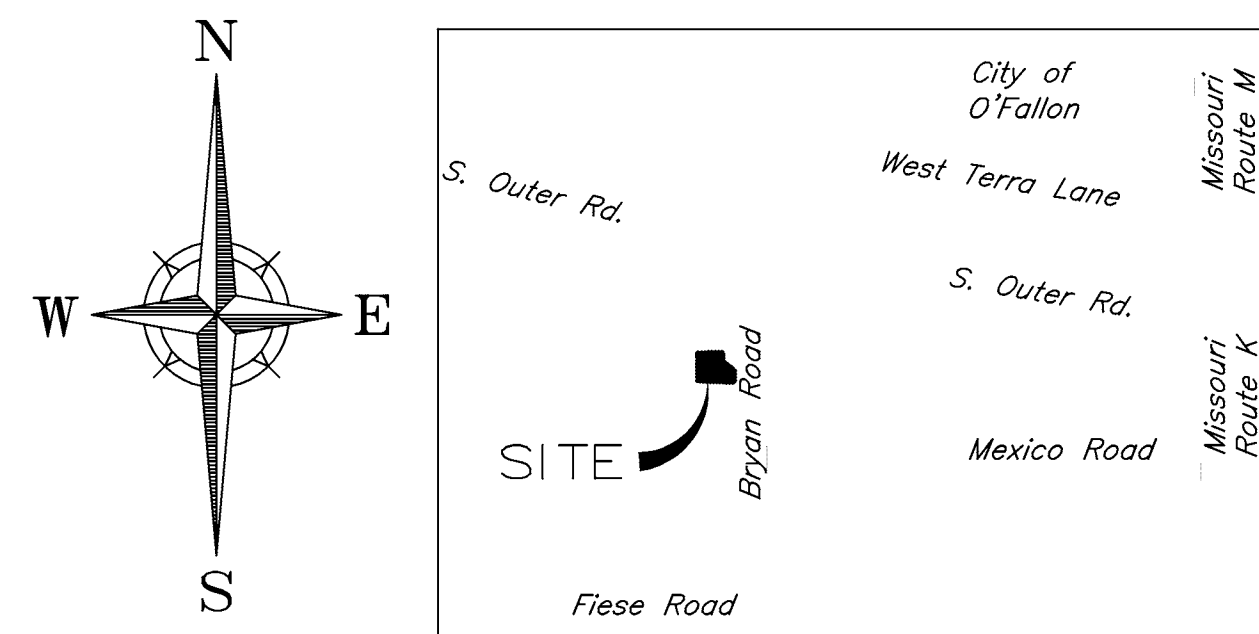
Local Contact:  
Mr. Chris Clercx  
636-379-5590  
100 N. Main St.  
O'Fallon, MO 63366

### Prepared By:

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Vicinity Map

Not to Scale

### UTILITY COMPANIES

Sanitary Sewers	Telephone	Fire District	Electric
City of O'Fallon 100 N. Main St. O'Fallon, MO, 63366 Contact: 636-281-2858	CenturyLink 1151 Century Tel Dr. Wentzville, MO, 63385 636-332-7261	O'Fallon Fire Protection District 119 E. Elm St. O'Fallon, MO, 63366 636-272-3493	Curve River Electric Co. P.O. Box 160 Troy, MO, 63379-0160 1-800-392-3709
Gas	Charter 7760 Wingham Blvd O'Fallon, MO 63368 636-387-6633	Storm Sewer	Ameren UE 200 Callahan Road Wentzville, MO, 63385 636-639-8312
LaClede Gas Company 6400 Graham Road St. Louis, MO, 63134 314-522-2297		Water	
		City of O'Fallon 100 N. Main St. O'Fallon, MO, 63366 Contact: 636-281-2858	

### Floodplain Information

This project is located in Zone X noted as areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map 29183C0240G, Dated January 20, 2016.

### Zoning:

Existing Zoning is C-2 General Business.

### Wetlands

At request of the owner, no wetland identification was performed for this project/property.

### Site Coverage

Coverage Type	Area (AC, 15 AC Total)	% of Site
Building	0.78	5.20
Pavement	4.30	28.67
Green Space	9.92	66.13

### Stormwater Detention

Stormwater is to drain to the existing detention basin in the southwest corner of the property. The outflow structure is to be modified to accommodate the developed Justice Center Property.

### Parking Space Calculations

	Required	Provided
ADA	13	13
STANDARD	263	270
TOTAL	270	283

### BUILDING USE REQUIREMENTS:

Office Space - 1 space/300 SF  
Auditorium - 1 space/3 seats or 6' of bench  
Warehouse - 1 space/1,000 SF

### PROPOSED USE:

Office Space - 54,246 SF - 179 spaces  
Auditorium - 159 seats - 53 spaces  
Warehouse - 31,774 SF - 31 spaces  
Total - 263 spaces

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

### PROJECT BENCHMARK

#### Control

Modified State Plane, NAD83  
2401 - Missouri East, U.S. Feet  
Vertical - NAVD83, U.S. Feet

BM #10 - Chiseled "L" on SW corner of concrete curb inlet on the South side of the Quik Trip parking lot

Coordinates:  
N: 1080130.503  
E: 753059.675  
EL: 621.37'

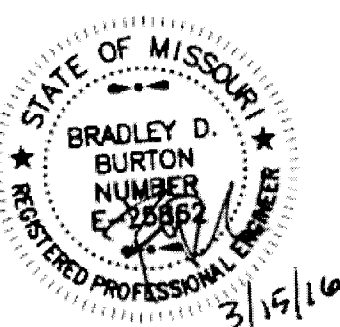
BM #11 - Chiseled "L" on NW corner of concrete pad for transformer near South property line of the site, and just West of O'Fallon commerce center.

Coordinates:  
N: 1078667.194  
E: 752496.398  
EL: 589.20'

BM #12 - Chiseled "L" on NW corner of concrete curb inlet on South side of Thornbury Crossing Dr., just East of Brookmead Dr.

Coordinates:  
N: 1079474.247  
E: 751758.962  
EL: 604.79'

REV	DATE	DESCRIPTION



PROJECT NUMBER  
13326.00

DATE  
03/15/16

CONSTRUCTION DOCUMENTS

DESIGNED: HTR/JWM/JRH

DRAWN: HTR/JWM/JRH

REVIEWED: HTR/BDH

SHEET TITLE

COVER SHEET

SHEET NUMBER

C1.0

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Engineering O&M 00013

Architecture O&M 00012

Land Surveying O&M 00028