1 SOLUTIONS PKWY

800-253-8353

636-379-3807

636-379-3807

636-379-3807

314-575-4831

AMEREN -UE

111 LAURA K DR.

O'FALLON, MO 63366

636-240-5312 EXT. 9117

CONTACT: MR. ED ENGEL

**SPIRE** 

CONTACT: T.B.D.

700 MARKET STREET

ST. LOUIS, MO 63101

CONTACT: MICHAEL LANGAN

200 N. CALLAHAN ROAD

CONTACT: DAN GIESSMANN

O'FALLON FIRE PROTECTION DISTRICT

WENTZVILLE, MO 63385

CONTACT: T.B.D.

CONTACT: T.B.D.

CONTACT: T.B.D.

100 NORTH MAIN STREET

100 NORTH MAIN STREET

O'FALLON, MO 63366

100 NORTH MAIN STREET

O'FALLON, MO 63366

O'FALLON, MO 63366

TOWN & COUNTRY, MO 63017

KEEPINTOUCH@BRIGHTSPEED.COM

CITY OF O'FALLON STORM SEWER SERVICE:

CITY OF O'FALLON SANITARY SEWER SERVICE:

CITY OF O'FALLON WATER SERVICE:

PROJECT DIRECTORY

PERMITEE/PROPERTY OWNER

CITY OF O'FALLON

CIVIL ENGINEER

(314) 925-7444

(314) 925-7444

636-379-5590

100 NORTH MAIN STREET

CONTACT: STEVE BENDER

SBENDER@OFALLON.MO.US

100 MIDLAND PARK DRIVE

**CONTACT: MATT FOGARTY** 

100 MIDLAND PARK DRIVE

WENTZVILLE, MO 63385

CONTACT: ERIK STOSZ

EXISTING LEGEND BENCHMARK

FIBER OPTIC

FIRE HYDRANT

WATER VALVE GAS VALVE

GAS METER

GAS LINE

BUSH

TREE

LIGHT STANDARD UTILITY POLE

SANITARY SEWER MANHOLE

STORM SEWER MANHOLL

STORM CURB INLET STORM TRIPLE CURB INLET

OUTFALL STRUCTURE

PROPOSED LEGEND

GRATE INLET

FLARED END

- WATER LINE

UTILITY POLE ■ LIGHT STANDARD

**⋈** WATER VALVE

WATER METER FIRE HYDRANT

SANITARY CLEANOUT

SANITARY SEWER MANHOLE (MH

STORM SEWER MANHOLE (MH)

OUTFALL STRUCTURE (OS)

SANITARY SEWER PIPE

2 GRATE INLET (2GI)

CURB INLET (CI)

FLARED END (FE) GRATE INLET W SIDE INTAKE (GSI

AREA INLET (AI)

DOUBLE AREA INLET (DAI)

- UgE - UNDERGROUND ELECTRIC

UgT — UNDERGROUND TELEPHONE

STORM SEWER PIPE

- 2"W - 2" WATER MAIN

— 6"W — 6" WATER MAIN

—8"W — | 8" WATER MAIN

—507— CONTOUR LINE

OIL WATER SEPARATOR

(A.T.G.) | ADJUST TO GRADE

B.O.C. BACK OF CURB

ELECTRICAL CHARGING SPACE

BASIS OF CONSTRUCTION DOCUMENTS

SIMILAR OR MATCH THE EXISTING CONDITIONS OF THESE PLANS.

DUE TO THE PLANS BEING BASED ON A PREVIOUS SET OF DRAWINGS.

THESE PLANS HAVE BEEN PREPARED FROM THE CONSTRUCTION DOCUMENTS FOR

O'FALLON PUBLIC WORKS PHASE 1 REVISION 3 DATED 02/01/2024. THE PROPOSED

MPROVEMENTS FOR THE PROJECT IS CURRENTLY UNDER CONSTRUCTION. THE GENERA

CONTRACTOR SHALL VERIFY THAT CONDITIONS SHOWN ON THESE PLANS MATCH THE

FIELD CONDITIONS. AN AS-BUILT SURVEY OF THE PROPERTY SHOULD BE COMPLETED BY

THE GENERAL CONTRACTOR FOR THE PROJECT TO VERIFY THE SITE CONDITIONS ARE

PREMIER SHALL NOT HELD LIABLE FOR INFORMATION SHOWN ON THESE PLANS THAT DO

NOT MATCH THE FIELD CONDITIONS FOR ANY EXISTING OR PROPOSED IMPROVEMENTS

— G— GAS LINE

⊢ BIKE RACK ISA SYMBOL

-- SIGN

□ FENCE

OVERHEAD ELECTRIC/PHONE

WENTZVILLE, MO 63385

LAND SURVEYOR

PREMIER CIVIL ENGINEERING, LLC

PREMIER CIVIL ENGINEERING, LLC

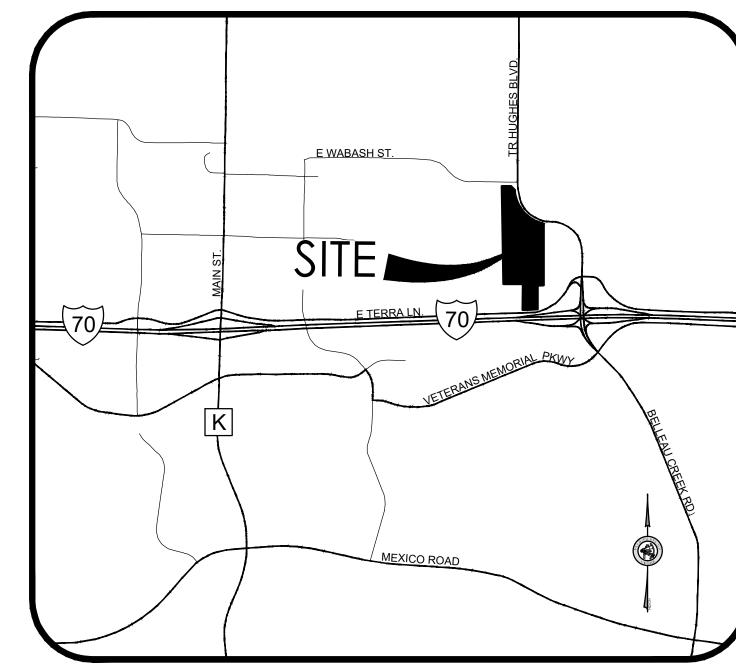
O'FALLON, MO 63366

# PHASE 2 CONSTRUCTION DOCUMENTS FOR: O'FALLON PUBLIC WORKS

# FACILITY

UTILITY PROVIDERS A TRACT OF LAND BEING PART OF LOT 2 OF DRUG PACKAGE LANE BRIGHTSPEED TELEPHONE PROVIDER SUBDIVISION IN TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MO 63366

> 1101 OLD E TERRA LANE - O'FALLON, MO 63366 ZONED: I-1 LIGHT INDUSTRIAL PARCEL ID# 2-056BC250-00-0002.0000000 PARCEL ID # 2-056B-S028-00-0086-0000000 TOTAL AREA =  $\pm 23.65$  ACRES



# LOCATION MAP

(NOT TO SCALE)

## DISTURBED AREA = $\pm 9.51$ 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 - FOUND IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. NORTHING: 1081433.52' EASTING: 768291.62' ELEV = 507.21

### PROPERTY DATA

CITY OF O'FALLON

OVVINLIK
ADDRESS
PARCEL ID
ZONING:
PROPERTY AREA
FIRE DISTRICT
ELECTRIC COMPANY
GAS COMPANY
SEWER DISTRICT
WATER COMPANY
TELEPHONE COMPANY
CABLE TV COMPANY
FEMA MAP

1101 OLD E TERRA LAN O'FALLON, MO 63366 2-056BC250-00-0002.00000 I-1 LIGHT INDUSTRIAL 23.65 ACRES AMEREN -UE CITY OF O'FALLON CITY OF O'FALLON

O'FALLON FIRE PROTECTION DISTRICT BRIGHTSPEED CHARTER/SPECTRUM

29183C0241G - JANUARY 20, 2016

### PROPERTY INFORMATION

AREA OF THIS PHASE OF DEVELOPMENT: 23.65 ACRES AREA OF LAND DISTURBANCE: NUMBER OF PROPOSED LOTS: FRONT YARD BUILDING SETBACK: SIDE YARD BUILDING SETBACK: REAR YARD BUILDING SETBACK: 35 FEET

PARCEL DESCRIPTION:

LOT TWO, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 169.

### TREE PRESERVATION REQUIREMENTS

EXISTING WOODLANDS: EXISTING TREES PREVIOUSLY REMOVED: ARFA WITHIN RIPARIAN BUFFFR TREE PRESERVATION AREA:

ESTIMATED SANITARY FLOW:

±21.65 ACRES ±11.42 ACRES ±0.00 ACRES ±10.23 ACRES

# 100 MIDLAND PARK DRIVE

**ELECTRONIC DRAWING NOTI** 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.

WENTZVILLE, MO 63385

# SHEET INDEX

TITLE C-000 COVER SHEET C-001 GENERAL NOTES C-100 PH 1 EX CONDITIONS PLAN C-101 DEMOLITION PLAN C-200 SITE PLAN C-201 OVERALL PLAN C-202 PAVEMENT JOINTING PLAN C-203 PAVEMENT JOINTING DETAILS C-300 GRADING PLAN - OVERALL C-301 GRADING PLAN - SOUTH C-302 GRADING PLAN - NORTH C-400 UTILITY PLAN - OVERALL C-401 UTILITY PLAN - SOUTH C-402 UTILITY PLAN - NORTH C-500 EROSION CONTROL PLAN C-501 EROSION CONTROL DETAILS C-502 EROSION CONTROL DETAILS C-600 SANITARY SEWER PROFILE C-700 CONSTRUCTION DETAILS C-701 CONSTRUCTION DETAILS C-702 O'FALLON WATER DETAILS C-800 POST DEVELOPED DRAINAGE AREA MAP

L-100 LANDSCAPE PLAN

L-101 LANDSCAPE PLAN DETAILS

ALL EXISTING IMPROVEMENTS SHOWN FROM PHASE 1 CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE WITH THE PERFORMANCE OF AS-BUILTS.

## CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

1. REVISE AT LEAST ONE ADA PARKING SPACE TO BE VAN ACCESSIBLE.

PROVIDE CALCULATIONS FOR LANDSCAPE PLAN. IN THE EVENT THAT THE CITY CONVEYS THE PROPERTY IN THE FUTURE, THE CITY SHALL RESERVE AN

EASEMENT FOR DETENTION AND STORM SEWER MAINTENANCE. 4. PROVIDE A CROSS ACCESS EASEMENT ON TEH SOUTH SIDE OF THE SITE, FOR THE TWO CITY OWNED LOTS

AND FROM 1109 F TERRA LANE. 5. THE CITY SHALL DEDICATE OR OTHERWISE DESIGNATE THE 10 FOOT WIDE TRAIL AREA FOR PUBLIC USE TO BE HELD IN TRUST BY THE CITY.

6. SHOW THE WATER METER NEEDED FOR THE SITE. PROVIDE WATER QUALITY AND BMP AGREEMENT FOR THE SITE.

8. AT FE 100/200/6 PROVIDE A JUNCTION BOX WITH AN AREA INLET TOP TO ENCLOSE THIS SYSTEM AND ALLOW SURFACE DRAINAGE. IF THE JUNCTION BOX IS NOT CONSTRUCTED, AN OFF-SITE PONDING

EASEMENT FOR A 100 YEAR STORM WILL BE NEEDED OR OTHER OPTIONS AS REVIEWED AND APPROVED ON THE CONSTRUCTION SITE PLANS 9. PROVIDE APPROVAL LETTERS FROM THE FIRE DISTRICT, MODOT AND MODNR.

### GENERAL CONTRACTOR NOTE REGARDING GEOTECHNICAL REPORTS

THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR AND INCLUDE IN THE BID THE EVALUATIONS AND RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT. GEOTECHNICAL EXPLORATION REPORT BY BFW ENGINEERING DATED: SEPTEMBER 13, 2023

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 ALL LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON, ALL LOTS WITHIN THE DEVELOPMENT.

ALL PARKING LOT IMPROVEMENT AREAS SHALL USE VERTICAL CONCRETE CURBING, REQUIRED PER CITY STANDARDS AND SPECS.

ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF

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 HOUR 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

DUMPING DRAINS TO STREAM (#SD CITY OF O'FALLON

ENGINEERING DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: Ryan Rockwell DATE 05/22/2024

PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND DEVELOPMENT PLANNING AND DEVELOPMENT DIVISION FILE NUMBER: 23-006728 PLANNING AND ZONING COMMISSION SITE PLAN APPROVAL: JULY 7, 2023 hdesigngroup

5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

OWNER

CITY OF O'FALLON 100 NORTH MAIN STREET O'FALLON, MO 63366 636.379.5590

PROJECT TEAM

CIVIL ENGINEER PREMIER DESIGN GROUP 100 MIDLAND PARK DRIVE WENTZVILLE, MO 63385 314.925.7444

MAINTENANCE CONSULTANT HDR ENGINEERING, INC. 17725 KATY FREEWAY SUITE 102 HOUSTON, TX 77094 816.360.2700

STRUCTURAL ENGINEER METTEMEYER ENGINEERING 2225 W CHESTERFIELD BLVD., SUITE 300 SPRINGFIELD. MO 65807 417.890.8002

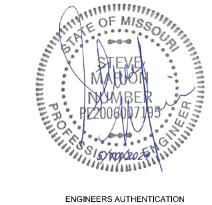
MEP ENGINEER HENDERSON ENGINEERS, INC. 8345 LENEXA DR., #300 LENEXA, KS 66214 913.742.5000

## **REVISIONS**

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	3/26/202
2	CITY COMMENTS	3/26/202 4/11/202

PROJECT NO.: 2207920 DRAWN BY: A. JONES REVIEWED BY: M. FOGARTY

**PROFESSIONAL** SEAL



STEVEN D. MARION P.E.

PROJECT TITLE O'FALLON PUBLIC WORKS FACILITY

PROJECT ADDRESS: 1101 OLD E TERRA LANE O'FALLON, MO 63366

**COVER SHEET** 

NOT RELEASED FOR CONSTRUCTION

CITY OF O'FALLON COMMERCIAL WATER SPECIFICATIONS NOTE ALL WATER MAINS, VALVES AND APPURTENANCES SHALL MEET OR EXCEED THE CITY OF O'FALLON WATER DISTRIBUTION SYSTEM SPECIFICATIONS AND DETAILS.

2. THE CONTRACTOR SHALL CAREFULLY REVIEW THE AS-BUILT REQUIREMENTS TO ENSURE PROPER PROCEDURES AND DATA IS RECORDED PRIOR TO THE WATER LINE BEING

REGULATIONS AND PERFORMANCE STANDARDS FOR -1 ZONING DISTRICT

1. LOT AREA = 5 ACRES UNLESS ABUTTING EXISTING COMMERCIAL OR INDUSTRIAL ZONE.

2. LOT WIDTH = 75 FEET. 3. FRONT YARD = NOT LESS THAN 30 FEET 4. SIDE YARD = NOT LESS THAN 20 FEET

8. OFF-STREET PARKING SETBACK = 10 FEET

5. REAR YARD = NOT LESS THAN 35 FEET

6. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF 50 FEET OR 3 STORIES. 7. LANDSCAPE YARD ALONG SIDE OR REAR OF R-M ADJOINING COMMERCIAL = 30 FEET. DIFFERENTIAL RUNOFF CALCULATIONS EXISTING 23.65 ACRES 0.00 AC. IMPERVIOUS @ 3.54 = 0.00 CFS

PERCENTAGE IMPERVIOUS = PROPOSED 23.65 ACRES 9.20 AC. IMPERVIOUS @ 3.54 = 32.57 CFS 14.45 AC. PERVIOUS @ 1.70 = PERCENTAGE IMPERVIOUS =

AREA COVERAGE BASED ON THE ENTIRE PROJECT BEING

DEVELOPED FOR DETERMINING STORMWATER RUNOFF.

23.65 AC. PERVIOUS @ 1.70 = 40.21 CFS

THIS PLAN PROPOSES AN INCREASE OF 9.20 ACRES IN IMPERVIOUS

DIFFERENTIAL RUNOFF = 57.14 CFS - 40.21 CFS = 16.93 CFS INCREASE.

1. PARKING REQUIREMENTS AND PROVISIONS: PUBLIC/EMPLOYEE PARKING=188 SPACES EQUIPMENT PARKING=133 SPACES

PARKING PROVIDED = 321 ACCESIBLE SPACES REQUIRED = 7 ACCESIBLE SPACES PROVIDED = 7

PROJECT NOTES:

2. SANITARY SEWAGE FLOW GENERATED FOR THIS PERMIT: PUBLIC WORKS BUILDING=50 GPM FLEET BUILDING=35 GPM

FLOW RATE (GPMX60MIN.X8 HOURS)= 40,800 GPD.

PARKING REQUIRED = 1 SPACES PER 300 SF OF FLOOR AREA = 188 SPACES