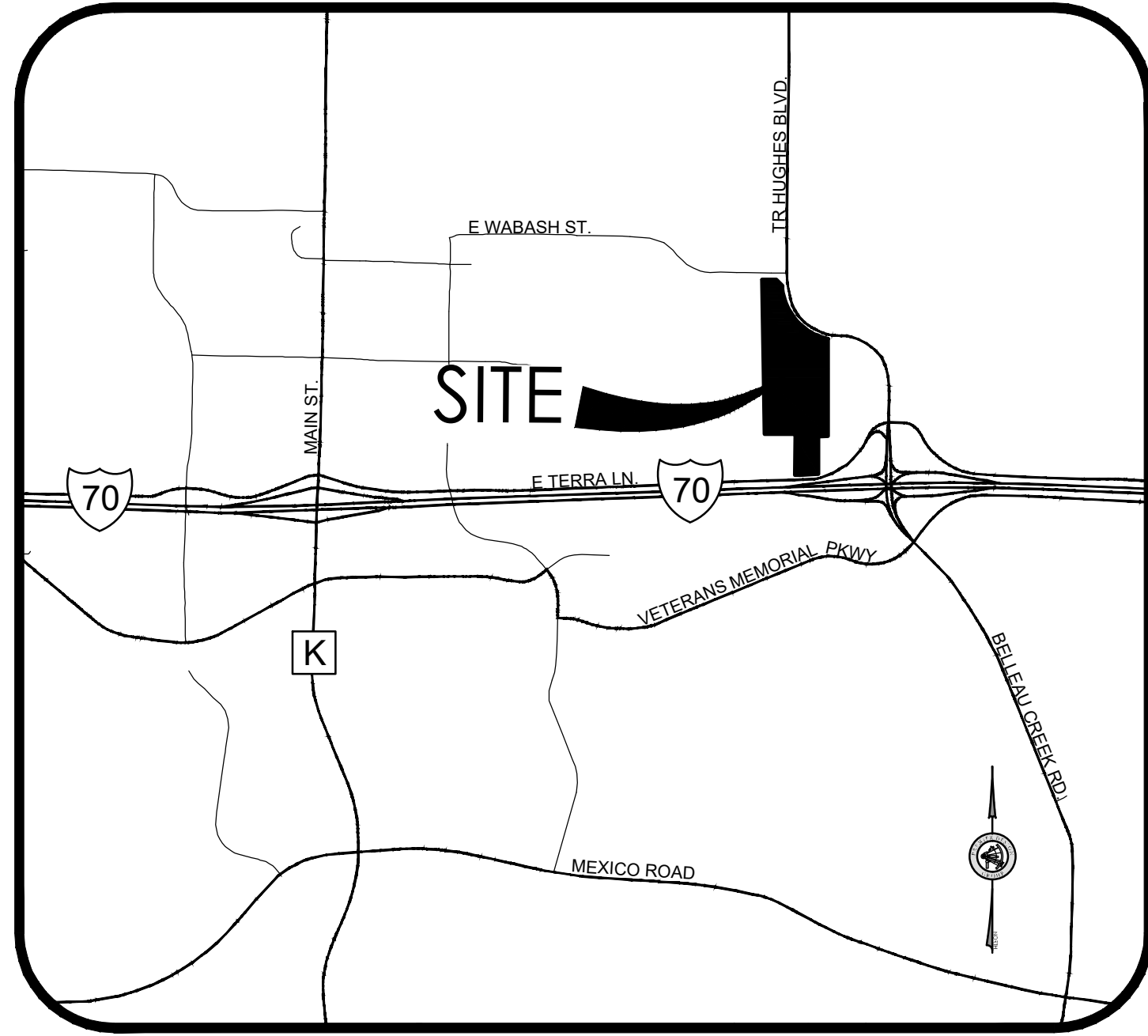


PHASE 2 CONSTRUCTION DOCUMENTS FOR: O'FALLON PUBLIC WORKS FACILITY

A TRACT OF LAND BEING PART OF LOT 2 OF DRUG PACKAGE LANE
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# 2-0568C250-00-0002.0000000,
PARCEL ID # 2-0568S028-00-0086-0000000
TOTAL AREA = ± 23.65 ACRES



LOCATION MAP
(NOT TO SCALE)
DISTURBED AREA = ±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

OWNER	CITY OF O'FALLON
ADDRESS	1101 OLD E TERRA LANE O'FALLON, MO 63366
PARCEL ID	2-0568C250-00-0002.0000000
ZONING	I-1 LIGHT INDUSTRIAL
PROPERTY AREA	23.65 ACRES
FIRE DISTRICT	O'FALLON FIRE PROTECTION DISTRICT
ELECTRIC COMPANY	AMEREN-UE
GAS COMPANY	SPIRE
SEWER DISTRICT	CITY OF O'FALLON
WATER COMPANY	CITY OF O'FALLON
TELEPHONE COMPANY	BRIGHTSPEED
CABLE TV COMPANY	CHARTER SPECTRUM
FEMA MAP	2918SC0241G - JANUARY 20, 2016

PROPERTY INFORMATION

AREA OF THIS PHASE OF DEVELOPMENT:	23.65 ACRES
AREA OF LAND DISTURBANCE:	±19.90 ACRES
NUMBER OF PROPOSED LOTS:	1
FRONT YARD BUILDING SETBACK:	30 FEET
SIDE YARD BUILDING SETBACK:	20 FEET
REAR YARD BUILDING SETBACK:	35 FEET
ESTIMATED SANITARY FLOW:	180

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

SITE AREA	±23.65 ACRES
EXISTING WOODLANDS:	±21.65 ACRES
EXISTING TREES PREVIOUSLY REMOVED:	±11.42 ACRES
AREA WITHIN REPAIRAN BUFFER:	±0.00 ACRES
TREE PRESERVATION AREA:	±10.23 ACRES
AREA OF TREES TO BE REMOVED:	±0.00 ACRES

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

#	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

- 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.
- PROVIDE A CROSS ACCESS EASEMENT ON THE SOUTH SIDE OF THE SITE FOR THE TWO CITY OWNED LOTS AND FROM 1109 E TERRA LANE.
- THE CITY SHALL DEDICATE OR OTHERWISE DESIGNATE THE 10 FOOT WIDE TRAIL AREA FOR PUBLIC USE TO BE HELD IN TRUST BY THE CITY.
- SHOW THE WATER METER NEEDED FOR THE SITE.
- PROVIDE WATER QUALITY AND BMP AGREEMENT FOR THE SITE.
- AT FE 100(200)6 PROVIDE A JUNCTION BOX WITH AN AREA INLET TOP TO ENCLOSE THE 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.
- PROVIDE APPROVAL LETTERS FROM THE FIRE DISTRICT, MDDOT AND MGDNR.

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 EXPLOURATION 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 GRASSES. CONSTRUCTION MATERIAL 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% SLOPE.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON. ALL LOTS WITHIN THE DEVELOPMENT.
- 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 SPEC.
- ALL IDENTIFICATION OR DIRECTIONAL SIGNAGE 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:

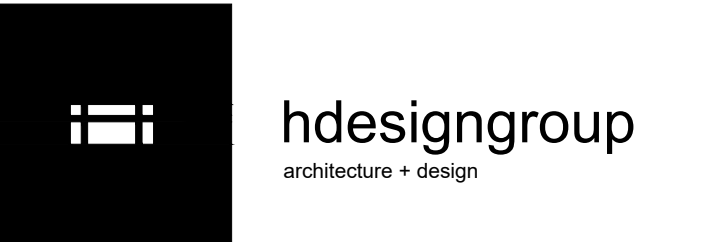
CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
OCTOBER 1 - MAY 31 7:00 A.M. TO 7:00 P.M. MONDAY - SUNDAY
JUNE 1 - SEPTEMBER 30 6:00 A.M. TO 8:00 P.M. MONDAY - FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE (PART)	WEBSITE
ACP INTERNATIONAL	3" X 7"	EPOXY	CRYSTAL CLAP	NO DUMPING TO WATERWAYS (SD-W-62C)	www.guanterhills.gov
D&M MANUFACTURING, INC.	4"	EPOXY	STANDARD STYLE	NO DUMPING DRAINS TO STREAM (MS2)	www.diamondsign.com

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



5039 S National Avenue | Springfield, MO 65810 | 417.887.8595

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
818.980.2700

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

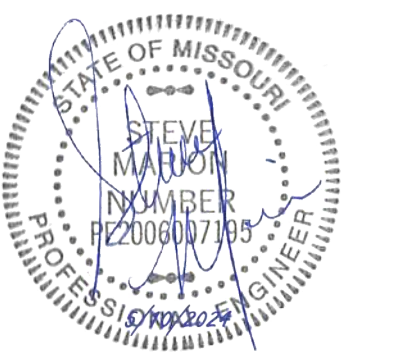
MEP ENGINEER
HENDERSON ENGINEERS, INC.
8345 LENEAXA DR., #300
LENEAXA, KS 66214
913.742.5000

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	3/26/2024
2	CITY COMMENTS	4/11/2024

PROJECT NO.: 2207920 DRAWN BY: A. JONES
DATE: 02/02/2024 REVIEWED BY: M. FOGARTY

PROFESSIONAL SEAL



PROJECT TITLE
O'FALLON PUBLIC WORKS FACILITY

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

COVER SHEET

C-000

NOT RELEASED FOR CONSTRUCTION