

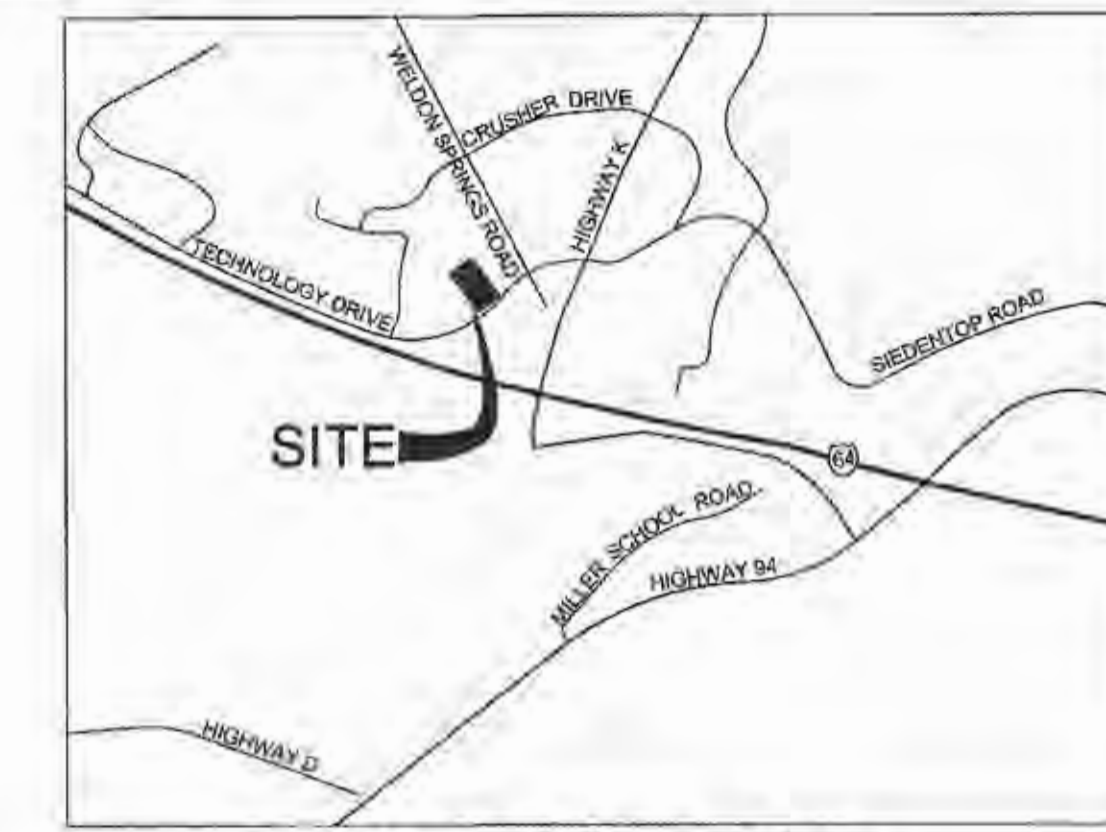
A SET OF CONSTRUCTION PLANS FOR



79 UNIT SLEEP INN HOTEL
1147 TECHNOLOGY DRIVE
O'FALLON, MISSOURI

ST. CHARLES COUNTY ID# 3-157E-9442-00-0003.000000

ONSITE DISTURBED AREA = 2.46 ACRES



Location Map
N.T.S.

Legend

EXISTING LEGEND	PROPOSED LEGEND
○ FOUND IRON PIPE	○ UTILITY POLE
○ SET IRON PIPE (012007649)	○ FIRE HYDRANT
□ FOUND STONE MONUMENT	○ WATER VALVE
○ FIRE HYDRANT	○ WATER METER VAULT
○ WATER VALVE	○ GAS METER
○ WATER METER VAULT	○ LIGHT STANDARD
○ IRRIGATION CONTROL VALVE	○ CLEAN OUT
○ GAS VALVE	○ MONITORING WELL
○ GAS METER	○ SANITARY SEWER MANHOLE
○ LIGHT STANDARD	○ SANITARY SEWER MANHOLE
○ CLEAN OUT	○ GRATE INLET
○ SANITARY SEWER MANHOLE	○ DOUBLE CURB INLET
○ STORM SEWER MANHOLE	○ PIPE COLLARD
○ STORM SEWER INLET	○ SIGN
○ PIPE COLLARD	○ SIGN
○ SIGN	○ UNDERGROUND ELECTRIC
○ BUSH	○ UNDERGROUND TELEPHONE
○ TREE	○ TREE
○ TRAFFIC SIGNAL BOX	○ 1.5" 1.5" WATER MAIN
○ MONITORING WELL	○ 6" WATER MAIN
○ TEST HOLE	○ 8" WATER MAIN
○ PEDESTRIAN SIGNAL	○ GAS LINE
○ ELECTRIC METER	○ 50' CONTOUR LINE
○ STORM CURB INLET	○ BIKE RACK
○ STORM DOUBLE CURB INLET	○ TRANSFORMER PAD
○ AIR CONDITIONER	○ FLAG POLE
○ DOWN SPILT	
○ B.O.C. BACK OF CURB	

Legal Description

A TRACT OF LAND BEING PART OF ADJUSTED LOT 24 OF HOWELL'S PRairie TRACT (BOOK 140 PAGE 25) IN U.S. SURVEY 1885, TOWNSHIP 46 NORTH RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

Land Description

PARCEL DESCRIPTION: PER COMMITMENT NO. 20121177

A TRACT OF LAND SITUATED IN THE CITY OF O'FALLON, THE COUNTY OF ST. CHARLES AND THE STATE OF MISSOURI, SITUATED IN U.S. SURVEY 1885, TOWNSHIP 46 NORTH, RANGE 2 EAST, BEING THE 21.11 ACRES ADJUSTED LOT OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRairie TRACT, A SUBDIVISION PLAT FILED FOR RECORD IN PLAT BOOK 40 PAGE 251 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY LINE OF TECHNOLOGY DRIVE, WITH THE WESTERN RIGHT-OF-WAY LINE OF WELDON SPRINGS ROAD, WITH VARIES; THENCE ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE, SOUTH 45 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE OF 582.17 FEET TO THE EASTERN LINE OF A TRACT OF LAND CONVEYED TO CIP, LLC, AS SHOWN ON SAID BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRairie TRACT, OF SAID ST. CHARLES COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE OF CIP, LLC TRACT, NORTH 41 DEGREES 28 MINUTES 34 SECONDS WEST A DISTANCE OF 514.95 FEET; THENCE SOUTH 73 DEGREES 13 MINUTES 38 SECONDS WEST A DISTANCE OF 92.50 FEET; THENCE NORTH 84 DEGREES 42 MINUTES 48 SECONDS WEST A DISTANCE OF 278.00 FEET TO THE SOUTHERN CORNER OF A TRACT OF LAND CONVEYED TO 64K, LLC TRACT, AS DESCRIBED IN DEED BOOK 2714 PAGE 1767 OF THE LAND RECORDS OF SAID ST. CHARLES COUNTY; THENCE LEAVING SAID EASTERN LINE OF CIP, LLC TRACT, ALONG THE EASTERN LINE OF SAID 64K, LLC TRACT, NORTH 10 DEGREES 03 MINUTES 40 SECONDS EAST A DISTANCE OF 446.17 FEET; THENCE NORTH 33 DEGREES 51 MINUTES 41 SECONDS WEST A DISTANCE OF 101.73 FEET TO THE NORTHEAST CORNER OF SAID 64K, LLC TRACT, ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF CRUISER ROAD, 80 FEET WIDE; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE AS FOLLOWS: 137.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 42 MINUTES 36 SECONDS; WITH A CHORD WHICH BEARS NORTH 47 DEGREES 46 MINUTES 34 SECONDS EAST A CHORD DISTANCE OF 136.71 FEET; NORTH 39 DEGREES 24 MINUTES 49 SECONDS EAST A DISTANCE OF 235.53 FEET TO A POINT OF CURVATURE; 125.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 23 DEGREES 05 MINUTES 11 SECONDS WITH A CHORD WHICH BEARS NORTH 36 DEGREES 57 MINUTES 23 SECONDS EAST A CHORD DISTANCE OF 128.07 FEET TO A POINT OF TANGENCY; NORTH 82 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 154.83 FEET TO A POINT OF CURVATURE; 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; WITH A CHORD WHICH BEARS SOUTH 72 DEGREES 30 MINUTES 00 SECONDS EAST A CHORD DISTANCE OF 25.00 FEET TO A POINT OF TANGENCY; SOUTH 27 DEGREES 33 MINUTES 00 SECONDS EAST A DISTANCE OF 78.00 FEET; NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 25.00 FEET TO SAID WESTERN RIGHT-OF-WAY LINE OF WELDON SPRINGS ROAD, WITH VARIES; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF CRUISER ROAD, ALONG SAID WESTERN RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 37 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 752.18 FEET; SOUTH 82 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 36.30 FEET; SOUTH 28 DEGREES 37 MINUTES 11 SECONDS EAST A DISTANCE OF 381.45 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS TRACT 3 OF CRUISER ROAD RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE 256 OF THE ST. CHARLES COUNTY RECORDS.

Project Directory

- OWNER**
Granite Hotels, LLC
3202 Missouri Avenue
Granite City, IL 62040
618-830-1624
Contact: Gary Zimmer
- DEVELOPER**
Granite Hotels, LLC
3202 Missouri Avenue
Granite City, IL 62040
618-830-1624
Contact: Gary Zimmer
- ARCHITECT**
Slope Architects
1200 E. Woodhurst Dr.
Suite J-100
Springfield, MO 65804
417-887-4575
Contact: Ron Slope
- CIVIL ENGINEER**
Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7452
Contact: Matt Fogarty
- SURVEYOR**
Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7456
Contact: David Maxwell
- MUNICIPALITY**
City of O'Fallon
100 North Main Street
O'Fallon, MO 63368
636-379-5486
Contact: Steve Stricklan
- Utility Contacts**
Water:
Public Water Supply District #2
100 Water Drive
O'Fallon, MO 63368
636-561-3737
Electric:
Ameren UE
200 Calahan Road
Wentzville, MO 63385
636-327-8203
Gas:
Laclede Gas Company
1999 Trade Center Drive East
St. Peters, MO 63376
314-342-0894
Telephone:
CenturyLink
1151 Century Tel Dr.
Wentzville, MO 63385
636-949-1331
Fire Department:
Cottleville Fire Protection District
1385 Motherhead Road
Cottleville, MO 63304
636-447-8655
Sanitary Sewer:
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO 63368
636-441-7244
Storm Sewer:
City of O'Fallon
100 North Main Street
O'Fallon, MO 63368
636-379-5486

Conditions of Approval From Planning and Zoning

- THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.
- ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
- CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS 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 IMPROVEMENT 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: [Signature] DATE: 9-10-15
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

FEMA FIRN 29183C0430E PANEL 430 OF 625, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREA DATED AUGUST 2, 1995 - THE PROPERTY IS ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN

Site Coverage Calculations

Existing Site = 2.00 Acres
Existing Green Space = 2.00 Acres
Proposed Site = 2.00 Acres
Proposed Impervious Area Parking Lot and Building = 1.15 Acres of Parking Area and 0.28 Acres of Building
Proposed Green Space = 0.57 Acres
Proposed percent of Impervious Area Coverage = 71.5%
Proposed Impervious Areas = 1.43 Acres @ 3.85 = 5.51 cfs
Proposed Grass Areas = 0.57 Acres @ 1.87 = 1.07 cfs
Total Run-off = 6.58 cfs - 3.74 cfs = 2.84 cfs
Deletion for this site has been provided within a detention basin located to the North of the proposed site.

PCE PROJECT NO. 147401

REVISIONS:			
NO.	DESCRIPTION	INITIALS	DATE
1	REVISED SHEETS 1, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18 AND L-1 PER THE CITY OF O'FALLON COMMENTS	SR	7/17/15
2	REVISED SHEETS 1, 3, 4, 5, 11, 12 AND 15 PER O'FALLON, DUCKETT CREEK, PWSD#2, AND COTTEVILLE FIRE DISTRICT COMMENTS	DS	8/18/15

CITY OF O'FALLON STANDARD COMMERCIAL NOTES AND DETAILS - JUNE 2010

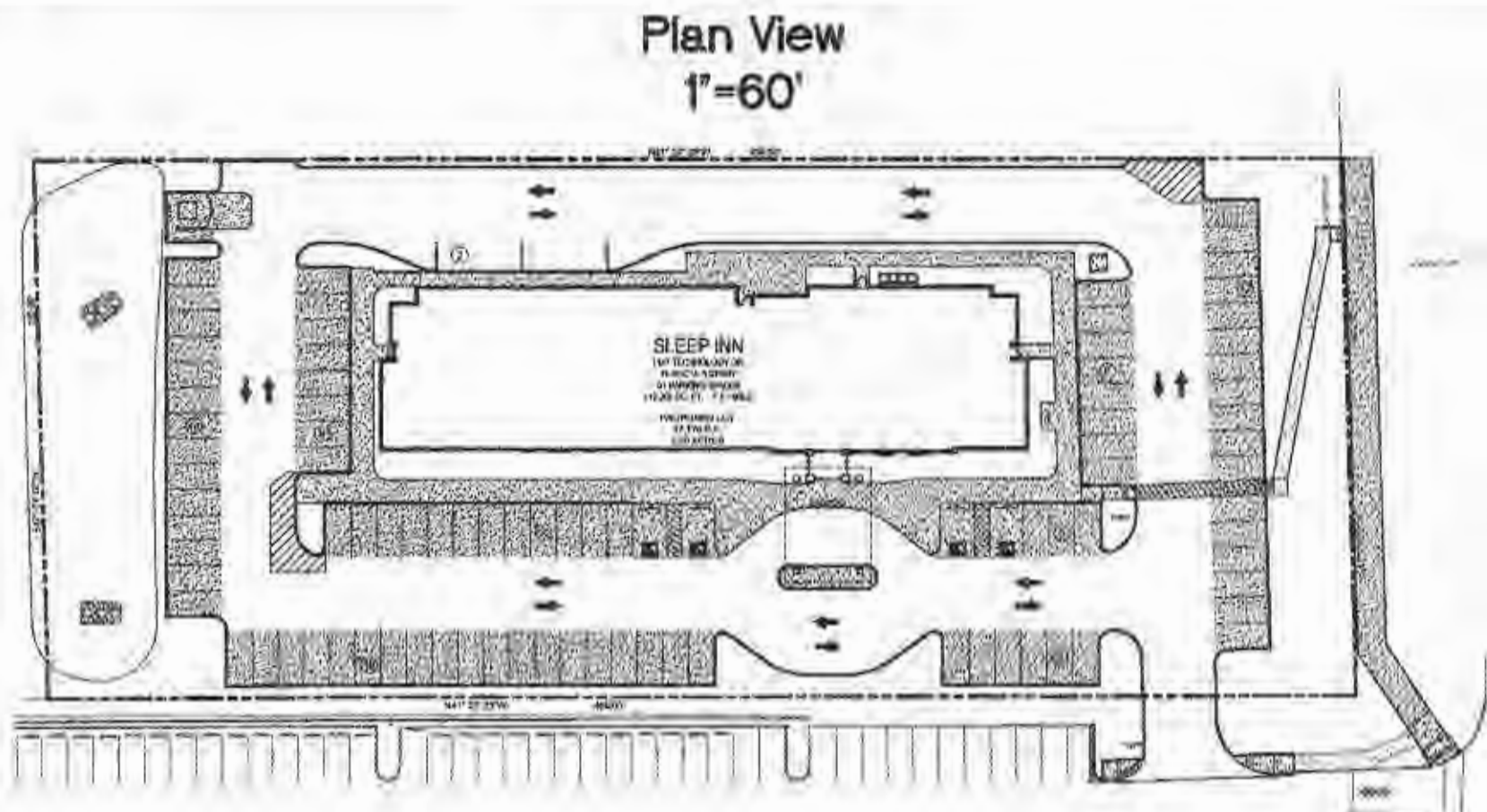
Developer / Owner Information
GRANITE HOTELS, LLC
74 VIA PREMINENTA
SUNRISE BEACH, MO 65079

P+2 No. 09-15.02 & 09-15.03
APPROVED 5-7-2015

City No. 15-494

Sheet Number:

1
PCE PROJECT NO. 147401



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General Notes

- * CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:
OCTOBER 1 THROUGH MAY 31
7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY
JUNE 1 THROUGH SEPTEMBER 30
6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY
7:00 A.M. TO 9:00 P.M. SATURDAY AND SUNDAY
- * THE AREA OF THIS PHASE OF DEVELOPMENT IS 2.00 ACRES. THE AREA OF LAND DISTURBANCE IS 2.46 ACRES. NUMBER OF PROPOSED LOTS IS 1. BUILDING SETBACK INFORMATION - FRONT 30'
- * THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 240 BASED ON 12 EMPLOYEES PER DAY X 20 GPD PER EMPLOYEE.
- * PARKING CALCULATIONS:
PARKING REQUIRED:
1 SPACE PER GUEST ROOM = 79 SPACES
1 SPACE PER TWO EMPLOYEES = 5 SPACES
TOTAL PARKING REQUIRED = 84 SPACES
PARKING PROVIDED:
TOTAL PARKING SPACES = 91 SPACES (INCLUDES 4 ACCESSIBLE SPACES)
ACCESSIBLE SPACES REQUIRED:
SECTION 400.485 REQUIRES 4 ACCESSIBLE SPACES FOR 76-100 PARKING SPACES
ACCESSIBLE SPACES PROVIDED:
3 ACCESSIBLE AND 1 VAN ACCESSIBLE SPACE
LOADING SPACES REQUIRED:
1 LOADING SPACE REQUIRED FOR BUILDINGS OVER 5,000 SQ. FT. BUT DO NOT EXCEED 25,000 SQ. FT.
LOADING SPACES PROVIDED:
2-10'X30' LOADING SPACES
BICYCLE SPACES REQUIRED:
1 RACK SPACE FOR EVERY 15 REQUIRED PARKING SPACES
84 PARKING SPACES REQUIRED/15 = 8 RACK SPACES REQUIRED
BICYCLE SPACES PROVIDED:
6 RACK SPACES

Benchmark

MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK, NAVD 88.
SITE BENCHMARK: CROSS ON EXISTING FOUND IRON ROD LOCATED ON THE SOUTHWEST PROPERTY CORNER. ELEVATION 568.72

Cottleville Fire Protection District Notes

- 1 THE MINIMUM REQUIRED FIRE FLOW FROM THE FIRE HYDRANT SHALL BE NOT BE LESS THAN 1500 GPM AT 20 PSI PER TABLE B106.1 OF THE 2009 INTERNATIONAL FIRE CODE.
- 2 EACH FIRE HYDRANT SHALL HAVE NOT LESS THAN TWO 2 1/2 INCH OUTLETS AND ONE 4 INCH OUTLET, A 6 INCH VALVE, A 6 INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
- 3 EACH FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHERS FIRE HYDRANTS.
- 4 IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADE LINE. THE CENTER OF A HOSE NOZZLE SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
- 5 THERE SHALL BE NO OBSTRUCTION, I.E., PLANTINGS, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
- 6 PUBLIC HYDRANTS SHALL HAVE THE BONNETS COLOR CODED IN ACCORDANCE WITH SECTION 507.3.2 OF THE 2009 INTERNATIONAL FIRE CODE. PRIVATE HYDRANTS SHALL BE PAINTED ENTIRELY RED (PORTER 4119 OR EQUAL) IN ACCORDANCE WITH SECTION 507.3.3 OF THE 2009 IFC.
- 7 A PERMIT WILL BE REQUIRED THROUGH COTTEVILLE FPD FOR THE INSTALLATION OF THE PRIVATE FIRE SERVICE MAINS.
- 8 ALL TEES, PLUGS, CAPS, BENDS REDUCERS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS IN ACCORDANCE WITH SECTION 10.8.2 OF RESTRAINED JOINT SYSTEMS IN ACCORDANCE WITH SECTION 10.8.3 OF NFPA 24.
- 9 ALL TEES, PLUGS, CAPS, BENDS REDUCERS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS IN ACCORDANCE WITH SECTION 10.8.2 OF RESTRAINED JOINT SYSTEMS IN ACCORDANCE WITH SECTION 10.8.3 OF NFPA 24.
- 10 JUNCTIONS THE REQUIREMENTS OF SECTION 8.3.2 OF NFPA 24 ARE MET EVERY CONNECTION FROM THE PRIVATE FIRE SERVICE MAIN TO A BUILDING SHALL BE PROVIDED WITH A LISTED POST INDICATOR VALVE LOCATED TO CONTROL ALL SOURCES OF WATER SUPPLY.
- 11 THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE FIRE SERVICE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE COTTEVILLE FPD.



NOTE:
Underground utilities and structures have been located from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractor to verify the utility locations before actual construction.

I:\VMP\pvcivil\CIVIL_3D_PROJECTS\2014\147401\SLEEP INN OF O'FALLON\COMMERCIAL\CONSTRUCTION DRAWINGS\147401 - COVER SHEET.dwg