

Plan View

# A SET OF CONSTRUCTION PLANS FOR SOURCE ONE SOLUTIONS

PART OF ADJUSTED LOT 6 OF A BOUNDARY ADJUSTMENT PLAT OF KEATON CORPORATE PARK PLAT THREE AND THE JAMES KNAUST TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 352, WITHIN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

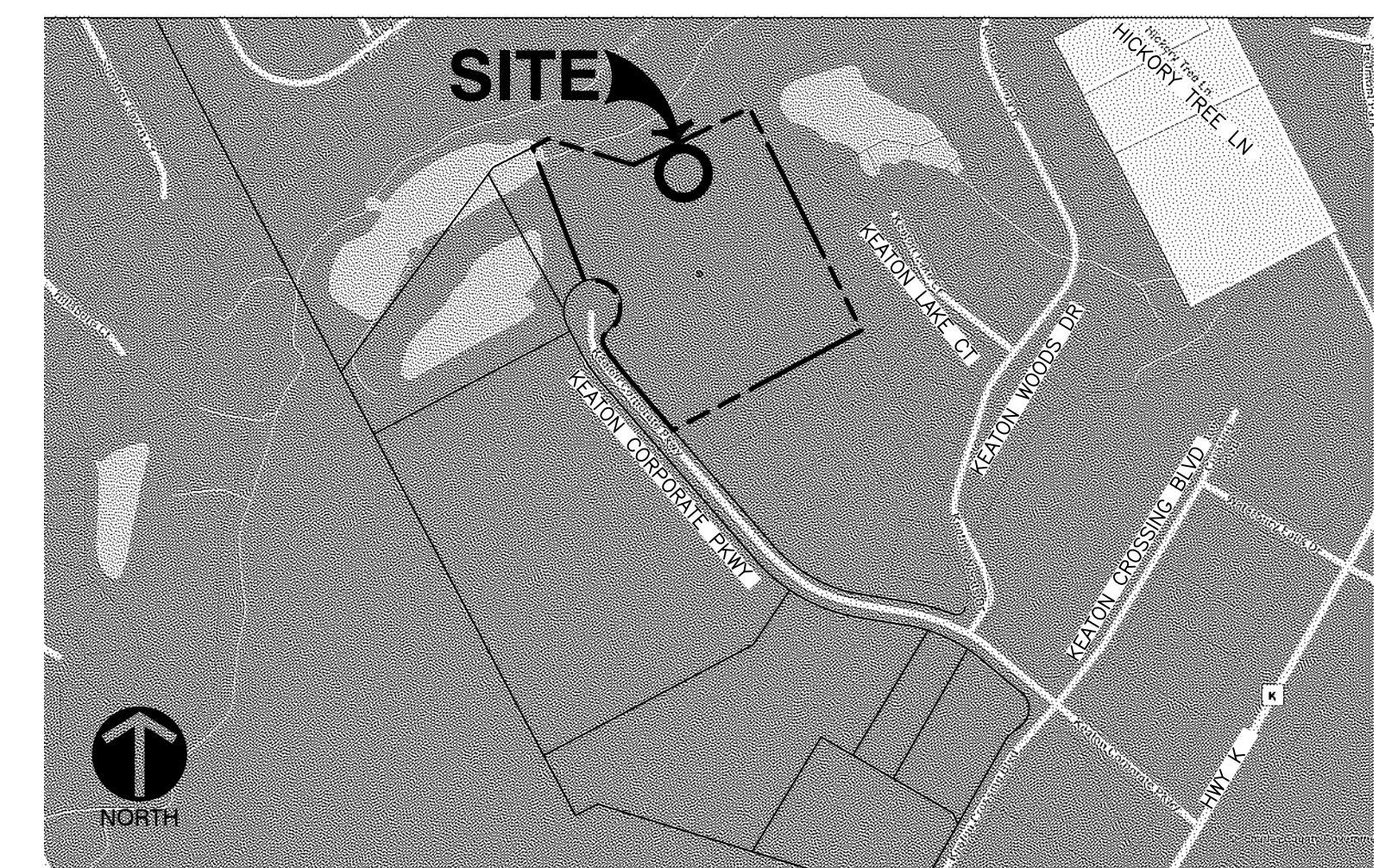
## Conditions of Approval From Planning and Zoning

The approval is conditional upon the following Staff recommendations being met:

- This approval is only for the building and parking being constructed with this Site Plan. Any future building or parking additions will require a new Site Plan.
- Provide HVAC and mechanical unit screening details.
- If a berm is being used as part of the required buffer, the buffer yard would need to be 40 wide. Widen the buffer on the plan or provide a fence. Ensure the berm maintains a height of 4 feet of the fence is 6 feet along the entire property lines where the buffer is needed.
- The applicant shall work with Staff to provide a contribution to fund the right turn lane at Highway K and Keaton Corporate Parkway. (\$1,800 per acre)
- The Construction Plans shall address the Municipal Code Requirements listed.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

- The correct calculation for street trees is one tree per 40 feet of frontage. Revise calculations accordingly.
- Provide a detail of the dumpster enclosure showing the passive entrance.
- Storm water management is not provided by the basin in Villas at Keaton Woods. Clarify where storm water management is provided.
- Fire Protection is not provided by the City of O'Fallon at this location. Revise plan accordingly.
- Lot 6A is not common ground. Revise plan accordingly.
- Show creekbank setbacks.
- Provide approval letters for utilities that are not provided by the City of O'Fallon.
- The style of bike rack shown is not accepted by the City. Provide a new bike rack and detail.
- Provide documentation regarding habitat removal from the FFW services.



Locator Map N.T.S.

### 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

#### 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

CenturyLink  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

#### Fire District

Cottleville Fire Protection District  
1385 Motherhead Rd.  
St. Charles, MO. 63304  
636-447-6655

### GENERAL NOTES:

- Present Zoning: HTCD - High Tech Corridor District
- Proposed Zoning: HTCD - High Tech Corridor District
- Proposed Use: Office and Warehouse
- Area of Tract: 6.45 Acres
- Site Address: 6800 KEATON CORPORATE PARKWAY
- Project is Served By:
  - A. Water - Public Water Supply District #2
  - B. Gas - Spire Gas Company
  - C. Telephone - CenturyTel Telephone Company
  - D. Sanitary - Duckett Creek Sewer District
  - E. Electric - Ameren UE
  - F. Fire - Cottleville Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from back of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's Requirements.
- Setback and yard requirements:
  - G. Front Yard Setback: 30 feet
  - H. Rear Yard Setback: 35 feet
  - I. Side Yard Setback: 20 feet
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183CO430G January 20, 2016, this site is not located within the 100 year flood plain.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
- All new utilities under City streets shall be bored.
- All handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements.
- All proposed fencing requires a separate permit through the Planning Division.
- Utility contractor shall coordinate utility connections with general contractor.
- This site will be in compliance with Phase II Illicit Storm Water Discharge guidelines per Ordinance 5082.
- Stormwater management and water quality are accounted for in the regional basin located in the common ground of the Villas at Keaton Woods.

### ARCHITECT

GREY DESIGN GROUP  
9 SUNNEN DRIVE, SUITE 110  
ST LOUIS, MO 63143  
CONTACT: LARRY MILLES  
PHONE: (314) 846-0400

### DEVELOPER

KEYSTONE QUALITY DESIGN/BUILD CONSTRUCTION  
633 SPIRIT VALLEY CENTRAL DRIVE  
CHESTERFIELD, MO 63005  
CONTACT: TED RUMPF  
PHONE: (636) 519-7900

### OWNER

SOURCE ONE SOLUTIONS LLC  
6800 KEATON CORPORATE PARKWAY  
O'FALLON, MO 63368  
CONTACT: RUSSELL COX  
PH: (314) 499-6400  
EMAIL: RUSSELL.COX@SOURCEONESOLUTIONS.COM

### NOTES:

- REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

## Drawing Index

### Sheet List Table

Sheet Number	Sheet Title	Sheet Description
01	C000	COVER SHEET
02	C001	CONSTRUCTION NOTES
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04	C200	SITE PLAN
05	C201	SITE PLAN DETAIL
06	C300	GRADING PLAN
07	C301	GRADING PLAN DETAILS
08	C302	GRADING PLAN DETAILS
09	C400	STORMWATER MANAGEMENT
10	C401	STORMWATER MANAGEMENT
11	C402	STORMWATER MANAGEMENT
12	C500	UTILITY PLAN
13	C501	UTILITY PLAN DETAILS
14	C800	CONSTRUCTION DETAILS
15	C801	CONSTRUCTION DETAILS
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17	C900	EROSION CONTROL PLAN
18	C901	EROSION CONTROL DETAILS
19		PHOTOMETRIC PLAN

## Benchmarks Project

MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
STATION NAME: SC-54  
N=329839.944 (M)  
E=228140.711 (M)  
GRID FACTOR=0.9999175  
ELEVATION = 170.1 (M) = 558.07 FEET

**SITE:**  
"O" IN OPEN ON EXISTING HYDRANT SOUTHEAST PROPERTY LINE @ 532.02  
"O" IN OPEN ON EXISTING HYDRANT SOUTH ACROSS PARKWAY @ 526.58

## Legend

---	EXISTING PROPERTY LINE	— G —	PROPOSED GAS LINE
---	EXISTING ADJACENT PROPERTY LINE	— UG-E —	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING EDGE ROAD CENTERLINE	— SAN —	PROPOSED SANITARY LINE
---	EXISTING EASEMENT	▲	DENOTES PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)
---	EXISTING SETBACK	▶	PROPOSED ADA ACCESSIBLE PARKING SPACE
---	EXISTING INDEX (MAJOR) CONTOUR	— T —	PROPOSED SIGN
---	EXISTING INTERMEDIATE (MINOR) CONTOUR	W	PROPOSED VALVE
---	EXISTING DRAINAGE DITCH	□	PROPOSED FIRE METER
---	EXISTING FLOODWAY	□	PROPOSED WATER METER
---	EXISTING FENCE LINE	□	PROPOSED POST INDICATOR VALVE
---	EXISTING TREE LINE	□	PROPOSED HYDRANT
---	EXISTING WATER LINE	□	PROPOSED FIRE DETECTOR CHECK
---	EXISTING STORM PIPE	□	PROPOSED GAS METER
---	EXISTING SANITARY SEWER LINE	□	PROPOSED LIGHT POLE
---	EXISTING GAS LINE	□	PROPOSED SANITARY CLEANOUT
---	EXISTING FIBER OPTIC LINE	□	PROPOSED STORM PIPE
---	EXISTING WATER METER	■	PROPOSED AREA INLET
---	EXISTING WATER VALVE	■	PROPOSED GRATE INLET
---	EXISTING FIRE HYDRANT	⊙	PROPOSED STORM MANHOLE
---	EXISTING CURB INLET	⊙	PROPOSED HDS UNIT
---	EXISTING STORM MANHOLE	⊙	PROPOSED STRUCTURE LABEL
---	EXISTING SANITARY MANHOLE	⊙	PROPOSED LIMITS OF DISTURBANCE
---	EXISTING FIBER OPTIC PEDESTAL	— SF —	PROPOSED SILT FENCE
---	PROPOSED EASEMENT	—	PROPOSED INLET PROTECTION
---	PROPOSED SETBACK	—	PROPOSED CONSTRUCTION EXIT
---	PROPOSED CREEK SETBACK	—	PROPOSED CHECK DAM
---	PROPOSED CURB	—	PROPOSED SEEDING / MULCHING
---	PROPOSED EDGE OF PAVED DRIVE	—	
---	PROPOSED CONCRETE	—	
---	PROPOSED HEAVY ASPHALT PAVEMENT	—	
---	PROPOSED LIGHT DUTY ASPHALT PAVEMENT	—	
---	PROPOSED BRICK PAVERS	—	
---	PROPOSED RETAINING WALL	—	
---	PROPOSED BUILDING	—	
---	PROPOSED TREELINE	—	
---	PROPOSED 2" WATERLINE	— 2" W —	
---	PROPOSED 4" WATERLINE	— 4" W —	
---	PROPOSED 6" WATERLINE	— 6" W —	

### TREE PRESERVATION CALCULATIONS:

EXISTING SITE AREA: 291,033 SF  
EXISTING TREE AREA: 10,098 SF (3.47%)  
PROPOSED TREE AREA: 32,576 SF (11.19%)  
REMOVED TREE AREA: 29,290 SF (10.07%)  
PERCENTAGE OF TREES REMOVED: 29,290 / 91,896 = 47.3%

\* 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 8:00 P.M. Saturday and Sunday

\* The area of this phase of development is 5.40 Acres

The area of land disturbance is 5.40 Acres

Number of proposed lots is 1

Building setback information. Front 30 Feet  
Side 20 Feet  
Rear 35 Feet

\* The estimated sanitary flow in gallons per day is N/A

\* Tree preservation calculations



811 or 1-800-344-7483  
https://www.mo1call.com

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Karl Ebert DATE 11/06/2023  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

SOURCE ONE SOLUTIONS  
CONSTRUCTION PLAN  
PART OF ADJUSTED LOT 6 OF A  
BOUNDARY ADJUSTMENT PLAT OF  
KEATON CORPORATE PARK PLAT THREE  
AND THE JAMES KNAUST TRACT,  
RECORDED IN PLAT BOOK 45, PAGE 352,  
WITHIN U.S. SURVEY 1669, TOWNSHIP 46  
NORTH, RANGE 3 EAST, CITY OF  
O'FALLON, ST. CHARLES COUNTY,  
MISSOURI

**Civil & Environmental  
Consultants, Inc.**  
3000 Little Hills Expressway, Suite 102  
St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
www.cecinco.com



JAMES R. PIPER, JR. PE  
#PE-2012000797  
PROFESSIONAL CIVIL ENGINEER  
HAND SIGNATURE ON FILE

DRAWN BY:	JRP
CHECKED BY:	DKK
APPROVED BY:	DKK
PROJECT NO:	381-945

Developer / Owner Information  
**SOURCE ONE SOLUTIONS**  
c/o KEYSTONE CONSTRUCTION CO.  
633 Spirit Valley Central Drive  
Chesterfield, MO 63005  
**COVER SHEET**

P+Z No. **23-00786**

Approval Date **08/03/2023**

Permit No.

Page No.

**C000**