

AGENCY CONTACTS:

OFFALLON FIRE PROTECTION DISTRICT (Fire)
 111 Laura K Drive
 O'Fallon, MO 63366
 Phone: (636) 272-3493

DUCKETT CREEK SANITARY DISTRICT (San. Sewer)
 3550 Highway K
 O'Fallon, MO 63366
 Phone: (636) 441-1244

CITY OF OFFALLON
 100 N. Main Street
 O'Fallon, MO 63366
 Phone: (636) 281-2858 (Water, San. Sewer, Storm Sewer)
 Phone: (636) 379-5002 (Traffic)
 Phone: (636) 379-5556 (Engineering)
 Phone: (636) 379-5596 (Construction Inspection Division)

AMEREN MISSOURI (Electric)
 200 Callahan Road
 Wentzville, MO 63385
 Phone: (636) 639-8312

SPIRE ENERGY (Gas)
 6400 Graham Road
 St. Louis, MO 63124
 Phone: (314) 522-2297

CENTURYLINK (Telephone)
 1151 Century Tel Drive
 Wentzville, MO 63385
 Phone: (636) 332-7261

SITE IMPROVEMENT PLAN

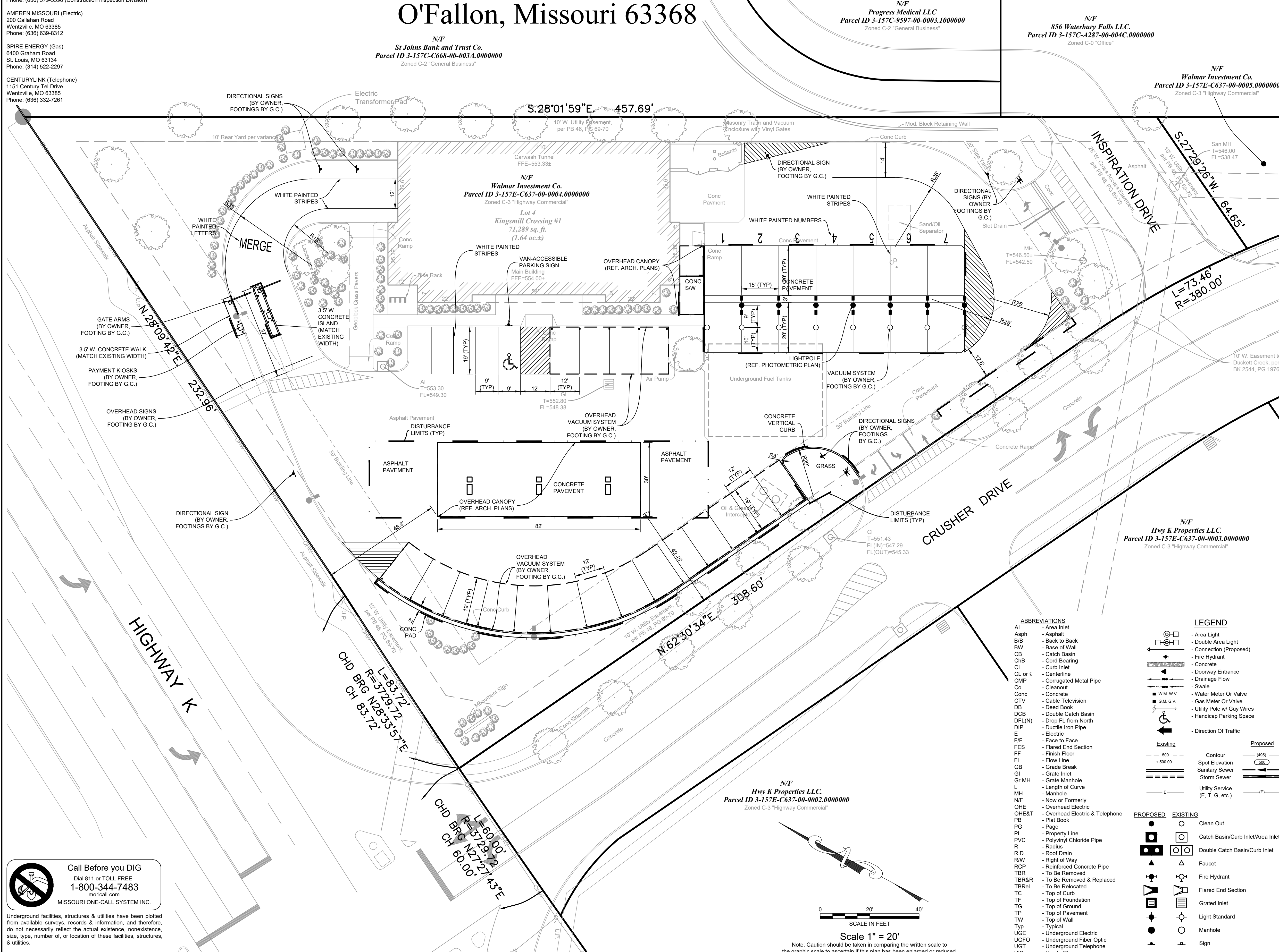
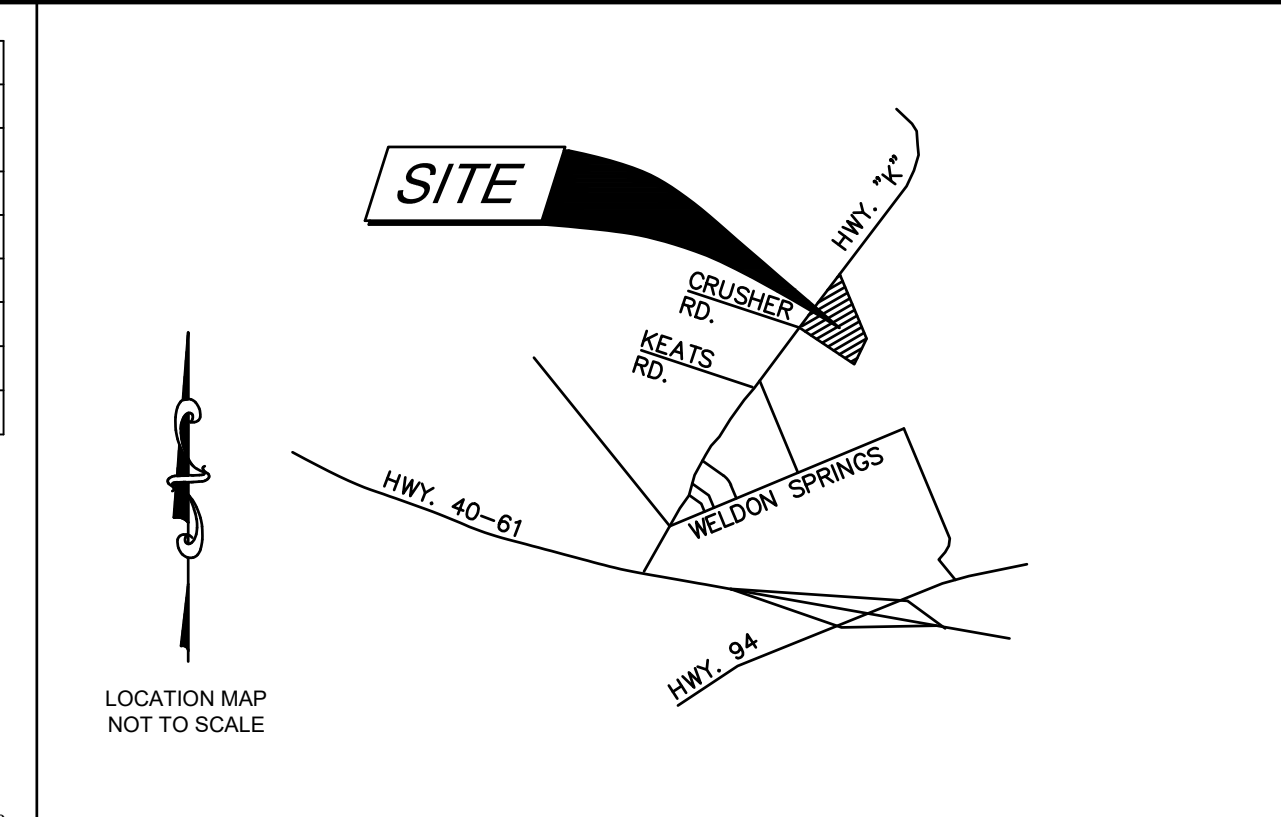
Waterway Gas & Wash

3995 Crusher Drive O'Fallon, Missouri 63368

APPROVED

Jamie Greenlee 09/01/2021

SHEET NUMBER	SHEET INDEX
C1	SITE DIMENSION PLAN
C2	SITE DEMOLITION PLAN
C3	SITE GRADING & UTILITY PLAN
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C7	SWPPP DETAILS 2



- ADDITIONAL SITE NOTES:**
- ALL DIMENSIONS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - SIGN POSTS AND BACKS OF SIGNS SHALL BE PAINTED BLACK, PER CITY OF OFFALLON REQUIREMENTS.
 - ADA PARKING STALL STRIPING SHALL BE BLUE, PER CITY OF OFFALLON REQUIREMENTS.
 - 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.
 - THE ORIGINAL OF THESE DRAWINGS ARE ON FILE AT THE OFFICE OF THE CLAYTON ENGINEERING COMPANY. ANY MODIFICATIONS TO THESE DRAWINGS SHALL BE RELEASED SAID CLAYTON ENGINEERING COMPANY AND THE CONTRACTOR AND/OR THE SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS.
 - ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK BY THE CONTRACTOR.
 - ANY DISTURBED OFFSITE PROPERTY (E.G. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.
 - ALL EXISTING ON-SITE STRUCTURES, SIDEWALKS, CONCRETE OR ASPHALT SURFACES, CURBING, UTILITY POLES, SEWER STRUCTURES, UTILITY SERVICES, FENCES, TREES, SHRUBS, AND DEBRIS NOTED FOR REMOVAL ON THE DRAWINGS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN A MANNER APPROVED BY THE REGULATING GOVERNMENTAL AGENCIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE AMOUNT OF REMOVALS, DEMOLITION, CLEARING AND GRUBBING, STRIPPING OF VEGETATION, PAVEMENT BREAKING, AND HAUL OFF.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROVIDING ALL SERVICES AND FEES NECESSARY TO OBTAIN THE REQUIRED BUILDING DEMOLITION PERMITS AND FOR FEES BY THE VARIOUS UTILITIES ASSOCIATED WITH THE DISCONNECTION AND TERMINATION OF THEIR SERVICES.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED FOR HAULING AND DISPOSAL OF DEMOLITION, CLEARING, AND NON-SUITABLE MATERIALS FROM THE PROJECT SITE. HAULING METHODS AND CONDITIONS OF THE PERMIT SHALL BE STRICTLY ADHERED TO.
 - CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE NOT TO BE REMOVED WITHIN THE PROJECT LIMITS OR ADJACENT THERETO AS A RESULT OF THEIR ACTIVITIES IN THE PERFORMANCE OF WORK.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OF, LOCATION OR DEPTH OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. SHOULD THE ACTUAL LOCATION, SIZE OR DEPTH OR ANY UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES DIFFER FROM THOSE INDICATED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY CLAYTON ENGINEERING PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY PROPOSED IMPROVEMENTS IN THE AREA WHERE THE DISCREPANCY EXISTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
 - CONTRACTOR TO NOTIFY ENGINEER AS SOON AS POSSIBLE IF SITE CONDITIONS DIFFER FROM THOSE SHOWN ON PLANS.
 - THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
 - PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
 - ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - ALL SIDEWALKS, CURB RAMP, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT "AMERICAN 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 TAKE PRECEDENCE AND THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

- SITE DEVELOPMENT PLAN NOTES:**
- SITE ADDRESS: 3995 CRUSHER DRIVE OFFALLON, MO 63368
 - SITE AREA: 71,289 SQ. FT. (1.64 AC.)
 - SITE ZONING: C-3 "HIGHWAY COMMERCIAL" DISTRICT
 - FIRE DISTRICT: OFFALLON FIRE PROTECTION DISTRICT
 - UTILITY PROVIDERS: PUBLIC WATER SUPPLY DISTRICT #2 DUCKETT CREEK SEWER DISTRICT AMEREN CENTURYLINK SPIRE ENERGY
 - SITE BENCHMARK: TOP OF SANITARY MANHOLE AT THE SOUTHEAST CORNER OF THE PARKSIDE VILLA PROPERTY ELEVATION = 471.33
 - PARKING CALCULATIONS: AREA OF BUILDING FLOOR: 2,460 SQ. FT. PARKING SPACE REQUIREMENT: 1 PARKING SPACE PER 250 SQ. FT. FLOOR AREA PARKING SPACES PROVIDED: 23 PARKING SPACES (INCLUDING 1 ACCESSIBLE SPACE AND 18 SELF-SERVE VACUUM-EQUIPPED SPACES)
 - FEMA FLOOD MAP NOTE: WE HAVE EXAMINED FLOOD INSURANCE RATE MAP NUMBER 29183C0430G, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2016, OF THE NATIONAL FLOOD INSURANCE PROGRAM PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA CONTAINING THE SUBJECT PROPERTY. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS NOTE IS FOR THE PURPOSE OF PROVIDING INFORMATION AS INDICATED ON THE CURRENT FLOOD INSURANCE RATE MAP FOR THIS AREA, AND SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED.
 - ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - THE PROPOSED IMPROVEMENTS RESULT IN A DECREASE IN IMPERVIOUS AREA. NO STORMWATER DETENTION IS REQUIRED. SEE BELOW SITE COVERAGE CALCULATIONS.
 - SITE COVERAGE CALCULATIONS:

	EXISTING		PROPOSED	
	AREA (ACRES)	% OF TOTAL	AREA (ACRES)	% OF TOTAL
ROOF	0.26	15.85%	0.22	13.41%
PAVEMENT	0.90	54.88%	0.93	56.71%
GREEN	0.48	29.27%	0.49	29.88%
TOTAL	1.64	100.00%	1.64	100.00%

ABBREVIATIONS

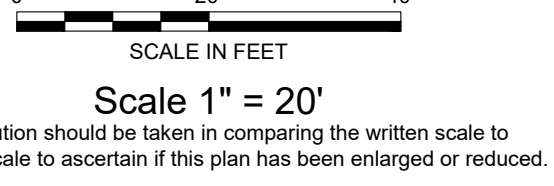
- Asph - Asphalt
- B/B - Back to Back
- BW - Base of Wall
- CB - Catch Basin
- CHB - Cord Bearing
- CI - Curb Inlet
- CL or T - Centertine
- CMP - Corrugated Metal Pipe
- Co - Cleanout
- Conc - Concrete
- CTV - Cable Television
- DB - Deed Book
- DCB - Double Catch Basin
- DFL(N) - Drop FL from North
- DIP - Ductile Iron Pipe
- E - Electric
- FE - Face to Face
- FES - Flared End Section
- FF - Finish Floor
- FL - Flow Line
- GB - Grate Basin
- GI - Grate Inlet
- Gr MH - Grate Manhole
- L - Length of Curve
- MH - Manhole
- N/F - Now or Formerly
- OHE - Overhead Electric
- OHE&T - Overhead Electric & Telephone
- PB - Plat Book
- PG - Page
- PL - Property Line
- PVC - Polyvinyl Chloride Pipe
- R - Radius
- R.D. - Roof Drain
- R/W - Right of Way
- RCP - Reinforced Concrete Pipe
- TBR - To Be Removed
- TBR&R - To Be Removed & Replaced
- TBRf - To Be Relocated
- TC - Top of Curb
- TF - Top of Foundation
- TG - Top of Ground
- TP - Top of Pavement
- TW - Top of Wall
- Typ - Typical
- UGE - Underground Electric
- UGFO - Underground Fiber Optic
- UGT - Underground Telephone
- UP - Use in Place
- UNO - Unless Noted Otherwise
- VCP - Vitrified Clay Pipe
- W - Water Service

LEGEND

- Area Light
- Double Area Light
- Connection (Proposed)
- Fire Hydrant
- Doorway Entrance
- Drainage Flow
- Swale
- Water Meter Or Valve
- Gas Meter Or Valve
- Utility Pole w/ Guy Wires
- Handicap Parking Space
- Direction of Traffic

PROPOSED (dashed lines)
EXISTING (solid lines)

- Clean Out
- Catch Basin/Curb Inlet/Area Inlet
- Double Catch Basin/Curb Inlet
- Faucet
- Flared End Section
- Grated Inlet
- Light Standard
- Manhole
- Sign
- Utility Pole
- Valve or Meter
- Twin Light Pole
- Single Light Pole



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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

The original signed and sealed of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company, the Engineer and/or Surveyors whose seal appears hereon from any liability resulting from said unauthorized modifications. The signed and sealed original is the official document and shall take precedence over any digital version.

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 MO: Carl L. Anderson, P.E., Reg. Prof. Engineer & Proj. Geomorphologist
 IL: Eric J. Anderson, P.E., Reg. Prof. Engineer & Project Geomorphologist

REVISIONS

NO.	DATE	DESCRIPTION

FILE: G:\050505042-WW\01\157E-C637-00-0003-SitePlan_05042.dwg
 PLOTTED: 10/20/21 12:14 PM
 OF: 63368

WATERWAY GAS & WASH
 727 Goddard Avenue
 Chesterfield, MO 63005
 (636) 537-1111

SITE DIMENSION PLAN

WATERWAY GAS & WASH

Prepared for:
 JOHN R. WILLIAMS
 PROFESSIONAL ENGINEER
 07-29-2021

Designed: JRW
 Drawn: JRW
 Checked: JRW
 Date: 07-29-2021

Project Number: **05048-2**
 Sheet Number: **C1**