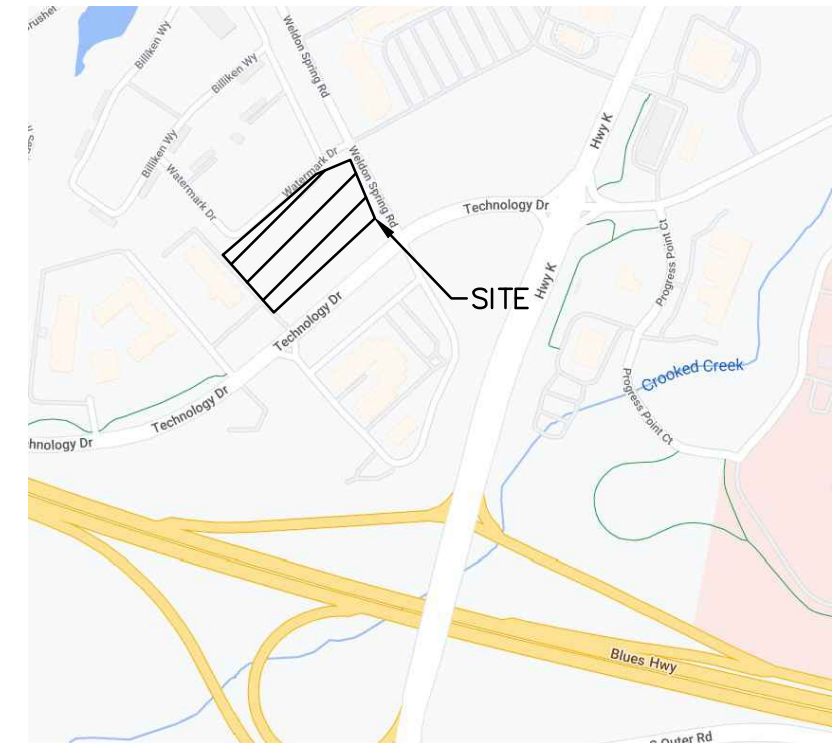




Locator Map

A SET OF CONSTRUCTION PLANS FOR
SITE IMPROVEMENT PLANS
TECHNOLOGY DRIVE
O'FALLON, MO 63368

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PROJECT
ELEV.=630.16
A USC AND GS BRASS VERTICAL MARK DISK STAMPED "A 149
1935" SET IN A DRILL HOLE IN THE NORTHWEST ABUTMENT OF
THE NORFOLK AND WESTERN RAILROAD BRIDGE OVER
BUSINESS HIGHWAY 61.
SITE
ELEV. = 565.70
A CUT CROSS IN THE BACK OF CURB ON THE SLEEP INN AND
SUITES ALONG THE SOUTHWEST SIDE OF SUBJECT PARCEL;
CUT CROSS IS APPROXIMATELY 37.6 FEET NORTHWEST OF THE
CROSS ACCESS APRON ON THE SOUTHWEST PROPERTY LINE.

EXISTING	
RIGHT-OF-WAY	
PROPERTY LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EASEMENT	
STORM SEWER	
SANITARY LINE	
GAS LINE	
WATER LINE	
UNDERGROUND ELECTRIC LINE	
UNDERGROUND CABLE LINE	
SANITARY MANHOLE	
STORM GRATED INLET	
STORM AREA INLET	
FLARED END SECTION	
SIGN	
WATER VALVE	
FIRE HYDRANT	
LIGHT	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
BUILDING	
NEW	
NEW MAJOR CONTOUR	
NEW MINOR CONTOUR	
EASEMENT	
SETBACK	
STORM SEWER	
FENCE	
WATER LINE	
SANITARY LATERAL	
SANITARY CLEAN OUT	
STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
GRATED INLET WITH SIDE INTAKE	
SIGN	
WATER VALVE	
WATER METER	
LIGHT	
SPOT ELEVATION	
ACCESSIBLE PARKING SYMBOL	
HEAVY DUTY CONCRETE	
STANDARD DUTY CONCRETE	
CONCRETE PAVEMENT/SIDEWALKS	
NEW CROSS ACCESS EASEMENT	

CONDITIONS OF SITE PLAN:

1. THIS APPROVAL IS CONDITIONAL UPON ALL APPLICABLE REQUIREMENTS PROVIDED WITHIN TITLE IV OF THE CITY'S MUNICIPAL CODE BEING ADDRESSED ON THE CONSTRUCTION SITE PLAN.
2. CORRECT THE SITE COVERAGE CALCULATIONS TO ACCURATELY REFLECT THE SIZE OF THE BUILDING.
3. PROVIDE UTILITY CONTACT INFORMATION.
4. PROVIDE THE ESTIMATED SANITARY FLOW IN GPD ON THE PLAN.
5. SHOW HOW HVAC AND MECHANICAL UNITS WILL BE SCREENED ON THE ELEVATIONS.
6. PROVIDE BICYCLE PARKING CALCULATIONS.
7. SHOW LOADING SPACE DIMENSIONS.

* 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 2.02 AC.
The area of land disturbance is 2.25 AC.
Number of proposed lots is 1
Building setback information. Front 25'

* The estimated sanitary flow in gallons per day is 6187 GPD.

* Tree preservation calculations: N/A

* Tree preservation calculations: N/A

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Sanitary Sewers
St. Charles County PWS 2
100 Water Dr.
O'Fallon, MO. 63368
636-561-3737

Water
St. Charles County PWS 2
100 Water Dr.
O'Fallon, MO. 63368
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
Brightspeed
111 TRADE CENTER DRIVE
ST PETERS, MO 63376
980-376-1789

Fire District
O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!

 **1-800-DIG-RITE OR 811**

MISSOURI
ONE CALL SYSTEM

www.mo1call.com

City of O'Fallon Standard Notes and Details – July 2019

North Office
8 East Main Street
Herricks, Missouri 63356
636-332-4574 (tel.)
636-337-0760 (fax)
www.cochran-engineering.com

• Civil Engineering
• Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

COCHRAN

Missouri State Certificate
of Authority Number: 2010000046
Cochran Project No. M22-8817

PRELIMINARY PRINT
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FOR REVIEW ONLY

Developer Information
EMPIREE LLC
8007 KNIGHTS CROSSING DR, O'FALLON MO 63368

OWNER INFORMATION
EMPREE LLC
8007 KNIGHTS CROSSING DR, O'FALLON MO 63368

City of O'Fallon Cover Sheet

P+Z No. 24-005220

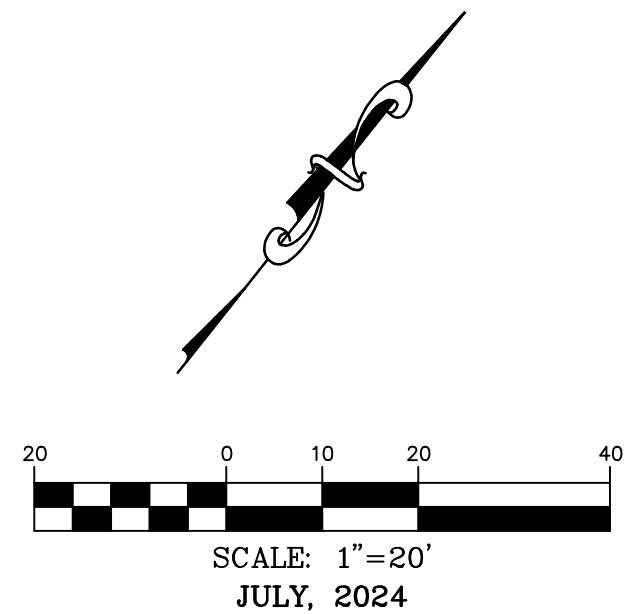
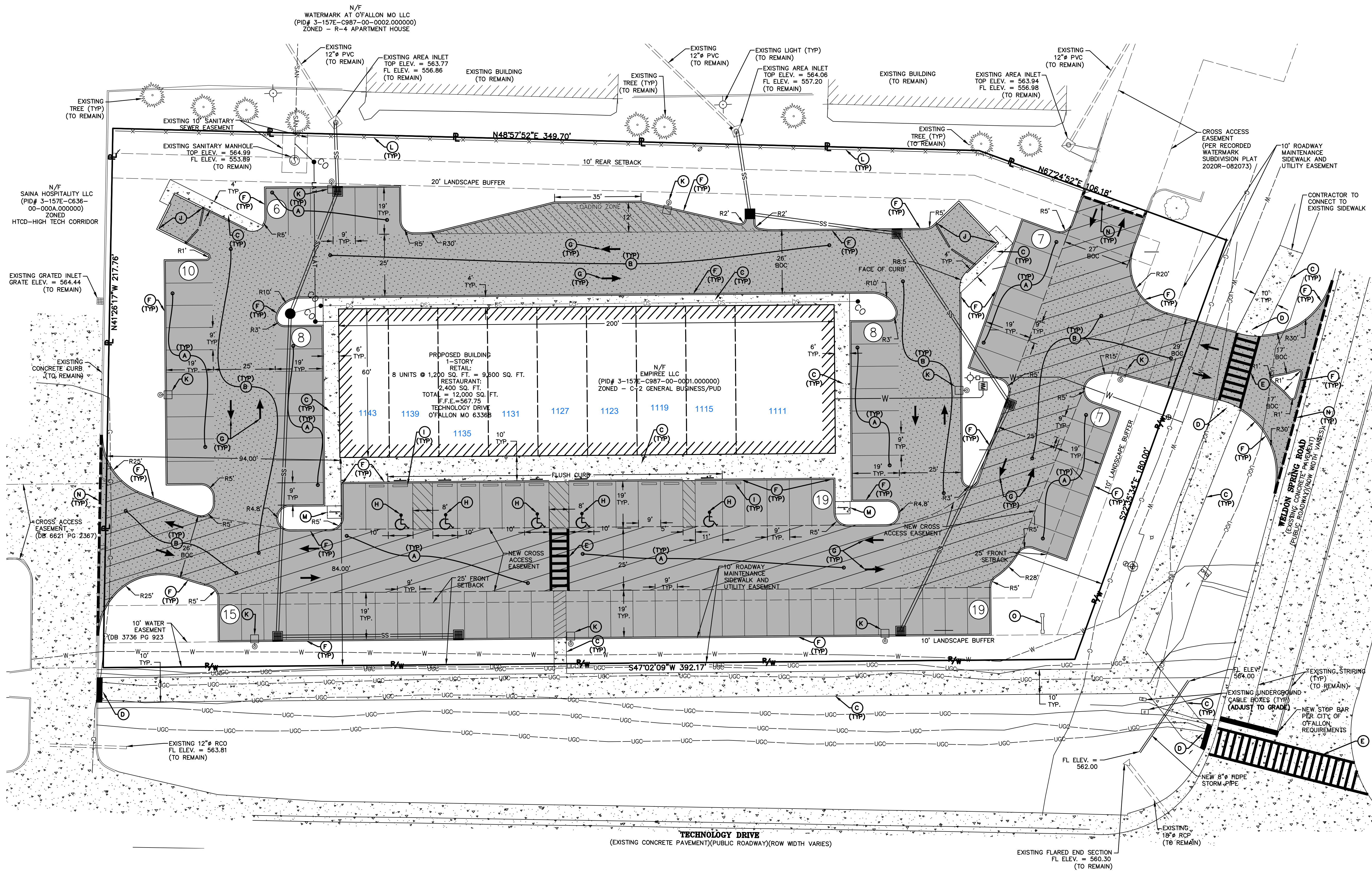
Approval Date: JULY. 3, 2024

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CO

SITE PLAN



SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET 14.1.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET 14.1.
- (C) NEW CONCRETE SIDEWALK. SEE DETAIL, SHEET 14.1.
- (D) NEW ACCESSIBLE RAMP. SEE DETAIL, SHEET C14.1.
- (E) NEW CROSSWALK. SEE DETAIL, SHEET C14.1.
- (F) NEW 6" CONCRETE CURB AND GUTTER. SEE DETAIL, SHEET 14.1.
- (G) NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET C14.1.
- (H) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, SHEET C14.1.
- (I) NEW WHEEL STOPS. SEE DETAIL, SHEET C14.1.
- (J) NEW TRASH ENCLOSURE. SEE DETAIL, SHEET C14.1.
- (K) NEW LIGHT STANDARD. SEE DETAIL, SHEET C16.
- (L) NEW 6" VINYL FENCE. SEE DETAIL, SHEET C14.1.
- (M) NEW BIKE RACK. SEE DETAIL, SHEET C14.1.
- (N) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (O) NEW GROUND MONUMENT SIGN.

PARKING REQUIREMENTS:	
RESTAURANT	
20 SPACES PLUS 1 SPACE PER 100 SQ. FT. OF FLOOR AREA	
2,400 / 100 = 24	
20 + 24 = 44 SPACES REQUIRED	
45 SPACES PROVIDED	
RETAIL	
5.5 SPACES PER 1,000 SQ. FT. OF FLOOR AREA	
9,600 / 1,000 = 9.6 * 5.5 = 52.8	
53 SPACES REQUIRED	
54 SPACES PROVIDED	
TOTAL SPACES REQUIRED:	
53 SPACES REQUIRED	= 97 SPACES
54 SPACES PROVIDED	= 99 SPACES
TOTAL SPACES PROVIDED:	
ADA TOTAL SPACES REQUIRED:	= 4 SPACES
ADA TOTAL SPACES PROVIDED:	= 5 SPACES

BICYCLE PARKING REQUIREMENTS:	
1 BIKE RACK / 15 PARKING STALLS	
99 / 15 = 6.6	
7 SPACES PROVIDED	

MINIMUM PARKING DIMENSIONS:	
REGULAR PARKING - 9'x19'	
ADA PARKING - 10'x19'	
ADA VAN PARKING - 10'x19'	
ADA ACCESSIBLE STRIPING - 5'x8'x19'	
PARKING DRIVE AISLES (TWO-WAY) - 25' MIN.	
PARKING DRIVE AISLES (ONE-WAY) - 25' MIN.	

LOT COVERAGE PERCENTAGE:	
GREEN SPACE = 24,990 SF (28.4%)	
PAVEMENT = 51,035 SF (58.0%)	
BUILDING = 12,000 SF (13.6%)	

LEGAL DESCRIPTION:
A TRACT OF LAND BEING PART OF LOT 24 JOHN CALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST CHARLES COUNTY MISSOURI.
LOT 1 OF WATERMARK SUBDIVISION

NOTE:
THIS SITE SHALL COMPLY WITH ARTICLE 13 OF THE MUNICIPAL CODE AND THE COMPREHENSIVE PLAN.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE:
NO SLOPE TO EXCEED 3:1.

OWNER/DEVELOPER:
EMPIREE LLC
8007 KNIGHTS CROSSING DR.
O'FALLON, MISSOURI

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City of O'Fallon Standard Notes and Details - June 2010

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Approval Date: JULY 3, 2024

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