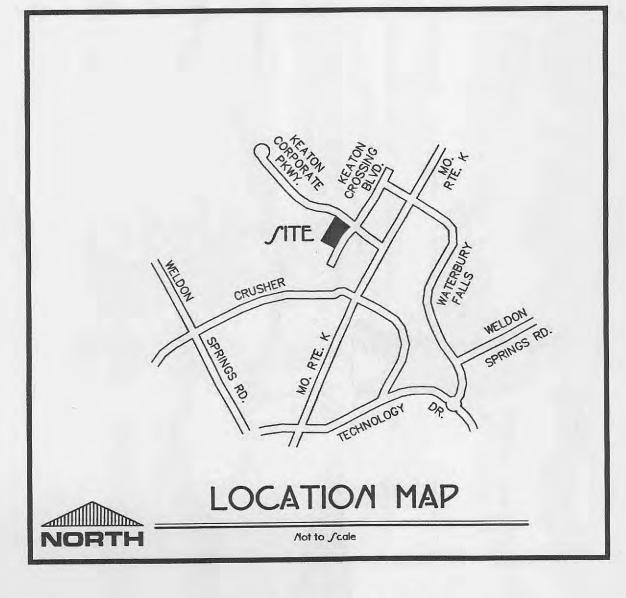
	SITE PLAN NOTES FROM P&Z APPROVAL		
1. 2.	Area of Site: 1.25 +/- Acres. Present Zoning Classification: "C-2" General Business District		
3.	Proposed Land Use: Day Care Center		
4.	This Site is located in the following service areas: Francis Howell School District Cottleville Community Fire Protection District		
5.	The following Height and Area Requirements pertain to this site:		
	Minimum Building Front Yard Setback:25 feetMinimum Building Side Yard Setback:0 feet (Adjacent to "C-2" Zoning)Minimum Building Rear Yard Setback:0 feet (Adjacent to "C-2" Zoning)Maximum Building Height:shall not exceed 50 feet		
	Minimum Front Yard Parking Setback:10 feetMinimum Side Yard Parking Setback:0 feet (Adjacent to "C-2" Zoning)Minimum Rear Yard Parking Setback:0 feet (Adjacent to "C-2" Zoning)		
6.	The required number of off-street parking spaces for this site is 38, calculated as follows:Pupils:138 (max.) pupils @ (1 p.s./ 6 pupils)Employees:15 employees @ (1 p.s./employee)TOTAL REQUIRED:	= 23 p.s. = 15 p.s. = 38 p.s.	
7.	The required number of bicycle spaces for this site is 4, calculated as follows: Parking Spaces: 38 p.s/15 (or minimum of 4)	= 4 bicycle sp	aces
8.	he number of off-street parking spaces provided for this site is 38, including 2 HDC spaces and 4 bicycle spaces.		
9.	Project Benchmark: RM57 — "Chiseled Square" on the Southwest end of the South headwall of culvert located at the junction of U.S. Highway 40 and Mo. State Hwy. K Elev. = 529.13.		
	Underground utilities have been plotted from available information and therefore their locations s be considered approximate only. The verification of the location of all underground utilities, eith shown or not shown on these plans shall be the responsibility of the contractor, and shall be lo prior to any grading or construction of improvements.	ocated	
11.	All construction procedures and materials shall conform to the current City of O'Fallon standards	s. omoly to	
	A comprehensive lighting plan will be submitted to the City by others. The lighting plan will control the City of O'Fallon Regulations. Lighting values will be reviewed on the site prior to the final or inspection. Corrections will need to be made if not in compliance with City standards.	ooup	
13. 14.	This site is not located in the 100-year flood plain. FIRM Map 29183C0430 E, revised August 2 All sign locations and sizes must be approved seperately through the Planning Division.		
15.	and appropriate and appropriate on all sides		
16.	All parking stalls are 9' x 19'; handicap stalls are 9' x 19' with an 8' wide access strip. Drive aisles are 25' minimum.		
17. 18.	construction plans to determine what measures, if any, need to be taken to provide sufficient s detention for the area(s) built.	with the storm water	
	Current property owners: Keaton Corporate Park, LLC 5733 Westwood Drive Weldon Spring, Missouri 63304—7650		
	A Record Plat (Subdivision Plat) will be submitted at a later date for the Re-subdivision of Lot of "Keaton Corporate Park Plat Two."	4	
21.	This plan proposes the following Site Coverages: Building Area: 0.24 acres = 19% Paving Areas: 0.52 acres = 42% Green Space Areas: 0.49 acres = 39%		
22.	No trees exist on this Site.		
23.		to do so.	
24.	Parents dropping off / picking up their children will be required to park and enter the building The parking spaces in front pf the building (19 spaces) will be reserved for parent parking. Em parking will be along the south property line (16 spaces). The parking spaces along PLAYGROUM (8 spaces) may also be used by parents. All parent parking has a pedestrian path (5' sidewall vehicle front to the entry door. This parking drop off / pick up arrangement is requested to be by the Planning and Zoning Commission in lieu of constructing a seperate drop off / pick up to	ND 1 k) from the be approved ane.	
25	current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the grades, construction materials, specifications and signage.	with the required	
26	All non-reinforced concrete shall be 4,000 p.s.i. at 28 days.	nsity.	
27 28	Lall fallow St. Charles County Soil and Water Conservation District I	Erosion	
29	All proposed fencing requires a seperate permit through the Planning Division.		
30	The second secon	or proposed	
31	. Roof drains will tie into the proposed storm drainage system.		
32			PLANNING & ZONIN
33	. All installations and construction shall conform to the approved engineering drawings. However, developer chooses to make minor modifications in design and/or specifications during construct shall make such changes at his/her own risk, without any assurance that the City Engineer will the completed installation or construction. It shall be the responsibility of the developer to no City Engineer of any changes from the approved drawings. The developer may be required to installed improvements so as to conform to the approved engineering drawings. The developer request a letter from the Construction Inspection Division regarding any field changes approved	approve otify the correct the may	 STAFF RECOMMEND 1. A contribution for Keaton Corporate to approval of the total structure of the total structure. 2. The ingress/egreen
	City inspectors.		3. The future entro are not approve
C	Call Before you DIG		MUNICIPAL CODE R
C	TOLL FREE 1-800-344-7483		1. Provide a handia
	MISSEURI DNE-CALL SYSTEM INC		2. Show the stripir
nderor	ound facilities, structures and utilities		3. Show the sight
ave be	and information, and therefore, do not rily reflect the actual existence, non-		4. Enlarge the rais
xistena hese f	e, size, type, number of, or location of aclitics, structures, and utilities.		5. Make the base
he act	tractor shall be responsible for verifying ual location of all underground s, structures, and utilities, either shown shown on these plans. The		6. Provide pedestri
104			

underground facilities, structures, and 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, Chapter 319, RSMD.

A SET OF AS-BUILT PLANS FOR BETH ACADEMY

A TRACT OF LAND BEING PART OF LOT 4 OF "KEATON CORPORATE PARK PLAT TWO" SUBDIVISION, PER THE PLAT RECORDED IN P.B. 40, PG. 288; ALSO BEING PROPOSED LOT 4A OF THE "RESUBDIVISION OF LOTS 4 & 5 OF KEATON CORPORATE PARK PLAT TWO" IN U.S. SURVEY 1669, T. 46 N., R. 3 E., SITUATED IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



BENCHMARK

PROJECT BENCHMARK: RM57 - "Chiseled Square" on the Southwest end of the South headwall of culvert located at the junction of U.S. Highway 40 and Mo. State Hwy. K. Elevation = 529.13

SITE BENCHMARK: Found old iron pipe at the P.C. of the rounding on the right-of-way line of Keaton Corporate Parway near Keaton Crossing Boulevard. Elevation = 544.33

NG COMMISSION REQUIREMENTS AND CONDITIONS OF APPROVAL: ATIONS:

for the construction of the right turn lane on Highway K onto the Blvd. in the amount of \$2,259.89 will have to be made prior the construction plans.

ress maintenance between 4A and 4C shall be established by easements. ances to lots 4C and 5 shown on Preliminary Plat dated March 17, 2010 ved with this action.

REQUIREMENTS:

capped ramp for the sidewalk located adjacent to the trash enclosure.

ng on Keaton Crossing Blvd. triangle easement and provide sight distance detail.

sed island in the northern entrance and provide a detail of that island.

on all pages match.

ian connections from the perimeter sidewalks to the building entrance.

7. Adjust note 316 to reflect the correct size parking stalls: "The handicapped accessible parking spaces shall be reconfigured so they have the same 9' x 19' dimensions as a typical parking space. The adjacent access lane shall be striped according to use: 5 feet for standard spaces; and 8 feet wide for van accessible spaces.

- 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, and 7:00 A.M. to 8:00 P.M. Saturday and Sunday
- * The area of land disturbed is 1.34 acres
- * The estimated sanitary flow in gallons per day is 2,295.

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: _____ DATE: _____

PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

10-14



File

