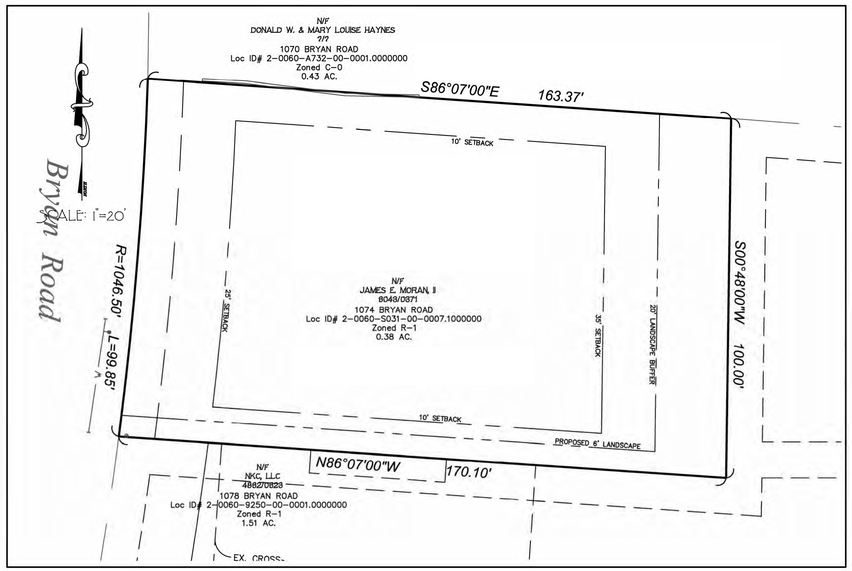
A SET OF CONSTRUCTION PLANS FOR

1074 Bryan Road

Being Part of the Northwest Quarter of
Section 31, Township 47 North, Range 3 East, City of O'Fallon,
St. Charles County, Missouri



Plan View

Locator Map

Drawing Index

1 COVER SHEET
2 COMMERCIAL NOTES
3 SITE / GRADING PLAN
4 DETAILS

Benchmarks

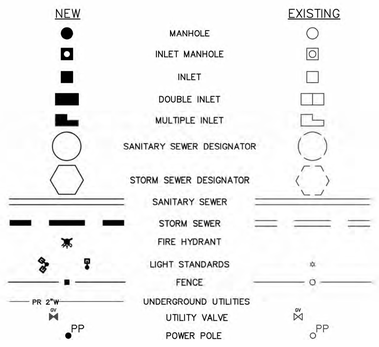
Project

USGS BENCHMARK:
ORF-1931, (JC1712) – BRASS DISC IN CONCRETE, 1301 FIESE ROAD NORTH OF ROAD, WEST SIDE OF POND. ELEV.=688

Site

CROSS CUT ON THE NORTH BOLT OF A FIRE HYDRANT AT THE NORTHEATS CORNER OF MEXICO ROAD AND BRYAN ROAD.
ELEV=595.53

Legend



Conditions of Approval From Planning and Zoning

PLANNING & ZONING: (32–15.01) OCT. 1, 2015
CONDITIONS:
1) ANY PROPOSED SIGNAGE MUST BE SUBMITTED FOR REVIEW THROUGH THE CITY SIGN PERMITTING PROCESS.

CITY COUNCIL: (32–15) OCT. 22, 2015
ORDINANCE 6152 – NO CONDITIONS

* 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 ENTIRE LOT
The area of land disturbance is 0.16 ACRES
Number of proposed lots is 1
Building setback information. Front 25
Side 10
Rear 35

* The estimated sanitary flow in gallons per day is NO CHANGE

* Parking calculations 1 SPACE/300 SQ. FT. OF AREA.
1491.25 SQ. FT./300 = 5 SPACES.
PROPOSED PARKING = 6 SPACES INCLUDING 1 H.C. SPACE.

* Tree preservation calculations
NOT APPLICABLE

City approval of any construction site plan 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 improvements 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:_____ DATE_____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636–281–2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636–281–2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636–281–2858

Electric
Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636–639–8312

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314–522–2297

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636–332–7261

Fire District
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636–272–3493

School District
Fort Zumwalt School District
555 E. Terra Lane
O'Fallon, MO. 63366
636–240–2072

REV.: 1 02-24-16 REV. PER CITY COMMENTS

PROJECT TITLE
1074 Bryan Road

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING – PLANNING – LAND SURVEYING
32 PORTWEST COURT * SAINT CHARLES, MISSOURI 63303-6965
PHONE: 636-916-0444 * FAX: 636-916-3444
ENGINEERING: CERTIFICATE OF AUTHORITY: LE-2004-0; LAND SURVEYING: LS-284-D

STATE OF MISSOURI
RICHARD SCOTT MUSLER
NUMBER PE-14838
PROFESSIONAL ENGINEER

The Professional Engineer's and/or Professional Land Surveyor's responsibility is limited to plans and other documents displaying his/her signature and seal. Engineer and Surveyor hereby disclaim responsibility for:
* Unauthorized use of plans and other documents prior to receipt of all review agency approvals
* All previously issued versions of this sheet
* This sheet whenever a revised sheet is issued
* Individual use of any sheet that is part of a set of the plans
This applies to all plans and other documents associated with this project, whether this statement appears on them or not.

Elite Realty
Rebecca Moran
Rebecca@RebeccaMoran.com

Developer / Owner Information

Elite Realty
1074 Bryan Road
O'Fallon, MO 63366
636-485-3222
Rebecca Moran
Rebecca@RebeccaMoran.com

City of O'Fallon Cover Sheet

P+Z No. 32-15.01
Approval Date 10-1-15
City No. 32-15

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