

LOCATION: S:\2023\W230784 - ST\Engineering\Design\Sheet\W230784-S1-C200.dwg
DATE/TIME: December 31, 2024 4:26pm
PLOT/PRINT: S:\2023\W230784 - ST\Engineering\Design\Sheet\W230784-S1-C200.dwg

C-2
SWIM SCHOOL
N/F
BARRON CAPITAL LLC
PARCEL ID 4-0047-D080-00-009A

C-2
UNDEVELOPED
N/F
40DD SPORTS LLC
PARCEL ID 4-0047-C844-00-0008

LOT 8

RUSH (40'W) WAY
(PRIVATE)

MIDFIELD (30'W) CIRCLE
(PRIVATE)

LOT 1
CALEDONIA CENTER
P.B. 50 PG. 8

C-2
SPORT FIELDS

N/F
40DD SPORTS LLC
PARCEL ID 4-0047-C625-00-0001

CITY NOTES:

- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF OFALLON ORDINANCES.
- SIDEWALKS, CURB RAMPS, AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENTLY APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ALONG WITH THE REQUIRED GRADES, SIGNAGE, SPECIFICATIONS AND CONSTRUCTION MATERIALS. IF ANY CONFLICTS OCCUR BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADA GUIDELINES SHALL BE FOLLOWED AND CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
- 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, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER 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 INSPECTORS.
- TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MORE STRINGENT.
- ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POST, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CORBOLINE RUSTBOND PENETRATING SEALER SG AND CORBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY OF OFALLON MODOT).

SITE PLAN LEGEND

- UTILITIES**
 - CISTERN
 - DRINKING FOUNTAIN
 - FIRE DEPT. HOOKUP
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - CHILLED WATER MANHOLE
 - WATER MANHOLE
 - SPRINKLER CONTROL BOX
 - SPRINKLER CONTROL VALVE
 - SPRINKLER
 - SPIGOT
 - WELL HEAD
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC OUTLET
 - ELECTRIC METER
 - ELECTRICAL RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - GENERATOR
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - MONITORING WELL
 - LIQUID PROPANE GAS TANK
- OTHER**
 - FLAG POLE
 - SIGN
 - POST
 - GATE POST
 - BOLLARD
 - PARKING METER
 - PARKING WHEEL STOP
 - ACCESSIBLE SPACE
 - PARKING CUNT
- UTILITIES**
 - ORNAMENTAL LIGHT
 - STREET LIGHT
 - PARKING LOT LIGHT (1 HEAD)
 - PARKING LOT LIGHT (2 HEAD)
 - PARKING LOT LIGHT (3 HEAD)
 - PARKING LOT LIGHT (4 HEAD)
 - COMMUNICATIONS JUNCTION BOX
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS PEDESTAL
 - COMMUNICATIONS RISER
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL
 - STORM CLEANOUT
 - BEEHIVE INLET
 - CURB INLET
 - FLOOR DRAIN
 - ROUND INLET
 - SQUARE INLET
 - STORM MANHOLE
 - DOWN SPOUT
 - SANITARY SEWER CLEANOUT
 - LIFT STATION
 - SANITARY SEWER MANHOLE
 - SANITARY STUB MARKER
 - SEPTIC TANK
 - DISTRIBUTION BOX

SITE PLAN NOTES

- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- MINIMUM OF 7" PCC PAVEMENT ON A COMPACTED 4" ROCK BASE OR MATCH THE PAVEMENT THICKNESS OF THE ADJOINING STREET, WHICHEVER IS GREATER.
- HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- 6" VERTICAL CURB
- TRANSITION NEW CURB TO EXISTING CURB IN THE LAST 2'
- TAPER CURB WITHIN 3 FEET
- CONCRETE STAIRS
- CONCRETE PARKING BARRIER
- CONCRETE SIDEWALK
- ACCESSIBLE RAMP
- PAVEMENT FLUSH WITH SIDEWALK
- RETAINING WALL
- TRANSFORMER PAD LOCATION
- DUMPSTER ENCLOSURE
- LIGHT POLE AND BASE
- BIKE RACK (MIN. 4)
- ALUMINUM FENCE
- ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS (BLUE) (TYP)
- ACCESSIBLE PARKING SIGN
- PEDESTRIAN CROSSWALK
- 4" PAINTED WHITE SOLID LINES (TYP)
- PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS (TYP)
- VINYL SCREENING FENCE
- PROPOSED PORK CHOP
- RIGHT - ONLY SIGN
- MATCH EXISTING PAVEMENT
- MATCH EXISTING SIDEWALK
- INTEGRAL WALK AND CURB
- STOP BAR
- STOP SIGN
- ACO S200K TRENCH GRATE

SITE DATA

HOTEL SITE = 3.345 AC
COMMON GROUND = 0.723 AC
TOTAL PROJECT = 4.068 AC

BUILDING AREA = 22,782 SF - 15.6% OF SITE
PAVEMENT AREA = 96,699 SF - 66.4% OF SITE
GREEN SPACE = 26,227 SF - 18% OF SITE
PERCENT IMPERVIOUS = 82%

EXISTING ZONING = C-2
PROPOSED ZONING = C-3
FRONT YARD BSL REQUIRED = 30 FT
REAR YARD BSL REQUIRED = 25 FT
SIDE YARD BSL REQUIRED = 20 FT

PARKING REQUIRED:
PARKING REQUIREMENT: REFER TO PARKING STUDY
PARKING REQUIRED = 195 SPACES
PARKING DIMENSIONS = 9' x 19'
BIKE PARKING REQUIRED = 12 SPACES
PARKING PROVIDED:
182 - STANDARD SPACES
8 - ADA SPACES
195 - TOTAL SPACES

CITY NOTES:

- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO FINAL OCCUPANCY INSPECTION.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DIVISION.

PAVEMENT

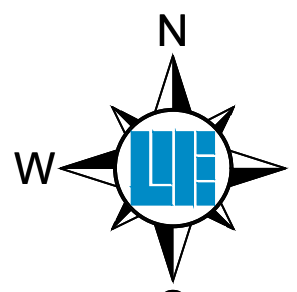
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW - RIGHT OF WAY
- BSL - BUILDING SETBACK LINE
- ESMT - EASEMENT
- D & U - DRAINAGE AND UTILITY EASEMENT
- FFE - FINISH FLOOR ELEVATION

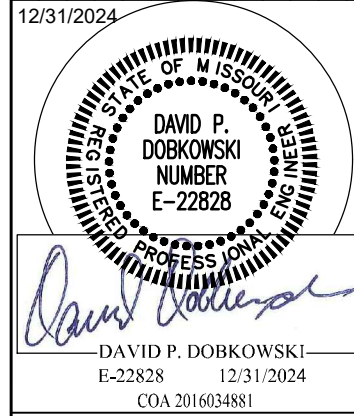


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PER MISSOURI STATE LAW ADVANCE NOTICE: 2 WORKING DAYS (MISSOURI REVISED STATUTES, CHAPTER 319, GENERAL SAFETY REQUIREMENTS - SECTIONS 319.010 THROUGH 319.020 SHALL BE KNOWN AS THE "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT")

REVISIONS AND ISSUES	DATE	BY
ISSUED FOR CLIENT REVIEW	06/13/2024	DD
ISSUED FOR CITY OF OFALLON COMMENTS	08/28/2024	DD
ISSUED FOR CITY OF OFALLON COMMENTS	10/18/2024	DD

PROJECT NO.:	W23.0784
DWG NAME:	CALEDONIA CENTER - CIVIL
DESIGNED BY:	BS
DRAWN BY:	JS
CHECKED BY:	DD
DATE:	09/28/2024



PREPARED FOR:
HOTEL - CALEDONIA
LOT 4 AND 5, CALEDONIA CENTER, OFALLON, MO
63368
SITE PLAN
PART OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MO.
SHEET NO.
C200
PROJECT NO.
W23.0784