# AREA\_INLET TOP-517:71

Plan View

## A SET OF CONSTRUCTION PLANS FOR ASSUMPTION OF THE BLESSED VIRGIN MARY CHURCH TEMPORARY CLASSROOM

Legal Description

A TRACT OF LAND BEING PART OF KREKELS ADDITION, PLAT BOOK 2 PAGE 39, AND SECTION 20, TOWNSHIP 47 NORTH, RANGE 3 EAST OF FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

# SITE MO. STATE HWY 70 Location Map

Drawing Index

| COVER SHEET          | C0 |  |
|----------------------|----|--|
| GENERAL INFORMATION  | C1 |  |
| OVERALL SITE PLAN    | C2 |  |
| SITE PLAN            | C3 |  |
| BUILDING ELEVATIONS, |    |  |
| PROFILES, DETAILS    | C4 |  |
| TRAFFIC CONTROL      | C5 |  |

\* 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 2,250 SF The area of land disturbance is N/A Number of proposed lots is N/A Building setback information. Front N/A Side 25 FT Rear N/A

\* The estimated sanitary flow in gallons per day is N/A \* Parking calculations

Parking Required: 1200 Seats(Max) 1 P.S./3 Seats = 400 P.S. Additional Parking Required: 1 P.S./6 Pupils = 6 P.S. 1 P.S./1 Employees = 4 P.S.

Total Parking Required: 410 P.S. (9 H.C.) Parking Provided: Parking Area A: 358 P.S. (16 H.C.) Parking Area B: 120 P.S. Offsite Parking Area C: 40 P.S. (4 H.C.) Offsite Parking Area D: 70 P.S.

Total Parking Provided: 550 P.S. (20 H.C.) \* Tree preservation calculations

### Benchmarks

Project USGS DESIGNATION-F149 ELEVATION - 542.88 STD tablet stamped F 149 1935, Top concrete post, 40 feet East of Main Street centerline, 30 feet North of centerline of main tracks.

Site ELEVATION - 516.54 Box on light base, Northwest corner of church parking lot.

### Legend



City approval of any construction site plans dose 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 improvement 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.

### Conditions of Approval From Planning and Zoning

The approval is conditional upon the following Staff Recommendations being met:

1. If the temporary structure is still present two (2) years after the time of site plan approval, the applicant must update the Planning and Zoning Commission on 2. The applicant shall obtain all required permits from the Building and Safety

Division prior to the installation of the modular building. 3. The church has requested approval to use a self-contained private water sewer system. Per Section 700.550 of the City Code, a private water and sewer system is not allowed if there is an existing public water or sewer line within 200ft of any part of the property. The church site is currently served by the city's public water and sewer.

The approval is conditional upon the following Municipal Code Requirements being provided in conjunction with the Construction Site Plans:

1. The construction plans shall show a ramp that meets ADA compliance. 2. The material used on the skirt must be shown on the Construction Site Plan and be wood.

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY:\_\_\_\_\_DATE\_\_ PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

**Utility Contacts** 

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

> Public Water Supply District No. 2 P.O. Box 967 O'Fallon, MO. 63366 636-561-3737 Ext. 131

Storm Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366

636-281-2858 Ameren UE 200 Callahan Road Wentzville, MO. 63385

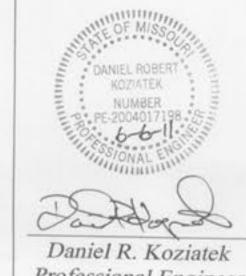
636-639-8312 6400 Graham Road

Laclede Gas Company St. Louis, MO. 63134 314-522-2297

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

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

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



Professional Engineer PE-2004017198

UMPTION VIRGIN N FEMPORA

TE

P&Z No.

S

City No.

Page No.

RECEIVED