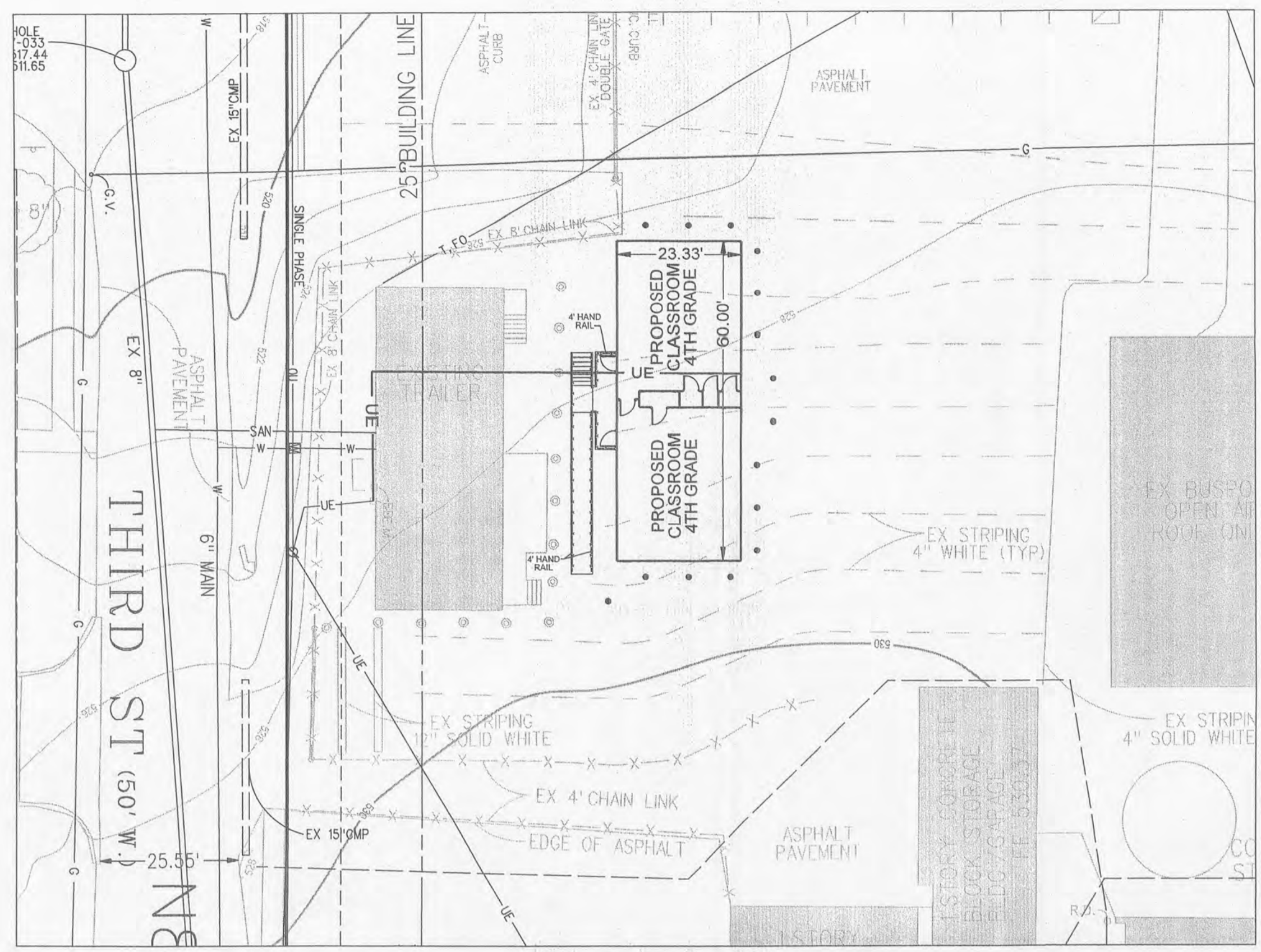
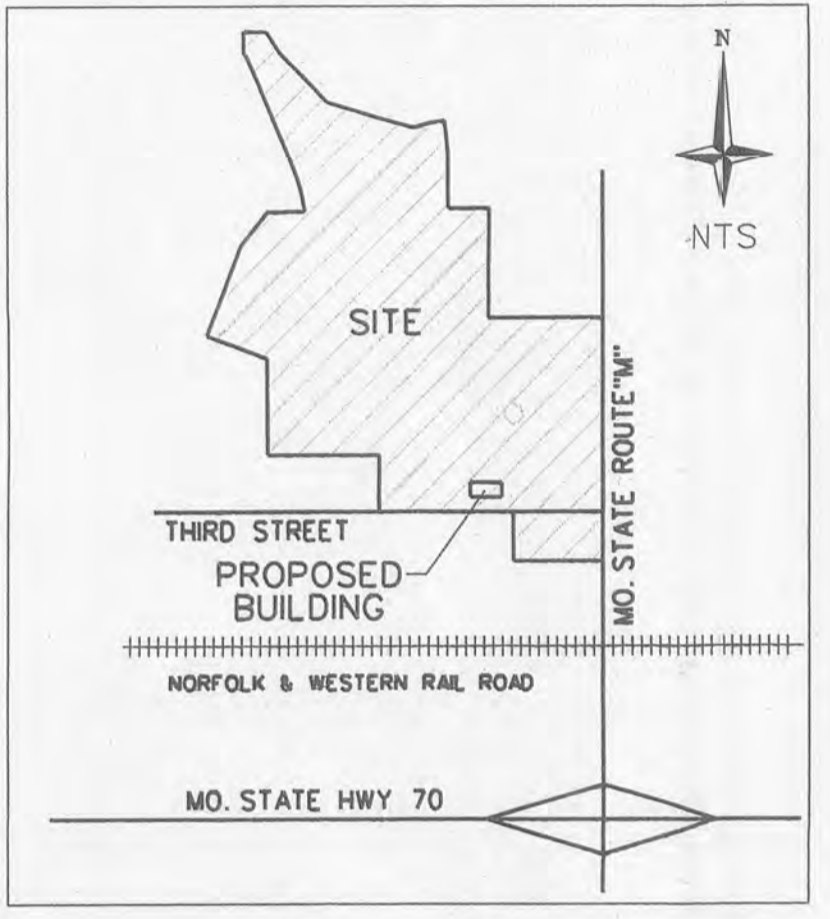


A SITE PLAN FOR ASSUMPTION OF THE BLESSED VIRGIN MARY CHURCH 2ND TEMPORARY CLASSROOM

ASSUMPTION OF THE
BLESSED VIRGIN
MARY CHURCH
403 N. MAIN STREET
O'FALLON, MO
63366



Plan View



Location Map

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

FLOOD PLAIN NOTE: PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NUMBER 29183C0230 F, EFFECTIVE DATE MARCH 17, 2003 THE TRACT OF LAND LIES PARTIALLY WITHIN AREAS DESIGNATED AS UNSHADED ZONE "X" AND ZONE "A".

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT
VOLZ
Incorporated
10848 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.860.1250 Fax
www.volzinc.com
Authority #203



James R. Piper Jr
James R. Piper Jr
Professional Engineer
PE-2012000797

Drawing Index

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BUILDING ELEVATIONS AND DETAILS	C5

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
BM #1 - ELEVATION - 510.65
PK Nail set near the centerline of Park Street, and 17' South of the centerline of Third Street.
BM #2 - ELEVATION - 515.81
60d Nail set 19' South of the centerline of Third Street and 17' West of the centerline of Lincoln Street.

Legend

—UC—	EXISTING UNDERGROUND CABLE TV
—UT—	EXISTING UNDERGROUND TELEPHONE
—UE—	EXISTING UNDERGROUND ELECTRIC
—OU—	EXISTING OVERHEAD UTILITY WIRES
—G—	EXISTING GAS MAIN
—W—	EXISTING WATER MAIN
—F—	PROPOSED FORCE MAIN
—F—	EXISTING FORCE MAIN
---	BUILDING LINE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	EXISTING TREE LINE
—	PROPOSED TREE LINE
—	SILTATION CONTROL
—	EX HIGH WATER OR DITCH
—	GRADE BREAK
—	STREET SIGN
—	SWALE
—	DIRECTION OF SHEET FLOW
—	CLEARING AND GRADING LIMITS
—	FIRE HYDRANT
—	LIGHT STANDARD
—	VALVE
—	LATERAL
—	ADDRESS
—	TREE
—	SANITARY SEWER DESIGNATOR
—	STORM SEWER DESIGNATOR
—	AIR RELIEF VALVE
—	AIR RELIEF VALVE & C.O.

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 one (1) year after the time of site plan approval, the applicant must update the Planning and Zoning Commission on their progress.
2. The applicant shall obtain all required permits from the Building and Safety Division prior to the installation of the modular building.

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.

SIT. NO.	FIRM # 5, 500 - PLANNING PROFESSIONAL				MPO # 2008 - WITH SUBMITTAL TO O'FALLON				MPO # 2008 - REVISED SUBMITTAL TO O'FALLON				REMARKS
	1	2	3	4	1	2	3	4	1	2	3	4	
1	X	X	X	X	X	X	X	X	X	X	X	X	
2	X	X	X	X	X	X	X	X	X	X	X	X	
3	X	X	X	X	X	X	X	X	X	X	X	X	
4	X	X	X	X	X	X	X	X	X	X	X	X	
5	X	X	X	X	X	X	X	X	X	X	X	X	

* 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 1,400 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

Existing Parking Required: 410 P.S.
Additional Parking Required:
No Additional Seats = No Additional Parking
Total Parking Required: 410 P.S. (9 H.C.)
Parking Provided: Parking Area A: 338 P.S. (14 H.C.)
Parking Area B: 21 P.S. (4 H.C.)
Offsite Parking Area C: 40 P.S. (4 H.C.)
Offsite Parking Area D: 74 P.S.
Total Parking Provided: 473 P.S. (24 H.C.)

* Tree preservation calculations
N/A

City approval of any construction site plans 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 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.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE 7-20-12
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

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

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

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

ASSUMPTION OF THE BLESSED
VIRGIN MARY CHURCH
2ND TEMPORARY CLASSROOM

COVER

P&Z No. 1102.05.01
Approved: 3-01-12

City No.

Page No.

C1

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