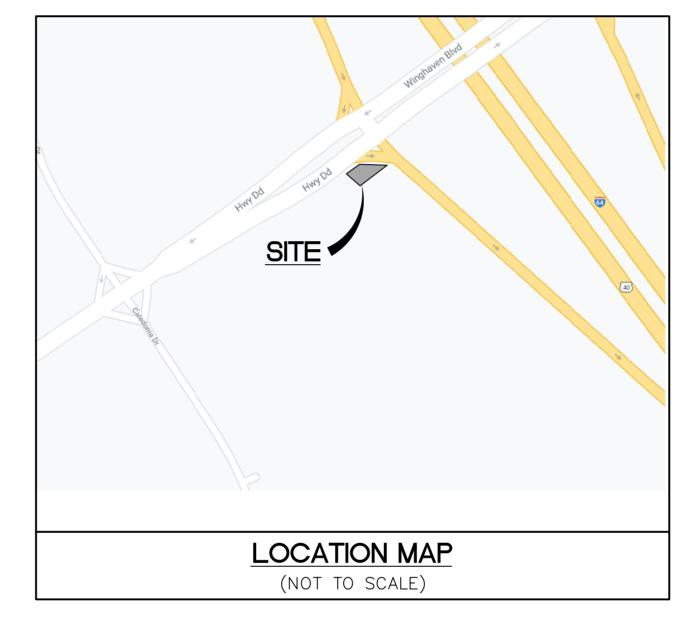
LEGEND

BARRON SWIM SCHOOL

CALEDONIA CENTER, LOT 9A 330 MIDFIELD CIRCLE O'FALLON, MO 63368

CONSTRUCTION DOCUMENTS



PERTINENT DATA

SITE DATA CURRENT ZONING DISTRICT PROPOSED ZONING DISTRICT FEMA MAP PANEL

C-2, GENERAL BUSINESS C-2, GENERAL BUSINESS

ZONE X PER FEMA MAP 29183C0410G, DATE: 01/20/2016

AREA CALCULATIONS BUILDING AREA IMPERVIOUS AREA PERVIOUS AREA TOTAL SITE AREA

BOX 160

WETLANDS

GAS SERVICE

WATER SERVICE

ELECTRIC SERVICE

FIRE DISTRICT

12,000 S.F. (15%) 43,991 S.F. (56%) 23,204 S.F. (29%) 79,195 S.F.

UTILITIES

PHONE SERVICE 6400 GRAHAM RD 12930 OLIVE ST. ST. LOUIS, MO 63134 ST. LOUIS, MO 63141 314-522-2297 314-275-0025

SANITARY SEWER SERVICE DUCKETT CREEK SANITARY DISTRICT PUBLIC WATER SUPPLY DIST. 2 100 WATER DRIVE

O'FALLON, MO 63366 636-561-3737 CUIVRE RIVER ELECTRIC CO.

502 LUETKENHAUS BOULEVARD

WENTZVILLE, MO 63385

BENCHMARK INFORMATION:

636-332-9869

STORM SEWER SERVICE

TROY, MO 63379 1-800-392-3709 WENTZVILLE FIRE DISTRICT

SITE BENCHMARK

THE ENCLAVE AT WINGHAVEN APARTMENTS.

NAVD 88 ELEVATION = 503.51 - "X" CUT IN SOUTHWEST CORNER OF NORTH ABUTMENT OF BOX CULVERT UNDER PHOENIX PARKWAY EAST OF

NAVD 88 ELEVATION = 562.70; SQUARE IN THE CONCRETE BASE OF A LIGHT POLE LOCATED IN THE NORTHERN MOST PARKING ISLAND 35 FEET

OF THE EAST CURB LINE OF THE SIDEWALK ON THE EAST SIDE OF THE

COMMUNICATIONS SERVICE CHARTER COMMUNICATIONS

815 CHARTER COMMONS TOWN AND COUNTRY, MO 63107 314-275-0025

3550 HIGHWAY K

636-441-1244

CITY OF O'FALLON

100 N. MAIN ST.

O'FALLON, MO 63368

APPROVED O'FALLON, MO 63366 636-281-2858 Jeannie Greenlee 08/12/2021

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DESIGN AND DEVELOPMENT CONTACTS

CIVIL ENGINEER COLE & ASSOCIATES, INC.

1520 SOUTH FIFTH STREET, SUITE 307 ST. CHARLES, MO 63303 (636) 978-7508

CONTACT: CHRIS WILSON

HOENER ASSOCIATES, INC. 6707 PLAINVIEW AVENUE ST. LOUIS, MO 63109 (314) 781 - 9855

COLE & ASSOCIATES, INC. 1520 SOUTH FIFTH STREET, SUITE 307

CONTACT: MATT MCDERMOTT

ST. CHARLES, MO 63303 (636) 978-7508 CONTACT: TERRY WESTERMAN

LANDSCAPE ARCHITECT COLE & ASSOCIATES, INC.

1520 SOUTH FIFTH STREET, SUITE 307 ST. CHARLES, MO 63303 (636) 978-7508 CONTACT: JOE HORVATH

STORMWATER NOTE

ARCHITECT

SURVEYOR

STORMWATER DETENTION AND WATER QUALITY HAVE BEEN PROVIDED WITH THE LARGER CALEDONIA DEVELOPMENT.

PLANNING AND ZONING COMMISSION CONDITIONS FOR APPROVAL

PROVIDE A PASSIVE ENTRANCE ON THE DUMPSTER

- 2. A BOUNDARY ADJUSTMENT PLAT WILL NEED TO BE APPROVED BEFORE THE SITE PLAN CAN BE APPROVED
- 3. PROVIDE STREET LIGHTING FOR THE IN INTERNAL DRIVE AISLE. THE PARKING LOT LIGHTING CAN BE EXTENDED TO COVER THE ROAD. 4. THE DUMPSTER, A CORNER OF THE BUILDING AND PARKING SPOTS ARE WITHIN
- THE PERMANENT SLOPE EASEMENT. PROVIDE MODOT APPROVAL TO EITHER BUILD WITHIN THE EASEMENT, OR HAVE MODOT VACATE THE EASEMENT. 5. PROVIDE INTERNAL LOT LINE EASEMENTS,

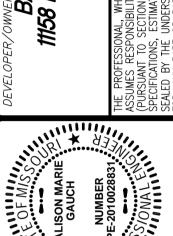
UTILITY INFORMATION

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR



CALL 1-800-DIG-RITE (MISSOURI ONE CALL TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

> Planning File # 21-002774 Approved with Conditions on 5/6/20



CAW DRAWN BY CHECKED BY

PRAWING SCALE AS SHOWN

06/14/21 Job Number 21-0036-000

Sheet Number