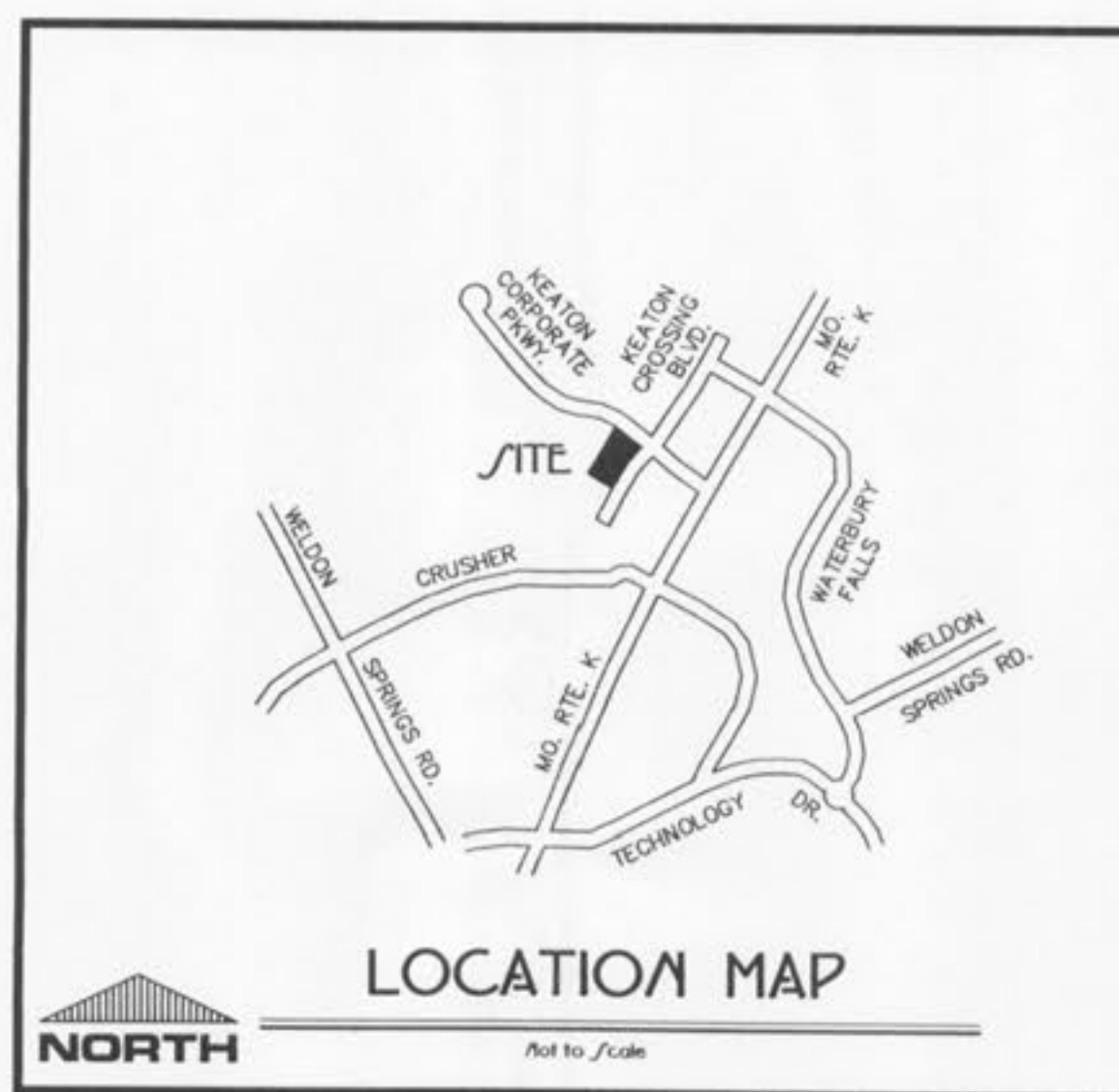


SITE PLAN NOTES FROM P&Z APPROVAL

- Area of Site: 1.25 +/- Acres.
- Present Zoning Classification: "C-2" General Business District
- Proposed Land Use: Day Care Center
- This Site is located in the following service areas:
Francis Howell School District
Cottleville Community Fire Protection District
- The following Height and Area Requirements pertain to this site:
Minimum Building Front Yard Setback: 25 feet
Minimum Building Side Yard Setback: 0 feet (Adjacent to "C-2" Zoning)
Minimum Building Rear Yard Setback: 0 feet (Adjacent to "C-2" Zoning)
Maximum Building Height: shall not exceed 50 feet
Minimum Front Yard Parking Setback: 10 feet
Minimum Side Yard Parking Setback: 0 feet (Adjacent to "C-2" Zoning)
Minimum Rear Yard Parking Setback: 0 feet (Adjacent to "C-2" Zoning)
- The required number of off-street parking spaces for this site is 38, calculated as follows:
Pupils: 138 (max.) pupils @ (1 p.s./ 6 pupils) = 23 p.s.
Employees: 15 employees @ (1 p.s./employee) = 15 p.s.
TOTAL REQUIRED: = 38 p.s.
- The required number of bicycle spaces for this site is 4, calculated as follows:
Parking Spaces: 38 p.s./15 (or minimum of 4) = 4 bicycle spaces
- The number of off-street parking spaces provided for this site is 38, including 2 HDC spaces and 4 bicycle spaces.
- Project Benchmark: RM57 - "Chiseled Square" on the Southwest end of the South headwall of culvert located at the junction of U.S. Highway 40 and Mo. State Hwy. K. Elev. = 529.13.
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of improvements.
- All construction procedures and materials shall conform to the current City of O'Fallon standards.
- A comprehensive lighting plan will be submitted to the City by others. The lighting plan will comply to the City of O'Fallon Regulations. Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- This site is not located in the 100-year flood plain. FIRM Map 29183C0430 E, revised August 2, 1996.
- All sign locations and sizes must be approved separately through the Planning Division.
- Mechanical equipment will be roof mounted and screened on all sides.
- All parking stalls are 9' x 19'; handicap stalls are 9' x 19' with an 8' wide access strip. Drive aisles are 25' minimum.
- All proposed utilities to be underground.
- Detention for this site (provided by the Keaton Corporate Park Detention Facility) will be verified with the construction plans to determine what measures, if any, need to be taken to provide sufficient storm water detention for the area(s) built.
- Current property owners: Keaton Corporate Park, LLC
5733 Westwood Drive
Weldon Spring, Missouri 63304-7650
- A Record Plat (Subdivision Plat) will be submitted at a later date for the Re-subdivision of Lot 4 of "Keaton Corporate Park Plat Two."
- This plan proposes the following Site Coverages: Building Area: 0.24 acres = 19%
Paving Areas: 0.52 acres = 42%
Green Space Areas: 0.49 acres = 39%
- No trees exist on this Site.
- No jurisdictional wetlands exist on this Site.
- Parents dropping off / picking up their children will be required to park and enter the building to do so. The parking spaces in front of the building (19 spaces) will be reserved for parent parking. Employee parking will be along the south property line (16 spaces). The parking spaces along PLAYGROUND 1 (8 spaces) may also be used by parents. All parent parking has a pedestrian path (5' sidewalk) from the vehicle front to the entry door. This parking drop off / pick up arrangement is requested to be approved by the Planning and Zoning Commission in lieu of constructing a separate drop off / pick up lane.
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
- All non-reinforced concrete shall be 4,000 p.s.i. at 28 days.
- The asphalt wearing surface course of the parking lot shall be compacted to 98% maximum density.
- All siltation control devices shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
- All proposed fencing requires a separate permit through the Planning Division.
- See the Preliminary Plat titled "Resubdivision of Lots 4 & 5 Keaton Corporate Park Plat Two" for proposed lot geometry associated with neighboring resubdivided lots.
- Roof drains will tie into the proposed storm drainage system.
- No new street lights are proposed as part of this project.
- 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.

A SET OF CONSTRUCTION PLANS FOR BETH ACADEMY

A TRACT OF LAND BEING PART OF LOT 4 OF "KEATON CORPORATE PARK PLAT TWO" SUBDIVISION, PER THE PLAT RECORDED IN P.B. 40, PG. 288; ALSO BEING PROPOSED LOT 4A OF THE "RESUBDIVISION OF LOTS 4 & 5 OF KEATON CORPORATE PARK PLAT TWO" IN U.S. SURVEY 1669, T. 46 N., R. 3 E., SITUATED IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

BENCHMARKS

PROJECT BENCHMARK: RM57 - "Chiseled Square" on the Southwest end of the South headwall of culvert located at the junction of U.S. Highway 40 and Mo. State Hwy. K. Elevation = 529.13

SITE BENCHMARK: Found old iron pipe at the P.C. of the rounding on the right-of-way line of Keaton Corporate Parkway near Keaton Crossing Boulevard. Elevation = 544.33

PLANNING & ZONING COMMISSION REQUIREMENTS AND CONDITIONS OF APPROVAL:

STAFF RECOMMENDATIONS:

- A contribution for the construction of the right turn lane on Highway K onto Keaton Corporate Blvd. in the amount of \$2,259.89 will have to be made prior to approval of the construction plans.
 - The ingress/egress maintenance between 4A and 4C shall be established by easements.
 - The future entrances to lots 4C and 5 shown on Preliminary Plat dated March 17, 2010 are not approved with this action.
- MUNICIPAL CODE REQUIREMENTS:**
- Provide a handicapped ramp for the sidewalk located adjacent to the trash enclosure.
 - Show the striping on Keaton Crossing Blvd.
 - Show the sight triangle easement and provide sight distance detail.
 - Enlarge the raised island in the northern entrance and provide a detail of that island.
 - Make the base on all pages match.
 - Provide pedestrian connections from the perimeter sidewalks to the building entrance.
 - Adjust note 316 to reflect the correct size parking stalls: "The handicapped accessible parking spaces shall be reconfigured so they have the same 9' x 19' dimensions as a typical parking space. The adjacent access lane shall be striped according to use: 5 feet for standard spaces; and 8 feet wide for van accessible spaces.

- City of O'Fallon construction work hours per City Ordinance # 3249 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, and 7:00 A.M. to 8:00 P.M. Saturday and Sunday
- The area of land disturbed is 1.34 acres
- The estimated sanitary flow in gallons per day is 2,295.

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

DRAWING INDEX

- COVER SHEET
- O'FALLON REQUIRED NOTES
- PROJECT NOTES
- FLAT PLAN
- GRADING PLAN
- STORM SEWER PROFILES & DETAILS
- DRAINAGE AREA MAP - PROPOSED
- DRAINAGE AREA MAP - EXISTING
- LANDSCAPE PLAN
- DETAILS
- 10-13
- 14 (PH-1) PHOTOMETRICS (BY OTHERS)

UTILITY CONTACTS

SANITARY SEWER
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

WATER
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 Street
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 Drive
Wentzville, MO. 63385
636-332-7261

FIRE DEPARTMENT
Cottleville Community Fire Protection District
1385 Motherhead Road
St. Charles, MO. 63304
636-447-6655

PROJECT TITLE:
BETH ACADEMY
COVER SHEET

7/30/10 2 100% COMMENTS
7/15/10 1 100% COMMENTS
DATE: NO. 1
REVISION:
MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Portwest Court, St. Charles, Missouri 63303
Telephone: (636) 916-0444
Fax: (636) 916-3444
CERTIFICATE OF AUTHORITY: MISSOURI LAND SURVEYING LS-294-0
DATE: 04/10/10
DRAWN: J.R.S.
CHECKED: J.R.S.
PROJECT NO.: 10-1118
SHEET NO.: 10-1118

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



JEFFREY R. SMITH, P.E.
MO. P.E. # E-2001004672

PREPARED FOR:
BETH HOLDINGS, LLC
MR. DAVID BETH
322 COUNTRY MEADOWS DRIVE
ST. CHARLES, MISSOURI 63303
TELEPHONE: 314-614-2207
FAX: 314-553-5078
E-mail: dbeth01@sbcglobal.net

P & Z No.
00-27.17.02 - 4/1/10
City No.

Page No. **1**



Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.