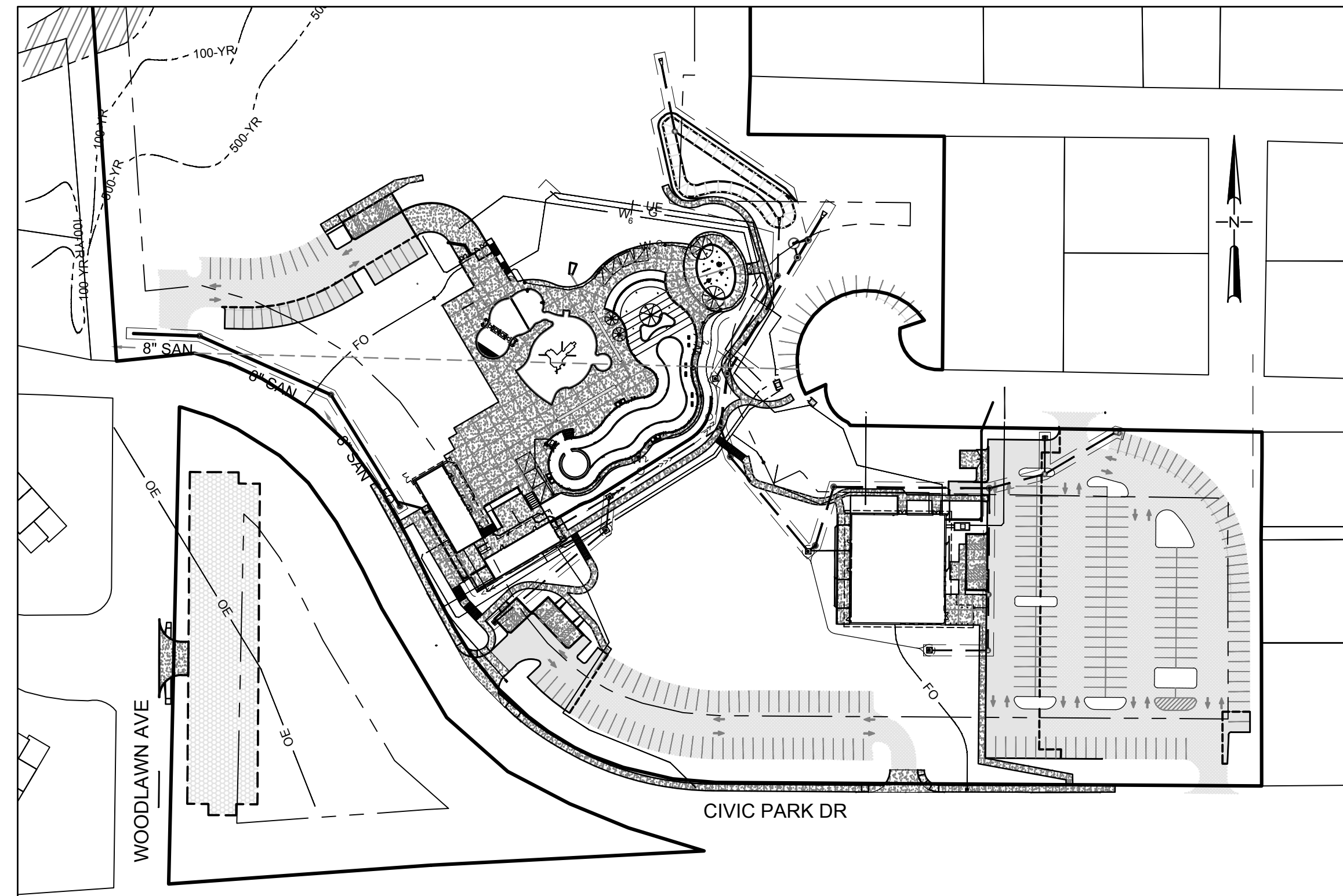
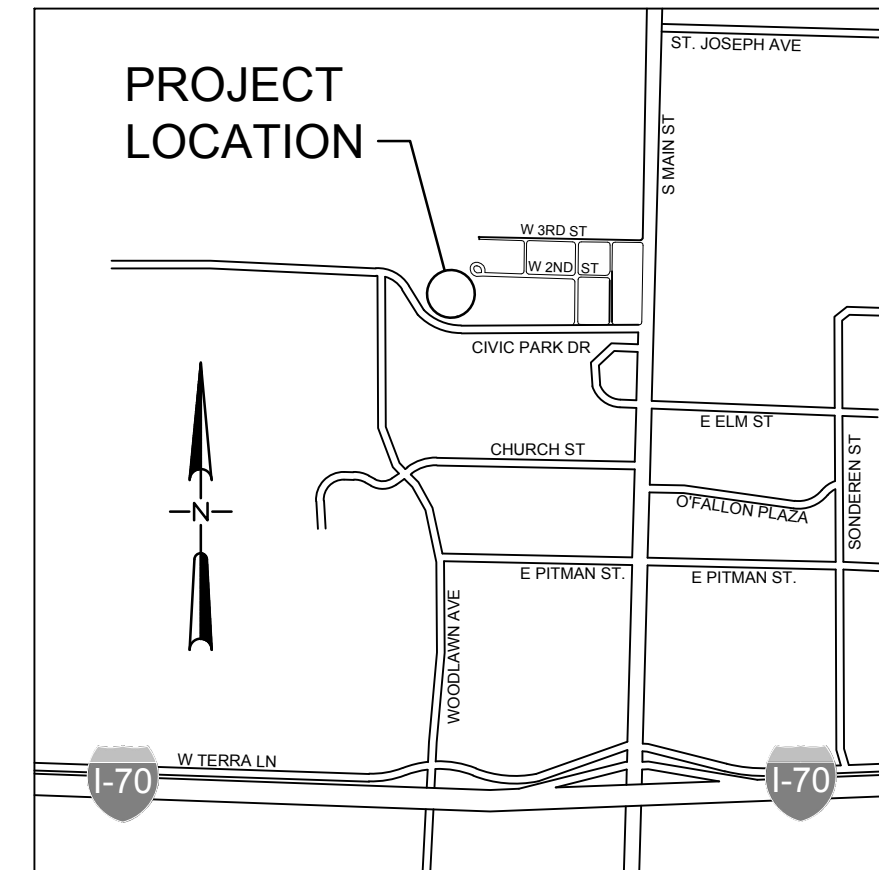


A SET OF CONSTRUCTION PLANS FOR CIVIC PARK IMPROVEMENTS



Plan View



Locator Map

PLANNING + ZONING AND VARIANCE APPROVALS:			
PLANNING + ZONING	#14-17	APPROVAL DATE:	6/1/17 SITE PLAN
BOARD OF ADJUSTMENTS	#BA-V-17-08	APPROVAL DATE:	4/12/17 FRONT YARD SET BACK
	#BA-V-17-13	APPROVAL DATE:	6/14/17 TRASH ENCLOSURE SET BACK

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C0-00	COVER
C0-01	DEMOLITION PLAN
C1-01	OVERALL CIVIL SITE PLAN
C1-02	DIMENSIONED SITE PLAN
C1-03	DIMENSIONED SITE PLAN
C1-04	DIMENSIONED SITE PLAN
C1-05	DIMENSIONED SITE PLAN
C2-01	OVERALL CIVIL GRADING PLAN
C2-02	CIVIL GRADING AND PERMANENT BMP PLAN
C2-03	CIVIL GRADING AND PERMANENT BMP PLAN
C2-04	CIVIL GRADING AND PERMANENT BMP PLAN
C2-05	CIVIL GRADING AND PERMANENT BMP PLAN
C3-01	CIVIL SITE UTILITY PLAN
C3-02	CIVIL SITE PROFILES
C3-03	CIVIL SITE PROFILES
C3-04	CIVIL SITE PROFILES
C3-05	CIVIL SITE PROFILES
C4-01	CIVIL SITE DETAILS
C4-02	CIVIL SITE DETAILS
C4-03	CIVIL SITE DETAILS
C4-04	CIVIL SITE DETAILS
C4-05	CIVIL SITE DETAILS
C4-06	CIVIL SITE DETAILS
C4-07	CIVIL SITE DETAILS
C4-08	CIVIL SITE DETAILS
C5-01	SWPPP PLAN
C5-02	EXISTING DRAINAGE AREA MAP
C5-03	PROPOSED DRAINAGE AREA MAP
C5-04	DETENTION DRAINAGE AREA MAP
C5-05	SWPPP DETAILS
C5-06	SWPPP DETAILS

BENCH MARKS

SEE SITE PLAN

SITE

SEE SITE PLAN

LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE	—P—	—P—
COMMUNICATIONS CONDUIT OR CABLE (ABOVE/BELOW GRADE)	—T—	—T—
CABLE TV CONDUIT OR CABLE (ABOVE/BELOW GRADE)	—UT—	—UT—
ELECTRIC CONDUIT OR CABLE (ABOVE/BELOW GRADE)	—UE—	—UE—
GAS MAIN	—G—	—G—
UTILITY POLE (TYPE SPECIFIED)	—PP—	—PP—
GUY WIRE	—GW—	—GW—
UTILITY MANHOLE (TYPE SPECIFIED)	—M—	—M—
UTILITY ACCESS BOX (TYPE SPECIFIED)	—IB—	—IB—
STREET LIGHT	—SL—	—SL—
UTILITY METER (TYPE SPECIFIED)	—UM—	—UM—
UTILITY VALVE (TYPE SPECIFIED)	—UV—	—UV—
FIRE HYDRANT	—FH—	—FH—
STORM SEWER DESIGNATION	—SS—	—SS—
STORM SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)	—EX 18" RCP—	—18" RCP—
STREET OR AREA INLET	—SI—	—SI—
GRATED INLET	—GI—	—GI—
STORM SEWER MANHOLE	—SM—	—SM—
FLAIED END SECTION	—FES—	—FES—
DRAINAGE V-DITCH	—VD—	—VD—
DRAINAGE FLAT BOTTOM DITCH	—FBD—	—FBD—
SANITARY SEWER DESIGNATION	—SS—	—SS—
SANITARY SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)	—EX 8" PVC—	—8" PVC—
SANITARY SEWER MANHOLE	—SM—	—SM—
CHAIN LINK FENCE	—CLF—	—CLF—
STEEL OR ALUMINUM FENCE	—SAF—	—SAF—
WOOD OR VINYL FENCE	—WVF—	—WVF—
TREE (SIZE SPECIFIED)	—T24—	—T24—
BUSH (SIZE SPECIFIED)	—B8—	—B8—
FLAGPOLE	—FP—	—FP—
MAILBOX	—MB—	—MB—
STREET SIGN	—SS—	—SS—
UMBRELLA FRAME	—UF—	—UF—
ASPHALT PAVEMENT	—A—	—A—
CONCRETE PAVEMENT	—C—	—C—
MILL AND OVERLAY	—MO—	—MO—
EXISTING ASPHALT	—EA—	—EA—
GRASS PAVERS	—GP—	—GP—

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

- PROVIDE ADDITIONAL DETAILS ON THE PROPOSED PLAYGROUND REGARDING WHETHER THIS IS A RELOCATION OF EXISTING EQUIPMENT OR NEW FEATURES.
- WORK WITH STAFF ON THE CONFIGURATION OF THE ENTRANCE OF THE PROPOSED WOODLAWN AVENUE PARKING LOT.
- THE BATHHOUSE AND CONCESSION STAND SHOWN ON THE SITE PLAN DO NOT MATCH THE BUILDING ELEVATIONS, WHICH SHOWS A BREEZEWAY CONNECTING THE TWO BUILDINGS. WORK WITH CITY STAFF TO RESOLVE THE DISCREPANCY ON THE PLAN. IF THERE IS AN ADDITIONAL ENCROACHMENT INTO THE BUILDING SETBACK, A VARIANCE WILL BE REQUIRED.
- THE TRASH ENCLOSURE IS ENCRUCHING OVER THE 60 FOOT FRONT YARD BUILDING SETBACK BY APPROXIMATELY FORTY FEET. THE STRUCTURE SHALL BE MOVED TO MEET THE SETBACK OR A VARIANCE WILL BE REQUIRED.
- PROVIDE PARKING LOT LANDSCAPING IN PLACE OF THE PROVIDED AREAS WITH PAINTED STRIPING.
- THE CONCRETE WALK NEAR THE WESTERN ENTRANCE OF THE MIDDLE PARKING LOT IS SHOWN CONNECTING AT THE RAMP LOCATION. WORK WITH STAFF ON THIS CONFIGURATION.

Utility Contacts

Sanitary Sewers

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

~~De Witt Creek Sanitary District
3550 Highland
O'Fallon, MO. 63366
636-441-1244~~

Water

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

~~Missouri American Water Co.
727 Chestnut
St. Louis, MO. 63141
314-430-0820~~

~~Rocky Mountain Water Supply District No. 2
P.O. Box 442
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

Electric

~~Cooper River Electric Co.
P.O. Box 440
Troy, MO. 63570-0460
636-392-3709~~

~~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 District

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

~~Wentzville Fire District
209 West Main Blvd.
Wentzville, MO. 63385~~

~~Wentzville Fire Protection District
1365 West Main Blvd.
St. Charles, MO. 63304
636-477-6655~~

* 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 .212 ACRES. The area of land disturbance is .1083 ACRES
Number of proposed lots is 1
Building setback information: Front 60'
Side 30'
Rear 50'

* The estimated sanitary flow in gallons per day is _____
* Parking calculations
SEE SITE PLAN

* Tree preservation calculations
SEE SITE PLAN

CITY APPROVAL OF ANY CONSTRUCTION SITE PLAN DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

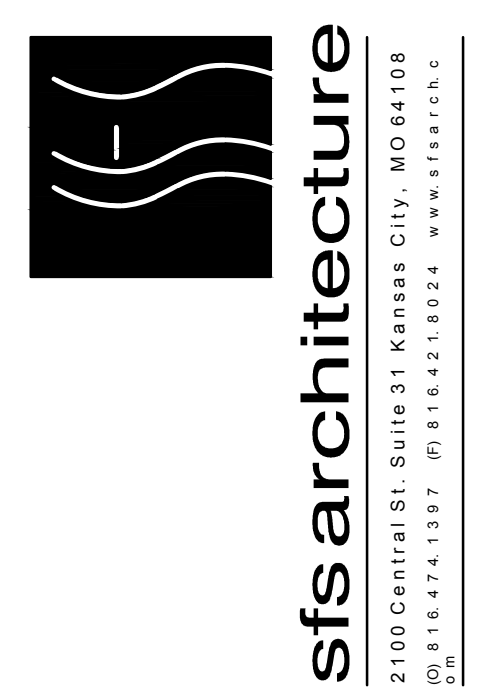
ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THEY SHALL MAKE SUCH CHANGES AT THEIR OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE 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 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 INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

This plan is Conditionally Approved

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Gyannice Dhanle* DATE: 10/03/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

CIVIC PARK IMPROVEMENTS
O'Fallon Parks and Rec
Civic Park, O'Fallon,
Missouri



ANTHONY J. GIRONDO III, P.E.
(E-2007031087)
MISSOURI ARCHITECTURAL
CORPORATION CERTIFICATE NO. 000216
MISSOURI PROFESSIONAL ENGINEERING
CORPORATION CERTIFICATE NO. 00025
MISSOURI PROFESSIONAL LAND SURVEY
CORPORATION CERTIFICATE NO. 000078

Developer / Owner Information
CITY OF O'FALLON PARKS DEPARTMENT
100 N. MAIN STREET,
O'FALLON, MO 63366
PHONE: 636-379-5606

P+Z No. 14-17
Approval Date:
City No.

Page No.
C0-00