

ABBREVIATIONS

AI	- Area Inlet	Gr MH	- Grate Manhole
Al	- Area Inlet	L	- Length of Curve
Asph Lot	- Asphalt Lot	Lt	- Street Light
B/B	- Back to Back	MH	- Manhole
Bk	- Break	MH	- Manhole
C-Pvmt	- Concrete Pavement	MHTD R/W Mkr	- MHTD R/W Marker
CB	- Catch Basin	N/F	- Now or Formerly
CB	- Catch Basin	Nail	- Set 60d Nail
CI	- Curb Inlet	OHE	- Overhead Electric
CMP	- Corrugated Metal Pipe	OHE&T	- Overhead Electric & Telephone
CO	- Cleanout	OS	- Outfall Structure
CP	- Concrete Pipe	PS	- Plat Book
CTV	- Cable Television	PG	- Page
ChB	- Chord Bearing	PL	- Property Line
Conc	- Concrete	PVC	- Polyvinyl Chloride Pipe
Cor	- Corner	R	- Radius
DB	- Deed Book	R/W	- Right of Way
DCB	- Double Catch Basin	RCP	- Reinforced Concrete Pipe
DCB	- Double Catch Basin	Roll Cb	- Rolled Curb
DFL(N)	- Drop FL from North	SS	- Side Station
DIP	- Ductile Iron Pipe	San MH	- Sanitary Manhole
Ditch	- Ditch	Sig Box IG	- Signal Control Box-Inground
E	- Electric	Sm	- Small
E	- Edge	T JB	- Telephone Junction Box
F/F	- Face to Face	TB	- Top of Bank
FES	- Flared End Section	TBR	- To Be Removed
FF	- Finish Floor	TBR&R	- To Be Removed & Replaced
FH	- Fire Hydrant	TBRel	- To Be Relocated
FL	- Flowline	TC	- Top Curb
FL 12"	- Flowline 12 In	TS	- Toe of Slope
FL 18"	- Flowline 18 In	Trans Pad	- Transformer Pad
FL 48"	- Flowline 48 In	Typ	- Typical
FS	- FS Station	UGE	- Underground Electric
Fd C IP	- Found Capped Iron Pipe	UGFO	- Underground Fiber Optic
Fd Cross	- Found Cross	UGT	- Underground Telephone
Fd IP	- Found Iron Pipe	UIP	- Use In Place
Fen	- Privacy Fence	VCP	- Vitrified Clay Pipe
GI	- Grate Inlet	W	- Water Service
GI	- Grate Inlet	WV	- Water Valve

LEGEND



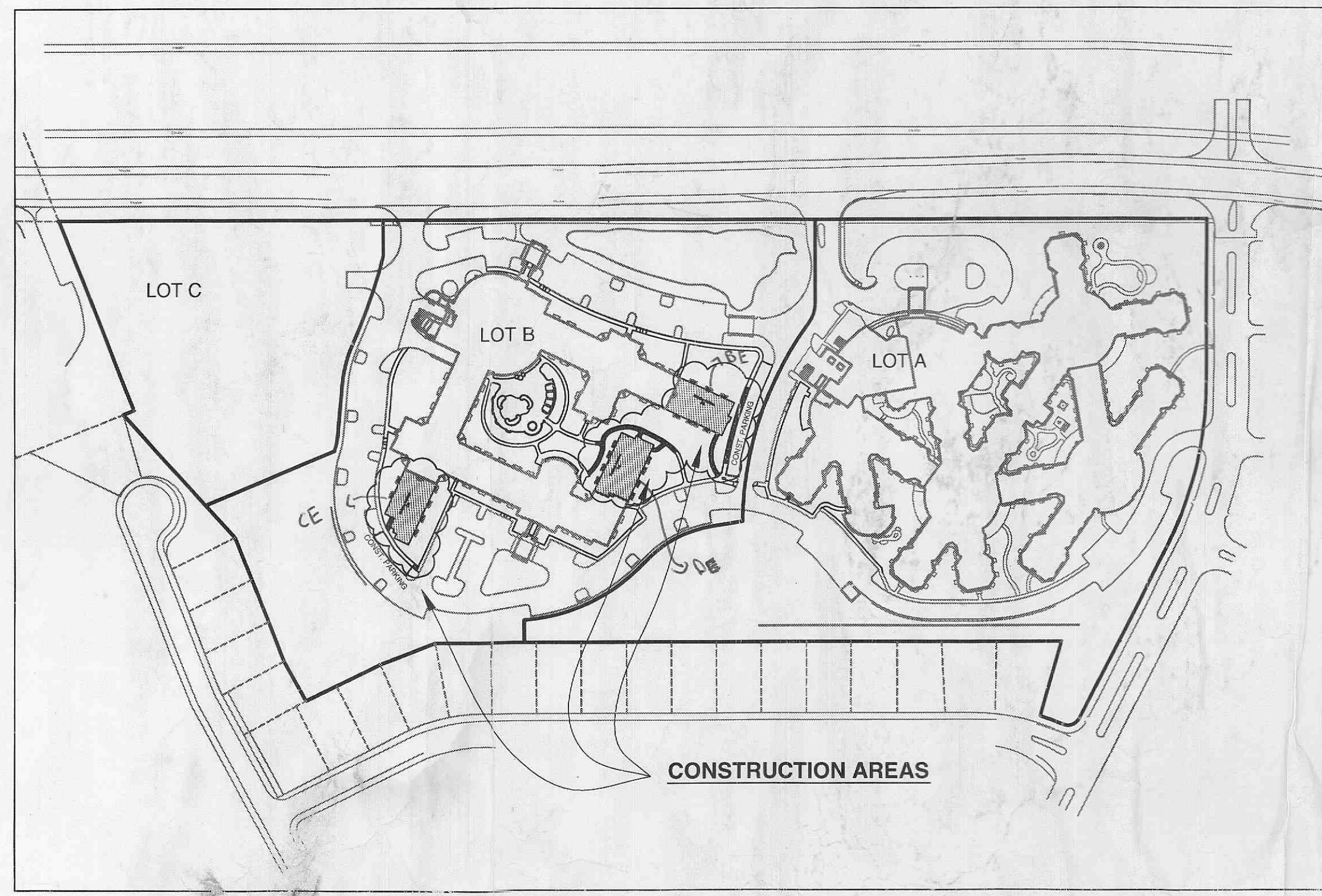
OWNER INFORMATION:

DELMAR GARDENS ENTERPRISES
14805 North Outer 40 Road, Suite 300
Chesterfield, MO 63017

Contact Name: Ron Dierker
636-733-7000 v
636-733-7010 f

PLANNING AND ZONING DEPARTMENT
FILE NO. 5001-08.01
APPROVED DECEMBER 5, 2013

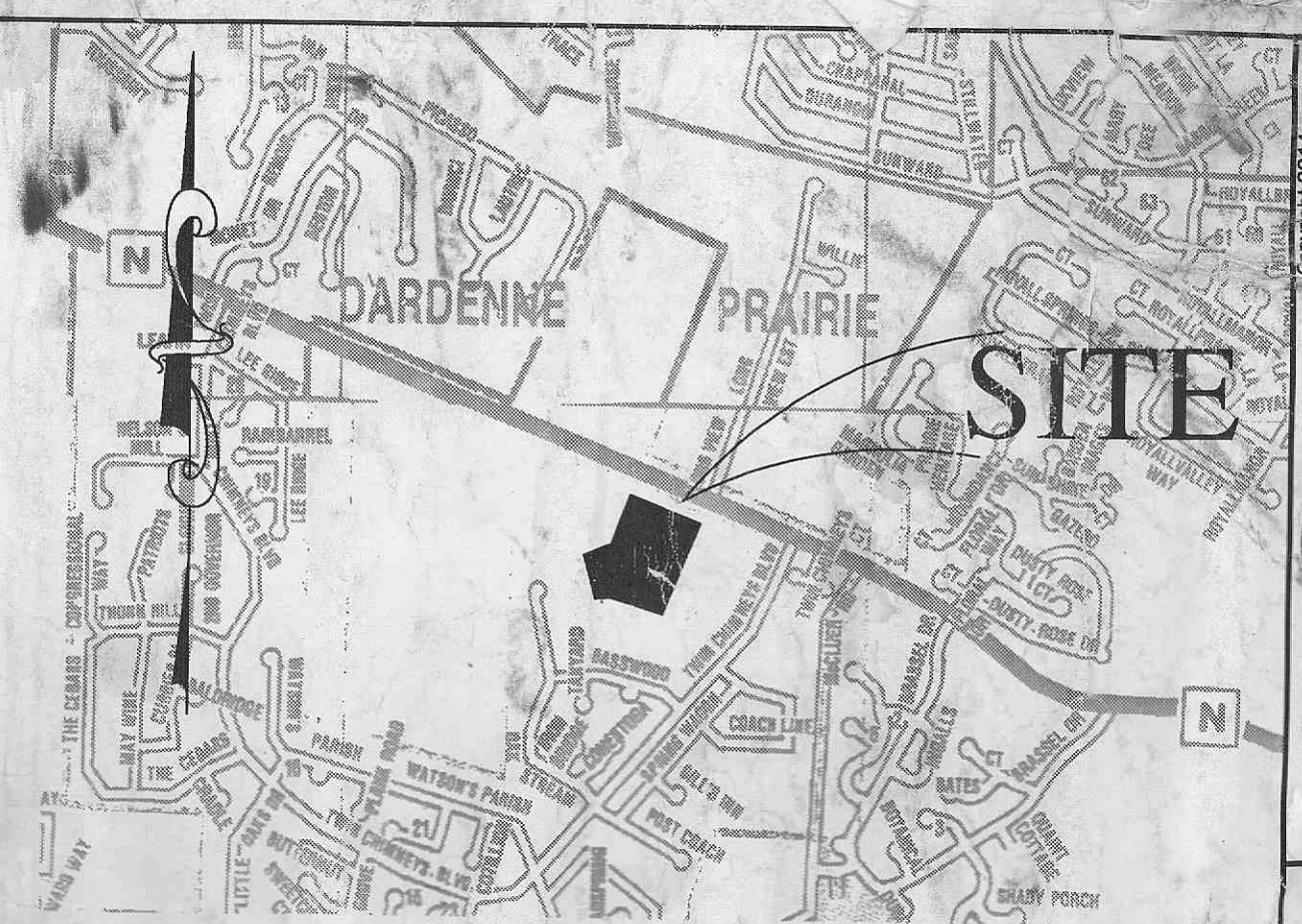
**SITE IMPROVEMENT PLANS
FOR
GARDEN VILLAS OF O'FALLON**



**Conditions of Approval From
Planning and Zoning**

- The bottom of accessible fine sign shall be at least five feet above the finished grade.
- Indicate the proposed density for Lot B as a note on the Construction Plans.

29 - Downspouts on Buildings
9 - Bulldy CE
10 - Bulldy DE
10 - Bulldy BE



LOCATION MAP
NO SCALE

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: AS DATE: 4-30-14
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

SITE SPECIFIC NOTES

- Site addresses shown are on South Outer 364, O'Fallon, Missouri 63304.
- Area of LOT B - 10.1 Acres
- Existing Zoning C-O Office District w/CUP
- Proposed Uses: Independent/Assisted Living Housing.
- Dimensions shown on plan are to back of curb, unless otherwise noted.
- Sidewalks shown on plan shall be constructed on a minimum of four (4") inches of Type 1 aggregate base course.
- Paint used for pavement striping shall be Sherwin-Williams "Pro-Mar" Traffic Marking Paint, Series B29.Y.2 or Glidden Traffic Paint #63228. Color of paint shall be white.
- Traffic signage shown shall conform to standards established by the Federal Highway Administration in their "Manual on Uniform Traffic Control Devices" or MoDOT, whichever is more stringent. Signs installed in concrete pavement shall be installed using 3" diameter by 12" long sleeves and non-shrink grout.
- Site paving contractor shall be responsible for furnishing and installing traffic control and informational signage, and pavement striping.
- All curb shall be vertical concrete curb unless otherwise noted. Curb radii shall be 5 feet unless otherwise noted.
- Contractor shall guarantee paving for one year after final completion of construction against settlement, low spots or raveling out of surface. Make any repairs necessary during guarantee period to maintain, paving in original condition, including cost of repaving within repaired areas. Repairs shall include but not be limited to removing defective paving and replacing with new paving. (No overlays will be allowed).
- See Architectural drawings for all building dimensions, service connections, fence details, special pavement sections and pavement jointing patterns, etc.
- See Electrical drawings for removal of existing facilities and construction of new site improvements.
- See Landscape drawings for removal of existing materials and placement of new plants.
- Site is served by the following:
Duckett Creek Sanitary District
Ameron U.E. Electric Co.
Laclede Gas Co.
Public Water Supply District No. 2 of St. Charles
Centurylink Telephone Co.
Fort Zumwalt School District
O'Fallon Fire Protection District
City of O'Fallon
Contractor shall contact all agencies for utility locates prior to construction.
- Parking Required:
Independent Living Unit (145 units) 0.5 spaces per unit 73 required
Assisted Living Unit (75 units) 0.2 spaces per unit 16 required
Employee (40) 1 space per 2 employees 20 required
Shuttle Bus (1) 1 space per bus 1 required
Total Required 110
Total Provided 222
Total Handicap Spaces Required = 7
Total Handicap Spaces Provided = 8
- Site Coverage Calculations
Building Coverage 19%
Pavement Coverage 34%
Total Site Coverage 53%
Green Space 47%
- Site Density Calculations
Existing Independent Living Units 106 apartments
Existing Assisted Living Units 52 apartments
Proposed Independent Living Units 39 apartments
Proposed Assisted Living Units 24 apartments
Total Living Units 221 apartments
Lot B area - 10.102 acres
Density - 21.9 units per acre

Utility Contacts

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

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
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 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

Public Water Supply District No. 2
P.O. Box 9671
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
Centurylink Electric Co.
P.O. Box 168
Troy, MO. 63790-0168
636-332-3709

Ameron UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8512

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone
Centurylink
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 Pecos Blvd.
Wentzville, MO. 63385

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO. 63004
636-447-6655

SHEET INDEX:

- C-1.1 COVER SHEET
- C-1.2 NOTES
- C-3 BUILDING CE DEMOLITION PLAN AND SITE PLAN
- C-4 BUILDING BE AND DE DEMOLITION PLAN
- C-5 SEWER PROFILES
- C-6 DETAILS
- C-7 STORM SEWER DETAILS
- C-8 DUCKETT CREEK STANDARD DETAILS

Gary Hult Kesha
314-715-7155

Pat Daugherty
314-581-7521

Jeanne Heisse
636-247-4957

KADEEN CONST.
MATT BREEZE
636-305-0099

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

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

Call Before you DIG
Dial 811 or TOLL FREE
1-800-344-7483
moCall.com
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

MoDOT does not participate in the Dig-Rite program.
MoDOT Utilities (314) 340-4100
* Fiber Optics may be present.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & 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.

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11805 ST. LOUIS, MISSOURI 63046
(314) 866-8888 FAX: (314) 866-8888
11000 S. University, Prof. Engineering 400007 & Prof. Surveying 800074
11000 S. University & Prof. Eng. 400007 & Prof. Surveying 800074

REVISIONS	ADDENDUM #1	ADDENDUM #2	ADDENDUM #3	ADDENDUM #4	ADDENDUM #5	ADDENDUM #6	ADDENDUM #7	ADDENDUM #8	ADDENDUM #9	ADDENDUM #10
1	02-07-14	02-11-14	03-19-14							
2										
3										

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PLOT DATE: 03/09/14 12:28 PM BY: ERD

DELMAR GARDENS ENTERPRISES, INC.
14805 N. Outer 40
Chesterfield, MO 63017
636-733-7000
COVER SHEET

DELMAR GARDENS ENTERPRISES, INC.
14805 N. Outer 40
Chesterfield, MO 63017
636-733-7000
COVER SHEET

EDWARD R. DABLER, JR.
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NUMBER E-20441

Designed _____
Drawn _____
Checked _____
Date 01-24-14

Project Number 00228.17
Sheet Number C-1.1 of 9