

A SET OF CONSTRUCTION PLANS FOR

KNIGHTS OF COLUMBUS

OF COLUMBUS

IN SERVICE TO ONE. IN SERVICE TO ALL.



Benchmarks:

NGS Designation - F-149 - Elev. 542.89, standard tablet stamped F 149 1935, top concrete post 40' East of Main Street centerline, 30' North of centerline of main tracks.

Site Benchmark 1 - Elev. 508.80, top of iron pipe at the Northwest corner of site.

Site Benchmark 2 - Elev. 516.65, top of iron pipe at the Southwest corner of 221 Second Street.

Flood Map:

F.I.R.M. Panel Number - 29183C0230G
Flood Zone - X
Latest Revision Date - 01/20/2016

Parking:

Requirement: (1) space per 100 s.f. of floor area

7,390 s.f./100 = 73.9
Total Spaces Required = 74
Total Spaces Provided = 94

- Parking Agreement = 70
- Knights of Columbus (existing) = 14
- Knights of Columbus (proposed) = 10

Accessible Spaces:

- (4) required, (6) total provided (4 new)
- Van Accessible: (1) required, (2) total provided (2 new)

SHEET NO:	SHEET TITLE
C0	COVER SHEET & NOTES
C1	COMMERCIAL NOTES
C2	EXISTING CONDITIONS
C3	DEMOLITION PLAN
C4	SITE PLAN
C5	GRADING PLAN
C6	EXISTING DRAINAGE AREA PLAN
C7	PROPOSED GRADING AREA PLAN
C8	SWPPP PLAN
C9	EROSION DETAILS
C10	STORM SEWER PROFILE
C11	STORM & SANITARY DETAILS
C12	WATER DETAILS 1
C13	WATER DETAILS 2
C14	PAVEMENT DETAILS COMMERCIAL 1
C15	PAVEMENT DETAILS COMMERCIAL 2
C16	CONSTRUCTION DETAILS SHEET 1
C17	CONSTRUCTION DETAILS SHEET 2
C18	TRASH GUARD BMP DETAILS

Legend

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
⊕	FIRE HYDRANT
⊕	GRATE INLET
⊕	GAS VALVE
GV	GAS VALVE
G.W.	GUY WIRE
⊕	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
U.M.H.	UTILITY MANHOLE
⊕	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
⊕	WATER METER
W.V.	WATER VALVE
⊕	YARD LIGHT
-G-	GAS LINE
-OU-	OVERHEAD UTILITIES
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED AND REPLACED
UIP	USE IN PLACE
TBR&RBO	TO BE REMOVED AND REPLACED BY OTHERS
TC	TOP OF CURB
G	GUTTER

DISCLAIMER

VOLZ INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZE TO DO SO BY THE OWNER OR CONTRACTOR.

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

WORK MISSOURI ONE-CALL 1-800-344-7483

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Shavelle DATE: 09/25/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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 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 1.287 Ac.
The area of land disturbance is 0.435 Ac.
Number of proposed lots is N/A
Building setback information. Front 25 FT
Side 10 FT
Rear 25 FT

* The estimated sanitary flow in gallons per day is 100

* Parking calculations

* Tree preservation calculations

Legal Description

A tract of land being Lots 1, 2, 3, 4 and 5 in Block 7 of "Arnold Krekel's Addition to the City of O'Fallon" according to the plat recorded in Plat Book 8 page 49 of the St. Charles County Records, in Section 20, Township 47 North - Range 3 East, City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West line of Lincoln Street, 50 feet wide, with the North line of Second Street, 50 feet wide, said point being the Southeast corner of said Lot 4; thence Westwardly, along said North line of Second Street, 50 feet wide, North 89 degrees 46 minutes 40 seconds West 214.80 feet to the West line of said Lot 5; thence Northwardly along said West line of Lot 5 North 00 degrees 15 minutes 00 seconds East 104.70 feet to the South line of said Lot 1; thence Westwardly along said South line of Lot 1 North 89 degrees 46 minutes 40 seconds West 105.00 feet to the East line of Park Street, 50 feet wide; thence Northwardly along said East line of Park Street, 50 feet wide, North 00 degrees 15 minutes 00 seconds East 105.00 feet to the South line of Second Street, 50 feet wide; thence Eastwardly along said South line of Second Street, 50 feet wide, South 89 degrees 46 minutes 40 seconds East 319.80 feet to the aforementioned West line of Lincoln Street, 50 feet wide; thence Southwardly along said West line of Lincoln Street, 50 feet wide, South 00 degrees 15 minutes 00 seconds West 209.70 feet to the point of beginning and containing 1.287 Acres

Conditions of Approval From Planning and Zoning

180 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
636-341-2000
FACSIMILE 636-341-4144
www.ofallon.mo.us

Jeff Atkins
Vice President
1818 Indian Head Industrial Blvd.
St. Louis, MO 63132

RE: (17-011060) Request for Consideration and Motion for Action on a Site Plan for 202 W. Third Street - Knights of Columbus, existing owner: proposed user: renovation of existing building and parking lot addition (Ward 5)

Dear Mr. Atkins:

On January 6, 2018, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following staff recommendations being met:

- The final enclosures shall be submitted to the Planning and Zoning Commission. The developer shall work with staff on this issue during the Construction Plan phase of the project.
- Approval from the Fire District shall be provided prior to Construction Plan Approval.
- The Construction Plans shall address the Municipal Code requirements listed above.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

- All signage shall be reviewed and approved under a separate permitting process.
- Provide a 36 inch wide entrance per the Code.
- The accessible sign shall have a 60x300 inch sign. Also, the sign shall be 5 feet from grade. Review the details as necessary.
- The developer shall indicate how detention requirements will be met.
- Provide accessible ramps where the sidewalks intersect with the streets.

Please Note:

- The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within each time Construction Plans or Building Permits for any proposed work authorized under the site plan approval has been issued.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff.
- The application is available on the City's website via www.ofallon.mo.us (City Department, Public Works, Engineering) through the Online Permitting, Licensing, and Enforcement (OPLE) system.
- The appropriate fee schedule will need to be reviewed and approved.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plans.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

www.ofallon.mo.us/CommunityDevelopment/Planning

If you have questions about the above, feel free to contact my office at 636-379-5544.

Sincerely,
David S. Woods
David S. Woods, AICP
Director of Planning and Development

TLC:
C: Jeff Schaefer, Assistant City Engineer
City of O'Fallon, 202 W. 3rd Street, O'Fallon, MO 63366

Utility Contacts

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

~~Wickett 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
636-430-0820~~

~~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 St.
O'Fallon, MO. 63366
636-281-2858

~~Osage River Electric Co.
P.O. Box 60
Troy, MO. 63379-0160
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 Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

~~Wentzville Fire District
209 West Osage Blvd.
Wentzville, MO. 63386~~

~~Wentzville Fire Protection District
1385 Mathews Rd.
St. Charles, MO. 63304
636-447-6655~~

REVISED
#1 - 06/12/18
#2 - 08/09/18

PROJECT TITLE
KNIGHTS OF COLUMBUS - O'FALLON

ENGINEERING COMPANY'S INFORMATION
VOLZ Incorporated
ENGINEERS LAND PLANNING LAND SURVEYING TRANSPORTATION CONST. MANAGEMENT
10949 Indian Head Ind. Blvd.
St. Louis, Missouri 63132
314.426.6212 Main
314.490.1250 Fax
www.volzinc.com
Authority #203

ORDER # 11344
ENGINEER SIGNATURE BLOCK

Ryan L. Holmes
Professional Engineer
PE-2017018988

DEVELOPER / OWNER INFORMATION:
Knights of Columbus - O'Fallon
202 W. 3rd St.
O'Fallon, MO 63366

P&Z NO. 17-011060

CITY NO.

DATE: 02/16/2018

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COVER SHEET & NOTES