

CONSTRUCTION PLANS FOR
La Carreta
A TRACT OF LAND BEING PART OF
AND PART OF SECTION 28,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

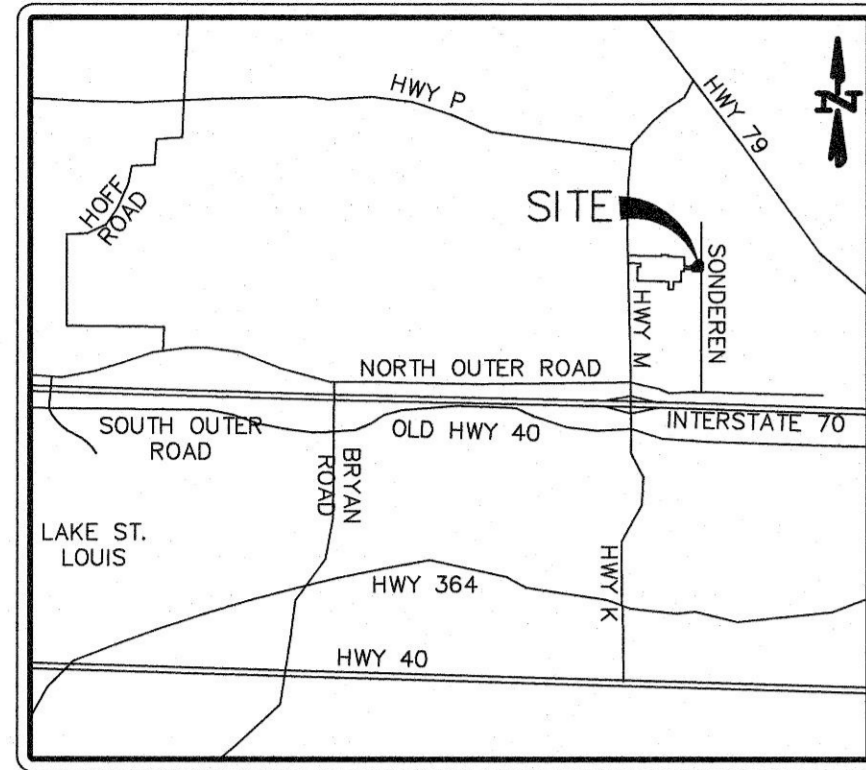
APPROVED

Jamie Greenlee

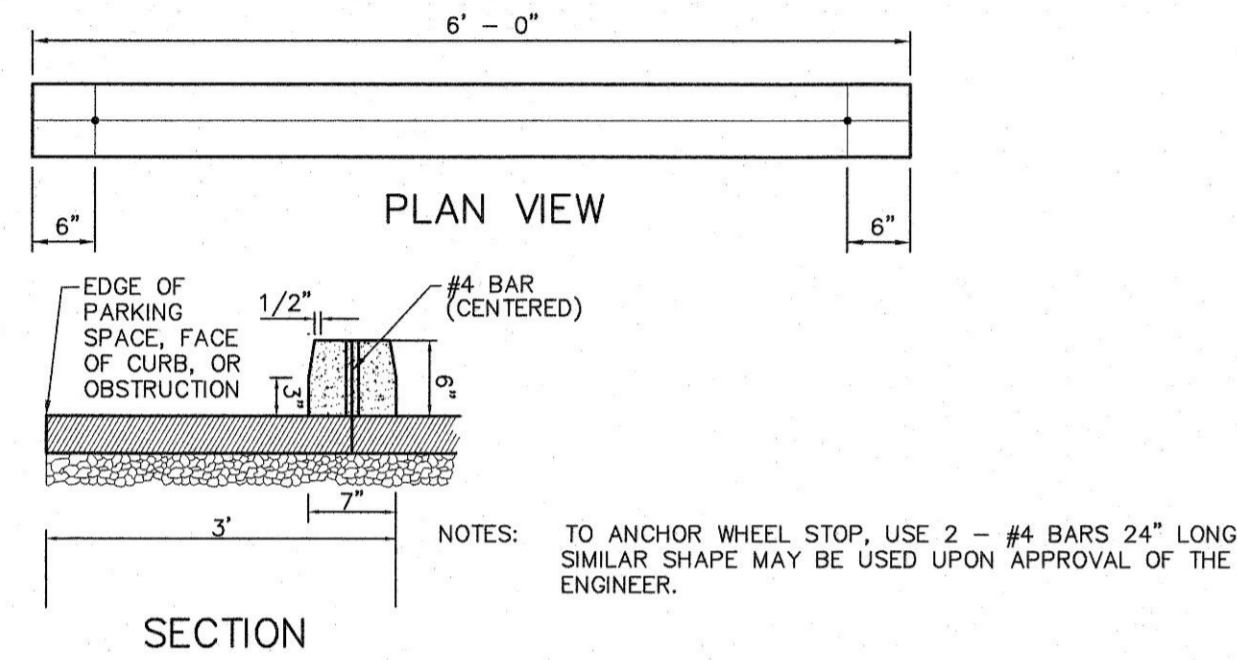
09/16/2020

SHEET INDEX

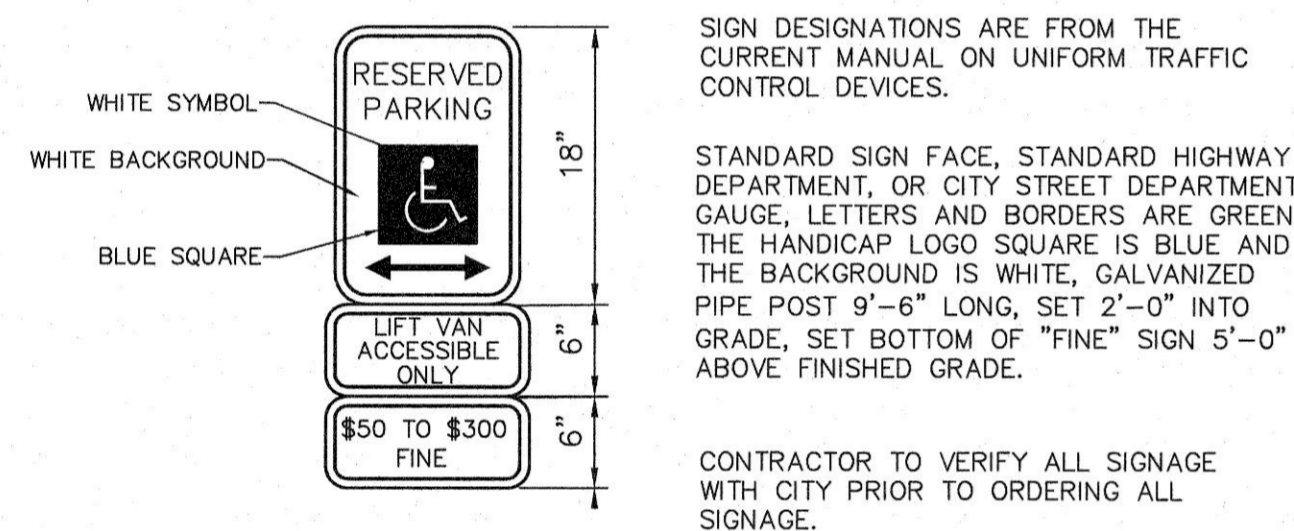
- 1 COVER SHEET & SITE PLAN
- 2 DEVELOPMENT NOTES
- 3 EROSION CONTROL DETAILS
- 4 SWPPP



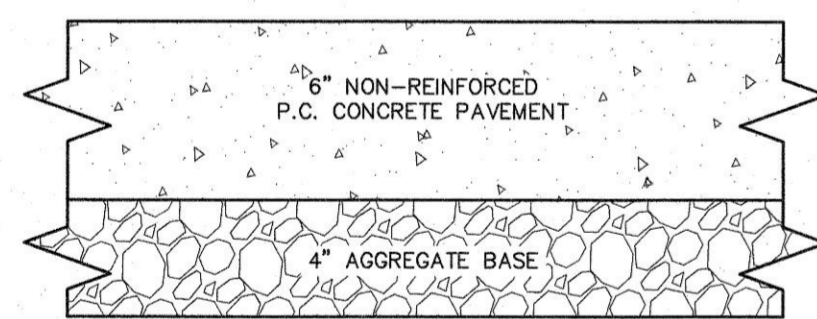
LOCATION MAP
NOT TO SCALE



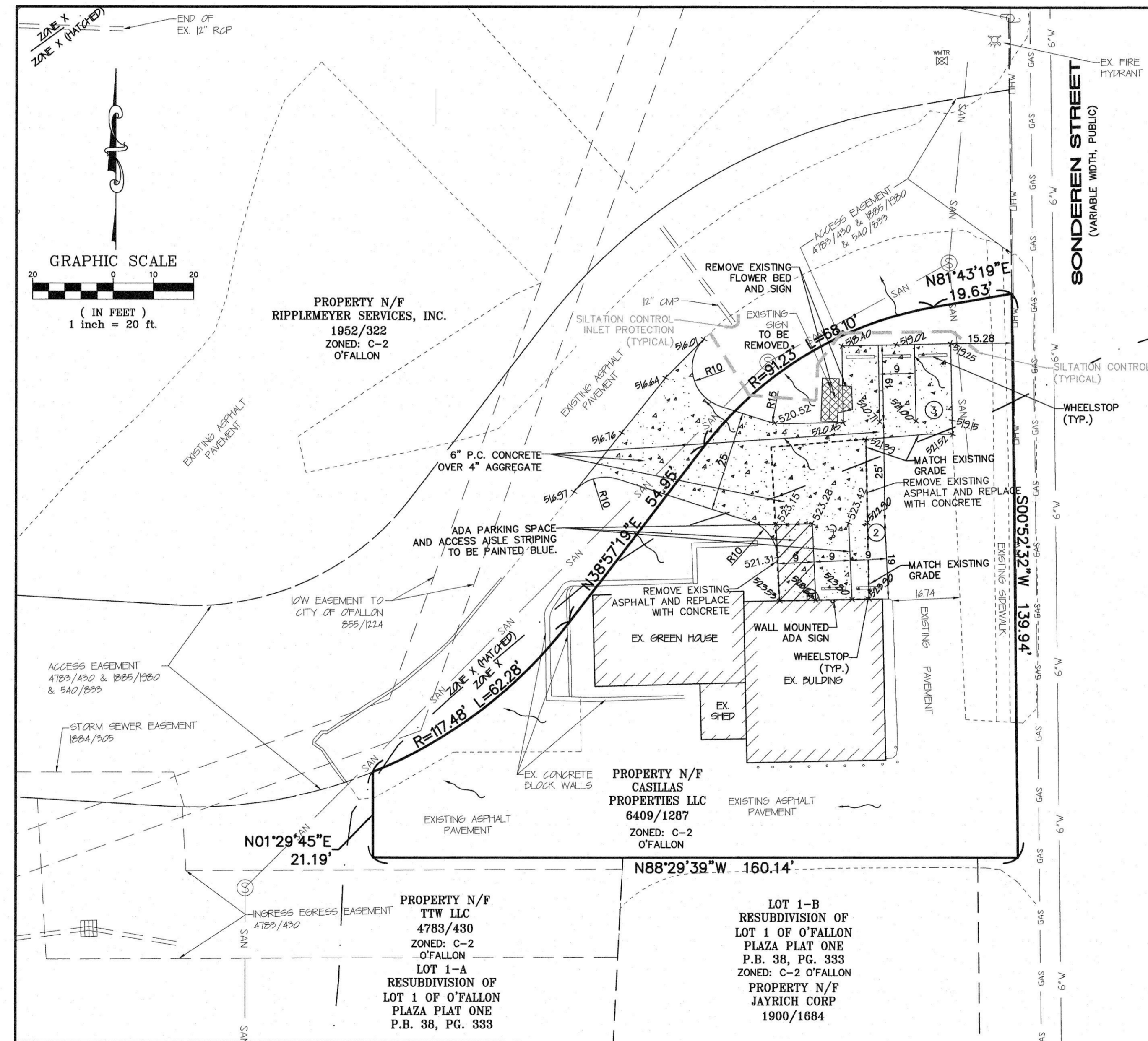
PRECAST CONCRETE WHEELSTOP



WALL MOUNTED ACCESSIBLE VAN PARKING SIGN
NOT TO SCALE



CONCRETE PAVEMENT DETAIL
NOT TO SCALE



DEVELOPMENT NOTES

- AREA OF TRACT: 14,324 square feet / 0.3288 acres
- ZONING: C-2 GENERAL BUSINESS DISTRICT
 SETBACKS FOR C-2 ZONING:
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 0 FEET, 25 FEET IF ADJACENT TO RESIDENTIAL OR OFFICE DISTRICT
 MINIMUM REAR YARD: 0 FEET, 10 FEET IF ADJACENT TO RESIDENTIAL OR OFFICE DISTRICT
 MAXIMUM BUILDING HEIGHT: 50 FEET
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:
 ELECTRIC: AMERENUE (636) 639-8312
 TELEPHONE: CENTURYLINK (636) 332-7261
 GAS: SPIRE (314) 522-2297
 WATER: CITY OF O'FALLON (636) 240-2000
 SEWER: CITY OF O'FALLON (636) 249-2000
 CABLE: CHARTER COMMUNICATIONS (636) 387-6633
 FIRE DISTRICT: CENTRAL COUNTY FIRE (636) 970-9700
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF O'FALLON, (COMMUNITY PANEL NUMBER 29183C0237G DATED JANUARY 20, 2016), THIS SITE LIES WITHIN THE FOLLOWING ZONES:
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 ZONE X HATCHED - AREAS OF 0.2% ANNUAL CHANCE FLOOD
- CURRENT OWNER: CASILLAS PROPERTIES LLC
 307 CYPRESS POINT CT.
 ST. CHARLES, MO. 63304
- ALL PAVING TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
- DIFFERENTIAL RUNOFF
 EXISTING
 BUILDING 2,380 SQ.FT. (0.05ac.) 0.05ac. @ 3.54 = 0.18cfs
 PAVEMENT 7,064 SQ.FT. (0.16ac.) 0.16ac. @ 3.54 = 0.57cfs
 GRASS 4,880 SQ.FT. (0.11ac.) 0.11ac. @ 1.70 = 0.19cfs
 TOTAL EXISTING RUNOFF = 0.94cfs
 PROPOSED
 BUILDING 2,380 SQ.FT. (0.05ac.) 0.05ac. @ 3.54 = 0.18cfs
 PAVEMENT 8,247 SQ.FT. (0.19ac.) 0.19ac. @ 3.54 = 0.67cfs
 GRASS 3,697 SQ.FT. (0.08ac.) 0.08ac. @ 1.70 = 0.14cfs
 TOTAL PROPOSED RUNOFF = 0.99cfs
 DIFFERENTIAL = 0.99cfs - 0.94cfs = 0.05cfs INCREASE
- EXISTING DRAINAGE PATTERNS TO REMAIN THE SAME, SHEET DRAINAGE TO ROAD SIDE DITCHES.

CONDITIONS OF APPROVAL

- THE EASTERMOST PARKING SPACE APPEARS TO FALL WITHIN THE TEN (10) FOOT PARKING SETBACK AND WILL NEED TO BE REMOVED.
- ANY PROPOSED RETAINING WALL WILL NEED TO MEET CITY CODE AND BE REVIEWED WITH CONSTRUCTION PLANS.
- PROVIDE DETAIL OF THE PROPOSED PAVEMENT.
- PROVIDE DIMENSIONAL STRIPING PLAN FOR THE REVISED PARKING LAYOUT.
- PROVIDE CROSS-ACCESS EASEMENT FOR THE PROPOSED DRIVE AISLE CONNECTION TO THE ADJACENT PROPERTY.

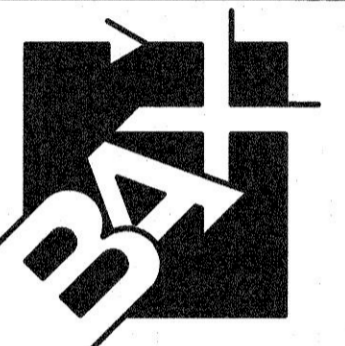
LEGEND:	
	EMTR ELECTRIC METER
	GMTR GAS METER
	WMTR WATER METER
	WVTR WATER VALVE
	FWTR FIRE HYDRANT
	CO CLEANOUT
	GV GAS VALVE
	FB TELEPHONE BOX
	OHW OVERHEAD UTILITIES
	X FENCE LINE
	W WATER LINE
	SAN SANITARY SEWER

* 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
 Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

P+Z No. 20-002488
Approval Date: 7-2-20

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 THE IMPROVEMENTS.

CONSTRUCTION PLANS FOR
La Carreta
 316 SONDEREN STREET
 O'FALLON, ST. CHARLES COUNTY, MO., 63366



ENGINEERING PLANNING SURVEYING

221 Point West Blvd.
 St. Charles, MO 63301
 636-928-5552
 FAX 928-1718

Box Engineering Company, Inc.
 Missouri State Certificate of Authority
 Engineering #000655
 Missouri State Certificate of Authority
 Surveying #000144

REVISIONS

NO.	DATE	CITY COMMENTS
9-3-20		

DISCLAIMER OF RESPONSIBILITY
 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 other than those authenticated by my seal.

CLIFFORD L. HEITMANN
 NUMBER E-28817
 PROFESSIONAL ENGINEER
 9-3-20
 CLIFFORD L. HEITMANN
 Civil Engineer
 E28817

8-10-20
 DATE
 96-8088D
 PROJECT NUMBER
 8088Dpre.dwg
 FILE NAME
 MWN
 DRAWN
 MWN CLH
 DESIGNED CHECKED

PLAN SHEET

C-1