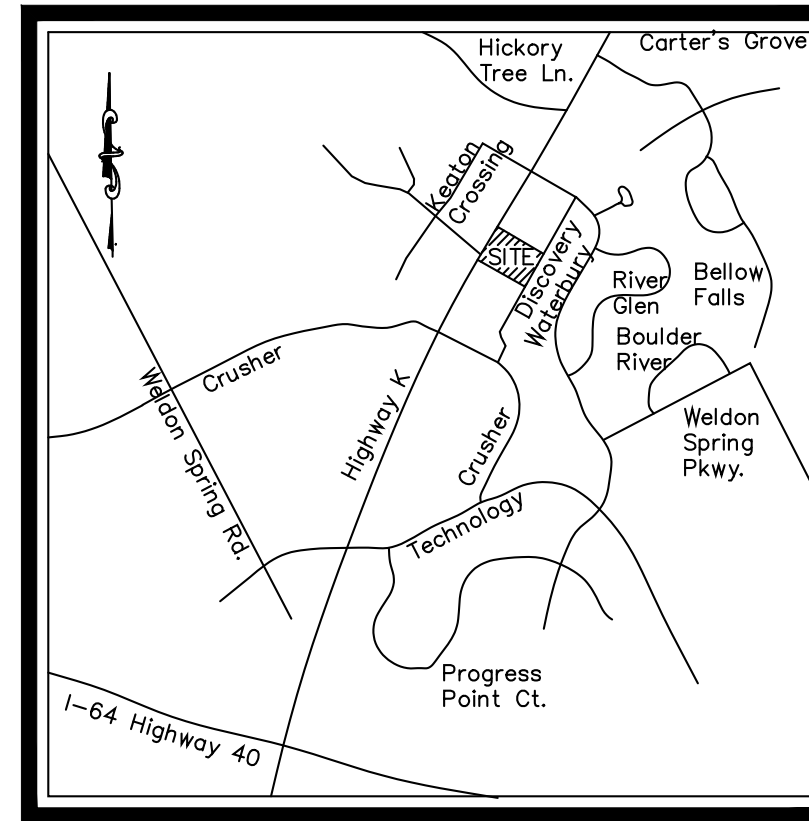


SITE IMPROVEMENT PLANS

FOR

LITTLE SUNSHINE PLAYHOUSE & PRESCHOOL

WATERBURY COMMERCIAL #2 PT LOT 3
ST. CHARLES COUNTY, MISSOURI



VICINITY MAP
N.T.S.

PROPERTY DATA

OWNER = ST. JOHNS BANK AND TRUST COMPANY
ADDRESS = 4220 HIGHWAY K, O'FALLON, MO 63368
PARCEL ID = 3-157C-0668-00-003B.0000000
ACREAGE = 1.61± ACRES
ZONING = C-2 GENERAL BUSINESS W/PUD
FIRE DISTRICT = COTLEVILLE
SCHOOL DISTRICT = FRANCIS HOWELL
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT
WATER SHED = DARDENNE CREEK
FEMA MAP = 2918300430 G
ELECTRIC COMPANY = AMEREN UE
GAS COMPANY = LACLEDE GAS COMPANY
PHONE COMPANY = AT&T
WATER DISTRICT = P.W.S.D. #2

UTILITY CONTACTS

SANITARY SEWER = DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO. 63368 MIKE MERKT 636-441-1244	ELECTRIC SERVICE = AMEREN UE - Boone Trails Division 200 N. CALLAHAN ROAD WENTZVILLE, MO. 63385 DANIEL GIESSMANN PH. (636) 639-8336 CELL (636) 357-2978 FAX (636) 639-8256 EMAIL: DGiessmann@Ameren.com
STORM SEWER = STORM SEWER CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO. 63366 636-281-2858	GAS SERVICE = SPIRE 1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 MARK DEMLING PH. (314) 575-9090
WATER DISTRICT = PUBLIC WATER SUPPLY DISTRICT NO. 2 P.O. BOX 967 O'FALLON, MO. 63366 636-561-3737 EXT. 131	PHONE SERVICE = TELEPHONE CENTURY TEL 1151 CENTURY TEL DR. WENTZVILLE, MO. 63385 636-332-7261
FIRE DISTRICT = COTLEVILLE FIRE PROTECTION DISTRICT 1385 MOTHERHEAD ROAD COTLEVILLE, MO 63304 ATTN. MARK BOEHLER, FIRE MARSHAL PH. 636-447-6655	

LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	== [] ==
PROPOSED STORM SEWER	== ST [] ST ==
EXISTING SANITARY SEWER	--- [] ---
PROPOSED SANITARY SEWER	--- SAN [] SAN ---
RIGHT-OF-WAY	--- [] ---
EASEMENT	--- [] ---
CENTERLINE	--- [] ---
EXISTING TREE	[]
EXISTING SPOT ELEVATION	+ 433.28
PROPOSED SPOT ELEVATION	+ 433.28
SWALE	[]
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R.&R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	--- W --- W ---
GAS MAIN	--- GAS --- GAS ---
UNDERGROUND TELEPHONE	--- T --- T ---
OVERHEAD WIRE	--- OHE --- OHE ---
UNDERGROUND ELECTRIC	--- E --- E ---
SILTATION CONTROL	--- X --- X ---
FIRE HYDRANT	[]
POWER POLE	[]
WATER VALVE	[]
LIGHT STANDARD	[]

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED
(T.B.R.&R.)	TO BE REMOVED AND REPLACED
H.G.	HYDRAULIC GRADE

PREPARED FOR:
LS O'FALLON DEVELOPMENT, LLC
5040 Tennyson Parkway
Plano, Texas 75024
Ph: 214.296.4989
Mobil: 214.315.3844
Attn: Steve Buttry
SButtry@Buttry-Brown.com

BENCHMARK
NAVD 88 using the Trimble R-6 Rover using the MODOT Network.
SITE BENCHMARK
Elev. 539.24' - Top of found spindle as shown on this survey.

PREPARED BY:
CEDC 10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Beaulieu DATE: 08/09/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



SHEET INDEX

C01	TITLE SHEET
C02	SPECIFICATION SHEET
C03	EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
C04	SITE AND GRADING PLAN
C05	ENLARGED SITE PLAN
C06	SITE GEOMETRY AND UTILITY PLAN
C07	SEWER PROFILES AND DETAILS
C08-C10	SITE DETAILS
C11	DRAINAGE AREA PLAN
C12	STORM WATER POLLUTION PREVENTION PLAN & DETAILS

* 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

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, 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, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
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, 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.

NOTE TO CONTRACTOR:
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITH THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

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 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.

NOTE:
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.



MISSOURI ONE CALL TICKET NUMBER 180361362
The utilities contacted by Missouri One Call were Ameren Missouri Electric, ATT Distribution, Charter Communications, Spire Mo East, Missouri American Water Co. and St. Charles County PWSO 2.

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Improvement Plans for
LITTLE SUNSHINE PLAYHOUSE & PRESCHOOL
4220 Highway K
O'Fallon, Missouri 63368

Proj. #	1776
No. Description	Date
To Utilities	05/22/18
Bid Set	05/30/18
To City	06/21/18
To City	07/17/18
To City	08/03/18

TITLE SHEET

C01