# SITE IMPROVEMENT PLANS

# LITTLE SUNSHINE PLAYHOUSE & PRESCHOOL

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

# LEGEND

EXISTING CONTOURS	433
PROPOSED CONTOURS	433
EXISTING STORM SEWER	= = = = =
PROPOSED STORM SEWER	<b>─</b> ST <b>─</b> ST
EXISTING SANITARY SEWER	= = = = =
PROPOSED SANITARY SEWER	— SAN — SAN —
RIGHT-OF-WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	(12")
EXISTING SPOT ELEVATION	× 433.28
PROPOSED SPOT ELEVATION	4 <u>33.28</u>
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	<u> — т — т —  </u>
OVERHEAD WIRE	— ОНЕ — ОНЕ —
UNDERGROUND ELECTRIC	—— Е ——— Е ———
SILTATION CONTROL	— x — x —
FIRE HYDRANT	×
POWER POLE	`₩` 
WATER VALVE	<b>"</b>
LIGHT STANDARD	<b>\$</b>

## **ABBREVIATIONS**

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

### 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

## PREPARED BY:



# **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.

### process. Your input is greatly appreciated. www.surveymonkey.com/s/PlanningandInspections If you have questions about the above, feel free to contact my office at 636-379-5544.

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

Brad Muhlke, St. Johns Bank, 8924 St. Charles Rock Road, St. Louis, MO 63114

# **VICINITY MAP**

## PROPERTY DATA

= ST. JOHNS BANK AND TRUST COMPANY = 4220 HIGHWAY K, O'FALLON, MO 63368 ADDRESS PARCEL ID = 3-157C-C668-00-003B.0000000ACREAGE  $= 1.61 \pm ACRES$ = C-2 GENERAL BUSINESS W/PUD ZONING FIRE DISTRICT = COTTLEVILLE SCHOOL DISTRICT = FRANCIS HOWELL SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT WATER SHED = DARDENNE CREEK = 29183C0430 G FEMA MAP ELECTRIC COMPANY = AMEREN UE GAS COMPANY = LACLEDE GAS COMPANY PHONE COMPANY = AT&TWATER 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	046 6557405		
WATER DISTRICT	=	PUBLIC WATER SUPPLY DISTRICT NO. 2 P.O. BOX 967 O'FALLON, MO. 63366 636-561-3737 EXT. 131	GAS SERVICE	=	SPIRE 1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 MARK DEMLING PH. (314) 575-9090
FIRE DISTRICT	=	COTTLEVILLE FIRE PROTECTION DISTRICT 1385 MOTHERHEAD ROAD COTTLEVILLE, MO 63304 ATTN. MARK BOEHLE, FIRE MARSHAL PH. 636-447-6655	PHONE SERVICE	=	TELEPHONE CENTURY TEL 1151 CENTURY TEL DR. WENTZVILLE, MO. 63385 636-332-7261

(18-001590) Request for Consideration and Motion for Action on a Site Plan for Lot 3 of Waterbury Commercial #2 - St. John's Banking Trust, property owner - Buttry & Brown Development, LLC, contract purchaser - proposed

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

1. Provide Bicycle parking rack as approved by the Association of Pedestrian and Bicycle Professionals.

2. Clarify the building setbacks from the lot lines in the private streets. This may impact the proposed shade structure with the plantage and the proposed shade structure.

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

1. All signage shall be reviewed and approved through a separate permitting process.

2. Provide a fence/guard at the top of the wall where it is 30" in height adjacent to walking surfaces.

3. Provide a traffic shuty for this development.

Provide Bicycle parking rack as approved by the Association of Pedestrian and Bicycle Professionals.

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.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development

All Conditions of Approval shall be noted on the Construction Site Plans.

Provide no parking signs along Discovery and Private Drive as reviewed and approved on the Construction Site Plans.

The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof,

unless within such time Construction Plans or Building Permits for any proposed work authorized under the

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 Departments, Public Works, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.

The appropriate Fire District will need to review and approve the development.

On April 5, 2018, the Planning and Zoning Commission approved the above referenced request.

The applicant shall abide by the Municipal Code Requirements listed.

said site plan approval has been issued.

April 6, 2018



100 NORTH MAIN STREET O'FALLON, MISSOURI 63366 FACSIMILE 636.978.4144 www.ofallon.mo.us

April 6, 2018

# 11402 Gravois Road, Suite 100

(18-001591) Public Comment, Request for Consideration and Motion for Action regarding a Conditional Use Permit for Lot 3 of Waterbury Commercial #2 (Little Sunshine Playhouse & Preschool) - St. John's Bank and Trust, property owner- Buttry & Brown Development, LLC, contract purchaser - proposed use: daycare (Ward 2)

On <u>April 5, 2018</u>, the Planning and Zoning Commission <u>approved</u> the above referenced request.

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

1. This Conditional Use Permit is granted solely to the owners Little Sunshine Playhouse and Preschool. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the

# Planning and Development Department. The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit. This Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided

# 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 <a href="www.ofallon.mo.us">www.ofallon.mo.us</a> (City Departments, Public Works, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.

The appropriate Fire District will need to review and approve the development.

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

# www.surveymonkey.com/s/PlanningandInspections

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

by ordinance or other applicable law.

Director of Planning and Development

Jeff Schuepfer, Assistant City Engineer
Brad Muhlke, St. Johns Bank, 8924 St. Charles Rock Road, St. Louis, MO 63114

## CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION

BY: \_\_ grannie Greenlee \_\_\_ DATE: \_\_\_ 08/09/2018 PROFESSIONAL ENGINEER'S SEAL

INDICATES RESPONSIBILITY FOR DESIGN

## SHEET INDEX

TITLE SHEET

SPECIFICATION SHEET

EXISTING CONDITIONS & FACILITIES REMOVAL PLAN

SITE AND GRADING PLAN

ENLARGED SITE PLAN

SITE GEOMETRY AND UTILITY PLAN

SEWER PROFILES AND DETAILS

CO8-C10 SITE DETAILS

DRAINAGE AREA PLAN

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.

<u>UTILITY NOTE:</u>
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, FITHER 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 WITHIN 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

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 DOSE 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

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 PWSD 2.

PROFESSIONAL ENGINEER

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

08/03/18

TITLE SHEET

To City

PLANNING & DEVELOPMENT DIVISION NUMBER - 18-003988 PLANS APPROVED APRIL 5, 2018