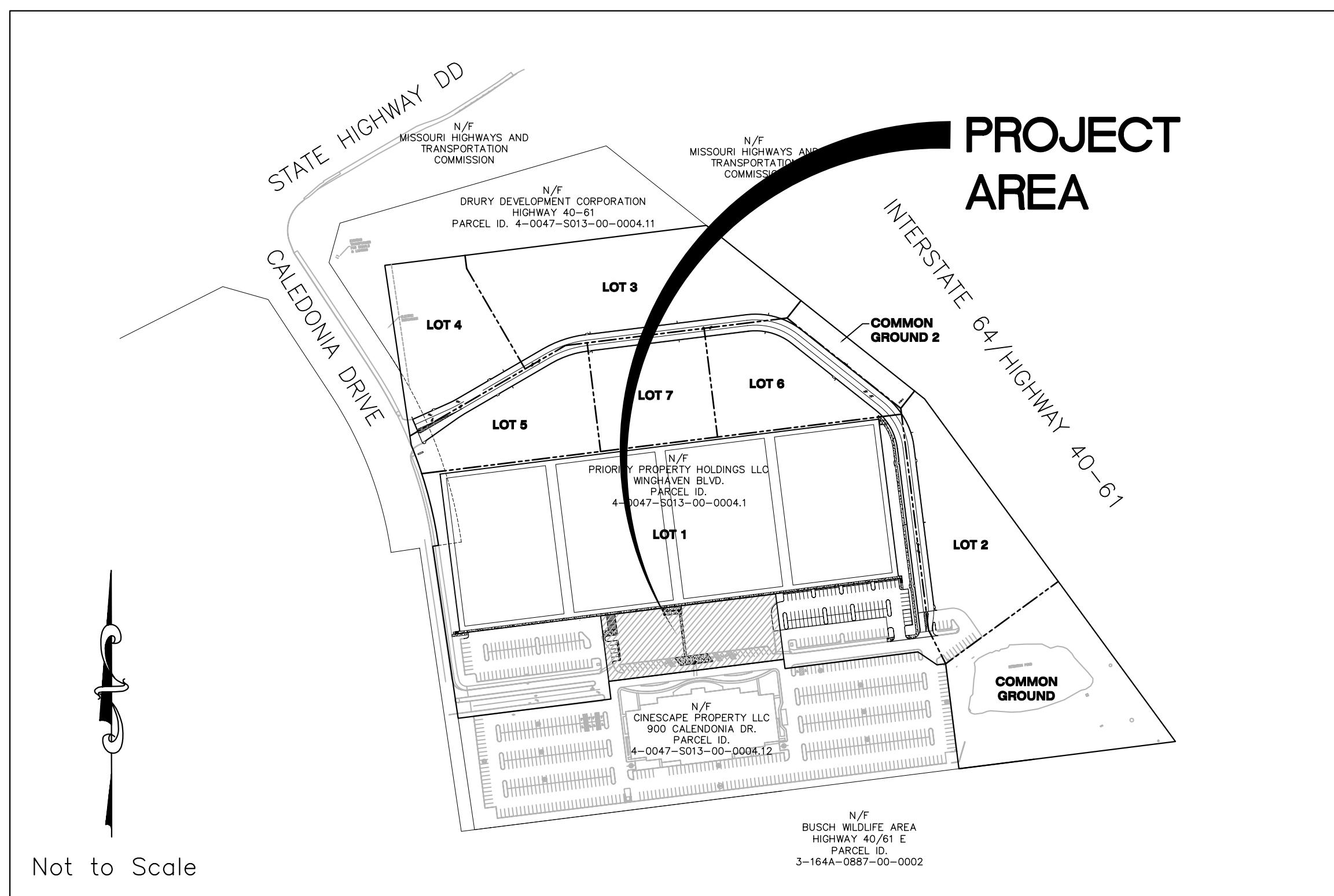
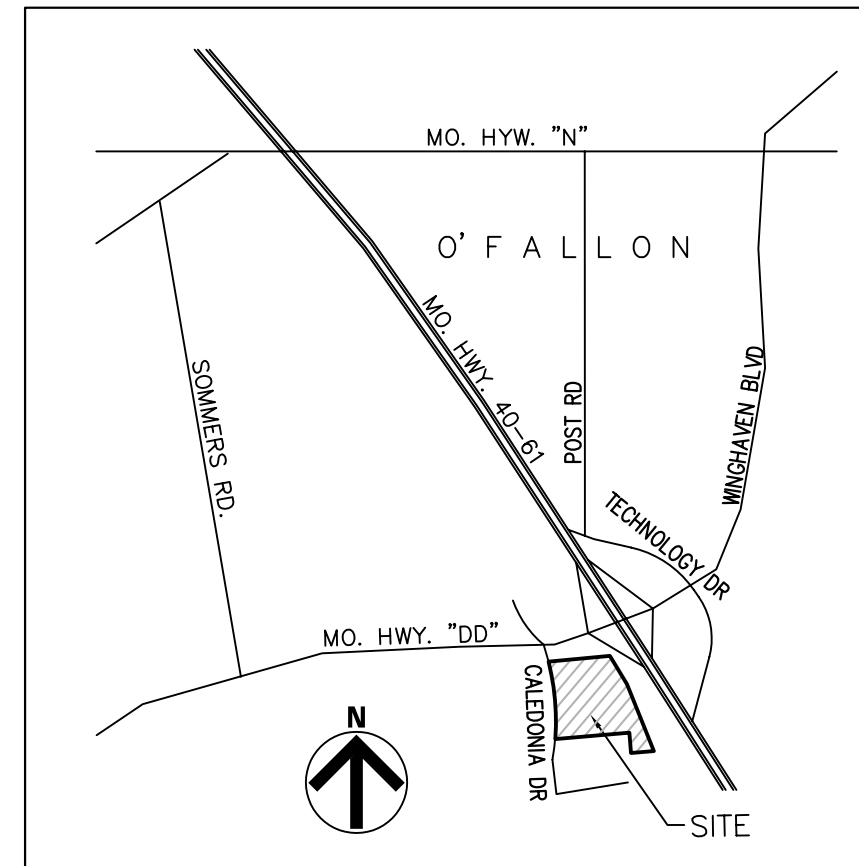


A SET OF CONSTRUCTION PLANS FOR MISSOURI RUSH SOCCER COMPLEX CLUBHOUSE ADDITION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13
TOWNSHIP 46 NORTH, RANGE 2 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Not to Scale

Drawing Index

- C1.0 COVER SHEET
- C2.0 COMMERCIAL NOTES
- C3.0 EXISTING CONDITIONS/DEMO PLAN
- C4.0 SITE PLAN
- C5.0 GRADING PLAN
- C6.0 UTILITY PLAN
- C7.0 DRAINAGE AREA MAP
- C8.0 SWPPP
- C8.1 SWPPP NOTES
- C8.2 EROSION CONTROL DETAILS
- C9.0 STORM SEWER DETAILS
- C10.0 PAVEMENT DETAILS
- L1.0 LANDSCAPE PLAN

Benchmarks Project

BENCHMARK INFORMATION: ELEVATION 503.51 - 'X' CUT IN SOUTHWEST CORNER OF NORTH ABUTMENT OF BOX CULVERT UNDER PHOENIX PARKWAY EAST OF THE ENCLAVE AT WINGHAVEN APARTMENTS

Site

SITE BENCHMARK: NAVD 88 ELEVATION 562.70; SQUARE IN THE CONCRETE BASE OF A LIGHT POLE LOCATED IN THE NORTHERNMOST PARKING ISLAND 35 FEET EAST OF THE EAST CURBLINE OF THE SIDEWALK ON EAST SIDE OF THE MOVIE THEATER BUILDING.

PROJECT DATA:

ZONING DISTRICT: "C-2"
SITE AREA (LOT 1): 13.27 ACRES +/-

YARD SETBACKS

FRONT - 25 FEET
SIDE - 25 FEET
REAR - 10 FEET

PARKING CALCULATIONS

THEATER
TOTAL REQUIRED: 576 P.S. (FROM THE ORIGINAL THEATRE APPROVAL IN 2003)

SOCCER COMPLEX

RESTAURANT (GROUND - 5,335 S.F. + ROOF - 2,855 S.F. = 8,190 S.F.)
SPACES REQUIRED: 102 P.S. (20 P.S. + 1 P.S./100 S.F.)

VOLLEYBALL COURTS (4 COURTS)

SPACES REQUIRED: 12 P.S. (3 P.S./COURT)

FUTURE RETAIL (1,218 S.F.)

SPACES REQUIRED: 7 P.S. (5 P.S./1,000 S.F.)

OFFICE (653 S.F.)

SPACES REQUIRED: 3 P.S. (1 P.S./300 S.F.)

REMAINING FOR FIELDS AND OTHER CLUBHOUSE TENANTS

SPACES REQUIRED: 120 P.S. (30 P.S./FIELD)

TOTAL REQUIRED: 244 P.S. (102+7+3+120)

TOTAL PROVIDED: 781 P.S.

NOTES:

- PARKING FOR VOLLEYBALL COURTS PER SECTION 1003.165A OF THE ST. LOUIS COUNTY ZONING ORDINANCE.
- PARKING FOR FIELDS PER SECTION 405.445 OF THE ST. CHARLES COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- AS ADDITIONAL PARKING SPACES MAY BE NEEDED, REFER TO CROSS ACCESS AGREEMENT BETWEEN THEATER AND REMAINDER OF SUBDIVISION.
- IT IS ANTICIPATED THAT THE MAJORITY OF PATRONS WILL BE CROSS-USERS THAT WILL PATRONIZE MULTIPLE BUSINESSES PER TRIP.

ACCESSIBLE SPACES

TOTAL REQUIRED: 16 P.S. (2% OF TOTAL REQUIRED)

TOTAL PROVIDED: 16 P.S.

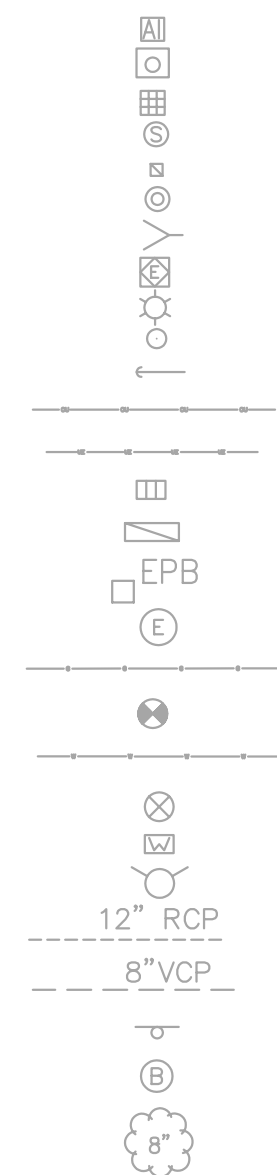
BICYCLE PARKING SPACES

TOTAL CAR SPACES REQUIRED: 244 P.S. (102+12+7+3+120)

TOTAL BIKE SPACES REQUIRED: 16 B.S. (1 B.S./15 P.S.)

TOTAL PROVIDED: 16 B.S.

Legend



- AREA INLET
- CURB INLET
- GRATED INLET
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- STORM MANHOLE
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- POWER POLE
- GUY WIRE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC PULL BOX
- ELECTRIC MANHOLE
- GAS LINE
- GAS VALVE
- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- STORM SEWER
- SANITARY SEWER
- SIGN
- BOLLARD
- TREE

Abbreviations

- VAN - VAN ACCESSIBLE
- C.C. - CART CORRAL
- S.F. - SQUARE FEET
- (TYP) - TYPICAL
- R - RADIUS
- E.R.O.W. - EXISTING RIGHT-OF-WAY
- P.R.O.W. - PROPOSED RIGHT-OF-WAY
- F.F. - FINISHED FLOOR
- T.E. - TOP ELEVATION
- I.E. - INVERT ELEVATION
- R.C.P. - REINFORCED CONCRETE PIPE
- C.P.P. - CORRUGATED PLASTIC PIPE
- O.C. - ON CENTER
- TBA - TO BE ABANDONED
- TBR - TO BE REMOVED
- TBRE - TO BE RELOCATED
- COMB - COMBINATION
- TBR&R - TO BE REMOVED & REPLACED
- UIP - USE IN PLACE
- DND - DO NOT DISTURBE
- EXIST - EXISTING
- ATG - ADJUST TO GRADE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

NOTES

- TOTAL DISTURBED AREA = 0.99 ACRES
- NO WETLANDS ON THIS SITE.
- NO SURFACE INTENDED TO BE HANDICAP ACCESSIBLE SHALL EXCEED 2% SLOPE IN ANY DIRECTION.
- SITE IS OUTSIDE THE 100 YR FLOOD PLAIN PER FIRM 2918300410G, EFFECTIVE DATE JANUARY 20, 2016.
- EXISTING STORMWATER DETENTION PROVIDED FOR THE ENTIRE DEVELOPMENT AND NO ON-SITE DETENTION IS REQUIRED.
- TOPOGRAPHIC SURVEY FURNISHED BY COLE & ASSOCIATES INC.
- CURRENT ZONING IS "C-2" GENERAL BUSINESS DISTRICT
- ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY. ALL UTILITIES SHALL BE UNDERGROUND.
- ALL STRIPING AND PAVEMENT MARKING TO MATCH MUTCD OR MODOT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

Conditions of Approval From Planning and Zoning

- The City is in receipt of a traffic study as requested with the previously approved site plan. Upon review of the study by the City's Consultant, all recommended improvements shall be incorporated in the construction site plans.
- The applicant shall abide by the Municipal Code Requirements listed.

Conditions of Approval upon the following Municipal code requirements be provide in conjunction with the Construction Site Plans:

- A photometric plan shall be provided prior to the approval of the construction plans.
- Provide a detail of the type of fence to be placed around the volleyball courts.
- Per the previous approval, the City's Traffic Consultant evaluated the proposed parking for the clubhouse. Additional information/calculations to show anticipated uses for the shared parking are requested with the construction plans.

DEVELOPER/OWNER

40 DD SPORTS, LLC
1 ASPEN CIRCLE DRIVE
INNSBROOK, MO 63390
TELEPHONE: 636-359-0521
CONTACT: MIKE SOOTS
E-MAIL: m.soots@yahoo.com

ENGINEER

COLE AND ASSOCIATES
401 S. 18TH STREET SUITE 200
ST. LOUIS, MO, 63103
TELEPHONE: 314-984-9987
CONTACT: ERIC MORFF
E-MAIL: emorff@colestl.com

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: J. Schuepfer DATE 01/12/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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 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~~

~~Electric
Cuivre River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709~~

~~Gas
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~~

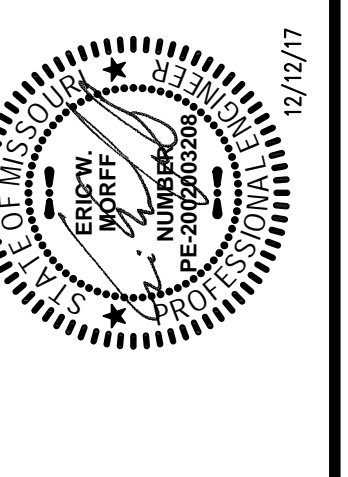
~~Verizon Tel
1318 State Hwy K
O'Fallon, MO. 63366
636-272-4830~~

~~Fire District
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493~~

~~Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385~~

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

DEVELOPER/OWNER:
40 DD SPORTS, LLC
1 ASPEN CIRCLE DRIVE
INNSBROOK, MO 63390
636-359-0521



MISSOURI RUSH SOCCER COMPLEX CLUBHOUSE ADDITION
COVER SHEET

COLE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
115 1/2 18th Street
Suite 200
St. Louis, MO 63103
314.984.9887 tel
www.colestl.com

DESIGN/CALC BY: BSJ
DRAWN BY: BSJ
CHECKED BY: EWM
DRAWING SCALE: AS SHOWN
DATE: 09/07/17

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