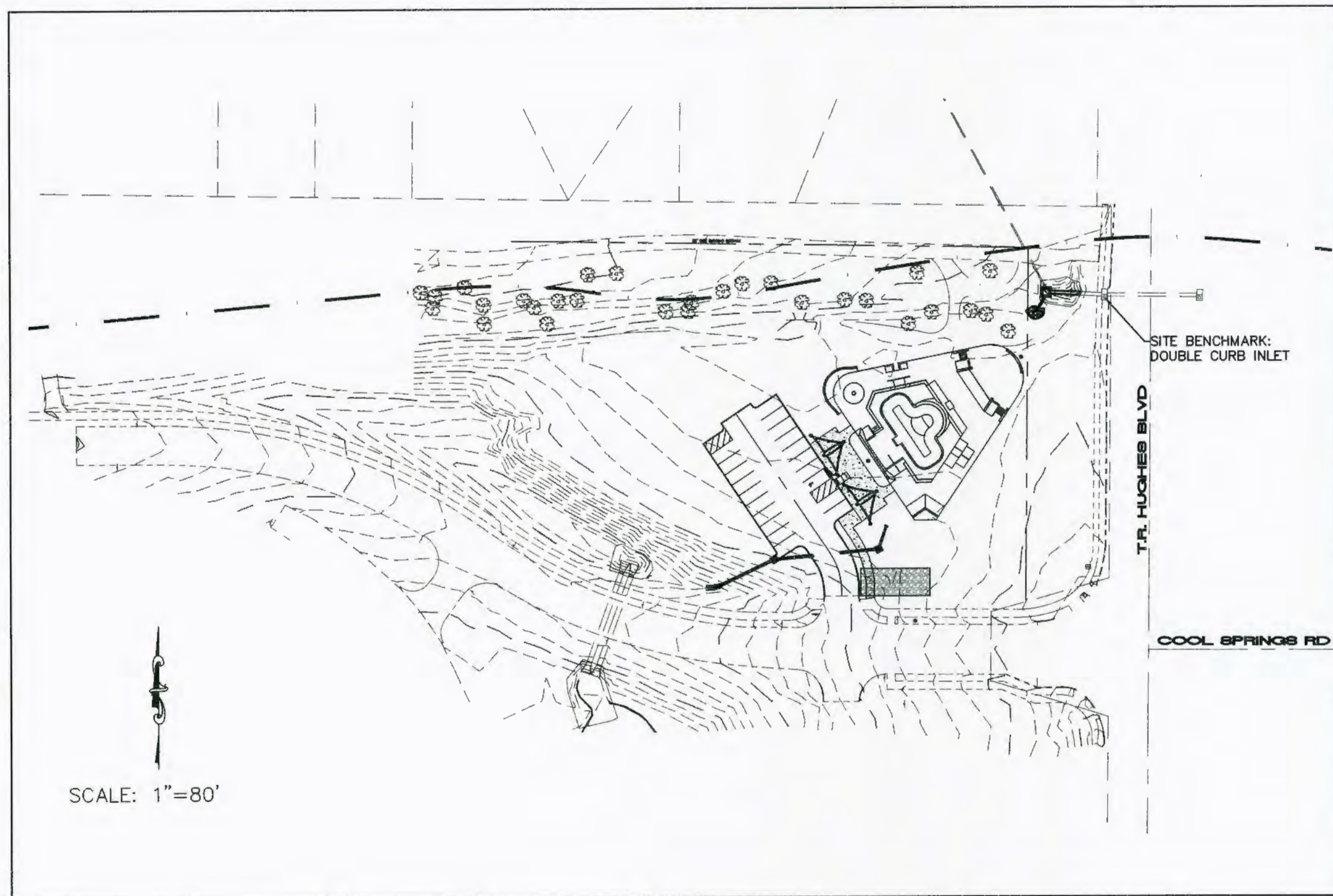
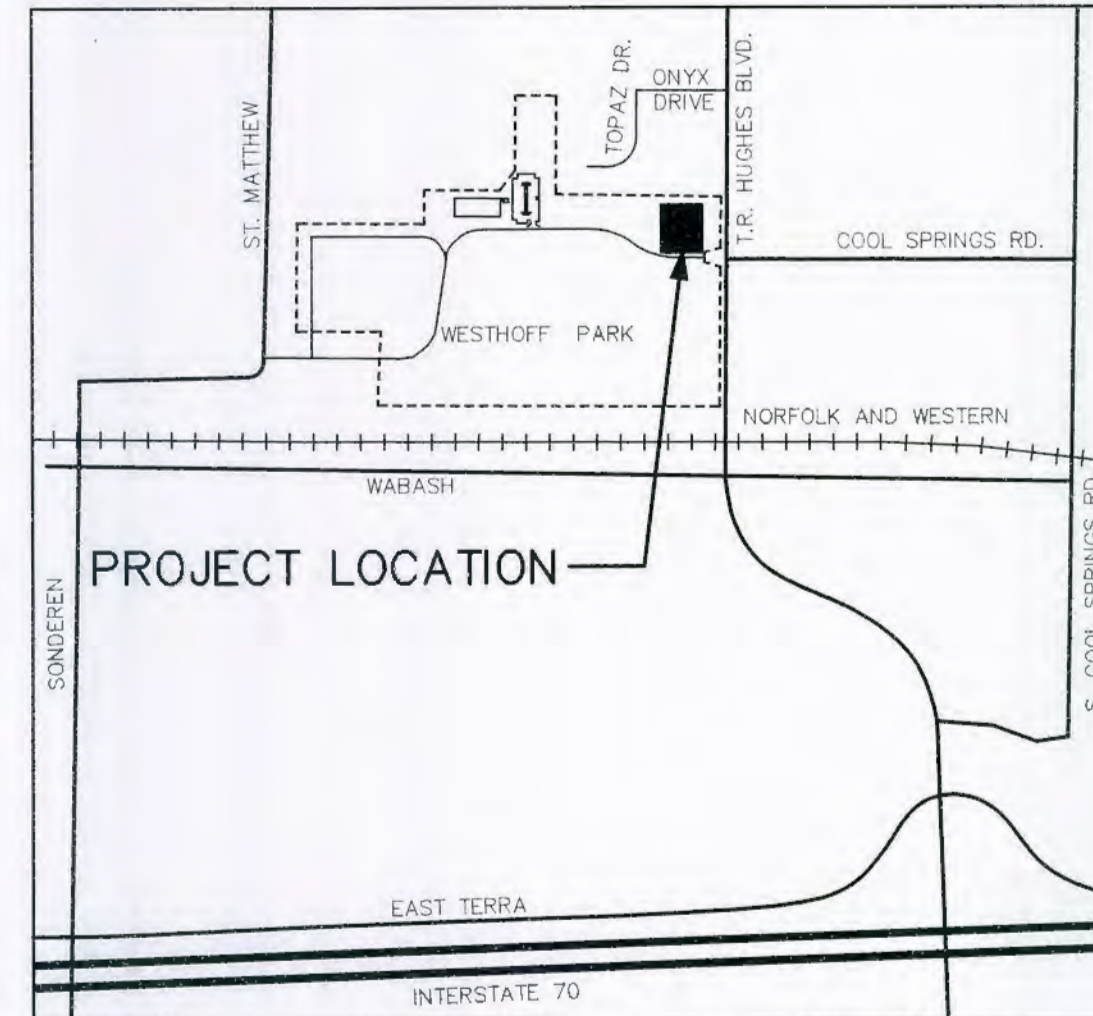


A SET OF CONSTRUCTION PLANS FOR WESTHOFF PARK SKATE PARK AND PARKING AREA

A TRACT OF LAND BEING IN PART OF SECTION 21
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

DEVELOPMENT NOTES:

- Area to be Disturbed: 0.87 Acres
- Current Zoning: "PR" Park (City of O'Fallon)
- Proposed Use: Skate Park
- The required height and building setbacks are as follows:
Minimum Front Yard: 60 feet
Minimum Side Yard: 30 feet
Minimum Rear Yard: 50 feet
Buildings shall not exceed 2 stories or 25 feet in height.
- Flood Note:
According to the Flood Insurance Rate Map of St. Charles, Missouri and incorporated areas this tract is located on Panel #29183C0230E, dated March 17, 2003, #29183C0235E, dated August 2, 1996, #29183C0237E, dated August 2, 1996, and #29183C0241E, dated August 2, 1998. Part of this tract lies within Zone "A", described as Special Flood Hazard Areas Inundated by 100-Year Flood, no base flood elevations determined, and Zone "X", described as Other Areas, areas determined to be outside 500-year floodplain.
- Parking Spaces:
20 Parking Spaces Proposed
1 Handicap Spaces Proposed
1 Handicap Space Required
- Property Owner: City of O'Fallon
- Screening requirements (400.278):
Subject to the review and approval of the Planning Division and/or the Planning and Zoning Commission, all outdoor trash containers, HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the views of right-of-way and/or adjacent properties. Rooftop mechanical apparatus and all other objects that protrude from the rooftop of any structure shall, subject to the review and approval of the Commission, be screened by use of architectural features such as increased parapet wall height. The Commission may require that the screening shall extend to a height equal to or higher than the elevations of the highest rooftop mechanical apparatus or other protruding object if the Commission, in its discretion, determines that such height will more adequately hide the rooftop mechanical apparatus or other protruding object. The Commission may in its discretion require all rooftop mechanical apparatus or other objects protruding from the rooftop to be painted to match the color of the rooftop of the structure upon which the objects are located if, in the opinion of the Commission, painting would better hide the objects. Trash containers shall be screened by a six (6) foot high solid wall with a composite or vinyl sightproof gate consistent with the architectural theme of the primary structure on site.
- Per City Ordinance 5082, long term post construction BMP's shall be utilized to control storm water runoff. These shall include having swales sodded, installing inlet filters and having seeding and mulch installed as soon as possible to promote rapid vegetative growth. Any bare spots will be reseeded as needed.
- Prior to Construction Site Plan approval, a photometric lighting plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.
- Proposed construction will comply with all the requirements for a Floodplain Development Permit per City Code Section 415. All new buildings shall be designed such that the finished floor is a minimum of one foot above the base flood elevation. Compensatory storage shall be provided per code and a detailed Flood Plain Study will be submitted with the construction plans to verify compliance. An elevation certificate will be provided after building construction is completed.
- 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, he/she shall make such changes at his/her 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 improvements so as to conform to the approved engineering drawing. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspectors.
- No wells, cisterns and/or springs exist on this property.
- All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT For Urban Development Sites APPENDIX A

Seeding Rates:	
Permanent:	
Tall Fescue	- 80 lbs./ac.
Smooth Brome	- 100 lbs./ac.
Combined Fescue	@ 40 lbs./ac. and Brome @ 50 lbs./ac.
Temporary:	
Wheat or Rye	- 150 lbs./ac. (3.5 lbs. per 1,000 square foot)
Oats	- 120 lbs./ac. (2.75 lbs. per 1,000 square foot)
Seeding Periods:	
Fescue or Brome	- March 1 to June 1
Wheat or Rye	- August 1 to October 1
Oats	- March 15 to November 1
	- March 15 to September 15
Mulch Rates:	
100 lbs. per 1,000 sq. feet	(4,356 lbs. per acre)
Fertilizer Rates:	
Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

- All fill placed under proposed storm and sanitary sewers, proposed roads and/or paved areas shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-150 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations. Moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- Roadway notes on sheet 2 shall pertain to parking areas.

Drawing Index

- COVER SHEET
- GENERAL NOTES
- SITE PLAN
- GRADING PLAN
- DRAINAGE AREA MAP
- REFERENCE DETAILS
- SEWER PROFILES, QUANTITIES & CONSTRUCTION DETAILS

Benchmarks Project

REFERENCE BENCHMARK: (U.S.G.S.) - ELEVATION = 542.88
F 149 1935: STANDARD TABLET LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORFOLK & WESTERN RAILROAD AND HIGHWAY M (MAIN STREET).

Site

SITE BENCHMARK: ELEVATION = 498.86
LID OF DOUBLE CURB INLET LOCATED ON THE WEST SIDE OF T.R. HUGHES BOULEVARD, APPROXIMATELY 253.7 FEET NORTH OF THE INTERSECTION OF THE CENTERLINES OF T.R. HUGHES BOULEVARD AND COOL SPRINGS ROAD.

Legend

600.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
EP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	WATER METER
CMP	CORRUGATED METAL PIPE	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
-----	SLOPE LIMITS	TREE
-----	DRAINAGE SWALE	(UIP)
STM	EXISTING STORM SEWER	(TBR&REL)
SAN	EXISTING SANITARY SEWER	(TBR BO)
W	EXISTING WATER LINE	
FO	EXISTING FIBER OPTIC LINE	
GAS	EXISTING GAS LINE	
USE	EXISTING UNDERGROUND ELECTRIC	
OHW	EXISTING OVERHEAD ELECTRIC	
CTV	EXISTING CABLE TV LINE	
T	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
-X-X-	FENCE LINE	
---	SAWCUT LINE	

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 improvements 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
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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 0.87 Acres
The area of land disturbance is 0.87 Acres

Building setback information: Front 60 feet
Side 30 feet
Rear 50 feet

* Parking calculations
20 Parking space Proposed
1 Handicap Spaces Required
1 Handicap Spaces Proposed

PROJECT TITLE:
WESTHOFF PARK
SKATE PARK

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5562
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY:
I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and 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.



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Authority No. 000655
All Rights Reserved

REVISIONS	
DATE	CITY COMMENTS
01/06/12	BID SET
02/23/12	

Utility Contacts

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

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric
Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-6312

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone
Century Link
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

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Developer / Owner:
City of O'Fallon Parks Department
Cindy Springer - Director
100 North Main Street
O'Fallon, Missouri 63366
(636) 379-5570

COVER SHEET

P+Z No. 03-11.01

City No. #

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