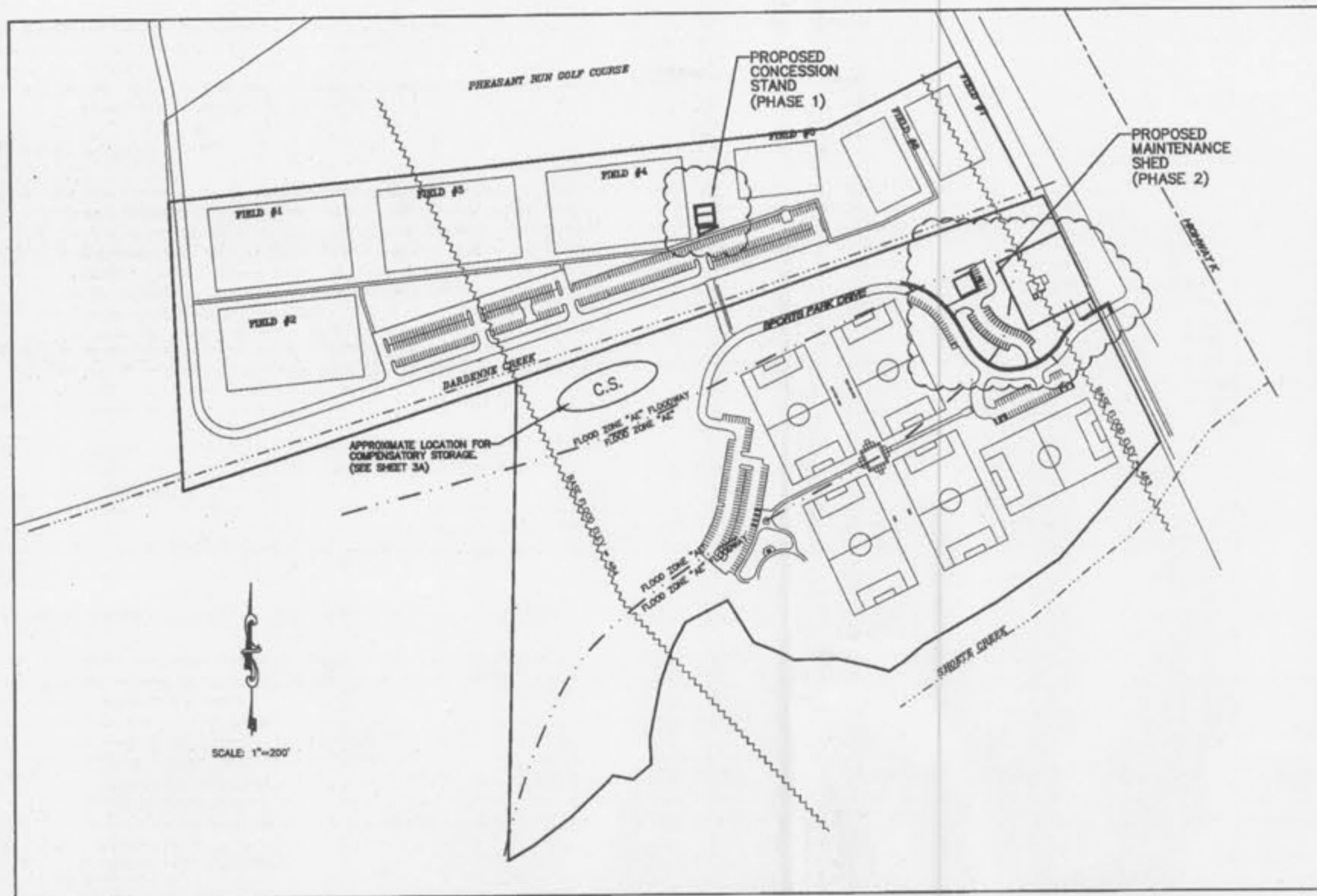
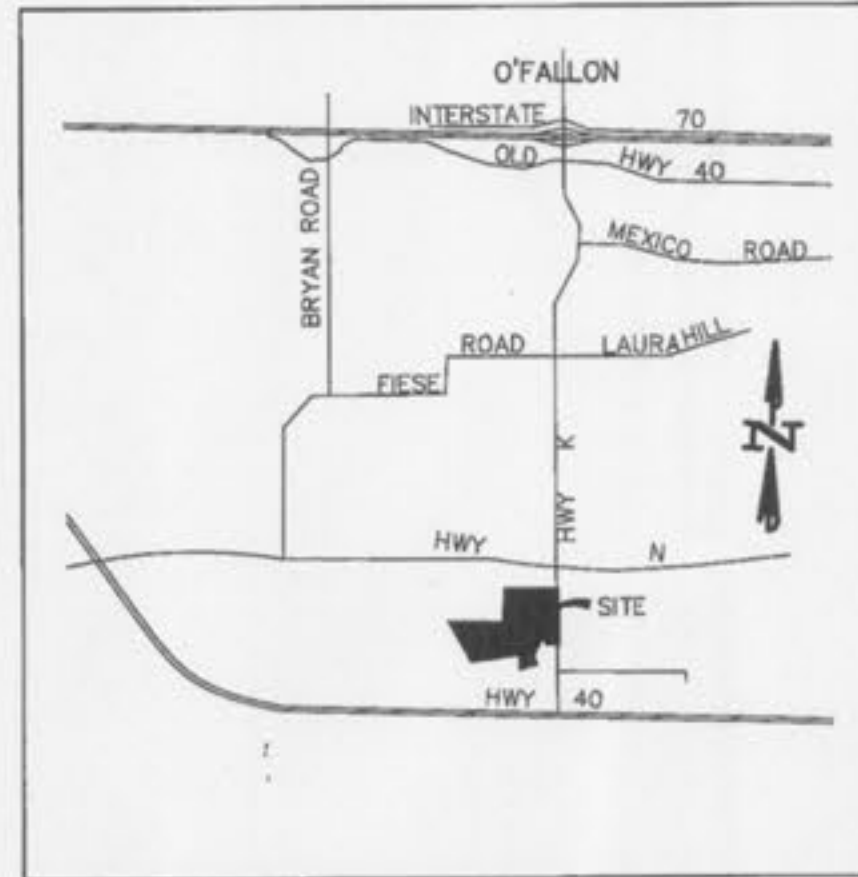


# A SET OF CONSTRUCTION PLANS FOR O'FALLON SPORTS PARK CONCESSION STAND AND MAINTENANCE BUILDING

A TRACT OF LAND IN FRACTIONAL SECTION 16  
TOWNSHIP 46 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map



### LANDSCAPE LEGEND

QTY. (10) ~ INDICATES PROPOSED HARDWOOD TREE (oaks, oaks, maples, birches, sweet gum)  
LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

### DEVELOPMENT NOTES:

- Area to be Disturbed: 1.63 Acres
- Current Zoning: "PR" Park (City of O'Fallon)
- Proposed Use: Concession Stand (Phase 1) & Maintenance Shed (Phase 2)
- Area of Proposed Buildings: 2,500 s.f. (Maintenance Shed) 966 s.f. (Concession Stand, 1 story)
- The required height and building setbacks are as follows:  
Minimum Front Yard: 50 feet  
Minimum Side Yard: 30 feet  
Minimum Rear Yard: 50 feet
- Flood Note: According to the Flood Insurance Rate Map of St. Charles, Missouri and incorporated areas (Community - Panel Number 29183C0430E, Dated August 2, 1996), part of this tract lies within Zone "AE" and Zone "AE" (FLOODWAY). Zone "AE" is defined as special flood hazard areas inundated by 100-year flood with base flood elevations determined. Zone "AE" (FLOODWAY) is defined as floodway areas within Zone "AE".
- Parking Spaces:  
City requirements: Maintenance Shed = 1 space per 400 s.f. 2,500 s.f./400 = 7 spaces required  
Proposed = 38 spaces
- Property Owner: City of O'Fallon
- Tree Preservation: Existing trees to be removed = 9  
Proposed trees to be planted = 10
- Screening requirements (400.278):  
Subject to the review and approval of the Planning Division and/or the Planning and Zoning Commission, all outside trash containers, HVAC units, electric, telephones 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 slip-proof gate consistent with the architectural theme of the primary structure on site.
- Maximum slopes allowed are 3:1.
- All accessible sidewalks, curb ramps, ramp and parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
- 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.
- Maintenance shed will be future phase two construction and is shown for informational and plan coordination only. Building pad only will be prepared as part of phase one.
- 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.
- All lots shall be seeded and mulched at the minimum rates defined in Appendix A or added 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 & Brome @ 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

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 unacid rock.

### Drawing Index

- COVER SHEET
- GENERAL NOTES
- SITE / GRADING PLAN
- FLOODPLAIN BORROW AREA PLAN
- SITE / GRADING/ MISC. DETAILS
- OFFSITE UTILITY EXTENSION
- PRE & POST DEVELOPED DRAINAGE AREA MAPS (CONCESSION STAND AREA)
- POST-DEVELOPED DRAINAGE AREA MAP (MAINTENANCE SHED AREA)
- PRE-DEVELOPED DRAINAGE AREA MAP (MAINTENANCE SHED AREA)
- REFERENCE DETAILS

### Benchmarks Project

REFERENCE BENCHMARK: RM58 - ELEVATION = 487.55  
CHISELED "SQUARE" ON THE NORTHWEST WINGWALL OF  
OLD HIGHWAY K BRIDGE OVER DARDENNE CREEK.

### Site

SITE BENCHMARK: ELEVATION = 481.19  
"NO MARK" AT WEST CORNER OF SOUTH END OF  
CONCRETE WALL AT SOUTH END OF BRIDGE OVER  
DARDENNE CREEK; LOCATED APPROXIMATELY 0.2 MILES  
WEST OF HIGHWAY K AS TRAVELED ALONG SPORTS  
PARK DRIVE, 5 FEET EAST OF BACK OF CONCRETE  
CURB AND 50 FEET SOUTH OF CENTER OF CREEK.

### Legend

40000	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
DCI	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	
---STM---	EXISTING STORM SEWER	
---SAN---	EXISTING SANITARY SEWER	
---W---	EXISTING WATER LINE	
---FO---	EXISTING FIBER OPTIC LINE	
---GAS---	EXISTING GAS LINE	
---UG---	EXISTING UNDERGROUND ELECTRIC	
---OH---	EXISTING OVERHEAD ELECTRIC	
---CTV---	EXISTING CABLE TV LINE	
---T---	EXISTING TELEPHONE LINE	
---P---	PROPOSED STORM SEWER	
---S---	PROPOSED SANITARY SEWER	
---X---	FENCE LINE	
---	SAWOUT LINE	

## Conditions of Approval From Planning and Zoning

1. THE MUNICIPAL CODE REQUIREMENTS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS.

\* 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 3.56 Acres  
The area of land disturbance is 3.56 Acres  
Number of proposed lots is 0  
Building setback information. Front 60 feet  
Side 30 feet  
Rear 50 feet

\* The estimated sanitary flow in gallons per day is 800  
calculations  
Maintenance Shed = 1 space per 400 sq.ft.  
2500 / 400 = 7 Spaces Required  
Number of spaces Proposed = 38

\* Tree preservation calculations  
Existing trees to be removed = 9  
Proposed trees to be planted = 10

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: [Signature] DATE: 2-28-11  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:

O'FALLON  
SPORTS PARK

Box Project #10-14926 Issue Date: 10/12/2010

ENGINEERING  
PLANNING  
SURVEYING  
221 Point West Blvd.  
St. Charles, MO 63301  
636-929-0552  
FAX 636-929-1718



DISCLAIMER OF RESPONSIBILITY  
I hereby specify 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 purpose of the architectural or engineering profession.

CLIFFORD L. HEITMANN  
LICENSE NUMBER  
E-29817  
CIVIL ENGINEER

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Authority No. 000655  
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REVISIONS	OWNER REVISIONS
10/21/10	11/30/10
11/30/10	12/22/10
12/22/10	01/12/11
01/12/11	01/31/11

### Utility Contacts

Duckett Creek Sanitary District  
3550 Highway K  
O'Fallon, MO. 63368  
636-441-1244

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

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 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  
636-281-2858

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

P+Z No. 98-70.01  
Approval Date: 10/07/10  
City No. #

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