

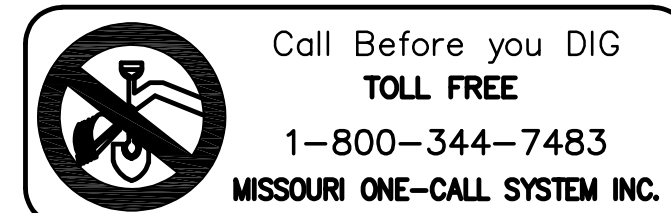
THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES.

ELECTRIC:	AMEREN MISSOURI	866-992-6619
FIRE:	O'FALLON FIRE PROTECTION DISTRICT	636-272-3493
SANITARY:	DUCKETT CREEK	636-441-1244
TELEPHONE:	CENTURYLINK TELEPHONE COMPANY	636-970-0132
WATER:	PUBLIC WATER DISTRICT #2	636-561-3737
	CITY OF O'FALLON	636-240-2000
DATA:	CHARTER COMMUNICATIONS	636-265-0140

**LEGAL DESCRIPTION:**

ALL OF LOT 4A OF PHEASANT POINT CENTER RESUBDIVISION OF LOT 4, A SUBDIVISION PLAT FILED FOR RECORD IN PLAT BOOK 50 PAGE 133 OF THE LAND RECORDS OF ST. CHARLES COUNTY, MISSOURI

GRIMES CONSULTING ENGINEERS, 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 AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. GRIMES CONSULTING ENGINEERS, 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.



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

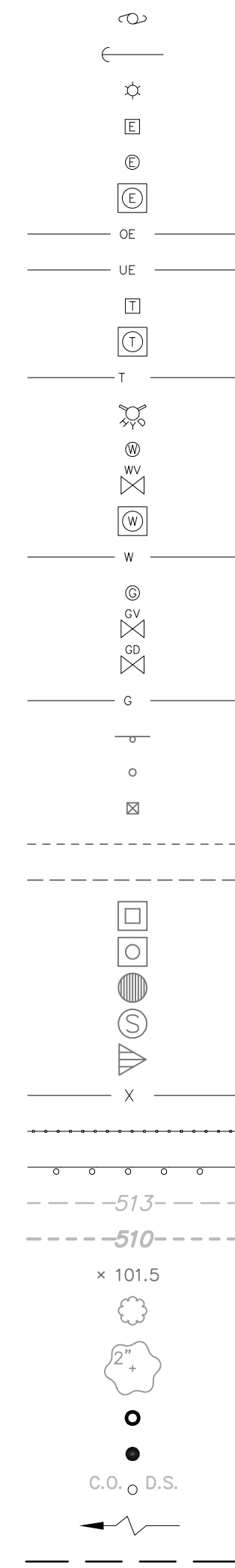
\* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

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 0.25 AC  
The area of land disturbance is 0.38 AC  
Number of proposed lots is N/A  
Building setback information. Front 25'  
Side N/A  
Rear 25'

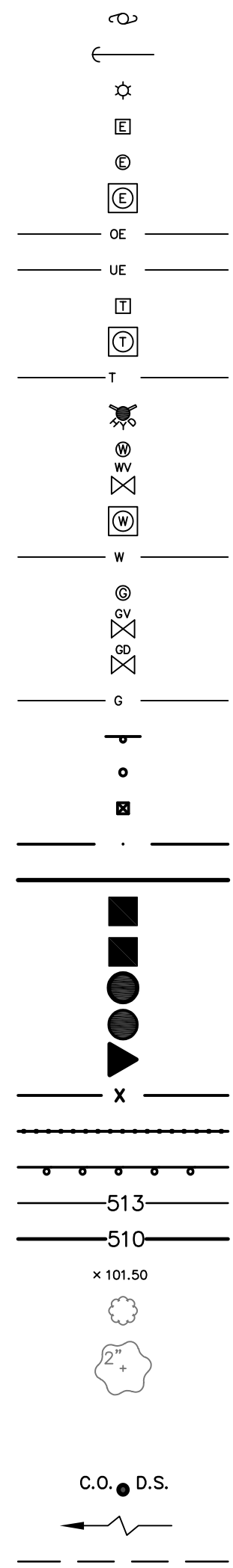
\* The estimated sanitary flow in gallons per day is 210 GPD

**EXISTING**



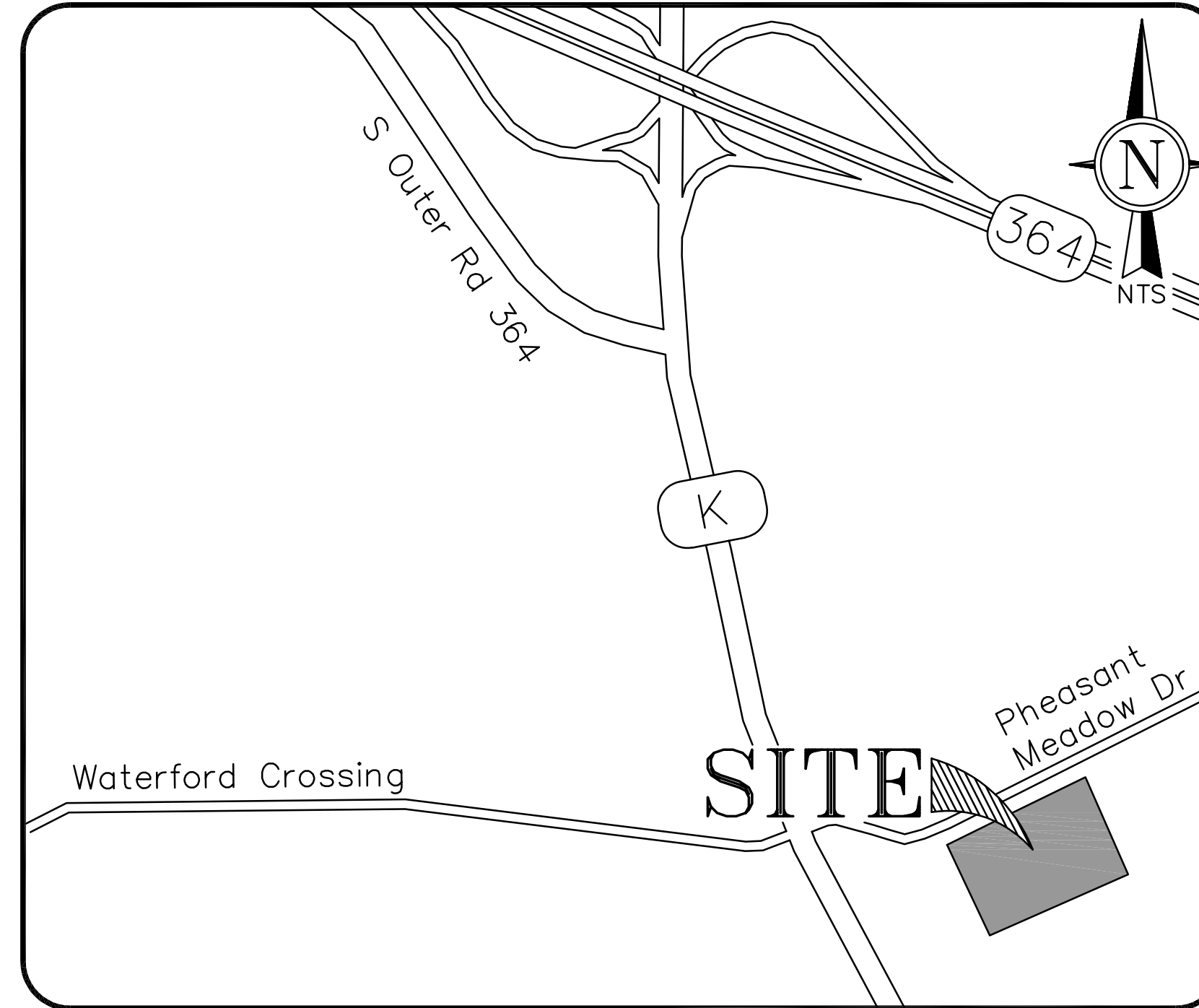
**UTILITY POLE**  
**GUY WIRE**  
**LIGHT STANDARD**  
**ELECTRIC BOX**  
**ELECTRIC METER**  
**ELECTRIC MANHOLE**  
**OVERHEAD ELECTRIC LINE**  
**UNDERGROUND ELECTRIC LINE**  
**TELEPHONE BOX**  
**TELEPHONE MANHOLE**  
**UNDERGROUND TELEPHONE LINE**  
**FIRE HYDRANT**  
**WATER METER**  
**WATER VALVE**  
**WATER MANHOLE**  
**WATER LINE**  
**GAS METER**  
**GAS VALVE**  
**GAS DRIP**  
**GAS LINE**  
**STREET SIGN**  
**BOLLARD OR POST**  
**MAILBOX**  
**SANITARY SEWER**  
**STORM SEWER**  
**STORM DRAIN GRATE INLET**  
**STORM DRAIN AREA INLET**  
**STORM DRAIN MANHOLE**  
**SANITARY SEWER MANHOLE**  
**FLARED END SECTION**  
**FENCE: CHAIN LINK OR WIRE**  
**FENCE: WOOD CONSTRUCTION**  
**GUARDRAIL**  
**MINOR CONTOUR INTERVAL**  
**MAJOR CONTOUR INTERVAL**  
**SPOT ELEVATION**  
**BUSH OR SHRUB**  
**TREE W/APPROXIMATE DIAMETER SIZE**  
**FOUND SURVEY MONUMENT AS NOTED**  
**SET SURVEY MONUMENT AS NOTED**  
**CLEAN-OUT/DOWN-SPOUT**  
**SWALE**  
**UTILITY EASEMENT**

**PROPOSED**



**LEGEND**

**O'FALLON YMCA**  
ALL OF LOT 4A OF PHEASANT POINT CENTER RESUBDIVISION OF LOT 4  
PLAT BOOK 50 PAGE 133  
SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST  
O'FALLON, ST. CHARLES COUNTY, MISSOURI  
**SITE IMPROVEMENT PLANS**



PROJECT LOCATION MAP

**PROPERTY OWNER** YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER ST. LOUIS  
**EXISTING ZONING** C-2 GENERAL BUSINESS  
**SITE ACREAGE** 11.72 ACRES  
**SITE ADDRESS** 3451 PHEASANT MEADOW DRIVE

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Karl Ebert DATE 12/20/2023  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

**Conditions of Approval From Planning and Zoning October 5, 2023**

- PROVIDE STREET TREE CALCULATIONS
- PROVIDE HVAC/MECHANICAL UNIT SCREENING DETAILS.
- SHOW WHAT MATERIALS ARE USED ON THE ELEVATIONS (SHEET A4.0)
- NOTE HOW MANY BICYCLE PARKING SPACES ARE CURRENTLY LOCATED ON SITE.
- SHOW HOW SANITARY SEWERS AND WATER SERVICE WILL BE PROVIDED TO THE BUILDING.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, PROVIDE COPIES OF APPROVAL LETTERS OR NECESSARY PERMITS FROM ALL RESPONSIBLE REVIEWING AGENCIES INCLUDING, BUT NOT LIMITED TO, THE APPROPRIATE FIRE PROTECTION DISTRICT, WATER SUPPLY DISTRICT, SANITARY SEWER DISTRICT.

**SHEET INDEX**

- C1.0 TITLE SHEET
- C2.0 GENERAL NOTES
- C3.0 EXISTING SITE AND DEMOLITION PLAN
- C4.0 PROPOSED SITE PLAN
- C5.0 GRADING PLAN
- C6.0 SWPPP
- C7.0 SITE DETAILS
- C7.1 SITE DETAILS
- C8.0 SEWER PROFILES
- C9.0 EXISTING DRAINAGE AREA MAP
- C10.0 PROPOSED DRAINAGE AREA MAP

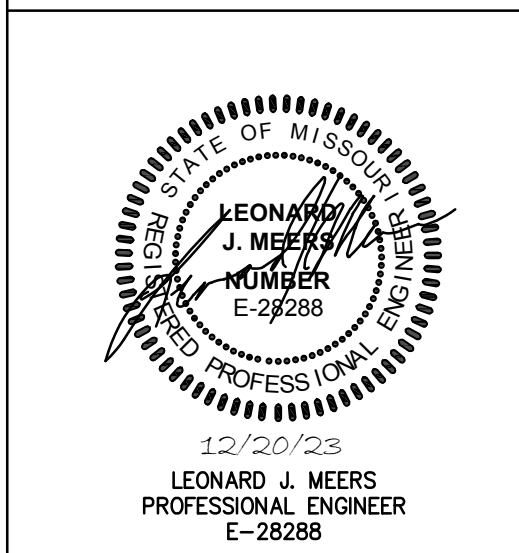
**ABBREVIATIONS**

ADS - ADVANCED DRAINAGE SYSTEMS, INC.	N.T.S. - NOT TO SCALE
ATG - ADJUST TO GRADE	O.C. - ON CENTER
B.M. - BENCHMARK	PAVT. - PAVEMENT
C.I. - CURB INLET	P.C. - PORTLAND CEMENT
C.O. - CLEAN OUT	PCC - PRECAST CONCRETE
CMP - CORRUGATED METAL PIPE	P.S.I. - POUNDS/SQUARE INCH
CONC. - CONCRETE	PROP. - PROPOSED
C.Y. - CUBIC YARDS	R.C. - REINFORCED CONCRETE
D.C.I. - DOUBLE CURB INLET	R.R. - RAIL ROAD
DIP - DUCTILE IRON PIPE	RCF - REINFORCED CONCRETE PIPE
DIA. - DIAMETER	S.F. - SQUARE FOOT
DS - DOWNSPOUT	S.Y. - SQUARE YARD
ELEV. - ELEVATION	SAN - SANITARY
EX - EXISTING	SCH - SCHEDULE
FD - FLOOR DRAIN	SWPPP - STORM WATER POLLUTION PREVENTION PLAN
FF - FINISH FLOOR	TBA - TO BE ABANDONED
FL - FLOW LINE	TBR - TO BE REMOVED
G.I. - GRATE INLET	TYP. - TYPICAL
GAL. - GALLON	UIP - USE IN PLACE
H.G. - HYDRAULIC GRADE	VCP - VITRIFIED CLAY PIPE
HYD - HYDRANT	YD - YARD DRAIN
MAX - MAXIMUM	WV - WATER VALVE
MH - MANHOLE	
MIN - MINIMUM	

NO.	DESCRIPTION	DATE
△	CITY COMMENTS	11-30-2023.
△	CITY COMMENTS	12-20-2023
△		
△		
△		
△		

PROJECT TITLE  
O'FALLON YMCA  
3451 PHEASANT MEADOW DRIVE  
O'FALLON, MO 63368

**GRIMES CONSULTING, INC.**  
Civil Engineering & Surveying Services  
GRIMES CONSULTING, INC.  
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PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D  
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SUITE 3000  
ST. LOUIS, MO 63148  
PH: (314) 849-6100  
FAX: (314) 849-6010



**Developer / Owner Information**  
527 ARCHITECTS, P.C.  
CONTACT: STEVE HUNSICKER  
131 W. ARGONNE, ST. LOUIS, MO 63122  
Email: steve@527architects.com

**TITLE SHEET**

P+Z No.  
Approval Date:  
City No.  
Page No.  
**C1.0**

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