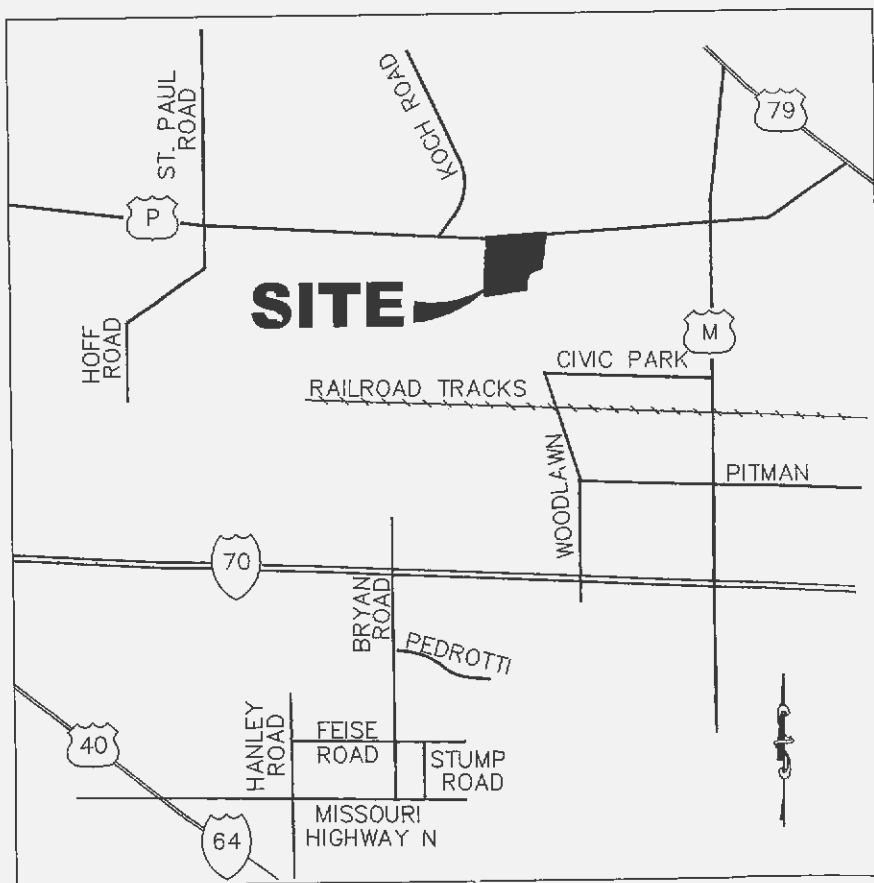


Plan View



Locator Map

A SET OF CONSTRUCTION PLANS FOR O'FALLON JUNIOR RENEGADES

A TRACT OF LAND BEING
PART OF U.S. SURVEY 2632,
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI

BAX Development Notes:

- Disturbed Area: 0.05 Acres
- Current Zoning: 'P-R' Park-Recreational (City of O'Fallon)
- Existing and Proposed Use: Storage Building
- The required height and building setbacks are as follows:
Setbacks for 'P-R' Park-Recreational (City of O'Fallon):
Minimum Front Yard: 60 feet
Minimum Side Yard: 30 feet
Minimum Rear Yard: 50 feet
- Property Owners:
City of O'Fallon
100 N. Main Street
O'Fallon, MO 63366
- Flood Note:
Per Flood Insurance Rate Map No. 29183C0230F effective date March 17, 2003, this tract lies with in Zone "AE". Zone "AE" is defined as Special flood hazard areas inundated by 100-year flood, base flood elevations determined.
- 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. All erosion control items and long term post construction BMP's will be shown in detail on the construction drawings.
- These plans are preliminary and not for construction.
- Run-off Calculations:
0.01 Acres of New Impervious Areas
0.01 (3.54) = 0.035 c.f.s. increase in runoff
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.
- Underground utilities have been plotted from available information and therefore locations shall be considered approximate only. The verifications of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to any grading or construction improvements.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sewer system.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon.
- The contractor is responsible for following the City of O'Fallon Ordinance for the installation of sediment and erosion control devices.
- Sediment and erosion control shall not be limited to the measures shown on the plans. The contractor, with the approval of the City Inspector, shall utilize best management practices to prevent sediment from entering adjacent properties, roadways, storm sewers, and drainageways.
- All construction shall comply with OSHA Standards.
- Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during operations, vegetation shall be reestablished in such a density as to prevent erosion.
- Roadway must be kept clean and free of all mud, dirt and debris at all times.
- No changes to existing water service is proposed.

Drawing Index

- COVER SHEET
- NOTES
- SITE & GRADING PLAN
- DETAILS

Legend

EX. CURB/AREA INLET	FLARED END SECTION	WATER FAUCET
EX. DOUBLE CURB/AREA INLET	CURB/AREA INLET	WATER SPRINKLER
EX. STORM SEWER MANHOLE	DOUBLE CURB/AREA INLET	CABLE TV BOX
EX. SANITARY SEWER MANHOLE	GRATE INLET	ELECTRIC BOX
EX. ELECTRIC MANHOLE	DOUBLE GRATE INLET	ELECTRIC TRANSFORMER
EX. GAS MANHOLE	GRATE MANHOLE	TRAFFIC CONTROL BOX
EX. TELEPHONE MANHOLE	STORM SEWER MANHOLE	TELEPHONE CABLE PEDESTAL
EX. WATER MANHOLE	SANITARY SEWER MANHOLE	ELECTRIC METER
EX. PIPELINE MARKER	ELECTRIC MANHOLE	GAS METER
EX. FIBER OPTIC MARKER	GAS MANHOLE	WATER METER
EX. GAS DRIP	TELEPHONE MANHOLE	PAY TELEPHONE
EX. GAS VALVE	WATER MANHOLE	MAILBOX
EX. WATER VALVE	PIPELINE MARKER	SATELLITE DISH
EX. FIRE HYDRANT	FIBER OPTIC MARKER	TRAFFIC SYMBOL
EX. YARD DRAIN	GAS DRIP	TREE
EX. CLEANOUT	GAS VALVE	BUSH
EX. DOWNSPOUT	WATER VALVE	TREE STUMP
EX. BOLLARD	FIRE HYDRANT	CI CURB INLET
EX. FOUND PIPE	YARD DRAIN	AI AREA INLET
EX. SET PIPE	CLEANOUT	GI GRATE INLET
EX. ROW MARKER	DOWNSPOUT	DCI DOUBLE CURB INLET
EX. BENCHMARK	BOLLARD	DAI DOUBLE AREA INLET
EX. TEST HOLE	WATER WELL	DGI DOUBLE GRATE INLET
EX. BORE HOLE	MONITORING WELL	GMH GRATE MANHOLE
EX. MONUMENT	UTILITY BOX	FE FLARED END SECTION
EX. CONTROL	GAS TANK	EP END PIPE
EX. AXLE	SIGN	CP CONCRETE PIPE
EX. CROSS	HANDICAP PARKING	RCR REINFORCED CONCRETE PIPE
EX. RR SPIKE	POWER POLE	CMP CORRUGATED METAL PIPE
EX. COTTON PICKER SPINDLE	GUY WIRE	OPP CORRUGATED PLASTIC PIPE
SWALE ARROW	LIGHT STANDARD	PVC POLY VINYL CHLORIDE (PLASTIC)
	YARD LIGHT	CO CLEANOUT
	SEPTIC TANK	DS DOWNSPOUT
		TBR TO BE REMOVED
		TBR&R TO BE REMOVED & REPLACED
		TBR&R&L TO BE REMOVED & RELOCATED
		UIP USE IN PLACE
		TCE TEMPORARY CONSTRUCTION EASEMENT
		PDE PERMANENT DRAINAGE EASEMENT
		PUE PERMANENT UTILITY EASEMENT
		CAE CROSS-ACCESS EASEMENT
		PWE PERMANENT WALL EASEMENT

Conditions of Approval From Planning and Zoning

- Indicate the Base Flood Elevations as depicted on the current Flood Insurance Rate Map.
- Indicate the location and type of Post Construction Stormwater BMP for the site.
- The City of O'Fallon has created Construction Plan Sheets which format shall be used when submitting Construction Plans for review.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DA DATE 8-15-14
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 0.05 Acres
The area of land disturbance is 0.05 Acres

* The estimated sanitary flow in gallons per day is (N/A)

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 the 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 inspection.

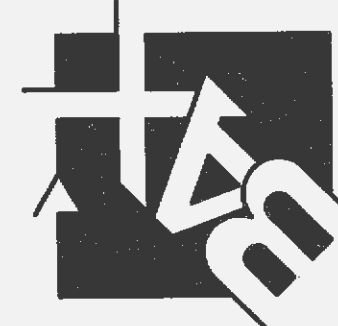


CALL BEFORE
YOU DIG!
1-800-DIG-RITE

PROJECT TITLE:

O'FALLON JUNIOR
RENEGADES

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-926-9552
FAX 636-926-1718



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 part or parts of the architectural or engineering project or any part thereof.



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Surveying Authority No. 000144
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REVISIONS

09/21/12	CITY COMMENTS

Utility Contacts

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

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

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

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 Link 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

Developer / Owner:

O'FALLON JUNIOR RENEGADES
P.O. BOX 1721
O'FALLON, MO 63366

COVER SHEET

P+Z No.

#1702.08 - Sept. 6, 2012

City No.

#14-310

Page No.

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