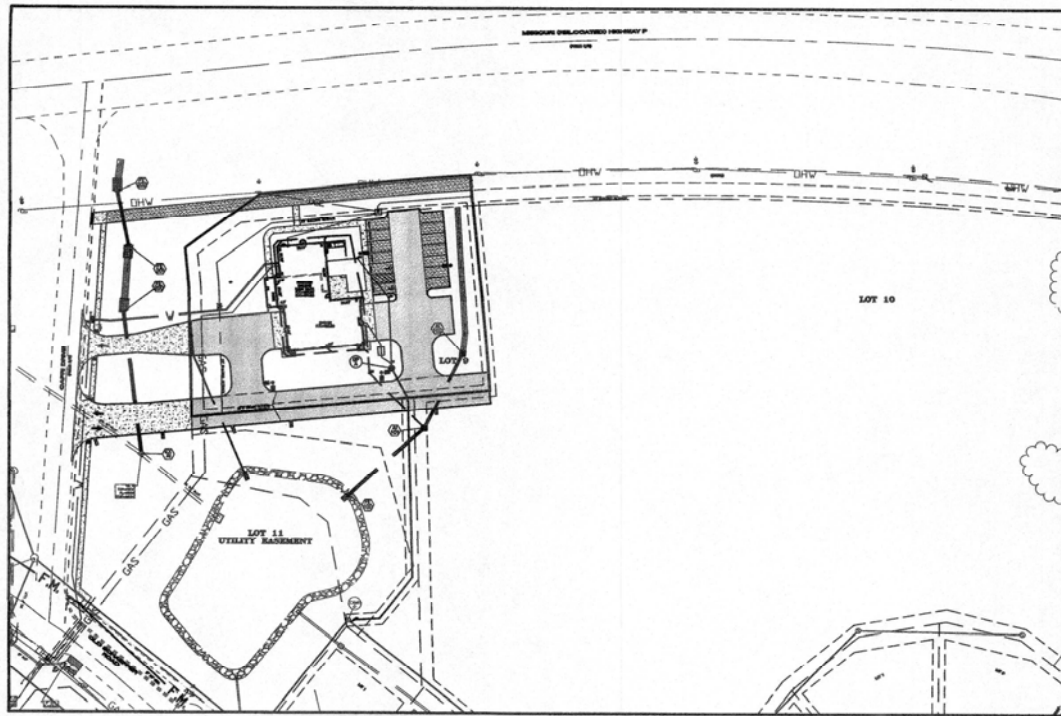
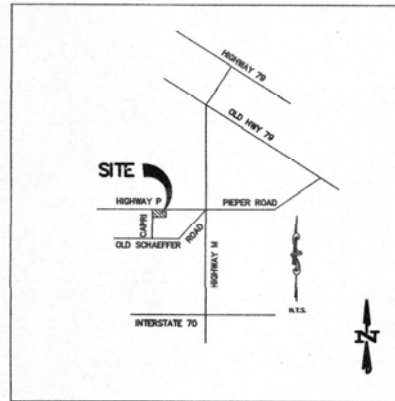


A SET OF AS-BUILT PLANS FOR SCCAD BASE 18

PROPOSED LOT 9 OF VILLAS OF CAPRI
A TRACT OF LAND BEING PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 17,
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

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

Electric
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
Centurylink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017
1-888-438-2427

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

DEVELOPMENT NOTES

- AREA OF TRACT: 0.96 ACRES, 3.77 ACRES DISTURBED
- EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
- PROPOSED USE: AMBULANCE DISTRICT BASE STATION
- SITE ADDRESS: 335 CAPRI DRIVE, O'FALLON, MO 63366
- OWNER PROPOSED LOTS 9 & 10: ST. CHARLES COUNTY AMBULANCE DISTRICT, 4169 OLD MILL PARKWAY, ST. PETERS, MO 63376
- BUILDING SETBACKS:
FRONT YARD = 25 FEET
SIDE YARD = 0 FEET, UNLESS ABUTTING RESIDENTIAL OR OFFICE DISTRICT, THEN MATCH DISTRICT SIDE YARD
REAR YARD = 0 FEET, UNLESS ABUTTING RESIDENTIAL OR OFFICE DISTRICT, THEN 10 FEET
MINIMUM LOT WIDTH = 25 FEET
MINIMUM LOT AREA = 5 ACRES, UNLESS ABUTTING COMMERCIAL OR INDUSTRIAL DISTRICT
MAXIMUM HEIGHT = 50 FEET
- PARKING REQUIREMENTS:
AMBULANCE DISTRICT: 1 SPACE PER MAXIMUM NUMBER OF EMPLOYEES DURING SHIFT
4 FIRST RESPONDERS ON SHIFT, 8 IN BUILDING DURING SHIFT CHANGE
1 SPACE PER 8 EMPLOYEES = 8 SPACES
REQUIRED PARKING SPACES = 8 SPACES
PROVIDED PARKING SPACES = 12 SPACES (INCLUDING 2 ACCESSIBLE SPACES)
LOADING SPACES: N/A
- LANDSCAPING REQUIREMENTS:
1 TREE PER 40 FEET STREET FRONTAGE
388.59 FEET STREET FRONTAGE/40 FEET X 1 TREE = 9.71 TREES
1 TREE PER 3000 SQ. FT. OF LANDSCAPED OPEN SPACE
19,220 SQ. FT. OPEN SPACE/3000 SQ. FT. X 1 TREE = 6.41 TREES
TOTAL TREES REQUIRED = 17 TREES
TOTAL TREES PROVIDED = 17 TREES
INTERIOR LANDSCAPE AREA = 6% MINIMUM INTERIOR PARKING LOT
0.06(12 SPACES X 270 SQ. FT.) = 194.4 SQ. FT. INTERIOR LANDSCAPE AREA
TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 1365 SQ. FT.
- SITE COVERAGE:
SITE = 41,835 SQ. FT. (0.96 ACRES)
PROPOSED BUILDING = 4,600 SQ. FT. = 11%
PROPOSED PAVEMENT = 17,835 SQ. FT. = 43%
PROPOSED GREENSPACE = 19,220 SQ. FT. = 46%
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) OF ST. CHARLES COUNTY, MISSOURI, PANEL NUMBER 230 OF 525, CITY OF O'FALLON, COMMUNITY NUMBER 29183002300, DATED JANUARY 20, 2016 SUBJECT PROPERTIES LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOOD PLAIN.
- SITE BENCHMARK: TOP FOUND IRON PIPE AT THE MOST SOUTHWEST CORNER OF TRACT "A" ELEVATION = 478.40'
- ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
- ALL MECHANICAL EQUIPMENT WHETHER ROOFTOP OR GROUND MOUNTED WILL BE SCREENED PER CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION 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 OF THE IMPROVEMENTS.
- ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
- TRASH DISPOSAL AND PICKUP IS RESIDENTIAL TYPE SERVICE ONLY WITH A "PUSH CAN" LEFT AT THE CURB ON THE DAY OF PICKUP, THEREFORE NO TRASH ENCLOSURE IS PROPOSED OR NEEDED.
- DETENTION AND WATER QUALITY IS PROVIDED FOR ALL COMMERCIAL PROPERTY OWNED BY ST. CHARLES COUNTY AMBULANCE DISTRICT WHICH CONSISTS OF LOT 9 AND LOT 10 OF THE "VILLAS OF CAPRI". DETENTION AND WATER QUALITY FOR THE DEVELOPMENT IS PROVIDED FOR IN THE RETENTION BASIN LOCATED ON LOT 11 OF THE "VILLAS OF CAPRI".

Drawing Index

- COVER SHEET
- O'FALLON COMMERCIAL NOTES
- SITE PLAN
- GRADING PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- PROFILES AND ENTRANCE DETAILS
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- EROSION CONTROL DETAILS
- EROSION CONTROL DETAILS
- STORM DETAILS
- SANITARY AND STORM DETAILS
- WATER DETAILS
- WATER DETAILS
- PAVEMENT DETAILS
- PAVEMENT DETAILS
- SWPPP
- DOWNSPOUT AND LATERAL PLAN
- LANDSCAPE PLAN
- PHOTOMETRIC PLAN

Benchmarks

Project

BENCHMARK:

ELEVATION 542.80 (DATUM NAVD88) ESTABLISHED BY COAST AND GEODETIC SURVEY 1935, A STANDARD BRASS DISK, STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 3 INCHES ABOVE GROUND. FURTHER DESCRIBED IN 2003 AS BEING LOCATED IN THE CITY OF O'FALLON, MO. APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MILES EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER. TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-K/SR-M (MAIN STREET), GO NORTH 0.6 MILES ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A STANDARD CGS DISK STAMPED F 149 1935 AND SET IN A 4 INCH SQUARE CONCRETE MONUMENT PROJECTING 2 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.

Site

SITE BENCHMARK: TOP FOUND IRON PIPE AT THE MOST SOUTHWEST CORNER OF TRACT "A" ELEVATION = 478.40'

GRADING QUANTITIES:

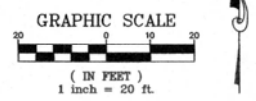
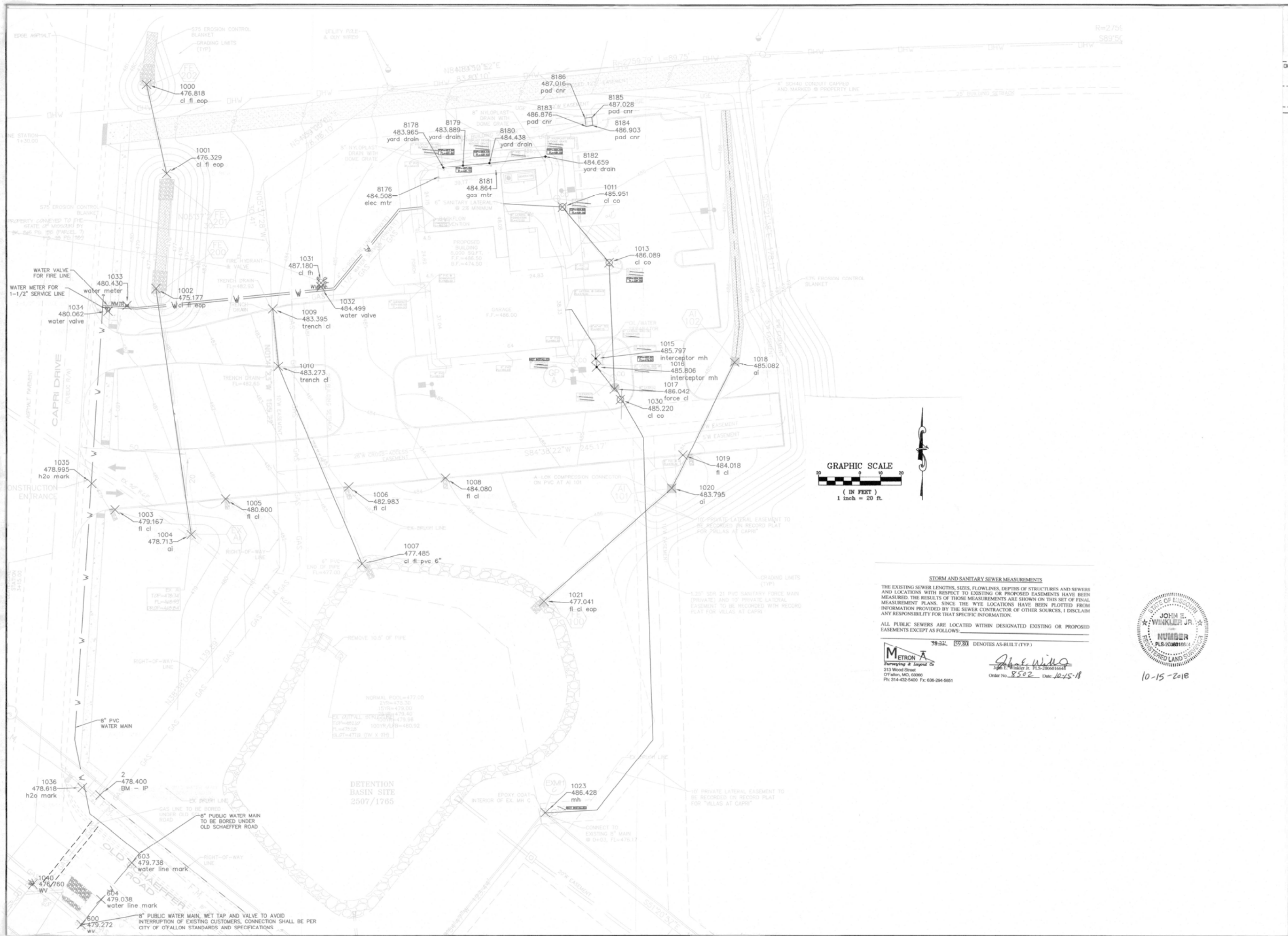
6,026 C.Y. CUT (INCLUDES SUBGRADES)
6,026 C.Y. FILL (INCLUDES 8% SHRINKAGE)
BALANCE

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE CITY ENGINEERING WITH HAUL ROUTE.

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 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.

Legend

400.00 EXISTING LABELS	PROPOSED LABELS	EXIST. SINGLE CURB INLET	EXIST. AREA INLET
600.00 PROPOSED LABELS	PROPOSED SINGLE CURB INLET	PROPOSED SINGLE CURB INLET	PROPOSED AREA INLET
CI SINGLE CURB INLET	AI AREA INLET	DAI DOUBLE AREA INLET	PROPOSED GRATE INLET
DI DOUBLE CURB INLET	GI GRATE INLET	DGI DOUBLE GRATE INLET	EXIST. SANITARY MANHOLE
MH MANHOLE	FE FLARED END SECTION	EP ENG PIPE	EXIST. STORM MANHOLE
CP CONCRETE PIPE	RCP REINFORCED CONCRETE PIPE	CMP CORRUGATED METAL PIPE	PROPOSED MANHOLE
CPP CORRUGATED PLASTIC PIPE	PVC POLY VINYL CHLORIDE (PLASTIC)	CLEAN OUT	POWER POLE
SLOPE LIMITS	DRAINAGE SWALE	SM EXISTING STORM SEWER	GUY WIRE
SN EXISTING SANITARY SEWER	W EXISTING WATER LINE	UW EXISTING UNDERGROUND ELECTRIC	★ LIGHT STANDARD
OW EXISTING OVERHEAD ELECTRIC	OTV EXISTING CABLE TV LINE	OT EXISTING TELEPHONE LINE	★ FIRE HYDRANT
PTV PROPOSED TELEPHONE LINE	PSW PROPOSED STORM SEWER	PS EXISTING TELEPHONE LINE	★ WATER METER
PSW PROPOSED STORM SEWER	PS EXISTING TELEPHONE LINE	PSW PROPOSED SANITARY SEWER	★ WATER VALVE
FL EXISTING FIBER OPTIC LINE	GL EXISTING GAS LINE	UW EXISTING UNDERGROUND ELECTRIC	★ GAS VALVE
OW EXISTING OVERHEAD ELECTRIC	OTV EXISTING CABLE TV LINE	OT EXISTING TELEPHONE LINE	□ TELEPHONE PEDESTAL
PTV PROPOSED TELEPHONE LINE	PSW PROPOSED STORM SEWER	PS EXISTING TELEPHONE LINE	○ SIGN
PSW PROPOSED SANITARY SEWER	FL EXISTING FIBER OPTIC LINE	GL EXISTING GAS LINE	○ TREE
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PSW PROPOSED SANITARY SEWER	FL EXISTING FIBER OPTIC LINE	GL EXISTING GAS LINE	
UW EXISTING UNDERGROUND ELECTRIC	OW EXISTING OVERHEAD ELECTRIC	PTV PROPOSED TELEPHONE LINE	
OTV EXISTING CABLE TV LINE	PSW PROPOSED STORM SEWER	PS EXISTING TELEPHONE LINE	
PSW PROPOSED SANITARY SEWER	FL EXISTING FIBER OPTIC LINE	GL EXISTING GAS LINE	
UW EXISTING UNDERGROUND ELECTRIC	OW EXISTING OVERHEAD ELECTRIC	PTV PROPOSED TELEPHONE LINE	
OTV EXISTING CABLE TV LINE</			



STORM AND SANITARY SEWER MEASUREMENTS
 THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWER AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OF OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

METRON
 Surveying & Layout Co.
 313 Wood Street
 O'Fallon, MO, 63366
 Ph: 314-432-5400 Fax: 636-294-5851

John E. Winkler Jr.
 John E. Winkler Jr., PLS-20001024
 Order No. 8502 Date: 10-15-18



10-15-2018

PROJECT TITLE:
 SCCAD BASE 18
 Bax Project #95-7632G

ENGINEERING
 PLANNING
 SURVEYING
 221 Point West Blvd.
 St. Charles, MO 63011
 636-628-5552
 FAX 636-628-1718



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 project other than the one specifically identified on this sheet.

STATE OF MISSOURI
 JOHN E. WINKLER JR.
 LICENSE NO. PLS-20001024
 REGISTERED LAND SURVEYOR
 08/15/17
 WALKER
 CIVIL ENGINEER
 2007020343

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 Engineering Authority No. 000655
 Surveying Authority No. 000144
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REVISIONS

NO.	DATE	DESCRIPTION

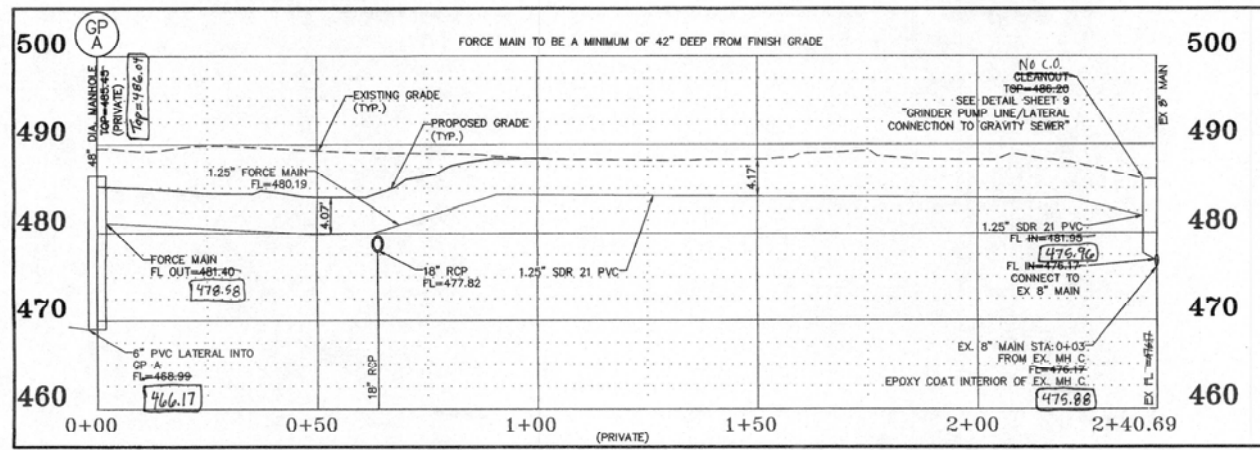
Developer / Owner:
 ST. CHARLES COUNTY AMBULANCE DISTRICT
 4169 OLD MILL PARKWAY
 ST. PETERS, MISSOURI 63376

SITE PLAN

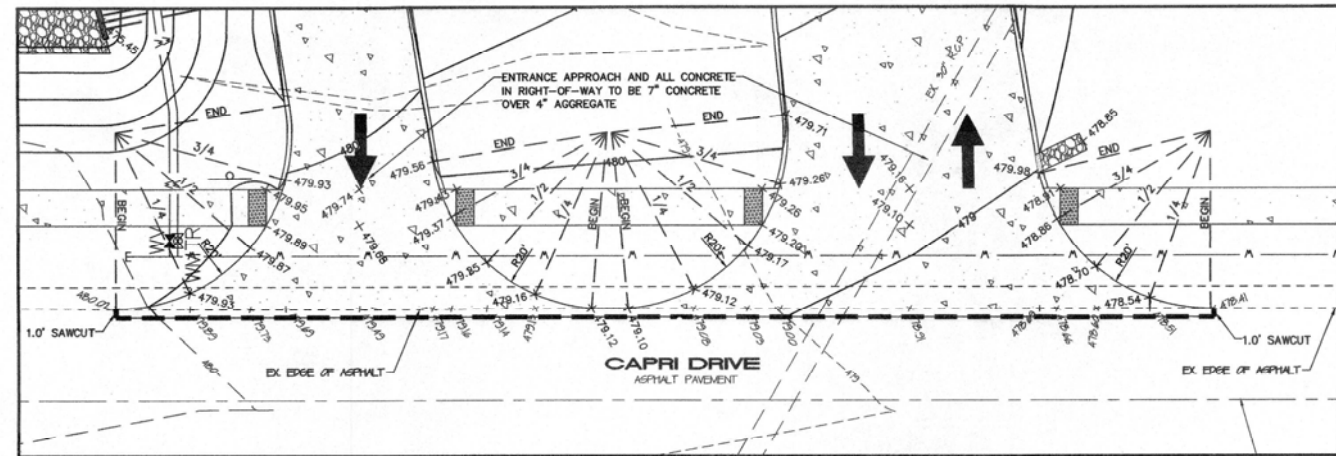
P+Z No.
 #04-16.02.01

City No.
 #17-005139

Page No.
 2 OF 3



GRINDER PUMP LINE PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



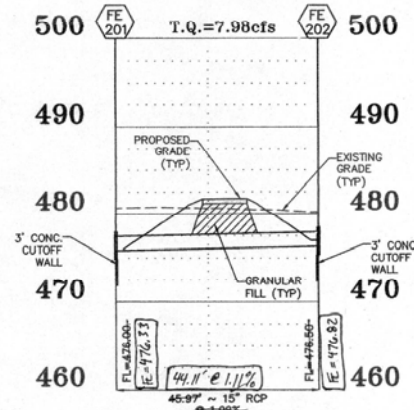
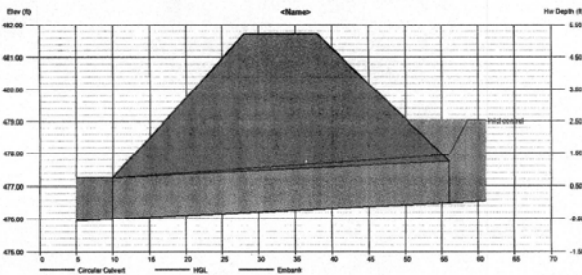
ENTRANCE DETAILS
HORIZONTAL SCALE: 1"=10'

Culvert Report

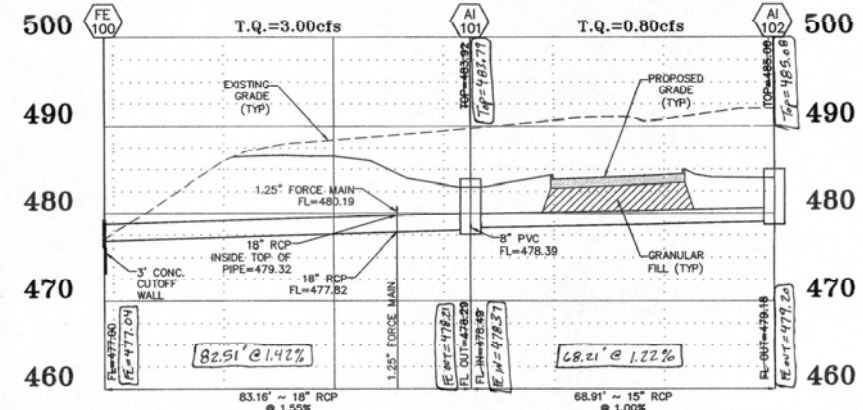
Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Tuesday, Jul 18 2017

Circular Culvert

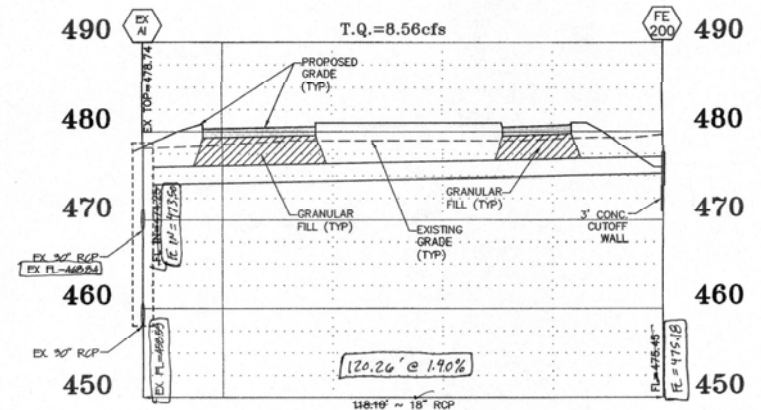
Invert Elev Dn (ft)	= 476.00	Calculations	
Pipe Length (ft)	= 46.00	Qmin (cfs)	= 7.98
Slope (%)	= 1.09	Qmax (cfs)	= 7.98
Invert Elev Up (ft)	= 476.50	Tailwater Elev (ft)	= 477.25
Rise (in)	= 15.0		
Shape	= Circular	Highlighted	
Span (in)	= 15.0	Qtotal (cfs)	= 7.98
No. Barrels	= 1	Qpipe (cfs)	= 7.98
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.50
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 4.77
Coeff. K.M.c.Y.k	= 0.0098, 2. 0.0398, 0.67, 0.5	HGL Dn (ft)	= 477.25
		HGL Up (ft)	= 477.95
Embankment		Hw Elev (ft)	= 479.01
Top Elevation (ft)	= 481.70	Hw/D (ft)	= 2.01
Top Width (ft)	= 10.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 1.00		



STORM SEWER PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



STORM SEWER PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



STORM SEWER PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

STORM AND SANITARY SEWER MEASUREMENTS
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38.22' 59.80' DENOTES AS-BUILT (TYP.)
MCTRON Surveying & Design Co.
313 Wood Street
O'Fallon, MO, 63366
Ph: 314-432-5400 Fx: 636-294-5851
John E. Winkler Jr. PLS-2008016644
Order No. 8502 Date 10-15-18



BAX PROJECT NAME : 7632G
BAX PROJECT NO. :
DESIGN DATE :
DESIGNED BY :
SUBMITTED: FILENAME: 7632G

UPP STR	LOW STR	L	DIA	FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE STR LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	LINE NUMBER	REMARKS
AI102	AI101	69	15	479.18	478.39	1.14	485.00	5.34	479.66	479.64	.00020	0.01	0.65	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	6.91	1	479
AI101	FE100	83	18	478.39	477.00	1.67	483.92	4.81	479.11	479.00	.00080	0.07	1.70	0.04	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	13.59	2	479
FE200	EX41	118	18	475.45	474.25	1.02	476.95	0.06	476.89	475.75	.00660	0.78	4.84	0.36	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.56	10.59	3	475.75

PROJECT TITLE:
SCCAD BASE 18
Bax Project #95-7632G

ENGINEERING SURVEYING
231 Point West Blvd.
St. Charles, MO 63301
636-928-5583
FAX 636-928-1718



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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 project.
STATE OF MISSOURI
Professional Engineer
No. 2007020343
08/15/17
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Engineering Authority No. 000625
Surveying Authority No. 000144
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REVISIONS

NO.	DATE	DESCRIPTION
0-15-17		CITY COMMENTS

Developer / Owner:
ST. CHARLES COUNTY AMBULANCE DISTRICT
4169 OLD MILL PARKWAY
ST. PETERS, MISSOURI 63376
SEWER PROFILES AND ENTRANCE DETAILS

P+Z No.
#04-16.02.01
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