

Locator Map NOT TO SCALE

A SET OF AS-BUILT PLANS FOR SCCAD BASE 5

A TRACT OF LAND IN U.S. SURVEY 1766
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

Development Notes

- AREA OF TRACT: 1.580 ACRES
1.19 ACRES (DISTURBED)
- THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0119-1766-00-0023.000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
- EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: 8430 MEXICO ROAD
ST. PETERS, MO. 63376
- PROPOSED USE: AMBULANCE DISTRICT BASE STATION
- OWNER: ST. CHARLES COUNTY AMBULANCE
4169 OLD MILL PARKWAY
ST. PETERS, MO. 63376
- SITE COVERAGE:
SITE = 68,823 SQ. FT. (1.580 ACRES)
PROPOSED BUILDING = 5,000 SQ. FT. = 7%
PROPOSED PAVEMENT = 14,130 SQ. FT. = 21%
PROPOSED GREENSPACE = 49,693 SQ. FT. = 72%
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2916C02376, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0237 6, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016), BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND. THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

FLOODWAY AREAS IN ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.
- 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 ZONING CODE, SECTION 400.278.
- 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. TRASH CAN WILL BE LEFT INSIDE BUILDING WHEN NOT "TRASH DAY".
- GENERAL UTILITY EASEMENTS WILL BE PROVIDED ON THE RECORD PLAN.

Utilities

Utility Contacts

Electric
Ameren UE
200 Collihan Road
Wentzville, MO. 63385
636-639-8312

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

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

Sanitary Sewer
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

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

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

Plan View Drawing Index

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* 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 1.580 acres

The area of land disturbance is 1.357 acres

Number of proposed lots is 1

Building setback information:

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

* The estimated sanitary flow in gallons per day is 400

* Parking calculations:
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

* Tree preservation calculations: 20% OF EXISTING TREES OR 15 TREES PER ACRE (WHICHEVER IS GREATER) SHALL BE PRESERVED.
REQUIRED TREE PRESERVATION = 0.80 ACRES TREES X 0.20 = 0.16 ACRES TREES
PROVIDED TREE PRESERVATION = 0.80 ACRES - 0.13 ACRES TREE REMOVAL = 0.67 ACRES TREES PRESERVED (84%)

* Landscaping calculations:
1 TREE PER 40 FEET STREET FRONTAGE
176.84 FEET STREET FRONTAGE/40 FEET X 1 TREE = 4.42 TREES

1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE
84% OF EXISTING TREES SHALL BE PRESERVED. NO ADDITIONAL TREES REQUIRED.

TOTAL TREES REQUIRED = 5 TREES
TOTAL TREES PROVIDED = 5 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 = 543.30 SQ. FT.

Benchmarks Project

REFERENCE BENCHMARK:
ELEVATION 542.80 (DATUM NAVD83) 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 MI 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 MI 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 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 #1:
ELEVATION 501.72 - TOP STORM MANHOLE 26.6' EAST & 11.3' SOUTH OF SOUTHEAST CORNER OF SUBJECT PROPERTY

SITE BENCHMARK #2:
ELEVATION 519.51 - TOP STORM MANHOLE 148.2' WEST & 10.0' SOUTH OF SOUTHWEST CORNER OF SUBJECT PROPERTY

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Tall Fescue - 150 lbs./ac.	
Smooth Brome - 100 lbs./ac.	
Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.	
TEMPORARY:	
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)	
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)	
SEEDING PERIODS:	
Fescue or Brome - March 1 to June 1	August 1 to October 1
Wheat or Rye - March 15 to November 1	
Oats - March 15 to September 15	
MULCH RATES:	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
FERTILIZER RATES:	
Nitrogen - 30 lbs./ac.	
Phosphate - 30 lbs./ac.	
Potassium - 30 lbs./ac.	
Lime - 600 lbs./ac. DHM*	
* DHM = effective neutralizing material as per State evaluation of quarried rock.	

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
GRADING LIMITS	TREE
DRAINAGE SWALE	
EXISTING STORM SEWER	
EXISTING SANITARY SEWER	
EXISTING WATER LINE	
EXISTING FIBER OPTIC LINE	
EXISTING GAS LINE	
EXISTING UNDERGROUND ELECTRIC	
EXISTING OVERHEAD ELECTRIC	
EXISTING CABLE TV LINE	
EXISTING TELEPHONE LINE	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
FENCE LINE	
SAWCUT LINE	

STORM AND SANITARY SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS 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:

58-221 59-81 DENOTES AS-BUILT (TYP.)

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

John E. Winkler Jr.
John E. Winkler Jr. PLS-2006018641
Order No. 8520 Date 6/5/18



10-15-2018

GRADING QUANTITIES:

3,735 C.Y. CUT (INCLUDES SUBGRADES)
1,181 C.Y. FILL (INCLUDES 8% SHRINKAGE)
2,554 C.Y. HEAVY

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.

Conditions of Approval From Planning and Zoning

STAFF RECOMMENDATIONS

- THE EXHAUST FANS SHALL BE VENTED THROUGH THE WALL OR THEY SHALL BE PAINTED TO BLEND INTO THE ROOF.
- THE DEVELOPER SHALL WORK WITH CITY STAFF TO FINALIZE PLANS FOR THE STORMWATER RUNOFF DETENTION FOR THE PROPERTY.
- THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.

MUNICIPAL CODE REQUIREMENTS

- AN ACCESSIBLE RAMP SHALL BE PROVIDED ON THE WEST SIDE OF THE SHARED ACCESS DRIVE.
- PROVIDE A PHOTOMETRIC PLAN FOR ANY PROPOSED LIGHTING.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jamie Shultz*, DATE: 01/09/2019
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



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

City of O'Fallon Standard Commercial Notes and Details - June 2010

PROJECT TITLE:

SCCAD BASE 5
8480 MEXICO RD.
ST. PETERS, MO. 63376

Bax Project #00-11244G

ENGINEERING
PLANNING
SURVEYING

221 Polk West Blvd.
St. Charles, MO 63301
636-928-5502
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
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5-10-17	CITY SUBMITTAL
6-9-17	BID SET
7-18-17	CITY COMMENTS
8-18-17	CITY COMMENT

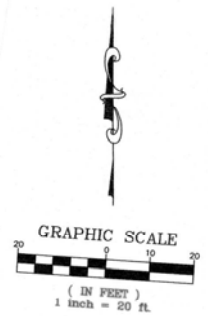
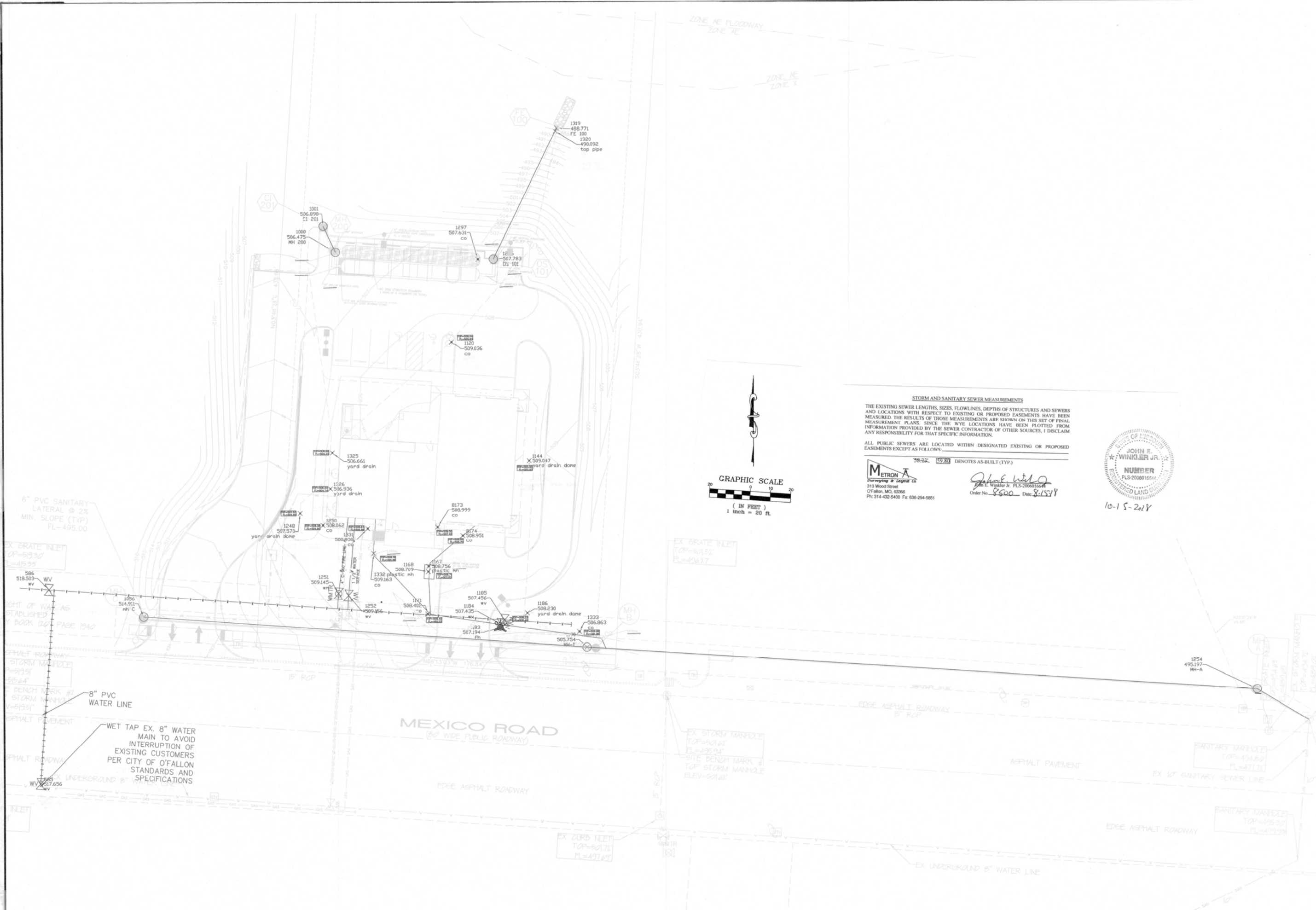
Developer / Owner:
ST. CHARLES COUNTY AMBULANCE DISTRICT
4169 OLD MILL PARKWAY
ST. PETERS, MISSOURI 63376

City of O'Fallon Cover Sheet

P+Z No. #1302.15.01
approved (5-5-2016)
extension (7-6-17)
City No. #17-003492

Page No.

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STORM AND SANITARY SEWER MEASUREMENTS

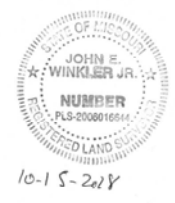
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38.32 59.80 DENOTES AS-BUILT (TYP.)

METRON
Surveying & Layout Co.
313 Wood Street
O'Fallon, MO, 63366
Ph: 314-432-5400 Fx: 636-294-9851

John E. Walker Jr.
John E. Walker Jr., P.L.S. 200601604
Order No. 8500 Date 8/15/17



PROJECT TITLE:
 SCCAD BASE 5
 8430 MEXICO RD.
 ST. PETERS, MO. 63376



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 project other than that specifically identified herein.

STATE OF MISSOURI
 JOHN E. WALKER JR.
 PROFESSIONAL ENGINEER
 LICENSE NO. 2007020343
 CIVIL ENGINEER
 2007020343

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 Engineering Authority No. 000655
 Surveying Authority No. 000144
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REVISIONS

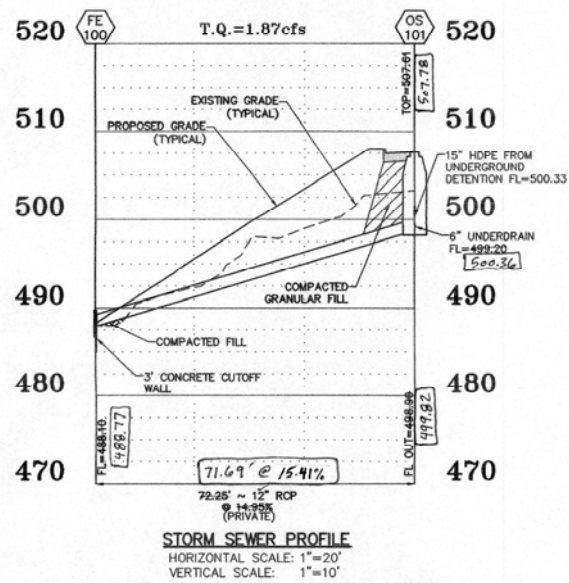
5-10-17	CITY SUBMITTAL
6-9-17	BID SET
7-18-17	CITY COMMENTS

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

SITE PLAN

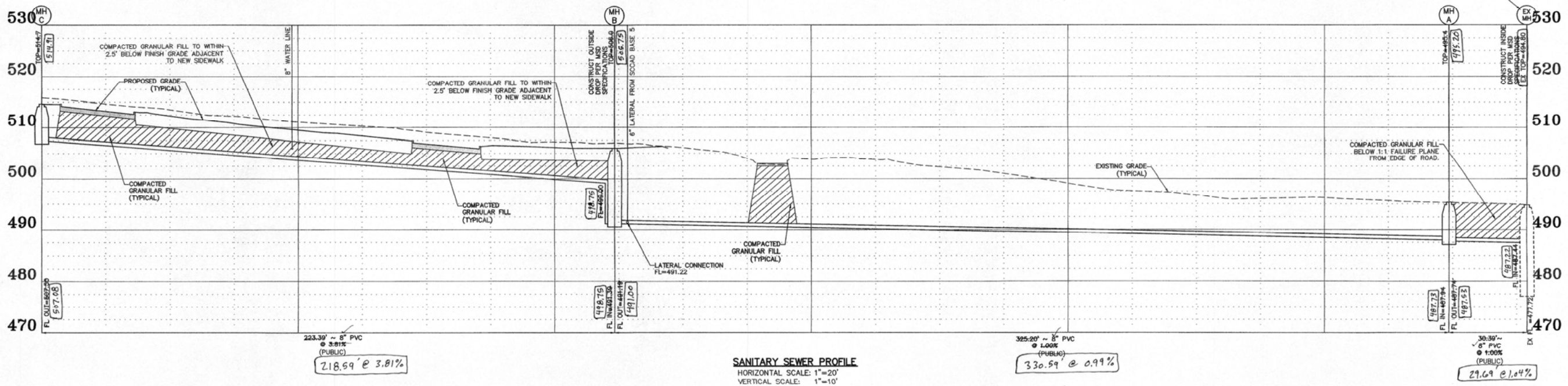
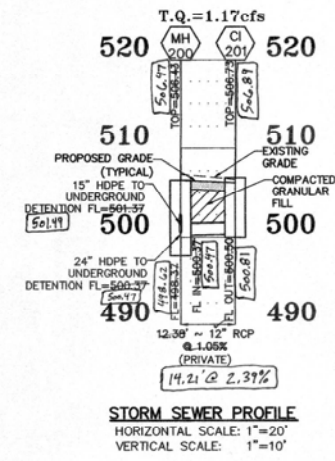
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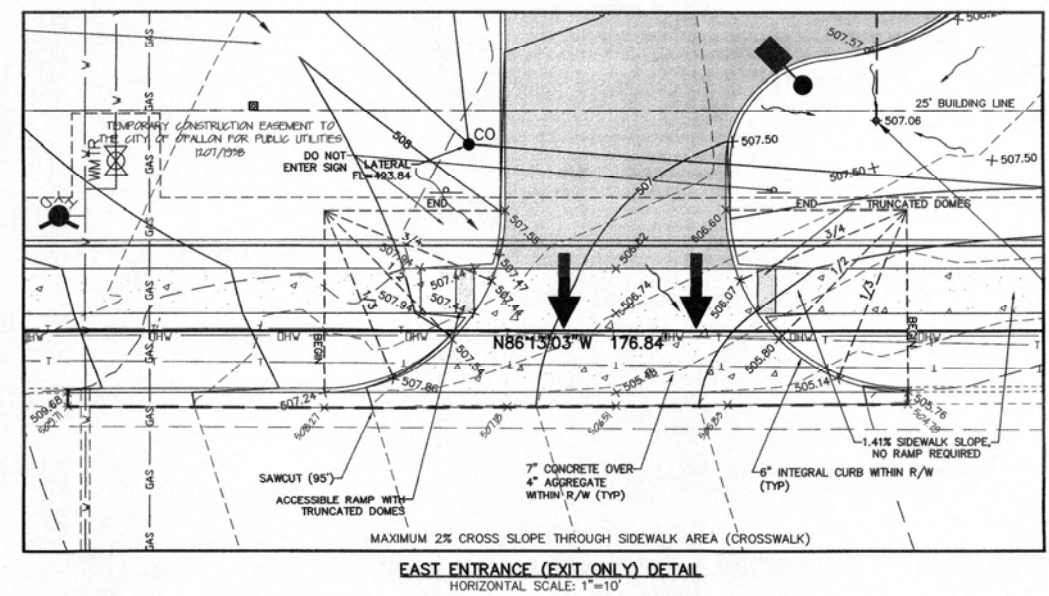
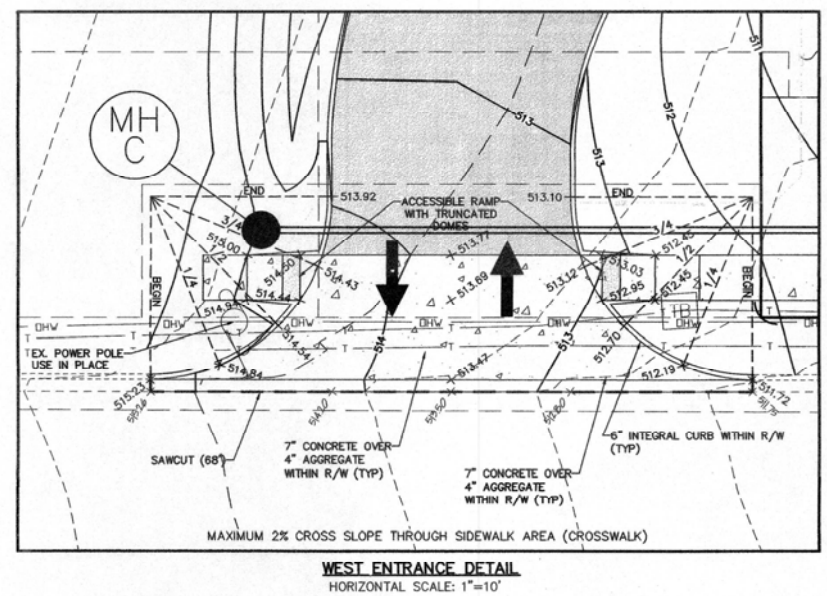


BAX PROJECT NAME : Base 5
 BAX PROJECT NO. : 112146
 DESIGN DATE :
 DESIGNED BY :
 SUBMITTED: FILENAME: 112146

UPP STR	LOW STR	L	DIA	FL LN	UPPER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	HEAD LOSS	JUNC LOSS	TURN LOSS	CURVE STR LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	LINE NUMBER	REMARKS
OS101	FE100	72	12	498.90	488.10	15.00	507.61	8.47	499.14*	489.10	-.00280	0.20	2.38	0.09	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.87	13.80	1	489.10
CI201	MH200	12	12	500.50	500.37	1.08	506.73	4.36	502.37	502.33	-.00110	0.01	1.49	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.17	3	2	502.33



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 39-23' (59.80) DENOTES AS-BUILT (TYP.)
 METRON Surveying & Layout Co.
 213 Wood Street
 O'Fallon, MO, 63366
 Ph: 314-432-5400 Fx: 636-294-5851
 John E. Walker Jr. PLS-2006011664
 Order No. 8500 Date: 7-5-18



PROJECT TITLE:
 SCCAD BASE 5
 8430 MEXICO RD.
 ST. PETERS, MO. 63376
 Bax Project #00-112146



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REVISIONS

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