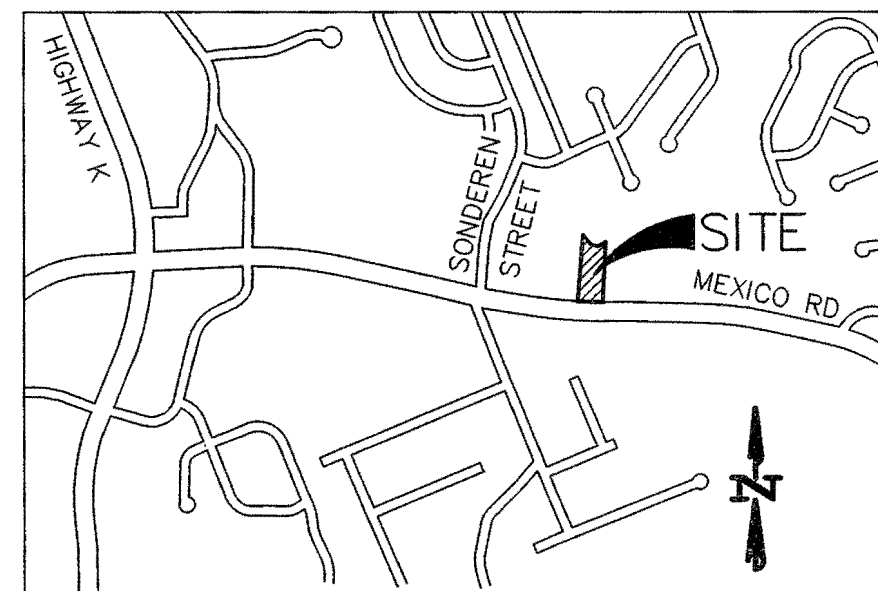
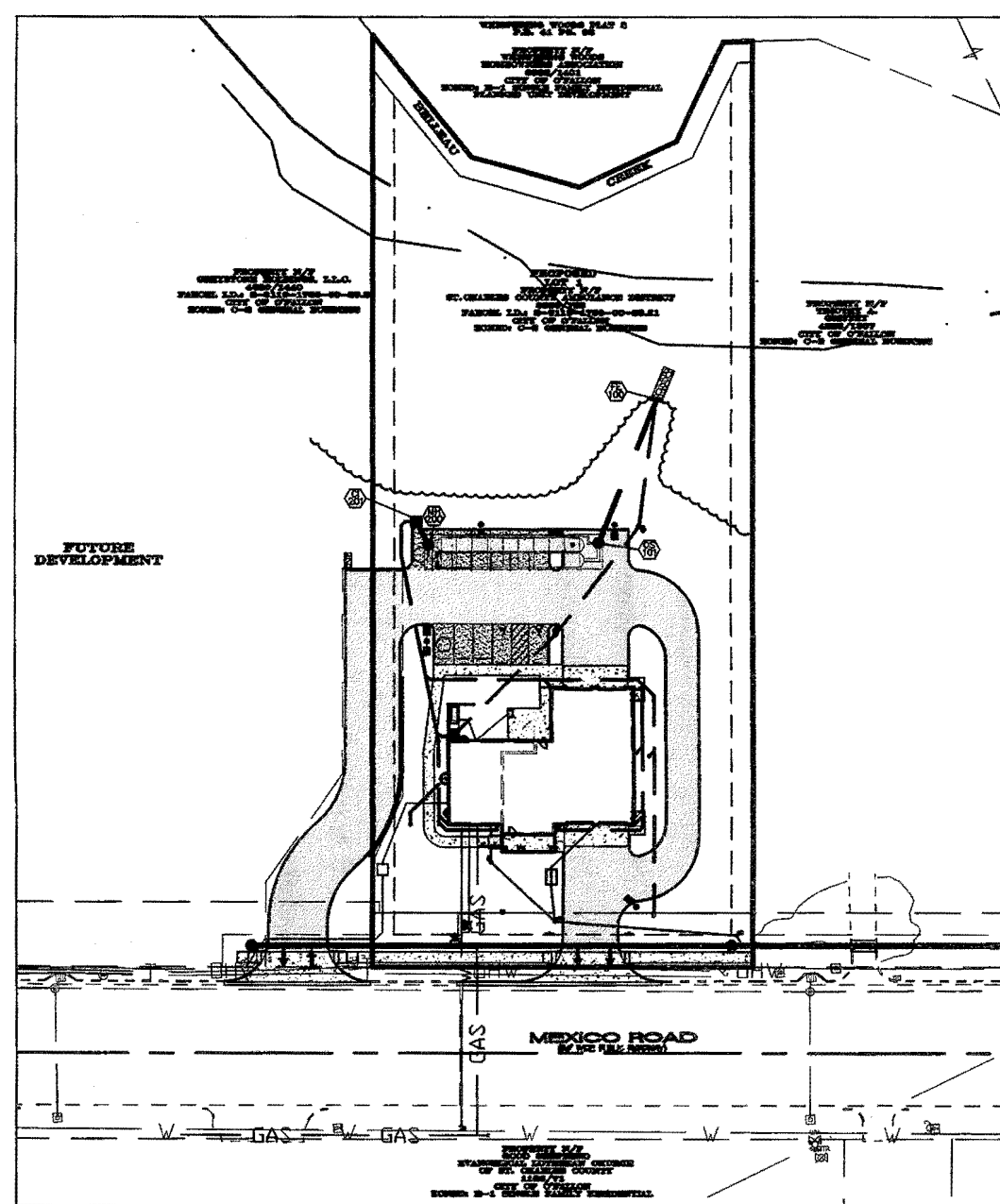


# A SET OF CONSTRUCTION PLANS FOR SCCAD BASE 5

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



Locator Map NOT TO SCALE

## Plan View Drawing Index

- 1 COVER SHEET
- 2 O'FALLON COMMERCIAL NOTES
- 3 DEMOLITION PLAN
- 4 SITE PLAN
- 5 GRADING PLAN
- 6 EXISTING DRAINAGE AREA MAP
- 7 PROPOSED DRAINAGE AREA MAP
- 8 PROFILES AND ENTRANCE DETAILS
- 9 CONSTRUCTION DETAILS
- 10 EROSION CONTROL DETAILS
- 11 SANITARY AND STORM DETAILS
- 12 SANITARY AND STORM DETAILS
- 13 WATER DETAILS
- 14 WATER DETAILS
- 15 PAVEMENT DETAILS
- 16 PAVEMENT DETAILS
- 17 SWPPP
- 18 DOWNSPOUT AND LATERAL PLAN
- 19 DETENTION DETAILS 1
- 20 DETENTION DETAILS 2
- E1.0 PHOTOMETRIC PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

\* 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 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 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 A STANDARD CGS DISK STAMPED--F 149 1935--AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 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 #1:  
ELEVATION 501.72 - TOP STORM MANHOLE 26.6' EAST & 11.3' SOUTH OF SOUTHEAST CORNER OF SUBJECT PROPERTY

SITE BENCH MARK #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	
<b>SEEDING RATES:</b>	
<b>PERMANENT:</b>	
Tall Fescue	150 lbs./ac.
Smooth Brome	100 lbs./ac.
Combined	Fescue @ 75 lbs./ac. AND Brome @ 30 lbs./ac.
<b>TEMPORARY:</b>	
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.)
<b>SEEDING PERIODS:</b>	
Fescue or Brome	March 1 to June 1 August 1 to October 1
Wheat or Rye	March 15 to November 1 March 15 to September 15
Oats	March 15 to September 15
<b>MULCH RATES:</b>	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
<b>FERTILIZER RATES:</b>	
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 quarried rock.	

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

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	○	EXIST. SANITARY MANHOLE
FE	FLARED END SECTION	○	EXIST. STORM MANHOLE
EP	END PIPE	○	PROPOSED MANHOLE
CP	CONCRETE PIPE	○	POWER POLE
RCP	REINFORCED CONCRETE PIPE	○	GUY WIRE
CMP	CORRUGATED METAL PIPE	○	LIGHT STANDARD
CPP	CORRUGATED PLASTIC PIPE	○	FIRE HYDRANT
PVC	POLY VINYL CHLORIDE (PLASTIC)	○	WATER METER
CO	CLEAN OUT	○	WATER VALVE
.....	GRADING LIMITS	○	GAS VALVE
~	DRAINAGE SWALE	○	TELEPHONE PEDESTAL
STM	EXISTING STORM SEWER	○	SIGN
SAN	EXISTING SANITARY SEWER	○	TREE
W	EXISTING WATER LINE		
FO	EXISTING FIBER OPTIC LINE		
GAS	EXISTING GAS LINE		
UGE	EXISTING UNDERGROUND ELECTRIC		
OHW	EXISTING OVERHEAD ELECTRIC		
CTV	EXISTING CABLE TV LINE		
T	EXISTING TELEPHONE LINE		
---	PROPOSED STORM SEWER		
---	PROPOSED SANITARY SEWER		
-x-x-	FENCE LINE		
---	SAWCUT LINE		

## Utilities

### Utility Contacts

Electric  
Ameren UE  
200 Callahan 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  
Loacade 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

## Development Notes

1. AREA OF TRACT: 1.580 ACRES  
1.19 ACRES (DISTURBED)
2. 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.
3. EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
4. SITE ADDRESS: 8430 MEXICO ROAD  
ST. PETERS, MO. 63376
5. PROPOSED USE: AMBULANCE DISTRICT BASE STATION
6. OWNER: ST. CHARLES COUNTY AMBULANCE  
4169 OLD MILL PARKWAY  
ST. PETERS MO. 63376
7. 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%
8. 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 2918C0237G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0237 G, 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.

9. ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
10. ALL MECHANICAL EQUIPMENT WHETHER ROOFTOP OR GROUND MOUNTED WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE, SECTION 400.278.
11. 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.
12. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
13. 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".
14. GENERAL UTILITY EASEMENTS WILL BE PROVIDED ON THE RECORD PLAT.

## Conditions of Approval From Planning and Zoning

### STAFF RECOMMENDATIONS

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

### MUNICIPAL CODE REQUIREMENTS

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

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
A COMMUNITY DEVELOPMENT CONSULTANT  
BY: *Jeanne Brantley* DATE: 8/16/2017  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



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

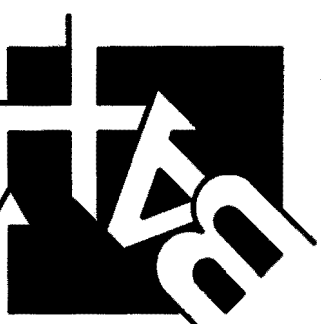
City of O'Fallon Standard Commercial Notes and Details - June 2010

PROJECT TITLE:

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

Bax Project #00-11214G

ENGINEERING  
PLANNING  
SURVEYING  
BAX  
201 Point West Blvd.  
St. Charles, MO 63301  
636-928-6868  
FAX 928-1718



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 of the architectural or engineering project.

JERRY D. WALKER  
PROFESSIONAL ENGINEER  
NO. 2007020343  
08/14/17  
CIVIL ENGINEER

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Surveying Authority No. 000144  
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REVISIONS	
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.

1 of 20