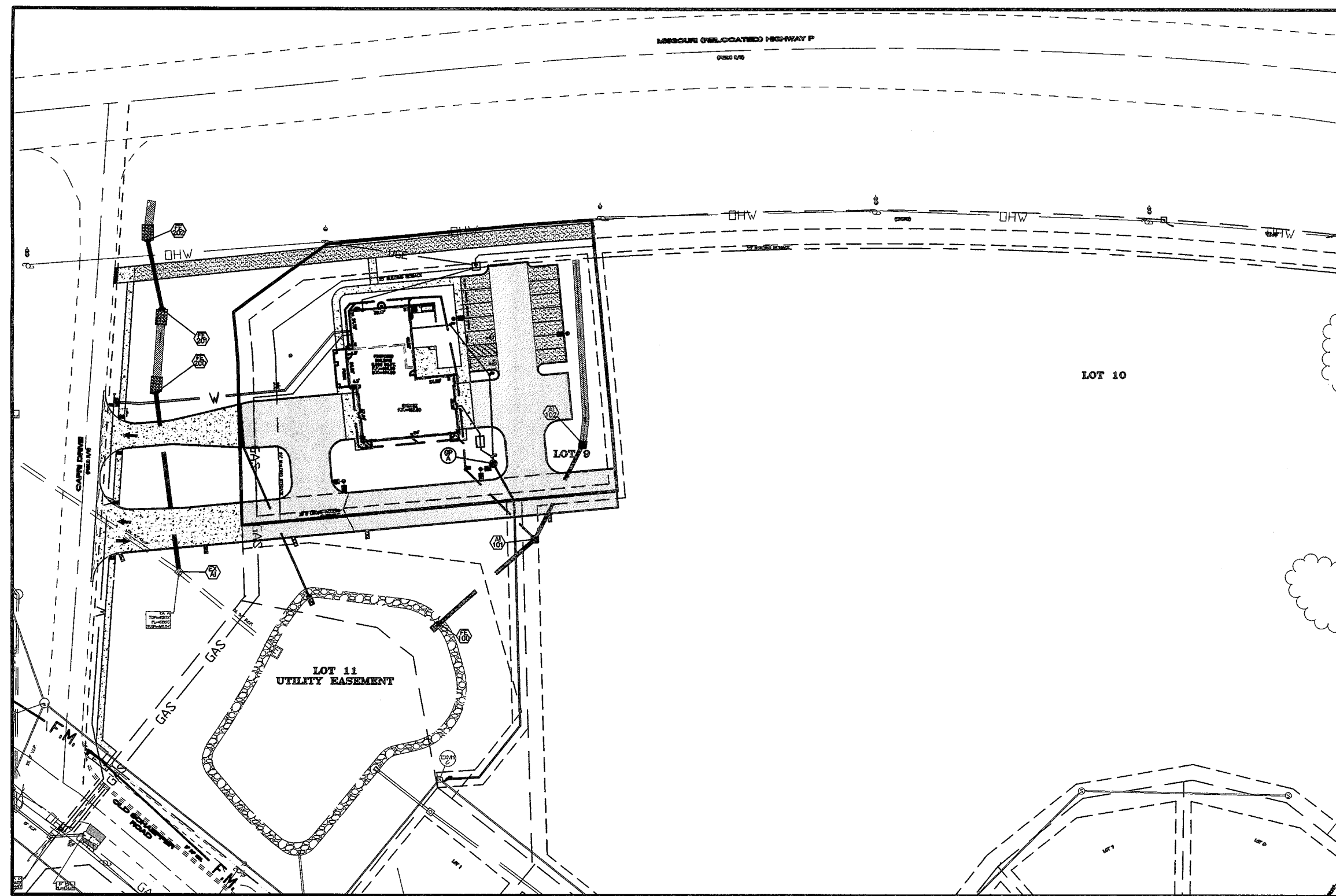
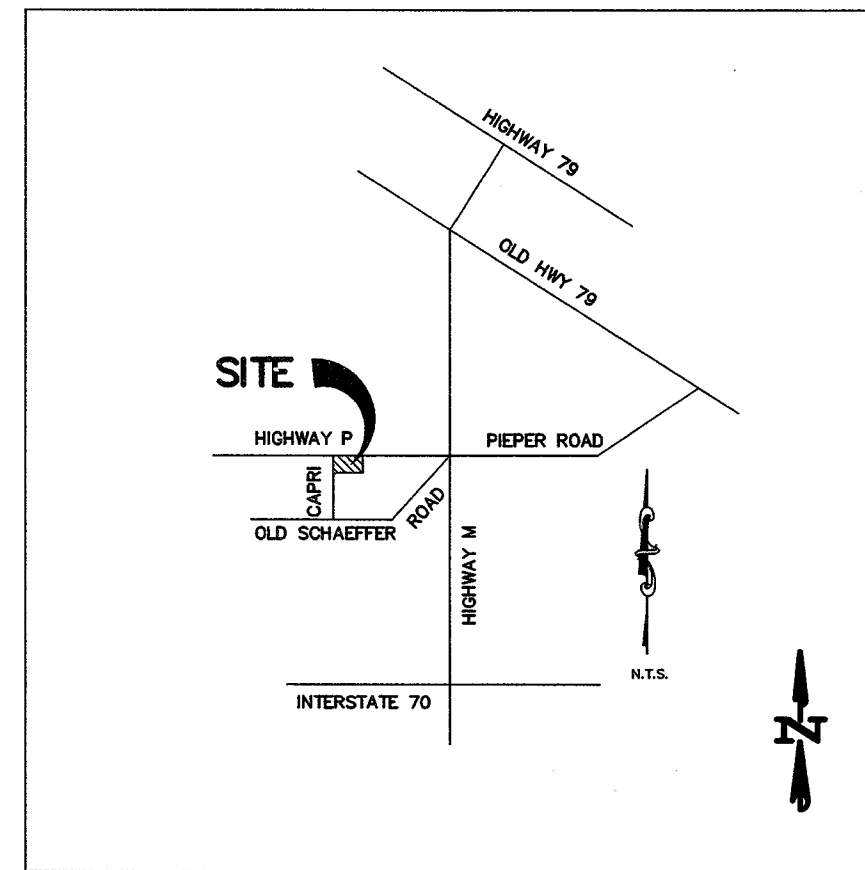


A SET OF CONSTRUCTION PLANS FOR SCCAD BASE 18

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 = 41,635 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 29183002306, 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
- 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

* 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 0.96 acres

The area of land disturbance is 1.86 acres
Number of proposed lots is 1
Building setback information. Front 25 feet
Side 0 feet
Rear 0 feet

* The estimated sanitary flow in gallons per day is 400 gpd

* 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 = 13 SPACES (INCLUDING 2 ACCESSIBLE SPACES)
LOADING SPACES: N/A

* Tree preservation calculations
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.

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

6000.00	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
.....	SLOPE 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	
---	SAWTOOTH LINE	

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
Permanant:	Tall Fescue - 150 lbs./ac.
	Smooth Brome - 100 lbs./ac.
	Combined - Fescue @ 50 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. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

Conditions of Approval From Planning and Zoning

- DETENTION WILL NEED TO BE VERIFIED WITH THE NEW FACILITY. THE ORIGINAL DETENTION BASIN REPORT ACCOUNTED FOR ALL SITES WITH CERTAIN ASSUMPTIONS AT THE TIME OF PREPARATION. AS SUCH, EACH PHASE OF DEVELOPMENT WILL NEED TO REVIEW THE REPORT AND VERIFY THE BASIN IS DESIGNED PROPERLY.
- THE OWNERSHIP/MAINTENANCE OF THE BASIN STILL NEEDS TO BE FINALIZED. THE RECORD PLAT AND CCR'S HAS NOT YET BEEN SUBMITTED AND FULLY APPROVED FROM THE CITY. THIS IS ANTICIPATED FOR THE VILLAS OF CAPRI DEVELOPMENT IN THE NEAR FUTURE. SINCE THAT IS STILL PENDING, THE CONDITION IS BEING CARRIED OVER TO THIS DEVELOPMENT AS WELL.
- THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS.

ADDITIONAL CONDITIONS OF APPROVAL

- THE CROSS ACCESS PAVEMENT SHALL BE EXTENDED TO THE PROPERTY LINE.
- PROVIDE A PRIVATE EASEMENT OVER THE LATERAL WHERE IT LEAVES THE LOT.
- PROVIDE A PHOTOMETRIC PLAN.
- THE EASTERN HALF OF CAPRI DRIVE SHALL BE BROUGHT UP TO CITY STANDARDS FOR A TYPICAL RESIDENTIAL ROADWAY.
- THE MULTI-PURPOSE TRAIL SHALL BE EXTENDED TO THE INTERSECTION OF HIGHWAY P AND CAPRI DRIVE.
- THE MULTI-PURPOSE TRAIL ALONG CAPRI DRIVE SHOWN ON THE PLAN CAN BE CHANGED TO A TYPICAL RESIDENTIAL SIDEWALK.
- PROVIDE MODOT APPROVAL FOR THE PROPOSAL.

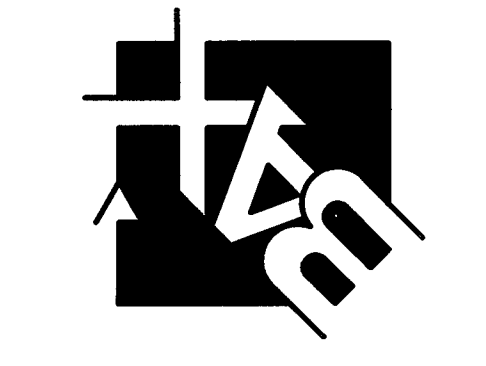
CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeanne Shavelle DATE 09/18/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



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

PROJECT TITLE:
SCCAD BASE 18

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-628-0662
FAX 636-628-1718



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 part or parts of the architectural or engineering work shown on this sheet.

Copyright 2017
Box Engineering Company, Inc.
Engineering Authority No. 000655
Surveying Authority No. 000144
All Rights Reserved

REVISIONS	
NO.	DESCRIPTION
8-15-17	CITY COMMENTS

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

P+Z No. #04-16.02.01
City No. #17-005139

Page No. 1 of 20

Bax Project #95-7632G

COVER SHEET