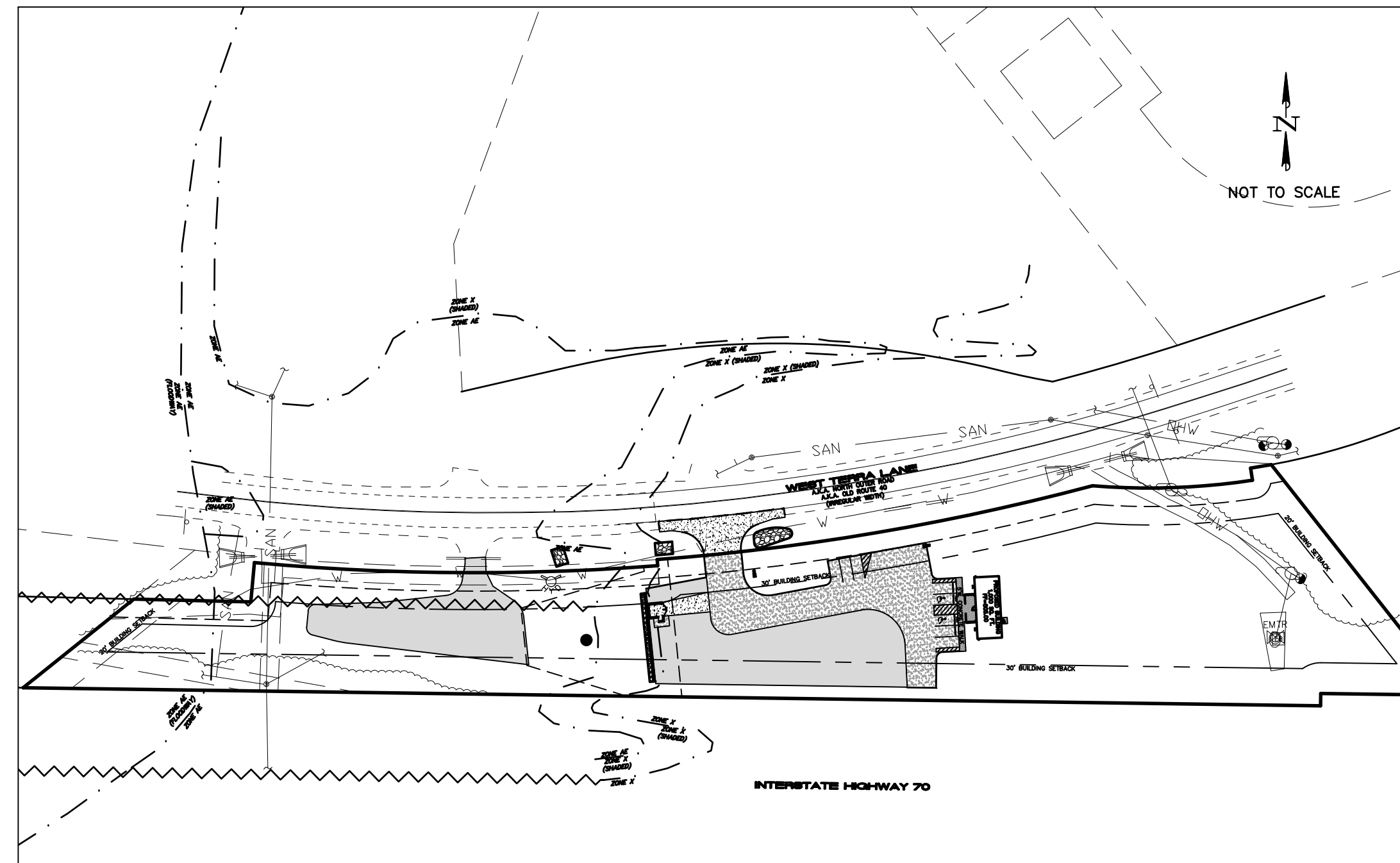


# A SET OF CONSTRUCTION PLANS FOR A BROCK'S TREE SERVICE

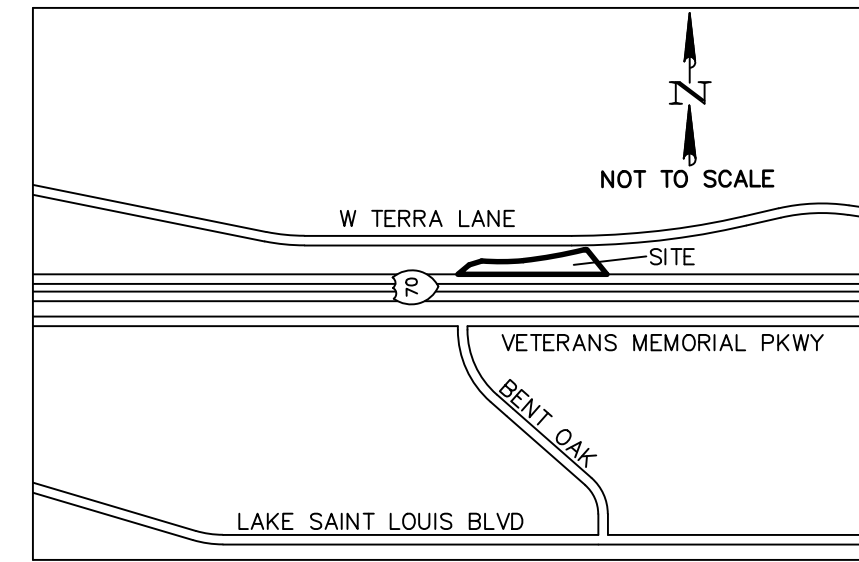
A TRACT OF LAND BEING PART OF U.S. SURVEY 54  
TOWNSHIP 47 NORTH, RANGE 2 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI



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



Plan View



Locator Map

## Legend

400.00	EXISTING LABELS	□	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	□	EXIST. AREA INLET
GI	SINGLE CURB INLET	□	EXIST. GRATE INLET
DCI	DOUBLE CURB INLET	□	PROPOSED SINGLE CURB INLET
AI	AREA INLET	□	PROPOSED AREA INLET
DAI	DOUBLE AREA INLET	□	PROPOSED GRATE INLET
GI	GRATE INLET	□	EXIST. SANITARY MANHOLE
DGI	DOUBLE GRATE INLET	□	EXIST. STORM MANHOLE
MH	MANHOLE	○	PROPOSED MANHOLE
FE	FLARED END SECTION	○	POWER POLE
EP	END PIPE	○	GUY WIRE
CP	CONCRETE PIPE	○	LIGHT STANDARD
RCP	REINFORCED CONCRETE PIPE	○	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE	○	WATER METER
CPP	CORRUGATED PLASTIC PIPE	○	WATER VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	○	GAS VALVE
CO	CLEAN OUT	○	TELEPHONE MANHOLE
.....	SLOPE LIMITS	○	FIBER OPTIC MARKER
—	DRAINAGE SWALE	○	AC UNIT
— STM	EXISTING STORM SEWER	○	TELEPHONE CABLE PEDESTAL
— SAN	EXISTING SANITARY SEWER	○	ELECTRIC METER
— W	EXISTING WATER LINE	○	CLEANOUT
— FO	EXISTING FIBER OPTIC LINE	○	PROPOSED SANITARY SEWER
— GAS	EXISTING GAS LINE	○	FENCE LINE
— UGE	EXISTING UNDERGROUND ELECTRIC	○	SAWCUT LINE
— OHW	EXISTING OVERHEAD ELECTRIC	○	TO BE REMOVED
— CTV	EXISTING CABLE TV LINE	○	USE IN PLACE
— T	EXISTING TELEPHONE LINE	○	
—	PROPOSED STORM SEWER	○	
—	PROPOSED SANITARY SEWER	○	
— X	FENCE LINE	○	
—	SAWCUT LINE	○	
— TBR	TO BE REMOVED	○	
— UP	USE IN PLACE	○	

\* 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 3.037 Acres Total  
The area of land disturbance is 1.82 Acres Number of proposed lots is one.  
Building Setback Information. Front = 30 Feet  
Side = 35 Feet  
Rear = 50 Feet

\* The estimated sanitary flow in gallons per day is 200.

\* Tree Preservation Calculations: 20% of existing trees or 15 trees per acre (whichever is greater) shall be preserved

Required Tree Preservation = 0 Trees x 0.20 = 0 Trees Preserved

\* Landscape Calculations:

1 tree per 40 feet Street Frontage  
375 feet developed Street Frontage/40 feet x 1 Tree = 10 Trees Required

1 Tree per 3,000 Sq. Ft. of Disturbed Open Space  
37,177/3,000 Sq. Ft. x 1 Tree = 13 Trees Required  
0.34 Wooded Acres Exceed Required 13 Trees (Existing Tree Credit)

Interior Landscape Area = 6% minimum interior parking lot  
0.06(8 spaces x 270 Sq. Ft.) = 129.6 Sq. Ft. Interior Landscape Area Required  
Total Interior Landscape Area Provided = 1,307 Sq. Ft.

## Conditions of Approval From Planning and Zoning - Site Plan

### Staff Recommendations

- Identify the height of the building.
- Provide a 15' wide sidewalk and roadway easement along the right of way and a contribution for construction of a 10' wide concrete trail along West Terra Lane.
- Remove parking spaces, swing gate, fence, and other improvements from the 15' sidewalk and roadway easement.
- The swing gate on the west side of the property shall be relocated outside of the right-of-way and the 15' sidewalk and roadway easement.
- Provide a photometric plan.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Karl Ebert DATE 10/19/2023  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

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.

## Grading Quantities:

3,400 C.Y. FILL (INCLUDES 8% SHRINKAGE)  
3,100 C.Y. CUT (INCLUDES SUBGRADE)  
300 C.Y. IMPORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

## Utility Contacts

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

Water  
Public Water Supply District No. 2  
P.O. Box 967  
O'Fallon, MO 63366  
Contact: 636-561-3737 ext. 131

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

Electric  
Ameren UE  
200 Callahan road  
Wentzville, MO 63385  
636-639-8312

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

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

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

## Drawing Index

- COVER SHEET
- NOTES
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- STORMWATER POLLUTION PREVENTION PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- ENTRANCE DETAIL
- STORM SEWER PROFILES
- DETENTION BASIN DETAILS
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS

## Developer

Contact: Brock's Tree Service  
8 Oak Ridge Court  
O'Fallon, Missouri 63366  
(314) 267-2239

## Benchmarks: Project

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "C 149" WITH A PID OF JC0544 AND A PUBLISHED ELEVATION OF 545.45 (NAVD88).

DESCRIPTION: BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "C 149 1935" AND LOCATED 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT GILMORE, ST. CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE.

## Site

SITE BENCHMARK (NAVD 88)- CHISELED "X" IN SQUARE LOCATED ON TOP OF 24" DIAMETER CULVERT PIPE ALONG SOUTH SIDE OF WEST TERRA LANE (ELEVATION=501.63)

## Development Notes:

- THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 4--0052--0054--00--0010.1000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
- AREA OF TRACT: 3.037 ACRES
- EXISTING ZONING: I-1 LIGHT INDUSTRIAL DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: 1850 WEST TERRA LANE O'FALLON, MO 63366
- PROPOSED USE: OFFICE
- OWNER: BROCK'S TREE SERVICE 8 OAK RIDGE COURT O'FALLON, MO 63366

PARKING REQUIREMENTS:  
OFFICE:  
1 SPACE PER 300 SQ. FT. FLOOR AREA  
1,000/300 SQ. FT. X 1 SPACE = 3.3 SPACES

WAREHOUSE:  
1 SPACE PER EMPLOYEE ON MAX. WORK SHIFT + 1 SPACE PER EACH BUSINESS VEHICLE + 2 GUEST SPACES  
0 EMPLOYEES FOR WAREHOUSE  
0 BUSINESS VEHICLES  
2 GUEST SPACES

REQUIRED PARKING SPACES = 6 SPACES  
PROVIDED PARKING SPACES = 8 SPACES (INCLUDING 2 ACCESSIBLE SPACES)

- SITE COVERAGE:  
SITE = 132,299 SQ. FT. (3.037 ACRES)  
PROPOSED BUILDING = 5,000 SQ. FT. = 4%  
PROPOSED PAVEMENT = 40,544 SQ. FT. = 31%  
PROPOSED GREENSPACE = 86,755 SQ. FT. = 65%
- BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).

- TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0220G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

COMMUNITY: CITY OF O'FALLON  
NUMBER: 290316  
PANEL: 0220  
SUFFIX: 0

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE X (HATCHED) - OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED.)

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."

THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE.

- ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS. POLE HEIGHT SHALL BE 22 FEET.
- ALL MECHANICAL EQUIPMENT SHALL BE ROOFTOP MOUNTED AND 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.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS. ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MDDOT STANDARDS.
- ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.
- A VARIANCE WAS GRANTED BY THE BOARD OF ADJUSTMENT ON OCTOBER 13, 2021 UNDER CASE NUMBER 21--08183 FOR THE USE OF 2 (TWO) GRAVEL AREAS ON SITE.

PROJECT TITLE:

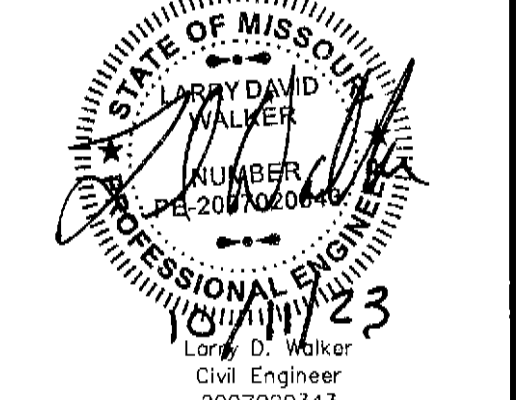
Construction Plans For A  
Brock's Tree Service  
1850 West Terra Lane  
O'Fallon, Missouri 63366

Bax Project # 05-04669 Issue Date: 03/21/2023

ENGINEERING  
PLANNING  
SURVEYING



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.



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Authority No. 000656  
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REVISIONS	
09-11-23	CITY COMMENTS
09-26-23	CITY COMMENTS
10-11-23	CITY COMMENTS

Developer / Owner:  
BROCK'S TREE SERVICE  
8 OAK RIDGE COURT  
O'Fallon, MO 63366  
(314) 267-2239

COVER SHEET

P+Z No. 23-000680

Approval Date: 03-02-23

City No. #

Page No.

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