

A SET OF CONSTRUCTION PLANS FOR O'FALLON FIRE HOUSE

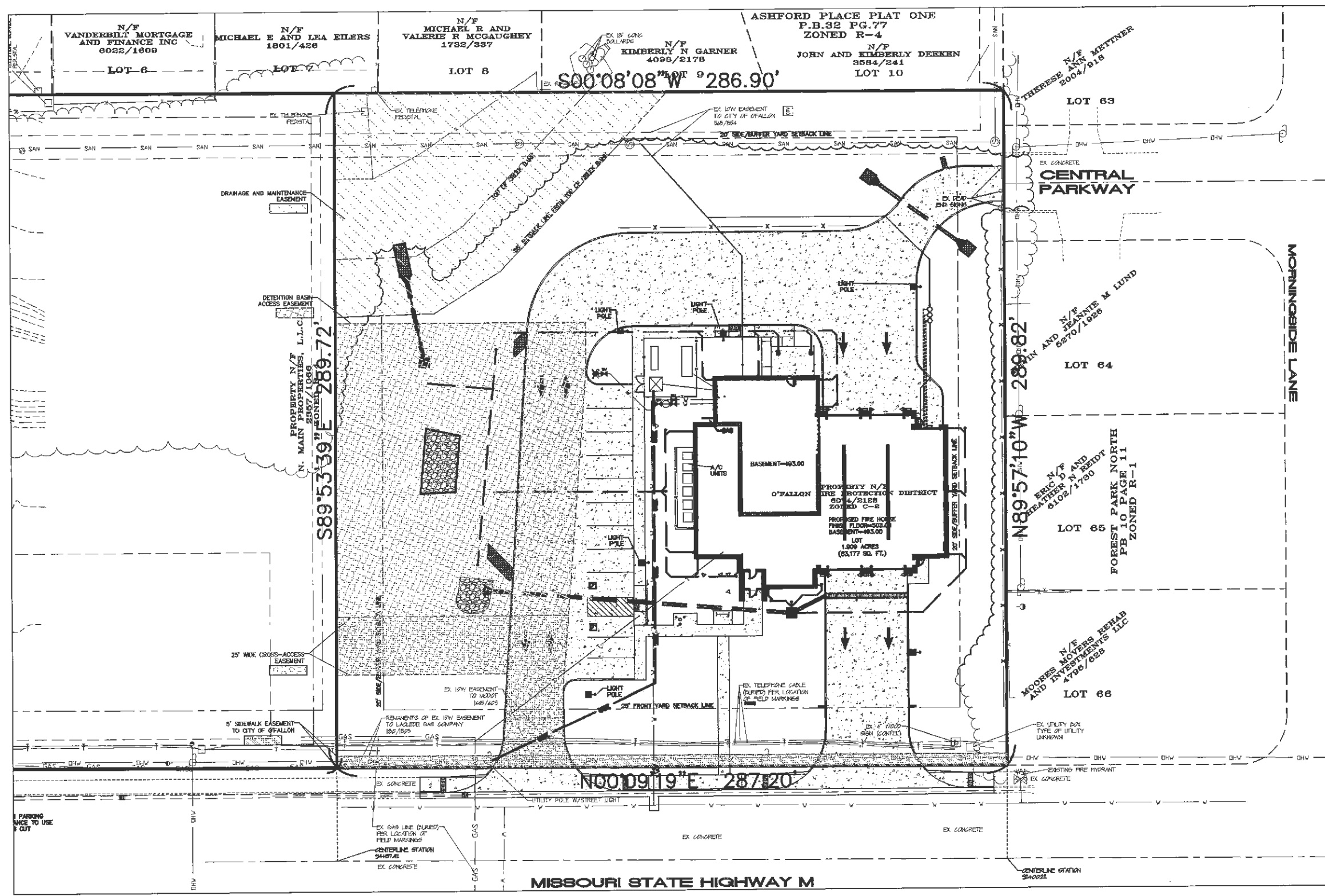
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

Conditions of Approval From Planning and Zoning

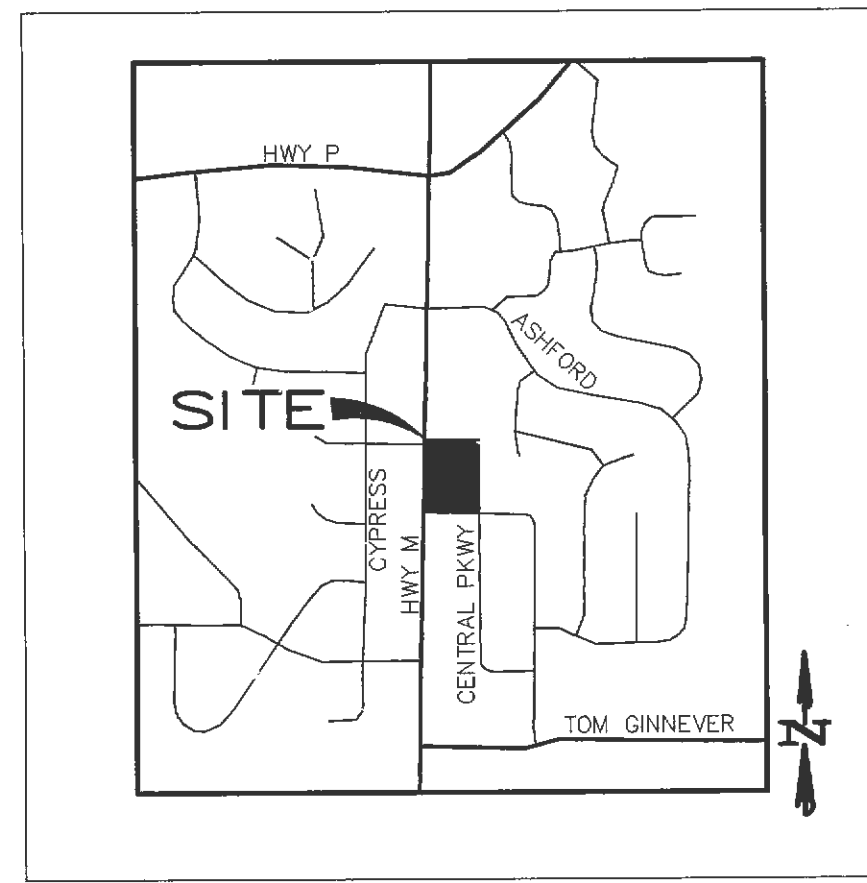
- The minimum vegetation requirement for the north bufferyard shall consist of conifers or upright evergreen trees planted on ten (10) foot centers and staggered to achieve maximum visual density coverage per the Code. Also, the fence shall be shown for the entire bufferyard. The landscape plan shall be revised and submitted with these revisions during the construction plan phase. (variance applied for the April 9th Planning and Zoning Meeting and approved under #BA-V-14-04 and states:
 - Should the property to the north be developed as residential and the cross access easement provided by the Fire District is not utilized, the buffer yard shall be installed by the Fire District per the Zoning Code.
- A photometric lighting plan shall be submitted prior to construction plan approval.
- Provide the location of the propane tank on the construction plans.
- Provide the easements required by the Code for utilities and detention.
- The western most line of the cross access easement provided for the property to the north shall be 50 feet from back of curb for adequate throat distance.
- The northern curb cut shall be aligned with Bermuda Drive per the Traffic Management Policy. The current placement of the firehouse entrance will create conflicting left turn movements that will cause a safety issue on North Main Street.
- The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at www.ofallon.mo.us/engineering
- A gap and safety analysis shall be performed in order to determine if signalization or advanced warning signage is needed for the emergency exit point onto North Main Street. In lieu of the analysis, the District shall install signalization or warning signage as reviewed and approved by the City.

Development Notes

- Area of Tract: 1.909 Acres (1.65 Acres Disturbed)
- Present Zoning: C-2 (General Business District) (City of O'Fallon)
- Proposed Use: Fire station
- Property Owner: O'Fallon Fire Protection District 119 E Elm St O'Fallon, MO 63366 (636) 272-3493
- Setbacks for C-2 Zoning are as follows:
 - Front yard: 25 feet
 - Side yard: 0 (if abuts existing residential side yard match that zoning 6 feet)
 - Rear yard: 0 (if abuts residential 10 foot min)
- According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri (community plan number 290316 0230 E dated August 2, 1996), this property lies within Zone X. Zone X is defined as an area of minimal flood hazard.
- Developer must supply City construction inspectors with soil reports prior to and during site soil testing. Refer to Section 405.210(F) of the Municipal Code of the City of O'Fallon for requirements of the soils report. Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.
- All fill placed under proposed storm and sanitary sewer, proposed roads and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 93% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations and supplied to the City of O'Fallon in a timely manner. Note that the moisture content of the soil in fill areas is to correspond to the compactive effort as determined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the direction of the City of O'Fallon. (Ordinance #5242-Section 405.070).
- If soils report for this site is more stringent than that of the Cities requirements, Contractor to use the soils report for this site.
- All graded areas shall be seeded and mulched (strawed) within fourteen (14) days of stopping land disturbance activities. Vegetative growth shall be established within (6) weeks of grading work being stopped or completed in any areas. Vegetative growth shall be sufficient to prevent erosion (70% coverage per square foot) as required by MDR and EPA. (Ordinance #5242-Section 405.070).
- The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (feasible methods of control are detailed in the plan). Control shall commence with the clearing operations and be maintained throughout the project until acceptance of the work by the City of O'Fallon and as necessary by M0007. The Permittee's responsibilities shall include oil design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by M0007 may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by M0007.
- All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rainstorm resulting in one-half inch of rain or more. Any silt or debris leaving the site and affecting public rights-of-ways or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
- Basis of bearings for this survey adopted from the record plat of "Ashford Place Plat One" as recorded in Plat Book 32 Page 77 the St. Charles County records.
- This property is currently vested in the name of O'Fallon Fire Protection District improvement corporation by the following deed recorded in book 6074 page 2126 of the St. Charles County records.
- This property is currently listed under parcel locator number: 2-0041-5016-00-0091600000 in the St. Charles County assessors office.
- Trash service for this site will be via typical residential roll-out service curbside pickup and no exterior trash enclosure will be constructed.
- Landscaping by others. See sheets L1.01 and L1.02 attached to this plan set.
- Site coverage calculations:
 - Total site square footage = 83,156 (1,909 acres)
 - Building square footage (includes basement/patio area) = 10,250 (12.33% of site total)
 - Paving square footage = 21,168 (25.46% of site total)
 - Greenspace square footage = 51,738 (62.21% of site total)
- All signage shall be approved through the Planning Division via a separate permitting process.
- Parking calculations: 4 firemen on shift, 8 in building during shift change. 8 required parking spaces. 12 spaces provided w/2 handicapped spaces.
- Maximum slopes not to exceed 3:1.
- Detention will be provided for the 100 year 20 minute storm.
- Site photometrics will be required to be submitted to engineering for review prior to occupancy permit issuance. Lighting values will be reviewed on site prior to the final occupancy inspection.
- 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, he/she shall make such changes at his/her 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 engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City inspectors.
- Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.



Plan View



Locator Map

Drawing Index

- COVER SHEET
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- POST DEVELOPED DRAINAGE AREA MAP
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- STORM AND SANITARY DETAILS
- WATER DETAILS
- WATER DETAILS
- PAVEMENT DETAILS
- PAVEMENT DETAILS
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- ENTRANCE DETAILS
- STORM WATER POLLUTION PREVENTION PLAN
- RAIN GARDEN DETAILS
- DOWNSPOUT PLAN
- TRAFFIC CONTROL PLAN

THE FOLLOWING SHEETS BELOW ARE FROM OTHERS AND INCLUDED IN THIS PLAN SET FOR APPROVAL BY CITY ENGINEERING.

- L1.01 LANDSCAPE PLAN
- L1.02 LANDSCAPE DETAILS
- E7.0 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 1.909 acres

The area of land disturbance is 1.65 acres
Number of proposed lots is 1 lot
Building setback information: Front 25 feet
Side 0 (match residential zoning)
Rear 0 (10 foot min along residential)

* The estimated sanitary flow in gallons per day is 180 (12 people/15 gallons per day)

* Parking calculations
4 firemen on shift, 8 in building during shift change.
8 required parking spaces. 12 spaces provided w/2 handicapped spaces.

* Tree preservation calculations

- One (1) tree for every 40' of street frontage (287' / 40 = 8 trees) 8 trees provided.
- One (1) tree for every 3,000 s.f. of landscape open space (32,000 s.f. / 3,000 = 11 trees) four (4) new trees provided. Existing preserved vegetation used as credit for remaining seven (7).
- Bufferyard requirement (commercial district abutting residential property): (2) plant units per 100' and a sight-proof fence (south boundary: 289.82'-5.8 plant units or 174 points), fence, existing vegetation and 220 points provided. (East boundary: 286.9'-5.7 plant units or 171 points). Existing vegetation used to fulfill requirement. (North boundary: 289.72'-5.8 plant units or 174 points). Fence, existing vegetation and 120 points provided to fulfill requirement. (Variance applied for not install fencing or vegetation required along north boundary line)
- Area of existing on-site vegetation: 41,062 s.f.
Area of existing on-site vegetation preserved: 11,086 s.f. (27%)

Benchmarks Project

REFERENCE BENCHMARK - MO GR F-149 - ELEVATION 542.80 AS PUBLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. THE HORIZONTAL POSITION AS ADJUSTED FEBRUARY 2001. THE ELEVATION AS DETERMINED BY THE NATIONAL GEODETIC SURVEY IN JUNE 1991 NAVD83 DATUM (USGS). DESCRIBED AS A US&GS BRASS VERTICAL MARK DISK STAMPED "F 149 1935" SET IN A 6 INCH SQUARE CONCRETE MONUMENT, PROJECTING ABOUT 2.5" ABOVE THE GROUND SURFACE. LOCATED IN THE NORTHEAST ANGLE OF A RAILROAD CROSSING AT NORTH MAIN STREET, SOUTH OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL CENTRE. IT IS 46.5 FEET NORTH OF THE CENTER OF THE TRACKS; 2.4 FEET EAST OF A GUY POLE; 9.3 FEET EAST OF THE EAST EDGE OF SIDEWALK AND 5.7 FEET SOUTHEAST OF A PLASTIC BURIAL CABLE MARKER AND PEDESTAL.

Site

SITE BENCHMARK ELEVATION 494.76 - OLD IRON PIPE AT THE NORTHEAST CORNER OF SUBJECT PROPERTY.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Tall Fescue	150 lbs./ac.
Smooth Bromes	100 lbs./ac.
Combined Fescue & Bromes	75 lbs./ac. AND Bromes @ 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 Bromes	March 1 to June 1
Wheat or Rye	August 1 to October 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.	

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	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	
---STM---	EXISTING STORM SEWER	
---SAN---	EXISTING SANITARY SEWER	
---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---	FENCE LINE	
---	SAWOUT LINE	

Utilities

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

For city water, sanitary, and storm
locates contact 636-281-2858.

For traffic locates contact
636-379-5602.

Contact Engineering at
636-379-5557.

Construction Inspection Division at
636-379-7631.

Water
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

Ameren UE
200 Collihan Road
Wentzville, MO 63385
636-639-6312

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

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

Charter Communications
941 Charter Commons
Town & Country, MO 63017
1-888-435-2427

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

GRADING QUANTITIES:

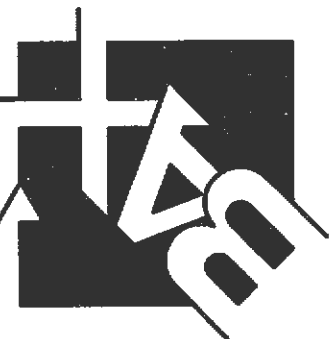
1,851 C.Y. CUT (INCLUDES SUBGRADES)
4,288 C.Y. FILL (INCLUDES 8X SHRINKAGE)
2,437 C.Y. SHORT (IMPORT)

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.

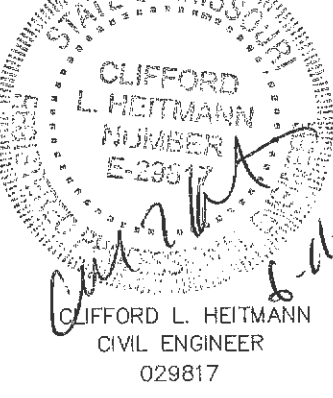
PROJECT TITLE:
FIRE HOUSE #1
O'FALLON FIRE DISTRICT

ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-926-5550
FAX 636-1716



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 work.



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Surveying Authority No. 000144
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REVISIONS

ADD 1	5-6-14
ADD 2	5-13-14
5-13-14	CITY COMMENTS
5-30-14	CITY COMMENTS
6-5-14	REAR DRIVE P&Z

Developer / Owner:
O'FALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
O'FALLON, MO 63366-2600
636-272-3493

P+Z No. 16-14
City No. 14-169

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CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 8-25-14
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

COVER SHEET

File