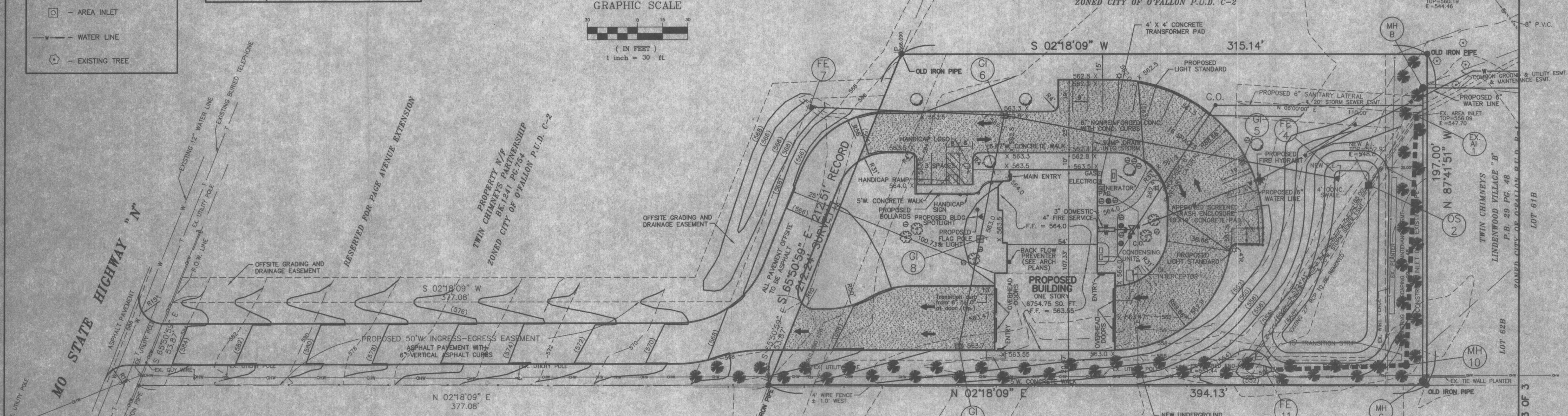
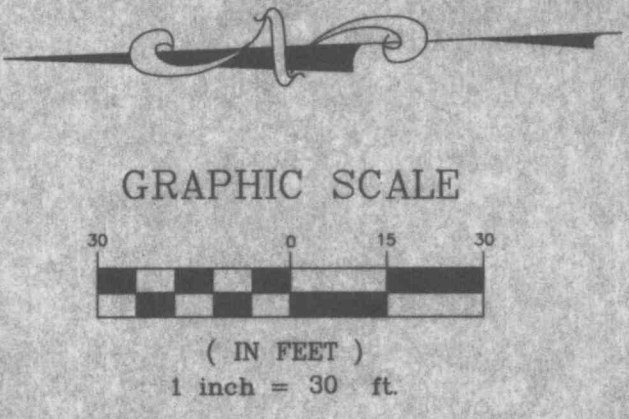
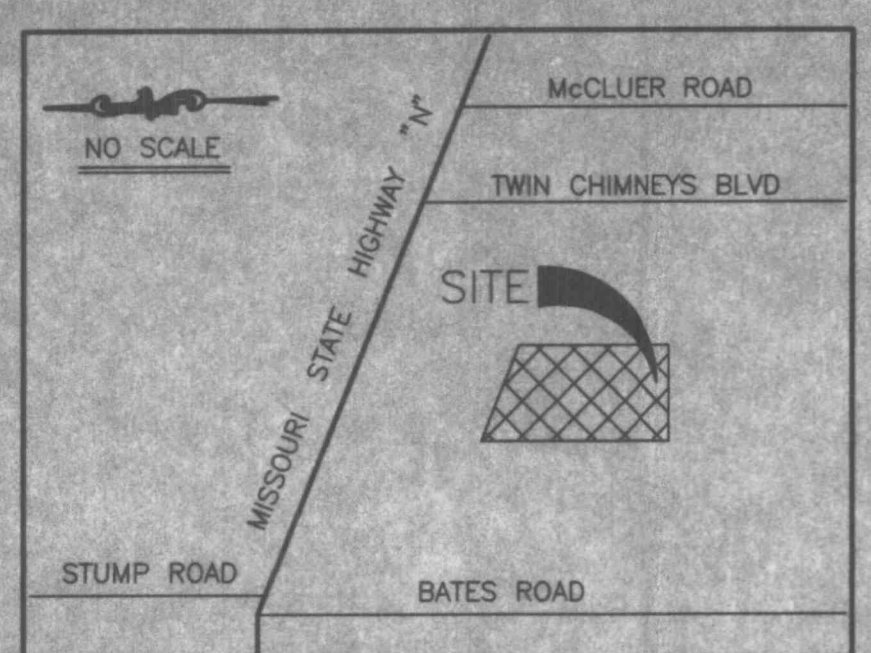


A SITE PLAN OF
O'FALLON FIRE PROTECTION DISTRICT
 A TRACT OF LAND BEING PART OF
 U.S. SURVEY 1669
 TOWNSHIP 46 NORTH, RANGE 3 EAST OF
 THE FIFTH PRINCIPAL MERIDIAN,
 ST. CHARLES COUNTY, MISSOURI

- LEGEND:**
- OHW — OVERHEAD UTILITY WIRES
 - CO — CLEAN OUT
 - UP — UTILITY POLE
 - IP — IRON PIPE
 - SM — SANITARY MANHOLE
 - F — FENCE
 - AI — AREA INLET
 - WL — WATER LINE
 - ET — EXISTING TREE



GENERAL NOTES

- 1) 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.
- 2) ALL MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- 3) ALL STORM SEWERS MUST BE A.S.T.M. C-76, CLASS III.
- 4) ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- 5) ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- 6) NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- 7) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- 8) ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF O'FALLON.
- 9) ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- 10) PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- 11) SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- 12) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
- 13) ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- 14) CONTRACTOR TO NOTIFY THE CITY OF O'FALLON & MISSOURI STATE HIGHWAY DEPARTMENT 48 HOURS PRIOR TO ANY CONSTRUCTION IN OR OUT OF THE RIGHT-OF-WAY.
- 15) ALL PEDESTRIAN WALKWAYS TO BE HANDICAPPED ACCESSIBLE.
- 16) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SOILS ANALYSIS.
- 17) NO SPECIAL FLOOD HAZARD AREA EXISTS ON THIS SITE PER F.I.R.M. #29183 01050, DATED DECEMBER 15, 1992.
- 18) ALL EXISTING UTILITIES ON SITE TO REMAIN AND ADJUSTED TO GRADE.
- 19) DEVELOPER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING ORDINANCE.
- 20) DEVELOPER SHALL CONTRIBUTE \$2122.40 TO BIKE PATH FUND.
- 21) ALL GRADING MUST BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL AND WATER CONSERVATION DISTRICT.
- 22) ALL FENCES AND SIGNS SHALL REQUIRE SEPARATE PERMITS.

DEVELOPMENT NOTES

1. AREA OF TRACT: 1.604 AC.
2. PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
3. PROPOSED USE: FIRE STATION
4. SITE IS LOCATE IN/SERVED BY:
 DUCKETT CREEK SANITARY DISTRICT
 ST. CHARLES COUNTY WATER DISTRICT NO. 2
 GTE TELEPHONE
 UNION ELECTRIC COMPANY
 LACLEDE GAS COMPANY
 O'FALLON FIRE PROTECTION DISTRICT
5. MINIMUM BUILDING SETBACKS:
 FRONT YARD - 25'
 SIDE YARD - 25'
 REAR YARD - 10'
6. PROPOSED PARKING: 19 SPACES INCLUDING 1 HANDICAP SPACE
7. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF O'FALLON TREE PRESERVATION ORDINANCE NO. 1689. (EXISTING SITE HAS NO TREES)
8. TREE REQUIREMENTS:
 1 TREE FOR 40 FT. ROAD FRONTAGE
 212 FT. FRONTAGE/40 FT. = 5.3 TREES
 6 TREES PROPOSED
 1 TREE FOR 3000 SQ. FT. OPEN SPACE
 42,660 SQ. FT./3000 = 14 TREES
 20 TREES PROPOSED
 TOTAL 20 TREES PROPOSED
9. DEVELOPER: O'FALLON FIRE PROTECTION DISTRICT
 119 E. ELM STREET
 O'FALLON, MISSOURI 63366-2600
 (314)272-3493
10. ALL EXISTING EASEMENTS HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION.

LANDSCAPE LEGEND

- = FIFTY (50) - 6" HIGH SCOTCH PINES
- = FIVE (5) - 2" CALIPER BRADFORD PEARS
- ⊙ = TEN (10) - 4" HIGH DWARF MUHGO PINES
- ⊗ = FIVE (5) - 2" PINOAKS
- ⊕ = TWO (2) - 24" DWARF BURNING BUSH

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - SITE PLAN
- SHEET 3 - GRADING PLAN
- SHEET 4 - SANITARY/ STORM SEWER PROFILES
- SHEET 5 - DRAINAGE AREA MAP
- SHEET 6 - CONSTRUCTION DETAILS
- SHEET 7 - CONSTRUCTION DETAILS
- SHEET 8 - CONSTRUCTION DETAILS
- SHEET 9 - CONSTRUCTION DETAILS

APPROVED

Revised offsite sanitary sewer and water remain
 9/20/96
 Colleen Kwanme
 #5

O'FALLON FIRE PROTECTION DISTRICT
 119 E. ELM STREET
 O'FALLON, MISSOURI 63366-2600
 (314) 272-3493

PREPARED FOR:

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 project or survey.



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REVISIONS

| | |
|---------|-----------------|
| 4-9-96 | ADDN TOPO-RLR |
| 5-14-96 | LANDSCAPE - LSS |
| 7-10-96 | CITY COMMENTS |
| 9-13-96 | SAN & WATER |



**ENGINEERING
 PLANNING
 SURVEYING**
 1052 South Cloverleaf Drive
 St. Peters, MO. 63376-6445
 314-920-5552
 FAX 928-1718.

| | |
|-----------|----------------|
| 4-24-96 | DATE |
| 90-3249A | PROJECT NUMBER |
| 1 OF 3 | SHEET OF |
| 3249A.DWG | FILE NAME |
| DJB | RLP |
| DRAWN | CHECKED |