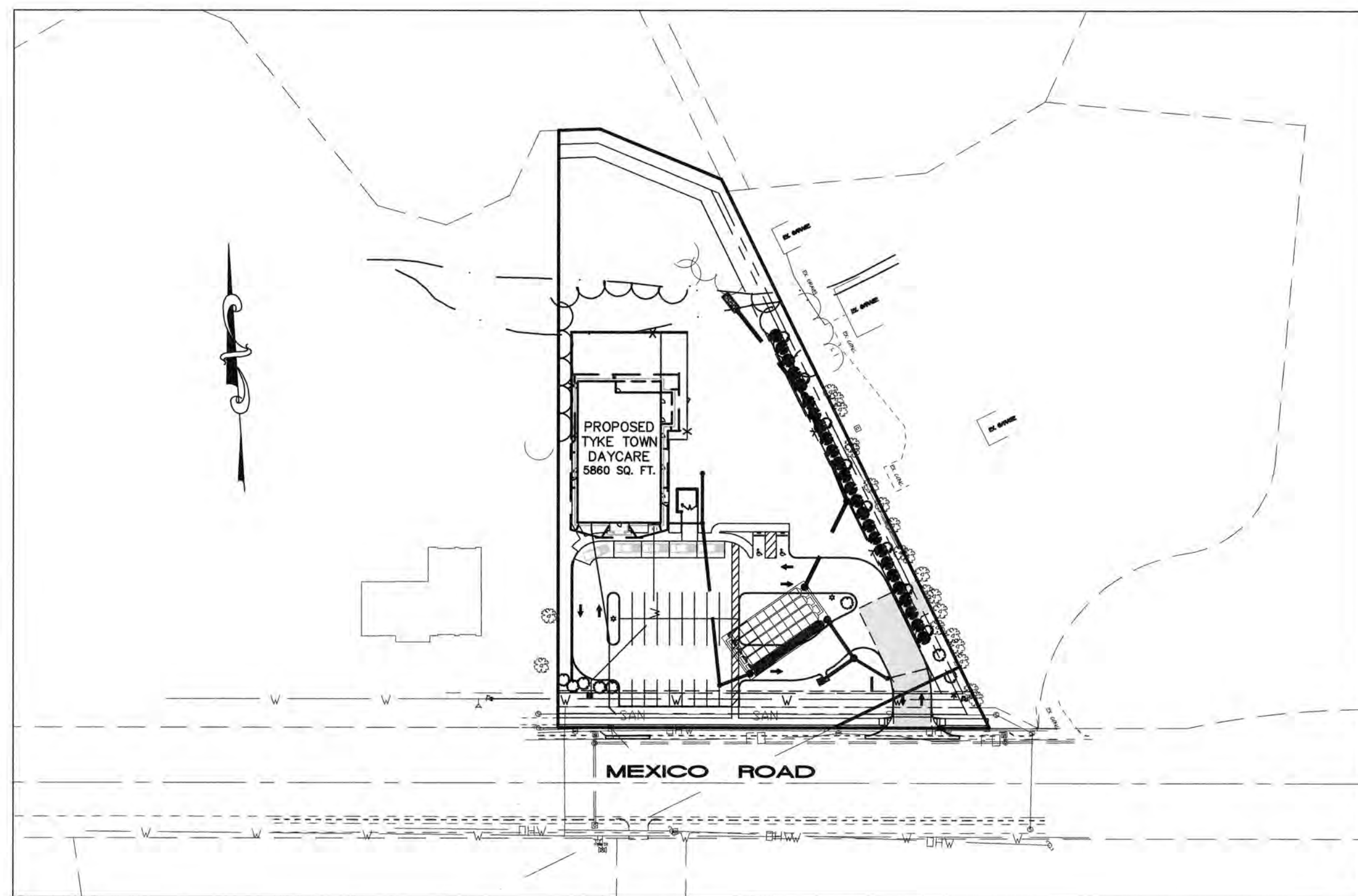
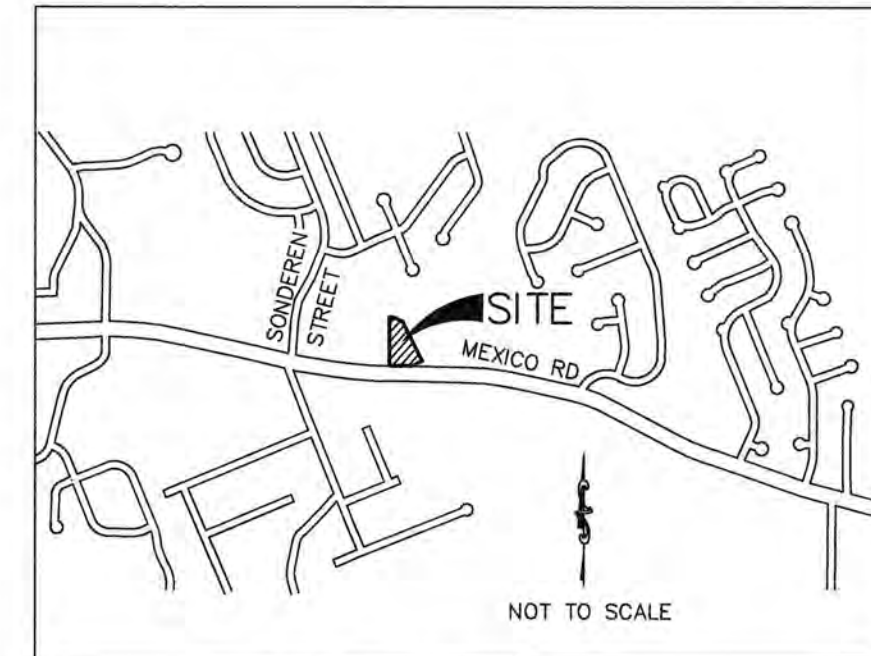


A SET OF CONSTRUCTION PLANS FOR TYKE TOWN DEVELOPMENT CENTERS

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



Plan View



Locator Map

Legend

600.00	EXISTING LABELS	FLARED END SECTION	MAILBOX
600.00	PROPOSED LABELS	CURB/AREA INLET	SIGN
CI	SINGLE CURB INLET	DOUBLE CURB/AREA INLET	UTILITY BOX
DCI	DOUBLE CURB INLET	GRATED INLET	TREE
AI	AREA INLET	DOUBLE GRATED INLET	POWER POLE
DAI	DOUBLE AREA INLET	STORM SEWER MANHOLE	GUY WIRE
GI	GRATE INLET	SANITARY SEWER MANHOLE	LIGHT STANDARD
DCI	DOUBLE GRATE INLET	ELECTRIC BOX	BENCHMARK
MH	MANHOLE	ELECTRIC TRANSFORMER	L.A. LANDSCAPED AREA
FE	FLARED END SECTION	TRAFFIC CONTROL BOX	—USE— BURIED ELECTRIC
EP	END PIPE	TELEPHONE CABLE PEDESTAL	—OHW— OVERHEAD UTILITIES
CP	CONCRETE PIPE	TELEPHONE BOX	—GAS— BURIED GAS
RCP	REINFORCED CONCRETE PIPE	ELECTRIC METER	—W— BURIED WATER
CMP	CORRUGATED METAL PIPE	GAS METER	—T— BURIED TELEPHONE
CPP	CORRUGATED PLASTIC PIPE	WATER METER	—SAN— SANITARY SEWER
PVC	POLY VINYL CHLORIDE (PLASTIC)	GAS VALVE	○ FOUND MONUMENT
CO	CLEAN OUT	WATER VALVE	● SET MONUMENT
.....	SLOPE LIMITS	FIRE HYDRANT	(R) RECORD MEASUREMENT
---	PROPOSED STORM SEWER		(S) SURVEYED MEASUREMENT
-x-x-	PROPOSED SANITARY SEWER		
---	FENCE LINE		
---	SAWCUT LINE		
TBR	TO BE REMOVED		
UIP	USE IN PLACE		

City approval of any construction site plan 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 improvements 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:

4900 C.Y. CUT (INCLUDES SUBGRADE)
4900 C.Y. FILL (INCLUDES 8% SHRINKAGE)

BALANCED

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

Conditions of Approval From Planning and Zoning - Site Plan

Staff Recommendations

- Should the property to the east develop as commercial or multi-family, the proposed cross access shall be constructed to the property line by the property owner. Provide a note on the construction plans and in the cross access easement documentation to be recorded.
- Prior to construction plan approval, the property owner shall vacate and acquire the excess right-of-way located near the southeast corner of the site where the entrance is located.
- The applicant shall abide by the municipal code requirements listed.

Municipal Code Requirements

- All signage shall be reviewed and approved through a separate permitting process.
- A photometric lighting plan shall be submitted prior to construction plan approval. Foot-candles shall not exceed 0.5 at the property lines.
- The sidewalk along Mexico Road shall connect to the existing sidewalk to the west.
- Provide an accessible ramp or "no step" from the accessible parking to the sidewalk located in front of the building.
- The curb at the property entrance shall match the exiting curb on Mexico Road.
- A floodplain development permit will be required with the Construction Plans.

Conditions of Approval From Planning and Zoning - Conditional Use

Staff Recommendations

- This conditional use permit is granted solely to the owners of Tyke Town. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
- The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this Conditional Use Permit.
- This Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided by ordinance or other applicable law.

Utility Contacts Developer

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-240-2000

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-240-2000

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

Gas
Spire 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
888-438-2427

Fire Department
O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO 63366
636-272-3493



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

Development Notes:

- AREA OF TRACT: 1.950 ACRES
- THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0119-1766-00-0023.3000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
- EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: 8368 MEXICO ROAD O'FALLON, MO 63376
- PROPOSED USE: DAYCARE
- OWNER: TYKE TOWN PROPERTIES, L.L.C. P.O. BOX 81 TROY, MO 63379
- SITE COVERAGE:
SITE = 85,073 SQ. FT. + 2,513 SQ. FT. (PARCEL TO BE ACQUIRED) = 87,586 SQ. FT.
PROPOSED BUILDING = 5,860 SQ. FT. = 7%
PROPOSED PAVEMENT = 30,367 SQ. FT. = 35%
PROPOSED GREENSPACE = 51,359 SQ. FT. = 58%
- 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 2918300237G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON) 2903160 0237 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, 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 AE - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD IN WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
• ZONE AE FLOODWAY

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."

- ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
- 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.
- DIFFERENTIAL RUNOFF CALCULATIONS:
ADDITIONAL IMPERVIOUS AREA TO SITE = 0.83-0.13 = 0.70 ACRES
DIFFERENTIAL RUNOFF = 0.70 ACRES (6.08-2.95) = 2.19 CFS
UNDERGROUND DETENTION IS PROPOSED FOR INCREASED RUNOFF
- PROPOSED WATER QUALITY SHALL BE PROVIDED BY AN ISOLATOR ROW IN THE PROPOSED UNDERGROUND DETENTION SYSTEM.
- ANY OFFSITE GRADING OR UTILITY CONSTRUCTION WILL REQUIRE AN EASEMENT BEFORE CONSTRUCTION.
- ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.
- PROPERTY OWNER SHALL CONSTRUCT PROPOSED CROSS ACCESS TO THE PROPERTY LINE SHOULD THE PROPERTY TO THE EAST DEVELOP AS COMMERCIAL OR MULTI-FAMILY.

Benchmarks: Project

ELEVATION 542.80 (DATUM NAVD83) 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 COS 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 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

ELEVATION 502.62 NORTHWEST CORNER OF MOTHER MARY STATUE LOCATED 42.63' PERPENDICULARLY SOUTH OF MEXICO ROAD CENTERLINE STATION 29+66.67

Drawing Index

- COVER SHEET
- NOTES
- DEMOLITION PLAN
- SITE PLAN
- UTILITY PLAN
- GRADING PLAN/SEDIMENT & EROSION CONTROL PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- SEWER PROFILES
- BASIN DETAIL
- CONSTRUCTION DETAILS

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE 06/26/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

- 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 1.66 Acres
The area of land disturbance is 1.66 Acres Number of proposed lots is one.
Building setback information. Front = 25 feet
Side = 0 feet (West)
6 feet (East) abutting Residential District
Rear = 10 feet abutting Residential District
- The estimated sanitary flow in gallons per day is 1776
- Parking Calculations:
Daycare and Preschools: based upon the maximum number of pupils for which the facility is licensed by the state of Missouri
Occupancy = 99 Pupil, 12 Employees
1 Space per 6 Pupils, plus 1 Space per Employee
(99/6 Pupils X 1 Space) + (12 Employees X 1 Space) = 28.5 Spaces
Total Spaces Required = 29 Spaces
Total Spaces Provided = 29 Spaces (Includes 2 Accessible Spaces)
Offstreet Vehicle Stacking = 5 Spaces (Daycare Use Requirement)
- Bicycle Parking Calculations:
1 Bicycle Rack Space per 15 Automobile Parking Spaces
(Minimum of 4 Bicycle Parking Spaces per Building)
29/15 Automobile Parking Spaces x 1 Space
Total Bicycle Rack Spaces Required = 4 Spaces
Total Bicycle Rack Spaces Provided = 4 Spaces
- Loading Calculations:
1 Loading Space for use over 5,000 sq. ft. Gross Floor Area and 1 additional Loading Space for every additional 20,000 sq. ft. Gross Floor Space
1 Space + (5860 - 5000)/20,000 sq. ft. X 1 Space = 1 Loading Space
- Tree Preservation calculations: 20% of existing trees or 15 trees per acre (whichever is greater) shall be preserved
Required tree preservation:
(0.47 acres trees x 15 trees) + (37 trees x 0.20) = 7.05 + 7.40 = 14.5 = 15 trees
No tree replacement required: more than 15 existing trees remain in existing tree mass
- Landscape Calculations:
1 Tree per 40 Feet Street Frontage within Landscape Setback
1 Tree per 3,000 Sq. Ft. Landscaped Open Space
311.70/40 feet x 1 Tree = 7.79 Trees
51,359/3,000 Sq. Ft. x 1 Tree = 18 Trees (Required trees are provided in remaining tree mass north of development)
Total Trees Required = 8 Trees
Total Trees Provided = 42 Trees (Buffer Yard trees included)
Interior Landscape Area = 6% Minimum Interior Parking Lot
0.06(29 Spaces x 270 Sq. Ft.) = 469.80 Sq. Ft. Interior Landscape Area
Total Interior Landscape Area Provided = 2,891.36 Sq. Ft.
- Buffer yard requirements: two plant units and a 6 foot high sight-proof fence within a 20 foot wide buffer yard area per every 100 feet of frontage where buffer yard is required

PROJECT TITLE:
Construction Plans for
Tyke Town Development Centers
8368 Mexico Road
St. Peters, MO 63376

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 or survey.



Larry D. Walker
Civil Engineer
Engineers License No. 2007020343
Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000555
Missouri State Certificate of Authority
Surveying #000144

REVISIONS	
04-16-18	CITY COMMENTS
05-03-18	REV. BASIN DETAILS
05-07-18	CITY COMMENTS

Developer / Owner:
Tyke Town Properties, LLC
P.O. Box 81
Troy, Missouri 63379
636-462-5880

P+Z No. 17-012955
Approval Date: 02-01-18
City No. #
Page No. 1 of 15

Bax Project # 00-11214CA Issue Date: 03-26-18

COVER SHEET