

PROJECT CONTROL

BENCHMARKS

CONTROL DERIVED FROM OPUS SOLUTION, MISSOURI STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD '83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES.

CONTROL POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 1	1055767.780	765564.395	544.946	5/8" IRON PIN WITH CAP
CP 2	1055892.078	765651.344	543.190	5/8" IRON PIN WITH CAP
CP 3	1055651.498	765486.920	546.069	MON DNR SC-56A

FLOOD PLANE INFORMATION:

FEMA PANEL #: 29183C0430G - EFFECTIVE DATE: 1/20/2016
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

OWNER:

BREW CREW, LLC
ATTN: BRANDON SEBALD
3608 N STEELE BLVD #104
FAYETTEVILLE, AR 72703
brandon @ 7brewcrew.com

LEGAL DESCRIPTION

MONTICELLO PLAZA LOT 1.

SHEET INDEX

SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
GENERAL NOTES	C0.2
DEMOLITION PLAN	C1.1
SITE PLAN	C2.1
GRADING PLAN	C3.1
TRAIL GRADING PLAN	C3.2
UTILITY PLAN	C4.1
STORMWATER PLAN	C4.2
STORMWATER PLAN	C4.3
PRE-DRAINAGE AREA MAP	C4.4
POST-DRAINAGE AREA MAP	C4.5
LANDSCAPE PLAN	C5.1
EROSION CONTROL PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2
DETAILS	C7.3
DETAILS	C7.4
TRASH ENCLOSURE DETAILS	A6.1

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 11/21/24
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND ZONING COMMISSION NOTES:

APPROVED: APRIL 6, 2023

FILE NO 23-002277

CONDITIONS

- PROVIDE A SIGNED PROPERTY OWNER ACKNOWLEDGEMENT SHEET. THIS NEEDS TO BE THE OWNER, NOT THE CONTRACT PURCHASER.
- REROUTE TRAIL TO PROVIDE THREE (3) FEET OF CLEARANCE TO EXISTING MONUMENT SIGN.
- ADDRESS WHAT APPEARS TO BE A DOOR AT THE TOP OF THE BUILDING.
- CORRECT THE ADA SIGNAGE.
- PROVIDE ELEVATIONS FOR THE COOLER.
- ADDRESS WHETHER THERE WILL BE WALK UP SERVICE AND PATIO SEATING.

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 1.41 ACRES
THE AREA OF LAND DISTURBANCE IS 1.10 ACRES
NUMBER OF PROPOSED LOTS IS (1) ONE
BUILDING SETBACK INFORMATION: FRONT: 25 FT
SIDE: 25 FT
REAR: 25 FT

THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 400 GPD

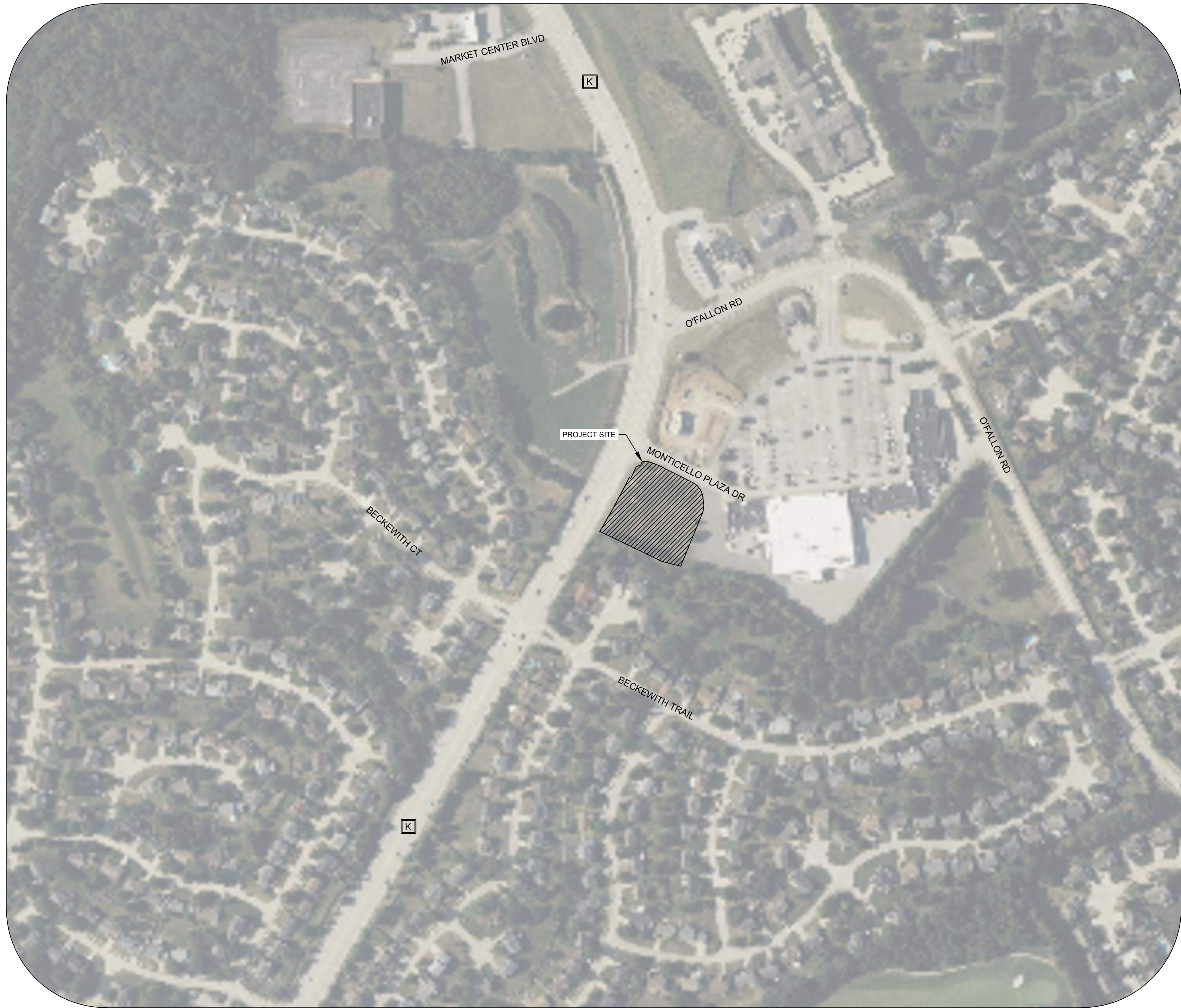
SITE DEVELOPMENT PLANS FOR



O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304

PROJECT NUMBER:
23031-7BOM2



NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 200'

AS-BUILT DRAWING

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



0 1000 2000

NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 2000'

UTILITY CONTACTS

SANITARY SEWERS

CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

DUCKETT CREEK SANITARY DISTRICT
3550 HIGHWAY K
O'FALLON, MO. 63368
636-441-1244

PUBLIC WATER SUPPLY DISTRICT NO. 2
P.O. BOX 967
O'FALLON, MO. 63366
636-561-3737

WATER

CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

MISSOURI AMERICAN WATER CO.
727 CRAIG RD.
ST. LOUIS, MO. 63141
1-866-430-0820

PUBLIC WATER SUPPLY DISTRICT NO. 2
P.O. BOX 967
O'FALLON, MO. 63366
636-561-3737

STORM SEWER

CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

ELECTRIC

CURVE RIVER ELECTRIC CO.
P.O. BOX 160
TROY, MO. 63379-0160
1-800-392-3709

AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
636-639-8312

GAS

SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297

TELEPHONE

CENTURYLINK
1151 CENTURY TEL DR.
WENTZVILLE, MO. 63385
636-332-7261

FIRE DISTRICT

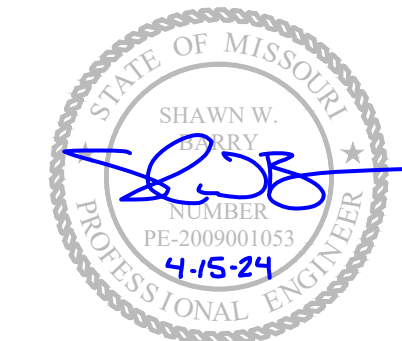
O'FALLON FIRE PROTECTION DISTRICT
111 LAURA K DR.
O'FALLON, MO. 63366
636-272-3493

WENTZVILLE FIRE DISTRICT
209 WEST PEARCE BLVD.
WENTZVILLE, MO. 63385

COTTLEVILLE FIRE PROTECTION DISTRICT
1385 MOTHERHEAD RD.
ST. CHARLES, MO. 63304
636-447-6655

7 BREW COFFEE
O'FALLON, MO #2

DESIGN + DEVELOPMENT



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:

23031-7BOM2

REVISION:

- | | |
|------------|----------------------|
| 07-31-2023 | CITY REVIEW COMMENTS |
| 08-10-2023 | CITY REVIEW COMMENTS |
| 04-11-2024 | AS-BUILT DRAWINGS |

7 BREW COFFEE
O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304

C0.0
COVER SHEET

DATE: MAY 2, 2023

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CM	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
EX	EXISTING
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TGV	TOP OF GRAVEL
EX TP	EXISTING TOP OF PAVEMENT

CIVIL LEGENDS

SYMBOLS

MARKER STONE	PL	PROPERTY LINE
RIGHT OF WAY MARKER	RW	RIGHT OF WAY LINE
IRON PIN FOUND	S	SANITARY SEWER LINE
IRON PIN SET	FM	SANITARY SEWER FORCE MAIN
CUT CROSS	ST	STORM SEWER LINE
CONTROL POINT	IRR	IRRIGATION WATER LINE
BENCHMARK	FL	FLOW LINE
SANITARY SEWER MANHOLE	OHE	OVERHEAD ELECTRIC LINE
STORM SEWER INLET	UE	UNDERGROUND ELECTRIC LINE
TELEPHONE MANHOLE	G	GAS LINE
POWER POLE	W	WATER LINE
GUY ANCHOR	C	COMMUNICATIONS LINE
LIGHT POLE	T	TELEPHONE LINE
TELEPHONE RISER	FO	FIBER OPTIC LINE
GAS VALVE	CTV	CABLE TELEVISION
GAS METER	O	PLASTIC FENCE
WATER VALVE	X	BARBED WIRE FENCE
WATER METER	D	WOOD FENCE
FIRE HYDRANT	1000	EXISTING MAJOR CONTOUR
IRRIGATION VALVE	1001	EXISTING MINOR CONTOUR
WELL	1000	PROPOSED MAJOR CONTOUR
MAIL BOX	1001	PROPOSED MINOR CONTOUR
POST		TREE LINE
CLEANOUT		
SIGN		
AIR CONDITIONING UNIT		

LINETYPES

PL	PROPERTY LINE
RW	RIGHT OF WAY LINE
S	SANITARY SEWER LINE
FM	SANITARY SEWER FORCE MAIN
ST	STORM SEWER LINE
IRR	IRRIGATION WATER LINE
FL	FLOW LINE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
G	GAS LINE
W	WATER LINE
C	COMMUNICATIONS LINE
T	TELEPHONE LINE
FO	FIBER OPTIC LINE
CTV	CABLE TELEVISION
O	PLASTIC FENCE
X	BARBED WIRE FENCE
D	WOOD FENCE
1000	EXISTING MAJOR CONTOUR
1001	EXISTING MINOR CONTOUR
1000	PROPOSED MAJOR CONTOUR
1001	PROPOSED MINOR CONTOUR
	TREE LINE

PROJECT CONTROL

BENCHMARKS

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BREW CREW, LLC
ATTN: BRANDON SEBALD
3608 N STEELE BLVD #104
FAYETTEVILLE, AR 72703
brandon@7brewcrew.com



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AND SCALING MAY CHANGE THE
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GENERAL CIVIL NOTES

- THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS. WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE TECHNICAL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE PROJECT TECHNICAL SPECIFICATIONS, AND THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC. THE FIRE, POLICE AND AMBULANCE DEPARTMENTS, SCHOOL BUS COMPANIES AND POST OFFICE ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER IN PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTACTING THE OWNERS THEREOF AND BY PROSPECTING. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THE PLAN INFORMATION. ALL DAMAGE TO EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
- ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS, WHICHEVER IS APPLICABLE.
- ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP WIRING, SIGNAL POLES AND ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY AND STATE REGULATIONS AND TO THEIR SATISFACTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IF APPLICABLE, EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO GRADING ACTIVITIES.
- THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. NO EXTRA COSTS WILL BE PAID TO THE CONTRACTOR DUE TO UNANTICIPATED EXISTING CONDITIONS AND/OR INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

DEMOLITION NOTES

JOB CONDITIONS

- THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
- ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
- THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN, AND INJURY TO PERSONS.
- PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
- MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

- POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
- BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
- BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
- FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
- USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEER'S REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
- PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
- PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT.
- AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
- ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER PROJECT SPECIFICATIONS. TREES ON THE SITE MAY BE SAFELY REMOVED FROM NOVEMBER 1 THROUGH MARCH 31. IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS TIMEFRAME, CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

- REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
- BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
- REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

- CONTRACTOR SHALL INSTALL 6" STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIP LINES AND INSTALL 4" TENAX ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER, TO PROTECT EXISTING TREES DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

SEDIMENT & EROSION CONTROL NOTES

- THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
- INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
- THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOO AND ETC. SHALL BE SEEDED AND MULCHED, AS PER THE PROJECT SPECIFICATIONS BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
- IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REVISING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS. NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
- NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
- ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDED SUITABLE TO RECEIVE SEED. SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
- THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
- ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
- IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.
- DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING 80DB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR GREATER OR AT ANY PROPERTY LINE ABUTTING A RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE THE GROUND AT SUCH PROPERTY LINE.
- SHOULD THERE RESULT IN LIGHTING CONCERNS WITH THE LED FLEX LIGHT PLACED ALONG THE SOFFIT AT THE TOP OF THE BUILDING'S PARAPET WALL BEING LEFT ON AFTER BUSINESS HOURS, THE BUSINESS SHALL TURN OFF THIS LIGHTING AFTER HOURS IF REQUESTED BY THE CITY.

SITE GRADING NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING GRADING ACTIVITIES THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
- SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
- CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILES SHALL BE MAINTAINED.
- THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698. COMPACTION SHALL BE ACCOMPLISHED AT MOISTURE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEER'S REPORT. ALL SOFT AREAS FOUND DURING COMPACTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
- STONES OR BOULDERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER. THE MATERIAL SHALL BE COMPACTED BY HAND.
- CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
- CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
- THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS. NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
- NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
- ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDED SUITABLE TO RECEIVE SEED. SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
- THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
- ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
- IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.

SAFETY NOTICE TO CONTRACTOR

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

- INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- ALL WATER SERVICE LINES, FIRE LINES, AND PRIVATE WATER MAINS MUST BE INSTALLED PER PWSND NO. 2'S SPECIFICATIONS.
- ALL LATERAL CONNECTIONS MUST BE MADE PER PWSND NO. 2'S SPECIFICATIONS.
- THE ENTIRE LENGTH OF THE SANITARY SEWER LATERAL MUST BE INSPECTED BY PWSND NO. 2'S PERSONNEL.
- ALL SANITARY SEWER LATERALS ARE "PRIVATE" AND MAINTAINED BY THE PROPERTY OWNERS.
- ALL SANITARY SEWER LATERALS ARE REQUIRED TO BE SCHEDULE 36 PVC PIPE.
- ANY SANITARY SEWER LATERAL THAT IS INSTALLED AT A DEPTH GREATER THAN 15' IS REQUIRED TO BE SCHEDULE 45 PVC PIPE.
- ALL SANITARY SEWER LATERALS ARE PROHIBITED FROM CONTAINING BENDS GREATER THAN A 45 DEGREE ANGLE.

USE OF CONSTRUCTION DOCUMENTS

- DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THIS SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

AS-BUILT DRAWING



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:

23031-7BOM2

REVISION:

07-10-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304

C0.1
GENERAL NOTES

DATE: MAY 2, 2023

GENERAL NOTES

1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
2. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- 2.1. Truncated domes for curb ramps located in public right of way shall meet PROWAG requirements and shall be constructed using red pre-cast truncated domes per pavement details.
3. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
4. The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities. Contact the City of O'Fallon (636) 379-3814 for the location of City maintained cable for street lights and traffic signals, all other utilities call Missouri One Call 1-800-DIG-RITE. 1-800-344-7483
5. All proposed utilities and/or utility relocations shall be located underground.
6. All proposed fencing requires a separate permit through the Building Safety Division.
7. All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
8. (INTENTIONALLY OMITTED)
9. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
10. Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a soil Engineer must clarify amount, location, depth, etc. and be approved with the construction plans. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
11. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
12. The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow items or infrastructure located on the approved plans.
13. 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 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 inspectors.
14. City approval of the 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 code.

Grading Notes

1. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
 - 1.1. Maximum dry density
 - 1.2. Optimum moisture content
 - 1.3. Maximum and minimum allowable moisture content
 - 1.4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
 - 1.5. Curve must have at least 5 density points with moisture content and sample locations listed on document.
 - 1.6. Specific gravity
 - 1.7. Natural moisture content
 - 1.8. Liquid limit
 - 1.9. Plastic limitBe 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.
2. All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. Ensure the moisture content of the soil in fill areas corresponds 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.
3. The surface of the fill shall be finished so it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
4. All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
5. When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site. Between permanent grass seeding periods, temporary cover shall be provided according to Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.All finished grades (areas not to be disturbed by improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at a rate of 100 pounds per 1000 square feet when seeded.
6. No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
7. All low places whether on site or off shall be graded to provide drainage with temporary ditches.
8. 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.
9. (INTENTIONALLY OMITTED)
10. All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical tamping or water jetting. Granular material and earth material associated with new construction outside of pavements may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than 7.5 foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than 10 feet will require multiple probes every 7.5 foot centers.
- 10.1. Depth, Trench back fills less than 8 feet deep shall be probed to a depth extending half the depth of the trench back fill, but not less than 3 feet. Trench back fill greater than 8 feet in depth shall be probed to half the depth of the trench back fill but not greater than 8 feet.
- 10.2. Equipment. The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
- 10.3. Method. Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and from the bottom of the trench back fill toward the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the trench without first saturating the trench.
- 10.4. Surface Bridging. The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to crust and arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall break down the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When surface crust is collapsed, the void shall be back filled with the same material used as trench back fill and re-jetted. Compaction of the materials within the sunken/jetted area shall be compacted such that no further surface subsidence occurs.
11. Site grading:
 - 11.1. Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed every two hundred fifty (250) feet along the centerline for each lift.
 - 11.2. Outside of City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed at two (2) foot vertical intervals and approximately every one thousand (1,000) cubic yards.
12. Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

Erosion Control Notes

1. 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 (possible 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 City of O'Fallon and as needed by MoDOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers and/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 MoDOT."
2. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-quarter inch of rain or more. Any silt or debris leaving the site and affecting public right of way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
3. Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.
4. This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)
5. Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of stopping grading work on the project. The vegetative growth established shall be sufficient to prevent erosion and the standard shall be as required by EPA and DNR. (70% coverage per square foot) Ord. 6496, Section 405.095

Sanitary Sewer Notes

1. All sanitary sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon Ordinances.
2. Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. Connections of all sanitary structures are to be made with A-Lock joint or equal
4. All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
5. All sanitary mains shall be a minimum of 8" diameter pipe.
6. All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar at each pipe joint. Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
7. All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
8. All sanitary sewer mains must have a minimum of 42" cover.
9. When sanitary mains cross over storm line the sanitary main must be ductile iron pipe for 10 feet on each side of the crossing.
10. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
11. The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required.
12. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-8.120-(7)(E).
13. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
14. All sanitary sewer manholes and pipes will be tested to the following specifications: ASTM C1244, Standard testing method for Concrete Sewer Manhole by Negative Air Pressure (Vacuum), Latest revision ASTM F1417, Standard testing method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low Pressure Air, Latest revision.
15. Add 1" minus rock back fill to all sanitary sewer and all other utilities that lie within the 1:1 shear plane of the road.

Storm Sewer Notes

1. All Storm Sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon ordinances.
2. Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. All concrete pipes will be installed with O-ring rubber type gaskets.
8. Connections at all storm structures are to be made with A-lock joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. The swale in the detention basins shall have a minimum 2% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
11. All structures and flared end sections must be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final pipe run to detention basins, creek discharge or other approved means.
12. (INTENTIONALLY OMITTED)
13. Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)

Flood plain Information

1. Refer to Section 415 for Floodplain Development Information

Retaining Walls: Terraced and Vertical

1. A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to the top of the wall or for walls that support a surcharge load or that alters the channelized drainage of any lot or drainage area.
2. Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
3. Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall will require a guard on the retaining wall.
4. Retaining walls that alter the channeled drainage of any lot or drainage area shall not be constructed without prior approval and permitting from the City of O'Fallon Engineering Department regardless of the height of the wall.
5. See section 405.275 of the City code for additional design requirements.

Water Notes

1. Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
2. Coordinate with the water company on the location of water meters. For meters in the City's district, meters shall be in the right-of-way, otherwise an access easement from the right-of-way shall be provided.
3. All water main must have a minimum of 42" of cover. (City water mains)
4. Provide water valves to isolate the system.
5. All water mains shall be class 200 SDR 21 or equal with locator/tracer wires
6. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psd concrete mix.
7. DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypo chlorite granule (HTH) in each section of pipe to achieve a chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM). HT. tablets will not be allowed. Following completion of the pipeline, it shall be slowly filled with water and a sample will be taken immediately and the chlorine residual must be 50 mg/L or greater. The solution shall be allowed to stand for 24 hours and a sample shall then be taken. The chlorine residual after 24 hours shall be 30 mg/L or greater. If the piping shows insufficient chlorine residuals in either test, the piping shall be re-chlorinated by the injection of hypo chlorite solution until satisfactory results are achieved. All disinfecting shall be done by the contractor. Only the testing to determine the chlorine residual will be done by the City.
8. PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the HIGHEST point in the project) of 150 psi or higher where the working pressure is higher than 150 PSI as determined by the City. In such cases, the pressure shall be as specified by the City and two pressure tests shall be conducted. The first test shall be with the fire hydrant auxiliary valve open and be to 90 PSI. The second test shall be with the fire hydrant auxiliary valve closed and be to the higher pressure as directed by the City. All pumping equipment and pressure gauges shall be provided by the contractor. After achieving the test pressure, the piping shall be left closed for a period of two (2) hours. At the end of this time the pressure drop shall not exceed 2 psi. In addition, if the pressure appears, in judgment of the City's representative, to be continuing to drop, the test shall be continued for another two (2) hours and if any further drops occur, the test shall be considered a failure. If the pressure test fails, the contractor will be required to find and correct the source of the leakage. If this requires draining of the pipeline, when the leakage is corrected, the pipeline must be re-disinfected and the pressure tested again until satisfactory result are achieved. Any MDNR required dechlorination will be performed by the contractor.
9. All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08') of finish grade. Grading around structure tops on slopes need to be accounted for.
10. BACTERIOLOGICAL TESTING: After satisfactory disinfection and pressure testing, a sample shall be taken by the contractor in the presence of a City representative and submitted to a laboratory approved by the Missouri Department of Natural Resources and the City for bacteriological analysis. After 24 hours, a second sample shall be taken in a like manner and submitted for analysis. The two samples taken on consecutive days, a minimum of 24 hours apart, must be found to be "safe" by the testing laboratory, and copies of the test results must be supplied to the City. If the samples are not found to be "safe" further flushing and/or disinfection as directed by the City shall be conducted by the contractor until "safe" samples on two consecutive test days are achieved. Following successful bacteriological testing and a determination by the City that the samples are "safe", the mains may be placed into service.

Roadway Notes

1. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances.
2. If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
3. Provide 6" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
 - 3.1. Rock to meet the all the requirements of MoDOT type 5 rock with a tighter restriction on the fines being that no more than ten percent (10%) fines shall pass a no. 200 sieve. (City Code 405.210.B.1) The gradation of this rock needs to be submitted to the City for approval. Any deliveries made without the proper delivery ticket, including signature, will not be accepted. The delivery ticket must list the project name or jobsite location. A separate certification sheet may be provided attached to the delivery ticket with a signature of the company's quality control manager. The quality control certification must be current and dated within 4 weeks of the delivery. (City Code 405.210.A.2.k)
4. Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements
5. Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
7. All street stub-outs over 250' in length will require a temporary turnaround.
8. All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
9. Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City Engineer's discretion. The developer's engineer shall perform quality control guidelines, in accordance with St. Louis County requirements 501.3.1.
10. Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is placed thereon and shall approve the base before concrete or surface course is placed. The sub grade and base shall be so constructed that it will be uniform in density throughout.
11. In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
12. No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi within 28 days:
 - 12.1. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive strength. One (1) set of four (5) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, three (3) at twenty-eight (28) days, and one (1) held in reserve.
13. Prior to placement of aggregate base concrete on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no faster than three (3) miles per hour. If soft spots are detected, or pumping, rutting or heaving occurs greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be remediated to the depth indicated by the contractor's testing firm and approved by a representative of the City Engineer.
14. Sub grade and base beneath pavements shall be compacted to St. Louis County Highway Department specifications. The moisture range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within -2/+4 percentage points of the optimum moisture content.
15. The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer. If any settling or washing occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the sub grade or base to the satisfaction of the City before the pavement is placed. Additional rolling or methods to verify compaction shall be at the discretion of the City Engineer. Tolerance allowed on all lines, grades and cross sections shall be plus or minus four-hundredths (+0.04) feet.
16. Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically tamped in ten (10) inch lifts. Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Louis County standards.
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
 - 17.1. Air meter---weekly.
 - 17.2. Cylinder compression---annually by independent calibration service.
 - 17.3. Batch scales---monthly.
 - 17.4. Nuclear testing devices---every six (6) months.
 - 17.5. Proctor equipment---every six (6) months.
 - 17.6. Slump cone---monthly.
18. All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with either w16-9p or w16-7p signs.
19. All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Corboline Rust Bond Penetrating Sealer SG and Corboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT)
20. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psi concrete mix.

AS-BUILT DRAWING



C0.2

GENERAL NOTES

DATE: MAY 2, 2023

7 BREW COFFEE
O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:

23031-7BOM2

REVISION:

07-10-2023 CITY REVIEW COMMENTS

07-21-2023 DUCKETT CREEK REVIEW

08-10-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2

DESIGN + DEVELOPMENT

2101 W. CHESTERFIELD BLVD. SUITE A101 · SPRINGFIELD, MO 65807 · P (417) 530-4321
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-201001427



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
 23031-7BOM2
REVISION:

7 BREW COFFEE
 O'FALLON, MO #2
 3600 MONTICELLO DR.
 O'FALLON, MO 63304

C1.1
 DEMOLITION PLAN
 DATE: MAY 2, 2023

N/F
 BRIAN & KAREN GRANT
 PARCEL ID
 #3-157C-6537-00-0110.0000000

N/F
 KAPLAN DEVELOPMENT AND
 INVESTMENT COMPANY
 PARCEL ID
 #3-157C-1669-00-0004.9000000

N/F
 MONTICELLO PLAZA II LLC
 PARCEL ID
 #3-157C-8924-00-0001.0000000



N/F
 MONTICELLO RECREATION
 CORPORATION
 PARCEL ID
 #3-157C-6792-00-000A.0000000

N/F
 MONTICELLO PLAZA LLC
 PARCEL ID
 #3-157C-8924-00-0005.0000000

N/F
 CFT NV DEVELOPMENTS LLC
 PARCEL ID
 #3-157C-D227-00-02B2.0000000

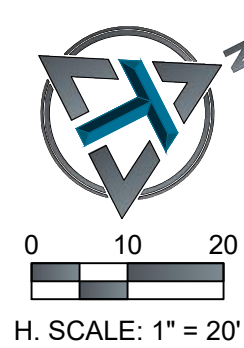
MISSOURI STATE
 HIGHWAY K
 (VARIABLE WIDTH) PUBLIC ROADWAY

PRIVATE DRIVE
 (VARIABLE WIDTH) PRIVATE ROADWAY

HATCH LEGEND:
 = ASPHALT AREA TO BE REMOVED.
 = MULCHED AREA TO BE REMOVED AS NEEDED.

- KEY NOTES:**
- SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL.
 - REMOVE EXISTING LANDSCAPING BED AS NEEDED, PROTECT PLANTINGS.
 - REMOVE 60 ± L.F. OF EXISTING CURB.
 - EXISTING LIGHT POLE, PROTECT.
 - REMOVE SIGN POST.
 - EXISTING UNDERGROUND ELECTRIC SERVICE TO MONUMENT SIGN, DO NOT DISTURB.
 - EXISTING TREE, PROTECT.
 - EXISTING TREE TO BE REMOVED.
 - RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE RELOCATION WITH AMEREN MISSOURI.
 - RELOCATE EXISTING FIRE HYDRANT. CONTRACTOR TO COORDINATE RELOCATION WITH PWSO NO. 2.
 - SAWCUT BACK OF CURB FOR HANDICAP RAMP.

AS-BUILT DRAWING





ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. MO #PE-20090100153

PROJECT NUMBER:

23031-7BOM2

REVISION:

07-10-2023 CITY REVIEW COMMENTS

07-31-2023 CITY REVIEW COMMENTS

04-11-2024 AS-BUILT DRAWINGS

7 BREW COFFEE
O'FALLON, MO #23600 MONTICELLO DR.
O'FALLON, MO 63304C2.1
SITE PLAN

DATE: MAY 2, 2023

HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAILS SHEET C7.1.
- ASPHALT PEDESTRIAN TRAIL PER CITY SPECIFICATIONS.
- 4" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- 8" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- STORMWATER QUALITY BASIN, SEE SHEET C4.2.
- TURF GRASS SOD
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK
PLACE 6" OF 2" - 3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- LANDSCAPE MULCH
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND
TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD
MULCH, MATCH EXISTING COLOR.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL SHEET C7.1.
- CANOPY PER ARCHITECTURAL PLANS.
- COLUMNS PER ARCHITECTURAL PLANS.
- CONNECT TO EXISTING CURB.
- 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED, TYPICAL.
- 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- 8" CONCRETE PAD FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL DETAILS.
- PIPE BOLLARD, TYPICAL PER DETAIL SHEET C7.1.
- REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER DETAILS SHEET C7.1.
- SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL SHEET C7.1.
- 60 FOOT BUILDING SETBACK LINE.
- ADA VAN ACCESSIBLE SIGN PER DETAILS SHEET C7.1.
- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAILS SHEET C7.1.
- 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- TYPE 2 ADA CURB RAMP PER DETAILS SHEET C7.1.
- 48-INCH TALL "LANE #1" PAINTED IN WHITE.
- INSTALL CURB TRANSITION PER DETAIL SHEET C7.1.
- 5' SIDEWALK PER DETAILS SHEET C7.1.
- EXISTING LIGHT POLE, TO REMAIN.
- EXISTING VERTICAL CURB, DO NOT DISTURB.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL SHEET C7.1.
- ONE WAY DO NOT ENTER SIGN PER DETAIL SHEET C7.1.
- 24-INCH TALL "EXIT ONLY" PAINTED IN WHITE.
- 4-INCH SOLID WHITE PAVEMENT MARKER, TYPICAL.
- TYPE 3 ADA CURB RAMP PER DETAILS SHEET C7.1.
- EXISTING MONUMENT SIGN TO REMAIN IN PLACE, PROTECT.
- INSTALL BICYCLE RACK PER DETAIL SHEET C7.1.
- MULTI-USE ASPHALT PEDESTRIAN TRAIL PER CITY SPECIFICATIONS, SEE DETAIL SHEET C7.2.
- SEED AND STRAW DISTURBED AS NECESSARY TO ACHIEVE ESTABLISHED VEGETATION PRIOR TO END OF CONSTRUCTION.
- 10' WIDE PEDESTRIAN CORRIDOR BY OTHERS.
- STORMWATER QUALITY BASIN, SEE SHEET C4.2.
- SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKER AS SHOWN.
- STOP SIGN PER DETAIL SHEET C7.1. ALL SIGN POSTS AND SIGN BACKS ARE TO BE PAINTED BLACK PER CITY REQUIREMENTS.
- 3' SIDEWALK PER DETAILS SHEET C7.1.
- 4-INCH SOLID WHITE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU
HOURS OF OPERATION: 5:30 AM - 10:00 PM

ZONING:

ZONING: C-2 GENERAL BUSINESS DISTRICT

PARKING REQUIREMENTS:

RESTAURANTS (CARRY-OUT) - SECTIONS 400.480 & 400.485

790 S.F. @ ONE (1) SPACE PER 250 S.F. = 4 SPACES REQUIRED
13 SPACES PROVIDED, 12 STANDARD AND 1 ADA VAN ACCESSIBLE

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 40 S.F.
PRE-PROJECT PERVIOUS AREA = 61,380 S.F.
POST-PROJECT IMPERVIOUS AREA = 22,527 S.F.
POST-PROJECT PERVIOUS AREA = 38,853 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS
ARE TAKEN WITHIN PROPERTY LINE.

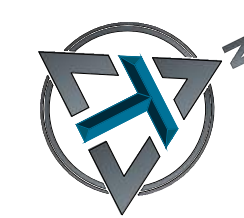
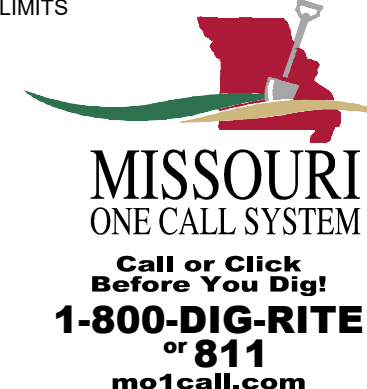
BUILDING AND LOT DATA:

PROJECT FOOTPRINT 61,420 S.F. = 1.41 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 280 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

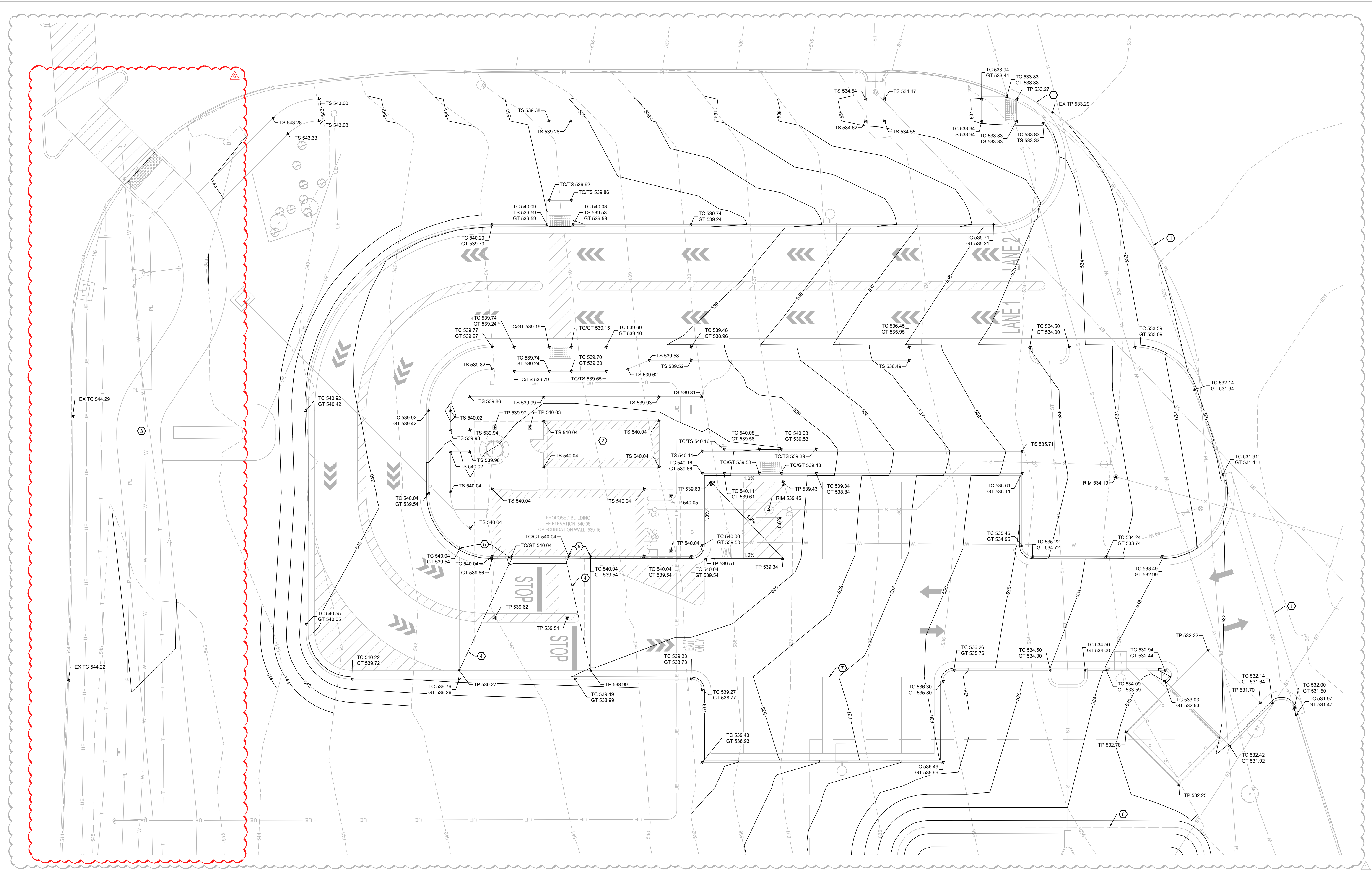
CURB & GUTTER: 990 L.F.
ASPHALT PAVEMENT: 12,975 S.F.
8" CONCRETE PAVEMENT: 1,130 S.F.
4" CONCRETE PAVEMENT: 3,630 S.F.
TURF GRASS SOD: 16,900 S.F.
LANDSCAPING ROCK: 520 S.F.
10' WIDE TRAIL PAVEMENT: 2,400 S.F.
LANDSCAPING MULCH: 500 S.F.

DRIVE THRU NOTE

DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR
SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING
60dB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR
GREATER OR AT ANY PROPERTY LINE ABUTTING A
RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE
THE GROUND AT SUCH PROPERTY LINE.0 10 20
H. SCALE: 1" = 20'

AS-BUILT DRAWING

N/F
BRIAN & KAREN GRANT
PARCEL ID
#3-157C-6537-00-0110.0000000N/F
KAPLAN DEVELOPMENT AND
INVESTMENT COMPANY
PARCEL ID
#3-157C-1669-00-0004.9000000MISSOURI STATE
HIGHWAY K
(VARIABLE WIDTH) PUBLIC ROADWAYN/F
MONTICELLO PLAZA II LLC
PARCEL ID
#3-157C-8924-00-0001.0000000N/F
CFT NV DEVELOPMENTS LLC
PARCEL ID
#3-157C-D227-00-0282.0000000N/F
MONTICELLO RECREATION
CORPORATION
PARCEL ID
#3-157C-6792-00-000A.000000020' DRAINAGE
EASEMENTINGRESS/EGRESS AND
UTILITY EASEMENT
(P.B. 38 PG 265)N/F
MONTICELLO PLAZA LLC
PARCEL ID
#3-157C-8924-00-0005.0000000



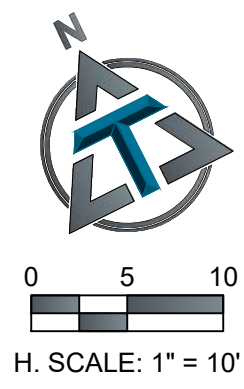
KEY NOTES:

- 1 MATCH EXISTING ELEVATION.
- 2 PROPOSED REMOTE COOLER.
- 3 CONTINUATION OF 10' WIDE ASPHALT PEDESTRIAN TRAIL. SEE SHEET C2.1. MAINTAIN MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% RUNNING SLOPE OVER ENTIRE LENGTH OF TRAIL. SEE SHEET C3.2 FOR PROPOSED GRADES.
- 4 GRADE BREAK IN PAVEMENT.
- 5 TRANSITION FROM FULL CURB HEIGHT (6") TO ZERO CURB HEIGHT (0") IN 5 FT. BEGIN TRANSITION WITHIN NEW CONCRETE PAD.
- 6 SEE SHEET C4.2 FOR STORMWATER BASIN.
- 7 CENTERLINE OF SWALE IN PAVEMENT.

ABBREVIATIONS

BC	BACK OF CURB	HDPE	HIGH DENSITY POLYETHYLENE	TC	TOP OF CURB
CC	STANDARD CATCH CURB	INV	INVERT	TG	TOP OF GROUND
CL	CENTER LINE	LF	LINEAR FEET	TP	TOP OF PAVEMENT
CMP	CORRUGATED METAL PIPE	MC	MOUNTABLE CURB	TS	TOP OF SIDEWALK
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE	TW	TOP OF WALL
FES	FLARED END SECTION	R/W	RIGHT-OF-WAY	EX TP	EXISTING TOP OF PAVEMENT
FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE	EX TS	EXISTING TOP OF SIDEWALK
GT	GUTTER INVERT	SC	SPILL CURB		
GY	GUY WIRE	TB	TOP OF BASE ROCK		
					DIRECTION OF SHEET FLOW

AS-BUILT DRAWING



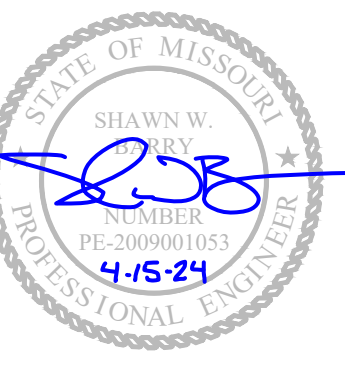
C3.1
GRADING PLAN

DATE: MAY 2, 2023



DESIGN + DEVELOPMENT

2101 W CHESTERFIELD BLVD, SUITE A101 • SPRINGFIELD, MO 65807 • P (417) 530-4321
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-2010011427

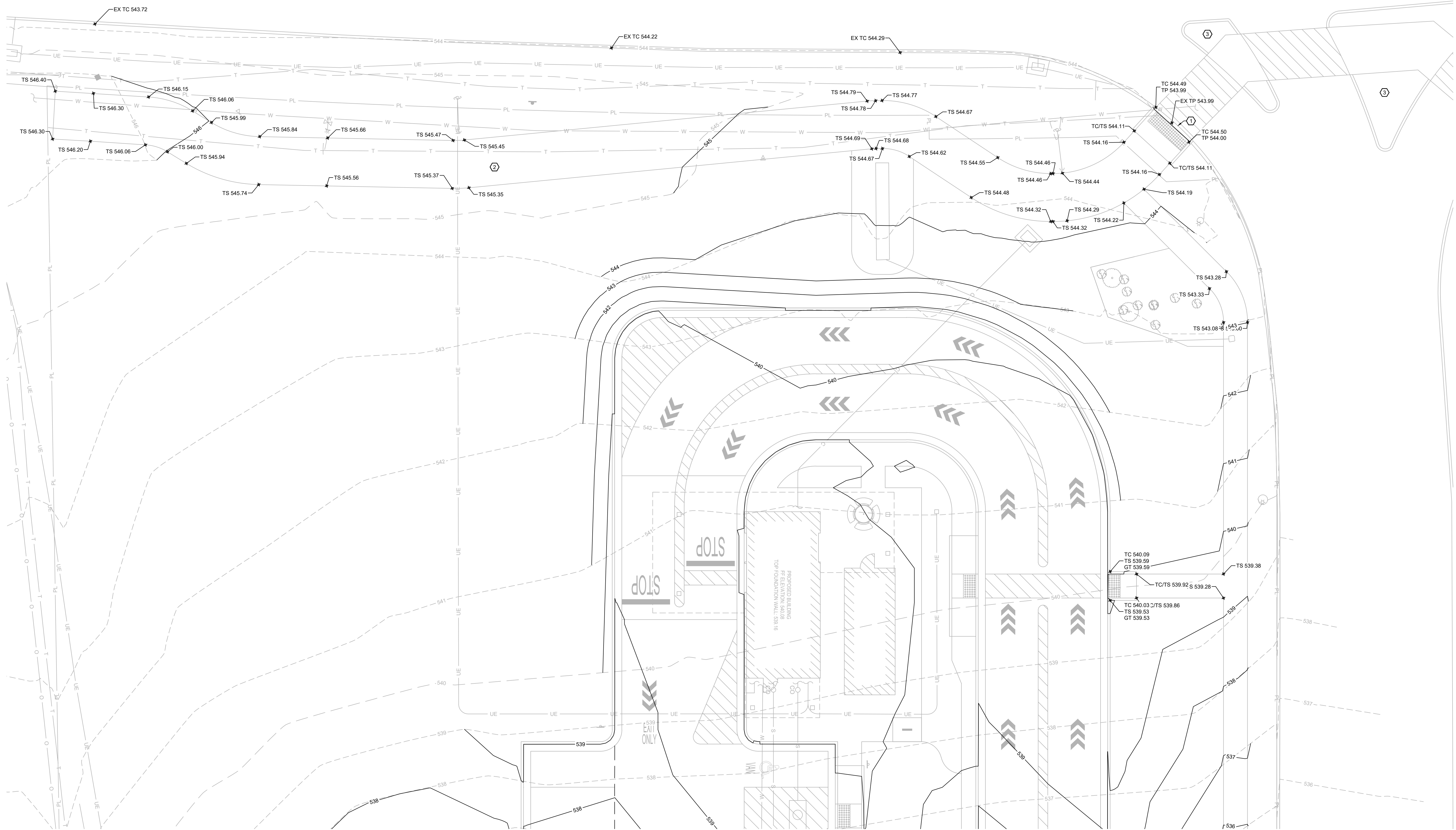


ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-200901053

PROJECT NUMBER:
23031-7BOM2

REVISION:
07-10-2023 CITY REVIEW COMMENTS
04-11-2024 AS-BUILT DRAWINGS

7 BREW COFFEE
O'FALLON, MO #2
3600 MONTICELLO DR.
O'FALLON, MO 63304



KEY NOTES:

- ① MATCH EXISTING ELEVATION
- ② CONTINUATION OF 10' WIDE ASPHALT PEDESTRIAN TRAIL. SEE SHEET C2.1.
- ③ MAINTAIN MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% RUNNING SLOPE OVER ENTIRE LENGTH OF TRAIL.
- ④ 10' WIDE PEDESTRIAN CORRIDOR BY OTHERS.

ABBREVIATIONS

BC	BACK OF CURB	HDPE	HIGH DENSITY POLYETHYLENE	TC	TOP OF CURB
CC	STANDARD CATCH CURB	INV	INVERT	TG	TOP OF GROUND
CL	CENTER LINE	LF	LINEAR FEET	TP	TOP OF PAVEMENT
CMP	CORRUGATED METAL PIPE	MC	MOUNTABLE CURB	TS	TOP OF SIDEWALK
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE	TW	TOP OF WALL
FES	FLARED END SECTION	R/W	RIGHT-OF-WAY	EX TP	EXISTING TOP OF PAVEMENT
FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE	EX TS	EXISTING TOP OF SIDEWALK
GT	GUTTER INVERT	SC	SPILL CURB	→	DIRECTION OF SHEET FLOW
GY	GUY WIRE	TB	TOP OF BASE ROCK		

AS-BUILT DRAWING



0 5 10
H. SCALE: 1" = 10'



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
23031-7BOM2

REVISION:
④ 04-11-2024 AS-BUILT DRAWINGS

7 BREW COFFEE
O'FALLON, MO #2
3600 MONTICELLO DR.
O'FALLON, MO 63304

C3.2
TRAIL GRADING
PLAN

DATE: MAY 2, 2023



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-200901053

PROJECT NUMBER:
23031-7BOM2

REVISION:		
△	05-31-2023	PER UTILITY PROVIDER
△	07-10-2023	CITY REVIEW COMMENTS
△	07-21-2023	DUCKETT CREEK REVIEW
△	08-02-2023	PWSD#2 COMMENTS
△	08-08-2023	PWSD#2 COMMENTS
△	04-11-2024	AS-BUILT DRAWINGS

7 BREW COFFEE
O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304

C4.1
UTILITY PLAN

DATE: MAY 2, 2023

KEY NOTES:

- SEE MEP PLANS FOR CONTINUATION.
- INSTALL 45° BEND, TYPICAL.
- INSTALL 120 L.F. ± OF 1" SCH. 80 PVC PRIVATE WATER LINE TO BE INSTALLED BY CONTRACTOR PER PIPE INSTALLATION DETAILS SHEET C7.2. CONTACT DOMINIC BENNETT AT PWSD NO.2 OF CHARLES COUNTY TO SCHEDULE INSPECTION OF SERVICE LINE.
- CONNECTION TO EXISTING PUBLIC WATER MAIN AND 1" WATER METER TO BE INSTALLED PER PWSD NO.2 SPECIFICATIONS. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF PRIVATE WATER SERVICE LINE.
- INSTALL 78 L.F. ± OF 6" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 2.00% PER PIPE INSTALLATION DETAILS SHEET C7.2.
- CONTRACTOR TO CONNECT 6" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER MAIN. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER. STATION 0+3.00 FROM NEXT DOWNSTREAM MANHOLE.
- 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH H-20 RATED CAST IRON COVER. SEE MEP PLANS.
- TYPICAL SEWER LATERAL CLEANOUT PER DUCKETT CREEK SANITARY SEWER DISTRICT CONSTRUCTION DETAIL 25. SEE DETAIL, SHEET C7.3. INSTALL METAL FRAME AND COVER TYPE.
- CONNECT TO EXISTING POWER, COORDINATE WITH ELECTRIC UTILITY PROVIDER. CONTRACTOR TO VERIFY FINAL LOCATION OF CONNECTION TO EXISTING POWER PRIOR TO CONSTRUCTION.
- BURIED ELECTRIC LINE. SEE MEP PLANS.
- 5 L.F. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
- COORDINATE WITH COMMUNICATION UTILITY PROVIDER FOR CONTINUATION. CONTRACTOR TO VERIFY FINAL LOCATION OF CONNECTION TO EXISTING COMMUNICATION LINE PRIOR TO CONSTRUCTION.
- (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
- EXISTING 12" RCP STORM LINE.
- EXISTING 24" RCP STORM LINE.
- EXISTING STORMWATER INLET.
- EXISTING 8" PVC SANITARY SEWER.
- EXISTING LIGHT POLE. SEE MEP PLANS FOR SITE LIGHTING.
- ROCK SPEAKER. SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
- DISTANCE TO NEAREST FIRE HYDRANT FROM MOST REMOTE POINT OF EXTERNAL BUILDING FACADE = ± 150 FEET.
- SAMPLING TEE PER DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION DETAIL 31, SHEET C7.3.
- LIGHT POLE. SEE MEP PLANS FOR SITE LIGHTING. COORDINATE WITH MEP.
- INSTALL DOUBLE UNTRAPPED STREET INLET PER METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD DETAIL SHEETS 37 AND 43 PER DETAIL SHEET C7.2. RIM ~~534.58~~ FL OUT ~~531.88~~ [534.40] [531.11]
- INSTALL 40 L.F. ± 12-INCH RCP STORM LINE AT ~~0.5%~~ [0.89%] SLOPE, PER PIPE INSTALLATION DETAIL, SHEET C7.2.
- CONNECT NEW STORM LINE TO EXISTING DROP INLET. CORE HOLE IN SIDE OF INLET FOR NEW CONNECTION. FILL VOIDS WITH NON-SHRINK GROUT.
- INSTALL 12" FLARED END SECTION, FL OUT ~~530.25~~ [530.13]
- INSTALL 4" X 4" O.D. OUTLET STRUCTURE WITHIN WATER QUALITY BASIN. SEE STORMWATER PLAN SHEET C4.2 FOR DETAIL.
- INSTALL 95 L.F. ± 12-INCH RCP STORM LINE AT 3.8% SLOPE, PER PIPE INSTALLATION DETAIL, SHEET C7.2.
- INSTALL 10 L.F. OF WATERMAIN TO EXTEND LOCATION OF REUSED HYDRANT.
- INSTALL 70 L.F. ± 12-INCH RCP STORM LINE AT ~~0.5%~~ [0.85%] SLOPE, PER PIPE INSTALLATION DETAIL, SHEET C7.2.
- INSTALL DOUBLE UNTRAPPED STREET INLET PER METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD DETAIL SHEETS 37 AND 43 PER DETAIL SHEET C7.4. RIM ~~534.58~~ FL OUT ~~531.88~~ [534.36] [530.48]
- EXISTING FIRE HYDRANT, DO NOT DISTURB.
- INSTALL 4" DIAM. CIRCLE STORM DRAIN MARKER PER CITY OF O'FALLON STORM DRAIN MARKER LOCATION DETAIL, SHEET C-7.4. MARKER TO READ "NO DUMPING, DRAINS TO WATERWAY".
- ADJUST SANITARY SEWER MANHOLE RIM ELEVATION. RIM 534.19. COORDINATE WITH UTILITY PROVIDER.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- WATER PUBLIC WATER SUPPLY DISTRICT (PWSD) NO. 2
100 WATER DRIVE
O'FALLON, MO 63368
(636) 561-3737
- ELECTRIC AMEREN MISSOURI
PO BOX 790098
ST. LOUIS, MISSOURI 63179
(636) 639-8312
- SEWER DUCKETT CREEK SANITARY SEWER DISTRICT
3550 STATE HWY K
O'FALLON, MO 63368
(636) 441-1244
- FIRE COTTLEVILLE FIRE PROTECTION DISTRICT
1385 MOTHERHEAD ROAD
ST. CHARLES, MO 63304
(636) 447-6655

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT ENGINEERING DEPARTMENT, (636) 441-1244, TO SCHEDULE INSPECTION. 48 HOURS ADVANCE NOTICE IS REQUIRED.

PUBLIC WATER SUPPLY DISTRICT NO. 2 NOTES:

- THE WATER DISTRICT REQUIRES ONE (1) WEEK NOTICE BEFORE CONSTRUCTION BEGINS.
- ALL WATER SERVICE LINES SHALL BE INSTALLED PER PUBLIC WATER SUPPLY DISTRICT NO.2 GUIDELINES AND SPECIFICATIONS.
- WATER DISTRICT INSPECTOR MUST BE ON SITE TO WITNESS ALL PROPOSED TAPS. WATER DISTRICT PERSONNEL ONLY PERFORM TAPS UP TO 1" IN DIAMETER.
- ALL METER PITS, VAULTS, AND PYRAMID BOXES MUST BE INSTALLED IN GREEN SPACE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CITY OR MODOT PERMITS REQUIRED TO WORK ALONG THE ROADWAYS.



0 10 20
H. SCALE: 1" = 20'



1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
COA: MO# E-2004004242-D
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DATE: MAY 2, 2023

N/F
BRIAN & KAREN GRANT
PARCEL ID
#3-157C-6537-00-0110.0000000

N/F
KAPLAN DEVELOPMENT AND
INVESTMENT COMPANY
PARCEL ID
#3-157C-1669-00-0004.9000000

MISSOURI STATE
HIGHWAY K
(VARIABLE WIDTH) PUBLIC ROADWAY

N/F
MONTICELLO PLAZA II, LLC
PARCEL ID
#3-157C-8924-00-0001.0000000

N/F
CFT NV DEVELOPMENTS LLC
PARCEL ID
#3-157C-D227-00-02B2.0000000

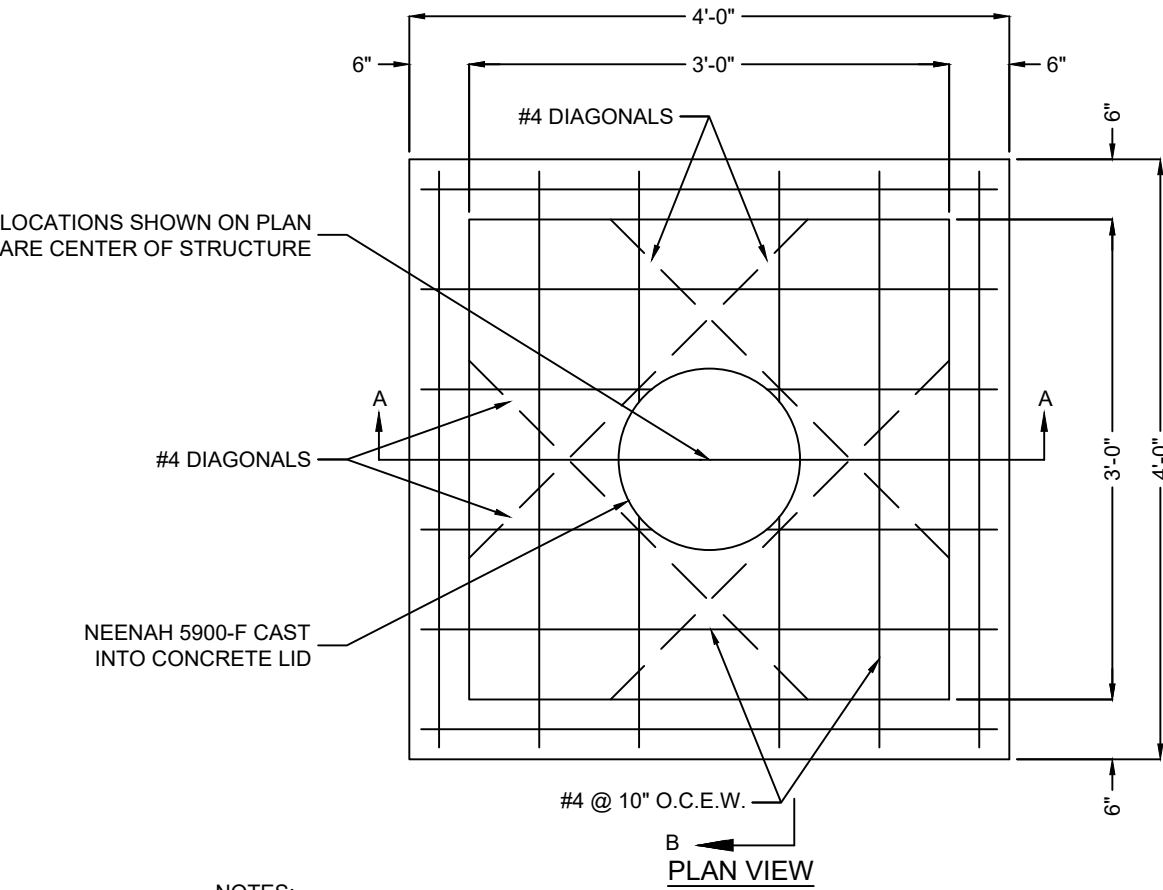
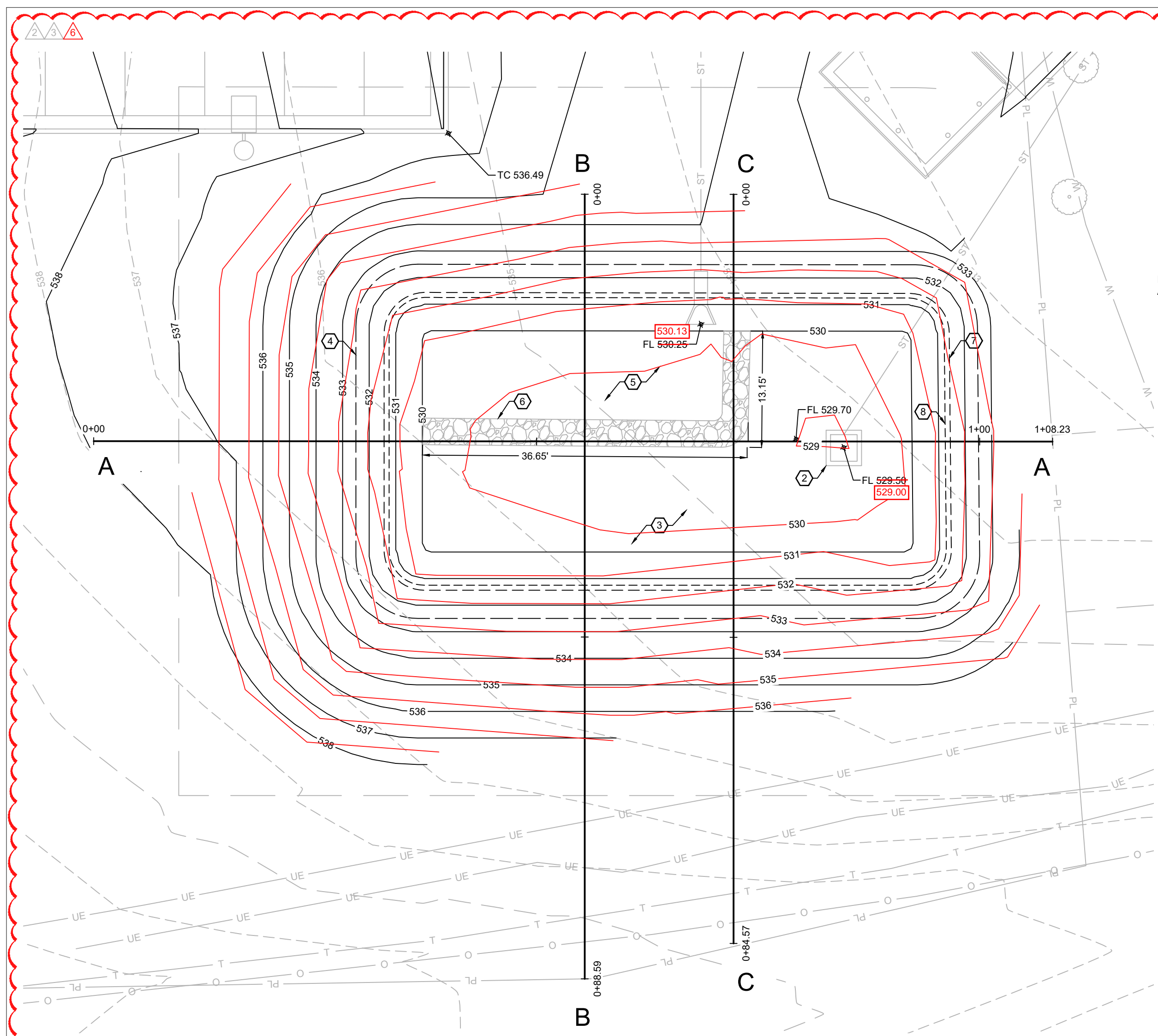
N/F
MONTICELLO RECREATION
CORPORATION
PARCEL ID
#3-157C-6792-00-000A.0000000

N/F
MONTICELLO PLAZA LLC
PARCEL ID
#3-157C-8924-00-0005.0000000

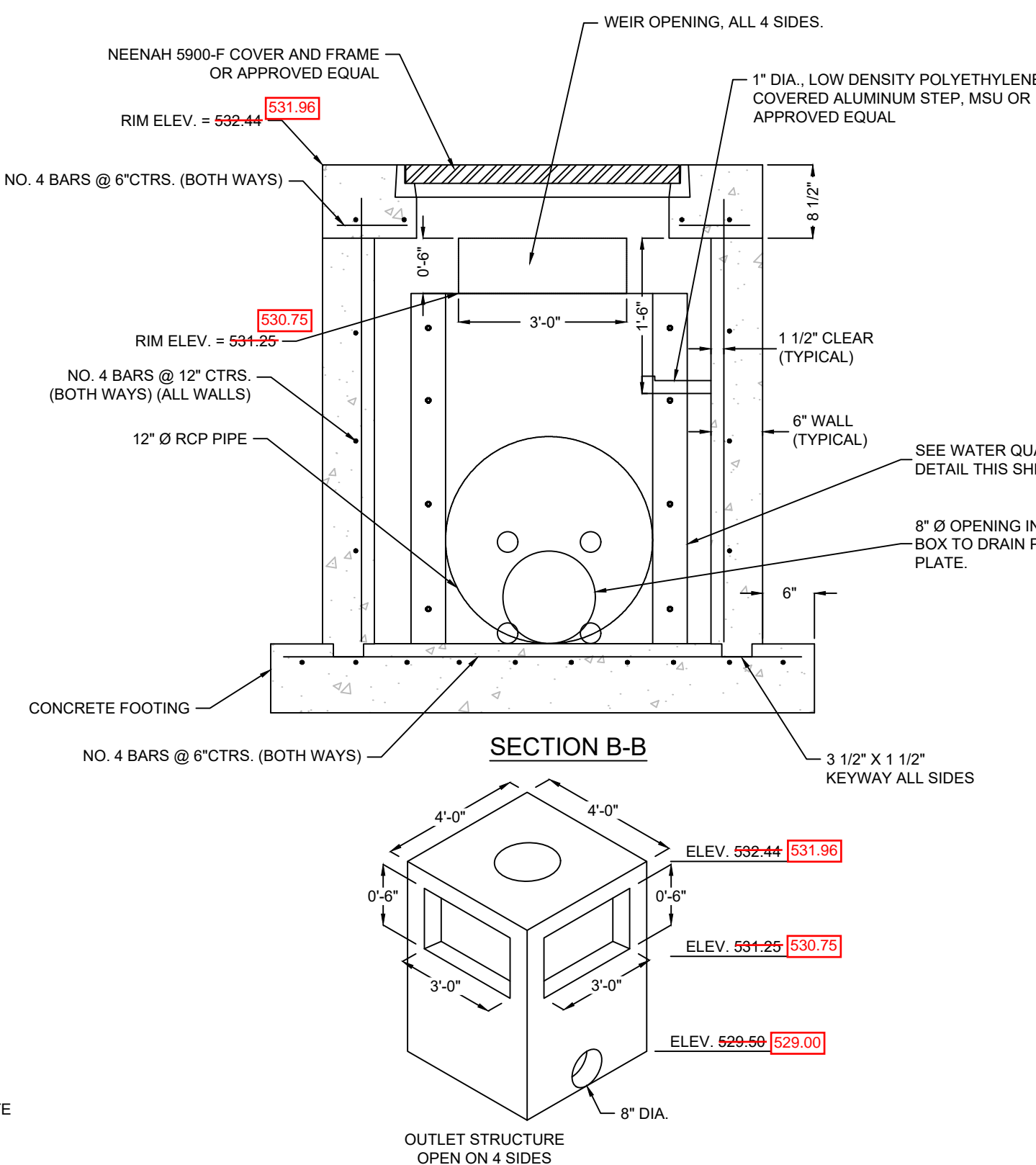
AS-BUILT DRAWING

UTILITY NOTES:

- DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING 60DB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR GREATER OR AT ANY PROPERTY LINE ABUTTING A RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE THE GROUND AT SUCH PROPERTY LINE.
- SHOULD THERE RESULT IN LIGHTING CONCERNS WITH THE LED FLEX LIGHT PLACED ALONG THE SOFFIT AT THE TOP OF THE BUILDING'S PARAPET WALL BEING LEFT ON AFTER BUSINESS HOURS, THE BUSINESS SHALL TURN OFF THIS LIGHTING AFTER HOURS IF REQUESTED BY THE CITY.

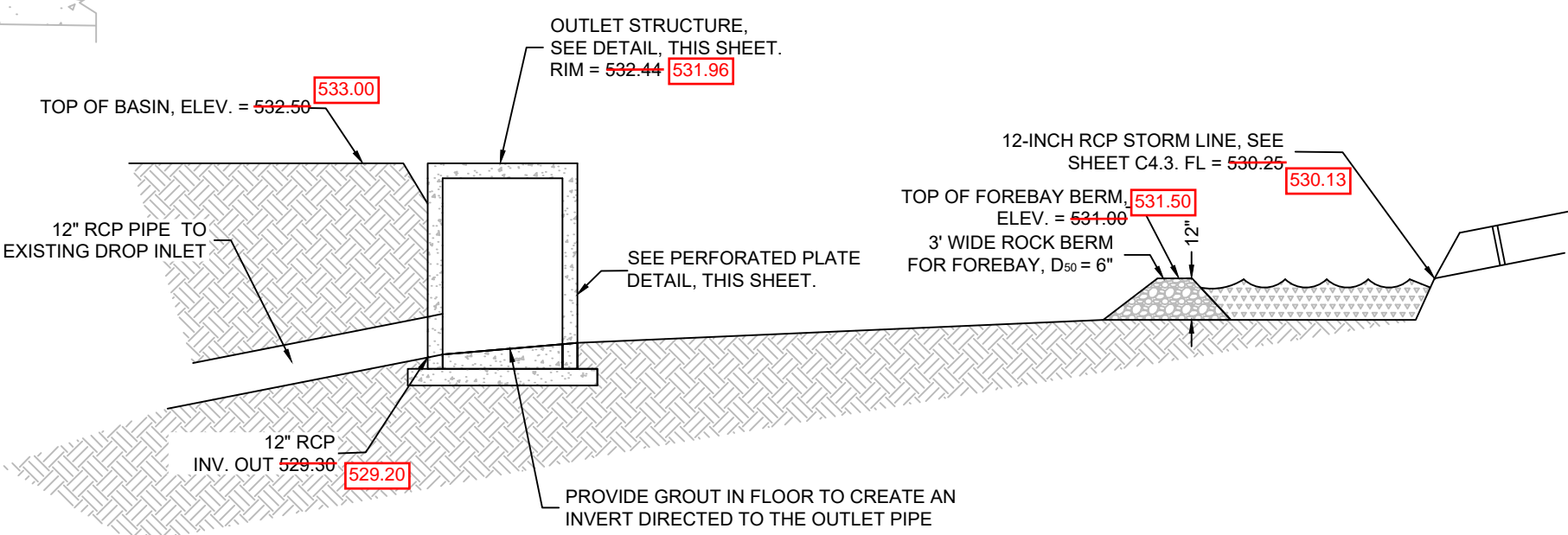


- NOTES:
1. USE CLASS "A" CONCRETE (AE) THROUGHOUT.
 2. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CLASS "A" CONCRETE (AE) INVERT TO PROVIDE SMOOTH FLOW.
 3. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY.
 4. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOULDING.



OUTLET STRUCTURE DETAIL

SCALE: NONE



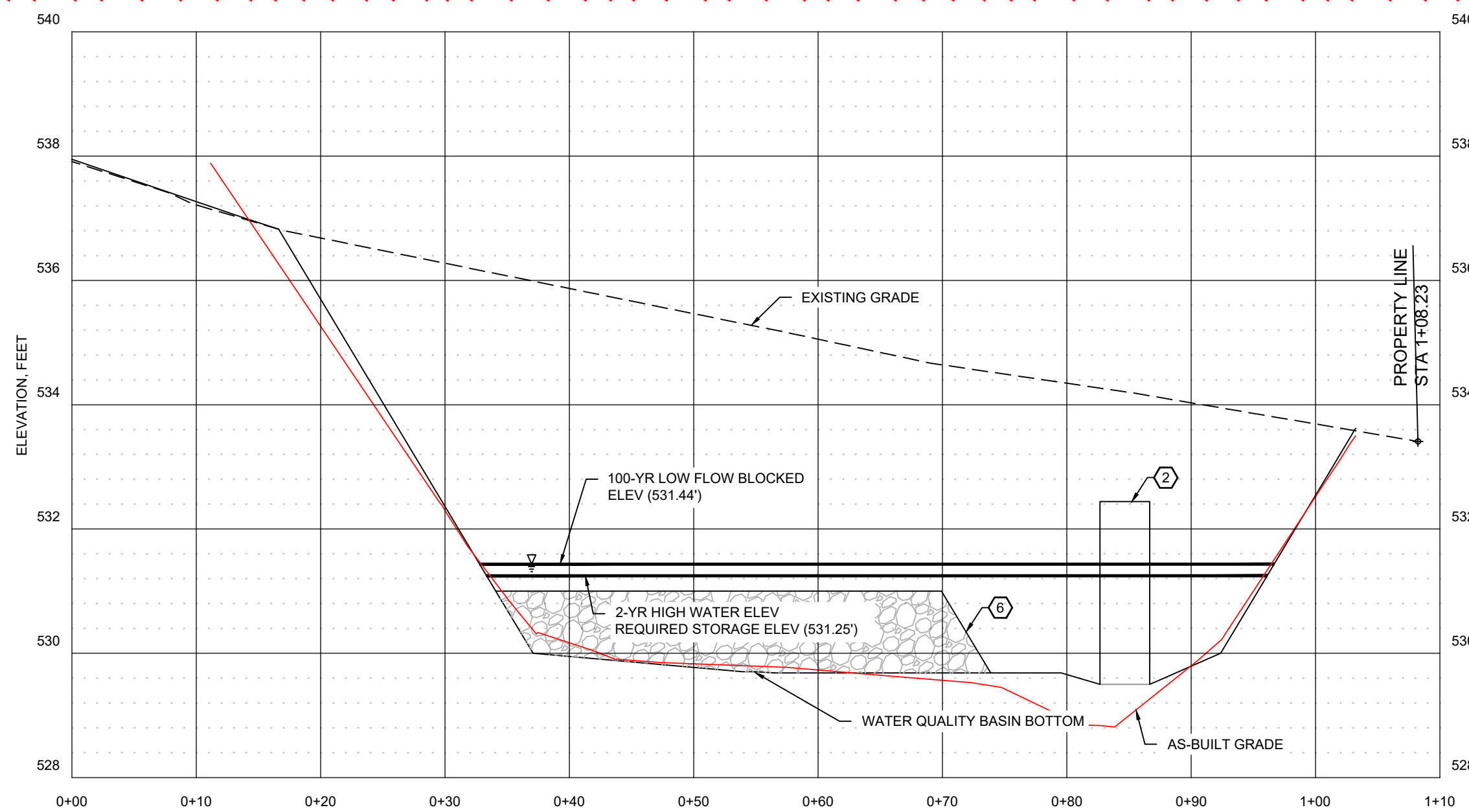
EXTENDED DRY DETENTION BASIN DETAIL

SCALE: NONE

KEY NOTES:

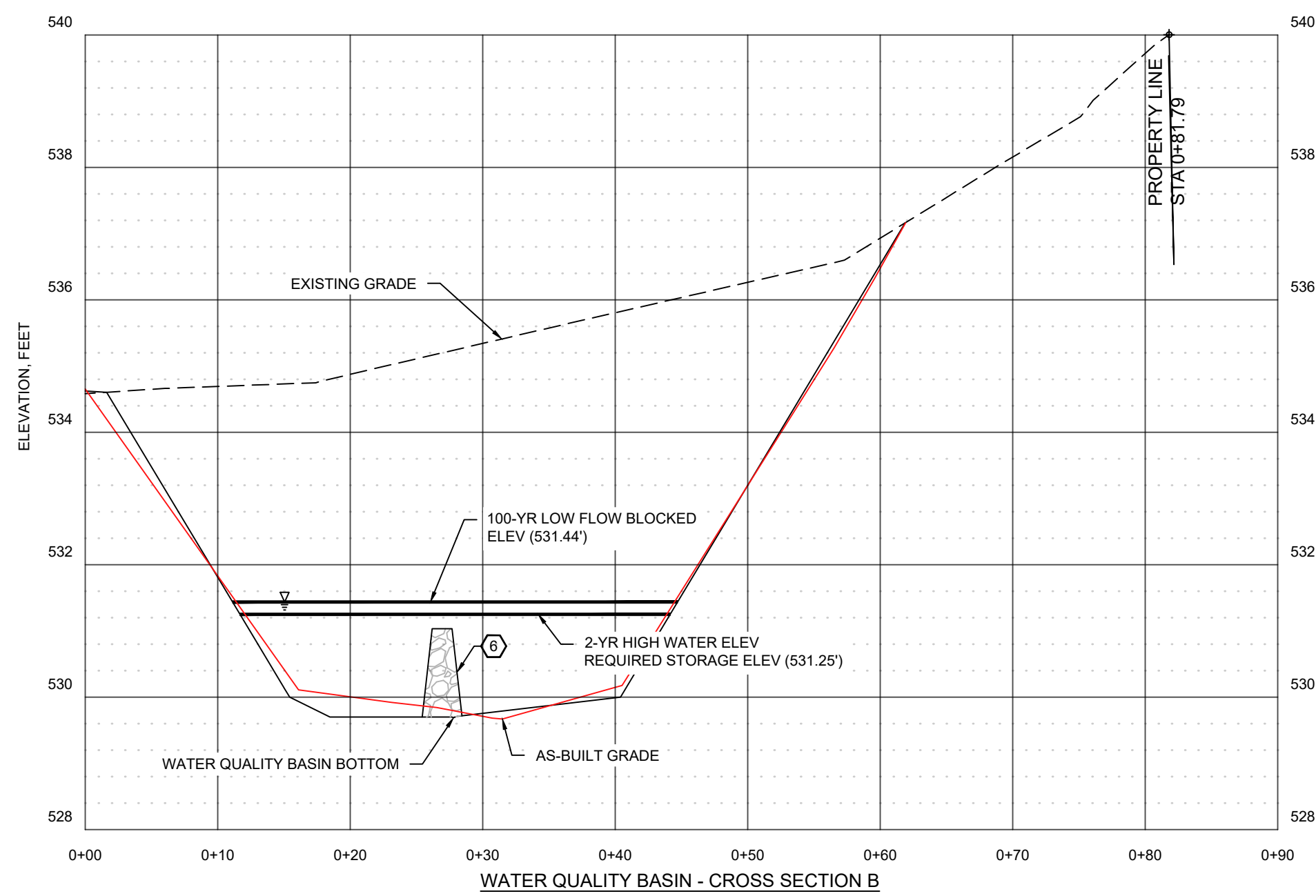
1. SEE SHEET C3.1 FOR GRADING PLAN.
2. INSTALL 4' X 4' OUTLET STRUCTURE PER DETAIL, THIS SHEET.
3. INSTALL DRY EXTENDED BASIN PER DETAIL, THIS SHEET.
4. TOP OF WATER QUALITY DETENTION = 532.50.
5. WATER QUALITY DRY SWALE.
6. INSTALL 3' WIDE ROCK BERM FOR FOREBAY PER DETAIL, THIS SHEET.
7. 100-YR LOW FLOW BLOCKED. ELEVATION = 531.44.
8. 2-YR HIGH WATER ELEVATION = 531.25.

ABBREVIATIONS	
BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
→	DIRECTION OF SHEET FLOW



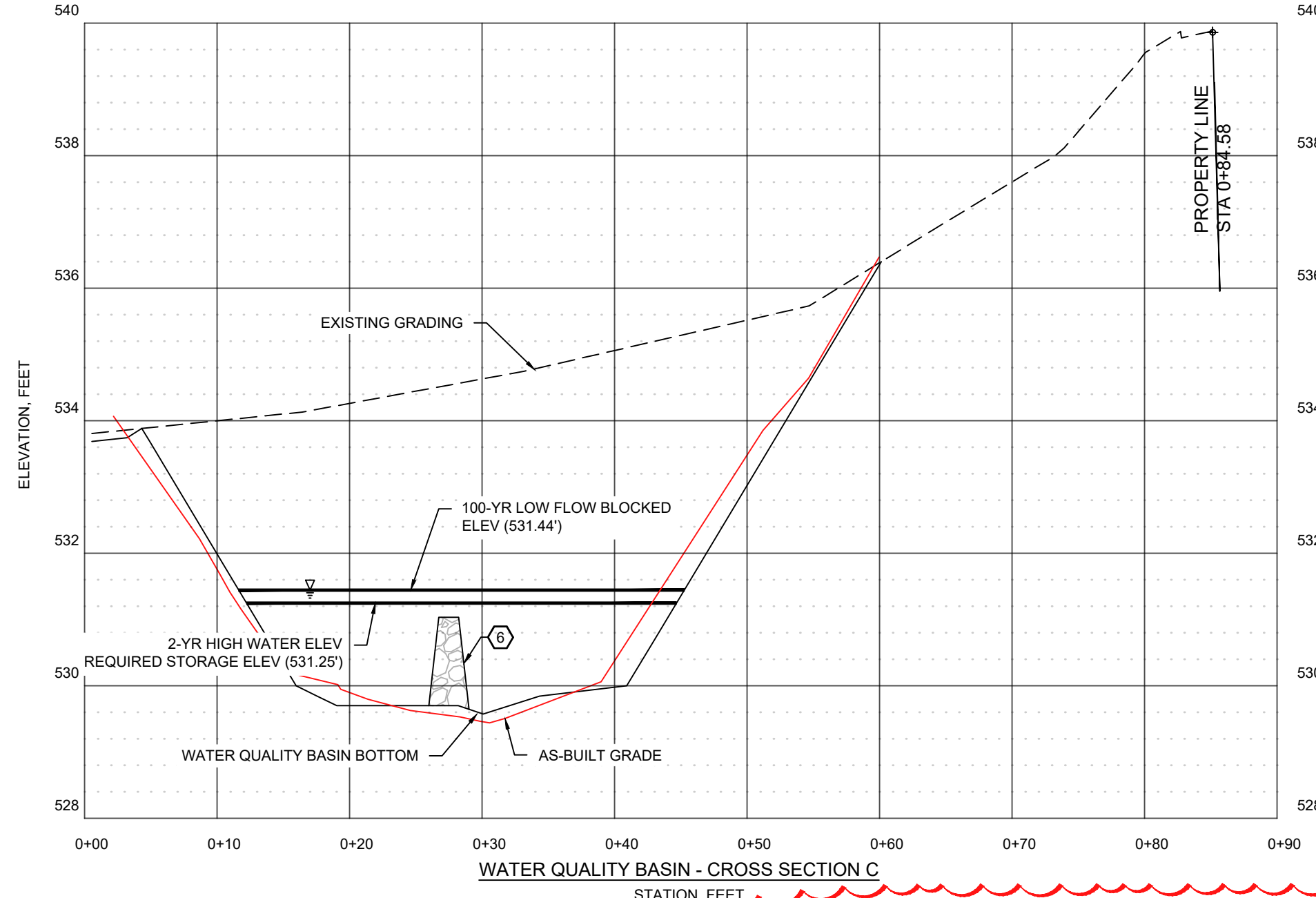
WATER QUALITY BASIN - CROSS SECTION A

STATION, FEET



WATER QUALITY BASIN - CROSS SECTION B

STATION, FEET

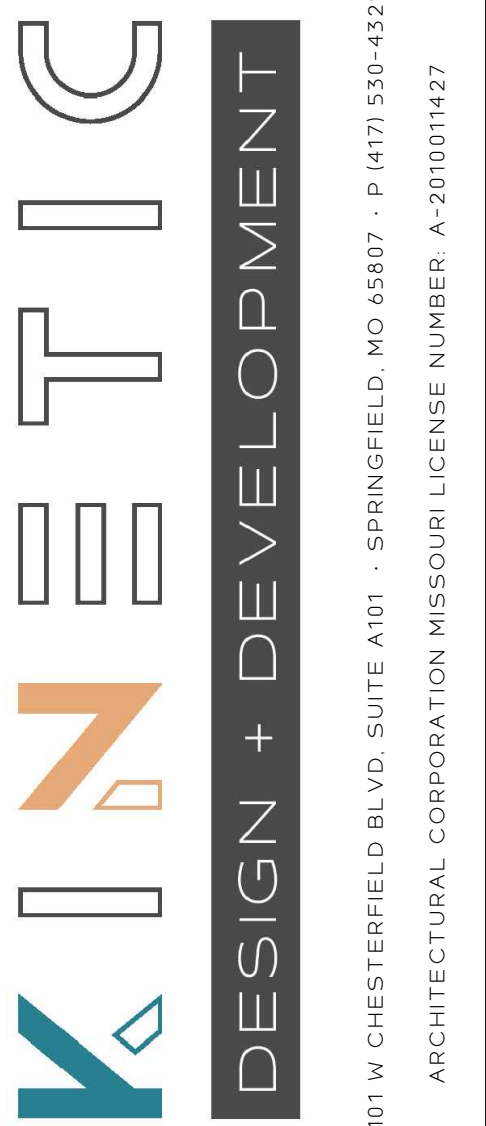


WATER QUALITY BASIN - CROSS SECTION C

STATION, FEET



H. SCALE: 1" = 10'

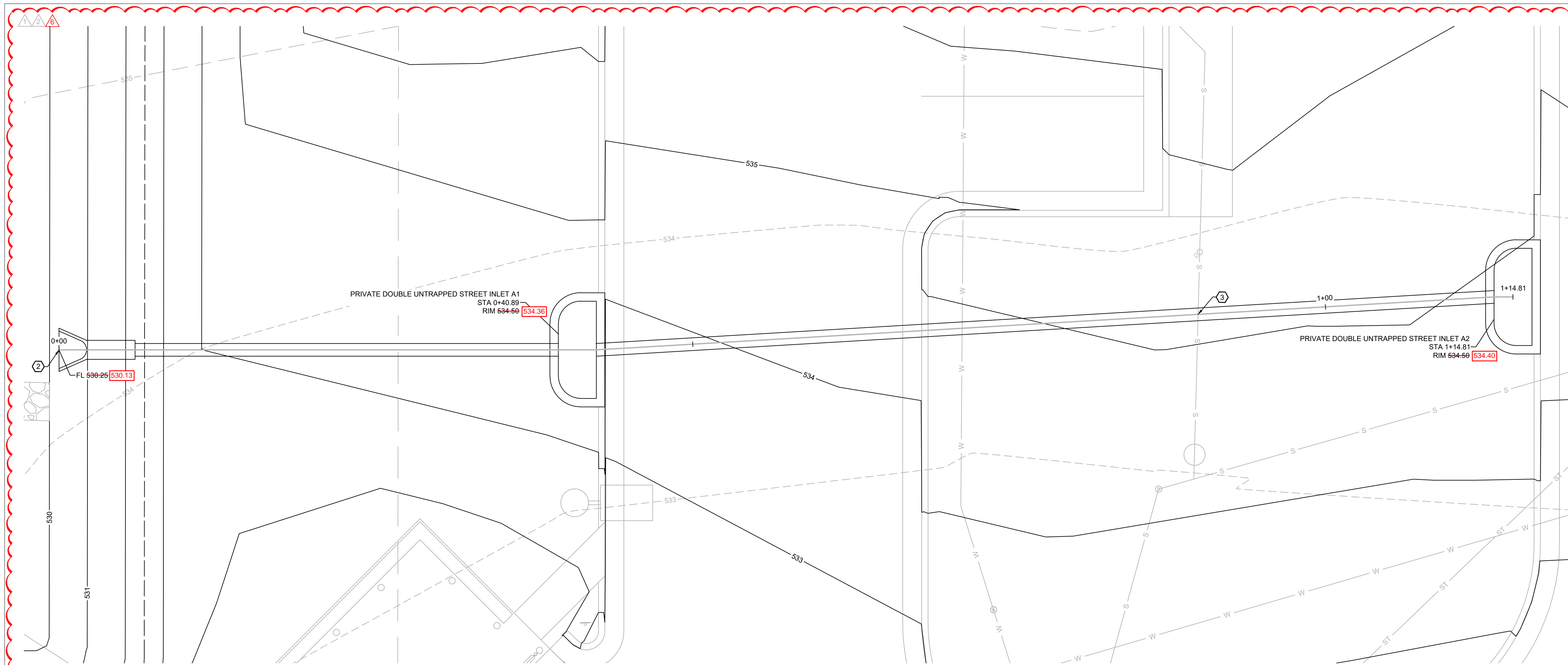


ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053
PROJECT NUMBER:
23031-7BOM2
REVISION:
07-10-2023 CITY REVIEW COMMENTS
07-31-2023 CITY REVIEW COMMENTS
04-11-2024 AS-BUILT DRAWINGS

7 BREW COFFEE
O'FALLON, MO #2
3600 MONTICELLO DR.
O'FALLON, MO 63304

C4.2
STORMWATER PLAN

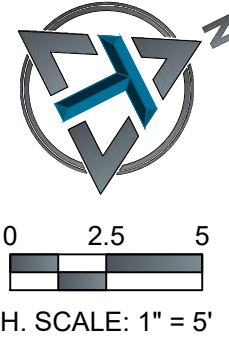
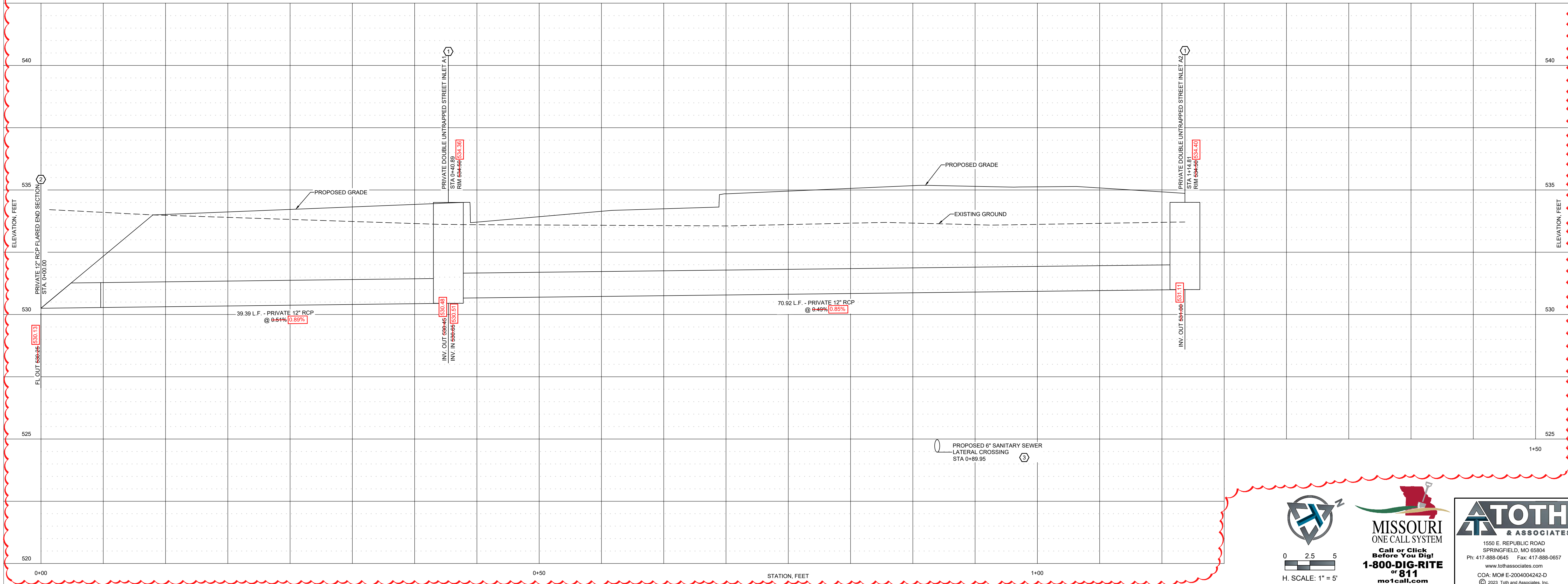
DATE: MAY 2, 2023



- KEY NOTES:
- 1 PRIVATE DOUBLE UNTRAPPED STREET INLET PER METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD DETAIL SHEETS 37 AND 43, PER DETAIL SHEET C7.4.
 - 2 INSTALL PRIVATE 12" RCP FLARED END SECTION WITH RIP-RAP OUTLET PROTECTION PER DETAIL SHEET C7.4.
 - 3 APPROXIMATE SANITARY SEWER LATERAL CROSSING.

AS-BUILT DRAWING

PRIVATE STORM SEWER LINE A - STATION 0+00.00 TO 1+14.81



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C4.3
STORMWATER PLAN

DATE: MAY 2, 2023

7 BREW COFFEE
O'FALLON, MO #2

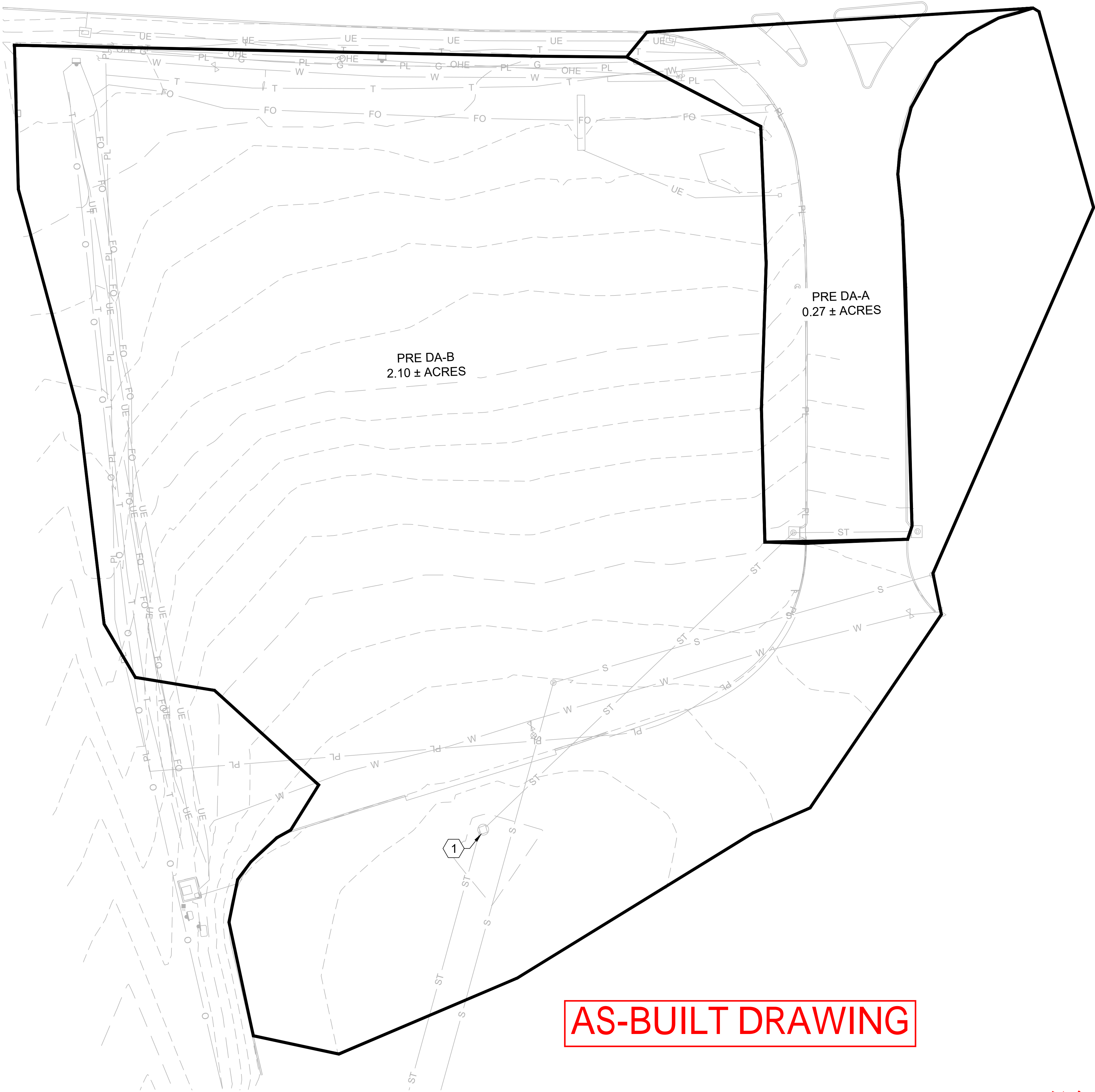
3600 MONTICELLO DR.
O'FALLON, MO 63304



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER: 23031-7BOM2		
REVISION:		
1	07-10-2023	CITY REVIEW COMMENTS
2	07-31-2023	CITY REVIEW COMMENTS
3	04-11-2024	AS-BUILT DRAWINGS

NIETIC
DESIGN + DEVELOPMENT
201 W CHESTERFIELD BLVD, SUITE A101 · SPRINGFIELD, MO 65807 · P (417) 530-4321
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-2010011427



AS-BUILT DRAWING

KEY NOTES:

- ① EXISTING OUTFALL.



0 10 20
NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 20'



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
23031-7BOM2

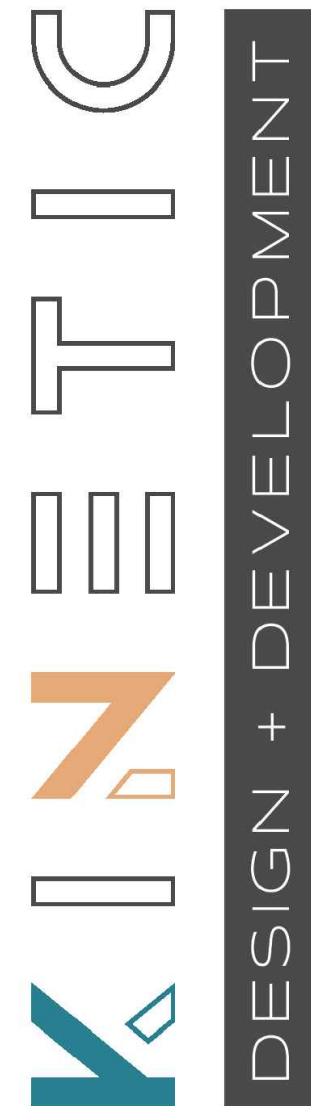
REVISION:
07/31/2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2

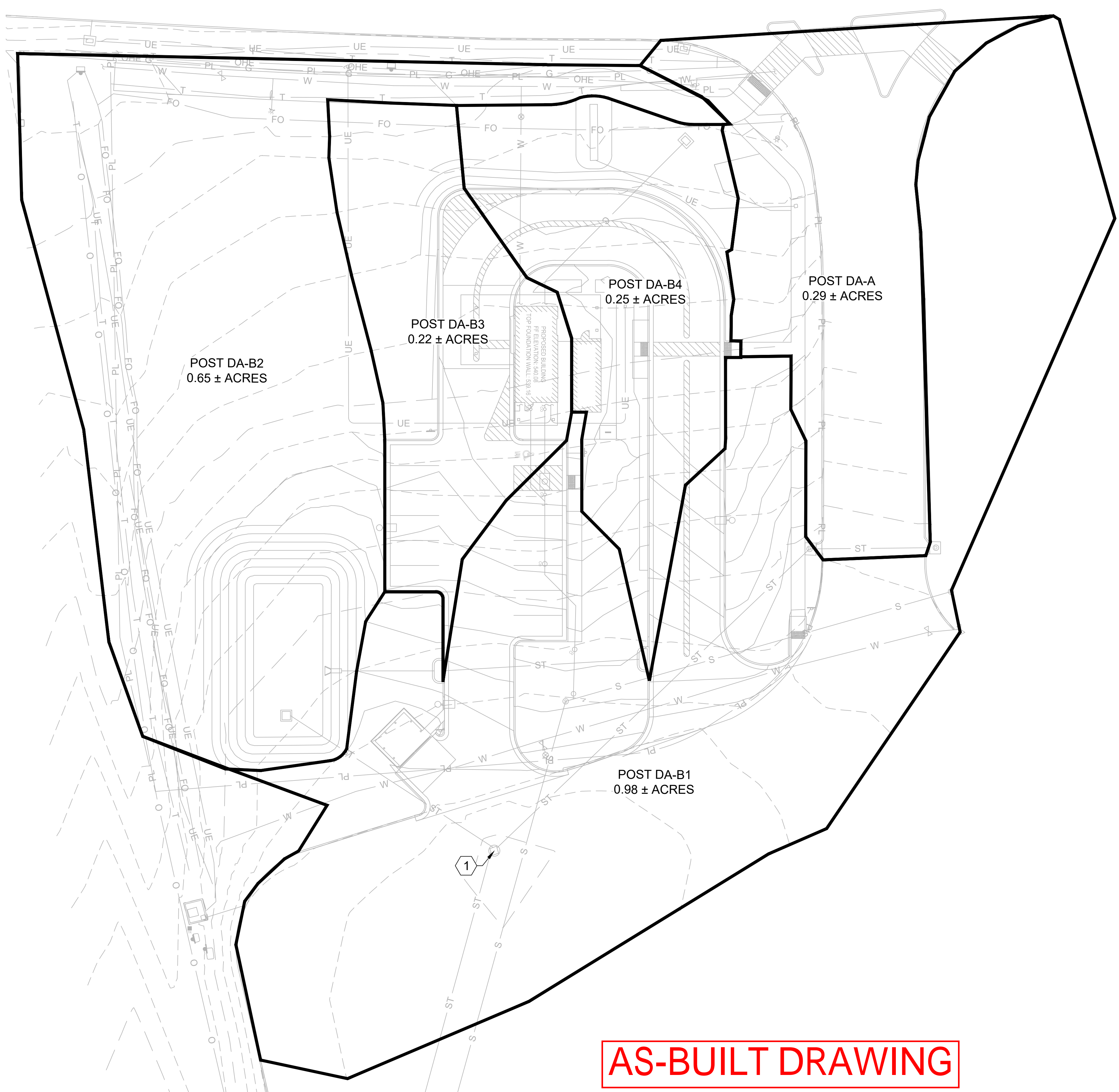
3600 MONTICELLO DR.
O'FALLON, MO 63304

C4.4
PRE-DRAINAGE AREA
MAP

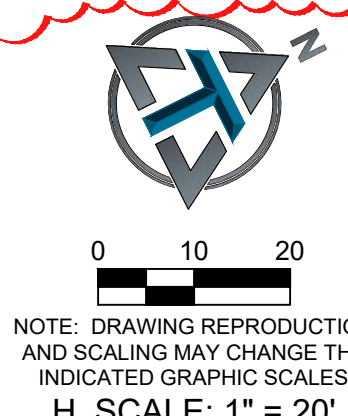
DATE: MAY 2, 2023



2101 W CHESTERFIELD BLVD, SUITE A101 · SPRINGFIELD, MO 65807 · P (417) 530-4321
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-201001427



KEY NOTES:
① PROPOSED OUTFALL



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C4.5
POST-DRAINAGE
AREA MAP
DATE: MAY 2, 2023

7 BREW COFFEE
O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
23031-7BOM2

REVISION:
① 07/31/2023 CITY REVIEW COMMENTS

STATE OF MISSOURI
SHAWN W. BARRY
NUMBER
6-7-23
PROFESSIONAL ENGINEER

ILZIE TIC
DESIGN + DEVELOPMENT
201 W CHESTERFIELD BLVD, SUITE A101 • SPRINGFIELD, MO 65807 • P (417) 530-4321
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-201001427



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
23031-7BOM2

REVISION:
07-10-2023 CITY REVIEW COMMENTS
07-31-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2

C5.1
LANDSCAPE PLAN

DATE: MAY 2, 2023

GENERAL LANDSCAPING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - 2 PARTS BY VOLUME TOPSOIL.
 - 1 PART BY VOLUME BROWN RIVER SAND.
 - 1 PART BY VOLUME PEAT MOSS.
 - 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
- ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
- ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
- ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- REFER TO SITE GRADING PLAN FOR FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- THE ENTIRE SURFACE TO BE SEEDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
- SEED OF GRASS SPECIES FOR THE WATER QUALITY BASIN SHALL MATCH EXISTING GRASS FOUND ON SITE UNLESS NONE IS PRESENT, IN WHICH CASE SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 85 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED:
 - FULL SUN: BERMUDAGRASS (CYNODON DACTYLON)
 - FULL SUN: KENTUCKY BLUEGRASS (POA PRATENSIS), A MINIMUM OF THREE CULTIVARS.
 - SUN AND PARTIAL SHADE: PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 50 PERCENT KENTUCKY BLUEGRASS (POA PRATENSIS).
 - 30 PERCENT CHEWINGS RED FESCUE (FESTUCA RUBRA VARIETY).
 - 10 PERCENT PERENNIAL RYEGRASS (LOLIUM PERENNE).
 - 10 PERCENT REDTOP (AGROSTIS ALBA).

PLANTING LIST				
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
EXISTING				
EX	TREES	6	-	-
EX	SHRUBS	10	-	-
PROPOSED CANOPY TREES				
RB	EASTERN RED BUD (CERCIS CANADENSIS)	9	2" CAL. B&B	20'X30'
PROPOSED NON-CANOPY TREES				
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)	9	1-1/2" CAL. B&B	20'X20'

PLANTING KEY	
	= RB (EASTERN RED BUD)
	= FD (FLOWERING DOGWOOD)
	= EXISTING TREE (TYPE VARIES)
	= EXISTING SHRUB

KEY NOTES:

- EXISTING TREE TO REMAIN, PROTECT.
- EXISTING SHRUB TO REMAIN, PROTECT.
- INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
- SEED AND STRAW DISTURBED AS NECESSARY TO ACHIEVE ESTABLISHED VEGETATION PRIOR TO END OF CONSTRUCTION.
- STORMWATER QUALITY BASIN

LANDSCAPING REQUIREMENTS:

- 1 TREE / 40 L.F. OF STREET FRONTAGE
420 L.F. / 40 L.F. = 11 TREES REQUIRED
9 NEW TREES PROVIDED
2 EXISTING TREES PROVIDED^A
- 2 PLANT UNITS^B / 100 L.F. OF REQUIRED 20' WIDE BUFFER
265 L.F. / 100 L.F. = 3 PLANT UNITS REQUIRED
3 PLANT UNITS PROVIDED

INTERIOR PARKING LOT LANDSCAPING AREA:

- 13 SPACES @ 270 S.F. PER PARKING SPACE = 3,510 S.F.
3,510 S.F. @ 1 TREE PER 3,000 S.F. = 1 TREE REQUIRED

A. EXISTING TREES CREDITED ARE A MINIMUM OF TWO (2) INCH CALIPER, MINIMUM SIZE FOR EXISTING ORNAMENTAL AND EVERGREEN SPECIES IS SIX (6) FEET IN HEIGHT. ALL EXISTING PLANT MATERIAL, SAVED AS A CREDIT TOWARD THE MINIMUM TREE REQUIREMENTS ARE HEALTHY AND FREE OF MECHANICAL INJURY.

B. A PLANT UNIT SHALL CONSIST OF A COMBINATION OF LANDSCAPE MATERIALS WHICH SHALL EQUAL THIRTY (30) POINTS WHERE DECIDUOUS CANOPY TREES MEASURING TWO (2) TO TWO AND ONE-HALF (2.5) INCH CALIPER EQUAL TEN (10) POINTS EACH; EVERGREEN TREES MEASURING SIX (6) TO EIGHT (8) FEET TALL EQUAL TEN (10) POINTS EACH; ORNAMENTAL DECIDUOUS TREES MEASURING ONE AND ONE-HALF (1.5) TO TWO (2) INCH CALIPER EQUAL FIVE (5) POINTS EACH; AND SHRUBS MEASURING EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES TALL OR THREE (3) TO FOUR (4) FEET WIDE EQUAL ONE (1) POINT EACH. ALL SIZES SPECIFIED ARE AT THE TIME OF PLANTING.

HATCH LEGEND

- = TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK.
= PLACE 6" OF 2" - 3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.
- = AREA RESERVED FOR STORMWATER QUALITY BASIN. SEE SHEET C4.2.



0 10 20
H. SCALE: 1" = 20'



DATE: MAY 2, 2023

AS-BUILT DRAWING

N/F
BRIAN & KAREN GRANT
PARCEL ID
#3-157C-6537-00-0110.0000000

N/F
KAPLAN DEVELOPMENT AND
INVESTMENT COMPANY
PARCEL ID
#3-157C-1669-00-0004.9000000

MISSOURI STATE
HIGHWAY K
(VARIABLE WIDTH) PUBLIC ROADWAY

PRIVATE DRIVE
(VARIABLE WIDTH) PRIVATE ROADWAY

N/F
CFT NV DEVELOPMENTS LLC
PARCEL ID
#3-157C-D227-00-0262.0000000

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MONTICELLO RECREATION
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MONTICELLO PLAZA LLC
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ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
23031-7BOM2

REVISION:
07-10-2023 CITY REVIEW COMMENTS
07-23-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2
3600 MONTICELLO DR.
O'FALLON, MO 63304

C6.1
EROSION
CONTROL PLAN
DATE: MAY 2, 2023

- KEY NOTES:
1. INSTALL 355 L.F. ± OF COMPOST FILTER SOCK PER DETAIL SHEET C7.2.
 2. APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL SHEET C7.2.
 3. APPROXIMATE LOCATION OF PORTABLE RESTROOM.
 4. APPROXIMATE LOCATION OF DUMPSTER.
 5. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL SHEET C7.2.
 6. CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL SHEET C7.2.
 7. TREE PROTECTION PER DETAIL SHEET C7.2.
 8. LIMITS OF DISTURBANCE = 1.10 ACRES.
 9. INSTALL 40 L.F. OF COMPOST FILTER SOCK AROUND AREA INLET, PER STORM INLET PROTECTION DETAIL 1.05 SHEET C7.2
 10. APPROXIMATE LOCATION OF TEMPORARY CONSTRUCTION PARKING.
 11. APPROXIMATE LOCATION OF SWPPP SIGN PER DETAIL SHEET C7.4.

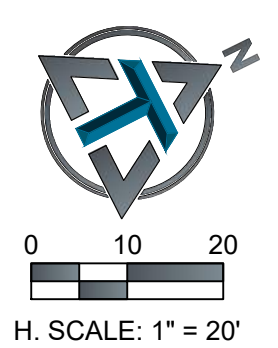
MAINTENANCE SCHEDULE FOR POST CONSTRUCTION BMPs:

ROCK FOREBAY
INSPECT BI-ANNUALLY. REMOVE ACCUMULATION OF TRASH AND LEAVES. REMOVE SEDIMENT ACCUMULATIONS WHEN THE VEGETATION IS NOT GROWING. REPAIR/RESTORE FOREBAY STRUCTURE, IF NECESSARY, TO ORIGINAL CONFIGURATION.

WATER QUALITY BASIN
INSPECT BI-ANNUALLY. REMOVE TRASH ACCUMULATION AT OUTLET. REMOVE SEDIMENT ACCUMULATIONS AT A MINIMUM WHEN THE BASIN IS 50% FULL.

ANNUAL INSPECTIONS:
INSPECT THE STORMWATER MANAGEMENT / BMP FACILITY AND SUBMIT AN INSPECTION REPORT TO THE CITY'S STORMWATER COORDINATOR ANNUALLY. THE INSPECTION SHALL COVER THE ENTIRE FACILITIES, BERMS, OUTLET STRUCTURE, WATER QUALITY BASIN, ACCESS EASEMENT, ETC. DEFICIENCIES SHALL BE NOTED IN THE INSPECTION REPORT.

AS-BUILT DRAWING



N/F
BRIAN & KAREN GRANT
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#3-157C-6537-00-0110.0000000

N/F
KAPLAN DEVELOPMENT AND
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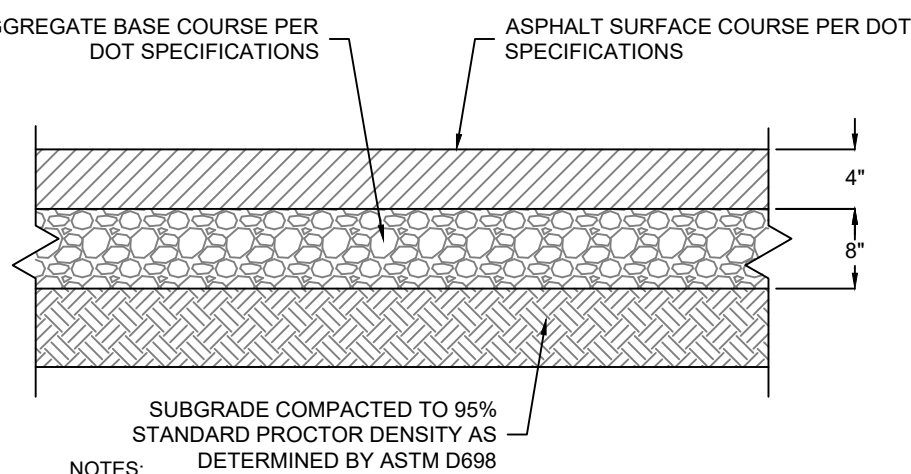
MISSOURI STATE
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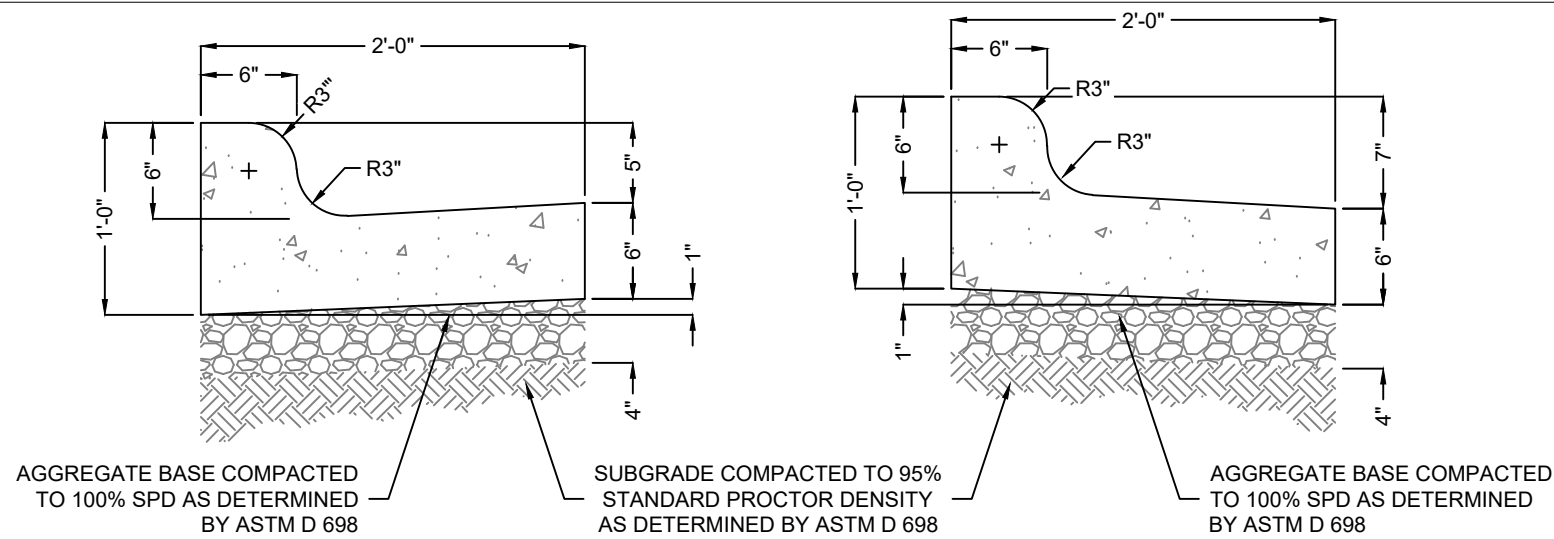
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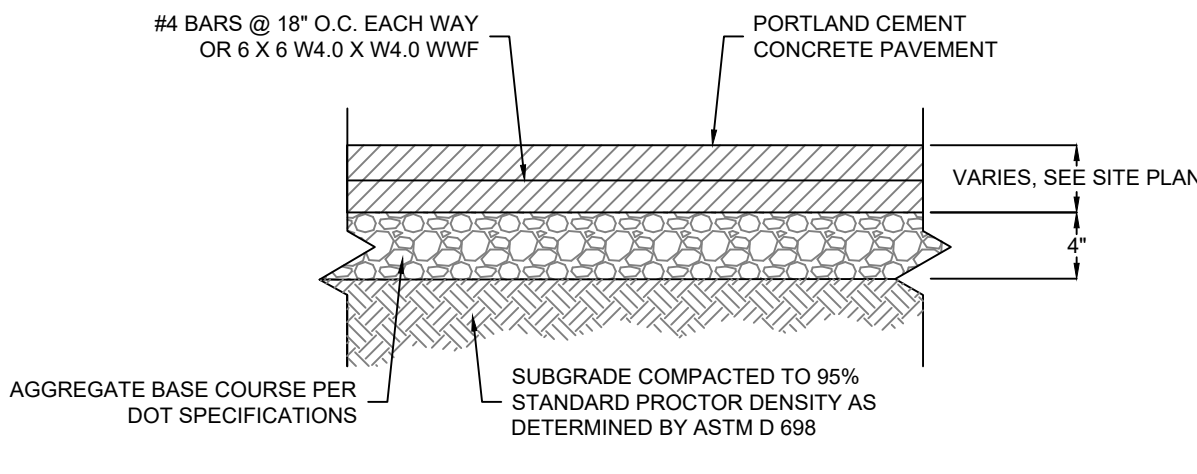
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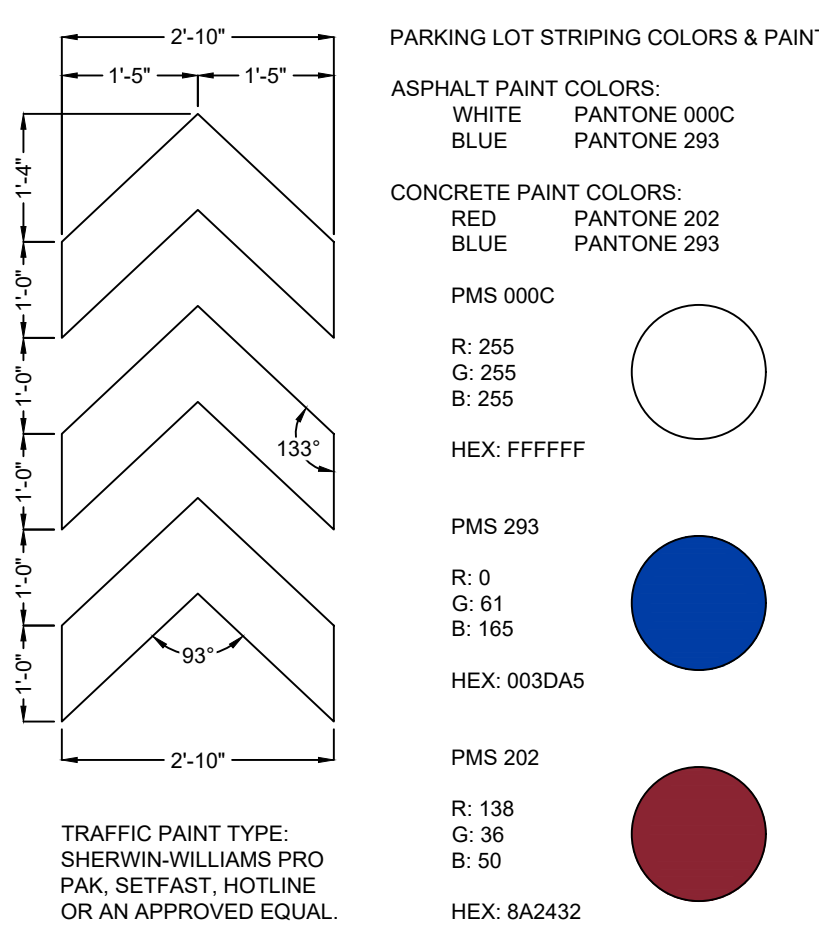
ASPHALT PAVEMENT
SCALE: NONE



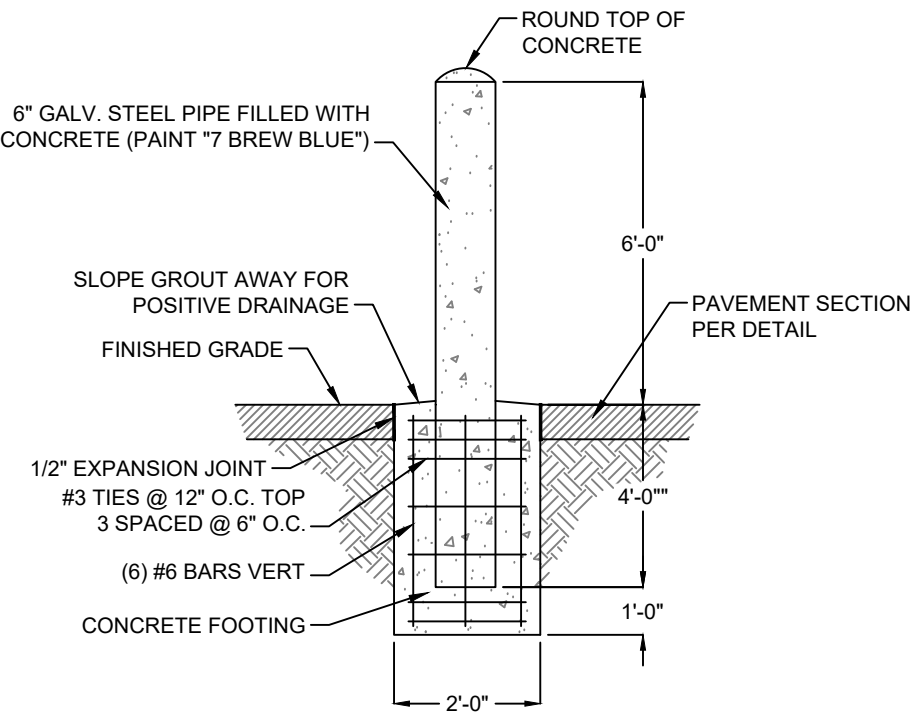
CATCH CURB
SPILL CURB
SCALE: NONE



CONCRETE PAVEMENT
SCALE: NONE

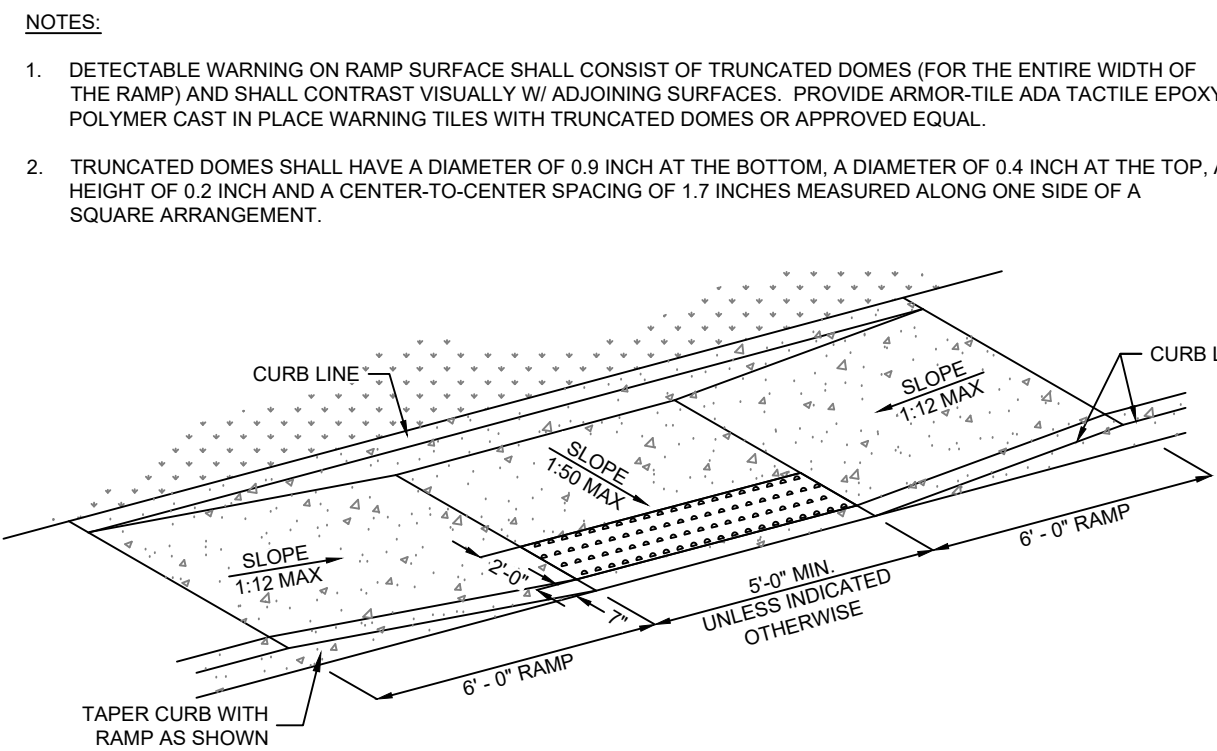


PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE

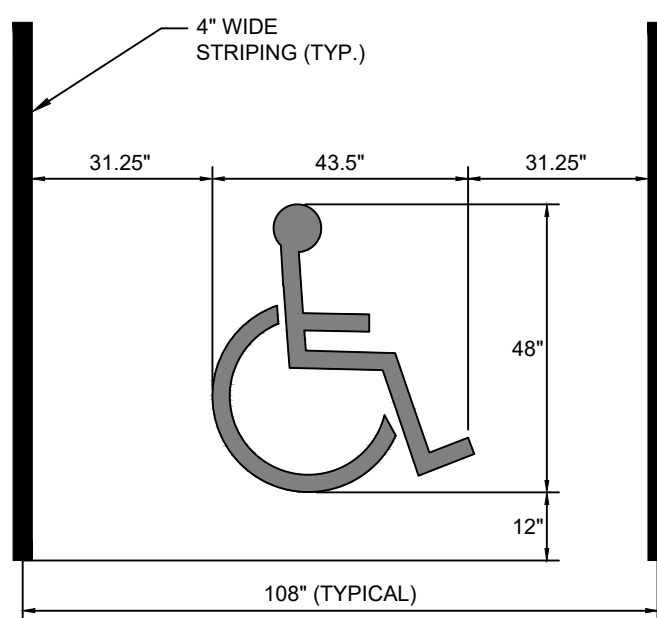


PIPE BOLLARD
SCALE: NONE

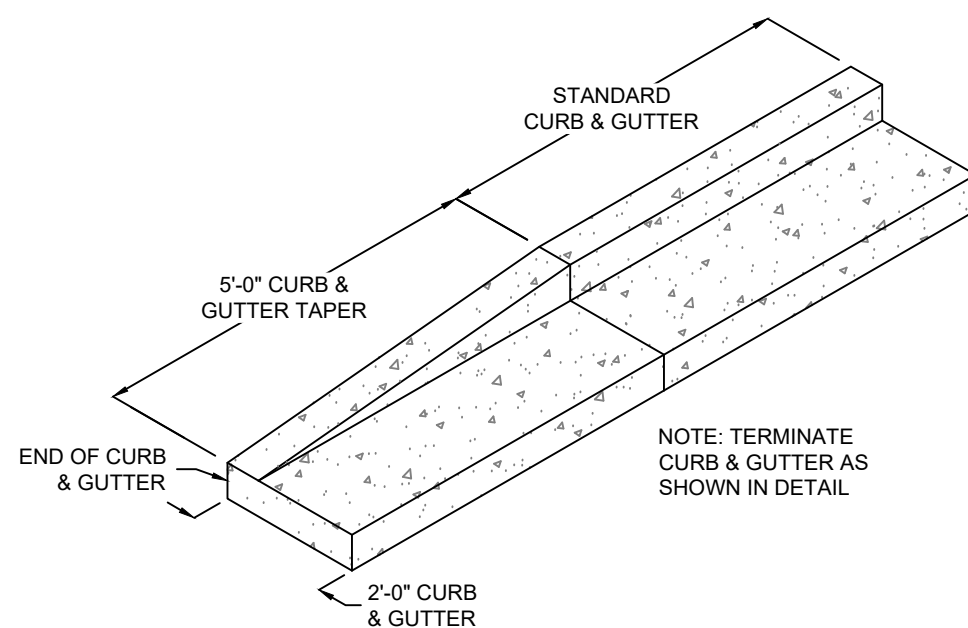
CONCRETE CURB & GUTTER DETAIL
SCALE: NONE



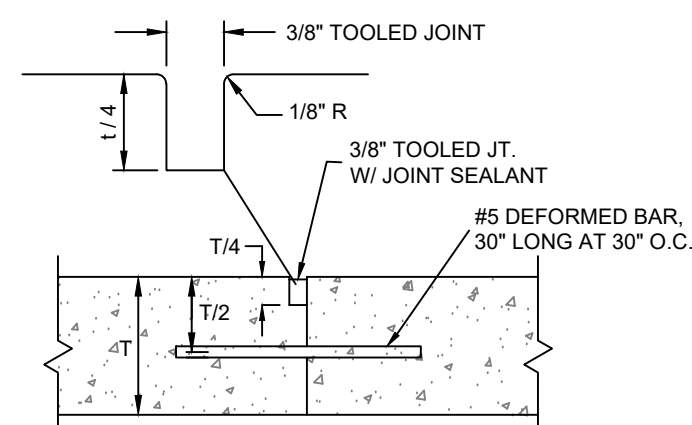
TYPE 2 CURB RAMP DETAIL
SCALE: NONE



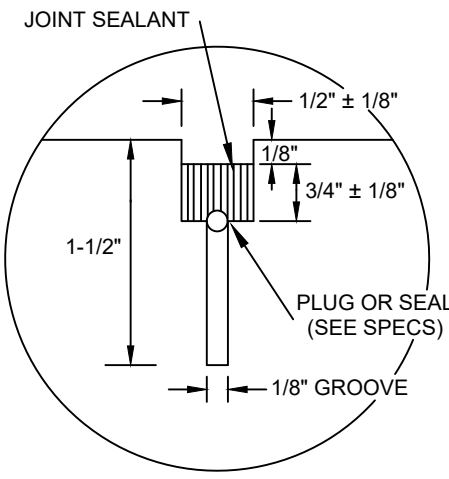
ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



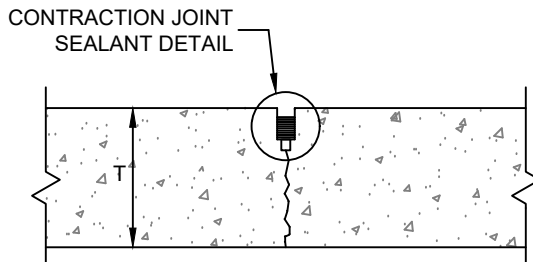
CURB TRANSITION DETAIL
SCALE: NONE



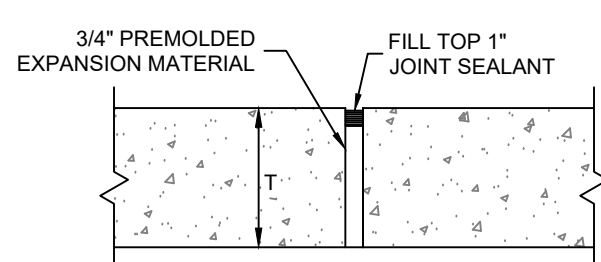
DOWELED CONSTRUCTION JOINT



CONTRACTION JOINT SEALANT DETAIL

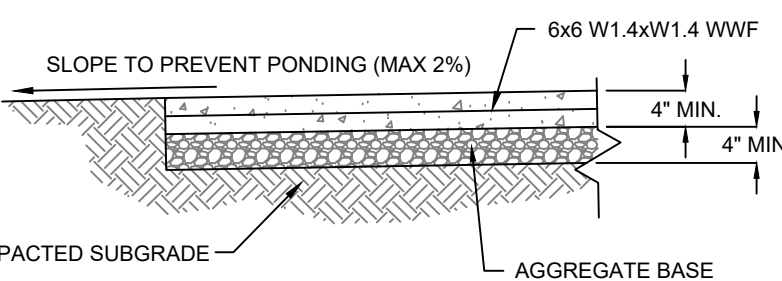


SAWED CONSTRUCTION JOINT



EXPANSION JOINT

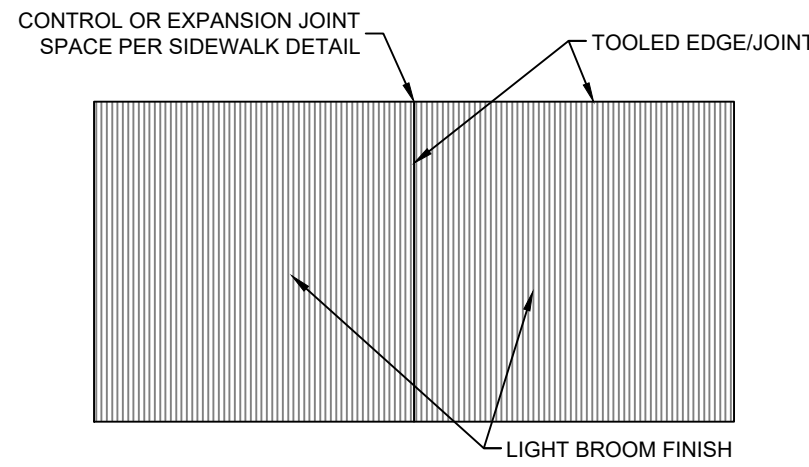
CONCRETE PAVEMENT JOINT DETAILS
SCALE: NONE



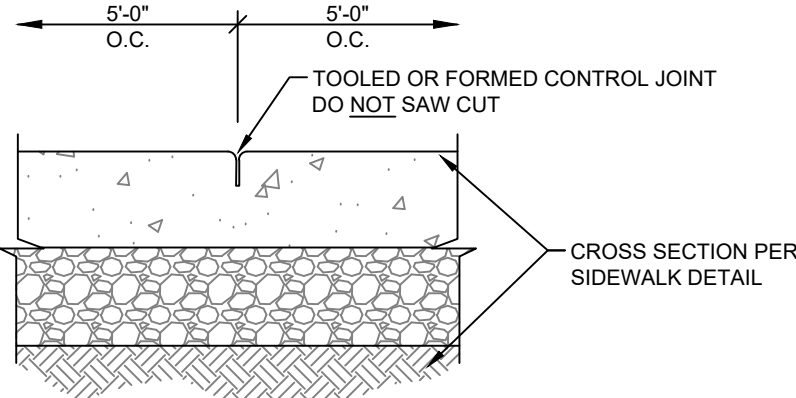
- NOTES:
1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
 2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
 3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2" EXP. JOINT W/ FIBER BOARD AND SELF-LEVELING SEALANT.
 4. KEY ALL CONSTRUCTION JOINTS.
 5. PROVIDE NON-SLIP LIGHT BROOM FINISH.
 6. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%. MAXIMUM SLOPE OF SIDEWALK IN DIRECTION OF TRAVEL SHALL BE 5%.

SIDEWALK DETAIL
SCALE: NONE

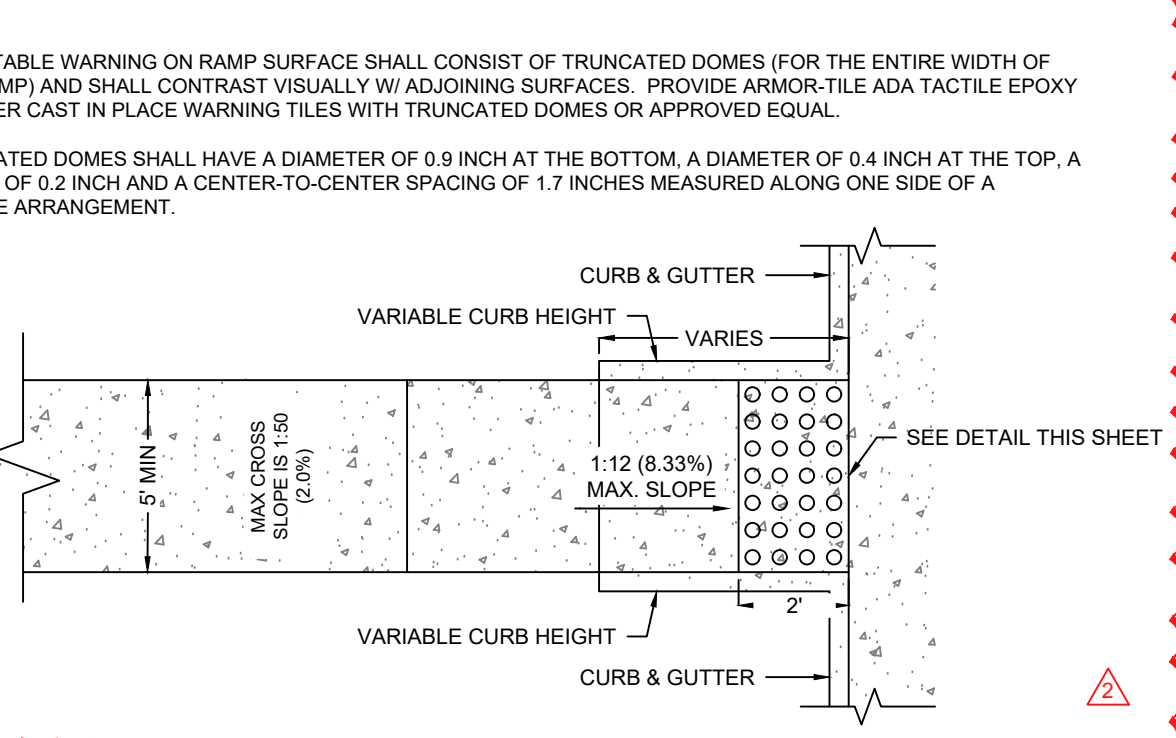
WALL ELEVATION SECTION DETAIL
SCALE: NONE



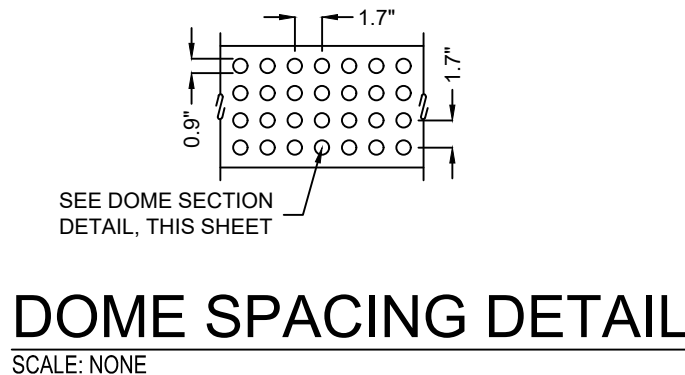
SIDEWALK FINISH PLAN
SCALE: NONE



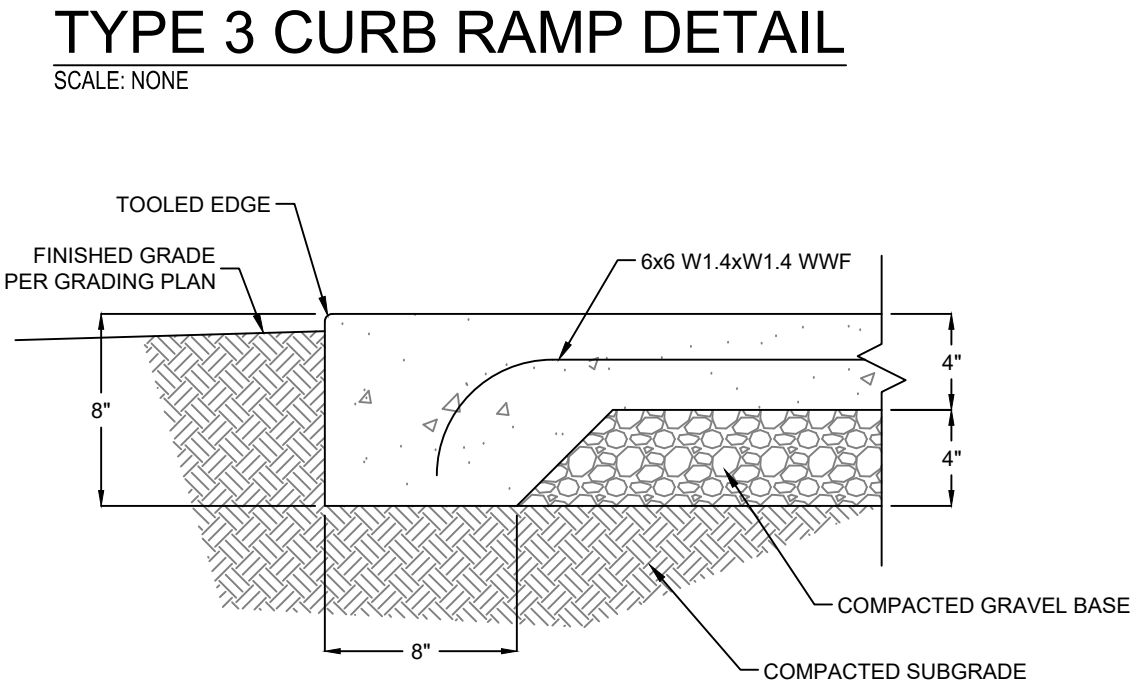
SIDEWALK CONTROL JOINT
SCALE: NONE



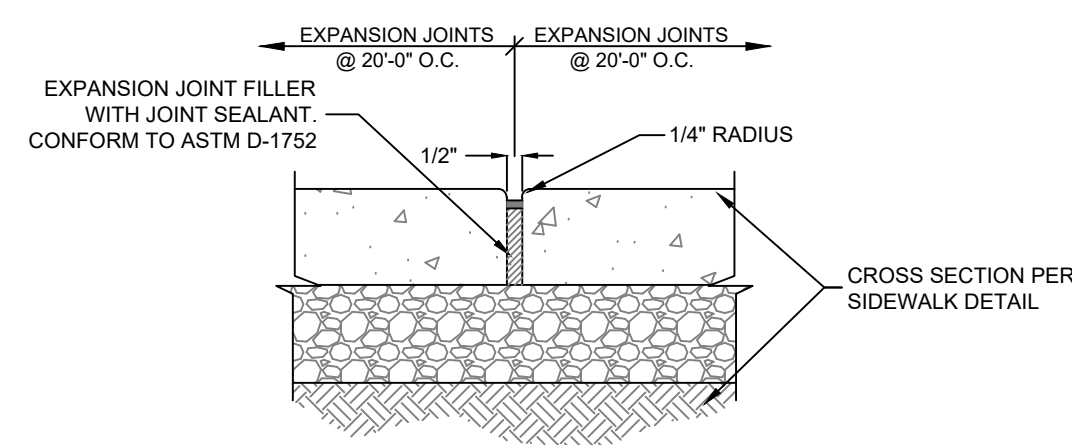
DOMES SECTION DETAIL
SCALE: NONE



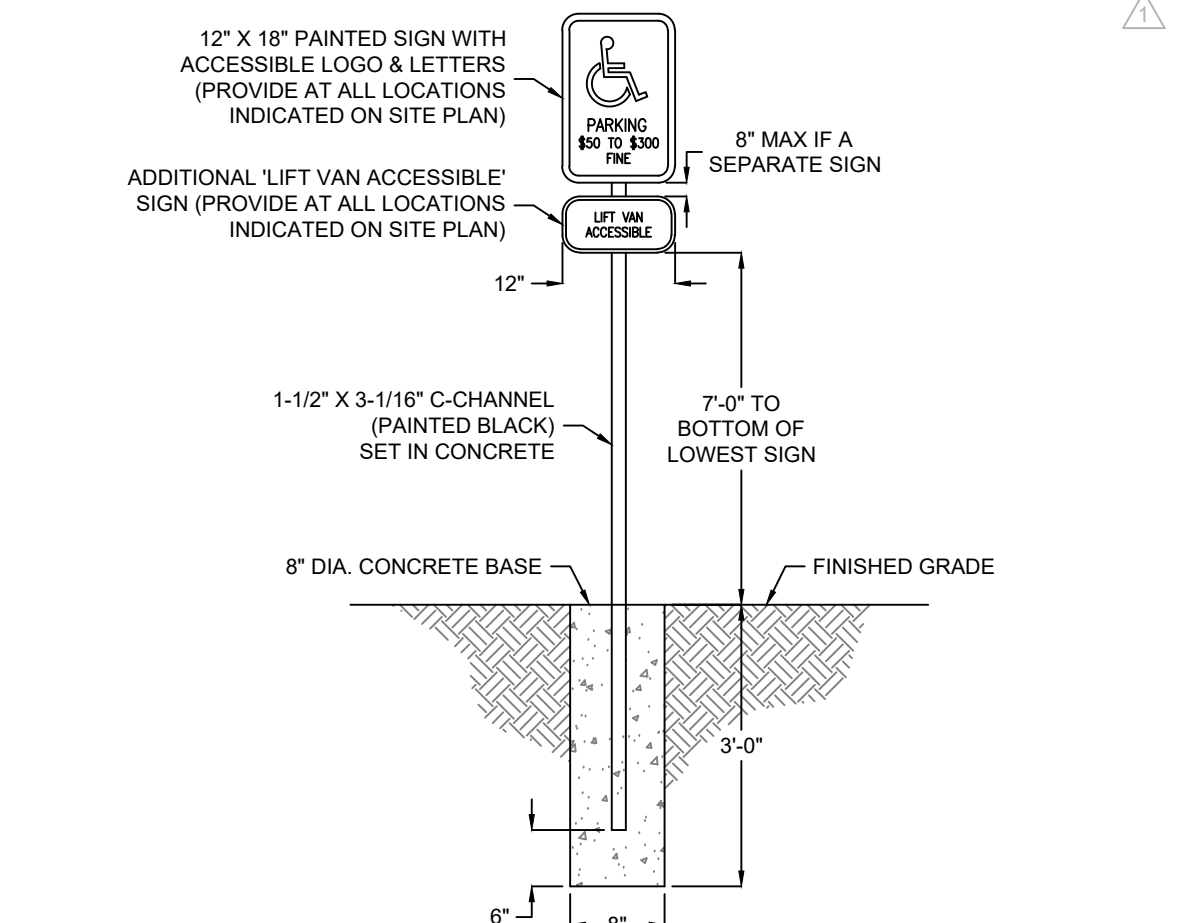
DOMES SPACING DETAIL
SCALE: NONE



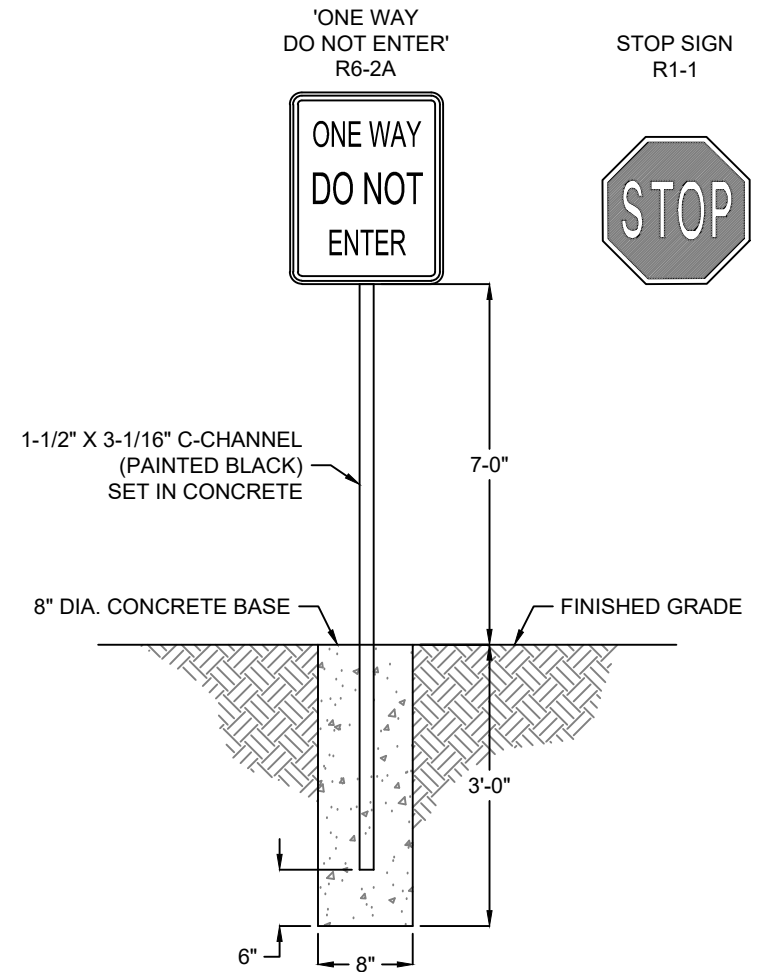
CONCRETE STOOP/WALK EDGE
SCALE: NONE



SIDEWALK EXPANSION JOINT
SCALE: NONE



ADA ACCESSIBLE SIGN DETAIL
SCALE: NONE



TYPICAL SIGN POST DETAIL
SCALE: NONE

TOOTH & ASSOCIATES
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www.tothassociates.com
COA: MO# E-2004004242-D
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TOOTH & ASSOCIATES
DESIGN + DEVELOPMENT
201 W CHESTERFIELD BLVD. SUITE A101 · SPRINGFIELD, MO 65807 · P (417) 530-4321
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-201001427

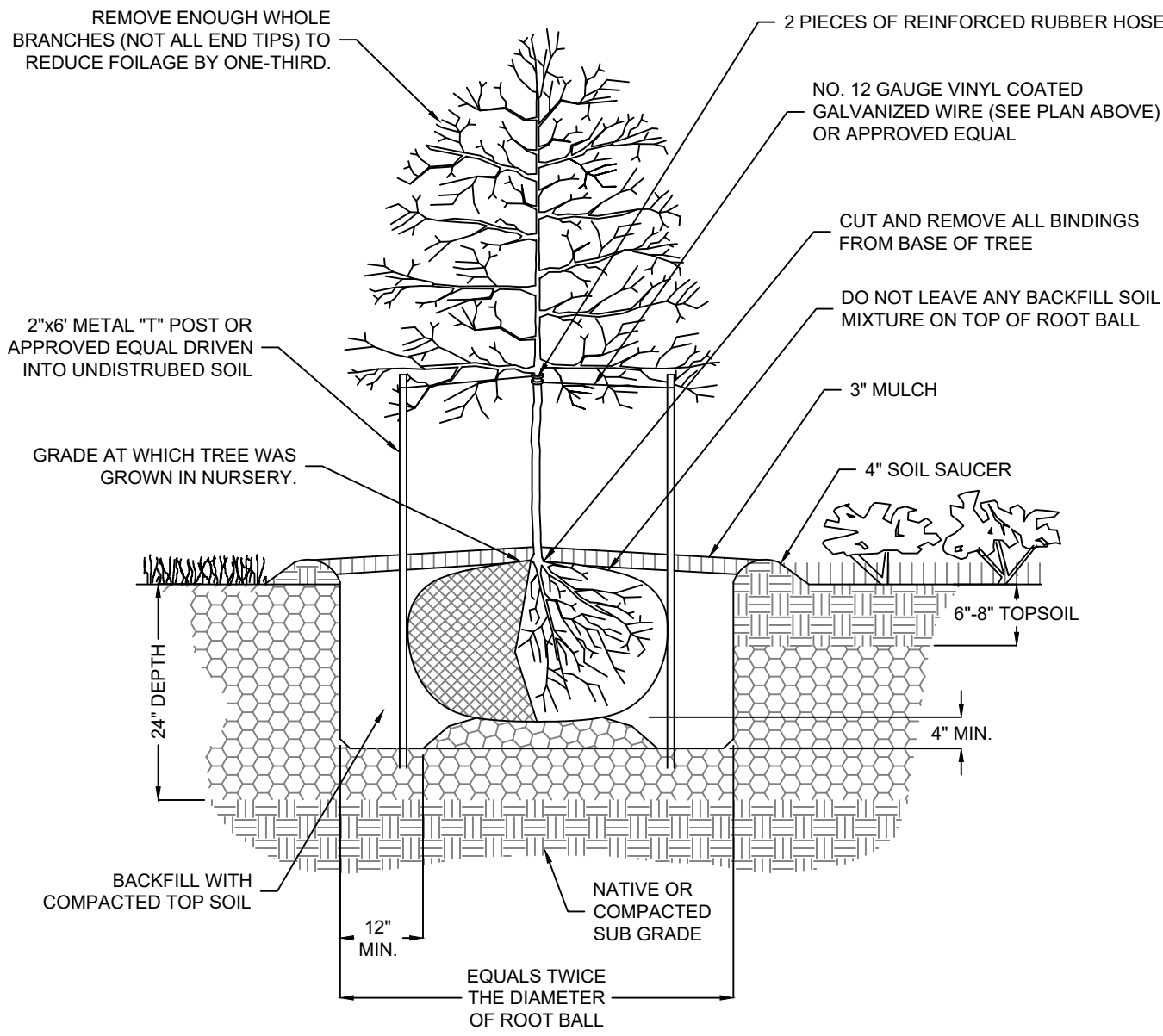
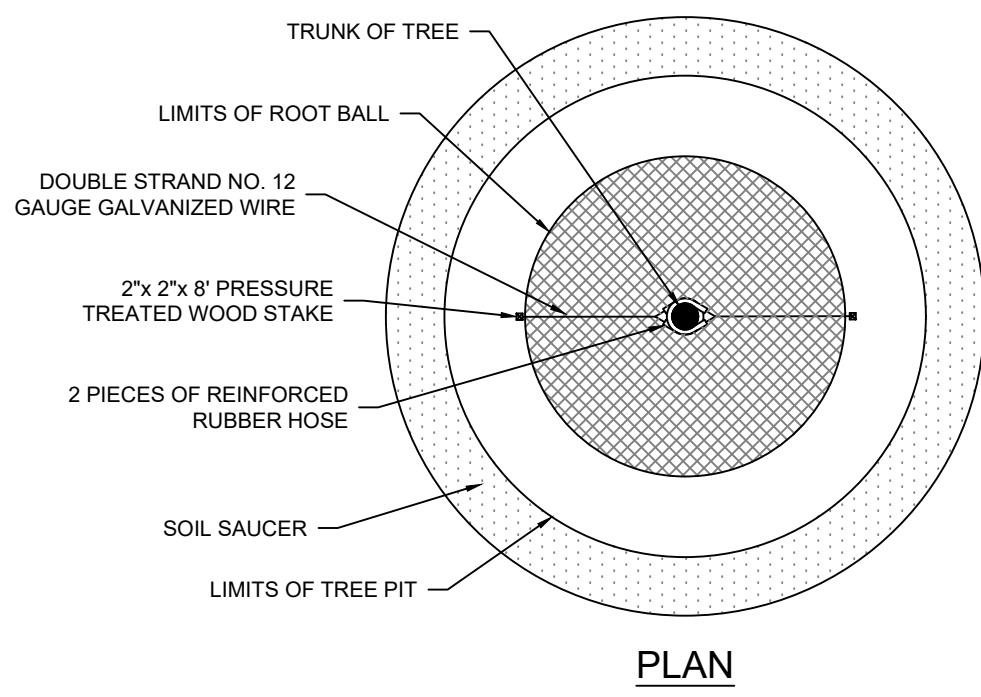
ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
23031-7BOM2

REVISION:
07-10-2023 CITY REVIEW COMMENTS
08-31-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2
3600 MONTICELLO DR.
O'FALLON, MO 63304

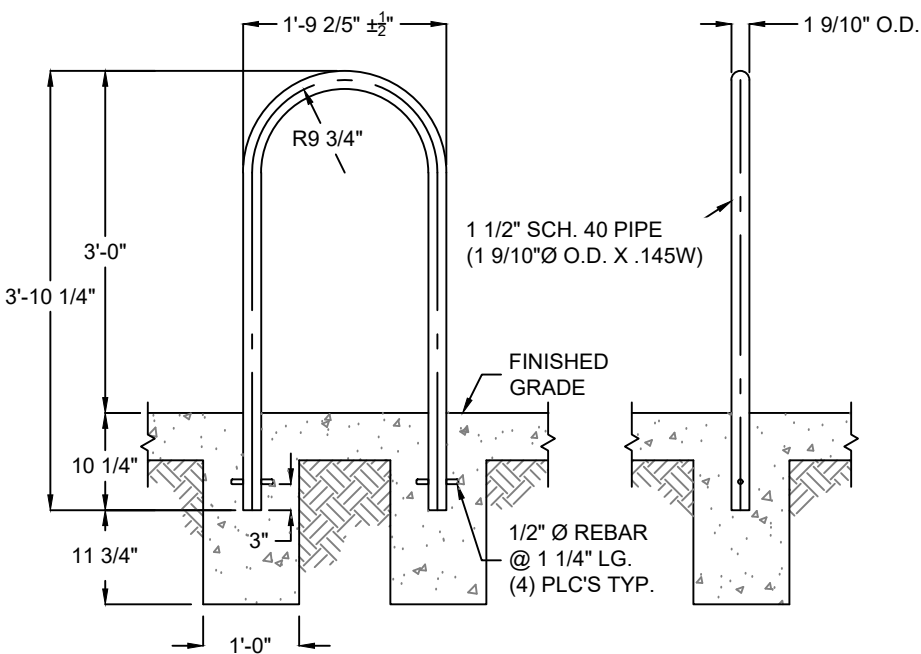
C7.1
DETAILS
DATE: MAY 2, 2023



NOTE:
1. BACKFILL AROUND ROOT BALL IN 6"-8" LAYERS WATERING EACH LAYER UNTIL SETTLED TO AVOID AIR POCKETS.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TREE STABILIZATION AT THE END OF THE SECOND GROWING SEASON.

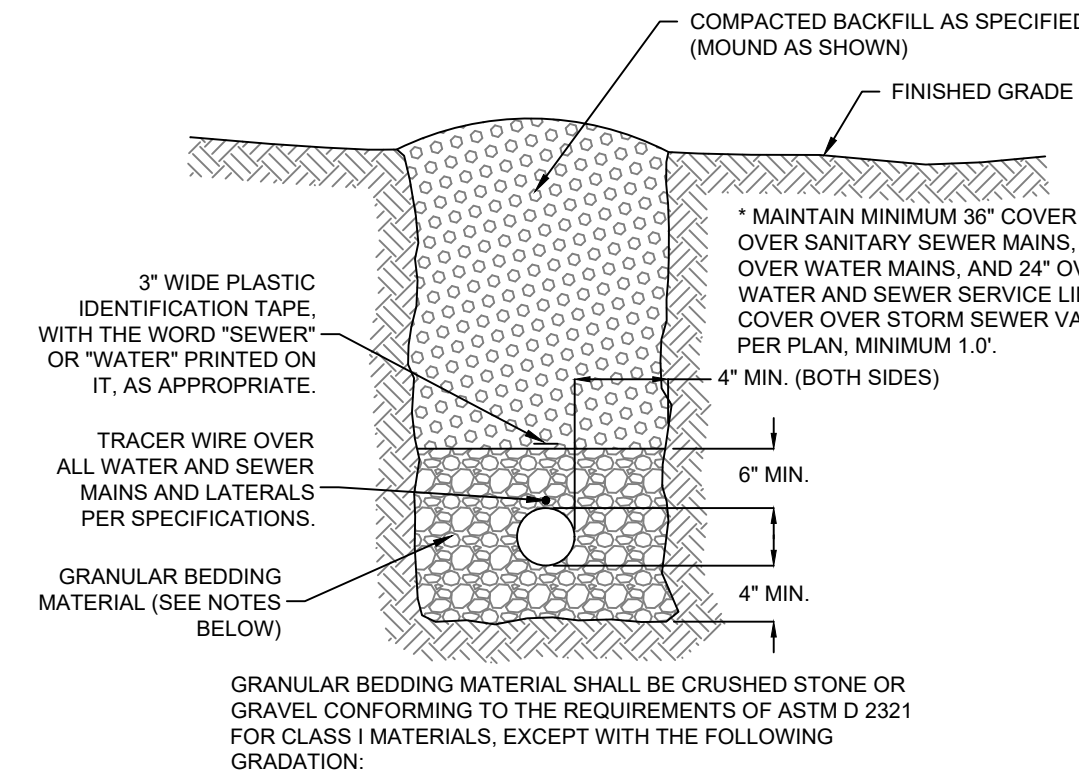
TREE PLANTING DETAIL

SCALE: NONE



BICYCLE RACK

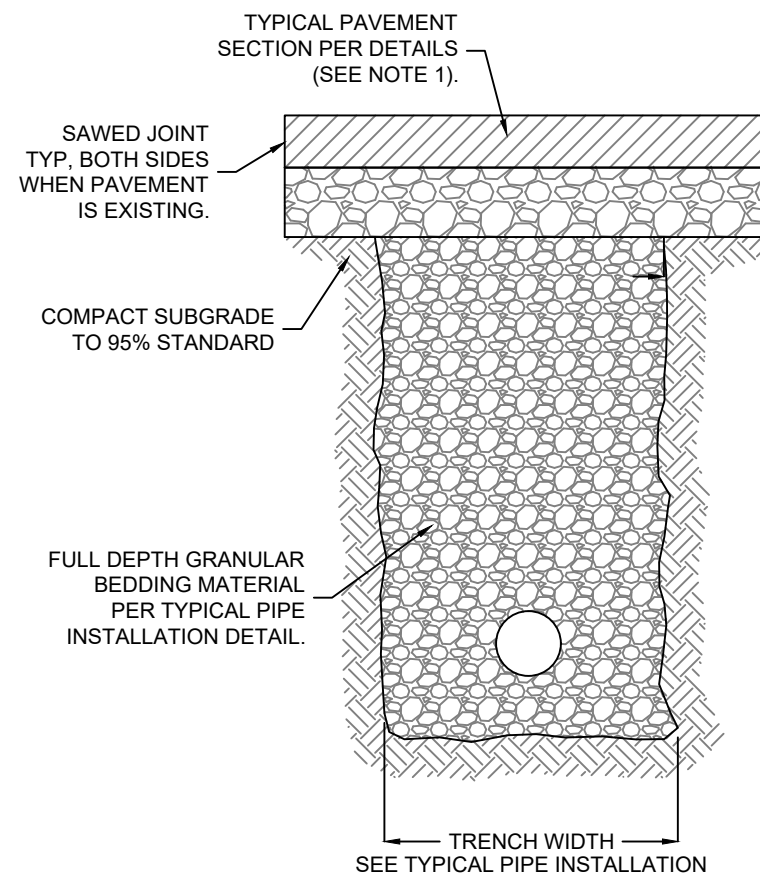
SCALE: NONE



SIEVE SIZE	% PASSING
1"	100
1/2"	55-90
NO. 4	8-40
NO. 10	0-15
NO. 200	0-4

TYPICAL PIPE INSTALLATION DETAIL

SCALE: NONE

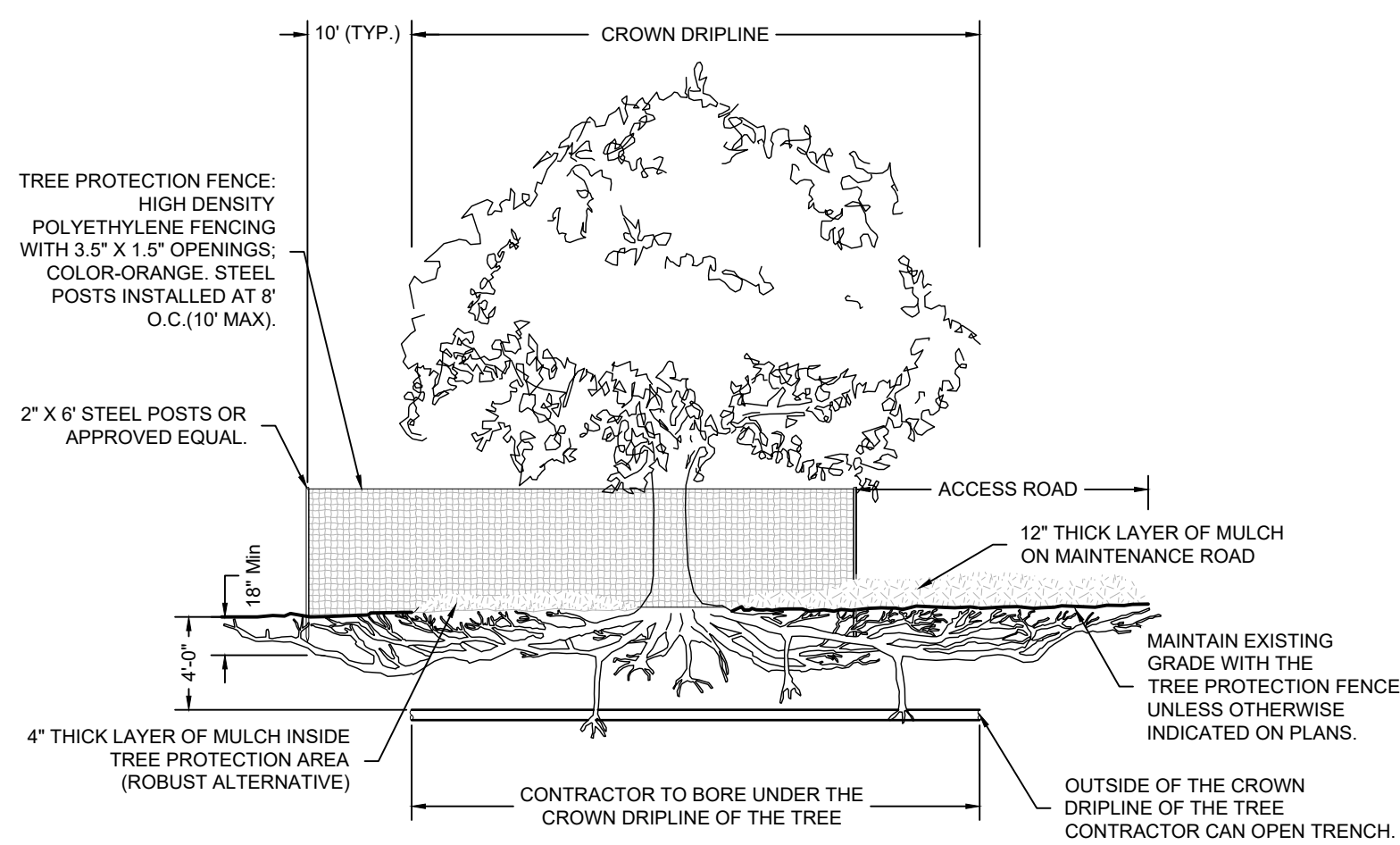


NOTES:

1. INCREASE ASPHALT PAVEMENT SECTION THICKNESS BY 1.5 TIMES THE RECOMMENDED PAVEMENT THICKNESS WHERE PIPES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT.

PIPE INSTALLATION UNDER PAVEMENT

SCALE: NONE



NOTES:

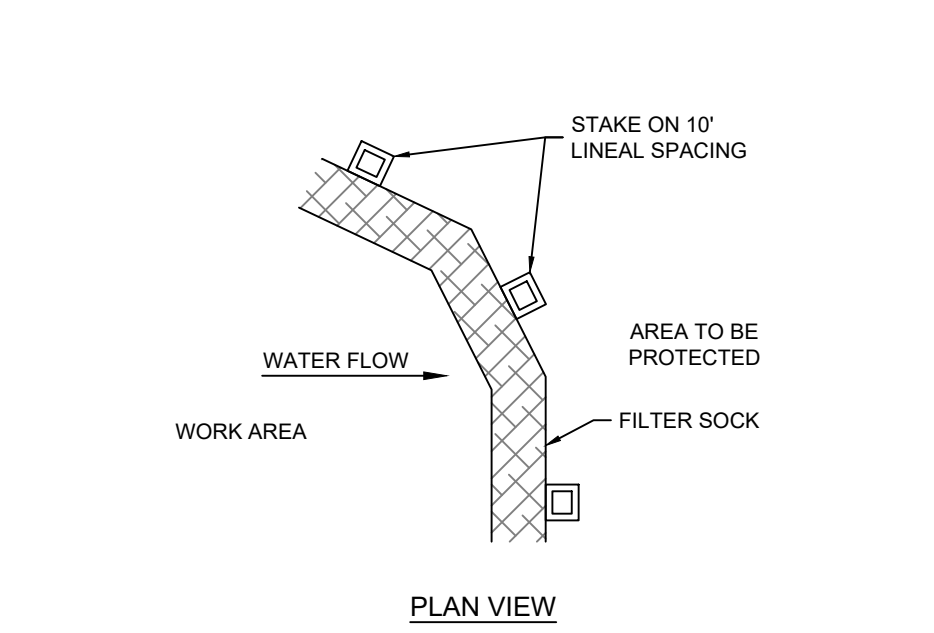
1. MAINTAIN TREE PROTECTION FENCING 10' BEYOND DRIPLINE (IN ALL DIRECTIONS).
2. NO EQUIPMENT, MATERIALS, AND/OR DEBRIS SHALL BE STORED WITHIN THE TREE PROTECTION FENCING. THIS INCLUDES DURING FENCE INSTALLATION AND REMOVAL.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY OR IN THE PRESENCE OF AND APPROVED ARBORIST.
4. IF PROJECTION REQUIRES AN ACCESS ROAD WITHIN THE DRIPLINE OF A TREE, PROVIDE A MINIMUM 12" OF MULCH FOR THE ACCESS ROAD.
5. IF CONSTRUCTION ACTIVITIES REQUIRE WORK TO CROSS THE DRIPLINE, BORE MINIMUM 4' BELOW GROUND SURFACE THE DISTANCE OF THE DRIPLINE, IF BORING 4' CANNOT BE ACHIEVED CONTACT ARBORIST IMMEDIATELY TO MONITOR WORK.

ROOT PRUNING NOTES:

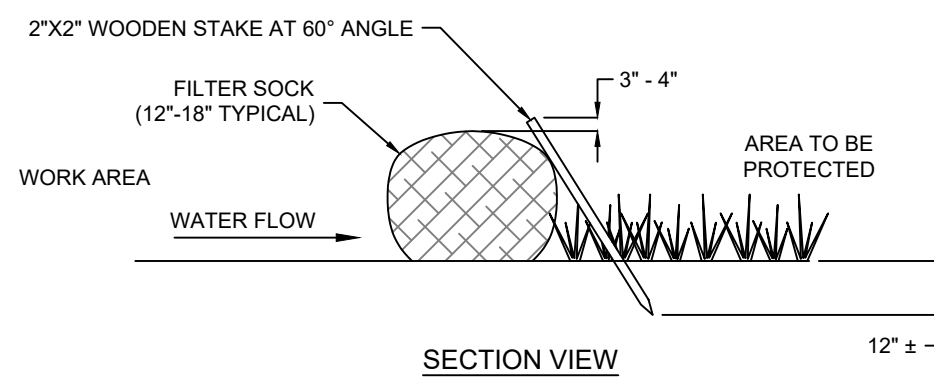
1. ROOT PRUNING SHOULD BE COORDINATED WITH THE TREE PROTECTION FENCING. IN SOME CASES, THAT FENCE LINE IS ON THE ROOT CUT, AND PROVISIONS FOR ROOT PRUNING MAY NEED TO BE ACCOMMODATED BEFORE FENCE IS ERECTED.
2. CAREFULLY EXPOSE ROOTS WITHIN THE LIMITS OF CONSTRUCTION AND MARK FOR PRUNING. PROPOSED ROOT CUTS SHALL BE REVIEWED BY AND ARBORIST PRIOR TO TRENCING, EXCAVATING, OR CUTTING TO DETERMINE THE IMPACT ON ANY STRUCTURAL CRITICAL ROOTS AND THE CLOSEST POINT TO THE TREES THAT SOIL MAY BE DISTURBED.
3. ROOT PRUNING CAN BE ACCOMPLISHED WITH CIRCULAR SAWS OF VARYING TYPES AND/OR A ROTARY-TYPE STUMP GRINDER TO A DEPTH OF 18" OR TO THE MAXIMUM DEPTH OF THE REQUIRED GRADING CUT, WHICHEVER IS LESS. SAW BLADE AND GRINDER TEETH SHOULD BE SHARPENED PRIOR TO USE. TRENCING MACHINES ARE NOT ALLOWED IN ROOT PRUNING OPERATIONS.
4. ROOTS OVER 1-INCH IN DIAMETER MUST BE CLEANLY AND SHARPLY CUT WITH HAND SAW.
5. PRUNING CUTS SHOULD BE FLUSH WITH THE SIDE OF THE TRENCH CLOSEST TO THE TREE. AN ARBORIST SHOULD REVIEW AND ROOTS OVER 2-INCHES IN DIAMETER ENCOUNTERED DURING EXCAVATION AND/OR CONSTRUCTION ACTIVITIES TO DETERMINE STRUCTURAL STABILITY OF THE TREE.

TREE PROTECTION FENCING

SCALE: NONE



PLAN VIEW



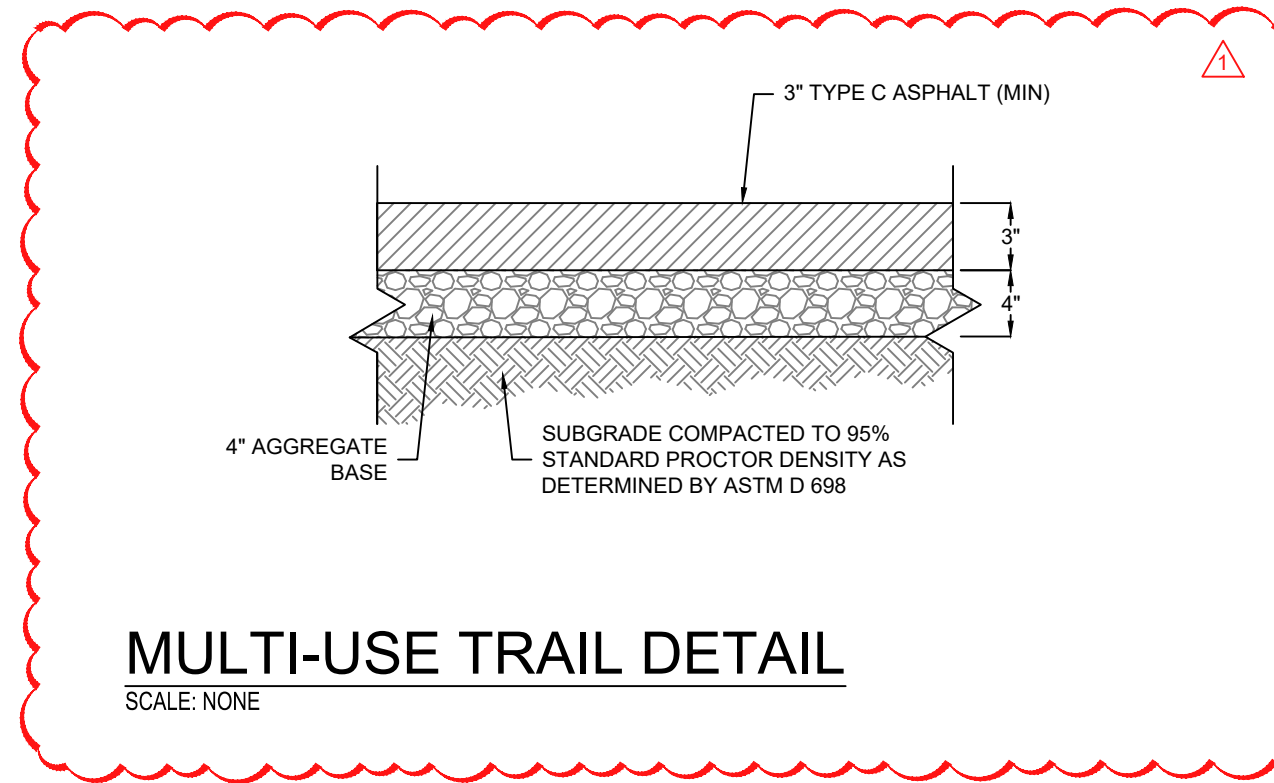
SECTION VIEW

NOTES:

1. ALL MATERIAL TO MEET MANUFACTURER'S REQUIREMENTS.
2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

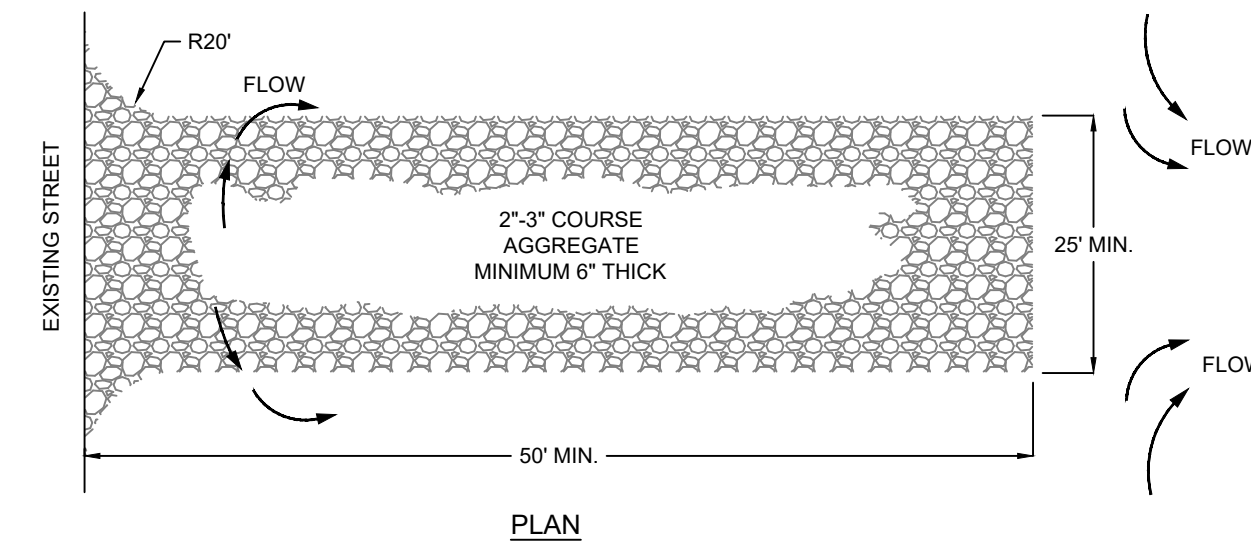
COMPOST FILTER SOCK DETAIL

SCALE: NONE



MULTI-USE TRAIL DETAIL

SCALE: NONE



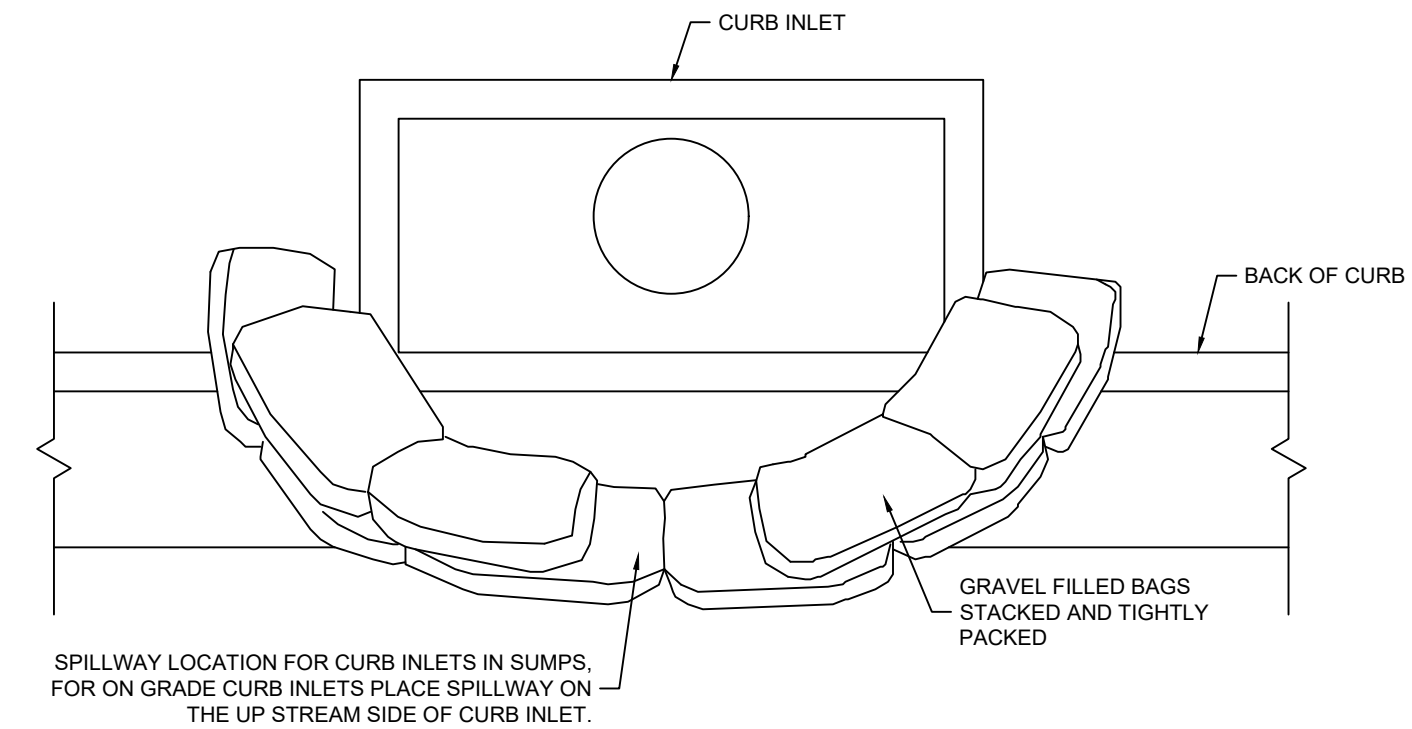
PLAN

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE



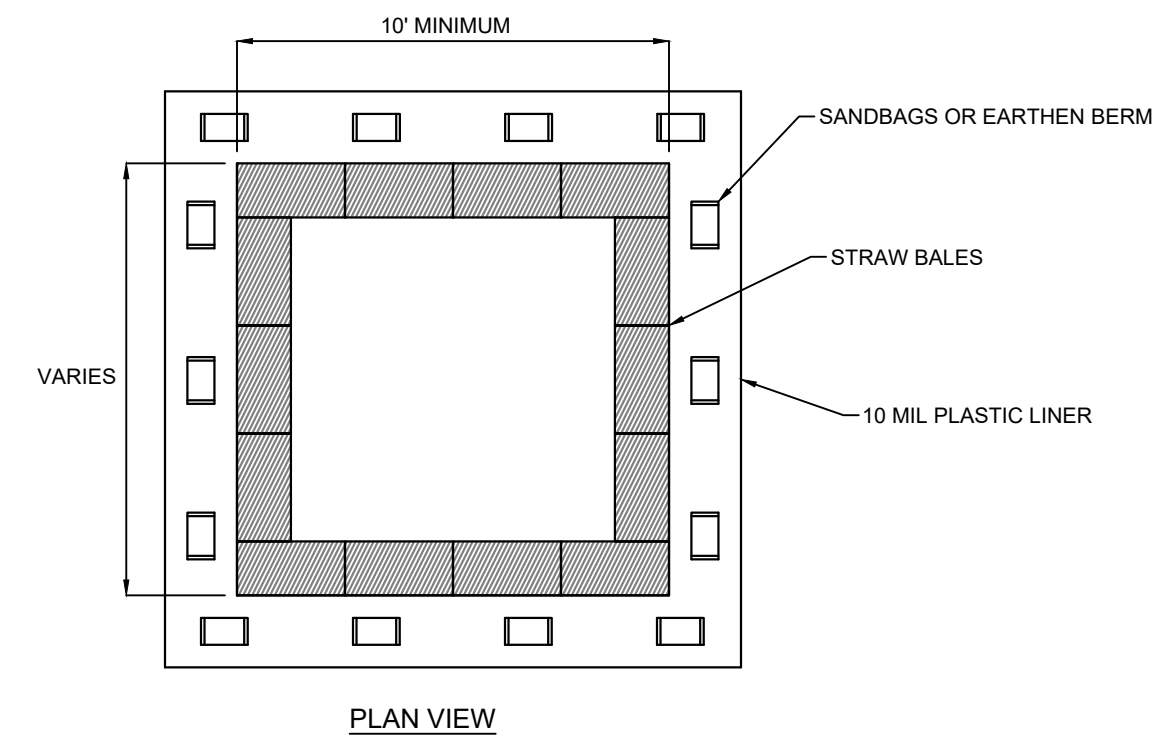
CROSS SECTION

NOTES:

1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

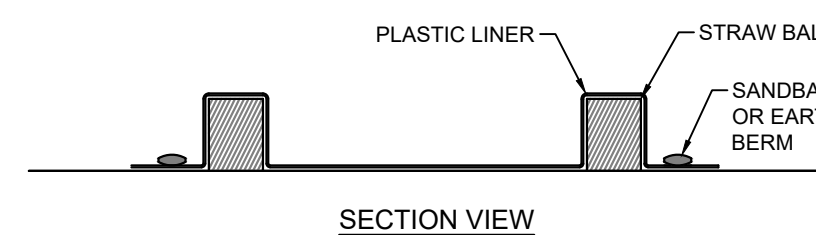
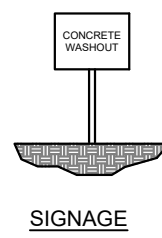
CURB INLET SEDIMENT BARRIER DETAIL

SCALE: NONE



PLAN VIEW

1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
5. TRAPS SHALL BE ROUTINELY MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



SECTION VIEW

CONCRETE WASHOUT

SCALE: NONE



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COA: MO# E-2004004242-D
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ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:

23031-7BOM2

REVISION:

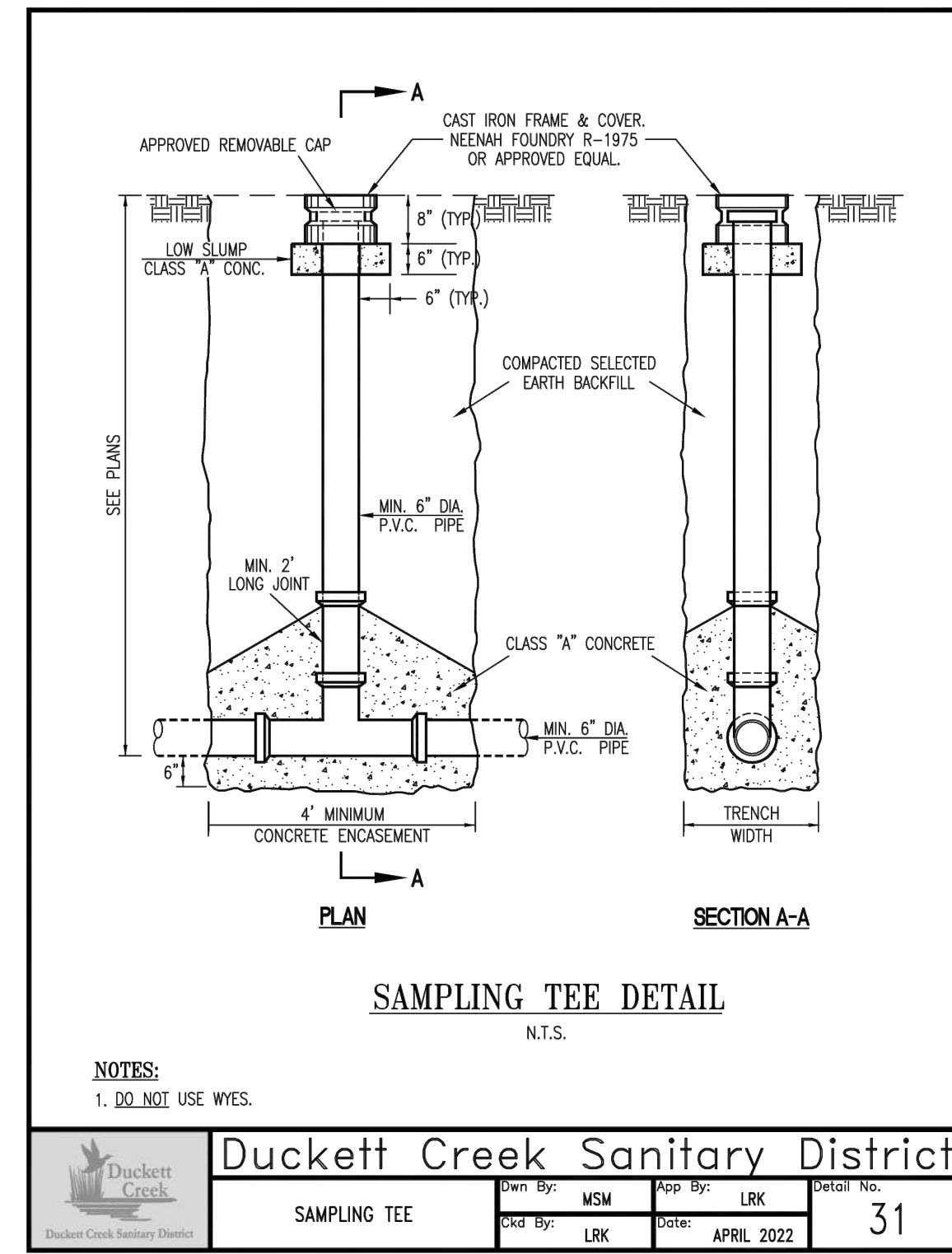
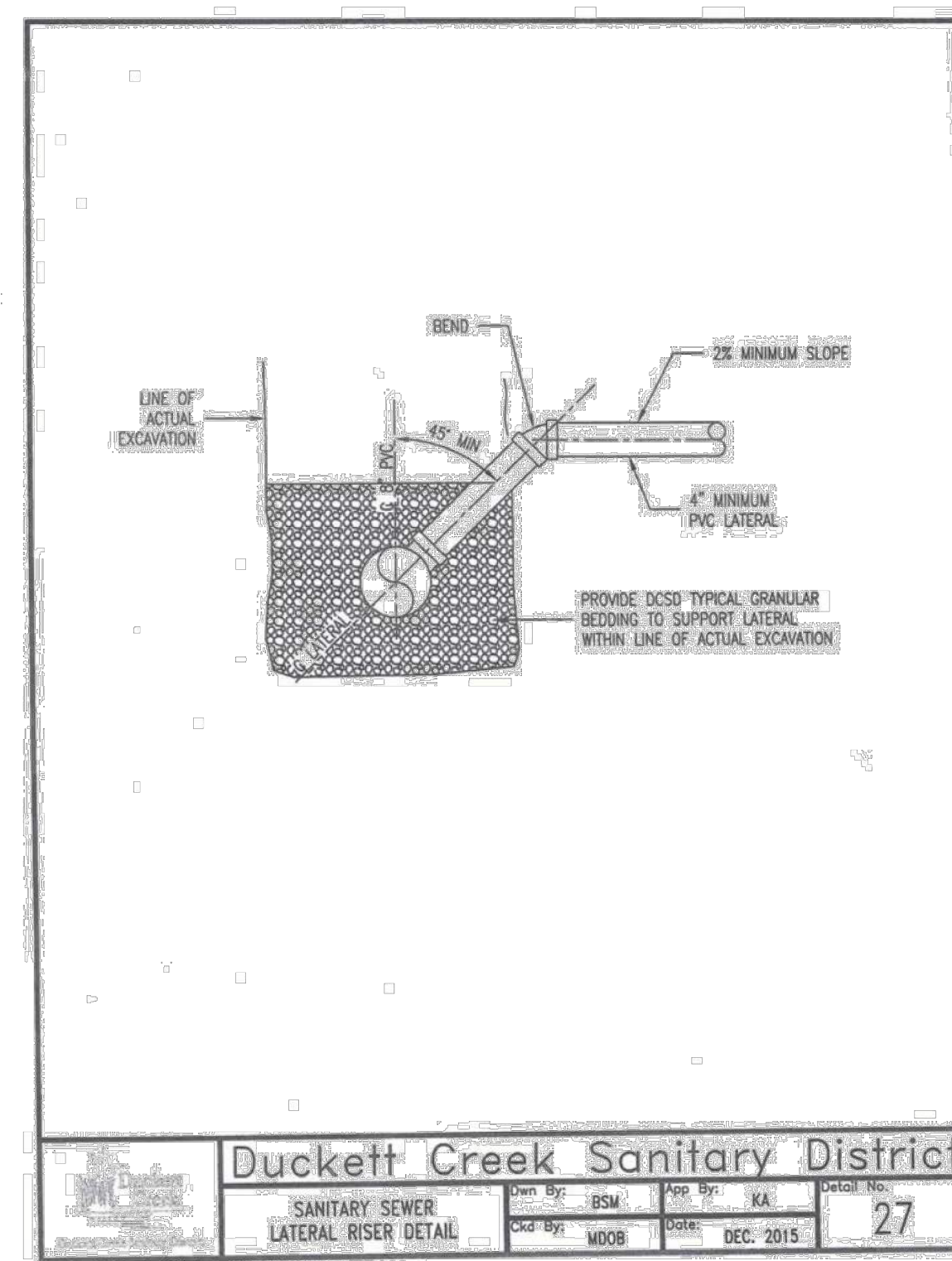
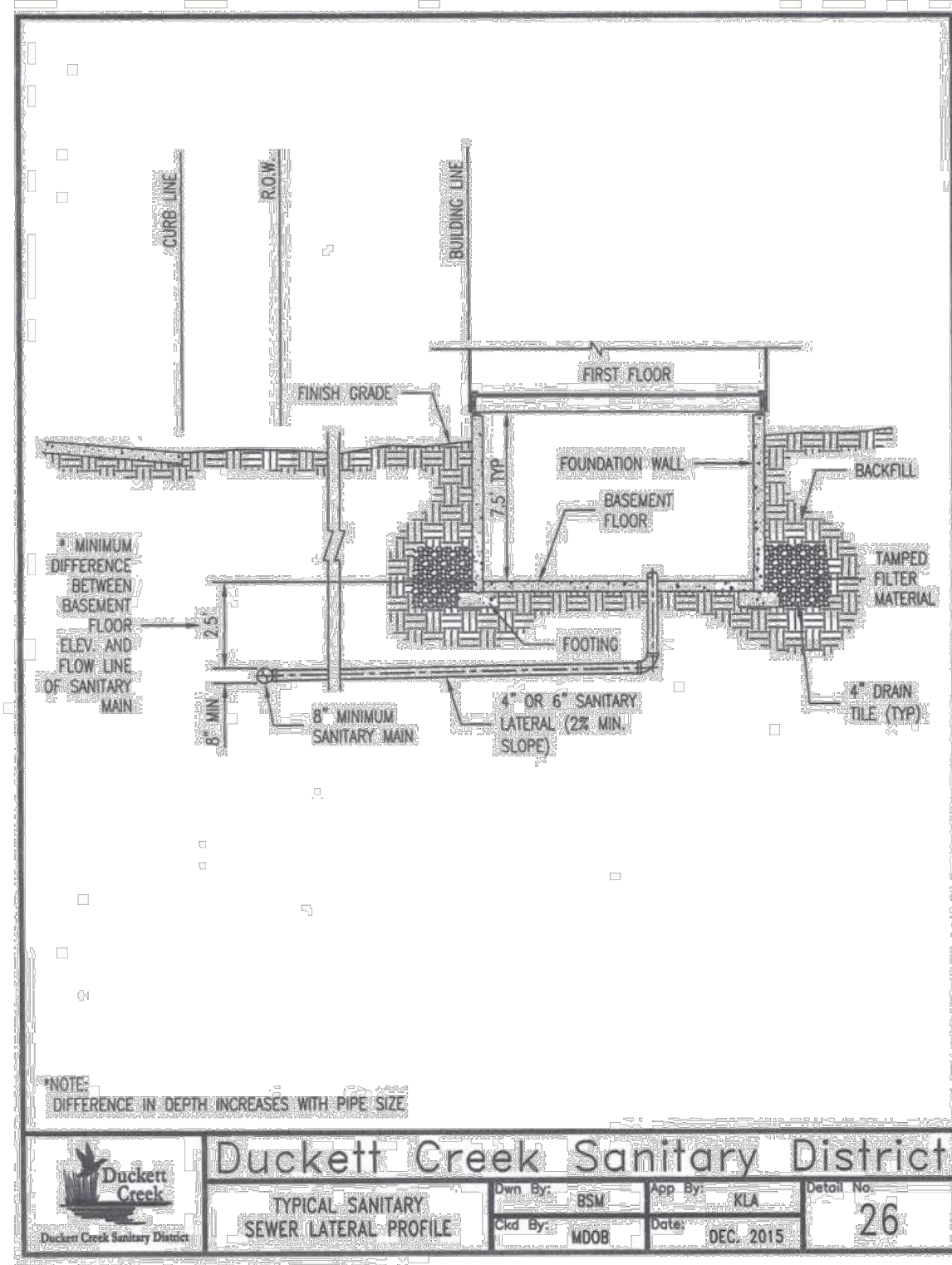
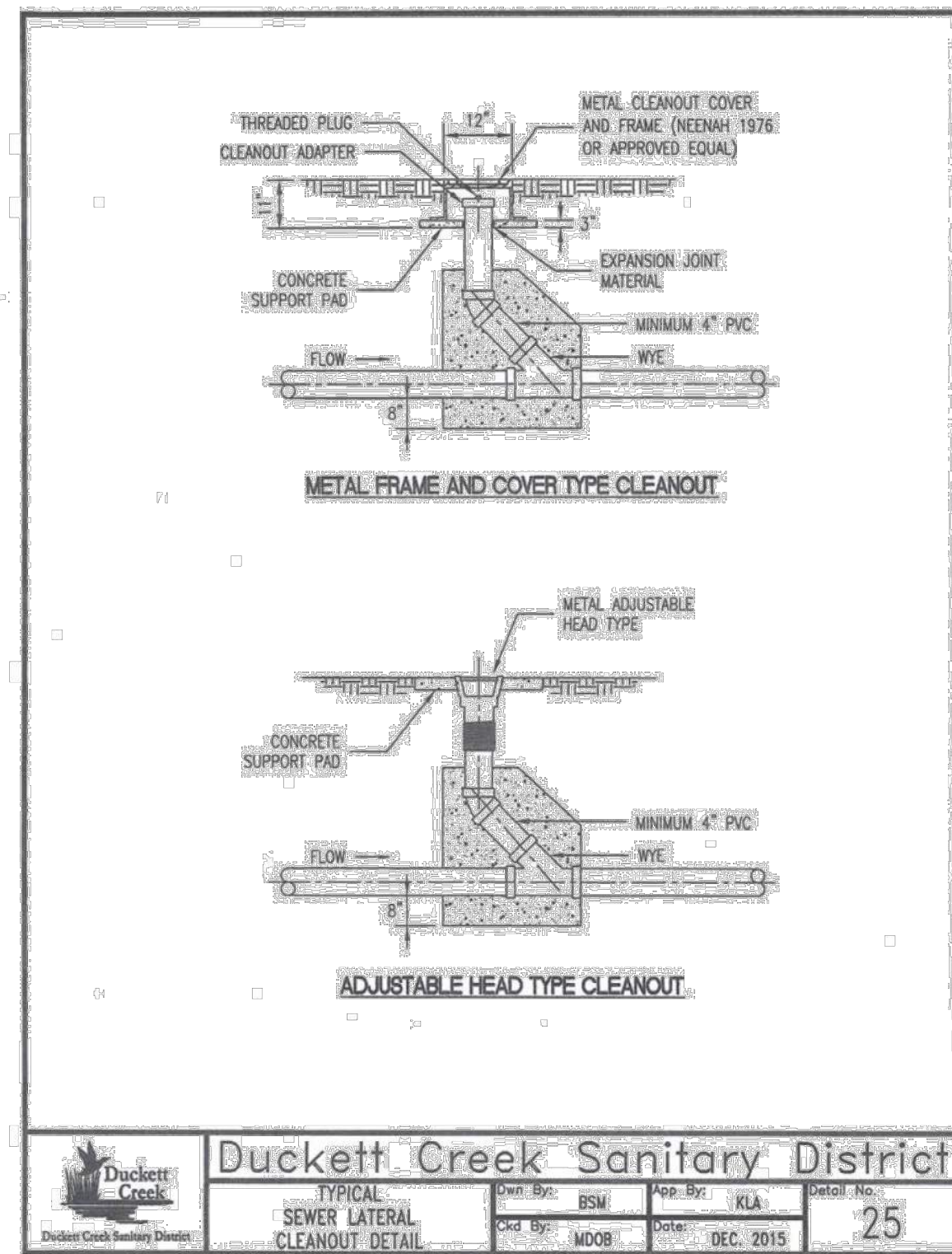
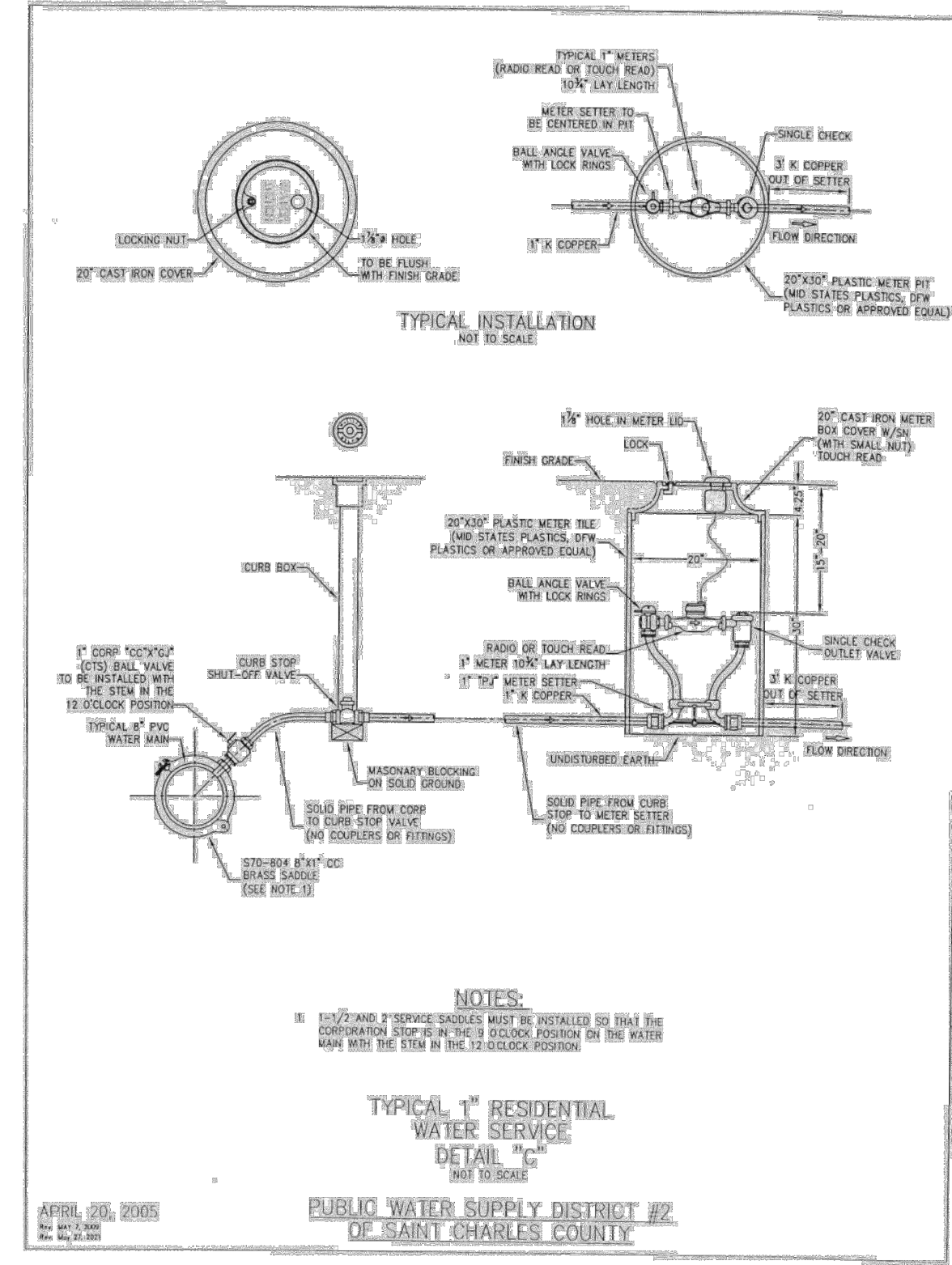
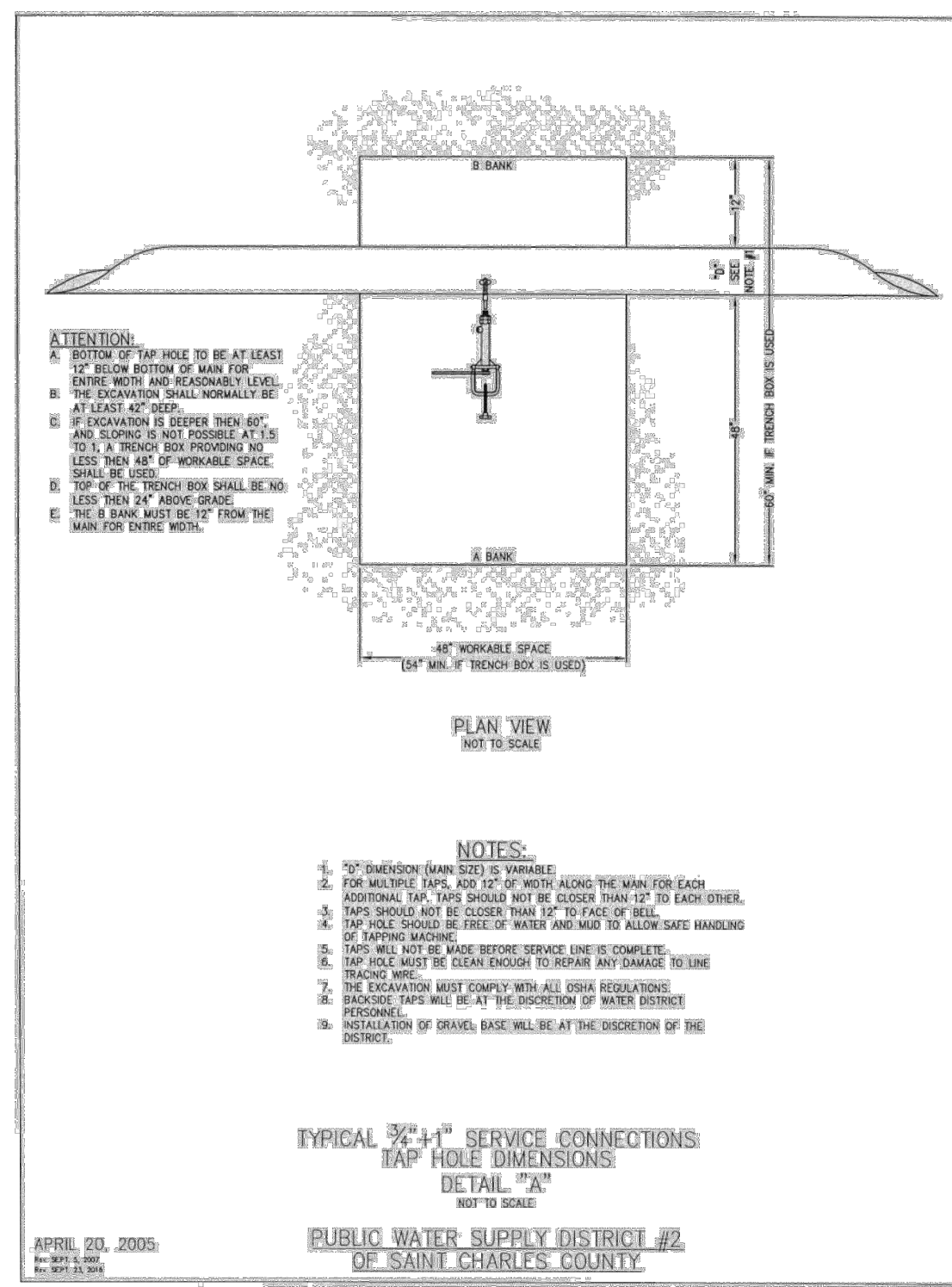
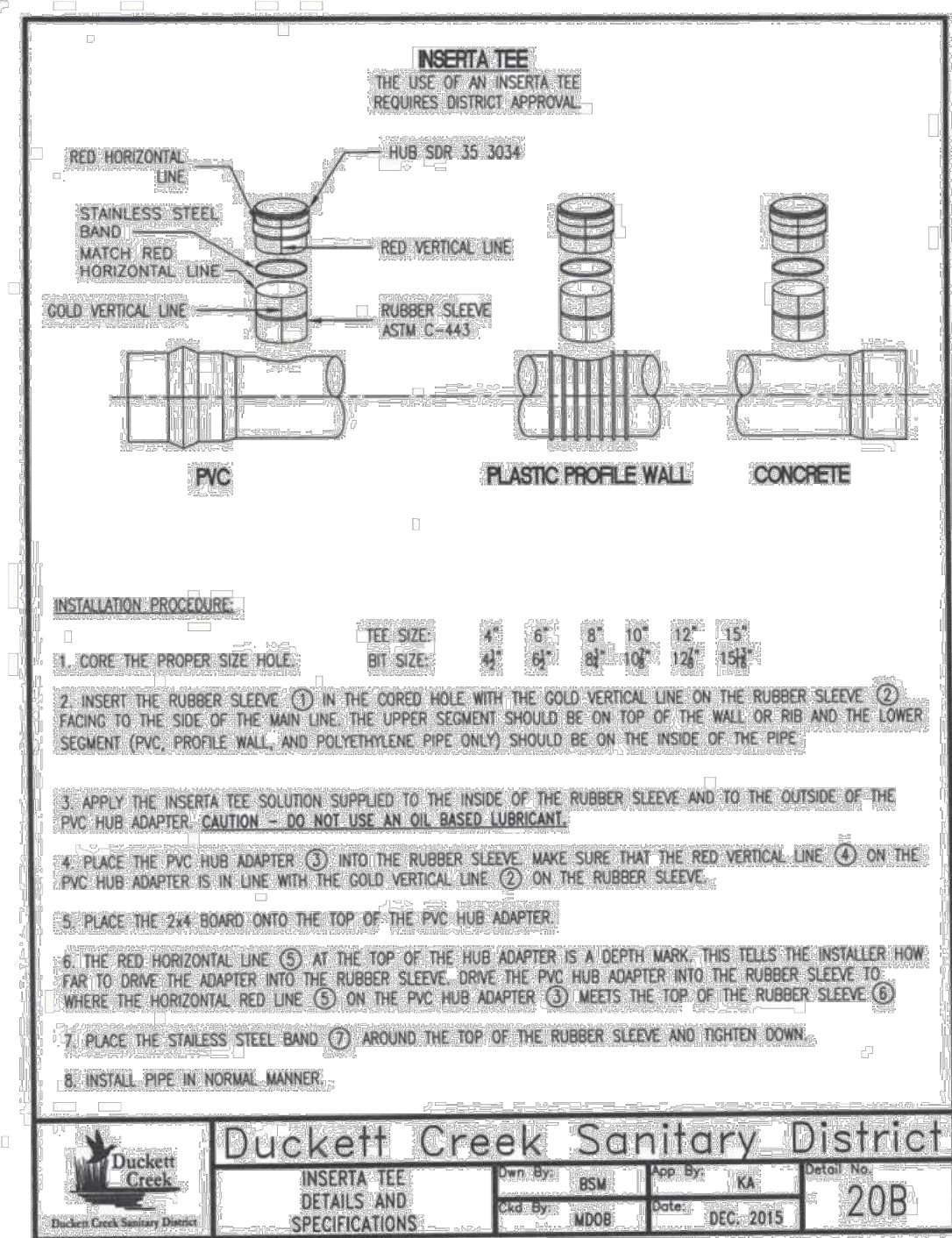
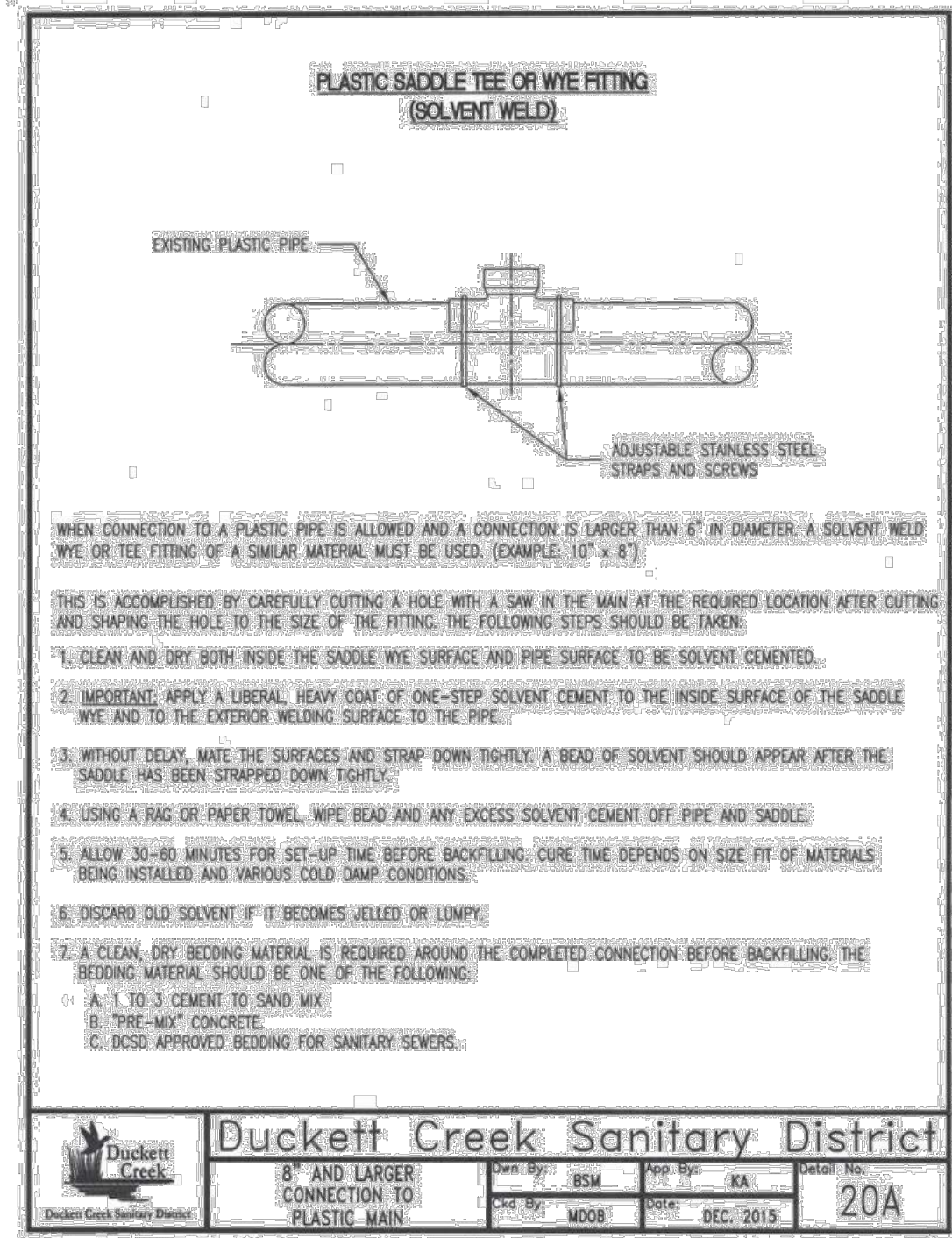
07-10-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2

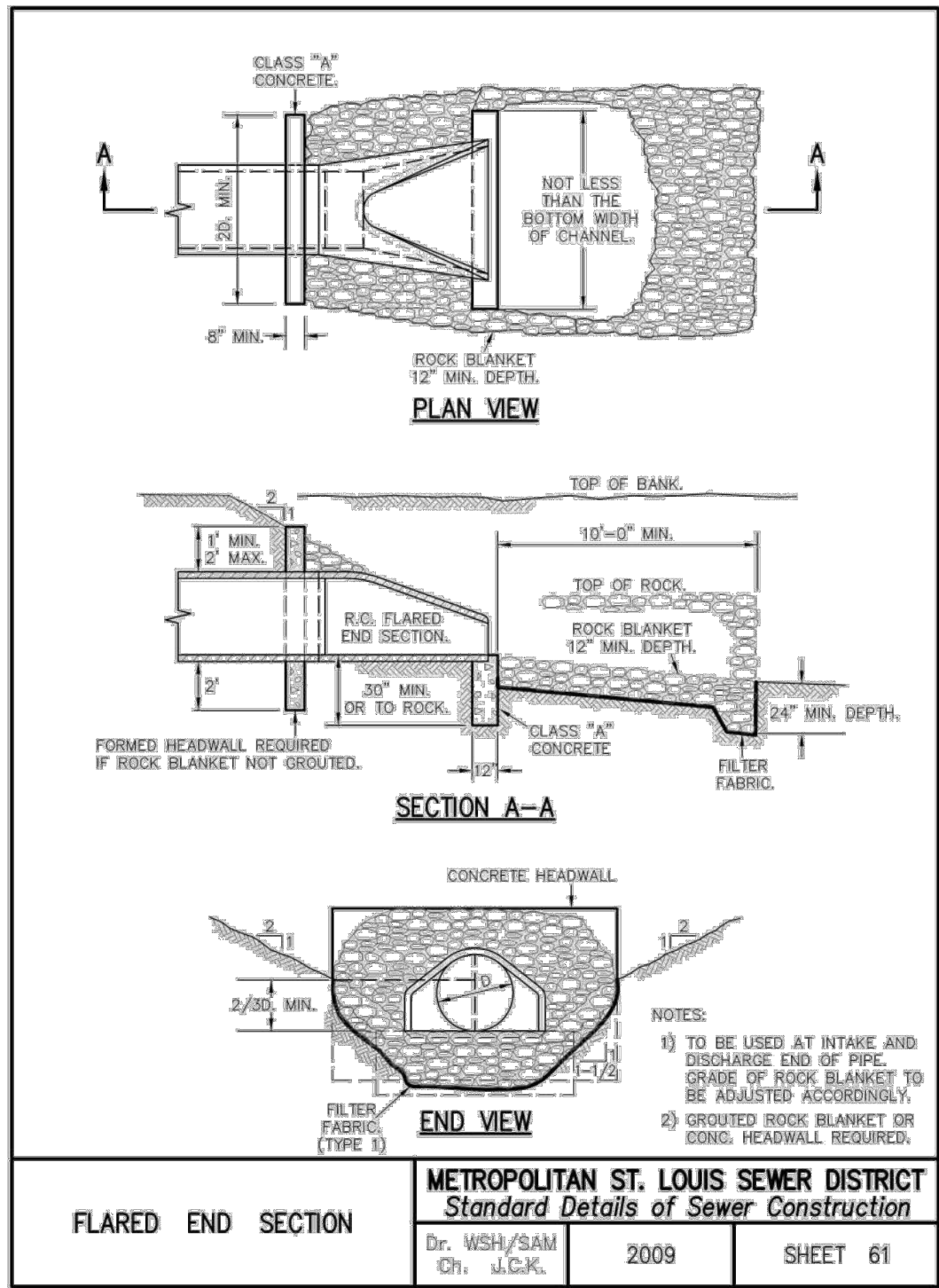
3600 MONTICELLO DR.
O'FALLON, MO 63304

C7.2
DETAILS

DATE: MAY 2, 2023



AS-BUILT DRAWING

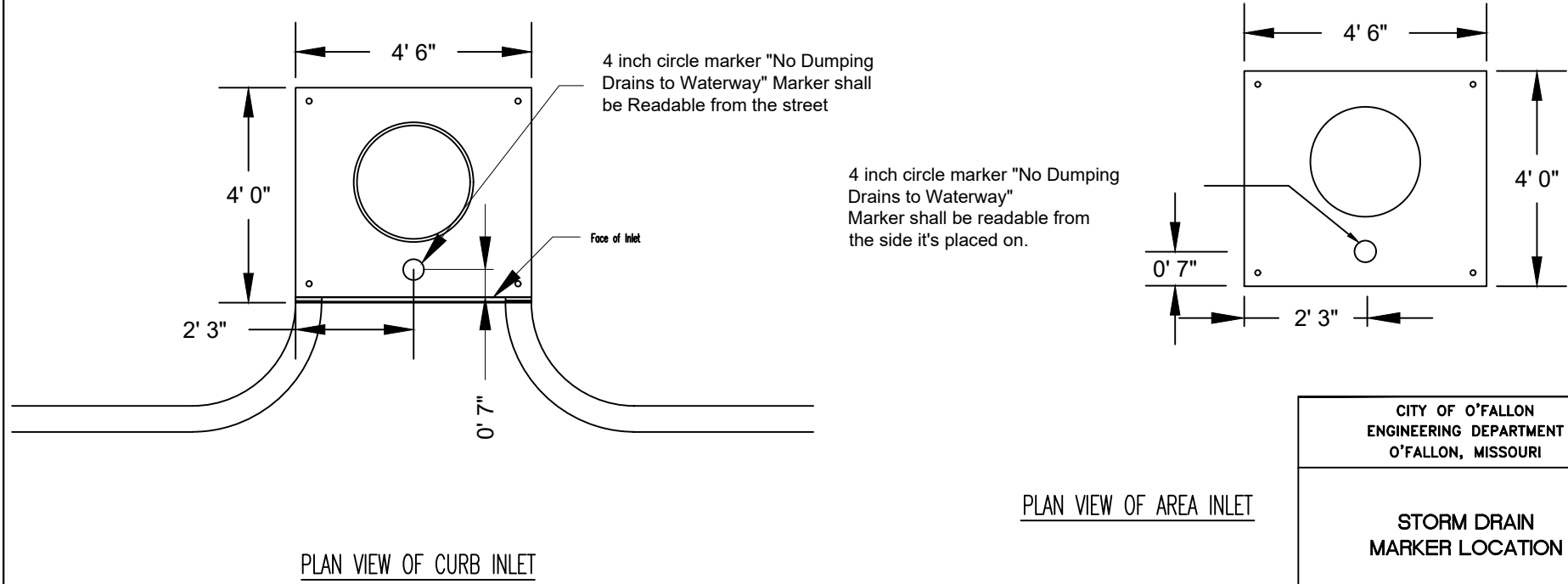


NOTE: CUTOFF WALLS ARE 2' DEEP UPSTREAM AND 3' DEEP DOWNSTREAM.

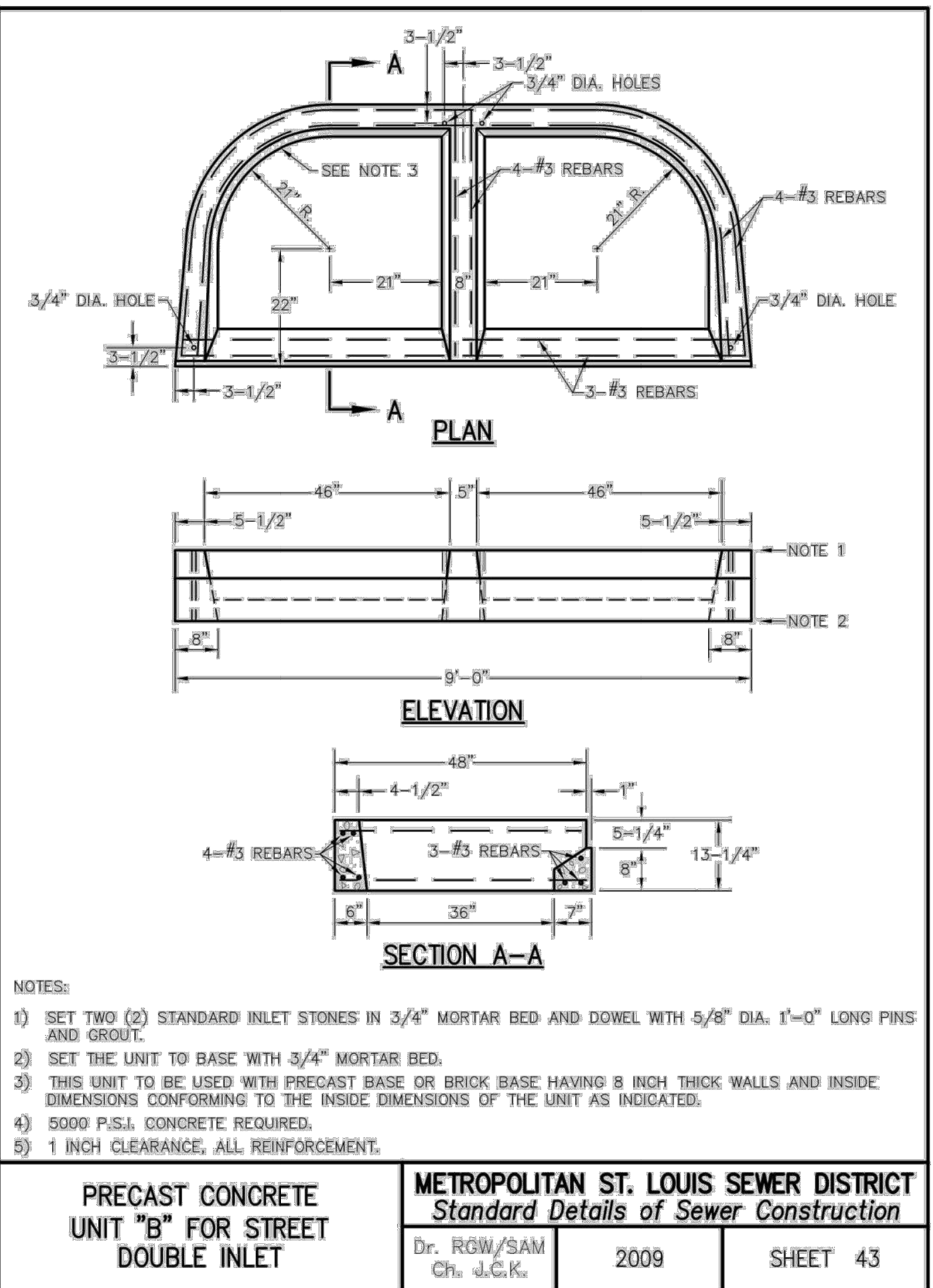
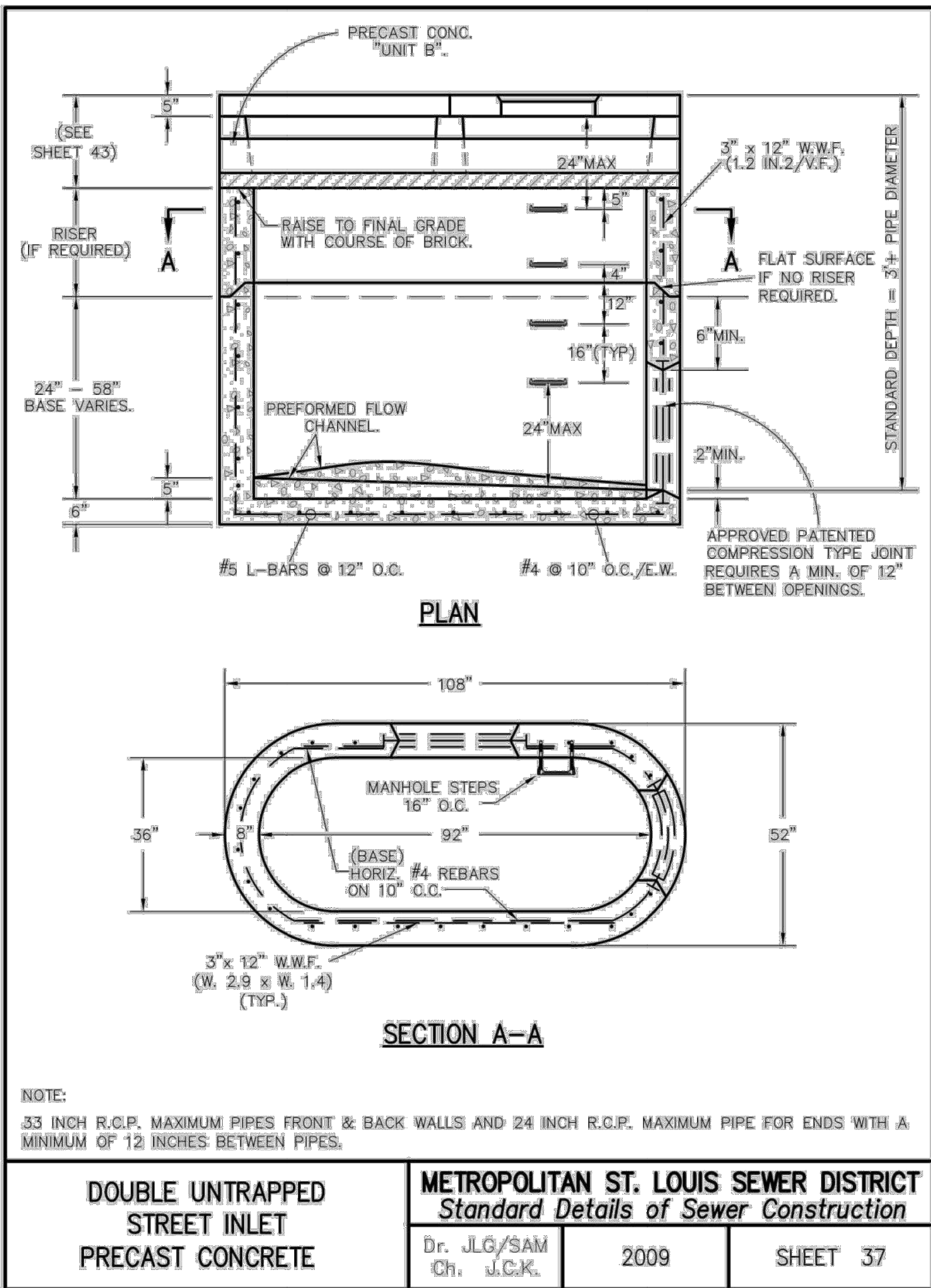
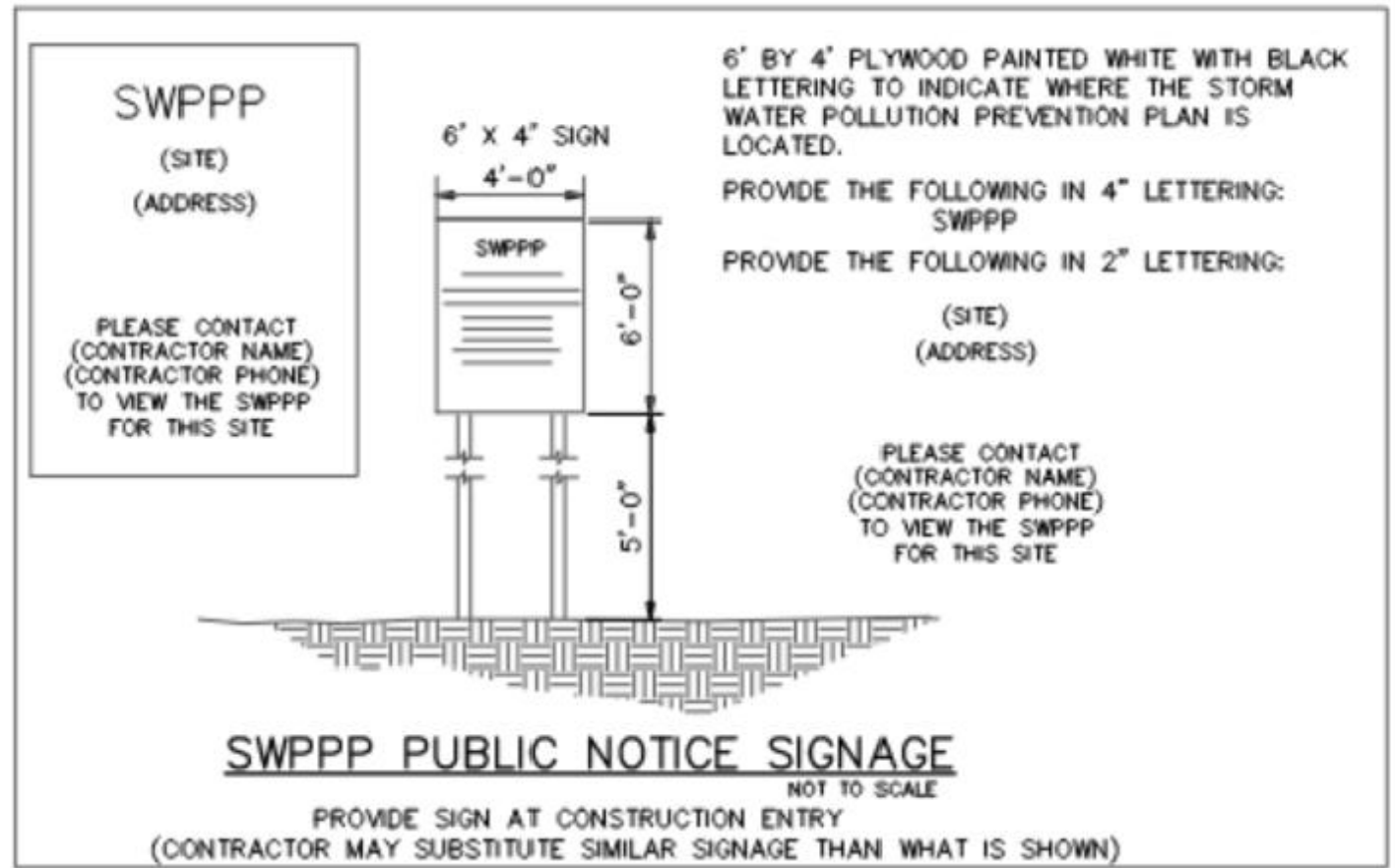
* The City of O'Fallon must be provided with a symbol/medallion for review and approval prior to installation. Contact the City if any information is needed.

Size	Style	Adhesive	Message (Part #)
3 7/8" TO 4"	Crystal Cap or Standard Style	Epoxy	No Dumping Drains to Waterway

City will also allow the precast inlet stone with a similar message as an approved alternate to the marker.



Public or Private inlets



AS-BUILT DRAWING



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:
23031-7BOM2

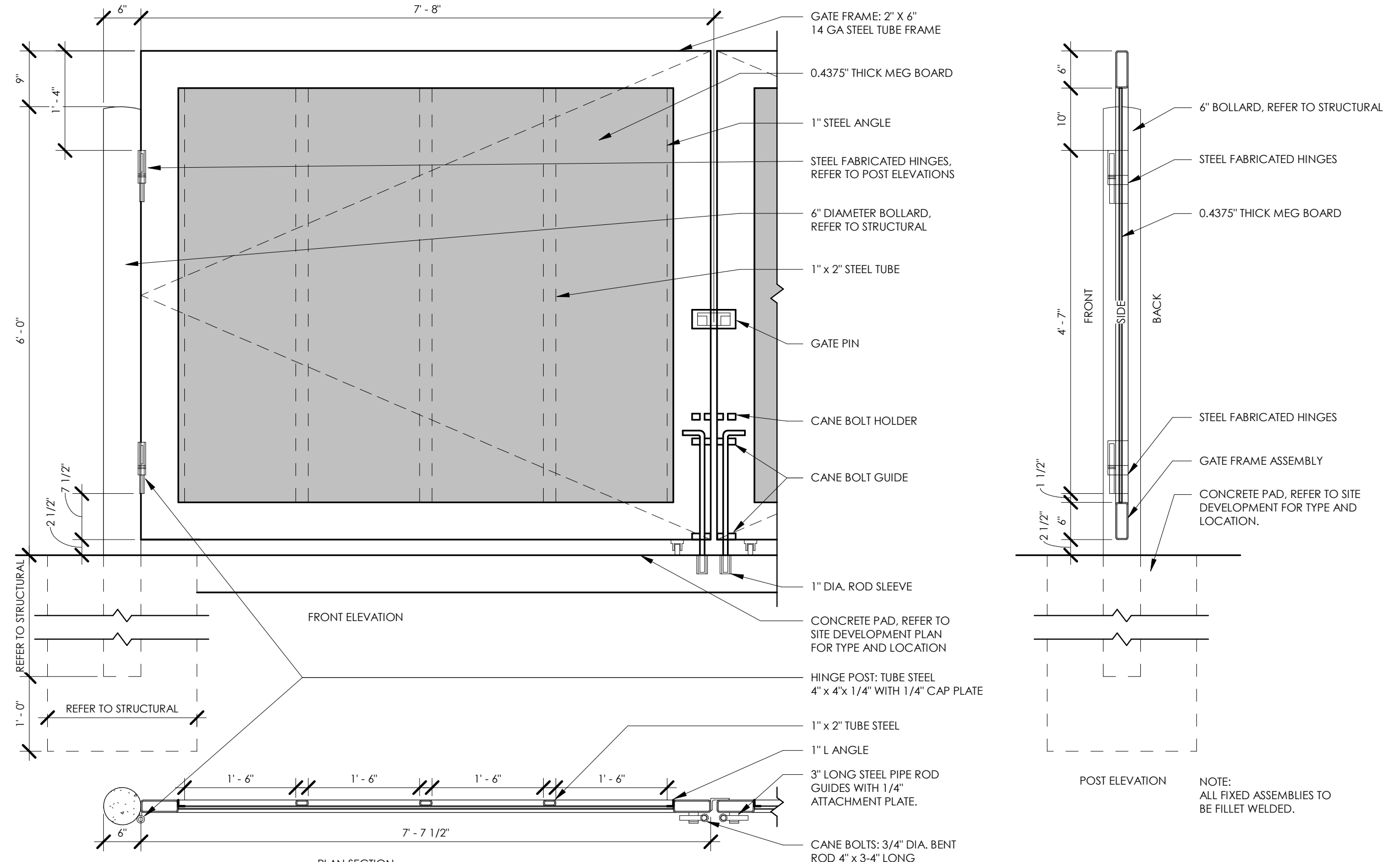
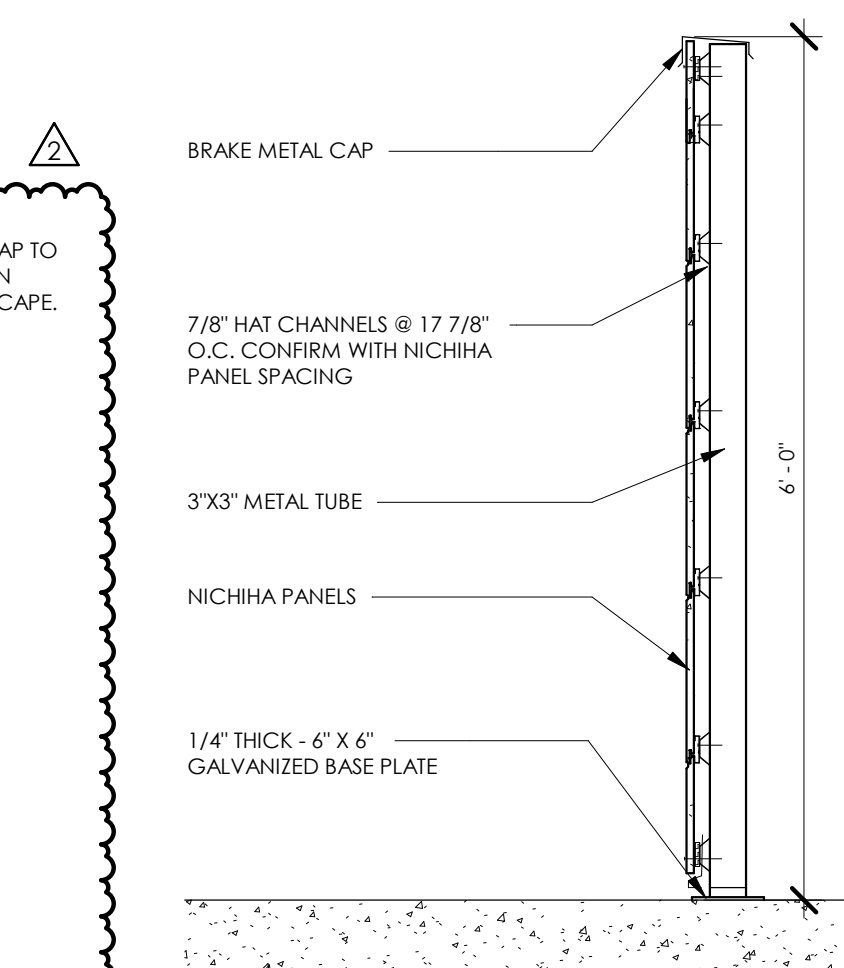
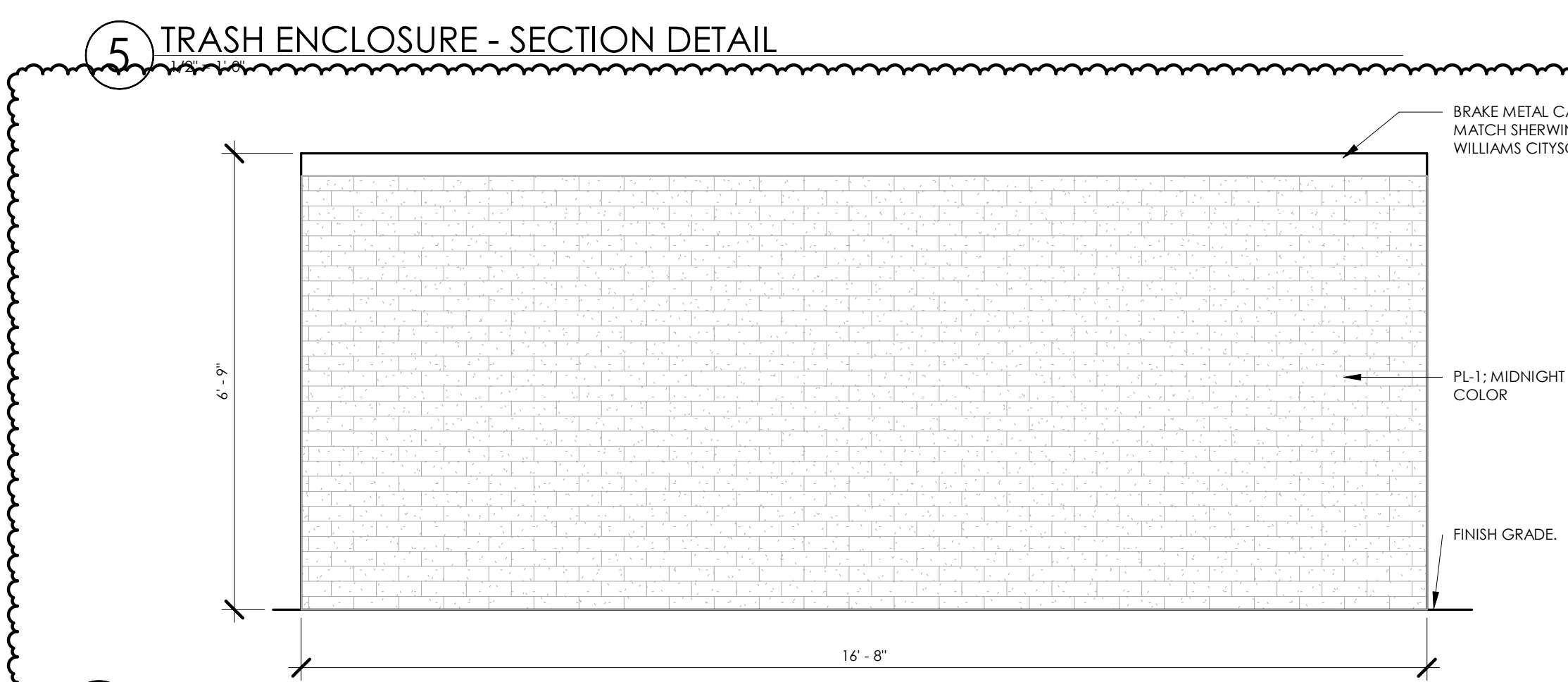
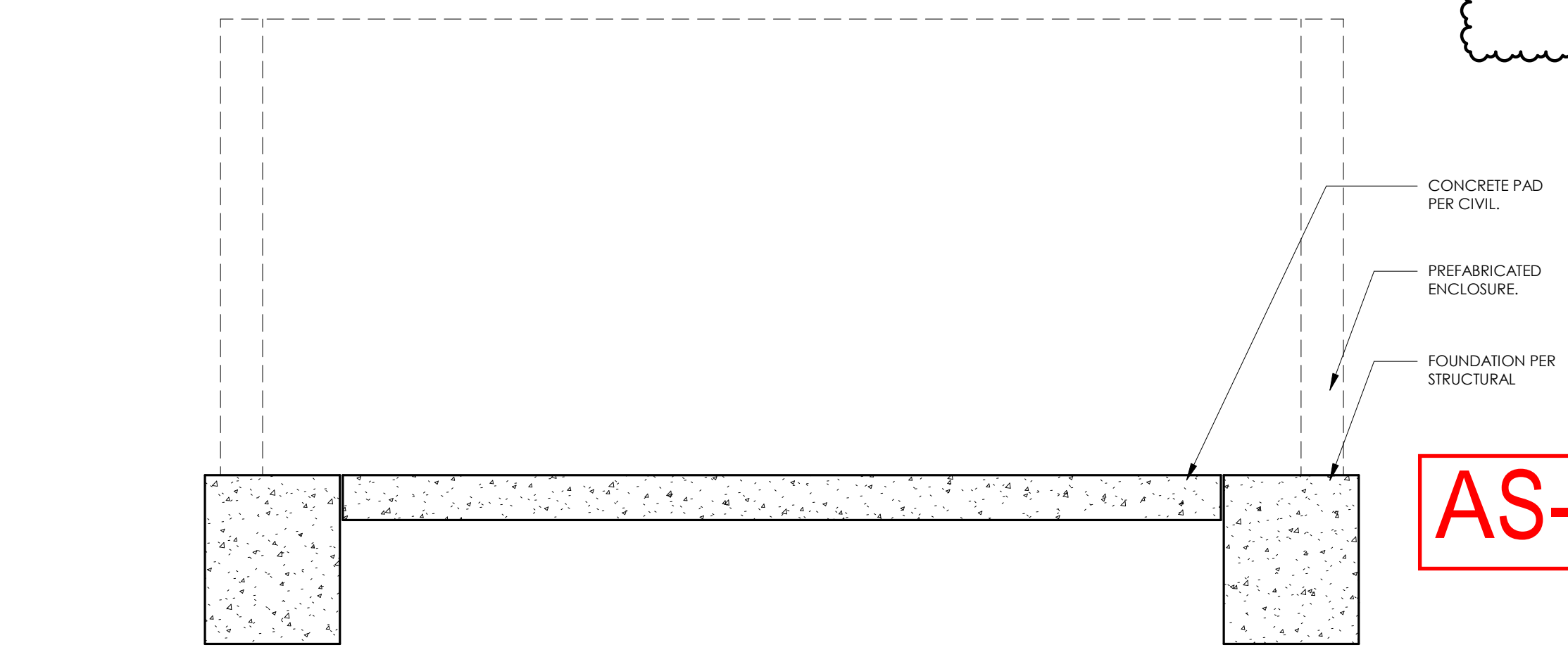
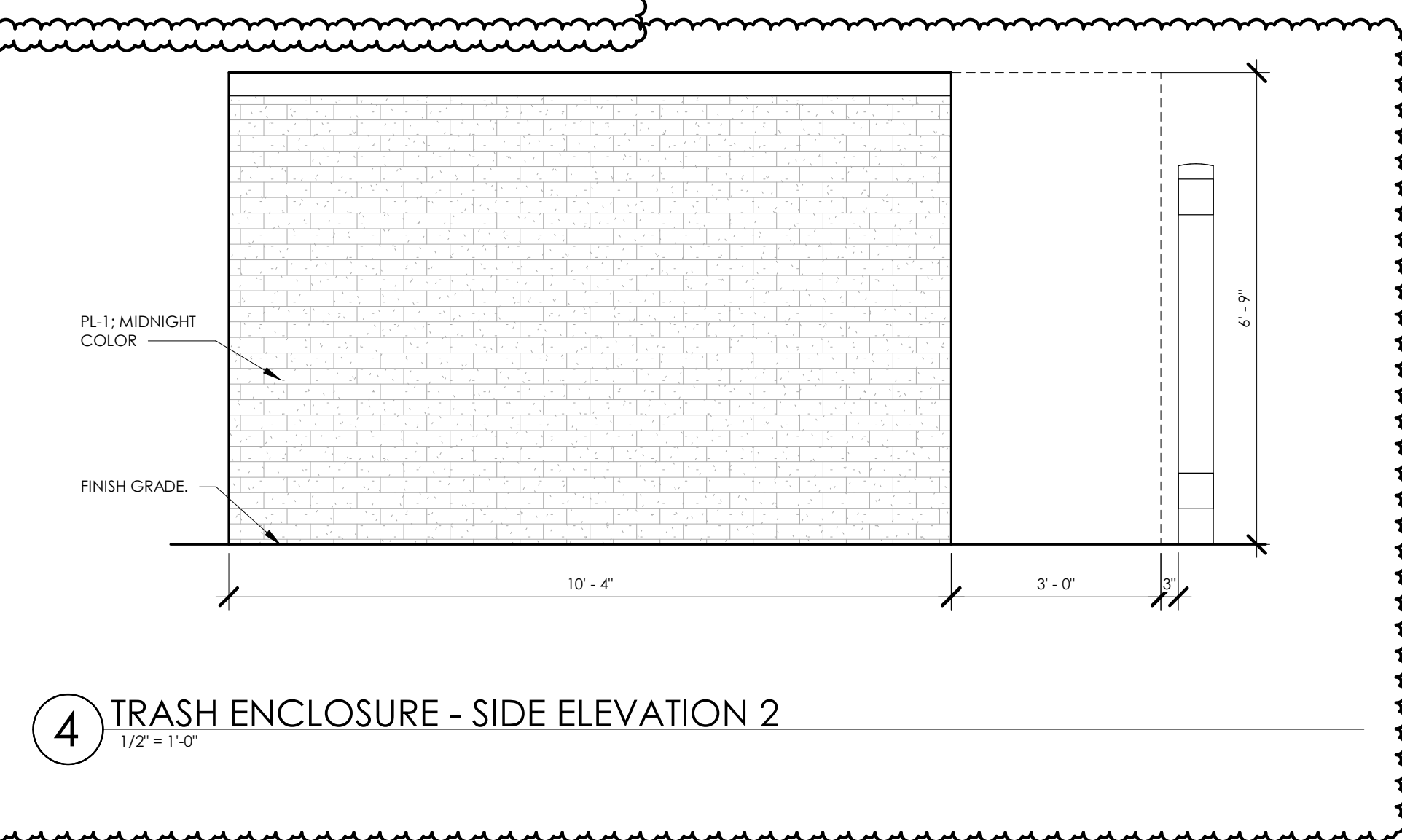
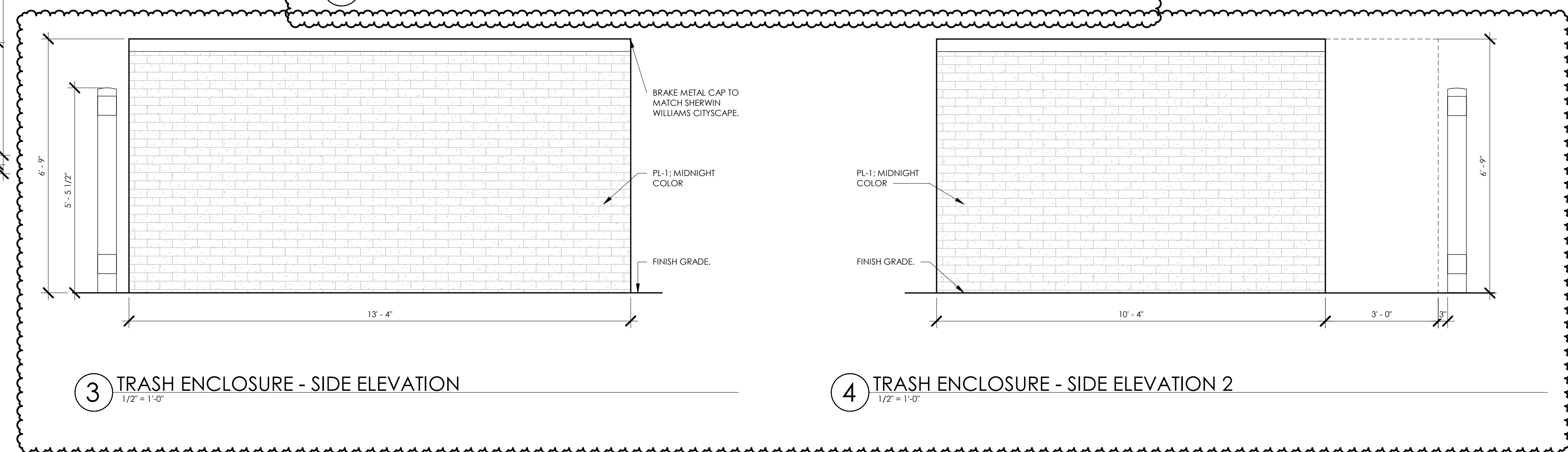
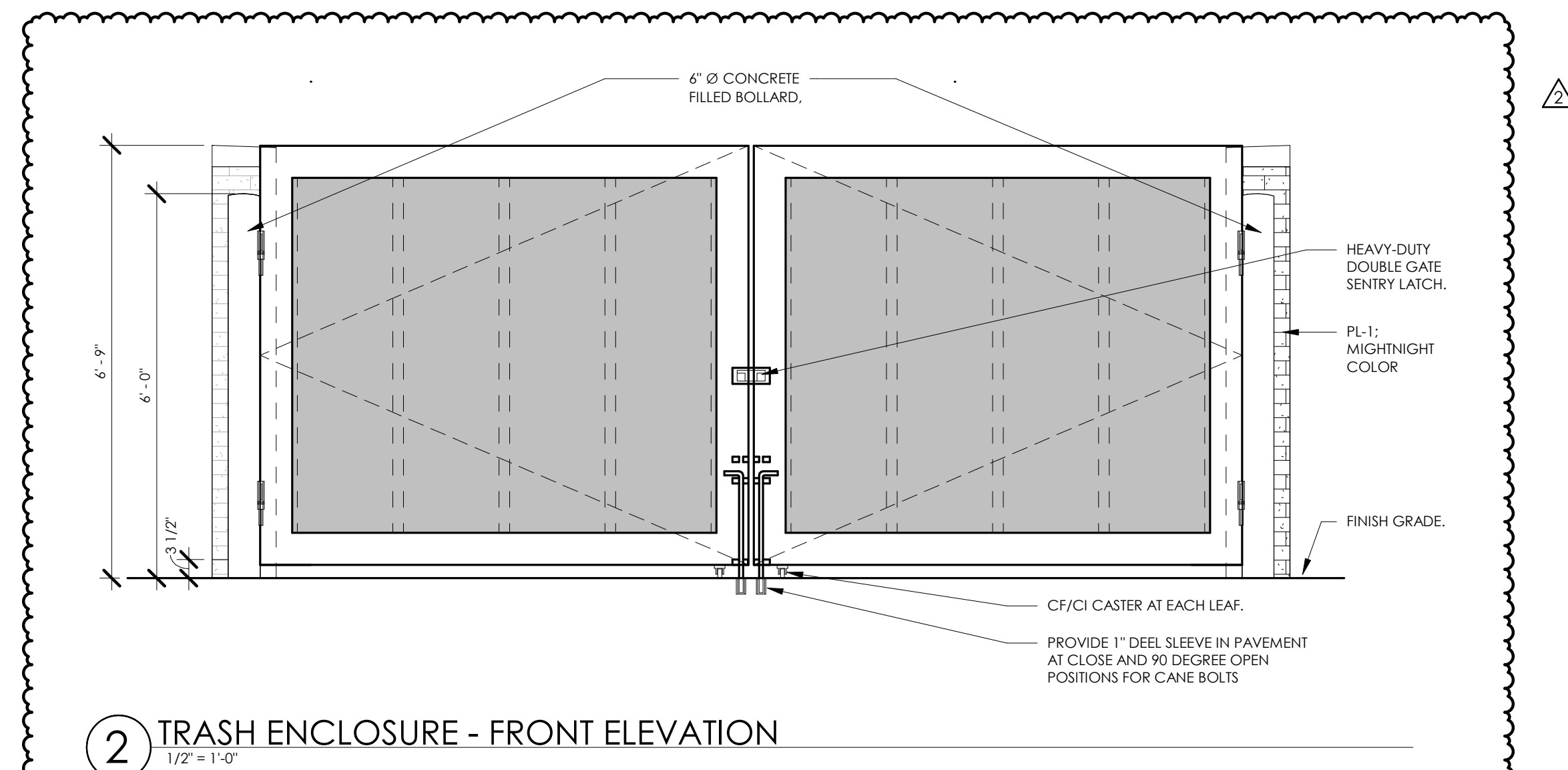
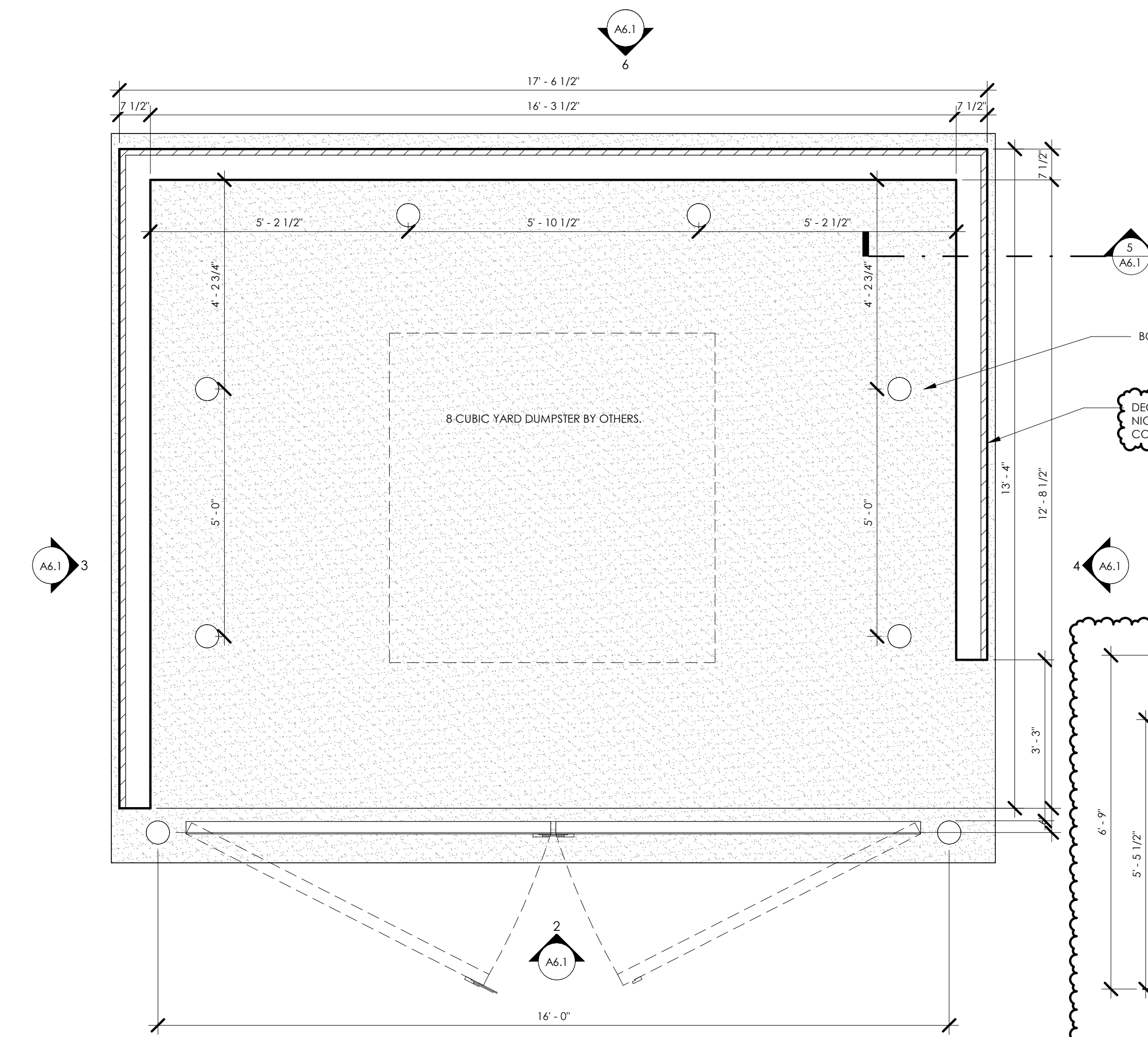
REVISION:
07-10-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2

3600 MONTICELLO DR.
O'FALLON, MO 63304

C7.4
DETAILS

DATE: MAY 2, 2023



AS-BUILT DRAWING

FIRM LICENSE NO. 2022033789



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER: 23031 78OF2

REVISION:
ADD 002
06/28/23

7 BREW COFFEE
O'FALLON, MO #2
3740 MONTICELLO PLAZA DR.,
O'FALLON, MO 63368

A6.1
TRASH ENCLOSURE DETAILS

DATE: MARCH 16, 2023