

GENERAL NOTES:

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED THE ONLY THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO THE CITY OF O'FALLON STANDARDS.

SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO THE CITY OF O'FALLON AND ADA STANDARDS AND SPECIFICATIONS.

ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.

MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE.

STORM SEWERS SHALL BE R.C.P. (REINFORCED CONCRETE PIPE) A.S.T.M. C-76, CLASS III MINIMUM, UNLESS OTHERWISE SPECIFIED.

ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.

CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NOTIFY THE CITY OF O'FALLON 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL FILLS PLACED UNDER PROPOSED STORM SEWER LINES, SANITARY SEWER LINES, BUILDINGS AND PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

NEW CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO SUBGRADE.

NEW GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SUPPORTED BY A GEOTECHNICAL REPORT THAT HAS BEEN ACCEPTED AND APPROVED.

CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF SITE. PONDING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

ALL TRASH AND DEBRIS ON SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF SITE.

ALL SEWER PIPE TRENCHES UNDER PAVEMENT OR IN RIGHT OF WAY SHALL HAVE GRANULAR BACKFILL PLACED IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON STANDARDS.

T.F. AND B.F. ARE MINIMUM ELEVATIONS.

ALL WORK WITHIN THE CITY OF O'FALLON RIGHT-OF-WAY SHALL BE TO THE CITY OF O'FALLON STANDARDS.

ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 90% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE; AT A MAXIMUM OF 2-FOOT VERTICALLY; AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO M.S.D. PRIOR TO CONSTRUCTION APPROVAL.

ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE GOVERNING PLUMBING CODE.

CLEAN-OUTS SHALL BE LOCATED AT ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF LATERAL AND AT 100' INTERVALS.

SILTATION CONTROL NOTES: IF CUT & FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GRASS COVER, A FAST-GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED THE CITY OF O'FALLON/ CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.

STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.

SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.

NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.

PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.

THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION TO THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

ALL WORK WITHIN M&DOT RIGHT-OF-WAY SHALL BE TO M&DOT STANDARDS.

INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION CONSTRUCTION SIGNAGE, IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF O'FALLON.

INTERM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF O'FALLON.

ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF O'FALLON.

ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

ANY DISTURBED OFFSITE PROPERTY (IE. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

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 M&DOT. 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 M&DOT 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 M&DOT."

PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

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.

ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAIN STORM RESULTING IN ONE-HALF 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.

ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.

ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.

NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.

ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DIVISION.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLAN DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THEY SHALL MAKE SUCH CHANGES AT THEIR OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

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

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

The approval is conditional upon the following Staff recommendations being met:  
1. Work with City Staff to provide a contribution for the future widening of Bramblett Road where this site adjoins the roadway.  
2. The Site Plan approval is contingent upon the annexation of the portion of the site that is not currently within the City.  
3. Label the employee parking spaces.  
4. Provide temporary curbing to restrict access of the stubbed out drives to the north and south. The curbing shall be removed when the connections are made in the future. The limits of the curbing shall be reviewed on construction plans.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:  
1. All signage shall be reviewed and approved through a separate permitting process.  
2. A photometric lighting plan shall be provided.  
3. Interior landscaping calculations shall be provided per Section 400.510 of City Code.  
4. The easement for the 10 foot multi-purpose trail shall be 12 feet in width.  
5. Provide the water service lines and water main on the plan.  
6. Any equipment or mechanical units shall be screened in accordance with Section 400.278.  
7. Provide details for the ramps and trails. All ramps shall be PC concrete.  
8. Provide a note on the plan that detention will be for the 100 year 20 minute storm.  
9. Show how the proposed trail connects to the existing trail.  
10. Remove the proposed straightight from the drive aisle.  
11. Provide trash truck movement details and information on how the proposed automatic gate will affect truck access.  
12. Some of the drive aisle width measurements are not shown at the narrowest point. Work with staff on drive aisle dimensions.  
13. Provide a detail on the storage area screening. The screening should be architecturally compatible with the primary structure.

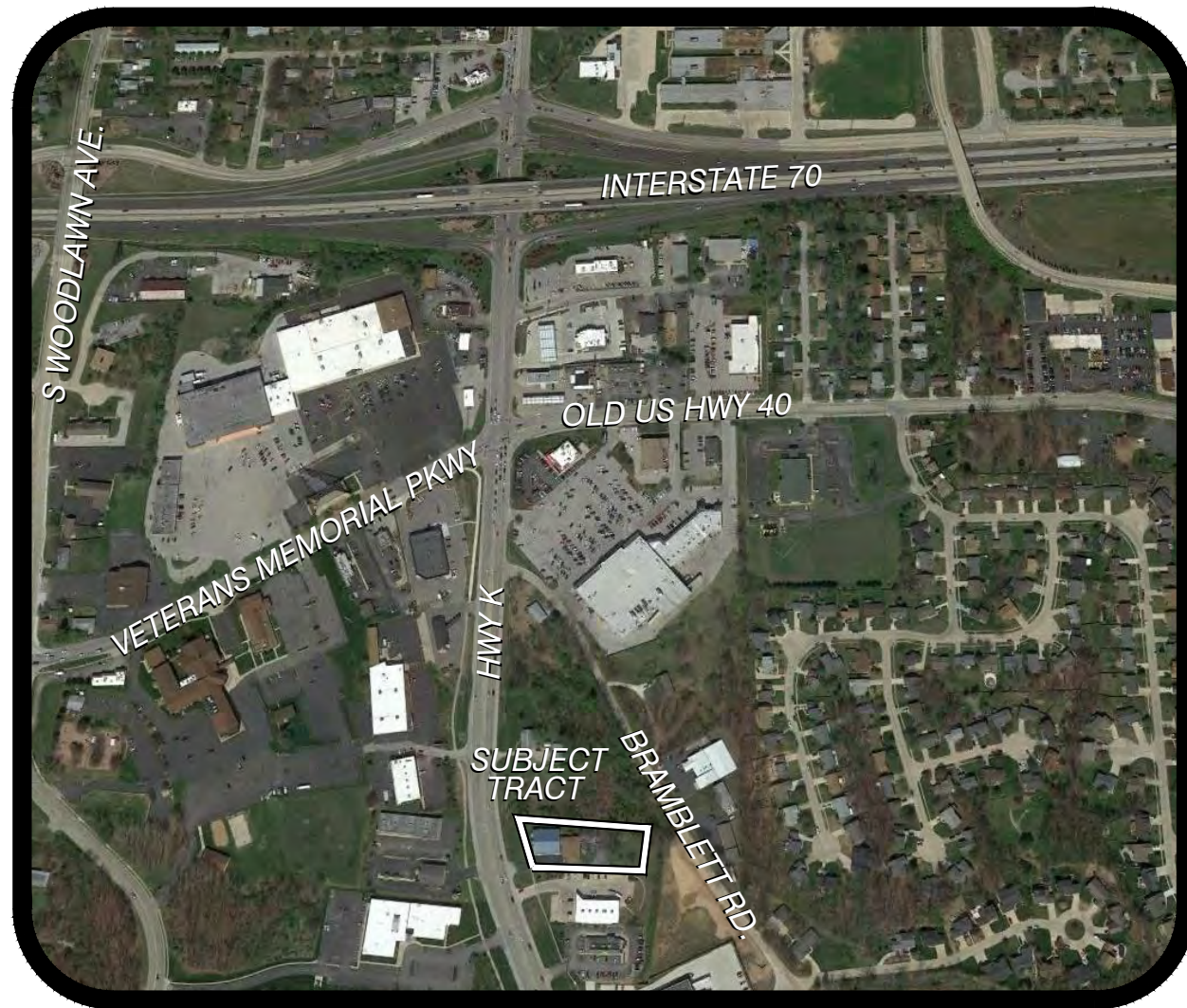
CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

Call Before you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM INC.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, CITY OF O'FALLON AND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT AN OLD STONE MARKING THE NORTHEAST CORNER OF U.S. SURVEY 55; THENCE ALONG THE EAST LINE OF U.S. SURVEY 55, AS SHOWN ON A SURVEY BY PICKETT RAY & SILVER, DATED MAY 1987 & JUNE 1994, SOUTH 06 DEGREES 31' 55" WEST 100.02 FEET TO AN ALUMINUM PIPE WHICH IS SHOWN ON SAID SURVEY AS BEING "FOUND IRON PIPE"; THENCE ALONG THE NORTH LINE OF PROPERTY CONVEYED TO TROBLE BY DEED BOOK 1168, PAGE 17, NORTH 87 DEGREES 55' 08" WEST 367.23 FEET TO AN IRON ROD WITH A PRS CAP, ON THE EAST LINE OF MO. STATE HIGHWAY "K"; THENCE ALONG SAID EAST LINE THE FOLLOWING BEARINGS & DISTANCES: NORTH 13 DEGREES 29' 14" WEST 29.79 FEET TO AN IRON ROD; NORTH 17 DEGREES 00' 45" WEST 52.87 FEET TO A STEEL RIGHT-OF-WAY POST; NORTH 24 DEGREES 28' 42" WEST 19.36 FEET TO AN IRON ROD ON THE NORTH LINE OF U.S. SURVEY 55; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 83 DEGREES 18' 19" EAST 423.39 FEET TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRE. DEED RECORDED IN BOOK 1739 PAGE 1376 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE.

(AS-BUILT)  
**BLUE IGUANA CAR WASH**  
A TRACT OF LAND BEING PART OF U.S. 55,  
TOWNSHIP 47 NORTH, RANGE 3 EAST,  
CITY OF O'FALLON, ST. CHARLES COUNTY MISSOURI  
(CONSTRUCTION PLANS)



LOCATION MAP

(NOT TO SCALE)  
WUNNENBURG'S: RR-16 PG. 46  
PARCEL NO.: 2-0141-0055-00-0025.0000000  
ADDRESS: 1008 HIGHWAY K  
O'FALLON, MO 63366  
TOTAL AREA OF TRACT: 1.04 ACRES  
PRESENT ZONING: C-2

**PERTINENT INFORMATION:**

- 1. SEWER DISTRICT: CITY OF O'FALLON
- 2. ELECTRIC: AMERENUE
- 3. GAS: LACLEDE GAS
- 4. PHONE: CENTURY TEL
- 5. WATER: CITY OF O'FALLON
- 6. SCHOOL DISTRICT: FORT ZUMWALT
- 7. TOPO: DOERING ENGINEERING OCTOBER 2016
- 8. FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT

**WATER QUALITY DATA**

SITE LOCATION: CITY OF O'FALLON  
SOIL TYPE 100% "C"  
DISTURBED AREA 1.73 AC.

**FLOOD MAP**

FEMA MAP # 29183CO237G, EFFECTIVE DATE 1/20/2016  
SUBJECT PROPERTY NOT WITHIN FLOOD ZONES.

**BENCHMARK**

ELEVATIONS WERE DETERMINED USING THE M&DOT VRS NETWORK OF CONTINUOUSLY OPERATING REFERENCE STATIONS FOR 1983 EAST ZONE.  
SITE BENCHMARK O.I.P. NORTHWEST CORNER OF SITE  
ELEV: 565.34

**SHEET INDEX**

- C1 COVER SHEET
- C2-C3 NOTES
- C4 EX. COND./ DEMO PLAN
- C5 GRADING/ SWPPP
- C6 SITE PLAN
- C7 SWPPP DETAILS
- C8 SEWER/ WATER PROFILES
- C9 PROP. DAM
- C10-C14 DETAILS
- C15 DETENTION BASIN DETAILS
- C16-C17 OFS DETAILS
- C18 TRAFFIC HANDLING PLANS

**LEGEND**

**NEW IMPROVEMENTS**

- CONTOUR --- ELEV ---
- SPOT ELEVATION --- ELEV ---
- CURB INLET [Symbol]
- CLEANOUT / SAMPLE TEE [Symbol]
- DOWNSPOUT [Symbol]
- SIGN [Symbol]
- HANDICAPPED SYMBOL [Symbol]
- WATER LINE --- W ---
- GAS SERVICE --- G ---
- ELECTRIC SERVICE --- E ---
- TELEPHONE SERVICE --- T ---
- CONCRETE PAVEMENT [Symbol]
- ASPHALT PAVEMENT [Symbol]
- USE IN PLACE [Symbol]
- ADJUST TO GRADE A.T.G.

**LEGEND**

**EXISTING TOPOGRAPHIC**

- Sidewalk
- Building Foundation
- Fence
- Wall
- Tree Line
- Stream
- Brush/Shrub Line
- Index Contour
- Intermediate Contour
- Depression Contour
- Guard Rail
- Swamp Symbol
- Control Point
- Spot Elevation
- Single Tree
- Located Object
- Catch Basin
- Manhole
- Pole
- Sign
- Fire Hydrant
- Light Pole
- Inlet Symbol
- Railroad
- Paved Road
- Unpaved Road
- Trail
- Pipe line
- Driveway
- Traffic Light
- Electric Box
- Water Valve
- Water Meter
- Gas Meter

**FIRE DEPARTMENT NOTE:**

PERMANENT APPROVED ADDRESS NUMBERS SHALL BE DISPLAYED ON ALL BUILDINGS, AND SHALL BE SUCH SIZE AND AFFIXED IN SUCH LOCATION AS TO BE VISIBLE AND LEGIBLE FROM THE STREET.

**LANDSCAPE LEGEND**

- 2" DOGWOOD
- CORNELIAN CHERRY DOGWOOD
- MATURE TREE HEIGHT = 15 FEET
- 2" HAWTHORN
- MATURE TREE HEIGHT = 15 FEET

**LANDSCAPING REQUIREMENTS**

REQUIRED STREET FRONTAGE TREES:  
162' STREET FRONTAGE / (1 TREE/40') = 4 TREES  
PROPOSED = 4 TREES

INTERIOR LANDSCAPING CALCULATIONS:  
REQUIRED LANDSCAPE AREA TREES:  
33,658 LANDSCAPE AREA / (1 TREE/3,000 S.F.) = 12 TREES  
PROPOSED = 12 TREES

TOTAL REQUIRED TREES = 16  
TOTAL PROPOSED TREES = 16

**SITE COVERAGE CALCULATIONS:**

TOTAL SITE AREA: 1.41 ACRE  
BLDG AREA: 0.11 ACRE = 7.8%  
PVMT AREA: 0.82 ACRE = 58.2%  
GRASS AREA: 0.48 ACRE = 34.0%

**APPROVED**

Jeannie Greenlee  
8/13/2019

PREPARED FOR:  
BLUE IGUANA CAR WASH, LLC  
GREG BYLER  
1640 E SUNSHINE  
SPRINGFIELD, MO 65804  
417-343-9948

Table with 2 columns: Date, Description. Includes entries for 4/26/18, 4/17/18, 3/29/18, 3/7/18, 6/7/17, 8/3/17, 9/28/17, 9/29/17, 10/21/17, 11/25/17, 2/22/18.

Engineered By: DOERING ENGINEERING, INC. CIVIL ENGINEERING • PLANNING • SURVEYING

Seal of Mark A. Doering, Professional Engineer, License No. E-23059, State of Missouri.

BLUE IGUANA CAR WASH  
1008 HIGHWAY K  
O'FALLON, MO 63366  
COVER SHEET

Date: 6/7/17  
Project Number: 16028  
File Name: 16028.cbd  
Drawn By: JAB  
Check By: MAD  
Sheet C1



**SITE PLAN NOTES:**

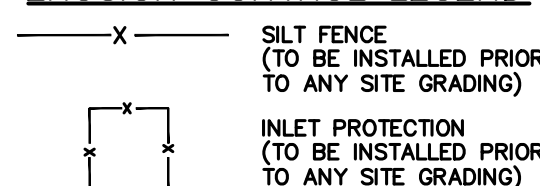
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- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SILTATION CONTROL SHOWN AND OTHER EROSION CONTROL DEVICES THAT MAY BE REQUIRED.
- THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE(S) WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE THE TOP SHALL BE ADJUSTED TO GRADE IF NEEDED.
- ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT GOVERNING DETAILS.
- ALL SPOTS ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

6. ALL SEWER REACHES TO BE CONSTRUCTED FROM DOWNSTREAM END FIRST.

PRETREATMENT, BMP, AND DETENTION MUST BE BUILT TO EXACT PLANS OR ELSE ADDITIONAL GRADING/ REDESIGN WILL BE REQUIRED. (IF THESE FEATURES ARE REQUIRED) DURING CONSTRUCTION, PRIOR TO COVER AND BACKFILL, CONTRACTOR TO CONTACT DOERING ENGINEERING FOR PIPE ELEVATIONS, LOCATIONS AND BMP'S FOR ASBUILT CERTIFICATION. (IF THESE FEATURES ARE REQUIRED)

DOERING ENGINEERING RECOMMENDS STAKING BY US TO CERTIFY PROPER ASBUILT ELEVATIONS.

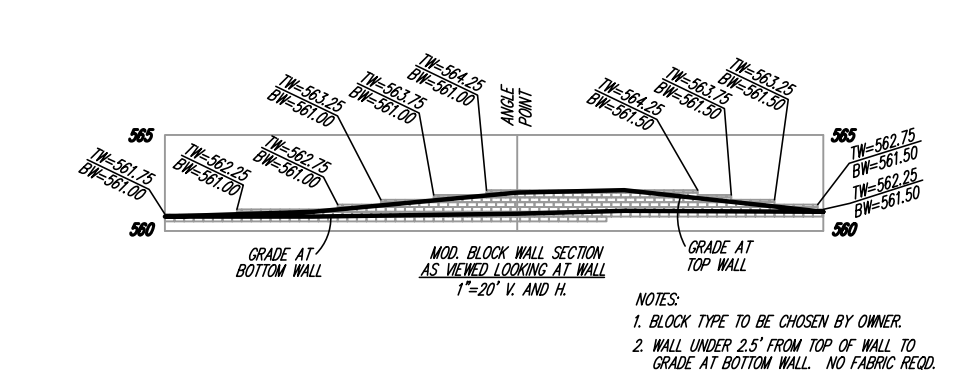
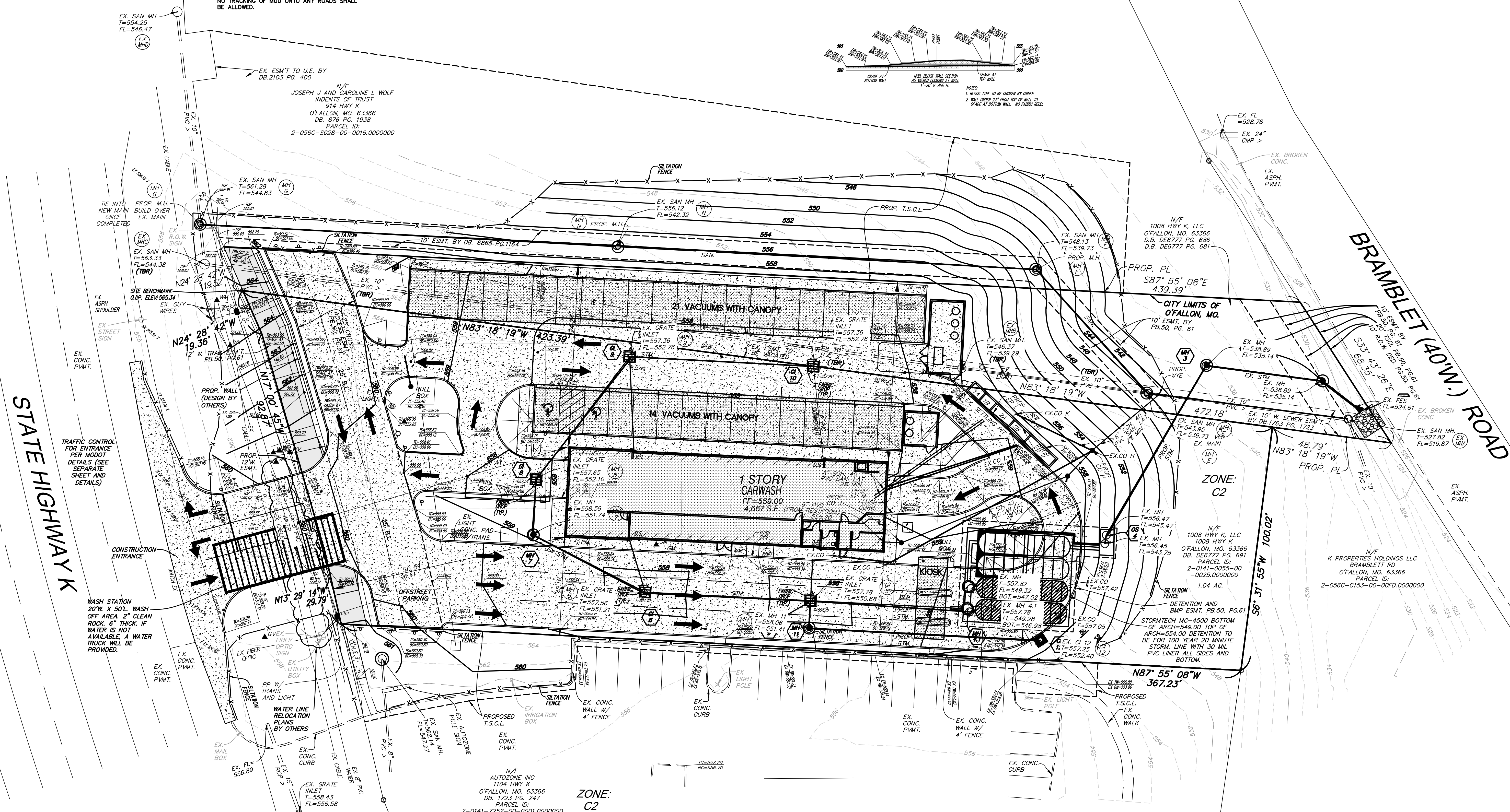
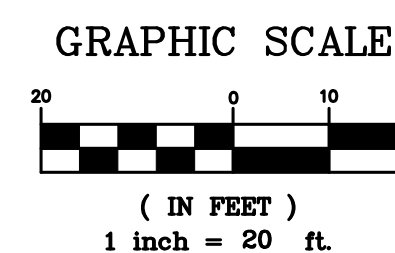
**EROSION CONTROL LEGEND**



**NOTES:**

- ALL DISTURBED AREAS TO BE SEEDED AND MULCHED PER GOVERNING DETAILS.
- SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING SITE. NO TRACKING OF MUD ONTO ANY ROADS SHALL BE ALLOWED.

NOTE:  
ORIGINAL TRACT RECORDED IN DEED BOOK 1757 PAGE 804, IN THE NAME OF DAVIS IS SUBJECT TO A STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FACILITIES MAINTENANCE AGREEMENT BY DEED RECORDED IN DB. 6882 PAGE 1688



4/26/18 Rev. Per. O'Fallon Comments  
4/17/18 PLAN REVISIONS  
3/29/18 REVERSE OVERFLOW STRUCTURE  
3/7/18 RELOCATE WATER

Revised	Comment
6/7/17	1ST SUB TO CITY OF O'FALLON
8/3/17	Rev. Per. O'Fallon Comments
9/28/17	Rev. Per. O'Fallon Comments
9/29/17	Rev. Per. Modot comments
10/23/17	Rev. Per. city comments
11/25/17	Rev. Per. O'Fallon comments
2/22/18	Reverse subeak on Autozone

Engineered By:

**DOERING ENGINEERING INC.**

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Missouri Office  
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Telephone: (314) 484-6913  
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Seal

STATE OF MISSOURI

MARK A. DOERING

10/23/19

MARK A. DOERING  
CIVIL ENGINEER E-23059

10/23/19

MO. EXPIRATION DATE:  
DECEMBER 31 2018

IL. EXPIRATION DATE:  
APRIL 30 2019

MO. CORPORATE  
LICENSE NO. 001947

IL. CORPORATE  
LICENSE NO. 184.003035

**BLUE IGUANA CAR WASH**

1008 HIGHWAY K

O'FALLON, MO 63366

AS BUILT

Date: 2/4/19

Project Number: 16028

File Name: 16028.cdw

Drawn By: JAB Sheet

Check By: MAD

**C5**



**NOTES:**

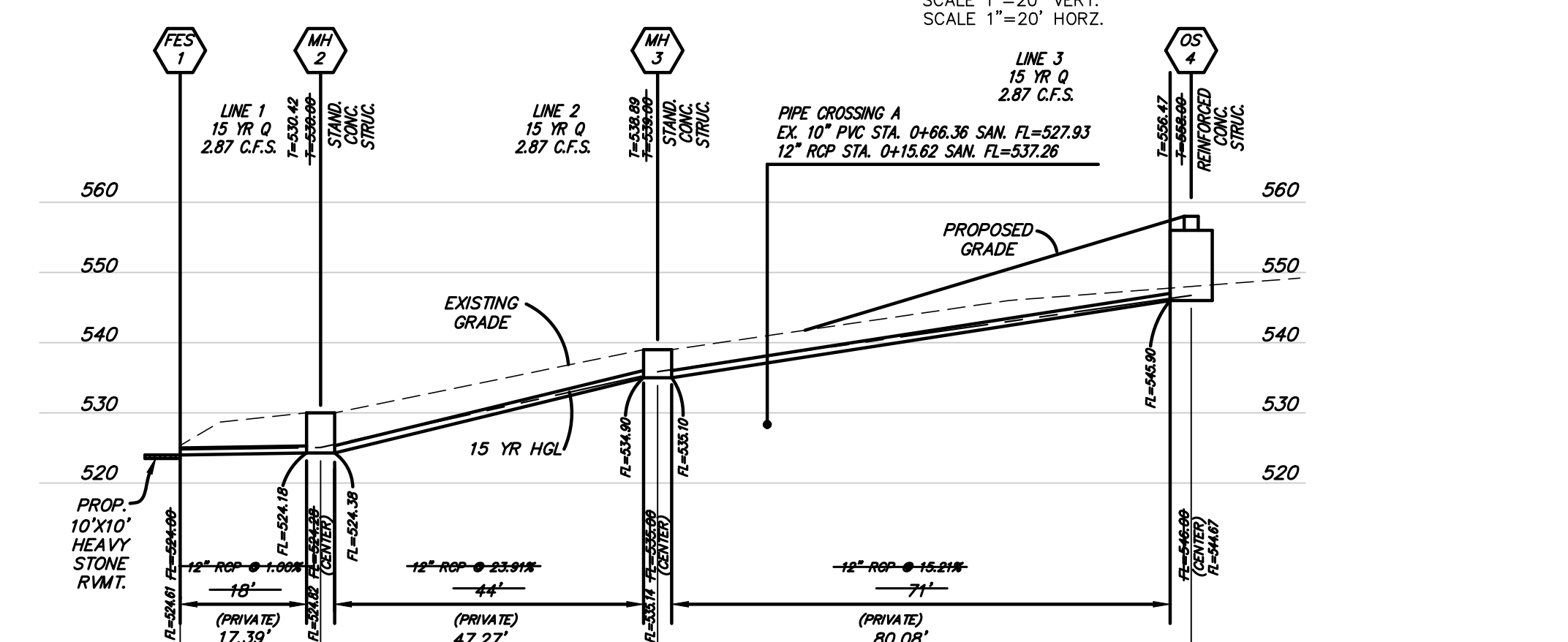
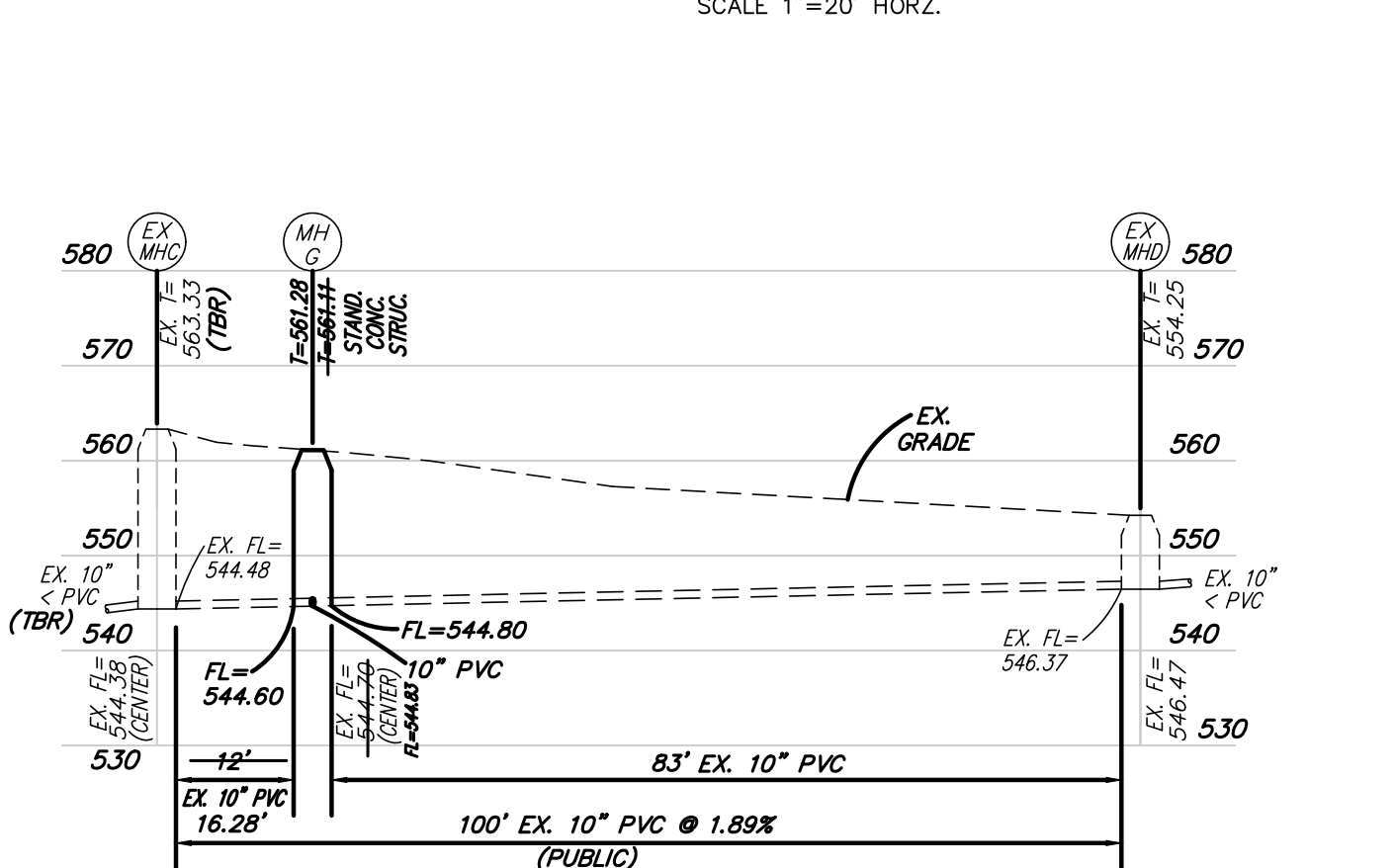
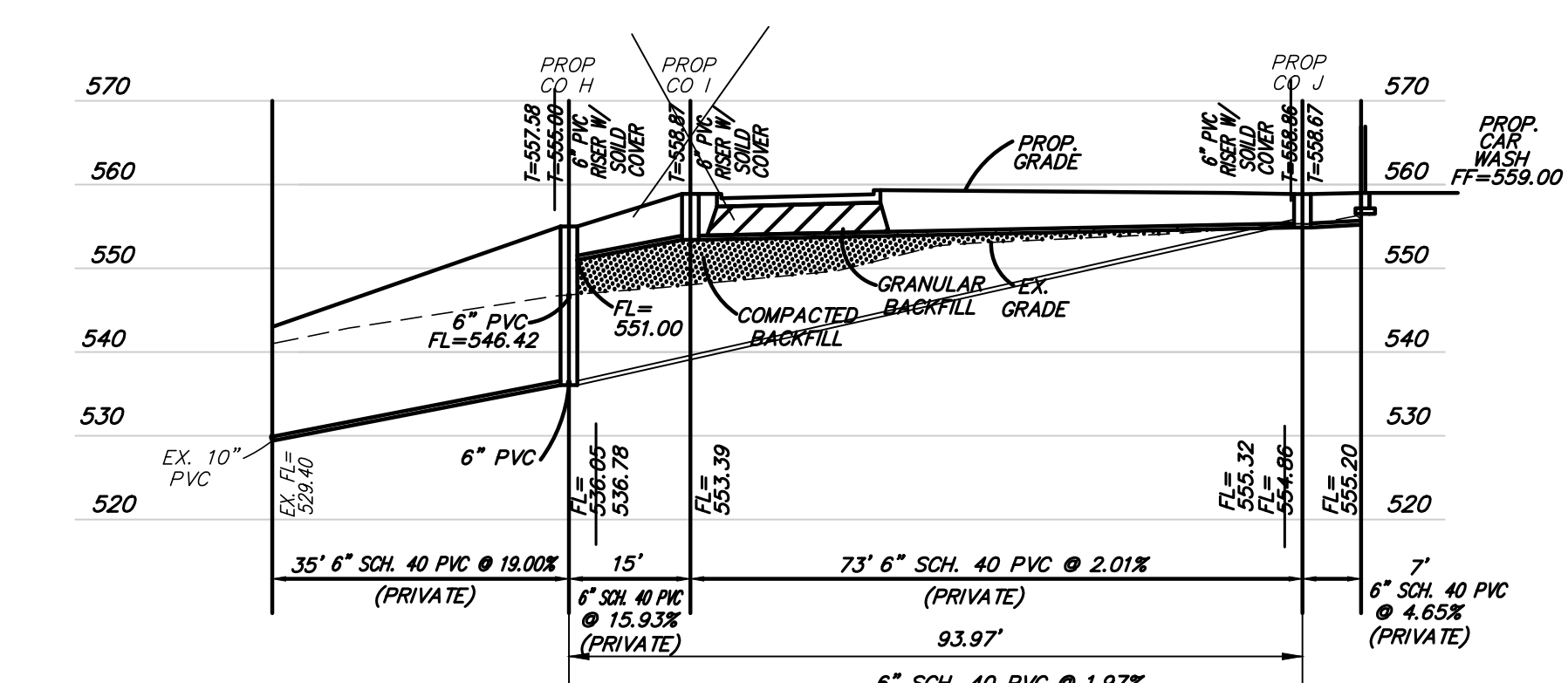
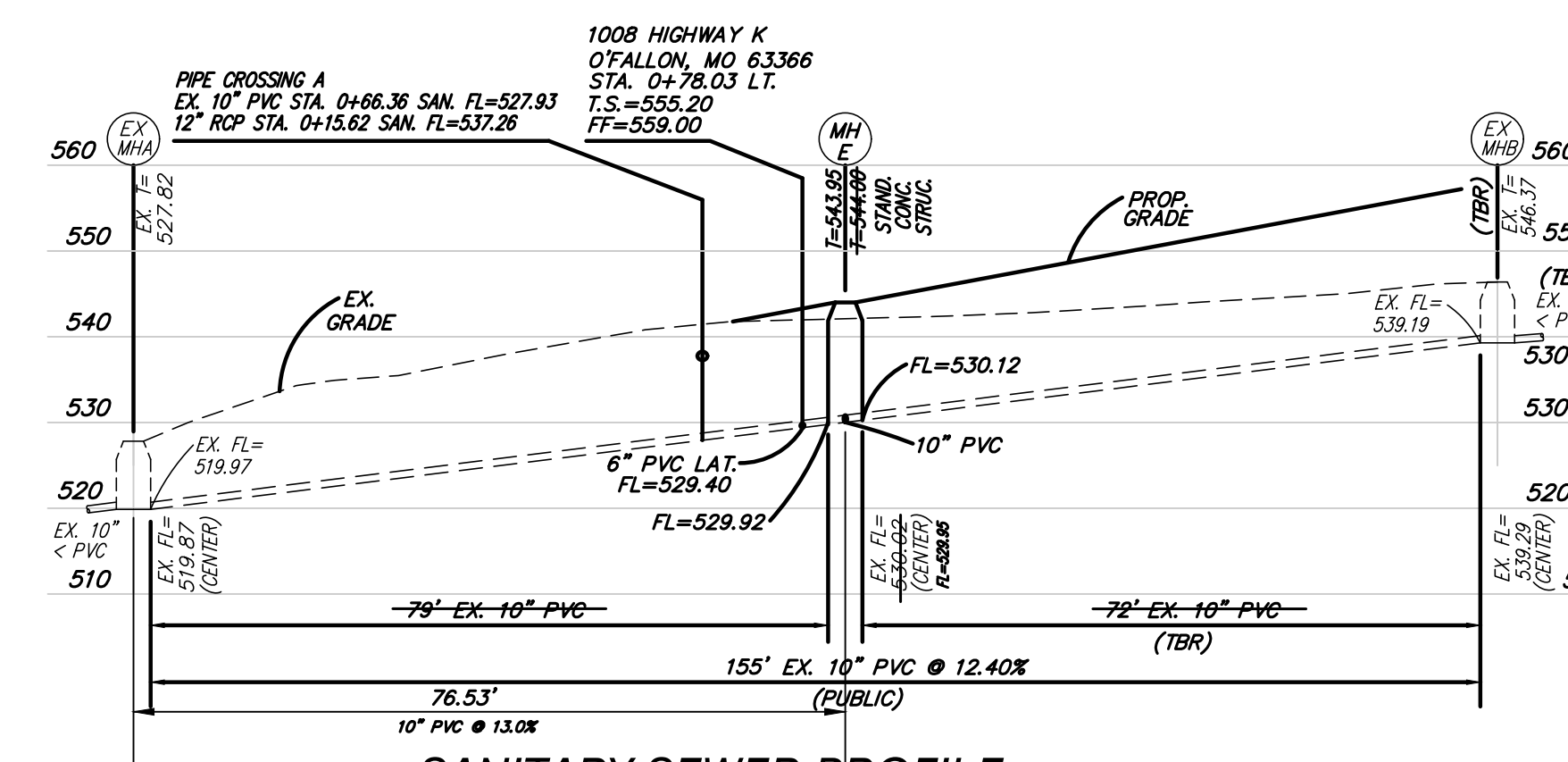
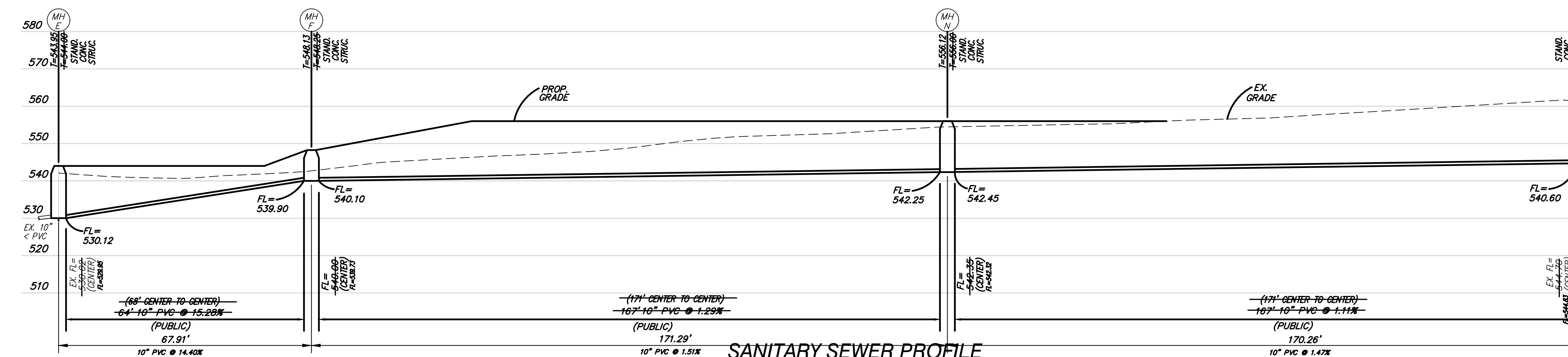
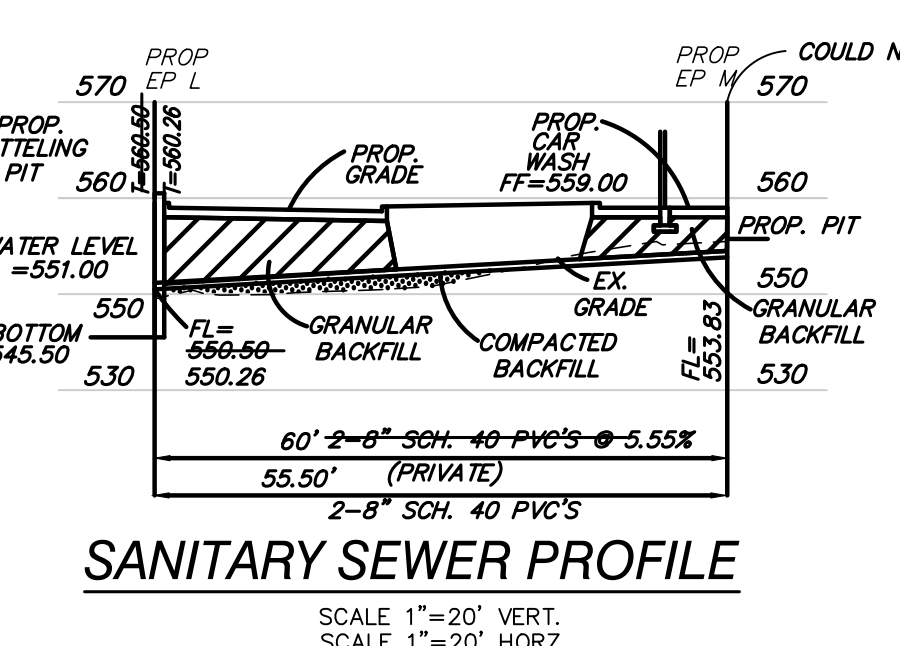
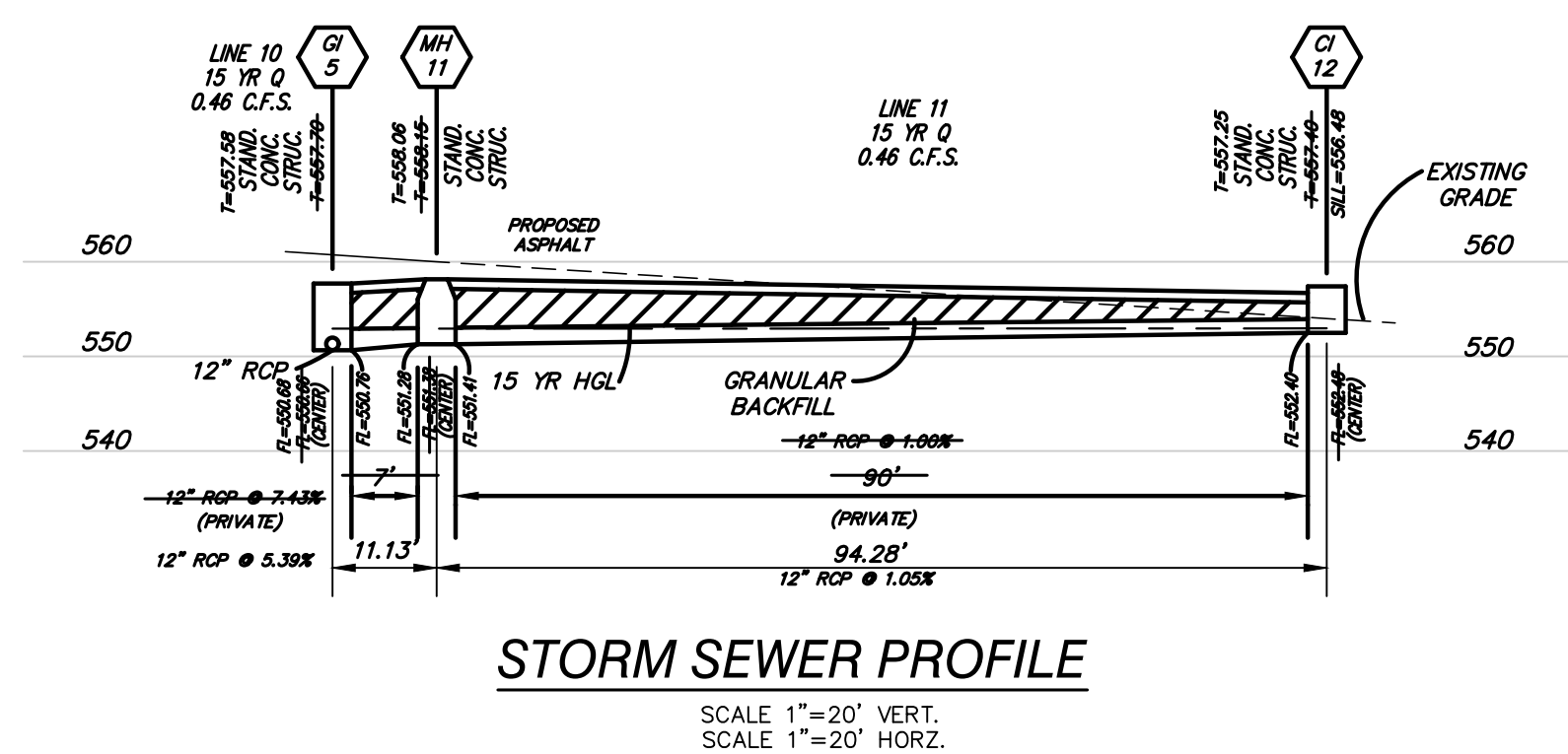
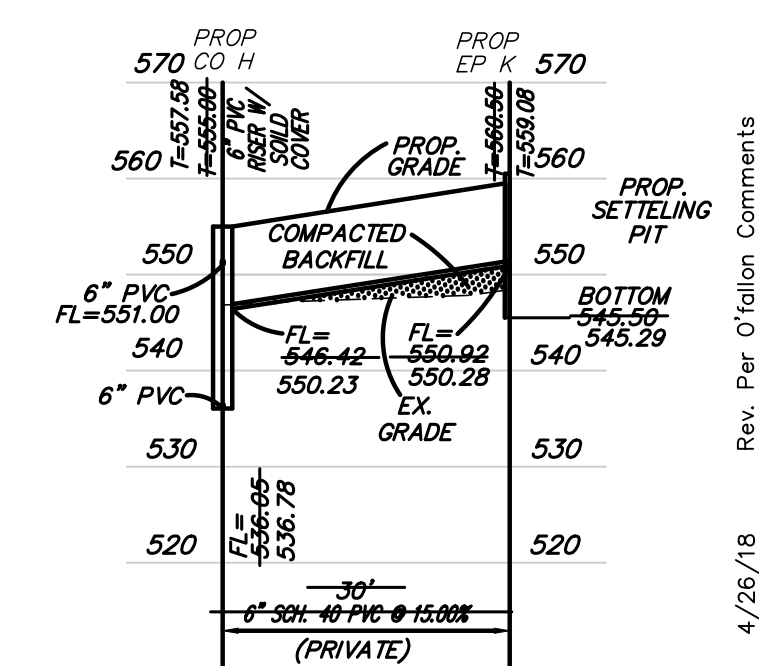
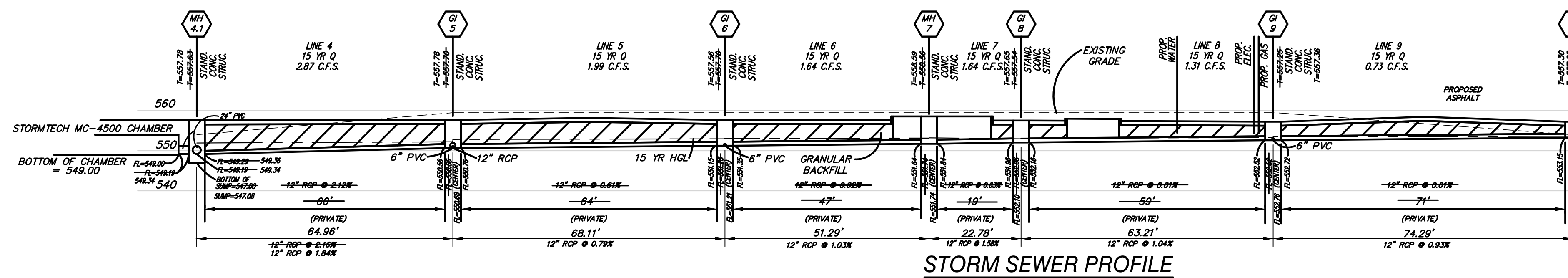
- HYDRAULICS RAN TO TOP OF MANHOLE OR SILL OF INLET.
- ALL SEWER STRUCTURES SHOWN TO CL FOR DESIGN AND HYDRAULIC CALCULATIONS. ALL SEWER STRUCTURES TO HAVE 0.20% DROP FROM FLOW LINE IN TO FLOW LINE OUT.

**ATTENTION SEWER CONTRACTOR**  
FOR SEWER PIPE (STORM, SANITARY, AND COMBINED) WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN GRADE THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS.

FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN SLOPE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE.

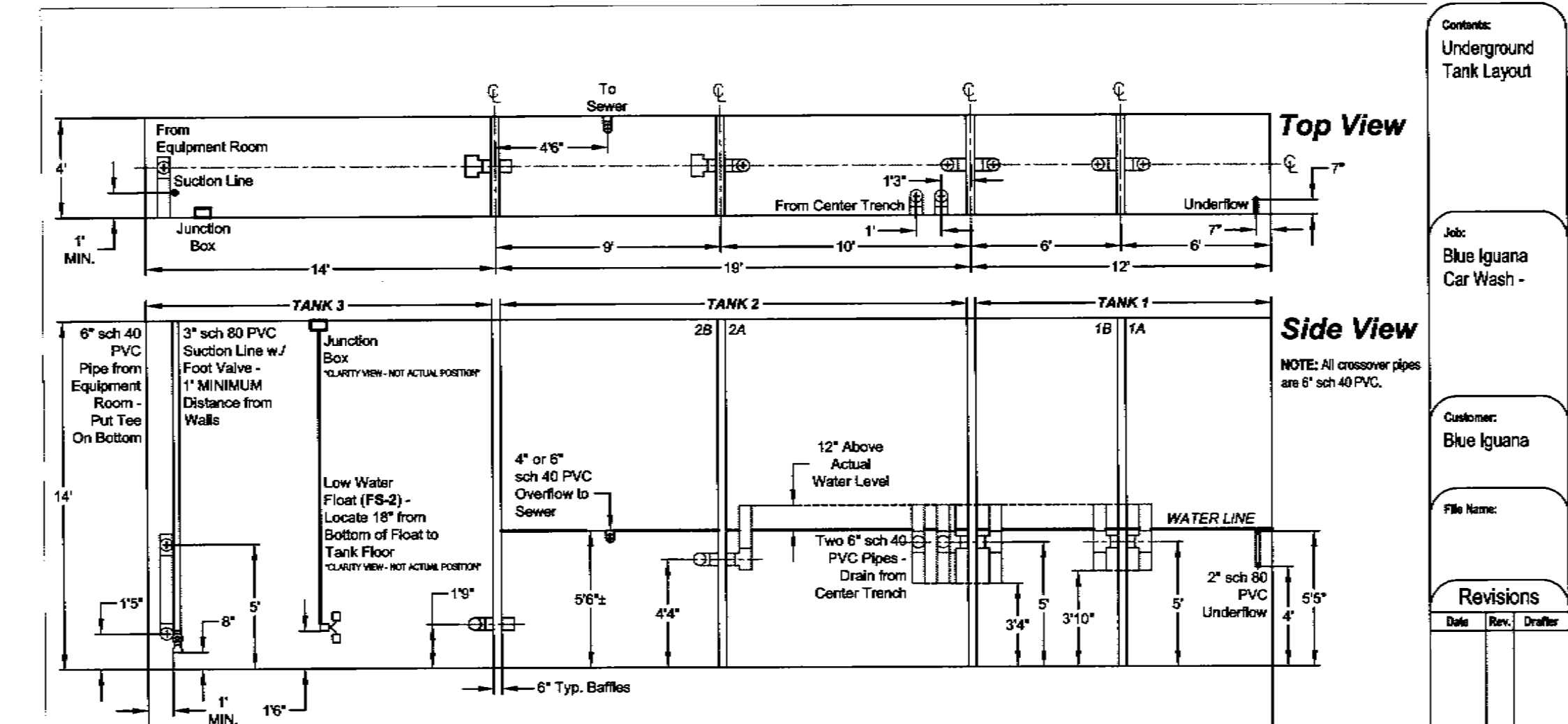
THE CITY OF FALLON ALSO RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE ANY SEWER (AT ANY TIME PRIOR TO CONSTRUCTION APPROVAL) FOR WHICH THE AS-BUILT GRADE DOES NOT COMPLY WITH THE GRADE TOLERANCE STATED IN THE ABOVE PARAGRAPH.

THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE ASSOCIATED APPURTENANCES.



15 YR. EVENT HYDRAFLOW STORM SEWER 2016 VER.

LINE NO.	LINE ID	LINE LENGTH (FT.)	LINE SIZE (IN.)	LINE SLOPE (%)	KNOWN FLOW (CFS)	FLOW CAPACITY (CFS)	CRITICAL DEPTH (FT.)	INVERT (FT.)	VERT. INVERT (FT.)	GRND. RIM (FT.)	HGL (FT.)	HGL (FT.)	HGL (FT.)	VEL (FT/S)	VEL (FT/S)	N-VALUE	MINOR LOSS (DEG.)	DEFL. (IN.)	FREE-BOARD		
1	FES 1 TO MH 2	18	12	1	0	2.87	3.86	0.73	524	524.18	525	530	524.73	524.91	524.91	4.87	0.34	0.012	n/a	-142.17	5.09
2	MH 2 TO MH 3	44	12	23.91	0	2.87	18.86	0.73	524.38	534.9	530	539	525.04	535.63	535.63	5.2	0.34	0.012	0.32	-30.303	3.37
3	MH 3 TO OS 4	71	12	15.21	2.87	2.87	15.05	0.73	535.1	545.9	539	558	535.76	546.63	546.63	5.2	0.34	0.012	0.34	-67.294	11.37
4	MH 4 TO GI 5	60	12	2.43	0.42	2.87	6.02	0.73	549.1	550.56	557.83	557.7	551.94	552.27	552.28	3.85	0.21	0.012	0.21	-177.09	5.12
5	GI 5 TO GI 6	64	12	0.61	0.35	1.99	3.01	0.8	550.76	551.15	557.7	557.7	552.89	552.86	552.93	0.1	0.012	0.07	0.058	4.77	
6	GI 6 TO MH 7	47	12	0.62	0	1.64	3.03	0.54	551.35	551.64	557.7	558.56	552.96	553.05	553.11	2.09	0.07	0.012	0.06	24.156	5.45
7	MH 7 TO GI 8	19	12	0.63	0.33	1.64	3.07	0.54	551.84	551.96	558.56	557.54	553.11	553.15	553.21	2.09	0.07	0.012	0.06	65.894	4.33
8	GI 8 TO GI 9	59	12	0.61	0.58	1.31	3.01	0.48	552.16	552.32	557.54	557.25	553.23	553.28	553.37	1.67	0.04	0.012	0.08	34.235	3.88
9	GI 9 TO MH 11	71	12	0.61	0.73	0.73	3	0.36	552.72	553.15	557.25	557.25	553.51	553.51	1.25	0.13	0.012	n/a	55.706	3.74	
10	GI 5 TO MH 11	7	12	7.43	0	0.46	10.52	0.28	550.76	551.28	557.7	558.15	552.79	552.79	0.50	0.01	0.012	0.01	-90.018	5.36	
11	MH 11 TO GI 12	90	12	1	0.46	0.46	3.86	0.28	551.48	552.38	558.15	556.48	552.79	552.82	552.85	0.59	0.01	0.012	0.03	-89.858	3.83



\*A second suction line may be added as a spare upon customer request.

**(AS-BUILT)** NOTE A 5/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENING OF ALL INLETS.

Revised

6/7/17	1ST SUB TO CITY OF FALLON
8/3/17	Rev. per O'Fallon comments
9/25/17	Rev. per O'Fallon comments
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10/27/17	Rev. per city comments
11/25/17	Rev. per O'Fallon comments
2/22/18	Revised submittal on Autozone

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Seal

MARK A. DOERING  
Professional Engineer  
E-23059

10/23/19

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CIVIL ENGINEER E-23059

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**BLUE IGUANA CAR WASH**  
1008 HIGHWAY K  
O'FALLON, MO 63366  
AS BUILTS

Date: 2/4/2019  
Project Number: 16028  
File Name: 16028.cbd  
Drawn By: JAB  
Check By: MAD

Customer: Blue Iguana

Revisions

**C8**