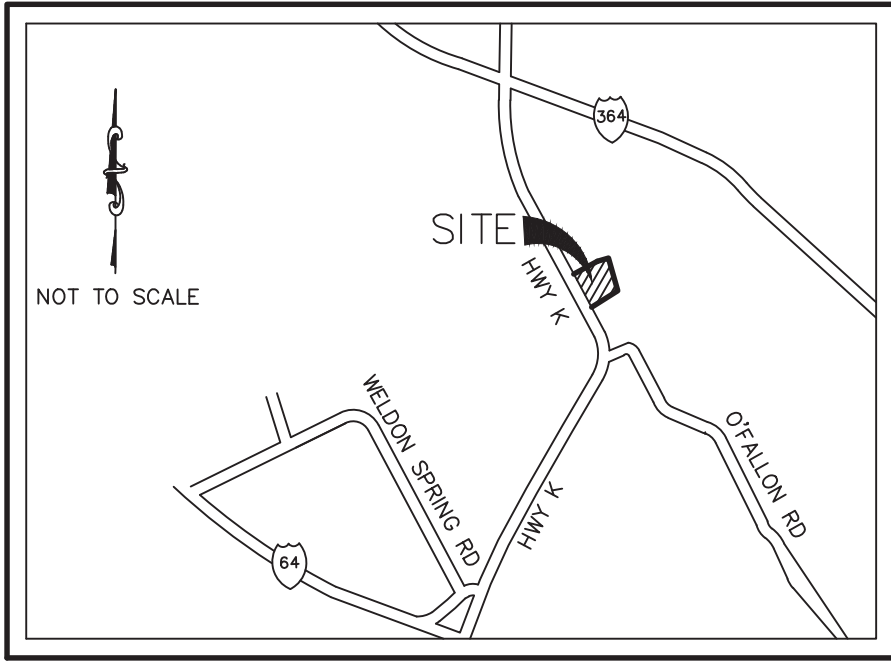


Plan View
1" = 120'



Locator Map

A SET OF AS-BUILT PLANS FOR LOU FUSZ BUILDING ADDITIONS

A TRACT OF LAND BEING ALL
OF ADJUSTED LOT 1 OF
"KEEVEN HIGHWAY K SUBDIVISION
BOUNDARY ADJUSTMENT OF LOT 1 AND LOT 2"
DOCUMENT NO. 2023R-006699
WITHIN U.S. SURVEY 1696
TOWNSHIP 46 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

Utility Contacts

Sanitary Sewer
Duckett Creek Sanitary District
3550 State Hwy K
O'Fallon, MO 63368
Contact: 636-441-1244

Water
Public Water SD #2
100 Water Dr
O'Fallon, MO 63368
Contact: 636-561-3737

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

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

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

Fire Department
Cottleville Fire
6310 Weldon Spring Pkwy
Weldon Spring, MO 63304
636-329-1515

Development Notes:

- THIS PROPERTY IS CURRENTLY LISTED UNDER THE FOLLOWING PARCEL LOCATOR NUMBER IN THE ST. CHARLES COUNTY ASSESSORS OFFICE: 2-0128-9856-00-0001.0000000, 2-0128-9856-00-0002.0000000
- AREA OF TRACT: 14.29 ACRES
- EXISTING ZONING: C-2 GENERAL COMMERCIAL DISTRICT (CITY OF O'FALLON)
- PROPOSED USE: BUILDING ADDITION
- THE REQUIRED HEIGHT AND BUILDING SETBACKS ARE AS FOLLOWS:
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 0 FEET, OR 15 FEET IF ADJACENT TO RESIDENTIAL
MINIMUM REAR YARD: 0 FEET, OR 10 FEET IF ADJACENT TO RESIDENTIAL
BUILDING HEIGHT: 50 FEET
- PROPERTY OWNER: LOU FUSZ PROPERTIES LLC CONTACT: BRIAN RAMEY
1 ATHLETIC DR 314-568-0440
EARTH CITY MO, 63045 BRIAN.RAMEY@FUSZ.COM
- TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0430G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

COMMUNITY: CITY OF O'FALLON
NUMBER: 290316
PANEL: 0430
SUFFIX: G

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE X (HATCHED) - OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD.
- ZONE AE - SPECIAL FLOOD HAZARD AREAS (SPHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED.)
- FLOODWAY AREAS IN ZONE AE.

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.

THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE THIS SURVEY WAS SIGNED AND SEALED.

- SITE COVERAGE CALCULATIONS:
TOTAL AREA OF LOT = 622,472 SQ. FT. (14.29 ACRES)
EXISTING BUILDING = 66,621 SQ. FT. = 11%
EXISTING PAVEMENT = 360,074 SQ. FT. = 57%
EXISTING GRAVEL = 5,770 SQ. FT. = 1%
PROPOSED BUILDING (JEEP) = 22,919 SQ. FT. 4%
PROPOSED BUILDING (CHRYSLER, DODGE) = 9,182 SQ.FT. 2%
PROPOSED PAVEMENT = 52,550 SQ. FT. = 8%
GREEN SPACE = 110,326 SQ. FT. = 17%
- PARKING CALCULATIONS:
1 SPACE PER EMPLOYEE
1 SPACE PER 500 SQ. FT. SERVICE FLOOR AREA
1 SPACE PER 400 SQ. FT. INDOOR DISPLAY AREA
1 SPACE PER 3,000 SQ. FT. OUTDOOR DISPLAY LOT

NORTH BUILDING
73 EMPLOYEES X 1 SPACE = 73 PARKING SPACES
7,480+11,014/500 SQ. FT. SERVICE FLOOR AREA X 1 SPACE = 37 PARKING SPACES
5,355/400 SQ. FT. INDOOR DISPLAY AREA X 1 SPACE = 9 PARKING SPACES

SOUTH BUILDING
50 EMPLOYEES X 1 SPACE = 50 PARKING SPACES
25,182+8,563/500 SQ. FT. SERVICE FLOOR AREA X 1 SPACE = 68 PARKING SPACES
8,000/400 SQ. FT. INDOOR DISPLAY AREA X 1 SPACE = 20 PARKING SPACES

138,510/3,000 SQ. FT. OUTDOOR DISPLAY OF TOTAL LOT X 1 SPACE = 47 PARKING SPACES
628 ADDITIONAL INVENTORY SPACES

TOTAL SPACES REQUIRED = 257 PARKING SPACES
TOTAL SPACES PROVIDED = 183 EXISTING SPACES + 74 PROPOSED SPACES = 257 SPACES
(INCLUDES 10 ACCESSIBLE SPACES)
- TREE PRESERVATION CALCULATIONS: 20% OF EXISTING TREES OR 15 TREE PER ACRE (WHICHEVER IS GREATER) SHALL BE PRESERVED

NO TREES ARE BEING REMOVED THEREFORE NO TREE PRESERVATION REQUIRED.
- LANDSCAPE CALCULATIONS:
FRONTAGE:
1 TREE PER 40 FEET STREET FRONTAGE
835.63/40 FT. STREET FRONTAGE X 1 TREE = 20.89 = 21 TREES

1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE
110,326/3,000 SQ. FT. X 1 TREE = 36.77 = 37 TREES REQUIRED

TOTAL TREES REQUIRED = 58 TREES
TOTAL TREES PROVIDED = 21 TREES + 28 EXISTING TREE

INTERIOR LANDSCAPE AREA = 6% MINIMUM INTERIOR PARKING LOT
0.06/257 SPACES X 270 SQ. FT.) = 4,163 SQ. FT. INTERIOR LANDSCAPE AREA REQUIRED
TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 12,019 SQ. FT.
- ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF O'FALLON.
- ALL SITE LIGHTING SHOWN IS FOR PRESENTATION ONLY AND EXACT LOCATIONS WILL DEPEND UPON A LIGHTING 3 LAYOUT BY A QUALIFIED LIGHTING CONSULTANT. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
- ALL BUILDING MOUNTED LIGHTS SHALL BE A DECORATIVE DOWNCAST SHADOWBOX STYLE UNLESS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL HVAC AND MECHANICAL EQUIPMENT WHETHER ROOFTOP OR GROUND MOUNTED WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE.
- ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH OSHA STANDARDS.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- DETENTION WAS WAIVED FOR THIS PROPERTY PER THE ORIGINAL ANNEXATION AGREEMENT WITH THE CITY OF O'FALLON. WATER QUALITY WILL BE PROVIDED WITH STORM SEWER INSERTS IN EACH OF THE PROPOSED GRATE INLETS ON SITE.
- IF WATER IS NOT AVAILABLE, A WATER TRUCK WILL BE PROVIDED.

Drawing Index

- COVER SHEET
- CITY NOTES
- DEMOLITION PLAN
- SITE PLAN
- UTILITY PLAN
- GRADING AND STORMWATER POLLUTION PREVENTION PLAN
- SWPPP DETAILS/NOTES
- EXISTING DRAINAGE AREA MAP
- POST DRAINAGE AREA MAP
- DETAILS, STORM SEWER PROFILE AND ENTRANCE DETAIL
- DETAILS
- MODOT DETAILS/SIGNAGE
- DUCKETT CREEK DETAILS

Benchmarks

SITE BENCHMARK #1 (NAVD 88)- "O" IN OPEN ON FIRE HYDRANT LOCATED AS SHOWN ON SUBJECT PROPERTY (ELEVATION=487.89).

SITE BENCHMARK #2 (NAVD 88)- "O" IN OPEN ON FIRE HYDRANT LOCATED AS SHOWN ON SUBJECT PROPERTY (ELEVATION=489.38).

Legend

| | | |
|--------|-------------------------------|----------------------------|
| 600.00 | EXISTING LABELS | EXIST. SINGLE CURB INLET |
| 600.00 | PROPOSED LABELS | EXIST. AREA INLET |
| CI | SINGLE CURB INLET | PROPOSED SINGLE CURB INLET |
| DCI | DOUBLE CURB INLET | PROPOSED GRATE INLET |
| AI | AREA INLET | EXIST. SANITARY MANHOLE |
| DAI | DOUBLE AREA INLET | EXIST. STORM MANHOLE |
| GI | GRATE INLET | PROPOSED MANHOLE |
| DGI | DOUBLE GRATE INLET | POWER POLE |
| MH | MANHOLE | GUY WIRE |
| FE | FLARED END SECTION | LIGHT STANDARD |
| EP | END PIPE | FIRE HYDRANT |
| CP | CONCRETE PIPE | WATER METER |
| RCP | REINFORCED CONCRETE PIPE | WATER VALVE |
| CMP | CORRUGATED METAL PIPE | GAS VALVE |
| CPP | CORRUGATED PLASTIC PIPE | TELEPHONE PEDESTAL |
| PVC | POLY VINYL CHLORIDE (PLASTIC) | SIGN |
| CO | CLEAN OUT | TREE |
| | SLOPE LIMITS | |
| STW | DRAINAGE SWALE | |
| STM | EXISTING STORM SEWER | |
| SAN | EXISTING SANITARY SEWER | |
| W | EXISTING WATER LINE | |
| FO | EXISTING FIBER OPTIC LINE | |
| GAS | EXISTING GAS LINE | |
| UGE | EXISTING UNDERGROUND ELECTRIC | |
| OHW | EXISTING OVERHEAD ELECTRIC | |
| CTV | EXISTING CABLE TV LINE | |
| T | EXISTING TELEPHONE LINE | |
| --- | PROPOSED STORM SEWER | |
| --- | PROPOSED SANITARY SEWER | |
| -x-x- | FENCE LINE | |
| --- | SAWCUT LINE | |



AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS:

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS
- ELECTRIC TRANSFORMER AND CONCRETE PAD
- EV CHARGING STATIONS

ALL PUBLIC UTILITIES SHOWN HEREON AS BEING AS-BUILT ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

VIRGINIA W. HUMISTON, P.L.S. 10/9/2025 DATE
MISSOURI PLS NO. #2006016645

Conditions of Approval From Planning and Zoning

- Add an additional eight (8) ada parking spaces. at least three (3) of the total ada spaces must be van accessible.
- Provide a photometric plan.
- Provide screening details for any new hvac or mechanical units.
- Provide MODOT approval for the new entrance and removal of the existing entrance.
- Clearly show the existing entrance removal.
- AmerenUE easement is to be vacated prior to building permits being issued.
- Provide no loading or unloading signage along Highway K as allowed and approved by MODOT.

CSP-23-000048

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE 12/18/2025
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is _____

The area of land disturbance is _____

Number of proposed lots is _____

Building setback information. Front _____

Side _____

Rear _____

* The estimated sanitary flow in gallons per day is _____

* Tree preservation calculations

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.

PROJECT TITLE:

A SET OF AS-BUILT
PLANS FOR
Lou Fusz Building Additions
Highway K
O'Fallon, MO

ENGINEERING
PLANNING
SURVEYING

221 Point View Blvd.
St. Charles, MO 63301
636-928-5562
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

REVISIONS

| NO. | REVISION |
|-----|----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Developer / Owner:
Lou Fusz Properties, LLC
1 Athletic Dr.
Earth City, MO 63045

COVER SHEET

P+Z No. #23-007755

Approval Date: 08/03/2023

City No. CSP23-000048

Page No.

C-1

Bax Project # 06-83706F Issue Date: 10/08/2025

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 ASSTHO 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 limit
- Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.
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 defined 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 protect the erosion 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 Sanitary Sewers are within the Duckett Creek Sanitary District(see sheet C10)

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 at 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 cask at each pipe joint. Sanitary line with a slope greater than 40% 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 with 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 channelized 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 50 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 taps for valves, meters, and manholes are to be constructed to within 1 inch (.008') of finish grade. Grading around structures on slopes needs 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 material 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--monthly.
 - 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 posts, back and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG and Carboline 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.

PROJECT TITLE:
A SET OF AS-BUILT
PLANS FOR
Lou Fusz Building Additions
Highway K
O'Fallon, MO

ENGINEERING
PLANNING
SURVEYING
221 Point View Blvd.
St. Charles, MO 63301
636-928-5552
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

REFERENCE
INFORMATION
ONLY;
PROFESSIONAL
SEAL DOES
NOT APPLY TO
THIS SHEET.

| REVISIONS | |
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Developer / Owner:
Lou Fusz Properties, LLC
1 Athletic Dr.
Earth City, MO 63045

P+Z No. #23-007755
Approval Date: 08/03/2023

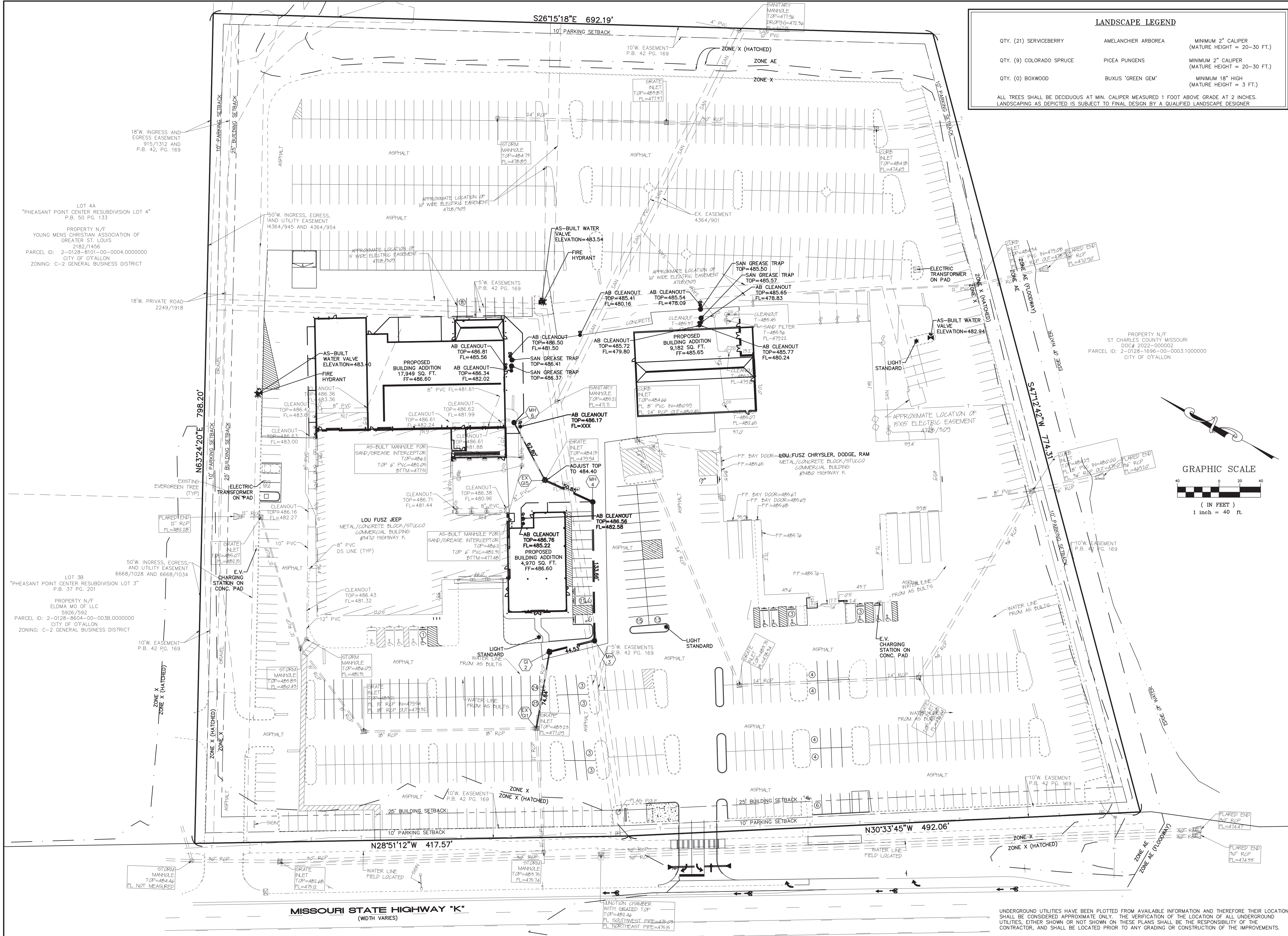
City No. CSP23-000048

Page No.

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CITY NOTES

Box Project # 06-83706F Issue Date: 10/08/2025



| LANDSCAPE LEGEND | | |
|---|---------------------|---|
| QTY. (21) SERVICEBERRY | AMELANCHIER ARBOREA | MINIMUM 2" CALIPER (MATURE HEIGHT = 20-30 FT.) |
| QTY. (9) COLORADO SPRUCE | PICEA PUNGENS | MINIMUM 2" CALIPER (MATURE HEIGHT = 20-30 FT.) |
| QTY. (0) BOXWOOD | BUXUS 'GREEN GEM' | MINIMUM 18" HIGH (MATURE HEIGHT = 3 FT.) |
| ALL TREES SHALL BE DECIDUOUS AT MIN. CALIPER MEASURED 1 FOOT ABOVE GRADE AT 2 INCHES. LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER | | |

PROJECT TITLE:
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PLANS FOR
Lou Fusz Building Additions
Highway K
O'Fallon, MO

**ENGINEERING
PLANNING
SURVEYING**

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St. Charles, MO 63301
636-928-5562
FAX 636-928-1718

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documents or instruments relating to or intended to
be used for any part or parts of the architectural or
engineering project or survey.

VIRGINIA WINTERS
HUMISTON
NUMBER
PLS. 2006016645

Humiston
10/19/2025

| REVISIONS | |
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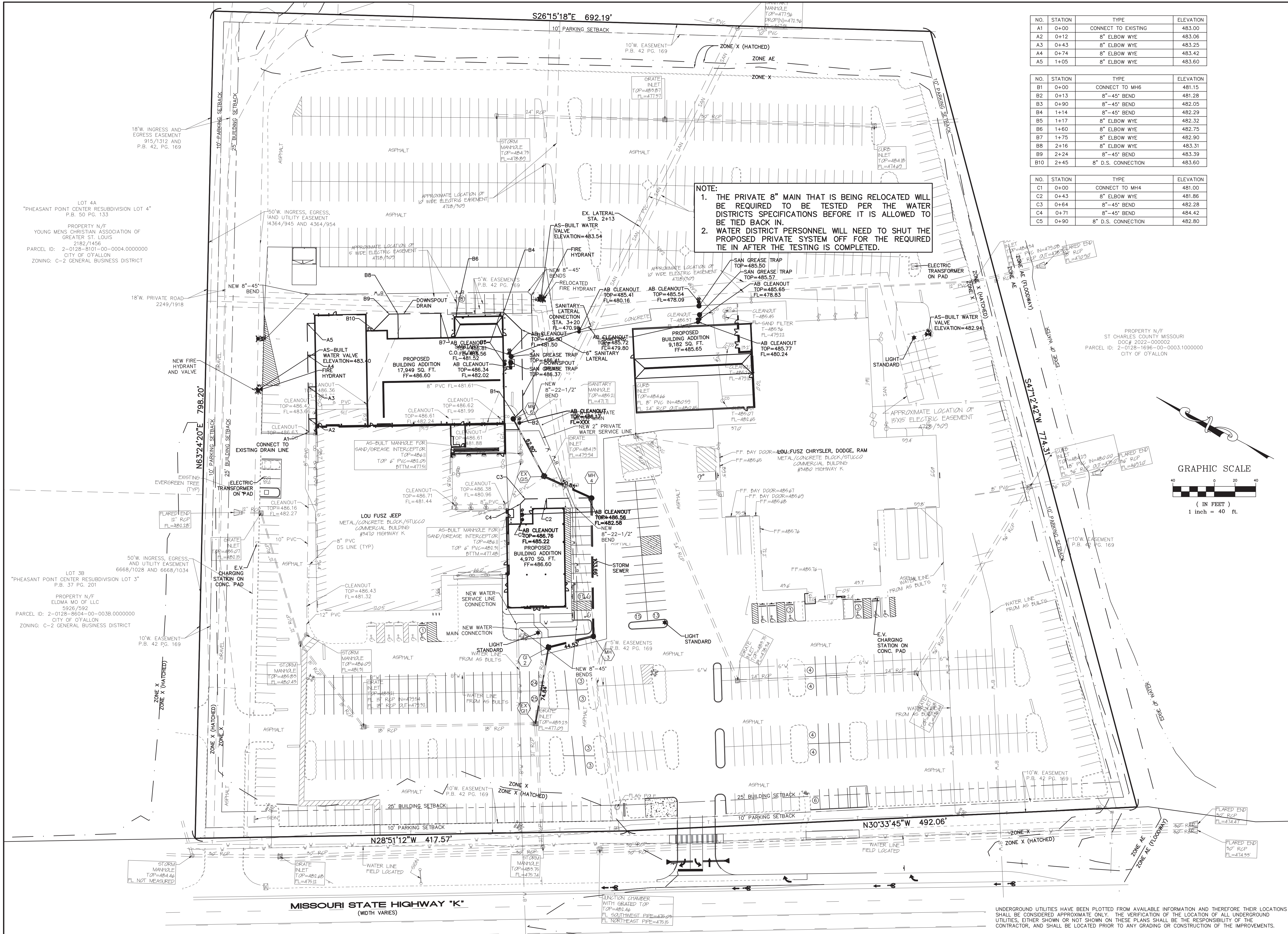
Developer / Owner:
Lou Fusz Properties, LLC
1 Athletic Dr.
Earth City, MO 63045

P+Z No. #23-007755
Approval Date: 08/03/2023
City No. CSP23-000048
Page No.

SITE PLAN

C-4

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



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Highway K
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STATE OF MISSOURI
VIRGINIA WINTERS
HUMISTON
NUMBER
PLS. 2006016645
10/19/2025

REVISIONS:

| NO. | DATE | DESCRIPTION |
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Developer / Owner:
Lou Fusz Properties, LLC
1 Athletic Dr.
Earth City, MO 63045

UTILITIES PLAN

P+Z No. #23-007755
Approval Date: 08/03/2023
City No. CSP23-000048
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