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* The area of this phase of development is 4.6 Acres The area of land disturbance is 4.57 Acres Number of proposed lots is N/A Parking setback information. Front 10'

Side 10'

Rear 10'

* The estimated sanitary flow in gallons per day is N/A * Tree preservation calculations: See Landscape Sheet L1.

Benchmarks Project

Vertical control was established using Trimble Model R8 GPS Equipment (NAVD-1988)

Site

Vertical datum is NAVD 88 established from GPS observations on CP 10, an iron rod set in island on west side of service drive approx. 155' south of call box to delivery drop off area

Northing 1,060,459.343 Easting 750,554.985 Elevation 558.41

Working Hours

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

October 1 - May 31 7:00 am to 7:00 pm Monday - Sunday June 1 - September 30 6:00 am to 8:00 pm Monday — Friday 7:00 am to 8:00 pm Saturday — Sunday

Construction work to be done outside of these hours requires prior written approval from the City Administrator of City Engineer.

Bicycle Parking Calculations

PROPOSED PARKING SPACES = 359 BICYCLE PARKING = 1 BIKE P.S. PER 15 AUTO P.S.

REQUIRED = 359/15 = 24 SPACES

BICYCLE PARKING = 24 SPACES

Flood Zone Notes

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29183C0430G which bears an effective date of January 20, 2016. The property lies within unshaded Zone X (areas determined to be outside the 0.2% annual chance

CONTROL POINT TABLE				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	1060459.343	750554.985	558.413	IRON ROD
11	1060629.890	750657.334	543.672	IRON ROD
12	1060780.492	750659.901	540.471	IRON ROD
25	1060294.852	750536.469	563.433	IRON ROD
26	1060258.094	750686.097	539.777	IRON ROD
27	1060281.106	750964.366	544.047	IRON ROD
45	1060627.871	750722.569	536.346	IRON ROD
46	1060706.322	751056.624	521.927	IRON ROD
70	1060377.633	751045.708	533.864	NAIL
86	1060777.603	750969.826	520.746	IRON ROD

A SET OF CONSTRUCTION PLANS FOR MASTERCARD PARKING LOT "E" "SEWER AS-BUILTS"

Legal Description

A tract of land being part of Fractional Section 13 and part of Lot 23 of the "Walnut Grove Tract" in U.S. Survey 1669, Township 46 North, Range 2 East, St. Charles County, Missouri and being more particularly

Beginning at the intersection of the Southwestern line of U.S. Survey 1669 with the Northern line of U.S. Survey 1641, said point being the Southwestern corner of said Lot 23 of the "Walnut Grove Tract", said point also being the Southeast corner of property conveyed to McEagle-O'Fallon, L.C. by deed recorded in Book 1989, Page 316 of the St. Charles County Records; thence along the common line between said U.S. Survey 1641 and said Fractional 13, South 82 degrees 34 minutes 07 seconds West, 1,014.38 feet to a point, said point being the Southwest corner of said McEagle—O'Fallon; thence along the Southwestern line of McEagle-O'Fallon North 18 degrees 40 minutes 53 seconds West, 762.00 feet to an Iron Pipe; thence South 89 degrees 20 minutes 07 seconds West, 236.96 feet to an Iron Pipe; thence South 49 degrees 01 minutes 37 seconds West, 278.60 feet to an Iron Pipe on the existing Northeastern right-of-way line of Highway 40-61, said point being 88.50 feet perpendicular Northeasterly from existing centerline station 322+47.50; thence leaving said Northeastern right-of-way line, North 34 degrees 48 minutes 36 seconds West, 156.56 feet to a point, said point being 92.21 feet perpendicular Northeasterly from existing centerline station 320+91.0; thence North 20 degrees 14 minutes 05 seconds West, 216.00 feet to a point, said point being 151.51 feet perpendicular Northeasterly from existing centerline station 318+83.3; thence North 14 degrees 45 minutes 35 seconds West, 149.18 feet to a point, said point being 205.97 feet perpendicular Northeasterly from existing centerline station 317+44.4; thence North 5 degrees 11 minutes 43 seconds West, 148.14 feet to a point, said point being 282.20 feet perpendicular Northeasterly from existing centerline station 316+17.4; thence North 4 degrees 26 minutes 08 seconds East, 148.75 feet to a point, said point being 379.02 feet perpendicular Northeasterly from existing centerline station 315+04.5; thence North 14 degrees 05 minutes 19 seconds East, 148.55 feet to a point, said point being 493.24 feet perpendicular Northeasterly from existing centerline station 314+09.5; thence North 18 degrees 56 minutes 07 seconds East, 103.32 feet to a point, said point being 578.00 feet perpendicular Northeasterly from existing centerline station 313+50.4; thence South 69 degrees 32 minutes 53 seconds East, 60.30 feet; thence South 18 degrees 32 minutes 53 seconds East, 30.75 feet; thence North 71 degrees 27 minutes 07 seconds East, 364.44 feet, thence North 89 degrees 56 minutes 28 seconds East, 112.33 feet; thence South 62 degrees 54 minutes 33 seconds East, 197.46 feet; thence South 49 degrees 19 minutes 53 seconds East, 165.21 feet; thence South 79 degrees 27 minutes 53 seconds East, 1,110.50 feet; thence South 44 degrees 35 minutes 23 seconds East, 669.00 feet; thence South 14 degrees 40 minutes 37 seconds West, 332.23 feet to a point on the Northern line of a tract of land conveyed to Ira C. and Lillian Jones by Alfred Selfen, Etal, by deed recorded in Book 372, Page 7 of the St. Charles County Records; thence along said Northern line of Jones, South 82 degrees 08 minutes 07 seconds West, 475.86 feet to a point on the Southwestern line of said U.S. Survey 1669; thence along said Southwestern line, South 26 degrees 46 minutes 13 seconds East, 211.46 feet to the point of beginning and containing 52.08 acres according to survey by The Clayton Engineering Company March, 1999.

Legend

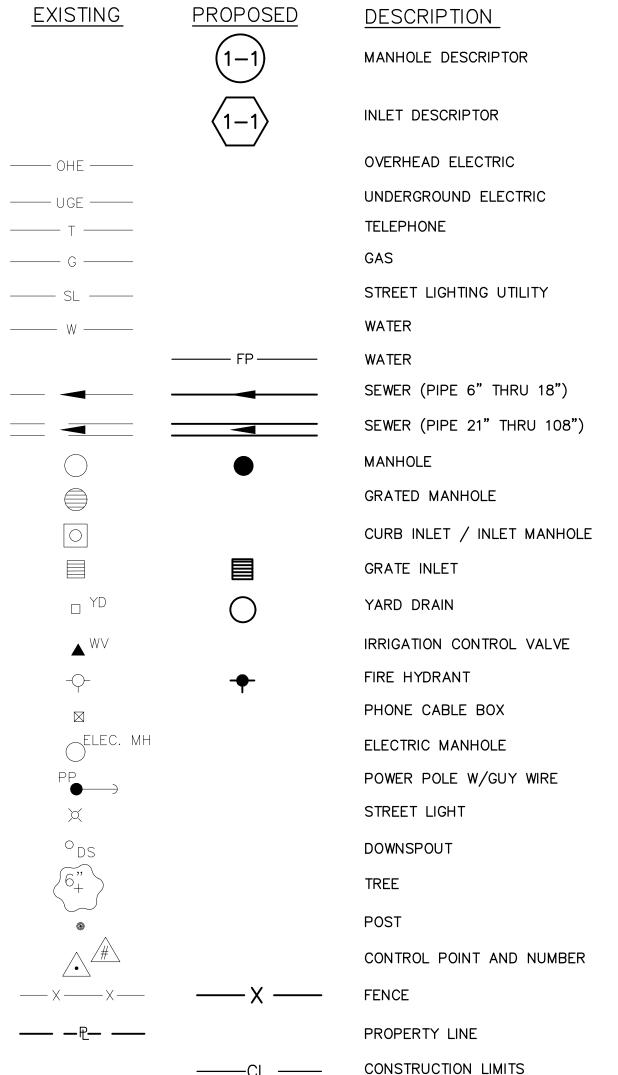
Locator Map

NOT TO SCALE

CHESTERF IELD

PROJECT

LOCATION



CONTOUR

ELEVATION

PARKING STALL COUNT

445.25

+ 445.25

Conditions of Approval From Planning and Zoning

STAFF RECOMMENDATIONS:

- PROVIDE A SIGNED PROPERTY OWNER ACKNOWLEDGEMENT FORM
- THE APPLICANT SHALL COMPLY BY THE FIRE DISTRICT REQUIREMENTS THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS.

MUNICIPAL CODE REQUIREMENTS:

- 1. PROVIDE THE TREE PRESERVATION CALCULATION ACCORDING TO SECTION 402.040 OF THE CITY CODE.
- 2. PROVIDE A BUFFER YARD ADJACENT TO THE RESIDENTIAL PROPERTIES IN
- ACCORDANCE WITH SECTION 402.180 OF THE CITY CODE.
- PROVIDE A PHOTOMETRIC LIGHTING PLAN.
- PROVIDE LANDSCAPING PLANS. 5. PROVIDE THE LOCATION AND A DETAIL FOR THE BIKE RACKS.

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 COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION

PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

AS-BUILT THE CONTENTS OF THIS SHEET CONTAIN RECORD INFORMATION PROVIDED BY THE OWNER. DAVID MASON AND ASSOCIATES ASSUMES NO LIABILITY REGARDING ACCURACY, ADEQUACY, COMPLETENESS, CONSEQUENCE OR RELIABILITY OF ANY INFORMATION PRESENTED HEREIN.

Utility Contacts

Sanitary Sewers 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 Ext. 131

Storm Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366

636-240-2000

Ameren Missouri 200 Callahan Road Wentzville, MO. 63385 636-639-8312

<u>Gas</u>

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

<u>Telephone</u>

AT&T 12851 Manchester Road, 2-E-214 Des Peres, MO. 63131 314-894-4003

Fire District Wentzville Fire District 209 West Pearce Blvd. Wentzville, MO. 63385

800 South Vandeventer p (314) 534-1030

St. Louis, Missouri 63110 f (314) 534-1053

Missouri Certificate of Authority Number Engineer: 001103 Architect: 000620 Survey: 000336

Consultants Title and Discipline Certificate of Authority #### City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

Consultants Title and Discipline Certificate of Authority #### City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

ARKING

200 MASTI 0 %



MICHAEL J. MUELLER. P.E. CIVIL ENGINEER E-2000150045

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted her The general contractor is responsible to provide all bidders with all information and documents pertaining to

the complete scope of work. The seal(s) and signature(s) apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or

parts of the Architectural or Engineering project. City Submittal 10/18/18 City Comments 11/21/18 01/07/1 City Comments Issued for Construction 01/23/1

Sheet Title:

Sheet Number:

SHEET

2018364-0 Project Number: Designed By: Drawn By: Checked By:

- GN # 1 Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
- GN # 2 Sidewalks, curb ramps, ramps and accessible parkina 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.
- GN # 3 Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using red pre cast truncated domes per pavement details.
- GN # 4 Any proposed pavilions or playground areas will need a separate permit from the Building Division.
- GN # 5 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
- GN # 6 All proposed utilities and/or utility relocations shall be located underground.
- GN # 7 All proposed fencing requires a separate permit through the Building Safety Division. GN # 8 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
- GN # 9 All free standing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line and a minimum of three (3) feet from the back of curbing or sidewalk. All signs shall abide by the regulations for visibility at corners. including
- corners from driveways and the street it intersects per Section 400.260 of the O'Fallon Zoning Code. GN #10 All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
- GN #11 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.
- GN #12 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.
- GN #13 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.
- GN #14 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 confirm 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.
- GN#15 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.

Frosion Control Notes

- EN # 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." EN # 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.
- EN # 3 Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
- EN # 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)
- EN #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. 5242, Section 405.070

Grading Notes

- GRN #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. Maximum dry density
 - 2. Optimum moisture content 3. Maximum and minimum allowable moisture content
 - 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. 5. Curve must have at least 5 density points with moisture content and sample locations listed on document
 - 7. Natural moisture content
 - 8. Liquid limit 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.
- GRN #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 r 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.
- GRN #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.
- GRN #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.
- GRN #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 St. Charles County Soil and Water Conservation District — Model Sediment and Erosion Control Regulations. 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.
- GRN #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. GRN #7 All low places whether on site or off shall be graded to provide drainage with temporary ditches.
- GRN #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
- GRN #9 (intentionally left blank)
- GRN #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. a) 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.
 - b) Equipment, The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches. c) 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.
 - d) 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.
- a) 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.
- b) 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
- GRN #12 Access to the site from any other location other than the proposed construction entrance is strictly prohibited!
- GRN #13 All fill placed under proposed storm and sanitary sewers, proposed roads and/or payed 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 the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations.

Storm Sewer Notes

- STM # 1 All Storm Sewer installation is to be in accordance with M.S.D. current standards and specifications except as modified by the City of
- STM # 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.
- STM # 3 A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
- STM # 4 HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test. STM # 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 HDPE storm sewer when it is more than 18 inches above sanitary line. Show on
- STM # 6 The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
- STM # 7 All concrete pipes will be installed with O-ring rubber type gaskets.
- STM # 8 Connections at all storm structures are to be made with A-lock joint or equal. STM # 9 Pre cast concrete inlet covers are not to be used.
- STM #10 The swale in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
- STM #11 All storm sewer shall be reinforced concrete pipe or H.D.P.E. pipe. All structures and flared end sections must be concrete. Manufacturing specifications must be followed and details provided for the installation of H.D.P.E. pipe. 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.
- STM #12 The discharge point of all flared end sections shall be protected by rip rap or other approved means. STM #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. STM #14 Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
- STM #15 The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal. "Peel and Stick" adhesive pads will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3.875"	Ероху	Crystal Cap	No Dumping Drains to Waterway (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Ероху	Standard	No Dumping Drains to Stream (#SDS)	www.dasmanufacturing.com

Roadway Notes

- RN # 1 All paving (public and private) to be in accordance with St. Louis County Transportation Standard Specifications for Road and Bridge Construction, Dated October 1, 2018.
- RN # 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. RN # 3 Provide 6" of concrete over 4" of MoDot type 1 or type 5 aggregate rock or asphalt equivalent for minor residential streets per City Code
- RN # 4 Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
- RN # 5 Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Charles Co. Standard Specifications.
- RN # 6 Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
- RN # 7 All street stub-outs over 250' in length will require a temporary turnaround.
- RN # 8 All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
- RN # 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 the following quality control quidelines:
 - a. Cylinders/compressive strength. One (1) set of four (4) 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, one (1) at fourteen (14) days and two (2) at twenty—eight (28) days. If the first (1st) cylinder does not meet specifications at twenty—eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty—six (56).
 - b. Percent air and temperature. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
 - c. Slump. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
 - d. If concrete is batched from more than one (1) plant, then the aforementioned guidelines will be applicable to each plant. 2. Sub grade and base.
 - a. Proof roll as described in Section 405.210(B). b. One (1) compaction test per two hundred fifty (250) feet of mainline paving, three (3) tests per intersection, five (5) tests within
- cul-de-sacs and one (1) test per repair slab. c. Gradation test for sub base material.
- a. One (1) set of compaction tests per two hundred fifty (250) feet of mainline. One (1) set includes three (3) tests across the paved lane at the same station b. One (1) bulk density test per paying operation.
- RN #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. RN #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.
- RN #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. 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 (4) 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, one (1) at fourteen (14) days and two (2) at twenty—eight (28) days. If the first (1st)
- cylinder does not meet specifications at twenty-eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty-six (56). RN #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.
- RN #14 Sub grade and base beneath pavements shall be compacted to St. Charles 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
- RN #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. RN #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. Charles County standards (2006).
- RN #17 Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum
- a. Air meter——weeklv.
- b. Cylinder compression—annually by independent calibration service. c. Batch scales——monthly
- d. Nuclear testing devices—every six (6) months.
- e. Proctor equipment—every six (6) months. f. Slump cone—monthly
- RN #18 All permanent traffic control will be per M.U.T.E.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with ether w16-9p or w16-7p signs.
- RN #19 All traffic signals, street signs, sign post, backs 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).

Flood plain Information

FP #1 A flood plan development application from the City is required for any work within the flood plan limits.

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29183C0430G which bears an effective date of January 20, 2016. The property lies within unshaded Zone X (areas determined to be outside the 0.2% annual chance floodplain).

SEWER AS-BUILT NOTES:

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AS-BUILT

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David Mason and Associates, Inc. Missouri Certificate of Authority Number: Engineer: 001103 Architect: 000620 Survey: 000336

Consultants: Consultants Title and Discipline Certificate of Authority ####

Street Address City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX Consultants Title and Discipline

Certificate of Authority #### Street Address City, State, Zip Code

P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

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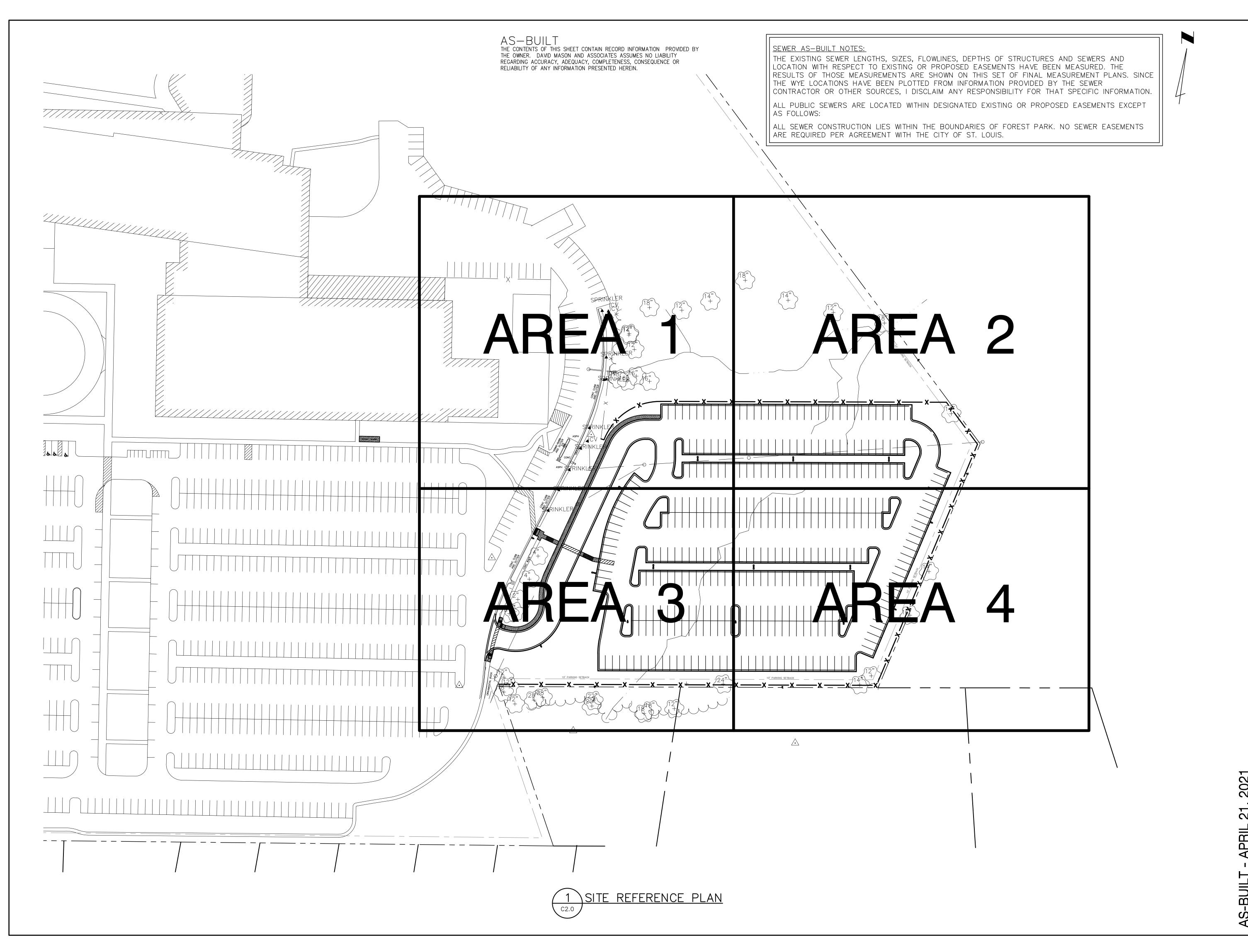
reports or other documents or instruments relating to or parts of the Architectural or Engineering project. Description City Submittal 10/18/18 11/21/18 City Comments City Comments 01/07/1 Issued for Construction 01/23/1

Sheet Title:

GENERAL \mathbf{C}

Sheet Number:

10/01/201 Date: Project Number: 2018364-00 Designed By: Drawn By: Checked By:





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Street Address City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

2200 MASTE O'FALLON, I



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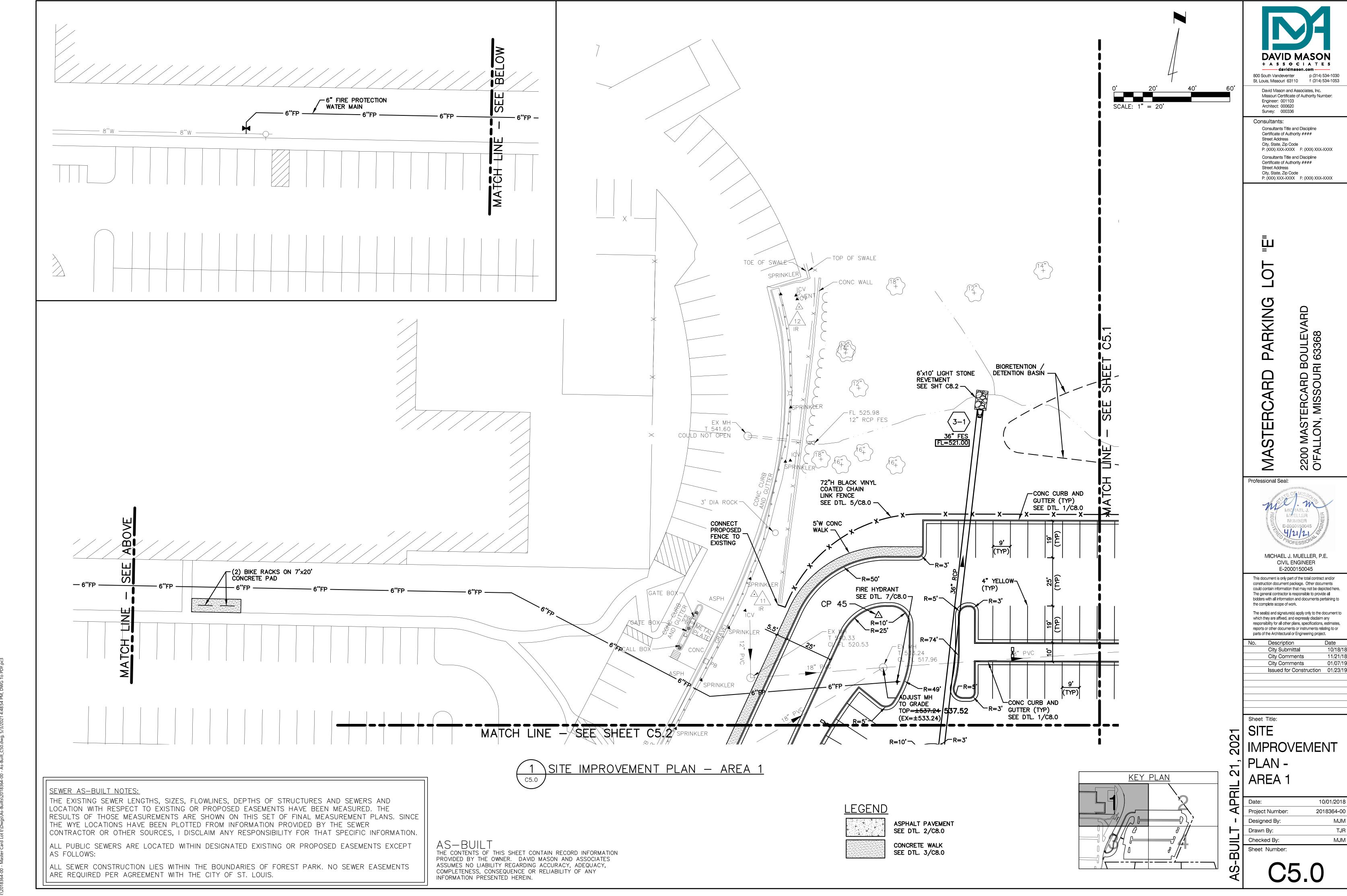
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City Submittal 10/18/18 11/21/18 City Comments 01/07/19 City Comments Issued for Construction 01/23/19

REFERENCE PLAN

Project Number: Designed By: Drawn By: Checked By:

10/01/2018 2018364-00



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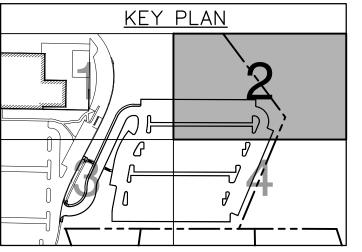
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LEGEND

ASPHALT PAVEMENT SEE DTL. 2/C8.0

> CONCRETE WALK SEE DTL. 3/C8.0



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10/18/18 City Submittal 11/21/18 City Comments 01/07/1 City Comments Issued for Construction 01/23/1

IMPROVEMENT PLAN - \mathcal{C} AREA 2

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Date:	10/01/2018
Project Number:	2018364-00
Designed By:	MJM
Drawn By:	TJR
Checked By:	MJM
Sheet Number:	

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SITE IMPROVEMENT PLAN - AREA 3

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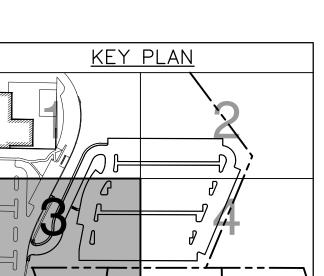
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ASPHALT PAVEMENT SEE DTL. 2/C8.0

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Certificate of Authority #### Street Address City, State, Zip Code

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MICHAEL J. MUELLER, P.E. CIVIL ENGINEER E-2000150045

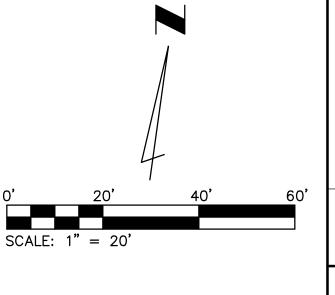
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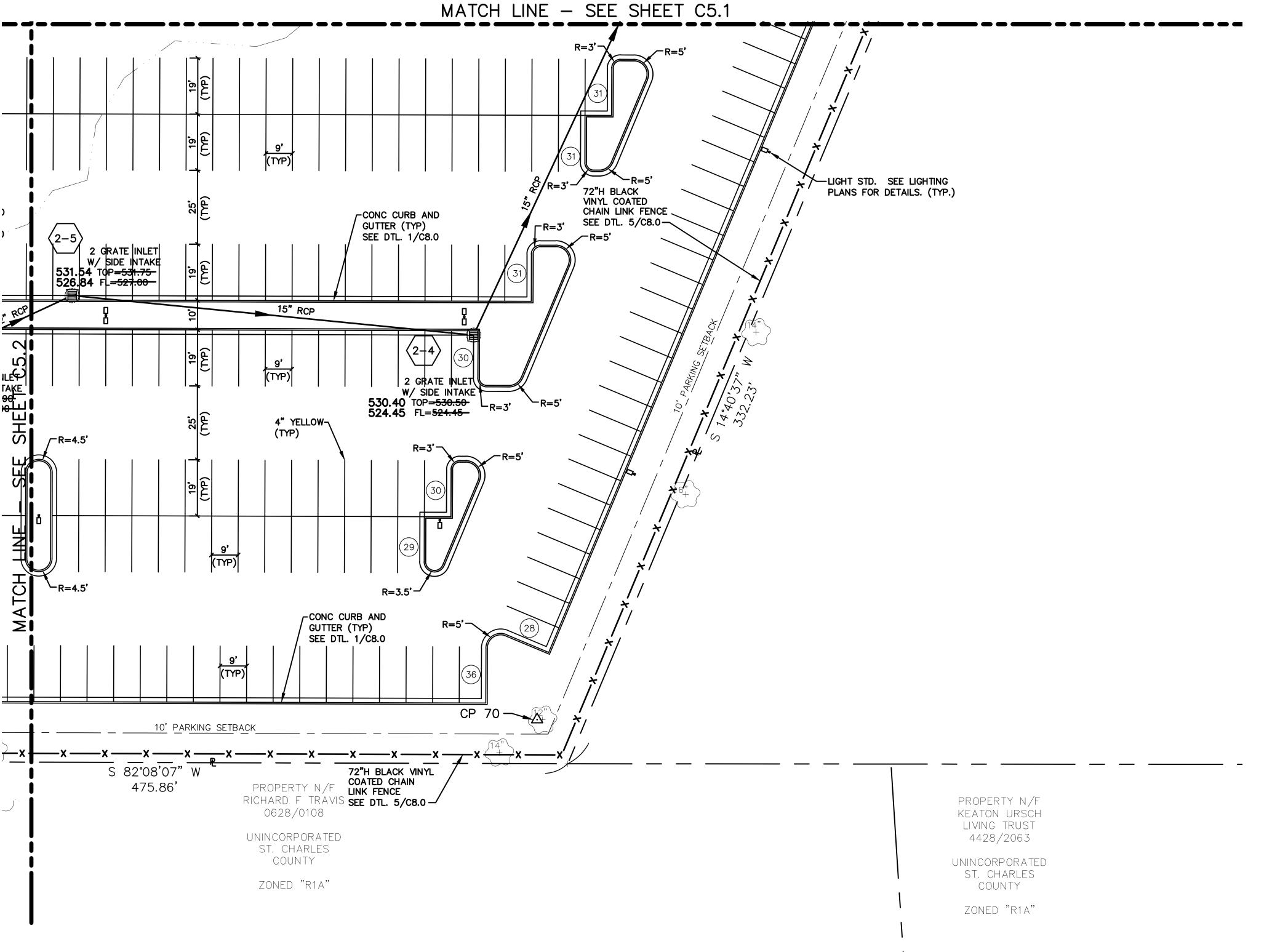
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No.	Description	Date
	City Submittal	10/18/18
	City Comments	11/21/18
	City Comments	01/07/19
	Issued for Construction	01/23/19

IMPROVEMENT PLAN -AREA 3

Date:	10/01/2018
Project Number:	2018364-00
Designed By:	MJM
Drawn By:	TJR
Checked By:	MJM
Sheet Number:	





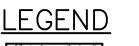
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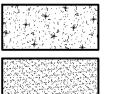
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<u>SITE IMPROVEMENT PLAN - AREA 4</u>

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CONCRETE WALK SEE DTL. 3/C8.0



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Survey: 000336 Consultants: Consultants Title and Discipline

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Consultants Title and Discipline Certificate of Authority #### Street Address City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

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City Comments Issued for Construction 01/23/1

SITE **IMPROVEMENT** PLAN - \mathcal{C} AREA 4

KEY PLAN

Date:	10/01/2018
Project Number:	2018364-00
Designed By:	MJM
Drawn By:	TJR
Checked By:	MJM
Sheet Number:	

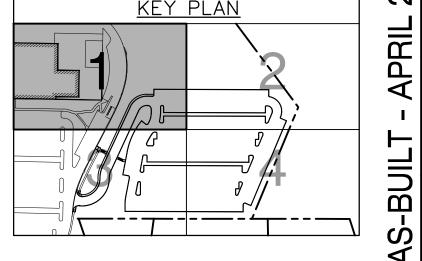


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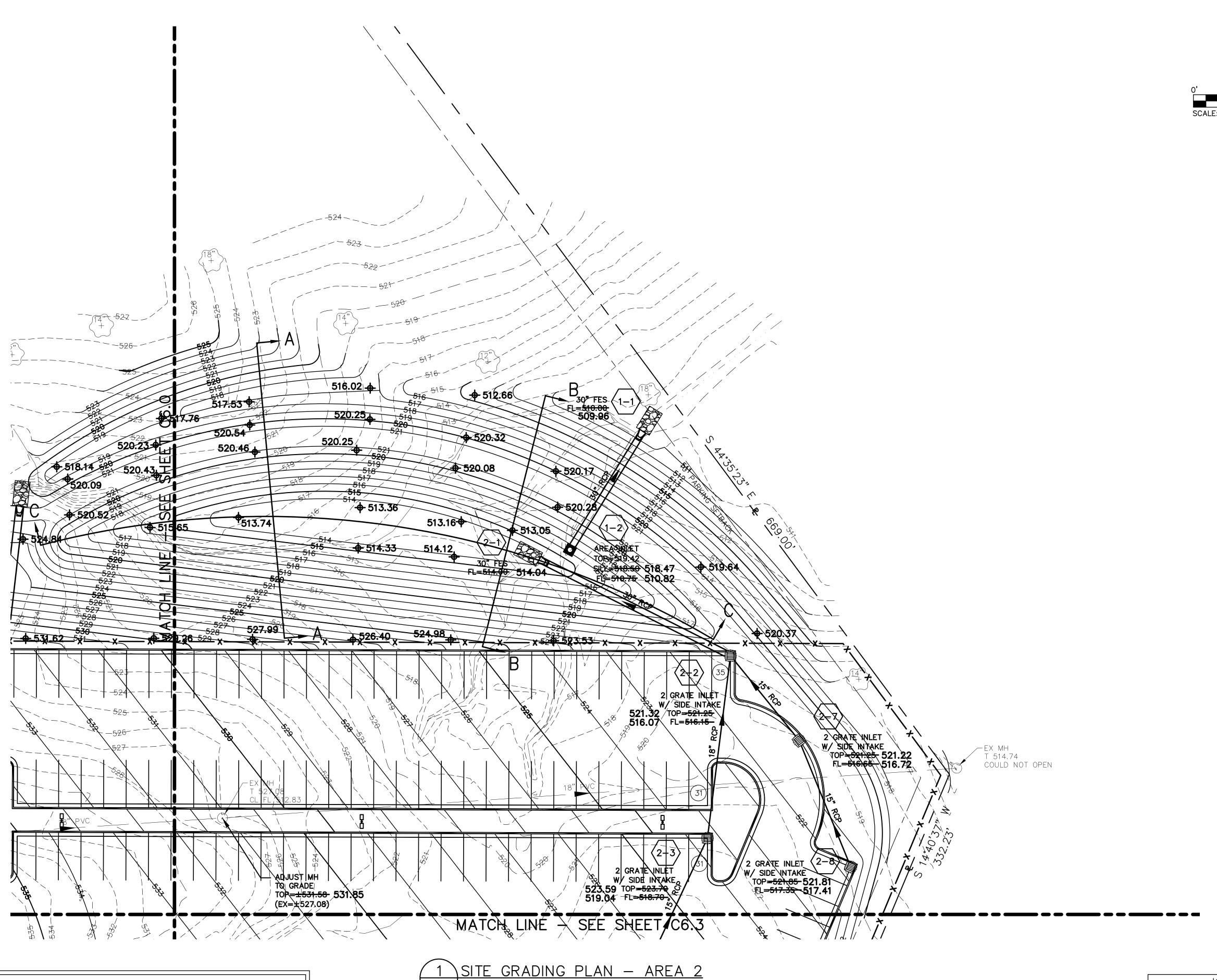
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City Submittal 10/18/18 City Comments 11/21/18 01/07/19 City Comments Issued for Construction 01/23/1

GRADING PLAN -AREA 1

Date:	10/01/2018
Project Number:	2018364-00
Designed By:	MJM
Drawn By:	TJR
Checked By:	MJM
Sheet Number:	



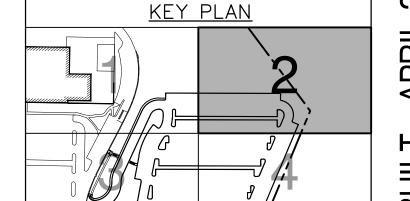
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Professional Seal:

MICHAEL J. MUELLER, P.E. CIVIL ENGINEER E-2000150045

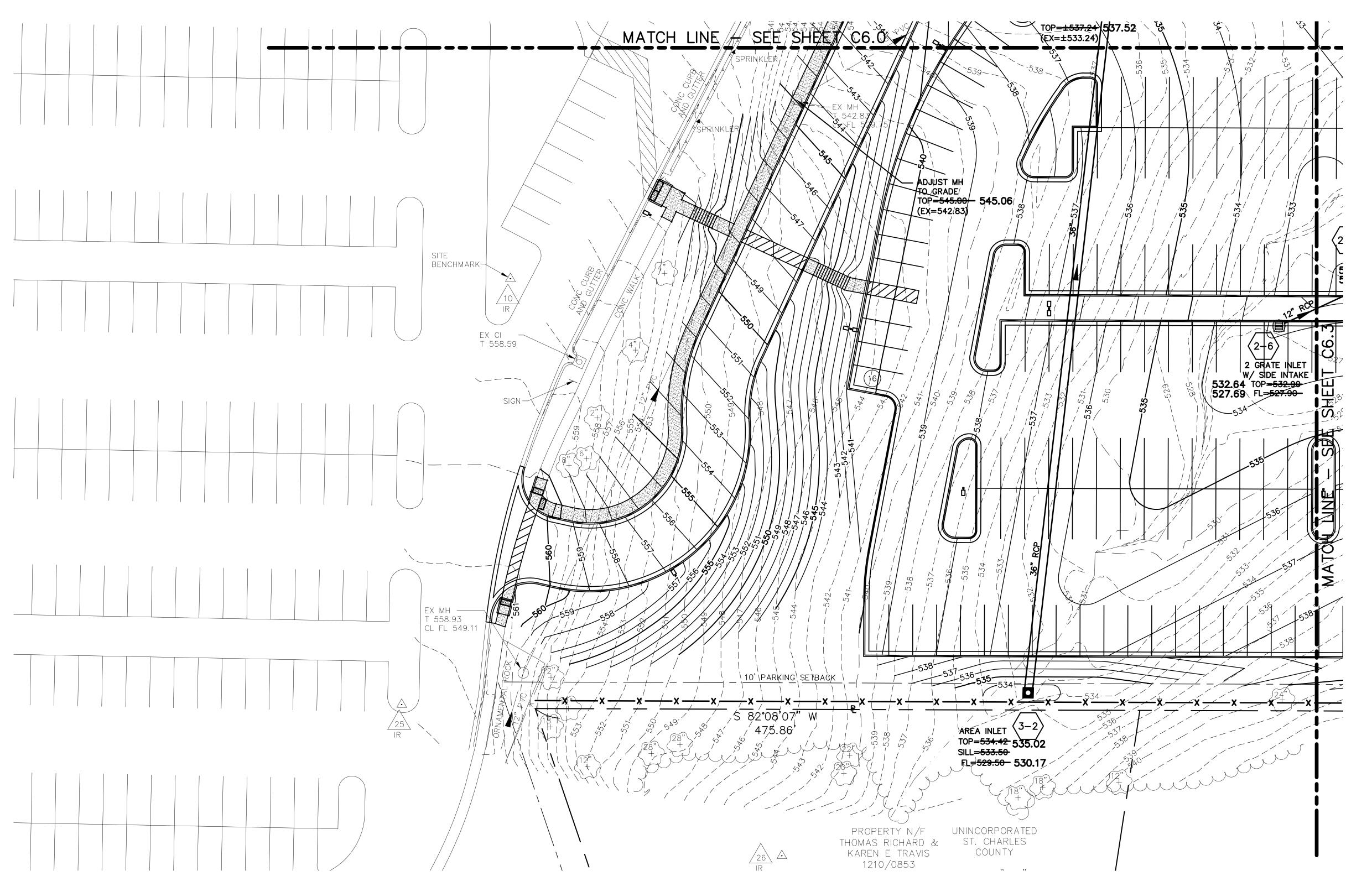
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No.	Description	Date
	City Submittal	10/18/18
	City Comments	11/21/18
	City Comments	01/07/19
	Issued for Construction	01/23/19
	Revision 1	01/29/19

Sheet Title: SITE 2021 **GRADING** PLAN - α AREA 2

	, , .	
-	Date:	10/01/2
(Project Number:	2018364
	Designed By:	N
-	Drawn By:	
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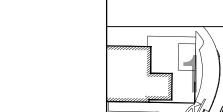
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SITE GRADING PLAN - AREA 3

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KEY PLAN

DAVID MASON

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David Mason and Associates, Inc. Missouri Certificate of Authority Number: Engineer: 001103 Architect: 000620 Survey: 000336

Consultants:

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City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX Consultants Title and Discipline Certificate of Authority ####

Street Address City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

ARKING

2200 MASTERCARD BOULEVARD O'FALLON, MISSOURI 63368



MICHAEL J. MUELLER, P.E. CIVIL ENGINEER E-2000150045

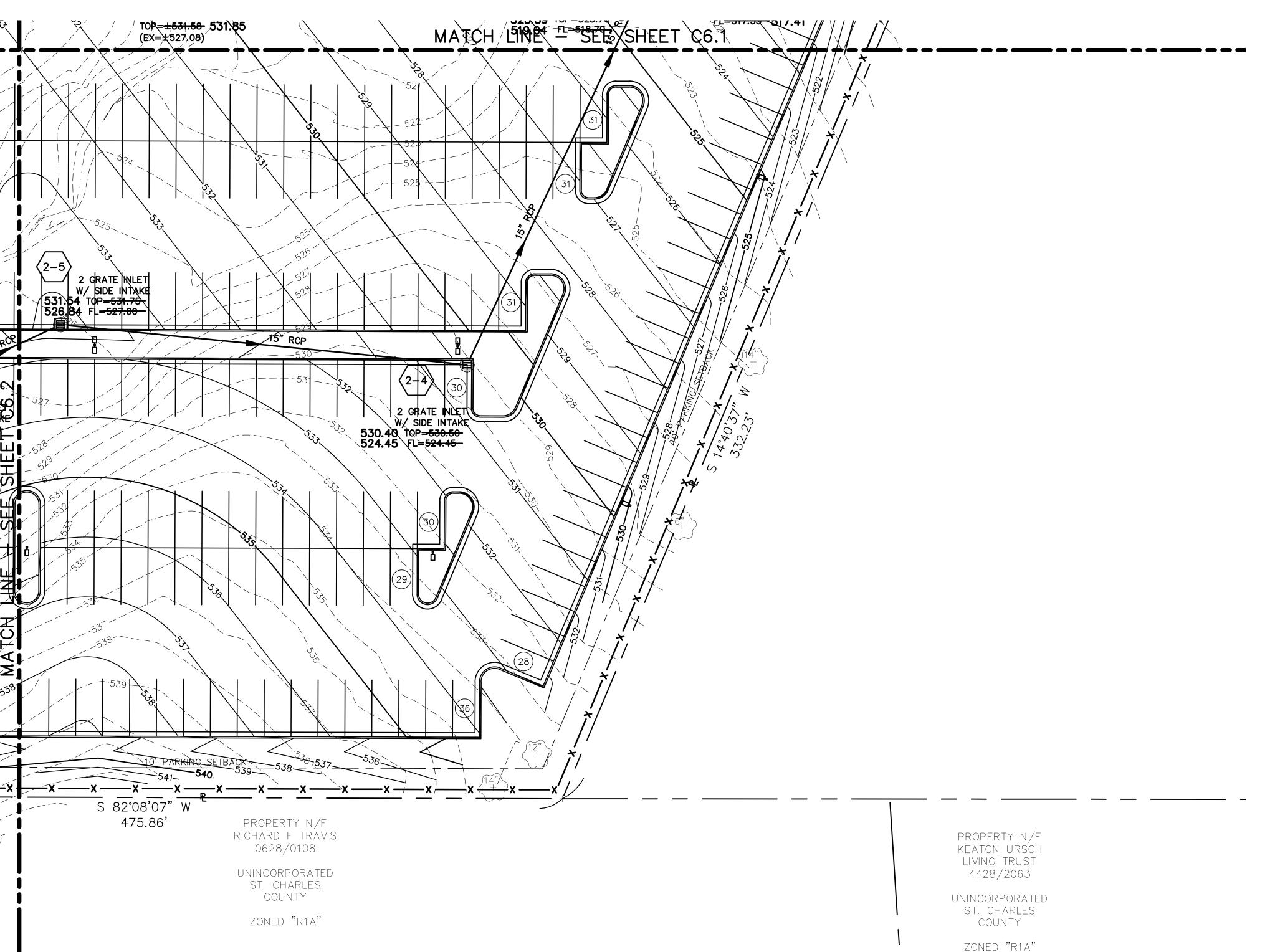
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	Revision 1	01/29/19

GRADING PLAN - \mathcal{C} AREA 3

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g	Date:	10/01/2018
A	Project Number:	2018364-00
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	Checked By:	MJIV
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1 SITE GRADING PLAN - AREA 4

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2200 MASTE O'FALLON, I

OULEV/ 63368

TERCARD BO

Professional Seal:



MICHAEL J. MUELLER, P.E. CIVIL ENGINEER E-2000150045

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.

The seal(s) and signature(s) apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

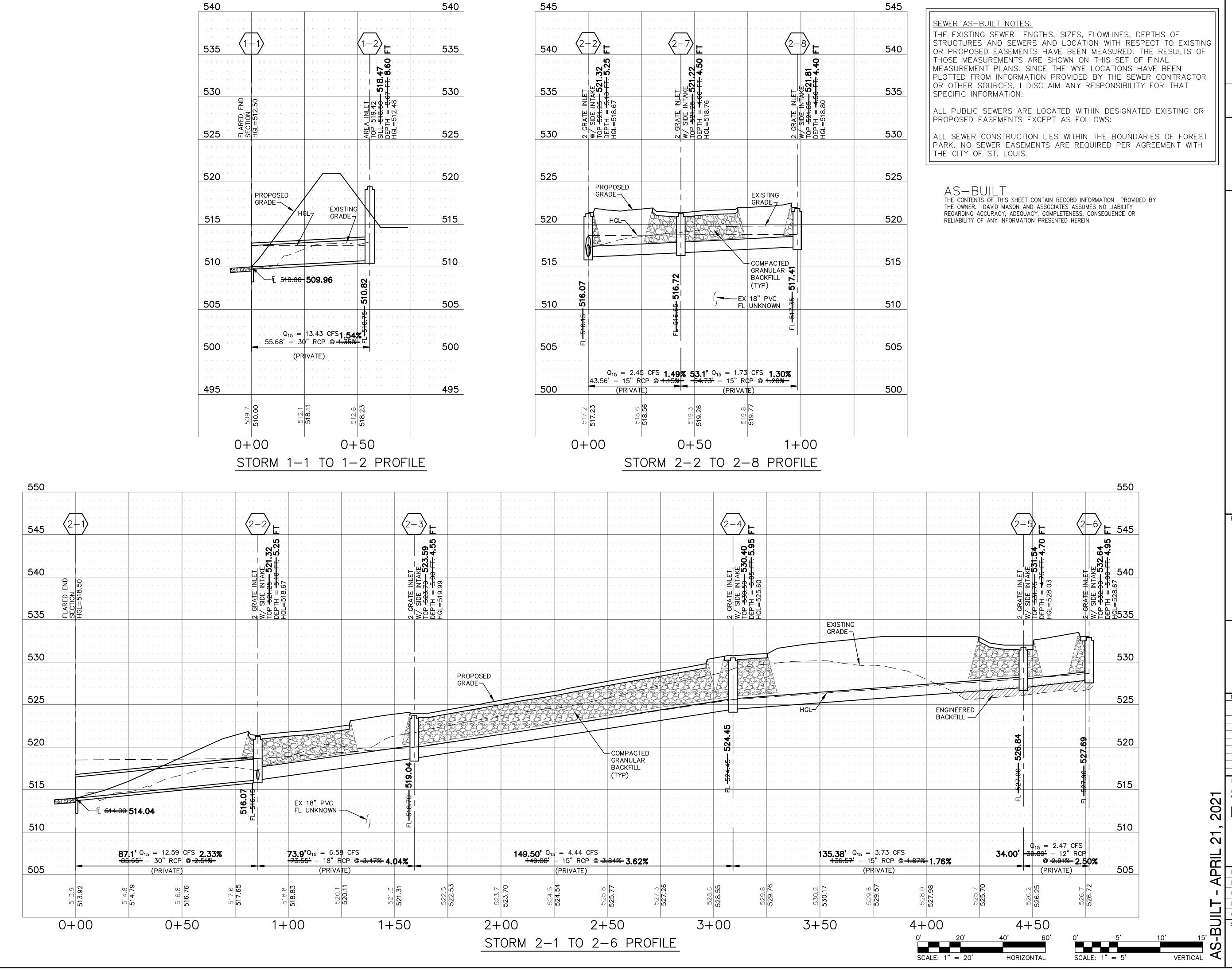
No.	Description	Date
	City Submittal	10/18/18
	City Comments	11/21/18
	City Comments	01/07/19
	Issued for Construction	01/23/19
	Revision 1	01/29/19

SITE **GRADING** PLAN - \mathcal{C} AREA 4

AS-BUILT

KEY PLAN

Date:	10/01/2018
Project Number:	2018364-00
Designed By:	MJM
Drawn By:	TJR
Checked By:	MJM
Sheet Number:	



DAVID MASON + A S S O C I A T E S

David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000620
Survey: 000336

Consultants:

Consultants Title and Discipline Certificate of Authority #### Street Address City, State, Zip Code

Consultants Title and Discipline
Certificate of Authority ###
Street Address

P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

Street Address
City, State, Zip Code
P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

ERCARD PARKING LOT

OULEV, 63368

TERCARD BOMINSSOURI

MASTER 2200 MASTER O'FALLON,



MICHAEL J. MUELLER, P.E. CIVIL ENGINEER E-2000150045

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Revision 1	01/29/19

heet Title:

STORM SEWER PROFILES

Date:	10/01/2018
Project Number:	2018364-00
Designed By:	MJM
Drawn By:	TJR
Checked By:	MJM
Shoot Number:	

C7.0

2+50

2+00

3+00

0+00

0+50

1+50

SECTION C-C

1+00

DAVID MASON + A S S O C I A T E S

800 South Vandeventer p (314) 534-1030 St. Louis, Missouri 63110 f (314) 534-1053

David Mason and Associates, Inc. Missouri Certificate of Authority Number: Engineer: 001103 Architect: 000620

Survey: 000336 Consultants:

Consultants Title and Discipline Certificate of Authority #### Street Address City, State, Zip Code P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

Consultants Title and Discipline Certificate of Authority ####

Street Address City, State, Zip Code

P: (XXX) XXX-XXXX F: (XXX) XXX-XXXX

ARKING

2200 MASTERCARD BOULEVARD O'FALLON, MISSOURI 63368



MICHAEL J. MUELLER, P.E. CIVIL ENGINEER

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Sheet Title:

STORM SEWER **PROFILES**

	Date:	10/01/2018
	Project Number:	2018364-00
	Designed By:	MJM
	Drawn By:	TJR
	Checked By:	MJM
	Sheet Number:	

HORIZONTAL

SCALE: 1" = 5

VERTICAL