

100 HIGHWAY 'P'

A TRACT OF LAND BEING LOT 10 OF VILLAS OF CAPRI CORRECTED PLAT AS RECORDED IN PLAT BOOK 50, PAGE 6 LOCATED IN THE S.E. 1/4 OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

GRADING PERMIT PLANS

GENERAL NOTES:

1) Subject property is Zoned C-2 General Business District

Front Yard: Not less than twenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.

Side Yards: No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in any residential or office district, a side yard shall then be provided the same as required in the district it abuts. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.

Rear Yards: No rear yard is required except that where a rear line of a lot in this district abuts lots zoned residential or office a rear yard of not less than ten (10) feet shall be provided.

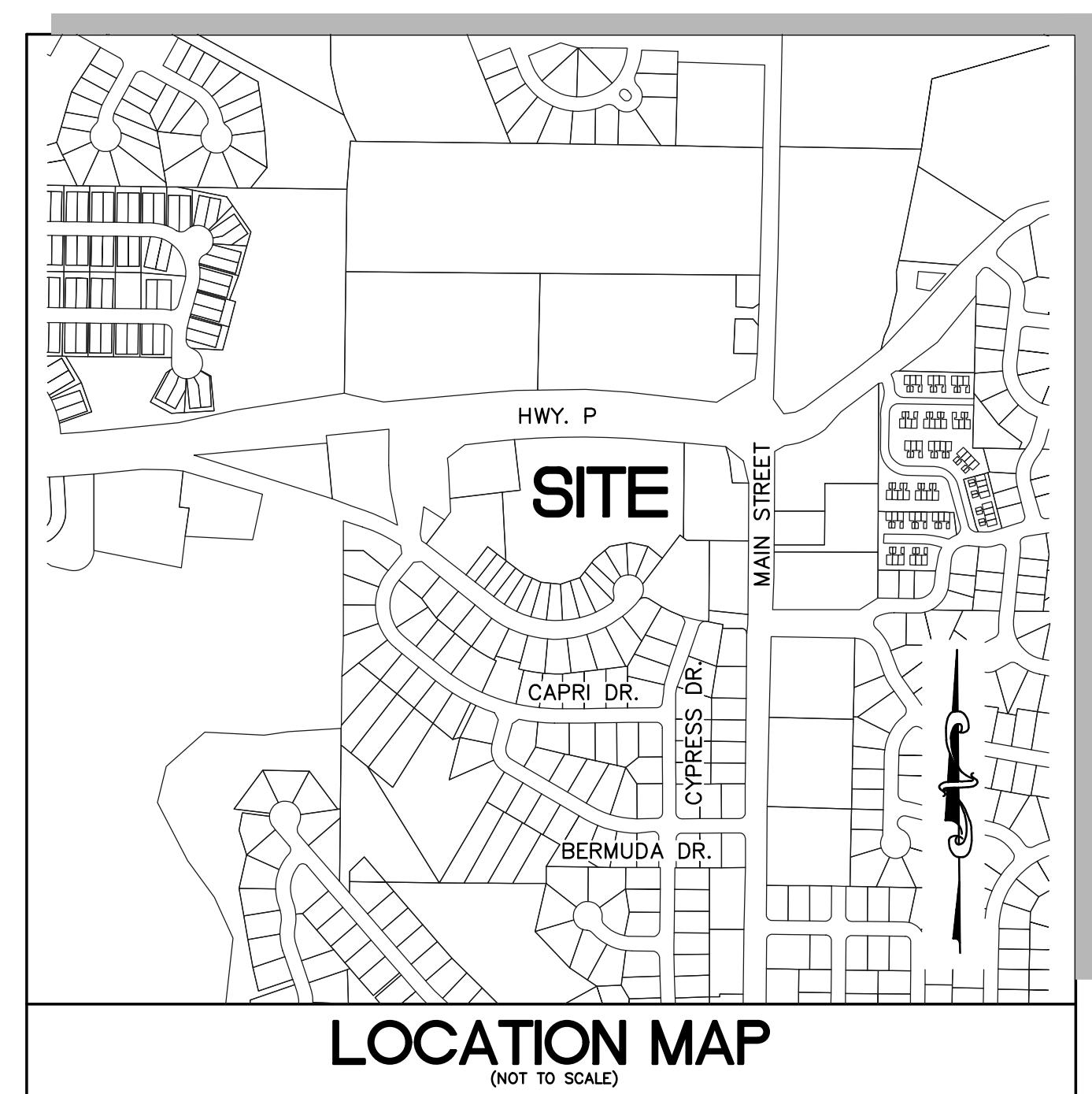
Height Requirements: Except as otherwise provided in Article VI of this Chapter, no building or structure should exceed fifty (50) feet or three (3) stories.

Note: The above zoning provided by the City of O'Fallon and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29183C0230G with and effective date of 1/20/2016.

3) Utilities shown hereon are shown from record and/or survey information. Information as shown for underground utilities has been compiled from field observations, the available records of the various utility companies concerned, and as marked in the field by the Missouri One Call System, 1 (800) 344-7483. There may exist utilities that are not shown hereon. It is the contractors responsibility to call the Missouri One Call System to verify utility locations before digging.

Missouri One Call ticket number 250560224 was obtained by Stock and Associates Consulting Engineers, Inc. for the preparation of this survey.



PERTINENT DATA

SITE ACREAGE = 5.900 Ac.±
 OWNER = A&E ENTERTAINMENT LLC
 PARCEL ID = 2-042D-C624-00-0010
 PARCEL # = 73530
 SITE ADDRESS = 100 HIGHWAY P
 O'FALLON, MISSOURI 63368
 EXISTING ZONING = C-2 "GENERAL BUSINESS DISTRICT"
 FIRE DISTRICT = O'FALLON
 SCHOOL DISTRICT = FORT ZUMWALT
 SEWER DISTRICT = O'FALLON
 WATER SERVICE = O'FALLON
 GAS SERVICE = SPIRE ENERGY
 ELECTRIC SERVICE = AmerenUE ELECTRIC COMPANY
 PHONE SERVICE = CENTURYLINK
 WATERSHED = PERUQUE CREEK
 FEMA FLOOD MAP = 29183C0230G DATED 1/20/2016

MDNR PERMIT

MORA - 29244
 EXPIRATION DATE: 02/07/2027

UTILITY/AGENCY CONTACTS

CITY = CITY OF O'FALLON
 100 NORTH MAIN STREET
 O'FALLON, MO 63366
 CONTACT: RICHARD FROCK
 PH: (636) 281-2858
 TRAFFIC LOCATES
 PH: (636) 379-5062
 ENGINEERING DIVISION
 PH: (636) 379-5568
 CONSTRUCTION INSPECTION DIVISION
 PH: (636) 379-5596
 ELECTRIC = AMERENUE
 200 CALLAHAN ROAD
 WENTZVILLE, MO 63385
 CONTACT: RANDY HUNT
 PH: (636) 639-8310
 rhunt@ameren.com
 FIRE = O'FALLON FIRE PROTECTION
 111 LAURA K DRIVE
 O'FALLON, MO 63366
 CONTACT: THOMAS VINEYARD, FIRE CHIEF
 PH: (636) 272-3493
 SANITARY = CITY OF O'FALLON
 100 N. MAIN ST.
 O'FALLON, MO 63366
 CONTACT: 636-281-2858
 STORM = CITY OF O'FALLON
 100 N. MAIN ST.
 O'FALLON, MO 63366
 CONTACT: 636-379-3807
 WATER = CITY OF O'FALLON
 100 N. MAIN ST.
 O'FALLON, MO 63366
 CONTACT: 636-281-2858

P&Z APPROVAL CONDITIONS

1. PROVIDE A COPY OF THE DNR LAND DISTURBANCE PERMIT AND A STORMWATER POLLUTION PREVENTION PLAN.
2. WHEN APPROVED, OBTAIN APPROVAL FROM ALL RESPONSIBLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE APPROPRIATE FIRE PROTECTION DISTRICT, MODOT.

CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: Ryan Rockwell DATE: 12/19/2025
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN
 Approval conditional on all requirements from the Fire Department being met, once received.

PREPARED BY:

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63009 PH: (636)
 530-9100 FAX (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

PREPARED FOR:
 A&E ENTERTAINMENT LLC
 715 WAYLAND DRIVE
 O'FALLON, MO 63366
 C/O MR. BRIAN PRATT - PRINCIPAL
 C/O MR. NATHAN BURNETT
 C/O MS. LARA DeBOLD

MODOT NETWORK BENCHMARK

The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings are given in degrees clockwise from the North. The Control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MoDOT GNSS RTK Network, operated by the Missouri Department of Transportation. Elevations as provide by the MoDot Network are in the datum of NAVD88.

SITE BENCHMARK

BENCHMARK ELEVATION=492.26 (NAVD88)
 CROSS LOCATED WITH THE CENTERLINE OF THE PROPERTY, LOCATED SOUTH, 73.8 FEET FROM EDGE OF PAVEMENT OF HIGHWAY 'P' AND 46.4 FEET EAST FROM A UTILITY POLE.

CITY NOTE

PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON AS FOLLOWS: CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS: OCTOBER 1-MAY 31 7:00 A.M. to 7:00 P.M. MONDAY - SUNDAY; JUNE 1 - SEPTEMBER 30 6:00 A.M. to 8:00 P.M. MONDAY-FRIDAY, 7:00 A.M. to 8:00 P.M. SATURDAY AND SUNDAY. CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

UTILITY LOCATES

MISSOURI ONE-CALL
 CITY OF O'FALLON
 TRAFFIC (636) 379-5602
 ENGINEERING (636) 379-5556
 CONSTRUCTION INSPECTION (636) 379-5596



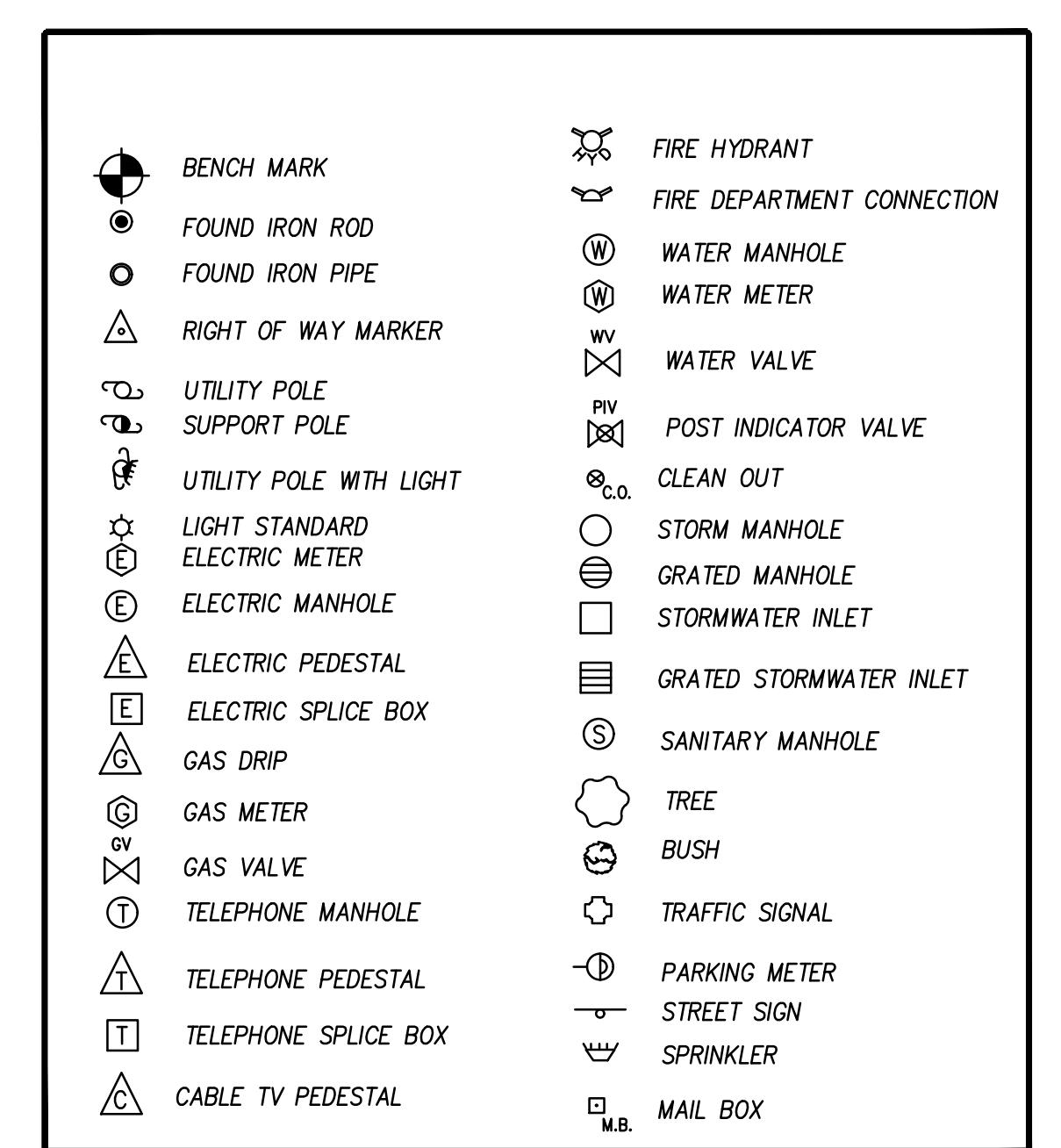
UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REPRESENT THE ACTUAL LOCATION OR EXISTENCE OF THESE FACILITIES, STRUCTURES, UTILITIES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

DISCLAIMER

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

LEGEND



ABBREVIATIONS

C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLORALINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
P.B.	PUB. BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SO.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH

DATE: 12/10/25
 STATE: MISSOURI
 GEORGE M. STOCK
 CIV. ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: PE-25116

REVISIONS:

1. 2025-12-10 - REVISED PER CITY COMMENTS

2. 12/10/25 - REVISED PER CITY COMMENTS

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56. 12/10/25 - REVISED

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES.

2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FILE LOCATED.

3. NO SLOPES SHALL EXCEED 3 (HORIZONTAL):1 (VERTICAL).

4. ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER COMPLETION OF GRADING.

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

6. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.

7. IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

8. STORM WATER DETENTION PER THE CITY OF O'FALLON STORM WATER MANAGEMENT DESIGN STANDARDS AND DETAILS.

9. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTION TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99", ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTION FROM THE BOTTOM OF THE FILL UP ALL TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAINING AND BACKFILLING OPERATIONS. MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAINING TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.

10. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING. REPORTS MUST CONTAIN THE FOLLOWING INFORMATION:

- MAXIMUM DENSITY
- OPTIMUM MOISTURE CONTENT
- MAXIMUM/MINIMUM ALLOWABLE MOISTURE CONTENT
- CURVE MUST BE PLOTTED SHOWING DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE DETERMINED BY THE "MODIFIED AASHTO-T-180 COMPACTION TEST" OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, Method C" (ASTM D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
- CURVE MUST HAVE AT LEAST 5 DENSITY POINTS
- SPECIFIC GRAVITY
- NATURAL MOISTURE CONTENT
- LIQUID LIMIT
- PLASTIC LIMIT

11. ALL PAVED ROADS/WAYS ON AND OFFSITE WILL BE KEPT FREE OF DIRT, ROCKS, GRAVEL OR OTHER MATERIALS DURING CONSTRUCTION.

12. RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.

13. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.

14. CONTRACTOR TO FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS

15. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY ROCK ENCOUNTERED. CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH ALL THE GEOTECHNICAL REPORTS LISTED ABOVE AND REVIEW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

16. TRAFFIC CONTROL IS TO BE PER MODOT OR M.U.T.C.D., WHICHEVER IS MORE STRINGENT.

17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT TITLED 'GEOTECHNICAL EXPLORATION BURNETT MIXED USE RECYCLE O'FALLON, MISSOURI, (MT JOB NO. 16226) DATED JULY 31, 2024 PREPARED BY MIDWEST TESTING, AND ALL ITS SUBMITTAL PROVISIONS FOR ADDITIONAL EARTHWORK REMEDIATION, SUBGRADE PREPARATION, BACKFILL AND PAVING RECOMMENDATIONS.

18. 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.

19. PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATVER 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 THE CITY OF O'FALLON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF 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 THE PROPERTY OR IMPROVEMENTS MUST BE REMOVED IMMEDIATELY. SILT OR MUD IN NEW OR EXISTING STORM SEWERS 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.

20. ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHTS-OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.

21. 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.

22. ALL INSTALLATIONS AND CONSTRUCTION REQUIRED TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS TO THE DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THE DEVELOPER SHALL NOTIFY THE CITY OF O'FALLON AND THE CONTRACTOR AS WELL AS 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.

23. CLEARING LIMITS SHALL BE VISIBLE MARKED IN THE FIELD PRIOR TO REMOVAL OF TREES.

24. IF WATER IS NOT AVAILABLE, A WATER TRUCK WILL BE PROVIDED.

S.W.P.P. NOTE:

SEE SHEET C3.0 FOR S.W.P.P. BMP LOCATIONS

EMERGENCY CONTACT INFORMATION

SPECIAL INSPECTOR OWNER/OFFICIAL IN CHARGE

CHARLES HARNES
STOCK & ASSOCIATES
KEYSTONE CONSTRUCTION
673 SPIRIT VALLEY WEST DRIVE
CHESTERFIELD, MO 63005
636-530-8100 (OFFICE)

TOTAL AREA : 5.900 Ac.
TOTAL AREA DISTURBED
BY GRADING: 3.65 ± Acs

EXISTING SITE RUNOFF COEFFICIENT: 0.10
PROPOSED SITE RUNOFF COEFFICIENT: 0.15
SITE SOILS: HYDROLOGIC SOIL GROUP: C & D

BMP QUANTITIES						
TYPE	BMP	QUANTITY	10% SURPLUS	TOTAL	UNIT	USAGE
SEEDING/SODDING/MULCH	60.20	3.65	0.37	4.02	AC.	PERMANENT
CHECK DAM	ESC-11	1	1	2	EACH	TEMPORARY
CONSTRUCTION ROAD	ESC-4	—	—	—	EACH	TEMPORARY
WASHDOWN STATION	ESC-4	1	—	1	EACH	TEMPORARY
CONSTRUCTION ENTRANCE	ESC-4	1	—	1	EACH	TEMPORARY
INLET PROTECTION-GUTTER	ESC-17	2	1	3	EACH	TEMPORARY
INLET PROTECTION-DROP	ESC-14	2	1	3	EACH	TEMPORARY
SILT FENCE	ESC-5	935	95	1,030	LF	TEMPORARY

SEQUENCE OF GRADING AND BMP IMPLEMENTATION SCHEDULE

1. CONTACT THE CITY OF O'FALLON DEPARTMENT OF ENGINEERING 48 HOURS PRIOR TO ANY GRADING OPERATIONS.

2. OBTAIN PERMITS (SEPARATE PERMIT PROCESS) TO DEMOLISH EXISTING STRUCTURES TO BE REMOVED (IF REQUIRED). IMPLEMENT NON-SEDIMENT CONTROLS.

3. INSTALL SILT FENCE AROUND PERIMETER OF SITE AND AS CONSTRUCTION ACTIVITIES PROGRESS.

4. INSTALL CONSTRUCTION ENTRANCE, WASH DOWN STATION AND PARKING AREAS.

5. INSTALL INLET/OUTLET PROTECTION AS STORM SEWERS ARE CONSTRUCTED.

6. TEMPORARY SEED AND MULCH DISTURBED AREAS (AS REQUIRED).

7. INSTALL FINAL GROUND COVERING AFTER FINAL GRADING IS COMPLETED.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES

1. INSTALLATION OF PERIMETER SEDIMENT CONTROL SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING THE SITE.

2. INSPECTION OF SEDIMENT CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVERAL DAYS AND WITHIN 48 HOURS OF ANY 1/25.24 HOUR RAIN OR RAINFALL. IF THE RAINFALL IS 1/25.24 HOURS OR MORE, THE SITE AND AFFECTING PUBLIC RIGHT-OF-WAY OR STORM DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.

3. NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED PER SPECIFICATIONS. IF SEASONAL CONDITIONS PROHIBIT SEEDING, MULCHING OR MATING SHALL BE USED.

4. ALL SLOPES OR DRAINAGE CHANNELS, ONCE CONSTRUCTED TO FINAL GRADE, SHALL BE SEDED AND MULCHED PER SPECIFICATIONS WITHIN 24 HOURS OF THE END OF THE STORM.

5. SILT FENCE SHALL BE INSTALLED IMMEDIATELY AROUND EACH STORM SEWER STRUCTURE ONCE FINAL CONSTRUCTION OF EACH INDIVIDUAL STRUCTURE IS COMPLETE.

6. ALL SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

7. EROSION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLANS. WHEREVER POSSIBLE, ADDITIONAL SITES SHALL BE TAKEN TO PREVENT SEDIMENT AND EROSION FROM ENTERING NATURAL STREAMS AND ADJACENT ROADWAYS, PROPERTIES, AND DITCHES.

8. WHEN DEEMED NECESSARY, POSITIVE STEPS SHOULD BE EXERCISED TO PREVENT THIS SOIL FROM DAMAGING ADJACENT PROPERTY AND SILTING UP ALL STORM DRAINAGE SYSTEMS WHETHER ON OR OFF SITE.

9. LOCATIONS AND DETAILS FOR ALL SILTATION CONTROL DEVICES SHALL FOLLOW "ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL" GUIDELINES.

10. PERIMETER SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.

11. BEGIN PLACING AGGREGATE BASE IN PARKING AREAS ONCE AREA HAS REACHED FINAL GRADE TO PREVENT EROSION.

12. PLACE SILT FENCE AROUND EACH STORM SEWER STRUCTURE AS IT IS COMPLETED.

13. IMMEDIATELY SEED AREAS UPON REACHING FINAL GRADE THAT ARE TO BE PERMANENTLY STABILIZED.

14. PERIODIC SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.

15. BEGIN PLACING AGGREGATE BASE IN PARKING AREAS ONCE AREA HAS REACHED FINAL GRADE TO PREVENT EROSION.

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25. IMMEDIATELY SEED AREAS UPON REACHING FINAL GRADE THAT ARE TO BE PERMANENTLY STABILIZED.

26. PERIODIC SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.

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28. PLACE SILT FENCE AROUND EACH STORM SEWER STRUCTURE AS IT IS COMPLETED.

29. IMMEDIATELY SEED AREAS UPON REACHING FINAL GRADE THAT ARE TO BE PERMANENTLY STABILIZED.

30. PERIODIC SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.

31. BEGIN PLACING AGGREGATE BASE IN PARKING AREAS ONCE AREA HAS REACHED FINAL GRADE TO PREVENT EROSION.

32. PLACE SILT FENCE AROUND EACH STORM SEWER STRUCTURE AS IT IS COMPLETED.

33. IMMEDIATELY SEED AREAS UPON REACHING FINAL GRADE THAT ARE TO BE PERMANENTLY STABILIZED.

34. PERIODIC SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.

35. BEGIN PLACING AGGREGATE BASE IN PARKING AREAS ONCE AREA HAS REACHED FINAL GRADE TO PREVENT EROSION.

36. PLACE SILT FENCE AROUND EACH STORM SEWER STRUCTURE AS IT IS COMPLETED.

37. IMMEDIATELY SEED AREAS UPON REACHING FINAL GRADE THAT ARE TO BE PERMANENTLY STABILIZED.

38. PERIODIC SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.

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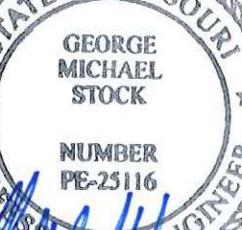
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52.



12/10/25

GEORGE M. STOCK
CIV. ENGR.
CERTIFICATE OF AUTHORITY
NUMBER: 000096

REVISIONS:

1 2025-12-10 - REVISED PER
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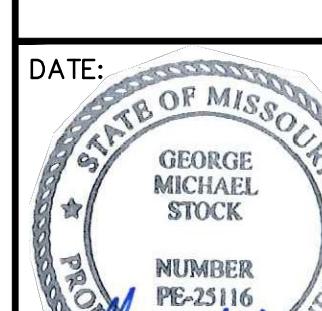
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CITY COMMENTS

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CITY COMMENTS

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

100 HIGHWAY 'P' PROJECT
100 HIGHWAY 'P',
OFALLON, MISSOURI 63368

GRADING PERMIT PLANS FOR:



DATE: 12/10/25
GEORGE MICHAEL STOCK
CIV. ENGR.
CERTIFICATE OF AUTHORITY
NUMBER: PE-25116

E-2516

REVISIONS:

1 2025-12-10 - REVISED PER
CITY COMMENTS

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
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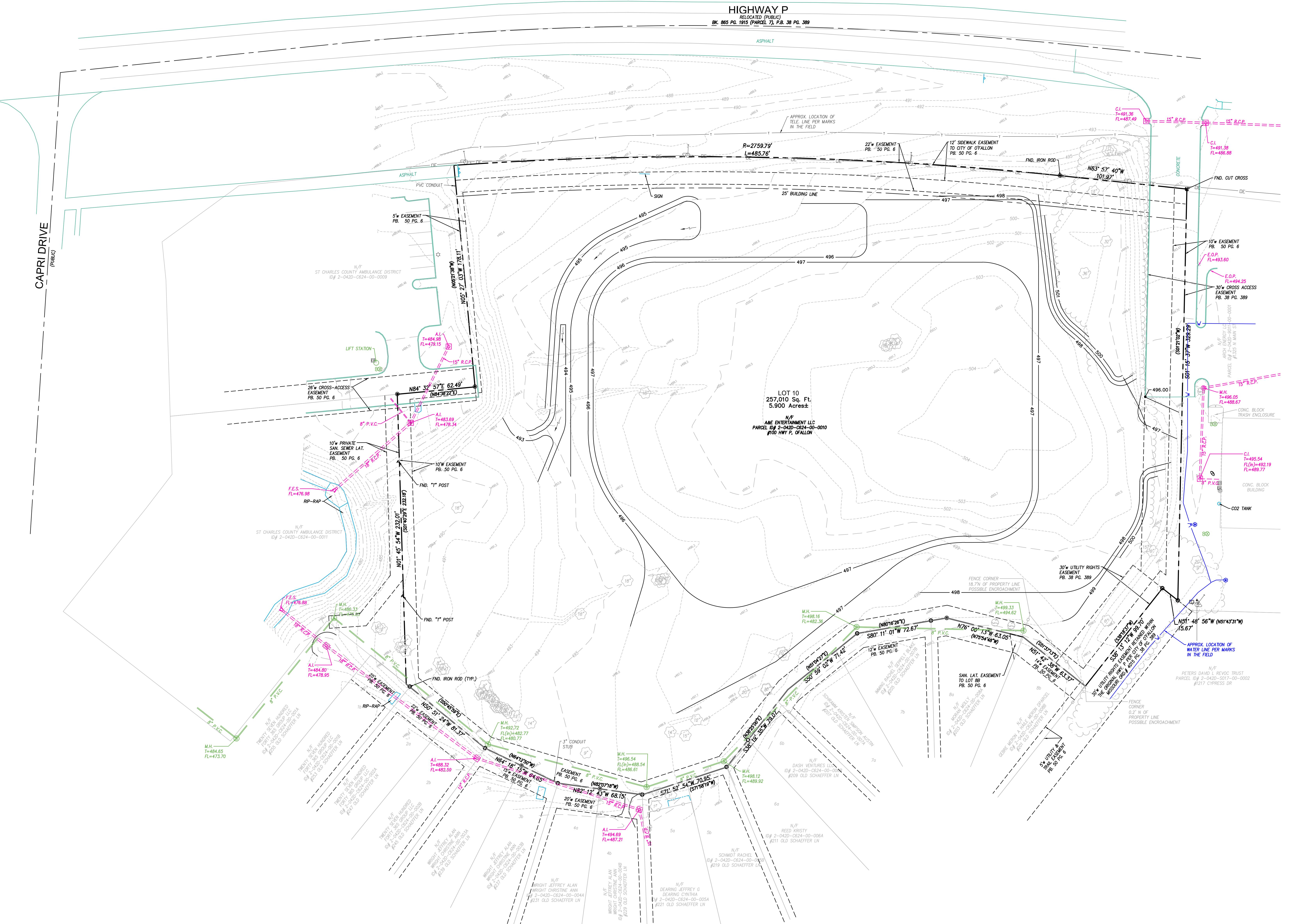


GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

100 HIGHWAY 'P' PROJECT

100 HIGHWAY P^o
OFATALLON, MISSOURI 63368

GRADING PERMIT PLANS FOR:




STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
CIV. ENGR.
CERTIFICATE OF AUTHORITY
NUMBER: 000096

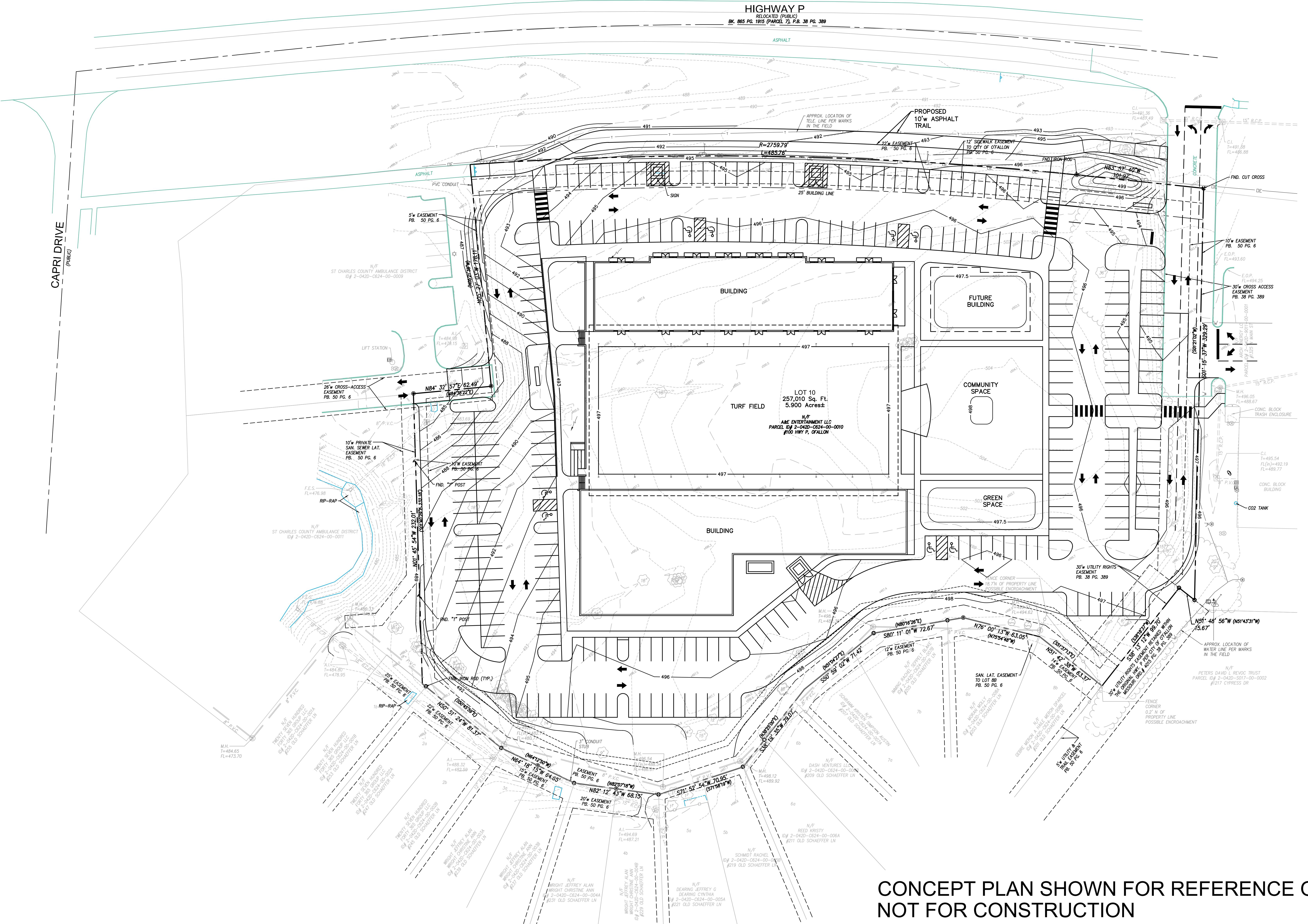
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E-25116

REVISIONS:

1 2025-12-10 - REVISED PER CITY COMMENTS

DRAWN BY: J.M.B. CHECKED BY: G.M.S.
DATE: 12/27/2025 JOB #: 224-7735
S.C.C. HAT #: HAT SUP. #
MOD. #: MORA-29244
SHEET TITLE: MASS GRADING PLAN
SHEET NO.: C5.0





100 HIGHWAY 'P' PROJECT

100 HIGHWAY P^o
OFallon, Missouri 63368

GRADING PERMIT PLANS FOR:

100 HIGHWAY 'P'

STOCK & ASSOCIATES Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63115 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassociates.com
Web: www.stockassociates.com

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
12/10/25

GEORGE M. STOCK
CIV. ENGR.
CERTIFICATE OF AUTHORITY
NUMBER: C00096

REVISIONS:

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DRAWN BY: J.M.B. CHECKED BY: G.M.S.
DATE: 12/27/2025 JOB #: 224-7735
S.C.C. H.A.T. H.A.T. SUP. #
MOD. #: MORA-29244
SHEET TITLE: CONCEPT SITE PLAN
SHEET NO.: C7.0

GRAPHIC SCALE
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(IN FEET)
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