

A SET OF CONSTRUCTION PLANS FOR BURNETT DRIVEWAY

Legal Description

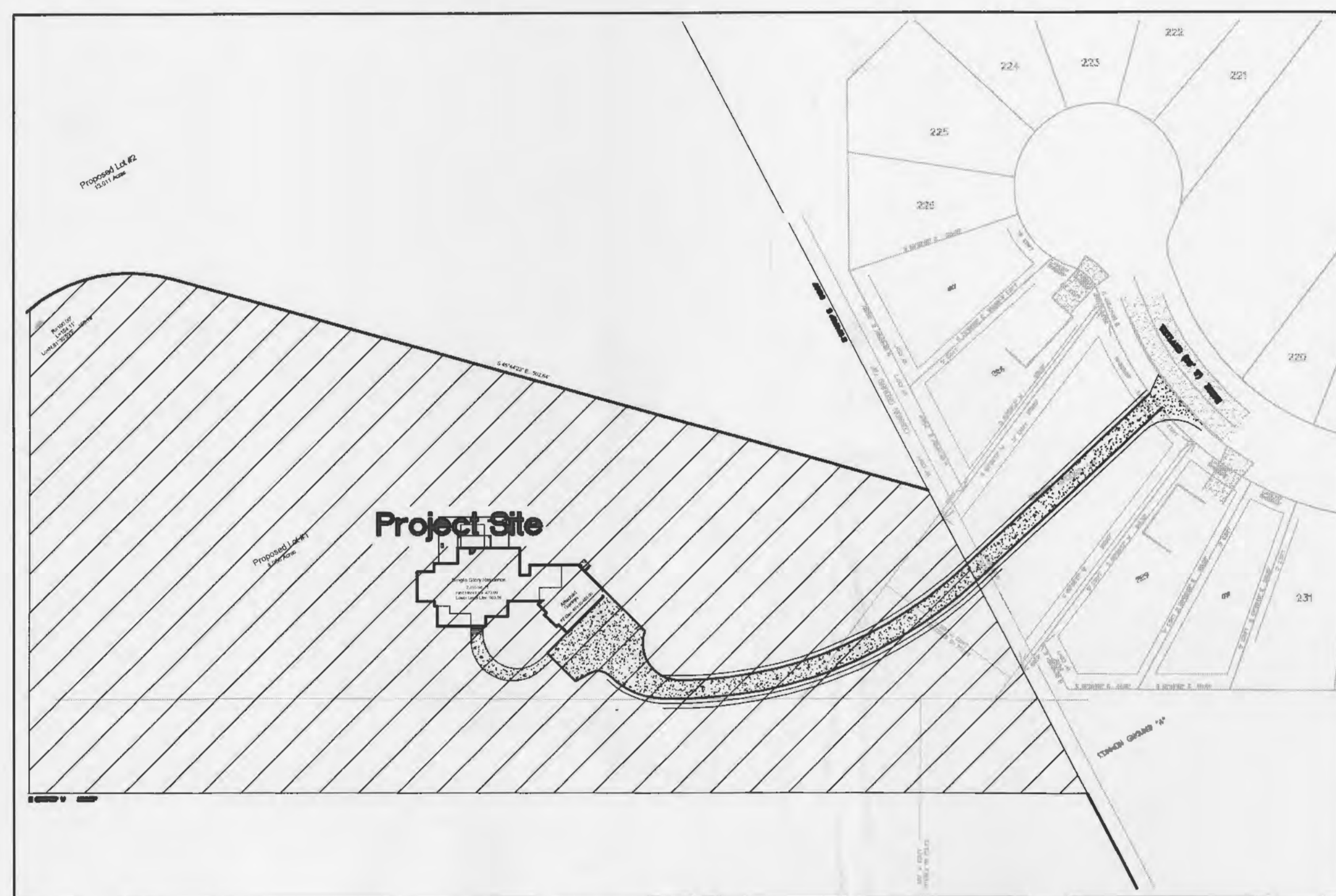
A tract of land being part of Fractional Section 17, Township 47 North, Range 3 East of the Fifth Principal Meridian, St. Charles County Missouri and being more particularly described as follows:

Commencing at the Southeast corner of Lot 4 of "Bunker Hill", a subdivision according to the plat thereof recorded in plat book 18 pages 27 and 28 of the St. Charles County Records, said point being also in the West line of common ground "A" of Hyland Green Plat #1 as recorded in plat book 42 pages 46 thru 48 of said records; thence Southwardly along said West line of Hyland Green Plat #1; South 00 degrees 49 minutes 09 seconds West 627.87 feet to the point of beginning;

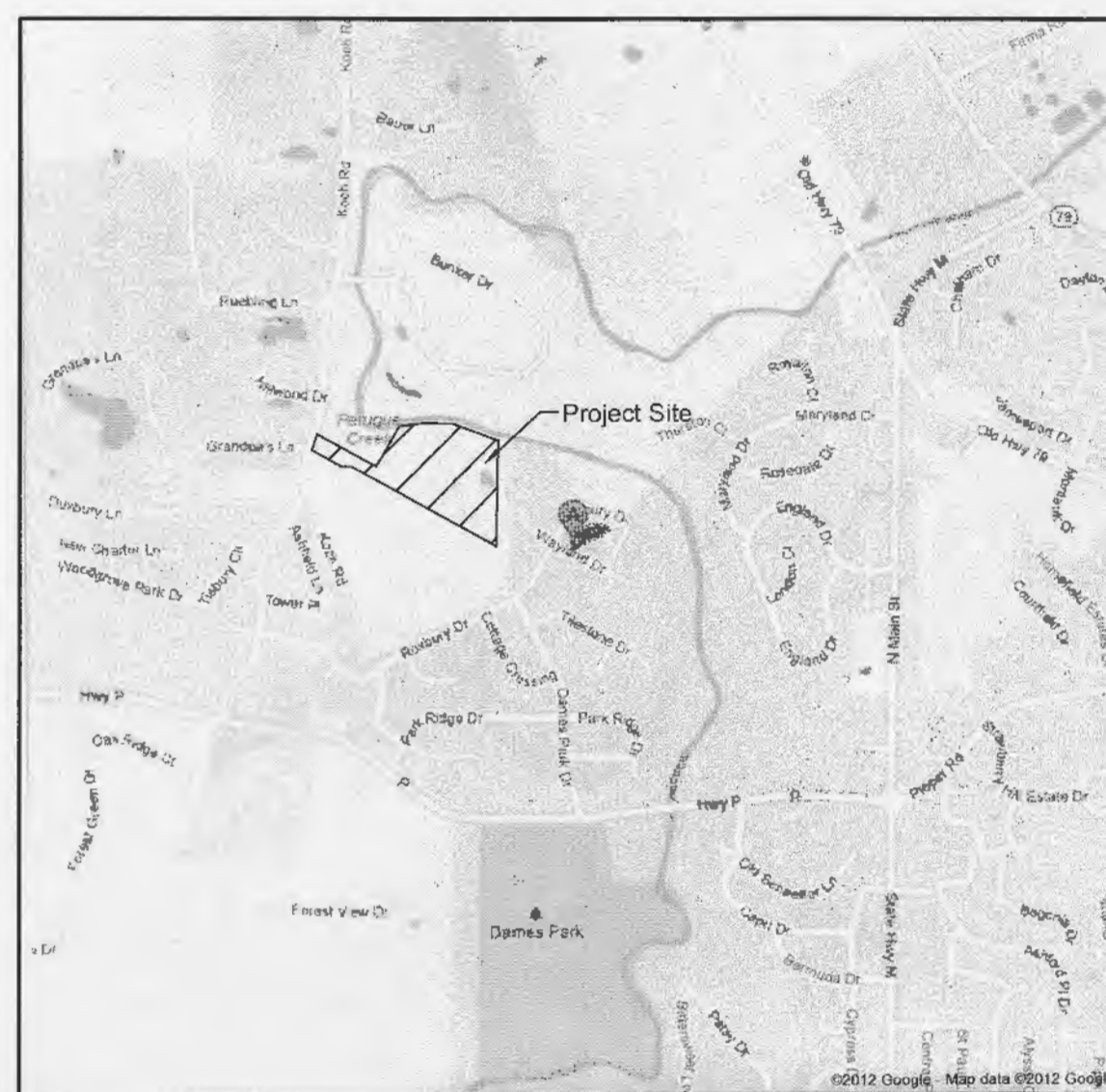
Thence beginning at a point and continuing along the West line of Hyland Green Plat #1 South 00 degrees 49 minutes 09 seconds West 220.18 feet to a point in the North line of property conveyed to Michael Lucash and Joyce Lucash by deed recorded in book 3139 page 434 of said records; thence Westwardly along the North line of the following properties said Lucash property, property conveyed to John R. Reese and Karen J. Reese by deed recorded in book 3204 page 1695, property conveyed to Dale E. Alexander and Lee Ann Alexander by deed recorded in book 1263 page 272, property conveyed to Michael David O'Neil by deed recorded in book 3723 page 2035, North 61 degrees 13 minutes 38 seconds West 714.67 feet to a point; thence leaving said North line, North 28 degrees 46 minutes 22 seconds East 232.39 feet to a point of curvature; thence along a curve to the right having a radius of 100.00 feet a distance of 184.11 feet to a point of tangency; thence South 45 degrees 44 minutes 23 seconds East 502.84 feet back to the point of beginning and containing 4.058 acres, more or less.

Conditions of Approval From Planning and Zoning

P&Z approval was unconditional



Plan View



Locator Map

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Benchmarks

Benchmark F-149; NGVD elevation 542.88; Standard tablet stamped F-149 1935, top concrete post, 40 feet east of Main Street centerline, 30 feet north of centerline of main RR tracks; O'Fallon, Missouri

Site Benchmark: Elevation 470.90', Cross found on centerline of Wayland Drive: 83.9' South of the center of the cul-de-sac of Wayland Drive.

Legend

ABBREVIATIONS

AI Area Inlet	MH Manhole
Asph Asphalt	N/F Now or Formerly
ATG Adjust to Grade	OHE Overhead Electric
B Cor Building Corner	PB Plat Book
CI Curb Inlet	PG Page
CHB Chord Bearing	PVC Polyvinyl Chloride
CL Centerline	Pvmt Pavement
CMP Corrugated Metal Pipe	R Radius
CO Cleanout	RCP Reinforced Conc. Pipe
Conc Concrete	R/W Right of Way
C&G Curb & Gutter	ST Sampling Tee
DB Deed Book	TC Top of Curb
DCB Double Catch Basin	TBA To be Adjusted
DFL Downstream Flowline	TBR To be Removed
DS Downspout	TP Top of Pavement
EP Edge of Pavement	TW Top of Wall
Fen Fence	Trans Transformer
FES Flared End Section	TS Toe of Slope
FH Fire Hydrant	Typ Typical
FF Finish Floor	UE Underground Electric
FL Flowline	UFO Underground Communications
GI Grate Inlet	UFL Upstream Flowline
GM Grated manhole	UIP Use in Place
GM Gas Meter	UP Utility Pole
GV Gate Valve	WM Water Meter
GW Guy Wire	WMH Water Manhole
L Length	WV Water Valve
Lt Light	YI Yard Inlet

LEGEND

	- Wall Mounted Light
	- Proposed Light Standard
	- Connection (Proposed)
	- Existing Contour
	- Proposed Contour
	- Existing Elevation
	- Proposed Elevation
	- Fire Hydrant
	- Concrete
	- Doorway Entrance
	- Drainage Flow
	- Swale
	- Direction of Traffic
	- Water Meter Or Valve
	- Gas Meter Or Valve
	- Electric Service
	- Gas Service
	- Exisit. Combination Sewer
	- Telephone Service
	- Water Service
	- Exisit. Sanitary Sewer
	- Proposed Sanitary Sewer
	- Proposed Storm Sewer
	- Utility Pole w/ Guy Wires
	- Right Angle
	- Proposed Gate Valve
	- Grate Inlet, Special
	- Manhole
	- Curb Inlet, Special
	- Cleanout and Sampling Tee
	- Double Curb Inlet
	- Trench Drain
	- Electric Transformer

CITY GRADING NOTES

1. Grading plans that are being prepared in conjunction with an approved preliminary plat shall include an estimate of the quantity of soil to be removed (spoils) associated with the contemplated improvements. It shall be noted that these quantities are estimates and will change based on the actual size of sewers and foundations constructed and the type of material excavated.
2. No slopes shall be steeper than 3 (horizontal) to 1 (vertical) or as approved by a Geotechnical Engineer. All certifications from a Geotechnical Engineer specializing in slope stabilization for any slopes within the project area that exceed 3:1 and any vegetated drainage system that may be prone to erosion shall be in writing.
3. Developer must supply City construction inspectors with soil reports prior to and during site soil testing. Refer to Section 405.210(F) of the Municipal Code of the City of O'Fallon for requirements of the soil report.
4. All fill placed under proposed storm and sanitary sewer, proposed roads and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO 1-180, Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO 1-99. 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 and supplied to the City of O'Fallon in a timely manner. Note that the moisture content of the soil in fill areas is to correspond 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. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon. (Ordinance #5242, Section 405.070)
5. All low places, whether on site or off-site, are to be graded to allow drainage. This can be accomplished with temporary ditches. Any off-site drainage easements will be acquired before grading begins.
6. Graded areas shall be seeded and mulched (strawed) within fourteen (14) days of stopping land disturbance activities. Vegetative growth shall be established within six (6) weeks of grading work being stopped or completed in any area. Vegetative growth shall be sufficient to prevent erosion (70% coverage per square foot) as required by MDNR and EPA. (Ordinance #5242, Section 405.070)
7. 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 the City of O'Fallon and as necessary by MoDOT. The Permittee's responsibilities shall 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 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.
8. 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.
9. Clearing limits shall be visibly marked in the field prior to removal of trees.

* 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 4.06 acres.
The area of land disturbance is 1.93 acres.
Number of proposed lots is two (2).
Building setback information: Front -50'
Side -30'
Rear 50'

* The estimated sanitary flow in gallons per day is 400.
* Tree preservation calculations - Tree Removal=0.378 acres

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
BY: DATE: 9/18/13
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

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

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

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

Fire District
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

Nathan and Lara Burnett
#60 Gocke Place
St. Louis, MO 63114
314-610-4212

City of O'Fallon Cover Sheet

P&Z No. 1303.01.01

Approval Date 07/18/13

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7-23-13