LOCATION MAP

#### LANDSCAPE LEGEND

QTY. (5) ~ INDICATES PROPOSED EVERGREEN SHRUB (mugho pines, yews, junipers, hollies, boxwoods)

QTY. (10) - INDICATES PROPOSED 6' EVERGREEN TREES

(1) QTY. (15) - INDICATES PROPOSED ORNAMENTAL SHRUB (spireas, forsythia, barberries,privets, Hacs)

SET OTY. (9) ~ INDICATES PROPOSED HARDWOOD TREE (ashes, oaks, maples, birches, sweet gum)

> LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

# A SET OF CONSTRUCTION PLANS FOR HEAVEN SCENT DONUTS

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 36, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

## PRINCIPLES & STANDARDS:

1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33 %). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department, Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

4. When grading operations are completed or suspended for more than 14 days permonent grass must be established at sufficient density to provide erasion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tocked at the rate of 100 pounds per 1,000 square feet when seeded.

5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less that 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.

6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, slit from erosion, and any other consequence of erosion. Run-off water from developed creas (parking lats, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete autters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.

7. Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MODOT. responsibility of the subdivision trustees or in the case of a site plan by the property sweet Permanent wagetation should be left intact. Variances will include designed stream Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.

8. All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an accupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

> VEGETATIVE ESTABLISHMENT For Urban Development Sites

APPENDIX A

Seeding Rates:

Permanent Tall Fescue - 30 lbs./ac.

Smooth Brome - 20 lbs./ac. Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 square foot) - 120 lbs./ac. (2.75 lbs. per 1,000 square foot)

Seeding Periods: Fescue or Brome - March 1 to June 1

August 1 to October 1 Wheat or Rye - March 15 to November 1 March 15 to September 15

Mulch Rates:

guarried rock

100 lbs. per 1,000 sq. feet (4,356 lbs. per ocre)

\* ENM = effective neutralizing material as per State evaluation of

Fertilizer Rates: 30 lbs./ac. Nitrogen 30 lbs./oc. Phosphate

30 lbs./oc. Potossium 600 lbs./oc\_ ENM\* Lime

O'FALLON NOTES

of the City of O'Fallon.

1. Underground utilities have been platted 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

2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test, or 95% of maximum density as determined by the standard Practor Test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up. All test shall be verified by a soil engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in the 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'Follon prior to the placement of fill. Proof rolling may be required to verify soil stability at the descretion of The City of O'Fallon.

3. No area shall be cleared without the permission of the Project Engineer.

4. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.

5. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.

6. All construction and materials shall conform to the current construction standards

7. Any permits, licenses, ecsements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

8. No slopes shall exceed 3(Horizontal): 1(Verticle).

9. The Contractor shall assume complete responsibility for controlling all siltation and erasion of the project area. The Contractor shall use whatever means necessary to control erasion and sitation including, but not limited to, staked strow bales and/or sitation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MODOT. The Contractor's responsibilities include all design and implementation as required to prevent erasion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MODOT may at their uption direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of slits or mud on new or existing pavement or in new or existing atorm sewers or swales shall be removed after each rain and affected

10. Erosion control systems shall not be limited to what is shown on the plan. Whatever means bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.

> 11. All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.

12. All ground and roof hyac mechanical units to be screened from public view. 13. The Developer must supply City Construction Inspectors with soil reports prior to or during

14. All paying to be in accordance with St. Charles County standards and specifications except

15. All sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans 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 precidence and the contractor prior to any construction shall notify the Project Engineer. Ensure at least one 8' wide handicap access alse is provided and curb ramps do not project into handicap access sistes.

16. Brick shall not be used in the construction of storm or sanitary sewer structures.

17. The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-Ring

18. Lighting values will be reviewed on the site prior to the final accupancy inspection. Corrections will need to be made if not in compliance with City standards.

19. All proposed fencing requires a separate permit through the Planning Division.

20. All sign locations and sizes must be approved separately through the Planning Division.

21. All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint ( or equivalent as approved by the City of O'Fallon and MoDOT). Sign designating street names shall be on the opposite side of the street

22. All new utility line shall be located underground.

from traffic control signs.

as modified by the City of O'Fallon ordinances.

23. All erosion control systems shall be inspected and necessary corrections shall be made within 24 hours of any rainstorm resulting in one-half inch of rain or mare.

24. All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.

25. Rip-rap shown at flored ends will be evaluated in the field after installation for effectiveness. and field modified if necessary to reduce erosion on and off-site.

26. Marking to be provided on storm sewer inlets. The City will allow the following markers and adhesive procedures only as snown in the table below. "Peel and Stick" adhesive pads will not be

Manufacturer Size Adhesive Style Message (Part #) ACP International 3.7/8" Epoxy Crystal Cop No Dumping Drains To www.acpinternational.com Waterways (SD-W-CC) Standard No Dumping Drains To www.dasmanufacturing.com Stream (#SDS) Manufacturing, Inc.

#### O'FALLON NOTES (CONTINUED)

27. Developer must supply City Construction inspectors with soil reports prior to or during site soil testing. 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

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 ministure content and sample locations listed on document

Specific gravity. 7. Natural maisture content

B. 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.

28. Trees, organic debris, rubble, foundations and other deletrious material shall be removed for the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be imentained on file by the developer. Burning on site shall be allowed anly be permit from the local fire district. If a burn pit is proposed the location and mitifation shall be shown on the grading plan and documented by the soils engineer.

29. HDPE pipe is to be N-12WT or equal and to meett ASTM F1417 water tight field

30. If there are any physical changes to MoDot's rightt of way, such as grading an entrance modification, MoDOT requests the opportunity its review the plans, there may be improvements to the roadway required to support the proposed development within MaDOT's Access Management Guidelines.

31. Connections at all sanitary or storm structure to the made with A-lock joint or

32. All sanitary laterals and sanitary mains crossing under povement must have the proper rock backfill and to required compaction.

#### ESTIMATED CONSTRUCTION & GRADING SCHEDULE

06/166/07 - 06/23/07 -GRADING 06/166/07 -INSTALL EROSION CONTROL 06/211/07 - 07/21/07 -UTILITY CONSTRUCTION -BUILDING CONSTRUCTION 06/3(0/07 - 08/30/07 08/166/07 - 08/30/07 -PAVEMENT CONSTRUCTION: 08/300/07 - 09/06/07

-FINISH GRADING, SEED AND MULCH NOTE: DATES MAY VARY DUE TO INCLEMENT WEATHER.

A PERIOD OF ONE (1) YEAR FROM THE DATE OF THIE FLANNING DEPARTMENT'S APPROVAL OF THE SITE PLAN IS PERMITTED. ANY COMPLETION DATE LONGER THAN THE ONE (1) YEAR PERIOD, OR AN EXTENSION OF THE TIME THEREOF, MUST BE REQUESTED IN WRITING BY THE DESIGN CONSULTANT AND APPROVED BY BOTH THE DIRECTOR OF PLANNING AND THE CITY ENGINEER.

NOTE: TEMPORARY VEGETATION TO BE IN PLACE DURING THE WINTER UNTIL THE TIME PERMANENT SEEDING AND MULCH GAN BE COMPLETED.

### GRADING NOTES:

1. A Geotechnical Engineer shall be employed by the owner and be an site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.

2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.

3. The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation

4. All areas shall be allowed to drain. All law points shall be provided with temporary

5. A sediment control plan that includes monitored and maintained sediment control basins and/or strow bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property

6. Any existing trash and debris currently on this property must be removed and disposed of off-site.

8. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall

9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers. vibratory roller, or high speed impact type drum rollers acceptable to the Sails Engineer. The roller shall be designed so as to avoid the creation of a layered fill

10. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular

11. The Spils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of

12. All creas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

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.

14. All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.

and silting up existing downstream storm drainage system.

7. Soft soil in the bottom and banks of any existing or former pand sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.

approve the discing operation.

without proper blending of successive fill layers.

13. The surface of the fill shall be finished so that it will not impound water. If at

15. No slope shall be steeper than 3(Horizontal): 1(Vertical). All slopes shall be sadded or seeded and mulched

16. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

17. The location of and details for all siltation control devices (silt fences and sediment basins) must follow the "St. Charles County Soil and Water Conservation. District Erosion and Sediment Control" guidelines.

#### TELEPHONE PEDESTAL FENCE

DEVELOPMENT NOTES:

Area of tracts 42,267.77 Sq.Ft. (0.97 Acres)

65.271.07 Sq.Ft. (1.50 Acres) Area to be disturbed: Current Zoning:

(City of O'Fallon) 3. Proposed Use: Restourant

4. Area of Building: 6,000 sq.ft. (1 Story)

5. Required building and parking setbacks: Front yard ..... 25 feet

Side yord....... O feet Rear yard.... 0 feet Parking..... 10 feet along lot perimeter

Parking Requirements & Provisions:

Restourant: 1 space per 250 sq.ft. usable space 6,000 sq.ft. / 250 = 24 spaces required Spaces provided = 39 including 2 handicap spaces

Bicycle parking calculations: space per 15 parking spaces or 4 spaces minimum per building 39 / 15 = 2.60 - 3 spaces required Bicycle spaces provided: 4 spaces minimum

Landscape requirement: Parking and/or loading area adjacent to public right-of-way: 1 deciduous Hardwood / 40 lf. of frontage 297.35 If. / 40 If. x 1 tree = 7.43 ~ 8 trees required

STANDARD SYMBOLS

& ABBREVIATIONS

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sibility for all other Drawings. Specifications, Estimates, Reports or other documents or instruments relating to or intended to be use

NUMBER

PE-2007020343.

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Box Engineering Company, inc. All Rights Reserved

REVISIONS

6-7-07 ADDED ADDRESS

7-19-07 CITY COMMENTS

8-10-07 CITY COMMENTS

08/

SIONAL

for any part or parts of the architectural

TREE OR BUSH

SANITARY SEWER & MANHOLE

STORM SEWER & INLET

LIGHT POLE

MAILBOX

GAS LINE

WATER LINE

TELEPHONE LINE

CABLE TV LINE

OVERHEAD WIRE

UTILITY POLE

FIRE HYDRANT

WATER VALVE

WATER METER

GAS VALVE

ROAD SIGN

UTILITY POLE W/ DOWN GUY

ELECTRIC LINE

Plus 1 tree per 3,000 sq.ft. of landscaped open space. These can include internal landscaping trees 1,925.41 / 3,000 = 0.64 ~ 1 trees required Parking and/or loading gree interval landscoping 62 of parking lot shall be landscoped

1,925.41 sq.ft. provided In compliance with Tree Preservation Ordinance, No trees being removed with this plan, therefore

39 parking spaces  $\times$  270 = 10,530 sq.ft.  $\times$  .06 = 631.80 sq.ft. of interior landscaping required

no trees preserved. B. This property is served by the following utilities: Electric - AmerenUE Electric Company 636-639-8312 Telephone - Century Telephone Co. 835-332-7318 Water - City of O'Fallon 636-272-6818 Sewer - City of O'Fallon 636-281-2858 Gas - Laclede Gas Company 314-558-5417 O'Fallon Fire District 636-272-3493

Wentzville School District 636-327-3800 9. According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri (Community Panel Number 290316 0240 E dated August 2, 1996). This property is within Zone X. Zone X is

defined as an area outside the 500 year flood plain limits. 10. Owner/Developer of property: Linda Day 6 Palomino

Wentzville, Mo. 63385

11. All signs shall require a separate permit by the City of D'Folion.

12 Site colculation: Site = 42,268 sq.ft. Building = 6,000 uq.ft. = 14% Pavement = 29,291 sq.ft. = 69% Landscape = 6,977 sq.ft. = 17%

13. All new utilities to be located underground. Any utilities under city streets shall be bared. No open cuts allowed.

14. All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooffop units shall be screened by a parapet wall that extends around the entire perimeter of the building. Ground mounted HVAC and mechanical units shall be screened by fencing, vegetation, or some other means (approved by the Planning and Zoning Commissions) that has a minimum height that is at least as tall as the tallest unit being screened.

15. A Contribution of \$1000 per ours to the storm water fund will be required in liew of detention

15. This development will comply with Ordinance 5082, phase 11 storm water guidelines and will be provided on construction plans

17. Estimoted Sanitary flow from this site:

18. All construction methods and materials shall comply with current OSHA Standards.

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT GEPTED FOR CONSTRUCTION PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

#### SHEET INDEX

COVER SHEET SHEET 2 SITE PLAN GRADING PLAN PRE-DRAINAGE AREA MAP SHEET 4 POST-DRAINAGE AREA MAP SWPPP PLAN SHEET 6

SANITARY PROFILES SHEET 7 SHEET 8 CONSTRUCTION DETAILS SHEET 9 STORM PROFILES

P&Z # 507, APPROVED 3-1-07

U.S.G.S. REFERENCE BENCHMARK:

ELEVATION 643.21 DAVIUM (US EXISTING GOD NAIL IN PROMER POLE AT THE NORTHWEST CORNER OF FIESE ROAD AND BRYAN ROAD AS SHOWN ON IMPROVEMENT PLANS FOR FIESE ROAD), O'FALLON PROJECT NO.210--005. AS PREPARED BY GEORGE BUTLER ASSOCIATES

U.S.G.S. SITE IBENCHMARK:

FLEVATION 605.16 USGS DATUM "O" IN OPEN ON FIRE HYDRANT AT THE NORTH WEST CORNER OF. THE INTERSECTION OF BRYAN ROAD AND SUNVIEW DRIVE.

#### GRADING QUANTITY:

3.337 C.Y. FILL (INCLUDES 15% SHRINKAGE) 2,461 C.Y. CUT (INCLUDES SUBGRADES)

876 C.Y. SHORT

NOT FOR BIDDING PURPOSES. CONTRACTORS SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION, GRANULAR BACKFILL NOT FIGURED IN TO YARDAGE, SUBGRADES ARE INCLUDED.

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY,

ENGINEERING PLANNING SURVEYING

1052 South Cloverleaf Drive St. Peters, MO. 63376-6445 636-928-5552

FAX 928-1718

03-12618B

PROJECT NUMBER SHEET OF

FILE NAME KLW/CMF DRAWN LW KTK

DESIGNED CHECKED