LANDSCAPE LEGEND

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

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

QTY. (15) ~ INDICATES PROPOSED ORNAMENTAL SHRUB

(spireas, forsythia, barberries, privets, lilacs) THE 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 permanent grass must be established at sufficient density to provide erosion 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 tacked 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, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters 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 responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. 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 occupancy 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 March 15 to November 1 March 15 to September 15

Mulch Rates: 100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates: 30 lbs./ac. Nitrogen Phosphate 30 lbs./ac. Potassium 30 lbs./ac. 600 lbs./ac. ENM*

Lime

* ENM = effective neutralizing material as per State evaluation of quarried rock.

O'FALLON NOTES

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the

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 Proctor 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'Fallon 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 of the City of O'Fallon.

7. Any permits, licenses, easements, 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 erosion of the project area. The Contractor 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 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 erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MODOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MODOT.

10. Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and

1. 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 hvac 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 paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.

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 precedence and the contractor prior to any construction shall notify the Project Engineer Ensure at least one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.

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 occupancy 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.

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 more.

DNR requirements.

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

25. Rip—rap shown at flared 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 shown in the table below. "Peel and Stick" adhesive pads will not be

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Ероху	Crystal Cap	No Dumping Drains To Waterways (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Ероху	Standard	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com

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:

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 moisture content and sample locations listed on document.

. Specific aravity. 7. Natural moisture content.

1. Maximum dry density

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.

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 maintained on file by the developer. Burning on site shall be allowed only 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 meet ASTM F1417 water tight field

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

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

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

ESTIMATED CONSTRUCTION & GRADING SCHEDULE

-GRADING	06/16/07 - 06/23/07	
-INSTALL EROSION CONTROL	06/16/07	
-UTILITY CONSTRUCTION	06/21/07 - 07/21/07	
-BUILDING CONSTRUCTION	06/30/07 - 08/30/07	
-PAVEMENT CONSTRUCTION	08/16/07 - 08/30/07	
-FINISH GRADING, SEED AND MULCH	08/30/07 - 09/06/07	

NOTE: DATES MAY VARY DUE TO INCLEMENT WEATHER.

A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE PLANNING 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.

U.S.G.S. REFERENCE BENCHMARK:

PLANS FOR FIESE ROAD, O'FALLON PROJECT NO.210-005,

THE INTERSECTION OF BRYAN ROAD AND SUNVIEW DRIVE.

AS PREPARED BY GEORGE BUTLER ASSOCIATES

U.S.G.S. SITE BENCHMARK:

EXISTING 60D NAIL IN POWER POLE AT THE NORTHWEST CORNER

OF FIESE ROAD AND BRYAN ROAD AS SHOWN ON IMPROVEMENT

"O" IN OPEN ON FIRE HYDRANT AT THE NORTH WEST CORNER OF

ELEVATION 643.21 DATUM (USGS)

ELEVATION 605.16 USGS DATUM

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

GRADING NOTES:

1. A Geotechnical Engineer shall be employed by the owner and be on 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 low points shall be provided with temporary ditches. 5. A sediment control plan that includes monitored and maintained sediment control

basins and/or straw 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 and silting up existing downstream storm drainage system.

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

7. Soft soil in the bottom and banks of any existing or former pond 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.

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 approve the discing operation.

9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

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 Soils 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

additional fill. 12. All areas 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

13. The surface of the fill shall be finished so that 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.

the Contractor's expense.

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.

15. No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded 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

DEVELOPMENT NOTES:

Area of tract:

Current Zoning:

42,267.77 Sq.Ft. (0.97 Acres) 65,271.07 Sq.Ft. (1.50 Acres) Area to be disturbed:

(City of O'Fallon)

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

5. Required building and parking setbacks: Front yard.... 25 feet Side yard.... 0 feet

Rear yard.... 0 feet Parking.... 10 feet along lot perimeter

6. Parking Requirements & Provisions: Restaurant: 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: 1 space per 15 parking spaces or 4 spaces minimum per building $39 / 15 = 2.60 \sim 3$ spaces required Bicycle spaces provided: 4 spaces minimum

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

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 \sim 1 trees required Parking and/or loading area internal landscaping: 6% of parking lot shall be landscaped

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

In compliance with Tree Preservation Ordinance, No trees being removed with this plan, therefore no trees preserved.

8. This property is served by the following utilities: Electric - AmerenUE Electric Company 636-639-8312 RECEIVED Telephone - Century Telephone Co. 636-332-7318 Water - City of O'Fallon 636-272-6818 APR 2 4 2008 Sewer - City of O'Fallon 636-281-2858

Wentzville School District 636-327-3800 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.

Owner/Developer of property: Linda Day 6 Palomino

11. All signs shall require a separate permit by the City of O'Fallon.

Gas - Laclede Gas Company 314-658-5417

O'Fallon Fire District 636-272-3493

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

Wentzville, Mo. 63385

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

14. All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop 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 acre to the storm water fund will be required in liew of detention being provided.

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

17. Estimated Sanitary flow from this site:

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

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION ____ DATE: 4-28-08 PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

GRADING QUANTITY:

3,337 C.Y. FILL (INCLUDES 15% SHRINKAGE) 2,461 C.Y. CUT (INCLUDES SUBGRADES) 876 C.Y. SHORT

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY. NOT FOR BIDDING PURPOSES. CONTRACTORS SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. GRANULAR BACKFILL NOT FIGURED IN TO YARDAGE. SUBGRADES ARE INCLUDED.

SHEET INDEX

SHEET 1 COVER SHEET SHEET 2 SITE PLAN SHEET 3 GRADING PLAN SHEET 4 PRE-DRAINAGE AREA MAP

SHEET 5 POST-DRAINAGE AREA MAP SHEET 6 SWPPP PLAN SHEET 7 SANITARY PROFILES

CONSTRUCTION DETAILS SHEET 9 STORM PROFILES

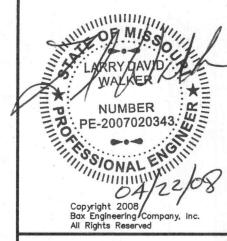
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ISCLAIMER OF RESPONSIBILITY I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents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





PLANNING SURVEYING

1052 South Cloverleaf Drive St. Peters, MO. 63376-6445 636-928-5552 FAX 928-1718

5-10-07

03-12618B PROJECT NUMBER FILE NAME

KLW/CMF

DESIGNED CHECKED

800-DIG-RITE

CALL BEFORE

YOU DIG!

Blog Inspector

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

STANDARD SYMBOLS

& ABBREVIATIONS

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 W/ DOWN GUY

UTILITY POLE

FIRE HYDRANT

WATER VALVE

WATER METER

GAS VALVE

ROAD SIGN

ELECTRIC LINE

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