

PROPERTY N/F
YOUNG MENS CHRISTIAN ASSOCIATION OF
GREATER ST. LOUIS
2182/1456
PARCEL ID: 2-0128-8101-00-0004.0000000
CITY OF FALLON
ZONING: C-2 GENERAL BUSINESS DISTRICT

LOT 4
PHEASANT POINT CENTER
P.B. 35 PG. 248-249

LOT 1
"KEEVEN HIGHWAY K SUBDIVISION"
P.B. 42 PG. 169
PROPERTY N/F
FUSZ LOU PROPERTIES LLC
4579/1692
PARCEL ID: 2-0128-9856-00-0001.0000000
CITY OF FALLON
ZONING: C-2 GENERAL BUSINESS DISTRICT

Table 60.5 Soil Stabilization Schedule

Soil Disturbance Activity or Condition	Required Stabilization Time
Soil disturbance has ceased in areas greater than 2,000 square feet.	14 days
After construction of dikes, swales, diversions, and other concentrated flow areas	5 days
When slopes are steeper than 3 horizontal to 1 vertical	7 days
When slopes are greater than 3% and longer than 150 feet.	14 days
Perimeter controls around soil stockpiles.	End of workday
Stabilization or covering of inactive stockpiles.	30 days
When land disturbance is completed, permanent soil stabilization must be installed.	30 days

VEGETATION 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.

TEMPORARY:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per s.f.)
Oats - 120 lbs./ac. (2.75 lbs. per s.f.)

SEEDING PERIODS:
Fescue or Brome - March 1 to June 1
Wheat or Rye - August 1 to October 1
Oats - March 15 to September 15

MULCH RATES:
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)

FERTILIZER RATES:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

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

STORM WATER POLLUTION PREVENTION PLAN

A. PURPOSE:
The purpose of the Storm Water Pollution Prevention Plan (SWPPP) is to inform the Developer/Contractor of the following objectives they are required to meet:
- Prevent erosion where construction activities shall occur.
- Prevent pollutants from mixing with storm water.
- All regulations of Missouri Department of Natural Resources are met.
- All regulations of the Environmental Protection Agency are met.
- All regulations of the local municipality are met.

B. PROJECT DESCRIPTION:
The project is located in the Dardenne Creek watershed in St. Charles County, Missouri. This project disturbs approximately 5.06 acres.
The project activities consist of the construction of a building, parking lot and new site entrance. The site will be protected by the various erosion protection measures listed below:
1. Siltation Control: The entire perimeter of the project that allows storm water to exit will have siltation control installed. Details of these devices are depicted on the detail plans prepared by Box Engineering Company, Inc.
2. Revegetation: The site will consist of varying ground slopes, upon completion of the grading activities the slope prone to erosion will be seeded and strawed to stabilize the slope and prevent erosion.

C. MAINTENANCE AND INSPECTION:
Regular Maintenance: Weekly inspections of the project will include: (a) The repair of any sediment (silt) fence and/or staked straw bale barriers damaged or out of place; (b) The removal of any accumulated trash and/or debris; and (c) The removal of any externally deposited waste materials.
Periodic Inspections: Following each rain of more than 0.25 inch in 24 hours, the site will be inspected, and any necessary maintenance will be provided for a period of one year following the completion of the above remediation measures. Summaries of the maintenance and the inspections will be maintained and shall be kept available from the owner. An inspection report shall be filed and kept on site for every inspection. The report shall detail the findings of the inspection and if any action was required. The inspection form needs to include: name of the site, name of the inspector, permit number, date of inspection, major observations and actions taken to correct problems and the signature of the inspector. The inspection reports need to be kept on file by the permittee for three years after the project is completed.
The field inspections will be conducted in a systematic manner to minimize the possibility of any significant feature being overlooked. A detailed checklist will be developed and followed for the examination. Particular attention will be given to detecting evidence of erosion, slope instability, undue settlement, displacement, and tilting. Photographs and drawings will be used freely to record conditions in order to minimize descriptions. The field inspection will include appropriate features and items, including potential hazards to human life or property.
The condition of the slopes and vegetative cover will be evaluated and examined for erosion.
Measures will be taken to promote the growth of vegetation and repair of damage caused by erosion and sedimentation. The inspection will also need recommendations for measures that need to be undertaken immediately, based on the experience and judgment of the inspector. Necessary follow up inspections will be made as necessary to verify that any maintenance, alteration, or repair measures are accomplished by methods acceptable by standard engineering practices.

SPILL AND SITE POLLUTION:

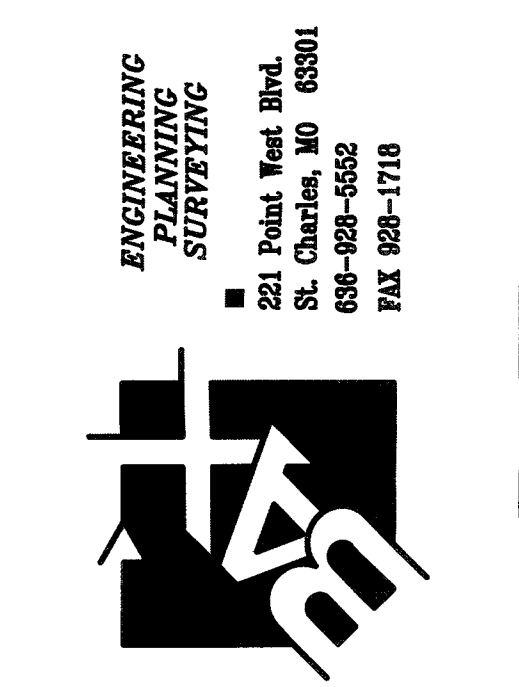
Should an accidental spill occur refer to material safety data sheets. Any spills of hazardous materials in quantities in excess of reportable quantities as defined by EPA or the state agency regulations, shall be immediately reported to the EPA National Response Center (800-424-8802) and Missouri Department of Natural Resources (573-634-2436). Reportable spills for petroleum products is greater than 50 gallons. All other reportable hazardous materials and their quantities may be found on the website at <http://www.dnr.mo.gov> on the local number is 573-840-9750. Federal law requires the responsible party to report any release of oil if it reaches or threatens a sewer, lake, creek, stream, river, groundwater, wetlands, or area like a road ditch that drains into the above.
An emergency spill kit is required to be onsite for all potential spills.

PROJECT TITLE:
Construction Plans for
Lou Fusz Jeep
3470 Highway K
O'Fallon, MO 63368

ENGINEERING
PLANNING
SURVEYING

221 Point View Blvd.
St. Charles, MO 63301
636-929-5562
FAX 928-1718

Box Project # 06-16706D Issue Date: 05/05/2017



DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized 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 used for any part or parts of the architectural or engineering project or work.

LARRY D. WALKER
REGISTERED PROFESSIONAL ENGINEER
MISSOURI STATE LICENSE NO. 2007020343
07/25/17

Larry D. Walker
Civil Engineer
Engineers License No. 2007020343
Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

NO.	DATE	DESCRIPTION
06-23-17	17	CITY COMMENTS
06-28-17	17	MODOT COMMENTS
07-20-17	17	CITY COMMENTS

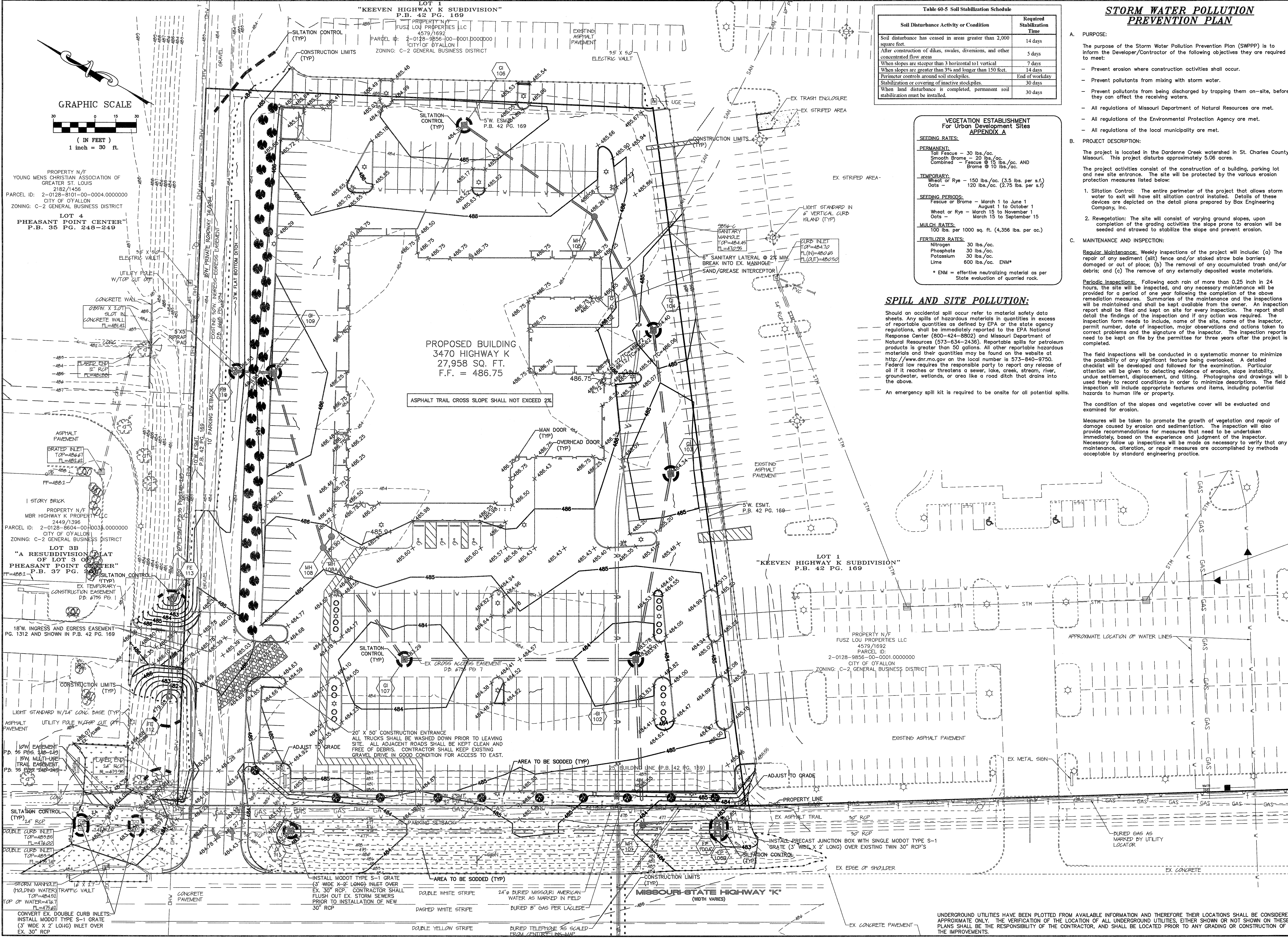
Developer / Owner:
Lou Fusz Chrysler
3480 Highway K
O'Fallon, Missouri 63368
636-442-8100

GRADING PLAN

P+Z No. #00-16.05.01
Approved 02-02-17

City No. #

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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 IMPROVEMENTS.