

LEGEND

EXISTING CONTOURS		120
PROPOSED CONTOURS		120
EXISTING SANITARY SEWERS		
EXISTING STORM SEWERS		12" CMP
PROPOSED SANITARY SEWERS		
PROPOSED STORM SEWERS		
PROPOSED RIGHT-OF-WAY		
CENTERLINE		
EASEMENT		
CONCRETE PAVEMENT		
EXISTING SPOT ELEVATION		+ 120.15
PROPOSED SPOT ELEVATION		+ 120.10
SWALE		
TO BE REMOVED		(T.B.R.)
TO BE REMOVED & RELOCATED		(T.B.R. & R.)
TO BE ABANDONED & FILLED		(T.B.A. & F.)
TO BE USED IN PLACE		(U.I.P.)
ADJUST TO GRADE		(A.T.G.)
TO BE VACATED		(T.B.V.)
GAS MAIN		
WATER MAIN		
PROPOSED UNDERGROUND TELEPHONE		
EXISTING UNDERGROUND TELEPHONE		
FIRE HYDRANT		
POWER POLE		
PROPOSED LIGHT STANDARD		
PROPOSED FENCE		
SILTATION CONTROL		
CURB INLET		
FLARED END SECTION		
AREA INLET		
STREET SIGN LOCATION		
TOP OF CURB		
BOTTOM OF CURB		
HIGH POINT		

UTILITY INFORMATION:

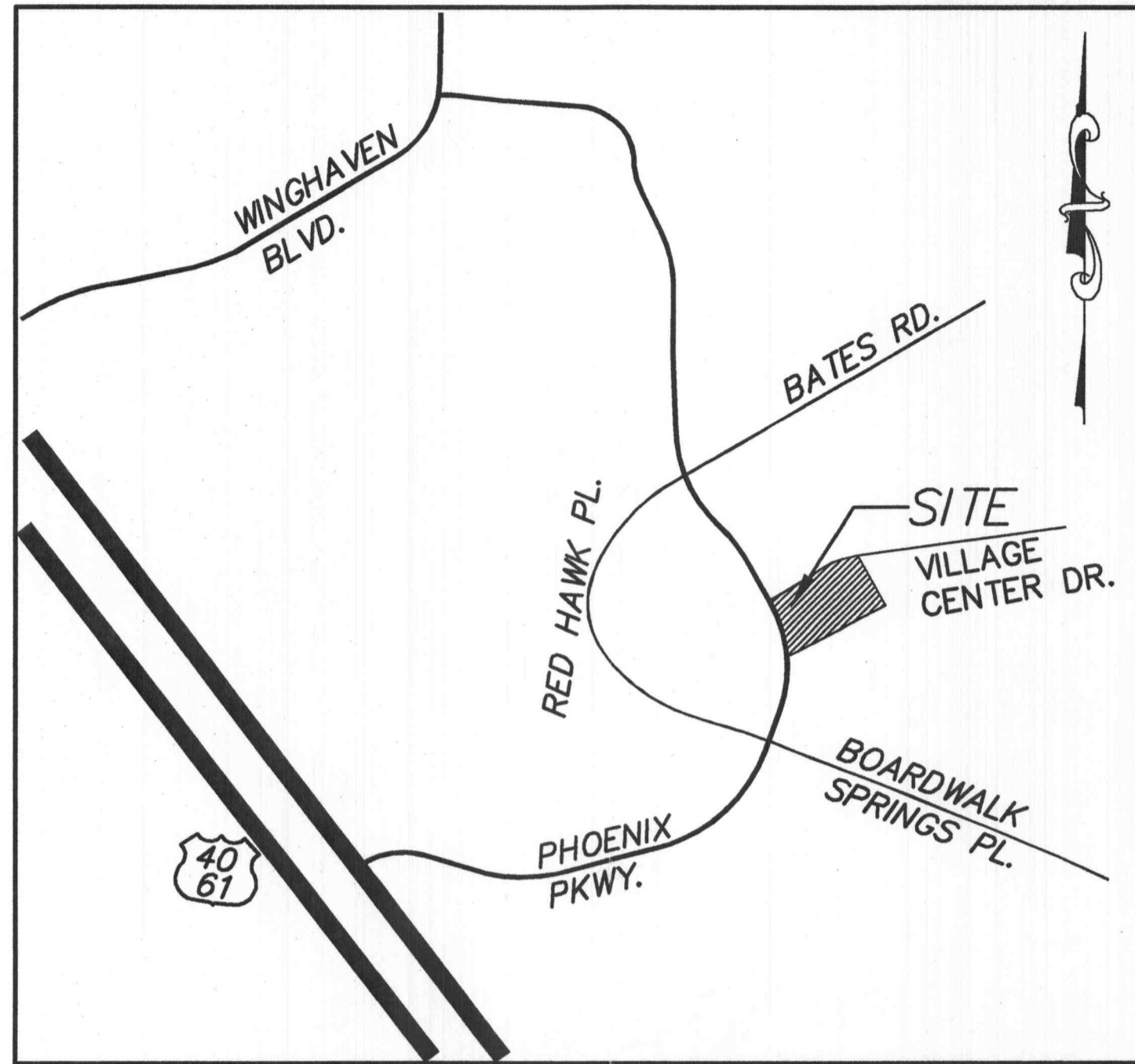
UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION). ALSO CALL MODOOT AT (314) 340-4100.

MARKETPLACE

SITE IMPROVEMENT PLANS



LOCATION MAP
N.T.S.

PERTINENT DATA

EXISTING ZONING	= MIXED USE
SCHOOL DISTRICT	= WENTZVILLE SCHOOL DISTRICT
SITE ADDRESS	= 7321 VILLAGE CENTER DR. O'FALLON, MO. 63366
DISTURBED AREA	= 0.12 ACRES
F.I.R.M PANEL NUMBER	= 29183C0215F
	DATED: MARCH 17, 2003

UTILITIES

WATER SERVICE	= PUBLIC WATER SUPPLY DISTRICT NO.2 100 WATER DRIVE - P.O. BOX 370 O'FALLON, MO. 63366 CONTACT: BILL SHIRLEY (636) 561-3737 EXT. 120	FIRE DISTRICT	= WENTZVILLE FIRE PROTECTION DISTRICT 209 W.PEARCE BLVD. WENTZVILLE, MO. 63385 CONTACT: JOE HEITKAMP (636) 327-6239
SEWER DISTRICT	= DUCKETT CREEK SEWER DISTRICT 3550 HIGHWAY K ST. CHARLES, MO 63304 (636) 441-1244	ELECTRIC SERVICE	= AMERENUE WENTZVILLE DISTRICT 200 CALLAHAN ROAD WENTZVILLE, MO 63385 636-639-6301
PHONE SERVICE	= SBC 402 NORTH 3RD STREET ST. CHARLES, MO 63301 CONTACT: DEBORAH ESTES 636-949-1320	GAS SERVICE	= LACLEDE GAS COMPANY 1999 TRADE CENTER DR. EAST ST. PETERS, MO 63376 CONTACT: MIKE LANGAN (636) 978-2663 EXT. 103
CABLE SERVICE	= CHARTER COMMUNICATIONS 941 CHARTER COMMONS TOWN AND COUNTRY, MO 63107 CONTACT: SCOTT MCGEE (314) 220-8040		

THE CITY OF O' FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES PRIOR TO THE START OF CONSTRUCTION.

BENCHMARK

LOCAL BENCHMARK: MARKED CROSS IN SIDEWALK ON THE SOUTH EAST CORNER OF THE EXISTING BUILDING APPROXIMATELY .4 FEET FROM THE TOP OF THE STAIRS ASSUMED ELEVATION OF 100.00.
(ALL ELEV. SHOULD BE INCREASED BY 439.59.)
USGS CONVERSION: CONVERTED LOCAL BENCHMARK IS ELEV. 539.59 BASED ON THE BENCHMARK LISTED BELOW:
(ALL ELEV. SHOULD BE INCREASED BY 439.59.)
BENCHMARK INFORMATION: ADOPTED BENCHMARK IS MISSOURI DEPARTMENT OF NATURAL RESOURCES GRS STATION SC-13. THE STATION IS AN ALUMINUM DISK STAMPED "SC-13 1989" SET IN A 12 INCH DIAMETER CONCRETE MONUMENT APPROXIMATELY 3 MILES NORTHWEST OF HIGHWAY 94 ALONG WEST BOUND HIGHWAY 40 TO A FIELD ENTRANCE GOING NORTH AND THE STATION IS ON THE LEFT, 39.2 FEET SOUTHWEST OF THE CENTER OF TOP OF NORTHWEST END OF CORRUGATED METAL PIPE AND NORTHWEST OF CENTER OF FIELD ENTRANCE. ELEVATION = 499.34 (NAVD 88)

INDEX

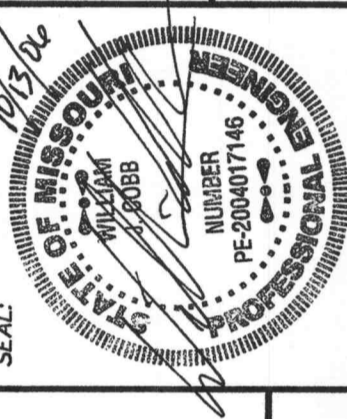
C1.0	COVER SHEET
C2.0	SITE LAYOUT AND GRADING PLAN
C2.1	LEFT HAND TURN LANE MARKINGS
C3.0	SITE DETAILS
C4.0	EROSION CONTROL PLAN

GENERAL NOTES

- TOPOGRAPHIC SURVEY BY COLE AND ASSOCIATES BASED ON THE ASSUMED ELEVATION OF 100.
- ALL UNDERGROUND UTILITIES SHOWN HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF ALL UTILITIES SHOWN OR NOT SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- NO SLOPE SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL). GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE SEEDED AND MULCHED (DNR REQUIREMENTS).
- ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER GRADING.
- ALL UTILITIES SERVING SITE SHALL BE LOCATED PRIOR TO ANY GRADING.
- ALL EXTERNAL UTILITY EQUIPMENT SHALL BE SCREENED.
- ALL FILLS 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 T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO T-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. 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.
- ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE SHOULD BE GRADED TO ALLOW DRAINAGE. THIS CAN BE ACCOMPLISHED WITH TEMPORARY DITCHES. ANY OFF-SITE DRAINAGE WILL BE ACQUIRED BEFORE GRADING BEGINS.
- CONTRACTOR REQUIRED TO GRADE SITE WITHIN 0.10 FT OF PROPOSED GRADES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF O'FALLON.
- ALL GRADED AREAS INDICATED SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES, SEEDING AND MULCHING AS INDICATED.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING PER SILTATION SPECIFICATIONS. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF O'FALLON.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS. CONTRACTOR TO GRADE ALL AREAS TO REQUIRED SUBGRADE.
- EROSION CONTROL 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 ADJACENT ROADWAYS, PROPERTIES, AND DITCHES.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- 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 MODOOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR CITY OF O'FALLON AND/OR MODOOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR 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 OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOOT.
- SIDEWALKS, CURB RAMPS, AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN 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. (AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESS AISLE.)
- SITE IS OUTSIDE THE 100 YR FLOOD PLAIN
- NO WETLANDS ON THIS SITE.
- NO SURFACE INTENDED TO BE HANDICAP ACCESSIBLE SHALL EXCEED 2% SLOPE IN ANY DIRECTION.
- TRAFFIC CONTROL SHALL BE PER MODOOT OR MUTCD SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY OF O'FALLON STANDARDS.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION. SIGN LOCATIONS ARE SHOWN ON THE PLANS.
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTPROOF PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS 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 BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
- ALL REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION SHALL BE ADDRESSED.
- GRADES FOR ENTRANCES SHOULD NOT EXCEED 2% AT WALKS, 4% FROM STREET AND 10% OVERALL.
- NO LIGHTING TO BE ADDED OR MODIFIED. EXISTING LIGHTING TO REMAIN IN PLACE.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING. SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
 - *MAXIMUM DRY DENSITY
 - *OPTIMUM MOISTURE CONTENT
 - *MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
 - *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 ASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR MUST BE DESIGNATED ON DOCUMENT.
 - *CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT.
 - *SPECIFIC GRAVITY.
 - *LIQUID LIMIT
 - *NATURAL MOISTURE CONTENT
 - *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.

NO.	DATE	BY	REVISIONS
1	10/10/06	JTR	ISSUED FOR CITY COMMENTS

DEVELOPER/OWNER:
MCAGLE PROPERTIES, L.L.C.
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO 63366
(636) 561-9300



DESIGNED BY: BC
DRAWN BY: LM
CHECKED BY: JTR
DATE: 08/24/2006
Job Number: 06-182
Sheet Number: C1.0

planning • engineering • surveying • landscape architecture
Cole and Associates Incorporated
10777 sunset office dr. suite 10
saint louis, missouri 63127
p: 314 984 9887 f: 314 984 0687

DESIGNED BY: BC
DRAWN BY: LM
CHECKED BY: JTR
DATE: 08/24/2006
Job Number: 06-182
Sheet Number: C1.0

9831.34.06 - JULY 20, 2006

File