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COTTLEVILLE, MO 63304
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STREET DEPARTMENT MODOT - HWY K
6780 OLD HWY N
ST. CHARLES, MO 63301
CONTACT: SCOTTY WARD
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CITY OF O'FALLON - CRUSHER DRIVE
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O'FALLON, MO 63366
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UTILITY CONTACTS:

ELECTRIC COMPANY AMEREN UE
200 N. CALLAHAN
WENTZVILLE, MO 63385
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WATER ST. CHARLES CO. WATER DISTRICT #2
100 WATER DRIVE
O'FALLON, MO 63368
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SANITARY SEWER DUCKET CREEK SANITARY DISTRICT
1550 HWY K
O'FALLON, MO 63368
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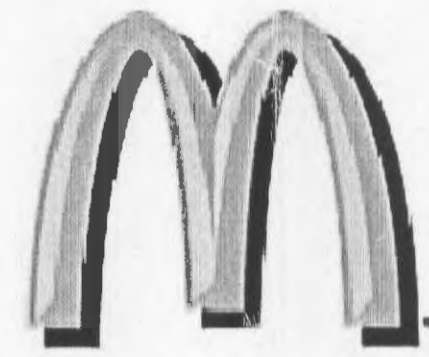
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O'FALLON, MO 63366
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(636) 949-1324

GAS LACLEDE GAS
1999 TRADE CENTER DRIVE EAST
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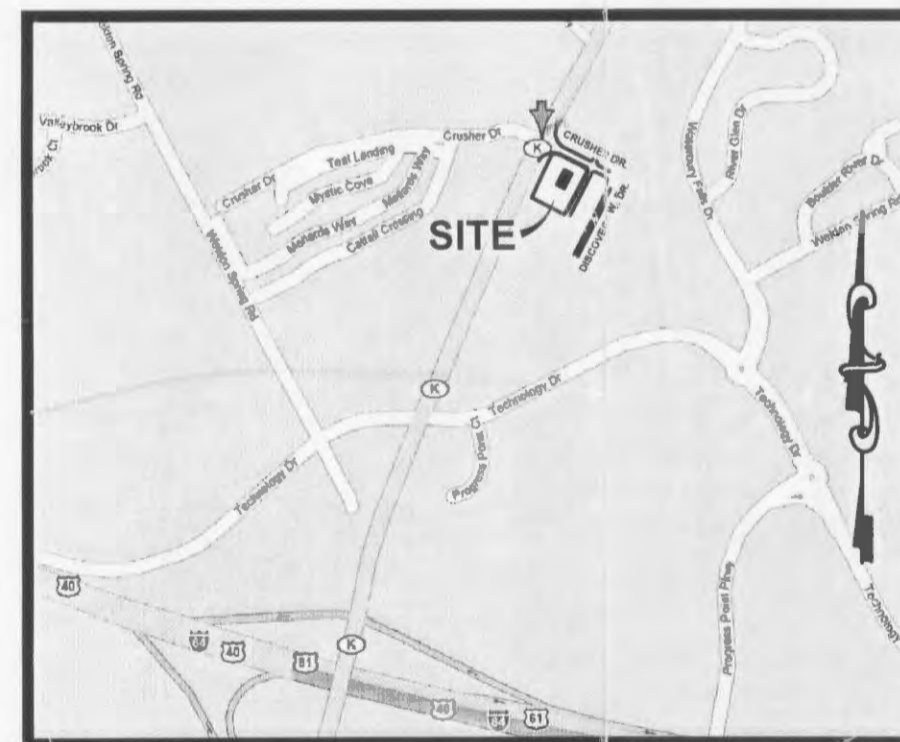
CONSTRUCTION PLANS

FOR



i'm lovin' it

4001 CRUSHER DRIVE O'FALLON, MO.



VICINITY MAP
1"=1000'

SHEET INDEX			
SHEET NUMBER	PAGE NUMBER	DESCRIPTION	PREPARED BY
CIVIL PLANS			
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3	C2	GRADING/UTILITY PLAN	CORE STATES
4	C2A	SEWER-PROFILE	CORE STATES
5	C2B	DRAINAGE AREA/EROSION CONTROL	CORE STATES
6	C3	LANDSCAPE PLAN	CORE STATES
7	C4	DETAILS	CORE STATES
8	C5	DETAILS	CORE STATES
9	C6	DETAILS	CORE STATES
10	C7	DETAILS	CORE STATES

CONSTRUCTION NOTES:

1. 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.
2. 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.
 - * MAXIMUM DRY DENSITY
 - * OPTIMUM MOISTURE CONTENT
 - * MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
 - * CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 95% COMPACTION AND ABOVE AS DETERMINED BY THE MODIFIED AASHTO T-99 COMPACTION TEST (A.S.T.M.-D-1527) OR FROM A MINIMUM OF 100% AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99, METHOD C (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
 - * CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT.
 - * SPECIFIC GRAVITY
 - * NATURAL MOISTURE CONTENT
 - * LIQUID LIMIT
 - * PLASTIC LIMIT
3. 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 SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS 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 MODOT.
4. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 100% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO 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. 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.
5. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
6. PROVIDE A MARKING ON THE STORM SEWER INLETS. THE CITY WILL ALLOW THE FOLLOWING MARKERS AND ADHESIVE PROCEDURES ONLY AS SHOWN IN THE TABLE BELOW OR AN APPROVED EQUAL BY ALMETEK INDUSTRIES. "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.

MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE (PART #)	WEBSITE
ACP INTERNATIONAL	3 7/8"	EPOXY	CRYSTAL CAP	NO DUMPING DRAINS TO WATERWAYS (SD-WCO)	www.acpinternational.com
DAS MANUFACTURING INC.	4"	EPOXY	STANDARD STYLE	NO DUMPING DRAINS TO STREAM (#SDS)	www.dasmanufacturing.com
7. PIPE JOINTS SHALL BE GASKETED O-RING TYPE.
8. CONNECTIONS AT ALL SANITARY OR STORM STRUCTURE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
9. SIDEWALKS (ADAAG SECTION 4.3), CURB RAMPS (ADAAG SECTION 4.7), RAMP (ADAAG SECTION 4.8) AND ACCESSIBLE PARKING SPACES (ADAAG SECTION 4.8) 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 SIGMA. 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. (NOTE THAT AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESS AISLE.)
10. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. PRECAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
11. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE THE PROPER ROCK BACKFILL AND TO REQUIRED COMPACTION.
12. 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 STANDARDS.
13. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
14. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION. NOTE THAT SIGN LOCATIONS ARE SHOWN ON THE PLANS.
15. ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUBBERON PENETRATING SEALER 55 AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
16. THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM, AND TRAFFIC LOCATES. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
17. NO SLOPES SHALL BE STEEPER THAN 3:1 (HORIZONTAL) TO 1 (VERTICAL).
18. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE SEEDED AND MULCHED (DNR REQUIREMENT). ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
19. TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MOST STRINGENT UNLESS MODIFIED BY THE CITY OF O'FALLON REQUIREMENTS.
20. TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DETRIORIOUS 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 COMMERCIAL CONSTRUCTION SITE PLAN APPLICATION 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.
21. PER THE O'FALLON MUNICIPAL CODE SECTION 500.430 THE CITY WORK HOURS FOR CONSTRUCTION ARE AS FOLLOWS:
OCTOBER 1 THRU MAY 31 - 7:00AM TO 7:00PM
JUNE 1 THRU SEPTEMBER 31 - 6:00AM TO 8:00PM
SATURDAY & SUNDAY 7:00AM TO 8:00PM
22. THE DETENTION REQUIREMENTS AND BMP'S HAVE BEEN INCLUDED IN THE OVERALL DESIGN OF THE KINGSMILL CROSSING COMMERCIAL SUBDIVISION.

GENERAL NOTES:

1. THESE PLANS ARE BASED ON A SURVEY PREPARED BY MASSMANN SURVEYING, DATED 07-10-2007. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS EXIST AS SHOWN ON THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING CORE STATES ENGINEERING OF ANY DEVIATIONS OR OMISSIONS THAT MAY AFFECT THE CONSTRUCTION OF THE PROPOSED RESTAURANT.
2. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND OTHER EXISTING IMPROVEMENTS AS NOTED.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. CONSTRUCTION OF BUILDING AND UTILITY ENTRANCES SHALL BE IN ACCORDANCE WITH ASSOCIATED PLANS.
7. FLOOD CERTIFICATION: THE SUBJECT SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON FIRM PANEL NUMBER 29183C0430E DATED 08/02/1996.
8. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
9. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.
10. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
11. BENCHMARK USED: SITE BENCHMARK AS SHOWN ON SITE DEVELOPMENT PLAN OF KINGSMILL CROSSING PREPARED BY ZAVRADINOS & POLK, INC.; OLD CROSS ON SIDEWALK EAST SIDE OF MISSOURI STATE HIGHWAY OPPOSITE CENTERLINE STATION 310+50.3, 94.83' RIGHT. ELEVATION: 558.51



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CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature] DATE: 3-5-08
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

RECEIVED
 MAR 07 2008
 CONSTRUCTION INSPECTION
 CITY OF O'FALLON

RECEIVED
 FEB 27 2008

REV	DATE	DESCRIPTION
1	1/23/08	REVIEW COMMENTS
2	2/18/08	REVIEW COMMENTS
3	2/26/08	PWS#2 REVIEW COMMENTS

BY	JCS

DRWN BY	DATE	STD	ISSUE	DATE	REVIEWED BY	DATE	ISSUED

SHEET NO.	TITLE

DESCRIPTION	DATE
COVER	11-15-07

SITE ID	ADDRESS

SITE ID	ADDRESS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.



Const. Inspector