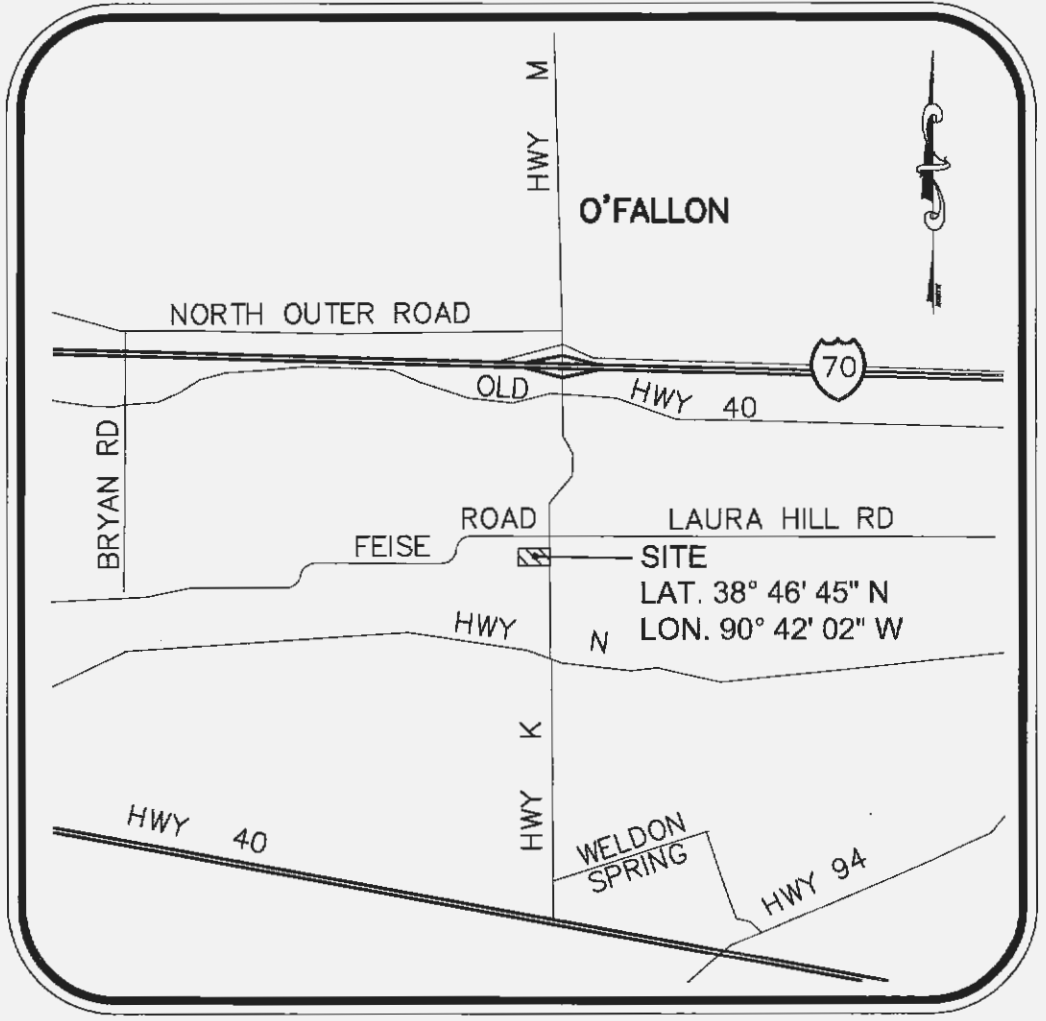


Plan View



SITE LOCATION MAP
NOT TO SCALE

A SET OF CONSTRUCTION PLANS FOR Site Improvements to O'Fallon Walk

Missouri State Highway K
O'Fallon, St. Charles County, Missouri

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER
OF FRACTIONAL SECTION 5, TOWNSHIP 46 NORTH, RANGE 3
EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Proposed Site Improvement Plans
to O'Fallon Walk
Missouri State Highway K
City of O'Fallon, St. Charles Co., Missouri

TELEPHONE: (636) 239-4751
E-Mail: mail@bfaeng.com
BFA
CONSULTANTS-ENGINEERS-SURVEYORS
www.bfaeng.com
WASHINGTON, MISSOURI 63090
103 ELM STREET

SHEET INDEX	
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**SHEETS COVERED UNDER SEPARATE SEAL	
TOPOGRAPHIC SURVEY (BY BAX ENGINEERING CO. & provided by Owner)	1 OF 1
LANDSCAPE PLAN (BY LANDSCAPE TECHNOLOGIES)	L-1

Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Primary Benchmark - Curb Inlet at the Northwest of property. Elevation=602.39

Planning and Development Division File Number (2803.01)
Approved March 5, 2015

The approval is conditional upon the following Staff recommendations being met:

- All dead or currently removed landscaping shall be replaced throughout the site.
- A plan showing the location of the cart corrals shall be submitted with the construction plans.
- A photometric lighting plan shall be submitted with construction plans.
- All wall and freestanding signage shall be reviewed and approved through a separate sign permit process.
- Accessible ramps shall be constructed of portland cement concrete.
- Line of sign easements shall be provided for the curb cuts on Highway K and Feise Road.

Utility Contacts

- Sanitary Sewers**
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858
- Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244
- Water**
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858
- Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820
- Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3757 Ext. 131

- CITY OF O'FALLON SPECIAL NOTES:
- All proposed utilities and/or utility relocations shall be located underground.
 - If materials such as trees, organic debris, rubble, foundations and other deleterious material are not to be reused, they shall be removed from the site and disposed of in compliance with all applicable laws and regulations.
 - No slopes shall exceed 3 (horizontal): 1 (vertical)
 - All fill placed under proposed storm and sanitary sewers, proposed roads and/or paved areas shall be compacted to 95% of maximum density as determined by the Standard Proctor Test ASTM D 1557. 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 Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee 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 the clearing operations and be maintained throughout the project until acceptance of the work by the City of O'Fallon and as necessary by MoDOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee 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 City of O'Fallon and as required by MoDOT.
 - All erosion control systems are inspected and corrected weekly, especially within 48 hours of any rainstorm resulting in one-half inch of rain or more. Any silt or debris leaving the site and affecting public rights-of-ways or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
 - Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
 - All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
 - Sidewalks, curb ramps and accessible parking spaces shall be constructed in accordance with currently approved Americans with Disabilities Act Accessibility Guidelines along with the required grades, signage, specifications and construction materials. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall be followed and the contractor, prior to any construction, shall notify the Project Engineer.
 - All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspectors.
 - Traffic control is to be per MoDOT or MUTCD whichever is more stringent.
 - All traffic signals, street signs, sign post, 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).
 - Lighting values will be reviewed on site prior to the final occupancy inspection.
 - No graded areas are to remain bare for over 14 days without being seeded and mulched.

DESCRIPTION	LEGEND	
	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
WATERLINE	—W—	—W—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	====S====	====S====
EASEMENT	=====	=====
PROPERTY LINE	=====	=====
CONTOURS	(100)	—100—
UTILITY POLE	•	•
SANITARY MANHOLE	●	○
WATER VALVE	•	•
FIRE HYDRANT	•	•
CATCH BASIN	■	■
JUNCTION BOX	●	○
FLARED END SECTION	▣	▣
CLEANOUT	•	•
GRATED INLET	■	■

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:
October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. To 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 1 Acre
The area of land disturbance is 1.14 Acres
Number of proposed lots is N/A
Building setback information. Front 25
Side 0' or 10'
Rear 15'

* The estimated sanitary flow in gallons per day is N/A

* Parking calculations
N/A

* Tree preservation calculations
N/A

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 6-8-15
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7438 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

Planning and Development Division File Number (2803.01)
Approved March 5, 2015

Missouri Professional Engineer
Mark A. Harriman,
P.E. #2000162109
BFA, Inc. Professional Engineer
Corporation #000472

PEBB O'Fallon, LLC
PEBB Enterprises
7900 Glades Road, Suite 600
Boca Raton, Florida 33434

City of O'Fallon Cover Sheet

Date: 4/13/15

Job No: 3842

P+Z No. (2803.01)
Approval Date
March 5, 2015
City No. 15-253

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CS-1