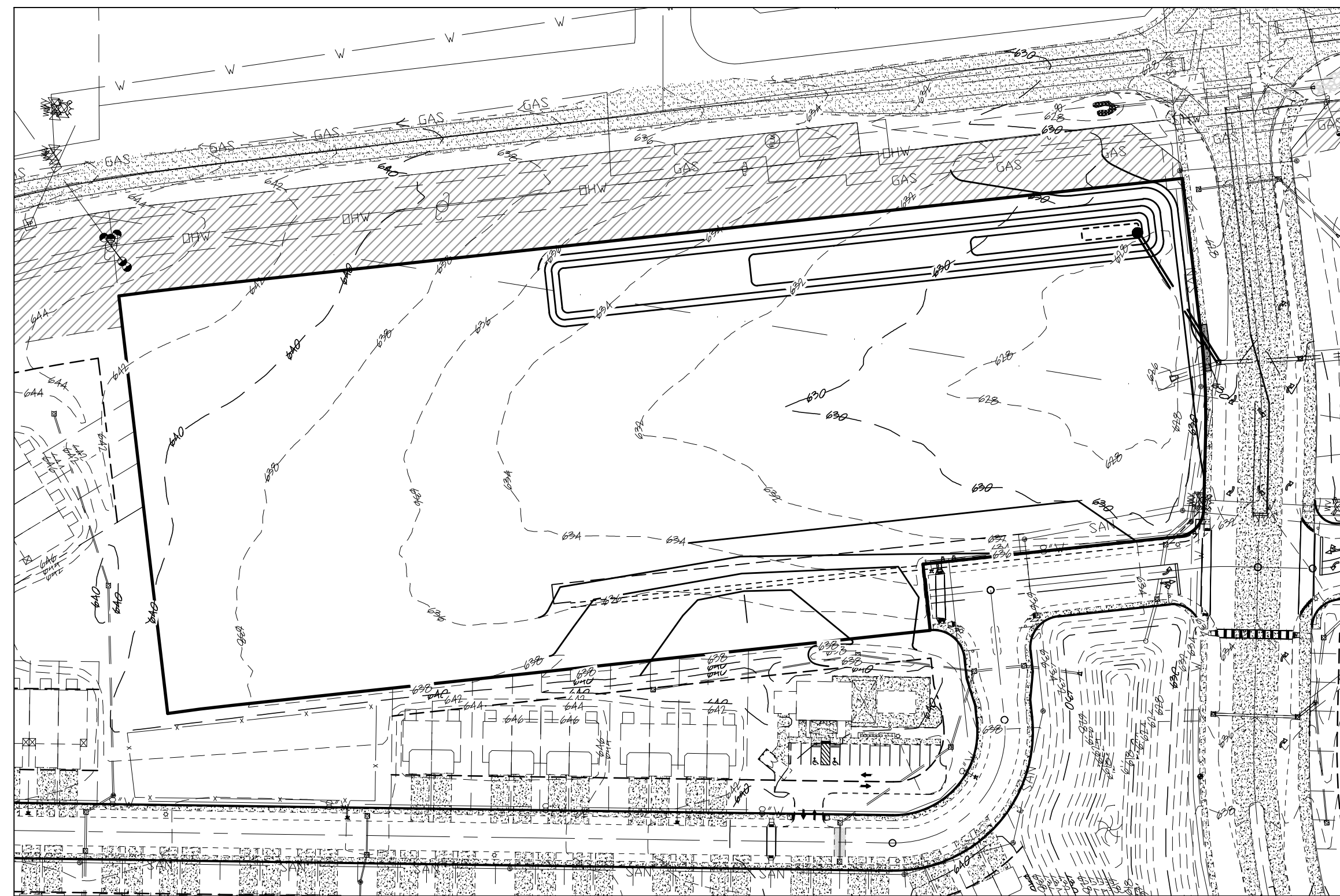
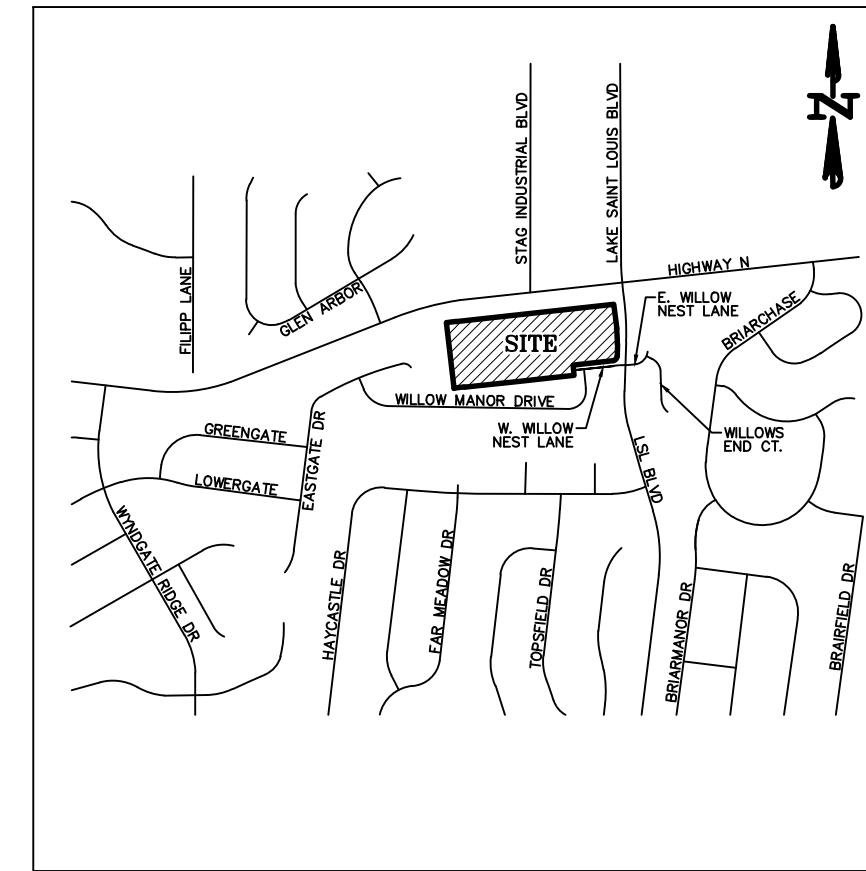


A SET OF CONSTRUCTION PLANS FOR SHADY CREEK COMMERCIAL

A TRACT OF LAND BEING PART OF U.S. SURVEY 931 AND PART OF THE EAST HALF OF SECTION 9 TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

DEVELOPMENT NOTES:

- Total Area of Tract: 7.98 Acres
- Existing Zoning: C-2, General Business District (City of O'Fallon)
- Property Owners: Joanne Griffith & Gary E. Kopadt Revocable Trust, 8780 Highway N, Lake Saint Louis, MO 63367
- Per Flood Insurance Rate Map Panel Number 29183C0220G Dated January 20, 2016. This site is Zoned 'X', described as areas outside the 500-year floodplain.
- Boundary information is per survey as compiled by Box Engineering during April, 2022.
- Grading to begin as soon as possible.
- The Contractor shall also notify the City of O'Fallon Division of Engineering Department 48 hours prior to the commencement of grading. A pre-construction meeting will be required to be held before any land disturbance activities may commence.
- 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 14 days without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.
- 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.
- All siltation control devices shall be inspected by the contractor after any rain of 1/4" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.
- No slope shall be steeper than 3(Horizontal):1(Vertical).
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.
- Underground utilities have been plotted from available information and there-fore locations shall be considered approximate only. The verifications 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 improvements.
- All operations shall conform to the current standards of the City of O'Fallon.
- The contractor is responsible for following the City of O'Fallon Ordinance for the installation of sediment and erosion control devices.
- Sediment and erosion control shall not be limited to the measures shown on the plans. The contractor, with the approval of the County Inspector, shall utilize best management practices to prevent sediment from entering adjacent properties, roadways, storm sewers, and drainage ways.
- All trash and debris on-site, either existing or from construction, must be removed and properly disposed of off-site.
- Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during operations, vegetation shall be reestablished in such a density as to prevent erosion.
- When mechanized land clearing activities are completed or suspended for more than 14 days; either temporary vegetation must be established or temporary siltation control measures must be put in place with the review and approval of the City of O'Fallon.
- When 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 recommendation of the City of O'Fallon. 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 lbs per 1,000 sq. ft. when seeded.
- 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.
- This plan will provide detention for the future commercial sites. Each individual site developer shall be responsible for providing facilities for long term post construction BMP's and treatment and protection of water quality. Such means shall be determined by each site developer and submitted with their construction plans.

Utility Contacts

Sanitary Sewers

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737

Water

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric

Cuivre River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

Gas

Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone

CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District

Wentzville Fire District
502 Luetkenhaus Blvd.
Wentzville, MO. 63385
636-332-9869

Drawing Index

- COVER SHEET
- NOTES
- SITE PLAN
- GRADING PLAN /SWPPP
- STREET PROFILE, SANITARY PROFILE & DETAILS
- SANITARY SEWER DETAILS
- WATER DETAILS

Benchmarks Project

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "C-149" WITH A PID OF JC0544 AND A PUBLISHED ELEVATION OF 545.45 (NAV88). DESCRIBED AS FOLLOWS; 1.8 MILES EAST FROM GILMORE. 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT 'GILMORE, ST. CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE. A STANDARD DISK, STAMPED C 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE GROUND.

Site

SITE BENCHMARK: ELEV. 637.38.
'X' IN CONCRETE SIDEWALK LOCATED ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE SAINT LOUIS BOULEVARD. APPROXIMATELY 57.5 FEET SOUTHWEST OF AN AREA INLET.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Fall Fescue	150 lbs./ac.
Smooth Brome	100 lbs./ac.
Combined	Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.
TEMPORARY:	
Wheat or Rye	150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats	120 lbs./ac. (2.75 lbs. per 1,000 s.f.)
SEEDING PERIODS:	
Fescue or Brome	March 1 to June 1 August 1 to October 1
Wheat or Rye	March 15 to November 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.	

Legend

600.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	LIGHT STANDARD
EP	END PIPE	FIRE HYDRANT
CP	CONCRETE PIPE	WATER METER
RCP	REINFORCED CONCRETE PIPE	WATER VALVE
CMP	CORRUGATED METAL PIPE	GAS VALVE
CPP	CORRUGATED PLASTIC PIPE	TELEPHONE PEDESTAL
PVC	POLY VINYL CHLORIDE (PLASTIC)	SIGN
CO	CLEAN OUT	TREE
.....	SLOPE LIMITS	
---	DRAINAGE SWALE	
---	EXISTING STORM SEWER	
---	EXISTING SANITARY SEWER	
---	EXISTING WATER LINE	
---	EXISTING FIBER OPTIC LINE	
---	EXISTING GAS LINE	
---	EXISTING UNDERGROUND ELECTRIC	
---	EXISTING OVERHEAD ELECTRIC	
---	EXISTING CABLE TV LINE	
---	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
-X-X-	FENCE LINE	
---	SAWCUT LINE	

* 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 7.98 Acres
The area of land disturbance is 4.85 Acres
Building setback information.

Front: Not less than twenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.

Side: No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in any residential or office district, a side yard shall then be provided the same as required in the district it abuts. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.

Rear: No rear yard is required except that where a rear line of a lot in this district abuts lots zoned residential or office a rear yard of not less than ten (10) feet shall be provided.

* Tree Preservation requirements:
NO Existing Trees

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.

Conditions of Approval From Planning and Zoning:

1. Depending on the future commercial developments that would have access to the private portion of West Willow Nest Lane, the private portion may need to be expanded to be 39' wide.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Karl Ebert DATE October 19, 2022
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:

SHADY CREEK COMMERCIAL

Box Project # 20-19154A Issue Date: 07/29/2022

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



DISCLAIMER OF RESPONSIBILITY
I hereby specify 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 survey.



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Authority No. 000655
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REVISIONS	
09/01/22	CITY COMMENTS
10/11/22	CITY & PWS&D COMMENTS
10/17/22	CITY COMMENTS

Developer / Owner:
JoAnn Griffith and Gary Kopadt
8780 Highway N
Lake Saint Louis, MO 63367
636-544-2128

P+Z No. 22-004236
Approval Date: 10/07/2022
City No. CSP22-000027
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COVER SHEET