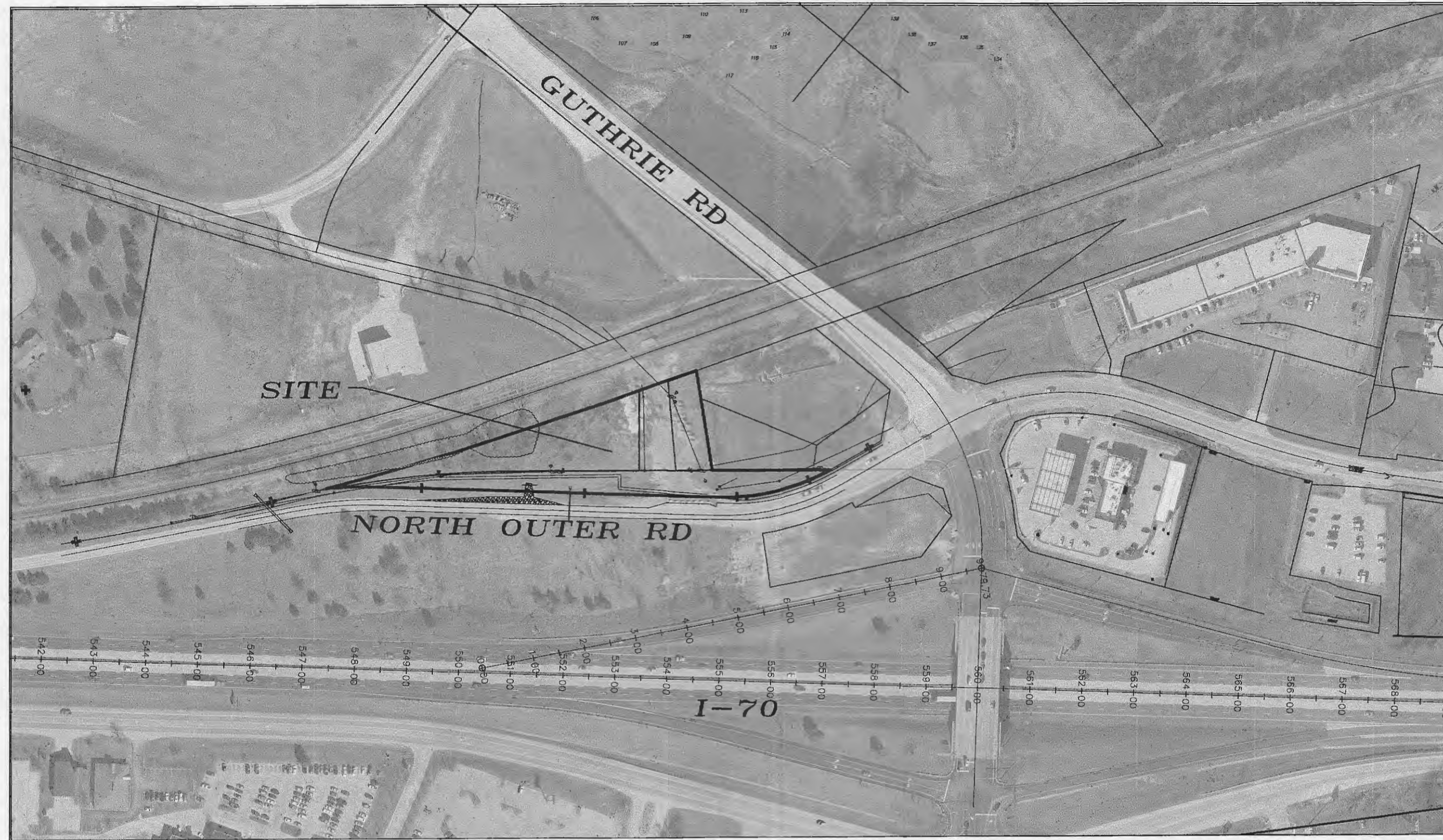
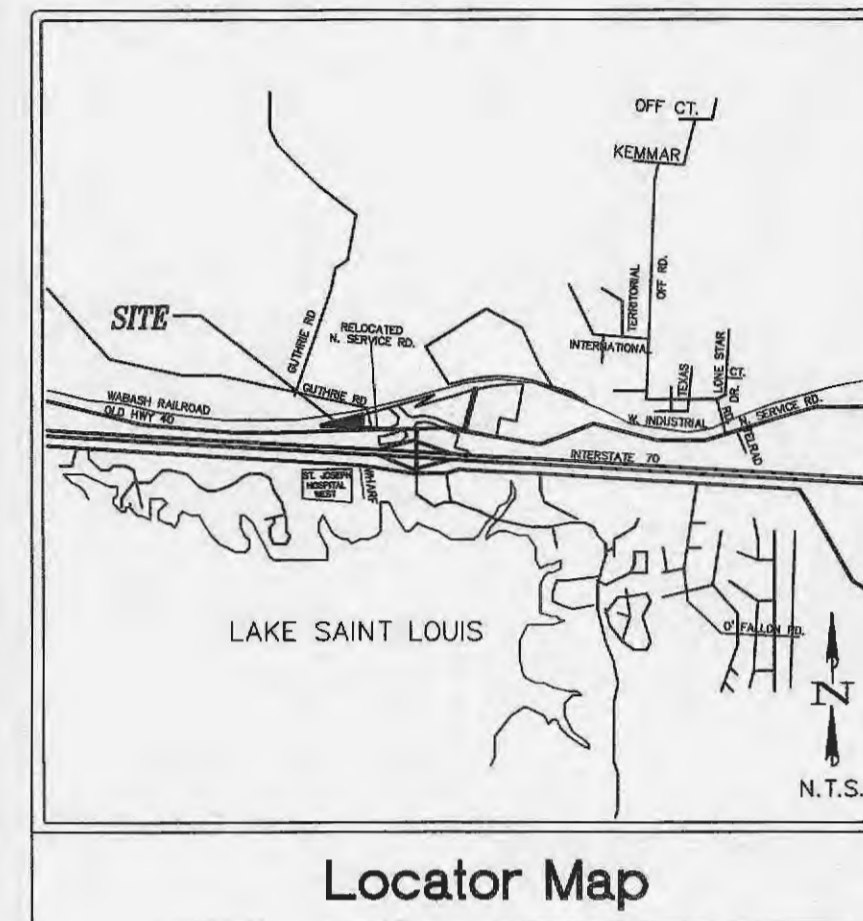


A STOCKPILE/GRADING PLAN FOR

A TRACT OF LAND BEING IN FRACTIONAL SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Plan View
1" = 200'



Locator Map

DEVELOPMENT NOTES

- Current Zoning: C-2 (City of O'Fallon)
- Proposed Use: Stock Pile/Grading Plan
- Current Owner & Developer of Property: Doyle W. & Linda S. Shockley, 1057 Jefferson St., St. Charles, MO 63301
- No Flood Plain exists on this site per F.I.R.M. #29183 C 0220, dated March 17, 2003
- Stockpiling/grading of soil to begin as soon as possible.
- The Contractor shall also notify the City of O'Fallon Division of Community Development 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 1/2" 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-for 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.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sewer system.
- All construction and materials shall conform to the current construction 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 City Inspector, shall utilize best management practices to prevent sediment from entering adjacent properties, roadways, storm sewers, and drainage ways.
- All wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.
- 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 improvements) 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.
- Roadway must be kept clean and free of all mud, dirt and debris at all times.

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858

Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-639-8312

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

Fire Department
Lake St. Louis Fire Protection District
2533 Lake St. Louis Blvd.
Lake St. Louis, MO 63367
636-561-9200

DRAWING INDEX

- COVER SHEET
- SITE PLAN AND NOTES
- CONSTRUCTION DETAILS

SITE INFORMATION

- BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE.
- A PORTION OF THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF DOYLE W. AND LINDA S. SHOCKLEY BY DEED RECORDED IN BOOK 3591 PAGE 881 OF THE ST. CHARLES COUNTY RECORDS. PARCELS 1, 3 AND 4 ARE EXCESS RIGHT-OF-WAY AREAS FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION THAT HAVE BEEN TRANSFERRED TO DOYLE SHOCKLEY.
- THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBERS, 4-0021-S026-00-0004.0000000 AND 4-0021-S026-00-0003.0000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
- ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- REALIGNED CENTERLINE OF THE NORTH OUTER ROADWAY AS SHOWN PER PLANS OBTAINED FROM MISSOURI DEPARTMENT OF TRANSPORTATION PROJECT NO. I-70-4(15)204 AND PROJECT NUMBER J610736C
- SITE DISTURBANCE IS AN AREA OF 5,200 SQUARE FEET WHERE NOTED ON PLAN SET.

LEGEND

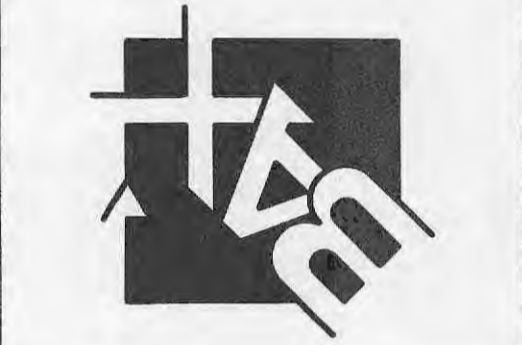
600.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
CI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DA	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
GI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
MEP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	WATER METER
CMP	CORRUGATED METAL PIPE	WATER VALVE
CP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
.....	SLOPE LIMITS	TREE
---	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	

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Tall 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.	

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 10/29/15
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
SHOCKLEY STOCKPILE/
GRADING PLAN
DATE: 4 J 2015
BUILDING DEPARTMENT

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



DECLARATION OF RESPONSIBILITY
I hereby certify that the documents intended to be authenticated 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.

CLIFFORD L. HEITMANN
REGISTERED PROFESSIONAL ENGINEER
E-29817
CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817
Copyright 2015
Box Engineering Company, Inc.
Authority No. 000855
All Rights Reserved

REVISIONS	
NO.	CITY COMMENTS

Developer / Owner:
SHOCKLEY REAL ESTATE
501 FIRST CAPITOL DR., SUITE 5
ST. CHARLES, MO 63301
636-946-9753

P+Z No. #
City No. 15-589
Page No.
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* 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 0.38 Acres
The area of land disturbance is 0.38 Acres
Building setback information. Front: 25 feet
Side: 0 feet
Rear: 0 feet

* Any new landscaping or tree plantings will be provided when site develops

City approval of any construction site plans 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 improvement 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.