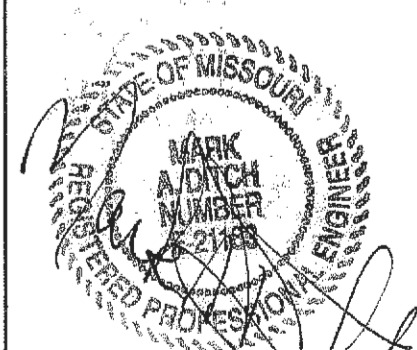


BUESCHER DITCH & ASSOCIATES, INC.  
2 East Fifth Street, P.O. Box 621, Washington, Missouri 63090  
Telephone: 1-636-239-7681  
E-mail: www.buescherditch.com

SITE PLAN  
SIGNATURE BANK OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI



11/15/06  
6-16-06  
DATE  
06033  
PROJECT NUMBER  
0000CON.DWG  
FILE NAME  
5 of 16  
SHEET OF  
GMM  
DRAWN  
CHECKED

**LEGEND**

PP	POWER POLE W/ GUY WIRE	SM	SANITARY MANHOLE
LS	LIGHT STANDARD	SMH	STORM MANHOLE
AI	AREA INLET	EFB	EXISTING FLOODPLAIN BOUNDARY
GV	GAS VALVE	NFB	NEW FLOODPLAIN BOUNDARY
TS	TRAFFIC SIGNAL	EFWB	EXISTING FLOODWAY BOUNDARY
S	SIGN	SFCF	SILTATION CONTROL FENCE
WV	WATER VALVE	510	EXIST. CONTOUR
FH	FIRE HYDRANT	510	PROPOSED CONTOUR
M	MAILBOX	SS	SANITARY
BP	BELL PEDESTAL	NVF	NEW VINYL FENCE
FES	FLARED END SECTION	WL	WATER LINE
ET	EXISTING TREE	NS	NEW STORM
		AE	OVERHEAD ELECTRIC

N/F PROPERTY OF  
M & W GARDENS INC.  
1168/1436



GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft

- GENERAL WATER NOTES:**
1. THE 1-1/2" WATER SERVICE CONNECTION SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE WATER DISTRICT'S INSPECTION AND APPROVAL AND MUST MEET ALL APPLICABLE WATER DISTRICT RULES, REGULATIONS, AND SPECIFICATIONS.
  2. ST. CHARLES COUNTY PUBLIC WATER SUPPLY DISTRICT No. 2 SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WATER SUPPLY WORK.
  3. THE WATER DISTRICT WILL SUPPLY THE WATER METER, THE GASKETS, AND THE BOLTS AS SHOWN ON TYPICAL WATER SERVICE DETAIL E BY ST. CHARLES PWSD No.2 ON SHEET 12 OF 15
  4. THE SERVICE SADDLE MUST BE INSTALLED SO THAT THE CORPORATION STOP IS IN THE 9 O'CLOCK POSITION ON THE WATER MAIN WITH THE STEM IN THE 12 O'CLOCK POSITION.
  5. APPROVED MASONRY BLOCKING SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE CORPORATION STOP AND FIRM SOIL.

**LIGHTING:**  
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.

**FENCING:**  
ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.

**TRASH ENCLOSURE:**  
TRASH ENCLOSURE TO HAVE A VINYL SIGHT PROOF GATE.

**DETAIL SCHEDULE**

MoDOT PHASE 1 WIDENING PAVING SECTION	SHEET 11 OF 15
MoDOT CURVED VANE GRATE AND FRAME (614.11B)	SHEET 14 OF 15
MoDOT GRATES FOR DROP INLETS TYPE S (614.101)	SHEET 14 OF 15
MoDOT PIPE CULVERT HEADWALLS (TYPE S) 604.05D	SHEET 14 OF 15
MoDOT PHASE 2 CURBING (609.00N)	SHEET 14 OF 15
MoDOT MANHOLE FRAME AND COVER TYPE 1C (614.30E)	SHEET 15 OF 15

ON SITE PAVING SECTION	SHEET 11 OF 15
ON SITE CURB AND CUTTER	SHEET 11 OF 15
ON SITE CURBS AND GRATED INLETS	SHEET 12 OF 15
ON SITE RETAINING WALL PROFILE	SHEET 8 OF 15
SIDEWALK DETAILS	SHEET 13 & 15

- LANDSCAPING:**
- DECIDUOUS CANOPY TREE: 2" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL. REFER TO C1.2 FOR PLANTING DETAIL.
  - DECIDUOUS UNDERSTORY TREE: 1.5" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL. REFER TO C1.2 FOR PLANTING DETAIL.
  - EVERGREEN TREE: MIN. 6" HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.
  - DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL. REFER TO C1.2 FOR PLANTING DETAIL.
  - EXISTING TREE TO REMAIN.
- NOTE: ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF O'FALLON ZONING ORDINANCE. THE OWNER MAY ADD VEGETATION TO ENHANCE THE APPEARANCE OF THE SITE AT THEIR OWN DISCRETION.

NOTE: ALL IMPROVEMENTS ARE SUBJECT TO CHANGE

**NOTE:**  
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 FENCE 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.

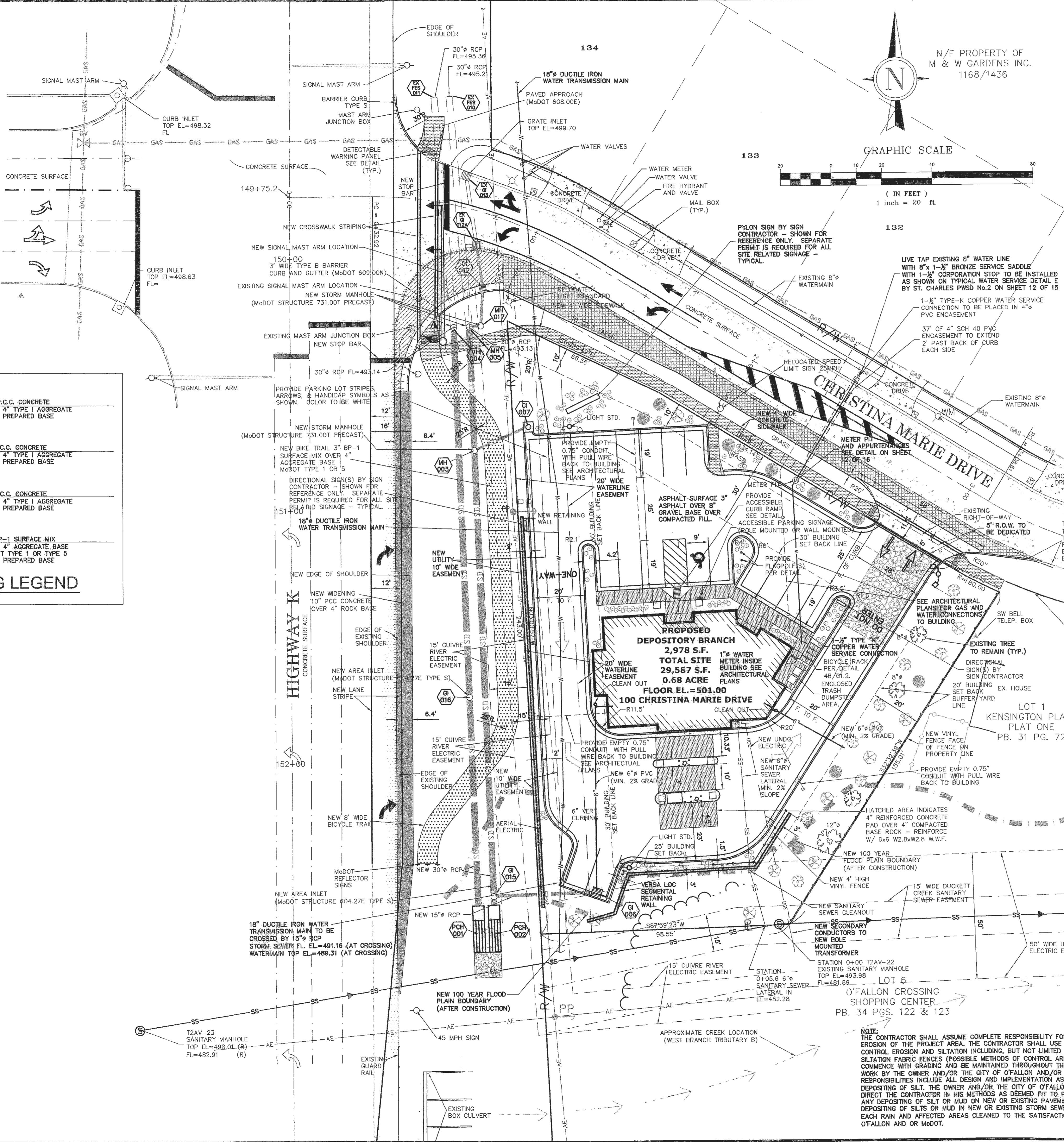
CITY PLANNING & ENGINEERING FILE 0506  
DEVELOPMENT PLAN APPROVED APRIL 20, 2006

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DEER CREEK XING

**PAVING LEGEND**

	10" P.C.C. CONCRETE OVER 4" TYPE 1 AGGREGATE OVER PREPARED BASE
	8" P.C.C. CONCRETE OVER 4" TYPE 1 AGGREGATE OVER PREPARED BASE
	7" P.C.C. CONCRETE OVER 4" TYPE 1 AGGREGATE OVER PREPARED BASE
	3" BP-1 SURFACE MIX OVER 4" AGGREGATE BASE MoDOT TYPE 1 OR TYPE 5 OVER PREPARED BASE



18" DUCTILE IRON WATER TRANSMISSION MAIN TO BE CROSSED BY 15" RCP STORM SEWER FL. EL.=491.16 (AT CROSSING) WATERMAIN TOP EL.=489.31 (AT CROSSING)

APPROXIMATE CREEK LOCATION (WEST BRANCH TRIBUTARY B)