

1" = 250'

CITY OF LAKE SAINT LOUIS GENERAL NOTES: (REFERENCE CITY OF O'FALLON NOTES ON SHEET C-001)

- ALL IMPROVEMENTS CONSTRUCTED HEREIN SHALL COMPLY WITH ALL CITY ORDINANCES.
- IF AN AREA OF GREATER THAN ONE ACRE IS DISTURBED, A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING EXCAVATION OPERATION. PROVIDE A COPY OF APPROVAL FROM THE DEPARTMENT OF NATURAL RESOURCES TO THE PUBLIC WORKS DEPARTMENT
- EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER. (ORDINANCE 440.040 D.).
- WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED. VEGETATION IN SUFFICIENT DENSITY TO PROVIDE EFFECTIVE EROSION CONTROL MUST BE REESTABLISHED WITHIN 30 DAYS. (ORDINANCE 440.050 D.). SEED TYPE, DENSITY REQUIREMENTS, AND FERTILIZER REQUIREMENTS CAN BE FOUND IN SECTION 60.20.2 IN THE DESIGN CRITERIA FOR THE PREPARATION OF IMPROVEMENT PLANS BY SAINT CHARLES COUNTY, MC
- ALL MUD MATERIAL AND DEBRIS FROM THE CONSTRUCTION SITE TO BE KEPT OFF OF CITY MAINTAINED STREETS (ORDINANCE 440.060
- ALL WATER MAIN CONSTRUCTION INCLUDING VALVES, SLEEVES, METERS, HYDRANTS, AND FITTINGS MUST CONFORM TO PUBLIC WATER SUPPLY DISTRICT #2 DESIGN STANDARDS
- ALL SANITARY SEWER CONSTRUCTION MUST CONFORM TO DUCKETT CREEK SANITARY DISTRICT DESIGN STANDARDS AND SPECIFICATIONS
- ALL STREET AND SIDEWALK CONSTRUCTION IS TO BE PER THE LATEST ST. LOUIS COUNTY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION CURRENT ADDITION
- FLOWABLE FILL BACKFILL SHALL BE USED FOR ALL BACKFILL ON SEWER TRENCHES THAT ARE UNDER CITY STREETS, FROM THE TOP OF THE BEDDING MATERIAL (6 INCHES ABOVE THE PIPE) TO THE SURFACE, OR TO WITHIN ONE FOOT OF GRADE IN LANDSCAPED AREAS
- EARTH BACKFILL (MEETING MSD STANDARDS) MAY BE USED OUTSIDE OF PAVED AREAS, FROM THE TOP OF THE BEDDING MATERIAL TO 6" ABOVE THE PIPE TO THE SURFACE. EARTH BACKFILL SHOULD BE PLACED IN A MAXIMUM 8-INCH LOOSE LIFTS AND SHALL BE MECHANICALLY COMPACTED TO A MINIMUM DENSITY EQUAL TO THAT OF THE ADJACENT UNDISTURBED SOIL
- 11. ALL STORM SEWER CONSTRUCTION IS TO BE PER THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009.
- 12. FOR NEW SUBDIVISIONS ONLY: EXCEPT UNDER STREETS, UTILITY TRENCHES MAY BE JETTED. ALL JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN 7.5-FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTHS GREATER THAN 10 FEET WILL REQUIRE MULTIPLE PROBES EVERY 7.5- FOOT CENTERS. TRENCH BACKFILL DEPTHS LESS THAN 8 FEET IN DEPTH SHALL BE PROBED TO A DEPTH EXTENDING TO HALF OF THE TRENCH BACKFILL, BUT NOT LESS THAN 3 FEET. TRENCH BACKFILL GREATER THAN 8 FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACKFILL BUT NOT GREATER THAN 8 FEET. JETTING SHALL BE PERFORMED FROM THE LOW SURFACE TOPOGRAPHIC POINT AND PROCEED TOWARD THE HIGH POINT, AND FROM THE BOTTOM OF THE TRENCH BACKFILL TOWARDS THE SURFACE THE FLOODING OF FACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL WATER IS NOT TO BE ALLOWED TO FLOW AWAY FROM THE DITCH WITHOUT FIRST SATURATING THE TRENCH. CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF SURFACE BRIDGING (THE TENDENCY FOR THE UPPER BACKFILL CRUST TO ARCH OVER THE TRENCH RATHER THAN COLLAPSE AND CONSOLIDATE DURING THE JETTING PROCESS). THE CONTRACTOR SHALL BREAK DOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS THE WHEELS OR BUCKET OF A BACKHOE. WHEN THE SURFACE CRUST IS COLLAPSED; THE VOID SHALL BE BACKFILLED WITH THE SAME MATERIAL WITHIN THE SUNKEN/JETTED AREA SHALL BE COMPACTED SUCH THAT NO FURTHER SURFACE SUBSIDENCE OCCURS.
- 13. ALL PIPE JOINTS AND JOINTS ON NEW STRUCTURES SHALL USE CITY APPROVED RUBBER COMPRESSION TYPE JOINTS. WATER STOPS ARE REQUIRED AT ALL POINTS OF CONNECTION NOT USING RUBBER COMPRESSION TYPE JOINTS SUCH AS CONNECTIONS TO EXISTING STRUCTURES.
- 14. CONCRETE COVERS ON STRUCTURES WILL NOT BE ALLOWED. ONLY CAST IRON COVERS ARE PERMITTED
- 15. ALL STORM SEWER DESIGN IS TO CONFORM TO THE CITY OF LAKE SAINT LOUIS DESIGN REQUIREMENTS. 16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO PROVIDE TRAFFIC CONTROL PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 17. FINISHED GRADES SHALL NOT EXCEED A 3:1 SLOPE (33%), GRADES IN EXCESS OF 4:1 MUST BE LABELED ON PLANS. 18. TRANSVERSE UNDERDRAINS (SHALLOW PERFORATED PIPE IN A FILTER FABRIC SLEEVE BEDDED IN CLEAN ROCK) SHALL BE PROVIDED AT AND CONNECTION TO ALL STORMSEWER STRUCTURE. UNDERDRAINS SHALL TRAVERSE THE ENTIRE PAVEMENT WIDTH AT EACH STORMSEWER STREET CROSSING.
- 19. ALL UTILITIES MUST BE BORED UNDER EXISTING CITY OF LAKE ST. LOUIS STREETS.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER AND/OR PAVED AREA SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED COMPACTION TEST AASHTO T-180.
- 21. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM FILL UP TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST AASHTO T-99. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

THE SUCCESSFUL BIDDER OF THIS PROJECT SHALL BE REQUIRED TO COMPLY WITH THE MISSOURI DIVISION OF LABOR STANDARDS, GENERAL WAGE ORDER RATE, AND ALL O.S.H.A. RULES AND REGULATIONS ESTABLISHED FOR THE TYPE OF CONSTRUCTION REQUIRED BY THESE PLANS.



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE: Underground utilities and structures have been plotted from available information and therefore, their location must be considered

approximate only. It is the responsibility of the individual contractor to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

FLOOD CERTIFICATION: FEMA FIRM 29183C0220G, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS DATED JANUARY 20, 2016 - THE PROPERTY IS:

ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD ZONE X (SHADED) - AREAS OF 0.2% CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE ZONE AE - REGULATORY FLOODWAY ZONE AE - SPECIAL FLOOD HAZARD AREAS WITH BFE

Conditions of Approval From City of O'Fallon Planning and Zoning

- Provide a copy of the permit from the Army Corps of Engineers.
- Provide a traffic study
- The following will be required with construction or grading plans; Floodplain Development Permit, Flood Study with a no rise certificate,LOMR-F for the land removed from the floodplain.
- The record plat will not be reviewed and approved until the results of the traffic study have been provided to the City of O'Fallon
- Provide a sidewalk along the south side of proposed Old Highway N along the frontage of the common ground area as reviewed on the Construction Site Plans/Roadway Plans.

Effect of Preliminary Plat Approval. Preliminary Plat approval shall confer upon the developer, for a period of one (1) year from date of approval, the conditional right that the general terms and conditions under which the approval was granted will not be changed by the Commission. This one (1) year period may be extended by the Commission if the developer has applied in writing for such an extension and the Commission determines a longer period should be granted due to unusual circumstances. Ifan extension is not granted, the Preliminary Plat approval is null and void. If no Record Plat of a subdivision for which preliminary approval has been given is approved within said one (1) year period, or such longer period as the Commission may allow, a resubmission and review by the Planning and Zoning Commission may be required upon determination by the Commission. After approval of the Preliminary Plat, the developer may proceed with the detailed Construction Plan required for all facilities and utilities to be provided and may submit the proposed Record Plat to the City Council for approval.

Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Public Works, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.

The appropriate Fire District will need to review and approve the development.

Any signage to be placed on the subject property requires a separate Sign Permit.

Any business occupying the site requires approval of a Business License

All Conditions of Approval shall be noted on the Construction Site Plans.

CITY OF O'FALLON STANDARD COMMERCIAL NOTES AND DETAILS - JUNE 2010

Benchmark

MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-37 2000" IN 12 INCH DIAMETER CONCRETE MONUMENT LOCATED AT THE NORTHEAST ANGLE OF THE T-INTERSECTION OF MISSOURI ROUTE DD AND DIEHR ROAD WITH AN ELEVATION OF 631.23' (NAVD 88)

A SET OF CONSTRUCTION PLANS FOR

OLD HIGHWAY N ROAD IMPROVEMENTS

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

DESIGN DESIGNATIONS:

DESIGN SPEED = 35 MPH POSTED SPEED = 30 MPH DESIGN YEAR=2040 ADT=6000

CLASSIFICATION = MINOR COLLECTOR

OLD HIGHWAY N PROJECT LENGTH=1,234' OMMERS ROAD RIGHT TURN LANE LENGTH=222

DISTURBED AREA = 2.49 ACRES

Project Directory

OWNER South Ridge Shoppes, LLC 16761 Concord Hill Road Marthasville, MO 63357 636-695-4221 Contact: Neil Kersten CIVIL ENGINEER Premier Design Group, LLC 100 Midland Park Drive Wentzville, MO 63385 314-925-7444 Contact: Justin M. Winters

SURVEYOR Premier Design Group, LLC 100 Midland Park Drive Wentzville, MO 63385 314-925-7444

Contact: David Maxwell MUNICIPALITY City of O'Fallon 100 North Main Street O'Fallon, MO 63366 636-379-5486 Contact: TBD

Fire Department Wentzville Fire Protection District 209 W. Pearce Blvd. Wentzville, MO 63385 636-322-9869

UTILITY CONTACTS Water Distribution Public Water Supply District #2 100 Water Drive O'Fallon, MO 63368 636-561-3737

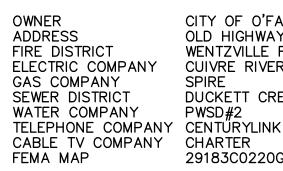
Electric **Cuivre River Electric Cooperative** 8757 Highway N Lake Saint Louis, MO 63367 636-695-4741

Spire (formerly Laclede Gas Company) 1999 Trade Center Drive East St. Peters, MO 63376 314-342-0694

Telephone CenturyLink 1151 Century Tel Dr. Wentzville, MO 63385 636-949-1331

Sanitary Sewer Duckett Creek Sanitary District 3550 Highway K O'Fallon, MO 63368 636-441-1244

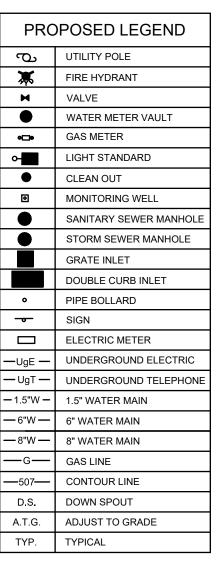
Property Data



CITY OF O'FALLON / LAKE SAINT LOUIS OLD HIGHWAY N WENTZVILLE FIRE PROTECTION CUIVRE RIVER ELECTRIC COOPERATIVE SPIRE DUCKETT CREEK SANITARY DISTRICT PWSD#2 CHARTER 29183C0220G

Legend

E	EXIS	TING LEGEND	
0	FOUND IRON PIPE		
0	SET IRON PIPE (2012007849)		
$\overline{\mathbf{\cdot}}$	FOUND STONE MONUMENT		
*	FIRE HYDRANT		
X€	WATER VALVE		
\odot	WATER METER VAULT		
ICV	IRRI	GATION CONTROL VALVE	
X≋	GAS VALVE		
6	GAS METER		
¢	LIGHT STANDARD		
© ●	CLEAN OUT		
9	SANITARY SEWER MANHOLE		
0	STORM SEWER MANHOLE		
	STORM SEWER GRATE INLET		
0	PIPE BOLLARD		
4	SIGN		
Ø	BUSH		
0	TREE		
TSB	TRAFFIC SIGNAL BOX		
Š	MONITORING WELL		
٥	TEST HOLE		
ß	TELEPHONE LINE MARKER		
E	ELECTRIC METER		
0	STORM CURB INLET		
\circ	STORM DOUBLE CURB INLET		
AC	AIR CONDITIONER		
DS O	DOWN SPOUT		
B.O.C.	B.O.C. BACK OF CURB		
- OHE -		EX. ELECTRIC (OVHD)	
— UgE —		EX. ELECTRIC (UGRD)	
— GAS —		EX. GAS	
— w —		EX. WATER	
— UgFO —		EX. FIBER OPTIC (UGRD)	



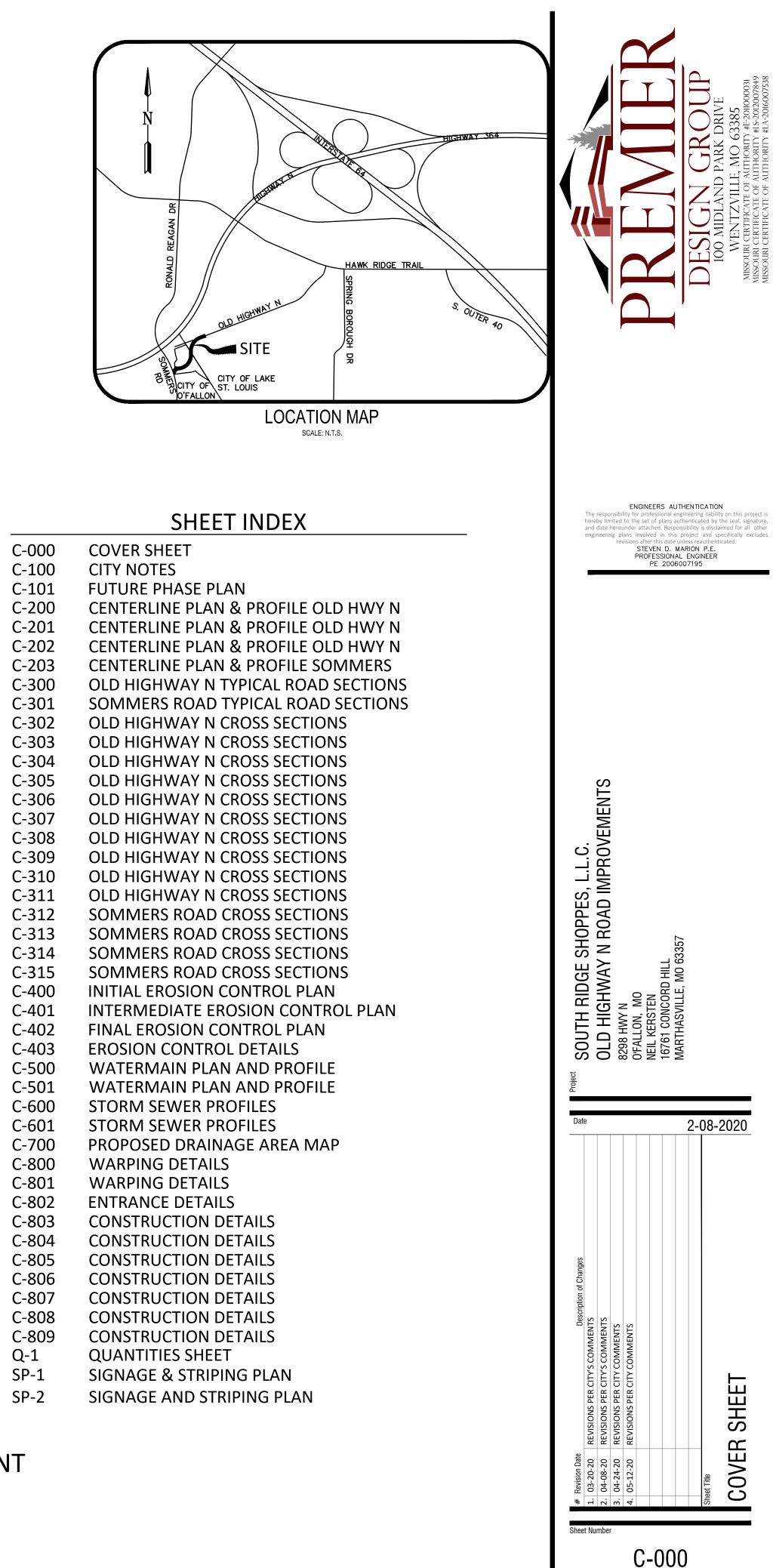
CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION DATE: BY: **PROFESSIONAL ENGINEER'S SEAL** INDICATES RESPONSIBILITY FOR DESIGN

Reference Benchmark

BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983-EAST ZONE AND MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK, NAVD 88

Site Benchmark

NAIL LOCATED IN EXISTING UTILITY POLE SOUTH OF EXISTING ORF ROAD AT STA. 5+80.50 WITH AN ELEVATION OF 619.87'



Project No.	168305
Drawn By	A. JONES
Checked By	J.WINTERS

NOT RELEASED FOR CONSTRUCTION