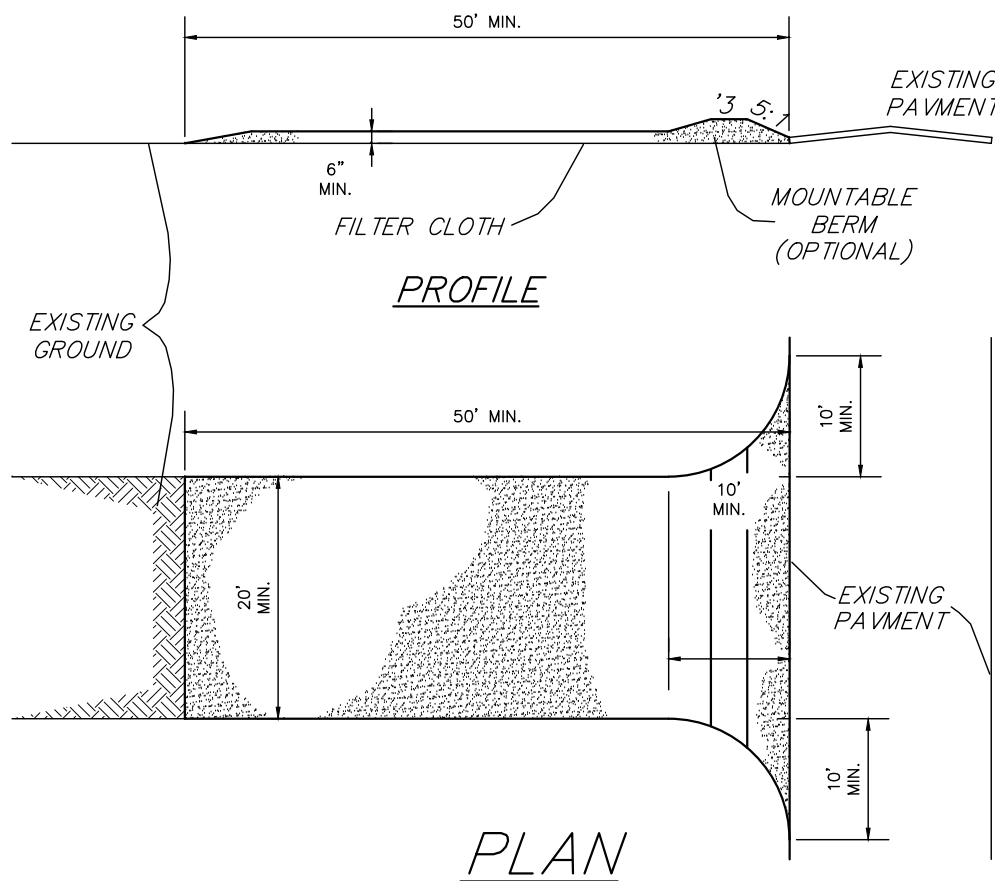




LOCATION MAP
NO SCALE

STABILIZED CONSTRUCTION ENTRANCE

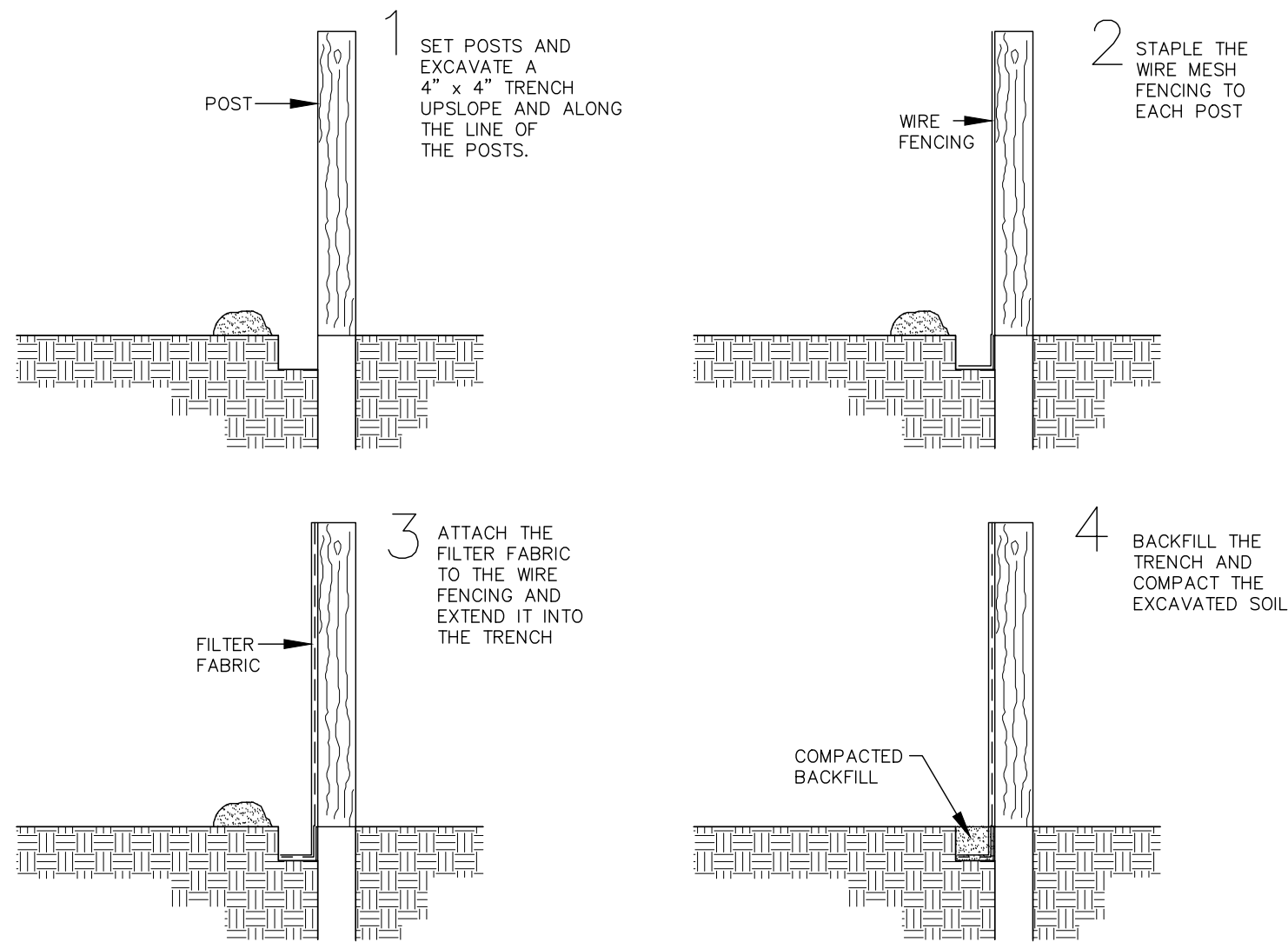


CONSTRUCTION SPECIFICATIONS

- STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET
- THICKNESS – NOT LESS THAN SIX (6) INCHES.
- WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

A CLEARING PLAN FOR THORNWOOD APARTMENTS

A TRACT OF LAND IN U.S. SURVEY 1780
TOWNSHIP 47 NORTH, RANGE 2 AND 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



- FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



SILTATION FENCE DETAIL

TO BE PLACED AROUND CONSTRUCTION ENTRANCE AND PARKING AREA.
(NO CONTROL IS NECESSARY AT TREE CLEARING LIMITS AS ROOT BALLS ARE TO REMAIN IN PLACE DURING THIS PERMIT).

DEVELOPMENT NOTES:

- THIS PROPERTY IS REFERENCED AS THE FOLLOWING PARCEL I.D. NUMBER OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE:
PARCEL ID: 4-0053-1780-00-0014.0000000 (15.19 ACRES)
9.8 ACRES TO BE DISTURBED WITH THIS PERMIT.
- EXISTING ZONING: R-4 APARTMENT HOUSE DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: VETERANS MEMORIAL PKWY
O'FALLON, MO 63366
- PROPOSED USE: APARTMENTS
- OWNER: BRYAN/70 ASSOCIATES LLC
12647 OLIVE BLVD STE 510,
ST LOUIS MO, 63141

UNDER CONTRACT: TROMBONE LLC
1100 WOODCHASE DRIVE
CHESTERFIELD, MO 63017
- CITY OF O'FALLON CONSTRUCTION WORKING HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON STATES THAT CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
OCTOBER 1 THRU MAY 31 7:00AM TO 7:00PM ALL WEEK
JUNE 1 THRU SEPTEMBER 30 6:00AM TO 8:00PM MONDAY THRU FRIDAY AND 7:00AM TO 8:00PM SATURDAY AND SUNDAY. CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAPS (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0240G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0240 G), WITH AN EFFECTIVE DATE OF JANUARY 20, 2016. BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:

ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- CLEARING LIMITS SHALL BE VISIBLY MARKED IN THE FIELD PRIOR TO THE REMOVAL OF TREES.
- THORNBURY CROSSING DRIVE SHALL BE CLEANED OF ANY MUD OR DEBRIS AS REQUIRED BY THE CITY OF O'FALLON.
- TREES SHALL BE CUT DOWN AND EITHER REMOVED OR MULCHED ONSITE. ALL ROOT BALLS SHALL REMAIN ON SITE DURING THIS PERMIT AND WILL BE REMOVED UNDER A SEPARATE GRADING PERMIT.
- TREES HAVE TO BE CUT DOWN OR LAID DOWN BY MARCH 31 UNDER THIS PERMIT.

UTILITY PROVIDERS

GAS SPIRE ENERGY – 314-575-4831
ELECTRIC AMEREN MISSOURI – 636-639-8336
PHONE/CABLE CENTURYLINK/BRIGHTSPEED – 765-273-0705
WATER CITY OF O'FALLON – 636-240-2000
SANITARY CITY OF O'FALLON – 636-240-2000
FIRE O'FALLON FIRE DEPARTMENT – (636) 272-3493

ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND

APPROVED

Ryan Rockwell
2/20/24

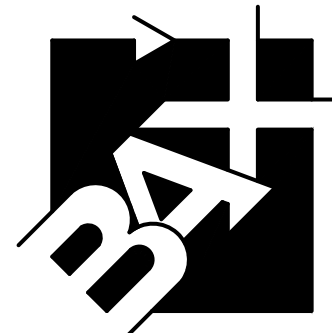


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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

AN AMENDED SITE PLAN FOR
THORNWOOD APARTMENTS
VETERANS MEMORIAL PARKWAY
O'FALLON, MISSOURI, 63366

PREPARED FOR:
TROMBONE LLC
1100 WOODCHASE DRIVE
CHESTERFIELD, MO 63017
314-469-0029



ENGINEERING
PLANNING
SURVEYING

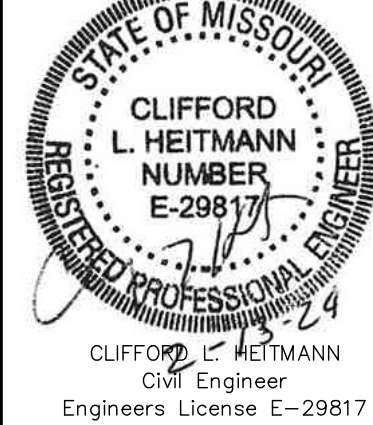
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

NO.	DESCRIPTION	DATE

DISCLAIMER OF RESPONSIBILITY
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
other than these authenticated by
my seal.



2-13-24

DATE

23-19014

PROJECT NUMBER

19014CLEARING

FILE NAME

SWR

DRAWN

SWR

CLH

DESIGNED CHECKED

OVERALL SITE
PLAN

C-1