

MEADOWWOOD ESTATES - PHASE III

LOT 3 - MEADOWWOOD ESTATES SUBDIVISION

O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE PLAN

JULY 7, 2025

REVISED: FEBRUARY 24, 2026

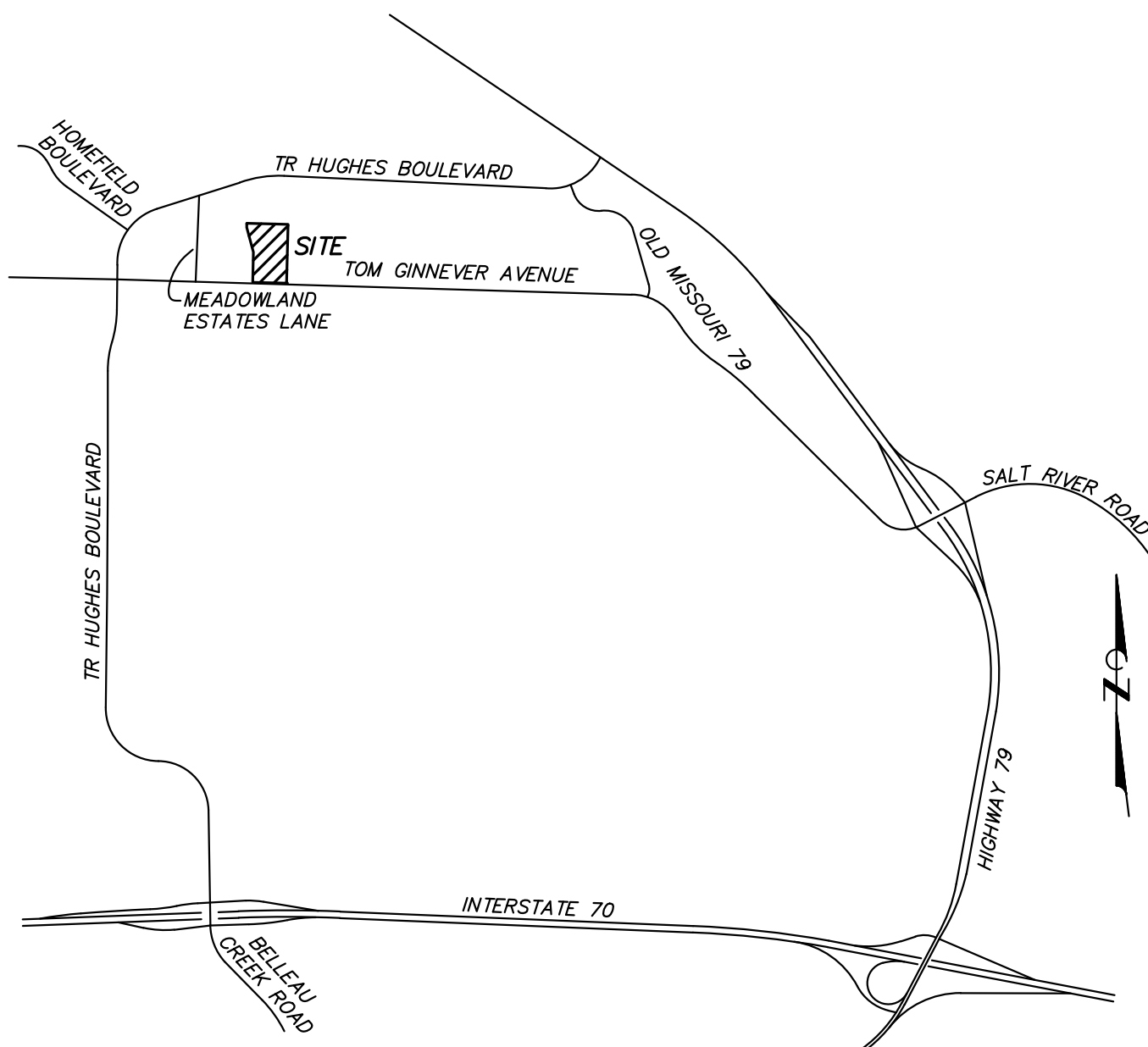
APPROVED

Jeannie Greenlee

03/17/2026

LEGEND

	PROPERTY LINE SANITARY SEWER LINE STORM SEWER LINE WATER LINE FENCE TREE & BRUSH LINE EXISTING CONTOUR IRON CONTROL POINT AIR CONDITIONER BOLLARD CONCRETE SIDEWALK ELECTRIC METER ELECTRIC TRANSFORMER FIRE DEPARTMENT CONNECTION FLARED END SECTION FIRE HYDRANT FLOW LINE LIGHT STANDARD POLYVINYL CHLORIDE PIPE RAMP REINFORCED CONCRETE PIPE TELECOMMUNICATIONS PEDESTAL UTILITY POLE UNDERGROUND ROOF DRAIN VITRIFIED CLAY PIPE WATER CONNECTION WATER METER WATER VALVE YARD LIGHT PROPOSED FENCE FINISH CONTOUR PROPOSED SANITARY SEWER LINE PROPOSED WATER LINE PROPOSED UNDERGROUND ELECTRIC PROPOSED UNDERGROUND TELECOMMUNICATIONS PROPOSED STORM SEWER PROPOSED WATER VALVE PROPOSED FIRE HYDRANT & VALVE STANDARD DUTY CONCRETE HEAVY DUTY CONCRETE
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SITE LOCATION MAP

NOT TO SCALE

CONSTRUCTION WORKING HOURS

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:

7AM - 7PM	7 DAYS PER WEEK
6AM - 8PM	MON. - FRI.
7AM - 8PM	SAT. - SUN.

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

SITE LIGHTING NOTES

1. LIGHTS TO BE PROVIDED BY DEVELOPER.
2. SEE LIGHTING PLAN FOR POST AND FIXTURE DETAIL.
3. FIXTURES SHALL MEET ALL CITY REQUIREMENTS.
4. 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.

BUILDING HEIGHTS

TYPICAL 3-STORY APT. BUILDING HEIGHT = 44'-4"
SENIOR OVERLAY ZONED AREA MAX BUILDING HEIGHT = 45'

BUILDING SIZES

PROPOSED LOT 3 - 3-STORY 54 UNIT BUILDING = 20,616 SF

PLANNING & ZONING CONDITIONS OF APPROVAL

1. MAKE A CONTRIBUTION IN THE AMOUNT OF \$12,650 FOR THE IMPROVEMENTS OF THE INTERSECTION OF TOM GINNEVER AND COOL SPRINGS ROAD.
2. THIS APPROVAL IS CONDITIONAL UPON ALL APPLICABLE REQUIREMENTS PROVIDED WITHIN TITLE IV OF THE CITY'S MUNICIPAL CODE BEING ADDRESSED ON THE CONSTRUCTION SITE PLAN.
3. PROVIDE THE SIDEWALK ALONG TOM GINNEVER AVENUE ON LOT 4.
4. REMOVE THE FENCE FROM THE FRONT YARD SETBACK.
5. COORDINATE WITH CITY STAFF FOR TIMING AND CONSTRUCTION OF ROUNDABOUT.
6. PROVIDE FIRE DISTRICT, MDNR, SANITARY, AND WATER DISTRICT APPROVAL.
7. PROVIDE DIFFERENTIAL RUNOFF CALCULATIONS FOR 100-YEAR 20-MINUTE STORM.
8. PROVIDE A SANITARY EFFLUENT SURVEY FOR BUSINESSES IN THE O'FALLON SEWER DISTRICT.
9. PROVIDE DOCUMENTATION REGARDING HABITAT REMOVAL FROM THE FFW SERVICES.

PROPERTY DESCRIPTION

PROPOSED LOT 3 OF THE REPLAT OF MEADOWWOODS ESTATES

ZONING NOTE

PUD: R-4 WITH CONDITIONAL USE
PERMIT-SENIOR COMMUNITY OVERLAY DISTRICT

MDNR PERMIT

MDNR PERMIT NO.

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C0235G, DATED JANUARY 20, 2016.

SURVEY CONTROL POINTS

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	865.39	719.52	513.44	IRON
CP2	727.38	1090.53	502.24	IRON
CP3	163.33	1171.16	496.25	IRON
CP4	85.40	763.00	503.76	IRON
CP5	484.10	659.91	515.55	IRON
CP6	621.98	767.28	511.63	IRON
CP7	865.38	719.53	513.43	IRON

OWNER, APPLICANT & DEVELOPER

JEFFREY E. SMITH INVESTMENT CO. LC (OWNER)
JES DEVELOPMENT, INC. (DEVELOPER)
206 PEACH WAY
COLUMBIA, MO 65203

TREE NOTE - ALL PHASES

EXISTING TREE MASS	9.59 ACRES
TREE MASS REMOVED	7.47 ACRES
TREE MASS PRESERVED	2.45 ACRES
20% TOTAL MASS TO BE PRESERVED	1.92 ACRES
TREES PROVIDED ARE SHOWN IN LANDSCAPE PLAN LEGEND	

BENCH MARK

BM - MISSOURI DEPARTMENT OF NATURAL RESOURCES GEOGRAPHIC REFERENCE SYSTEM MONUMENT "SC-47" LOCATED SOUTH OF A PRIVATE ROAD TO BELLEAU FARMS AND 51' NORTHEAST OF THE CENTERLINE OF MISSOURI HIGHWAY 79, 28.8' SOUTHEAST OF UTILITY POLE #W354 AND 15.5' WEST OF A SIGN.
ELEVATION = 445.87

PARKING NOTE

LOT 3:	
REQUIRED PARKING	0.5 SPACES / UNIT * 54 UNITS = 27 SPACES
1 SPACE/ 2 EMPLOYEES * 2 EMPLOYEES = 1 SPACE	
PROVIDED PARKING	43 SPACES
STANDARD SPACES	6 SPACES
ACCESSIBLE SPACES	
TOTAL	= 49 SPACES
REQUIRED BIKE PARKING	49 STALLS/15 BIKE STALLS = 4 BIKE STALLS
PROVIDED BIKE PARKING	= 4 BIKE STALLS

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND ELECTRIC TO LIGHT STANDARDS WAS NOT LOCATED.

WATER

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
AS SHOWN

ELECTRIC

AMEREN UE
200 CALLAHAN ROAD
WENTZVILLE, MO 63385
CONTACT: NATHAN GIESSMANN 636-639-8215
AS SHOWN

TELECOMMUNICATIONS

CENTURYLINK
1151 CENTURYTEL DRIVE, BLDG A
WENTZVILLE, MO 63385
CONTACT: MICHELE GERTEISEN 636-332-7392
AS SHOWN

CHARTER COMMUNICATIONS

815 CHARTER COMMONS DRIVE
TOWN AND COUNTRY, MO 63017
CONTACT: 833-267-8094 (GENERAL)
800-777-3691 (CONSTRUCTION)

GAS

SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
CONTACT: KENT TRAEEMERT 314-349-2967

SANITARY SEWER

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
AS SHOWN

STORM SEWER

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
AS SHOWN

TRAFFIC LOCATES

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-379-5556

ENGINEERING DIVISION

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-379-5556

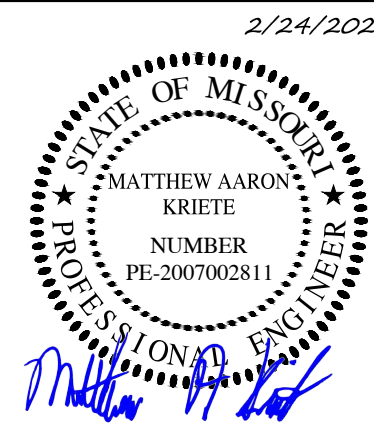
CONSTRUCTION INSPECTION

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-379-7631



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

MEADOWWOOD ESTATES III, LP
MEADOWWOOD ESTATES - PHASE III
LOT 3 - MEADOWWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
JULY 7, 2025

Revised
1 SEPTEMBER 26, 2025
2 JANUARY 15, 2026
3 JANUARY 28, 2026
4 FEBRUARY 6, 2026
5 FEBRUARY 24, 2026

Design: JH Drawn: CGH

COVER

Sheet

C0.01

ES&S PROJECT NO. 16553

PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025

GENERAL NOTES

1. CITY APPROVAL OF THE 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 CODE.
2. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
3. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF CONSTRUCTION. MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND MITIGATION SHALL BE SHOWN IN THE GRADING PLANS AND DOCUMENTED BY THE SOILS ENGINEER.
4. NO SLOPES SHALL EXCEED 3 (HORIZONTAL):1 (VERTICALLY).
5. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF OTTAWA PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF OTTAWA.
6. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORT PRIOR TO AND DURING SITE SOIL TESTING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
- MAXIMUM DRY DENSITY
 - OPTIMUM MOISTURE CONTENT
 - MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
 - CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1517) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
 - CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT.
 - SPECIFIC GRAVITY.
 - NATURAL MOISTURE CONTENT.
 - LIQUID LIMIT.
 - PLASTIC LIMIT.
- BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES TO PROCEED ON ANY PROJECT SITE.
7. THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED, STRAW BALES AND/OR SILTATION FABRIC FENCES (SILTABLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF OTTAWA AND AS NECESSARY BY MODOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF OTTAWA AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHOD OF EROSION AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD IN NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILT 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 CITY OF OTTAWA AND AS REQUIRED BY MODOT. FOR THIS PROJECT, THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL.
8. ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINFALL RESULTING IN ONE OR MORE: ANY SILT OR DEBRIS LEAVING THE SITE; ANY EROSION OF THE SITE; ANY AFFECTING PUBLIC RIGHT-OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
9. ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF OTTAWA CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
10. ALL PAVING TO BE IN ACCORDANCE WITH THE ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS, EXCEPT AS MODIFIED BY THE CITY OF OTTAWA ORDINANCES.

11. SIDEWALKS, CURB RAMPS, RAMP, AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
12. 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, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER 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 INSPECTORS.
13. DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS OR CURB INLETS.
14. TRAFFIC CONTROL SHALL BE PER MISSOURI DEPARTMENT OF TRANSPORTATION OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, WHICHEVER IS MOST STRINGENT.
15. ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POSTS, AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT).
16. ALL SANITARY SEWER LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE THE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
17. 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.
18. CONNECTIONS AT ALL SANITARY OR STORM STRUCTURE TO BE MADE WITH A-LOK JOINT OR EQUAL.
19. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. CONTRACTOR SHALL USE PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF OTTAWA.

20. PVC STORM SEWER PIPE SHALL BE SDR 35 OR GREATER AS REQUIRED BY DEPTH, WATER TIGHT TO MEET ASTM F1417 WATER TIGHT FIELD TEST, AND MEET THE REQUIREMENT OF CITY OF OTTAWA FOR GASKETED O-RING TYPE PIPE CONNECTION. INSTALLATION SHALL FOLLOW THE "EMBEDMENT OF PLASTIC STORM SEWER PIPE" DETAIL. HOPE MAY BE USED IN LIEU OF PVC PIPE. HOPE PIPE SHALL BE ADS N-12WT WATER TIGHT (TO MEET ASTM F1417 WATER TIGHT FIELD TEST), SMOOTH INTERIOR PIPE OR APPROVED EQUAL, TO MEET THE REQUIREMENT OF CITY OF OTTAWA FOR GASKETED O-RING TYPE PIPE CONNECTION.
21. RIP-RAP SHOWN AT FLARED END SECTIONS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.

22. PROVIDE A MARKING ON THE STORM SEWER INLETS. THE CITY WILL ALLOW THE FOLLOWING MARKERS AND ADHESIVE PROCEDURES ONLY AS SHOWN IN THE TABLE BELOW OR AN APPROVED EQUAL. "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.
- | MANUFACTURER | SIZE | ADHESIVE | STYLE | MESSAGE (PART #) | WEBSITE |
|-------------------------|--------|----------|----------------|---|--------------------------|
| ACP INTERNATIONAL | 3 7/8" | EPOXY | CRYSTAL CAP | *NO DUMPING DRAINS TO WATER WAYS* (SD-W-CO) | WWW.ACPINTERNATIONAL.COM |
| DAS MANUFACTURING, INC. | 4" | EPOXY | STANDARD STYLE | *NO DUMPING DRAINS TO STEAM* (#SDS) | WWW.DASMANUFACTURING.COM |

23. A 5/8" DIA. TRASH BAR SHALL BE CENTERED WITHIN THE OPENING(S) OF ALL CURB INLETS AND AREA INLETS.
24. ALL IDENTIFICATION AND DIRECTIONAL SIGN(S) MUST HAVE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION. SIGN LOCATIONS ARE SHOWN ON THE PLANS.
25. ALL TRAFFIC CONTROL SIGNS AND SIGN POSTS SHALL BE PAINTED BLACK. REFER TO DETAIL ON C10.03.
26. NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.
27. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DIVISION.
28. ANY PROPOSED PAVILIONS OR PLAYGROUND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DIVISION.
29. NO WELLS, CISTERNS AND/OR SPRINGS EXIST ON THE PROPERTY.
30. ALL ONSITE UTILITY EASEMENTS REQUIRED FOR THIS DEVELOPMENT WILL BE SHOWN ON THE RECORD PLAT.
31. ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY FOR THE INTERSECTION IMPROVEMENTS OF TOM GINNEVER AND COOL SPRINGS ROAD AS REQUIRED.

32. IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IF THE MATERIALS LISTED PREVIOUSLY ARE REUSED, A LETTER FROM A SOILS ENGINEER MUST CLARIFY AMOUNT, LOCATION, DETAIL, ETC AND BE APPROVED WITH THE CONSTRUCTION PLANS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
33. ALL TREE CLEARING SHALL TAKE PLACE DURING THE INACTIVE SEASON FOR BATS (NOVEMBER 1 - MARCH 31). CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE U.S. FISH AND WILDLIFE SERVICE FOR TREE CLEARING OUTSIDE OF THESE DATES.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. ALL STORM SEWER PIPES AND INLETS SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
4. BUILDING PAD AND PARKING AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY ANY SOFT OR UNSUITABLE AREAS, PRIOR TO BASE ROCK PLACEMENT. THE PROOF-ROLL SHALL BE OBSERVED BY A GEOTECHNICAL ENGINEER. AREAS IDENTIFIED AS UNSUITABLE SHALL BE OVER EXCAVATED AND RECONSTRUCTED WITH ENGINEERED FILL.
5. CONTRACTOR SHALL ADJUST ALL GRATES, MANHOLES, VALVE BOXES, ETC. TO MATCH FINISH GRADES, AS REQUIRED.
6. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT. MINIMUM 0.20' DROP THROUGH ALL STRUCTURES AND MANHOLES.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE FLUSH WITH FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". TOP OF BOXES SHALL BE SLOPED TO MATCH PAVEMENT GRADE.
8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
9. ALL SITES USED FOR IMPORTING OR EXPORTING OF FILL MATERIAL SHALL HAVE AN ACTIVE MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT.
10. CONTRACTOR SHALL NOT ADVANCE TRENCH EXCAVATION BEYOND AMOUNT THAT CAN ACCOMMODATE PIPE INSTALLATION AND BACKFILLING AT THE END OF EACH DAY.

11. ENGINEERED FILL SHOULD BE FREE OF FROZEN SOIL, ORGANICS, RUBBISH, LARGE ROCKS, WOOD, OR OTHER DELETERIOUS MATERIAL. COHESIVE FILLS SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AND BE WITHIN 2% OF THE "STANDARD" MAXIMUM DRY DENSITY TO +4% PERCENT OF OPTIMUM MOISTURE CONTENT AS DESCRIBED BY ASTM D698. THE UPPER FOOT OF SOIL SUBGRADE BENEATH SLABS-ON-GRADE SHOULD HAVE A MOISTURE CONTENT OF 0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT. GRANULAR FILLS SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 95% OF THE "STANDARD" MAXIMUM DRY DENSITY AND SHOULD BE DRIER THAN +4 PERCENT OF OPTIMUM MOISTURE CONTENT. PLACE FILL MATERIAL IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN THICKNESS.
12. ROCKS AND STONES THAT EXCEED THE THICKNESS OF THE LOOSE LIFT LIFT LAYER SHOULD BE REMOVED AND DISPOSED OF OFF THE IMMEDIATE CONSTRUCTION AREA.
13. IMPORTED SOILS PROPOSED FOR USE AS FILL OR BACKFILL SHOULD BE REVIEWED AND ANALYZED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. SOIL CLASSIFIED AS MH, OH, OL, OR PT (HIGH PLASTIDITY SOILS AND ORGANIC SOILS) BY THE UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487) SHOULD NOT BE IMPORTED FOR USE AS ENGINEERED FILL. SUITABLE IMPORTED MATERIALS FOR GENERAL SITE FILL ARE THOSE THAT CLASSIFY AS GW, ON, GC, SO, AND CL. IN ACCORDANCE WITH ASTM D 2487, MATERIALS CLASSIFIED AS CH SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THEIR IMPORTATION AND ONLY USED OUTSIDE THE BUILDING PAD AT DEPTHS BELOW THE UPPER 2 FEET OF SUBGRADE.

SWPPP NOTES

1. CONTRACTOR SHALL FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A COPY OF THIS PLAN AND PERMIT SHALL REMAIN ON SITE THROUGHOUT CONSTRUCTION.
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. CONTRACTOR SHALL REFERENCE THE ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES. CONTRACTOR SHALL UTILIZE TOPSOIL FROM SITE IN LANDSCAPED AREAS WITH ANY EXCESS BEING STOCKPILED ON SITE.
4. IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE SEEDED AND MULCHED.
5. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
6. CONTRACTOR SHALL PROVIDE A 25' x 50' TEMPORARY TRUCK WASH OFF AREA, CONSTRUCT PER CONSTRUCTION ENTRANCE DETAIL. CONTRACTOR SHALL PROVIDE WATER TO THE TEMPORARY WASH OFF AREA. IF ON-SITE WATER IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE A WATER TRUCK. SITE WILL BE ACCESSED VIA EXISTING PAVEMENT.
7. CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS, TREES & BRUSH AND OTHER MATERIAL CREATED AS A RESULT OF THE CONSTRUCTION WORK AND THE SITE SHALL BE RETURNED TO ITS ORIGINAL CONDITION.
8. ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.
9. NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.

10. CURB INLETS SHALL BE PROVIDED WITH A MARKING STATING NO DUMPING. MARKING SHALL BE APPROVED BY THE CITY OF OTTAWA AND SHALL BE ACP INTERNATIONAL 3" INCH EPOXY CRYSTAL CAP NO DUMPING DRAINS TO WATERWAYS (SD-W-CO), OR DAS MANUFACTURING INC. 4" INCH EPOXY STANDARD STYLE NO DUMPING DRAINS TO STREAM (#SDS). "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.

WATER JETTING NOTE

PUBLIC STREET CONSTRUCTION REQUIREMENTS (405.210)

- D. OUTSIDE (BEYOND) THE PAVEMENT LIMITS, EXCAVATIONS SHALL BE JETTED WITH WATER AND ALLOWED TO SET FOR A LENGTH OF TIME SATISFACTORY TO THE CITY ENGINEER.
1. JETTING. GRANULAR MATERIALS AND EARTH MATERIALS ASSOCIATED WITH NEW CONSTRUCTION BEYOND THE PAVEMENT MAY BE JETTED, TAKING CARE TO AVOID DAMAGE TO NEWLY LAID SEWERS. THE JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN SEVEN AND ONE-HALF (7.5) FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTHS GREATER THAN TEN (10) FEET WILL REQUIRE MULTIPLE PROBES EVERY SEVEN AND ONE-HALF (7.5) FOOT CENTERS.
- a. DEPTH. TRENCH BACKFILL LESS THAN EIGHT (8) FEET IN DEPTH SHALL BE PROBED TO A DEPTH EXTENDING TO HALF THE DEPTH OF THE TRENCH BACKFILL, BUT NOT LESS THAN THREE (3) FEET. TRENCH BACKFILL GREATER THAN EIGHT (8) FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACKFILL BUT NOT GREATER THAN EIGHT (8) FEET.
- b. EQUIPMENT. THE JETTING PROBE SHALL BE A METAL PIPE WITH AN EXTERIOR DIAMETER OF ONE AND ONE-HALF (1.5) TO TWO (2) INCHES.
- c. METHOD. 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 EACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL. WATER IS NOT ALLOWED TO FLOW AWAY FROM THE DITCH WITHOUT FIRST SATURATING THE TRENCH.
- d. SURFACE BRIDGING. THE CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF THE 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 BREAKDOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS WHEELS OR BUCKET OF A BACKHOE. WHEN THE SURFACE CRUST IS COLLAPSED, THE VOID SHALL BE BACKFILLED WITH THE SAME MATERIAL USED AS TRENCH BACKFILL AND REJETTED. COMPACTION OF THE MATERIALS WITHIN THE SUNKEN/JETTED AREA SHALL BE COMPACTED SUCH THAT NO FURTHER SURFACE SUBSIDENCE OCCURS.

SANITARY FLOW NOTE

ESTIMATED SANITARY FLOW
(2) STAFF MEMBERS x 15 GALLONS/PERSON/DAY
(54) 2-BEDROOM UNITS x 3 PEOPLE/UNIT x 75 GALLONS/PERSON/DAY
= 12,150 GALLONS PER DAY

14. NATURAL SLOPES TO RECEIVE FILL WHICH ARE STEEPER THAN 5H:1V SHOULD BE BENCHMARKED PRIOR TO THE PLACEMENT OF FILL. BENCHMARKING WILL PROVIDE LEVEL SURFACES FOR COMPACTION AND REDUCE THE POTENTIAL FOR DEVELOPMENT OF INCLINED PLANES OF WEAKNESS BETWEEN THE NATURAL SOIL AND COMPACTED FILL. THE BENCHMARKS SHOULD BE SPACED SUCH THAT THE HEIGHT OF THE CUT AT THE UP-SLOPE END OF THE BENCH IS LESS THAN 5 FEET.
15. FILL AND SUBGRADE CONSTRUCTION SHOULD NOT BE STARTED ON FOUNDATION SOIL, PARTIALLY COMPLETED FILL, OR SURFACES THAT CONTAIN FROST OR ICE. FILL SHOULD NOT BE CONSTRUCTED OF FROZEN SOIL. FROZEN SOIL SHOULD BE REMOVED PRIOR TO PLACING FILL MATERIAL.
16. AFTER STRIPPING AND GRUBBING OPERATIONS ARE COMPLETED AND PRIOR TO FILL PLACEMENT, AREAS TO BE FILLED SHALL BE PROOF ROLLED USING A LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY SOFT AND UNSUITABLE AREAS, PER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND THE CITY OF OTTAWA. SOFT MATERIAL MAY BE MOISTURE CONDITIONED AND REUSED AS ENGINEERED FILL. UNSUITABLE AND DELETERIOUS MATERIAL SHALL BE REMOVED FROM SITE.
17. ALL NEW UTILITY TRENCHES SHOULD BE BACKFILLED IN ACCORDANCE WITH APPROPRIATE CONTROLLED ENGINEERED FILL SPECIFICATIONS.
18. FIELD DENSITY TESTS SHOULD BE CONDUCTED IN ACCORDANCE WITH ASTM D6938 (NUCLEAR METHODS) OR ASTM D1556 (SAND CONE METHOD). FIELD DENSITY TESTS SHOULD BE PERFORMED AT THE RATE OF ONE TEST PER 2,000 SQUARE FEET PER LIFT WITHIN THE BUILDING AND 2,000 SQUARE FEET PER LIFT BENEATH PAVEMENTS, SIDEWALKS, AND OTHER POTENTIAL STRUCTURAL AREAS WITH A MINIMUM OF 3 TESTS PER LIFT AND ONE TEST PER 150 LINEAL FEET PER LIFT FOR FOUNDATION, TRENCH AND WALL BACKFILL.
19. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE THE PROPER ROCK BACKFILL AND TO REQUIRED COMPACTION.
20. ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE SHALL BE GRADED TO ALLOW DRAINAGE. THIS CAN BE ACCOMPLISHED WITH TEMPORARY DITCHES. ANY NECESSARY OFF-SITE DRAINAGE EASEMENTS WILL BE ACQUIRED BEFORE GRADING BEGINS.
21. HIGH DENSITY POLYETHYLENE (HDPE) SHALL MEET AASHTO M-294 TYPE S, OR ASTM F-2306 WITH JOINTS MEETING THE PERFORMANCE TEST REQUIREMENTS OF ASTM D-3212. HDPE PIPE INSTALLATIONS SHALL UTILIZE STANDARD CONCRETE DRAINAGE STRUCTURES AND FLARED END SECTIONS..

22. PVC PIPE SHALL BE SDR 35 OR GREATER, AS REQUIRED BY DEPTH. INSTALLATION SHALL FOLLOW THE "EMBEDMENT OF PLASTIC STORM SEWER PIPE" DETAIL.
23. ALL CONCRETE PIPES SHALL BE INSTALLED WITH O-RING TYPE GASKETS.
24. ALL STRUCTURE CONNECTIONS SHALL BE WATER TIGHT.
25. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE OR DOWNSTREAM END OF FLARED END SECTIONS.
26. ALL FLARED END SECTIONS SHALL BE REINFORCED PRECAST CONCRETE PER CITY REQUIREMENTS.
27. CONTRACTOR SHALL REMOVE ALL STUMPS BY EXCAVATING TO INCLUDE REMOVAL OF ASSOCIATED ROOT SYSTEM.
28. CONTRACTOR SHALL PLACE STOCKPILED TOPSOIL FROM SITE IN ALL LANDSCAPE AREAS TO A MINIMUM DEPTH OF 6", UNLESS NOTED OTHERWISE IN PROJECT SPECIFICATIONS. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF ONSITE PER OWNER.

SEQUENCE OF EVENTS

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL DITCH CHECKS AND INLET PROTECT AS SHOWN ON THE PLAN.
3. INSTALL DIVERSION DIKES, SILT FENCE, AND SEDIMENT TRAPS AS SHOWN ON THE INITIAL SEDIMENT AND EROSION CONTROL PLAN, INCLUDING OUTLET STRUCTURE AND PIPE.
4. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK SHALL BE PERFORMED AND ONLY IN AREAS WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING. STRIP TOP SOIL AND STOCKPILE.
5. BEGIN SITE GRADING. RESPREAD TOPSOIL THEN SEED AND MULCH ALL SLOPES GREATER THAN 15% UPON REACHING FINAL GRADE.
6. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS (OR 7 DAYS IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH) SHALL BE TEMPORARILY SEEDED AND WATERED, EXCEPT AS PRECLUDED BY SNOW COVER. IN THE EVENT OF SNOW COVER, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL. THEREAFTER, DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL CEASE FOR 12 MONTHS SHALL BE PERMANENTLY SEEDED AND MULCHED.
7. INSTALL STORM SEWERS AND DETENTION BASIN AS GRADES ALLOW. INSTALL INLET PROTECTION IMMEDIATELY UPON COMPLETION OF INLET CONSTRUCTION.
8. INSTALL SITE UTILITIES AS GRADES ALLOW.
9. BEGIN BUILDING CONSTRUCTION.
10. BEGIN PAVEMENT SUBGRADE PREPARATION.
11. PLACE PAVEMENT BASE ROCK.
12. CONSTRUCTION CURB AND PAVEMENT. REMOVE INLET PROTECTION NO SOONER THAN 24 HOURS PRIOR TO PAVEMENT CONSTRUCTION.
13. RESPREAD TOPSOIL THEN PLACE SOD OR SEED AND MULCH ALL EXPOSED AREAS AS NOTED BY THE LANDSCAPE PLAN.
14. CLEAN OUT ALL DEPOSITED SEDIMENT FROM SEDIMENT TRAP. CONVERT SEDIMENT TRAP TO PERMANENT DETENTION BASIN.
15. REMOVE SEDIMENT AND EROSION CONTROL ONLY AFTER THE SITE HAS BEEN STABILIZED.

PERIMETER SETBACKS:

25' RESIDENTIAL ONLY AND 50' SENIOR COMMUNITY SETBACKS ON NORTHERN AND EASTERN PROPERTY LINE. 25' RESIDENTIAL AND COMMERCIAL ONLY AND 50' SENIOR COMMUNITY ON SOUTHERN PROPERTY LINE. SETBACKS ESTABLISHED PER PLAT IN BOOK 45 PAGE 276.

INTERNAL LOT SETBACKS:

SENIOR OVERLAY ZONED AREA:
FRONT YARD: 25 FEET
SIDE YARD: 6 FEET
REAR YARD: 25 FEET

SENIOR OVERLAY ZONED AREA:

ADDITIONAL SETBACKS REQUIRED ON BUILDINGS OVER 30' IN HEIGHT, MEASURED FROM FINISHED FLOORS TO PEAK OF ROOF. ADDITIONAL 2 FEET SETBACK FOR EVERY 1 FOOT BUILDING HEIGHT ABOVE 30'. BUILDING MUST BE SET BACK 25 FEET FROM SENIOR COMMUNITY PERIMETER LOT LINES.

3-STORY BUILDING SETBACK CALCULATION:
BUILDING HEIGHT-SETBACK MAX HEIGHT (44'-4"-30"-14'-4") ABOVE
SETBACK MAX HEIGHT
ADDITIONAL SETBACK DISTANCE: 2"/EVERY FOOT ABOVE 30'
(2'x14'-4"=28'-8") = ADDITIONAL SETBACK = 28'-8"

DEVELOPMENT PHASE AREAS

LOT 1 (COMPLETED)	6.65 ACRES
LOT 2 (COMPLETE)	3.72 ACRES
LOT 3	4.70 ACRES
LOT 4 (FUTURE)	3.72 ACRES

CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF THICKENED SIDEWALK. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. PEDESTRIAN CROSSWALKS SHALL BE STRIPED AS DETAILED IN THESE PLANS.
3. WHERE WATER MAINS MUST CROSS OVER STORM DRAINS, OR SANITARY SEWERS, THE WATER MAIN MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND A FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED OVER THE SEWER TO BE CROSSED SO BOTH OF THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOVE FROM THERE AS POSSIBLE. WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION FROM BEING MAINTAINED OR WHERE IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER LINE, THE WATER MAIN MUST BE BACKFILLED WITH COMPACTED CLAY TO A MINIMUM OF 18 INCHES ABOVE AND BELOW THE OUTSIDE DIMENSION OF THE WATER MAIN AND FOR A HORIZONTAL DISTANCE OF 10 FEET FROM THE SEWER BEING CROSSED. IN NO CASE SHALL THE WATER MAIN AND THE SEWER SHARE THE SAME GRANULAR FILL BED. IN MAKING SUCH CROSSINGS, A FULL LENGTH OF PIPE MUST BE CENTERED OVER OR UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOVE THERE FROM AS POSSIBLE. WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THE WATER MAIN MUST BE MAINTAINED WITH ADEQUATE SUPPORTING FOR THE LARGER SIZE SEWER LINES TO PREVENT THEM FROM SETTLING.
4. HANDICAP PARKING SIGNS WITH A FINE LEGEND (\$50 - \$300) SHALL BE PROVIDED FOR ALL ACCESSIBLE PARKING SPACES.
5. BIKE RACKS TO BE INVERTED U STYLE AS SHOWN IN DETAIL. BIKE RACK SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
6. ALL ONSITE UTILITY EASEMENTS REQUIRED FOR THIS DEVELOPMENT WILL BE SHOWN ON THE RECORD PLAT.

ADDITIONAL GENERAL NOTES

1. ALL THE REQUIREMENTS OF THE PLANNING & ZONING COMMISSION ARE ADDRESSED.
2. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 50B2.
3. ALL HVAC & MECHANICAL UNITS SHALL BE PROPERLY SCREENED.
4. ALL STORM SEWERS, STORM SEWER DRAINAGE FACILITIES, SANITARY SEWERS, AND WATER MAINS ON SITE ARE PRIVATE, EXCEPT AS NOTED ON PLANS.

UTILITY CONSTRUCTION NOTES

1. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
2. SITE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR DURING BUILDING TO CONFIRM IF INSTALLATION OF FIRE RISER IS INCLUDED IN SCOPE.
3. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. BACKFILL OF TRENCHES THROUGH ANY IMPROVED AREAS, SUCH AS STREET, DRIVES OR PARKING LOTS SHALL BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY (ASTM D-698).
4. CONTRACTOR SHALL SUPPLY & INSTALL SCHEDULE 40 PVC CONDUITS FOR TELEPHONE AND TELEVISION (SEE PLAN).
5. SUMMARY OF SINGLE PHASE ELECTRIC RESIDENTIAL DEVELOPMENT WITH AMEREN MO.
- AMEREN SUPPLIES:
A. ALL PRIMARY CABLE AND LABOR TO INSTALL.
B. ALL SECONDARY CABLE AND LABOR TO INSTALL.
C. ALL PRIMARY, SECONDARY AND STREET LIGHT CONDUIT WHEN THE DEVELOPER IS INSTALLING AMEREN MAINTAINED LIGHTS. (MATERIAL ONLY)
D. ALL STREET LIGHT MATERIAL AND CABLE.
E. ALL TRANSFORMERS AND TRANSFORMER PADS AND LABOR TO INSTALL.
F. ALL SECONDARY POWER PEDESTALS.
- THE DEVELOPER SUPPLIES:
G. ALL LABOR TO INSTALL THE ENTIRE CONDUIT SYSTEM PER AMEREN SPECS AND DESIGN.
H. ALL TRANSFORMER PAD SITES MUST BE PREPARED PER AMEREN SPECS WHERE DESIGNATED.
- i. ALL TRANSFORMER DOORS OPEN TO THE ROAD.
ii. ALL PAD SITES MUST BE LEVEL WITH COMPACTED ROCK.
iii. ALL CONDUITS MUST BE INSTALLED PRIOR TO AMEREN SETTING A TRANSFORMER WITH ALL PULL STRING INSTALLED AND CUT OFF TO 6" ABOVE FINAL GRADE.

- I. ALL METER BASES AND LABOR TO INSTALL PER AMEREN SPECS. ALL METER BASES MUST BE ON AMEREN'S PREAPPROVED LIST.
J. ALL STREET LIGHT BASES, CONDUIT SYSTEM, AND PULL STRING MUST BE INSTALLED PRIOR TO AMEREN SETTING ANY TRANSFORMERS. THE LIGHT CONDUIT SYSTEM MAY NOT BE INSTALLED LATER.
5. SITE LIGHTING WIRING IS NOT SHOWN. SEE SEPARATE SITE ELECTRICAL PLANS BY THE MEP AND AMEREN MO FOR SITE LIGHTING DETAILS, CONDUIT, POWER PEDESTALS, ETC.
6. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR AND THE PROPER UTILITY COMPANY PROVIDING SERVICE PRIOR TO THE START OF CONSTRUCTION.
7. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
8. UTILITY TIE-INS ARE SHOWN IN APPROXIMATE LOCATIONS. REFER TO MEP FOR EXACT TIE-IN OF ALL UTILITIES.
9. SITE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. SITE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
11. ALL UNDERGROUND UTILITY CONDUITS SHALL BE PLACED 48" BELOW FINISH GRADE UNLESS NOTED OTHERWISE.
12. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
13. TOPS OF EXISTING HANDHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED FINISHED ELEVATIONS.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
15. REFER TO MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
16. PVC CONDUIT SHALL BE SCHEDULE 40 PVC WITH LONG SWEEPS ONLY (36" MINIMUM RADIUS) AND CONTAIN PULL-TAPE, UNLESS OTHERWISE NOTED.



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MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
OF OTTAWA, ST. CHARLES COUNTY, MISSOURI

4/26/2025



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT

Date

JULY 7, 2025

Revised

SEPTEMBER 26, 2025

CITY COMMENTS

Sheet

C0.02

ES&S PROJECT NO. 16553

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-JES-MEADOWOOD-III-SITEPLAN\CAO\16553 COVER & DETAILS.DWG 2/24/2026

TREE PROTECTION NOTES ①

- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING PRIOR TO LAND DISTURBING AND CONSTRUCTION ACTIVITIES. FENCING SHALL BE MAINTAINED AND NOT REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.
- FENCING SHALL CONSIST OF CHAIN LIKE, ORANGE LAMINATED PLASTIC, WOODEN POST, TWO RAIL FENCING OR OTHER EQUIVALENT RESTRAINING MATERIAL.
- THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA BENEATH THE TREE CANOPY (DRIPLINE). TRENCHING, SOIL COMPACTION, AND CONSTRUCTION ACTIVITIES (INCLUDING BUT NOT LIMITED TO PARKING, MATERIALS STORAGE, AND CONCRETE WASHOUT) SHALL NOT BE ALLOWED WITHIN THE CRITICAL ROOT ZONE.
- ROOT DISTURBANCE SHALL NOT BE ALLOWED WITHIN THE CRITICAL ROOT ZONE. ALL EXPOSED ROOTS ONE INCH OR GREATER IN DIAMETER AT THE EDGE OF TREE PROTECTION ZONES SHALL BE HAND PRUNED WITH A CLEAN CUT FLUSH TO THE SOIL EDGE AND NOT TORN OR RIPPED.

TREE NOTE ④

LOT 1 CONSTRUCTION		WHOLE SITE	
LOT 1 EXISTING TREE MASS	0.30 ACRE	EXISTING TREE MASS	9.59 ACRES
LOT 1 TREE MASS REMOVED	0.30 ACRE	TREE MASS REMOVED	
REMAINDER OF SITE TREE MASS REMOVED	0.97 ACRE	(BASE BID)	7.04 ACRES
TOTAL TREE REMOVAL FOR LOT 1 CONSTRUCTION	1.27 ACRES	(ALTERNATE 1)	7.16 ACRES
		TOTAL MASS PRESERVED	
		(BASE BID)	2.55 ACRES
		(ALTERNATE 1)	2.43 ACRES
		20% TOTAL MASS TO BE PRESERVED	1.92 ACRES
LOT 2 CONSTRUCTION		SEE MEADOWOOD ESTATES III FINAL PLAN FOR DETAILS ON THE	
LOT 2 EXISTING TREE MASS	4.24 ACRES	WHOLE SITE TREE PRESERVATION PLAN.	
LOT 2 TREE MASS REMOVED	2.54 ACRES		
REMAINDER OF SITE TREE MASS REMOVED	0.56 ACRE		
TOTAL TREE REMOVAL FOR LOT 4 CONSTRUCTION	3.10 ACRES		
LOT 3 CONSTRUCTION			
LOT 3 EXISTING TREE MASS	3.25 ACRES		
LOT 3 TREE MASS REMOVED			
(BASE BID)	2.39 ACRES		
(ALTERNATE 1)	2.51 ACRES		
REMAINDER OF SITE TREE MASS REMOVED	0.28 ACRES		
TOTAL TREE REMOVAL FOR LOT 3 CONSTRUCTION			
(BASE BID)	2.67 ACRES		
(ALTERNATE 1)	2.79 ACRES		

SANITARY SEWER NOTES

- ALL SANITARY SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY SEWER STRUCTURES. PRECAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY OF O'FALLON.
- CONNECTIONS AT ALL SANITARY STRUCTURES ARE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
- ALL SANITARY LATERALS SHALL BE A MINIMUM OF 6" DIAMETER PIPE FOR RESIDENTIAL AND COMMERCIAL.
- ALL SANITARY MAINS SHALL BE A MINIMUM OF 8" DIAMETER PIPE.
- ALL SANITARY SEWER LINE WITH A SLOPE GREATER THAN 20% WILL REQUIRE CONCRETE CRADLE OR CONCRETE COLLAR AT EACH PIPE JOINT. SANITARY LINE WITH A SLOPE GREATER THAN 50% WILL REQUIRE A SPECIAL APPROVED DESIGN AS SHOWN ON DETAIL SHEET.
- ALL MANHOLES BUILT WITHIN THE 100 YEAR FLOOD PLAIN MUST HAVE LOCK TYPE WATERTIGHT MANHOLE COVERS.
- ALL SANITARY SEWER MAINS MUST HAVE A MINIMUM OF 42" COVER.
- WHEN SANITARY MAINS CROSS OVER STORM LINE THE SANITARY MAIN MUST BE DUCTILE IRON PIPE FOR 10 FEET ON EACH SIDE OF THE CROSSING.
- ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER. ADD CONCRETE CRADLE TO ONLY ROP STORM SEWER AND ENCASE FLEXIBLE STORM SEWER WHEN IT IS MORE THAN 18 INCHES ABOVE SANITARY LINE. SHOW ON PROFILE SHEET.
- THE SANITARY SEWERS SHOULD RUN DIAGONALLY THROUGH THE SIDE YARDS TO MINIMIZE ANY ADDITIONAL UTILITY EASEMENTS REQUIRED.
- ALL SANITARY SEWER STRUCTURES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE TO MISSOURI DNR SPECIFICATIONS 10CSR-8.120(7)(E).
- ALL SANITARY SEWER PIPE SHALL BE SDR35 OR EQUAL. ALL SANITARY SEWER LATERALS SHALL BE SDR 26.
- ALL SANITARY SEWER MANHOLES AND PIPES WILL BE TESTED TO THE FOLLOWING SPECIFICATIONS. ASTM C1244, STANDARD TESTING METHOD FOR CONCRETE SEWER MANHOLE BY NEGATIVE AIR PRESSURE (VACUUM). LATEST REVISION. ASTM F1417, STANDARD TESTING METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR, LATEST REVISION.
- ADD 1" MINUS ROCK BACK FILL TO ALL SANITARY SEWER AND ALL OTHER UTILITIES THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.

WATER LINE NOTES ①

- ALL MATERIALS USED AND CONSTRUCTION PERFORMED SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT EDITION OF CITY OF O'FALLON WATER DISTRIBUTION SYSTEM SPECIFICATIONS. THESE SPECIFICATIONS CAN BE FOUND AT:
<https://drive.google.com/file/d/11SD0uPGBOYx97NUZZ1RMdhbRDPoDuKw/view>
- CONSTRUCTION SHALL CONFORM TO MISSOURI DEPARTMENT OF NATURAL RESOURCES' MINIMUM DESIGN STANDARDS FOR MISSOURI COMMUNITY WATER SYSTEMS, EFFECTIVE DECEMBER 10, 2013, WHICH MAY BE FOUND AT MNR'S WEBSITE AT:
<https://dnr.mo.gov/document-search/minimum-design-standards-missouri-community-water-systems-pub2489>
- WATER SERVICE CONNECTIONS 4" AND LARGER ARE CONSIDERED PRIVATE FROM THE DISCHARGE SIDE OF THE CONNECTION VALVE OR TAPPING VALVE.
- EXISTING LINES SHALL REMAIN IN SERVICE DURING CONSTRUCTION OF NEW LINES.
- SERVICE INTERRUPTION SHALL BE MINIMIZED AND SHALL BE DONE ONLY TO MAKE FINAL CONNECTIONS AT NEW VALVES BETWEEN EXISTING AND NEW WATER LINES.
- MINIMUM 42" COVER OVER TOP OF PIPE SHALL BE MAINTAINED AT ALL TIMES.
- MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER LINE AND SANITARY OR STORM SEWERS.
- MINIMUM 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINE AND SANITARY OR STORM SEWERS.
- ALL OPENINGS SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED, INCLUDING REST BREAKS, MEALS AND THE END OF THE WORK DAY.
- ALL VALVES SHALL BE FULLY CLOSED DURING INSTALLATION AND CONSTRUCTION OF THE MAIN.
- ALL WATER CONNECTIONS SHALL BE PERFORMED BY THE CONTRACTOR.
- CONTRACTOR SHALL FURNISH AND INSTALL WATER LINES FROM TAP TO WITHIN 5' OF BUILDING. METER, STRAINER, AND BOLTS, NUTS, GASKETS, AND WASHERS NEEDED TO SET THE METER WILL BE SUPPLIED BY THE CITY.
- FIRE HYDRANT, FIRE HYDRANT TEE, VALVE, AND VALVE BOX SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
- ACCEPTABLE FIRE HYDRANT MODELS ARE: MUELLER SUPER CENTURION 250, AMERICAN DARLING 8-84-B, KENNEDY KB10, OR CITY APPROVED EQUAL. HYDRANTS SHALL HAVE A BLACK BITUMINOUS COATING FOR BELOW GRADE PORTIONS. PUBLIC HYDRANTS SHALL BE PAINTED SAFETY YELLOW ABOVE GRADE, AND PRIVATE HYDRANTS SHALL BE POWDER COATED RED.

GENERAL SITE CONSTRUCTION NOTES

- PARKING SUMMARY:
 - REQUIRED PARKING: 27
 - PROVIDED PARKING: 49
 - 43 STANDARD SPACES
 - 6 ACCESSIBLE SPACES
 - 49 TOTAL SPACES
- SITE PAVEMENT SHALL BE PLACE AS FOLLOWS:
 - CONCRETE PAVING
 - STANDARD DUTY SHALL BE A MINIMUM OF 6-INCHES THICK REINFORCED CONCRETE WITH A MINIMUM 4" OF CRUSHED STONE BASE (SEE DETAIL SHEET C10.02).
 - HEAVY DUTY SHALL BE A MINIMUM 8-INCHES THICK REINFORCED CONCRETE WITH A MINIMUM 6-INCHES OF CRUSHED STONE BASE (SEE DETAIL SHEET C10.02).
 - CONCRETE CURB (SEE DETAIL ON SHEET C10.02)
 - ALL CURB SHALL BE 24-INCHES WIDE FROM BACK OF CURB TO EDGE OF GUTTER PAN.
 - CURB SHALL HAVE A MINIMUM 4-INCH OF CRUSHED STONE BASE.
 - ALL ACCESSIBLE CONCRETE PAVING SHALL BE DOWELED TO CURB.
 - SIDEWALKS (SEE DETAIL ON SHEET C10.01-C10.02)
 - TO BE FOUR INCH (4") THICK CONCRETE.
 - ALL SIDEWALK AT BACK OF CURB SHALL BE DOWELED TO CURB (SEE DETAIL ON SHEET C10.02).
 - SIDEWALKS SHALL NOT BE POURED UNTIL BUILDING EXTERIOR FINISHES ARE SUBSTANTIALLY COMPLETE. ANY PLACEMENT OF SIDEWALK PRIOR, WITHOUT OWNER'S APPROVAL, SHALL BE AT THE PAVING CONTRACTOR'S SOLE RISK.
 - CONCRETE JOINTS
 - CONCRETE PARKING LOT PAVING AND SIDEWALK SHALL BE PROVIDED JOINTS FOR PER THE JOINT PLAN AND PER DETAIL ON SHEET C2.02. ①
 - EXPANSION JOINTS SHOULD BE PLACED EVERY 100 LINEAL FEET FOR PARKING LOT PAVEMENT AND EVERY 50 LINEAL FEET FOR SIDEWALK, MINIMUM.
 - PAVING JOINTS SHALL BE CONTINUOUS THRU CURB AND GUTTER.
 - PAVING JOINTS FOR SIDEWALK AT BACK OF CURB SHALL ALIGN WITH CURB AND GUTTER JOINTS.
 - ALL STREET APPROACHES SHALL BE HEAVY DUTY CONCRETE, UNLESS SPECIFIED OTHERWISE BY LOCAL JURISDICTION (SEE DETAIL SHEET C10.02). ①
 - ALL DUMPSTER PADS AND APPROACHES SHALL BE HEAVY DUTY CONCRETE PAVEMENT.
- SITE ACCESSIBILITY
 - ALL ACCESSIBLE PARKING STALLS, CROSSWALKS, AND OTHER ACCESSIBLE ROUTES WITHIN THE PARKING AREA SHALL BE STANDARD DUTY CONCRETE, UNLESS NOTED OTHERWISE.
 - ACCESSIBLE CONCRETE PARKING SHALL HAVE A MAXIMUM SLOPE OF 1.7% IN ALL DIRECTIONS.
 - ALL SIDEWALKS SHALL BE CONSTRUCTED AS FOLLOWS:
 - 1.7% MAXIMUM CROSS SLOPE.
 - 4.7% MAXIMUM RUNNING SLOPE.
 - LANDINGS AT 1.7% MAX SLOPE IN ALL DIRECTIONS.
 - RAMPS SHALL BE CONSTRUCTED AS FOLLOWS:
 - 7.5% MAXIMUM RUNNING SLOPE
 - MAXIMUM RISE 6-INCHES
 - MAXIMUM CROSS SLOPE OF 1.7%
 - LANDINGS SHALL BE PROVIDED AS THE INTERSECTION OF ALL SIDEWALKS AND AT THE TOP AND BOTTOM OF ALL RAMPS.
 - ALL SIDEWALKS SHALL BE CONSIDERED ACCESSIBLE, UNLESS NOTED OTHERWISE.
 - ALL SITE AMENITIES SHALL BE ACCESSIBLE.
 - ALL DUMPSTERS SHALL BE ACCESSIBLE.
 - NO ELEMENTS SHALL PROJECT MORE THAN 4" INTO AN ACCESSIBLE ROUTE.
- FENCING
 - SOUND BARRIER FENCE SHALL BE 8-FOOT TALL VINYL FENCE RATED FOR SOUND MITIGATION OR APPROVED EQUAL.
 - DECORATIVE FENCING SHALL BE 4-FOOT TALL VINYL RAIL OR APPROVED EQUAL.
 - ALL FENCING SHALL BE VINYL OR ALUMINUM, UNLESS REQUIRED OTHERWISE BY THE LOCAL JURISDICTION.
 - ANY CHAIN LINK FENCE REQUIRED BY THE LOCAL JURISDICTION SHALL BE BLACK VINYL COATED.
- DUMPSTER ENCLOSURE
 - ALL ENCLOSURES SHALL BE BLOCK WITH BRICK VENEER.
 - ALL GATES SHALL BE STEEL FRAME AND VINYL SLATS.
 - SEE ARCHITECTURAL PLANS FOR DETAILS.
- MONUMENT SIGN
 - SHALL BE BLOCK AND BRICK VENEER CONSTRUCTION.
 - SIGN SHALL HAVE A 4' BY 8' SIGN FACE WITH 2' X 2' COLUMNS EACH END.
 - ALL LIGHTING SHALL BE GROUND MOUNTED.
 - A MINIMUM 2" PVC CONDUIT SHALL BE EXTENDED FROM THE HOUSE PANEL TO THE MONUMENT SIGN FOR POWER.
- MAILBOXES
 - MAILBOXES SHALL BE PROVIDED WITH AN ACCESSIBLE CONCRETE LANDING.
 - CONCRETE SHALL EXTEND BELOW MAILBOXES AND AT LEAST 12 INCHES BEYOND THE BACK AND SIDES.
- MAINTENANCE BUILDING
 - PROVIDE A MINIMUM 2" PVC CONDUIT FROM THE HOUSE PANEL FOR ELECTRICAL SERVICE.
 - MAINTENANCE BUILDING SHALL BE BRICK WAINSCOT AND SIDING.
 - SEE ARCHITECTURAL PLANS.
- SANITARY SEWER SERVICES SHALL BE TIED NEAR THE MIDDLE OF SLAB TO REDUCE DEPTH BELOW SLAB WHEN BUILDING IS OVER 150FT LONG. SEWER INVERT TO BE MINIMUM 5' BELOW FFE IN ORDER TO COME OUT BELOW THE FOOTING.
- THE SITE CONTRACTOR SHALL PERFORM A SITE SURVEY AFTER CLEARING & GRUBBING IN ORDER TO CONFIRM TOPO ON PLANS IS ACCURATE PRIOR TO MASS GRADING.

EXCAVATION SUMMARY

REQUIRED FILL = 7,976 CY
EXCESS TOPSOIL GENERATED = 4,220 CY

DETENTION BASIN TO BE OVER EXCAVATED AND TOPSOIL PLACED IN
DETENTION BASIN, SEE SHEET C3.01 FOR DETAILS. REMAINDER OF TOPSOIL TO
BE SPREAD ON LOT 2.

REQUIRED FILL SHALL BE GENERATED FROM STOCKPILE ON LOT 4. STOCK PILE
TO BE MAXIMUM 5 FEET HIGH.

ESTIMATED QUANTITIES PROVIDED TO AID IN CONTRACTOR PLANNING & REVIEW.
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXCESS QUANTITIES.

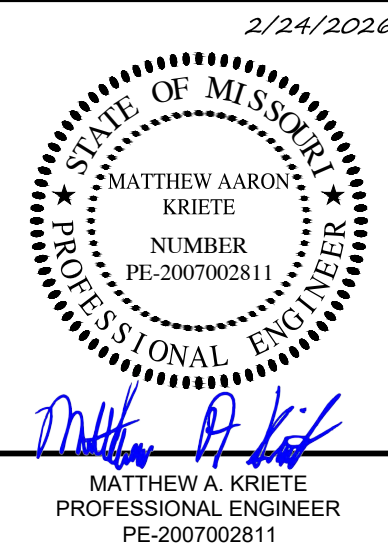
- ENTERPRISE GREEN COMMUNITY REQUIREMENTS (RELATED TO CONSTRUCTION)
 - ENVIRONMENTAL REMEDIATION:
 - NO HAZARDOUS MATERIALS WERE DETERMINED IN INITIAL ASSESSMENT TO BE LOCATED ONSITE.
 - IF HAZARDOUS MATERIALS ARE FOUND, THEY SHALL BE MITIGATED.
 - EROSION AND SEDIMENTATION CONTROL:
 - EROSION AND SEDIMENTATION CONTROL SHALL BE COMPLETED THE PLANS AND SPECIFICATIONS. ADDITIONAL MEASURES SHALL BE TAKEN AS REQUIRED TO CONTROL SEDIMENTATION AND EROSION.
 - LANDSCAPING:
 - LANDSCAPING SHALL BE APPROPRIATE TO THE SITE'S CLIMATE, NATIVE TO THE REGION, AND NON-INVASIVE.
 - EFFICIENT IRRIGATION AND WATER REUSE:
 - EFFICIENT IRRIGATION SYSTEM TO BE EQUIPPED WITH A WATERSENSE--LABELED WEATHER--BASED IRRIGATION CONTROLLER.
 - SURFACE STORMWATER MANAGEMENT:
 - BIORETENTION BASIN SHALL BE TO PROVIDE RUNOFF REDUCTION.
 - ADDITIONAL RUNOFF REDUCTION IS LIMITED BY SITE CONDITIONS.
 - REDUCING HEAT-ISLAND EFFECT: PAVING
 - CONCRETE USED ONSITE MEETS LIGHT-COLORED, HIGH-ALBEDO MATERIALS WITH A MINIMUM SOLAR REFLECTANCE OF 0.3 REQUIREMENT.
 - RECYCLED CONTENT MATERIAL:
 - BUILDING CONSTRUCTION SHALL INCORPORATE BUILDING MATERIALS THAT ARE COMPOSED OF AT LEAST 25% POSTCONSUMER RECYCLED CONTENT OR AT LEAST 50% POSTINDUSTRIAL RECYCLED CONTENT.
 - REGIONAL MATERIAL:
 - BUILDING PRODUCTS THAT WERE EXTRACTED, PROCESSED AND MANUFACTURED WITHIN 500 MILES OF THE PROJECT FOR A MINIMUM OF 50%, BASED ON COST, OF THE BUILDING MATERIALS' VALUE SHALL BE USED.
 - BUILDING MATERIAL OPTIONS THAT QUALIFY -- FRAMING MATERIALS, EXTERIOR MATERIALS, FLOORING MATERIALS, CONCRETE/CEMENT AND AGGREGATE MATERIAL, DRYWALL/INTERIOR SHEATHING MATERIALS.
 - CERTIFIED, SALVAGED AND ENGINEERED WOOD PRODUCTS:
 - AT LEAST 25% OF ALL STRUCTURAL WOOD PRODUCTS, BY COST OR VALUE, COMMIT TO USING EITHER FSC--CERTIFIED, SALVAGED PRODUCTS OR ENGINEERED FRAMING MATERIALS WITHOUT FORMALDENHYDE.
 - CONSTRUCTION WASTE MANAGEMENT:
 - A WASTE MANAGEMENT PLAN WILL BE FOLLOWED THAT REDUCED NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE THROUGH RECYCLING, SALVAGING OR DIVERSION STRATEGIES.

- LANDSCAPING
 - PLANTS SHALL BE PROPERLY SELECTED TO FOR SITE CONDITION CONDITIONS SUCH AS:
 - SHADE, PARTIAL SHADE, FULL SUN
 - WELL DRAINED OR POORLY DRAINED SOILS.
 - SUITABLE FOR USDA PLANT HARDINESS ZONE.
 - SHADE TREES SHALL BE MINIMUM 2" CALIPER, UNLESS NOTED OTHERWISE.
 - EVERGREEN TREES SHALL BE AT LEAST 6-FOOT TALL.
 - SHRUBS SHALL BE 3-5 GALLON.
 - SOD SHALL BE PLACE ON THE FOLLOWING DISTURBED AREAS AND AT A MINIMUM:
 - BETWEEN THE BUILDING/PARKING LOT AND DISTURBED SITE FRONTAGE.
 - BETWEEN THE PARKING LOT AND BUILDING(S).
 - BETWEEN PARKING LOT AND SIDEWALKS.
 - A MINIMUM 15--FEET BEYOND EDGE OF SIDEWALK, PARKING LOT, AND SITE AMENITIES.
 - ALL AREAS NOT SODDED SHALL BE HYDROSEEDD.
 - TURF REINFORCEMENT MATS AND EROSION CONTROL BLANKETS SHALL BE PLACED AS NOTED ON PLAN.
- IRRIGATION SYSTEM NOTES
 - ALL SODDED AREA SHALL BE IRRIGATED.
 - ALL HYDROSEEDDED LAWN AREAS SHALL BE IRRIGATED.
 - IRRIGATION METER AND BACKFLOW PREVENT SHALL BE PLACED PER PLAN.
 - IRRIGATION METER SHALL BE INSTALLED PER LOCAL JURISDICTION.
 - IRRIGATION CONTROLLER SHALL BE PLACED PER PLAN.
 - IRRIGATION BACKFLOW PREVENTOR SHALL BE PLACED ABOVE GROUND WITHIN A LOCKABLE HOUSING CONSTRUCTED OR POWDER COATED STEEL FRAME AND MESH. BACKFLOW PREVENTOR SHALL BE PROPERLY PROTECTED FROM FROST.
 - IRRIGATION SHALL BE ZONED. ALL PLANTING BEDS AND TURF SHALL BE SEPARATELY ZONED.
 - CONSTRUCTOR SHALL SUBMIT IRRIGATION PLANS TO THE OWNER A MINIMUM OF 30 DAYS PRIOR TO PROPOSED INSTALLATION FOR APPROVAL. SHOW NOTE THAT IRRIGATION DESIGN DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL.

ROUNABOUT NOTE ①

- ROUNABOUT BASED ON PLANS RECEIVED FROM OATES ASSOCIATES ON SEPTEMBER 16, 2025 AND IS FOR REFERENCE ONLY.
- ROUNABOUT CONSTRUCTION INCLUDING SIDEWALK AND RETAINING WALL WILL BE CONSTRUCTED BY THE CITY AND IS NOT IN THE CONTRACT. ②
- NORTH LEG OF THE ROUNABOUT IS IN THE CONTRACT.
- ROUNABOUT CONSTRUCTION IS ANTICIPATED TO START SUMMER 2026. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY AND ROUNABOUT CONTRACTOR.

MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
JULY 7, 2025

Revised
① SEPTEMBER 26, 2025
② JANUARY 15, 2026
③ JANUARY 28, 2026
④ FEBRUARY 6, 2026
⑤ FEBRUARY 24, 2026

Design: JH Drawn: CGH

NOTES

Sheet

C0.03

ES&S PROJECT NO. 16553

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General Notes

1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet ramps
2. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- 2.1. Truncated domes for curb ramps located in public right of way shall meet FROWAG requirements and shall be constructed using red pre-cast truncated domes per pavement details.
3. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
4. The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities. Contact the City of O'Fallon (636) 379--3814 for the location of City maintained cable for street lights and traffic signals, all other utilities call Missouri One Call 1--800-DIG--RITE. 1--800--344--7483
5. All proposed utilities and/or utility relocations shall be located underground.
6. All proposed fencing requires a separate permit through the Building Safety Division.
7. All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
8. (INTENTIONALLY OMITTED)
9. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
10. Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a soil Engineer must clarify amount, location, depth, etc. and be approved with the construction plans. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
11. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
12. The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow items or infrastructure located on the approved plans.
13. 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, he/she shall make such changes at his/her 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 inspectors.
14. City approval of the 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 code.

Grading Notes

1. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
 - 1.1. Maximum dry density Maximum dry density
 - 1.2. Optimum moisture content Optimum moisture content
 - 1.3. Maximum and minimum allowable moisture content Maximum and minimum allowable moisture content
 - 1.4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.--D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSTHO T-99, Method C" (A.S.T.M.--D-698). Proctor type must be designated on document. Method C" (A.S.T.M.--D-698). Proctor type must be designated on document.
 - 1.5. Curve must have at least 5 density points with moisture content and sample locations listed on document
 - 1.6. Specific gravity Specific gravity
 - 1.7. Natural moisture content Natural moisture content
 - 1.8. Liquid limit Liquid limit
 - 1.9. Plastic limit Plastic limit Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.
2. All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99, or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. Ensure the moisture content of the soil in fill areas corresponds to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill.
3. The surface of the fill shall be finished so it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze. If the temperature is such as to permit the layer under placement to freeze.
4. All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
5. When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site. Between permanent grass seeding periods, temporary cover shall be provided according to Missouri Department of Natural Resources Protecting Water Quality -- a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.All finished grades (areas not to be disturbed by improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at a rate of 100 pounds per 1000 square feet when seeded.
6. No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
7. All low places whether on site or off shall be graded to provide drainage with temporary ditches.
8. 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.
9. (INTENTIONALLY OMITTED)
10. All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical tamping or water jetting. Granular material and earth material associated with new construction outside of pavements may be jetted, taking care to avoid damage to newly laid sewers. The 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.
- 10.1. Depth, Trench back fills less than 8 feet deep shall be probed to a depth extending half the depth of the trench back fill, but not less than 3 feet. Trench back fill greater than 8 feet in depth shall be probed to half the depth of the trench back fill but not greater than 8 feet.
- 10.2. Equipment, The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
- 10.3. Method, Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and from the bottom of the trench back fill toward the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the trench without first saturating the trench.
- 10.4. Surface Bridging, The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to crust and 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 wheels or bucket of a backhoe. When surface crust is collapsed, the void shall be back filled with the same material used as trench back fill and re-jetted. Compaction of the materials within the sunken/jetted area shall be compacted such that no further surface subsidence occurs.
11. Site grading.
 - 11.1. Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed every two hundred fifty (250) feet along the centerline for each lift.
 - 11.2. Outside of City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed at two (2) foot vertical intervals and approximately every one thousand (1,000) cubic yards, one thousand (1,000) cubic yards.
12. Access to the site from any other location other than the proposed construction entrance is strictly prohibited!Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

Erosion Control Notes

1. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with the clearing operations and be maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by MoDOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee 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 and/or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT."
2. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-quarter inch of rain or more. Any silt or debris leaving the site and affecting public right of way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
3. Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources Protecting Water Quality -- a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.
4. This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)
5. Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of stopping grading work on the project. The vegetative growth established shall be sufficient to prevent erosion and the standard shall be as required by EPA and DNR. (70% coverage per square foot) Ord. 6496, Section 405.095

Sanitary Sewer Notes

1. All sanitary sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon Ordinances.
2. Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. Connections at all sanitary structures are to be made with A-Lock joint or equal
4. All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
5. All sanitary mains shall be a minimum of 8" diameter pipe.
6. All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar at each pipe joint. Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
7. All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
8. All sanitary sewer mains must have a minimum of 42" cover.
9. When sanitary mains cross over storm line the sanitary main must be ductile iron pipe for 10 feet on each side of the crossing.
10. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
11. The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required.
12. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR--8.120 (7)(E).
13. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
14. All sanitary sewer manholes and pipes will be tested to the following specifications. ASTM C1244, Standard testing method for Concrete Sewer Manhole by Negative Air Pressure (Vacuum), Latest revision ASTM F1417, Standard testing method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low Pressure Air, Latest revision.
15. Add 1" minus rock back fill to all sanitary sewer and all other utilities that lie within the 1:1 shear plane of the road.

Storm Sewer Notes

1. All Storm Sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon ordinances.
2. Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. All concrete pipes will be installed with O-ring rubber type gaskets.
8. Connections at all storm structures are to be made with A-lock joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. The swale in the detention basins shall have a minimum 2% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
11. All structures and flared end sections must be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final detention basin outflows, final pipe run to detention basins, creek discharge or other approved means.
12. (INTENTIONALLY OMITTED)
13. Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)

Flood plain Information

1. refer to section 415 for Floodplain Development Information

Retaining Walls: Terraced and Vertical

1. A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to the top of the wall or for walls that support a surcharge load or that alters the channelized drainage of any lot or drainage area.
2. Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
3. Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall will require a guard on the retaining wall.
4. Retaining walls that alter the channelized drainage of any lot or drainage area shall not be constructed without prior approval and permitting from the City of O'Fallon Engineering Department regardless of the height of the wall.
5. See section 405.275 of the City code for additional design requirements.

Water Notes

1. All water main installations shall follow the current City of O'Fallon water main specifications.
2. Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
3. Coordinate with the water company on the location of water meters. For meters in the City's district, meters shall be in the right-of-way, otherwise an access easement from the right-of-way shall be provided.
4. All water main must have a minimum of 42" of cover. (City water mains)
5. Provide water valves to isolate the system.
6. All water mains shall be C-900 PVC pressure pipe or equal with locator/tracer wires
7. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psd concrete mix.
8. DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypo chlorite granule (HTH) in each section of pipe to achieve a chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM). HT. tablets will not be allowed. Following completion of the pipeline, it shall be slowly filled with water and a sample will be taken immediately and the chlorine it shall be slowly filled with water and a sample will be taken immediately and the chlorine residual must be 50 mg/L or greater. The solution shall be allowed to stand for 24 hours and a sample shall then be taken. The chlorine residual after 24 hours shall be 30 mg/L or greater. If the piping shows insufficient chlorine residuals in either test, the piping shall be re-chlorinated by the injection of hypo chlorite solution until satisfactory results are achieved. All disinfecting shall be done by the contractor. Only the testing to determine the chlorine residual will be done by the City
9. PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the HIGHEST point in the project) of 150 psi or higher where the working pressure is higher than 150 PSI as determined by the City. In such cases, the pressure shall be as specified by the City and two pressure tests shall be conducted. The first test shall be with the fire hydrant auxiliary valve open and be to 50 PSI. The second test shall be with the fire hydrant auxiliary valve closed and be to the higher pressure as directed by the City. All pumping equipment and pressure gauges shall be provided by the contractor. After achieving the test pressure, the piping shall be left closed for a period of two (2) hours. At the end of this time the pressure drop shall not exceed 2 psi. In addition, if the pressure appears, in judgment of the City's representative, to be continuing to drop, the test shall be continued for another two (2) hours and if any further drops occur, the test shall be considered a failure. If the pressure test fails, the contractor will be required to find and correct the source of the leakage. If this requires draining of the pipeline, when the leakage is corrected, the pipeline must be re-disinfected and the pressure tested again until satisfactory result are achieved. Any MDNR required dechlorination will be performed by the contractor.
10. All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08') of finish grade. Grading around structure tops on slopes need to be accounted for.
11. BACTERIOLOGICAL TESTING: After satisfactory disinfection and pressure testing, a sample shall be taken by the contractor in the presence of a City representative and submitted to a laboratory approved by the Missouri Department of Natural Resources and the City for bacteriological analysis. After 24 hours, a second sample shall be taken in a like manner and second sample shall be taken in a like manner and submitted for analysis. The two samples taken on consecutive days ,a minimum of 24 hours apart, must be found to be "safe" by the testing laboratory, and copies of the test results must be supplied to the City. If the samples are not found to be "safe" further flushing and/or disinfection as directed by the City shall be conducted by the contractor until "safe" samples on two consecutive test days are achieved. Following successful bacteriological testing and a determination by the City that the samples are "safe", the mains may be placed into service.

Roadway Notes

1. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances.
2. If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
3. Provide 6" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
- 3.1. Rock to meet the all the requirements of MoDOT type 5 rock with a tighter restriction on the fines being that no more than ten percent (10%) fines shall pass a no. 200 sieve. (City Code 405.210.B.1) The gradation of this rock needs to be submitted to the City for approval. Any deliveries made without the proper delivery ticket, including signature, will not be accepted. The delivery ticket must list the project name or jobsite location. A separate certification sheet may be provided attached to the delivery ticket with a signature of the company's quality control manager. The quality control certification must be current and dated within 4 weeks of the delivery. (City Code 405.210.A.2,k)
4. Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
5. Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
7. All street stub-outs over 250' in length will require a temporary turnaround.
8. All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
9. Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City Engineer's discretion. The developer's engineer shall perform quality control guidelines, in accordance with St. Louis County requirements 501.3.1.
10. Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is placed thereon and shall approve the base before concrete or surface course is placed. The sub grade and base shall be so constructed that it will be uniform in density throughout.
11. In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
12. No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi within 28 days.
- 12.1. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive strength. One (1) set of four (5) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, three (3) at twenty-eight (28) days, and one (1) held in reserve.
13. Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no faster than three (3) miles per hour. If soft spots are detected, or pumping, rutting or heaving occurs greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be remediated to the depth indicated by the contractor's testing firm and approved by a representative of the City Engineer.
14. Sub grade and base beneath pavements shall be compacted to St. Louis County Highway Department specifications. The moisture range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within --2/+4 percentage points of the optimum moisture content.
15. The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer. If any settling or heaving occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the sub grade or base to the satisfaction of the City before the pavement is placed. Additional rolling or methods to verify compaction shall be at the discretion of the City Engineer. Tolerance allowed on all lines, grades and cross sections shall be plus or minus four--hundredths (+0.04) feet.
16. Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically tamped in ten (10) inch lifts. Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Louis County standards.
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
 - 17.1. Air meter--weekly.
 - 17.2. Cylinder compression--annually by independent calibration service.
 - 17.3. Batch scales--monthly.
 - 17.4. Nuclear testing devices--every six (6) months.
 - 17.5. Proctor equipment--every six (6) months.
 - 17.6. Slump cone--monthly.
18. All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with either w16-9p or w16-7p signs.
19. All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT)
20. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psi concrete mix.

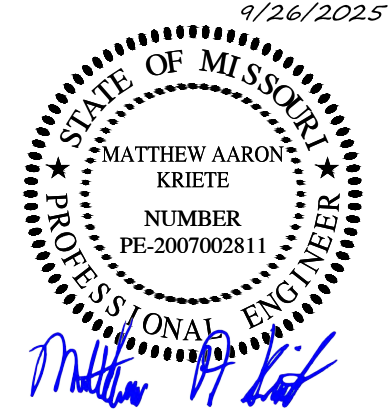


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MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

4/26/2025



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
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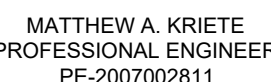
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NOTES

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1/28/2026



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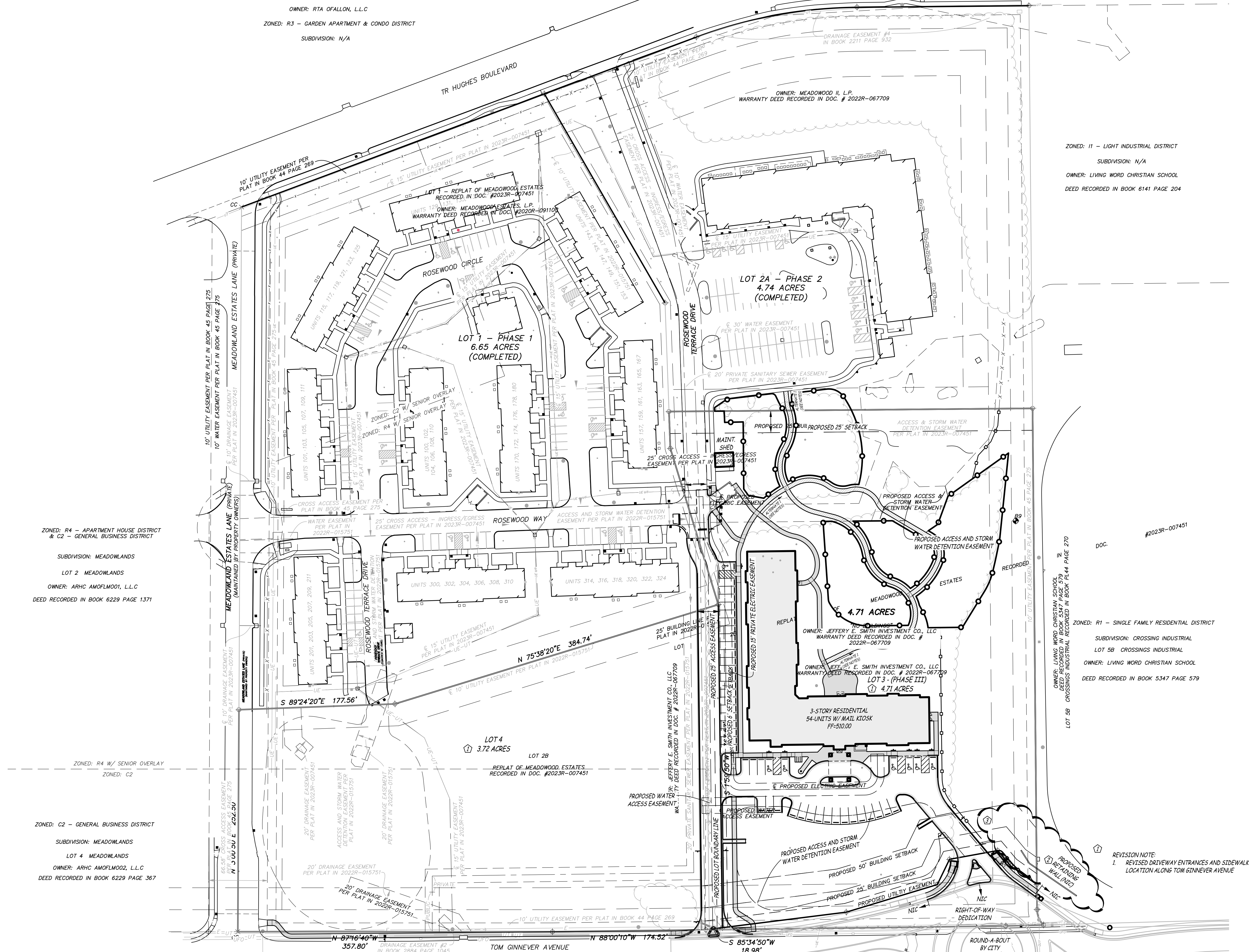
1	SEPTEMBER 26, 2025
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2	JANUARY 15, 2026
	CITY COMMENTS
3	JANUARY 28, 2026
	ROUNDBOULT COORDINATION

Design: JH	Drawn: CGH
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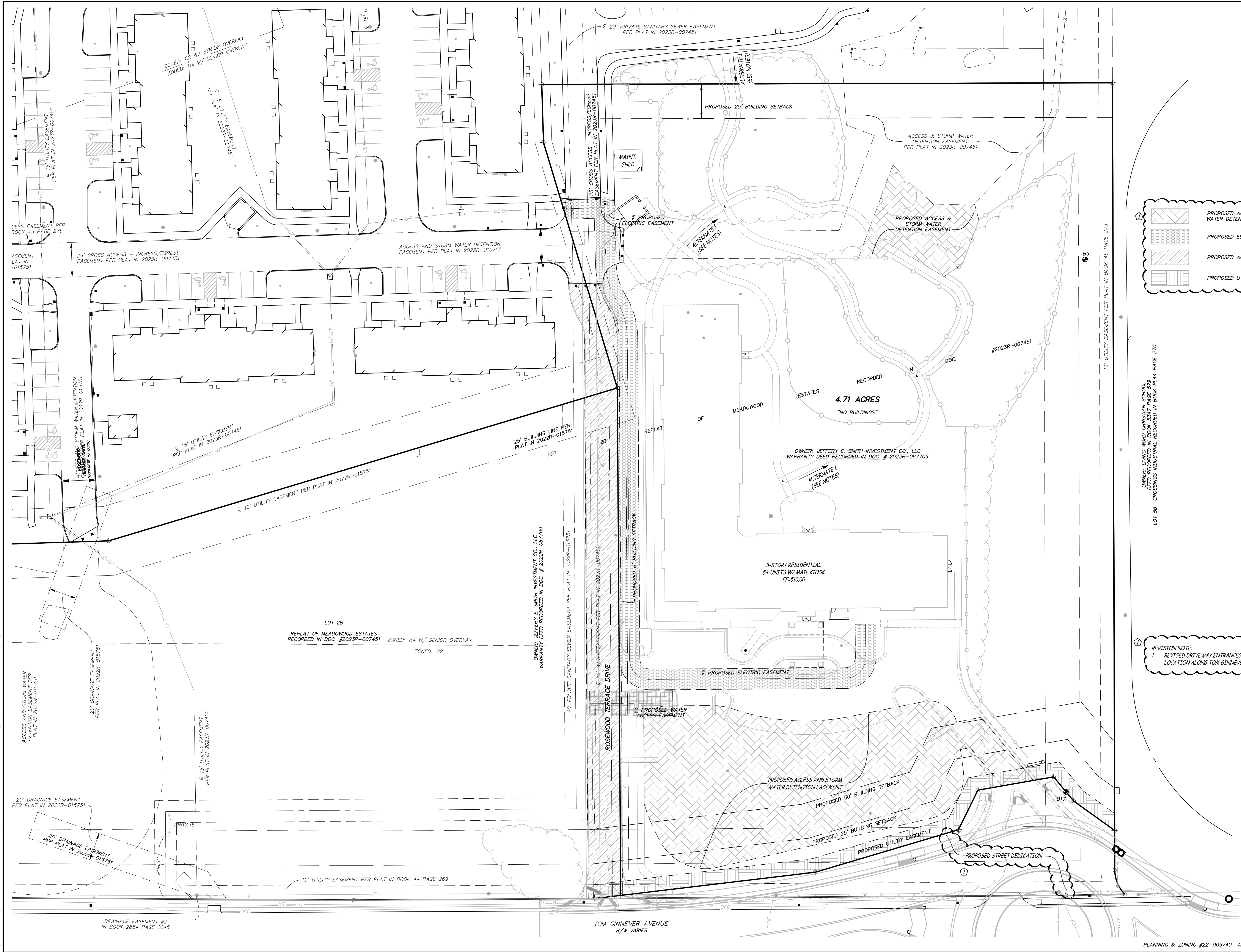
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ES&S PROJECT NO. 16553



PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025

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LEGEND:

- PROPOSED ACCESS & STORM WATER DETENTION EASEMENT
- PROPOSED ELECTRIC EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT

OWNER: LIVING WORD CHRISTIAN SCHOOL
DEED RECORDED IN BOOK 5347 PAGE 579
LOT 5B CROSSINGS INDUSTRIAL RECORDED IN BOOK PL44 PAGE 270

REVISION NOTE:
1. REVISED DRIVEWAY ENTRANCES AND SIDEWALK LOCATION ALONG TOM GINNEVER AVENUE

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N

0 1"
SCALE: 1" = 30'

MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

4/26/2025

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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SEPTEMBER 26, 2025

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OVERALL EASEMENT LAYOUT

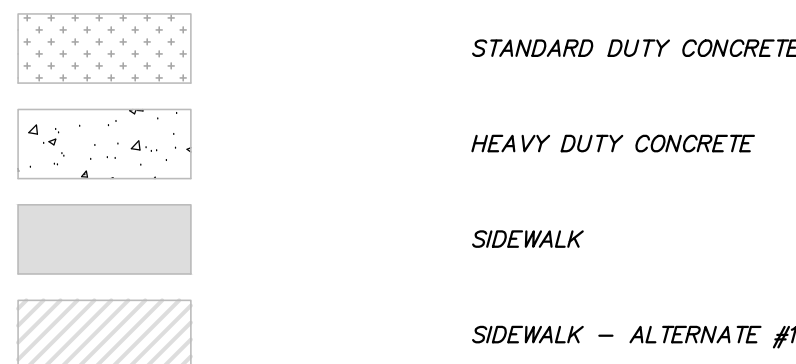
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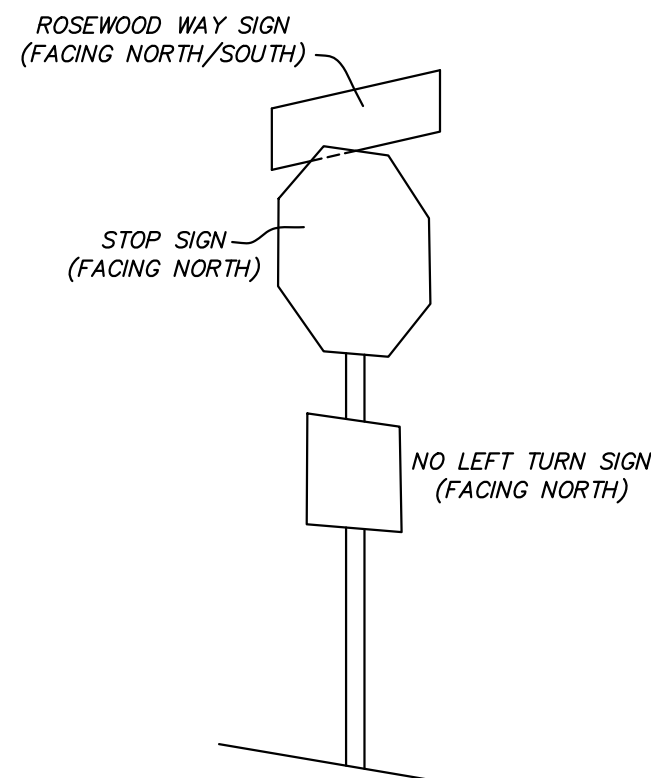


LEGEND



ALTERNATE NOTES

CONTRACTOR SHALL PROVIDE A LUMP SUM ADD ALTERNATE CAST FOR:
1. ALTERNATE BID 1 INCLUDING:
a. 770 LF OF ADDITIONAL SIDEWALK.
b. 596 LF OF ADDITIONAL TREE PRESERVATION FENCE.
c. 94 CY OF ADDITIONAL SUBGRADE PREPARATION.
d. 0.14 ACRE OF TREE REMOVAL.
e. 0.08 ACRE OF SEEDING AND MULCHING.
f. ALL ASSOCIATED WORK.

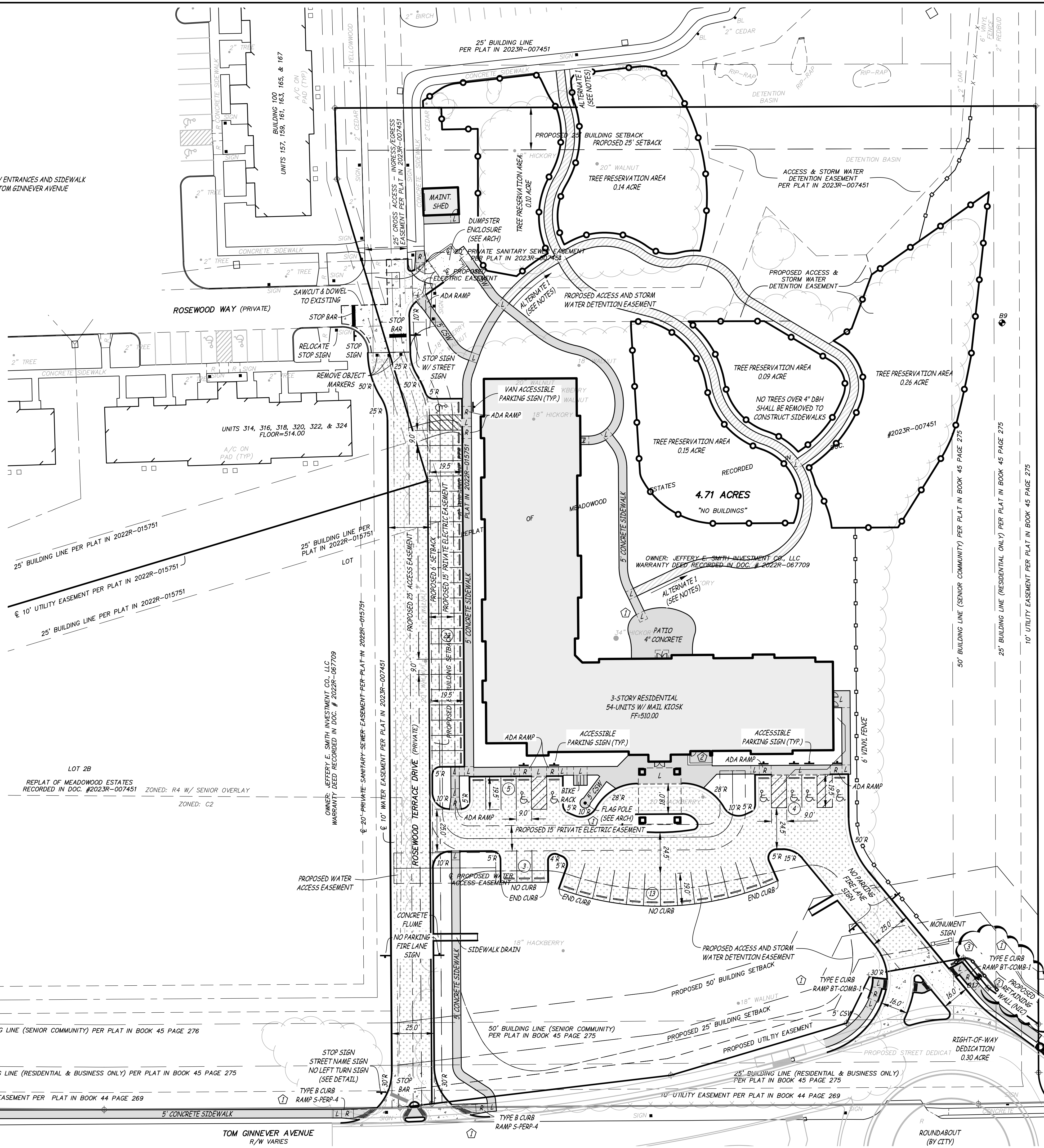


STOP SIGN W/ STREET SIGN DETAIL

NOT TO SCALE



REVISION NOTE:
1. REVISED DRIVEWAY ENTRANCES AND SIDEWALK LOCATION ALONG TOM GINNEVER AVENUE



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MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
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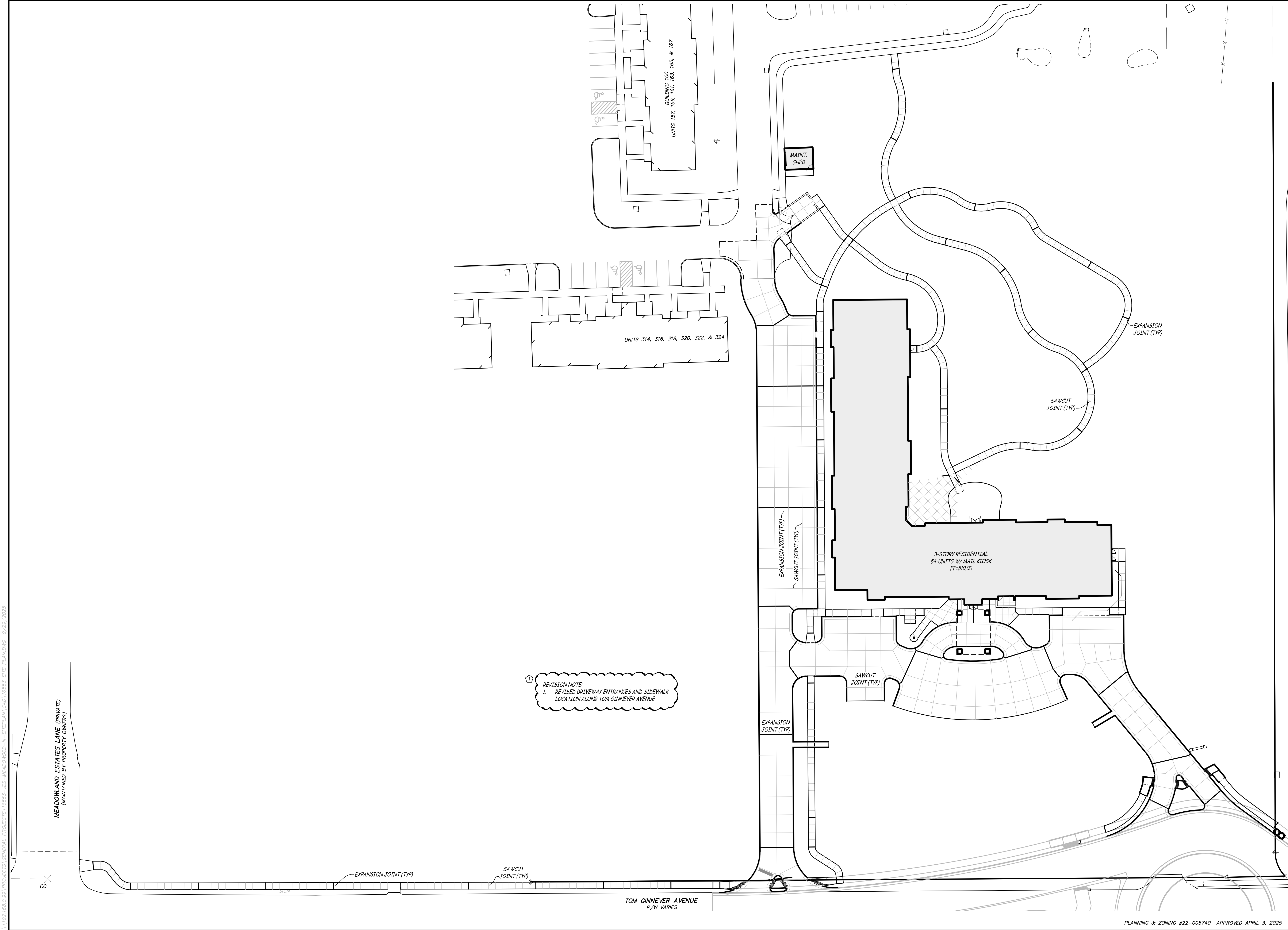
Revised
① SEPTEMBER 26, 2025
CITY COMMENTS
② JANUARY 15, 2026
CITY COMMENTS
③ JANUARY 28, 2026
ROUNDAABOUT COORDINATION

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SITE PLAN
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ES&S PROJECT NO. 16553

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N

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SCALE: 1" = 30'

MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

9/26/2025

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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① SEPTEMBER 26, 2025
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JOINT PLAN

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ES&S PROJECT NO. 16553

DO: LONDERIVE - ENGINEERING SURVEYS & SERVICES\PROJECTS - GENERAL PROJECTS\16553-ES-MEADOWOOD-III-STEPHAN\CAO\16553 SITE PLANNING 1/28/2026

- REVISION NOTE:
1. REVISED DRIVEWAY ENTRANCES AND SIDEWALK LOCATION ALONG TOM GINNEVER AVENUE
 2. REVISED SITE GRADING
 3. REVISED STORM SEWERS
 4. REVISED NORTH BIOTRETION BASIN

STOCKPILE NOTE:
PHASE I AND PHASE II HAVE GENERATED EXCESS CUT THAT IS STOCKPILED ON LOT 4. LOT 3 WILL UTILIZE THE STOCKPILE AS FILL. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXCESS QUANTITIES.

STOCKPILED FILL AND TOPSOIL:
FILL - 5,040 CY
TOPSOIL - 4,500 CY

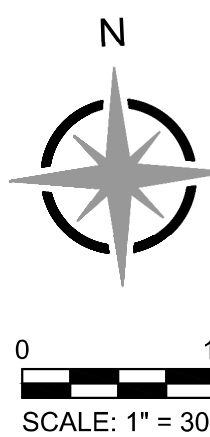
UPON COMPLETION OF LOT 3 GRADING, LOT 4 SHALL BE GRADED SIMILAR TO WHAT IS SHOWN, RESPREADING STOCKPILED TOPSOIL OVER THE DISTURBED AREA. FINAL FINISH GRADE MAY VARY.

NOTE:
CONTRACTOR SHALL UTILIZE EXCESS SUITABLE FILL SOIL FROM STOCKPILE. STOCKPILED TOPSOIL SHALL NOT BE IMPORTED TO LOT 3.

NOTE:
CONTRACTOR SHALL FIELD VERIFY WATER MAIN DEPTH ALONG PROPOSED SIDEWALK AND DRIVEWAY WHERE PROPOSED FINISH GRADE IS LOWER THAN EXISTING, AND NOTIFY ENGINEER OF ANY AREAS OF INSUFFICIENT COVER TO PROPOSED GRADE.

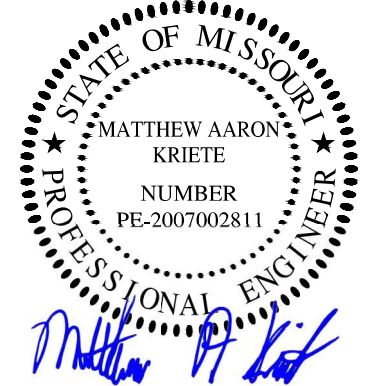
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MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
OF FALLON, ST. CHARLES COUNTY, MISSOURI

1/28/2026



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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4	CITY COMMENTS
5	JANUARY 28, 2026
6	ROUNDABOUT COORDINATION

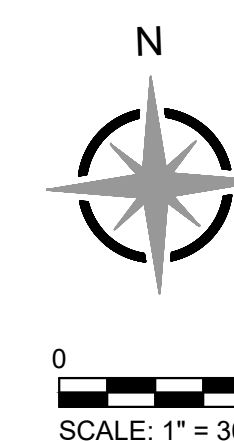
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GRADING & DRAINAGE PLAN

Sheet
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ES&S PROJECT NO. 16553

PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES- PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
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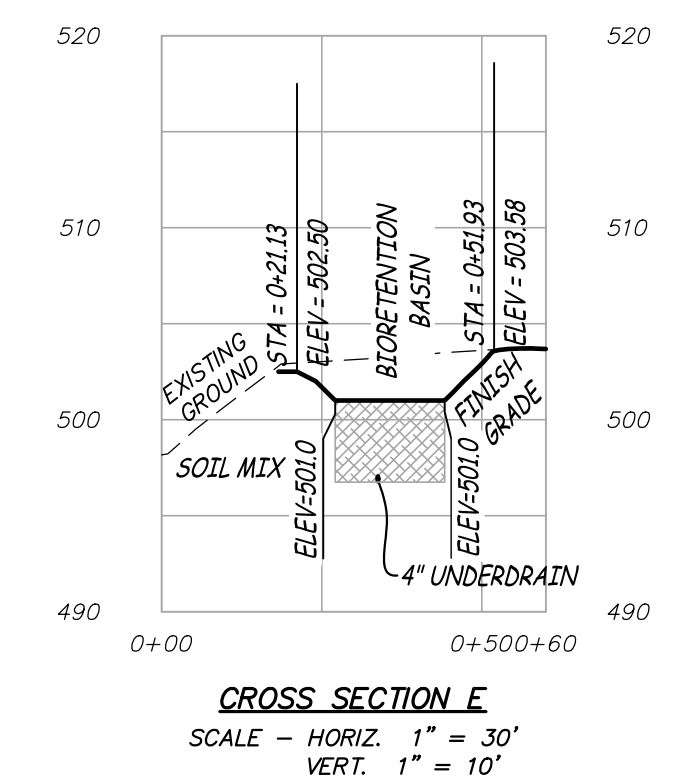
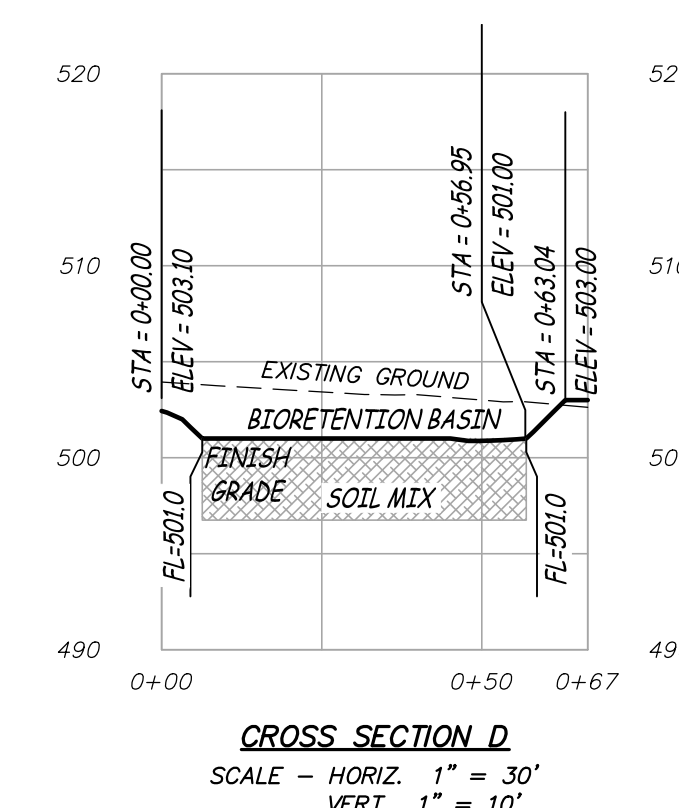
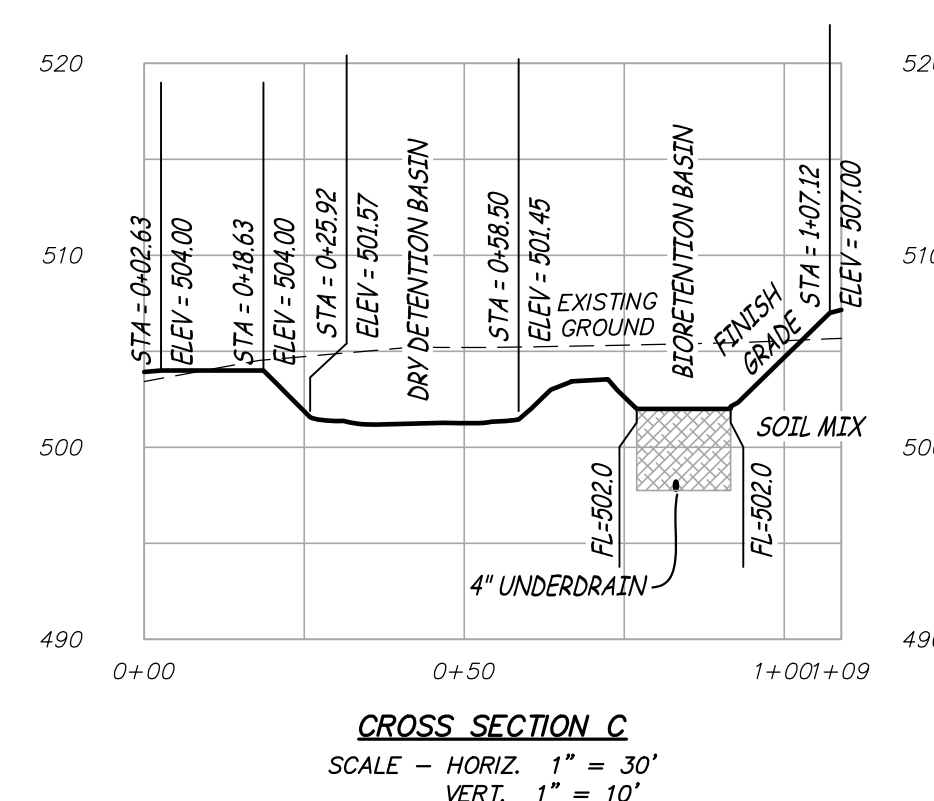
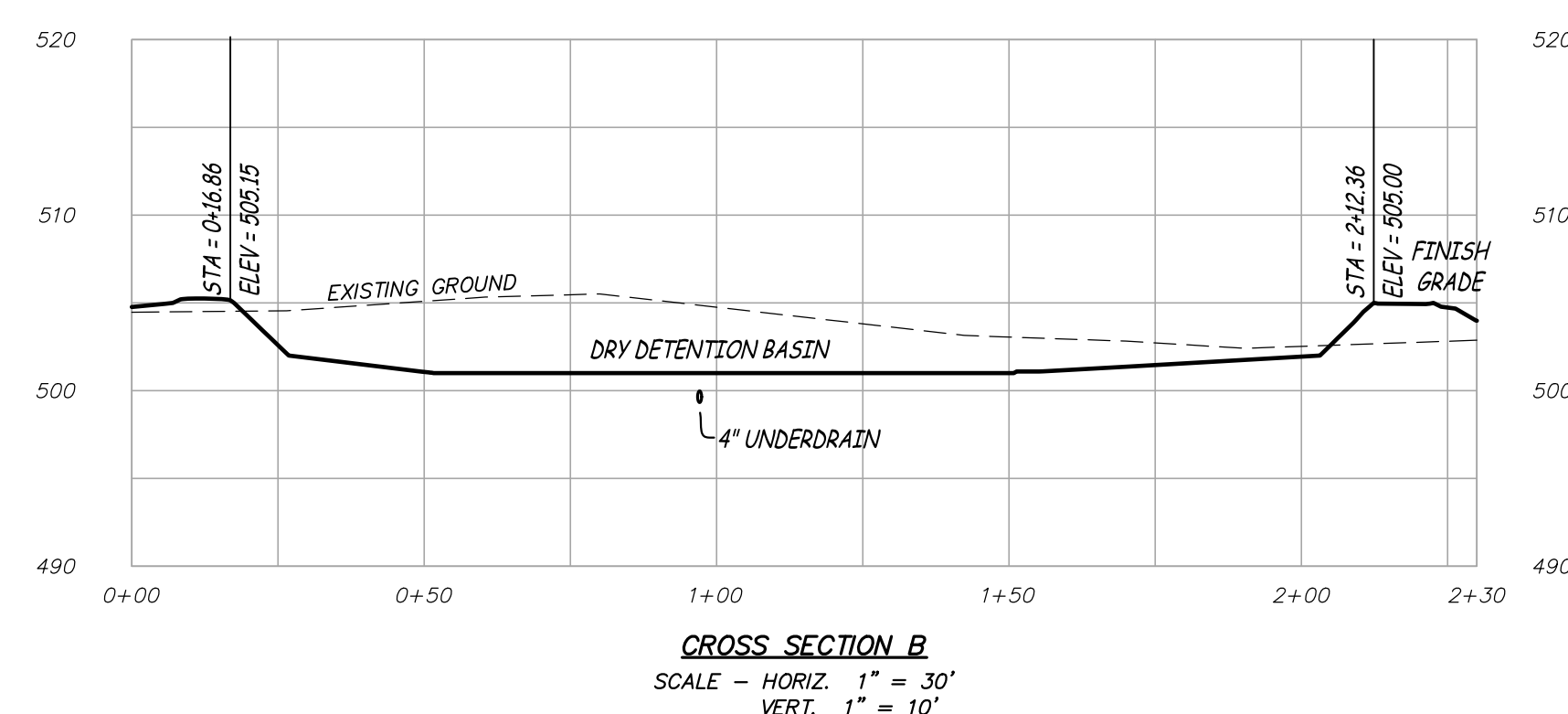
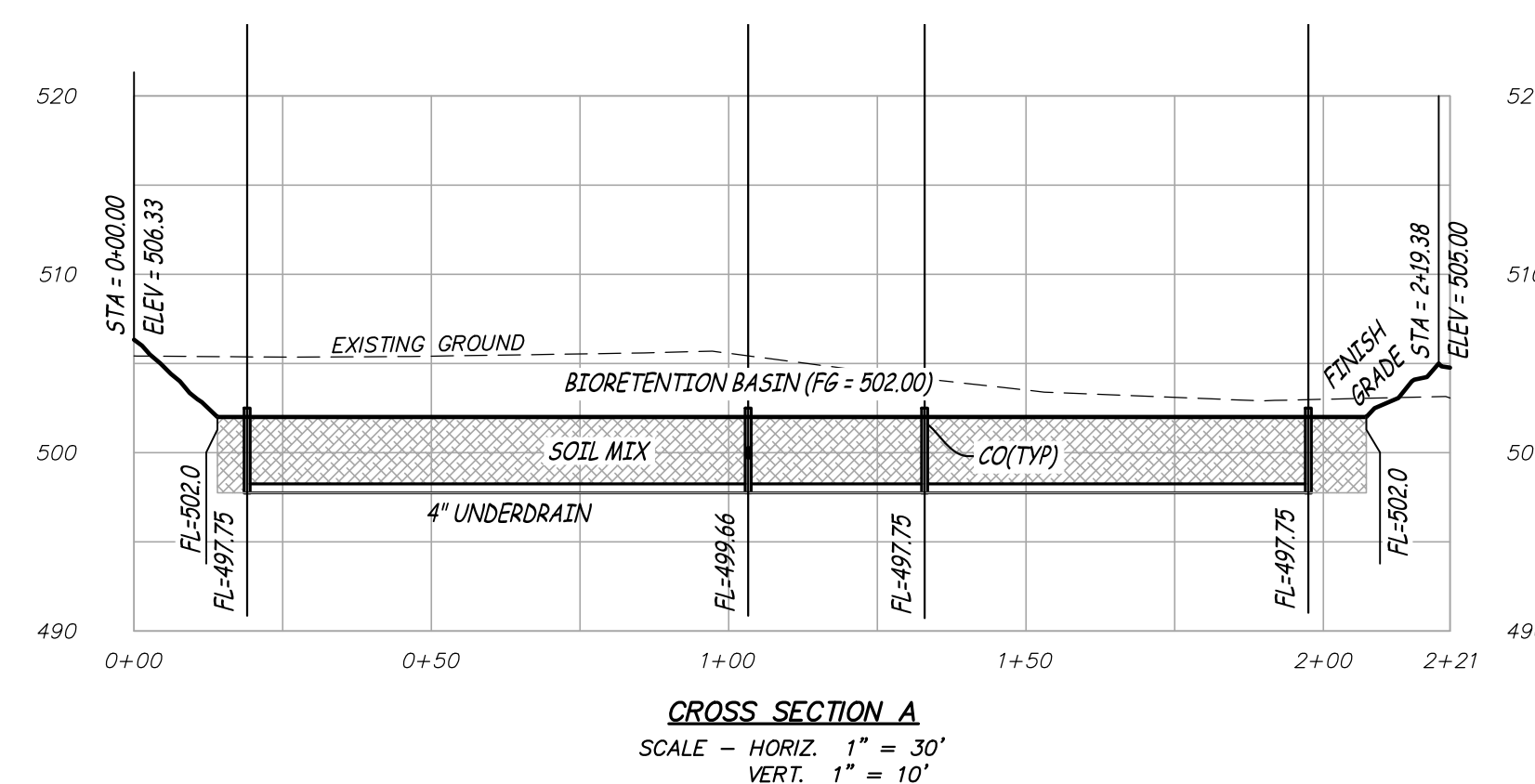
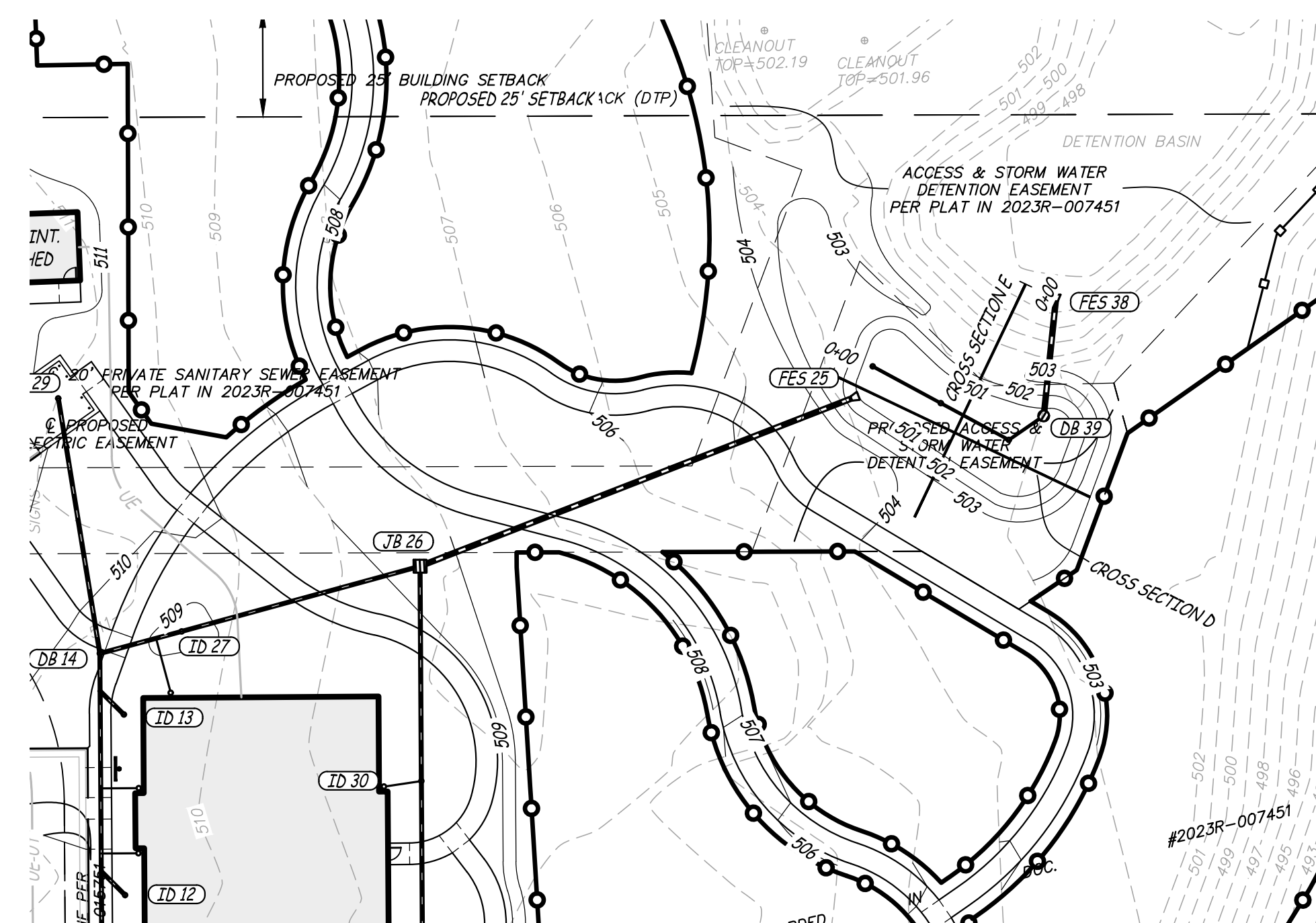
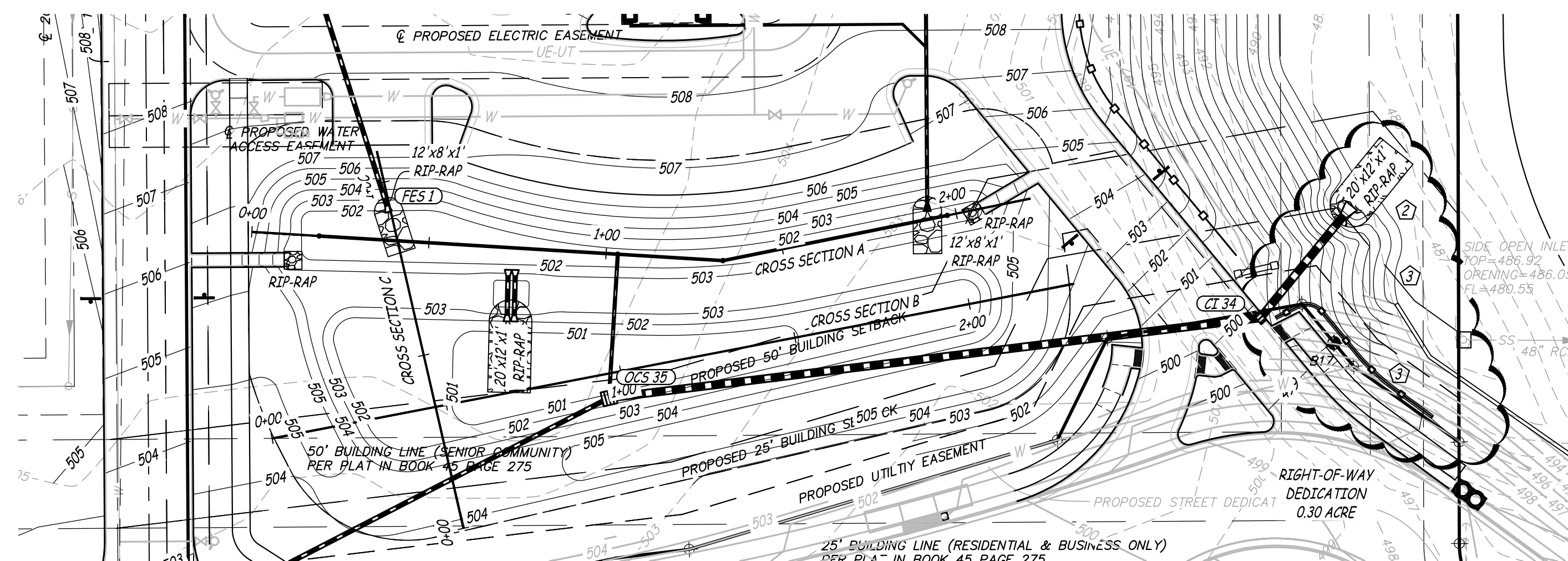
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DETENTION
CROSS SECTIONS

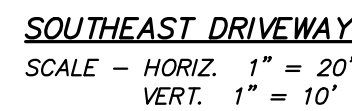
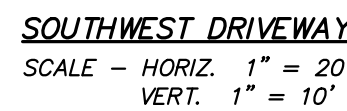
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ES&S PROJECT NO. 16553

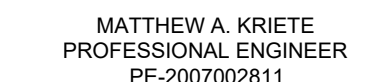


-  REVISION NOTE:
1. REVISED DRIVEWAY ENTRANCES AND SIDEWALK LOCATION ALONG TOM GINNEVER AVENUE
 2. REVISED SITE GRADING
 3. REVISED STORM SEWERS
 4. ADDED SOIL MIX TO CROSS SECTIONS



-

1/28/2026



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ROUNDBOAT COORDINATION	

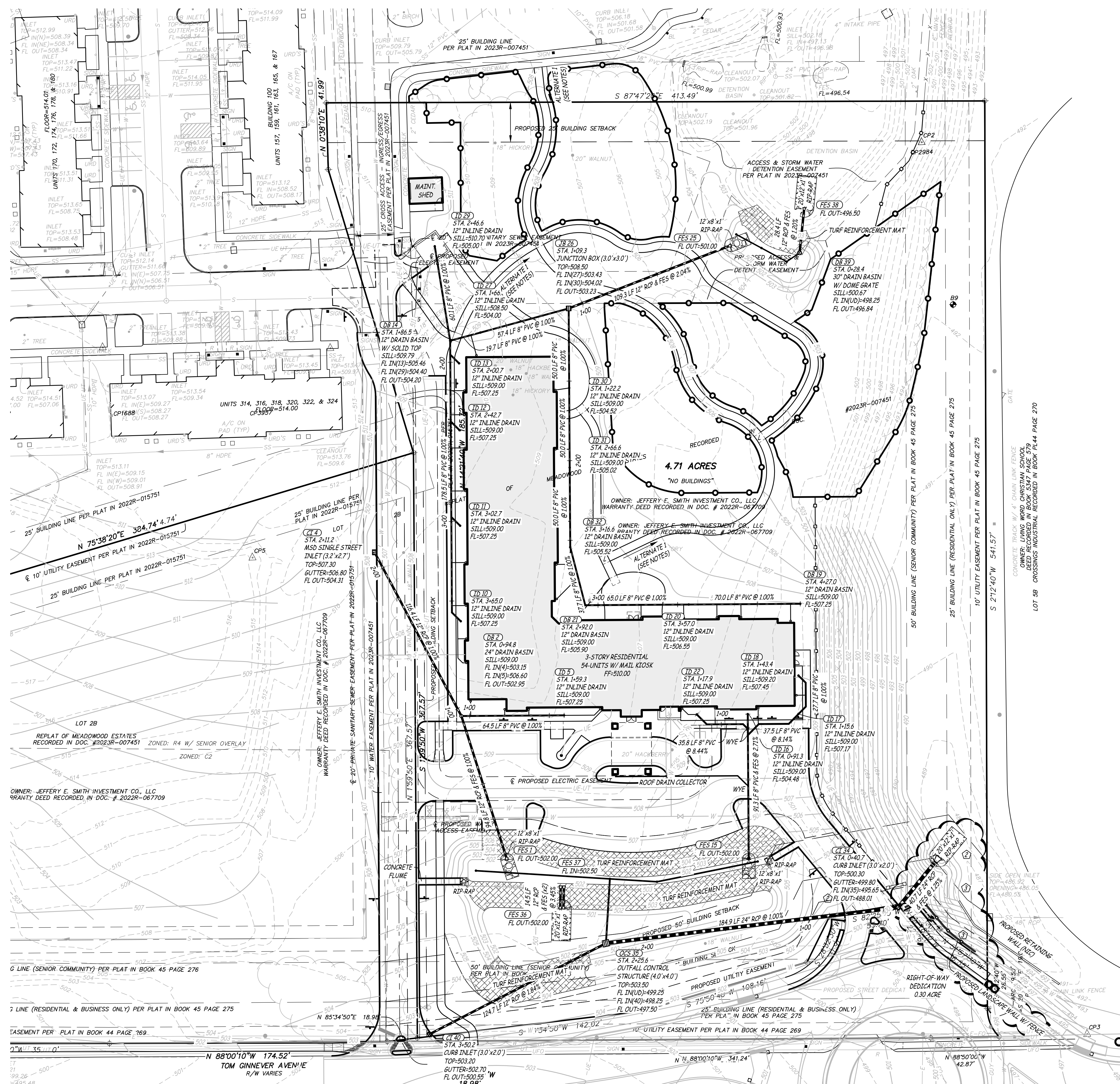
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STORM SEWER PLAN

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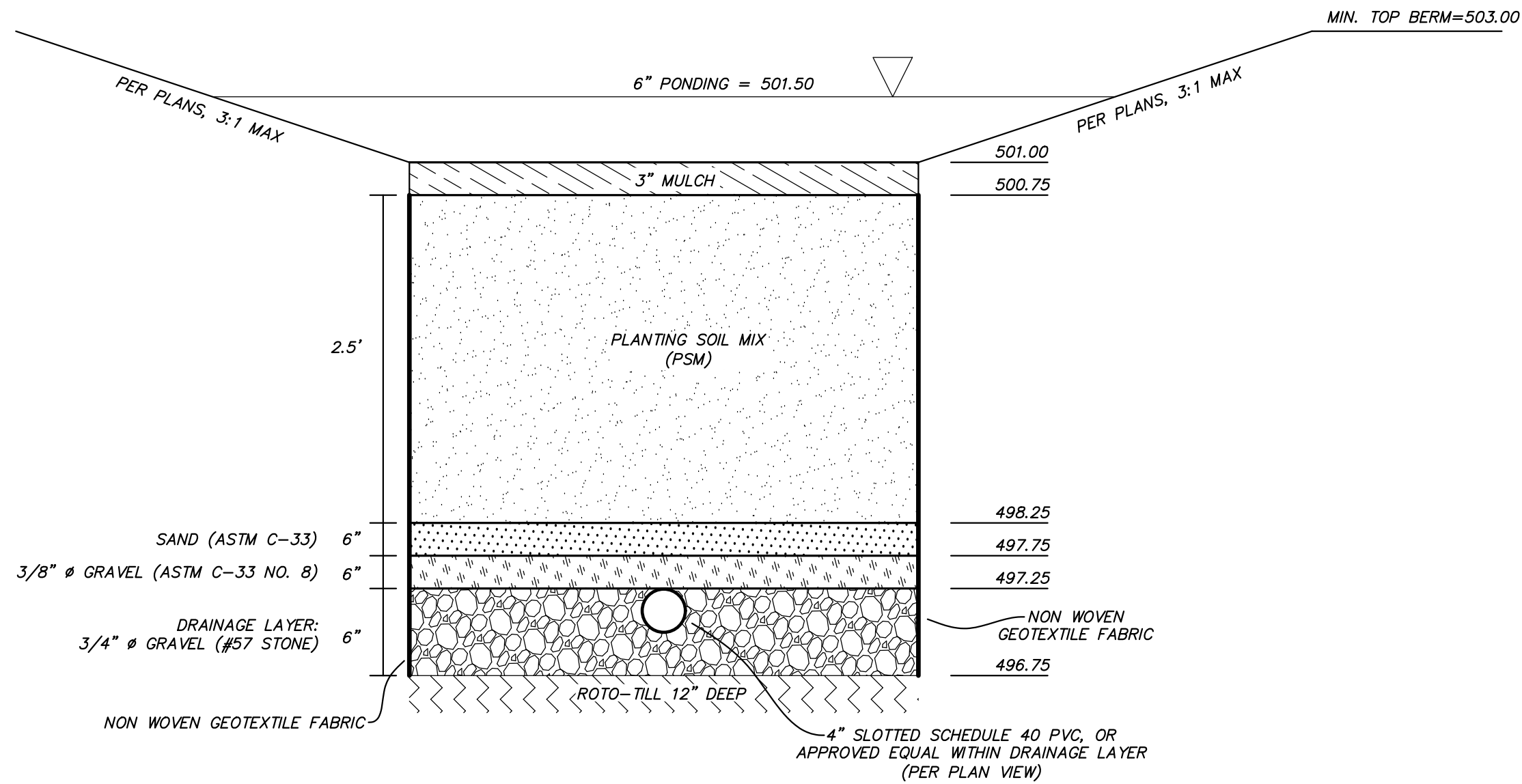
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ES&S PROJECT NO. 16553



REVISION NOTE:
1. REVISED SITE STORM SEWER LOCATIONS,
TOP ELEVATIONS AND FLOW LINES

PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025

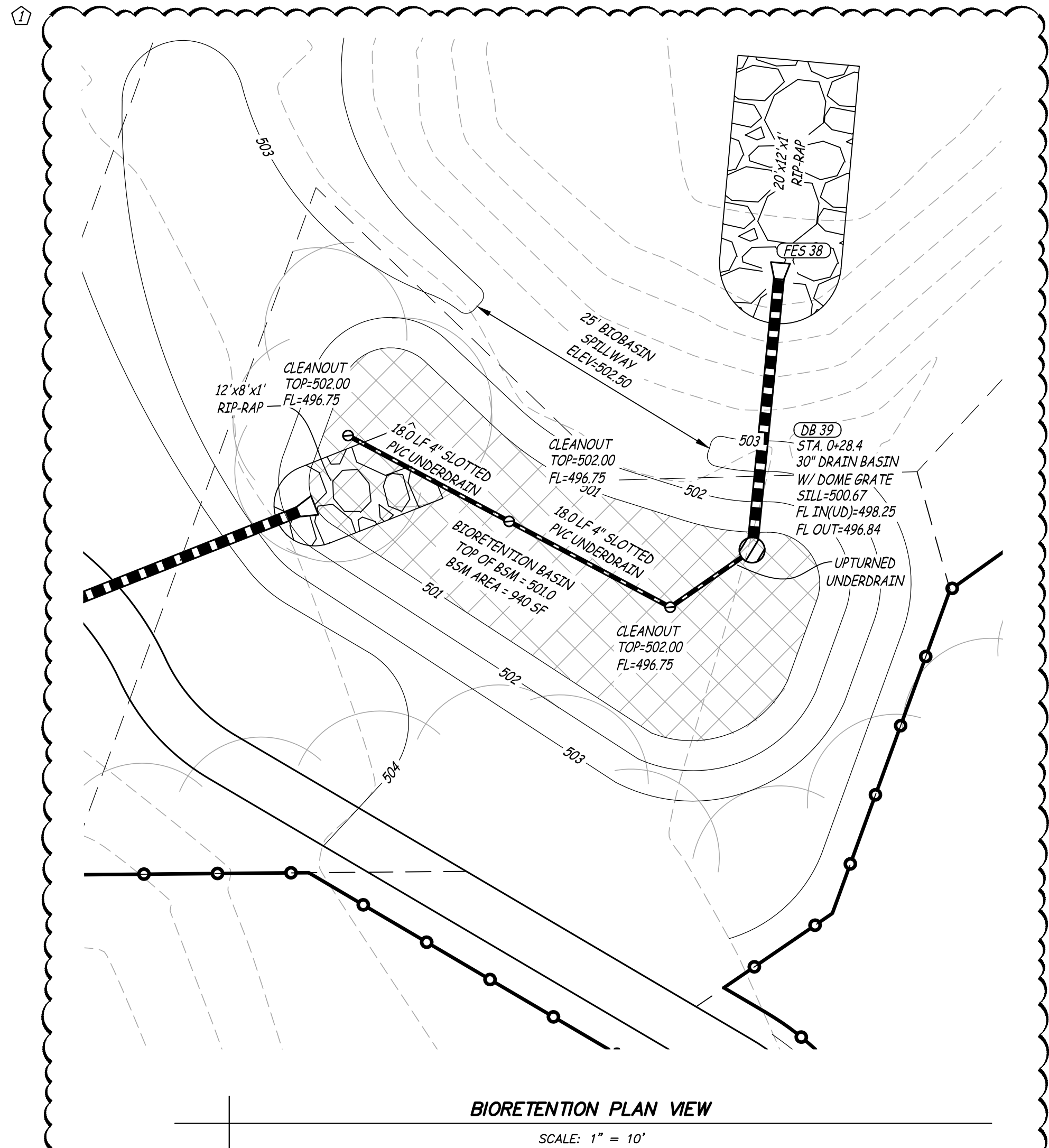


BIORETENTION TYPICAL CROSS SECTION

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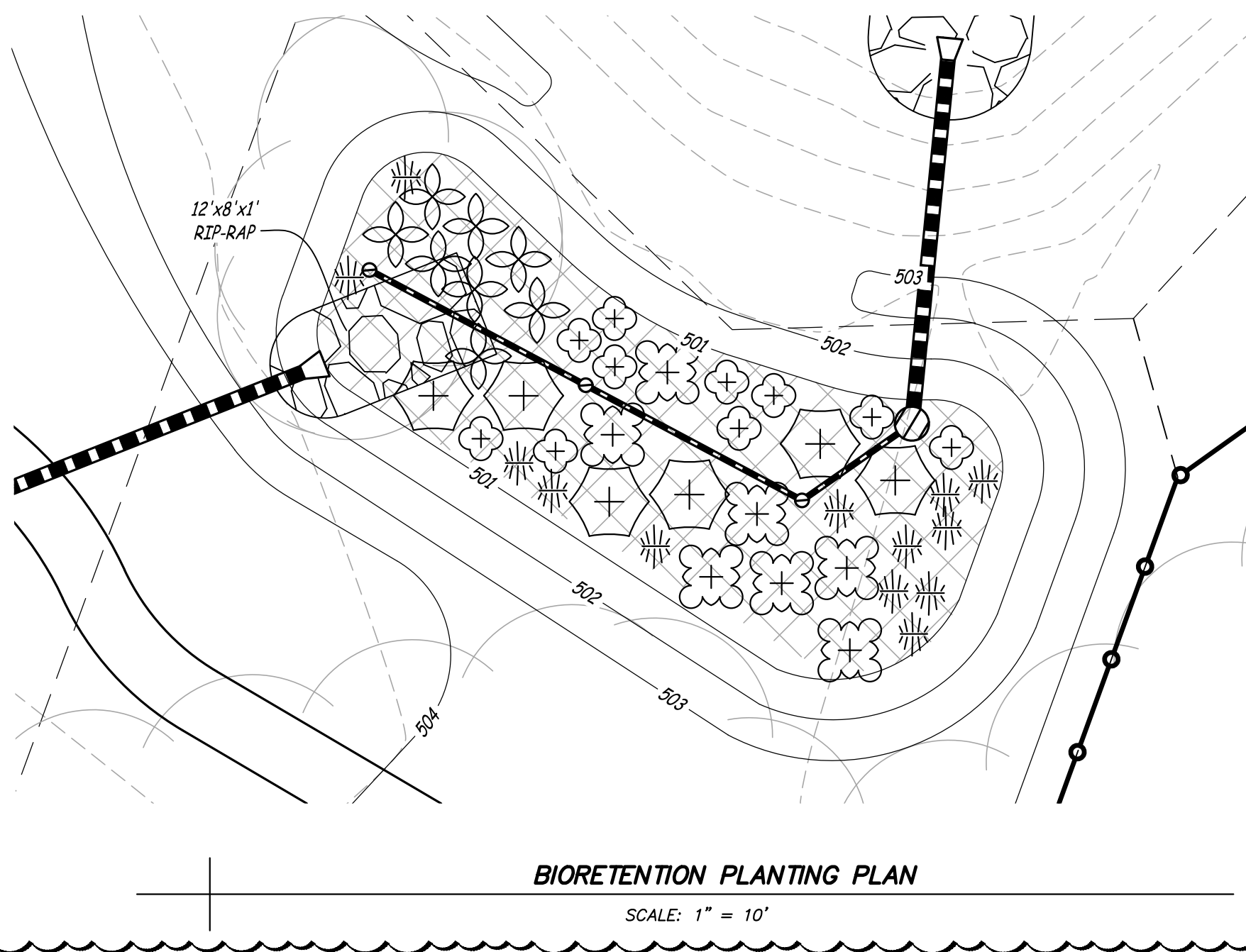
BIORETENTION FACILITY NOTES

1. THE BIORETENTION FACILITY AREA SHALL BE USED AS A TEMPORARY SEDIMENT TRAP UNTIL CONTRIBUTING DRAINAGE AREA IS STABILIZED.
2. AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA IS STABILIZED VIA VEGETATION OR CONSTRUCTED IMPERVIOUS SURFACES, ALL SEDIMENT SHALL BE COMPLETELY REMOVED AND DEPOSITED ONSITE IN AN AREA OUTSIDE THE CONTRIBUTING DRAINAGE AREA FOR THIS FACILITY, AS DIRECTED BY THE OWNER.
3. GEOTEXTILE FABRIC SHALL BE NEEDLE PUNCHED NON WOVEN POLYPROPYLENE FABRIC; MSD TYPE 4, OR APPROVED EQUAL.
4. ALL SAND AND GRAVEL IS TO BE NATURAL AND UNCRUSHED.
5. THE PLANTING SOIL MIXTURE (PSM) SHALL CONSIST OF A MIXTURE OF PLANTING SOIL, MULCH, AND SAND CONSISTING OF THE FOLLOWING:
 - 25% PLANTING SOIL
 - 15% ORGANIC COMPOST
 - 60% SAND (ASTM C33 FINE AGGREGATE)THE PSM SHALL HAVE A COEFFICIENT OF PERMEABILITY OF AT LEAST 1 FT/DAY
6. PLANTING SOIL: THE USDA TEXTURAL CLASSIFICATION SHALL BE LOAMY SAND OR SANDY LOAM. PRIOR TO PURCHASE, A SAMPLE OF THE PLANTING SOIL SHALL BE SUBMITTED FOR APPROVAL BY THE ENGINEER. PLANTING SOIL SHALL MEET THE FOLLOWING CRITERIA:
 - 50 - 85% SAND (2.0 - 0.050 MM, TEST METHOD: AASHTO T88)
 - 0 - 50% SILT (0.050 - 0.002 MM, TEST METHOD: AASHTO T88)
 - 2 - 5% CLAY (LESS THAN 0.002MM, TEST METHOD: AASHTO T88)
 - 3 - 10% ORGANIC MATTER (C/N RATIO ≤ 25, TEST METHOD: AASHTO T194)NO TIME EXTENSIONS WILL BE GRANTED FOR FAILURE TO MEET THE MINIMUM REQUIREMENTS. ONCE THE STOCKPILE OF THE PLANTING SOIL HAS BEEN SAMPLED, NO MATERIAL SHALL BE ADDED TO THE STOCKPILE.
7. ORGANIC COMPOST: COMPOST SHALL BE A HOMOGENEOUS AND FRIABLE MIXTURE OF PARTIALLY DECOMPOSED ORGANIC MATTER RESULTING FROM COMPOSTING. COMPOST SHALL NOT CONTAIN MORE THAN 1 PERCENT FOREIGN MATTER. FOREIGN MATTER IS DEFINED AS ANY MATTER OVER A 2 MM DIMENSION HAVING INORGANIC CONSTITUENTS SUCH AS METAL, GLASS, AND SYNTHETIC POLYMERS (E.G. PLASTIC AND RUBBER).
8. THE PSM SHALL BE A UNIFORM MIX, FREE OF PLANT RESIDUE, STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH.
9. AFTER REMOVAL OF SEDIMENT, THE FACILITY SHALL BE EXCAVATED TO THE DIMENSIONS AND GRADES SHOWN ON THE PLANS. THE BOTTOM OF THE EXCAVATION SHALL BE ROTO-TILLED A MINIMUM 12" DEEP.
10. THE PSM SHALL BE PLACED USING LOW GROUND-CONTACT PRESSURE EQUIPMENT, OR BY EXCAVATORS AND/OR BACKHOES OPERATING ON THE GROUND ADJACENT TO THE FACILITY. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE FACILITY DURING OR AFTER THE PLACEMENT OF THE PSM. THE PSM SHALL BE PLACED IN 12" LIFTS AND SHALL BE SATURATED OVER THE ENTIRE AREA AFTER THE PLACEMENT OF EACH LIFT. FINAL ELEVATIONS SHALL BE WITHIN 1" OF THE PLANS.
11. ONCE THE PSM HAS BEEN PLACED, THE ENTIRE FACILITY SHALL BE COVERED WITH 3" OF WELL AGED, SHREDDED HARDWOOD BARK MULCH. MULCHING SHALL BE COMPLETE WITHIN 24 HOURS.
12. INSTALL PLANTS PER SPECIFICATIONS.
13. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.



BIORETENTION PLAN VIEW

SCALE: 1" = 10'



BIORETENTION PLANTING PLAN

SCALE: 1" = 10'

PLANT SCHEDULE		
QTY	COMMON NAME	BOTANICAL NAME
9	SWAMP MILKWEED	ASCLEPIAS INCARNATA
13	SOUTHERN BLUE FLAG	IRIS VIRGINICA
8	CARDINAL FLOWER	LOBELIA CARDINALIS
7	BUTTON BUSH	CEPHALANTHUS OCCIDENTALIS
6	WILD HYDRANGEA	HYDRANGEA ARBORESCENS

AQUATICS, SEDGES, GRASSES, RUSHES

SWAMP MILKWEED

SOUTHERN BLUE FLAG

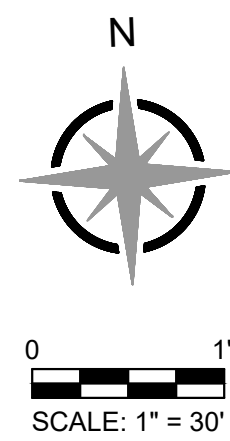
CARDINAL FLOWER

SHRUBS

BUTTONBUSH

WILD HYDRANGEA

MULCH (SEE BIORETENTION CROSS SECTION DETAIL)



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

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Date
JULY 7, 2025

Revised
SEPTEMBER 26, 2025
CITY COMMENTS

Design: JH Drawn: CGH

NORTH
BIORETENTION PLAN

Sheet
C4.02

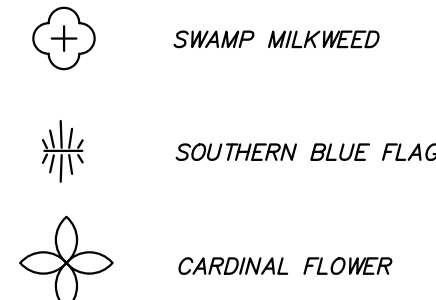
ES&S PROJECT NO. 16553

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-IES-MEADOWOOD-III-SITEPLAN\CAO\16553 SITE PLAN.DWG 9/29/2025

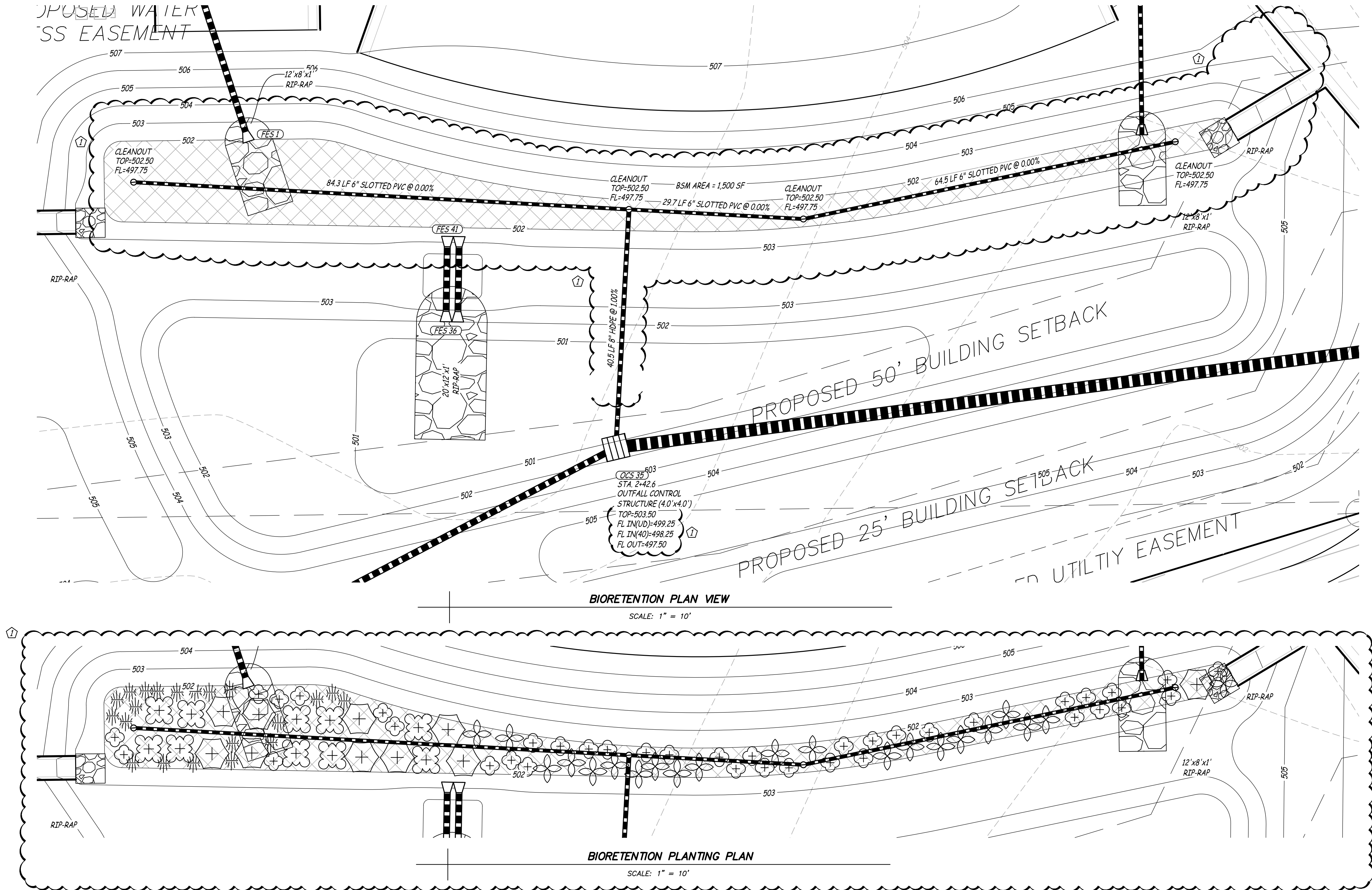
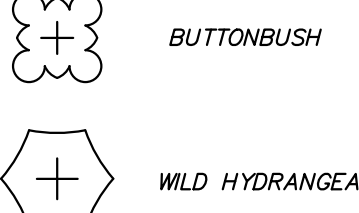
PLANT SCHEDULE		
QTY	COMMON NAME	BOTANICAL NAME
36	SWAMP MILKWEED	ASCLEPIAS INCARNATA
21	SOUTHERN BLUE FLAG	IRIS VIRGINICA
21	CARDINAL FLOWER	LOBELIA CARDINALIS
10	BUTTON BUSH	CEPHALANTHUS OCCIDENTALIS
10	WILD HYDRANGEA	HYDRANGEA ARBORESCENS

MULCH (SEE BIORETENTION CROSS SECTION DETAIL)

AQUATICS, SEDGES, GRASSES, RUSHES

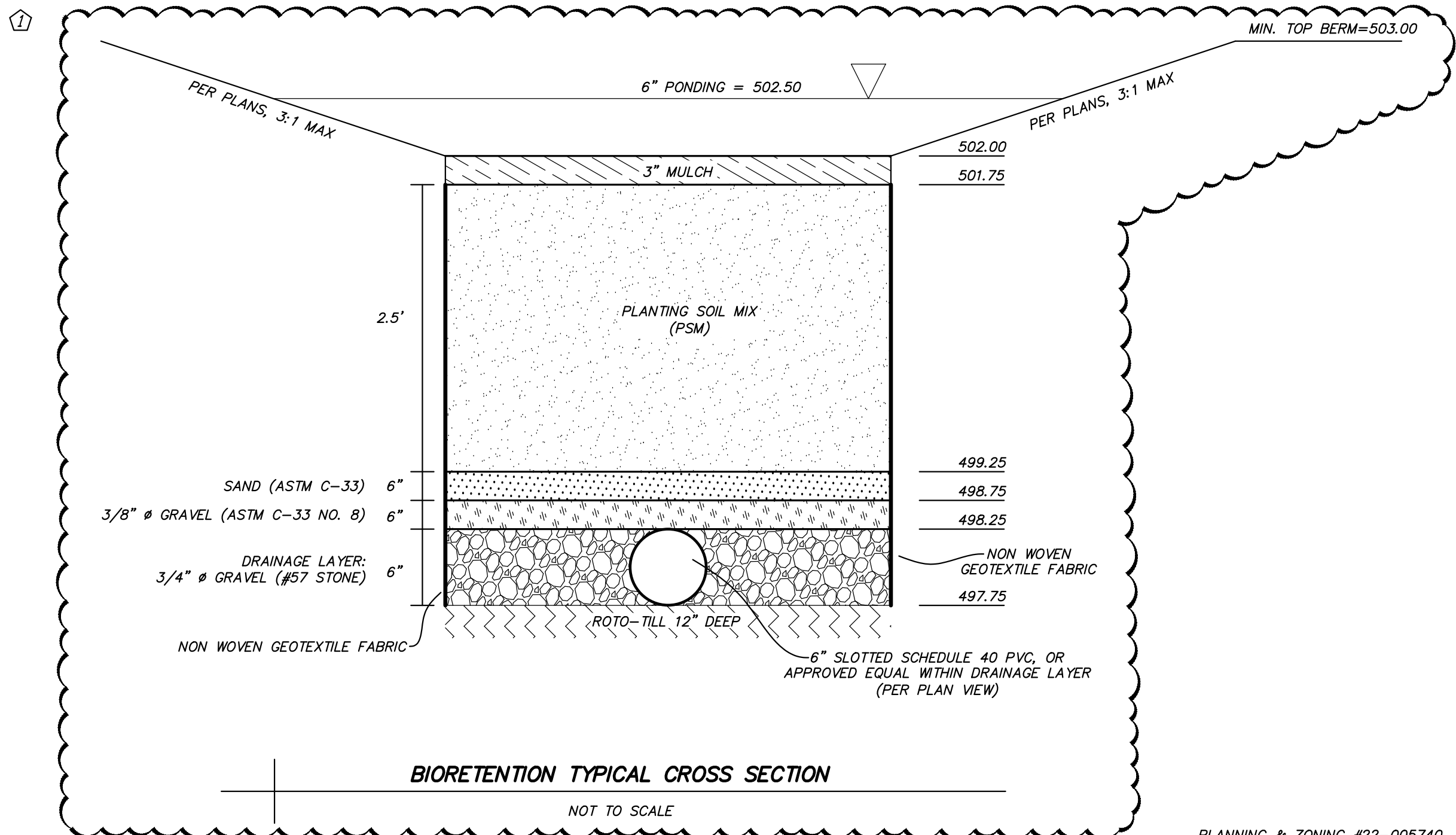


SHRUBS

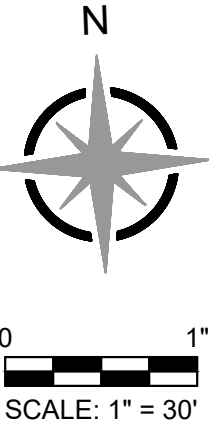


BIORETENTION FACILITY NOTES

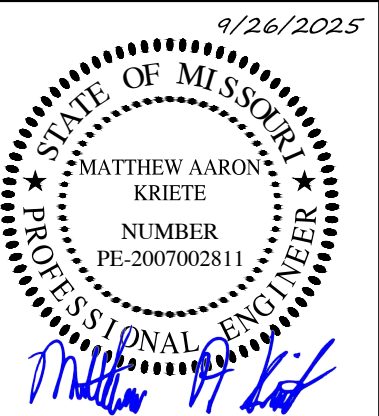
- THE BIORETENTION FACILITY AREA SHALL BE USED AS A TEMPORARY SEDIMENT TRAP UNTIL CONTRIBUTING DRAINAGE AREA IS STABILIZED.
- AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA IS STABILIZED VIA VEGETATION OR CONSTRUCTED IMPEROUS SURFACES, ALL SEDIMENT SHALL BE COMPLETELY REMOVED AND DEPOSITED ONSITE IN AN AREA OUTSIDE THE CONTRIBUTING DRAINAGE AREA FOR THIS FACILITY, AS DIRECTED BY THE OWNER.
- GEOTEXTILE FABRIC SHALL BE NEEDLE PUNCHED NON WOVEN POLYPROPYLENE FABRIC, MSD TYPE 4, OR APPROVED EQUAL.
- ALL SAND AND GRAVEL IS TO BE NATURAL AND UNCRUSHED.
- THE PLANTING SOIL MIXTURE (PSM) SHALL CONSIST OF A MIXTURE OF PLANTING SOIL, MULCH, AND SAND CONSISTING OF THE FOLLOWING:
 - 25% PLANTING SOIL
 - 15% ORGANIC COMPOST
 - 60% SAND (ASTM C33 FINE AGGREGATE)THE PSM SHALL HAVE A COEFFICIENT OF PERMEABILITY OF AT LEAST 1 FT/DAY
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 - 2 - 5% CLAY (LESS THAN 0.002MM, TEST METHOD: AASHTO T88)
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- THE PSM SHALL BE PLACED USING LOW GROUND-CONTACT PRESSURE EQUIPMENT, OR BY EXCAVATORS AND/OR BACKHOES OPERATING ON THE GROUND ADJACENT TO THE FACILITY. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE FACILITY DURING OR AFTER THE PLACEMENT OF THE PSM. THE PSM SHALL BE PLACED IN 12" LIFTS AND SHALL BE SATURATED OVER THE ENTIRE AREA AFTER THE PLACEMENT OF EACH LIFT. FINAL ELEVATIONS SHALL BE WITHIN 1" OF THE PLANS.
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- INSTALL PLANTS PER SPECIFICATIONS.
- ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.



PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
JULY 7, 2025

Revised
SEPTEMBER 26, 2025
CITY COMMENTS

Design: JH Drawn: CGH

SOUTH
BIORETENTION PLAN

Sheet

C4.03

ES&S PROJECT NO. 16553



Engineering Surveys
& Services

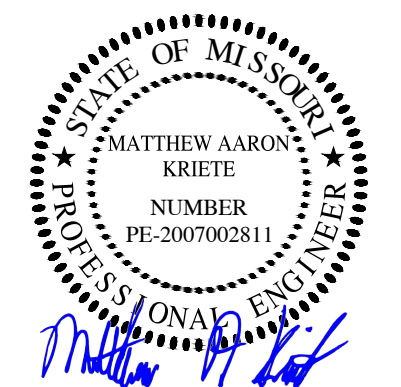
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MO Engineering Corp. # 2004005018

MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

2/24/2026



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
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Revised
② JANUARY 15, 2026
CITY COMMENTS
③ JANUARY 28, 2026
ROUNDABOUT COORDINATION
④ FEBRUARY 24, 2026
CITY COMMENTS

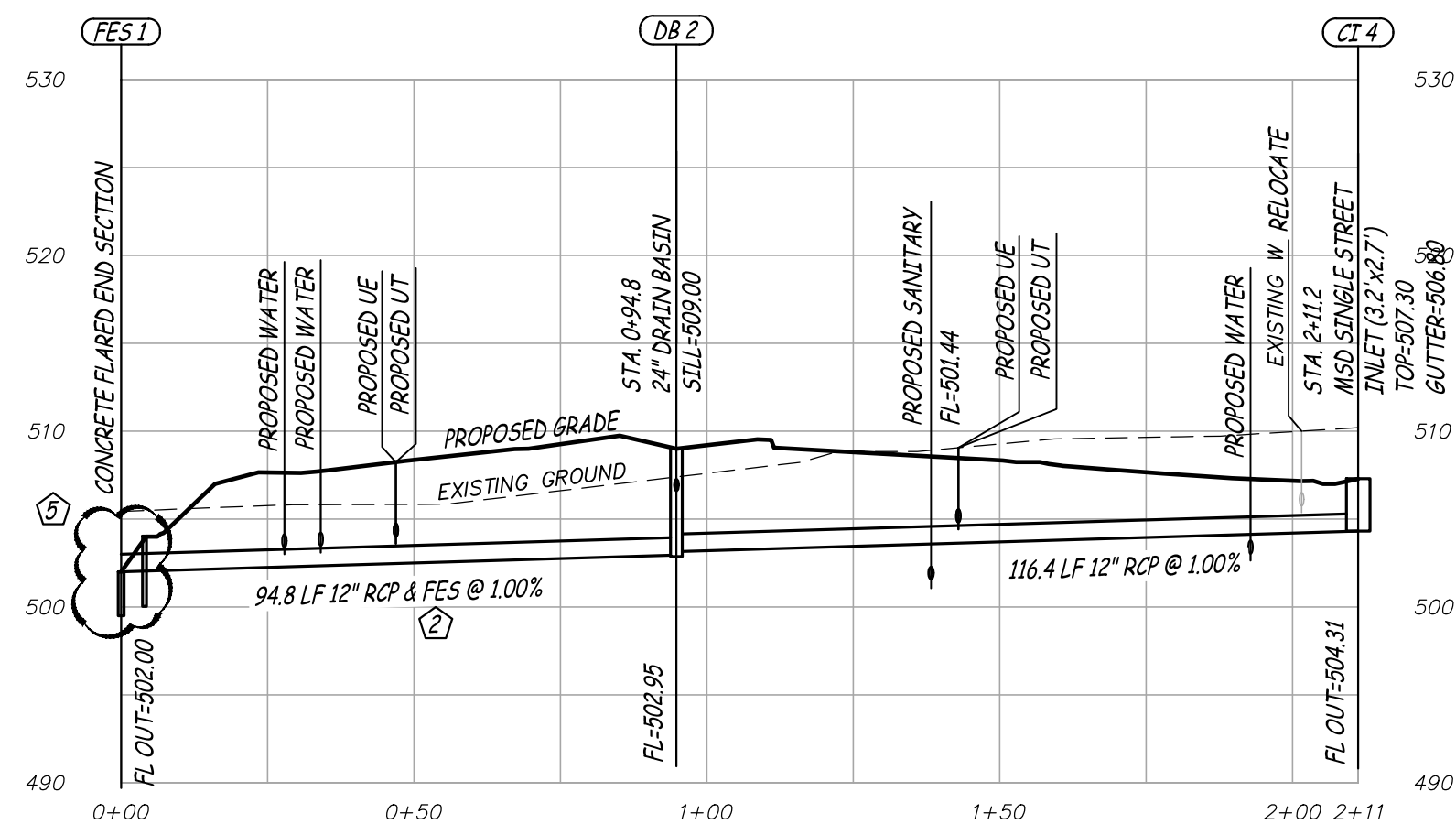
Design: JH Drawn: CGH

STORM SEWER PROFILES

Sheet

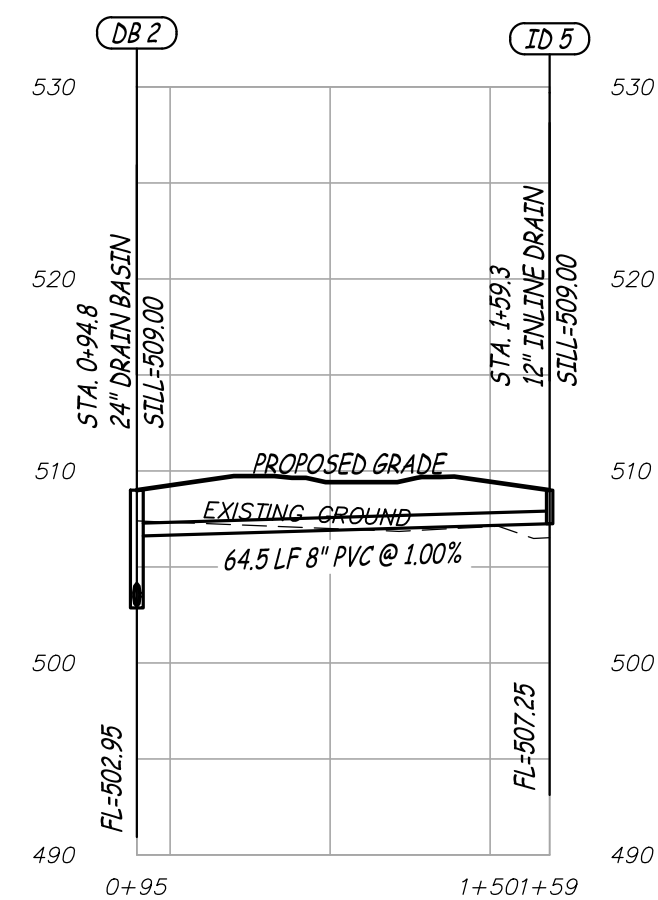
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ESS&S PROJECT NO. 16553



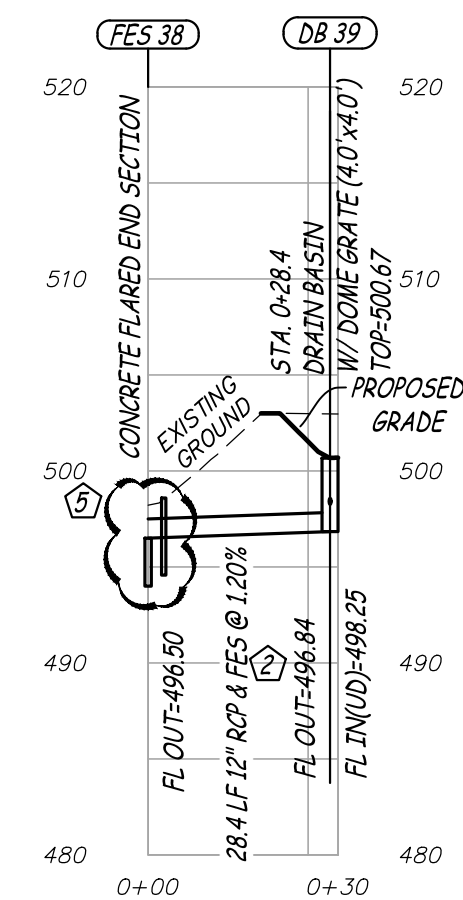
FES 1 THRU CI 4 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



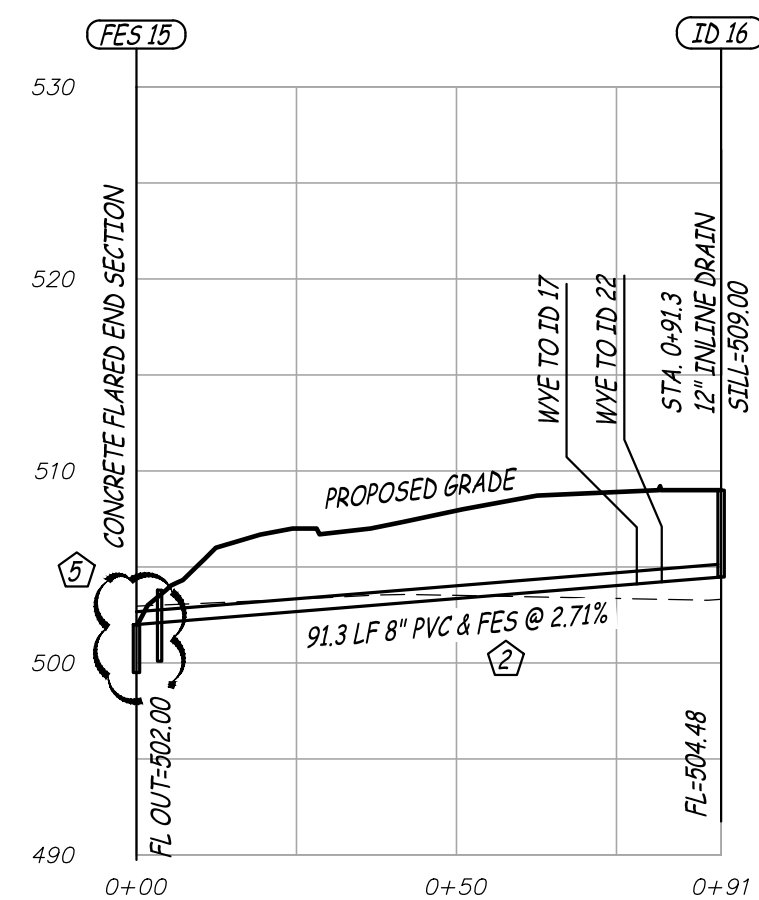
DB 2 THRU ID 5 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



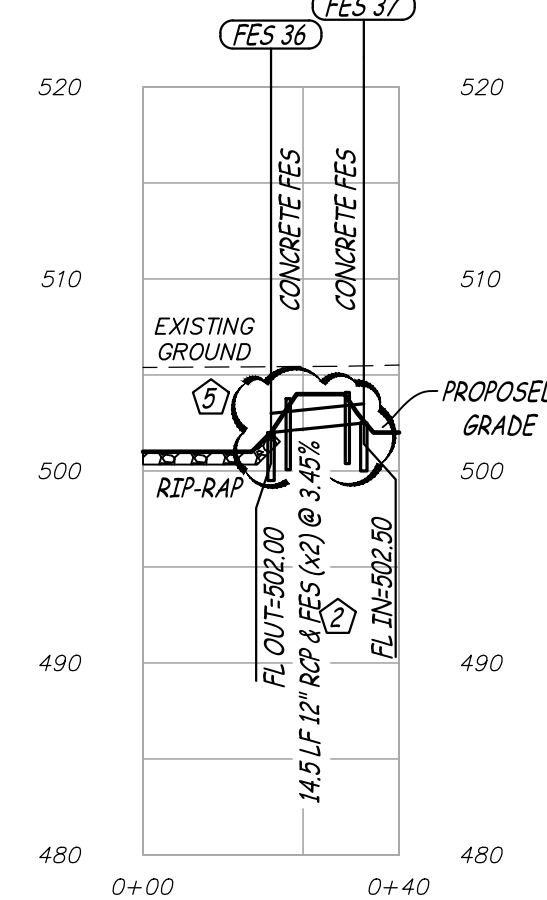
FES 38 THRU AI 39 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



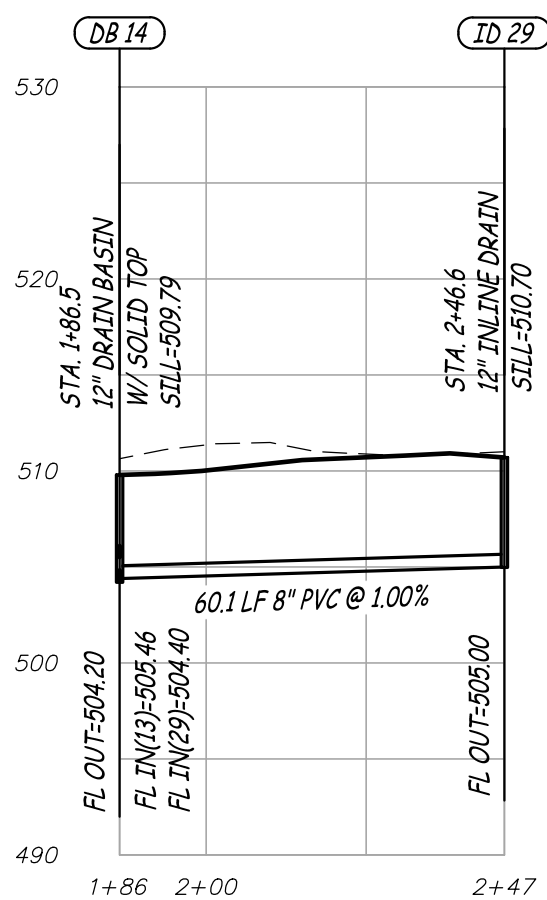
FES 15 THRU ID 16 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



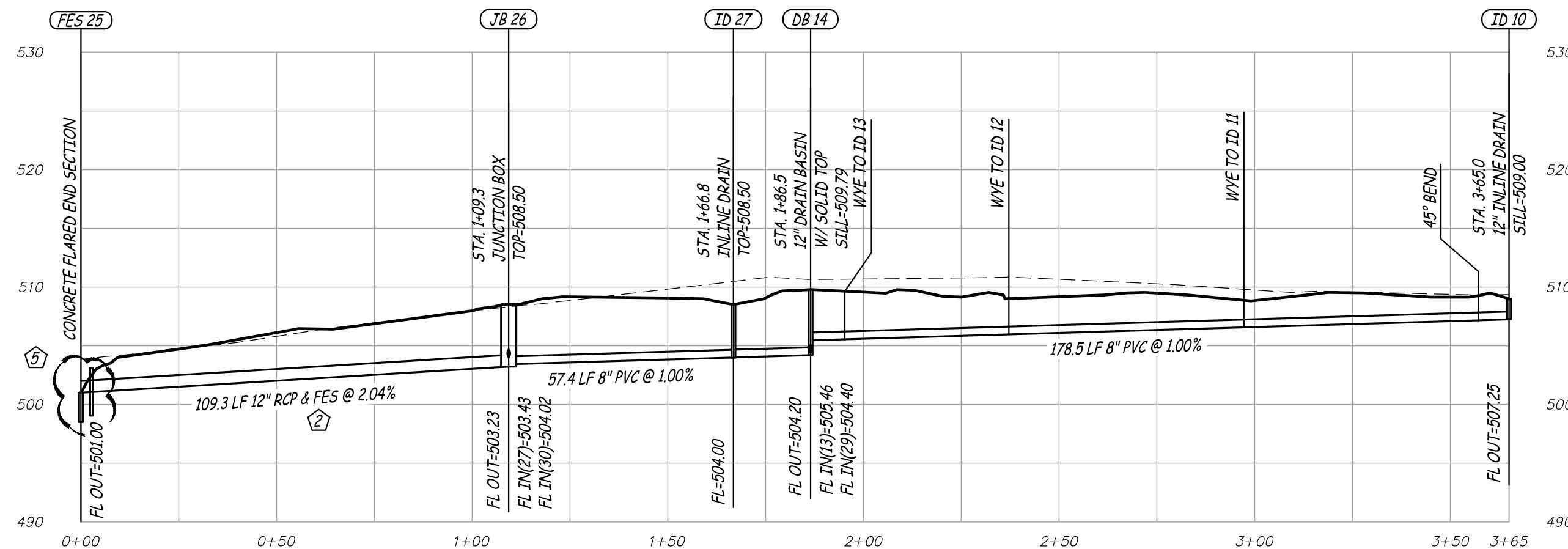
FES 36 THRU FES 37 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



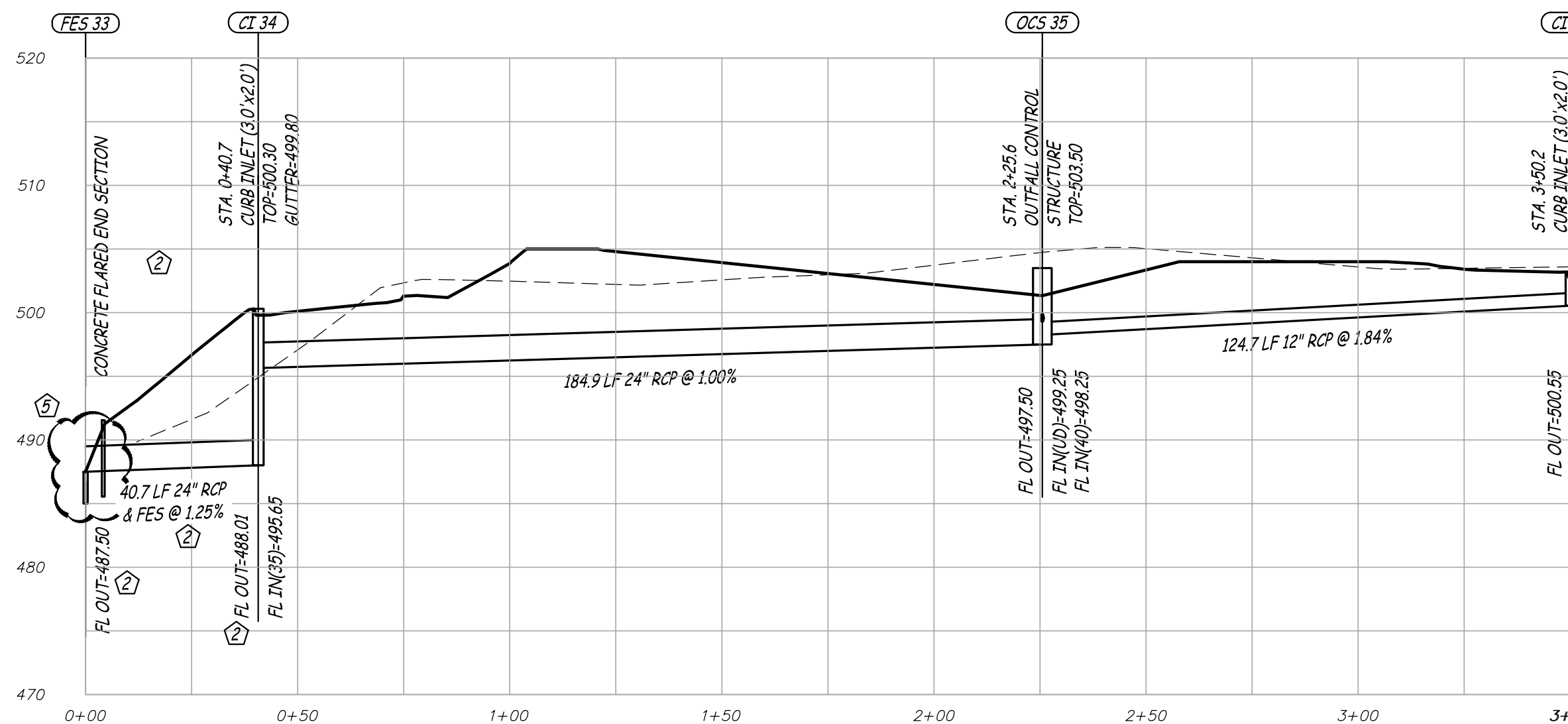
DB 14 THRU ID 29 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



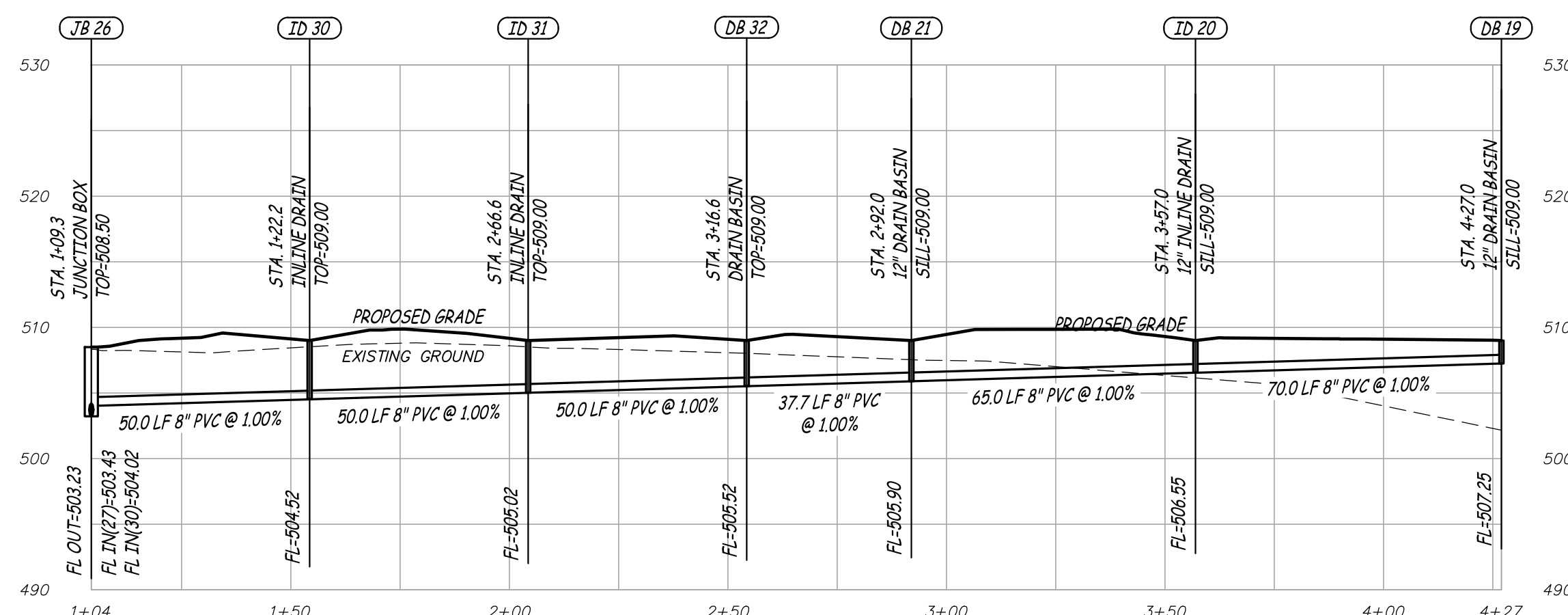
FES 25 THRU ID 10 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



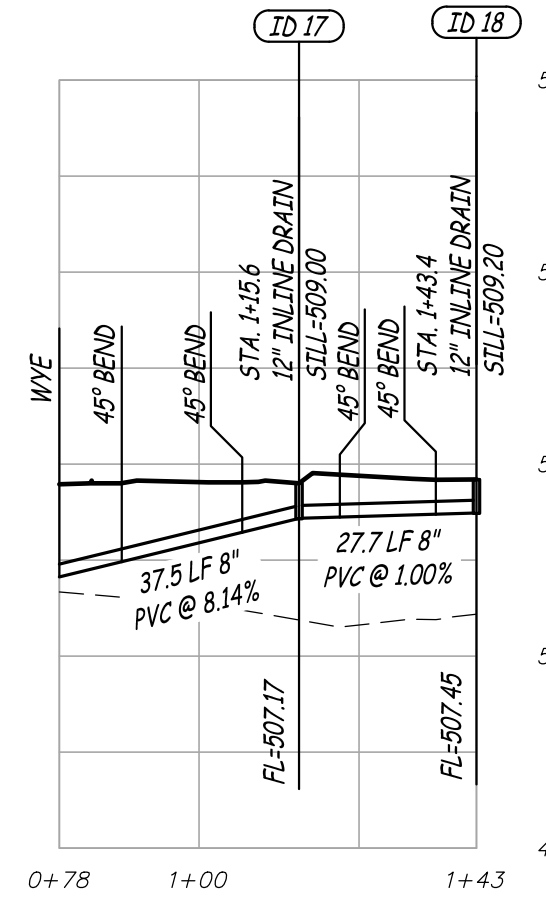
FES 33 THRU CI 40 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



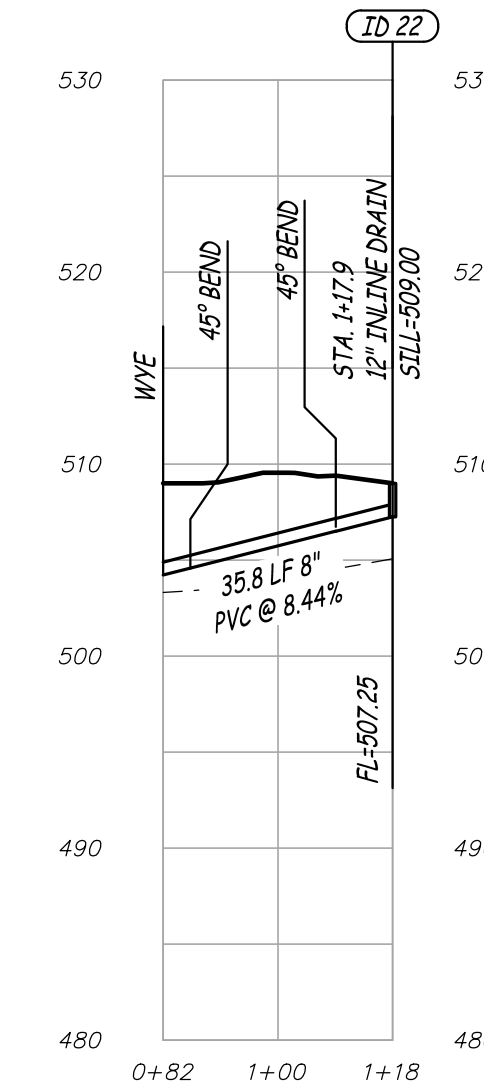
JB 26 THRU ID 19 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



WYE THRU ID 18 (PRIVATE)

SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



WYE THRU ID 22 (PRIVATE)

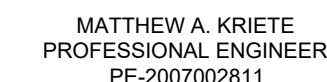
SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'

- NOTES:
1. ALL PVC STORM SEWER SHALL BE SDR35 WITH BELL AND GASKET.
 2. ALL RCP STORM SEWER SHALL BE CLASS III, MINIMUM.

REVISION NOTE:
1. REVISED STORM SEWER PROFILES

PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025

2/24/2026



Date _____

JULY 7, 2025

Revised

1	SEPTEMBER 26, 2025
2	JANUARY 15, 2026
3	JANUARY 28, 2026
4	FEBRUARY 6, 2026
5	FEBRUARY 24, 2026

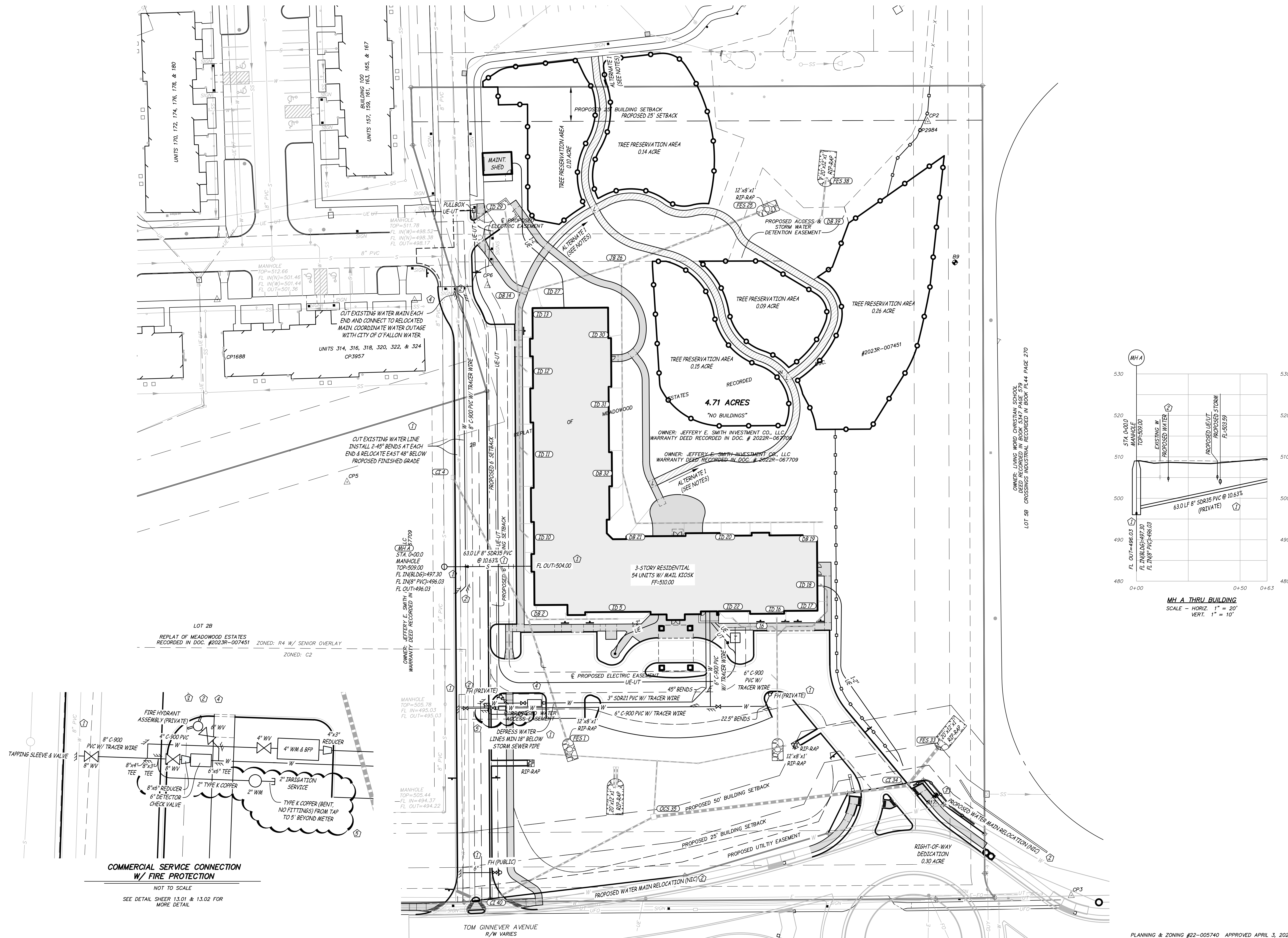
Design: JH Drawn: CGH

UTILITY PLAN

Sheet

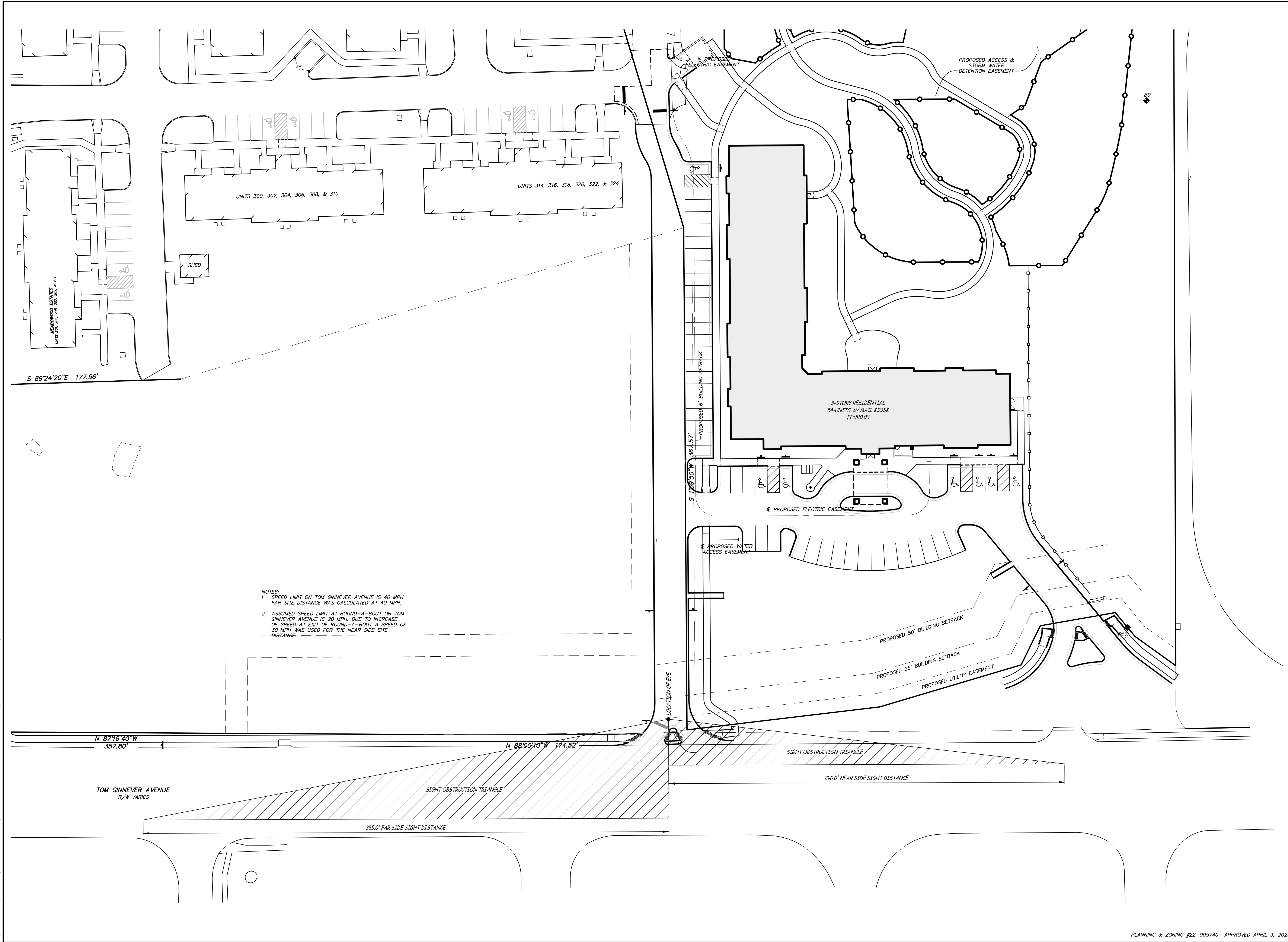
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ES&S PROJECT NO. 16553



PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025

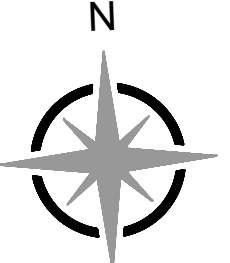
\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-IES-MEADOWOOD-III-SITEPLAN\CAO\16553 SITE PLAN.DWG 9/29/2025





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0 1"
SCALE: 1" = 30'

MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

9/26/2025



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
JULY 7, 2025

Revised
1 SEPTEMBER 26, 2025
CITY COMMENTS

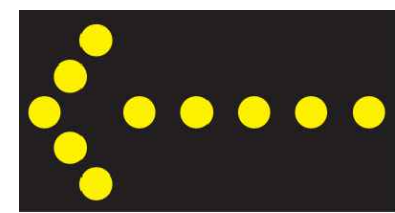
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DRIVEWAY SIGHT DISTANCE

Sheet
C7.01

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FLASHING ARROW PANEL
NOT TO SCALE



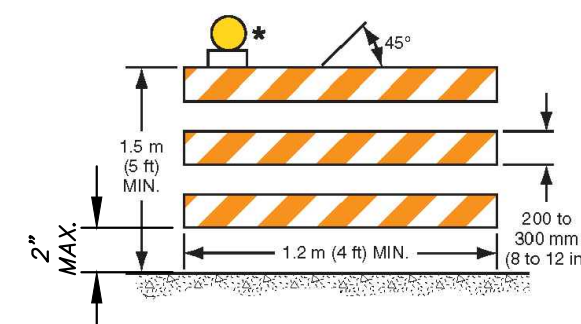
W4-2R
"RIGHT LANE ENDS" SIGN
NOT TO SCALE



W20-5R
"RIGHT LANE
CLOSED AHEAD" SIGN
NOT TO SCALE



W20-1
"ROAD WORK AHEAD" SIGN
NOT TO SCALE



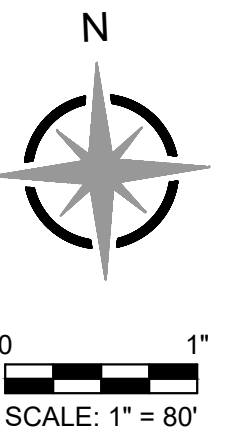
* TWO WARNING LIGHTS (OPTIONAL)
** RAIL STRIPE WIDTHS SHALL BE 150 MM (6 IN.), EXCEPT THAT 100 MM (4 IN.) WIDE STRIPES MAY BE USED IF RAIL LENGTHS ARE LESS THAN 900 MM (36 IN.). THE SIDES OF BARRICADES FACING TRAFFIC SHALL HAVE RETROREFLECTIVE RAIL FACES.
TYPE 3 BARRICADE
NOT TO SCALE

LEGEND

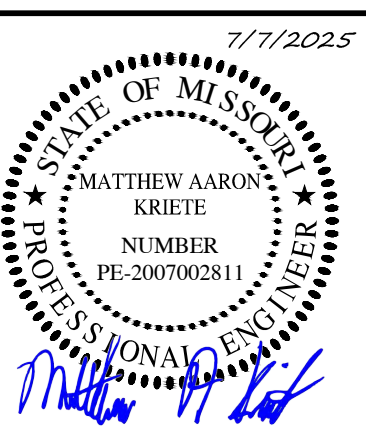
	TYPE II BARRICADE
	TYPE III BARRICADE W/ TYPE A WARNING LIGHTS
	TEMPORARY TRAFFIC CONTROL SIGN
	CHANNELIZER
	WORKSPACE

TEMPORARY TRAFFIC GENERAL NOTES

- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE SAFETY AND DESIGN CODES. ALL TEMPORARY TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MUTCD.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE, WORKER, AND TRAFFIC SAFETY.
- CONTRACTOR MAY MODIFY THE TEMPORARY TRAFFIC CONTROL PLAN TO ACCOMMODATE THEIR CONSTRUCTION MEANS, METHODS, SEQUENCE, AND TECHNIQUES OR PROCEDURES. CONTRACTOR SHALL SUBMIT ALL PROPOSED MODIFICATIONS TO THE TEMPORARY TRAFFIC CONTROL PLAN TO THE CITY OF GREENSBORO FOR APPROVAL, IN WRITING, PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL AS THE WORK ZONE SPECIALIST (WZS) WHO IS KNOWLEDGEABLE, COMPETENT BY TRAINING AND/OR CERTIFICATION AND EXPERIENCE IN THE PRINCIPLES OF PROPER TEMPORARY TRAFFIC CONTROL IN ACCORDANCE WITH CHAPTER 6 OF THE MUTCD, AT THE PROJECT LEVEL WHO HAS THE PRIMARY RESPONSIBILITY, WITH SUFFICIENT AUTHORITY, FOR IMPLEMENTING THE TEMPORARY TRAFFIC CONTROL PLAN AND OTHER SAFETY AND MOBILITY ASPECTS OF THE PROJECT. CONTRACTOR SHALL SUBMIT PROOF THAT THEIR WZS HAS TRAINING IN WORK ZONE SAFETY.
- CONTRACTOR SHALL MONITOR TRAFFIC FLOW THROUGH THE WORK ZONE AND MAKE ADJUSTMENTS TO THE TRAFFIC CONTROL PLAN, WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION, AS REQUIRED.
- GRINDING TO REMOVE PAVEMENT MARKINGS ON PERMANENT PAVEMENT IS PROHIBITED.
- PROVIDE PAVEMENT EDGE PROTECTION IN ACCORDANCE WITH MISSOURI DEPARTMENT OF TRANSPORTATION STANDARDS.



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
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MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

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Date
JULY 7, 2025

Revised

Design: JH Drawn: CGH

TEMPORARY
TRAFFIC CONTROL

Sheet

C7.02

9/26/2025

STATE OF MISSOURI
★ MATTHEW AARON KRIETE ★
NUMBER
PE-2007002811
PROFESSIONAL ENGINEER

Matthew A. Kriete

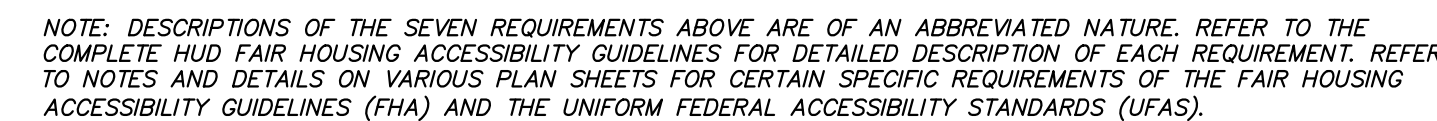
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	SEPTEMBER 26, 2025
	CITY COMMENTS

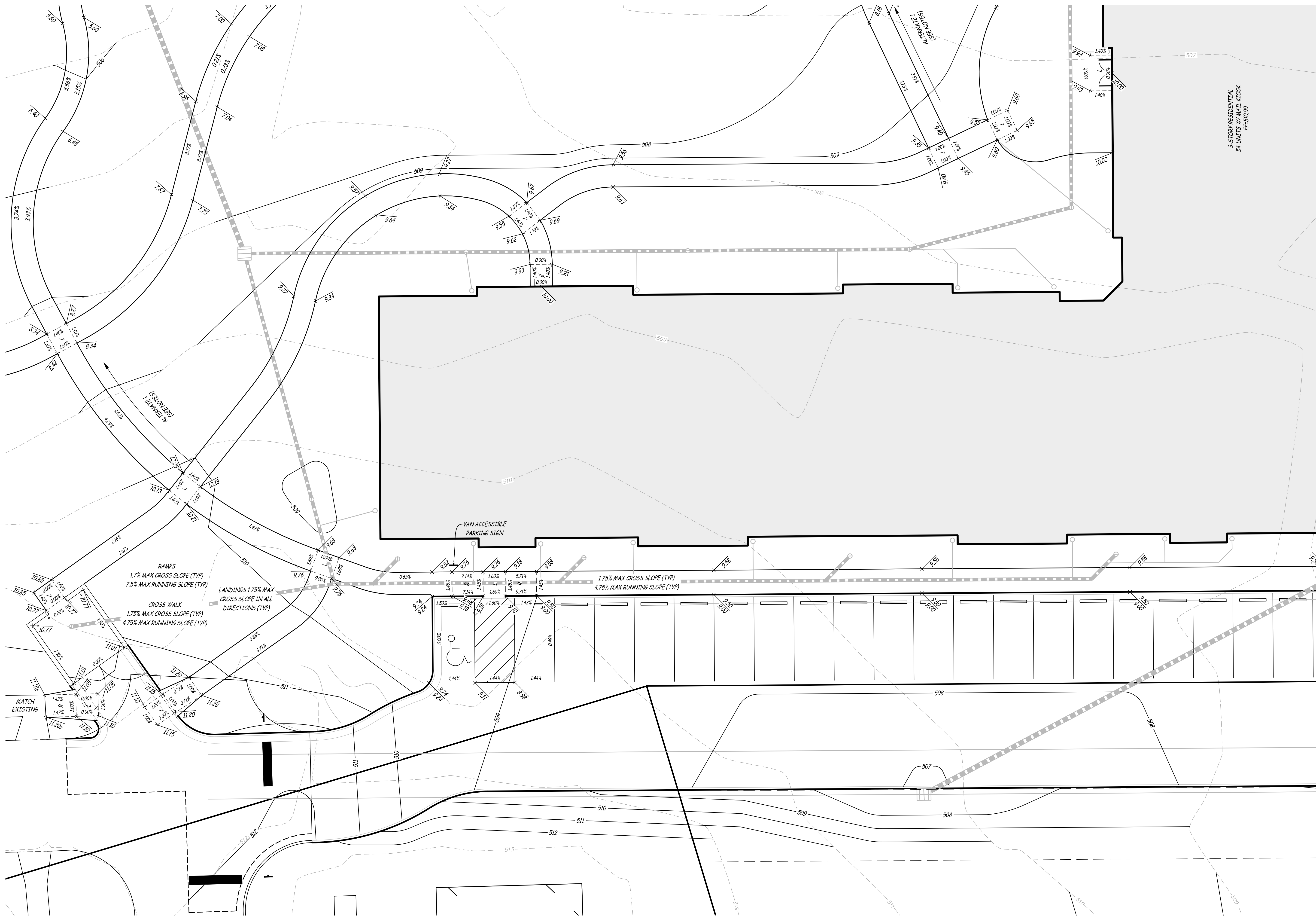
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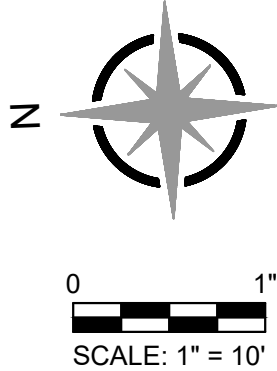


D:\ONEDRIVE - ENGINEERING SURVEYS & SERVICES\ENGINEERING SURVEYS & SERVICES\PROJECTS - GENERAL PROJECTS\16553-ES-MEADOWOOD-III-STEP\PLAN\CAO\16553 SITE PLAN.DWG 1/28/2026



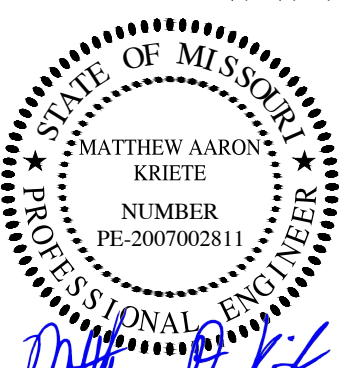
REVISION NOTE:
① 1. REVISED SITE GRADING AND SPOT ELEVATIONS.
② 2. ADDED ADA SLOPES.

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802 El Dorado Drive, Jefferson City, MO 65101
873-636-3303
1775 West Main Street, Sedalia, MO 65301
660-826-8618
www.ess-inc.com
MO Engineering Corp. # 2004005018



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

1/28/2026



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
JULY 7, 2025

Revised
① SEPTEMBER 26, 2025 CITY COMMENTS
② JANUARY 15, 2026 CITY COMMENTS
③ JANUARY 28, 2026 ROUNDOABOUT COORDINATION

Design: JH Drawn: CGH

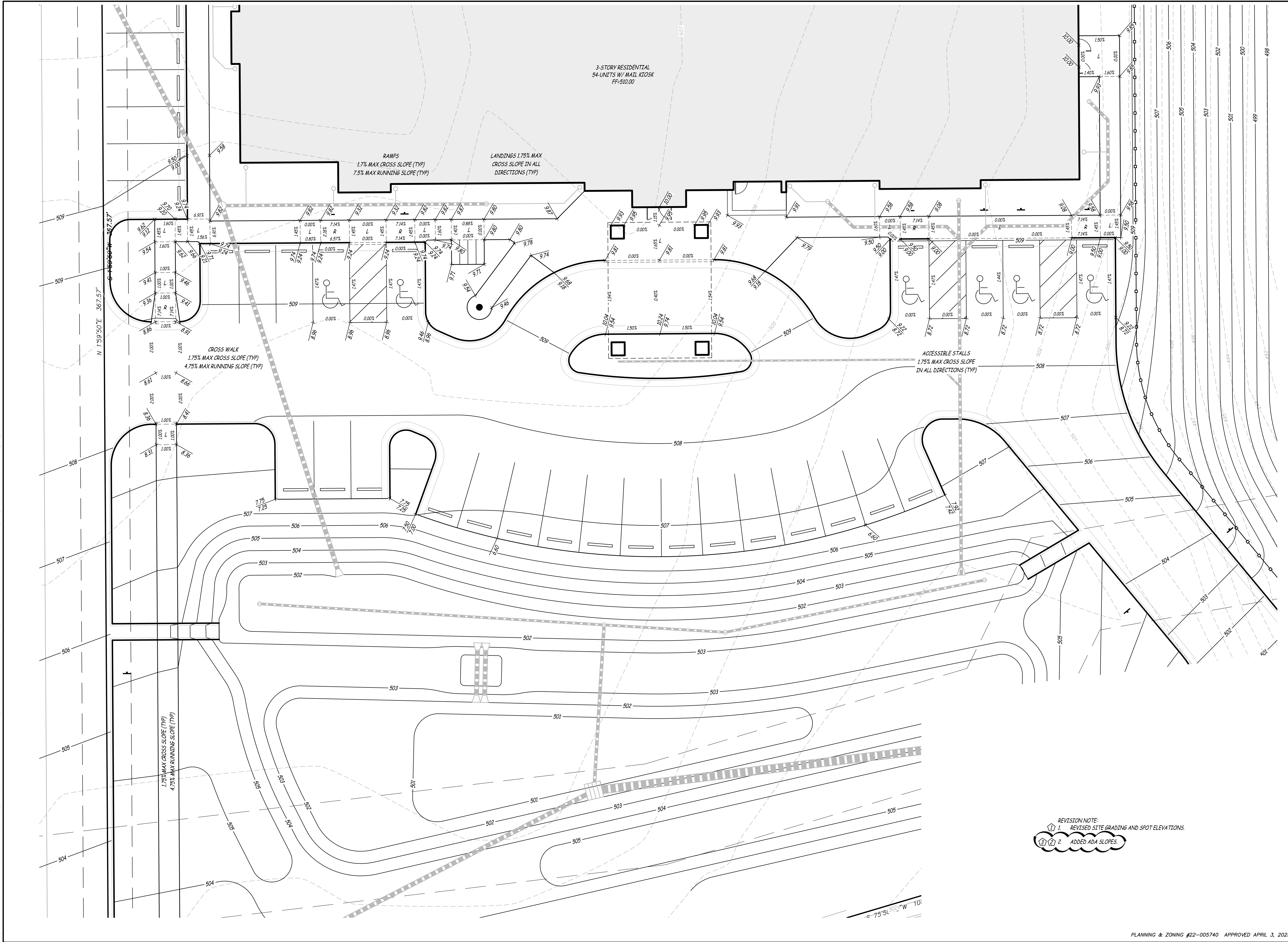
ACCESSIBILITY PLAN

Sheet
C8.02

PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025

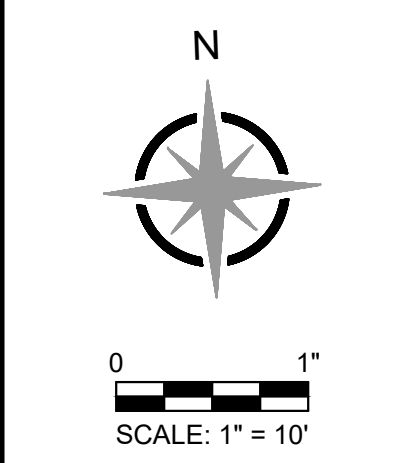
ES&S PROJECT NO. 16553

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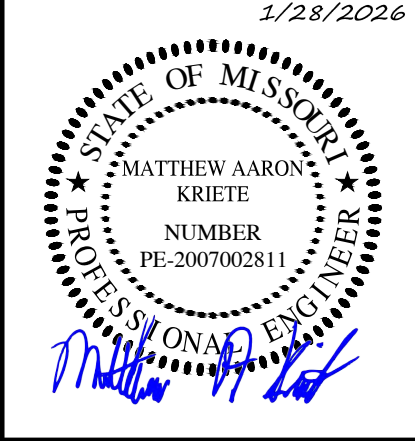


REVISION NOTE:
① 1. REVISED SITE GRADING AND SPOT ELEVATIONS.
② 2. ADDED ADA SLOPES.

ESS
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MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



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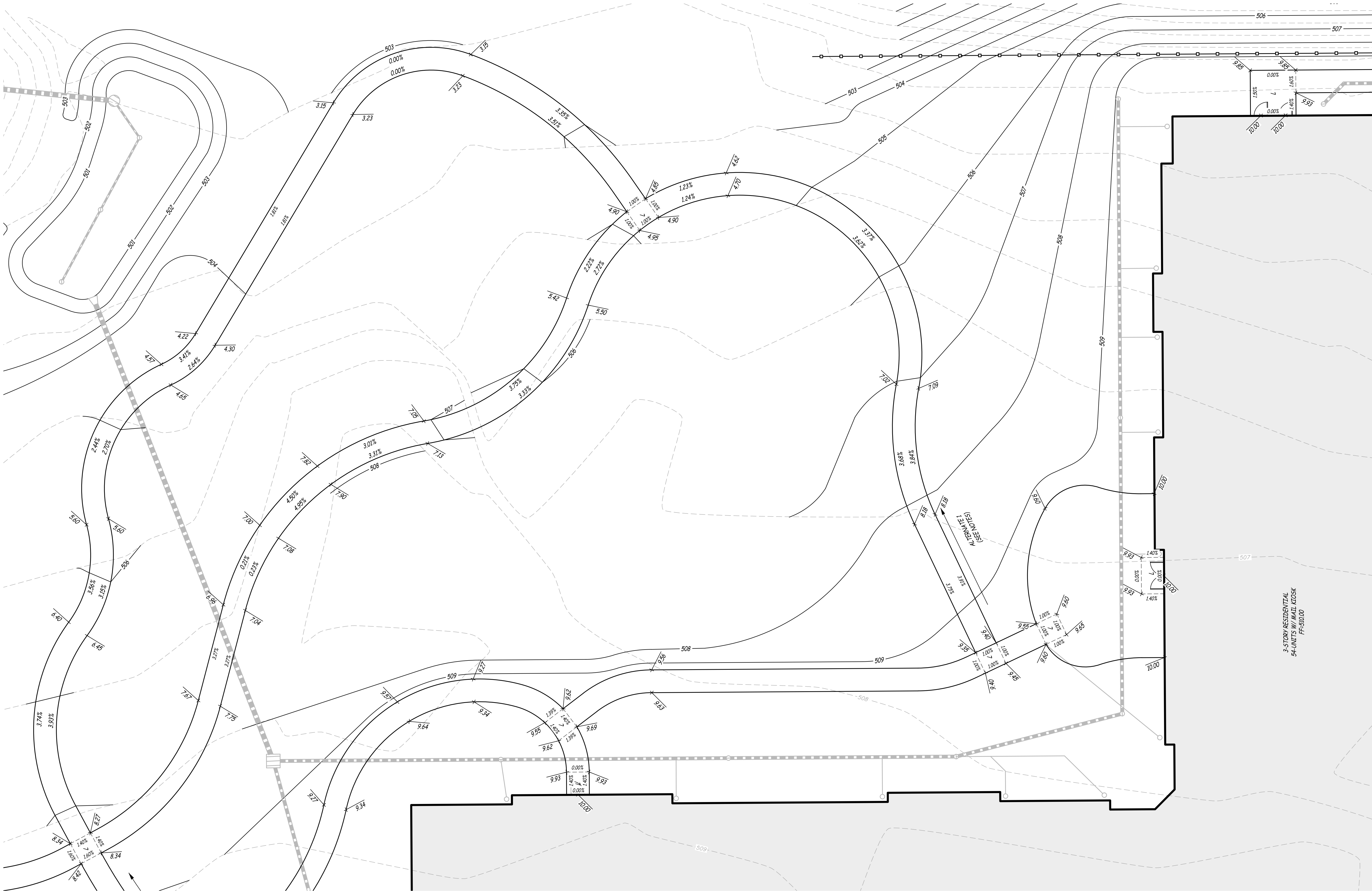
Design: JH Drawn: CGH

ACCESSIBILITY PLAN

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ES&S PROJECT NO. 16553

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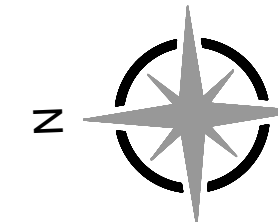


REVISION NOTE:
③ ② ① ADDED ADA SLOPES



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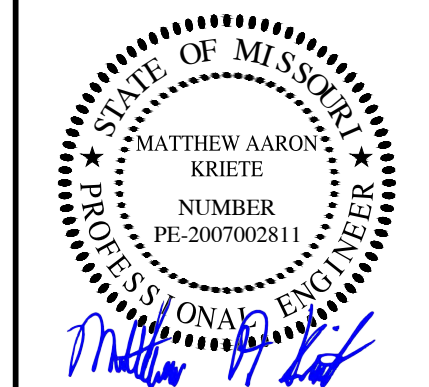
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0 1"
SCALE: 1" = 10'

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Date
SEPTEMBER 26, 2025

Revised
② JANUARY 15, 2026
CITY COMMENTS
③ JANUARY 28, 2026
ROUNDBOUT COORDINATION

Design: JH Drawn: CGH

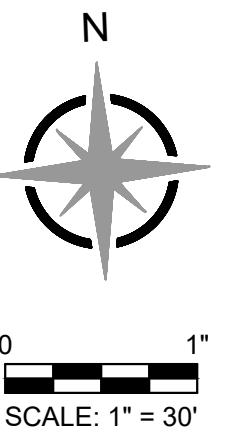
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ES&S PROJECT NO. 16553

PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025

D:\CONCRETE - ENGINEERING SURVEYS & SERVICES\PROJECTS\16553-45-MEADOWOOD-III-STIEPLAN\CA016553 EROSION.DWG 1/28/2026



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
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Revised
① SEPTEMBER 26, 2025 CITY COMMENTS
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③ JANUARY 28, 2026 ROUNDBOUT COORDINATION

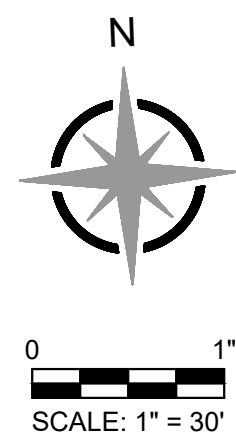
Design: JH Drawn: CGH

INITIAL EROSION
CONTROL PLAN

Sheet

C9.01

ES&S PROJECT NO. 16553



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

1/28/2026



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

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Date
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Revised
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CITY COMMENTS
② JANUARY 15, 2026
CITY COMMENTS
③ JANUARY 28, 2026
ROUNDBOUT COORDINATION

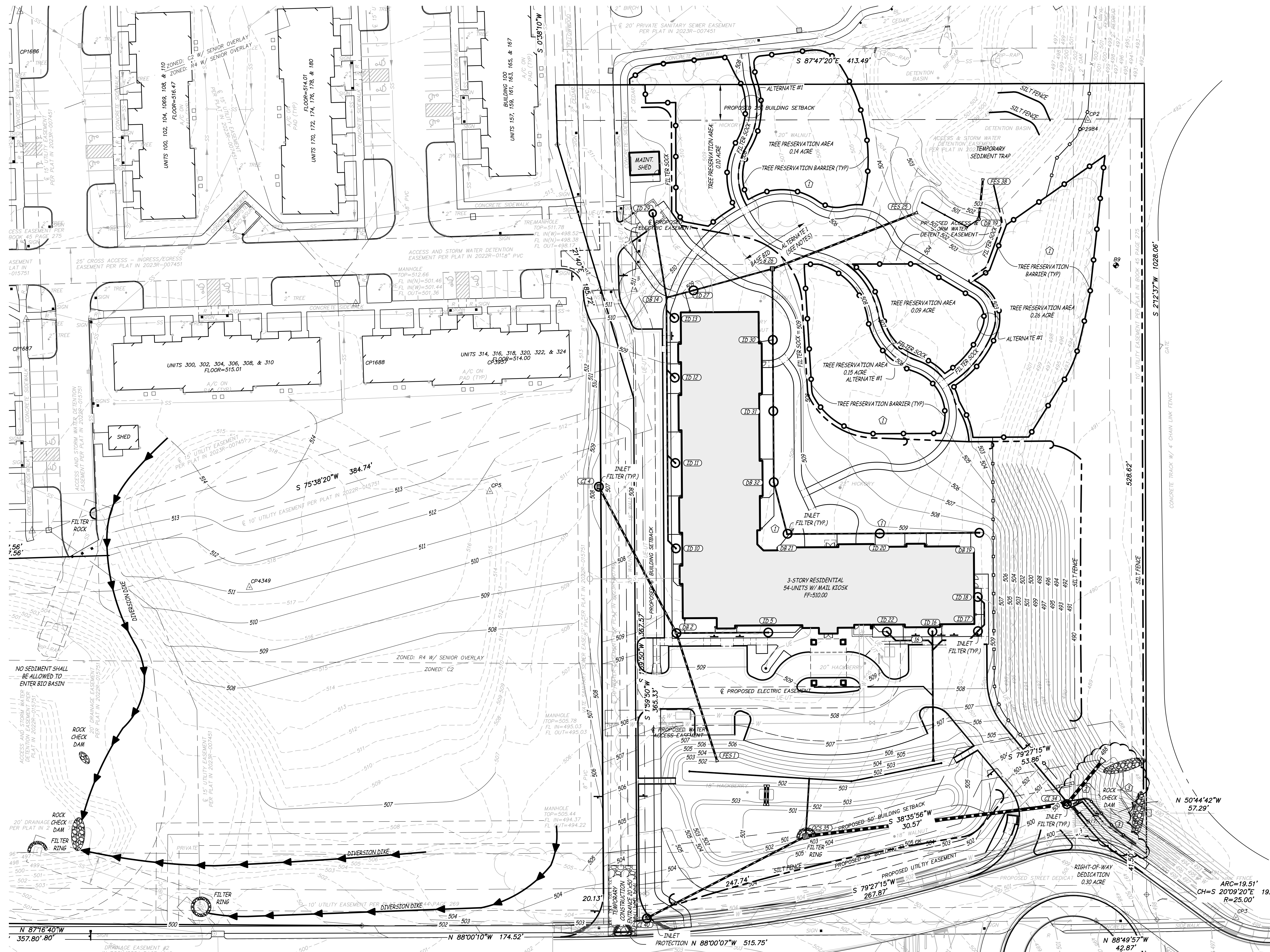
Design: JH Drawn: CGH

FINAL EROSION
CONTROL PLAN

Sheet

C9.02

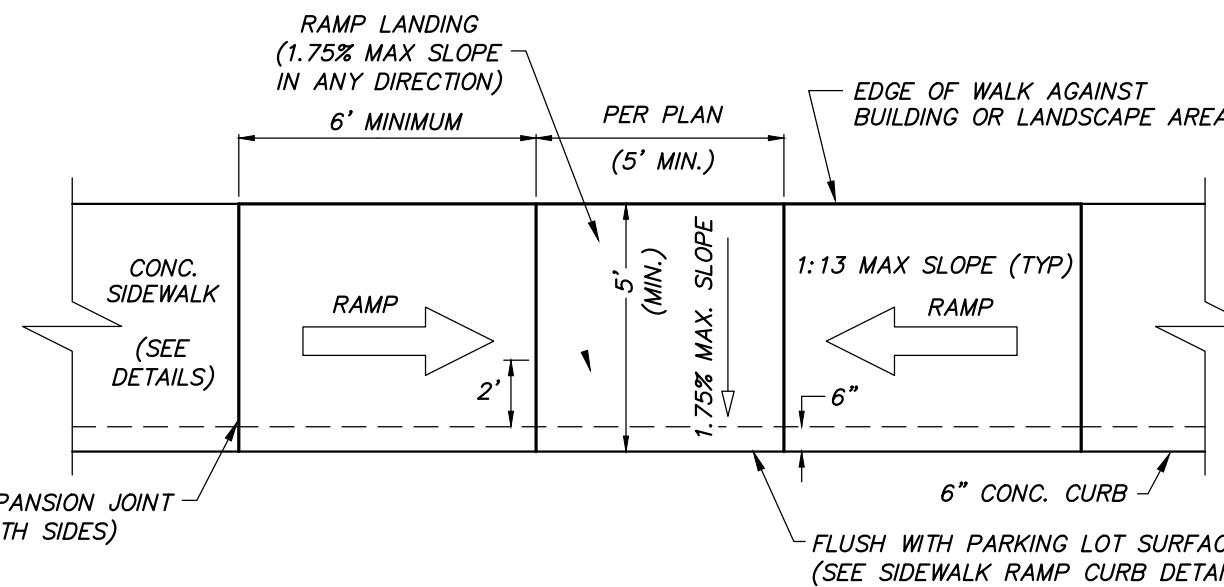
ES&S PROJECT NO. 16553



PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025



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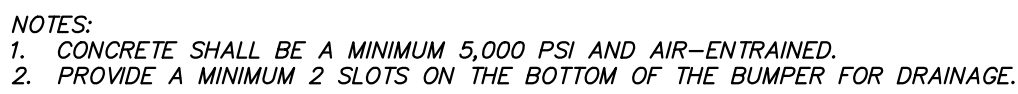


- NOTES:
1. RAMP SHALL BE 4" THICK PORTLAND CEMENT CONCRETE - SEE SPECS.
 2. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMINOUS EXPANSION JOINT MATERIAL
 3. MAXIMUM RAMP CROSS SLOPE IS 1.75%.
 4. MAXIMUM RAMP LONGITUDINAL SLOPE IS 1:13. USE A FLATTER RAMP SLOPE WHEN POSSIBLE.
 5. RAMP LANDING SLOPE SHALL NOT EXCEED 1.75% IN ALL DIRECTIONS.
 6. SEE SEPARATE DETAIL FOR MORE INFORMATION ON DETECTABLE WARNINGS.

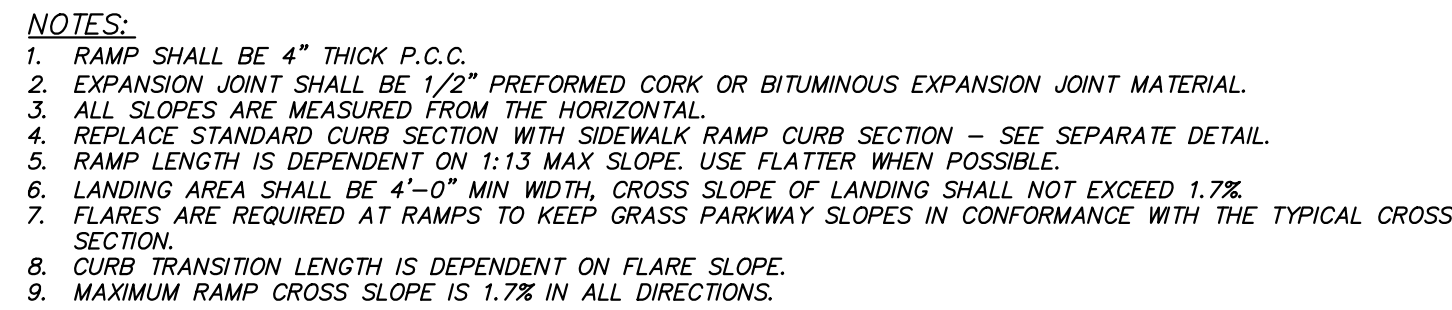
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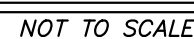
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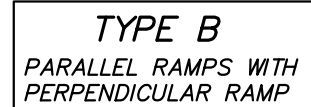
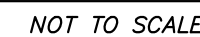
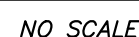
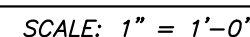
NOT TO SCALE



NOT TO SCALE



- NOTES:
1. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMIOUS EXPANSION JOINT MATERIAL.



- NOTES:**
1. RAMP SHALL BE 4" THICK P.C.C.
 2. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMINOUS EXPANSION JOINT MATERIAL.
 3. ALL SLOPES ARE MEASURED FROM THE HORIZONTAL.
 4. REPLACE STANDARD CURB SECTION WITH SIDEWALK RAMP CURB SECTION - SEE SEPARATE DETAIL.
 5. RAMP LENGTH IS DEPENDENT ON 1:13 MAX SLOPE. USE FLATTER WHEN POSSIBLE.
 6. LANDING AREA SHALL BE 5'-0" MIN WIDTH, CROSS SLOPE OF LANDING SHALL NOT EXCEED 1.7%.
 7. RAMP IS NOT APPLICABLE IF PARKWAY WIDTH DOES NOT PROVIDE ENOUGH LENGTH FOR PERPENDICULAR RAMP AT 1:13 SLOPE.
 8. FLARES ARE REQUIRED AT RAMPS TO KEEP GRASS PARKWAY SLOPES IN CONFORMANCE WITH THE TYPICAL CROSS SECTION.
 9. CURB TRANSITION LENGTH IS DEPENDENT ON FLARE SLOPE.
 10. MAXIMUM RAMP CROSS SLOPE IS 1.7% IN ALL DIRECTIONS.

NOT TO SCALE



NOT TO SCALE



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Date
JULY 7, 2025

Revised
 SEPTEMBER 26, 2025

CITY COMMENTS

Design: JH Drawn: CGH

SITE DETAILS

Sheet

C10.01

ES&S PROJECT NO. 16553

MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
JULY 7, 2025

Revised

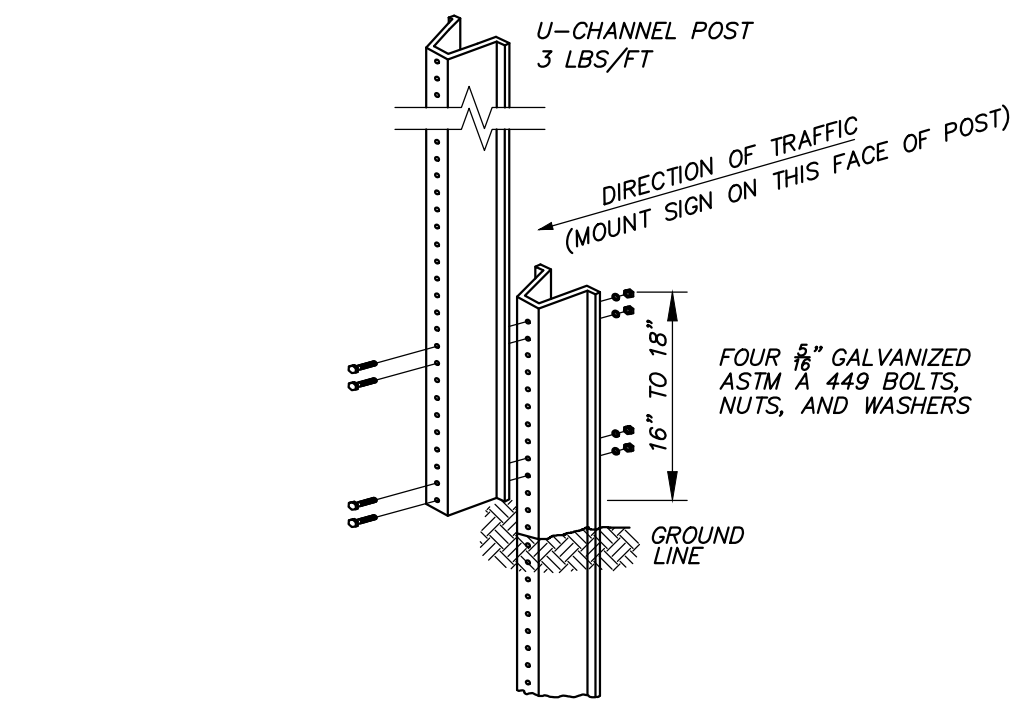
Design: JH Drawn: CGH

SITE DETAILS

Sheet

C10.02

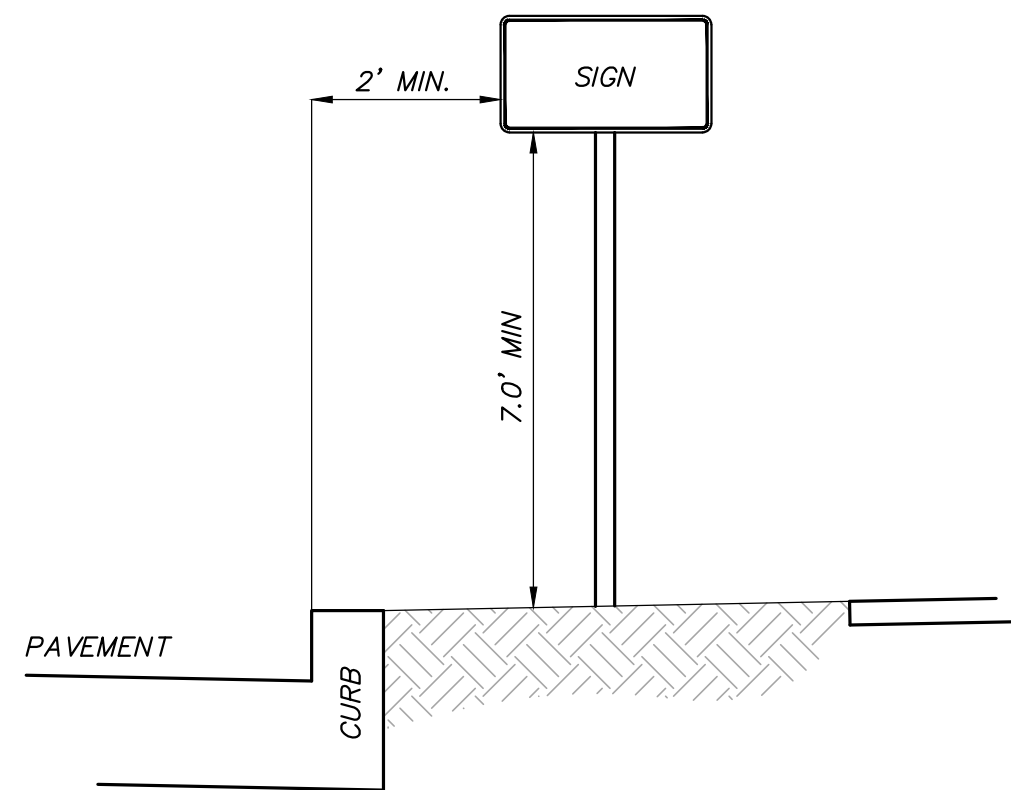
ES&S PROJECT NO. 16553



- NOTES:
1. STUB HEIGHT AND SPLICE LAP SHALL BE 16" TO 18".
 2. SPLICE SHALL NOT EXTEND BELOW THE GROUND.
 3. ONLY ONE SPLICE WILL BE ALLOWED PER POST.
 4. USE OF SPLICE IS OPTIONAL.
 5. ALL POSTS SHALL BE EMBEDDED A MINIMUM OF 3 FEET.
 6. SIGNS SHALL BE 7" MIN. FROM FINISH GRADE TO BOTTOM OF LOWEST MOUNTED SIGN.
 7. ALL SIGN POSTS ARE TO BE PAINTED BLACK

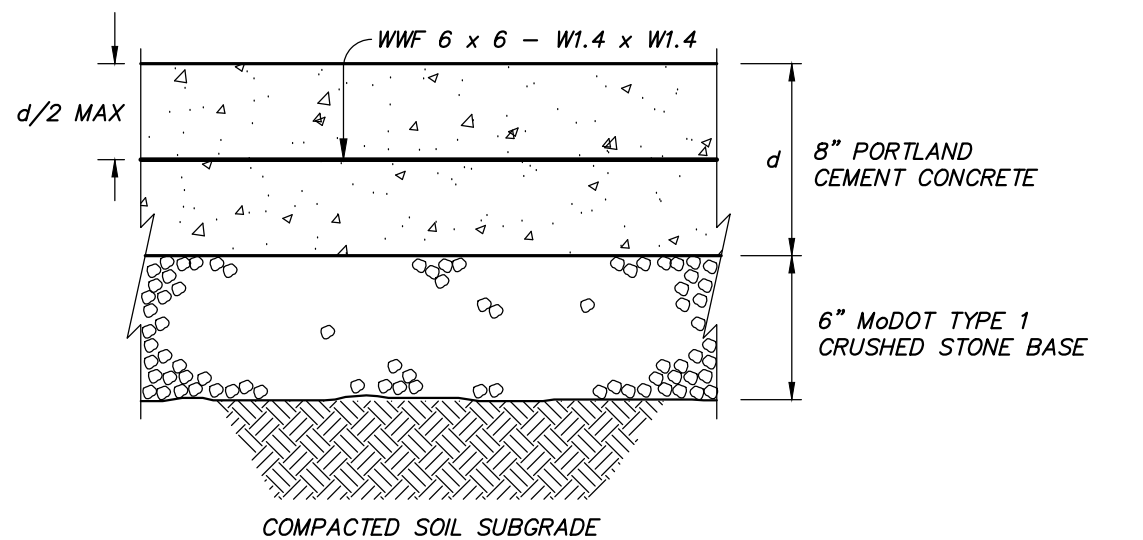
SIGN POST DETAIL

NOT TO SCALE



TYPICAL SIGN PLACEMENT

NOT TO SCALE



NOTE: TOP OF REINFORCEMENT SHALL BE A MINIMUM OF 2" BELOW THE TOP OF PAVEMENT.

HEAVY DUTY CONCRETE PAVEMENT

NOT TO SCALE



NOTE: ALL SIGN BACKS ARE TO BE PAINTED BLACK.

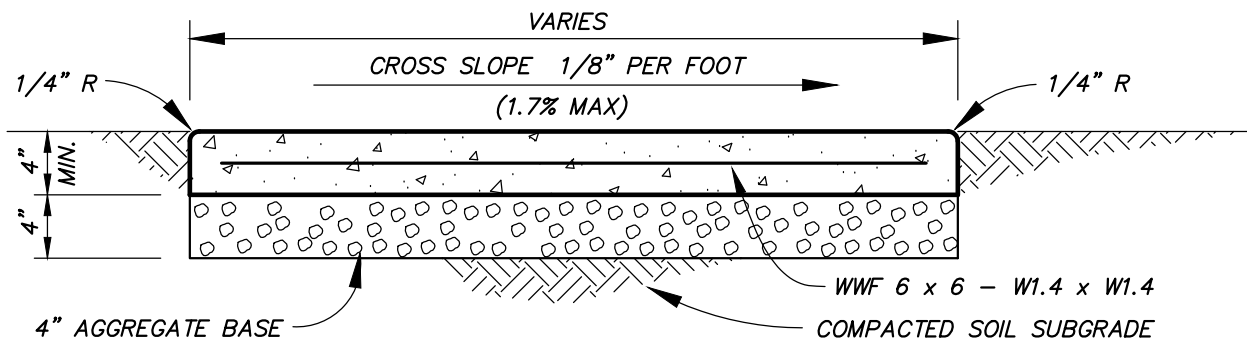
R1-1
"STOP" SIGN

NOT TO SCALE



R2-1
"SPEED LIMIT 15" SIGN

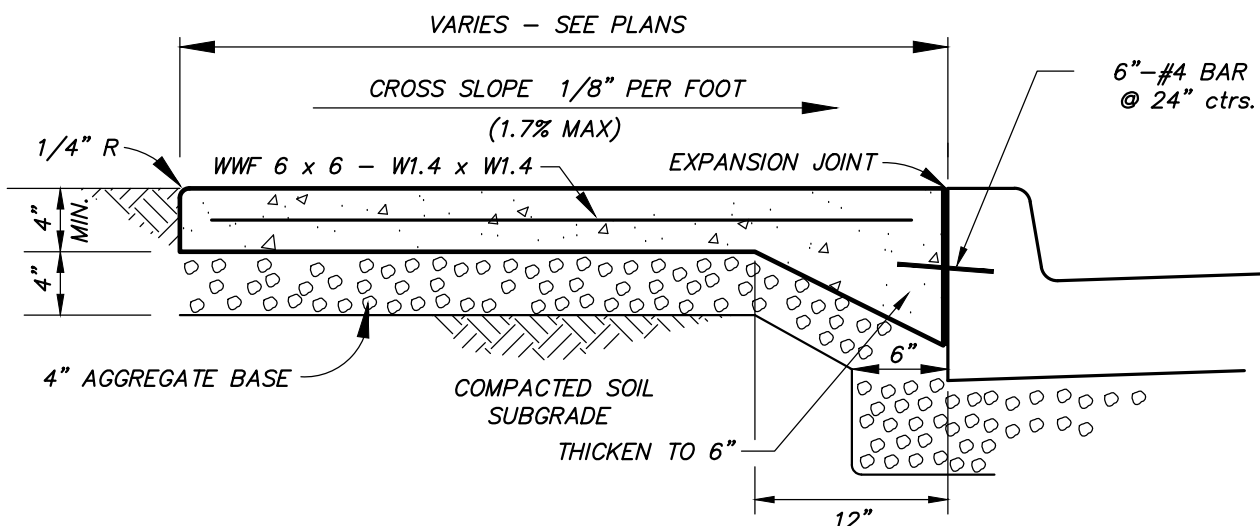
NOT TO SCALE



- NOTES:
1. SIDEWALK SHALL BE 5-8% AIR-ENTRAINED, 6 BAG MIX, 4,000 PSI PORTLAND CEMENT CONCRETE.
 2. INSTALL TRANSVERSE EXPANSION JOINTS TO MATCH STREET OR CURB AND GUTTER EXPANSION JOINTS AND AT ALL DRIVEWAY APPROACHES, FIXED STRUCTURES, BUILDINGS, AND SIDEWALK RAMPS. SPACING SHALL NOT EXCEED 50'.
 3. FOR SIDEWALKS UP TO 6 FT. WIDE, INSTALL TRANSVERSE SAW-CUT JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH.
 4. FOR SIDEWALKS WIDER THAN 6 FT., INSTALL LONGITUDINAL SAW JOINT AT CENTERLINE OR AT A SPACING NOT TO EXCEED 5 FT. TRANSVERSE SAW-CUT JOINT SPACING EQUAL TO HALF SIDEWALK WIDTH.
 5. IF SIDEWALK IS REINFORCED, NO STEEL SHALL BE PLACED THROUGH AN EXPANSION JOINT.
 6. SEE SEPARATE DETAIL FOR ADDITIONAL CONCRETE JOINT REQUIREMENTS.

CONCRETE SIDEWALK

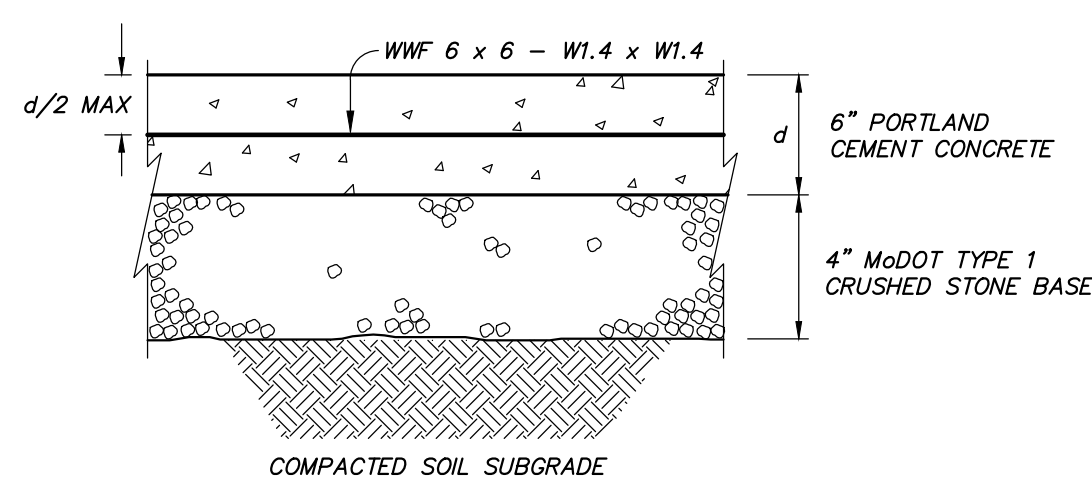
NOT TO SCALE



- NOTES:
1. SIDEWALK SHALL BE PORTLAND CEMENT CONCRETE.
 2. INSTALL TRANSVERSE EXPANSION JOINTS TO MATCH STREET OR CURB AND GUTTER EXPANSION JOINTS AND AT ALL DRIVEWAY APPROACHES, FIXED STRUCTURES, BUILDINGS, AND SIDEWALK RAMPS. SPACING SHALL NOT EXCEED 50'.
 3. FOR SIDEWALKS UP TO 6 FT. WIDE, INSTALL TRANSVERSE SAW-CUT JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH.
 4. FOR SIDEWALKS WIDER THAN 6 FT., INSTALL LONGITUDINAL SAW JOINT AT CENTERLINE OR AT A SPACING NOT TO EXCEED 5 FT. TRANSVERSE SAW-CUT JOINT SPACING EQUAL TO HALF SIDEWALK WIDTH.
 5. IF SIDEWALK IS REINFORCED, NO STEEL SHALL BE PLACED THROUGH AN EXPANSION JOINT.
 6. SEE SEPARATE DETAIL FOR ADDITIONAL CONCRETE JOINT REQUIREMENTS.

CONCRETE SIDEWALK AT BACK OF CURB

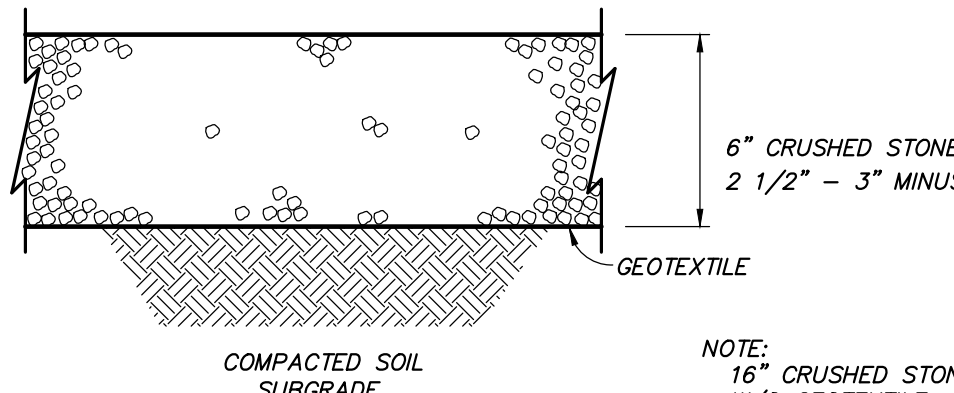
NOT TO SCALE



NOTE: TOP OF REINFORCEMENT SHALL BE A MINIMUM OF 2" BELOW THE TOP OF PAVEMENT.

STANDARD DUTY CONCRETE PAVEMENT

NOT TO SCALE



NOTE:
16" CRUSHED STONE
W/O GEOTEXTILE

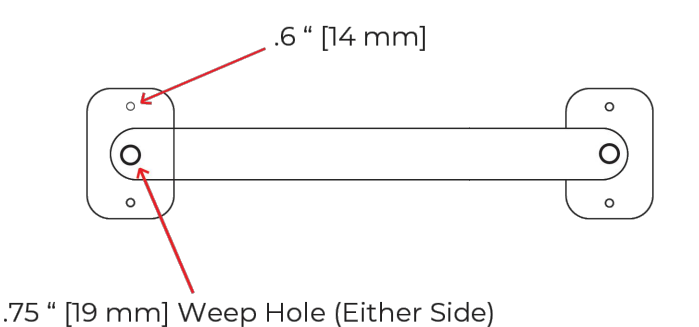
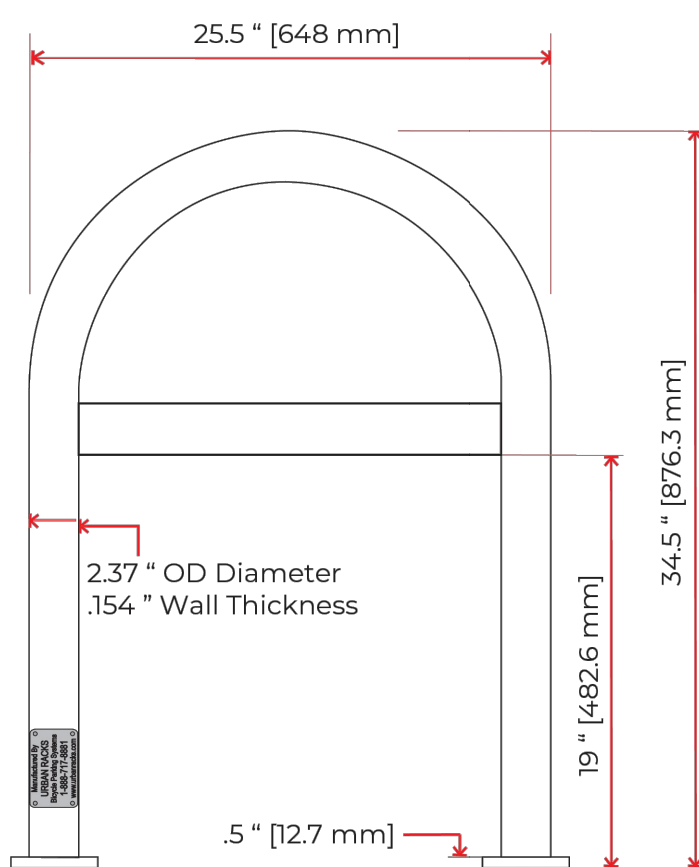
HEAVY DUTY GRAVEL



R8-31
"NO PARKING
FIRE LANE" SIGN

NOT TO SCALE

Urban Staple



URBAN RACKS
INNOVATIVE | BICYCLE PARKING

Spacing	
Recommended Spacing	30" [762 mm]
Minimum Spacing	24" [610 mm]

Weight	
Total Weight	32 lbs [14.5kg]

Materials	
Assembly Material	Schedule 40 Steel
Pipe Diameter	2.37" [60.2 mm]
Pipe Wall Thickness	0.154" [3.91 mm]
Post-consumer recycled content	70-90%
Pre-consumer recycled content	5-7%

Anti-theft Feature
Optional Tamper-proof Security Anchors

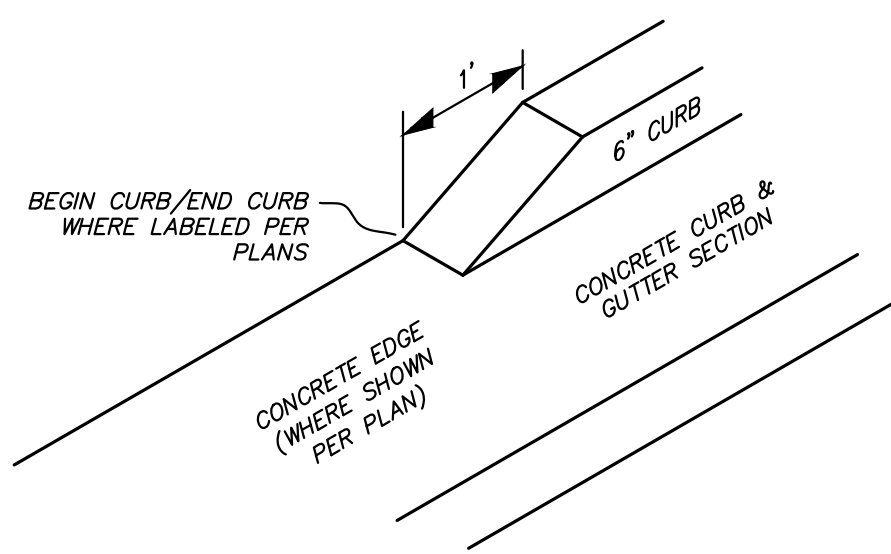
Available Finishes
Powder Coated
Hot-Dipped Galvanized
304 Stainless Steel

Customization Available

- NOTES:
1. CURB AND GUTTER MAY BE INTEGRAL IF CONCRETE PAVEMENT IS USED.
 2. INSTALL TRANSVERSE EXPANSION JOINTS TO MATCH ADJACENT PAVEMENT, OR AT EVERY 50' MAX.
 3. INSTALL SAW-CUT JOINTS TO MATCH ADJACENT PAVEMENT OR EVERY 10' MAX.
 4. SAW-CUT JOINTS SHALL EXTEND THROUGH THE ENTIRE CURB SECTION FROM THE TOP OF CURB TO A DEPTH OF 2" BELOW THE GUTTER SURFACE.

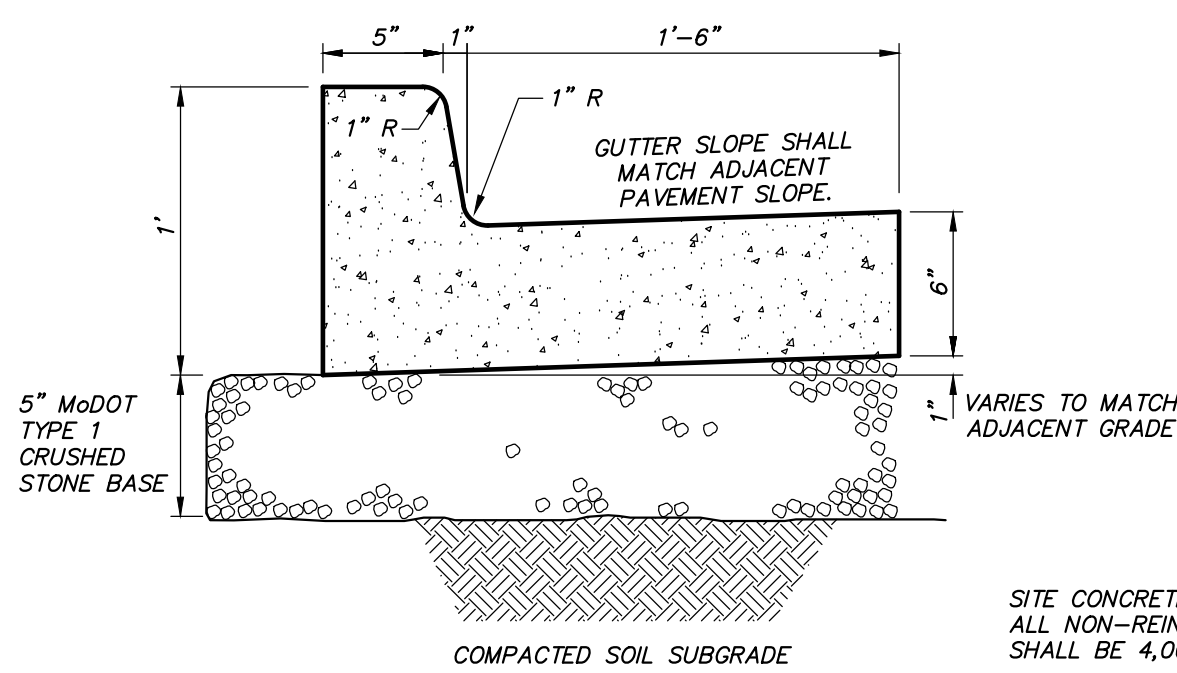
6" CONCRETE CURB & GUTTER SECTION

NOT TO SCALE

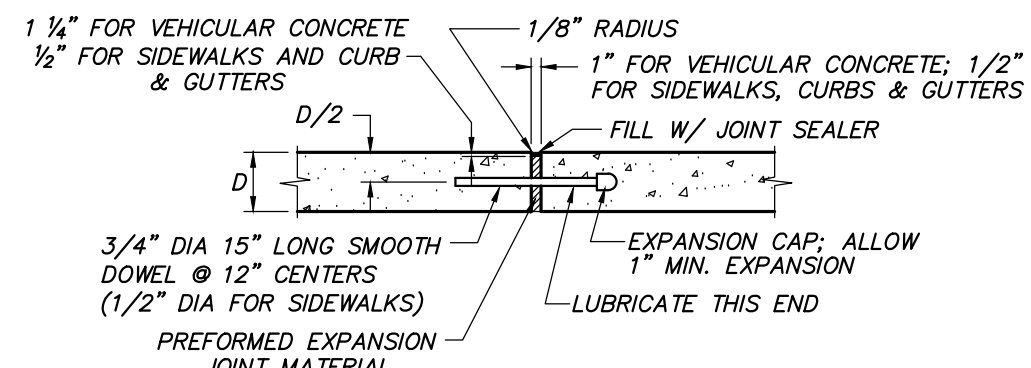


BEGIN CURB / END CURB DETAIL

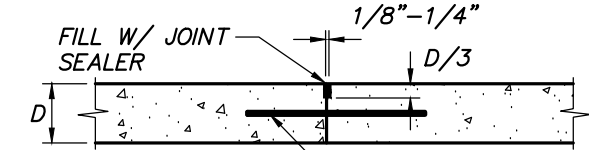
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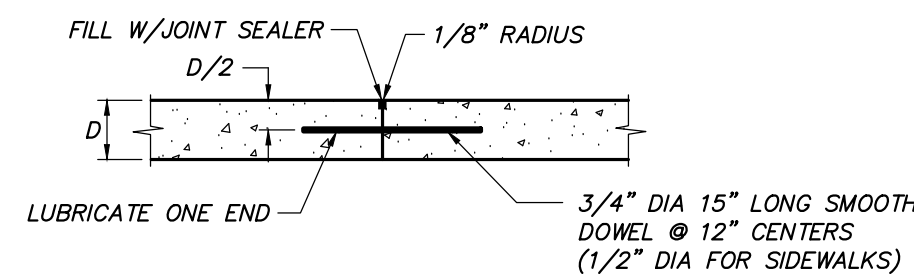
SITE CONCRETE NOTE:
ALL NON-REINFORCED CONCRETE
SHALL BE 4,000 PSI AT 28 DAYS.



EXPANSION JOINT



SAW-CUT JOINT



CONSTRUCTION JOINT

- NOTES:
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT A PAVEMENT JOINT PLAN OF ALL CONCRETE PAVEMENT FOR APPROVAL.
 2. CONCRETE PAVEMENT SHALL HAVE SAW-CUT OR CONSTRUCTION JOINTS EVERY 10 FEET FOR 4 INCH THICK PAVEMENT, 12 FEET FOR 5 INCH THICK PAVEMENT, AND 15 FEET FOR 6 INCH THICK PAVEMENT OR GREATER. PANELS SHALL BE CUT SUCH THAT PANELS ARE NEARLY SQUARE AND DO NOT EXCEED 100 SQUARE FEET IN AREA OR 1.4 LENGTH TO WIDTH RATIO. EXPANSION JOINTS SHALL BE PROVIDED AT ALL FIXED STRUCTURES, SUCH AS: LIGHT STANDARD FOUNDATIONS, SEWER STRUCTURES, BUILDINGS, WALLS, BOTTOM OF STAIRS, ROOF DRAINS, ETC., AND EVERY 50 FEET MAXIMUM. DOWEL BARS SHALL BE PROVIDED AT TRANSVERSE JOINTS IN ALL HEAVY DUTY PAVEMENT DRIVE AISLES.
 3. THIS DETAIL APPLIES TO ALL CONCRETE PAVEMENT FOR PARKING LOTS, DRIVE/ACCESS AISLES, CURBS & GUTTERS, AND SIDEWALKS.
 4. INCLUDE BAR WITH TRANSVERSE SAW-CUT JOINTS FOR HEAVY DUTY PAVEMENT. OMIT BAR WITH SAW-CUT JOINTS FOR STANDARD DUTY PAVEMENT AND SIDEWALKS.
 5. PROVIDE CONSTRUCTION JOINT AT END OF DAYS WORK OR IF CONCRETE PLACEMENT IS SUSPENDED FOR MORE THAN 30 MINUTES.
 6. SAW-CUT JOINTS SHALL BE CUT WITHIN 12 HOURS OF INITIAL SET OF CONCRETE. RAVELED JOINTS WILL NOT BE ACCEPTED.
 7. ELASTOMERIC POLYURETHANE JOINT SEALANT IS REQUIRED FOR ALL JOINTS AND SHALL BE LIGHT GRAY IN COLOR.
 8. OMIT DOWEL BARS FOR EXPANSION JOINTS AT BUILDINGS, LIGHT STANDARDS, AND ROOF DRAINS.

CONCRETE PAVEMENT JOINTS

NOT TO SCALE

EVERGREEN 4' Direct Fencing Supply www.vinylfencecanada.ca 1-888-751-5324

Top Rail Tie
2" x 3 1/2" Rail
Collar
Steel Pipe
5" x 5" Post
7/8" x 3" Picket
2" x 3 1/2" Ribbed Rail with Alum insert
Ground

Material per 8' section

Item	Dimension	Thickness	Qty
Post	5" x 5" x 54"	0.150"	1
Rail	2" x 3 1/2" x 93 2/5"	0.11"	1
	2" x 6" x 93 2/5"	0.11"	1
Picket	7/8" x 3" x 44 1/2"	0.051"	15
Steel Pipe	2 3/8" x 96"	0.080"	1
Top Rail Tie	5" x 5"	0.150"	1
Collar	5" x 5"		2
Alum	93 2/5"		1
Post Cap	Flat Cap		1

Side view of Alum.
insert

DFS
DIRECT FENCING SUPPLY

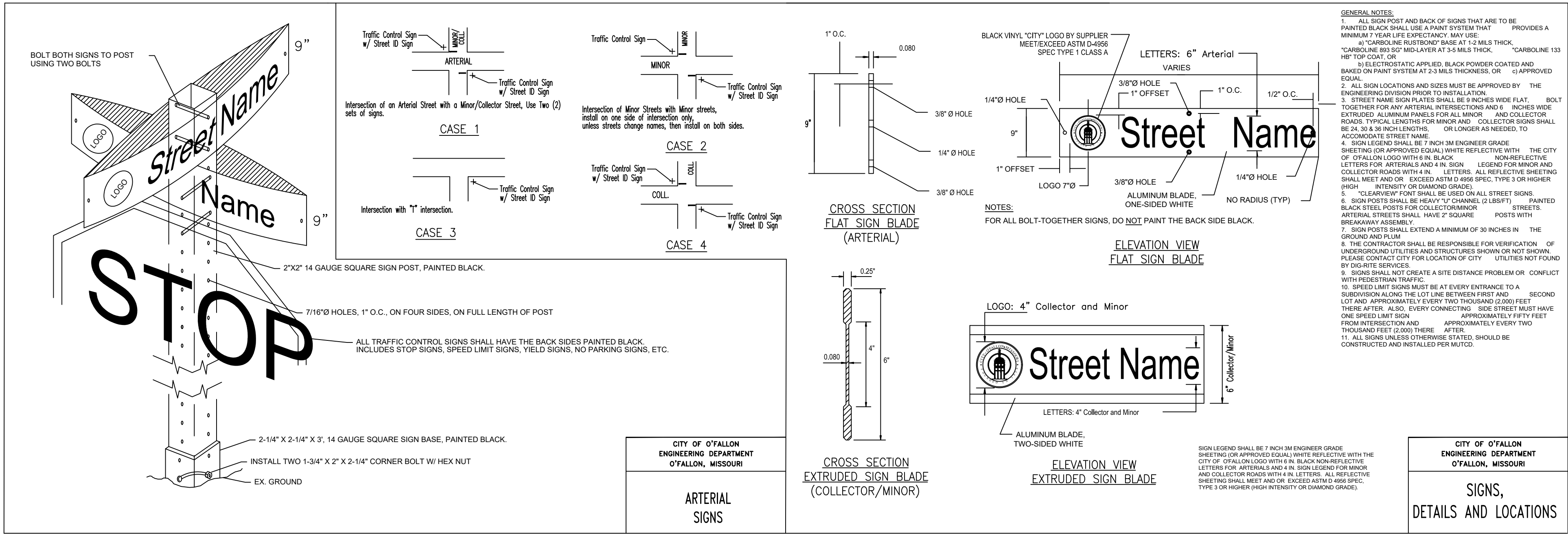
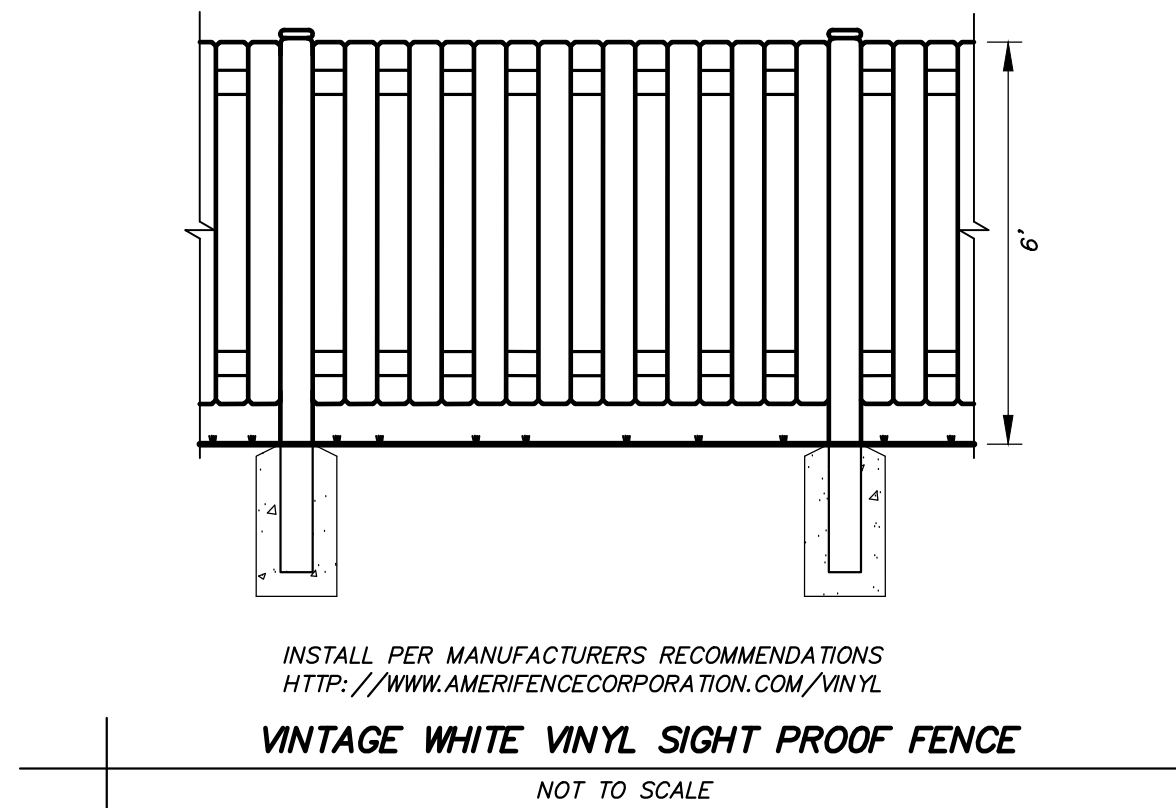


These drawings are not for construction purposes and are for information purposes only. All information contained herein was current at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate

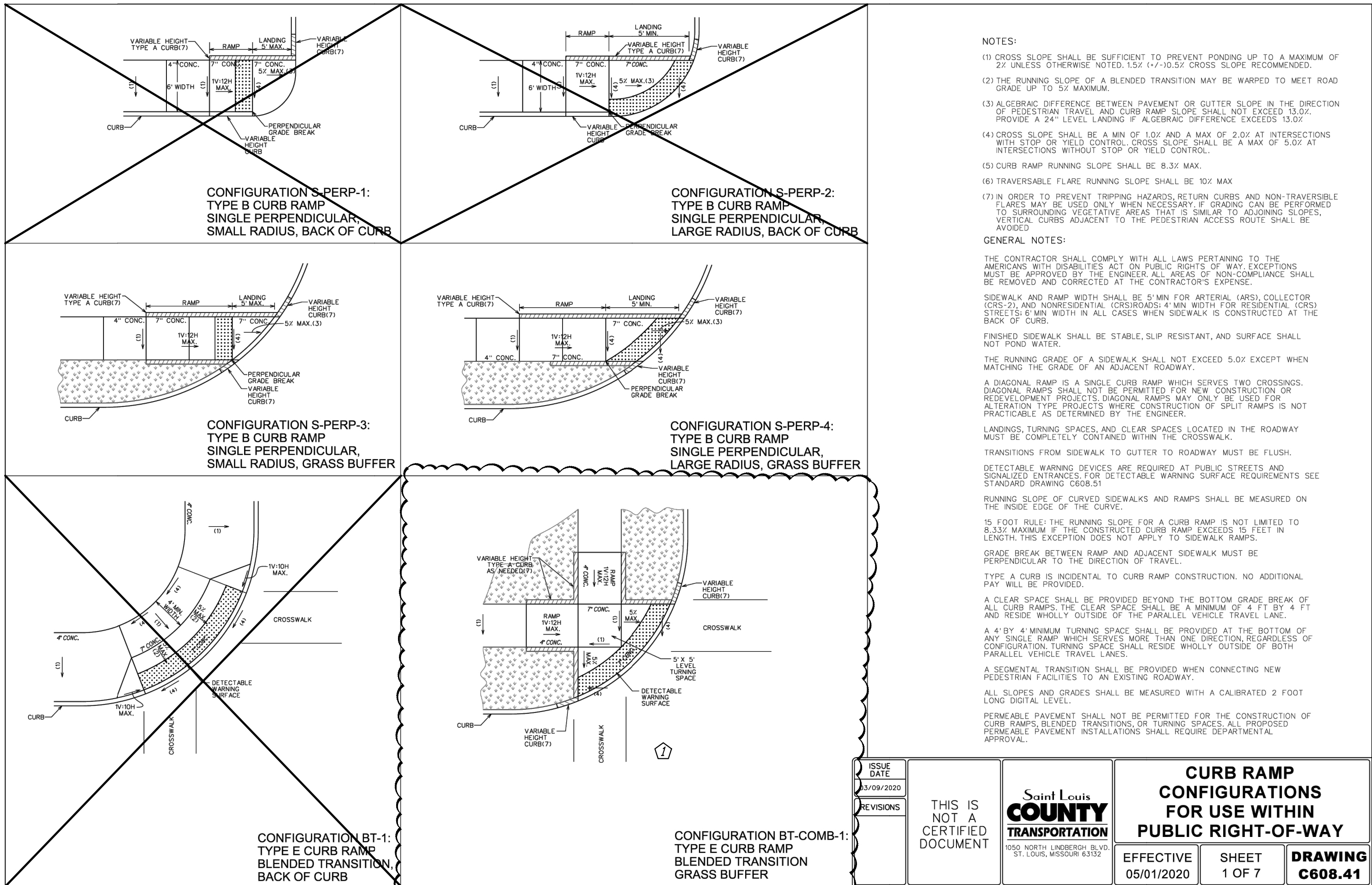
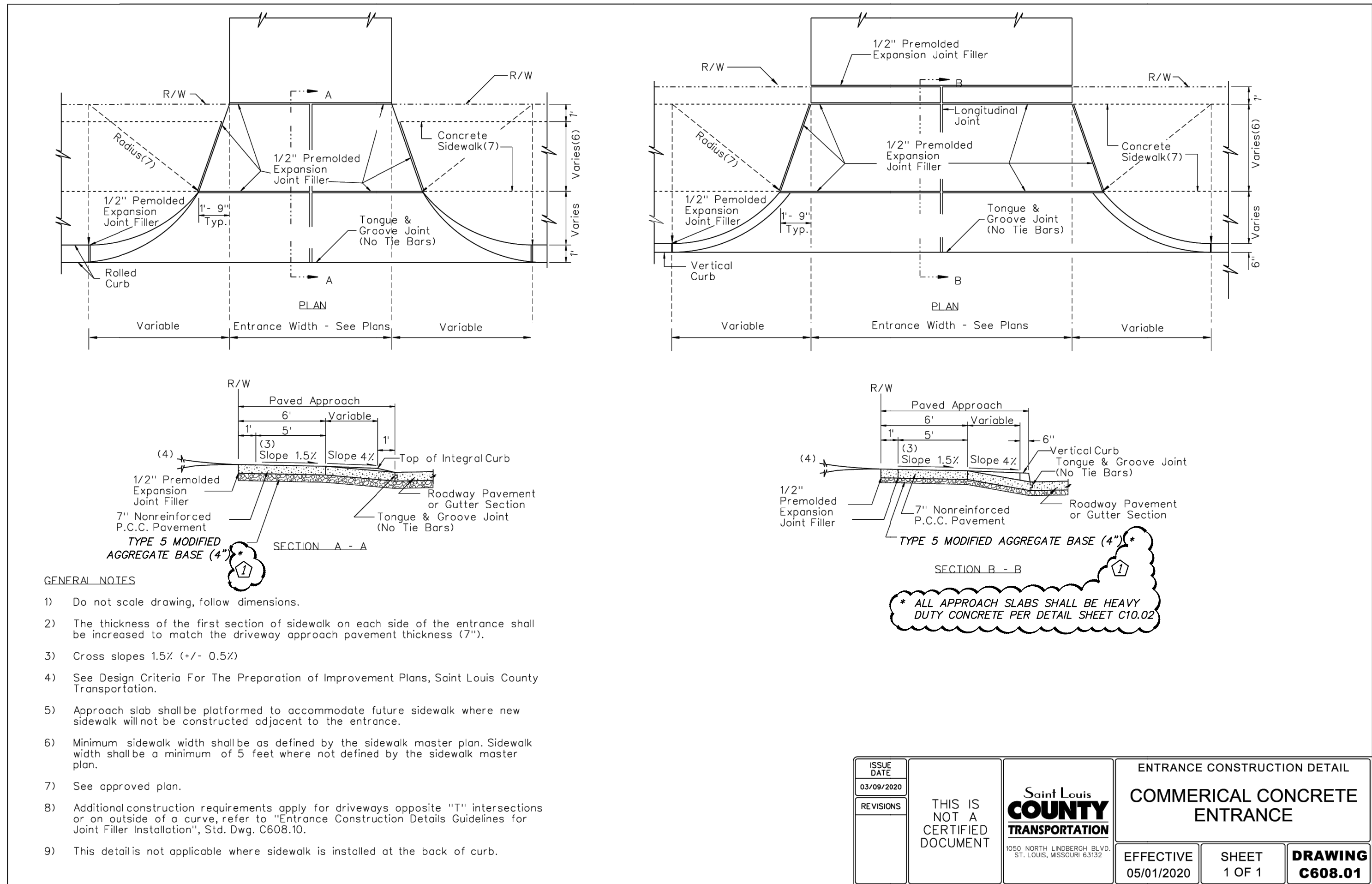
www.urbanracks.com | sales@urbanracks.com
+1-888-717-8881 | @urbanracks

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City of O'Fallon Standard Notes and Details - July 2019



MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



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PROFESSIONAL ENGINEER
PE-2007002811

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Date
JULY 7, 2025

Revised
SEPTEMBER 26, 2025

CITY COMMENTS

Design: JH Drawn: CGH

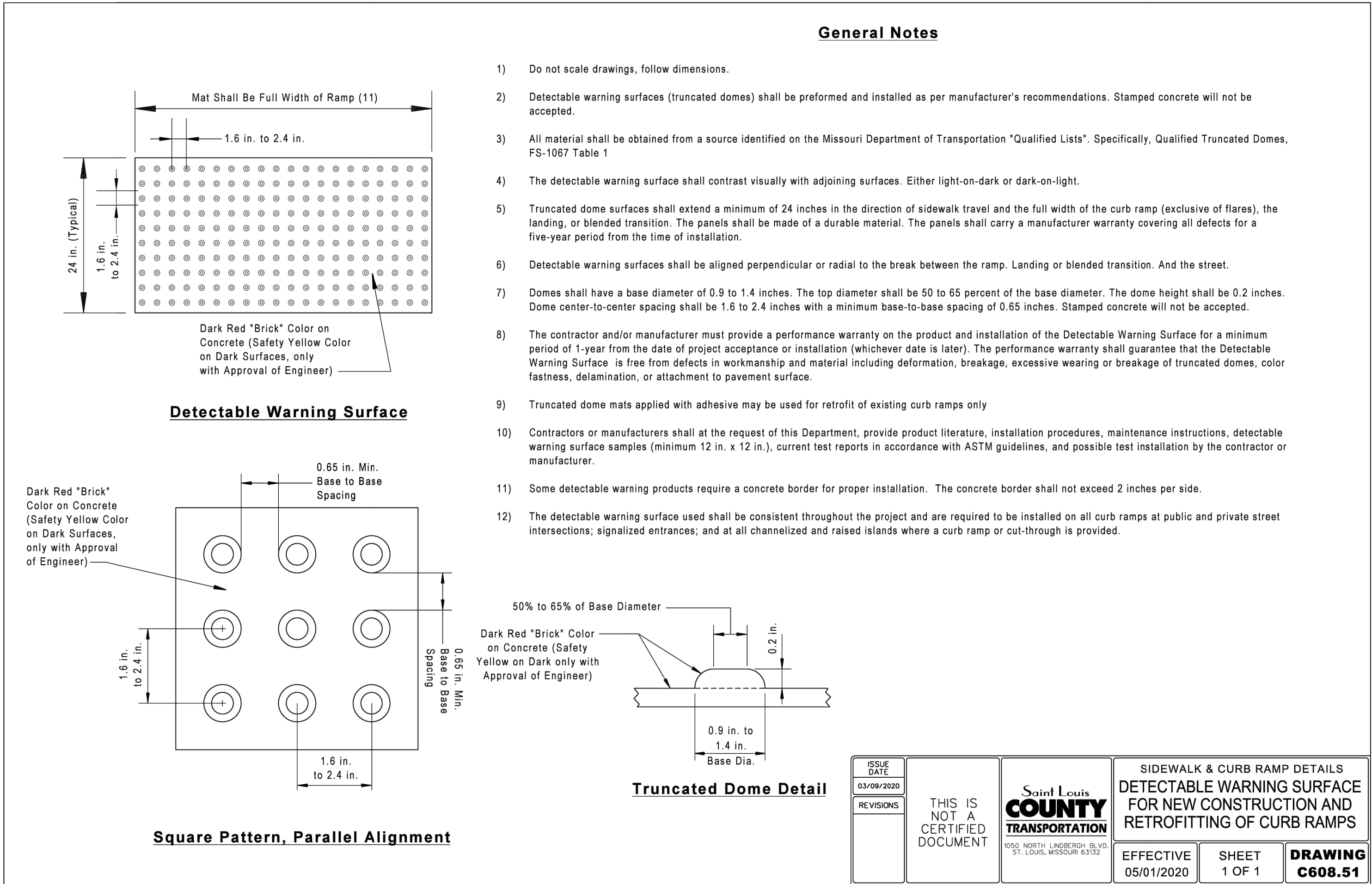
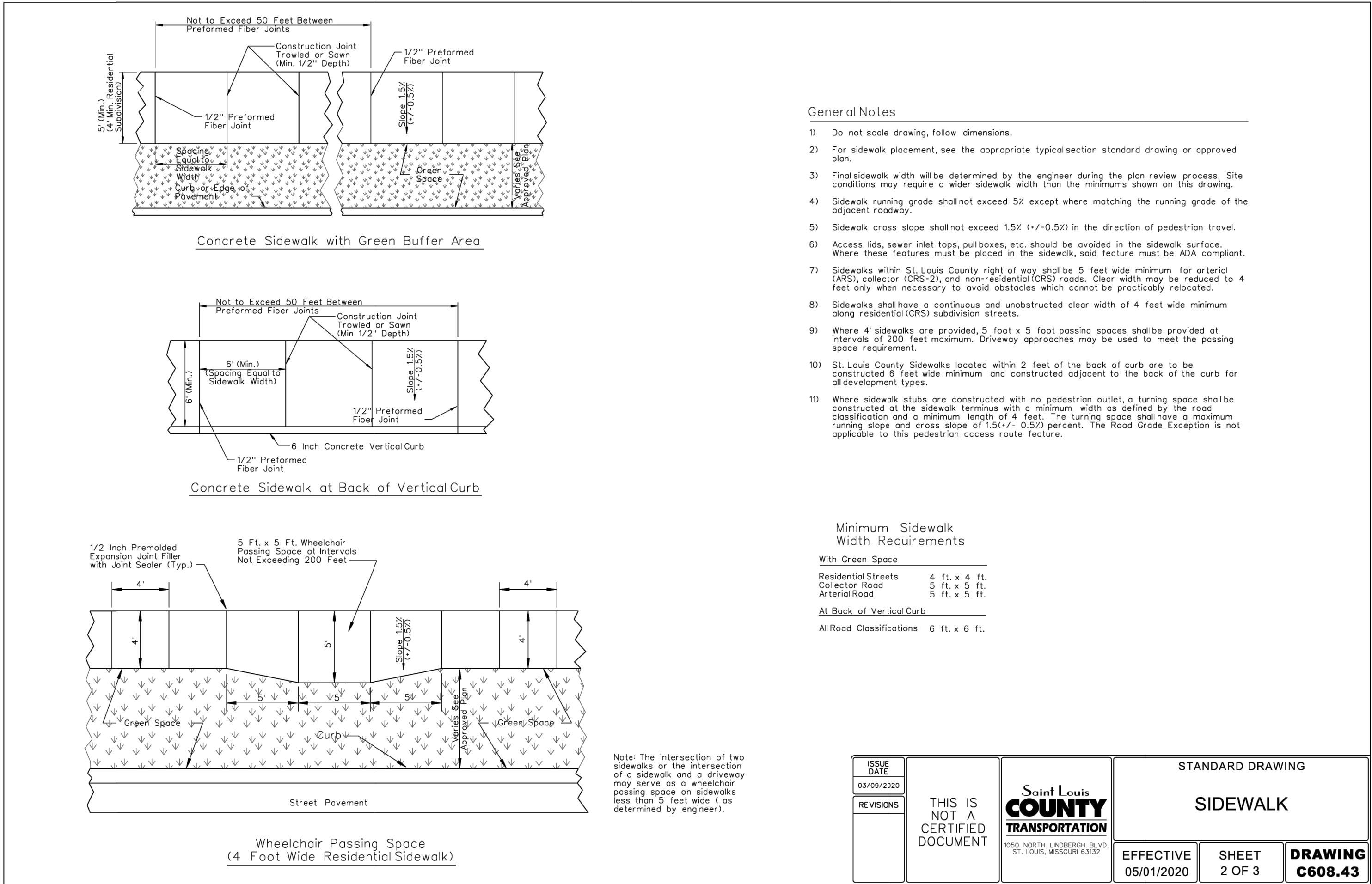
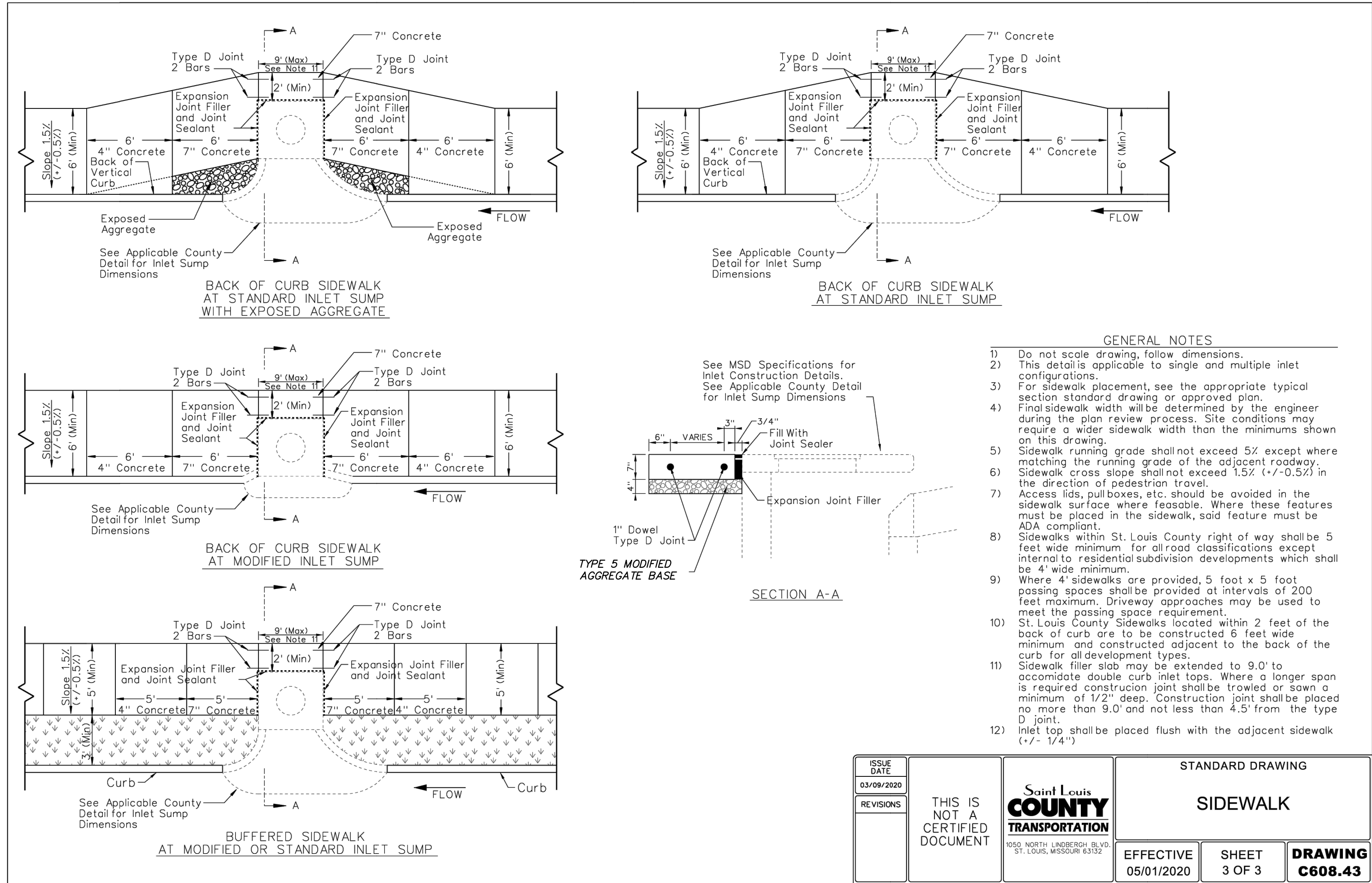
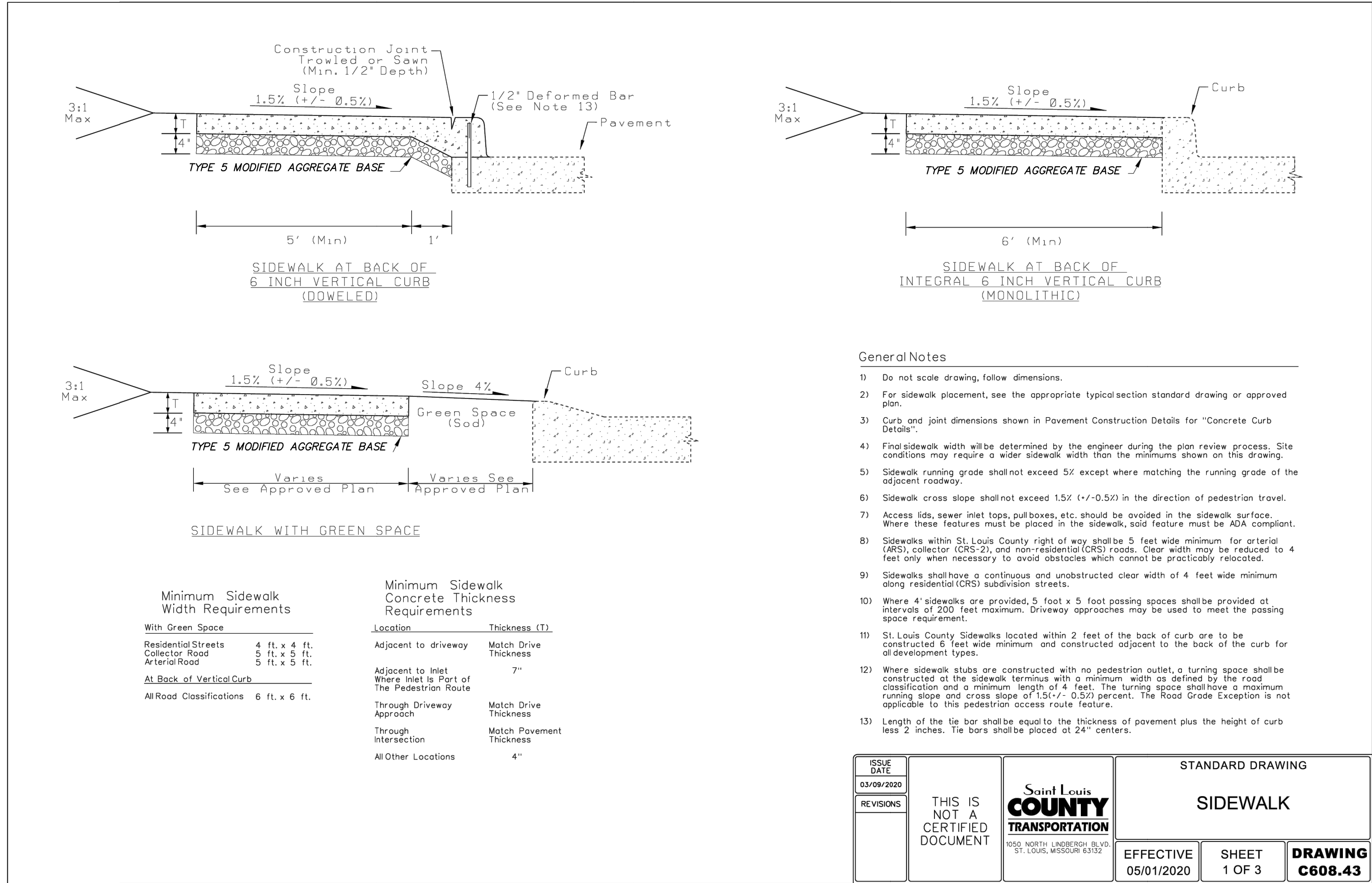
SITE DETAILS

Sheet

C10.03

ES&S PROJECT NO. 16553

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-IES-MEADOWOOD-III-STANDARD-DRAWING 9/26/2025

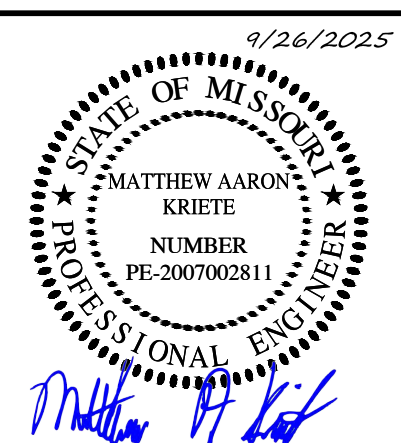




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MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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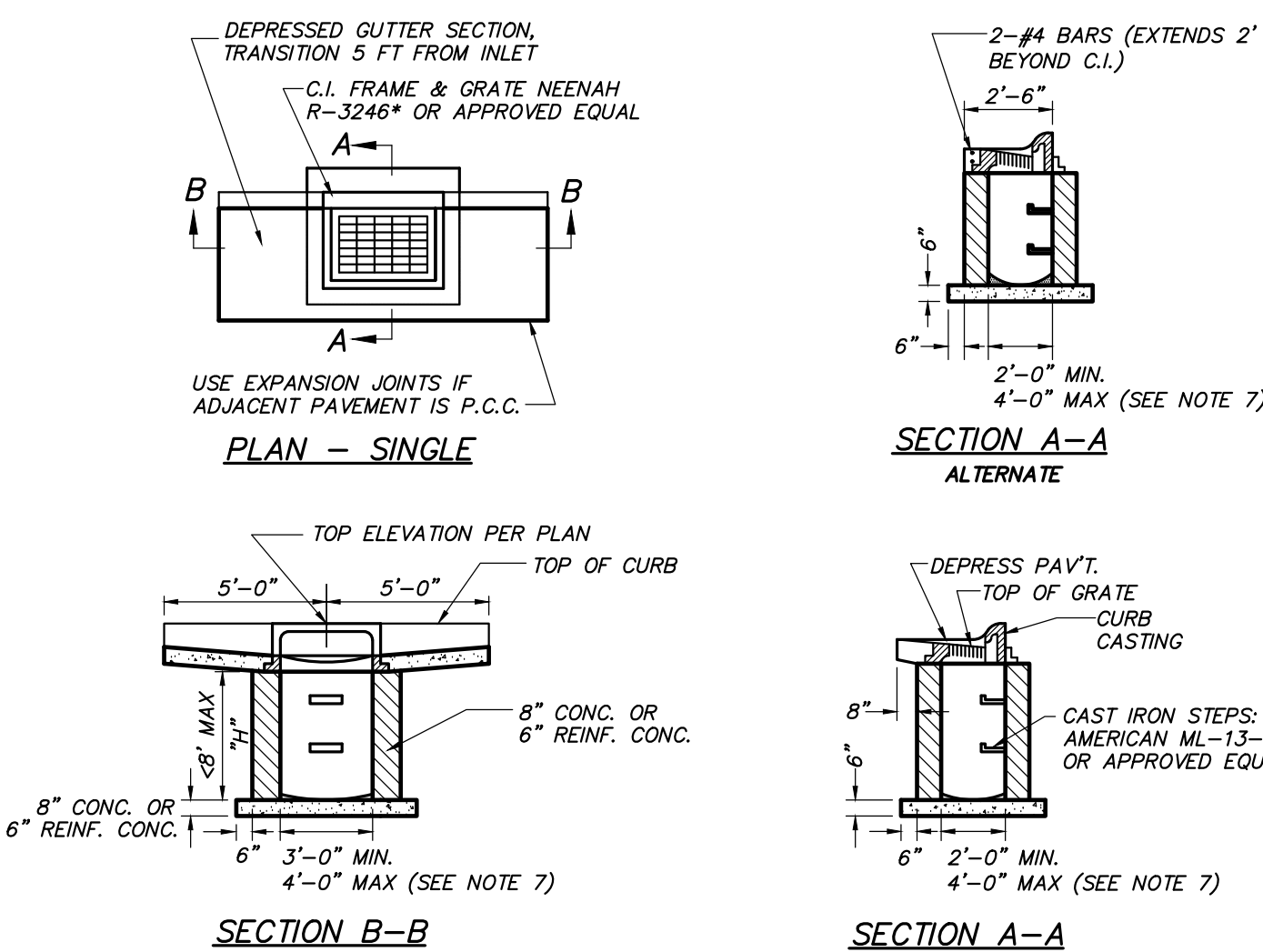
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STORM SEWER DETAILS

Sheet

C11.01

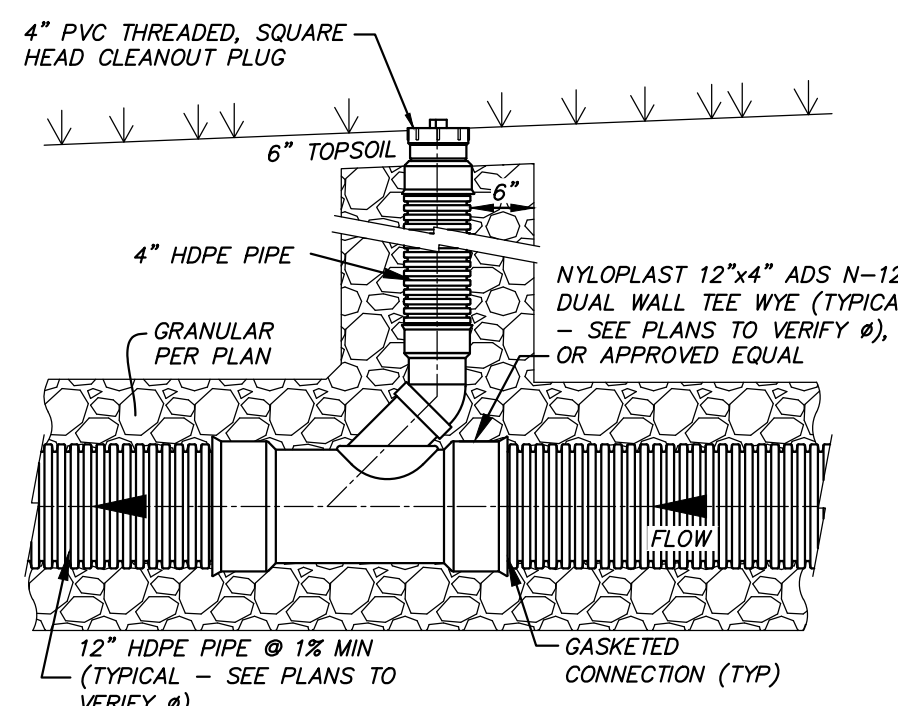
ES&S PROJECT NO. 16553



- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS WITH 6% AIR.
 2. INSTALL WEEP HOLES PER SEPARATE DETAIL.
 3. REINFORCED CONCRETE SHALL BE #4 BARS AT 12" CTRS. BOTH WAYS AND #4 BARS DIAGONAL AT PIPE OPENINGS FOR BOXES UP TO 4'-0" WIDTH AND <8" HEIGHT. SEE SEPARATE DETAIL FOR DIMENSIONS THAT EXCEED THESE MAXIMUMS.
 4. FORM ALL INVERTS FOR SMOOTH FLOW THRU STRUCTURE WITH NON SHRINK GROUT.
 5. STEPS NOT REQUIRED WHERE "H" IS LESS THAN 4" PLACE STEPS ON VACANT WALL WHEN POSSIBLE. STAGGER STEPS 2" FROM CENTERLINE OF FRAME AND GRATE. TOP STEP SHALL BE 24" BELOW GRATE. STEP SPACING SHALL BE 16" TO BOTTOM OF STRUCTURE.
 6. SUBSTITUTE NEENAH STANDARD GRATE WITH TYPE L GRATE WHEN INLET IS SET ON GRADE (NOT IN SUMP).
 7. FOR STRUCTURES LARGER THAN 3'x2' FOR SINGLE INLETS, OR 6'-2"x2' FOR DOUBLE INLETS, INSTALL REINFORCED CONCRETE TOP WITH 3'x2' OR 6'-2"x2' OPENING.
 8. FOR BOXES <4' WIDE AND <8" TALL TOP REINFORCEMENT SHALL BE #4 BARS @ 8" E.W. WITH #4 BARS DIAGONAL AT OPENING. BOXES >4' WIDE AND >8" TALL REINFORCEMENT SHALL BE PER SEPARATE DETAIL.
 9. TOP ELEVATION SHOWN ON THE PLAN SHALL BE THE CENTER OF THE CURB RETURN OF THE CASTING.
 10. SLOPE THE TOP TO MATCH ADJACENT GRADE, IF NOT LOCATED AT LOW POINT. MAINTAIN WATERTIGHTNESS.
 11. A 5/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENING OF ALL INLETS.

CURB INLET

NOT TO SCALE

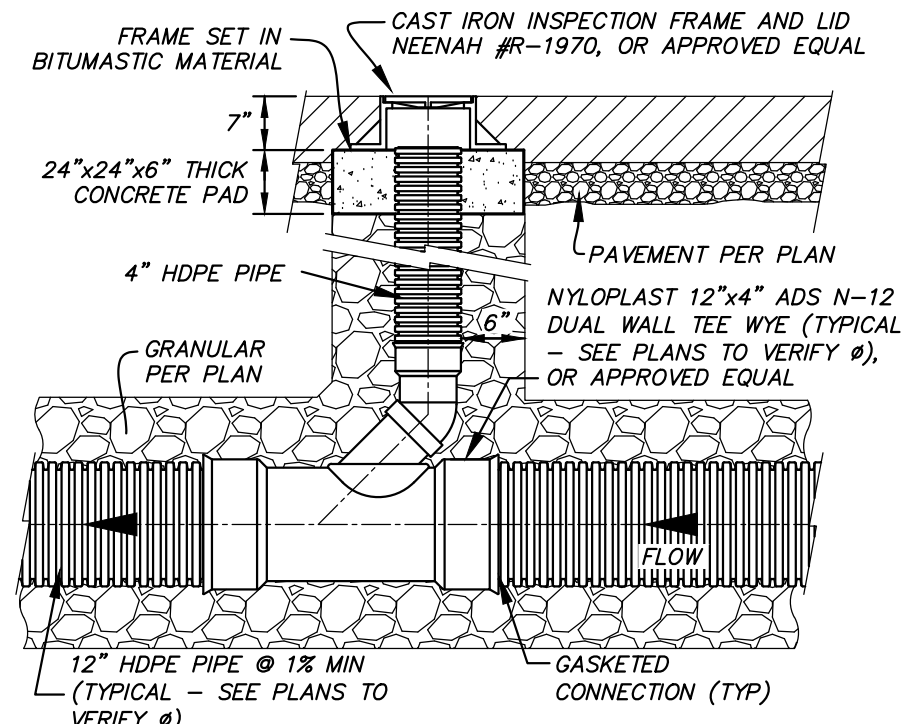


NON-TRAFFIC INSTALLATION

- NOTES:
1. SEE PLANS TO DETERMINE IF FITTINGS AND JOINTS ARE SOIL TIGHT (ST) OR WATER TIGHT (WT).
 2. INSTALL ALL PIPING PER SEPARATE DETAIL OR MANUFACTURER'S WRITTEN INSTRUCTIONS.
 3. THIS DETAIL IS FOR GENERAL LAYOUT PURPOSES ONLY. ADDITIONAL COUPLERS, GASKETS, FITTINGS, ETC. MAY BE NECESSARY PER MANUFACTURER'S REQUIREMENTS.
 4. CLEAN OUT PLUG SHALL BE SET FLUSH WITH FINISH GRADE.
 5. TWO WAY CLEANOUT CONSTRUCTION SHALL INCLUDE INSTALLATION OF TWO CLEANOUTS AS SHOWN WITHIN 5' OF EACH OTHER. TEE WYE'S INSTALLED IN OPPOSITE DIRECTIONS.
 6. SDR35 PVC PIPE MAY BE SUBSTITUTED FOR ANY HDPE PIPE UP TO 15" DIAMETER.

HDPE STORM SEWER CLEANOUT

NOT TO SCALE



TRAFFIC/PAVED INSTALLATION

- NOTES:
1. SEE PLANS TO DETERMINE IF FITTINGS AND JOINTS ARE SOIL TIGHT (ST) OR WATER TIGHT (WT).
 2. INSTALL ALL PIPING PER SEPARATE DETAIL OR MANUFACTURER'S WRITTEN INSTRUCTIONS.
 3. THIS DETAIL IS FOR GENERAL LAYOUT PURPOSES ONLY. ADDITIONAL COUPLERS, GASKETS, FITTINGS, ETC. MAY BE NECESSARY PER MANUFACTURER'S REQUIREMENTS.
 4. CAST IRON TOP SHALL BE SET FLUSH WITH FINISH GRADE.
 5. CONCRETE SHALL BE 4,000 PSI MIX, MINIMUM.
 6. TWO WAY CLEANOUT CONSTRUCTION SHALL INCLUDE INSTALLATION OF TWO CLEANOUTS AS SHOWN WITHIN 5' OF EACH OTHER. TEE WYE'S INSTALLED IN OPPOSITE DIRECTIONS.
 7. SDR35 PVC PIPE MAY BE SUBSTITUTED FOR ANY HDPE PIPE UP TO 15" DIAMETER.

TABLE II MINIMUM COVER FOR CONSTRUCTION LOADS				
PIPE DIA. (IN.)	MINIMUM COVER (FT) FOR INDICATED AXLE LOADS (THOUSANDS OF POUNDS)			
	18-50	50-75	75-110	110-150
12-36	2.0	2.5	3.0	3.0
42-48	3.0	3.0	3.5	4.0

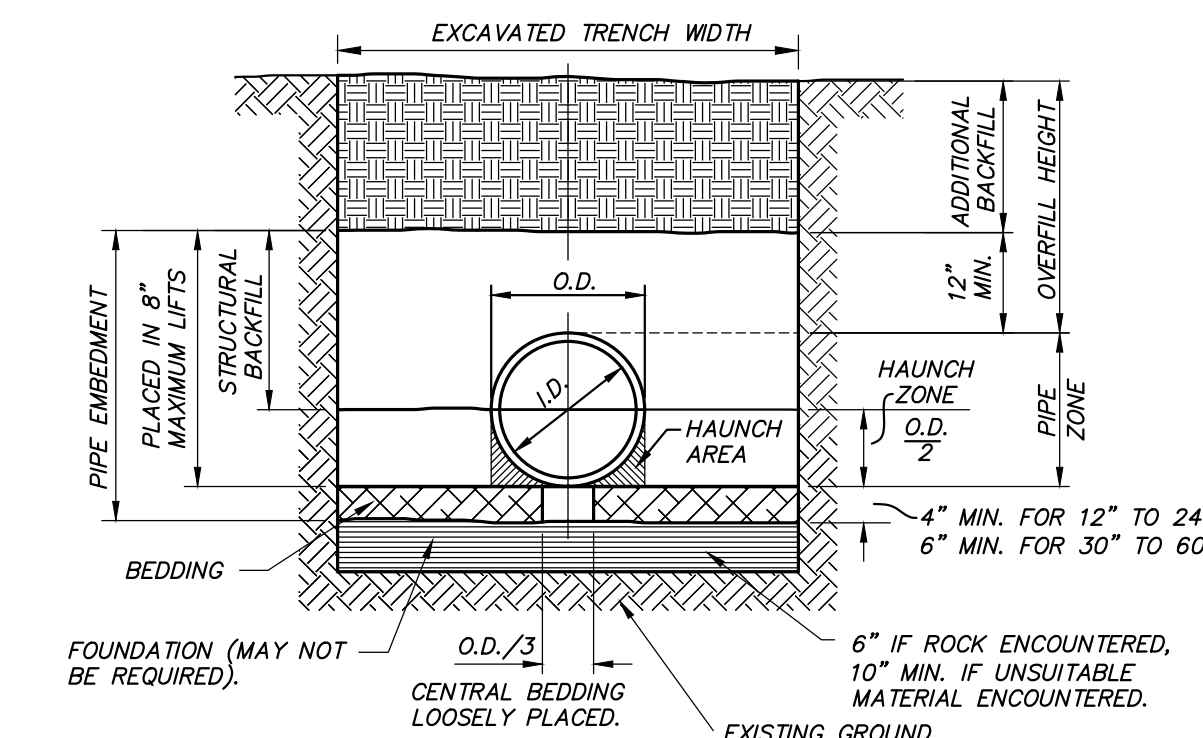
THE CONTRACTOR SHALL PROVIDE MINIMUM COVER PLUS ANY ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. IN UNPAVED SITUATIONS, THE SURFACE MUST BE MAINTAINED TO A LEVEL AND NON-RUTTED CONDITION.

LEGEND

I.D. = NORMAL INSIDE DIAMETER OF PIPE.
O.D. = OUTSIDE DIAMETER OF PIPE.
H = TILL COVER HEIGHT OVER PIPE (FEET).
MIN. = MINIMUM
MAX. = MAXIMUM
= UNDISTURBED SOIL

CONSTRUCTION SEQUENCE:

1. PLACE BEDDING MATERIAL TO GRADE.
2. COMPACT BEDDING OUTSIDE THE MIDDLE THIRD OF THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE SPRINGLINE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



TYPICAL TRENCH DETAIL

BACKFILL NOTES:

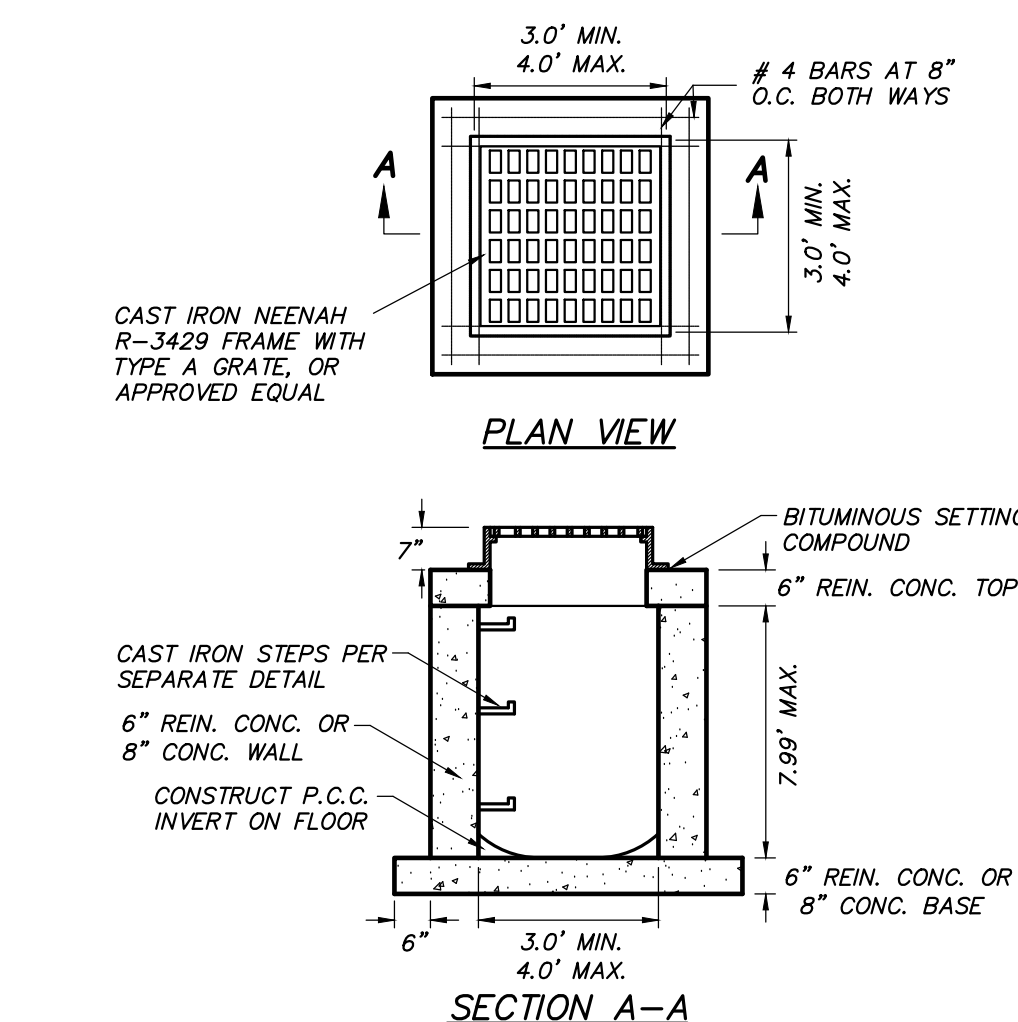
1. BEDDING, HAUNCH, AND STRUCTURAL BACKFILL SHALL BE IN CONFORMANCE WITH AASHTO M145 A1 OR A-3 COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D698.
2. ALL PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ASTM D3231 LATEST ADDITION.
3. HAUNCH, STRUCTURAL, AND ADDITIONAL BACKFILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D698.

TABLE I CORRUGATED HDPE AND POLYVINYL CHLORIDE CIRCULAR PIPE											
SPECIFIED DIA OF PIPE (IN.)	MIN OVERFILL HEIGHT (FT)	HDPE MAX OVERFILL HEIGHT* (FT)	POLYVINYL CHLORIDE MAX OVERFILL HEIGHT* (FT)		ADS N-12, N-12 ST, AND N-12 WT PIPE						
			SDR 35#	SDR 26#	VIRGIN RESIN (AASHTO M294) OVERFILL HEIGHT* (FT)	ENGINEERED COMPOUND (RECYCLED, ASTM F2648) OVERFILL HEIGHT* (FT)	CLASS 1**	CLASS 2**	CLASS 3**	CLASS 1**	CLASS 2**
12	2	26	15	30	43	29	21	27	19	12	34
15	2	28	15	30	45	30	22	27	20	13	39
18	2	24	15	30	40	27	19	25	18	11	44
24	2	20	15	30	36	25	17	22	16	12	55
30	2.5	17	N/A	N/A	29	21	15	16	12	6	67
36	2.5	19	N/A	N/A	34	23	16	21	15	10	76
42	2.5	19	N/A	N/A	31	23	16	17	13	7	84
48	2.5	17	N/A	N/A	30	20	14	18	13	10	95
54	2.5	9	N/A	N/A	33	22	15	N/A	N/A	N/A	104
60	2.5	9	N/A	N/A	33	22	15	20	15	10	113

TABLE ASSUMES STANDARD PROCTOR DENSITY OF 95%
* MAXIMUM OVERFILL MEASURED FROM THE TOP OF PIPE TO SURFACE
** CLASS 1 - CRUSHED ROCK, ANGULAR; AASHTO M43 - 5, 6, 56, 57, 67
** CLASS 2 - CLEAN, COURSE GRAINED SOILS TO BORDERLINE CLEAN FINES; AASHTO M43 - 5, 6, 56, 57, 67; AASHTO M145 - A1, A3
** CLASS 3 - COURSE GRAINED SOILS WITH FINES AND INORGANIC FINE-GRAINED SOILS; AASHTO M43 - GRAVEL AND SAND WITH <10% FINES; AASHTO M145 - A-2-4, A-2-5, A-2-6, A-4, OR A-6 WITH >30% RETAINED ON #200 SIEVE
** REFER TO CURRENT ADS INC. DRAINAGE HANDBOOK FOR A COMPLETE LISTING OF SUITABLE MATERIALS
PER ASTM D-3034 FOR PIPE UP TO 15" AND ASTM F679 OVER 15"

EMBEDMENT OF PLASTIC STORM SEWER PIPE

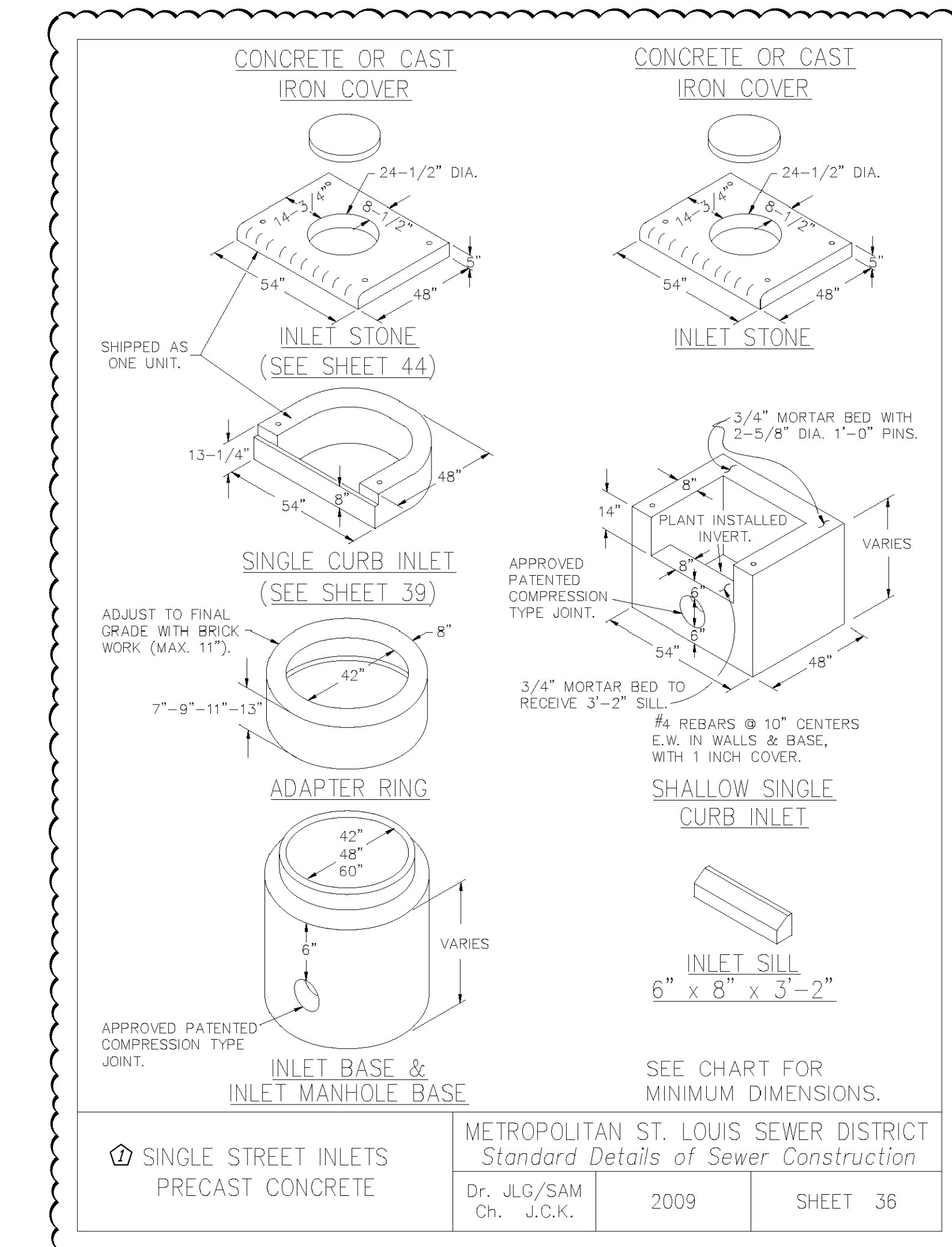
NOT TO SCALE



AREA INLET

NOT TO SCALE

- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS WITH 6% AIR.
 2. REINFORCING STEEL SHALL BE GRADE 60.
 3. INSTALL WEEP HOLES IN STRUCTURE PER SEPARATE DETAIL.
 4. REINFORCED CONCRETE SHALL BE #4 BARS AT 12" CTRS. BOTH WAYS AND #4 BARS DIAGONAL AT PIPE OPENINGS.
 5. FORM ALL INVERTS FOR SMOOTH FLOW THRU STRUCTURE.
 6. SEE SEPARATE DETAIL FOR CONCRETE BOX DESIGN FOR DIMENSIONS THAT EXCEED THE MAXIMUMS LISTED HERE.



SINGLE STREET INLETS
PRECAST CONCRETE

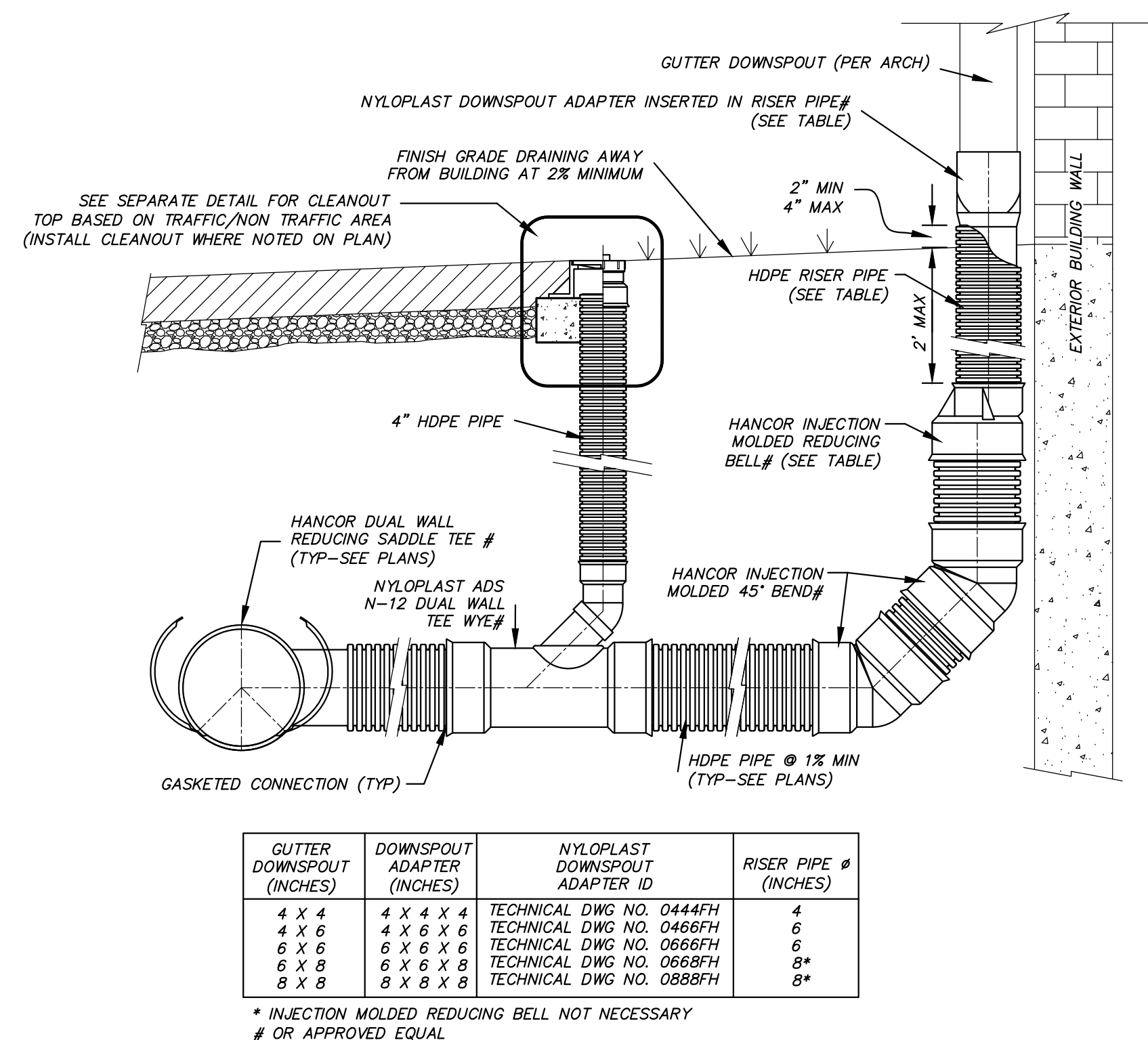
METROPOLITAN ST. LOUIS SEWER DISTRICT

Standard Details of Sewer Construction

Dr. JLG/SAM
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2009

SHEET 36



GUTTER DOWNSPOUT (INCHES)	DOWNSPOUT ADAPTER (INCHES)	NYLOPLAST DOWNSPOUT ADAPTER ID	RISER PIPE Ø (INCHES)
4 x 4	4 x 4 x 4	TECHNICAL DWG NO. 0444FH	4
4 x 6	4 x 6 x 6	TECHNICAL DWG NO. 0466FH	6
6 x 6	6 x 6 x 6	TECHNICAL DWG NO. 0666FH	6
6 x 8	6 x 8 x 8	TECHNICAL DWG NO. 0668FH	8*
8 x 8	8 x 8 x 8	TECHNICAL DWG NO. 0888FH	8*

* INJECTION MOLDED REDUCING BELL NOT NECESSARY
OR APPROVED EQUAL

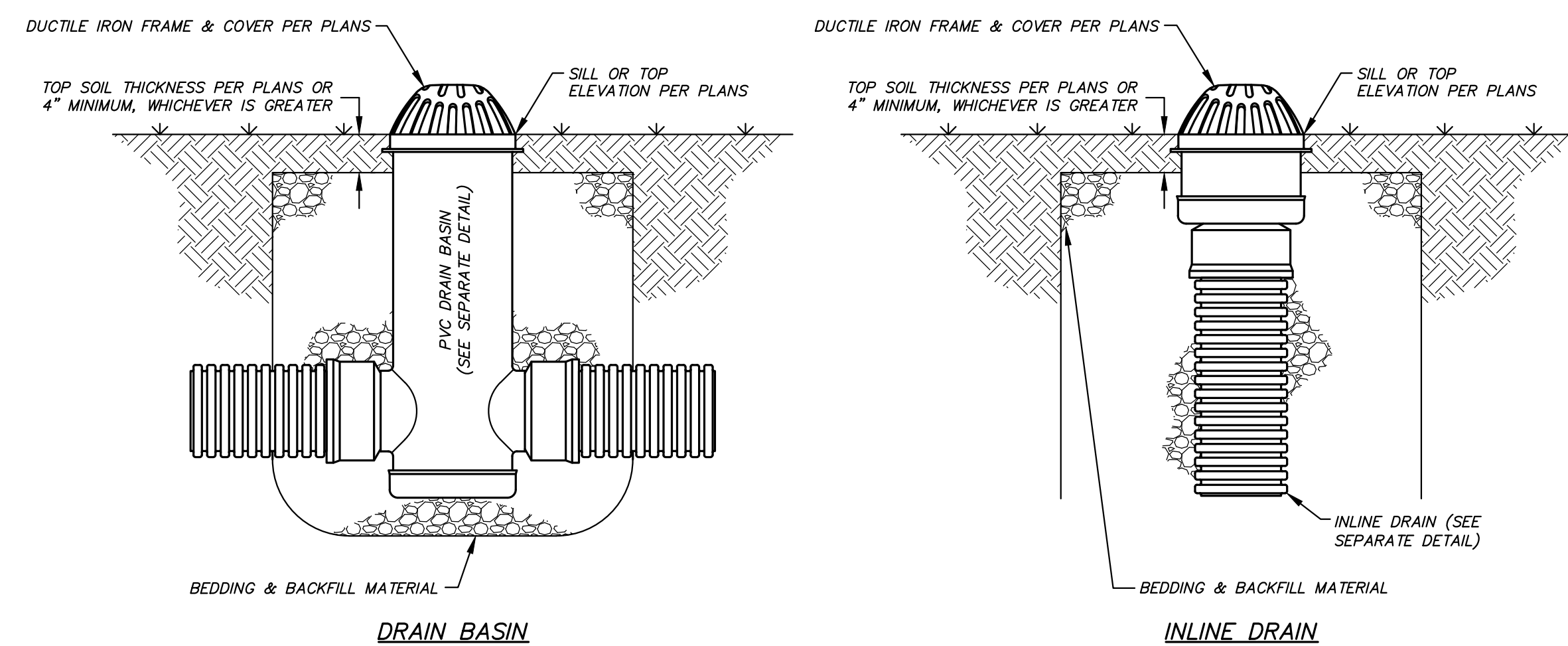
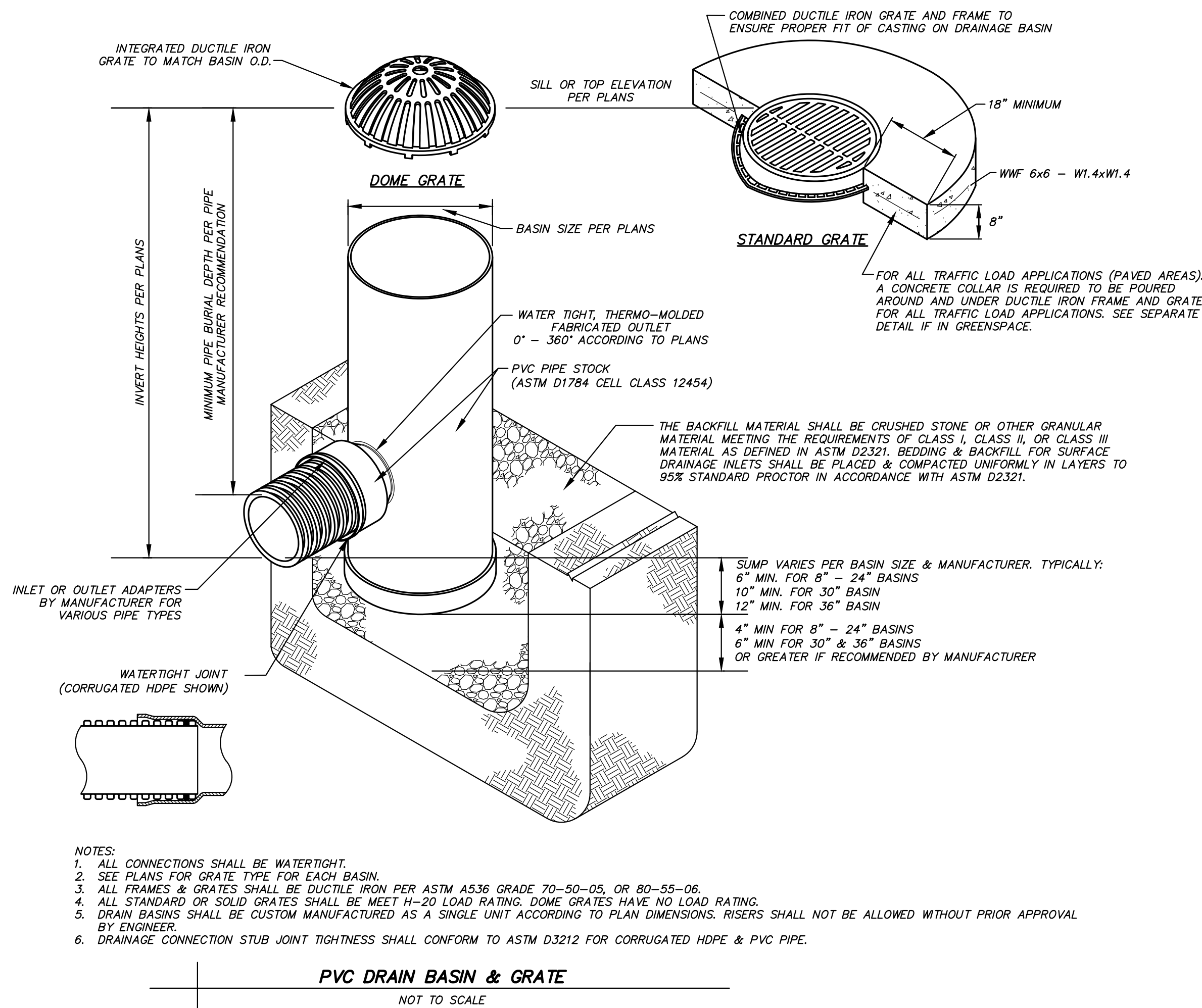
NOTES:

1. SEE PLANS TO DETERMINE IF FITTINGS AND JOINTS ARE SOIL TIGHT (ST) OR WATER TIGHT (WT).
2. INSTALL ALL PIPING PER SEPARATE DETAIL OR MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. THIS DETAIL IS FOR GENERAL LAYOUT PURPOSES ONLY. ADDITIONAL COUPLERS, GASKETS, FITTINGS, ETC. MAY BE NECESSARY PER MANUFACTURER'S REQUIREMENTS.
4. IF GUTTER DOWNSPOUT SIZE EXCEEDS THE LARGEST AVAILABLE HANCOR DOWNSPOUT ADAPTER, THE HDPE PIPE SIZE SHALL BE INCREASED TO ACCOMMODATE THE DOWNSPOUT ADAPTER. THE DOWNSPOUT ADAPTER SHALL BE REPLACED WITH AN HDPE END CAP PREFABRICATED OR CUT TO FIT THE DOWNSPOUT GUTTER AND UPSIZED HDPE PIPE. CAP/PIPE SHALL BE INSTALLED SO CAP IS 2" ABOVE FINISHED GRADE, MINIMUM.
5. SDR35 PVC PIPE MAY BE SUBSTITUTED FOR ANY HDPE PIPE AND/OR FITTING UP TO 15" IN DIAMETER.

GUTTER DOWNSPOUT CONNECTION

NOT TO SCALE

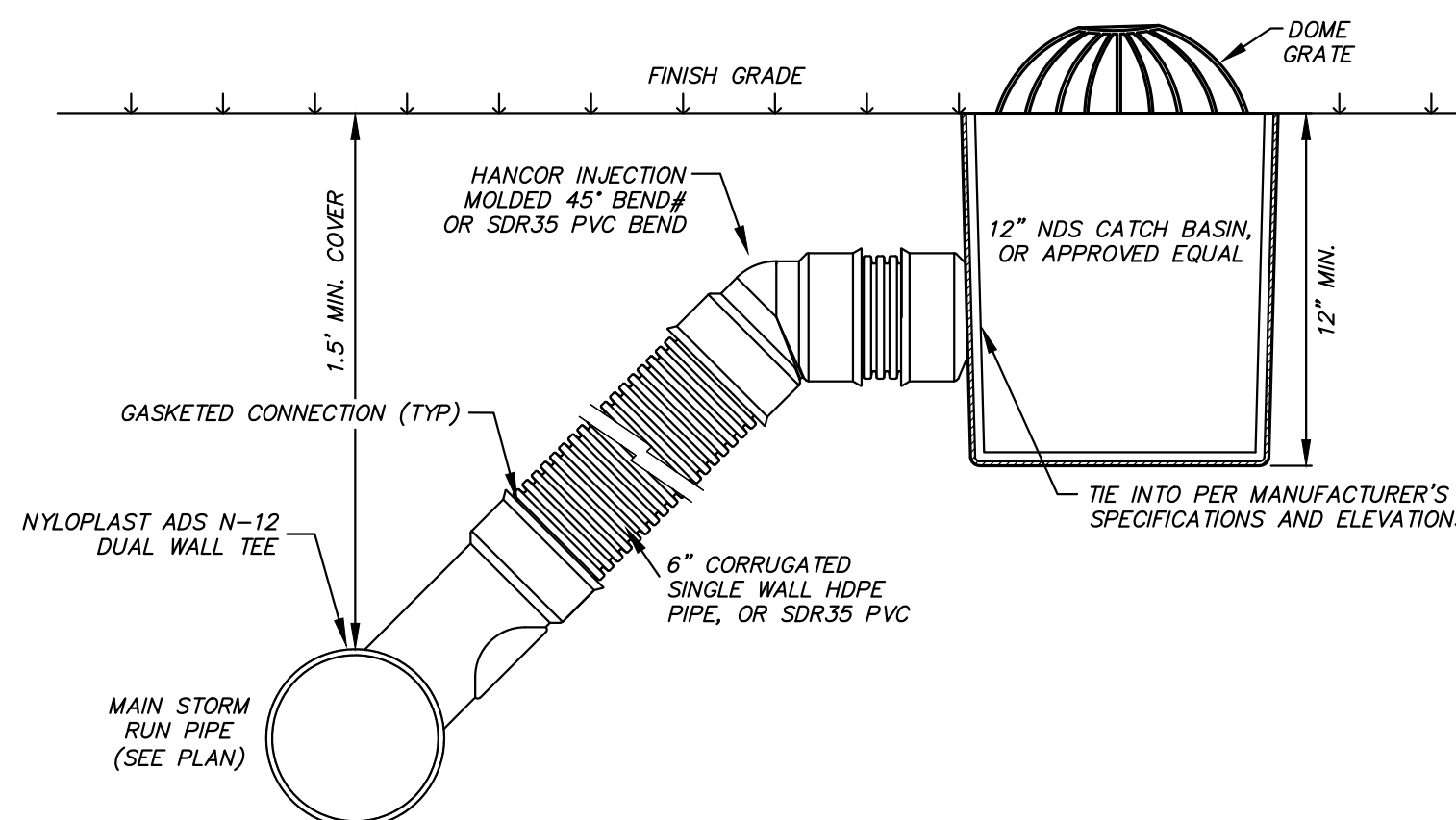
1192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-IES-MEADOWOOD-III-SITE\PLAN\CAO\16553 COVER & DETAILS.DWG 9/28/2025



NOTES:
1. THE BEDDING & BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. ALL BEDDING & BACKFILL SHALL BE PLACED & COMPACTED UNIFORMLY IN LIFTS TO 95% STANDARD PROCTOR IN ACCORDANCE WITH ASTM D2321.

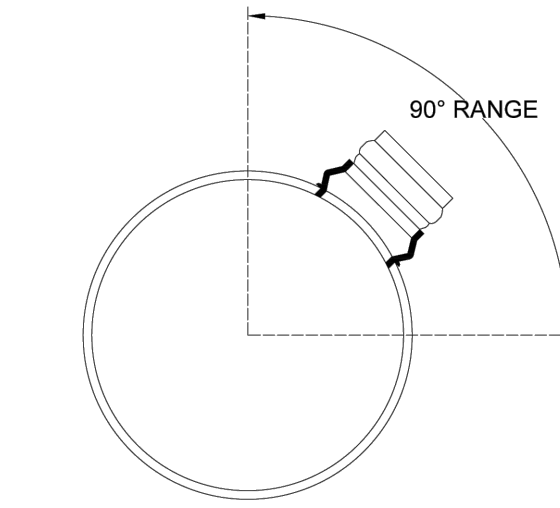
PVC BASIN/DRAIN INSTALLATION FOR NON-TRAFFIC/GREENSPACE AREAS ONLY

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INSERTA TEE® INTO CONCRETE PIPE APPLICATIONS

INSERTA TEE INTO CIRCULAR CONCRETE PIPE



For circular pipe, installation angle of Inserta Tee can range anywhere between 0° and 90°, with typical installations at a 45° angle as seen in detail above.

LATERAL SIZING FROM 2" THROUGH 24" (REFERENCE STD-1104 THROUGH STD-1110 FOR HUB TYPES).
INSERTA TEE FITTING SHALL BE INSTALLED USING THE RECOMMENDED INSERTA TEE HOLE SAW. REFERENCE STD-1102 FOR MORE INFORMATION.

NOTE: FOR INSTALLATION INSTRUCTIONS, REFER TO DETAIL STD-1100. FOR PROTRUSION INFORMATION, REFER TO DETAIL STD-1101. FOR HOLE SAW INFORMATION, REFER TO DETAIL STD-1102.

ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC TO THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

INSERTA TEE INTO CONCRETE PIPE APPLICATIONS

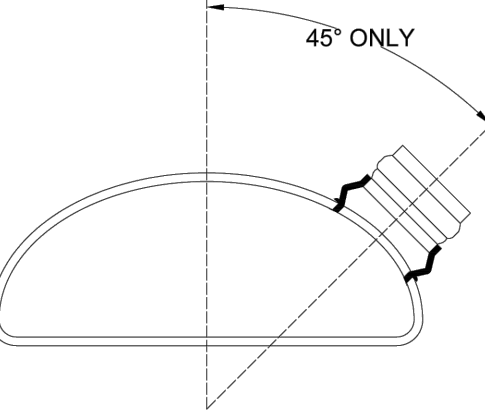
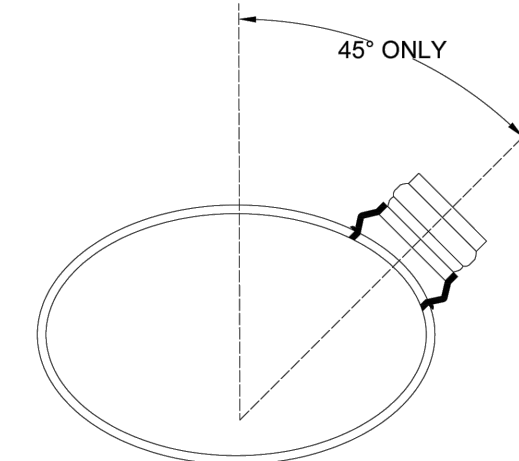
DRAWING NUMBER STD-1114



4840 TRUENAM BLVD
HILLIARD, OH 43026

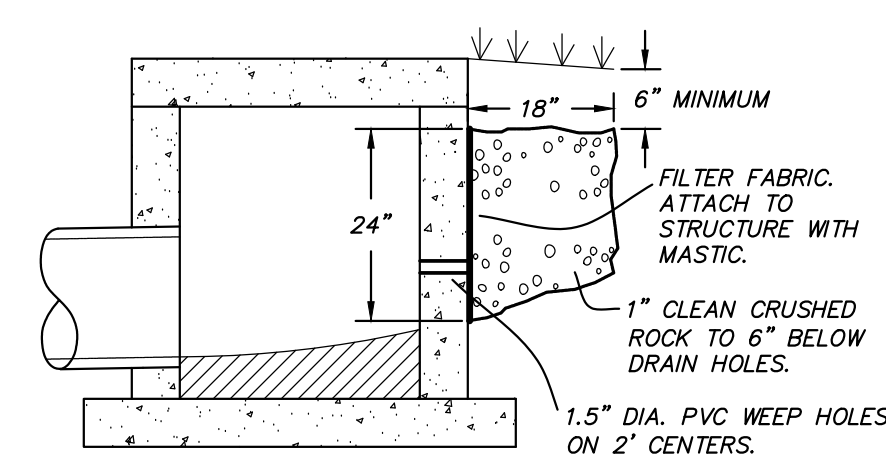
DESIGN BY HAAK
DATE 07/19/23
REV'D ENG
REV'D NTS
REV'D

INSERTA TEE INTO ELLIPTICAL CONCRETE PIPE

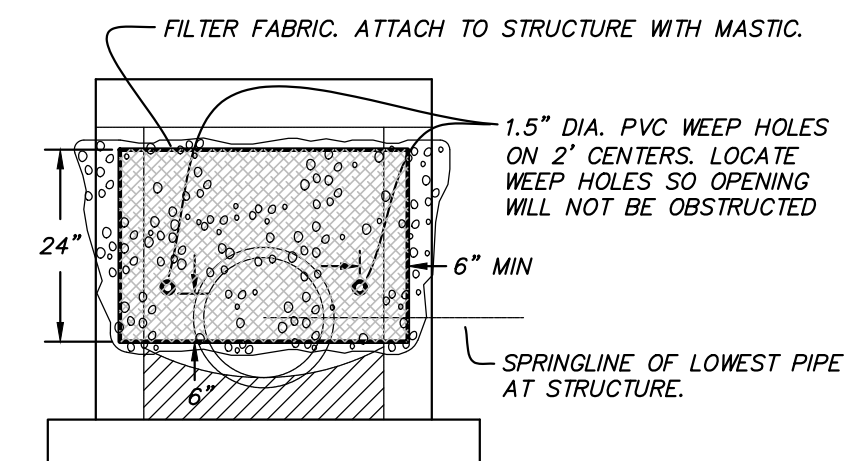


INSERTA TEE INTO ARCHED CONCRETE PIPE

For elliptical and arched pipe, installation angle must be at 45° as seen in details above.



CROSS SECTION

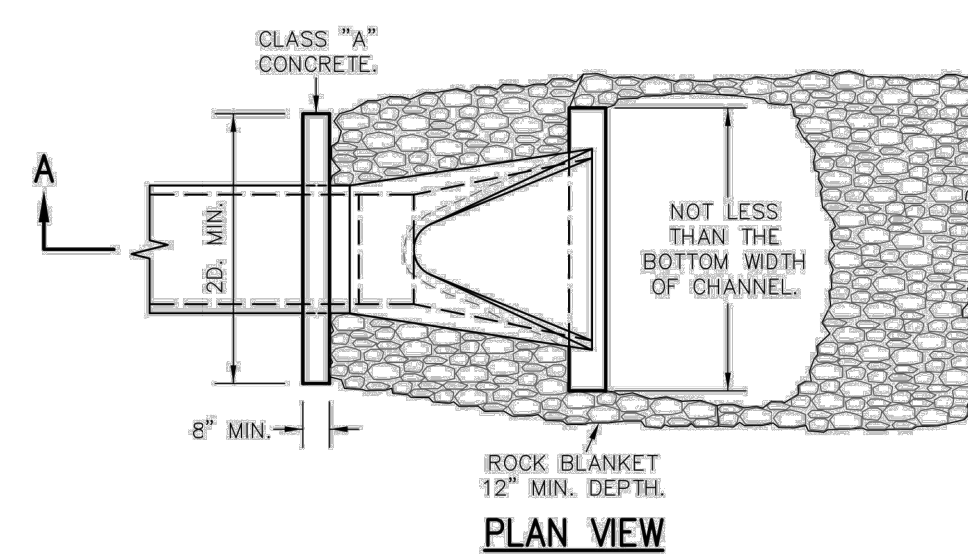


ELEVATION

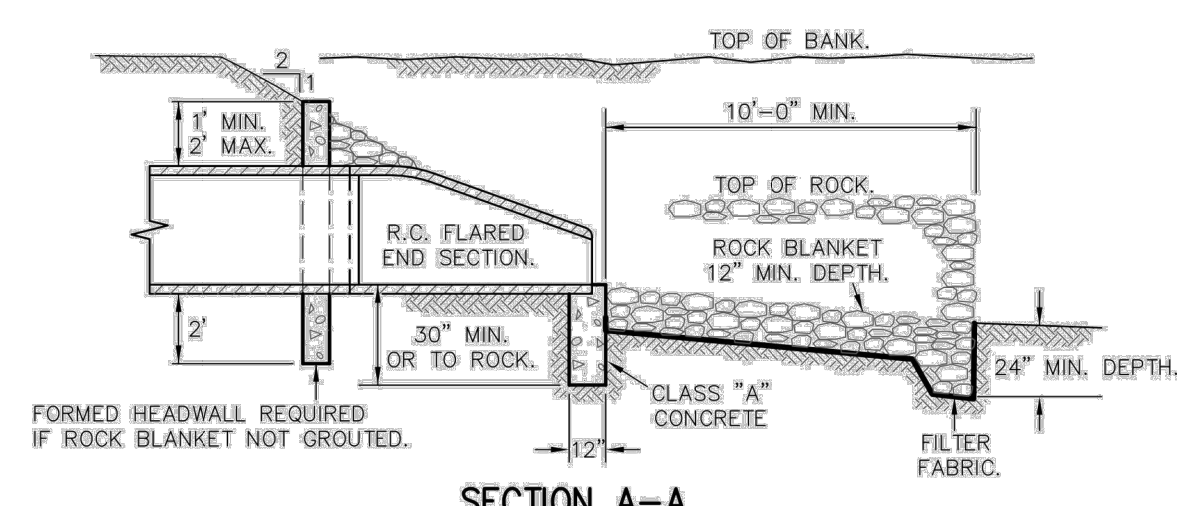
NOTES:
1. PLACE WEEP HOLES ON UPSTREAM FACE OF ALL STRUCTURES AND ALSO ON PAVEMENT FACE OF CURB INLET STRUCTURES.
2. WEEP HOLE FILTER FABRIC SHALL CONSIST OF A NON WOVEN, POLYPROPYLENE TYPE FABRIC SUCH AS: TENCATE MIRAFI 180N, GEOTEX 801, OR APPROVED EQUAL.

WEEP HOLES FOR CONCRETE STORM SEWER STRUCTURES

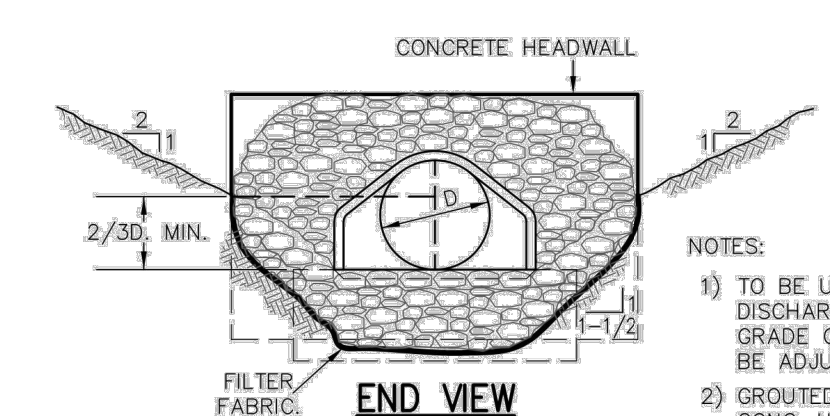
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PLAN VIEW



SECTION A-A



END VIEW

NOTES:
1) TO BE USED AT INTAKE AND DISCHARGE END OF PIPE. GRADE OF ROCK BLANKET TO BE ADJUSTED ACCORDINGLY.
2) GROUDED ROCK BLANKET OR CONC. HEADWALL REQUIRED.

FLARED END SECTION

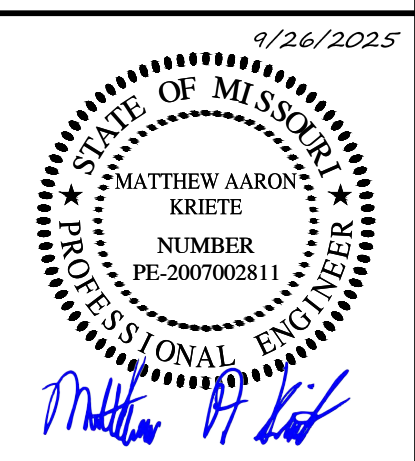
METROPOLITAN ST. LOUIS SEWER DISTRICT Standard Details of Sewer Construction

Dr. WSH/SAM
Ch. J.C.K.

2009

SHEET 61

**MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI**



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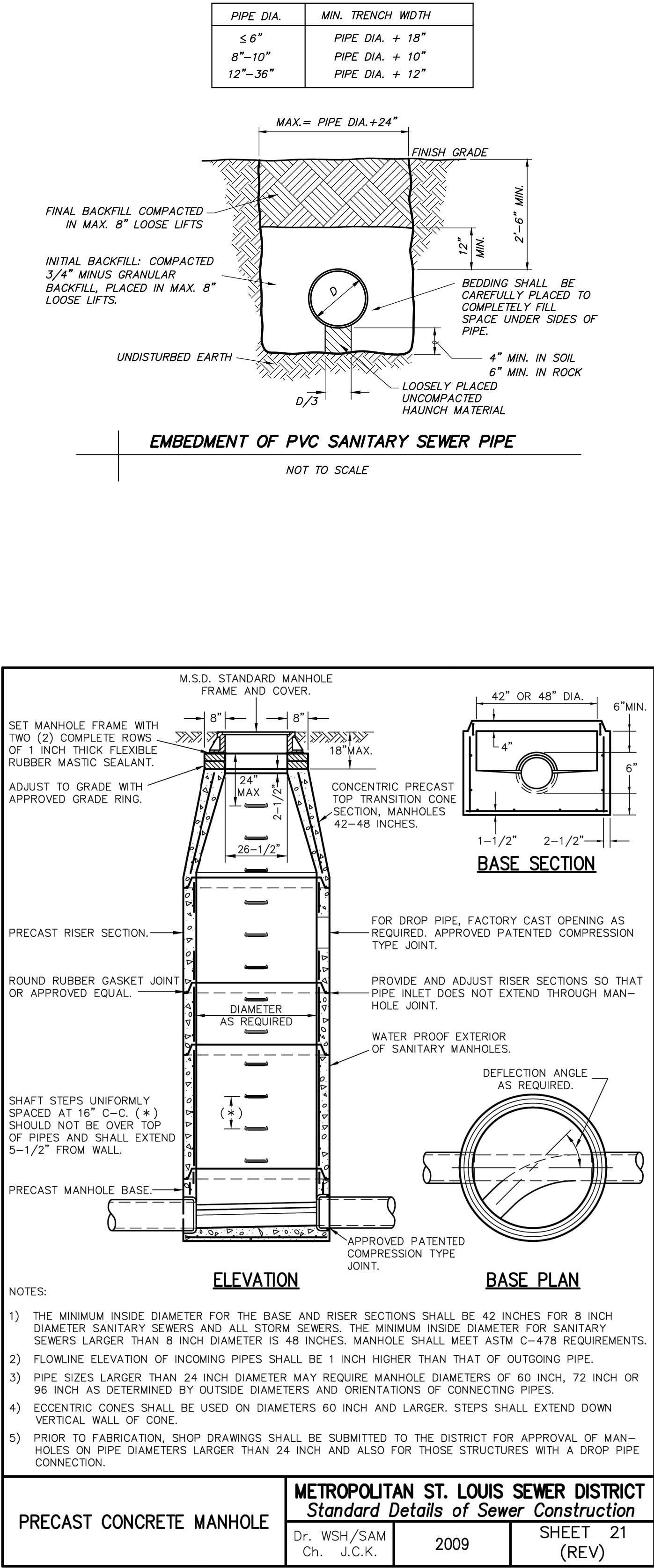
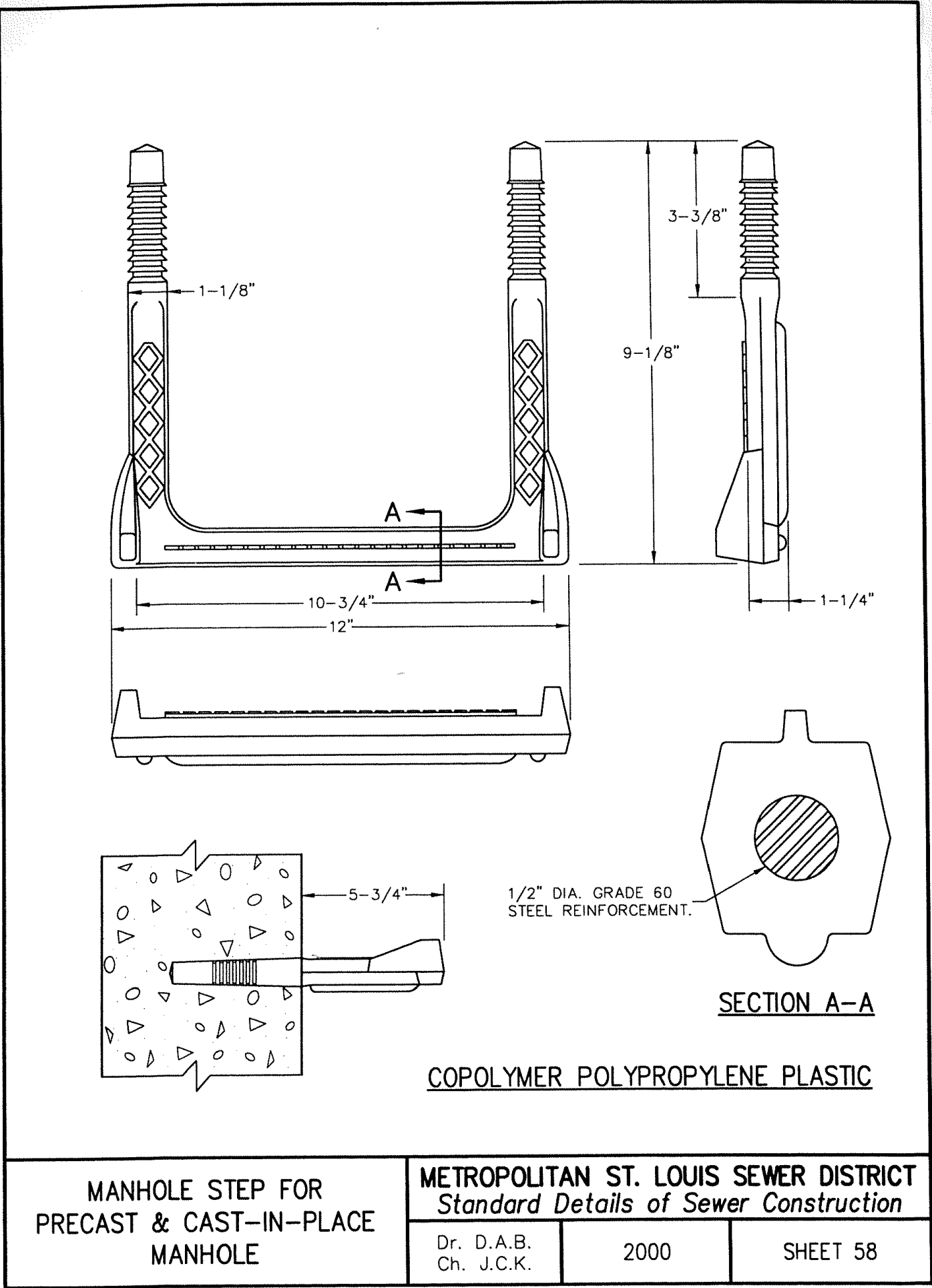
STORM SEWER DETAILS

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ES&S PROJECT NO. 16553

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MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

7/7/2025
STATE OF MISSOURI
MATTHEW AARON KRIETE
PROFESSIONAL ENGINEER
NUMBER PE-2007002811
Matthew A. Kriete

MATTHEW A. KRIETE
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Date
JULY 7, 2025

Revised

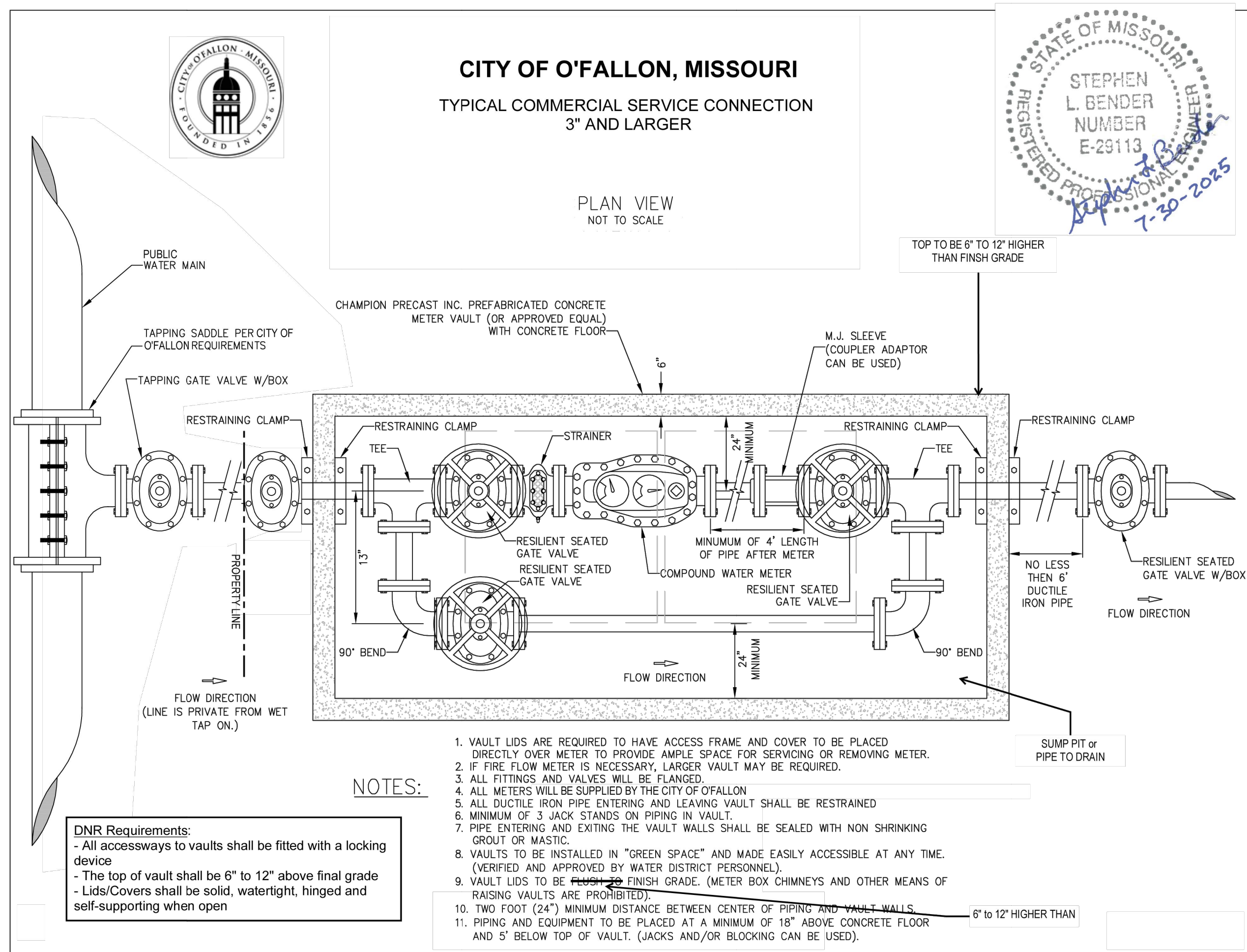
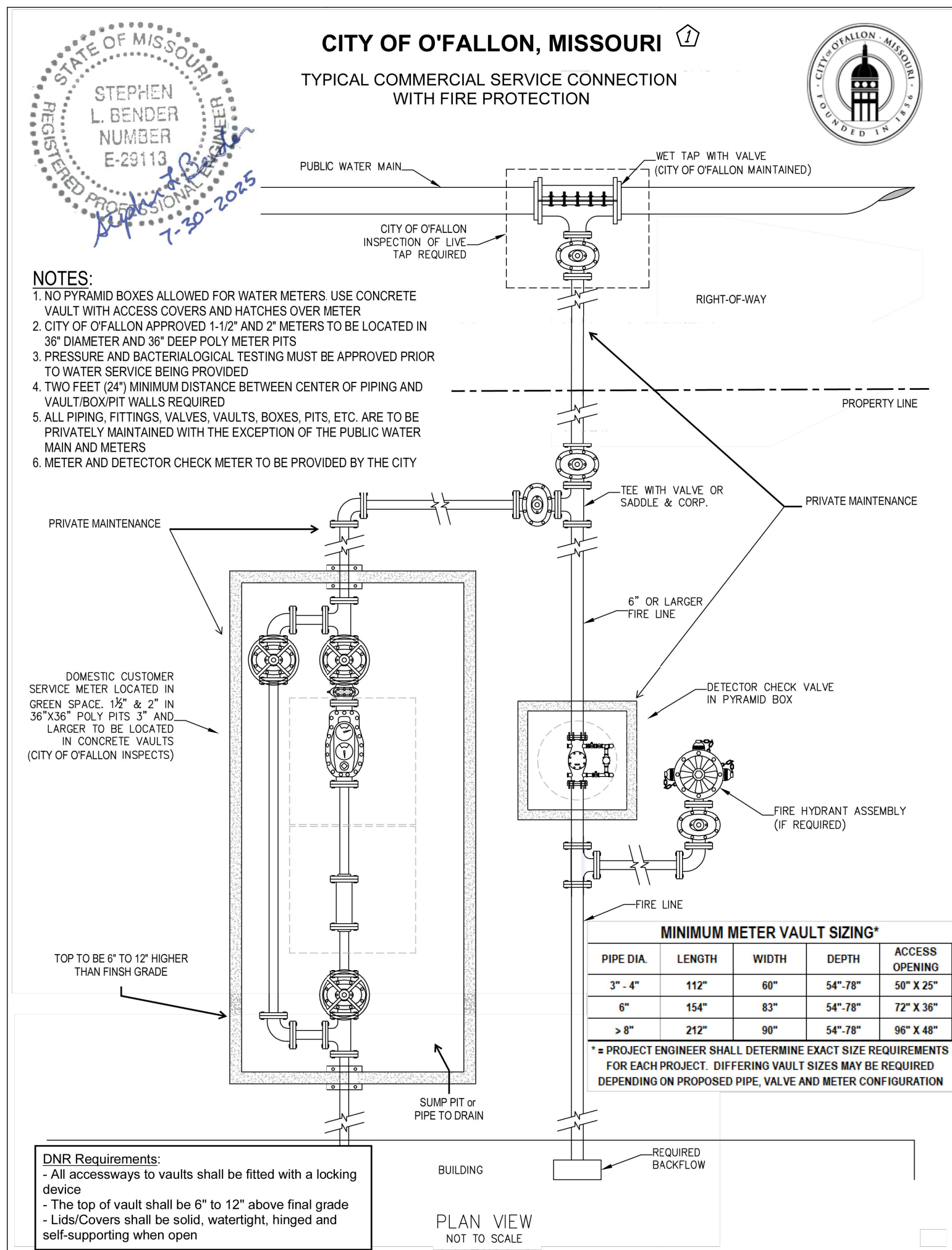
Design: JH Drawn: CGH

SANITARY SEWER DETAILS

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ES&S PROJECT NO. 16553

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-ES-MEADOWOOD-III-STIEPLAN\CAO\16553 COVER & DETAILS.DWG 2/6/2026



2

NOTE:

CITY OF O'FALLON COMMERCIAL WATER SERVICE DETAILS CAN BE FOUND AT:
https://drive.google.com/file/d/10hgX3aT8s5_yWUEchTbwaCh1g2lsqzR/view

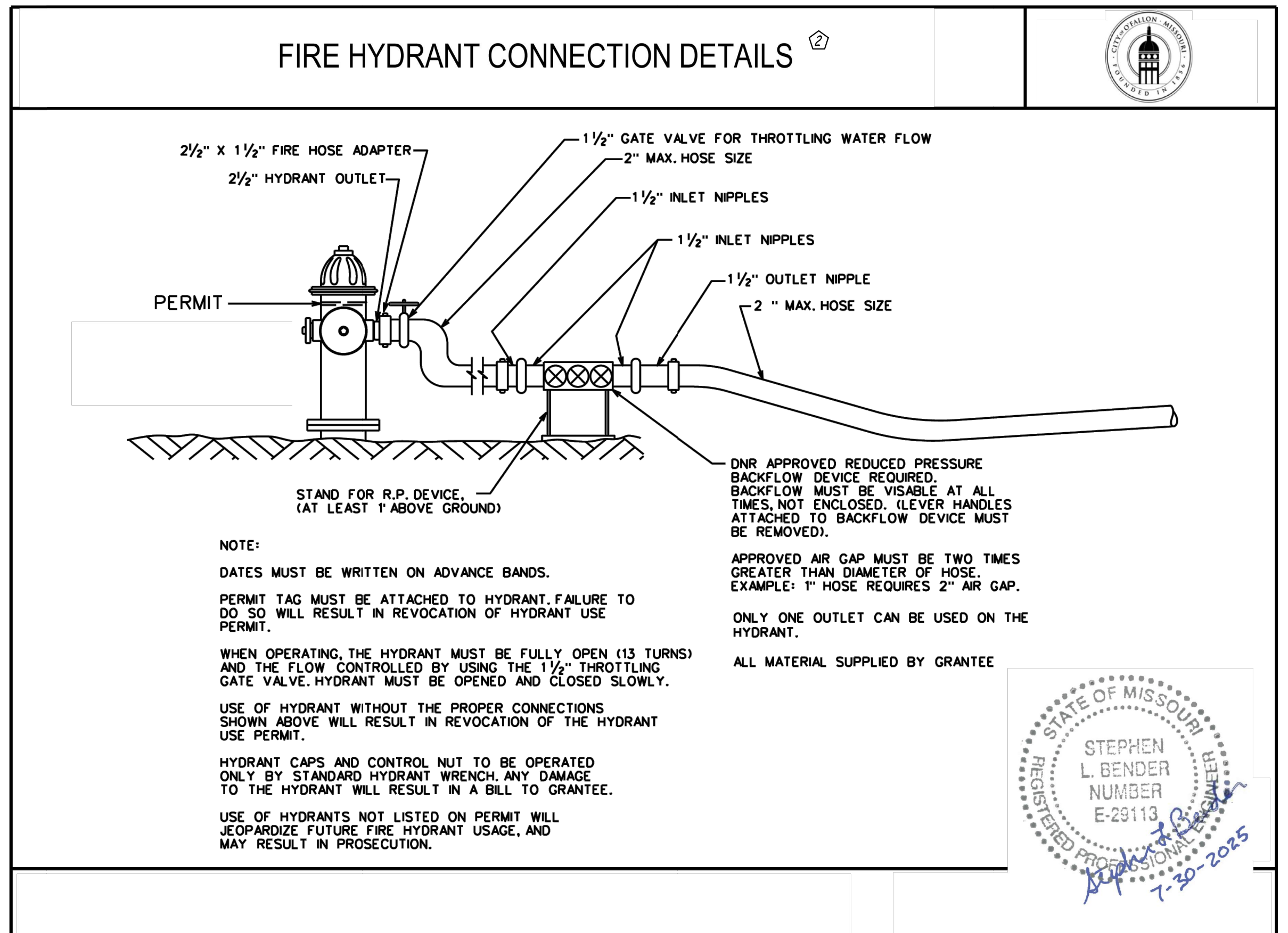
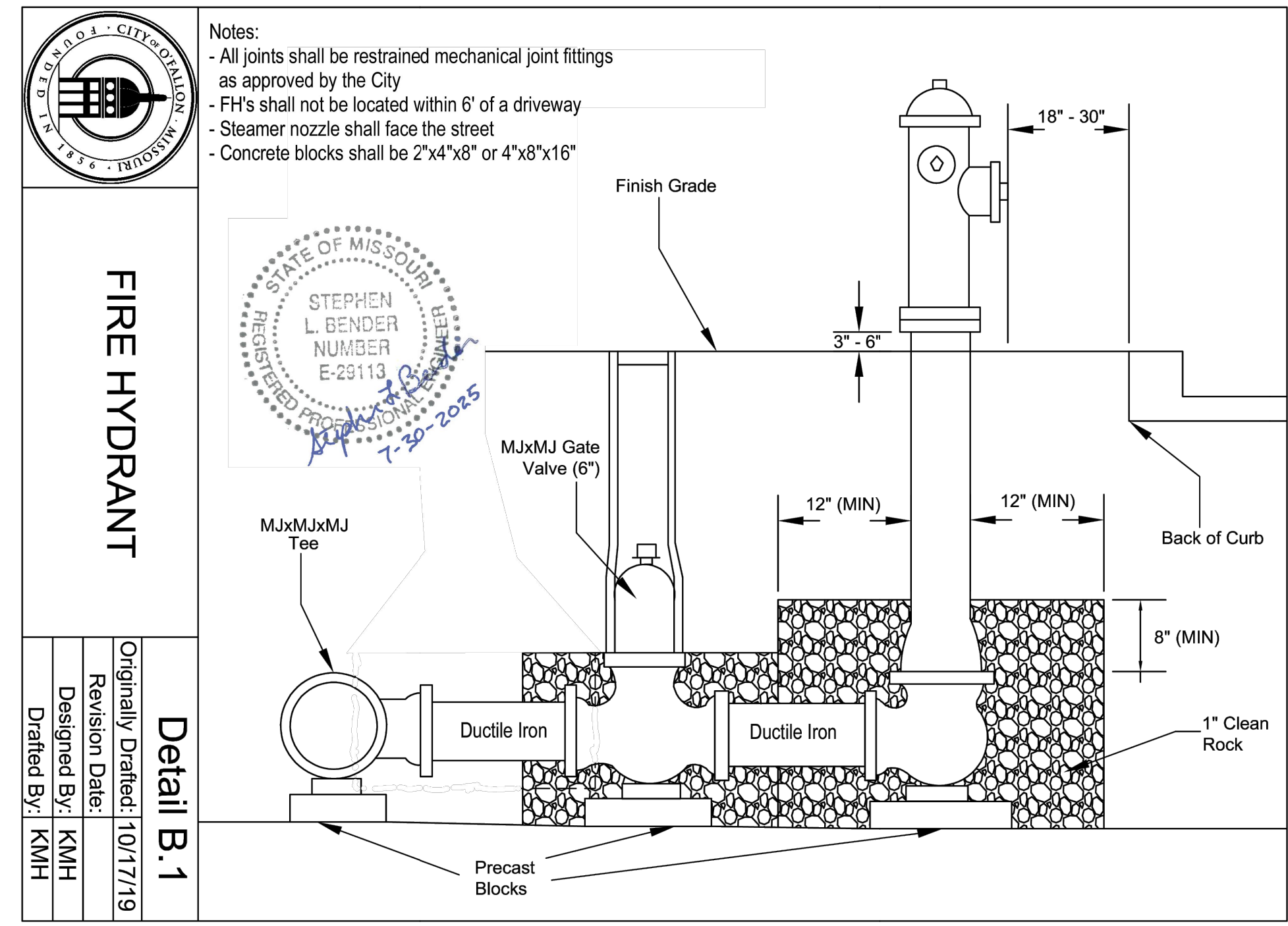
CITY FIRE HYDRANT CONNECTION DETAIL CAN BE FOUND AT:
<https://drive.google.com/file/d/1nBpu0DMuxy85JB7uH--wmJpHEGRCum4VB/view>

CITY WATER SPECIFICATIONS AND DRAWINGS CAN BE FOUND AT:
<https://drive.google.com/file/d/11500dPGB01x97NUZZ1RKMhRDPoDuKw/view>

NOTE: CONSTRUCTION SHALL CONFORM TO MISSOURI DEPARTMENT OF NATURAL RESOURCES' MINIMUM DESIGN STANDARDS FOR MISSOURI COMMUNITY WATER SYSTEMS, EFFECTIVE DECEMBER 10, 2013, WHICH MAY BE FOUND AT MDNR'S WEBSITE AT:
<https://dnr.mo.gov/document-search/minimum-design-standards-missouri-community-water-systems-pub2489>

4

REVISION NOTE:
UPDATED DETAILS TO LATEST
CITY OF O'FALLON DETAILS



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MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

2/6/2026

STATE OF MISSOURI
PROFESSIONAL ENGINEER
MATTHEW AARON KRIETE
NUMBER PE-2007002811
Signature: [Signature]

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
JULY 7, 2025

Revised

1 SEPTEMBER 26, 2025
CITY COMMENTS

2 JANUARY 15, 2026
CITY COMMENTS

3 JANUARY 28, 2026
CITY COMMENTS

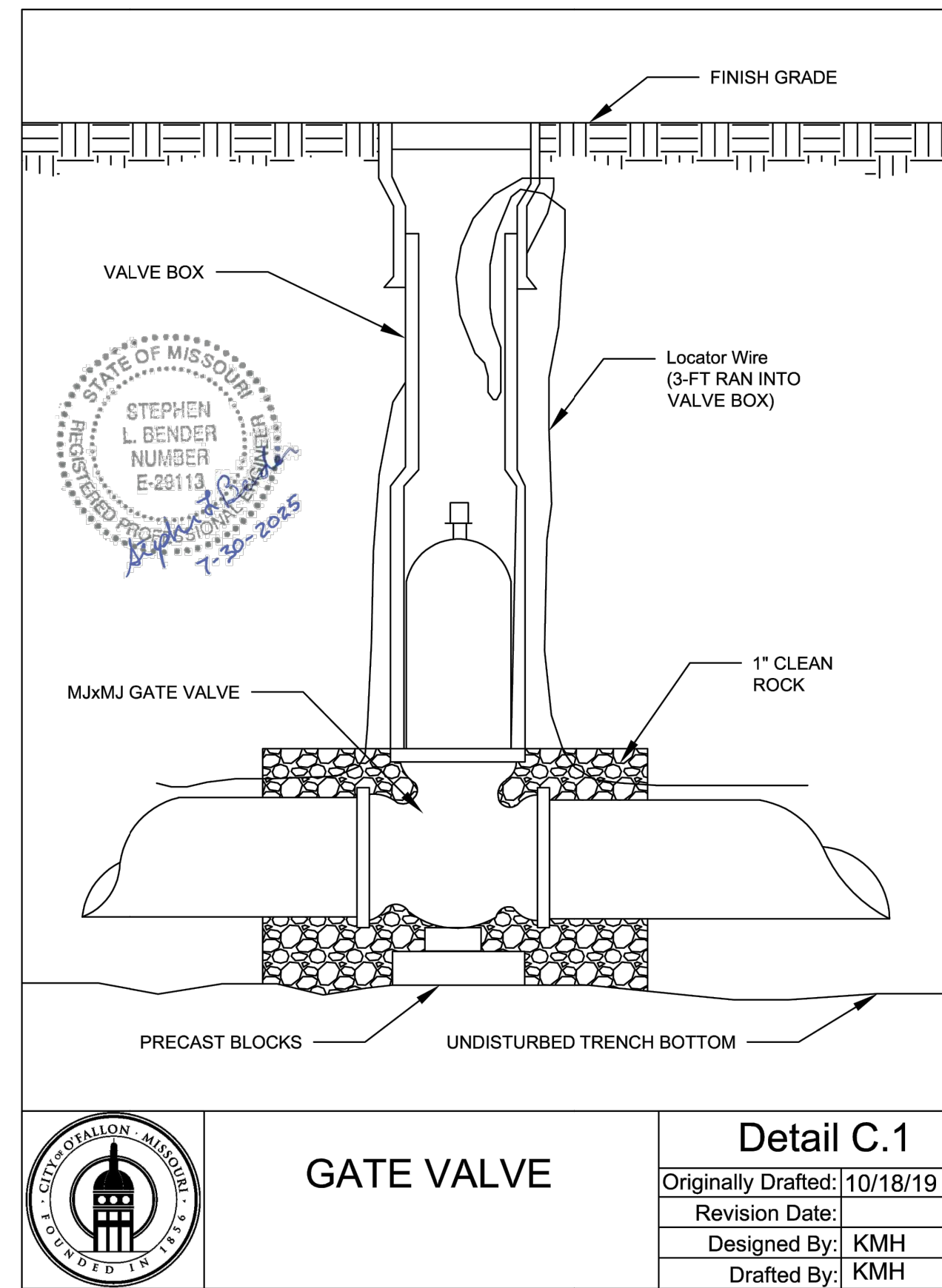
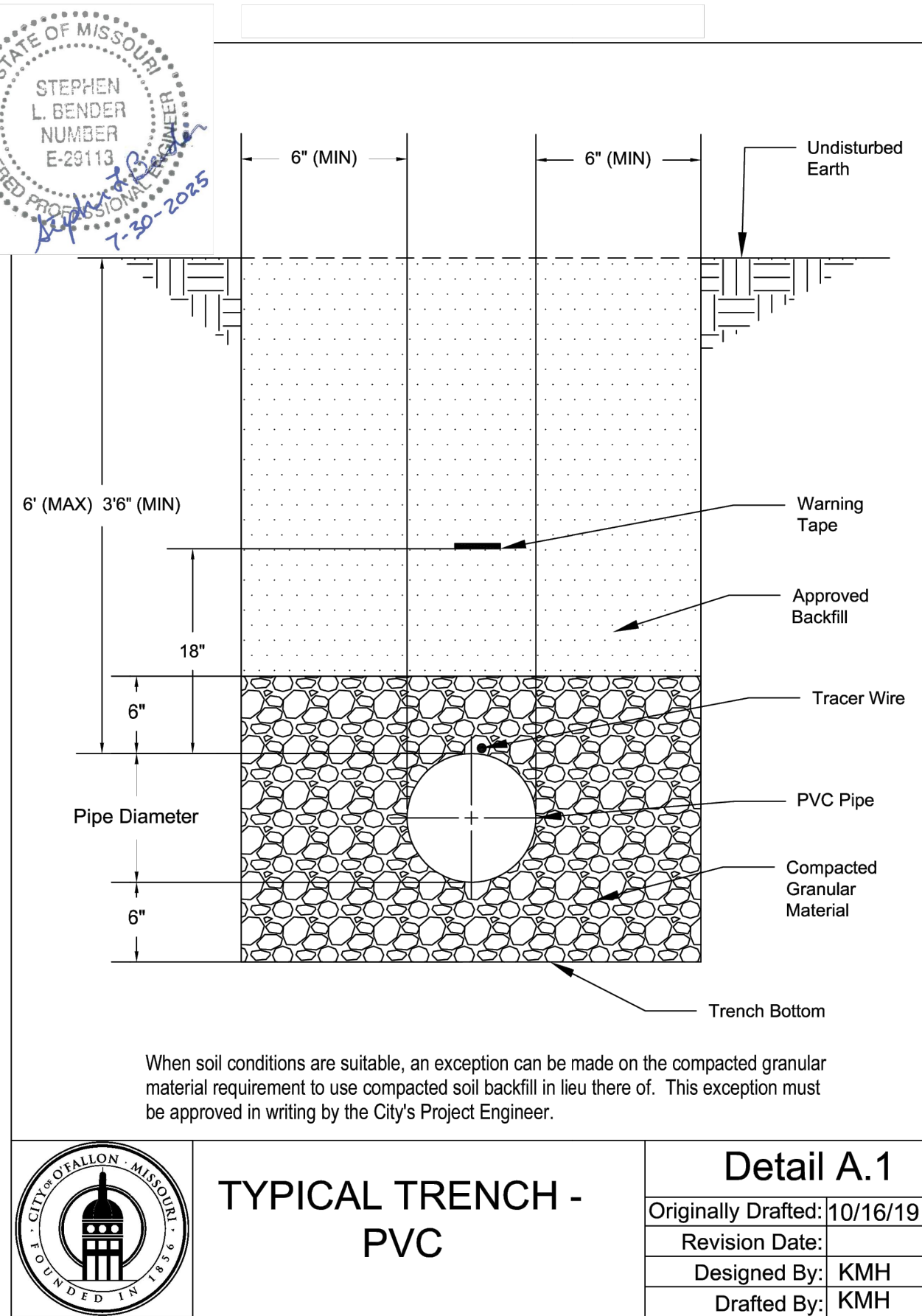
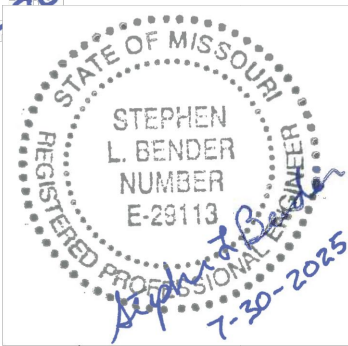
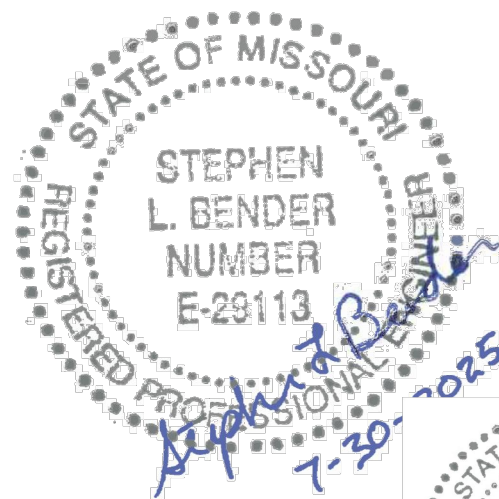
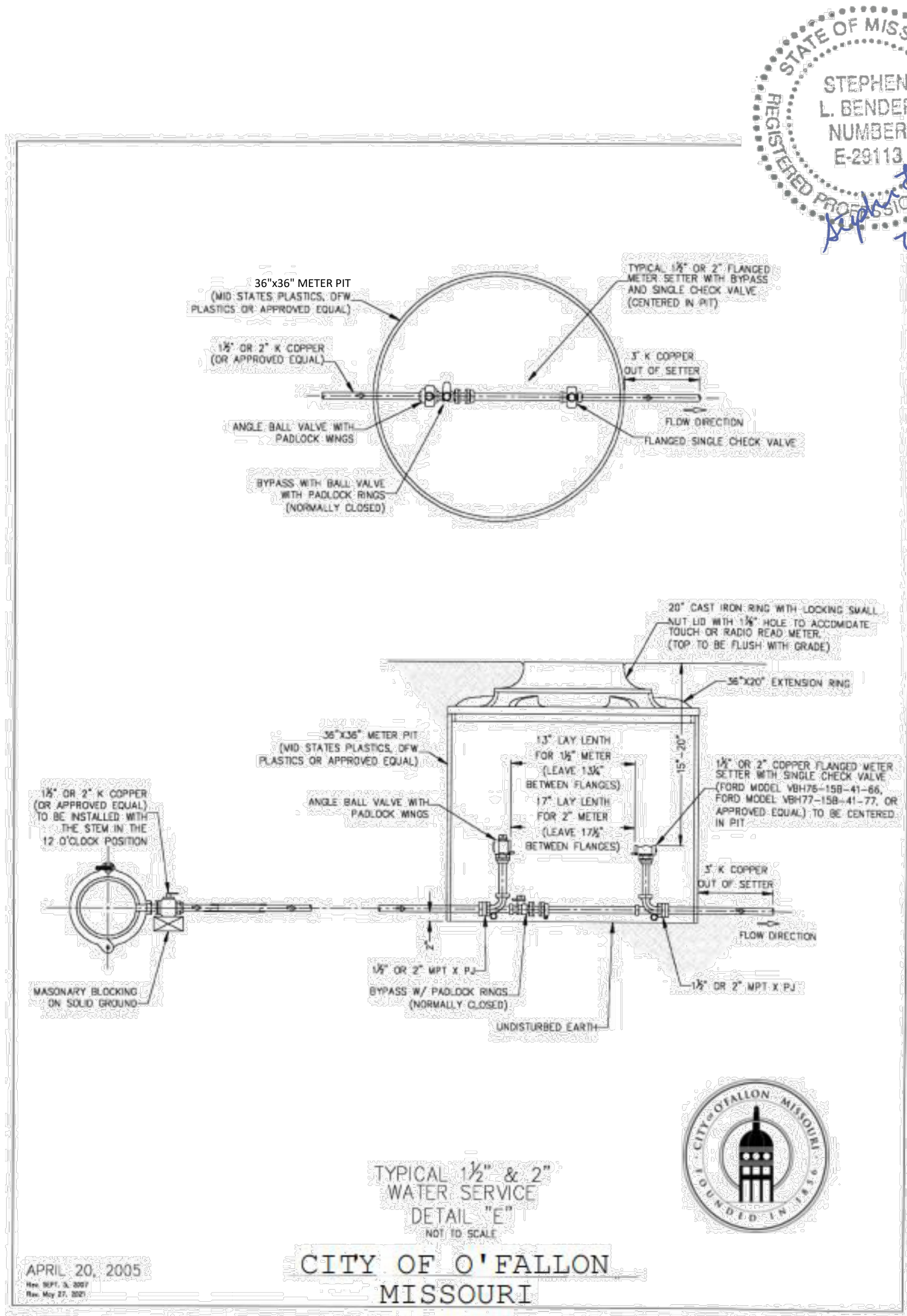
4 FEBRUARY 6, 2026
CITY COMMENTS

Design: JH Drawn: CGH

WATER DETAILS

Sheet
C13.01

ES&S PROJECT NO. 16553



NOTE:

CITY OF O'FALLON COMMERCIAL WATER SERVICE DETAILS CAN BE FOUND AT:
https://drive.google.com/file/d/1OhgX3aT8s5_yMUEchTwaChH1g2sqzR/view

CITY FIRE HYDRANT CONNECTION DETAIL CAN BE FOUND AT:
<https://drive.google.com/file/d/1nBpu0DMuxy85JB7uH-wmIpHEGRCum4VB/view>

CITY WATER SPECIFICATIONS AND DRAWINGS CAN BE FOUND AT:
<https://drive.google.com/file/d/11500dPGB01x97NUZZ1RkMhbRDPoDuKw/view>

NOTE: CONSTRUCTION SHALL CONFORM TO MISSOURI DEPARTMENT OF NATURAL RESOURCES' MINIMUM DESIGN STANDARDS FOR MISSOURI COMMUNITY WATER SYSTEMS, EFFECTIVE DECEMBER 10, 2013, WHICH MAY BE FOUND AT MDNR'S WEBSITE AT:
<https://dnr.mo.gov/document-search/minimum-design-standards-missouri-community-water-systems-pub2489>

REVISION NOTE:
UPDATED DETAILS TO LATEST CITY OF O'FALLON DETAILS



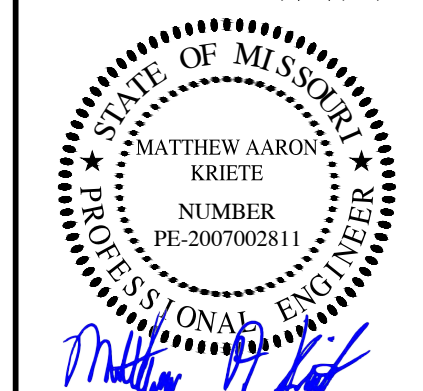
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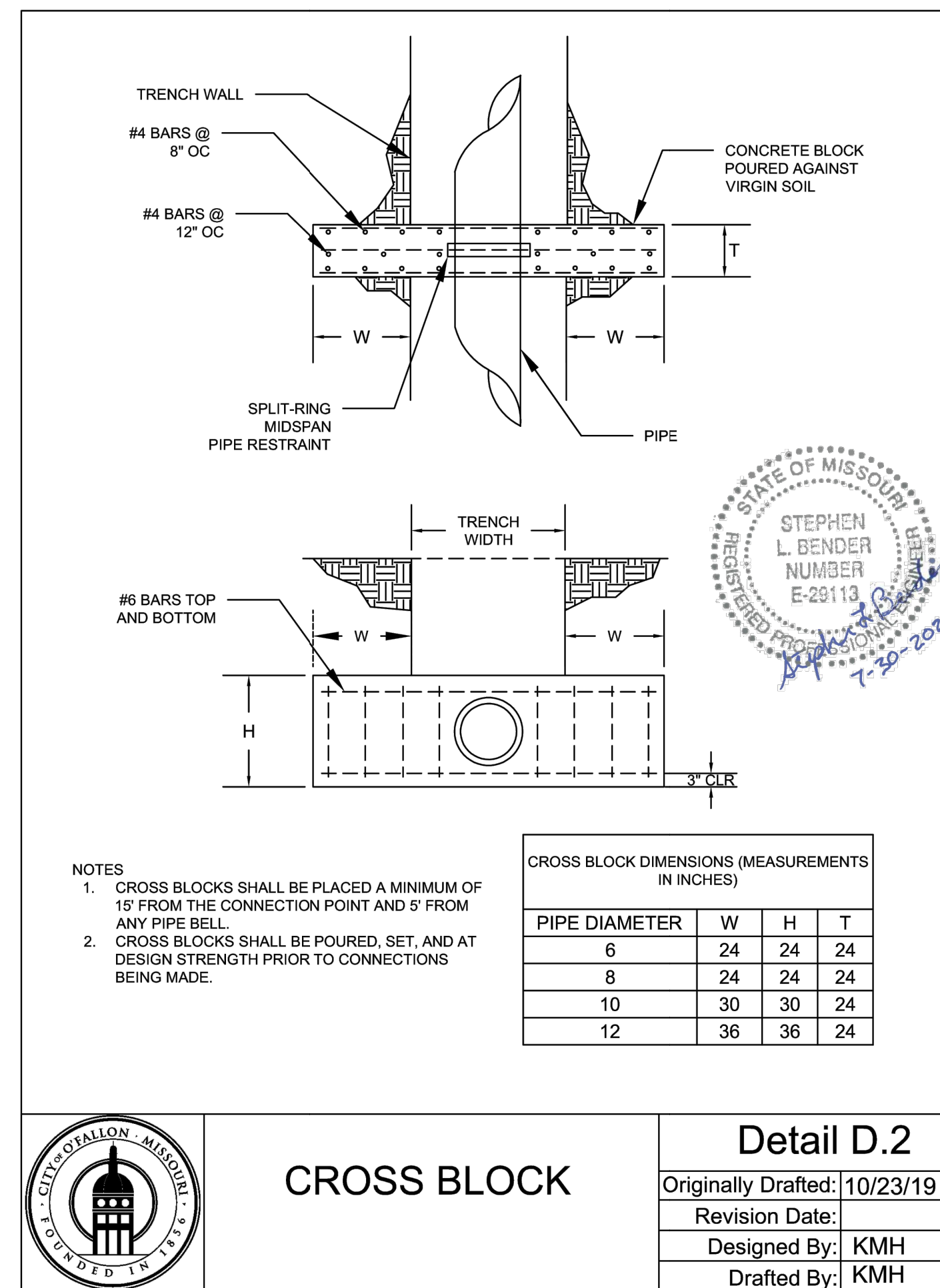
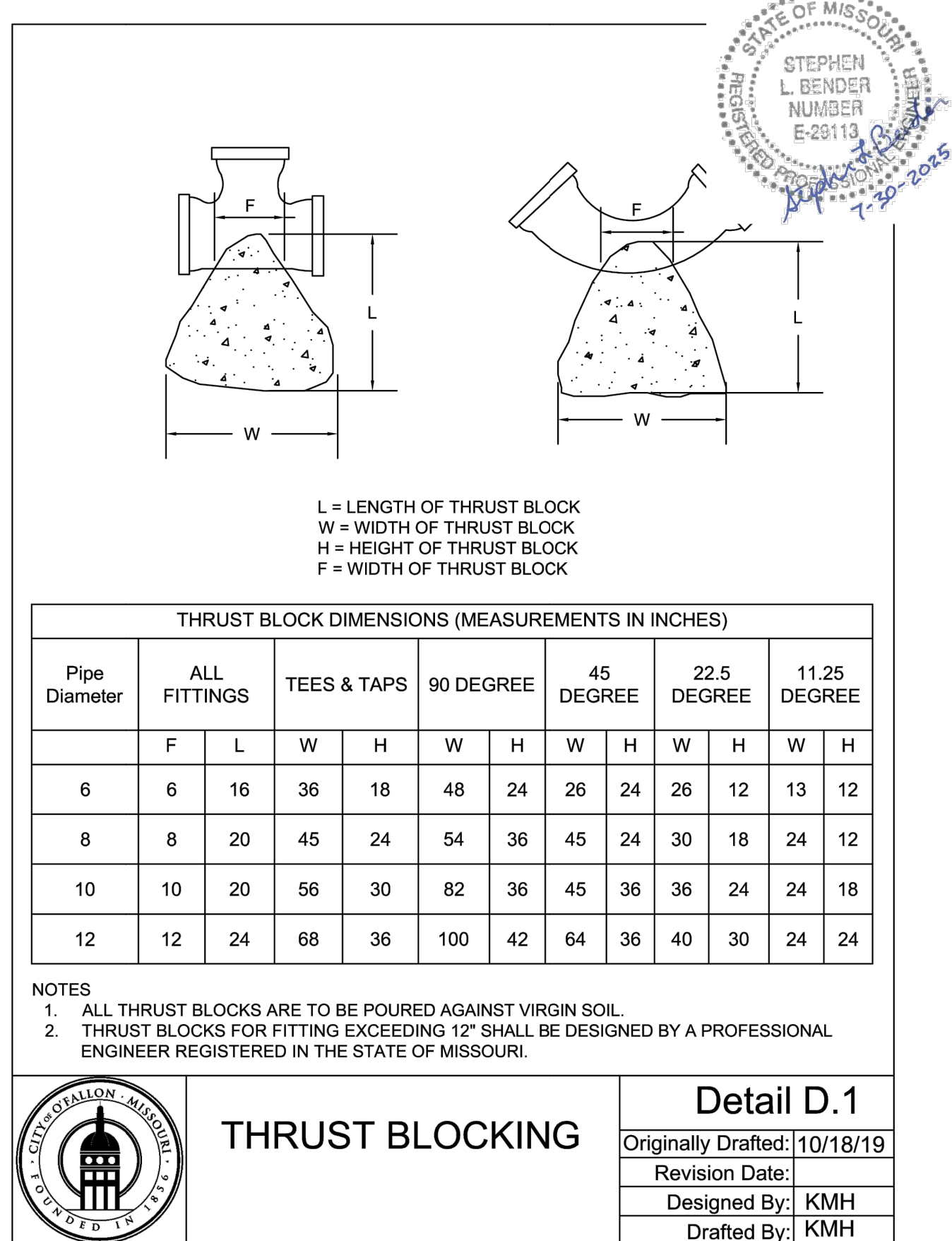
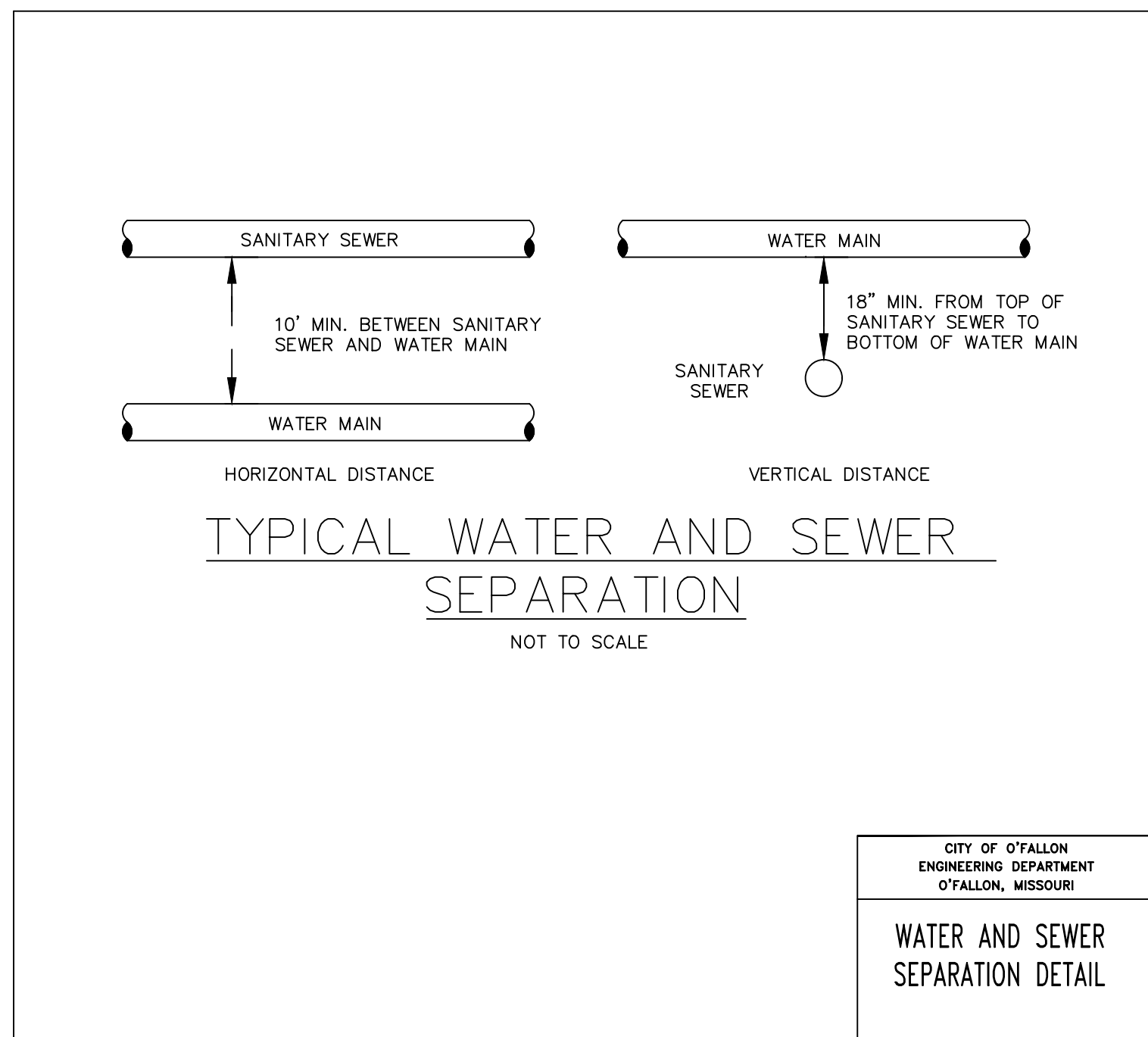
Design: JH Drawn: CGH

WATER DETAILS

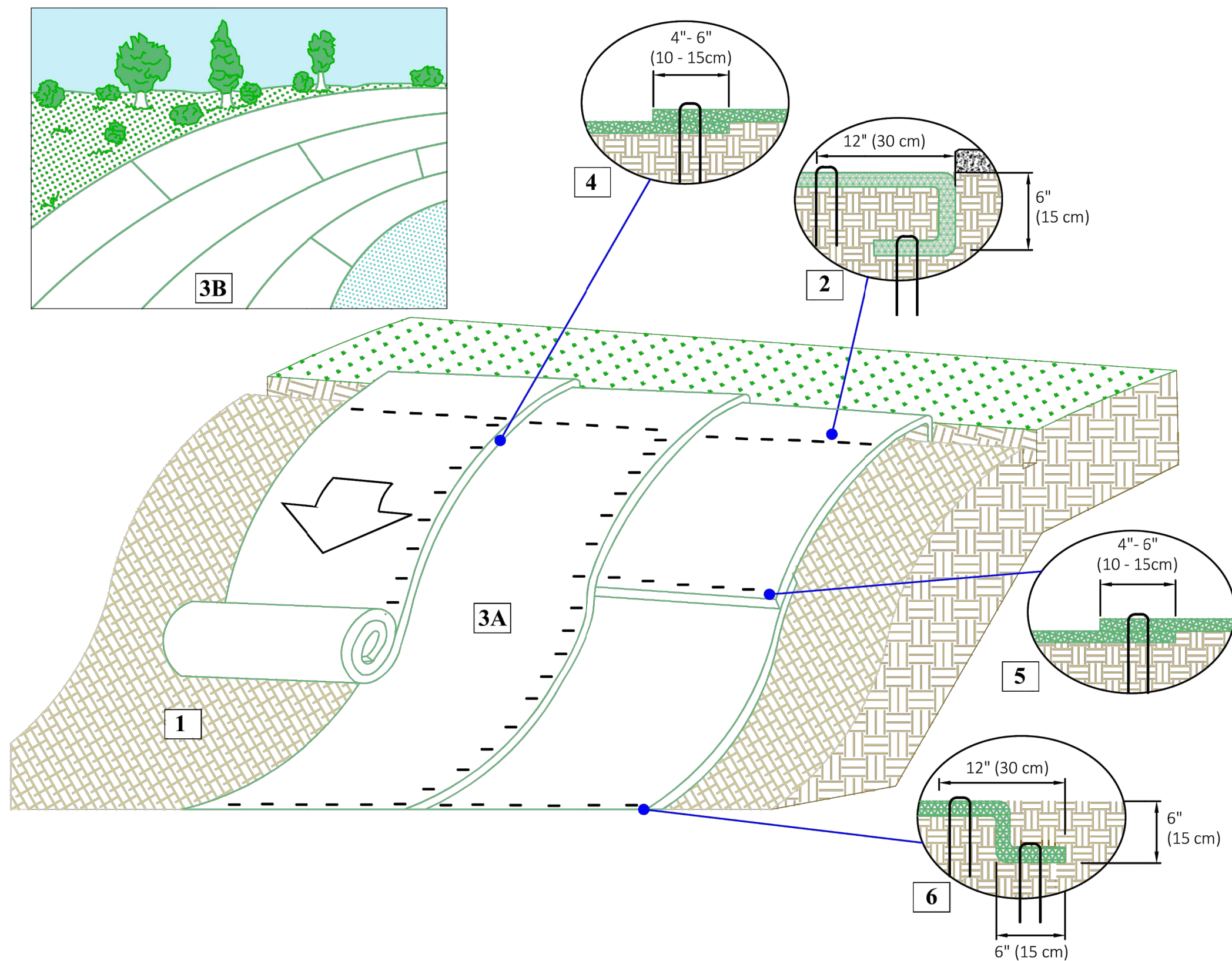
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ESS&S PROJECT NO. 16553



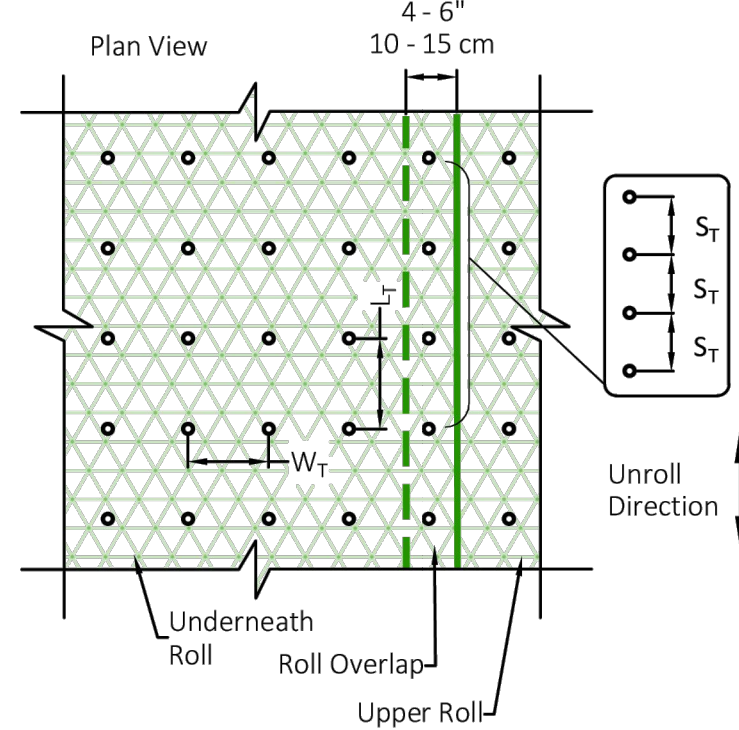
\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-IES-MEADOWOOD-III-STIEPLAN\CA01\6553 COVER & DETAILS.DWG 9/26/2025



Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_T apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced at S_T apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECBs should utilize Staple Pattern C, TRMs and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlapped with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/stakes/pins spaced at S_T . If exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may be used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

Dimension	Staple Pattern	
	C	D
W ₁	30" (75 cm)	24" (60 cm)
L ₁	30" (75 cm)	20" (50 cm)
S _T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.



Project: Standard Slope Installation Recommendations RollMax RECPs, VMax TRMs
Shown: Perspective View, Some Fasteners and Vegetation Omitted for Clarity- NTS

Date: 3/24/20
Revision: 0
Drawings: 1/3

SEED MIX SPECIFICATIONS

SEEDING CAN BE USED FOR TEMPORARY OR PERMANENT STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS (OR MORE FREQUENT IF REQUIRED BY THE STATE NPDES PERMIT) SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY OR PERMANENTLY SEEDED. TEMPORARY SEED MIXTURES ARE SPECIFIED BELOW. PERMANENT SEED MIXTURES SHALL BE SEEDING DURING SEASON SPECIFIED.

SEEDING MIXTURE SPECIFICATIONS

TYPE 1A, LAWN MIXTURE, SUNNY CONDITIONS

TYPE OF SEED

KENTUCKY BLUEGRASS CULTIVAR	40
KENTUCKY BLUEGRASS CULTIVAR (NOT SAME VARIETY AS ABOVE)	40
KENTUCKY BLUEGRASS CULTIVAR (NOT SAME VARIETY AS ABOVE)	40
CREeping RED FESCUE	15
CERTIFIED FINE-LEAFED PERENNIAL RYEGRASS	15
CERTIFIED FINE-LEAFED PERENNIAL RYEGRASS(NOT SAME VARIETY AS ABOVE)	15
TOTAL	165

APPLICATION RATE (lb/acre)

TYPE 2, EROSION CONTROL MIXTURE

TYPE OF SEED

KENTUCKY BLUEGRASS (MIX OF TWO CULTIVARS)	20
KENTUCKY 31 FESCUE	10
WESTERN WHEATGRASS	5
PERENNIAL RYEGRASS	15
TOTAL	60

APPLICATION RATE (lb/acre)

TYPE 5, STABILIZING CROP (TEMPORARY)

TYPE OF SEED

SPRING - FEBRUARY 1-MAY 20: WINTER RYE SPRING WHEAT OR OATS FESCUE, KENTUCKY 31 OR FAWN ANNUAL LESPEDEZA	1 BUSHSEL 1 BUSHSEL 45 15
SUMMER - MAY 21-JULY 20: OATS OR SPRING WHEAT (OR COMBINATION) FESCUE, KENTUCKY 31 OR FAWN ANNUAL LESPEDEZA	2 BUSHELS 45 15
FALL - JULY 21-NOVEMBER 15: WINTER RYE FESCUE, KENTUCKY 31 OR FAWN ANNUAL LESPEDEZA	2 BUSHELS 45 15

APPLICATION RATE (lb/acre)

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LBS PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.

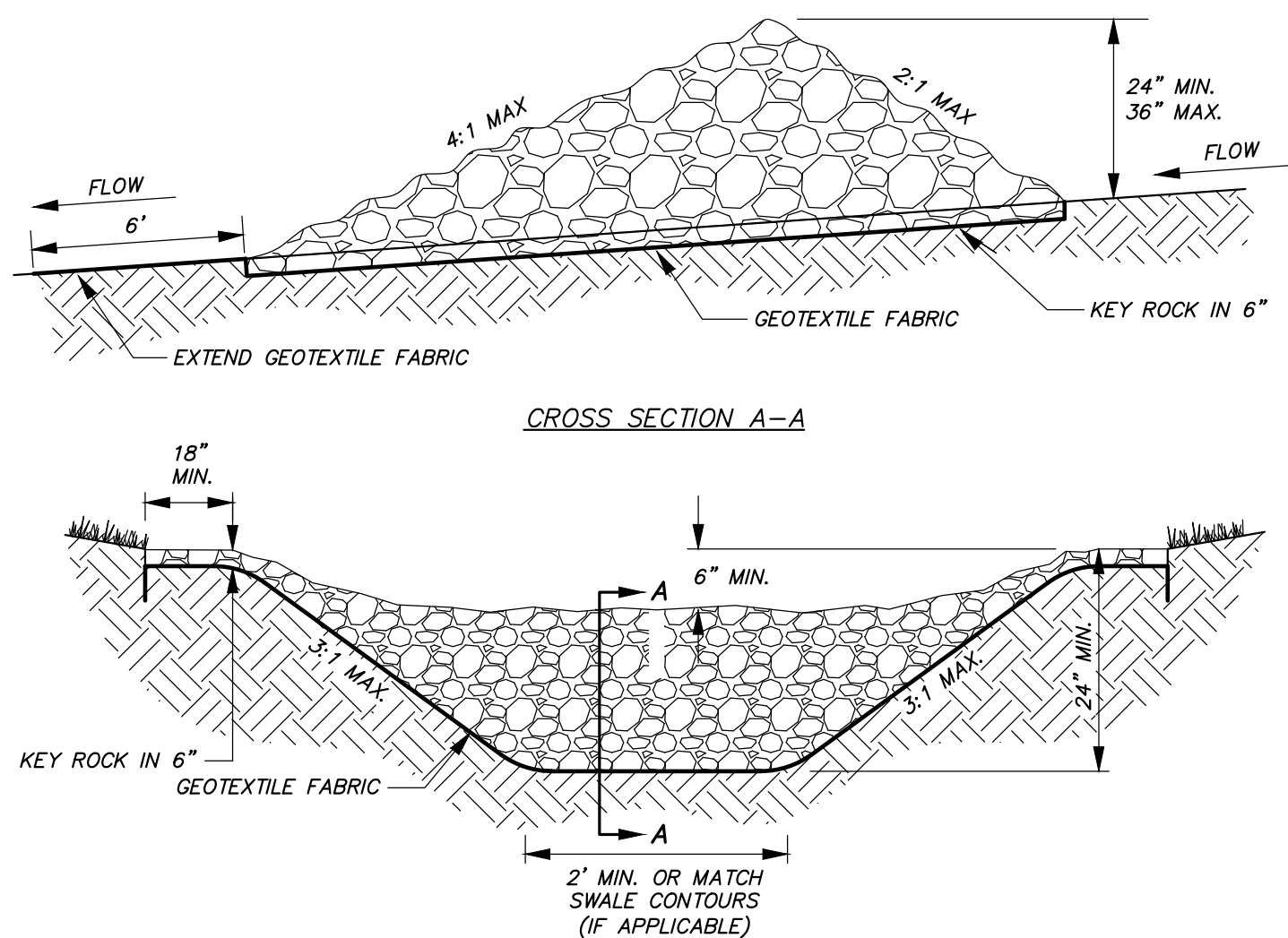
SEED BED PREPARATION (PERMANENT SEEDING)
SURFACE WATER CONTROL MEASURES SHALL BE IN PLACE. AREA TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL. TOTAL SEEDED PREPARED DEPTH SHOULD BE AT LEAST 4 INCHES. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS NEED TO BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH THE ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDED PREPARATION SHOULD BE AT FINISH GRADE AND BE REASONABLY SMOOTH AND UNIFORM.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHOULD BE ACCORDING TO SEEDING SPECIFICATIONS. IF SOIL TEST IS TAKEN, APPLY FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT. FERTILIZER AND LIME SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDED PREPARATION. WEIGHTS, SEED SPECIES AND PERCENTAGE OF PURITY AND GERMINATION MUST BE CHECKED PRIOR TO SEEDING.

SEEDING SHALL BE ACCOMPLISHED IN TWO DIRECTIONS AND AT RIGHT ANGLES TO EACH OTHER. LAWN AREAS SHALL BE SEEDED AT THE RATE INDICATED ON THE DRAWINGS BY SOWING EVENLY WITH AN APPROVED MECHANICAL CULT-PACKER SEEDER TO COVER THE SEED AND FORM THE SEEDED IN ONE OPERATION. IF BROADCAST SEEDER IS USED THE SEEDING RATE SHALL BE TWO (2) TIMES THE DRILL RATE. IN INACCESSIBLE AREAS, THE SEED SHALL BE LIGHTLY RAKED WITH FLEXIBLE RAKES AND ROLLED WITH A WATER BALLAST ROLLER. AFTER ROLLING SEEDED AREAS ARE TO BE MULCHED ACCORDING TO SPECIFICATION. IF HYDROSEED OPERATION IS USED, SEEDING RATE SHALL BE FIVE (5) TIMES THE DRILL RATE INDICATED ON THE DRAWINGS.

IF SEEDING CAN NOT BE ACCOMPLISHED DUE TO SEASONAL CONSTRAINTS, APPLY STRAW MULCH AND TACKIFIER TO ALL SLOPES AND DISTURBED AREAS UNTIL PERMANENT SEEDING IS ALLOWED. IN THE EVENT SEEDING OCCURS OUT OF SEASON, MAINTENANCE SHALL OCCUR AND CONTINUE INTO THE FOLLOWING GROWING SEASON OR UNTIL A UNIFORM STAND OF THE SPECIFIED PERMANENT GRASSES HAVE BEEN ESTABLISHED AND THE SITE HAS REACHED 85% STABILIZATION. PERMANENT AND TEMPORARY SEEDING SHALL BE ACCOMPLISHED THROUGHOUT THE CONSTRUCTION PROCESS.

INSPECTION
INSPECT SEEDED AREAS FREQUENTLY. IF SEEDED AREAS FAIL TO GERMINATE, OR TO PROVIDE ADEQUATE GROUND COVERAGE, THE AREA SHALL BE RE-SEEDED UNTIL FINAL STABILIZATION IS ACHIEVED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT MINIMUM EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS OF A RAINFALL EVENT OF GREATER THAN .5 INCHES OF RAIN DURING A 24-HOUR PERIOD (OR MORE FREQUENTLY IF REQUIRED BY THE STATE NPDES GENERAL PERMIT) THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED OR MORE FREQUENTLY IF REQUIRED BY STATE NPDES GENERAL PERMIT.



1. CHECK DAMS SHALL BE PLACED SUCH THAT THE RESULTANT PONDING WILL NOT CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.
2. ROCK SHALL BE WELL-GRADED ANGULAR STONE, A D50 OF 3 INCH OR GREATER.
3. CHECK DAMS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE THE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED, UNLESS NOTED OTHERWISE.
4. CHECK DAMS SHALL BE UNDERLAIN BY A NON-WOVEN POLYPROPYLENE GEOTEXTILE FABRIC TO EASE INSTALLATION AND REMOVAL. IT SHALL EXTEND 6 FEET BEYOND THE TOE OF THE CHECK DAM AS SHOWN.
5. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE CHECK DAM.
6. KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW AROUND DAM.
7. THE MIDDLE OF THE CHECK DAM SHALL BE THE LOWEST POINT SO THE STORM WATER FLOW IS DIRECTED OVER THE MIDDLE OF THE DAM.
8. THE DOWN GRADIENT SIDE SHALL BE AT A LOWER ANGLE TO ALLOW FOR ENERGY DISSIPATION OF THE STORM WATER FLOW OVER THE CHECK DAM.

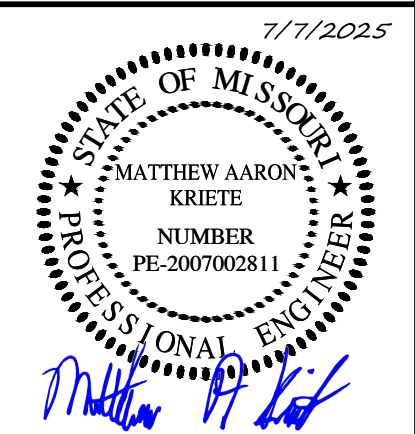
TEMPORARY ROCK CHECK DAM

NOT TO SCALE

PLANNING & ZONING #22-005740 APPROVED APRIL 3, 2025



MEADOWOOD ESTATES III, LP MEADOWOOD ESTATES - PHASE III LOT 3 - MEADOWOOD ESTATES SUBDIVISION O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Revised
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CITY COMMENTS

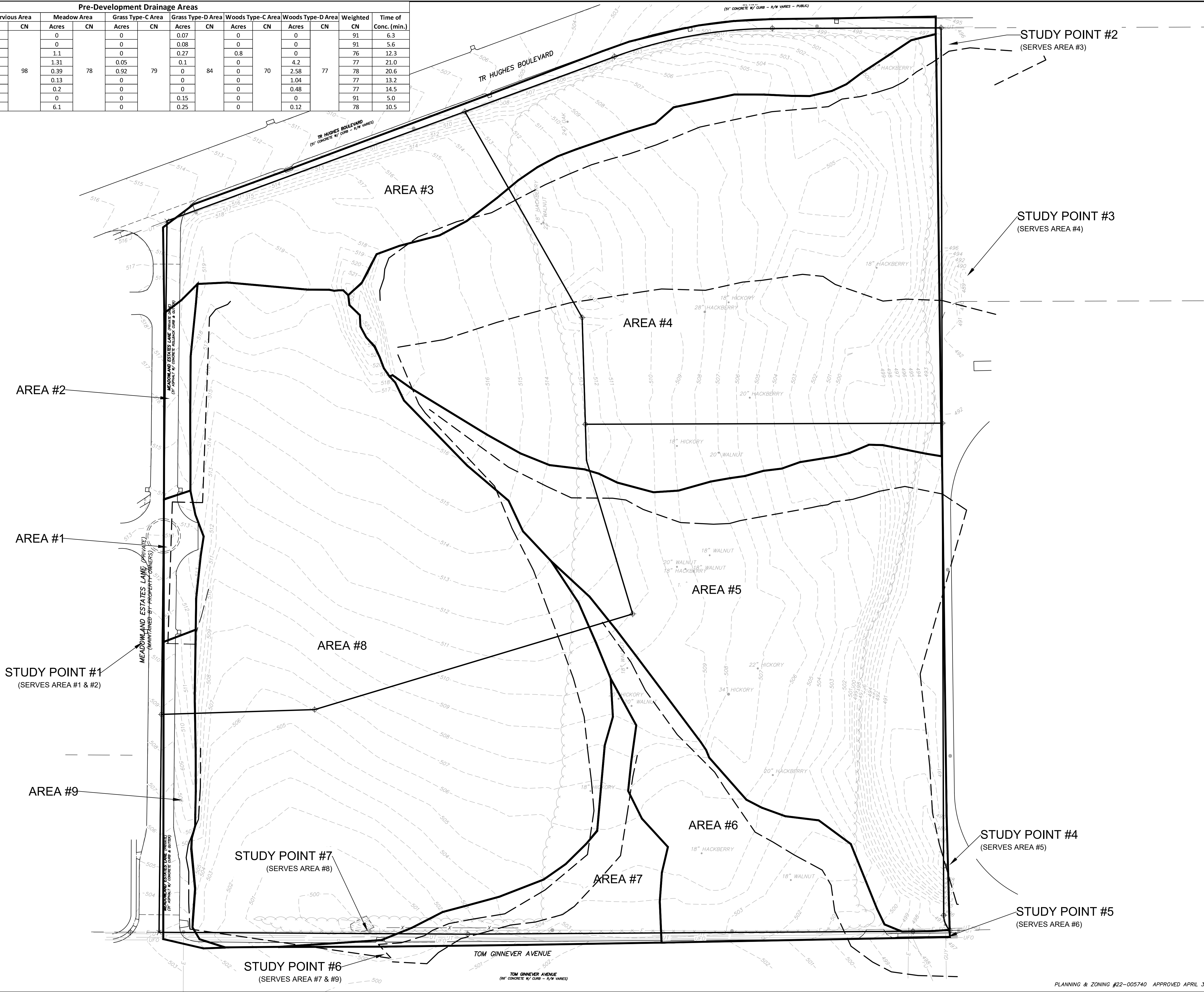
Design: JH Drawn: CGH
EROSION CONTROL
DETAILS

Sheet

C14.02

ES&S PROJECT NO. 16553

Pre-Development Drainage Areas																
Study Point	Area Number	Total Acres	Impervious Area		Meadow Area		Grass Type-C Area		Grass Type-D Area		Woods Type-C Area		Woods Type-D Area		Weighted CN	Time of Conc. (min.)
			Acres	CN	Acres	CN	Acres	CN	Acres	CN	Acres	CN	Acres	CN		
1	1	0.15	0.08	98	0	78	0	79	0.07	84	0	70	0	77	91	6.3
	2	0.16	0.08		0		0.08		0		0		91		5.6	
2	3	2.22	0.05		1.1		0		0.27		0.8		0		76	12.3
3	4	5.66	0		1.31		0.05		0.1		0		4.2		77	21.0
4	5	3.89	0		0.39		0.92		0		0		2.58		78	20.6
5	6	1.19	0.02		0.13		0		0		0		1.04		77	13.2
6	7	0.68	0		0.2		0		0		0		0.48		77	14.5
	9	0.29	0.14		0		0		0.15		0		0		91	5.0
7	8	6.47	0		6.1		0		0.25		0		0.12		78	10.5



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N

0 1"
SCALE: 1" = 50'

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MEADOWOOD ESTATES-PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

7/7/2025

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PRE-DEVELOPMENT
DRAINAGE AREA MAP

Sheet
C15.01

ES&S PROJECT NO. 16553

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16553-IES-MEADOWOOD-III-SITEPLAN\CAO\16553 DAM.DWG 9/26/2025

Post-Development Drainage Areas (based on development of Phase 1, 2 & 3)																	
Study Point	Area Number	Total Acres	Impervious Area		Meadow Area		Grass Type-C Area		Grass Type-D Area		Woods Type-C Area		Woods Type-D Area		Weighted CN	Time of Conc. (min.)	
			Acres	CN	Acres	CN	Acres	CN	Acres	CN	Acres	CN	Acres	CN			
1	1	0.11	0.09	98	0	78	0	79	0.02	84	0	70	0	77	95	5.0	
	2	0.13	0.09		0		0		0.04		0		94		5.0		
2	3	2.16	0.30		0		0		0.2		1.08		0.58		0	82	20.2
	4	1.76	0		0		0		0.29		0.43		0.63		0.41	77	21.7
3	5	0.36	0.04		0		0		0		0.05		0		0.27	80	12.7
	12	2.56	1.38		0		0		0		1.07		0		0.11	91	5.0
	14	0.85	0.44		0		0.00		0.41		0		0		91	5.0	
	6	1.39	0.81		0		0.00		0.58		0		0		92	5.0	
4	15	1.74	0.07		0		0.00		1.17		0		0.5		83	11.8	
	16	0.05	0.05		0		0.00		0.00		0		0		98	5.0	
5	13	0.61	0.33	0	0	0	0.28	0	92	6.2							
	7	0.17	0.09	0	0	0	0.08	0	91	5.0							
6	11	0.33	0.16	0	0	0	0.17	0	91	5.0							
	8	5.11	2.95	0	0	0	2.16	0	92	5.0							
7	9	3.17	2.1	0	0	0	1.07	0	93	7.5							
	10	0.19	0.04	0	0	0	0.15	0	87	5.0							

REVISION NOTE: MADE MINOR CORRECTIONS TO DRAINAGE AREAS

AREA #2

AREA #8 - TO BIORETENTION BASIN & DRY DETENTION BASIN

AREA #1

STUDY POINT #1
(SERVES AREA #1 & #2)

AREA #11

STUDY POINT #7
(SERVES AREA #8, #9, #10)

STUDY POINT #6
(SERVES AREA #7 & #11)

AREA #3

AREA #4

STUDY POINT #2
(SERVES AREA #3)

STUDY POINT #3
(SERVES AREA #4, #5, #12)

AREA #12 - TO BIORETENTION BASIN & DRY DETENTION BASIN

AREA #5 - TO BIORETENTION & DRY DETENTION BASIN #2

AREA #14 - TO BIORETENTION & DRY DETENTION BASIN #2

AREA #15

AREA #9 - TO DRY DETENTION BASIN #1:
(DESIGNED WITH ASSUMED LOT 4 BUILD OUT SITE COVERAGE)

AREA #6 - TO BIORETENTION & DRY DETENTION BASIN #3

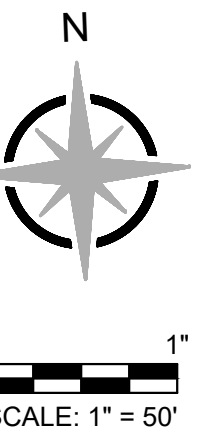
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(SERVES AREA #6, #15, #16)

AREA #10

AREA #16

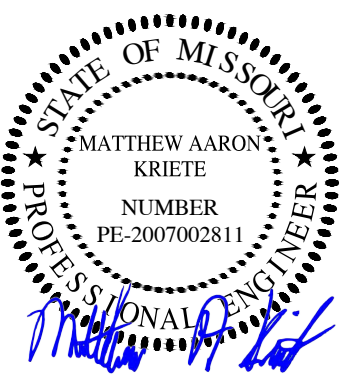
AREA #13

STUDY POINT #5
(SERVES AREA #13)



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ROUNDAABOUT COORDINATION

Design: JH Drawn: CGH

POST DEVELOPMENT
DRAINAGE AREA MAP

Sheet

C15.02

Values from MSD Table 4-2		
% Impervious	15-Year, 20-Minute P.I. Value	
0	1.61	
5	1.70	
10	1.79	
15	1.89	
20	2.00	
25	2.09	
30	2.19	
35	2.28	
40	2.39	
45	2.48	
50	2.58	
55	2.67	
60	2.76	
65	2.88	
70	2.97	
75	3.06	
80	3.15	
85	3.24	
90	3.36	
95	3.45	
100	3.54	



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ROUNDABOUT COORDINATION	

Sheet

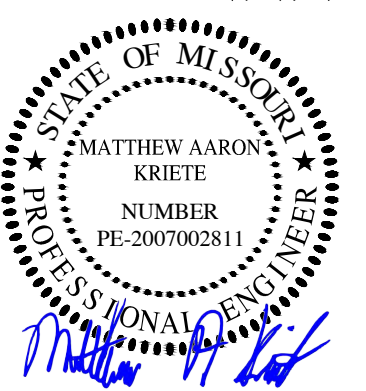
C15.03

ES&S PROJECT NO. 16553



MEADOWWOOD ESTATES III, LP

1/28/2026



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Date
JULY 7, 2025

	Revised
	JANUARY 15, 2026
	CITY COMMENTS
	JANUARY 28, 2026
ROUNDAABOUT COORDINATION	

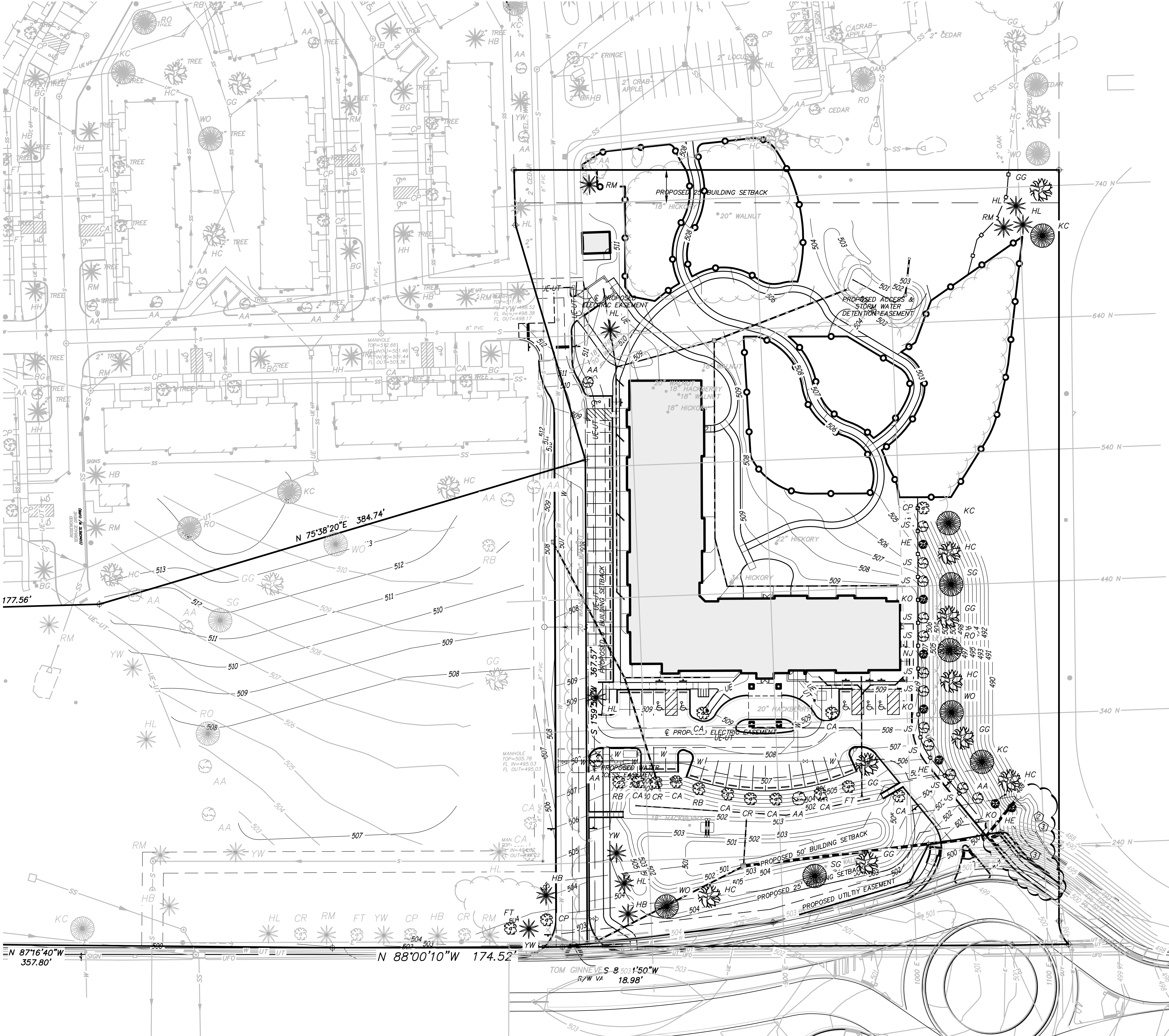
Design: JH Drawn: CGH

LANDSCAPE PLAN

Sheet

L1.01

S&S PROJECT NO. 16553

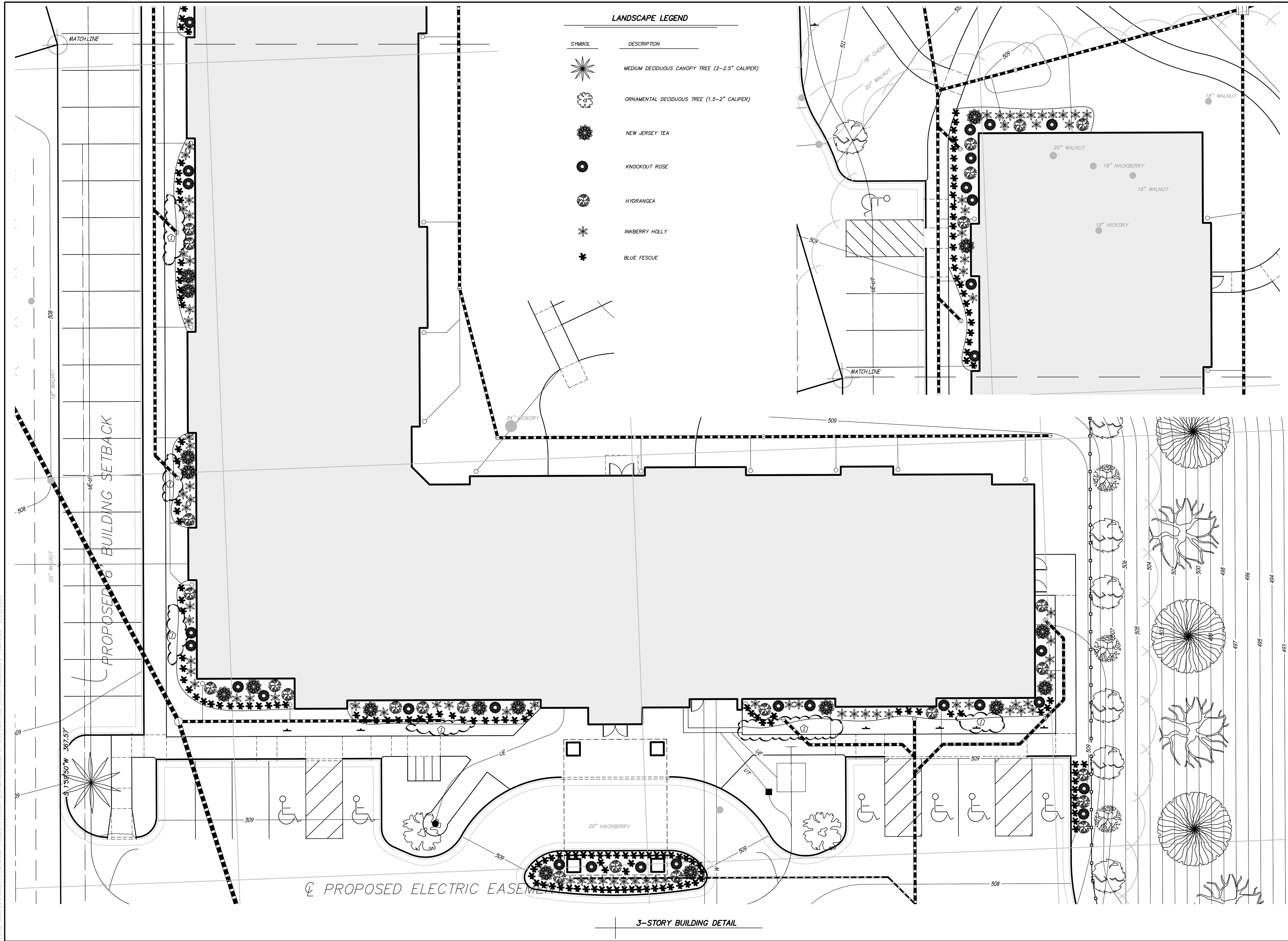


LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS CANOPY TREE (2-2.5" CALIPER)
	EVERGREEN TREE (6-8" TALL)
	MEDIUM DECIDUOUS CANOPY TREE (2-2.5" CALIPER)
	COLUMNAR EVERGREEN TREE (6-8" TALL)
	ORNAMENTAL DECIDUOUS TREE (1.5-2" CALIPER)
	SHRUB (DECIDUOUS)

(BOLDED TREES TO BE PLANTED W/ LOT 3 CONSTRUCTION)

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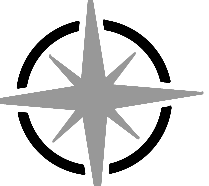




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N



0 1"
SCALE: 1" = 10'

MEADOWOOD ESTATES III, LP
MEADOWOOD ESTATES - PHASE III
PROPOSED LOT 3 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

9/26/2025



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
JULY 7, 2025

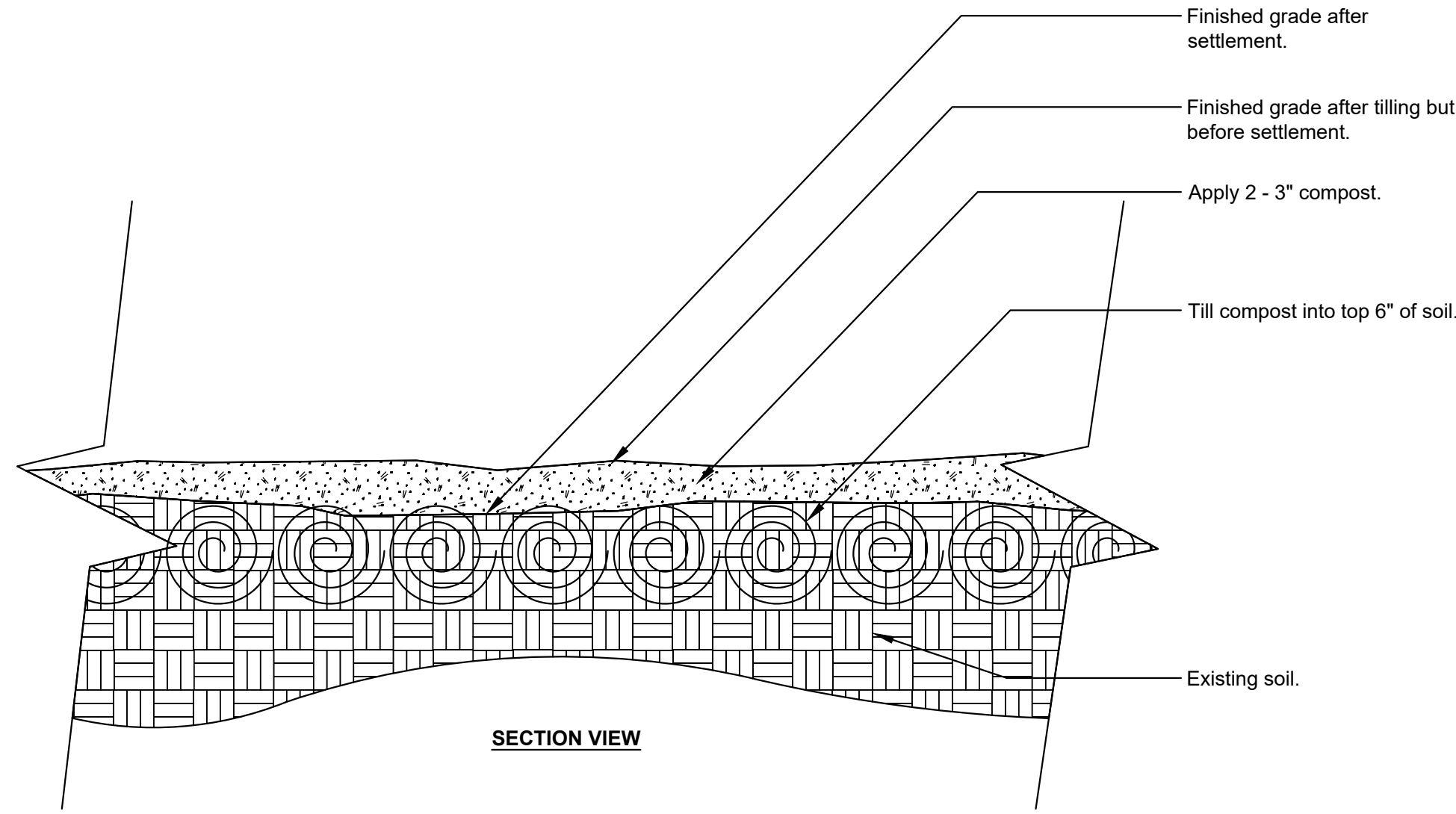
Revised
SEPTEMBER 26, 2025
CITY COMMENTS

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LANDSCAPE PLAN

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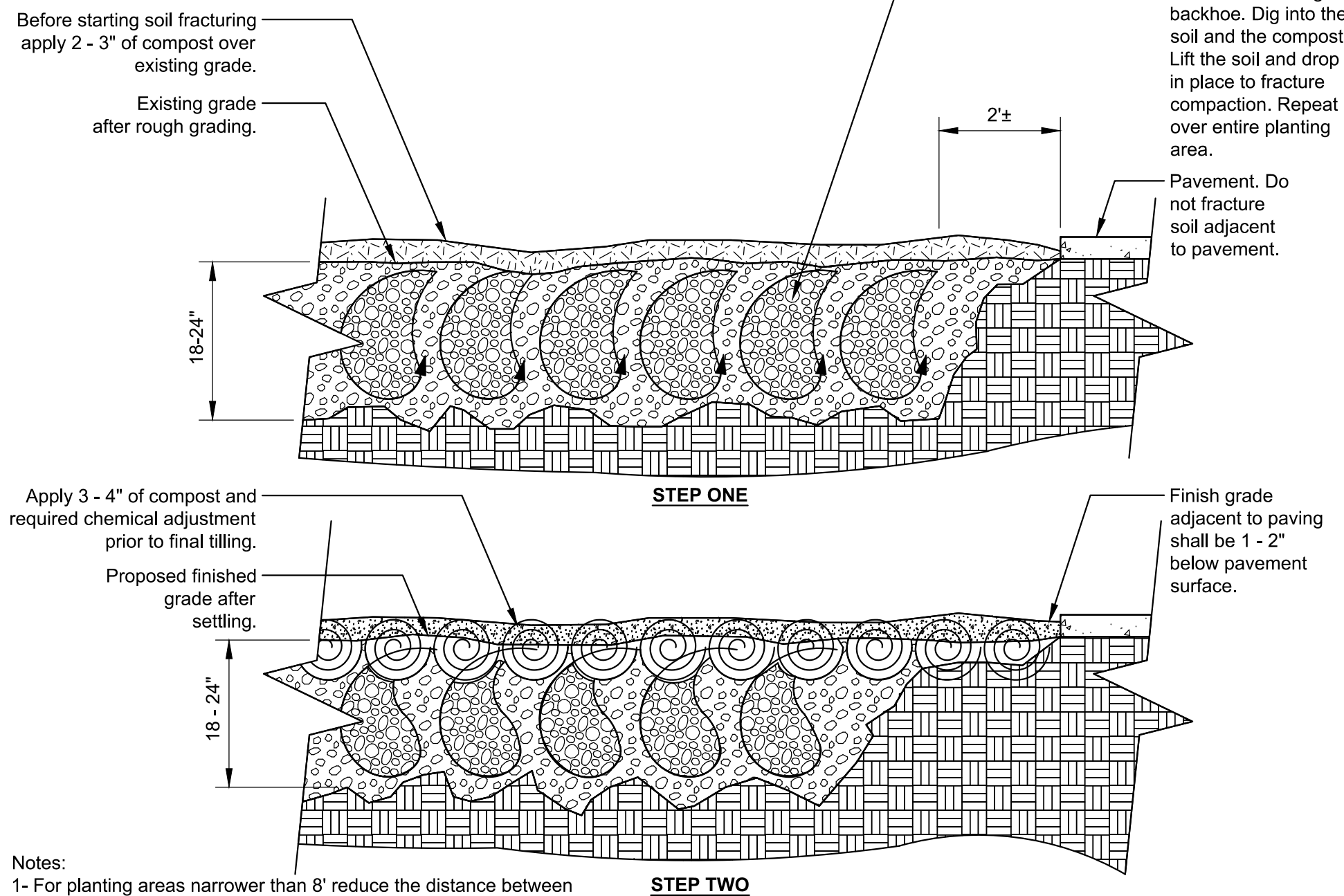
ES&S PROJECT NO. 16553



Notes:
1- See planting soil specifications for additional requirements.

MODIFIED EXISTING SOIL - COMPACTED SURFACE SOIL

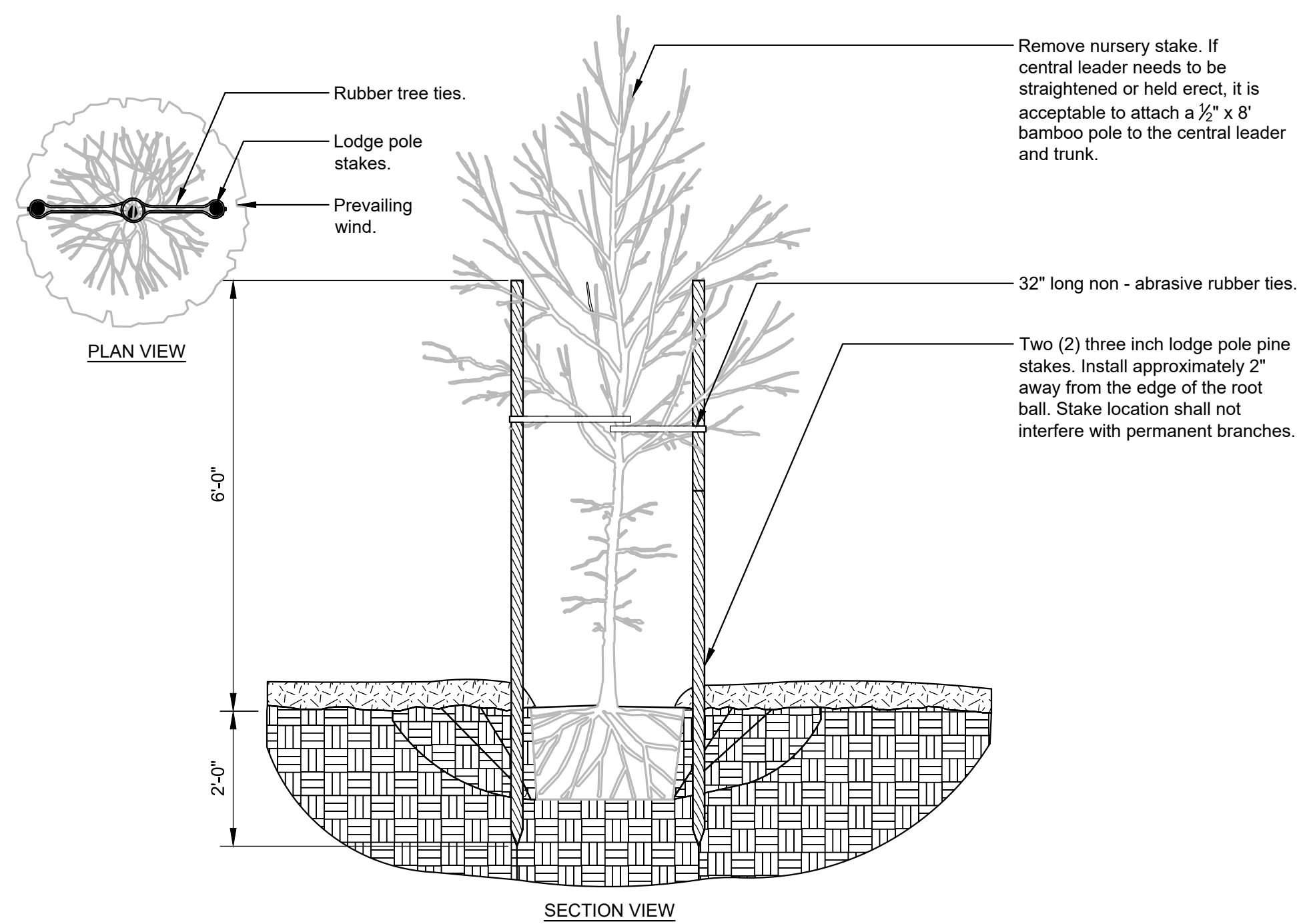
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Notes:
1- For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.
2- See planting soil specification for additional requirements.

MODIFIED EXISTING SOIL - COMPACTED SUB SOIL (FRACTURING)

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TREE STAKING - LODGE POLES (2)

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LANDSCAPING NOTES

1. ALL TRANSFORMERS, A/C UNITS, AND OTHER VISIBLE UTILITIES TO BE SCREENED WITH PLANT MATERIAL. (SET UP ON SITE)
2. ALL PLANTING BEDS TO BE MULCH.
3. ALL LAWN AREAS TO BE SOD AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.
4. BUFFER ZONE TO BE SEED AND STRAW.
5. ALL AREAS TO BE IRRIGATED.

LANDSCAPE PROTECTION TREE NOTE – ALL LOTS

EXISTING TREE MASS 9.59 ACRES
TREE MASS REMOVED 7.46 ACRES
TREE MASS PRESERVED 2.13 ACRES
20% TOTAL MASS TO BE PRESERVED 1.92 ACRES
TREES PROVIDED ARE SHOWN IN LANDSCAPE PLAN

SENIOR COMMUNITY PARKING FACILITIES (CODE 400.162.E.3.d)				
LOCATION	PARKING STALLS	REQUIRED TREES PER PARKING SPACE	REQUIRED TREES	PROVIDED TREES
LOT 1	95	2 TREES/3 SPACES	64	64
LOT 3	57	2 TREES/3 SPACES	38	38
LOT 4	61	2 TREES/3 SPACES	41	41

STREET FRONTAGE TREES (CODE 402.080 & 402.090)				
STREET FRONTAGE	LENGTH (FT)	REQUIRED TREE PER LENGTH	REQUIRED TREES	PROVIDED TREES
C2 ZONED PORTION ALONG TOM GINNEVER AVE	506	1:40 FT	13	14
R4 ZONED PORTION ALONG TOM GINNEVER AVE	268	1:50 FT	5	5
R4 ZONED PORTION ALONG TR HUGHES BLVD	256	1:50 FT	5	5
C2 ZONED PORTION ALONG TR HUGHES BLVD	190	1:40 FT	5	5
R4 ZONED PORTION ALONG MEADOLAND ESTATES LN	334	1:50 FT	7	8
C2 ZONED PORTION ALONG MEADOLAND ESTATES LN	479	1:40 FT	12	13

PARKING LOT LANDSCAPING (CODE 402.170.B.2.a)					
LOCATION	PARKING STALLS	PARKING LOT INTERIOR	REQUIRED 6% INTERIOR LANDSCAPING (SF)	PROVIDED INTERIOR LANDSCAPING (SF)	
LOT 4 PARKING LOT	61	270 SF/STALL	16,470	988	3,480

BUFFER YARD LANDSCAPING (CODE 400.162.E.4.b)								
LOCATION	LENGTH (FT)	REQUIRED PLANING UNIT PER LENGTH	REQUIRED PLANTING UNITS	PROVIDED DECIDUOUS CANOPY TREES	PROVIDED EVERGREEN CANOPY TREES	PROVIDED DECIDUOUS ORNAMENTAL TREES	PROVIDED SHRUBS	PROVIDED PLANTING UNITS
SENIOR COMMUNITY ADJACENT TO I1 PROPERTY	327	5:100 FT	16.4	95' WIDE SWATH OF DENSE EXISTING TREE MASS TO REMAIN ALONG BUFFERYARD				
SENIOR COMMUNITY ADJACENT TO R1 PROPERTY	720	2.5:100 FT	18	15, 150 POINTS	39, 390 POINTS	2, 10 POINTS	15, 15 POINTS	16.4 + 18.8

TREE SCHEDULE		
LARGE DECIDUOUS CANOPY TREES		
LABEL	QTY	BOTANICAL NAME
WO	2	QUERCUS ALBA
RO	1	QUERCUS RUBRA
KC	3	GYMNOCLADUS DIOICUS 'PRAIRIE TITAN' OR 'ESPRESSO'
SG	2	LIQUIDAMBAR STYRACIFLUA 'HAPDELL' (FRUITLESS)
MEDIUM DECIDUOUS CANOPY TREES		
LABEL	QTY	BOTANICAL NAME
HB	2	BETULA NIGRA 'HERITAGE'
RM	2	ACER RUBRUM 'RED SUNSET'
YW	2	GLADIRASTIS KENTUCKEA
HL	5	GLEDITSIA TRIACANTHOS 'IMPERIAL' OR 'SUNBURST'
ORNAMENTAL DECIDUOUS SHADE TREES		
LABEL	QTY	BOTANICAL NAME
CP	2	MALUS 'PRAIRIFIRE'
RB	2	CERCIS CANADENSIS
FT	2	CHIONANTHUS VIRGINICUS
CA	8	MALUS ADIRONDACK
OR	2	MALUS JEWEL COLE
EVERGREEN TREE		
LABEL	QTY	BOTANICAL NAME
AA	4	THUJA OCCIDENTALIS 'HOLMSTRUP'
HC	4	JUNIPERUS VIRGINIANA 'HILLSPIRE'
GG	5	THUJA 'GREEN GIANT'
JS	11	JUNIPERUS SCOPULORUM 'SKYROCKET'

SHRUB SCHEDULE		
DECIDUOUS SHRUBS		
LABEL	QTY	BOTANICAL NAME
HE	3	HYDRANGEA MACROPHYLLA 'BAILMER'
NJ	1	CEANOTHUS AMERICANUS
KO	3	ROSA RADRAZZ

BIORETENTION NORTH SCHEDULE		
LABEL	QTY	BOTANICAL NAME
15		ASCLEPIAS INCARNATA
7		IRIS VIRGINICA
9		LOBELIA CARDINALIS
9		CEPHALANTHUS OCCIDENTALIS
12		HYDRANGEA ARBORESCENS

BIORETENTION SOUTH SCHEDULE		
LABEL	QTY	BOTANICAL NAME
36		ASCLEPIAS INCARNATA
21		IRIS VIRGINICA
21		LOBELIA CARDINALIS
10		CEPHALANTHUS OCCIDENTALIS
10		HYDRANGEA ARBORESCENS

Notes:

1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

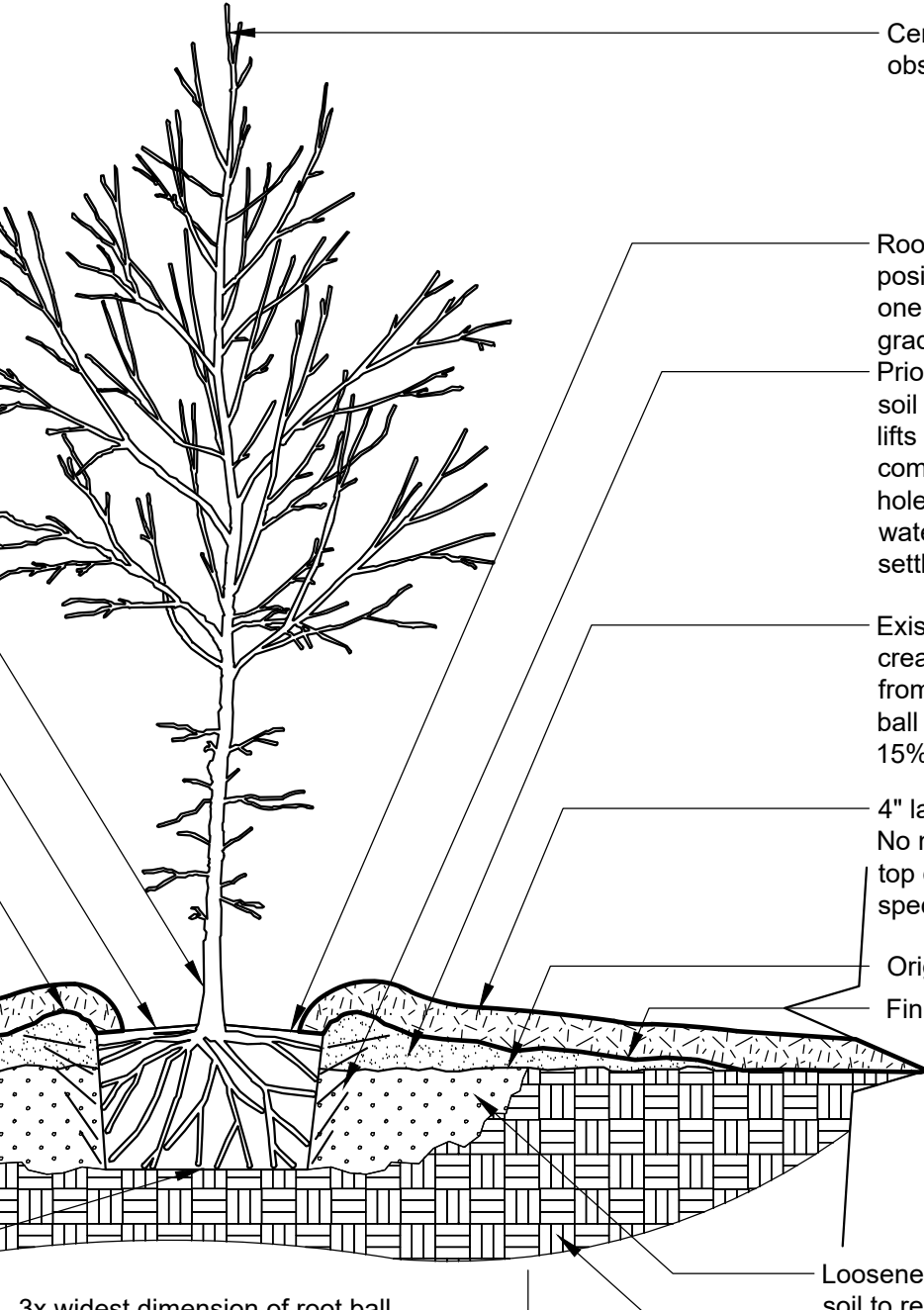
2- See specifications for further requirements related to this detail.

Trunk caliper shall meet ANSI Z60 current edition for root ball size.

Root ball modified as required.

Round-topped soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery.

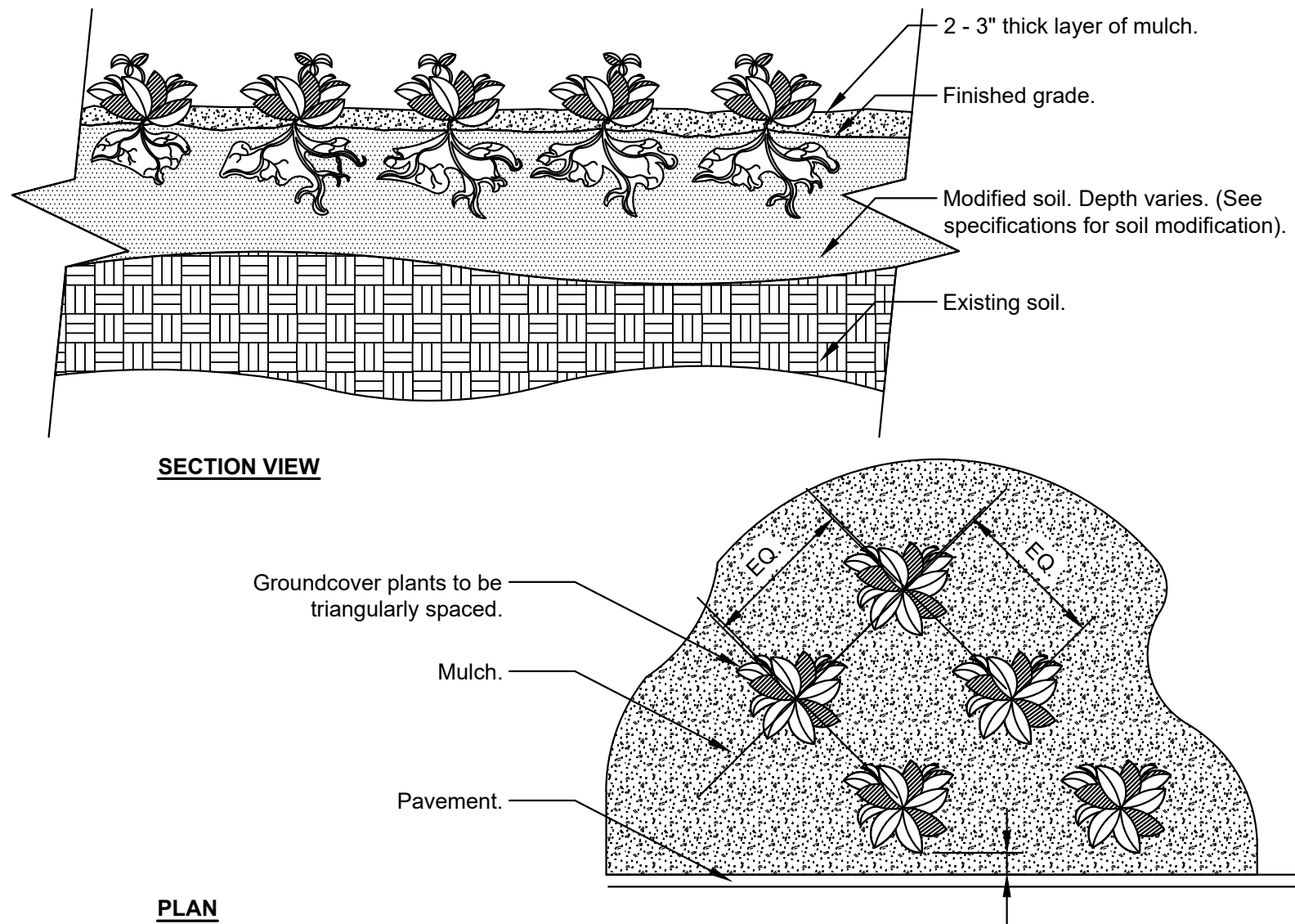
Bottom of root ball rests on existing or recompacted soil.



SECTION VIEW

TREE IN POORLY DRAINED SOIL

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PLAN

GROUNDCOVER

Notes:

- 1- See planting legend for groundcover species, size, and spacing dimension.
- 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
- 3- Settle soil around root ball of each groundcover prior to mulching.

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Notes:

1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

Trunk caliper shall meet ANSI Z60 current edition for root ball size.

Root ball modified as required.

Round-topped soil berm 4" high x 8" wide above root ball surface shall be centered on the downhill side of the root ball for 240°. Berm shall begin at root ball periphery.

4" layer of mulch. No more than 1" of mulch on top of root ball. (See specifications for mulch).

Existing soil.

3x widest dimension of root ball

SECTION VIEW

TREE ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL

Central leader. (See crown observations detail).

Original slope should pass through the point where the trunk base meets substrate/soil.

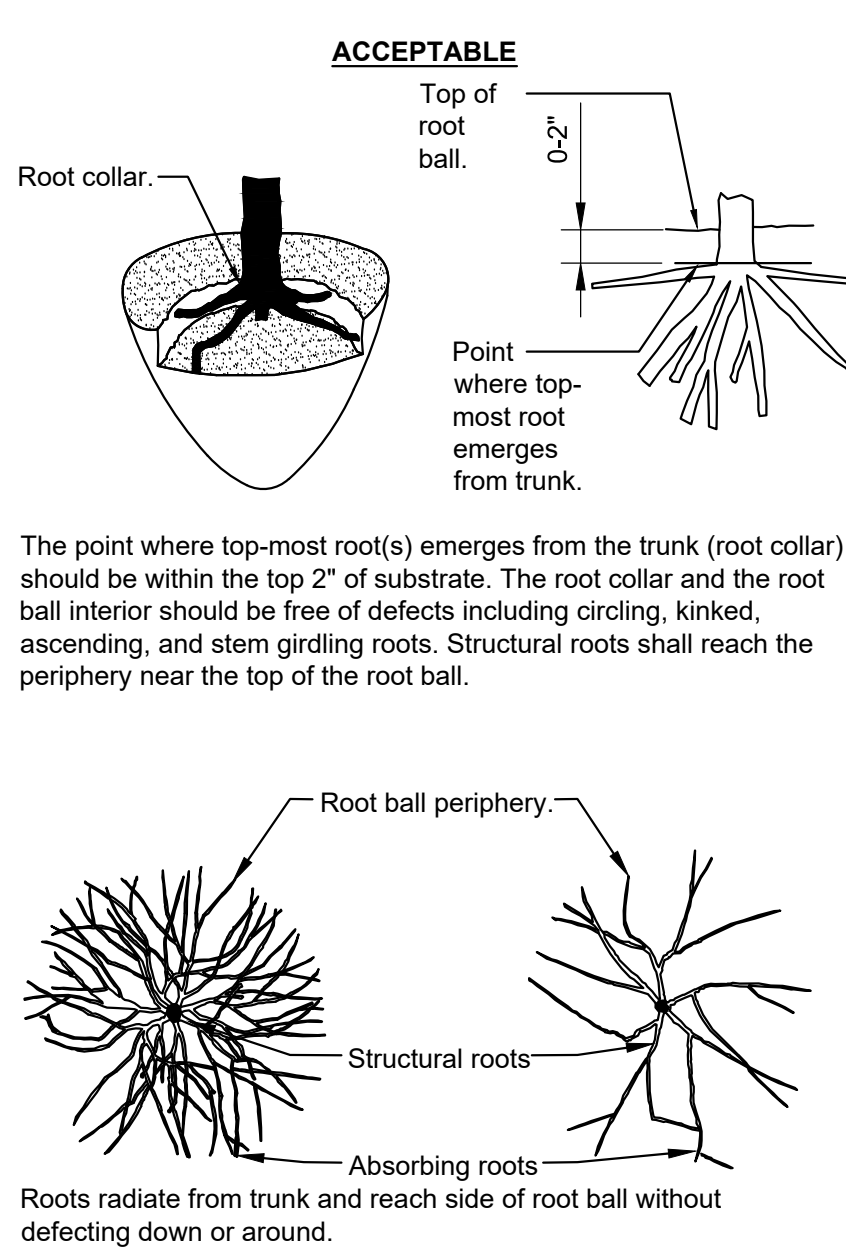
Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

Loosened soil. Dig and turn the soil to reduce the compaction to the area and depth shown.

Original grade.

Bottom of root ball rests on existing or recompacted soil.

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Notes:

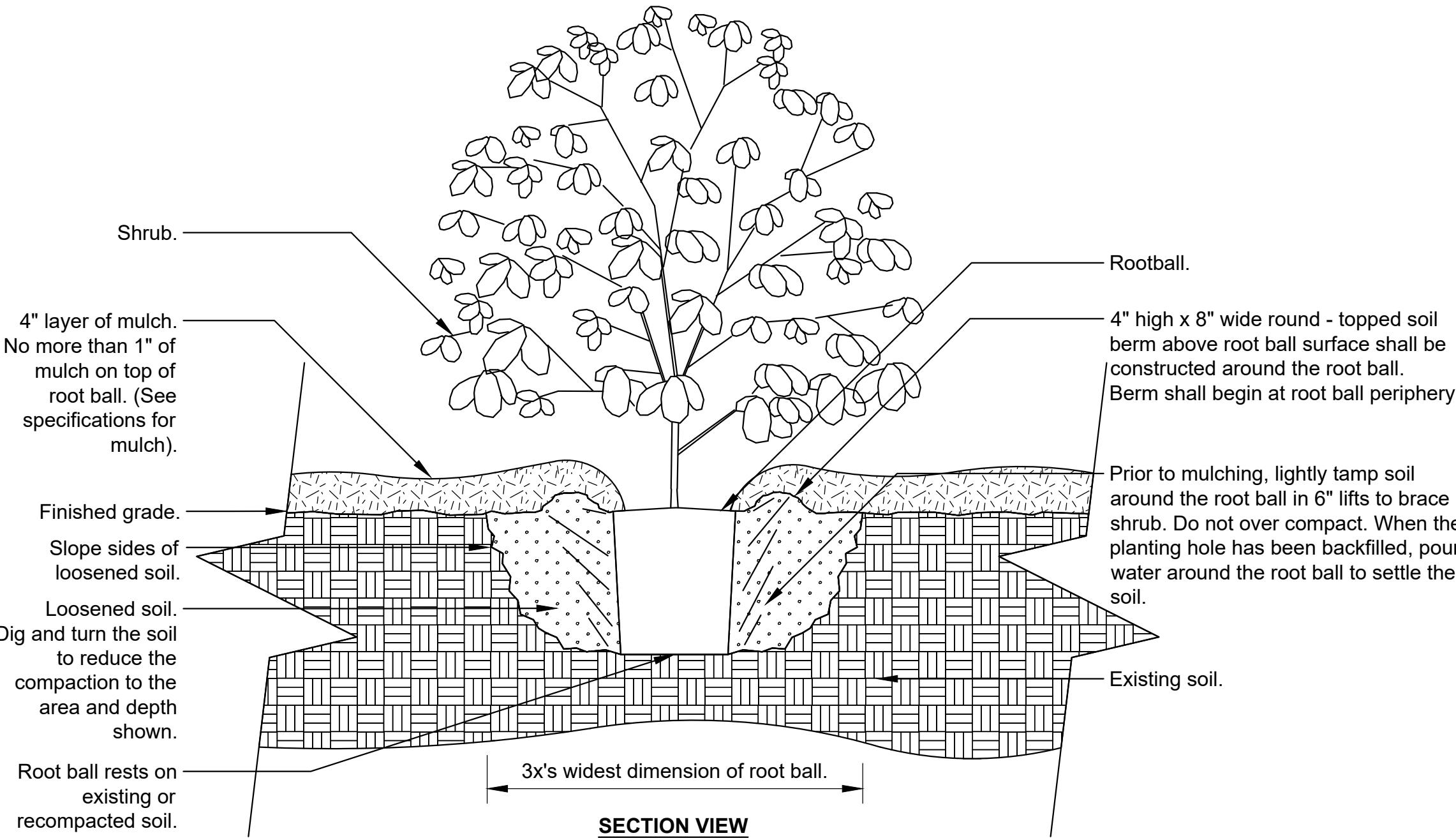
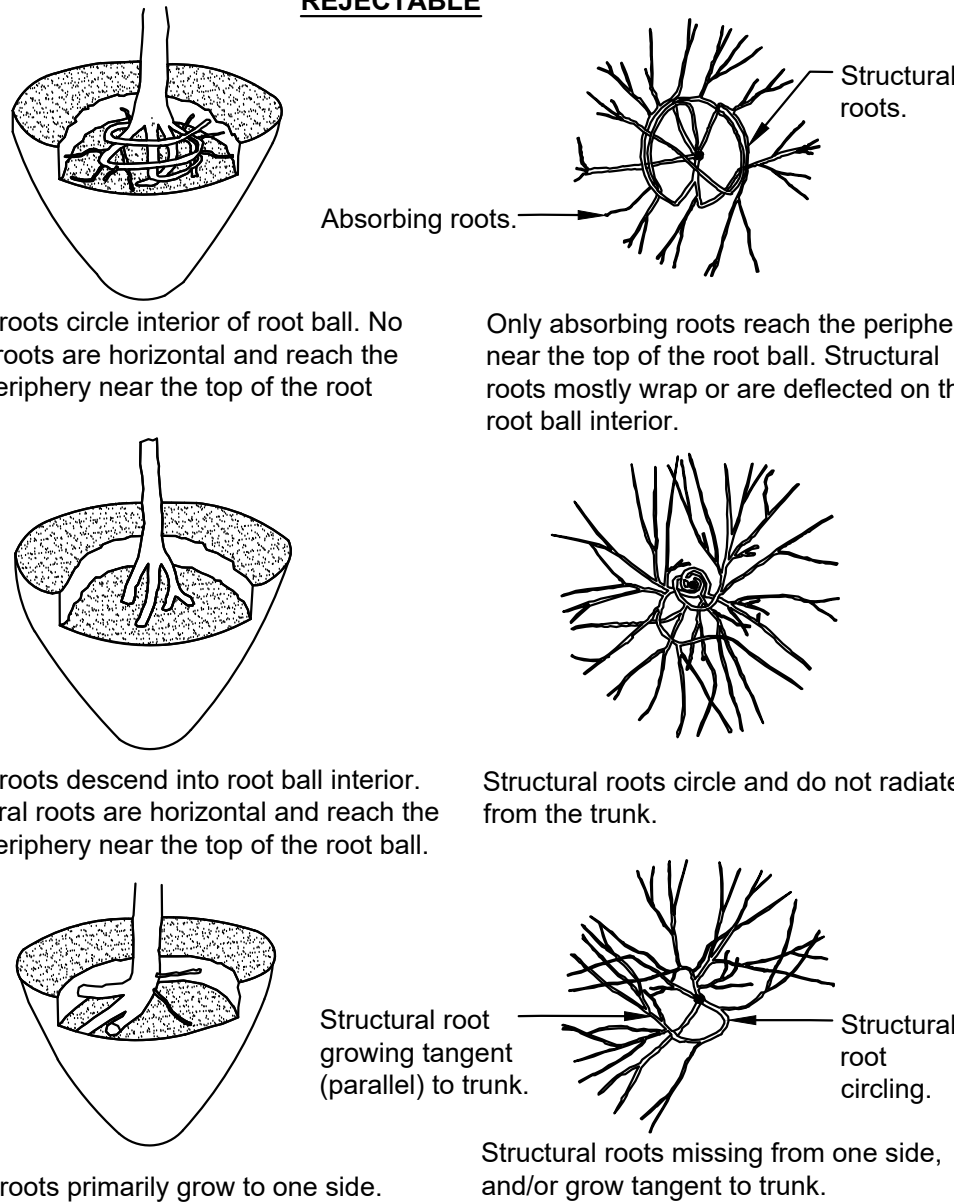
1- Observations of roots shall occur prior to acceptance. Roots and soil may be removed during the observation process; substrate/soil shall be replaced after the observations have been completed.

2- See specifications for observation process and requirements.

ROOT OBSERVATIONS DETAIL - BALLED AND BURLAPPED

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REJECTABLE



SECTION VIEW

SHRUB - UNMODIFIED SOIL

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Notes:

1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.



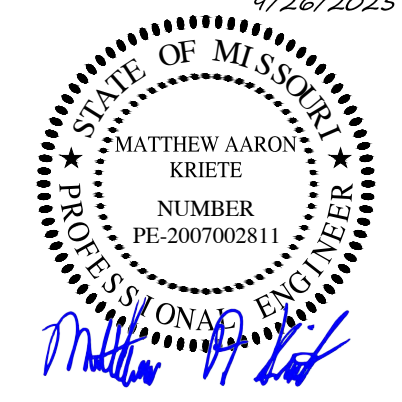
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MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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LANDSCAPE PLAN

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