City Of BOONVILLE est. 1839

City of Boonville

January 20, 2026
7:00 PM
City Council Chambers
525 E. Spring Street
Boonville MO 65233

Meeting Live streamed https://www.youtube.com/user/cityofboonvillemo & Channel 3 with Suddenlink Cable TV

I. Call to order – Pledge and Prayer

A. Drew Davis

II. Roll Call

III. Hearing of Citizens' Comments

- Mike Watts- 50-year graduating class time capsule

IV. Approval of Minutes

A. January 5th Council Minutes

V. Consent Items

A. Consider Pay App No. 9 in the amount of $24,073.00 to Hydrovac of Missouri for the Lead Line Survey Inventory

VI. Presentation of Accounts and Claims

A. Appropriations

VII. Unfinished Business

A. Second Reading of Bill No. 2026-01 Amending Chapter 20, Streets and Sidewalks (Filling and Surfacing) and Appendix G.

VIII. New Business

A. Consider Resolution No. 2026-001 Authorizing a Mutual Aid Agreement With Boonville Fire Department and Cooper County Fire Protection District.

B. First Reading of Bill No. 2026-002 Approving a final site plan for 2150 Main Street, Walmart Addition

IX. Reports of Standing Committees

A. Police Board Meeting (01/12/2026)

B. Planning and Zoning (01/13/2025)

X. Reports of City Officials

A. Mayor

B. City Administrator

C. City Clerk

XI. Miscellaneous

A. Public Works Monthly Report December 2025

XII. Adjourn

NOTICE: The City of Boonville will comply with the Americans with Disabilities Act (ADA). Individuals who require an accommodation due to disability to attend this meeting should contact our office at (660) 882-2332 or Relay Missouri, 1-800-735-2966 TTY at least 48 hours in advance.

City Of est. 1839
BOONVILLE

City of Boonville

January 5, 2026
7:00 PM
City Council Chambers
525 E. Spring Street
Boonville MO 65233

AMENDED 01-05-2026

I. Call to order – Pledge and Prayer

A. Whitney Venable

The Boonville City Council met in Regular Session on January 05, 2025, at 7:00 p.m. in the Council Chambers located at 525 East Spring Street, Boonville, Missouri. The following officers were present. Randy Ayers, Sergeant at Arms; Kate Fjell, City Administrator; Ned Beach, Mayor; Amber Davis, City Clerk; and Brad Wooldridge, City Counselor. The meeting was called to order. Whitney Venable led the prayer after the Pledge of Allegiance.

II. Roll Call

The following council representatives were present: Barry Elbert, Whitney Venable, Drew Davis, Tanner Bechtel, Steve Young, Susan Meadows, Andrew Cowherd, and Sy Harvell.

III. Hearing of Citizens' Comments

- Raenada Mason and LaMonica Lacey — U.S Small Business Administration

Raenada Mason and Lamonica Lacey of the U.S. Small Business Administration disaster recovery came before the council to provide information to Cooper County, which was listed as a county in a presidential declaration from storms that occurred from March 30 through April 8th. Ms. Mason stated there is federal funding available for people and small businesses who may have been affected by these storms. Ms. Mason wanted people to be aware that the funding was still available and handed out business cards and information on how to obtain funding. There is a website people can go to, sba.gov/disaster, or they can call 1-800-659-2955.

IV. Approval of Minutes

A. December 15 council Minutes

The minutes stand as submitted

V. Consent Items

A. Consider Pay App No. 8 in the amount of $22,009.60 to Hydrovac of Missouri for Lead Survey Line Inventory

Mr. Davis moved, and Mr. Venable seconded the motion to approve the consent item. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

B. Consider Pay App No. 3 in the amount of $95,263.56 to C.L. RIchardson Construction for Water and Sewer Improvements.

Mr. Davis moved, and Mr. Venable seconded the motion to approve the consent item. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

VI. Presentation of Accounts and Claims

A. Appropriations

Ms. Davis read the ordinance appropriating money in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Venable moved, and Mr. Bechtel seconded the motion to approve the ordinance appropriating money. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

VII. Unfinished Business

A. Second Reading or Bill No. 2025-031 Approving a Final Site Plan for AECI Utility Services 2415 Mid America Industrial Drive

Mr. Harvell moved, and Mr. Cowherd seconded the motion to approve the bill. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

VIII. New Business

A. First Reading of Bill No. 2026-01 Amending Chapter 20, Streets and Sidewalks (Filling and Surfacing) and Appendix G.

Ms. Davis read, by title only, a copy of the bill

IX. Reports of Standing Committees

A. Boonville Housing Authority

The minutes are in the packet

X. Reports of City Officials

A. Mayor

None

B. City Administrator

- Budget Discussion: Admin, Airport, Economic Development, and Debt Service

Ms. Fjell presented the draft budgets for Economic Development, Administration, Airport, and Debt Services. She highlighted the subscriptions that support economic development and stated that there is not much going on at the airport due to the large project that was just completed. Ms. Fjell also noted that several of the city's debts will be paid off in the next 3–5 years.

There was general discussion amongst the council about these budget items.

C. City Clerk

None

D. City Counselor

None

E. Economic Developer

None

XI. Miscellaneous

None

XII. Adjourn

With no further discussion, Mr. Young moved, and Mr. Davis seconded the motion to adjourn at 7:53 p.m, and the voice vote was unanimous.

APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)

Original _____ of 6
Page ____ of

PROJECT: City of Boonville Lead Service Line Inventory

PROJECT NO: 454-306

CONTRACTOR: Hydrovac of Missouri
ADDRESS:
125 Irwin Dr, Jefferson City MO 65109

OWNER: City of Boonville Missouri

APPLICATION NO: 9

APPLICATION DATE: 6-Jan-26

PERIOD FROM: 12/1/2025 - 12/30/2025

ORIGINAL CONTRACT SUM:	$144,800.00
NET CHANGE BY CHANGE ORDERS:	$55,205.00
CONTRACT SUM TO DATE:	$200,005.00
TOTAL STORED TO DATE:	$0.00
TOTAL COMPLETED TO DATE:	$142,990.00
RETAINAGE 5%:	$7,149.50
TOTAL EARNED LESS RETAINAGE:	$135,840.50
LESS PREVIOUS CERTIFICATES OF PAYMENT:	$111,767.50
CURRENT PAYMENT DUE:	$24,073.00
CONTRACT TIME LIMIT DATE:	March 1st, 2026

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	9/3/2024	$55,205.00	$0.00
2	7/21/2025	$0.00	$0.00
	TOTALS	$55,205.00	$0.00

NET CHANGE BY CHANGE ORDERS: $55,205.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

In accordance with the Contract Documents, based on site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED OF $ 24,073.00
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONTRACTOR:
BY: Miriam Greenting
DATE: 1-6-26

OWNER:
BY:

ENGINEER:
BY:

MECO

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109 (573)893-5558

Pay Estimate No.9

City of Boonville Lead Service Line Inventory

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	Total Completed Prev. Pay App	Completed This Period	$ Completed This Pay App	Total Completed	Left to Finish	Unit
1	Resident Service Line Visual Inspection	1,105	EA	$ 181.00	$ 200,005.00	650	140	$25,340.00	$142,990.00	315	EA
	Contract Total				$ 200,005.00			$25,340.00	$142,990.00		

ORDINANCE APPROPRIATING MONEY

Be it Ordained by the Council of the City of Boonville as follows:

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on **January 20, 2026** the sum of **$847,243.51**

General Fund	$345,669.75
Sanitation	$23,035.81
CIP Tax	$36,935.08
Water Works	$175,211.85
Capital Projects	$0.00
Waste Water	$157,690.33
Tourism	$28,649.61
Gaming	$7,215.00
Parks/Water	$23,936.08
Kemper Sales Tax	$48,900.00
Economic Development Projects	$0.00

Section 2: The Accountant is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the persons whose salaries and accounts have been allowed as above, amounting to **$847,243.51** being the total amount of money above appropriated.

Section 3: This ordinance shall take effect and be in force from and after its passage. First reading on **January 20, 2026** read for the second time this **January 20, 2026** since a copy was made available prior to the meeting.

Approved **January 20, 2026**

_____
Mayor

Endorsed **January 20, 2026** : I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

_____
Accountant

BILL NO. 2026-001 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI, AMENDING CHAPTER 20, STREETS AND SIDEWALKS, AND APPENDIX G, SCHEDULE OF FEES, PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, the City of Boonville wants to revise Section 20-24, Streets and Sidewalks (Filling and Surfacing) to eliminate a bond requirement; and,

WHEREAS, the City of Boonville wants to revise Section 20-24, Streets and Sidewalks (Filling and Surfacing) by replacing the bond requirement with a set fee pursuant to Appendix G of the City Code; and,

WHEREAS, the City of Boonville needs to revise Appendix G, Schedule of Fees, to add a fee for Filling and Surfacing under Section 20-24 in lieu of the bond requirement; and,

WHEREAS, the authority and scope to enact code changes are grounded in the Missouri statutes which are then operationalized through the City General Codes of Ordinances and the adopted professional standards of the International Code Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1: Chapter 20-24, Streets and Sidewalks (Filling and Surfacing) shall be amended as detailed in "Exhibit A".

SECTION 2: Appendix G, Schedule of Fees, shall be amended as detailed in "Exhibit B".

SECTION 3: This Ordinance shall take effect and be in full force after passage and approval.

SECTION 4: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: _____

READ FOR THE SECOND TIME AND PASSED ON THIS ____ DAY OF JANUARY 2026, AFTER A COPY OF THIS ORDINANCE AND EXHIBIT HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

_____
President of the Council

APPROVED THIS _____ DAY OF _____ 2026.

ATTEST: _____
Ned Beach, Mayor

_____
Amber Davis, City Clerk

Exhibit A

Current Version

Sec. 20-24. - Filling and surfacing.

It shall be the duty of the person making or doing any boring or tunneling hereunder to fill the excavation and restore the surface to a condition at least equal to the surface prior to the excavation, or, in the case of boring or tunneling, to take such steps or precautions as are necessary to assure that there will be no sinking or shifting of the surface. The city administrator shall require of any person making an excavation or doing boring or tunneling, to furnish a deposit, bond, or other security in an amount not less than $500.00 to assure compliance with this section; provided, however, that the city may elect to fill and resurface the excavation or take the necessary precautions and charge the cost thereof against the person making the excavation or doing the boring or tunneling.

(Code 1958, §§ 30.28, 30.29; Ord. No. 3184, § 1, 8-1-94)

Revised Version

Sec. 20-24. - Filling and surfacing.

It shall be the duty of the person making or doing any boring or tunneling hereunder to fill the excavation and restore the surface to a condition at least equal to the surface prior to the excavation, or, in the case of boring or tunneling, to take such steps or precautions as are necessary to assure that there will be no sinking or shifting of the surface. The city administrator shall require of any person making an excavation or doing boring or tunneling~~,~~ to pay a fee, in accordance with Appendix G, ~~furnish a deposit, bond, or other security in an amount not less than $500.00~~ to assure compliance with this section; provided, however, that the city may elect to fill and resurface the excavation or take the necessary precautions and charge the cost thereof against the person making the excavation or doing the boring or tunneling.

(Code 1958, §§ 30.28, 30.29; Ord. No. 3184, § 1, 8-1-94)

Final Version

Sec. 20-24. - Filling and surfacing.

It shall be the duty of the person making or doing any boring or tunneling hereunder to fill the excavation and restore the surface to a condition at least equal to the surface prior to the excavation, or, in the case of boring or tunneling, to take such steps or precautions as are necessary to assure that there will be no sinking or shifting of the surface. The city administrator shall require of any person making an excavation or doing boring or tunneling to pay a fee, in accordance with Appendix G, to assure compliance with this section; provided, however, that the city may elect to fill and resurface the excavation or take the necessary precautions and charge the cost thereof against the person making the excavation or doing the boring or tunneling.

(Code 1958, §§ 30.28, 30.29; Ord. No. 3184, § 1, 8-1-94)

Exhibit B

Current Version[1]

Appendix G - SCHEDULE OF FEES

Permit to excavate, bore, or tunnel in a public right-of-way $250.00

Staff review, bonding evaluation, and monitoring during and after the disturbance.

Revised Version

Appendix G - SCHEDULE OF FEES

Permit to excavate, bore, or tunnel in a public right-of-way / filling and surfacing $250.00

Staff review, bonding/fee evaluation, and monitoring during and after the disturbance.

Final Version

Appendix G - SCHEDULE OF FEES

Permit to excavate, bore, or tunnel in a public right-of-way / filling and surfacing $250.00

Staff review, bonding/fee evaluation, and monitoring during and after the disturbance.

[1] All versions of Appendix G have been limited to the affected language. The full content of Appendix G is not included in this exhibit.

RESOLUTION NO. R2026-001

A RESOLUTION OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING AND APPROVING A MUTUAL AID AGREEMENT BETWEEN THE CITY OF BOONVILLE FIRE DEPARTMENT AND COOPER COUNTY FIRE PROTECTION DISTRICT, REGARDING FIRE SERVICE MUTUAL AID; AND PROVIDING AN EFFECTIVE DATE THEREFORE

WHEREAS, the City of Boonville, Missouri and the Cooper County Fire Protection District, Missouri desire to enter into a joint agreement for mutual aid for emergency response services; and

WHEREAS, mutual aid is critical for effective firefighting, minimizing damage to structures and protecting life

NOW THEREFORE, be it resolved by the City Council of the City of Boonville, Missouri as follows:

SECTION 1: That a certain Agreement between the City of Boonville Fire Department, and the City Cooper County Fire Protection District, a copy of which is marked **"Exhibit A"** and is attached hereto and made a part hereof, is hereby approved.

SECTION 2: That the City Administrator and the City Clerk be and are hereby authorized to execute, and attest said Agreement, in multiple counterparts, on behalf of the City of Boonville.

SECTION 3: This resolution shall take effect and be in full force from and after its passage and approval.

Passed this 20th Day of January 2026, by the City Council of Boonville, Missouri

_____
Ned Beach, Mayor

ATTEST:

_____
Amber Davis, City Clerk

Automatic Mutual Aid Agreement

Between the Boonville Fire Department and the Cooper County Fire Protection District

I. Purpose

This Automatic Mutual Aid Agreement ("Agreement") is established between the **Boonville Fire Department (BFD)** and the **Cooper County Fire Protection District (CCFPD)** to ensure rapid, coordinated, and effective emergency response to incidents occurring within designated areas of overlapping operational concern. The intent of this Agreement is to enhance life safety, property conservation, and operational efficiency through automatic mutual aid dispatching for predetermined incident types and geographic zones.

II. Authority

This Agreement is entered pursuant to the legal authority granted to municipal fire departments and fire protection districts within the State of Missouri to engage in automatic mutual aid partnerships for emergency services delivery.

III. Definitions

- **Automatic Mutual Aid:** The prearranged, immediate dispatch of predetermined fire, rescue, or EMS resources from the assisting agency upon confirmation of an eligible incident.
- **Primary Agency:** The department with jurisdictional authority over the incident location.
- **Assisting Agency:** The department dispatched automatically to provide support.

IV. Geographic Mutual Aid Areas

Automatic mutual aid will be provided by BFD and CCFPD to each other for emergency responses in the following specified areas:

A. "County Pockets" Surrounded by the City of Boonville

These unincorporated areas lie within or adjacent to the City of Boonville's corporate limits but legally remain under county jurisdiction. To ensure adequate response coverage, both departments agree to automatic mutual aid for the following pockets:

1. **Santa Fe Trail and Santa Fe Road area**
2. **Old Hwy 40 area including residential subdivisions to Dunkles Dr?**
3. **Areas of Lake of the Woods Subdivision, Stewart Dr, Woods Dr, Scenic Dr**
4. **Black Oaks Mobile Home Park, Starlight Dr, 1338 W Ashley Rd.**
5. **Chapel Hill Est, Stanfield Rd, Morning View Ct., Hill Crest Rd, Skyline, Oakridge Dr., Oakridge Terrace. Pink Elephant Rd.**
6. **Hwy 87 to Interstate 70**
7. **Village of Windsor**
8. **Hwy 98 to Hunters Ridge**

For all structure fires, vehicle fires, rescues, EMS, hazardous materials incidents, and other significant emergencies occurring in these pockets, both BFD and CCFPD will respond automatically. First arriving companies can give the option to disregard the other responding agencies if not needed. Those agencies with jurisdiction have the right to continue at their discretion or disregard.

B. Major Industrial, Commercial, and High-Hazard Properties

Automatic mutual aid will be dispatched for working fires, hazardous materials incidents, rescues, and special operations at the following facilities:

Industrial & Manufacturing

- **Caterpillar**
- **Kawasaki**
- **CMMG**
- **Isle of Capri Casino & Hotel – Support Facilities and Mechanical Systems**
- **Industrial Park at Jackson Road and Hwy 87**

Commercial High-Risk

- **Walmart Supercenter**
- **Pilot Travel Center / Interstate Fueling Stations**
- **Loves Travel Stop**
- **Major Warehouse and Distribution Facilities near I-70 (Spirit of 76)**
- **Any building in the Downtown area**

Includes automatic aid for reported structure fires, alarms, rescues, and smoke investigations at:

- **C. Hotels & Multi-Occupancy Structures**
- **Isle of Capri Hotel**
- **Holiday Inn Express**
- **Quality Inn**
- **Hotel Frederick**
- **Any multi-family apartment complexes exceeding three occupied units**

D. Airports

Automatic aid for any aircraft emergency, fuel spill, fire, or rescue at:

- **Jesse Viertel Memorial Airport (KVER)**
  Located east of the city and requiring combined resources for aircraft incidents.

E. Identified High-Hazard Buildings

Automatic aid applies to:

- Schools: Boonville High School, Hannah Cole, Laura Speed Elliott, David Barton, St. Peter & Paul
- Thespian Hall, Hotel Fredrick
- Boonville Correctional Center perimeter and support buildings
- Senior living facilities including:
  - Ashley Manor
  - Lakeview Health Care
  - Hartmann Village
  - Riverdell Care Center
  - Unlimited Opportunities

V. Highway and Transportation Corridors

A. Interstate 70

Automatic mutual aid will be dispatched for all motor vehicle accidents, fires, extrications, hazardous materials incidents, and mass-casualty events in the following segments:

- **I-70 Westbound from Boonville city limits to Mile Marker 98**
- **I-70 Eastbound and Westbound between Mile Markers 101 and 106**
- **Second arriving unit (if not needed at the scene) will provide early warning, parking 100-300 FT. before the accident scene.**

This ensures comprehensive coverage through high-traffic and historically high-incident zones.

B. Missouri Highway 98

Automatic aid for:

- Vehicle accidents
- Vehicle fires
- Large outdoor fires
- Residential fires

Coverage extends from the city limits outward to **Hunters Ridge**.

C. Missouri Highway 87

Automatic aid applies from:

Jackson Rd extending to **Village of Windsor**

VI. Types of Incidents Covered

Automatic mutual aid shall be dispatched for the following:

1. **Structure fires** (residential, commercial, industrial)
2. **Vehicle fires**
3. **Motor vehicle accidents** with injury, rollover, entrapment, or fire
4. **Hazardous materials spills or releases**
5. **Aircraft emergencies**
6. **Technical rescues** (confined space, high-angle, water rescue, machinery)

7. **Alarms at listed high-hazard occupancies**
8. **Wildland/brush fires threatening structures**

Both agencies retain the right to request or cancel additional units depending on incident scale.

VII. Dispatch Protocols

- Both agencies agree to integrate predefined run cards into their dispatch systems.
- Upon identification of an eligible incident, the assisting agency will be dispatched simultaneously with the primary agency.

VIII. Command Structure

1. The First arriving unit will assume Command, once a Chief Officer arrives, transfer of Command can be performed if desired.
2. The **Assisting Agency** will provide command-level support through unified command when appropriate.
3. Both agencies agree to common radio channels and clear text communication.

IX. Training

Both agencies agree to participate in periodic joint training to ensure seamless interoperability, including:

- Fireground operations
- Extrication procedures
- Hazmat response
- ICS/unified command practice

X. Costs and Reimbursements

- No charge will be made for services provided under this Agreement, except when reimbursable expenses are available through state or federal disaster recovery programs.
- Each department is responsible for its own personnel wages, equipment maintenance, and operational costs.

XI. Term, Review, and Termination

- This Agreement becomes effective upon approval by both governing bodies.
- It shall be reviewed **annually** for revisions, boundary changes, or updates to hazard lists.
- Either party may terminate the Agreement with **30 days written notice**.

XII. Signatures

Boonville Fire Department

City of Boonville Offical:_____
Fire Chief: _____
Date: _____

Cooper County Fire Protection District
Fire Chief: David Gehm
Date: 1/1/2026

BILL NO: 2026-002 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN AND PARKING RATIO REDUCTION FOR WALMART, 2150 MAIN STREET, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, Walmart is proposing a 3,974 square foot addition to its store in Boonville; and

WHEREAS, City staff met and communicated with Walmart engineering representatives to discuss the proposed addition and development plan; and

WHEREAS, Walmart's initial, internal site plan for the original store called for a parking ratio of 5.0 spots/1000 square feet; and,

WHEREAS, Walmart's 3,974 square foot addition will result in a parking ratio of 4.7 spots/1000 square feet; and,

WHEREAS, The reduction in the parking ratio is not in direct conflict with the City's original Development Agreement with Walmart; and,

WHEREAS, The final site plan for the store addition and the reduction in parking ratio were considered at the Planning and Zoning Commission meeting on January 12, 2026. The plans include **Exhibit A**, herein incorporated, and attached hereto. The Commission has recommended approval by the Council; and

WHEREAS, the City Council has evaluated the site plan for compatibility with the use of abutting sites, the safety and convenience of vehicle and pedestrian traffic and in view of the potential economic benefit to the City of Boonville and finds it to be appropriate to further economic development of the City of Boonville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the final plan and the reduction in parking ratio, as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at 2150 Main Street in the City of Boonville, Cooper County, Missouri should be and is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage; and approval granted herein shall be valid for a period not to exceed 12 months thereafter.

READ FOR THE FIRST TIME THIS 20nd DAY OF JANUARY 2026.

READ FOR THE SECOND TIME AND PASSED THIS 2ND DAY OF FEBRUARY, 2026, AFTER A COPY OF THIS ORDINANCE AND REFERENCED PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST AND SECOND READING.

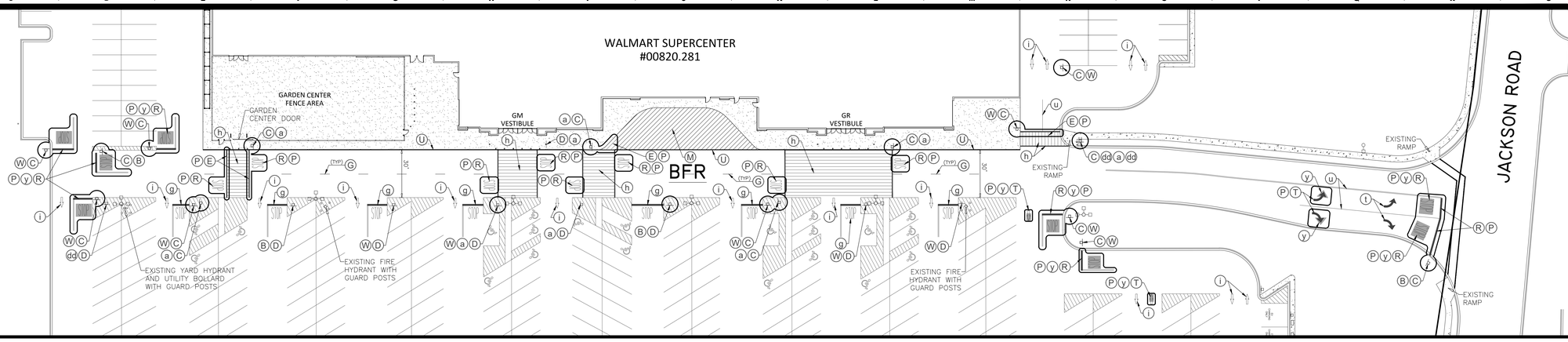
PRESIDENT OF THE COUNCIL

APPROVED THIS 2ND DAY OF FEBRUARY, 2026.

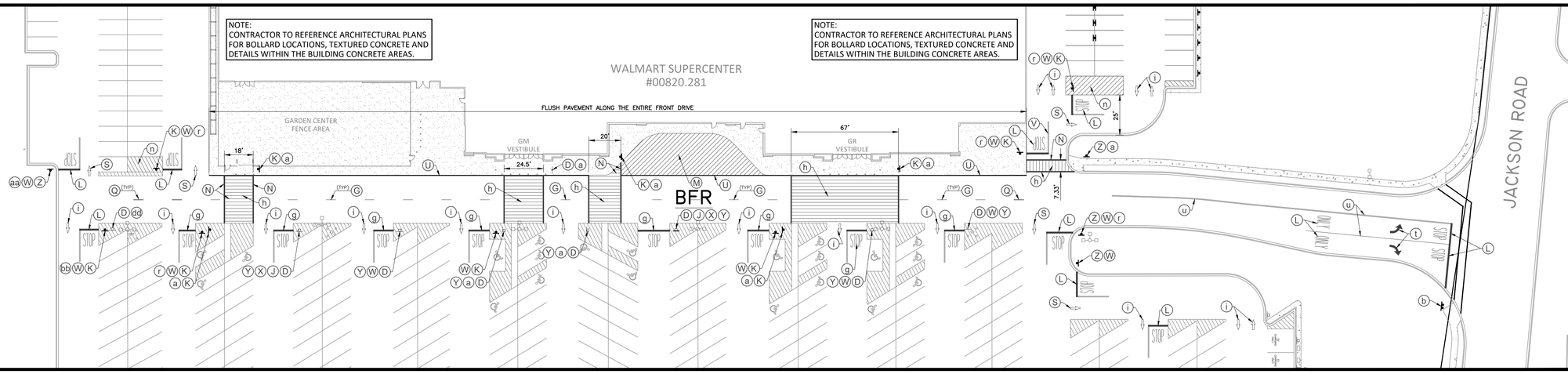
Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk

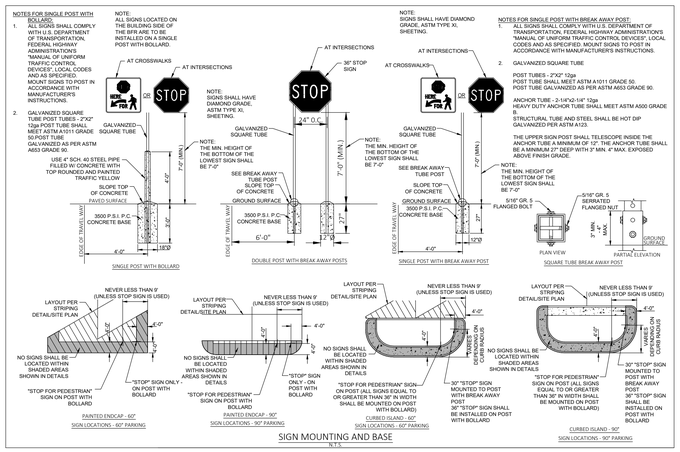


DEMOLITION PLAN



SITE CONSTRUCTION PLAN

SIGN SYMBOLS SHOWN ON THIS PLAN ARE FOR GENERAL SITE LOCATION PURPOSES.
CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
CONTRACTOR SHALL REFER TO DETAILS FOR EXACT SIGN PLACEMENT LOCATIONS.
CONTRACTOR SHALL COORDINATE WITH THE CEC AND WALMART PM WHEN CONTRACTOR FEELS SITE CONDITIONS REQUIRE DEVIATING FROM STANDARD SIGN LOCATION DIMENSIONS.



NOTES TO CONTRACTOR:

1. REFERENCE SITE CONSTRUCTION PLAN AND DETAILS FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE. CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING/FADED CROSSWALK STRIPING, ANGLED STRIPING, AND/OR FIRE LANE STRIPE TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN / BE REFRESHED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW "STOP" OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° TO REMAIN / BE REFRESHED.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRELANE" AND/OR RED STRIPE TO MATCH EXISTING.
- (P) LIMITS OF SEAL COAT:
  ASPHALT PAVEMENT - APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  CONCRETE PAVEMENT - REMOVE STRIPING AS SHOWN, BUT DO NOT APPLY SEAL COAT.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- (R) EXISTING/FADED STOP BAR / STOP TEXT PAVEMENT MARKINGS / DOUBLE YELLOW AND/OR SINGLE WHITE STRIPE AND/OR ANY VISIBLE SEAL COAT TO BE REMOVED.
- (S) NEW OPEN AND/OR SOLID ARROW PAVEMENT MARKINGS.
- (T) EXISTING/FADED ARROW PAVEMENT MARKINGS AND/OR ANY VISIBLE SEAL COAT TO BE REMOVED.
- (U) EXISTING FIRE LANE STRIPING TO REMAIN / BE REFRESHED.
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW AND/OR SINGLE SOLID WHITE STRIPE AND/OR "NO PARKING FIRELANE" WITH RED STRIPE TO MATCH EXISTING .
- (W) EXISTING STOP SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (X) EXISTING SIGN TO BE RAISED / RELOCATED TO MATCH CURRENT DETAILS / GUIDELINES, AND/OR STRAIGHTEN UP SIGN POST.
- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (b) NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (d) NEW OPD CROSSWALK MARKINGS. SEE DETAIL.
- (e) NEW SIGN MOUNTING AND BASE WITH BOLLARD WITH BOLLARD COVER.
- (f) NEW DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (g) EXISTING STOP PAVEMENT MARKINGS, "STOP","ONLY" AND/OR "ENTER" TEXT TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (h) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.
- (i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN.
- (m) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 5'-0" O.C.
- (n) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 2'-0" O.C.
- (q) EXISTING "DO NOT ENTER" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (r) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (u) EXISTING 4" WIDE DOUBLE YELLOW, WHITE AND/OR YELLOW SINGLE STRIPE TO REMAIN / BE REFRESHED.
- (w) EXISTING FOLIAGE THAT IMPEDES VISIBILITY OF DRIVE, INTERSECTIONS, AND/OR SIGNAGE TO BE TRIMMED / PRUNED. CONTRACTOR TO TRIM / PRUNE FOLIAGE SELECTIVELY. IF EXTREME TRIMMING / PRUNING IS NEEDED CONTACT WALMART CONSTRUCTION MANAGER.
- (x) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN. REPLACE IF SIGN IS FADED OR DAMAGED.
- (y) EXISTING SEAL COAT TO BE REMOVED. (SEAL COAT NOT TO BE USED ON CONCRETE PAVEMENT)
- (z) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO BE REMOVED.
- (aa) NEW TRAFFIC FROM LEFT DOES NOT STOP PLAQUE.
- (bb) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- (cc) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- (dd) EXISTING ORANGE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.
- (ee) EXISTING BLUE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.

SCALE: 1" = 30'

DEMOLITION AND SITE CONSTRUCTION PLAN

REVISIONS

	By:	App:
1		
2		
3		
4		

BFA Engineering•Surveying
103 ELM STREET WASHINGTON, MISSOURI 63090
TELEPHONE: (636) 239-4751
bfaeng.com

Walmart #00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

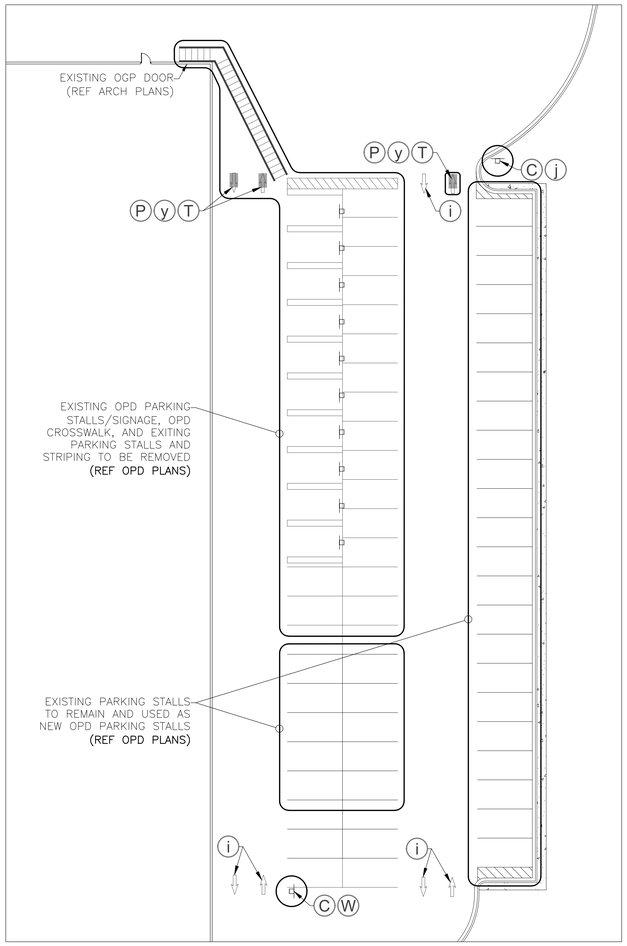
Rick G. Rohlfing, P.E. #29409 09/29/2025
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

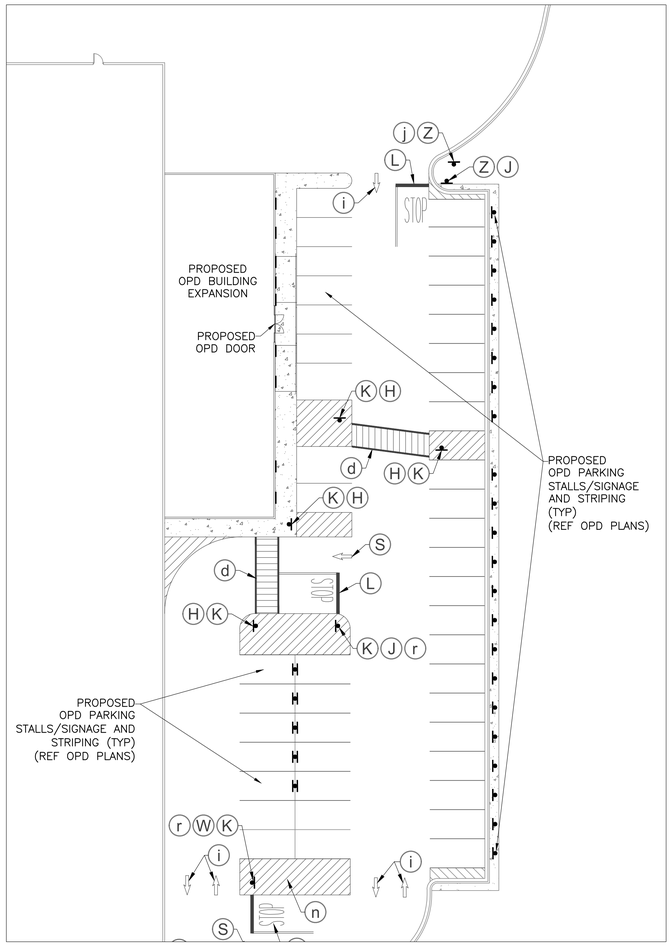
DRAWN	S.A.M.
CHECKED	R.G.R
DATE	09/29/25
SCALE	1"=30'
JOB No.	8119
SHEET NAME	

SECP-1

P:\Vault\8119 Boonville MO WM Remodel 00820\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:16 PM



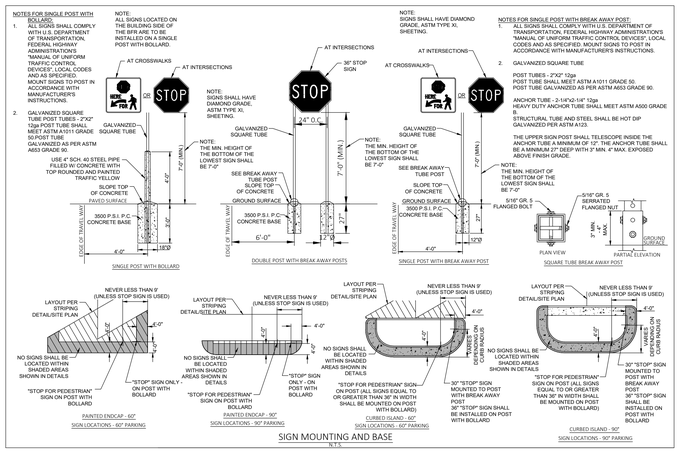
OPD DEMOLITION PLAN



OPD SITE CONSTRUCTION PLAN

(REFER OPD IMPROVEMENT PLANS FOR ADDITIONAL DIRECTION REGARDING OPD STRIPING, SIGNAGE AND DIMENSIONS)

SIGN SYMBOLS SHOWN ON THIS PLAN ARE FOR GENERAL SITE LOCATION PURPOSES.
CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
CONTRACTOR SHALL REFER TO DETAILS FOR EXACT SIGN PLACEMENT LOCATIONS.
CONTRACTOR SHALL COORDINATE WITH THE CEC AND WALMART PM WHEN CONTRACTOR FEELS SITE CONDITIONS REQUIRE DEVIATING FROM STANDARD SIGN LOCATION DIMENSIONS.



NOTES TO CONTRACTOR:

1. REFERENCE SITE CONSTRUCTION PLAN AND DETAILS FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE. CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED SHALL BE REMOVED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

THERE IS NOT AN ACC AT THIS LOCATION

ACC DEMOLITION PLAN

THERE IS NOT AN ACC AT THIS LOCATION

ACC SITE CONSTRUCTION PLAN

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING/FADED CROSSWALK STRIPING, ANGLED STRIPING, AND/OR FIRE LANE STRIPE TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN / BE REFRESHED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW "STOP" OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° TO REMAIN / BE REFRESHED.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 3'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRELANE" AND/OR RED STRIPE TO MATCH EXISTING.
- (P) LIMITS OF SEAL COAT:
  ASPHALT PAVEMENT - APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  CONCRETE PAVEMENT - REMOVE STRIPING AS SHOWN, BUT DO NOT APPLY SEAL COAT.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- (R) EXISTING/FADED STOP BAR / STOP TEXT PAVEMENT MARKINGS / DOUBLE YELLOW AND/OR SINGLE WHITE STRIPE TO BE REMOVED.
- (S) NEW OPEN AND/OR SOLID ARROW PAVEMENT MARKINGS.
- (T) EXISTING/FADED ARROW PAVEMENT MARKINGS AND/OR ANY VISIBLE SEAL COAT TO BE REMOVED.
- (U) EXISTING FIRE LANE STRIPING TO REMAIN / BE REFRESHED.
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW AND/OR SINGLE SOLID WHITE STRIPE AND/OR "NO PARKING FIRELANE" WITH RED STRIPE TO MATCH EXISTING .
- (W) EXISTING STOP SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (X) EXISTING SIGN TO BE RAISED / RELOCATED TO MATCH CURRENT DETAILS / GUIDELINES, AND/OR STRAIGHTEN UP SIGN POST.
- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (b) NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (d) NEW OPD CROSSWALK MARKINGS. SEE DETAIL.
- (e) NEW SIGN MOUNTING AND BASE WITH BOLLARD WITH BOLLARD COVER.
- (f) NEW DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (g) EXISTING STOP PAVEMENT MARKINGS, "STOP","ONLY" AND/OR "ENTER" TEXT TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (h) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.
- (i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN.
- (m) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 5'-0" O.C.
- (n) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 2'-0" O.C.
- (q) EXISTING "DO NOT ENTER" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (r) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (u) EXISTING 4" WIDE DOUBLE YELLOW, WHITE AND/OR YELLOW SINGLE STRIPE TO REMAIN / BE REFRESHED.
- (w) EXISTING FOLIAGE THAT IMPEDES VISIBILITY OF DRIVE, INTERSECTIONS, AND/OR SIGNAGE TO BE TRIMMED / PRUNED. CONTRACTOR TO TRIM / PRUNE FOLIAGE SELECTIVELY. IF EXTREME TRIMMING / PRUNING IS NEEDED CONTACT WALMART CONSTRUCTION MANAGER.
- (x) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN. REPLACE IF SIGN IS FADED OR DAMAGED.
- (y) EXISTING SEAL COAT TO BE REMOVED. (SEAL COAT NOT TO BE USED ON CONCRETE PAVEMENT)
- (z) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO BE REMOVED.
- (aa) NEW TRAFFIC FROM LEFT DOES NOT STOP PLAQUE.
- (bb) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- (cc) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- (dd) EXISTING ORANGE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.
- (ee) EXISTING BLUE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.

0 20' 40'
SCALE: 1" = 20'

DEMOLITION AND SITE CONSTRUCTION PLAN

REVISIONS

	By:	App:
1		
2		
3		
4		

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025
RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Walmart #00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	S.A.M.
CHECKED	R.G.R
DATE	09/29/25
SCALE	1"=20'
JOB No.	8119
SHEET NAME	

SECP-2

P:\Vault\8119 Boonville MO WM Remodel (0820)\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:15 PM

SITE DEMOLITION SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Demolition of structures, paving, and utilities.
2. Patching and filling voids created as a result of removals or demolition.

1.2 REGULATORY REQUIREMENTS

A. Compliance with all laws, including Safety Laws, Environmental Laws, Stormwater Laws and Worker Verification Laws as well as requirements found within the Contract Documents and these Specifications, that pertain to Safety Compliance, Environmental Compliance, Stormwater Compliance and Worker Verification Compliance. Obtain required permits and licenses from appropriate authorities. Pay associated fees including disposal charges.
B. Notify affected utility companies before starting work and comply with their requirements.
C. Do not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.
D. If hazardous, contaminated materials or other environmental related conditions are discovered, stop work immediately and notify the Wal-Mart Construction Manager for action to be taken. Do not resume work until specifically authorized by the Construction Manager.

1.3 PROJECT CONDITIONS

A. Conditions existing at time of inspection for bidding purposes will be maintained by Owner as reasonably practical.
B. Unless otherwise indicated in Contract Documents or specified by the Owner, items of salvageable value to Contractor shall be removed from site and structures. Storage or sale of removed items on site will not be permitted and shall not interfere with other work specified.

PART 2 - PRODUCTS

2.1 FILL MATERIALS

A. Fill material shall be aggregate fill materials consisting of stone, gravel, or sand free from debris, trash, frozen materials, roots, and other organic matter.

2.2 CONCRETE

A. Mix concrete and deliver in accordance with ASTM C 94.
B. Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water_reducing admixture, air_entraining admixture, and water to produce following:
1. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated on the Drawings.
2. Slump Range: 1 to 3-inches at time of placement
3. Air Entrainment: 5 to 8 percent

PART 3 - EXECUTION

3.1 PREPARATION

A. Provide, erect, and maintain erosion control devices, temporary barriers, and security devices at locations indicated on Construction Drawings. Provide a comprehensive construction phasing plan for this work to the store manager 7 days prior to starting any work. It is to provide for dates, times and duration of lane closures, temporary vehicle and pedestrian traffic control.
B. Protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Repair damage to existing items to remain caused by demolition operations.
C. Prevent movement or settlement of adjacent structures. Provide bracing and shoring as necessary.
D. Mark location of utilities. Protect and maintain in safe and operable condition utilities that are to remain. Prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.
E. For work on operating Walmart sites, prior to any underground excavation, contractor is expected to obtain current and representative underground utility plans from Walmart for private utilities that are not located by others. This is specifically intended to provide approximate locations for Walmart private utilities including water, sewer, electrical, telephone and data services.
F. Notify adjacent property owners of work that may affect their property, potential noise, utility outages, or other disruptions. Obtain written permission from adjacent property owners when demolition equipment will traverse, infringe upon, or limit access to their property. Coordinate notice with Owner.

3.2 GENERAL DEMOLITION REQUIREMENTS

A. Conduct demolition to minimize interference with adjacent structures or pavements to remain.
B. Cease operations immediately if adjacent structures appear to be in danger. Notify authority having jurisdiction. Do not resume operations until directed by authority.
C. Conduct operations with minimum of interference to public or private access. Maintain ingress and egress at all times other than in specific areas where work is in progress.
D. Sprinkle work with water to minimize dust. Provide hoses and water connections for this purpose.
E. Comply with governing regulations pertaining to environmental protection.
F. Clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing prior to start of work.

3.3 DEMOLITION

A. Demolish site improvements designated to be removed as shown on the drawings. Site improvements shall include but not be limited to structures, foundations, pavements, curbs and gutters, drainage structures, utilities, signage or landscaping.
B. Disconnect and cap or remove utilities to be abandoned as shown on the drawings.
C. Fill or remove piping and appurtenances as shown.
D. Demolish concrete and masonry in small sections. Break up concrete slabs_on_grade that are 2-feet or more below proposed subgrade to permit moisture drainage. Remove slabs-on-grade and below grade construction within 2-feet of proposed subgrade.

3.4 PATCHING

A. Where improvements are removed from paved areas, pavements shall be sawcut in straight lines at the perimeter and patched. Damaged pavement adjacent to removed improvements shall also be removed and patched.
B. Pavement patches shall be paved with minimum 6" concrete, broom finished and flush with adjacent grades.

3.5 FILLING VOIDS

A. Completely fill below grade areas and voids resulting from demolition or removal of structures, etc., using aggregate fill materials consisting of stone, gravel, or sand free from debris, trash, frozen materials, roots, and other organic matter.
B. Areas to be filled shall be free of standing water, frost, frozen or unsuitable material, trash, and debris prior to fill placement.
C. Place fill materials in lifts not to exceed 6 inches loose measure and compacted to 95 percent of maximum laboratory density per ASTM D698 with moisture content of not less than 1 percent below and not more than 3 percent above optimum moisture content.
D. Grade surface to match adjacent grades and to provide flow of surface drainage after fill placement and compaction.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove from site debris, rubbish, and other materials resulting from demolition operations. Leave areas of work in clean condition.
B. No burning of any material, debris, or trash on_site or off_site will be allowed.
C. Transport materials removed from demolished structures with appropriate vehicles and dispose off-site to areas that are approved for disposal by governing authorities and appropriate property owners.

END OF SECTION

PAVEMENT MARKINGS SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Painting and marking of pavements, curbs, and guard posts (bollards)..

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.
B. American Association of State Highway and Transportation (AASHTO):
1. AASHTO M247 - Glass Beads Used in Traffic Paints
2. AASHTO M248 - Ready-Mixed White and Yellow Traffic Paints
C. Master Painter's Institute (MPI):
1. MPI 32 - Traffic Marking Paint, Solvent Based.
2. MPI 97 - Traffic Marking Paint, Latex.
D. ASTM International (ASTM):
1. ASTM D4414 - Standard Practice for Measurement of Wet Film Thickness by Notched Gauges.
E. Federal Specifications (FS):
1. FS A-A-2886 - Paint, Traffic, Solvent Based (supersedes FS TT-P-85 and FS TT-P-115, Type I)
2. FS TT-B-1325 - Beads (Glass Spheres) Retro-Reflective
3. FS TT-P-1952 - Paint, Traffic And Airfield Marking, Waterborne

1.3 PROJECT CONDITIONS

A. Maintain access for vehicular and pedestrian traffic as required for other construction activities. Utilize flagmen, barricades, warning signs, and warning lights as required.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Paint shall be waterborne or solvent borne, colors as shown or specified herein. Pavement marking paints shall comply with applicable state and local laws enacted to ensure compliance with Federal Clean Air Standards. Paint materials shall conform to the restrictions of the local Air Pollution Control District.
B. Waterborne Paint: Paints shall conform to FS TT-P-1952 and have MPI 97 approval.
C. Solvent Borne Paint: Paint shall conform to FS A-A-2886 or AASHTO M248 and have MPI 32 approval. Paint shall be non_bleeding, quick_drying, and alkyd petroleum base paint suitable for traffic_bearing surface and be mixed in accordance with manufacturer's instructions before application for colors White, Yellow, Blue, and Red.
D. Glass Beads: AASHTO M 247, Type 1 or FS TT-B-1325, Type 1, Gradation A.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine the work area and correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 PREPARATION

A. Sweep and clean surface to eliminate loose material and dust.
B. Where existing pavement markings are indicated on Construction Drawings to be removed or would interfere with adhesion of new paint, a motorized abrasive device or soda blasting shall be used to remove the markings. Equipment employed shall not damage existing paving or create surfaces hazardous to vehicle or pedestrian traffic.

3.3 CLEANING EXISTING PAVEMENT MARKINGS

A. Remove existing pavement markings which are in good condition but interfere or conflict with the newly applied marking patterns and as noted on plans. Deteriorated or obscured markings that are not misleading or confusing or do not interfere with the adhesion of the new marking material do not require removal. Conduct grinding, soda blasting or other operations in such a manner that the finished pavement surface is not damaged or left in a pattern that is misleading or confusing. Use dust collection system when removing existing pavement markings. Comply with the requirements of Section 01351 Regulatory Compliance Supplement for management and disposal of hazardous wastes.

3.4 APPLICATION

A. Apply two coats of same color of paint as specified below, at manufacturer's recommended rate, without addition of thinner, with maximum of 100 square feet per gallon or as required to provide a minimum wet film thickness of 15 mils and dry film thickness of 7 ½ mils per coat. Paint shall be applied for a total dry film thickness of 15 mils. Apply with mechanical equipment to produce uniform straight edges. At sidewalk curbs and crosswalks, use straightedge to ensure uniform, clean, and straight stripe.
B. Install pavement markings according to manufacturer's recommended procedures for the specified material.
C. Following items shall be painted with colors noted below:
1. Pedestrian Crosswalks: White
2. Exterior Sidewalk Curbs and Guard posts: Yellow
3. Exterior Light Pole Bases: Yellow (unless otherwise noted on Construction Detail).
4. Fire Lanes: Red or per local code.
5. Lane Striping where separating traffic moving in opposite directions: Yellow.
6. Lane Striping where separating traffic moving in the same direction: White.
7. ADA Symbols: Blue or per local code.
8. ADA parking space markings as shown on the drawings.
9. Parking Stall Striping: Yellow, unless otherwise noted on Construction Drawings.
10. Associate Parking Area: White, unless otherwise noted on Construction Drawings.
D. Apply glass beads at pedestrian crosswalk striping and at lane striping and arrows at driveways connecting to public streets. Broadcast glass beads uniformly into wet markings at a rate of 6 lb/gal.

3.5 FIELD QUALITY CONTROL

A. Field quality control shall be the responsibility of the Contractor. Field quality control testing and inspection shall be at the discretion of the Contractor as necessary to assure compliance with Contract requirements.

3.6 CLEANING

A. Waste materials shall be removed at the end of each workday. Upon completion of the work, all containers and debris shall be removed from the site. Paint spots upon adjacent surfaces shall be carefully removed by approved procedures that will not damage the surfaces and the entire job left clean and acceptable.

END OF SECTION

TRAFFIC SIGNS AND SIGNALS SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Traffic control signs.
B. Related Requirements:
1. Section 09900 - Painting. Painting for painted posts where shown on the Drawings.

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.
B. ASTM International (ASTM):
1. ASTM A53 - Pipe, Steel, Black and Hot_Dipped, Zinc_Coated Welded and Seamless.
2. ASTM C94 - Ready Mix Concrete
3. ASTM D4956 - Retroreflective Sheeting for Traffic Control.
C. US Department of Transportation, Federal Highway Administration:
1. Manual on Uniform Traffic Control Devices (MUTCD).

PART 2 - PRODUCTS

2.1 SIGNS

A. Conform to US Department of Transportation MUTCD. Sign classification, type, size, and color shall be as shown on the drawings
B. Retroreflectivity: Microprismatic type, diamond grade reflective sheeting conforming to ASTM D 4956, Type XI.

2.2 POSTS

A. Square Post: Square tubular steel sign post, galvanized, 12 ga, perforated full-length with 7/16 inch holes on four sides. Post size shall be as shown on the Drawings.
B. Steel Pipe: ASTM A 53, Type E (electric-resistance welded) or Type S (seamless), Grade B, Schedule 40, size as shown on the Drawings.

2.3 CONCRETE

A. Mix concrete and deliver in accordance with ASTM C 94.
B. Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water_reducing admixture, air_entraining admixture, and water to produce following:
1. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated on the Drawings.
2. Slump Range: 1 to 3-inches at time of placement
3. Air Entrainment: 5 to 8 percent

PART 3 - EXECUTION

3.1 PREPARATION

A. Field verify underground utilities prior to sign installation. Primary utilities of concern of shallow depths are lawn sprinkler systems, electric, telephone, fiber optic, cable and gas.

3.2 INSTALLATION

A. Install signs as shown on the Drawings and in accordance with MUTCD and manufacturer's instructions.
B. Install signs of the type and at locations shown on the Drawings.
C. Install posts of the type as shown on the drawing.
D. Where shown as painted, field paint steel pipe posts in accordance with Section 09900.

END OF SECTION

SEAL COAT SHALL BE APPLIED WHERE EXISTING MARKINGS ARE REMOVED.

SMALL PROJECT SEAL COAT SPECIFICATION:

IN GENERAL:

· CRACK FILLING AND OIL SPOT TREATMENTS ARE NOT REQUIRED PRIOR TO SEAL COAT. OTHER THAN THESE EXCEPTIONS, PREPARE AND CLEAN AREA TO BE SEAL COATED CONSISTENT WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATION.

APPROVED MATERIALS:

1) STAR PRODUCTS
· MICRO-PAVE PRO-BLEND WITH ADDED SAND
· SINGLE COAT

2) SEAL MASTER
· POLYMER MODIFIED MASTERSEAL WITH ADDED SAND
· SINGLE COAT

3) GEM SEAL BLACK DIAMOND XL
· WITH ADDED SAND
· SINGLE COAT

MATERIALS IDENTIFIED IN SPECIFICATION SECTION 02787 CAN BE USED. COAL TAR BASED SEAL COAT MATERIALS IN ANY FORM ARE PROHIBITED.

REVISIONS

1			
By:		App:	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025

STATE OF MISSOURI
RICK G. ROHLFING
NUMBER
E-29409
REGISTERED PROFESSIONAL ENGINEER

Walmart: #00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	S.A.M.
CHECKED	R.G.R
DATE	09/29/25
SCALE	NO SCALE
JOB No.	8119
SHEET NAME	CSS-1

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SPECIFICATIONS SHEET 1

P:\Civil\8119 Boonville MO WM Remodel 00820\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:12 PM

SECTION 02787 (32 1236) - SEAL COAT

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
a. 1. Seal coats using a polymer-modified asphalt emulsion blended with fine aggregate.

B. Related Requirements:
b. 1. Section 02740 – Asphaltic Concrete Paving.
c. 2. Section 02765 – Pavement Marking

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.

B. ASTM International (ASTM)

1. ASTM C 136 – Method of Sieve Analysis of Fine and Coarse Aggregate
2. ASTM D 217 – Method for Cone Penetration of Lubricating Grease
3. ASTM D 244 – Test Methods for Emulsified Asphalts
4. ASTM D 562 – Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer
5. ASTM D 977 – Emulsified Asphalt
6. ASTM D 2397 – Cationic Emulsified Asphalt
7. ASTM D 2042 – Method for solubility of Asphalt Materials in Trichloroethylene
8. ASTM D 3910 – Practice for Design, Testing, and Construction of Slurry Seal
9. ASTM D 6690 – Joint and Crack Sealants, Hot Applied, for Concrete and Asphalt Pavements

1.3 ADMINISTRATIVE REQUIREMENTS

A. Pre-installation Meeting: Convene a pre-installation meeting at the site at least two weeks prior to commencing work of this Section. Require attendance of parties directly affecting work of this Section, including, but not limited to, the Owner's representative, CTL's representative and inspector, Contractor, and job foreman.
1. Contact Wal-Mart Construction Manager three weeks prior to pre-installation conference to confirm schedule.

2. Record discussions of meeting and decisions and agreements reached, and furnish copy of record to each party attending. Review foreseeable methods and procedures related to paving work, including the following:
a. Review preparation and installation procedures and coordinating and scheduling required with related work.
b. Review proposed sources of materials.
c. Tour, inspect, and discuss condition of existing pavement and other preparatory work such as patching, crack sealing, and oil spot priming/repair.
d. Review requirements for protecting paving work, including restriction of traffic during installation and curing period.
e. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, and facilities needed to make progress and avoid delays.
f. Review paving requirements (drawings, specifications, and other contract documents).
g. Review required submittals, both completed and yet to be completed.
h. Review required inspections, testing procedures.
i. Review weather and forecasted weather conditions, and procedures for coping with unfavorable conditions.
j. Review health and safety precautions relating to handling and placement of seal coat.

1.4 QUALITY ASSURANCE

A. Contractor Qualifications: The seal coat applicator shall have not less than 3 years documented experience in the application of emulsion seal coats.

1.5 SUBMITTALS

A. Product Data: Submit the manufacturer's product information for oil spot primer.

B. Certificates:
1. Submit manufacturer's certification that each consignment of emulsion shipped to the project meets the requirements of the applicable specification for the emulsion specified, except that the water content shall not exceed 50 percent. The certification shall also indicate the solids content of the emulsion and the date the tests were conducted.
2. Submit certification of placement in accordance with specification requirements as specified in Part 3 Field Quality Control.

C. Qualification Statements: Submit contractor qualifications certification.

D. Mix Design:
1. Submit mix design and emulsion properties to the Civil Engineering Consultant of Record at least 30 days prior to beginning sealing operations. Mix designs over one year old will not be accepted.
2. Submit approved mix designs and laboratory test results to CTL signed by the materials producer and Contractor certifying materials and mix ratios conform to the requirements specified herein.

E. Calibration Results: Submit report of spreading equipment calibration tests.

1.6 SITE CONDITIONS

A. Weather Limitations: Apply seal coat only under the following weather conditions:
1. The atmospheric temperature is between 50 and 90 F and is expected to remain above 50 F for 24 hours.
2. Pavement temperature is above 55 F.
3. Surface is dry and no moisture is expected within 24 hours.
4. Weather and wind conditions are such that overspray is preventable and will allow proper curing and opening to traffic within a reasonable time.

B. Maintain access for vehicular and pedestrian traffic as required by the Wal-Mart Construction Manager. Utilize temporary striping, flagmen, barricades, warning signs, and warning lights as required.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Subject to compliance with requirements, provide seal coat products by one of the following:
1. SealMaster Pavement Products & Equipment, (800) 395-7325.
2. Star Specialty Technology and Research, Columbus, OH (800) 759-1912.
3. Neyra Industries, Cincinnati, OH (800) 543-7077.

2.2 PRODUCTS

A. Water-based, polymer modified asphalt emulsion seal coat formulated for site-mixing with water and aggregate per ASTM 8099. Provide one of the following:
1. Polymer Modified Materseal (PMM), bt SealMaster, with added sand.
2. Micro-Pave Pro-Blend Professional Grade Asphalt Emulsion Pavement Sealer, by Star, with added sand.
3. Neyra AE Asphalt Pavement Sealer, by Neyra, with added sand.
4. Or, Owner approved equivalent.

2.3 MATERIALS

A. Aggregate: Aggregate shall be 100 percent passing the No. 16 (1.18 mm) sieve when tested in accordance with ASTM C 136. Aggregate shall consist of hard, washed, dry natural or manufactured particles free of dust, trash, clay, organic materials or other contaminants.

B. Sand: Sand shall be clean, hard, and irregular silica sand, free of dust, trash, clay, organic materials or other contaminants. When tested in accordance with ASTM C 136, sand with AFS rating of 50 to 70, with less than 2% retained on 30 mesh, less than 10% retained on 140 mesh, and less than 0.3% retained on 200 mesh screen, is recommended.

C. Asphalt Emulsion: Comply with ASTM D977 or ASTM D2397 for SS-1h or CSS-1h. The penetration of the residue from the distillation test shall be 20 to 60. Clay stabilized emulsion, with a ph not greater than 7.0, and solids content not less than 45 percent may be used. The polymer material shall be milled or blended into the asphalt or emulsifier solution prior to the emulsification process. The minimum amount and type of polymer modifier shall be determined by the laboratory performing the mix design.

D. Coal Tar: Coal tar emulsion or coal tar/asphalt emulsion shall not be used as a substitute for asphalt emulsion.

E. Polycyclic Aromatic Hydrocarbon (PAH): Products must contain less than 0.1% (1,000 ppm) Polycyclic Aromatic Hydrocarbon (PAH) content by weight.

F. Water: Water shall be potable and free of harmful soluble salts or reactive chemicals and any other contaminants and at least 50 F.

G. Additives: Additives shall be included and approved as part of the mix design and be compatible with the other components of the mix.

H. Crack Sealant: Crack sealant shall conform to ASTM D6690, Type II or higher and compatible with the specified seal coat emulsion.

I. Oil Spot Primer: Oil spot primer shall be a quick drying latex emulsion with suitable admixtures manufactured specifically for the purpose of isolating the asphalt seal coat from any residual oils, petroleum grease, and gasoline stained pavement. The oil spot primer shall be certified for compatibility with the specified emulsion by the manufacturer of the emulsion.

J. Pavement Primer/Tack Coat: Pavement primer/tack coat shall consist of one part SS1h emulsion diluted with four parts water applied at an undiluted emulsion rate of 0.05 to 0.10 gal/SY (diluted emulsion rate of 0.25 to 0.50 gal/SY).

2.4 COMPOSITION

A. Composition. Seal coat shall consist of a mixture of the specified emulsion, water, aggregate, and additives and be proportioned to meet the requirements shown in the following Table 1.

TABLE 1 – Undiluted Seal Coat Design Properties

Method	Minimum	Maximum
Weight (per gallon), ASTM D 244, lbs	9.0	
Cone Penetration, ASTM D 217, mm	340	700
% Non-Volatile[1]	50	
% Non-Volatile Residue Soluble in Trichloroethylene, ASTM D 2042	10	35
Wet Track Abrasion Loss, ASTM D 3910, g		35
Viscosity, ASTM D 562, KU	75	
Dried Film Color	Black	

[1]Weigh 10 g of homogeneous product into a previously tared, small ointment can. Place in an oven at 325°F for 90 minutes. Cool, reweigh and calculate non-volatile residue as a percent of the original mass.

2.5 EQUIPMENT

A. Distributors. Distributors or spray units used for the spray application of the seal coat shall be self propelled and capable of uniformly applying 0.10 to 0.30 gallons per square yard of material over the required width of application. Distributors shall be equipped with tachometers, pressure gauges, and volume measuring devices. The mix tank shall have a mechanically powered, full sweep, mixer with sufficient power to move and homogeneously mix t he entire contents of the tank.

B. Spray Nozzles. Nozzles shall be free from clogs and debris and set at the same angle.

C. Mixing Equipment. The mixing machine shall have a continuous flow mixing unit capable of accurately delivering a predetermined proportion of aggregate, water, and emulsion, and of discharging the thoroughly mixed product on a continuous basis. The mixing unit shall be capable of thoroughly blending all ingredients together and discharging the material without segregation.

D. Spreading Equipment. Spreading equipment shall be a mechanical type squeegee/brush distributor attached to the mixing machine, equipped with flexible material in contact with the surface to prevent loss of slurry from the spreader box. It shall be maintained to prevent loss of slurry on varying grades and adjusted to assure uniform There shall be a lateral control device and a flexible strike off capable of being adjusted to lay the slurry at the specified rate of application. The spreader box shall have an adjustable width. The box shall be kept clean. Emulsion and aggregate build up on the box shall not be permitted.

E. Clean equipment with a petroleum solvent if previously used with a different material.

F. Hand Squeegee or Brush Application. Hand spreading application shall be used only in places not accessible to the mechanized equipment or to accommodate neat trim work at curbs, etc. Material that is applied by hand shall meet the same standards as that applied by machine.

G Calibration. Spreading equipment shall be provided with a method of calibration by the manufacturer. Equipment shall be calibrated to assure that it will produce and apply a mix that conforms to the job mix formula. Calibrations shall be made with the approved job materials prior to application of the seal coat.

2.6 PREPARATION

A. A period of at least 60 days at +70 F daytime temperatures shall elapse between the placement of a hot mixed asphalt concrete surface course and the application of the seal coat except as permitted for remediation patching below.

B. Remediate distressed areas of existing pavement by saw-cutting and removing existing pavement, regrading and compacting the underlying base course and replacing with full depth asphalt at locations and as shown on the drawings.
1. Repairs not specifically shown on the plans but considered necessary by the CEC, the Geotechnical Engineer, or the CTL shall be identified and submitted as an RFI to the Construction Manager (CM) prior to commencement of repairs.
2. Repairs submitted by RFI and approved shall be performed as directed by the CEC. Cost for such work directed and performed will be paid for in accordance with the "Changes in the Work" Clause of the General Conditions.
3. Repairs shall be completed 30 days prior to the application of the seal coat.

C. Longitudinal and traverse cracks in excess of 0.25 inch, but less than 1 inch shall be sealed with a crack sealant. Cracks that contain weed or other live vegetable matter shall be treated with a locally approved, non-oil based sterilant prior to applying the crack filler.

D. Existing crack sealants in the parking lot shall be evaluated for compatibility with the specified emulsion. Report to the Engineer of Record if appearance or performance of the seal coat will be compromised by the existing crack sealant materials.

E. Remove oil drippings or grease buildup determined by the CEC to be detrimental to the subsequent seal coat performance by scraping excessive buildup and by steam cleaning. Prevent oil contaminated water from entering storm sewer inlets. After cleaning, treat cleaned areas with the oil spot primer.

F. Immediately prior to applying the primer and seal coat, the surface shall be cleared of all loose material, dirt, dust, grease, oil, vegetation and other objectionable material. If water is used, cracks shall be allowed to dry thoroughly before applying the seal coat.

G. Protect existing manholes, inlets, vaults, valve boxes, meter boxes, etc. as necessary to maintain free accessibility upon completion of seal coat application. Surfaces adjacent to seal coat application areas such as sidewalks, curb and/or gutter, storefronts, etc. shall be protected by use of felt paper anchored with clean aggregate, or by shielding components with plywood during application.

H. Apply a primer/tack coat at a rate of 0.05 to 0.10 gal/sq.yd. Remove loose gravel by sweeping prior to application of primer.

I. Coordinate limits of seal coat application operations with Owner's Construction Manager and Store Manager to avoid interruption to store operations. Protect adjacent areas of the parking lot outside of current seal coat application limits to avoid tracking onto adjacent areas. Partition off limits of current seal coat operations until surface is traffic ready.

J. Coordinate with Store Manager to deactivate lawn sprinkler systems least 48 hours prior to placing the seal coat and remain off for at least 24 hours after the seal coat application.

2.7 APPLICATION

A. Add water and sand at manufacturer's recommended rates and mix emulsion in accordance with manufacturer's instructions.

B. Apply seal coat at a total rate (undiluted) of 0.24-0.28 gal./SY.

C. The Minimum/Maximum application rate shall be between 0.10 and 0.17 gal/SY per application.

D. Dampen pavement with a fog spray of water if ambient temperatures exceed 80°F. No standing water shall remain on the surface.

E. Apply the first coat uniformly in a manner such that the combined application of the first and second coats equal the total rate specified above.

F. Suspend application when the distribution tank has less than 100 gallons left and refill to prevent irregular patterns or misses.

G. Each coat shall be allowed to dry and cure initially a minimum of 2-4 hours before applying any subsequent coats. The initial drying shall allow evaporation of water of the applied mixture, resulting in the coating being able to sustain light foot traffic. The initial curing shall enable the mixture to withstand vehicle traffic without damage to the seal coat.

H. Apply the second coat in the same manner as outlined for the first coat.

I. Apply additional coats if and where necessary as determined by the CEC.
1. Submit an RFI identifying extent of additional coats for approval prior to application.
2. Apply additional coats in accordance with RFI approval. Cost for such additional work directed and per-formed will be paid for in accordance with the "Changes in the Work" Clause of the General Conditions.

J. The finished surface shall present a uniform texture with no streaks.

K. The final coat shall be allowed to dry a minimum of eight hours in dry daylight conditions before opening to traffic, and initially cure enough to support vehicular traffic without damage to the seal coat.

L. Where marginal weather conditions exist during the eight hour drying time, additional drying time shall be allowed. The length of time shall be as specified by the supplier. The surface shall be checked after the additional drying time for trafficability before opening the section to vehicle traffic.

2.8 FIELD QUALITY CONTROL

A. Certify in writing that the seal coat placement is in accordance with specification requirements.

END OF SECTION

REVISIONS

1			
By:		App:	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025

STATE OF MISSOURI RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

Walmart #00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN: S.A.M.
CHECKED: R.G.R
DATE: 09/29/25
SCALE: NO SCALE
JOB No.: 8119
SHEET NAME:

CSS-2

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SPECIFICATIONS SHEET 2

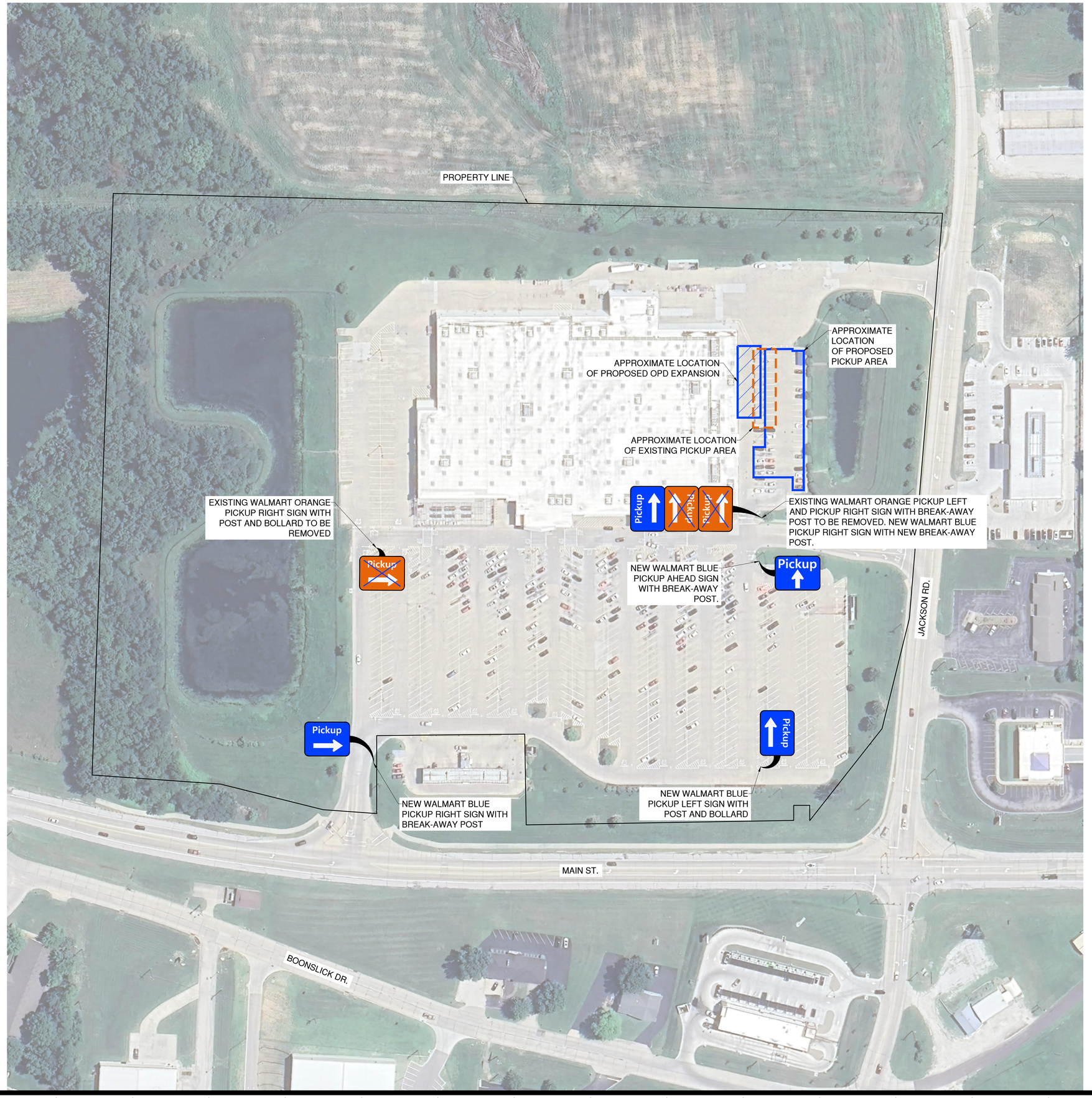
P:\Vault\8119 Boonville MO WM Remodel 00820\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:2 PM

OVERALL SITE PLAN

(IMAGE BASED ON GOOGLE MAPS AERIAL)

0 60' 120'

SCALE: 1" = 60'



NOTES:
BFA ENGINEERING'S SCOPE OF WORK FOR REVISED SITE PLAN INCLUDES DESIGN AND IMPROVEMENTS WHICH ARE LIMITED ONLY TO HIGHLIGHTED AREAS. ORIGINAL PROVIDED SITE PLAN WAS DESIGNED BY OTHERS AND/OR AERIAL PHOTO TAKEN FROM GOOGLE.

PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO SCALE. REFERENCE DETAILS FOR LOCATION OF SIGNAGE.

ACTUAL SITE FEATURES MAY BE DIFFERENT THAN THOSE SHOWN ON THIS AERIAL PHOTO, INCLUDING BUT NOT LIMITED TO PARKING, UTILITIES, LANDSCAPING, LIGHTING, SIDEWALKS, ETC.

PICKUP DIRECTIONAL SIGNAGE HAS ALREADY BEEN INSTALLED ON THIS SITE. CONTRACTOR SHALL REMOVE EXISTING ORANGE PICKUP SIGNAGE AND REPLACE THEM WITH NEW WALMART BLUE DIRECTIONAL SIGNAGE AS SHOWN. NEW WALMART BLUE SIGNS, POSTS, AND BASES ARE REQUIRED. THERE ARE EXISTING SIGN POSTS THAT ARE TO BE REMOVED.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

DEWATERING NOTE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFIC SPECIFICATIONS.

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	
WAITING SPACES RIGHT	18 X 24	
WAITING SPACES AHEAD	18 X 24	
RESERVED WAITING	18 X 24	
PICKUP LEFT PHARMACY RIGHT	18 X 24	
PICKUP RIGHT PHARMACY LEFT	18 X 24	
STOP THANKS FOR ORDERING	18 X 36	
PICKUP HOURS	18 X 36	
RESERVED	18 X 18	
PHONE NUMBER	8 X 18	
VERTICAL PICKUP	18 X 36	
PICKUP LEFT	18 X 24	1
PICKUP AHEAD	18 X 24	1
PICKUP RIGHT	18 X 24	2
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	
TEMPORARY PARKING SIGN WITH PYRAMID BASE	24 X 60	

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1		
2	By:	App:
3	By:	App:
4	By:	App:

BFA Engineering•Surveying
103 ELM STREET WASHINGTON, MISSOURI 63090
TELEPHONE: (636) 239-4751
bfaeng.com

Rick G. Rohlfing, P.E. #29409 09/29/2025
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

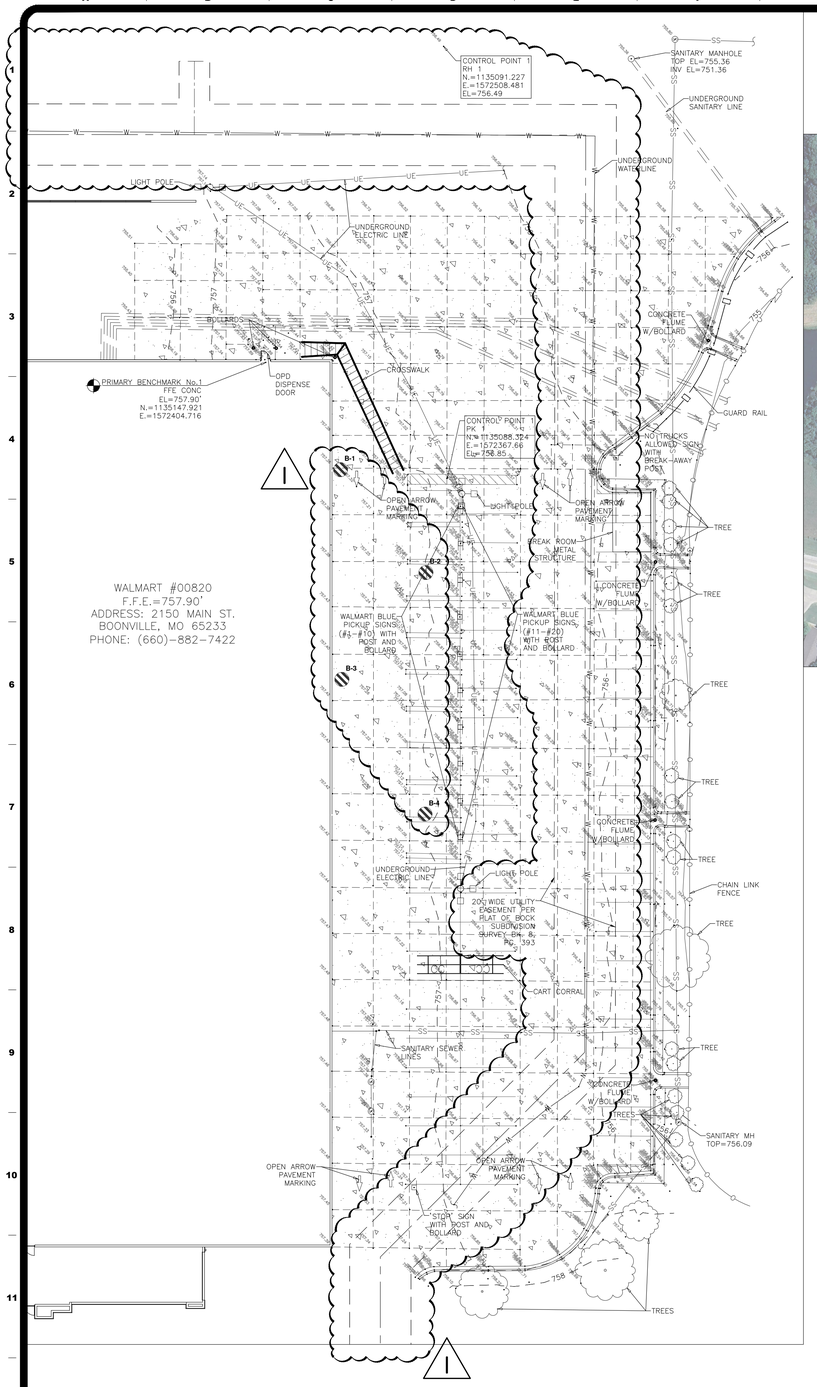
STATE OF MISSOURI RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	J.S.G.
CHECKED	R.G.R
DATE	09/29/2025
SCALE	1" = 60'
JOB No.	8119A
SHEET NAME	OVERALL SITE PLAN

OSP-1

P:\Vault\8119A Boonville MO WM Expansion 00820\8119A Plan Sheets\8119A Overall Site Plan.dwg
9/29/2025 10:35 AM

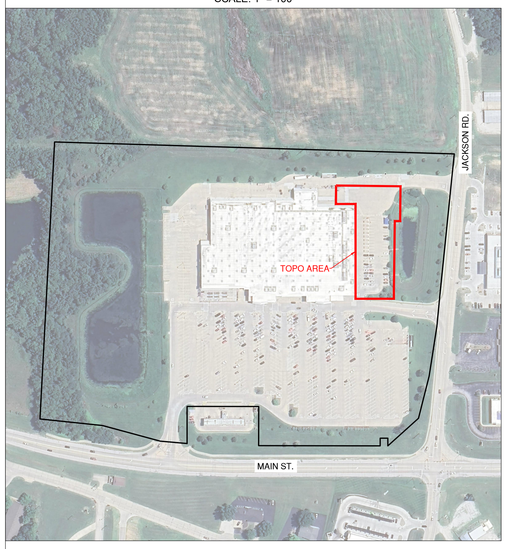


KEY MAP

(IMAGE BASED ON GOOGLE MAPS AERIAL)

0 100' 200'

SCALE: 1" = 100'



TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)

0 20' 40'

SCALE: 1" = 20'

TOPOGRAPHIC SURVEY NOTES:

1. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.

2. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.

3. Field work was completed on this site by BFA Inc. on July 24, 2025.

4. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Temporary Benchmark – Egress Door = 757.90

5. This site scales within Zone X areas of 0.2% flooding as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 155 of 475, Community-Panel No. 290530155C, Map Date: May 3, 2011.

1

6. Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by **SDI Engineering, Inc.** dated **October 29, 2025.** Their locations are to be considered approximate only.

7. Existing curbs and gutters on site are vertical. Curbs and gutters along asphalt paved areas are 18" wide with 6" curb and 12" wide gutter.

8. This site is Zoned C-P "Planned Business District" as per the City of Boonville, MO.

9. Building setback lines are:

There shall be a setback from any street of at least 30 feet for any building, and ten feet for any parking lot. Along any other property line, within or adjoining a zoned business district, there shall be a setback for any building or structure of at least ten feet, unless, for good cause shown, the City Council adjust such setback.

Along any other property line abutting or adjoining a zoned dwelling house district, there shall be a setback of at least ten feet for any building or parking lot. The Planned Business District shall be permanently screened from such abutting or adjoining properties zoned for dwelling house use by wall, fence or other suitable enclosure at least six feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen, and trees and shrubs shall be properly and adequately maintained by the developer.

The building line along any street shall be consistent with the building line established in any neighboring residential districts. The Planning Commission may recommend to the City Council a reduction in the above required setbacks where the situation will reasonable warrant such reductions, and the City Council may, in their discretion, adjust such setbacks.

10. There is currently irrigation system on site.

11. Water service to this site is provided by City of Boonville.

12. Sanitary sewer service to this site is provided by City of Boonville.

13. Electrical service to this site is provided by Ameren.

14. Telephone service to this site is provided by local telephone company.

15. Natural gas service to this site is provided by gas company.

16. Public storm sewer is regulated by the City of Boonville MO

17. Existing light poles appear to be 39 feet in height with 3 feet tall bases. Actual light pole and base heights may vary throughout the site.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

HORIZONTAL CONTROL POINTS

POINT NUMBER	DESCRIPTION	NORTHING	EASTING
1	RH 1	1135091.227	1572508.481
2	PK 1	1135088.324	1572367.66

TOPOGRAPHIC LEGEND

DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
TAPER SWITCH	
SANITARY SEWER	SS
STORM SEWER	
EASEMENT	
PROPERTY LINE	
GUIDE RAIL	
CHAINLINK FENCE	
BARBWIRE FENCE	X X X
CONTOURS	100
UTILITY POLE	
GUARD POST	GP
SANITARY MANHOLE	
WATER VALVE	
FIRE HYDRANT	
CATCH BASIN	
JUNCTION BOX	
FLARED END SECTION	
CLEANOUT	
GRATED INLET	
SOIL BORING	

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1	CITY REVIEW		
By: C.M.W.	12/22/25	App: R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
WASHINGTON, MISSOURI 63090
103 ELM STREET
bfaeng.com

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
12/22/2025

STATE OF MISSOURI ★ ENGINEER ★ RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN
J.S.G.
CHECKED
R.G.R
DATE
09/29/2025
SCALE
1" = 20'
JOB No.
8119A
SHEET NAME
TOPOGRAPHIC SURVEY

TS-1

P:\Vault\8119A Boonville MO WM Expansion 00820\8119A Plan Sheets\8119A Topographic Survey.dwg
12/22/2025 3:10 PM

GRADING PLAN

SCALE: 1" = 10'

PRIMARY BENCHMARK No.1
FFE CONC
EL=757.90'
N.=1135147.921
E.=1572404.716

WALMART #00820
F.F.E.=757.90'
ADDRESS: 2150 MAIN ST.
BOONVILLE, MO 65233
PHONE: (660)-882-7422

ST CO
TOP EL=757.12
INV EL=754.12

8" PVC, 30 LF
@ 1.6%

ST CO
TOP EL=756.63
INV EL=753.63

757.37 TC*
756.80 TC*
756.35 TC*
756.40 TC*
757.90 FFE
757.40 TC
6" DOWNSPOUT
757.90 FFE
756.89 TS/TC
756.75 TS/TC
756.79 BR/TS/TC
756.89 BR
7'W X 13'L RAMP
@ 7.61% SLOPE
757.88 TR
757.90 FFE
7'W X 16'L
LANDING
757.78 TR
756.79 TC
757.88 TR
7'W X 13'L RAMP
@ 7.61% SLOPE
756.89 BR

OPD EXPANSION
3,974 SF
F.F.E.=757.90'

TRAFFIC RATED ELECTRICAL PULL BOX. TOP TO BE FLUSH WITH PROPOSED FINISH GRADE (~756.79)

RELOCATED LIGHT POLE AND HEADS WITH NEW BASE

PROPOSED UNDERGROUND ELECTRIC IN CONDUIT TO RELOCATED LIGHT POLE

8" PVC, 61 LF
@ 0.8%

756.42 TC*

8"X8"X4" WYE
CONNECTION

ST CO
TOP EL=756.68
INV EL=753.13

8"X8"X4" WYE
CONNECTION

8" PVC, 74
LF @ 0.8%

756.79 TS/TC
756.46 TC*

CONTRACTOR SHALL INSTALL PROPOSED 8" PVC STORM LINE @ 0.8% SLOPE TO DAYLIGHT IN THE SLOPE (EL=~752.00) TO THE SOUTH AND PLACE 6-12" RIP-RAP, 18" DEEP AT ITS OUTLET, IN AN AREA THAT IS 3' BY 4' LONG

EE EROSION EEL (SEE DETAIL)

GRADING LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER		
EASEMENT		
PROPERTY LINE		
GUIDE RAIL		
CHAINLINK FENCE		
BARBWIRE FENCE	X X X	X X X
CONTOURS	(100)	100
UTILITY POLE		
GUIDE POST	GP	GP
SANITARY MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN		
JUNCTION BOX		
FLARED END SECTION		
CLEANOUT		
GRATED INLET		
SOIL BORING		

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE:
SITE GRADING WILL NOT CAUSE ADDITIONAL ADVERSE DRAINAGE IMPACTS ONTO NEIGHBORING PROPERTIES.

GRADING NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.

2. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Primary Benchmark = F.F.E. = 757.90'

3. This site scales within Zone X areas of 0.2% flooding as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 155 of 475, Community-Panel No. 29053C0155C, Map Date: May 3, 2011.

4. 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 company 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 plans.

5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

6. All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, water, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

7. The Contractor is responsible for keeping stormwater run-off and sediment under control during construction.

8. The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenched and deep excavations will be required during construction.

9. The sitework for this project shall meet or exceed "The Site Specific Specifications".

10. Layers of pavement shall be placed perpendicular to each other with the final layer perpendicular to the finished contours on parking lot.

11. Prior to placement of the base rock within the parking lot, the entire area shall be proof rolled with a loaded tandem axle dump truck, having no more than 3 axles and weighing a minimum of 40,000 pounds.

12. The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1 percent.

13. The minimum depth of cover on all waterlines for this site shall meet local requirements.

14. The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. Contractor's means and methods shall assure asphalt/concrete pavement, concrete curb and gutter, sidewalk, etc is placed against a fresh, clean, sharp sawcut line. This will mean more than one sawcut may be necessary.

15. Refer to Site Plan for striping and dimensions.

16. Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the Walmart Construction Manager and appropriate modifications will be issued.

17. In the event of a vertical conflict between water lines, sanitary lines, storm lines and gas lines (exiting and proposed). The sanitary line shall be Ductile Iron with mechanical joints at least 10' on both sides of the crossing. The waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance, meeting the requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (Class 50).

18. Locations of all existing and proposed services are approximate and must be independently confirmed with local utility companies prior to commencement of any construction or excavation. Sanitary sewer and all other utility service connection points must be independently confirmed by the Contractor in the field prior to the commencement of construction. All discrepancies must immediately be reported, in writing, to the Engineer. Construction must commence beginning at the lowest invert (point of connection) and progress up gradient. Proposed interface points (crossings) with existing underground utilities shall be field verified by test pit prior to commencement of construction.

19. Contractor must vertically and horizontally locate all utilities and services including, but not limited to, gas, water, electric, sanitary and storm sewer, telephone, cable, fiber optic cable, etc. within the limits of disturbance or work space, whichever is greater. The contractor must use, refer to, and comply with the requirements of the applicable utility notification system to locate all the underground utilities. The Contractor is responsible for repairing all damage to any existing utilities during construction, at no cost to the owner. Contractor shall bear all costs associated with damage to any existing utilities during construction.

20. It is the Contractor's responsibility to review all construction contract documents including, but not limited to, all of the drawings and specifications associated with the project work scope prior to the initiation and commencement of construction. Should the contractor find a conflict and/or discrepancy between the documents relative to the specifications or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the project engineer of record, in writing, of said conflict and/or discrepancy prior to the start of construction. Contractor's failure to notify the project engineer shall constitute Contractor's full and complete acceptance of all responsibility to complete the scope of work as defined by the drawings and in full compliance with all federal, state and local regulations, laws, statutes, ordinances and codes and, further, contractor shall be responsible for all costs associated with same.

21. The Contractor must locate and clearly and unambiguously define vertically and horizontally all active and inactive utility and/or service systems that are to be removed. The Contractor is responsible to protect and maintain all active and inactive system's that are not being removed/relocated during site activity

22. The Contractor must familiarize themselves with the applicable utility service provider requirements and is responsible for all coordination regarding utility demolition as identified or required for the project. The Contractor must provide the owner with written notification that the existing utilities and services have been terminated and abandoned in accordance with the jurisdiction and utility company requirements and all other applicable requirements, rules, statutes, laws, ordinances and codes.

23. The Contractor must install all storm sewer and sanitary sewer components which function by gravity prior to the installation of all other utilities.

24. Should Contractor's means and methods require ground disturbing activities, Contractor shall install appropriate BMPs at each adjacent and down stream storm water inlet.

25. Contractor is responsible for coordination of site plan documents and architectural design for exact building utility connection locations, grease trap requirements/details, door access, and exterior grading. The architect will determine the utility service sizes. The Contractor must coordinate installation of utilities with the individual companies, to avoid conflicts and to ensure that proper depths are achieved. The Contractor is responsible for ensuring that installation of all improvements complies with all utility requirements with jurisdiction and/or control of the site, and all other applicable requirements, rules, statutes, laws, ordinances and codes and, further, is responsible for coordinating to the existing utility/service. Where a conflict(s) exists between these site plans and the architectural plans, or where architectural plan utility connection points differ, the Contractor must immediately notify the engineer, in writing, and prior to construction, resolve same.

26. Water service materials, burial depth, and cover requirements must be specified by the local utility company. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service. Contractor must contact the applicable municipality to confirm the proper water meter and vault, prior to commencing construction.

27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground. All new utilities/services must be installed in accordance with the utility/service provider installation specifications and standards.

28. Site grading must be performed in accordance with these plans and specifications. The Contractor is responsible for removing and replacing unsuitable materials with suitable materials as specified in the specifications. All excavated or filled areas must be compacted as outlined in the specifications. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, registered with the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specification and all applicable requirements, rules, statutes, laws, ordinances and codes. Subbase material for sidewalks, curb, or asphalt must be free of organics and other unsuitable materials, should subbase be deemed unsuitable by owner/developer, or owner/developer's representative, subbase is to be removed and filled with approved fill material compacted as directed by the specifications. Earthwork activities including, but not limited to, excavation backfill, and compacting must comply with the specifications and all applicable requirements, rules, statutes, laws, ordinances and codes. Earthwork activities must comply with the standard state DOT specifications for roadway construction (latest edition) and any amendments or revision thereto.

29. All fill, compaction, and backfill materials required for utility installation must be as per the sitework specifications and must be coordinated with the applicable utility company specifications, contractor is fully responsible for earthwork balance.

30. Contractor is required to secure all necessary and/or required permits and approvals for all the off site material sources and disposal facilities. Contractor must supply a copy of approvals to engineer and owner prior to initiating work any work.

31. Water main piping must be installed in accordance with the requirements and specifications of the local water purveyor. In the absence of such requirements, water main piping shall be ductile iron (DIP) minimum class 52 thickness. All pipe and appurtenance must comply with the applicable AWWA Standards in effect at the time of application.

SOIL PREPARATION AND COMPACTION

Within all construction areas, existing pavements, structures, and utilities, as well as their associated backfill, shall be removed from below and at least 5 feet beyond the proposed building footprint without undermining the existing building. Excavations resulting from the removal of existing site improvements shall be backfilled with properly compacted fill material meeting site specific specifications. Excavations shall be protected from extreme temperatures, precipitation, and construction disturbances. Areas to be cut or to receive fill shall be stripped of any surface vegetation and/or organic topsoil. The strippings shall be removed from the site and/or stockpiled for later placement in landscaped or common ground areas. Prior to compaction, soils may require moisture adjustment. The entire site shall be proof-rolled by systematically passing over the subgrade to achieve complete coverage with proper compaction or loaded construction equipment, and observing the subgrade for pockets of excessively soft, wet, or otherwise unacceptable materials. Remove, replace, and/or repair unsuitable areas with suitable material prior to placement of additional fill, then proof-roll again. Proof-roll passes shall be limited, particularly on silty subgrades, to reduce the potential for pumping of moisture from within the soil. Fill material shall be free of organics, debris, other deleterious material, shall contain no chemicals that may result in the material being classified as "contaminated", shall not contain rocks greater than three (3) inches in size, and shall be placed in loose lifts not to exceed eight (8) inches in thickness. Where bearing soils within the building footprint and 2 feet (minimum) beyond consist of fat clay, they shall be removed to a minimum depth of 2 feet beneath the bearing level of the footings and 3 feet beneath the bottom of the floor slab, unless otherwise noted in the Subsurface Preparation Note. The existing structures shall not be undermined. The over-excavation shall be backfilled with properly compacted low plastic soil or 1-inch minus crushed limestone. Contractor shall include within their Base Bid remediation of soft soils zones by removal and replacement with structural fill to achieve required bearing capacities. Structural fill shall be placed in maximum 8-inch-thick loose lifts and mechanically compacted. Within building and pavement areas, Cohesive structural fill material shall be mechanically compacted to at least 90 percent of its Modified Proctor maximum dry density (ASTM D 1557) within a moisture content range of 2% below to 4% above the soil's optimum moisture content. Granular structural fill material shall be mechanically compacted to at least 95 percent of its Modified Proctor maximum dry density within a moisture content range of 2% above to 4% above the material's optimum moisture content. Fill material shall be low- plastic with a maximum liquid limit of 45 and a maximum plasticity index of 25. Soils that become unstable due to moisture or disturbance shall be scarified, dried, and recompacted; or undercut to a suitable bearing subgrade and replaced with compacted fill material.

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

SPOT GRADE LEGEND

TOP OF CURB/CONCRETE	000.00TC
TOP OF PAVEMENT	000.00TP
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION @ FACE OF CURB	000.00G
TOP OF PAVEMENT ELEVATION/MATCH EXISTING PAVEMENT ELEVATION	000.00TP*
TOP OF RAMP	000.00TR
TOP OF SIDEWALK	000.00TS
BOTTOM OF RAMP	000.00BR

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

STRUCTURE ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
DS	DOWNSPOUT
GP	GUARD POST

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

SITE IMPROVEMENTS RESULT IN NO NEW IMPERVIOUS AREA, AND WILL HAVE A NEGLIGIBLE IMPACT ON EXISTING STORM WATER INFRASTRUCTURE.

SITE IMPROVEMENTS REQUIRE APPROXIMATELY 10,335 SF (0.24 AC) OF LAND DISTURBANCE, THUS A LAND DISTURBANCE PERMIT IS NOT REQUIRED; HOWEVER, CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A WELL DRAINED MANNER AND TO INSTALL BMPS AS NECESSARY TO KEEP ALL SILT ON SITE. BMPS AS SHOWN HEREON SHALL BE CONSIDERED THE MINIMUM REQUIRED. SHOULD CONTRACTOR'S MEANS AND METHODS DISTURB MORE AREA, THEY SHALL NOTIFY THE WALMART CEM AND BFA TO DETERMINE IF A LAND DISTURBANCE PERMIT IS REQUIRED.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

FOUNDATION SUBSURFACE PREPARATION
WALMART SUPERCENTER STORE NO. 820 - OPD EXPANSION
BOONVILLE, MISSOURI
OCTOBER 29, 2025

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING ADDITION AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, COMPACTOR PAD, ETC. THE BASE DOES NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND THE APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. THE 4" THICK BASE MATERIAL SHALL CONFORM TO THE CURRENT MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION TYPE 5 AGGREGATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE OR SUBBASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING ADDITION AREA ALONG WITH THEIR ASSOCIATED BACKFILL. OVEREXCAVATIONS SHOULD NOT UNDERMINE THE EXISTING FOOTINGS. IF THERE IS A RISK OF UNDERMINING THE EXISTING FOOTINGS, UNDERPINNING OF THE EXISTING STRUCTURE WILL BE REQUIRED.

THE EXPANSIVE CLAYS (NATIVE AND FILL) SHOULD BE REMOVED TO A DEPTH OF 3 FEET BELOW THE FLOOR SLAB AND 2 FEET BELOW THE BEARING LEVEL OF THE FOOTINGS. WE ANTICIPATE REMEDIATION MAY BE REQUIRED IN ISOLATED AREAS BELOW THE FLOOR SLAB AND FOOTINGS AS SOME EXPANSIVE FILL MATERIAL LAYERS WERE MIXED IN WITH THE FILL. ANY UNSUITABLE EXISTING FILL IF PRESENT SHOULD ALSO BE REMOVED AT THIS TIME.

REMOVE SOFT OR OTHERWISE UNSUITABLE EXISTING FILL MATERIAL AND EXPANSIVE CLAYS (AS DISCUSSED ABOVE) FROM THE BUILDING ADDITION AREA. THE OVEREXCAVATION SHALL EXTEND 5 FEET BEYOND THE EDGE OF THE BUILDING'S FOOTPRINTS. THE PROOFROLL EXPOSED SUBGRADE. THE SUBGRADE AND STRUCTURAL BACKFILL MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE BUILDING AREA	P.I.	LL
3 FEET BELOW THE FLOOR SLAB SUBGRADE AND 2 FEET BELOW THE FOOTING SUBGRADE	<25 MAX.>	<45 MAX.>

THE FINAL EXTENT OF REMEDATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEERING FIRM ON SITE DURING CONSTRUCTION.

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 90 PERCENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) FOR COHESIVE MATERIALS, AND AT LEAST 95 PRECENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR GRANULAR MATERIALS. THE MOISTURE CONTENT FOR BOTH COHESIVE AND GRANULAR MATERIALS SHALL RANGE FROM 2 PERCENT BELOW TO 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS. SHALLOW SPREAD FOOTING FOUNDATIONS BEARING ON SUITABLE EXISTING, LOW PLASTIC FILL; NEWLY PLACED STRUCTURAL FILL; OR REMEDIATED EXPANSIVE CLAY ARE APPROPRIATE FOR SUPPORT OF THE ADDITION. SHALLOW FOUNDATIONS MAY BE SIZED FOR A MAXIMUM NET ALLOWABLE BEARING PRESSURE OF 2,000 POUNDS PER SQUARE FOOT (PSF) FOR CONTINUOUS WALL AND ISOLATED COLUMN FOOTINGS. WE ANTICIPATE THAT SOME LOCALIZED AREAS OF INADEQUATE BEARING MATERIALS MAY BE ENCOUNTERED; THEREFORE, WE RECOMMEND THAT AN ALLOWANCE BE MADE IN THE CONSTRUCTION BUDGET FOR SELECTED FOOTING OVEREXCAVATIONS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING, INC. (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER - JMILLER@SCIENGINEERING.COM

PROPOSED SANITARY SEWER (REF MEP PLANS)

RELOCATED LIGHT POLE AND HEADS WITH NEW BASE

PROPOSED UNDERGROUND ELECTRIC IN CONDUIT TO RELOCATED LIGHT POLE

PROPOSED UNDERGROUND LIGHTING CONDUIT AND ELECTRIC TO POWER NEW LIGHT POLE

PROPOSED LIGHT POLE

20' WIDE UTILITY EASEMENT PER PLAT OF BOCK SUBDIVISION, SURVEY BK. 8, PG. 393

REVISIONS

1	CITY REVIEW		
By: C.C.M.	12/22/25	App: R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
WASHINGTON, MISSOURI 63090
bfaeng.com
103 ELM STREET

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

I, Rick G. Rohlfing, P.E. #29409, on 12/22/2025
a duly registered Professional Engineer for
the State of Missouri
Registered Professional Engineering Corporation #000472
BFA, Inc. Professional Engineering

STATE OF MISSOURI
RICK G. ROHLFING
NUMBER E-29409
REGISTERED PROFESSIONAL ENGINEER

DRAWN
J.S.G.
CHECKED
R.G.R.
DATE
09/29/2025
SCALE
1" = 10'
JOB No.
8119A
SHEET NAME
GRADING PLAN
GR-1

P:\Vault\8119A Boonville MO WM Expansion 00820\8119A Plan Sheets\8119A Grading Plan.dwg
12/22/2025 3:12 PM

SITE PLAN

PAINTING STRIPING LEGEND

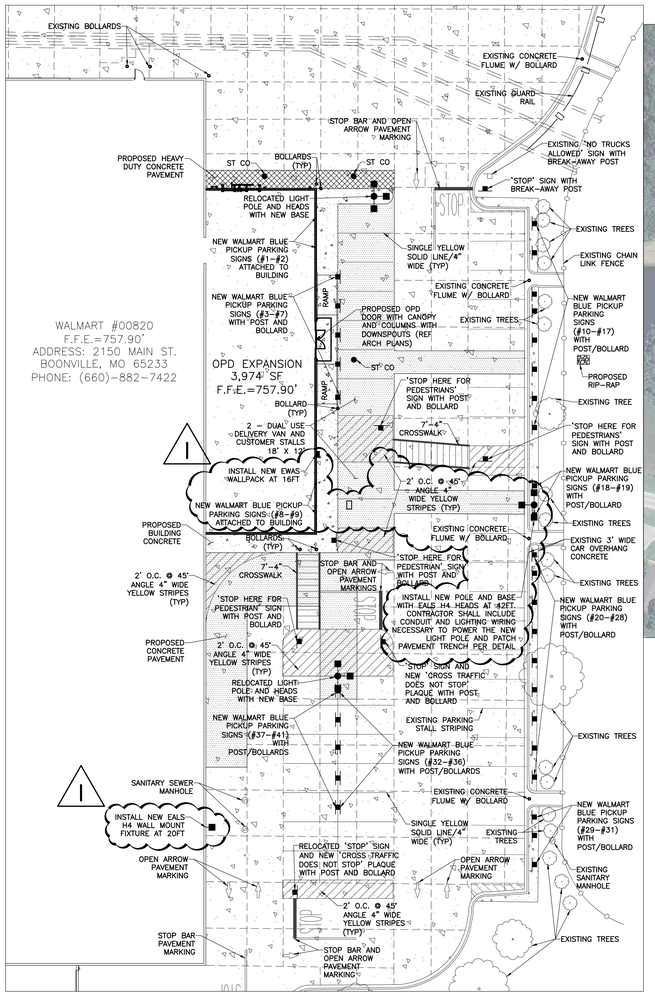
SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE
EACH SYSL/10" – SINGLE YELLOW SOLID LINE / 10"
WIDE SWDL/4" – SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" – SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

ADA INSTRUCTIONS TO CONTRACTOR:
Contractors shall exercise appropriate care and precision in construction of ADA (handicap) accessible components and access routes for the site. These components, as construction, must comply with the current ADA Standards and regulations' barrier free access and any modifications, revisions or updates to same. Finished surfaces along the accessible route of travel from parking space, public transportation, pedestrian access, inter-building access, to points of accessible building entrance/exit, must comply with these ADA code requirements. These included, but are not limited to the following:

- Parking spaces and parking aisles – slope shall not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Curb ramps – slope shall not exceed 1:12 (8.3%). And have a rise of no more than six inches without a handrail.
- Landings – shall be provided at each end of ramps, must provide positive drainage, and must not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Path of travel along accessible route – must provide a 36–inch or greater unobstructed width of travel (car overhangs and/or handrails cannot reduce this minimum width). The slope must be no greater than 1:20 (5.0%), ADA ramp requirements must be adhered to. A maximum slope of 1:12 (8.3%), for a maximum rise of 2.5 feet, shall be provided. The ramp must have ADA hand rails and 60" L Landings on each end that are cross sloped no more than 1:50 in any direction (1/4" per foot or nominally 2.0%) for positive drainage.
- Doorways – must have a "level" landing are on the exterior side of the door that is sloped away from the door no more than 1:50 (1/4" per foot or nominally 2.0%) for positive drainage. This landing are must be no less than 60 inches (5 feet) long, except where otherwise permitted by ADA Standards for alternative doorway opening conditions. (See ICC/ANSI A117.1–2009 and other referenced incorporated by COD).
- When the proposed construction involves reconstruction, modification, revision or extension of or to ADA components from existing doorways or surfaces, contractor must verify existing elevations shown on the plan. Note that Table 405.2 of the Department of Justice's ADA Standards For Accessible design allows for steeper ramp slopes, in rare circumstances. The Contractor must immediately notify the design engineer of any discrepancies and/or field conditions that differ in any way or any respect from what is shown on the plans, in writing, before commencement of work. Constructed improvements must fall within the maximum and minimum limitations imposed by the barrier free regulations and the ADA requirement.
- The Contractor must verify the slopes of Contractor's forms prior to pouring concrete. If any non–conformance is observed or exists, Contractor must immediately notify the engineer prior to pouring concrete. Contractor is responsible for all costs to remove, repair and replace non–conforming concrete.

PAVEMENT LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING CONCRETE (SEE ARCH. PLANS AND SPECS.)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

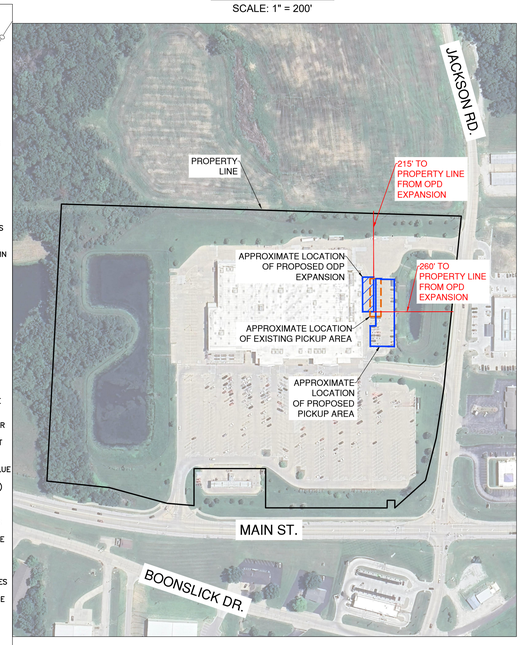


KEY MAP

(IMAGE BASED ON NEARMAPS AERIAL)

0 200' 400'

SCALE: 1" = 200'



0 20' 40'

SCALE: 1" = 20'

SITE 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 company 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 plans.

2. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.

3. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Temporary Benchmark – Egress Door = 757.90

4. This site scales within Zone X areas of 0.2% flooding as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 155 of 475, Community–Panel No. 29053C0155C, Map Date: May 3, 2011.

5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

6. All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

7. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

8. Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, exact number and location of downspouts, and guard post.

9. The Contractor is responsible for keeping stormwater run–off and sedimentation under control during construction.

10. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.

11. The sitework for this project shall meet or exceed "The Site Specific Specifications."

12. Note to Lighting Contractor: All floodlights mounted on parking lot light poles for purposes of illuminating the face of the building, as well as any parking lot light poles utilized for lighting the truckwell areas, shall be separately circuited for the purpose of security lighting.

13. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

14. All new parking lot lighting poles and fixtures with lamps and paint will be provided by Walmart and installed by the Electrical Contractor. The Electrical Contractor shall provide Walmart a one–year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.

15. All dimensions and radii are to the back of curb, unless otherwise shown.

16. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

17. The height of the light poles concrete base is critical (see detail).

18. Contractor shall inform the construction manager of any site conditions that have changed since BFA's site visit and features shown on these plans, cart corrals that are within the proposed improvement areas shall be removed and relocated to a location coordinated with the Walmart store manager

SITE LIGHTING CONTRACTOR NOTES:
REFER TO ARCHITECTURAL PLANS FOR LIGHTING ELECTRICAL PLAN

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Arrangement Watts	Arrangement Luminaire Lumens	BUG Rating
	1	WH4_20	SINGLE	1-EALS030H4AF750NDC1BLCK w/WMB-EAMT06BLCK mounted at 20ft	0.837	140	20000	B3-U0-G3
	1	WC4_16	SINGLE	1-EWAS010C4AF740N1FMBLCK mounted at 16ft	0.837	56	7500	B1-U0-G2
	1	T2H4_42	TRIPLE	1-EALS035H4AF750NDD1BLCKFS1 & 1-EALS035H4AF750NDD1BLCKFS2 & 1-EALS035H4AF750NDD1BLCKF 39ft pole on 3ft base	0.837	420	60000	B3-U0-G3

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
EL	ELEVATION
FL	FLOW LINE
N/F	NOW AND FORMERLY

PARKING LEGEND	
(11)	CUSTOMER PARKING
•(11)•	ASSOCIATE PARKING

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHI	BEE–HIVE INLET
CB	CATCH BASIN
CO	CLEAN OUT
FES	FLARED END SECTION
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
SRD	SIPHONIC ROOF DRAIN
CS	CONTROL STRUCTURE

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UTILITY POLE	✦	○
GUARD POST	●GP	○GP
SANITARY MANHOLE	●	○
CATCH BASIN	■	▩
JUNCTION BOX	●	○
FLARED END SECTION	▭	▭
CLEANOUT	✦	○
GRATED INLET	▣	▥
GUIDE RAIL		
CHAINLINK FENCE		
BARBWIRE FENCE	—X—X—X—	—X—X—X—
WATER VALVE	✦	○
FIRE HYDRANT	✦	○
EASEMENT		
PROPERTY LINE		

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA	148,822 S.F.	152,796 S.F.
REQUIRED PARKING (PER CITY OF BOONVILLE, MO) REQUIRED PARKING RATIO (PER CITY OF BOONVILLE, MO)	745 SPACES 5.00/1,000 S.F.	764 SPACES 5.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	700 SPACES 21 SPACES 4 SPACES 20 SPACES 12 CORRALS / 24 SPACES	656 SPACES 21 SPACES 4 SPACES 41 SPACES 12 CORRALS / 24 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	725 SPACES 4.87/1,000 S.F.	681 SPACES 4.46/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	745 SPACES 5.01/1,000 S.F.	722 SPACES 4.73/1,000 S.F.

PARKING INFORMATION NOTES

1. TOTAL BUILDING AREA WAS OBTAINED FROM THE AOR (BRR ARCHITECTURE) ON 07/28/2025
2. EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS, A REVIEW OF AVAILABLE AERIAL PHOTOGRAPHS AND SITE VISIT BY BFA ON 07/28/2025
3. PARKING SPACES OCCUPIED BY CART CORRALS HAVE BEEN EXCLUDED FROM THE PARKING COUNTS AND PARKING RATIOS. THERE ARE 12 DOUBLE AND 0 SINGLE EXISTING CART CORRALS TAKING UP 24 SPACES.
4. THE VAN STALL COUNT IS INCLUDED IN THE ADA PARKING STALLS PROVIDED COUNT
5. CART CORRALS THAT ARE WITHIN THE PROPOSED OPD PARKING AREAS SHALL BE RELOCATED. CONTRACTOR SHALL COORDINATE NEW CART CORRAL LOCATIONS WITH THE STORE MANAGER.
6. ECR INFORMATION PROVIDED BY MWEBSTER ON 04/09/2025. NOT SUBJECT TO ECR.
7. SITE IS ZONED C–P PLANNED BUSINESS DISTRICT. IT APPEARS FROM THE ORIGINAL SITE PLAN, 739 SPACES WERE APPROVED WITH THE ORIGINAL SITE PLAN. AN AMENDMENT TO THE ORIGINAL PLANNED BUSINESS DISTRICT APPROVAL MAY BE REQUIRED FOR PROPOSED PARKING BEING BELOW A 5.0 RATIO.

CONTRACTOR SHALL REFER TO SECP–1 AND SECP–2 PLAN SHEETS FOR ADDITIONAL INFORMATION AND IMPROVEMENTS

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state–plan regulations established for the type of construction required by these plans.

REVISIONS		
1	CITY REVIEW	
By: C.C.M.	12/22/25	App: R.G.R.
2		
By:		App:
3		
By:		App:
4		
By:		App:

BFA Engineering•Surveying
TELEPHONE: (636) 239–4751
WASHINGTON, MISSOURI 63090
bfaeng.com
103 ELM STREET

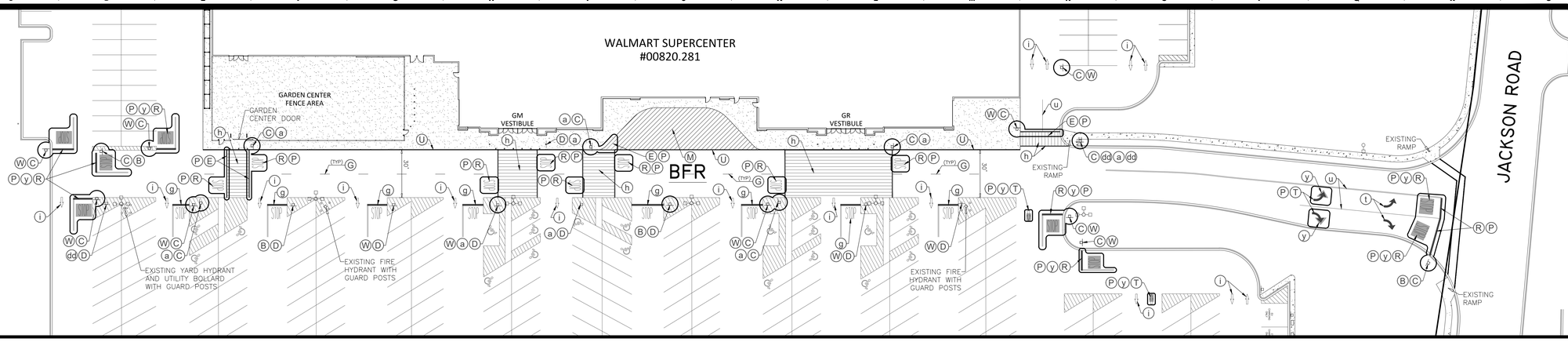
Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
12/22/2025

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

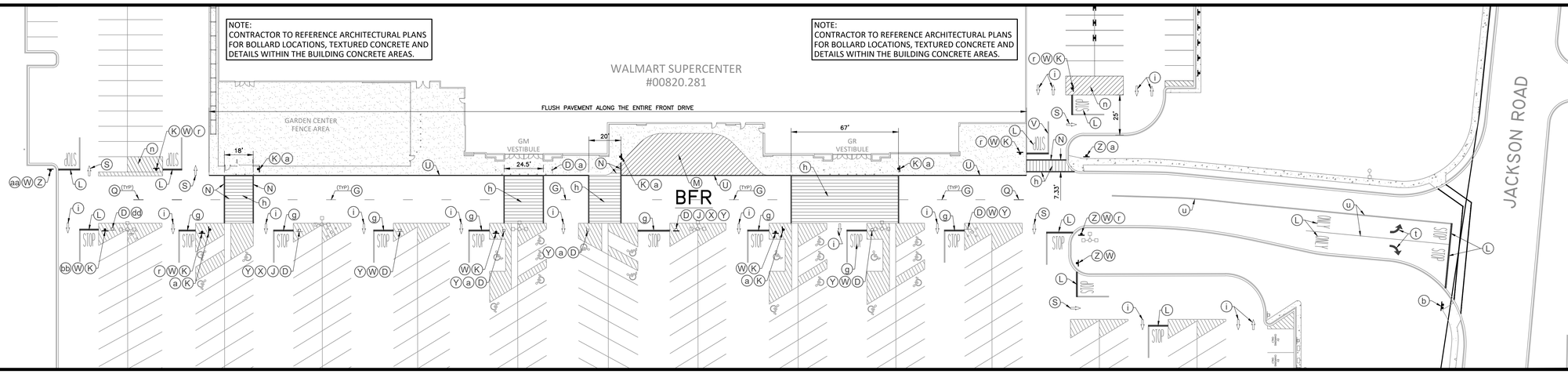
DRAWN	J.S.G.
CHECKED	R.G.R
DATE	09/29/2025
SCALE	1" = 20'
JOB No.	8119A
SHEET NAME	SITE PLAN

SP–1

P:\Vault\8119A Boonville MO WM Expansion 00820\8119A Plan Sheets\8119A Site Plan.dwg
12/22/2025 3:15 PM

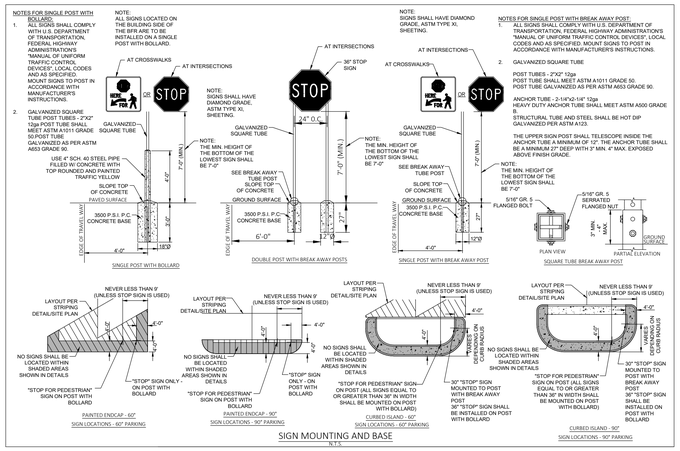


DEMOLITION PLAN



SITE CONSTRUCTION PLAN

SIGN SYMBOLS SHOWN ON THIS PLAN ARE FOR GENERAL SITE LOCATION PURPOSES.
CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
CONTRACTOR SHALL REFER TO DETAILS FOR EXACT SIGN PLACEMENT LOCATIONS.
CONTRACTOR SHALL COORDINATE WITH THE CEC AND WALMART PM WHEN CONTRACTOR FEELS SITE CONDITIONS REQUIRE DEVIATING FROM STANDARD SIGN LOCATION DIMENSIONS.



NOTES TO CONTRACTOR:

1. REFERENCE SITE CONSTRUCTION PLAN AND DETAILS FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE. CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING/FADED CROSSWALK STRIPING, ANGLED STRIPING, AND/OR FIRE LANE STRIPE TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN / BE REFRESHED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW "STOP" OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° TO REMAIN / BE REFRESHED.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRELANE" AND/OR RED STRIPE TO MATCH EXISTING.
- (P) LIMITS OF SEAL COAT:
  ASPHALT PAVEMENT - APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  CONCRETE PAVEMENT - REMOVE STRIPING AS SHOWN, BUT DO NOT APPLY SEAL COAT.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- (R) EXISTING/FADED STOP BAR / STOP TEXT PAVEMENT MARKINGS / DOUBLE YELLOW AND/OR SINGLE WHITE STRIPE AND/OR ANY VISIBLE SEAL COAT TO BE REMOVED.
- (S) NEW OPEN AND/OR SOLID ARROW PAVEMENT MARKINGS.
- (T) EXISTING/FADED ARROW PAVEMENT MARKINGS AND/OR ANY VISIBLE SEAL COAT TO BE REMOVED.
- (U) EXISTING FIRE LANE STRIPING TO REMAIN / BE REFRESHED.
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW AND/OR SINGLE SOLID WHITE STRIPE AND/OR "NO PARKING FIRELANE" WITH RED STRIPE TO MATCH EXISTING .
- (W) EXISTING STOP SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (X) EXISTING SIGN TO BE RAISED / RELOCATED TO MATCH CURRENT DETAILS / GUIDELINES, AND/OR STRAIGHTEN UP SIGN POST.
- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (b) NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (d) NEW OPD CROSSWALK MARKINGS. SEE DETAIL.
- (e) NEW SIGN MOUNTING AND BASE WITH BOLLARD WITH BOLLARD COVER.
- (f) NEW DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (g) EXISTING STOP PAVEMENT MARKINGS, "STOP","ONLY" AND/OR "ENTER" TEXT TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (h) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.
- (i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN.
- (m) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 5'-0" O.C.
- (n) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 2'-0" O.C.
- (q) EXISTING "DO NOT ENTER" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (r) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (u) EXISTING 4" WIDE DOUBLE YELLOW, WHITE AND/OR YELLOW SINGLE STRIPE TO REMAIN / BE REFRESHED.
- (w) EXISTING FOLIAGE THAT IMPEDES VISIBILITY OF DRIVE, INTERSECTIONS, AND/OR SIGNAGE TO BE TRIMMED / PRUNED. CONTRACTOR TO TRIM / PRUNE FOLIAGE SELECTIVELY. IF EXTREME TRIMMING / PRUNING IS NEEDED CONTACT WALMART CONSTRUCTION MANAGER.
- (x) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN. REPLACE IF SIGN IS FADED OR DAMAGED.
- (y) EXISTING SEAL COAT TO BE REMOVED. (SEAL COAT NOT TO BE USED ON CONCRETE PAVEMENT)
- (z) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO BE REMOVED.
- (aa) NEW TRAFFIC FROM LEFT DOES NOT STOP PLAQUE.
- (bb) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- (cc) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- (dd) EXISTING ORANGE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.
- (ee) EXISTING BLUE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.

0 30' 60'
SCALE: 1" = 30'

DEMOLITION AND SITE CONSTRUCTION PLAN

REVISIONS

	By:	App:
1		
2		
3		
4		

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025

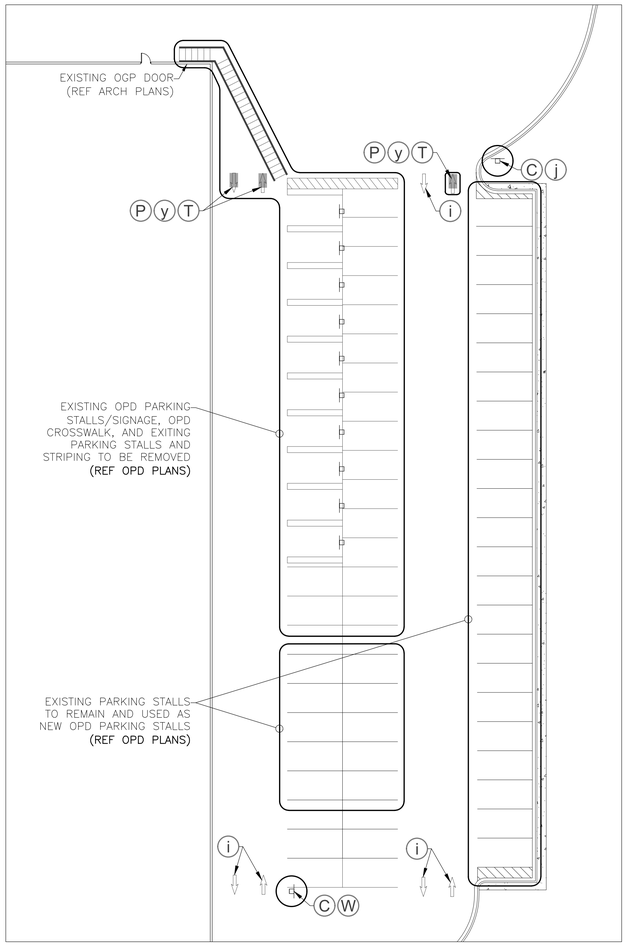
STATE OF MISSOURI · RICK G. ROHLFING · NUMBER E-29409 · REGISTERED PROFESSIONAL ENGINEER

Walmart #00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

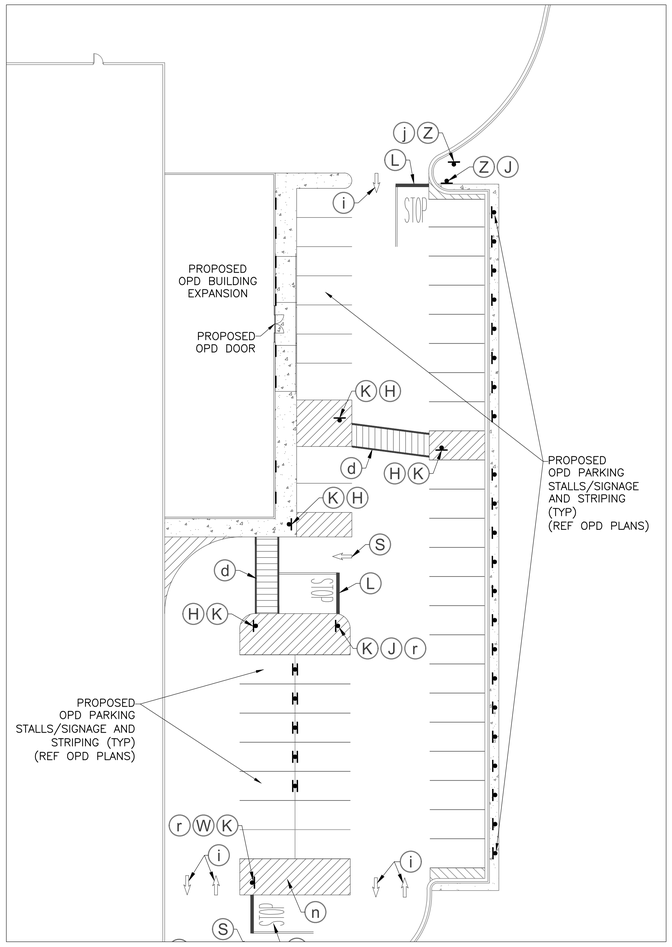
DRAWN	S.A.M.
CHECKED	R.G.R
DATE	09/29/25
SCALE	1"=30'
JOB No.	8119
SHEET NAME	

SECP-1

P:\Vault\8119 Boonville MO WM Remodel 00820\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:16 PM



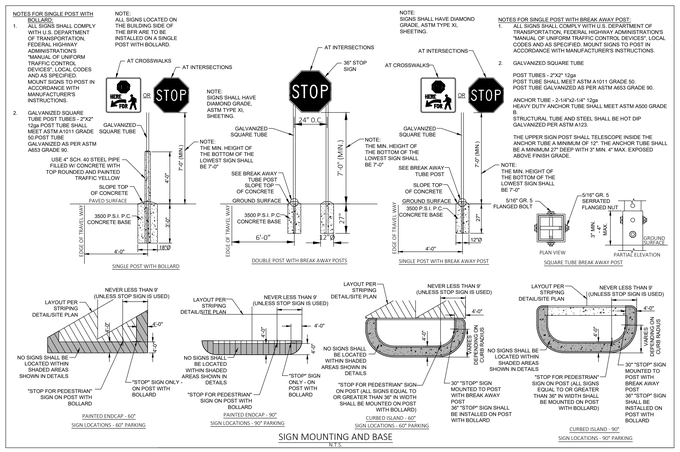
OPD DEMOLITION PLAN



OPD SITE CONSTRUCTION PLAN

(REFER OPD IMPROVEMENT PLANS FOR ADDITIONAL DIRECTION REGARDING OPD STRIPING, SIGNAGE AND DIMENSIONS)

SIGN SYMBOLS SHOWN ON THIS PLAN ARE FOR GENERAL SITE LOCATION PURPOSES.
CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
CONTRACTOR SHALL REFER TO DETAILS FOR EXACT SIGN PLACEMENT LOCATIONS.
CONTRACTOR SHALL COORDINATE WITH THE CEC AND WALMART PM WHEN CONTRACTOR FEELS SITE CONDITIONS REQUIRE DEVIATING FROM STANDARD SIGN LOCATION DIMENSIONS.



SIGN MOUNTING AND BASE

NOTES TO CONTRACTOR:

1. REFERENCE SITE CONSTRUCTION PLAN AND DETAILS FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE. CONTRACTOR SHALL NOT SCALE OFF THESE PLANS FOR SIGN/STRIPING PLACEMENT.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED SHALL BE REMOVED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

THERE IS NOT AN ACC AT THIS LOCATION

ACC DEMOLITION PLAN

THERE IS NOT AN ACC AT THIS LOCATION

ACC SITE CONSTRUCTION PLAN

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING/FADED CROSSWALK STRIPING, ANGLED STRIPING, AND/OR FIRE LANE STRIPE TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN / BE REFRESHED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW "STOP" OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° TO REMAIN / BE REFRESHED.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRELANE" AND/OR RED STRIPE TO MATCH EXISTING.
- (P) LIMITS OF SEAL COAT:
  ASPHALT PAVEMENT - APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  CONCRETE PAVEMENT - REMOVE STRIPING AS SHOWN, BUT DO NOT APPLY SEAL COAT.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- (R) EXISTING/FADED STOP BAR / STOP TEXT PAVEMENT MARKINGS / DOUBLE YELLOW AND/OR SINGLE WHITE STRIPE TO BE REMOVED.
- (S) NEW OPEN AND/OR SOLID ARROW PAVEMENT MARKINGS.
- (T) EXISTING/FADED ARROW PAVEMENT MARKINGS AND/OR ANY VISIBLE SEAL COAT TO BE REMOVED.
- (U) EXISTING FIRE LANE STRIPING TO REMAIN / BE REFRESHED.
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW AND/OR SINGLE SOLID WHITE STRIPE AND/OR "NO PARKING FIRELANE" WITH RED STRIPE TO MATCH EXISTING .
- (W) EXISTING STOP SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (X) EXISTING SIGN TO BE RAISED / RELOCATED TO MATCH CURRENT DETAILS / GUIDELINES, AND/OR STRAIGHTEN UP SIGN POST.
- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (b) NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (d) NEW OPD CROSSWALK MARKINGS. SEE DETAIL.
- (e) NEW SIGN MOUNTING AND BASE WITH BOLLARD WITH BOLLARD COVER.
- (f) NEW DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (g) EXISTING STOP PAVEMENT MARKINGS, "STOP","ONLY" AND/OR "ENTER" TEXT TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (h) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.
- (i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN.
- (m) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 5'-0" O.C.
- (n) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 2'-0" O.C.
- (q) EXISTING "DO NOT ENTER" SIGN TO REMAIN / BE REUSED / BE RELOCATED.
- (r) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (u) EXISTING 4" WIDE DOUBLE YELLOW, WHITE AND/OR YELLOW SINGLE STRIPE TO REMAIN / BE REFRESHED.
- (w) EXISTING FOLIAGE THAT IMPEDES VISIBILITY OF DRIVE, INTERSECTIONS, AND/OR SIGNAGE TO BE TRIMMED / PRUNED. CONTRACTOR TO TRIM / PRUNE FOLIAGE SELECTIVELY. IF EXTREME TRIMMING / PRUNING IS NEEDED CONTACT WALMART CONSTRUCTION MANAGER.
- (x) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN. REPLACE IF SIGN IS FADED OR DAMAGED.
- (y) EXISTING SEAL COAT TO BE REMOVED. (SEAL COAT NOT TO BE USED ON CONCRETE PAVEMENT)
- (z) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO BE REMOVED.
- (aa) NEW TRAFFIC FROM LEFT DOES NOT STOP PLAQUE.
- (bb) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- (cc) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- (dd) EXISTING ORANGE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.
- (ee) EXISTING BLUE PICKUP SIGN. REFER TO OPD IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.

0 20' 40'
SCALE: 1" = 20'

DEMOLITION AND SITE CONSTRUCTION PLAN

REVISIONS		
1	By:	App:
2	By:	App:
3	By:	App:
4	By:	App:

BFA Engineering•Surveying
103 ELM STREET WASHINGTON, MISSOURI 63090
TELEPHONE: (636) 239-4751
bfaeng.com

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025
RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Walmart #00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	S.A.M.
CHECKED	R.G.R
DATE	09/29/25
SCALE	1"=20'
JOB No.	8119
SHEET NAME	

SECP-2

P:\Vault\8119 Boonville MO WM Remodel (0820)\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:15 PM

SITE DEMOLITION SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Demolition of structures, paving, and utilities.
2. Patching and filling voids created as a result of removals or demolition.

1.2 REGULATORY REQUIREMENTS

A. Compliance with all laws, including Safety Laws, Environmental Laws, Stormwater Laws and Worker Verification Laws as well as requirements found within the Contract Documents and these Specifications, that pertain to Safety Compliance, Environmental Compliance, Stormwater Compliance and Worker Verification Compliance. Obtain required permits and licenses from appropriate authorities. Pay associated fees including disposal charges.
B. Notify affected utility companies before starting work and comply with their requirements.
C. Do not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.
D. If hazardous, contaminated materials or other environmental related conditions are discovered, stop work immediately and notify the Wal-Mart Construction Manager for action to be taken. Do not resume work until specifically authorized by the Construction Manager.

1.3 PROJECT CONDITIONS

A. Conditions existing at time of inspection for bidding purposes will be maintained by Owner as reasonably practical.
B. Unless otherwise indicated in Contract Documents or specified by the Owner, items of salvageable value to Contractor shall be removed from site and structures. Storage or sale of removed items on site will not be permitted and shall not interfere with other work specified.

PART 2 - PRODUCTS

2.1 FILL MATERIALS

A. Fill material shall be aggregate fill materials consisting of stone, gravel, or sand free from debris, trash, frozen materials, roots, and other organic matter.

2.2 CONCRETE

A. Mix concrete and deliver in accordance with ASTM C 94.
B. Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water_reducing admixture, air_entraining admixture, and water to produce following:
1. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated on the Drawings.
2. Slump Range: 1 to 3-inches at time of placement
3. Air Entrainment: 5 to 8 percent

PART 3 - EXECUTION

3.1 PREPARATION

A. Provide, erect, and maintain erosion control devices, temporary barriers, and security devices at locations indicated on Construction Drawings. Provide a comprehensive construction phasing plan for this work to the store manager 7 days prior to starting any work. It is to provide for dates, times and duration of lane closures, temporary vehicle and pedestrian traffic control.
B. Protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Repair damage to existing items to remain caused by demolition operations.
C. Prevent movement or settlement of adjacent structures. Provide bracing and shoring as necessary.
D. Mark location of utilities. Protect and maintain in safe and operable condition utilities that are to remain. Prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.
E. For work on operating Walmart sites, prior to any underground excavation, contractor is expected to obtain current and representative underground utility plans from Walmart for private utilities that are not located by others. This is specifically intended to provide approximate locations for Walmart private utilities including water, sewer, electrical, telephone and data services.
F. Notify adjacent property owners of work that may affect their property, potential noise, utility outages, or other disruptions. Obtain written permission from adjacent property owners when demolition equipment will traverse, infringe upon, or limit access to their property. Coordinate notice with Owner.

3.2 GENERAL DEMOLITION REQUIREMENTS

A. Conduct demolition to minimize interference with adjacent structures or pavements to remain.
B. Cease operations immediately if adjacent structures appear to be in danger. Notify authority having jurisdiction. Do not resume operations until directed by authority.
C. Conduct operations with minimum of interference to public or private access. Maintain ingress and egress at all times other than in specific areas where work is in progress.
D. Sprinkle work with water to minimize dust. Provide hoses and water connections for this purpose.
E. Comply with governing regulations pertaining to environmental protection.
F. Clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing prior to start of work.

3.3 DEMOLITION

A. Demolish site improvements designated to be removed as shown on the drawings. Site improvements shall include but not be limited to structures, foundations, pavements, curbs and gutters, drainage structures, utilities, signage or landscaping.
B. Disconnect and cap or remove utilities to be abandoned as shown on the drawings.
C. Fill or remove piping and appurtenances as shown.
D. Demolish concrete and masonry in small sections. Break up concrete slabs_on_grade that are 2-feet or more below proposed subgrade to permit moisture drainage. Remove slabs-on-grade and below grade construction within 2-feet of proposed subgrade.

3.4 PATCHING

A. Where improvements are removed from paved areas, pavements shall be sawcut in straight lines at the perimeter and patched. Damaged pavement adjacent to removed improvements shall also be removed and patched.
B. Pavement patches shall be paved with minimum 6" concrete, broom finished and flush with adjacent grades.

3.5 FILLING VOIDS

A. Completely fill below grade areas and voids resulting from demolition or removal of structures, etc., using aggregate fill materials consisting of stone, gravel, or sand free from debris, trash, frozen materials, roots, and other organic matter.
B. Areas to be filled shall be free of standing water, frost, frozen or unsuitable material, trash, and debris prior to fill placement.
C. Place fill materials in lifts not to exceed 6 inches loose measure and compacted to 95 percent of maximum laboratory density per ASTM D698 with moisture content of not less than 1 percent below and not more than 3 percent above optimum moisture content.
D. Grade surface to match adjacent grades and to provide flow of surface drainage after fill placement and compaction.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove from site debris, rubbish, and other materials resulting from demolition operations. Leave areas of work in clean condition.
B. No burning of any material, debris, or trash on_site or off_site will be allowed.
C. Transport materials removed from demolished structures with appropriate vehicles and dispose off-site to areas that are approved for disposal by governing authorities and appropriate property owners.

END OF SECTION

PAVEMENT MARKINGS SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Painting and marking of pavements, curbs, and guard posts (bollards)..

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.
B. American Association of State Highway and Transportation (AASHTO):
1. AASHTO M247 - Glass Beads Used in Traffic Paints
2. AASHTO M248 - Ready-Mixed White and Yellow Traffic Paints
C. Master Painter's Institute (MPI):
1. MPI 32 - Traffic Marking Paint, Solvent Based.
2. MPI 97 - Traffic Marking Paint, Latex.
D. ASTM International (ASTM):
1. ASTM D4414 - Standard Practice for Measurement of Wet Film Thickness by Notched Gauges.
E. Federal Specifications (FS):
1. FS A-A-2886 - Paint, Traffic, Solvent Based (supersedes FS TT-P-85 and FS TT-P-115, Type I)
2. FS TT-B-1325 - Beads (Glass Spheres) Retro-Reflective
3. FS TT-P-1952 - Paint, Traffic And Airfield Marking, Waterborne

1.3 PROJECT CONDITIONS

A. Maintain access for vehicular and pedestrian traffic as required for other construction activities. Utilize flagmen, barricades, warning signs, and warning lights as required.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Paint shall be waterborne or solvent borne, colors as shown or specified herein. Pavement marking paints shall comply with applicable state and local laws enacted to ensure compliance with Federal Clean Air Standards. Paint materials shall conform to the restrictions of the local Air Pollution Control District.
B. Waterborne Paint: Paints shall conform to FS TT-P-1952 and have MPI 97 approval.
C. Solvent Borne Paint: Paint shall conform to FS A-A-2886 or AASHTO M248 and have MPI 32 approval. Paint shall be non_bleeding, quick_drying, and alkyd petroleum base paint suitable for traffic_bearing surface and be mixed in accordance with manufacturer's instructions before application for colors White, Yellow, Blue, and Red.
D. Glass Beads: AASHTO M 247, Type 1 or FS TT-B-1325, Type 1, Gradation A.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine the work area and correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 PREPARATION

A. Sweep and clean surface to eliminate loose material and dust.
B. Where existing pavement markings are indicated on Construction Drawings to be removed or would interfere with adhesion of new paint, a motorized abrasive device or soda blasting shall be used to remove the markings. Equipment employed shall not damage existing paving or create surfaces hazardous to vehicle or pedestrian traffic.

3.3 CLEANING EXISTING PAVEMENT MARKINGS

A. Remove existing pavement markings which are in good condition but interfere or conflict with the newly applied marking patterns and as noted on plans. Deteriorated or obscured markings that are not misleading or confusing or do not interfere with the adhesion of the new marking material do not require removal. Conduct grinding, soda blasting or other operations in such a manner that the finished pavement surface is not damaged or left in a pattern that is misleading or confusing. Use dust collection system when removing existing pavement markings. Comply with the requirements of Section 01351 Regulatory Compliance Supplement for management and disposal of hazardous wastes.

3.4 APPLICATION

A. Apply two coats of same color of paint as specified below, at manufacturer's recommended rate, without addition of thinner, with maximum of 100 square feet per gallon or as required to provide a minimum wet film thickness of 15 mils and dry film thickness of 7 ½ mils per coat. Paint shall be applied for a total dry film thickness of 15 mils. Apply with mechanical equipment to produce uniform straight edges. At sidewalk curbs and crosswalks, use straightedge to ensure uniform, clean, and straight stripe.
B. Install pavement markings according to manufacturer's recommended procedures for the specified material.
C. Following items shall be painted with colors noted below:
1. Pedestrian Crosswalks: White
2. Exterior Sidewalk Curbs and Guard posts: Yellow
3. Exterior Light Pole Bases: Yellow (unless otherwise noted on Construction Detail).
4. Fire Lanes: Red or per local code.
5. Lane Striping where separating traffic moving in opposite directions: Yellow.
6. Lane Striping where separating traffic moving in the same direction: White.
7. ADA Symbols: Blue or per local code.
8. ADA parking space markings as shown on the drawings.
9. Parking Stall Striping: Yellow, unless otherwise noted on Construction Drawings.
10. Associate Parking Area: White, unless otherwise noted on Construction Drawings.
D. Apply glass beads at pedestrian crosswalk striping and at lane striping and arrows at driveways connecting to public streets. Broadcast glass beads uniformly into wet markings at a rate of 6 lb/gal.

3.5 FIELD QUALITY CONTROL

A. Field quality control shall be the responsibility of the Contractor. Field quality control testing and inspection shall be at the discretion of the Contractor as necessary to assure compliance with Contract requirements.

3.6 CLEANING

A. Waste materials shall be removed at the end of each workday. Upon completion of the work, all containers and debris shall be removed from the site. Paint spots upon adjacent surfaces shall be carefully removed by approved procedures that will not damage the surfaces and the entire job left clean and acceptable.

END OF SECTION

TRAFFIC SIGNS AND SIGNALS SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Traffic control signs.
B. Related Requirements:
1. Section 09900 - Painting. Painting for painted posts where shown on the Drawings.

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.
B. ASTM International (ASTM):
1. ASTM A53 - Pipe, Steel, Black and Hot_Dipped, Zinc_Coated Welded and Seamless.
2. ASTM C94 - Ready Mix Concrete
3. ASTM D4956 - Retroreflective Sheeting for Traffic Control.
C. US Department of Transportation, Federal Highway Administration:
1. Manual on Uniform Traffic Control Devices (MUTCD).

PART 2 - PRODUCTS

2.1 SIGNS

A. Conform to US Department of Transportation MUTCD. Sign classification, type, size, and color shall be as shown on the drawings
B. Retroreflectivity: Microprismatic type, diamond grade reflective sheeting conforming to ASTM D 4956, Type XI.

2.2 POSTS

A. Square Post: Square tubular steel sign post, galvanized, 12 ga, perforated full-length with 7/16 inch holes on four sides. Post size shall be as shown on the Drawings.
B. Steel Pipe: ASTM A 53, Type E (electric-resistance welded) or Type S (seamless), Grade B, Schedule 40, size as shown on the Drawings.

2.3 CONCRETE

A. Mix concrete and deliver in accordance with ASTM C 94.
B. Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water_reducing admixture, air_entraining admixture, and water to produce following:
1. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated on the Drawings.
2. Slump Range: 1 to 3-inches at time of placement
3. Air Entrainment: 5 to 8 percent

PART 3 - EXECUTION

3.1 PREPARATION

A. Field verify underground utilities prior to sign installation. Primary utilities of concern of shallow depths are lawn sprinkler systems, electric, telephone, fiber optic, cable and gas.

3.2 INSTALLATION

A. Install signs as shown on the Drawings and in accordance with MUTCD and manufacturer's instructions.
B. Install signs of the type and at locations shown on the Drawings.
C. Install posts of the type as shown on the drawing.
D. Where shown as painted, field paint steel pipe posts in accordance with Section 09900.

END OF SECTION

SEAL COAT SHALL BE APPLIED WHERE EXISTING MARKINGS ARE REMOVED.

SMALL PROJECT SEAL COAT SPECIFICATION:

IN GENERAL:

· CRACK FILLING AND OIL SPOT TREATMENTS ARE NOT REQUIRED PRIOR TO SEAL COAT. OTHER THAN THESE EXCEPTIONS, PREPARE AND CLEAN AREA TO BE SEAL COATED CONSISTENT WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATION.

APPROVED MATERIALS:

1) STAR PRODUCTS
· MICRO-PAVE PRO-BLEND WITH ADDED SAND
· SINGLE COAT

2) SEAL MASTER
· POLYMER MODIFIED MASTERSEAL WITH ADDED SAND
· SINGLE COAT

3) GEM SEAL BLACK DIAMOND XL
· WITH ADDED SAND
· SINGLE COAT

MATERIALS IDENTIFIED IN SPECIFICATION SECTION 02787 CAN BE USED. COAL TAR BASED SEAL COAT MATERIALS IN ANY FORM ARE PROHIBITED.

REVISIONS

1
By: App:
2
By: App:
3
By: App:
4
By: App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025

Walmart #00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN S.A.M.
CHECKED R.G.R
DATE 09/29/25
SCALE NO SCALE
JOB No. 8119
SHEET NAME CSS-1

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SPECIFICATIONS SHEET 1

P:\Vault\8119 Boonville MO WM Remodel 00820\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:12 PM

SECTION 02787 (32 1236) - SEAL COAT
PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
a. 1. Seal coats using a polymer-modified asphalt emulsion blended with fine aggregate.
B. Related Requirements:
b. 1. Section 02740 – Asphaltic Concrete Paving.
c. 2. Section 02765 – Pavement Marking

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.

B. ASTM International (ASTM)

1. ASTM C 136 – Method of Sieve Analysis of Fine and Coarse Aggregate
2. ASTM D 217 – Method for Cone Penetration of Lubricating Grease
3. ASTM D 244 – Test Methods for Emulsified Asphalts
4. ASTM D 562 – Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer
5. ASTM D 977 – Emulsified Asphalt
6. ASTM D 2397 – Cationic Emulsified Asphalt
7. ASTM D 2042 – Method for solubility of Asphalt Materials in Trichloroethylene
8. ASTM D 3910 – Practice for Design, Testing, and Construction of Slurry Seal
9. ASTM D 6690 – Joint and Crack Sealants, Hot Applied, for Concrete and Asphalt Pavements

1.3 ADMINISTRATIVE REQUIREMENTS

A. Pre-installation Meeting: Convene a pre-installation meeting at the site at least two weeks prior to commencing work of this Section. Require attendance of parties directly affecting work of this Section, including, but not limited to, the Owner's representative, CTL's representative and inspector, Contractor, and job foreman.
1. Contact Wal-Mart Construction Manager three weeks prior to pre-installation conference to confirm schedule.

2. Record discussions of meeting and decisions and agreements reached, and furnish copy of record to each party attending. Review foreseeable methods and procedures related to paving work, including the following:
a. Review preparation and installation procedures and coordinating and scheduling required with related work.
b. Review proposed sources of materials.
c. Tour, inspect, and discuss condition of existing pavement and other preparatory work such as patching, crack sealing, and oil spot priming/repair.
d. Review requirements for protecting paving work, including restriction of traffic during installation and curing period.
e. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, and facilities needed to make progress and avoid delays.
f. Review paving requirements (drawings, specifications, and other contract documents).
g. Review required submittals, both completed and yet to be completed.
h. Review required inspections, testing procedures.
i. Review weather and forecasted weather conditions, and procedures for coping with unfavorable conditions.
j. Review health and safety precautions relating to handling and placement of seal coat.

1.4 QUALITY ASSURANCE

A. Contractor Qualifications: The seal coat applicator shall have not less than 3 years documented experience in the application of emulsion seal coats.

1.5 SUBMITTALS

A. Product Data: Submit the manufacturer's product information for oil spot primer.

B. Certificates:
1. Submit manufacturer's certification that each consignment of emulsion shipped to the project meets the requirements of the applicable specification for the emulsion specified, except that the water content shall not exceed 50 percent. The certification shall also indicate the solids content of the emulsion and the date the tests were conducted.
2. Submit certification of placement in accordance with specification requirements as specified in Part 3 Field Quality Control.

C. Qualification Statements: Submit contractor qualifications certification.

D. Mix Design:
1. Submit mix design and emulsion properties to the Civil Engineering Consultant of Record at least 30 days prior to beginning sealing operations. Mix designs over one year old will not be accepted.
2. Submit approved mix designs and laboratory test results to CTL signed by the materials producer and Contractor certifying materials and mix ratios conform to the requirements specified herein.

E. Calibration Results: Submit report of spreading equipment calibration tests.

1.6 SITE CONDITIONS

A. Weather Limitations: Apply seal coat only under the following weather conditions:
1. The atmospheric temperature is between 50 and 90 F and is expected to remain above 50 F for 24 hours.
2. Pavement temperature is above 55 F.
3. Surface is dry and no moisture is expected within 24 hours.
4. Weather and wind conditions are such that overspray is preventable and will allow proper curing and opening to traffic within a reasonable time.

B. Maintain access for vehicular and pedestrian traffic as required by the Wal-Mart Construction Manager. Utilize temporary striping, flagmen, barricades, warning signs, and warning lights as required.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Subject to compliance with requirements, provide seal coat products by one of the following:
1. SealMaster Pavement Products & Equipment, (800) 395-7325.
2. Star Specialty Technology and Research, Columbus, OH (800) 759-1912.
3. Neyra Industries, Cincinnati, OH (800) 543-7077.

2.2 PRODUCTS

A. Water-based, polymer modified asphalt emulsion seal coat formulated for site-mixing with water and aggregate per ASTM 8099. Provide one of the following:
1. Polymer Modified Materseal (PMM), bt SealMaster, with added sand.
2. Micro-Pave Pro-Blend Professional Grade Asphalt Emulsion Pavement Sealer, by Star, with added sand.
3. Neyra AE Asphalt Pavement Sealer, by Neyra, with added sand.
4. Or, Owner approved equivalent.

2.3 MATERIALS

A. Aggregate: Aggregate shall be 100 percent passing the No. 16 (1.18 mm) sieve when tested in accordance with ASTM C 136. Aggregate shall consist of hard, washed, dry natural or manufactured particles free of dust, trash, clay, organic materials or other contaminants.

B. Sand: Sand shall be clean, hard, and irregular silica sand, free of dust, trash, clay, organic materials or other contaminants. When tested in accordance with ASTM C 136, sand with AFS rating of 50 to 70, with less than 2% retained on 30 mesh, less than 10% retained on 140 mesh, and less than 0.3% retained on 200 mesh screen, is recommended.

C. Asphalt Emulsion: Comply with ASTM D977 or ASTM D2397 for SS-1h or CSS-1h. The penetration of the residue from the distillation test shall be 20 to 60. Clay stabilized emulsion, with a ph not greater than 7.0, and solids content not less than 45 percent may be used. The polymer material shall be milled or blended into the asphalt or emulsifier solution prior to the emulsification process. The minimum amount and type of polymer modifier shall be determined by the laboratory performing the mix design.

D. Coal Tar: Coal tar emulsion or coal tar/asphalt emulsion shall not be used as a substitute for asphalt emulsion.

E. Polycyclic Aromatic Hydrocarbon (PAH): Products must contain less than 0.1% (1,000 ppm) Polycyclic Aromatic Hydrocarbon (PAH) content by weight.

F. Water: Water shall be potable and free of harmful soluble salts or reactive chemicals and any other contaminants and at least 50 F.

G. Additives: Additives shall be included and approved as part of the mix design and be compatible with the other components of the mix.

H. Crack Sealant: Crack sealant shall conform to ASTM D6690, Type II or higher and compatible with the specified seal coat emulsion.

I. Oil Spot Primer: Oil spot primer shall be a quick drying latex emulsion with suitable admixtures manufactured specifically for the purpose of isolating the asphalt seal coat from any residual oils, petroleum grease, and gasoline stained pavement. The oil spot primer shall be certified for compatibility with the specified emulsion by the manufacturer of the emulsion.

J. Pavement Primer/Tack Coat: Pavement primer/tack coat shall consist of one part SS1h emulsion diluted with four parts water applied at an undiluted emulsion rate of 0.05 to 0.10 gal/SY (diluted emulsion rate of 0.25 to 0.50 gal/SY).

2.4 COMPOSITION

A. Composition. Seal coat shall consist of a mixture of the specified emulsion, water, aggregate, and additives and be proportioned to meet the requirements shown in the following Table 1.

TABLE 1 – Undiluted Seal Coat Design Properties

Method	Minimum	Maximum
Weight (per gallon), ASTM D 244, lbs	9.0	
Cone Penetration, ASTM D 217, mm	340	700
% Non-Volatile[1]	50	
% Non-Volatile Residue Soluble in Trichloroethylene, ASTM D 2042	10	35
Wet Track Abrasion Loss, ASTM D 3910, g		35
Viscosity, ASTM D 562, KU	75	
Dried Film Color	Black	

[1]Weigh 10 g of homogeneous product into a previously tared, small ointment can. Place in an oven at 325°F for 90 minutes. Cool, reweigh and calculate non-volatile residue as a percent of the original mass.

2.5 EQUIPMENT

A. Distributors. Distributors or spray units used for the spray application of the seal coat shall be self propelled and capable of uniformly applying 0.10 to 0.30 gallons per square yard of material over the required width of application. Distributors shall be equipped with tachometers, pressure gauges, and volume measuring devices. The mix tank shall have a mechanically powered, full sweep, mixer with sufficient power to move and homogeneously mix t he entire contents of the tank.

B. Spray Nozzles. Nozzles shall be free from clogs and debris and set at the same angle.

C. Mixing Equipment. The mixing machine shall have a continuous flow mixing unit capable of accurately delivering a predetermined proportion of aggregate, water, and emulsion, and of discharging the thoroughly mixed product on a continuous basis. The mixing unit shall be capable of thoroughly blending all ingredients together and discharging the material without segregation.

D. Spreading Equipment. Spreading equipment shall be a mechanical type squeegee/brush distributor attached to the mixing machine, equipped with flexible material in contact with the surface to prevent loss of slurry from the spreader box. It shall be maintained to prevent loss of slurry on varying grades and adjusted to assure uniform There shall be a lateral control device and a flexible strike off capable of being adjusted to lay the slurry at the specified rate of application. The spreader box shall have an adjustable width. The box shall be kept clean. Emulsion and aggregate build up on the box shall not be permitted.

E. Clean equipment with a petroleum solvent if previously used with a different material.

F. Hand Squeegee or Brush Application. Hand spreading application shall be used only in places not accessible to the mechanized equipment or to accommodate neat trim work at curbs, etc. Material that is applied by hand shall meet the same standards as that applied by machine.

G Calibration. Spreading equipment shall be provided with a method of calibration by the manufacturer. Equipment shall be calibrated to assure that it will produce and apply a mix that conforms to the job mix formula. Calibrations shall be made with the approved job materials prior to application of the seal coat.

2.6 PREPARATION

A. A period of at least 60 days at +70 F daytime temperatures shall elapse between the placement of a hot mixed asphalt concrete surface course and the application of the seal coat except as permitted for remediation patching below.

B. Remediate distressed areas of existing pavement by saw-cutting and removing existing pavement, regrading and compacting the underlying base course and replacing with full depth asphalt at locations and as shown on the drawings.
1. Repairs not specifically shown on the plans but considered necessary by the CEC, the Geotechnical Engineer, or the CTL shall be identified and submitted as an RFI to the Construction Manager (CM) prior to commencement of repairs.
2. Repairs submitted by RFI and approved shall be performed as directed by the CEC. Cost for such work directed and performed will be paid for in accordance with the "Changes in the Work" Clause of the General Conditions.
3. Repairs shall be completed 30 days prior to the application of the seal coat.

C. Longitudinal and traverse cracks in excess of 0.25 inch, but less than 1 inch shall be sealed with a crack sealant. Cracks that contain weed or other live vegetable matter shall be treated with a locally approved, non-oil based sterilant prior to applying the crack filler.

D. Existing crack sealants in the parking lot shall be evaluated for compatibility with the specified emulsion. Report to the Engineer of Record if appearance or performance of the seal coat will be compromised by the existing crack sealant materials.

E. Remove oil drippings or grease buildup determined by the CEC to be detrimental to the subsequent seal coat performance by scraping excessive buildup and by steam cleaning. Prevent oil contaminated water from entering storm sewer inlets. After cleaning, treat cleaned areas with the oil spot primer.

F. Immediately prior to applying the primer and seal coat, the surface shall be cleared of all loose material, dirt, dust, grease, oil, vegetation and other objectionable material. If water is used, cracks shall be allowed to dry thoroughly before applying the seal coat.

G. Protect existing manholes, inlets, vaults, valve boxes, meter boxes, etc. as necessary to maintain free accessibility upon completion of seal coat application. Surfaces adjacent to seal coat application areas such as sidewalks, curb and/or gutter, storefronts, etc. shall be protected by use of felt paper anchored with clean aggregate, or by shielding components with plywood during application.

H. Apply a primer/tack coat at a rate of 0.05 to 0.10 gal/sq.yd. Remove loose gravel by sweeping prior to application of primer.

I. Coordinate limits of seal coat application operations with Owner's Construction Manager and Store Manager to avoid interruption to store operations. Protect adjacent areas of the parking lot outside of current seal coat application limits to avoid tracking onto adjacent areas. Partition off limits of current seal coat operations until surface is traffic ready.

J. Coordinate with Store Manager to deactivate lawn sprinkler systems least 48 hours prior to placing the seal coat and remain off for at least 24 hours after the seal coat application.

2.7 APPLICATION

A. Add water and sand at manufacturer's recommended rates and mix emulsion in accordance with manufacturer's instructions.

B. Apply seal coat at a total rate (undiluted) of 0.24-0.28 gal./SY.

C. The Minimum/Maximum application rate shall be between 0.10 and 0.17 gal/SY per application.

D. Dampen pavement with a fog spray of water if ambient temperatures exceed 80°F. No standing water shall remain on the surface.

E. Apply the first coat uniformly in a manner such that the combined application of the first and second coats equal the total rate specified above.

F. Suspend application when the distribution tank has less than 100 gallons left and refill to prevent irregular patterns or misses.

G. Each coat shall be allowed to dry and cure initially a minimum of 2-4 hours before applying any subsequent coats. The initial drying shall allow evaporation of water of the applied mixture, resulting in the coating being able to sustain light foot traffic. The initial curing shall enable the mixture to withstand vehicle traffic without damage to the seal coat.

H. Apply the second coat in the same manner as outlined for the first coat.

I. Apply additional coats if and where necessary as determined by the CEC.
1. Submit an RFI identifying extent of additional coats for approval prior to application.
2. Apply additional coats in accordance with RFI approval. Cost for such additional work directed and per-formed will be paid for in accordance with the "Changes in the Work" Clause of the General Conditions.

J. The finished surface shall present a uniform texture with no streaks.

K. The final coat shall be allowed to dry a minimum of eight hours in dry daylight conditions before opening to traffic, and initially cure enough to support vehicular traffic without damage to the seal coat.

L. Where marginal weather conditions exist during the eight hour drying time, additional drying time shall be allowed. The length of time shall be as specified by the supplier. The surface shall be checked after the additional drying time for trafficability before opening the section to vehicle traffic.

2.8 FIELD QUALITY CONTROL

A. Certify in writing that the seal coat placement is in accordance with specification requirements.

END OF SECTION

REVISIONS

1			
By:		App:	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025

STATE OF MISSOURI RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

Walmart
#00820.281
2150 Main Street
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN: S.A.M.
CHECKED: R.G.R
DATE: 09/29/25
SCALE: NO SCALE
JOB No.: 8119
SHEET NAME:

CSS-2

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SPECIFICATIONS SHEET 2

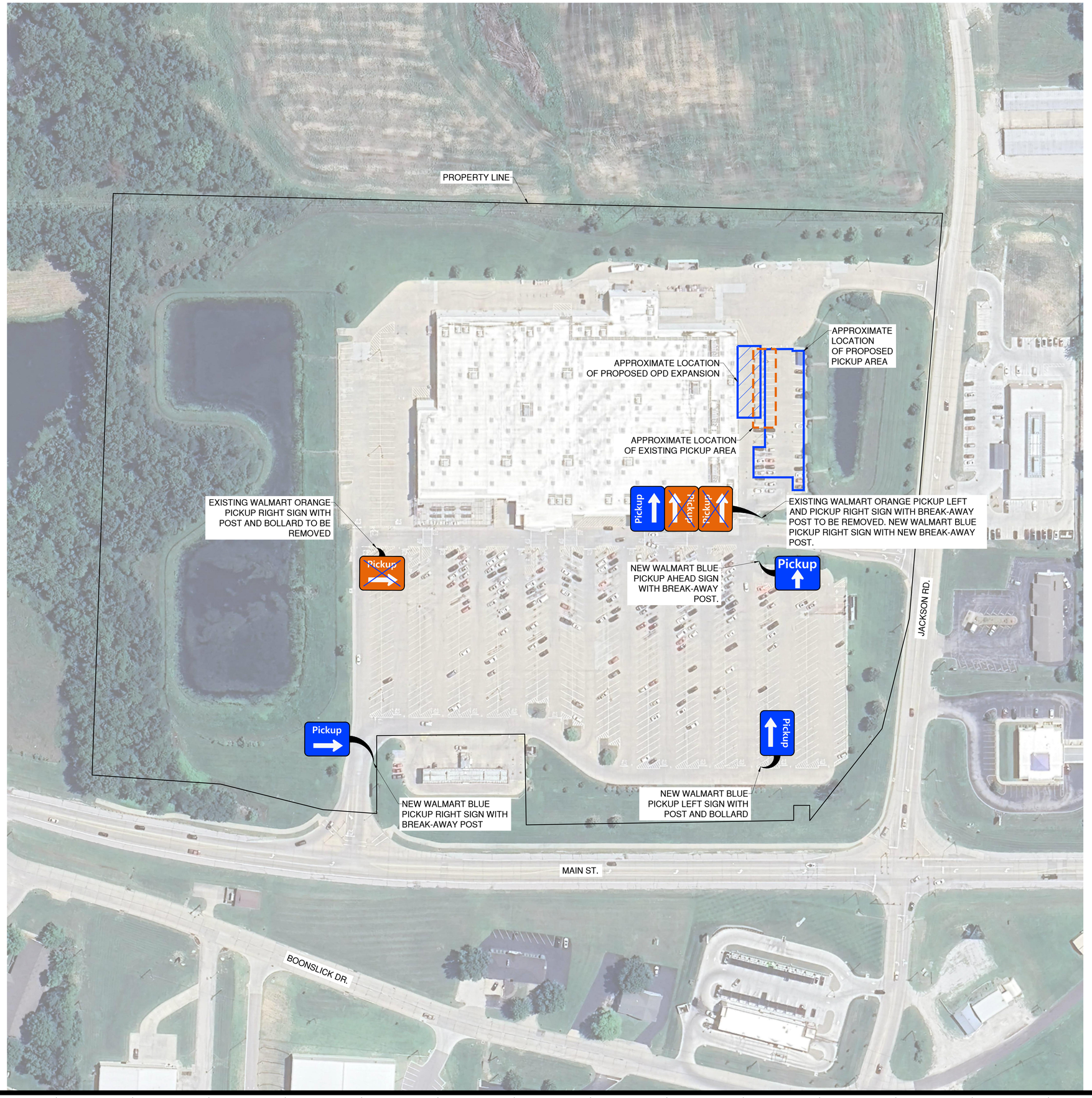
P:\Vault\8119 Boonville MO WM Remodel 00820\8119 Plan Sheets\8119 Demo Site Plan.dwg
9/29/2025 1:2 PM

OVERALL SITE PLAN

(IMAGE BASED ON GOOGLE MAPS AERIAL)

0 60' 120'

SCALE: 1" = 60'



NOTES:
BFA ENGINEERING'S SCOPE OF WORK FOR REVISED SITE PLAN INCLUDES DESIGN AND IMPROVEMENTS WHICH ARE LIMITED ONLY TO HIGHLIGHTED AREAS. ORIGINAL PROVIDED SITE PLAN WAS DESIGNED BY OTHERS AND/OR AERIAL PHOTO TAKEN FROM GOOGLE.

PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO SCALE. REFERENCE DETAILS FOR LOCATION OF SIGNAGE.

ACTUAL SITE FEATURES MAY BE DIFFERENT THAN THOSE SHOWN ON THIS AERIAL PHOTO, INCLUDING BUT NOT LIMITED TO PARKING, UTILITIES, LANDSCAPING, LIGHTING, SIDEWALKS, ETC.

PICKUP DIRECTIONAL SIGNAGE HAS ALREADY BEEN INSTALLED ON THIS SITE. CONTRACTOR SHALL REMOVE EXISTING ORANGE PICKUP SIGNAGE AND REPLACE THEM WITH NEW WALMART BLUE DIRECTIONAL SIGNAGE AS SHOWN. NEW WALMART BLUE SIGNS, POSTS, AND BASES ARE REQUIRED. THERE ARE EXISTING SIGN POSTS THAT ARE TO BE REMOVED.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

DEWATERING NOTE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFIC SPECIFICATIONS.

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	
WAITING SPACES RIGHT	18 X 24	
WAITING SPACES AHEAD	18 X 24	
RESERVED WAITING	18 X 24	
PICKUP LEFT PHARMACY RIGHT	18 X 24	
PICKUP RIGHT PHARMACY LEFT	18 X 24	
STOP THANKS FOR ORDERING	18 X 36	
PICKUP HOURS	18 X 36	
RESERVED	18 X 18	
PHONE NUMBER	8 X 18	
VERTICAL PICKUP	18 X 36	
PICKUP LEFT	18 X 24	1
PICKUP AHEAD	18 X 24	1
PICKUP RIGHT	18 X 24	2
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	
TEMPORARY PARKING SIGN WITH PYRAMID BASE	24 X 60	

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1		
2	By:	App:
3	By:	App:
4	By:	App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
WASHINGTON, MISSOURI 63090
103 ELM STREET
bfaeng.com

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
09/29/2025

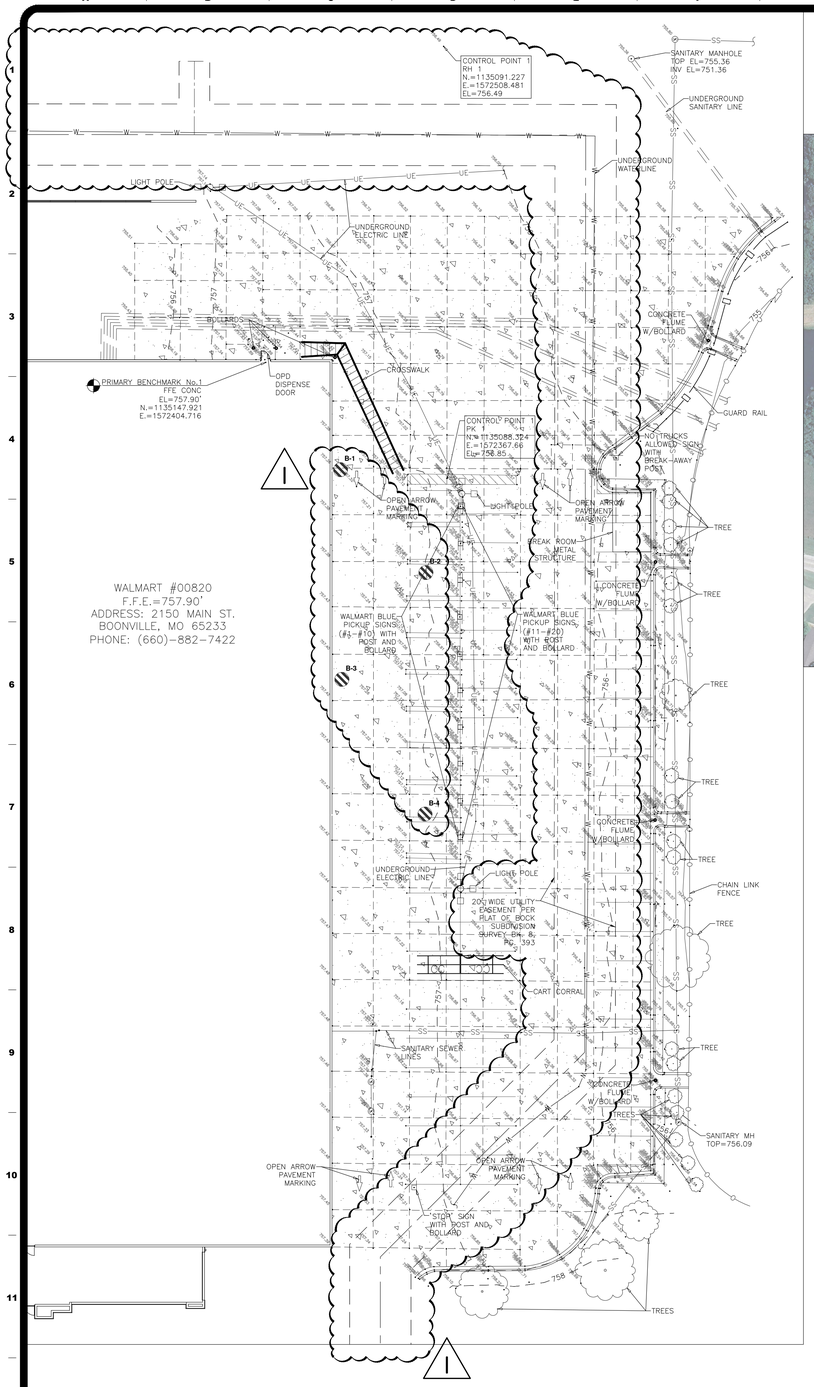
RICK G. ROHLFING E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	J.S.G.
CHECKED	R.G.R
DATE	09/29/2025
SCALE	1" = 60'
JOB No.	8119A
SHEET NAME	OVERALL SITE PLAN

OSP–1

P:\Vault\8119A Boonville MO WM Expansion 00820\8119A Plan Sheets\8119A Overall Site Plan.dwg
9/29/2025 10:35 AM

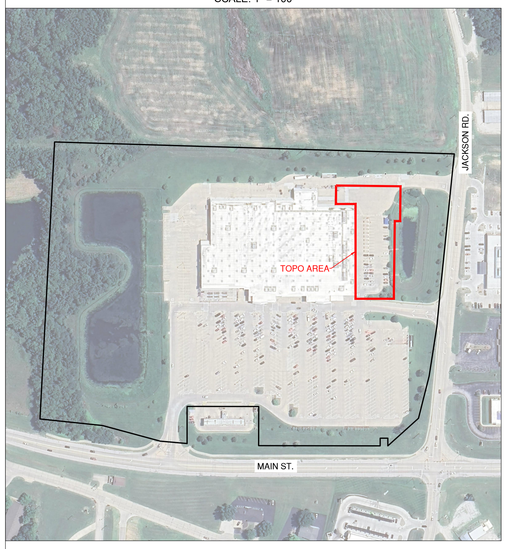


KEY MAP

(IMAGE BASED ON GOOGLE MAPS AERIAL)

0 100' 200'

SCALE: 1" = 100'



TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)

0 20' 40'

SCALE: 1" = 20'

TOPOGRAPHIC SURVEY NOTES:

1. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.

2. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.

3. Field work was completed on this site by BFA Inc. on July 24, 2025.

4. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Temporary Benchmark – Egress Door = 757.90

5. This site scales within Zone X areas of 0.2% flooding as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 155 of 475, Community-Panel No. 29053C0155C, Map Date: May 3, 2011.

1

6. Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by **SDI Engineering, Inc.** dated **October 29, 2025.** Their locations are to be considered approximate only.

7. Existing curbs and gutters on site are vertical. Curbs and gutters along asphalt paved areas are 18" wide with 6" curb and 12" wide gutter.

8. This site is Zoned C-P "Planned Business District" as per the City of Boonville, MO.

9. Building setback lines are:

There shall be a setback from any street of at least 30 feet for any building, and ten feet for any parking lot. Along any other property line, within or adjoining a zoned business district, there shall be a setback for any building or structure of at least ten feet, unless, for good cause shown, the City Council adjust such setback.

Along any other property line abutting or adjoining a zoned dwelling house district, there shall be a setback of at least ten feet for any building or parking lot. The Planned Business District shall be permanently screened from such abutting or adjoining properties zoned for dwelling house use by wall, fence or other suitable enclosure at least six feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen, and trees and shrubs shall be properly and adequately maintained by the developer.

The building line along any street shall be consistent with the building line established in any neighboring residential districts. The Planning Commission may recommend to the City Council a reduction in the above required setbacks where the situation will reasonable warrant such reductions, and the City Council may, in their discretion, adjust such setbacks.

10. There is currently irrigation system on site.

11. Water service to this site is provided by City of Boonville.

12. Sanitary sewer service to this site is provided by City of Boonville.

13. Electrical service to this site is provided by Ameren.

14. Telephone service to this site is provided by local telephone company.

15. Natural gas service to this site is provided by gas company.

16. Public storm sewer is regulated by the City of Boonville MO

17. Existing light poles appear to be 39 feet in height with 3 feet tall bases. Actual light pole and base heights may vary throughout the site.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

HORIZONTAL CONTROL POINTS

POINT NUMBER	DESCRIPTION	NORTHING	EASTING
1	RH 1	1135091.227	1572508.481
2	PK 1	1135088.324	1572367.66

TOPOGRAPHIC LEGEND

DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
TAPER SWITCH	
SANITARY SEWER	SS
STORM SEWER	
EASEMENT	
PROPERTY LINE	
GUIDE RAIL	
CHAINLINK FENCE	
BARBWIRE FENCE	X X X
CONTOURS	100
UTILITY POLE	
GUARD POST	GP
SANITARY MANHOLE	
WATER VALVE	
FIRE HYDRANT	
CATCH BASIN	
JUNCTION BOX	
FLARED END SECTION	
CLEANOUT	
GRATED INLET	
SOIL BORING	

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1	CITY REVIEW		
By: C.M.W.	12/22/25	App: R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
WASHINGTON, MISSOURI 63090
103 ELM STREET
bfaeng.com

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
12/22/2025

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN
J.S.G.
CHECKED
R.G.R
DATE
09/29/2025
SCALE
1" = 20'
JOB No.
8119A
SHEET NAME
TOPOGRAPHIC SURVEY

TS-1

P:\Vault\8119A Boonville MO WM Expansion 00820\8119A Plan Sheets\8119A Topographic Survey.dwg
12/22/2025 3:10 PM

GRADING PLAN

SCALE: 1" = 10'

PRIMARY BENCHMARK No.1
FFE CONC
EL=757.90'
N.=1135147.921
E.=1572404.716

WALMART #00820
F.F.E.=757.90'
ADDRESS: 2150 MAIN ST.
BOONVILLE, MO 65233
PHONE: (660)-882-7422

ST CO
TOP EL=757.12
INV EL=754.12

8" PVC, 30 LF
@ 1.6%

ST CO
TOP EL=756.63
INV EL=753.63

757.37 TC*
756.80 TC*
756.35 TC*
756.40 TC*
757.90 FFE
757.40 TC
6" DOWNSPOUT
757.90 FFE
756.89 TS/TC
756.75 TS/TC
756.79 BR/TS/TC
756.89 BR
7'W X 13'L RAMP
@ 7.61% SLOPE
757.88 TR
757.90 FFE
7'W X 16'L
LANDING
757.78 TR
756.79 TC
757.88 TR
7'W X 13'L RAMP
@ 7.61% SLOPE
756.89 BR

RELOCATED LIGHT POLE AND HEADS WITH NEW BASE

PROPOSED UNDERGROUND ELECTRIC IN CONDUIT TO RELOCATED LIGHT POLE

8" PVC, 61 LF
@ 0.8%

756.42 TC*

8"X8"X4" WYE CONNECTION

ST CO
TOP EL=756.68
INV EL=753.13

8"X8"X4" WYE CONNECTION

8" PVC, 74
LF @ 0.8%

756.79 TS/TC
756.46 TC*

OPD EXPANSION
3,974 SF
F.F.E.=757.90'

TRAFFIC RATED ELECTRICAL PULL BOX. TOP TO BE FLUSH WITH PROPOSED FINISH GRADE (~756.79)

PROPOSED LIGHT POLE

757.90 FFE
757.47 TC
757.03 TC*
757.90 FFE
756.89 TS/TC
757.10 TC*
757.32 TC*
757.47 TC
TC*
PROPOSED SANITARY SEWER (REF MEP PLANS)
757.47 TC*
757.27 TC*
756.47 TC*

PROPOSED UNDERGROUND LIGHTING CONDUIT AND ELECTRIC TO POWER NEW LIGHT POLE

PROPOSED UNDERGROUND ELECTRIC IN CONDUIT TO RELOCATED LIGHT POLE

RELOCATED LIGHT POLE AND HEADS WITH NEW BASE

20' WIDE UTILITY EASEMENT PER PLAT OF BOCK SUBDIVISION, SURVEY BK. 8, PG. 393

CONTRACTOR SHALL INSTALL PROPOSED 8" PVC STORM LINE @ 0.8% SLOPE TO DAYLIGHT IN THE SLOPE (EL=~752.00) TO THE SOUTH AND PLACE 6-12" RIP-RAP, 18" DEEP AT ITS OUTLET, IN AN AREA THAT IS 3' BY 4' LONG

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE:
SITE GRADING WILL NOT CAUSE ADDITIONAL ADVERSE DRAINAGE IMPACTS ONTO NEIGHBORING PROPERTIES.

EE EROSION EEL (SEE DETAIL)

GRADING LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER		
EASEMENT		
PROPERTY LINE		
GUIDE RAIL		
CHAINLINK FENCE		
BARBWIRE FENCE	X X X	X X X
CONTOURS	(100)	100
UTILITY POLE		
GUIDE POST	GP	GP
SANITARY MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN		
JUNCTION BOX		
FLARED END SECTION		
CLEANOUT		
GRATED INLET		
SOIL BORING		

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

SPOT GRADE LEGEND	
TOP OF CURB/CONCRETE	000.00TC
TOP OF PAVEMENT	000.00TP
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION @ FACE OF CURB	000.00G
TOP OF PAVEMENT ELEVATION/MATCH EXISTING PAVEMENT ELEVATION	000.00TP*
TOP OF RAMP	000.00TR
TOP OF SIDEWALK	000.00TS
BOTTOM OF RAMP	000.00BR

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES
THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
DS	DOWNSPOUT
GP	GUARD POST

SITE IMPROVEMENTS RESULT IN NO NEW IMPERVIOUS AREA, AND WILL HAVE A NEGLIGIBLE IMPACT ON EXISTING STORM WATER INFRASTRUCTURE.

SITE IMPROVEMENTS REQUIRE APPROXIMATELY 10,335 SF (0.24 AC) OF LAND DISTURBANCE, THUS A LAND DISTURBANCE PERMIT IS NOT REQUIRED; HOWEVER, CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A WELL DRAINED MANNER AND TO INSTALL BMPS AS NECESSARY TO KEEP ALL SILT ON SITE. BMPS AS SHOWN HEREON SHALL BE CONSIDERED THE MINIMUM REQUIRED. SHOULD CONTRACTOR'S MEANS AND METHODS DISTURB MORE AREA, THEY SHALL NOTIFY THE WALMART CEM AND BFA TO DETERMINE IF A LAND DISTURBANCE PERMIT IS REQUIRED.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

FOUNDATION SUBSURFACE PREPARATION
WALMART SUPERCENTER STORE NO. 820 - OPD EXPANSION
BOONVILLE, MISSOURI
OCTOBER 29, 2025

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING ADDITION AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, COMPACTOR PAD, ETC. THE BASE DOES NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND THE APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. THE 4" THICK BASE MATERIAL SHALL CONFORM TO THE CURRENT MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION TYPE 5 AGGREGATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE OR SUBBASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING ADDITION AREA ALONG WITH THEIR ASSOCIATED BACKFILL. OVEREXCAVATIONS SHOULD NOT UNDERMINE THE EXISTING FOOTINGS. IF THERE IS A RISK OF UNDERMINING THE EXISTING FOOTINGS, UNDERPINNING OF THE EXISTING STRUCTURE WILL BE REQUIRED.

THE EXPANSIVE CLAYS (NATIVE AND FILL) SHOULD BE REMOVED TO A DEPTH OF 3 FEET BELOW THE FLOOR SLAB AND 2 FEET BELOW THE BEARING LEVEL OF THE FOOTINGS. WE ANTICIPATE REMEDIATION MAY BE REQUIRED IN ISOLATED AREAS BELOW THE FLOOR SLAB AND FOOTINGS AS SOME EXPANSIVE FILL LAYERS WERE MIXED IN WITH THE FILL. ANY UNSUITABLE EXISTING FILL IF PRESENT SHOULD ALSO BE REMOVED AT THIS TIME.

REMOVE SOFT OR OTHERWISE UNSUITABLE EXISTING FILL MATERIAL AND EXPANSIVE CLAYS (AS DISCUSSED ABOVE) FROM THE BUILDING ADDITION AREA. THE OVEREXCAVATION SHALL EXTEND 5 FEET BEYOND THE EDGE OF THE BUILDING'S FOOTPRINTS. PROOFROLL EXPOSED SUBGRADE. THE SUBGRADE AND STRUCTURAL BACKFILL MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE BUILDING AREA	P.I.	LL
3 FEET BELOW THE FLOOR SLAB SUBGRADE AND 2 FEET BELOW THE FOOTING SUBGRADE	<25 MAX.>	<45 MAX.>

THE FINAL EXTENT OF REMEDATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEERING FIRM ON SITE DURING CONSTRUCTION.

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 90 PERCENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) FOR COHESIVE MATERIALS, AND AT LEAST 95 PRECENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR GRANULAR MATERIALS. THE MOISTURE CONTENT FOR BOTH COHESIVE AND GRANULAR MATERIALS SHALL RANGE FROM 2 PERCENT BELOW TO 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS. SHALLOW SPREAD FOOTING FOUNDATIONS BEARING ON SUITABLE EXISTING, LOW PLASTIC FILL; NEWLY PLACED STRUCTURAL FILL; OR REMEDIATED EXPANSIVE CLAY ARE APPROPRIATE FOR SUPPORT OF THE ADDITION. SHALLOW FOUNDATIONS MAY BE SIZED FOR A MAXIMUM NET ALLOWABLE BEARING PRESSURE OF 2,000 POUNDS PER SQUARE FOOT (PSF) FOR CONTINUOUS WALL AND ISOLATED COLUMN FOOTINGS. WE ANTICIPATE THAT SOME LOCALIZED AREAS OF INADEQUATE BEARING MATERIALS MAY BE ENCOUNTERED; THEREFORE, WE RECOMMEND THAT AN ALLOWANCE BE MADE IN THE CONSTRUCTION BUDGET FOR SELECTED FOOTING OVEREXCAVATIONS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING, INC. (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER - JMILLER@SCIENGINEERING.COM

GRADING NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.

2. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Primary Benchmark - F.F.E. = 757.90'

3. This site scales within Zone X areas of 0.2% flooding as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 155 of 475, Community-Panel No. 29053C0155C, Map Date: May 3, 2011.

4. 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 company 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 plans.

5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

6. All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, water, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

7. The Contractor is responsible for keeping stormwater run-off and sediment under control during construction.

8. The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenched and deep excavations will be required during construction.

9. The sitework for this project shall meet or exceed "The Site Specific Specifications".

10. Layers of pavement shall be placed perpendicular to each other with the final layer perpendicular to the finished contours on parking lot.

11. Prior to placement of the base rock within the parking lot, the entire area shall be proof rolled with a loaded tandem axle dump truck, having no more than 3 axles and weighing a minimum of 40,000 pounds.

12. The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1 percent.

13. The minimum depth of cover on all waterlines for this site shall meet local requirements.

14. The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. Contractor's means and methods shall assure asphalt/concrete pavement, concrete curb and gutter, sidewalk, etc is placed against a fresh, clean, sharp sawcut line. This will mean more than one sawcut may be necessary.

15. Refer to Site Plan for striping and dimensions.

16. Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the Walmart Construction Manager and appropriate modifications will be issued.

17. In the event of a vertical conflict between water lines, sanitary lines, storm lines and gas lines (exiting and proposed). The sanitary line shall be Ductile Iron with mechanical joints at least 10' on both sides of the crossing. The waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance, meeting the requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (Class 50).

18. Locations of all existing and proposed services are approximate and must be independently confirmed with local utility companies prior to commencement of any construction or excavation. Sanitary sewer and all other utility service connection points must be independently confirmed by the Contractor in the field prior to the commencement of construction. All discrepancies must immediately be reported, in writing, to the Engineer. Construction must commence beginning at the lowest invert (point of connection) and progress up gradient. Proposed interface points (crossings) with existing underground utilities shall be field verified by test pit prior to commencement of construction.

19. Contractor must vertically and horizontally locate all utilities and services including, but not limited to, gas, water, electric, sanitary and storm sewer, telephone, cable, fiber optic cable, etc. within the limits of disturbance or work space, whichever is greater. The contractor must use, refer to, and comply with the requirements of the applicable utility notification system to locate all the underground utilities. The Contractor is responsible for repairing all damage to any existing utilities during construction, at no cost to the owner. Contractor shall bear all costs associated with damage to any existing utilities during construction.

20. It is the Contractor's responsibility to review all construction contract documents including, but not limited to, all of the drawings and specifications associated with the project work scope prior to the initiation and commencement of construction. Should the contractor find a conflict and/or discrepancy between the documents relative to the specifications or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the project engineer of record, in writing, of said conflict and/or discrepancy prior to the start of construction. Contractor's failure to notify the project engineer shall constitute Contractor's full and complete acceptance of all responsibility to complete the scope of work as defined by the drawings and in full compliance with all federal, state and local regulations, laws, statutes, ordinances and codes and, further, contractor shall be responsible for all costs associated with same.

21. The Contractor must locate and clearly and unambiguously define vertically and horizontally all active and inactive utility and/or service systems that are to be removed. The Contractor is responsible to protect and maintain all active and inactive system's that are not being removed/relocated during site activity

22. The Contractor must familiarize themselves with the applicable utility service provider requirements and is responsible for all coordination regarding utility demolition as identified or required for the project. The Contractor must provide the owner with written notification that the existing utilities and services have been terminated and abandoned in accordance with the jurisdiction and utility company requirements and all other applicable requirements, rules, statutes, laws, ordinances and codes.

23. The Contractor must install all storm sewer and sanitary sewer components which function by gravity prior to the installation of all other utilities.

24. Should Contractor's means and methods require ground disturbing activities, Contractor shall install appropriate BMPs at each adjacent and down stream storm water inlet.

25. Contractor is responsible for coordination of site plan documents and architectural design for exact building utility connection locations, grease trap requirements/details, door access, and exterior grading. The architect will determine the utility service sizes. The Contractor must coordinate installation of utilities with the individual companies, to avoid conflicts and to ensure that proper depths are achieved. The Contractor is responsible for ensuring that installation of all improvements complies with all utility requirements with jurisdiction and/or control of the site, and all other applicable requirements, rules, statutes, laws, ordinances and codes and, further, is responsible for coordinating the utility tie-ins/connections to the existing utility/service. Where a conflict(s) exists between these site plans and the architectural plans, or where architectural plan utility connection points differ, the Contractor must immediately notify the engineer, in writing, and prior to construction, resolve same.

26. Water service materials, burial depth, and cover requirements must be specified by the local utility company. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service. Contractor must contact the applicable municipality to confirm the proper water meter and vault, prior to commencing construction.

27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground. All new utilities/services must be installed in accordance with the utility/service provider installation specifications and standards.

28. Site grading must be performed in accordance with these plans and specifications. The Contractor is responsible for removing and replacing unsuitable materials with suitable materials as specified in the specifications. All excavated or filled areas must be compacted as outlined in the specifications. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, registered with the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specification and all applicable requirements, rules, statutes, laws, ordinances and codes. Subbase material for sidewalks, curb, or asphalt must be free of organics and other unsuitable materials, should subbase be deemed unsuitable by owner/developer, or owner/developer's representative, subbase is to be removed and filled with approved fill material compacted as directed by the specifications. Earthwork activities including, but not limited to, excavation backfill, and compacting must comply with the specifications and all applicable requirements, rules, statutes, laws, ordinances and codes. Earthwork activities must comply with the standard state DOT specifications for roadway construction (latest edition) and any amendments or revision thereto.

29. All fill, compaction, and backfill materials required for utility installation must be as per the sitework specifications and must be coordinated with the applicable utility company specifications, contractor is fully responsible for earthwork balance.

30. Contractor is required to secure all necessary and/or required permits and approvals for all the off site material sources and disposal facilities. Contractor must supply a copy of approvals to engineer and owner prior to initiating work any work.

31. Water main piping must be installed in accordance with the requirements and specifications of the local water purveyor. In the absence of such requirements, water main piping must be cement-mortar lined ductile iron (DIP) minimum class 52 thickness. All pipe and appurtenance must comply with the applicable AWWA Standards in effect at the time of application.

SOIL PREPARATION AND COMPACTION

Within all construction areas, existing pavements, structures, and utilities, as well as their associated backfill, shall be removed from below and at least 5 feet beyond the proposed building footprint without undermining the existing building. Excavations resulting from the removal of existing site improvements shall be backfilled with properly compacted fill material meeting site specific specifications. Excavations shall be protected from extreme temperatures, precipitation, and construction disturbances. Areas to be cut or to receive fill shall be stripped of any surface vegetation and/or organic topsoil. The strippings shall be removed from the site and/or stockpiled for later placement in landscaped or common ground areas. Prior to compaction, soils may require moisture adjustment. The entire site shall be proof-rolled by systematically passing over the subgrade to achieve complete and uniform coverage with proper compaction or loaded construction equipment, and observing the subgrade for pockets of excessively soft, wet, or otherwise unacceptable materials. Remove, replace, and/or repair unsuitable areas with suitable material prior to placement of additional fill, then proof-roll again. Proof-roll passes shall be limited, particularly on silty subgrades, to reduce the potential for pumping of moisture from within the soil. Fill material shall be free of organics, debris, other deleterious material, shall contain no chemicals that may result in the material being classified as "contaminated", shall not contain rocks greater than three (3) inches in size, and shall be placed in loose lifts not to exceed eight (8) inches in thickness. Where bearing soils within the building footprint and 2 feet (minimum) beyond consist of fat clay, they shall be removed to a minimum depth of 2 feet beneath the bearing level of the footings and 3 feet beneath the bottom of the floor slab, unless otherwise noted in the Subsurface Preparation Note. The extending structures shall not be undermined. The over-excavation shall be backfilled with properly compacted low plastic soil or 1-inch minus crushed limestone. Contractor shall include within their Base Bid remediation of soft soils zones by removal and replacement with structural fill to achieve required bearing capacities. Structural fill shall be placed in maximum 8-inch-thick loose lifts and mechanically compacted. Within building and pavement areas, Cohesive structural fill material shall be mechanically compacted to at least 90 percent of its Modified Proctor maximum dry density (ASTM D 1557) within a moisture content range of 2% below to 4% above the soil's optimum moisture content. Granular structural fill material shall be mechanically compacted to at least 95 percent of its Modified Proctor maximum dry density within a moisture content range of 2% above to 4% above the material's optimum moisture content. Fill material shall be low- plastic with a maximum liquid limit of 45 and a maximum plasticity index of 25. Soils that become unstable due to moisture or disturbance shall be scarified, dried, and recompacted; or undercut to a suitable bearing subgrade and replaced with compacted fill material.

REVISIONS		
1	CITY REVIEW	
By: C.C.M.	12/22/25	App: R.G.R.
2		
By:		App:
3		
By:		App:
4		
By:		App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
WASHINGTON, MISSOURI 63090
bfaeng.com
103 ELM STREET

I, Rick G. Rohlfing, P.E. #29409, do hereby declare I am a duly registered Professional Engineer for the State of Missouri and that this document was prepared by me or under my direct supervision for BFA, Inc. Professional Engineering Corporation #000472

12/22/2025

STATE OF MISSOURI
RICK G. ROHLFING
NUMBER E-29409
REGISTERED PROFESSIONAL ENGINEER

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	J.S.G.
CHECKED	R.G.R.
DATE	09/29/2025
SCALE	1" = 10'
JOB No.	8119A
SHEET NAME	GRADING PLAN
	GR-1

P:\Vault\8119A Boonville MO WM Expansion 000620\8119A Plan Sheets\8119A Grading Plan.dwg
12/22/2025 3:12 PM

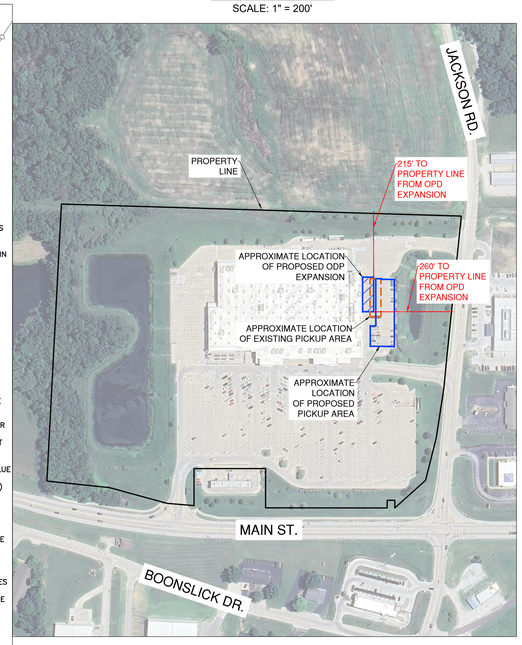
SITE PLAN

KEY MAP

(IMAGE BASED ON NEARMAPS AERIAL)

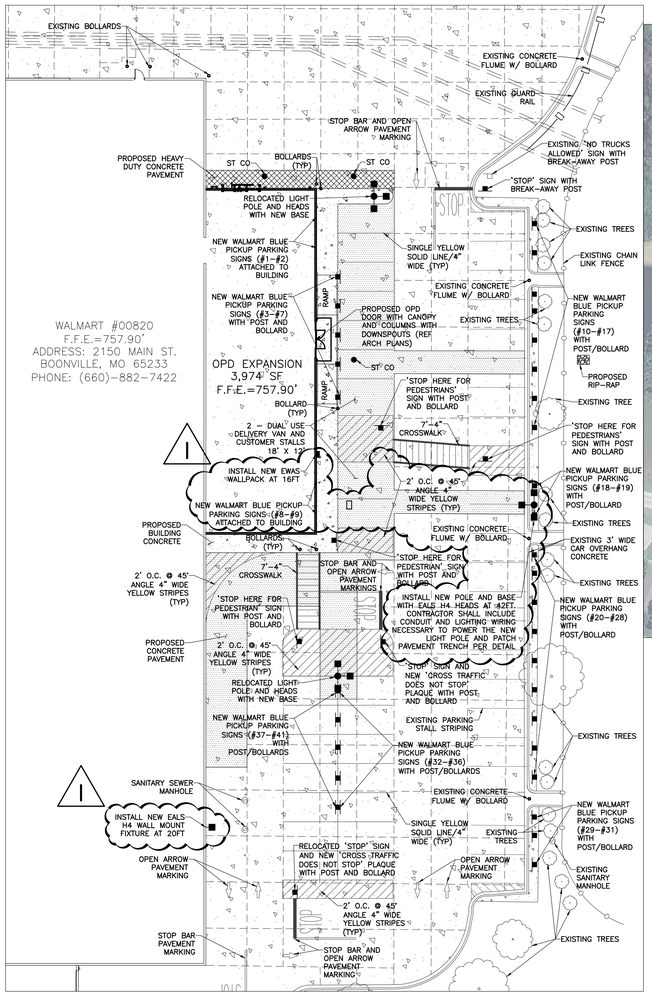
0 200' 400'

SCALE: 1" = 200'



0 20' 40'

SCALE: 1" = 20'



PAINTING STRIPING LEGEND

SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE
EACH SYSL/10" – SINGLE YELLOW SOLID LINE / 10"
WIDE SWDL/4" – SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" – SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

ADA INSTRUCTIONS TO CONTRACTOR:
Contractors shall exercise appropriate care and precision in construction of ADA (handicap) accessible components and access routes for the site. These components, as construction, must comply with the current ADA Standards and regulations' barrier free access and any modifications, revisions or updates to same. Finished surfaces along the accessible route of travel from parking space, public transportation, pedestrian access, inter-building access, to points of accessible building entrance/exit, must comply with these ADA code requirements. These included, but are not limited to the following:

- Parking spaces and parking aisles – slope shall not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Curb ramps – slope shall not exceed 1:12 (8.3%). And have a rise of no more than six inches without a handrail.
- Landings – shall be provided at each end of ramps, must provide positive drainage, and must not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Path of travel along accessible route – must provide a 36–inch or greater unobstructed width of travel (car overhangs and/or handrails cannot reduce this minimum width). The slope must be no greater than 1:20 (5.0%), ADA ramp requirements must be adhered to. A maximum slope of 1:12 (8.3%), for a maximum rise of 2.5 feet, shall be provided. The ramp must have ADA hand rails and 60" L Landings on each end that are cross sloped no more than 1:50 in any direction (1/4" per foot or nominally 2.0%) for positive drainage.
- Doorways – must have a "level" landing are on the exterior side of the door that is sloped away from the door no more than 1:50 (1/4" per foot or nominally 2.0%) for positive drainage. This landing are must be no less than 60 inches (5 feet) long, except where otherwise permitted by ADA Standards for alternative doorway opening conditions. (See ICC/ANSI A117.1–2009 and other referenced incorporated by COD).
- When the proposed construction involves reconstruction, modification, revision or extension of or to ADA components from existing doorways or surfaces, contractor must verify existing elevations shown on the plan. Note that Table 405.2 of the Department of Justice's ADA Standards For Accessible design allows for steeper ramp slopes, in rare circumstances. The Contractor must immediately notify the design engineer of any discrepancies and/or field conditions that differ in any way or any respect from what is shown on the plans, in writing, before commencement of work. Constructed improvements must fall within the maximum and minimum limitations imposed by the barrier free regulations and the ADA requirement.
- The Contractor must verify the slopes of Contractor's forms prior to pouring concrete. If any non–conformance is observed or exists, Contractor must immediately notify the engineer prior to pouring concrete. Contractor is responsible for all costs to remove, repair and replace non–conforming concrete.

PAVEMENT LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING CONCRETE (SEE ARCH. PLANS AND SPECS.)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

SITE 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 company 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 plans.

2. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.

3. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Temporary Benchmark – Egress Door = 757.90

4. This site scales within Zone X areas of 0.2% flooding as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 155 of 475, Community–Panel No. 290530155C, Map Date: May 3, 2011.

5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

6. All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

7. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

8. Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, exact number and location of downspouts, and guard post.

9. The Contractor is responsible for keeping stormwater run–off and sedimentation under control during construction.

10. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.

11. The sitework for this project shall meet or exceed "The Site Specific Specifications."

12. Note to Lighting Contractor: All floodlights mounted on parking lot light poles for purposes of illuminating the face of the building, as well as any parking lot light poles utilized for lighting the truckwell areas, shall be separately circuited for the purpose of security lighting.

13. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

14. All new parking lot lighting poles and fixtures with lamps and paint will be provided by Walmart and installed by the Electrical Contractor. The Electrical Contractor shall provide Walmart a one–year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.

15. All dimensions and radii are to be back of curb, unless otherwise shown.

16. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

17. The height of the light poles concrete base is critical (see detail).

18. Contractor shall inform the construction manager of any site conditions that have changed since BFA's site visit and features shown on these plans, cart corrals that are within the proposed improvement areas shall be removed and relocated to a location coordinated with the Walmart store manager

SITE LIGHTING CONTRACTOR NOTES:
REFER TO ARCHITECTURAL PLANS FOR LIGHTING ELECTRICAL PLAN

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
EL	ELEVATION
FL	FLOW LINE
N/F	NOW AND FORMERLY

PARKING LEGEND	
(11)	CUSTOMER PARKING
•(11)•	ASSOCIATE PARKING

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHI	BEE–HIVE INLET
CB	CATCH BASIN
CO	CLEAN OUT
FES	FLARED END SECTION
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
SRD	SIPHONIC ROOF DRAIN
CS	CONTROL STRUCTURE

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Arrangement Watts	Arrangement Luminaire Lumens	BUG Rating
	1	WH4_20	SINGLE	1-EALS030H4AF750NDC1BLCK w/WMB-EAMT06BLCK mounted at 20ft	0.837	140	20000	B3-U0-G3
	1	WC4_16	SINGLE	1-EWAS010C4AF740N1FMBLCK mounted at 16ft	0.837	56	7500	B1-U0-G2
	1	T2H4_42	TRIPLE	1-EALS035H4AF750NDD1BLCKFS1 & 1-EALS035H4AF750NDD1BLCKFS2 & 1-EALS035H4AF750NDD1BLCKF 39ft pole on 3ft base	0.837	420	60000	B3-U0-G3

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA	148,822 S.F.	152,796 S.F.
REQUIRED PARKING (PER CITY OF BOONVILLE, MO) REQUIRED PARKING RATIO (PER CITY OF BOONVILLE, MO)	745 SPACES 5.00/1,000 S.F.	764 SPACES 5.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	700 SPACES 21 SPACES 4 SPACES 20 SPACES 12 CORRALS / 24 SPACES	656 SPACES 21 SPACES 4 SPACES 41 SPACES 12 CORRALS / 24 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	725 SPACES 4.87/1,000 S.F.	681 SPACES 4.46/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	745 SPACES 5.01/1,000 S.F.	722 SPACES 4.73/1,000 S.F.

PARKING INFORMATION NOTES

1. TOTAL BUILDING AREA WAS OBTAINED FROM THE AOR (BRR ARCHITECTURE) ON 07/28/2025
2. EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS, A REVIEW OF AVAILABLE AERIAL PHOTOGRAPHS AND SITE VISIT BY BFA ON 07/28/2025
3. PARKING SPACES OCCUPIED BY CART CORRALS HAVE BEEN EXCLUDED FROM THE PARKING COUNTS AND PARKING RATIOS. THERE ARE 12 DOUBLE AND 0 SINGLE EXISTING CART CORRALS TAKING UP 24 SPACES.
4. THE VAN STALL COUNT IS INCLUDED IN THE ADA PARKING STALLS PROVIDED COUNT
5. CART CORRALS THAT ARE WITHIN THE PROPOSED OPD PARKING AREAS SHALL BE RELOCATED. CONTRACTOR SHALL COORDINATE NEW CART CORRAL LOCATIONS WITH THE STORE MANAGER.
6. ECR INFORMATION PROVIDED BY MWEBSTER ON 04/09/2025. NOT SUBJECT TO ECR.
7. SITE IS ZONED C–P PLANNED BUSINESS DISTRICT. IT APPEARS FROM THE ORIGINAL SITE PLAN, 739 SPACES WERE APPROVED WITH THE ORIGINAL SITE PLAN. AN AMENDMENT TO THE ORIGINAL PLANNED BUSINESS DISTRICT APPROVAL MAY BE REQUIRED FOR PROPOSED PARKING BEING BELOW A 5.0 RATIO.

CONTRACTOR SHALL REFER TO SECP-1 AND SECP-2 PLAN SHEETS FOR ADDITIONAL INFORMATION AND IMPROVEMENTS

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	——AE——	——AE——
UTILITY POLE	✦	○
GUARD POST	●	●
SANITARY MANHOLE	●	○
CATCH BASIN	■	▩
JUNCTION BOX	●	○
FLARED END SECTION	▭	▭
CLEANOUT	✦	○
GRATED INLET	▣	▥
GUIDE RAIL	———	———
CHAINLINK FENCE	—o—o—o—	—o—o—o—
BARBWIRE FENCE	—X—X—X—	—X—X—X—
WATER VALVE	✦	○
FIRE HYDRANT	✦	○
EASEMENT	———	———
PROPERTY LINE	———	———

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state–plan regulations established for the type of construction required by these plans.

REVISIONS

1	CITY REVIEW		
By:C.C.M.	12/22/25	App:R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239–4751
WASHINGTON, MISSOURI 63090
bfaeng.com
103 ELM STREET

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
12/22/2025

Walmart #00820-281
2150 Main St.
Boonville, Cooper County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	J.S.G.
CHECKED	R.G.R
DATE	09/29/2025
SCALE	1" = 20'
JOB No.	8119A
SHEET NAME	SITE PLAN

SP–1

P:\Vault\8119A Boonville MO WM Expansion 00820\8119A Plan Sheets\8119A Site Plan.dwg
12/22/2025 3:15 PM

City of Boonville Police Board

Police Board Meeting Minutes

Date: January 12, 2026
Time: 7:00 p.m.
Location: Boonville Police Department
401 East Morgan Street
Boonville, Missouri 65233

---

1. Call to Order

The meeting was called to order at 7:00 p.m. by Chairman Michael Drew.

2. Roll Call

Members Present:
Michael Drew, Jon Morten, Gene Cummins, Whitney Venable, and Chief Randy Ayers

Members Absent:
Ralph Twillman and Brett Cooper

3. Guests Present

None

4. Public Comments

None

5. Approval of Previous Minutes

Gene Cummins made a motion to approve the minutes from the April 14, 2025 meeting. The motion was seconded by Jon Morten. The minutes were approved by unanimous vote.

Reports

Chief Randy Ayers

A. New Officers
The Board was advised that Officer Samantha Clevenger and Officer Devon Mason recently graduated from the LETI Academy and are currently assigned to Field Training.

B. New LETI Recruit
The Police Department is currently sponsoring one recruit through the LETI Academy, with an expected graduation date of April 24, 2026. It was noted that with this recruit in the academy, the department is currently two officers short of full staffing.

C. Dispatch Radio Consoles
The Board was informed that bids have been received for new dispatch radio consoles. The current consoles were purchased in 1993 and have been in continuous 24/7 use. Radio technicians advised that the consoles are outdated, replacement parts are extremely difficult to locate, and any available parts would likely be used.

Gene Cummins made a motion stating that the dispatch consoles, now over 30 years old, need to be replaced. The motion was seconded by Jon Morten and passed by unanimous vote.

D. License Plate Reader (LPR) Cameras
The Board was updated on the status of the License Plate Reader cameras. The vendor installing the cameras was required to obtain permits from MoDOT and submit project specifications, which caused delays. The Board was advised that emails from the company indicated the cameras should be fully installed within the next two weeks, weather permitting.

E. New Patrol Vehicle Update
The Board was informed that the patrol vehicles purchased in April 2025 are both in service. One vehicle was involved in a minor accident in September. Due to the necessary repairs, the vehicle could not be fully striped with vinyl lettering until the paint had cured for 90 days.

F. Meritorious Service Board
The Board was advised that Police Department command staff recommended involving the Police Board in the review and voting process for meritorious service awards. This would allow additional review of officers' actions and enhance the prestige of the awards.

Board members agreed this would be a positive change and supported the involvement of the Police Board in the awards review process.

---

6. Unfinished Business

None

7. New Business

None

8. Miscellaneous

None

9. Adjournment

The meeting was adjourned at 7:39 p.m. upon a motion by Gene Cummins. The motion was approved by unanimous vote.

Respectfully submitted,

Chief Randy Ayers
Boonville Police Department

CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF JANUARY 13, 2026

VOTING MEMBERS PRESENT

1) Ernie Ueligger
2) Brooks Rapp
3) Josh Snoddy
4) Sy Harvell
5) Ned Beach
6) Steve Hage

VOTING MEMBERS ABSENT: Clark Greis

STAFF/PRESENTERS/GUESTS

Jeff Ditto
Kate Fjell
Scott Vogler
Criag Winkelmann and Chet Moeckli, BFA Engineering

1. CALL TO ORDER: Mr. Hage called the meeting to order at 6:01 p.m. Roll call was taken with six (6) of eight (8) members present constituting a quorum.

2. MINUTES: Mr. Beach moved, and Mr. Rapp seconded a motion that the minutes be approved. Motion passed unanimously.

3. HEARING OF PUBLIC COMMENTS:
   None

4. OLD BUSINESS:
   None

5. NEW BUSINESS:

   a. Final Site Plan Review for 2150 Main Street, Walmart Addition

Mr. Hage stated that Walmart is proposing to add a 3974-foot addition on the south side of the existing store to better meet the needs of on demand pick up that is a more significant part of their business today. Mr. Hage also stated that the construction documents also include some general remodeling in the store itself. Mr. Hage stated that city staff and city engineers have reviewed the project and found it meets the city codes.

Mr. Vogler asked about the staging plan for parking lot restriping and its impact on customers. Mr. Winklemann, engineer representing Walmart, stated that ultimately it will be up to the contractor, but it will be done to allow the store and parking to operate with minimal disruption and that it should only take 2 or 3 days.

Mr. Hage then asked the Commission to look at the project sheet to discuss the changes in parking. Mr. Hage stated that the construction of the store included a development agreement which primarily focused on offsite improvements, however incorporated by reference the site plans submitted to the City for review in 2005. These site plans referred to a parking ration of 5.0 spots/1000 square feet and indicated a total of 739 parking spaces.

With the addition of 3974 feet, Walmart will be removing 17 parking spaces which will bring their parking spaces to 722 total spaces, representing a 2.3% reduction in parking and a ration or 4.7/1000 square feet. Mr. Hage stated that in consultation with City Counselor it is staff's recommendation that the Commission should review and recommend/not recommend this parking change to Council since it is a change from the initial site plan. Mr. Hage asked if there were any questions or comments about the parking change. Mr. Harvell stated that he did not think the parking on the south side would impact Walmart since that lot is only lightly used and there are always spaces available at the side lot. Mr. Rapp agreed with Mr. Harvell's comments and noted that the north side is used lightly.

After discussion, Mr. Beach moved and Mr. Rapp seconded a motion to recognize and recommend for approval the reduced parking ratio of 4.7 spots/1000 square feet, which is 2.37% less than the ratio initially approved in the site plan. Ayes: Beach, Ueligger, Harvell, Rapp, Snoddy, Hage (6); Nays: None (0); Abstain: None (0)

Mr. Hage asked the Commission if they had any questions about the site plan and remodel as presented. Mr. Harvell asked if there would be any disruption to normal store operations during the remodel. Mr. Winkelmann stated that they will phase this remodel to minimize disruption. He also stated that this remodel is part of a nationwide remodeling of Walmart stores that has been going on for the last 5 years.

After discussion, Mr. Ueligger moved and Mr. Rapp seconded a motion to approve the final site plan at 2150 Main Street, Walmart, as presented. Ayes: Beach, Ueligger, Harvell, Rapp, Snoddy, Hage (6); Nays: None (0); Abstain: None (0)

6. MISCELLANEOUS:

   Ms. Fjell stated that there would be a February meeting to review a preliminary site plan.

7. ADJOURN
   Mr. Snoddy moved, and Mr. Rapp seconded a motion to adjourn the meeting. The motion passed unanimously. The Meeting adjourned at 6:21 PM

Respectfully submitted,

_____
Kate Fjell, City Administrator

401 Main Street | Boonville, MO 65233

660-882-2332 | Fax: 660-882-6608

City Of est. 1839
BOONVILLE
CITY HALL

January 15, 2026

To: Mayor and City Council
From: Kate Fjell, City Administrator
Re: Council Notes and Comments 1.20.26

Just reminder (again) Council will be meeting on Tuesday, January 20, 2026, due to the MLK holiday. Tonight's meeting is relatively short with just a few business items; however the work session will be a full one!

Hydrovac Pay App: You will see that this project is nearing completion and should be completed in March.

New Business:
Resolution for Mutual Aid: In practice, the City and County already are doing mutual aid on fire calls, this is just formalizing the agreements.

Final Site Plan for Walmart: Walmart is building a small addition to better accommodate the grocery pick-up market in town. The Planning and Zoning Commission reviewed the plans and found them to be compliant with City Codes.

Next council meeting, we will have a work session at 6pm to discuss the public safety portion of the budget. Public safety utilizes funds from the general fund, CIP sales tax, and gaming.

Public Works Monthly Report
December 2025

Water Treatment Plant
Plant Dec Influent from River: 32,559,000 gals
Plant Dec Effluent to System: 29,835,000 gals
Plant 2025 Yearly Influent from River: 376,951,000
Plant 2025 Yearly Effluent to System: 361,229,000
- WTP repaired a fitting on a water line that was leaking going to the coagulant water jacket to keep the chemical line from freezing.
- Water Treatment Plant normal preventative maintenance schedule and calibrations.

Wastewater Treatment Plant
Total flow processed - 23,320,000 gals
Average daily flow - 752,000 gals
Sludge disposed – waiting on rest of December numbers Tons
2025 Total Flow Processed - 291,580,000
2025 Sludge disposed - 1,062 Tons as of Nov, still waiting on all of December numbers from WM.
- Wastewater Treatment Plant Riviera lift station pump installed and running.
- WWTP Industrial, Hail Ridge, and Boonslick's lift stations starters were replaced after failing.

Water Distribution / Sewer Collection:
Repair 4” water break 7th Street Terrace
Sewer backup at South & Nelson Street
Repair 6” water break at 1236 Grayling
Repair 2” water break on Oak Valley
Replace fire hydrant at 1116 11th Street
Snow Removal
Jetted problem sewer areas
Installed 5 new meters

Street Department:
Snow Removal
Storm drain project on 4th Street
Crack Sealing
Street Sweeping
Picked up yard waste

Central Garage:
Vehicles serviced and inspected – 5
Vehicle and equipment repairs – 10

Weather:
Average Temperature –35°
High Temperature – 73° December 25th, 2025
Low Temperature –4° December 14-15th, 2025
Total Rain – 0.46”
Maximum Rain – 0.31” December 2nd, 2025

Missouri Gaming Commission
State/Local Allocation of Gaming Revenues

RPT MGC/3

For the Period 12/1/2025 through 12/31/2025

Year beginning 12/1/2025

Gaming Date	Day	Admission Tax Remitted	GamingTax Remitted	Total Tax Remitted	State & Local Portion of AdmTax	State Portion of GamingTax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
12/01/2025	Monday	$1,480.00	$15,075.21	$16,555.21	$740.00	$13,567.69	$1,507.52	$2,247.52
12/02/2025	Tuesday	$3,076.00	$29,095.00	$32,171.00	$1,538.00	$26,185.50	$2,909.50	$4,447.50
12/03/2025	Wednesday	$4,292.00	$41,315.50	$45,607.50	$2,146.00	$37,183.95	$4,131.55	$6,277.55
12/04/2025	Thursday	$4,282.00	$40,369.98	$44,651.98	$2,141.00	$36,332.98	$4,037.00	$6,178.00
12/05/2025	Friday	$7,770.00	$62,150.79	$69,920.79	$3,885.00	$55,935.71	$6,215.08	$10,100.08
12/06/2025	Saturday	$12,420.00	$103,835.47	$116,255.47	$6,210.00	$93,451.92	$10,383.55	$16,593.55
12/07/2025	Sunday	$5,094.00	$27,608.00	$32,702.00	$2,547.00	$24,847.20	$2,760.80	$5,307.80
12/08/2025	Monday	$3,158.00	$27,279.16	$30,437.16	$1,579.00	$24,551.24	$2,727.92	$4,306.92
12/09/2025	Tuesday	$3,834.00	$35,175.46	$39,009.46	$1,917.00	$31,657.91	$3,517.55	$5,434.55
12/10/2025	Wednesday	$3,794.00	$28,142.59	$31,936.59	$1,897.00	$25,328.33	$2,814.26	$4,711.26
12/11/2025	Thursday	$4,054.00	$40,870.76	$44,924.76	$2,027.00	$36,783.68	$4,087.08	$6,114.08
12/12/2025	Friday	$6,860.00	$63,296.63	$70,156.63	$3,430.00	$56,966.97	$6,329.66	$9,759.66
12/13/2025	Saturday	$8,696.00	$78,123.34	$86,819.34	$4,348.00	$70,311.01	$7,812.33	$12,160.33
12/14/2025	Sunday	$4,842.00	$39,984.28	$44,826.28	$2,421.00	$35,985.85	$3,998.43	$6,419.43
12/15/2025	Monday	$3,376.00	$33,409.14	$36,785.14	$1,688.00	$30,068.23	$3,340.91	$5,028.91
12/16/2025	Tuesday	$3,982.00	$34,464.90	$38,446.90	$1,991.00	$31,018.41	$3,446.49	$5,437.49
12/17/2025	Wednesday	$6,536.00	$69,181.64	$75,717.64	$3,268.00	$62,263.48	$6,918.16	$10,186.16
12/18/2025	Thursday	$4,094.00	$34,620.89	$38,714.89	$2,047.00	$31,158.80	$3,462.09	$5,509.09
12/19/2025	Friday	$7,044.00	$66,813.62	$73,857.62	$3,522.00	$60,132.26	$6,681.36	$10,203.36
12/20/2025	Saturday	$8,586.00	$62,153.13	$70,739.13	$4,293.00	$55,937.82	$6,215.31	$10,508.31
12/21/2025	Sunday	$5,962.00	$38,695.31	$44,657.31	$2,981.00	$34,825.78	$3,869.53	$6,850.53
12/22/2025	Monday	$4,142.00	$31,048.82	$35,190.82	$2,071.00	$27,943.94	$3,104.88	$5,175.88
12/23/2025	Tuesday	$5,002.00	$52,429.33	$57,431.33	$2,501.00	$47,186.40	$5,242.93	$7,743.93
12/24/2025	Wednesday	$7,246.00	$52,723.50	$59,969.50	$3,623.00	$47,451.15	$5,272.35	$8,895.35
12/25/2025	Thursday	$10,630.00	$62,832.40	$73,462.40	$5,315.00	$56,549.16	$6,283.24	$11,598.24
12/26/2025	Friday	$10,600.00	$82,055.33	$92,655.33	$5,300.00	$73,849.80	$8,205.53	$13,505.53
12/27/2025	Saturday	$11,712.00	$85,874.51	$97,586.51	$5,856.00	$77,287.06	$8,587.45	$14,443.45
12/28/2025	Sunday	$5,164.00	$34,618.74	$39,782.74	$2,582.00	$31,156.87	$3,461.87	$6,043.87
12/29/2025	Monday	$4,540.00	$38,897.47	$43,437.47	$2,270.00	$35,007.72	$3,889.75	$6,159.75
12/30/2025	Tuesday	$6,136.00	$64,015.28	$70,151.28	$3,068.00	$57,613.75	$6,401.53	$9,469.53
12/31/2025	Wednesday	$19,408.00	$157,020.54	$176,428.54	$9,704.00	$141,318.49	$15,702.05	$25,406.05
Casino Report Totals:		$197,812.00	$1,633,176.72	$1,830,988.72	$98,906.00	$1,469,859.06	$163,317.66	$262,223.66
Casino YTD Totals:		$197,812.00	$1,633,176.72	$1,830,988.72	$98,906.00	$1,469,859.05	$163,317.67	$262,223.67

*Note : The figures contained in this report may be subject to adjustment.

Wide Area Progressive Jackpot Contribution Reported as Manual Jackpot on Third Saturday of Month