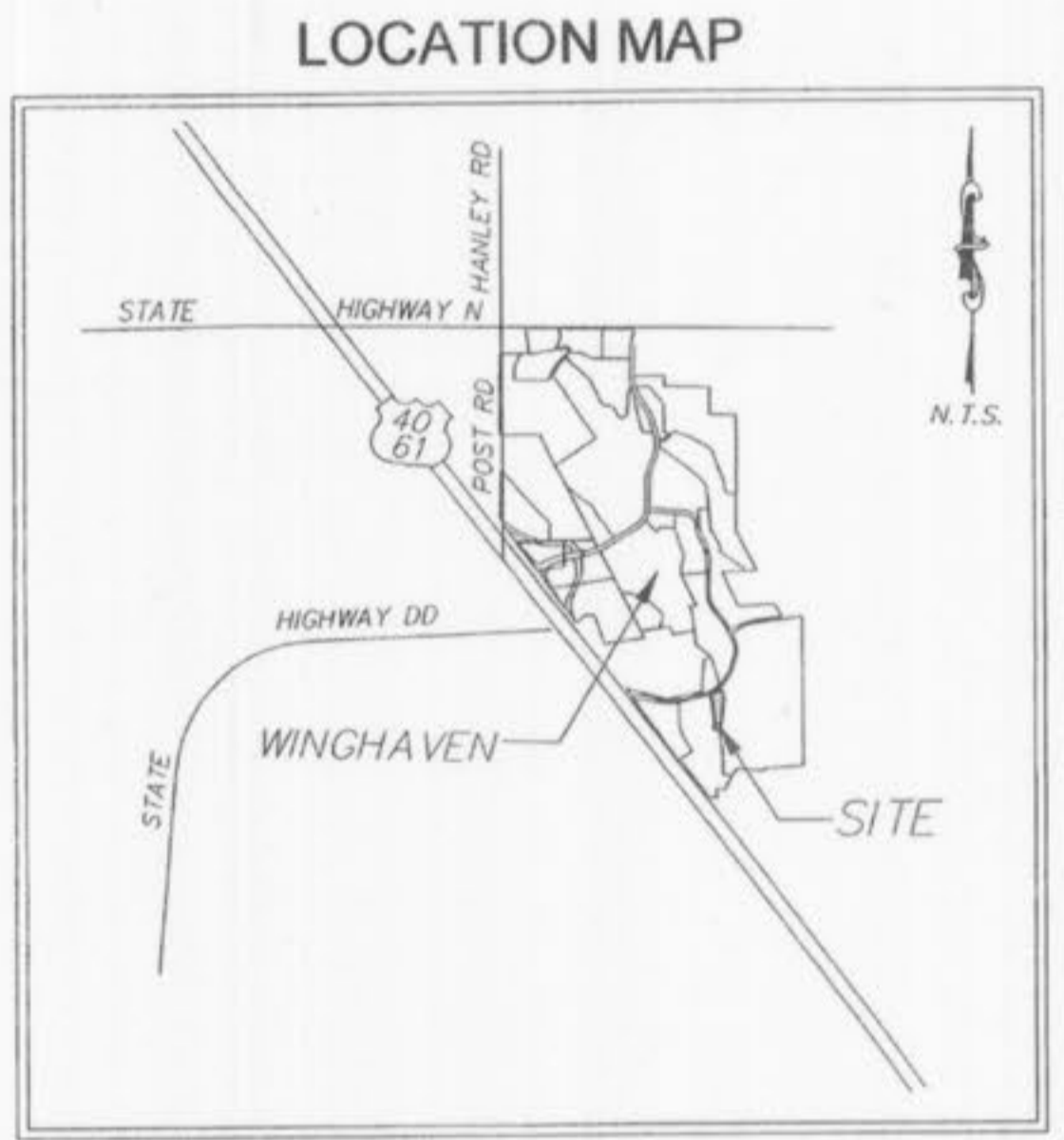


# CITY OF O'FALLON GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals. The Engineer shall verify the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
- Polystyrene (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polystyrene (PVC) Sewer Pipe and Fittings, SDR-35.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ACSP C-76, Class II) unless noted otherwise in the plans.
- All storm sewer pipe shall be Class II reinforced concrete pipe.
- All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-100 Compaction Test or 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99". All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfill operations. The moisture content of the fill in all areas to be compacted shall be determined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the test that was used for compaction. Soil composition curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the Designer or the City of O'Fallon.
- All earth-filled places within State, O'Fallon City roads (highways) shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-100 Compaction Test or 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99". All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfill operations.
- All storm and sanitary trench backfills shall be water jetted. Granular fill shall be used under paved areas.
- Developer shall supply the City of O'Fallon Construction Inspector with soil reports prior to or during site soil testing.
- No area shall be cleared without the permission of the owner.
- All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. All lines of construction shown-out of the sewer lines, of curb and grate inlets will be face finished. If normal face stakes set in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- The minimum vertical distance from the low point of the building to the spine of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than two and one-half feet (2-1/2').
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-100 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All fire hydrants and valves shall be cast iron and installed in accordance with governing authority specifications.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement areas.
- All sanitary sewer laterals shall be 8" diameter.
- Manhole frame and cover shall be City and Bailey No. 2008 or heavier R-1736 or Deeter 1315 or approved equal.
- Any permits, licenses, easements, or approvals required for work on public or private properties or roadways are the responsibility of the developer.
- "Type N" Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.
- Brick shall not be used on manholes.
- This tract is in or served by:
  - A. Electric - Ameren ILE - (636) 925-3235
  - B. Telephone - Verizon Telephone - (636) 332-7392
  - C. Sewers - Dusselt Creek Sanitary District - (636) 441-1244
  - D. Gas - St. Charles Gas Co. - (636) 940-6170
  - E. Fire - Hazlet Fire Protection District - (636) 332-0081
  - F. Water - St. Charles County Water No. 2 - (636) 561-3737
- Setback and yard requirements:
  - Each building in a senior community shall be set back a minimum of fifty (50) feet from the senior community's perimeter set lines except where a senior community residential subdivision within a residential district, the setbacks shall be a minimum of twenty-five (25) feet. The minimum setback shall be increased by five (5) feet for each foot the proposed building is over thirty (30) feet in height. The maximum height of any building in a senior community shall be no greater than fifty-five (55) feet, except buildings in the "B-A" Residence District and the "C-O" and "C-2" Commercial Districts where the maximum height of any structure shall be no greater than forty-five (45) feet. The setback of buffer areas shall be maintained as a densely planted landscape buffer. Variance applications for the building setback requirements. Variance #04-V-03-02 granted on September 8, 2004.
- The contractor will be responsible to ensure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
- The contractor will be responsible for the removal and disposal of all existing improvements, except those designated to be left in place, from within the limits of the construction area.
- Per F.R.M. #201830430 E August 2, 1986, site is located within the 100 Year Flood Plain with a base elevation of 456. The site is planned to be removed from the 100 yr floodplain with a LOMR-F submitted to FEMA.

# A SET OF AS-BUILT PLANS FOR PARK PLACE A TRACT OF LAND BEING PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 2 AND 3 EAST, ST. CHARLES COUNTY, MISSOURI

STANDARD SYMBOLS & ABBREVIATIONS	
TREE OR BUSH	○
LIGHT POLE	⊙
SANITARY SEWER & MANHOLE	—○—
STORM SEWER & INLET	—□—
MAILBOX	⊞
ELECTRIC LINE	—E—
GAS LINE	—G—
WATER LINE	—W—
TELEPHONE LINE	—T—
CABLE TV LINE	—CATV—
OVERHEAD WIRE	—OHW—
UTILITY POLE	⊞
UTILITY POLE W/ DOWN GUY	⊞
FIRE HYDRANT	⊞
WATER VALVE	⊞
WATER METER	⊞
GAS VALVE	⊞
ROAD SIGN	⊞
TELEPHONE PEDESTAL	⊞
FENCE	—x—



33. All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
34. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
35. All sanitary sewer flowlines and taps built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
36. The Dusselt Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
37. All exterior sanitary sewer manholes shall be waterproofed at the exterior in accordance Missouri Dept. of Natural Resources specifications 10 CSR-8.100(7)(K).
38. All PVC sanitary sewer pipe to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to pringline of pipe. Immediate backfill over pipe shall consist of the same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
39. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
40. All work shall comply with the recommendations contained in the report prepared by SO Engineering, Inc.
41. All construction and materials shall conform to the current construction standards of the Dusselt Creek Sanitary District.
42. All creek crossings shall be graded rip-rap as directed by District inspectors. (All grad shall be high slump ready-mix concrete).
43. Existing sanitary sewer service shall not be interrupted.
44. Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/ Mission-type couplings will not be allowed.
45. The Contractor shall assume complete responsibility for controlling all siting and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, silted water boxes and/or siltation fabric fences (feasible methods of control are detailed on the plans). Control shall commence with grading and be maintained throughout the project until completion of the work by the sewer contractor. The City of O'Fallon and/or MODOT may at their option direct the Contractor in its methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement or in new or existing storm sewers or ditches shall be removed after each rain and affected areas cleaned to the satisfaction of the Designer and/or the City of O'Fallon and/or MODOT.
46. Architectural treatment to be provided on all sides of building. Architectural treatment shall remain consistent throughout the project.
47. All easements shall be provided for on record plat.
48. Trash enclosures shall be a minimum of 6 feet high and shall be constructed of materials that match or complement building architecture. Enclosures shall have vinyl gates matching building colors.
49. Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
50. Building and parking shall be in conformance with City of O'Fallon's requirements for the MUD - Sewer Overlay District.
51. Backflow prevention devices for water service shall be located inside the building.
52. Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter location shall be coordinated with water company.
53. Detention is not required for this site. It has been provided for in the Regional Master Detention Plan.
54. Retaining wall details shall be submitted and approved prior to construction plan approval.
55. All handrail sidewalk ramps shall be concrete and shall meet ADA color requirements.
56. All rooftop mechanical units shall be screened by parapet walls and ground mounted units shall be screened with materials and/or landscaping with a minimum height of the mechanical unit.
57. Utility contractor shall coordinate utility connections with general contractor.
58. Trash pickup will be during normal business hours only.
59. No existing trees are being removed from the site.
60. Maximum height of the building will be 51ft. Maximum height of the building will be 21ft.
61. All dimensions taken from face of curb unless otherwise noted.
62. Riprap shown at flared ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and of site.
63. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinance.
64. Brick shall not be used in the construction of storm or sanitary sewer structures.
65. Joints shall be gasketed O-ring type.
66. Provide 5/8" dia. trash bar for all inlets.
67. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
68. All proposed fencing requires a separate permit through the Planning Division.
69. All sign post and body and bracket arms shall be painted black using Carbon Rustproof Penetrating Under 50 and Corbena 133 will paint (or equivalent as approved by City and MODOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
70. All utilities will be located underground.
71. Graded areas that are to remain bare for over 2 weeks are seeded and mulched.
72. Erosion control systems are to be inspected and necessary corrections made within 24 hours of any monsoon resulting in one-half inch of rain or more.
73. Variance was granted to the density requirements to allow the proposed 156 dwelling units. Variance #04-V-29 granted on September 8, 2004.
74. Should the remainder of this 7.7 acre site be developed, a Revised Area Plan and Final Plan shall be required.
75. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
76. All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polystyrene Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
77. Manhole access to existing residential driveways and streets.
78. Everything in the water system shall be primary owned and maintained by the Owner except for two trapping devices and valves, along with all meters. Type of pipe and valves and fire hydrants meet the standards of PWS&E. The sprinkler system for fire protection and the metering irrigation system shall have backflow preventers and the fire line meter has a detector valve. PWS&E accepts no responsibility for adequacy of water supply for the fire system.
79. The taps to the PWS&E system shall be done in the presence of a PWS&E inspector who must also witness a pressure test of 150 PSI for two hours and witness the taking of samples for bacteriological testing on two consecutive days. All such tests shall be indicative that the water is safe for drinking and copies of the test reports must be sent to PWS&E before any water may be used from the system.
80. Privately owned water system and all maintenance or repairs must be done at the Owner's cost and that all such work will be promptly done when required due to leaks or damage. It is to be understood that no other party may connect to this privately owned system. The Owner shall make arrangements for meters, backflow preventers and detector check valves with Mr. Brian Pipher, PWS&E Customer Service Supervisor who may be reached at 636-961-2719x124.
81. Should the remainder of this 7.7 acre site be developed, a Revised Area Plan and Final Plan shall be required from the City of O'Fallon.
82. Developer must supply City construction inspectors with soil reports prior to or during site soil testing. The soil report will be required to include maximum dry density, optimum moisture content, maximum and minimum allowable moisture content, curve must be plotted to show density from a minimum of 50% compaction and above as determined by the "Modified AASHTO T-100 Compaction Test" (A.S.T.M.-D-1107) or maximum of 95% as determined by the "Standard Proctor Test" (A.S.T.M.-D-690) Proctor type test is designated on document. Curve must have at least 3 density points with moisture content and sample locations listed on document, specific gravity, natural moisture content, liquid limit, and plastic limit.
83. Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
84. Trees, organic debris, rubble, foundations and other deleterious material shall be removed from the site and disposed in accordance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning or site shall be allowed only by permit from the local fire district. If a burn pit is prepared the location and mitigation shall be shown on the grading plan and documented by the soils engineer.

LOCATION MAP

### BENCHMARKS:

SITE BM: GARDENVIEW COR. SECS. 1,2,11 AND 12, TWP. 46 N., R. 2 E., 31 FEET NORTH AND 20 FEET EAST FROM CROSSROADS, 40 FEET SOUTH OF THE SOUTHWEST CORNER OF CATHOLIC CHURCH, BETWEEN SEWELMILK AND PICKET FENCE, IN CONCRETE POST, STANDARD TABLE STAMPED "TY 60 C 1936"

ELEVATION = 616.50

BM: CUT "C" ON THE CENTER OF THE SOUTHWEST HEADWALL OF PHOENIX PARKWAY APPROXIMATELY 1400 FEET RIGHT OF MISSOURI STATE HIGHWAY "40-61"

ELEVATION = 502.92

### SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED: [Signature]

P.E. & S.

DATE: 12/11/06



**SHEET INDEX:**

SHEET 1	COVER SHEET
SHEET 2	SITE AND PROFILE PLAN
SHEET 3	PROFILE PLAN

PREPARED FOR:  
**PARIC CORPORATION**  
1001 BOARDWALK SPRINGS PLACE  
O'FALLON, MO 63366  
636-561-9500

A SET OF AS-BUILT PLANS FOR  
**PARK PLACE**

DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

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**REVISIONS**

9-25-06	City Comments
12-12-06	City Comments

**ENGINEERING PLANNING SURVEYING**

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

08-14-06  
DATE: 12/11/06  
PROJECT NUMBER: 13078-ASB.DWG  
SHEET OF: 3  
FILE NAME: ADB/SAZ  
DRAWN: [Signature]  
DESIGNED: [Signature]  
CHECKED: [Signature]



N/F  
STONEY MOUNTAIN VILLAGE  
PB. 38 PG. 194  
COMMON GROUND  
MUTD

N/F  
SLEEPY HOLLOW  
VILLAGE  
PLAT ONE  
PB. 38 PG. 197  
COMMON GROUND

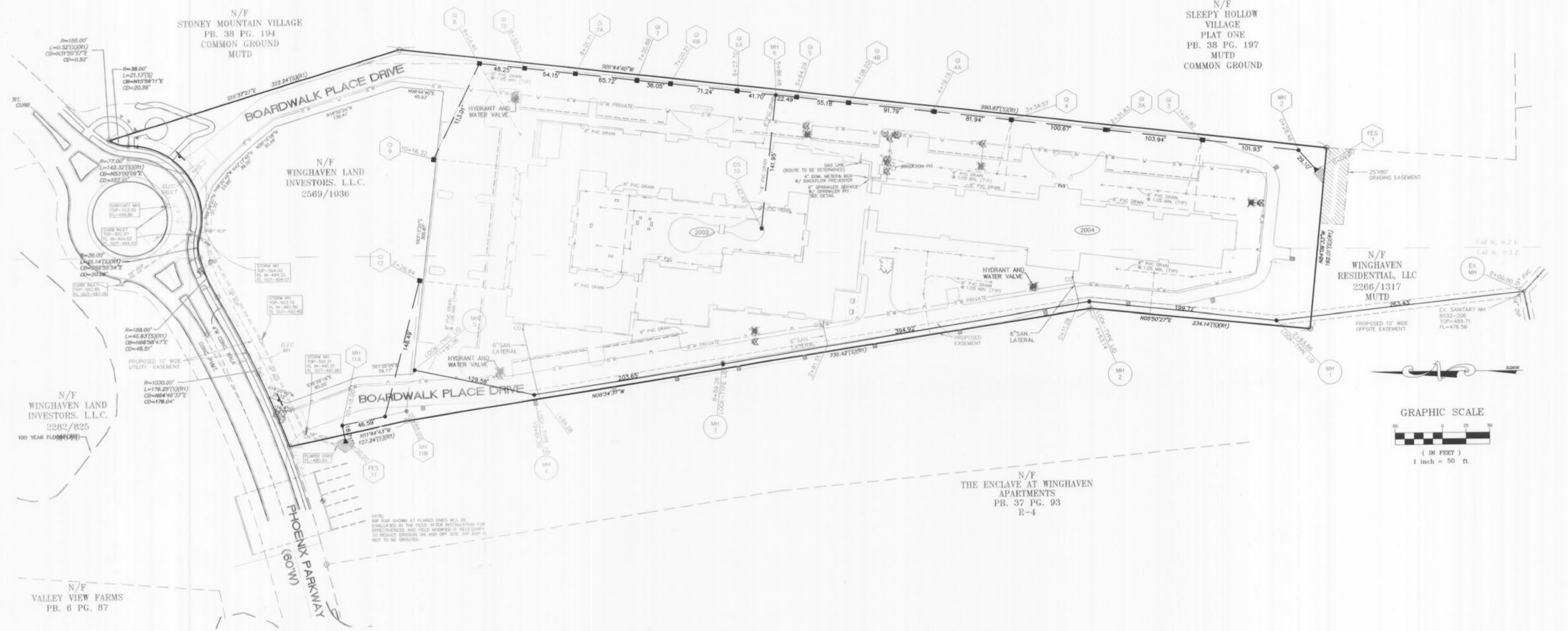
N/F  
WINGHAVEN LAND  
INVESTORS, L.L.C.  
2569/1036

N/F  
WINGHAVEN  
RESIDENTIAL, LLC  
2266/1317  
MUTD

N/F  
WINGHAVEN LAND  
INVESTORS, L.L.C.  
2282/825  
100 YEAR FLOODPLAIN

N/F  
THE ENCLAVE AT WINGHAVEN  
APARTMENTS  
PB. 37 PG. 93  
R-4

N/F  
VALLEY VIEW FARMS  
PB. 6 PG. 87



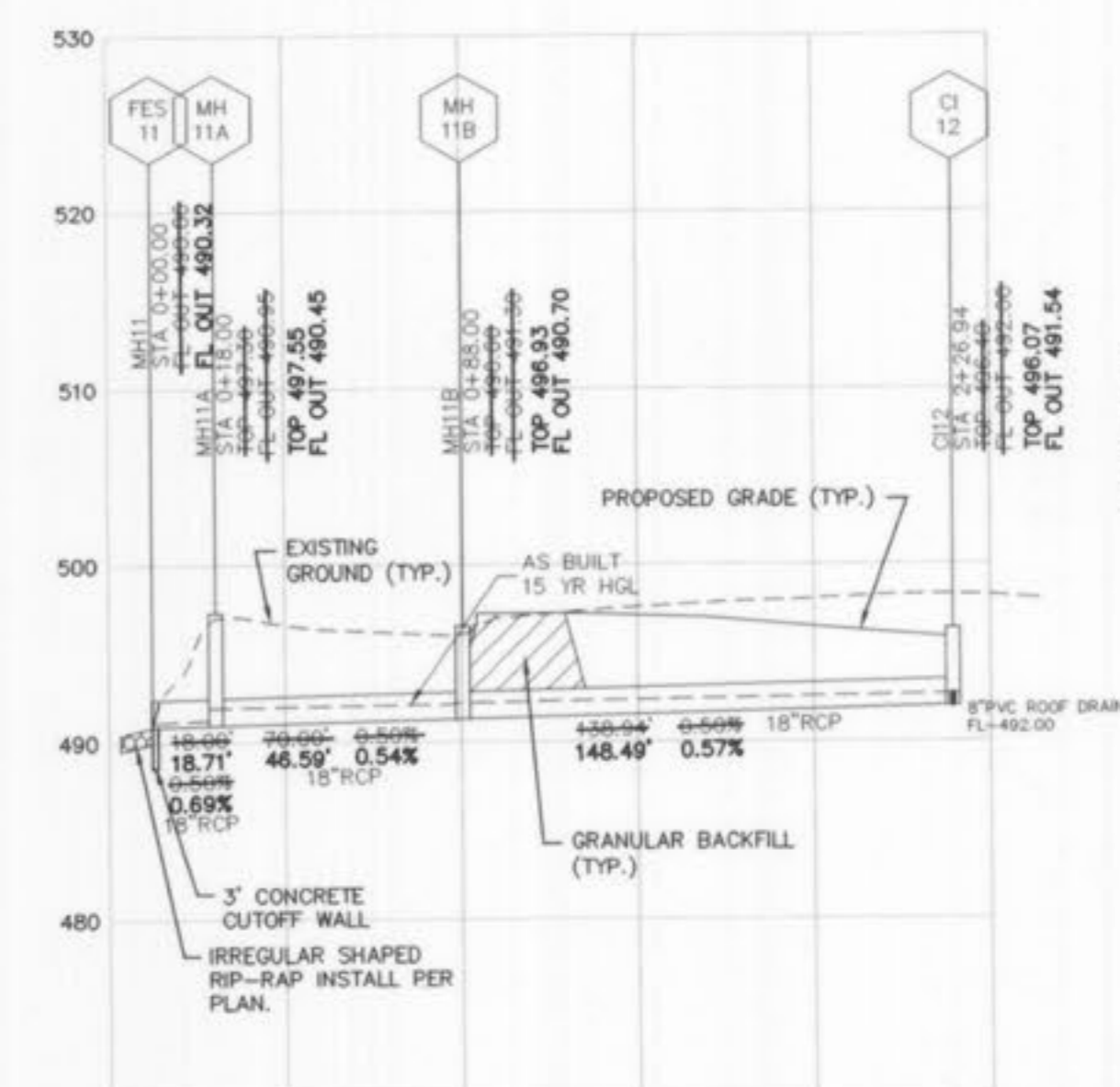
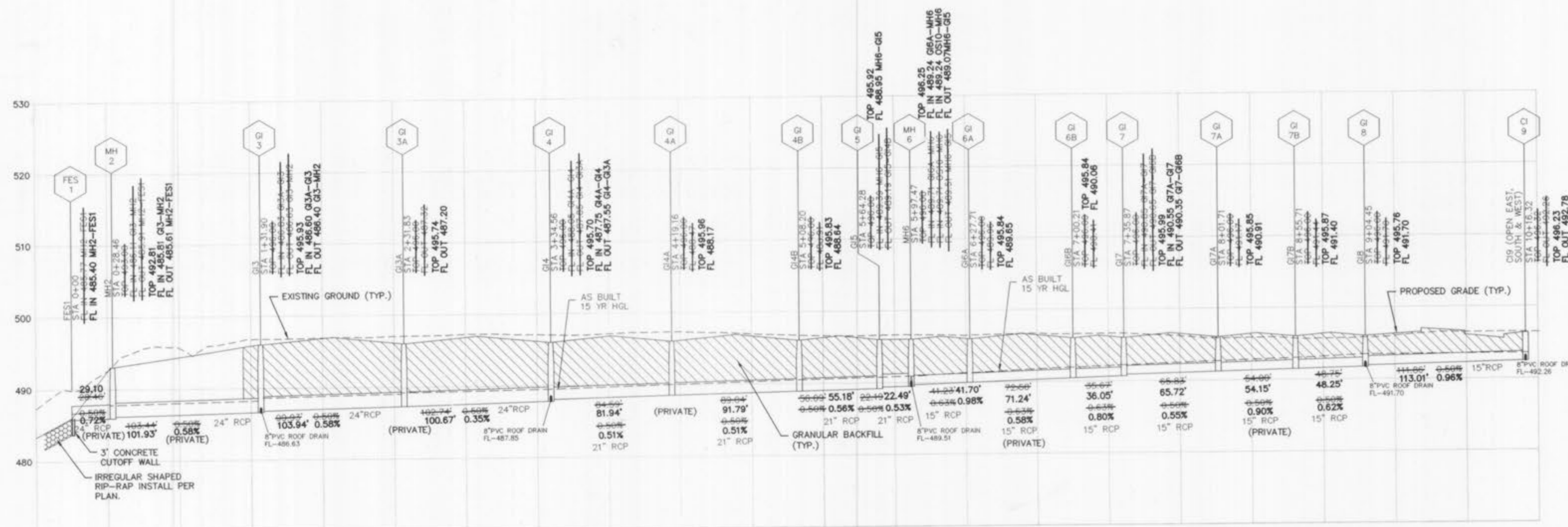
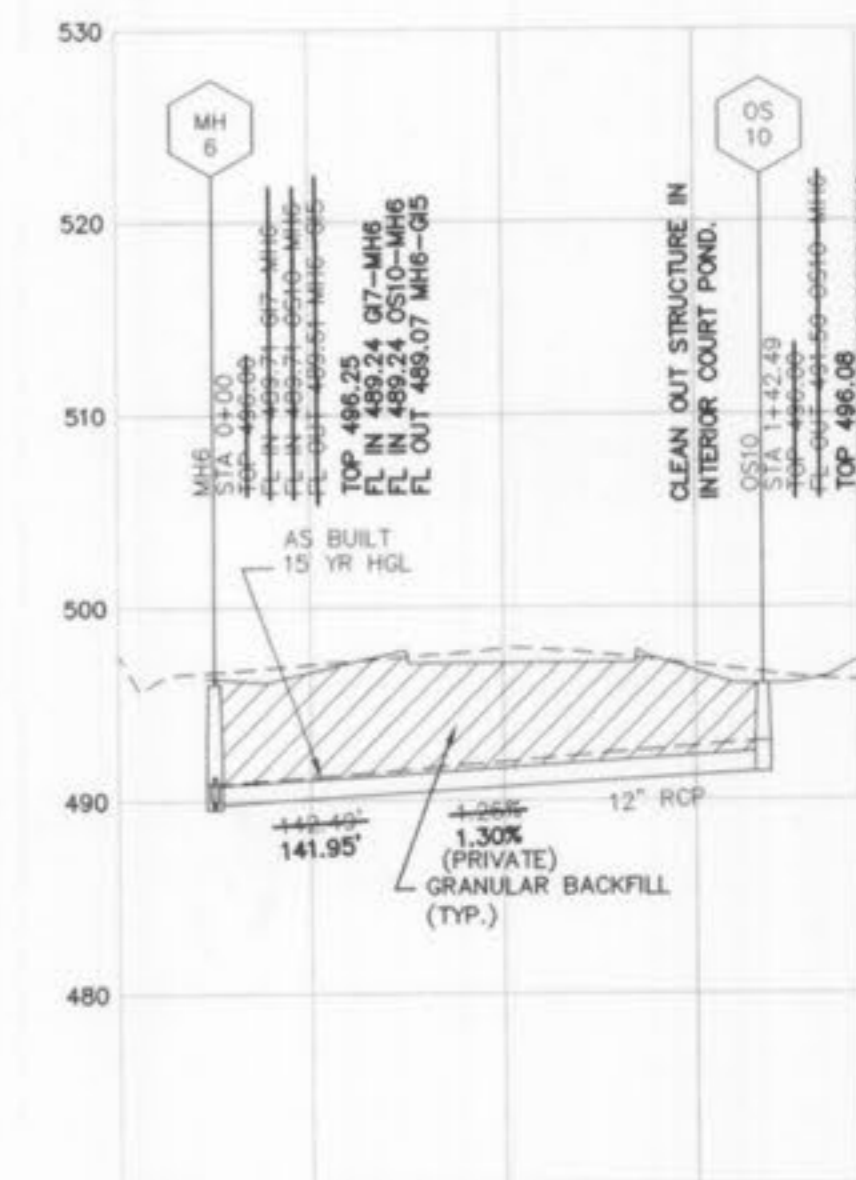
NOTE:  
RIP RAP SHOWN AT FLARED ENDS WILL BE  
EVALUATED IN THE FIELD AFTER INSTALLATION FOR  
EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY  
TO REDUCE EROSION ON AND OFF SITE. RIP RAP IS  
NOT TO BE GROUTED.



FILE #9831.51

AS-BUILTS ADDED AUGUST 2006





NOTE:  
RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE. RIP RAP IS NOT TO BE GROUTED.

NOTE:  
RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE. RIP RAP IS NOT TO BE GROUTED.

**AS-BUILTS ADDED AUGUST 2006**

ALL SANITARY SEWER LATERAL TAILSTAKE ELEVATIONS HAVE BEEN DESIGNED FOR AN BASEMENT FLOOR IN HOMES WITH THE TOP OF FOUNDATION ELEVATION BEING SET A MINIMUM OF ABOVE THE TOP OF CURB ELEVATION AT THE DRIVEWAY.

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

FILE #9831.51

SCALE: VERTICAL = 10  
HORIZONTAL = 50

3  
3

Park Place 3/3  
As buits