



A SET OF SANITARY AND STORM SEWER AS-BUILT PLANS FOR WATERBURY TOWN CENTER "DISCOVERY DRIVE"

A TRACT OF LAND BEING PART OF LOT 15 OF
"JOHN D. COALTER'S HOWELL'S PRAIRIE TRACT"

IN U.S. SURVEY 1669,

TOWNSHIP 46 NORTH, RANGE 3 EAST

OF THE FIFTH PRINCIPAL MERIDIAN,

CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

PRINCIPLES & STANDARDS:

1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation through rock or the excavation or the fill is adequately protected (a distance from the edge of the excavation or fill to the rock face) with a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. These design to be approved by the Designated Official. Temporary siltation control structures shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

4. When grading operations are completed or suspended for more than 14 days permanent grass must be established of sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 f.p.s (feet per second) or less. Open channels with velocities more than 2 f.p.s and less than 5 f.p.s shall be stabilized in accordance with the provisions of the Missouri Department of Transportation with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities over 5 f.p.s.

6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.

7. Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 2 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Erosion control measures and stormwater management shall be provided by the basin erosion control measures and shall be approved by the City Engineer. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.

8. All traffic control shall be per MoDOT or MUTCD whichever is most stringent.

9. All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT For Urban Development Sites APPENDIX A

Seeding Rates:

Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
Oats - 120 lbs./ac. (2.75 lbs. per square foot)

Seeding Periods:
Fescue or Brome - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

Mulch Rates:
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potash 30 lbs./ac.
Lime 500 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

U.S.G.S. BENCHMARK

REFERENCE BENCHMARK: RM57 487.55' CHISELED SQUARE ON NORTHWEST WINGWALL OF COUNTY HWY. K BRIDGE OVER DARDENNE CREEK.

REFERENCE BENCHMARK - RM57 Dev. 548.01 "chiseled square" on the southwest end of the south headwall of the culvert located at the junction of U.S. Highway 40 and Missouri State Highway "K". FEMA Map 29183C0430 E.

The developer shall comply with current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon zoning ordinances.

20% of existing trees or 15 trees per acre shall remain whichever is greater.

20% of Existing Tree Masses = 0.0 Ac.

Existing Tree Mass to Remain = 0.0 Ac.

No proposed trees needed to meet requirement.

LANDSCAPE LEGEND

QTY. (39) ~ INDICATES PROPOSED HARDWOOD TREE
(ashes, oaks, maples, birches, sweet gum)
min. 2" caliper

LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

O'FALLON NOTES

1. 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.

2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-180 Compaction Test, or 95% of maximum density as determined by the standard Proctor Test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up to test and verified by a soils engineer concurrent with the grading/backfilling operations. Ensure the moisture content of the fill in the areas to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability of the description of the City of O'Fallon.

3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

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8. All traffic control shall be per MoDOT or MUTCD whichever is most stringent.

9. All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

10. The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fence (possible methods to control siltation detailed in the plan). Control shall continue until the completion of the project and until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor to his methods as deemed fit to protect property and improvements. Any depositing of silt on any new or existing property in or near a new or existing storm sewer or stream shall be removed off-site and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.

11. Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from existing natural streams and adjacent roadways, properties and ditches.

12. All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.

13. All ground and roof HVAC mechanical units to be screened from view.

14. The Developer must supply City Construction Inspectors with soil reports prior to or during site soil testing.

15. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.

16. All sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer. Ensure at least one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.

17. Brick shall not be used in the construction of storm or sanitary sewer structures.

18. The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed.

19. Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.

20. All proposed fencing requires a separate permit through the Planning Division.

21. All sign locations and sizes must be approved separately through the Planning Division.

22. All sign post backs and bracket arms shall be painted black using Carboline Rustbond Powdercoat Series 5G and Carboline 133 HB point (or equivalent as approved by the City of O'Fallon and MoDOT). Sign designating street names shall be on the opposite side of street from traffic control signs.

23. All new utility lines shall be located underground.

24. All erosion control systems shall be inspected and necessary corrections shall be made within 24 hours of any rainstorm resulting in one-half inch of rain or more.

25. All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DRN requirements.

26. Marking to be provided on storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and Stick" adhesive pads will not be allowed.

27. Developer must supply City Construction Inspectors with soil reports prior to or during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:

1. Maximum dry density
2. Minimum dry density

3. Maximum and minimum plowable moisture content

4. Curve must be plotted to show density from a minimum of 90%

Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.

5. At least five (5) density points with moisture content and sample locations listed on document.

6. Specific gravity

7. Natural moisture content

8. Liquid limit

9. Plastic limit

Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.

O'FALLON NOTES (CONTINUED)

28. Trees, organic debris, rubble, foundations and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.

29. HDPE pipe to be N-12WT or equal and to meet ASTM F1417 water tight field test.

30. If there are any physical changes to MoDot's right of way, such as grading oratrice modification, MoDot requests the opportunity to review the plans, there may be improvements to the roadway or structures to support the proposed development within MoDot's Access Management Guidelines.

31. The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.

32. All areas shall be allowed to drain. All low points shall be provided with temporary ditches.

33. A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

34. Any existing trash and debris currently on this property must be removed and disposed of off-site.

35. Soft soil in the bottom and banks of any existing or former pond sites or areas of fill shall be graded out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.

36. Site preparation includes the clearance of oil stumps, trees, bushes, shrubs, and weeds, grubbing and removal of stumps and other undesirable obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly discarded prior to the placement of any fill. The Soils Engineer shall approve the discarding operation.

37. Compaction equipment shall consist of tamper rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

38. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

39. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall remove the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

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42. All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal slopes reduced to 1 vertical to 5 horizontal to receive fill. The fill width and height to be determined by the Soils Engineer. The fill shall be located in place in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

43. The surface of the fill shall be finished so that it will not impound water. If at the end of a day's work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished and the rain begins, the contractor shall immediately proceed with the placement of succeeding lifts. Fill shall not be placed on frozen ground. Backfilling operations continue when the temperature is such as to permit. The layer under placement to freeze.

44. All fill placement shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures required where necessary.

45. No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.

46. All contaminated soil encountered during excavation shall be hauled and placed as directed by the owner's environmental engineering representative.

47. The location of and details for all siltation control devices (silt fences and sediment basins) must follow the "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.

48. All sanitary sewer construction and materials shall conform to the current construction standards of Duckett Creek Sanitary District.

49. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.

50. All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be

REVISIONS

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