

SITE

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.

2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS HEREIN DESCRIBED AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING OF CONSTRUCTION FOR THE EXACT LOCATION OF EXISTING UTILITIES AND THEIR PROTECTION AND OPERATION DURING CONSTRUCTION. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ORDER TO RESOLVE THE CONFLICT.

4. ALL WORK SHALL BE EXECUTED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

5. UNLESS NOTED OTHERWISE, ALL DEMOLISHED MATERIAL AND EQUIPMENT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE. NO ON-SITE SALE OF MATERIAL SHALL BE PERMITTED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES INCLUDING FOUNDATIONS, ALL RELATED UTILITIES, PAVING, AND UNDERGROUND FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

7. AS A RESULT FROM DEMOLITION OPERATIONS, CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY AND LOCAL REGULATIONS.

8. THE GENERAL CONTRACTOR WILL BE SOLELY RESPONSIBLE AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION.

9. CONTRACTOR SHALL COORDINATE THE DISCONNECTION, SEALING AND/OR REMOVAL OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.

10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING DISCREPANCIES IN THE PLANS.

11. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION, IF PROPOSED, SHALL BE REVIEWED BY THE DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.

12. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

13. DEVELOPER SHALL PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.

14. PRIOR TO SPECIAL USE PERMIT ISSUANCE, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT MUST BE ESTABLISHED WITH THE CITY OF O'FALLON TO GUARANTEE COMPLETION OF THE REQUIRED ROAD IMPROVEMENTS. ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT.

15. PERMIT WILL BE REQUIRED BY THE CITY OF O'FALLON FOR CONSTRUCTION OF RETAINING WALLS.

16. PERMIT WILL BE REQUIRED BY THE CITY OF O'FALLON FOR ROOF DRAIN CONNECTIONS.

17. ALL OFF-SITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

18. ANY DISTURBED OFF-SITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED IN KIND AT THE DEVELOPER'S EXPENSE.

STORM SEWERS

1. ADEQUATE PROVISIONS SHALL BE MADE FOR THE DISPOSAL OF STORMWATER, IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT WHERE APPLICABLE, OR ANY OTHER LEGALLY CONSTITUTED DISTRICTS, AND THE CITY OF O'FALLON.

2. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT CONSIDERED ADEQUATE DISCHARGE POINTS.

3. EROSION AND SILTATION CONTROL DEVICES SHALL BE REQUIRED AS DIRECTED BY THE CITY OF O'FALLON.

4. ALL STORM SEWERS TO BE PER MSD STANDARD CONSTRUCTION SPECIFICATIONS. (2000).

5. ALL JOINTS SHALL BE GASKETED O-RING TYPE.

PAVEMENTS

1. ALL PAVING SHALL BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS, EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

2. ALL SIDEWALKS, CURB 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. AT LEAST ONE (1) EIGHT FOOT (8') WIDE HANDICAP ACCESS AISLE IS PROVIDED. CURB RAMPS SHALL NOT PROJECT INTO THE HANDICAP ACCESS AISLE.

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GRADING

BULK CUT.....± CUBIC YARDS
BULK FILL.....± CUBIC YARDS

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY C.R.M. ENGINEERING. THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS LESS THAN TWENTY-FOUR INCHES IN DIAMETER, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS; BASES FOR LIGHT STANDARDS; BUILDING FOOTINGS AND FOUNDATIONS, ETC. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO REMOVAL UNSUITABLE MATERIAL WHICH MUST BE REMOVED FROM SITE.

1. A GRADING PERMIT OR APPROVED IMPROVEMENT PLANS ARE REQUIRED PRIOR TO ANY GRADING ON THE SITE. EROSION AND SILTATION CONTROL DEVICES SHALL BE REQUIRED AS DIRECTED BY THE CITY OF O'FALLON.

2. NO SLOPES SHALL EXCEED 3 UNITS (HORIZONTAL) TO 1 UNIT (VERTICAL) UNLESS SUPPORTED BY A DETAILED SOILS REPORT AND APPROVED BY CITY OF O'FALLON.

3. PROPOSED ELEVATIONS SHOWN ARE TO FINISHED GRADE AND READ TO TOP OF PAVEMENT OR DIRT, WHICHEVER APPLIES.

4. ALL FILLS AND BACKFILLS SHALL CONSIST OF SELECTED EARTH AND/OR MATERIALS FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIALS AND DEBRIS, IN ACCORDANCE WITH THE SOILS REPORT AND AS DIRECTED BY THE SOILS ENGINEER.

5. ALL EXISTING FOUNDATIONS, BASEMENTS, UNDERGROUND TANKS, ETC. TO BE REMOVED AND THE TRENCH BACKFILLED.

6. THE CONTRACTOR SHALL PREVENT THE PONDING OF WATER DURING THE GRADING OPERATION.

7. PRIOR TO ANY GRADING OPERATION, SILTATION CONTROL DEVICES SHALL BE IN PLACE.

8. ALL ELEVATIONS SHOWN ARE TO U.S.G.S. DATUM.

9. ALL GRADES SHALL BE WITHIN 0.2 FEET MORE OR LESS OF THAT WHICH IS SHOWN ON GRADING PLAN.

10. THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITIES SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

11. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY CITY OF O'FALLON.

12. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON.

13. ALL CITY, COUNTY AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY. THE CITY OF O'FALLON RESERVES THE RIGHT TO CEASE THE GRADING OPERATION IF THE CONTRACTOR IS IN VIOLATION.

14. FOLLOWING COMPLETION OF CONSTRUCTION, ALL TEMPORARY MATERIALS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION. ALL EARTH AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RESTORED BY SODDING. ANY EXISTING IMPROVEMENTS DAMAGED WITHIN THE RIGHT-OF-WAY SHALL BE REPLACED AS DIRECTED BY THE CITY OF O'FALLON.

15. 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 FENCES (POSSIBLE METHODS OF CONTROL ARE DETAIL ON THE PLANS). CONTROL SHALL COMMENCE WITH GRADING AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON. THE CONTRACTOR'S RESPONSIBILITIES SHALL INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR THE CITY OF O'FALLON MAY, AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS, AS DEEMED FIT, TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENTS SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND THE AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON.

16. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. NOTE THAT THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS SHALL CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED IN 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, AT THE DISCRETION OF THE CITY OF O'FALLON.

17. ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS SHALL BE MADE WITHIN TWENTY FOUR (24) HOURS OF ANY RAINSTORM RESULTING IN ONE HALF INCH (1/2") OR MORE.

18. ALL GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER TWO (2) WEEKS SHALL BE SEED AND MULCHED, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

GENERAL NOTES

SANITARY SEWERS

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT, LATEST ADDITION. IN THE EVENT OF CONFLICTS WITH THE SPECIFICATIONS STATED BELOW, M.S.D. (2000) SPECIFICATIONS SHALL GOVERN.

2. SEWER CONNECTIONS AND SUBDIVISION SEWER SYSTEMS SHALL COMPLY WITH THE REGULATIONS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OR BY THE CITY OF O'FALLON, AND SHALL BE CONSTRUCTED UNDER THE OBSERVATION AND INSPECTION OF THE CITY OF O'FALLON, AND SHALL BE APPROVED BY SAME, OR A PRIVATELY OWNED SEWER COMPANY WHERE APPLICABLE.

3. THE CONTRACTOR SHALL MEASURE THE EXACT LOCATION OF EACH WYE CONNECTION, RECORD SUCH MEASUREMENT AND PRESENT THE RESULTS TO THE OWNER AND ENGINEER UPON COMPLETION OF THE WORK. EACH WYE SHALL BE LOCATED BY A DISTANCE FROM THE NEAREST DOWNSTREAM MANHOLE.

4. ALL WYES AND/OR ENDS OF LATERALS SHALL BE CAPPED TO PREVENT INFILTRATION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITIONS OF ALL EXCAVATION MADE AND SHALL PROPERLY AND ADEQUATELY PROTECT THE EXCAVATION FROM CAVING OR SLIDING.

6. GRANULAR BACKFILL SHALL BE PLACED AT LOCATIONS INDICATED ON THE PLANS, AND OVER ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER ROADWAYS, FROM THE LEVEL 12" ABOVE THE TOP OF THE PIPE TO THE SUBGRADE ELEVATION OF THE PAVEMENT. ALL GRANULAR BACKFILL MATERIALS SHALL BE COMPACTED BY WATER JETTING TO REQUIRED COMPACTION.

7. PIPE BEDDING SHALL BE 1" CLEAN LIMESTONE AND SHALL EXTEND 4" BENEATH THE PIPE AND 6" ABOVE THE TOP OF THE PIPE FOR THE ENTIRE WIDTH OF THE TRENCH.

8. SOFT OR SPONGY EARTH, MUCK, MUD, UNCONSOLIDATED EARTH FILL, UNSUITABLE FILL SUCH AS DECAYED VEGETABLE OR ORGANIC MATTER OR SOFT, FRIABLE, UNCONSOLIDATED MATERIALS SUCH AS ASHES OR RUSTED CANS OR ANY OTHER MATERIALS UNSUITABLE AS A FIRM BASE FOR THE PIPE OR SEWER OR STRUCTURE SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED LIMESTONE.

9. BACKFILLING IN TRENCHES WHERE GRANULAR BACKFILL IS NOT SPECIFIED SHALL CONSIST OF JOB EXCAVATED EARTH THOROUGHLY COMPACTED TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH. SAID MATERIALS SHALL BE FREE OF DEBRIS, ORGANIC MATTER, PERISHABLE COMPRESSIBLE MATERIALS AND SHALL CONTAIN NO STONES OR LUMPS OR ROCK FRAGMENTS LARGER THAN 6" IN DIMENSION. CARE SHALL BE TAKEN SO THAT STONES OR LUMPS ARE KEPT SEPARATED AND WELL DISTRIBUTED, AND THAT VOIDS ARE COMPLETELY FILLED WITH FINE MATERIALS. THE BACKFILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" BEFORE COMPACTION.

10. ALL LATERALS SHALL BE 6" MINIMUM DIAMETER AND CONSTRUCTED AT A 2% MINIMUM SLOPE.

ATTENTION SEWER CONTRACTORS

1. FOR SEWER PIPE (STORM, SANITARY AND COMBINED) WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN GRADE THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE MSD INSPECTOR UPON REQUEST. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OF REGISTERED ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THEN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN SLOPE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE. MAD ALSO RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE ANY SEWER (AT ANY TIME PRIOR TO CONSTRUCTION APPROVAL) FOR WHICH THE AS-BUILT GRADE DOES NOT COMPLY WITH THE GRADE TOLERANCE STATED IN THE ABOVE PARAGRAPH. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

2. MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE CITY OF O'FALLON UPON DEDICATION OF THE SEWERS TO THE CITY.

3. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. PRECAST CONCRETE STRUCTURES SHALL BE USED, UNLESS OTHERWISE APPROVED BY THE CITY OF O'FALLON.

SIGNS

1. REFLECTORIZED STREET SIGNS BEARING THE NAME OF THE STREET, AS DESIGNATED ON THE RECORD PLAT, SHALL BE PLACED AT ALL STREET INTERSECTIONS ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.

2. THE CITY OF O'FALLON SHALL APPROVE THE LOCATION AND INSPECT THE INSTALLATION OF STREET NAME SIGNS IN ALL SUBDIVISIONS.

3. THE LOCATION, SIZE, HEIGHT AND TYPE OF SIGN SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF O'FALLON, AND SHALL BE APPROVED SEPARATELY BY THE CITY OF O'FALLON PLANNING DIVISION. SIGN LOCATIONS ARE SHOWN ON THE SITE PLAN.

4. ALL SIGN POSTS AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT, OR EQUIVALENT, AS APPROVED BY THE CITY OF O'FALLON.

RIGHT-OF-WAY

1. THE CONTRACTOR SHALL PROVIDE ADEQUATE AND PROPER TRAFFIC CONTROL WHEN WORKING WITHIN ANY RIGHT-OF-WAY.

2. ALL SIDEWALKS AND CURB RAMPS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF O'FALLON STANDARD SPECIFICATIONS AND THE CURRENT APPROVED AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

3. FOLLOWING COMPLETION OF CONSTRUCTION, ALL TEMPORARY MATERIALS SHALL BE REMOVED AND THE RIGHT-OF-WAY RESTORED TO ITS ORIGINAL CONDITION. EXISTING IMPROVEMENTS DAMAGED WITHIN THE RIGHT-OF-WAY SHALL BE REPLACED AS DIRECTED BY THE CITY OF O'FALLON.

4. ALL DISTURBED AREAS WITHIN CITY OF O'FALLON RIGHT-OF-WAY SHALL BE SODDED.

5. RIGHT-OF-WAY DEDICATION, IF REQUIRED, SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMIT. ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. IF DEVELOPMENT PHASING IS ANTICIPATED, THE DEVELOPER SHALL COMPLETE ROAD IMPROVEMENTS, RIGHT-OF-WAY DEDICATION, AND ACCESS REQUIREMENTS OF EACH PHASE OF DEVELOPMENT AS DIRECTED BY THE CITY OF O'FALLON. AS PREVIOUSLY NOTED, THE DELAY DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

DEVELOPMENT NOTES

1. OWNER OF RECORD AND DEVELOPER:

ALC WINGHAVEN, L.C.
11737 ADMINISTRATION DRIVE
ST. LOUIS, MISSOURI 63146

2. ENGINEER:

CRM ENGINEERING, INC.
1746 GILSINN LANE
FENTON, MISSOURI 63026

3. THIS SITE IS PRESENTLY ZONED C-2 GENERAL COMMERCIAL DISTRICT. ZONING REQUIREMENTS:

15,000 SQ. FT. MIN. LOT AREA
25 FT. FRONT YARD SETBACK
0 FT. SIDE YARD SETBACK (EXCEPT ABUTTING RESIDENTIAL OR OFFICE DISTRICT)
0 FT. REAR YARD SETBACK (EXCEPT ABUTTING RESIDENTIAL OR OFFICE DISTRICT)

4. THIS SITE IS SERVED BY THE FOLLOWING:

FIRE DISTRICT: WENTZVILLE FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: WENTZVILLE SCHOOL DISTRICT
WATER: PUBLIC WATER DISTRICT NO. 2
SANITARY SEWER: DUCKETT CREEK SEWER DISTRICT
ELECTRIC: AMERENUE
GAS: LACLEDE GAS COMPANY
TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY AND STORM SEWER, AND TRAFFIC LOCATES.

5. IN COMPLIANCE WITH THE TREE PRESERVATION ORDINANCE, CHAPTER 23, OF THE ZONING CODE:

NUMBER AND TYPE OF TREES ON SITE: NONE
NUMBER TO BE REMOVED: NONE
NUMBER TO BE SAVED: NONE

REFER TO LANDSCAPE PLAN, BY OTHERS, FOR NEW TREE PLANTINGS.

6. SITE COVERAGE CALCULATIONS:

Table with 2 columns: PROPERTY AREA, BUILDING AREA, EXISTING PAVEMENT, GREEN SPACE AND PLAY AREAS, TOTAL. Values include 60,686.30 SQUARE FEET, 12,000.00 SQUARE FEET, 5801.85 SQUARE FEET, 22,880.23 SQUARE FEET, 60,686.30 SQUARE FEET (100.00%).

7. IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING CODE, PERFORMANCE STANDARDS: AS A DAY CARE CENTER, THIS PROJECT WILL NOT "...CREATE ANY DANGEROUS, INJURIOUS, NOXIOUS, OR OTHERWISE OBJECTIONABLE ELEMENT OR CONDITION SO AS TO ADVERSELY AFFECT THE SURROUNDING AREA OR ADJOINING PREMISES...", INCLUDING FIRE HAZARD; METAL SIDING; RADIOACTIVITY, ELECTRICAL OR RADIO-ELECTRICAL DISTURBANCE; VIBRATION; SMOKE; ODOR; AIR POLLUTION; CLARE; NOISE; OR WATER POLLUTION.

8. ADDRESS:

ADVENTURE LEARNING CENTER
9933 WINGHAVEN BOULEVARD
O'FALLON, MISSOURI 63366

9. ESTIMATED SANITARY FLOW = 14 GPD/PERSON (DAY SCHOOL WITH CAFETERIA) X 170 PERSONS = 2380 GPD.

10. PRIOR TO CONSTRUCTION PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN, IN ACCORDANCE WITH THE CITY OF O'FALLON'S EXTERIOR LIGHTING STANDARDS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF ALL EXTERIOR LIGHTING.

11. ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED, AS REQUIRED BY CITY OF O'FALLON CODE. ROOFTOP UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING. THE PARAPET SHALL A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF. GROUND MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY FENCING, VEGETATION OR SOME OTHER MEANS (APPROVED BY THE PLANNING AND ZONING COMMISSION) THAT HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED.

MISCELLANEOUS

1. LIGHTING VALUES SHALL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH THE CITY O'FALLON STANDARDS.

2. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE CITY OF O'FALLON PLANNING DIVISION.

3. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

4. WATER MAIN MUST HAVE BACKFLOW PREVENTION DEVICE, EITHER IN SPLIT METER BOX OR INSIDE OF BUILDING. WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF FORTY TWO INCHES (42") COVER.

5. ALL LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED ISLANDS.

6. TRAFFIC CONTROL SHALL BE PER MODOT OR MUTCD, WHICHEVER IS MORE STRINGENT.

7. ALL REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION ARE ADDRESSED.

THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON, ASSUMES RESPONSIBILITY ONLY FROM WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

PLANNING AND ZONING FILE NO. 9831-37-02-01

Table with 2 columns: REVISION, COMMENT. Includes dates 04-28-05 and 03-27-06.

Professional seal for Commercial Residential Municipal Engineering. Includes name JON W. LANGERAK, number E-25134, and date 7 9 Mar 06.

Professional seal for State of Missouri, Professional Engineer, No. E-25134, dated 7 9 Mar 06.

Adventure Learning Center General Notes logo and title.

Project information box: Date: 03-01-05, Project Number: 05-902, Drawn By: MLA, Sheet, Check By: MLA, Base Map, ZIP: 63366, and a large number 2.