

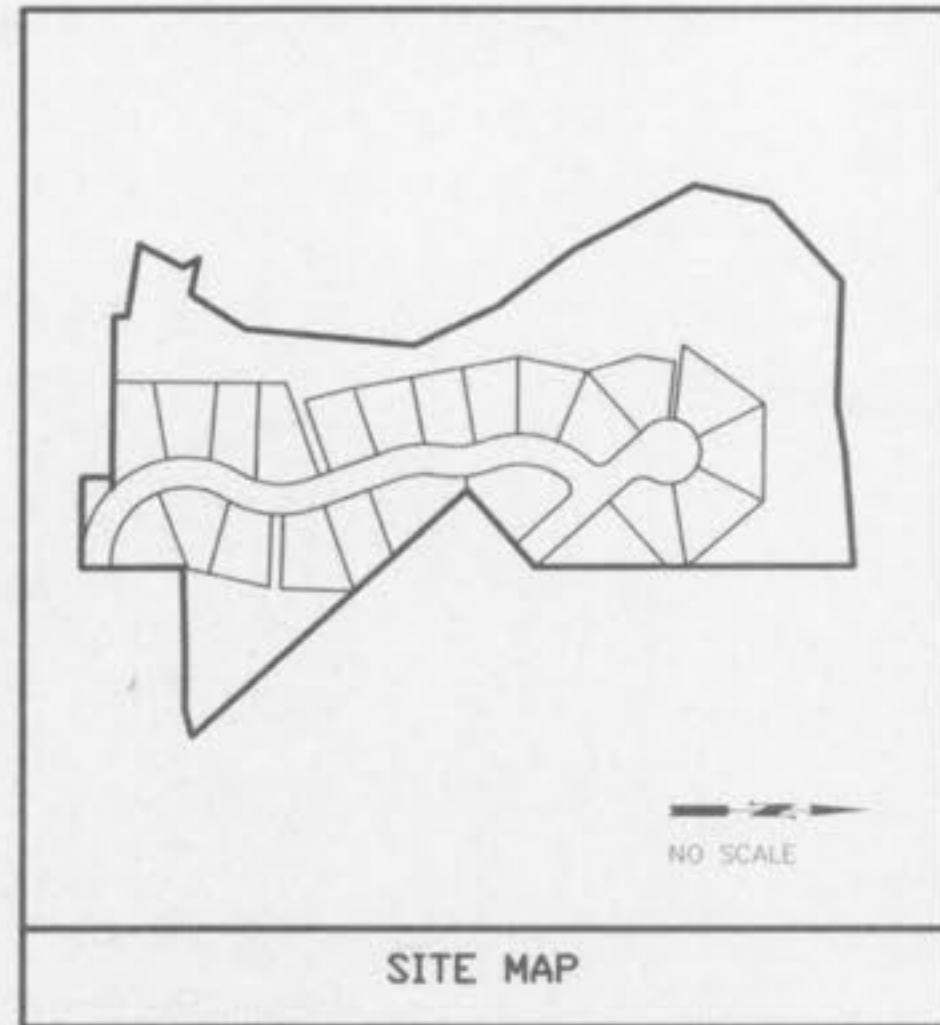
**CONSTRUCTION NOTES**

**GENERAL NOTES**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE LOCATION OF EXISTING UTILITIES AND/OR UNDERGROUND FACILITIES BY NOTIFYING THE UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE ON FILE WITH THE MISSOURI ONE CALL SYSTEM PRIOR TO ANY WORK BEGINNING ON THIS PROJECT (1-800-485-7463).
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS FURNISHED TO MANY OTHERS AND IS NOT GUARANTEED TO BE CORRECT.
- THE USE OF RELOCATION AND ADJUSTMENT OF EXISTING UTILITY FACILITIES SHALL BE THE DEVELOPER'S RESPONSIBILITY.
- ANY DESTRUCTION OF EXISTING IMPROVEMENTS SHALL BE REPAIRED OR REPLACED IN KIND BY THE CONTRACTOR AND SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
- IT SHALL BE UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NOMINAL SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL 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 RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 119, RSMO.
- TREE CALCULATIONS:  
TOTAL SITE AREA = 14.19 AC  
AREA OF SITE GRADED = 7.29 AC  
TOTAL TREES ON SITE = 1519 TREES  
TREES REMOVED = 453 TREES  
REMAINING TREES = 886 TREES  
AVG. NO. TREES RETAINED PER ACRE = 886 TREES/14.19 AC = 62 TREES/AC
- ADDITIONAL TREES:  
25% OF SITE AREA = 0.25 X 14.19 AC = 3.55 AC  
AREA OF DISTURBANCE = 7.29 AC  
ALLOWABLE DISTURBANCE = 3.55 AC  
AREA OF ADDITIONAL PLANTING = 7.29 - 3.55 = 3.84 AC  
REQUIRED PLANTING = 3.84 AC X 15 TREES/AC = 58 TREES  
STREET TREES REQUIRED = 50 TREES  
ADDITIONAL TREES REQUIRED = 8 TREES  
TOTAL TREES = 58 TREES
- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT SINGLE FAMILY DWELLING UNITS CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- FEMA MAP: MAP NO. 29183C0230  
DATED: MARCH 13, 2003  
ZONE: X AND AE
- THE FOLLOWING LOTS ARE IN THE FLOODPLAIN:  
LOTS 16 THROUGH 14 AND LOT 19
- ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE CITY OF O'FALLON STANDARD DETAILS AND SPECIFICATIONS.
- ALL SEWER CONSTRUCTION SHALL CONFORM TO M.S.D. AND THE CITY OF O'FALLON STANDARD DETAILS AND SPECIFICATIONS.
- THE DEVELOPER ACKNOWLEDGES THE FACT THAT THE SANITARY SEWER CAPACITY WILL NOT BE AVAILABLE BY BEST ESTIMATE UNTIL AUGUST, 2005 AND UNTIL SUCH TIME THAT THE WEST LIFT STATION COMES ON LINE, OCCUPANCY WILL NOT BE GRANTED TO ANY RESIDENTIAL STRUCTURE UNTIL WEST LIFT STATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED.
- ALL SANITARY SEWERS SHALL BE PUBLIC AND LOCATED IN COMMON GROUNDS.
- THE DEVELOPER SHALL FULLY COMPLY WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE HISTORIC OFFICE FOR ADDITIONAL ARCHAEOLOGICAL DATA RECOVERY SITE. THE DEVELOPER SHALL PROVIDE A COPY OF THE REPORTS CONCERNING THE FURTHER ARCHAEOLOGICAL STUDY OF THE SITE.
- THE CONTRACTOR SHALL PROVIDE A 50" TRASH BAR AT ALL CURB INLETS.
- REVEGETATION SCHEDULE:  
FEBRUARY - MARCH 2005 - ROUGH GRADING OPERATIONS  
APRIL 2005 - SEEDING AND MULCHING  
JUNE 2005 - PLANT STREET TREES

# THE BLUFFS AT DAMES PARK

A TRACT OF LAND BEING PART OF U.S. SURVEY 2632  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
ST. CHARLES COUNTY, MISSOURI



**CIVIL ABBREVIATIONS**

CO	CLEANOUT
PVC	POLYVINYL CHLORIDE
FF	FRESH FLOOR ELEVATION
M.H.	MANHOLE
T.C.	TOP OF CURB ELEVATION
C	BOTTOM OF CURB ELEVATION (GUTTER)
CONC.	CONCRETE
ASPH.	ASPHALT
P.V.M.T.	PAVEMENT
ESMT.	EASEMENT
V.C.P.	VITRIFIED CLAY PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C.P.	CONCRETE PIPE
C.M.P.	CORRUGATED METAL PIPE
T.S.	TOP OF SLOPE ELEVATION
TOE	BOTTOM OF SLOPE ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
EXIST.	EXISTING
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
E	CENTERLINE
BL	BUILDING LINE
BLDG.	BUILDING
TBR	TO BE REMOVE
BAR	REMOVE AND REPLACE
TR	TOP OF RAIL
DS	DOWN SPOUT
EA	EDGE OF ASPHALT
SV	SEWER VENT
R.O.W.	RIGHT OF WAY
R.R.	RAILROAD
FL	FLOW LINE
R	RADIUS
DS	DOWN SPOUT

OBJECT/CONDITION REPRESENTED BY SYMBOL	EXISTING SYMBOL	PROPOSED SYMBOL
UTILITY POLE	○	○
UTILITY POLE WITH GUY WIRE	○	○
TREE	○	○
ELECTRIC LINE (OVERHEAD)	—	(OC)
TELEPHONE LINE (OVERHEAD)	—	(OT)
ELECTRIC LINE (UNDERGROUND)	—	(E)
TELEPHONE LINE (UNDERGROUND)	—	(T)
WATER LINE	—	(W)
GAS LINE	—	(G)
MANHOLE WITH STORM SEWER	○	○
INLET WITH STORM SEWER	○	○
MANHOLE WITH SANITARY SEWER	○	○
INLET NUMBER	○	○
MANHOLE NUMBER	○	○
LIGHT	○	○
FIRE HYDRANT	○	○
GAS VALVE	○	○
GAS METER	○	○
WATER VALVE	○	○
WATER METER	○	○
CONTOUR	—	—
SPOT ELEVATION	646.45	(646.45)
SPOT ELEVATION AT TOP OF CURB	TC 646.45	(TC 646.45)
SPOT ELEVATION AT FLOWLINE OF GUTTER	G 646.45	(G 646.45)
SPOT ELEVATION AT TOP OF WALL	TW 646.45	(TW 646.45)
SPOT ELEVATION AT BOTTOM OF WALL	BW 646.45	(BW 646.45)
SPOT ELEVATION AT TOP OF BANK	TB 646.45	(TB 646.45)
SPOT ELEVATION AT BOTTOM OF BANK	DB 646.45	(DB 646.45)
STREET SIGN	▲	▲
SILTATION CONTROL DEVICES	□	□

**MODOT BENCHMARK**

MODOT BENCHMARK # 5-99  
ELEV. 478.304' ON SE CORNER OF BRIDGE OVER PERDUE CREEK (BRIDGE NO. A-3877)  
HIGHWAY P, STATION 524+125-23' RT

**SITE BENCHMARK**

TBM #1 OLD IRON PIPE  
AT THE NORTHWEST CORNER OF LOT 59 OF  
FLAIR FOREST; TOP OF PIPE ELEVATION = 541.11'

TBM #2 TOP OF MANHOLE  
MH TOP AT END OF PATSY LANE  
TOP OF MH ELEVATION = 506.60'

**SITE INFORMATION**

WATER SUPPLY : CITY OF O'FALLON  
SANITARY SEWER : CITY OF O'FALLON  
GAS : LACLEDE GAS COMPANY  
TELEPHONE : CENTURYTEL  
ELECTRIC : CUIVER RIVER ELECTRIC  
AMEREN UE  
CABLE : CHARTER CABLE  
FIRE PROTECTION : O'FALLON FIRE PROTECTION DISTRICT  
SC. DISTRICT : FORT ZUMWALT SCHOOL DISTRICT  
FLOOD PLAIN : ZONE X AND ZONE AE  
MAP NO. 29183C0230  
MARCH 17, 2003

EXISTING ZONING : R1 SINGLE FAMILY RESIDENTIAL

TRACT AREA : 14.2 AC  
STREET AREA : 1.5 AC  
NET AREA : 12.7 AC  
MAXIMUM NUMBER LOTS : (12.7 X 43,560) = 55 LOTS  
10,000

LOTS PROPOSED : 23 LOTS  
MAXIMUM LOT SIZE : 13,919 SF  
MINIMUM LOT SIZE : 10,000 SF  
AVERAGE LOT SIZE : 11,308 SF  
FRONT SETBACK : 25 FEET  
REAR SETBACK : 15 FEET 25' per P&Z Preliminary Plan  
SIDE SETBACK : 6 FEET  
AVERAGE LOT DEPTH : 85 FEET  
MAX. LOT COVERAGE BY BUILDINGS & STRUCTURES SHALL NOT EXCEED 30% OF LOT AREA

- SHEET 1. COVER SHEET
- SHEET 2. SITE PLAN
- SHEET 3. GRADING PLAN
- SHEET 4. OFFSITE SANITARY SEWER
- SHEET 5. STREET AND STORM SEWER PROFILES
- SHEET 6. SANITARY SEWERS
- SHEET 7. SILTATION CONTROL PLAN
- SHEET 8. DRAINAGE AREA MAP
- SHEET 9. WATERLINE DETAILS
- SHEET 10. WATERLINE DETAILS

**GRADING**

- ALL CONTOURS SHOWN ON THESE PLANS ARE BASED ON U.S.G.S. DATA.
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF O'FALLON AND ST. CHARLES COUNTY, MISSOURI.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE GRADE TO THE DESIGN ELEVATIONS.
- NO SLOPES SHALL BE GRADED STEEPER THAN 3:1 (HORIZONTAL VERTICAL) AND SHALL BE SEEDED AND MULCHED.
- ONLY THE DESIGNATED CONSTRUCTION ACCESS ROUTE MAY BE USED TO MOVE EQUIPMENT IN AND OUT. NO OTHER ACCESS POINTS WILL BE PERMITTED.
- ALL SILTATION MEASURES MUST BE IN PLACE BEFORE ANY OPERATIONS THAT DISTURB THE NATURAL GRADE COMMENCES. THIS INCLUDES GRUBBING OR STUMP REMOVAL. THE CITY OF O'FALLON SHALL BE NOTIFIED UPON COMPLETION OF ALL SILTATION AND EROSION FACILITIES AND SHALL INSPECT AND APPROVE SUCH FACILITIES PRIOR TO THE COMMENCEMENT OF ANY CLEARING OR GRADING ACTIVITIES.
- 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 FABRICENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON. 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 MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN THE METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILT OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR TO PROTECT OFF-SITE PROPERTY FROM EROSION OR SILTATION. THE ENGINEER SHALL NOT BE LIABLE FOR DAMAGE CAUSED BY EROSION OR SILTATION DUE TO DEFECTIVE SILTATION CONTROL DEVICES.
- MUD WILL NOT BE PERMITTED TO BE CARRIED OFF SITE ONTO PUBLIC STREETS. A TEMPORARY WASH FACILITY SHALL BE PROVIDED TO REMOVE MUD FROM VEHICLE TIRES BEFORE ENTERING THE PUBLIC STREETS.
- MEASURES SHALL BE TAKEN TO CONTROL DUST AS NECESSARY.
- IF SHALL BE THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE SOILS ENGINEER OF WORK IN PROGRESS AND TO COMPLY WITH SPECIFICATIONS SET BY THE SOILS ENGINEER WITH REGARD TO COMPACTION, SURFACE PREPARATION AND PLACEMENT OF FILL.
- ALL STUMPS, LIMBS, AND OTHER DEBRIS ARE TO BE REMOVED FROM THE SITE.
- ALL DRAINAGE SWALES SHALL BE SOODED.
- ALL FILL AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES, PUBLIC RIGHT OF WAY AND PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED "AASHO T-180 COMPACTION", (A.S.T.M. D-1557) UNLESS OTHERWISE REQUIRED IN THE SOILS REPORT FOR THIS PROJECT.
- THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

**STREETS**

- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS.
- 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.
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER 90 AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY).
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.

5/27/05  
File Copy  
**APPROVED** Revised  
ABC



PREPARED FOR:  
VERITAS LAND INVESTMENTS, LLC  
5457 LEGEND COURT, SUITE 120  
ST. CHARLES, MISSOURI

Rev. Date	Description	Rev. Date	Description
1-12-05	Rev. Soil Report	5-24-05	Clarify some words
1-24-05	O'Fallon comments		
2-28-05	O'Fallon comments		
3-17-05	O'Fallon comments		

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Drn. By SMCD Date 12-07-04 M.S.D. P# Job # 14733