

GENERAL NOTES

- 1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
2. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved
3. All proposed pavilions or playground areas will need a separate permit from the Building Division.
4. The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities.
5. All proposed utilities and/or utility relocations shall be located underground.
6. All proposed fencing requires a separate permit through the Building Safety Division.
7. All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards
8. (INTENTIONALLY OMITTED)
9. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately
10. Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site
11. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the
12. The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow
13. All installations and construction shall conform to the approved engineering drawings.
14. City approval of the construction site plans does not mean that any building can be constructed on the lots without

Grading Notes

- 1. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading.
1.1. Maximum dry density
1.2. Optimum moisture content
1.3. Maximum and minimum allowable moisture content
1.4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified
1.5. Specific gravity
1.6. Natural moisture content
1.7. Liquid limit
1.8. Plastic limit
2. All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be
3. The surface of the fill shall be finished so it will not impound water.
4. All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance
5. When grading operations are complete or suspended for more than 14 days, permanent grass must be established at
6. No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on
7. All low places whether on site or off shall be graded to provide drainage with temporary ditches.
8. Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of
9. (INTENTIONALLY OMITTED)
10. All trench back fills under paved areas shall be granular back fill, and compacted mechanically.
10.1. Depth, Trench back fills less than 8 feet deep shall be probed to a depth extending half the depth of the trench back
10.2. Equipment. The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
10.3. Method. Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and
10.4. Surface Bridging. The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to
11. Site grading.
11.1. Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the
11.2. Outside of City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted
12. Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

Erosion Control Notes

- 1. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area.
2. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in
3. Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development
4. This development is required to provide long term post construction BMP's such as; low impact design, source control and
5. Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be

Sanitary Sewer Notes

- 1. All sanitary sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City
2. Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless
3. Connections at all sanitary structures are to be made with A-Lock joint or equal
4. All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
5. All sanitary mains shall be a minimum of 8" diameter pipe.
6. All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar at each pipe joint.
7. All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
8. All sanitary sewer mains must have a minimum 12" cover
9. When sanitary mains cross over streets, the sanitary main must be ductile iron pipe for 10 feet on each side of the
10. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer.
11. The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required.
12. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-8.120
13. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
14. All sanitary sewer manholes and pipes will be tested to the following specifications. ASTM C1244, Standard testing method for
15. Add 4" minus rock back fill to all sanitary sewer and all other utilities that lie within the 1:1 shear plane of the road.

Storm Sewer Notes

- 1. All Storm Sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City
2. Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. All concrete pipes will be installed with O-ring rubber type gaskets.
8. Connections at all storm structures are to be made with A-lock joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. The swale in the detention basins shall have a minimum 2% longitudinal slope and be lined with a permanent erosion control
11. All structures and flared end sections must be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final
12. (INTENTIONALLY OMITTED)
13. Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)

Flood plain Information

- 1. Refer to Section 415 for Floodplain Development Information

Retaining Walls: Terraced and Vertical

- 1. A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to
2. Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
3. Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall
4. Retaining walls that alter the channelled drainage of any lot or drainage area shall not be constructed without prior approval
5. See section 405.275 of the City code for additional design requirements.

Water Notes

- 1. Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
2. Coordinate with the water company on the location of water meters. For meters in the City's district, meters shall be in the
3. All water main must have a minimum of 42" of cover. (City water mains)
4. Provide water valves to isolate the system.
5. All water mains shall be class 200 SDR 21 or equal with locator/tracer wires
6. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over
7. DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypo chlorite granule (HTH) in each section of pipe to
8. PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the HIGHEST point in the
9. All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08") of finish grade. Grading
10. BACTERIOLOGICAL TESTING: After satisfactory disinfection and pressure testing, a sample shall be taken by the contractor in
11. All structures and flared end sections must be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final
12. (INTENTIONALLY OMITTED)
13. Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)

Roadway Notes

- 1. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City
2. If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing
3. Provide 6" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
4. Multi-use trail (when required) Shall have a minimum of 3" Type "c" Asphalt over 4" aggregate base per City requirements.
5. Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. Provide pavement stripping at any point where the multi-use trail crosses existing or proposed pavement
7. All street stub-outs over 250' in length will require a temporary turnaround.
8. All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
9. The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer.
10. Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is
11. In all fill areas in the roadways soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least
12. No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred
12.1. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive
13. Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade
14. Sub grade and base beneath pavements shall be compacted to St. Louis County Highway Department specifications. The moisture
15. Any settling or washing occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the
16. Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum
17.1. Air meter--weekly.
17.2. Cylinder compression--annually by independent calibration service.
17.3. Batch scales--monthly.
17.4. Nuclear testing devices--every six (6) months.
17.5. Proctor equipment--every six (6) months.
17.6. Slump cone--monthly.
18. All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk
19. All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer
20. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed

PROJECT TITLE: CONSTRUCTION PLANS FOR DYNALFX 8050 HAWK RIDGE TRAIL O'FALLON, MISSOURI 63376

ENGINEERING DRAWING SURVEYING 222 Point View Blvd. St. Charles, MO 63301 636-928-5552 FAX 636-928-1718



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 shown.

Table with 2 columns: REVISIONS, COMMENTS. Rows include 1-21-20 DCSD COMMENTS, 1-31-20 DCSD/PWS/FIRE COMMENTS, 2-11-20 CITY/FIRE COMMENTS, 2-12-20 PWS COMMENTS, 2-20-20 MODOT COMMENTS, 3-16-20 WATER TAP REVISION.

Developer / Owner: Duke Property Management L.L.C. 10403 International Plaza St. Ann, Missouri 63074 (314) 426-4020

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COMMERCIAL NOTES

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