

DEVELOPMENT NOTES:

- 1. GROSS ACREAGE OF TRACT: 11.83 ACRES
2. PRESENT ZONING CLASSIFICATION: "C-2 GENERAL BUSINESS DISTRICT"
3. THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES: WATER: ST. CHARLES CO. WATER DIST. #2
... (Total 19 items)

U.S.G.S. BENCHMARK:

STATION NAME: SC-45
PID: 183045
ELEVATION: 131.85
DESCRIPTION: The station and azimuth mark are standard Missouri DNR GRS aluminum disks stamped "SC-45 2000"

GRADING NOTES

- 1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer and City of Ofallon concurrent with the grading and backfilling operations.
2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from...

SANITARY SEWER NOTES:

- 1. All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
2. Eight (8) inch P.V.C. sanitary sewer pipe shall meet the following standards. A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212.
... (Total 19 items)

STORM SEWER NOTES:

- 1. All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. All manhole inlets are to be open four (4) sides unless otherwise noted.
2. All filled places, including trench back fills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557)...

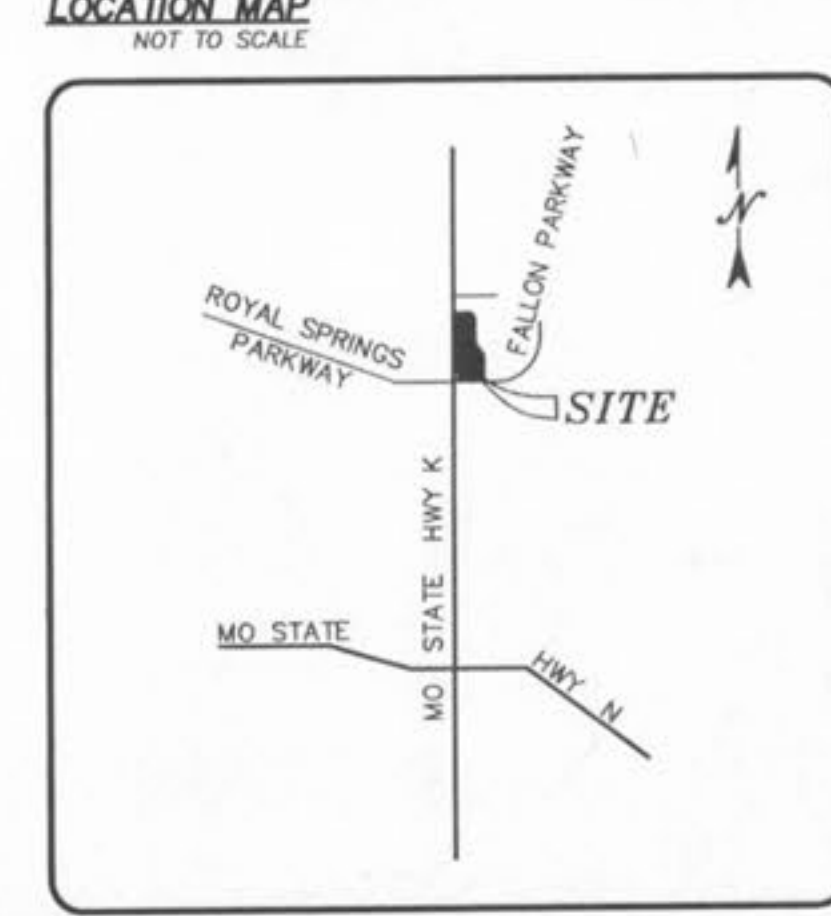
GENERAL NOTES

- 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. The City of Ofallon shall be notified 48 hours prior to construction for coordination and inspection.
... (Total 19 items)

SILTATION NOTES:

- 1. Siltation controls will be installed prior to any grading or construction operations and shall be inspected and maintained as necessary to insure their proper function until sufficient vegetation has been established to prevent erosion.
2. The installation and maintenance of all siltation control shall be the responsibility of the developer. Controls shall be inspected and necessary corrections made within 24 hours of any rainstorm event resulting in one-half inch of rain or more.
... (Total 10 items)

A SET OF IMPROVEMENT PLANS FOR FALLON PARKWAY PLAT TWO (VILLAS AT FALLON PARK SANITARY REVISION) A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



NOTES REQUIRED FROM CITY REVIEW:

- 1. 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.
2. 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:
... (Total 12 items)

MODOT 1-314-340-4100 FIBEROPTICS ARE PRESENT

APPROVED 5-17-06

Call BEFORE you DIG TOLL FREE 1-800-344-7483 MISSOURI ONE-CALL SYSTEM, INC.

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 OTHER UTILITIES. THE 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 ABSOLUTE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

Table with columns: DATE, NO., REVISION. Contains revision history from 5/5/06 to 10/21/05.

SHEET INDEX

- 1 COVER SHEET
2 SITE PLAN
3 GRADING PLAN
4 PROFILES
5 DRAINAGE PLAN
6 DETENTION DETAILS
7 TRAFFIC CONTROL / STRIPING PLAN
8 TYPICAL PAVEMENT SECTIONS
CD# CONSTRUCTION DETAILS

Professional Engineer seal for J. R. Smith, State of Missouri, No. 15010.

MUSLER ENGINEERING COMPANY CIVIL ENGINEERING - PLANNING - LAND SURVEYING 32 Portwest Court, St. Charles Missouri 63303 Telephone: 636.916.0444 Fax: 636.916.3444

Table with columns: DATE, DRAWN, CHECKED, PROJECT NO., SHEET NO. Values: 08/01/05, JWS, RSM, 02-695C, 1

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