SANITARY SEWER: DUCKETT CREEK ELECTRIC: AMEREN U.E. GAS: ST. CHARLES GAS COMPANY TELEPHONE: CENTURYTEL TELEPHONE COMPANY

NOTE: THESE UTILITIES TO BE LOCATED UNDERGROUND

4. THIS PROPERTY IS LOCATED IN THE FOLLOWING SEVICE AREAS: O'FALLON FIRE PROTECTION DISTRICT FT. ZUMWALT SCHOOL DISTRICT

5. THE PROPOSED HEIGHT AND LOT AREA REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD: 25 FEET MINIMUM SIDE YARD: 0 FEET

6. THIS PROPERTY IS TRIBUTARY TO EAST BRANCH-TRIBUTARY B. THE FLOODWAY AND FLOODWAY FRINGE AREAS, PER FLOOD INSURANCE RATE MAP 29183C0239 E, DATED 2 AUGUST 1996, IS AS SHOWN ON THIS PLAN. NO ENCROACHMENT INTO THE FLOODWAY IS PROPOSED.

U.S.G.S. BENCHMARK:

ground. The azimuth is grouted into a concrete headwall.

DESCRIPTION: The station and azimth mark are standard Missouri DNR GRS aluminum disks stampled "SC-45 2000"

and "SC-45A 2000". The station is set in a 12 inch diameter concrete monument about 30 inches long and flush with the

STATION NAME: SC-45

ELEVATION: 131.85

PID: 183045

7. DETENTION BASIN SHOWN SHALL SATISFY DETENTION REQUIREMENTS FOR THE COMMERCIAL LOTS SHOWN, THE RESIDENTIAL "VILLAS AT FALLON PARK" AND TACO BELL.

8. THE PRESENT OWNER IS:

MINIMUM REAR YARD: 0 FEET

MAXIMUM HEIGHT OF BUILDING: 50'

KAPLAN LUMBER & LEONARD KAPLAN, TRUSTEE 5140 N. SERVICE RD.

ST. PETERS, MISSOURI 63376

9. LANDSCAPE REQUIREMENTS WILL BE ADDRESSED BY INDIVIDUAL LOTS WHEN SITE PLANS ARE SUBMITTED TO THE CITY.

10. NO SLOPES SHALL EXCEED 3:1.

11. ACCESS TO THE THREE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED AS FOLLOWS: - ACCESS TO LOT 5 SHALL BE LIMITED TO LOOP DRIVE ONLY; NO DIRECT ACCESS TO MO. ROUTE K SHALL BE PERMITTED. - ACCESS TO LOT 4 SHALL BE LIMITED TO LOOP DRIVE AND THE SHARED RIGHT IN- RIGHT OUT ENTRANCE TO MO. ROUTE K. - ACCESS TO LOT 3 SHALL BE LIMITED TO LOOP DRIVE AND THE SHARED RIGHT IN- RIGHT OUT ENTRANCE TO MO. ROUTE K; NO DIRECT ACCESS TO FALLON PARKWAY SHALL BE PERMITTED.

12. SITE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR EACH OF THE THREE PROPOSED LOTS WHEN USERS ARE KNOWN. THESE FUTURE SITE PLANS SHALL DEMONSTRATE THAT BUFFERYARD REQUIREMENTS ARE MET WHERE COMMERCIAL DEVELOPMENT ABUTS THE REMAINING ADJACENT RESIDENTIAL. THESE FUTURE SITE PLANS SHALL ALSO DEMONSTRATE THAT THE DRAINAGE SWALE ADJACENT TO MISSOURI ROUTE 16 HAS BEEN FULLY ENCLOSED, AND THAT AN ASPHALT TRAIL ADJACENT TO MISSOURI ROUTE 16 WILL BE INSTALLED IN CONJUNCTION WITH EACH LOT'S DEVELOPMENT.

13. THE EXISTING TRAFFIC SIGNAL INSTALLATION, TRAFFIC SIGNAL PHASING AND LANE STRIPING ON FALLON PARKWAY AND MISSOURI ROUTE IN SHALL BE ADJUSTED AS STATED IN THE SUPPLEMENTAL TRAFFIC ASSESSMENT PREPARED BY CRAWFORD, BUNTE, BRAMMEIER- TRAFFIC AND TRANSPORTATION ENGINEERS; PROVIDED THAT MISSOURI DEPT OF TRANSPORTATION APPROVAL IS GRANTED.

14. PRIOR TO RECORD PLAT APPROVAL, A COMPLETE LISTING OF COVENANTS, CODES, AND RESTRICTIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

15. THE NEED FOR GUARDRAIL CONSTRUCTION ALONG PROPOSED LOOP DRIVE WILL BE DETERMINED DURING THE CONSTRUCTION PLAN PHASE.

16. WHEN THE GRADING PLANS ARE SUBMITTED COMPLIANCE WITH THE CITY'S TREE PRESERVATION REQUIREMENTS SHALL BE DEMONSTRATED.

17. EXISTING OVERHEAD ELECTRIC LINES, IF RELOCATED, SHALL BE RELOCATED UNDERGROUND, IF PERMITTED BY THE UTILITY COMPANY.

18. NO JURISDICTIONAL WETLANDS ARE TO BE IMPACTED BY THIS PLAT.

19. ALL WORK WITHIN THE MoDOT RIGHT-OF-WAY WILL BE PERFORMED UNDER APPLICABLE MODOT PERMITS.

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.

The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.

3. All construction and materials shall conform to the current construction standards of the City of O'Fallon. Where conflicts exist, the contractor shall notify the Engineer for resolution.

4. All construction methods and practices shall conform with current OSHA standards.

5. City approval of the construction site plans does not mean that single family can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.

Maintenance and upkeep of the common ground area shall be the responsibility of the developer and/or successors.

7. All existing site improvements or features disturbed, damaged or destroyed shall be repaired to closely match pre-construction conditions by the contractor and shall remain the contractor's responsibility.

8. All fill placed under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90 % of 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 filled placed in proposed roads shall be compacted from the bottom of the fill up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is 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 at the discretion of the City of

9. All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90 % of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D.-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.

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

11. Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAC) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above infomartion and the plans, the ADAAC guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.

12. All sign post 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.

Gas, water and other underground utilities shall not conflict with depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.

14. Contractor shall keep road clear of mud and debris.

15. Developer is notified that permit(s) from U.S. Army Corps of Engineers and Mo.D.N.R. may be required for this development.

16. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

17. The developer is responsible for adjusting all structure tops to match finished grade.

18. All proposed utilities shall be located underground.



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

2. The installation and maintenance of all ailtation 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.

Temporary sittation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

4. Upon completion of storm sewers, sittation control shall be provided around all open sewer inlets and shall remain until the disturbed drainage areas have been properly stabilized.

5. 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.

6. When mechanized land clearing activities are completed or suspended for more than 14 days, either temporary vegetation must be established or temporary siltation control measures must be put in place.

7. When grading operation are completed or suspended for than 14 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary

8. All finished grades (area 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.

9. Additional siltation controls may be required as directed by the local governing authority.

10. The Contractor shall assume complete responsibility for controlling all sittation and erosion of the project area. The Contractor shall use whatever means necessary to contgrol erosion and sittation including, but not limited to, staked straw bales and/or sittation fabric fences (possible methods of control are detailed in the plan). 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 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 in his 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 silts 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 and/or MoDOT.

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 O'Fallon concurrent with the grading and backfilling

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, all in accordance with the plans and notes as interpreted by the Geolechnical Engineer and City of O'Fallon.

The Contractor shall notify the Soils Engineer and City of O'Fallon at least two days in advance of the start of the grading operation.

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

5. 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 for over two (2) weeks without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

6. Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread 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.

7. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface 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 disced prior to the placement of any fill. The Soils Engineer and the City of O'Fation shall approve

8. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer and the City of O'Fallon. The roller shall be designed so

as to avoid the creation of a layered fill without proper blending of successive fill layers. 9. 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 and the City of O'Fallon at regular intervals.

10. The Soils Engineer shall notify the Contractor and the City of O'Fallon of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

11. 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 benches cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer and the City of O'Fallon. The fill shall be loosely placed 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

12. The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry

13. The surface of the fill shall be finished so that it will not impound water. If at the end of a days 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 smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

14. No slope shall exceed 3 (hortzontal) to 1 (vertical)

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. An appropriate rubber seal water stop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.

3. All filled places, including trench back fills, under buildings, proposed storm and sar itary sewer lines and/or peved areas, shall be compacted to 90 % maximum density as determined by the "Modified AASHTO T-180" Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95 % of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698). 4. All trench back fills under paved areas shall be granular back fill, and shall be compacted to 90 % of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench

back fills may be earth material (free of large clods or stones). All trench back fills shall be water jetted. 5. All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the

6. All P.V.C. sanitary sewer is to be SDR-35 or equal with clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate back fill over pipe

shall consist of same size "clean" or minus stone from spring line of pipe to 12" above the top of pipe. 7. All sanitary manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications 10CSR-8.120 (7)E. Provide 31 mil waterproofing on all structures.

8. Brick will not be used in the construction of sanitary sewer manholes.

diameter of the pipe plus the vertical distance of 2 1/2 feet.

9. All pipes shall have positive drainage through manholes. No flat base structures are allowed. Structures shall have a 0.2' min. difference in invert elevation unless otherwise approved.

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

11. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.

12. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.

13. All sanitary and storm sewer trench back fills shall be water jetted. Granular back fill will be used under pavement areas.

14. All existing areas disturbed during construction of the sanitary sewer line shall be seeded and mulched to prevent erosion.

15. All sanitary sewer laterals shall be a minimum of 4" in diameter for residential and 6" in diameter for commercial.

16. All construction methods and practices shall conform with current OSHA standards.

17. Sod or erosion control blankets may be used in disturbed areas as directed by engineer.

18. Abandonment of existing septic tanks according to specification set out by St. Charles County.

All structures to be precast.

STORM SEWER NOTES:

1. All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. All area inlets are to be open four (4) sides unless othewise 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). All filled places within public roadways shall be compacted to 95 % of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698).

3. All trench back fills under peved areas shall be granular back fill, and shall be compacted to 90 % as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench back fills may be earth material (free of large clods or stones). All trench back fills shall be water jetted.

4. Brick will not be used in the construction of storm sewer manholes.

5. All pipes shall have positive drainage through manholes. No flat base structures are allowed. Structures shall have a 0.2' minimum difference in invert elevation unless otherwise approved.

6. All construction and materials shall conform to the current construction standards of the City of O'Fallon.

7. All sanitary and storm sewer trench back filts shall be water jetted. Granular back fill will be used under pavement areas.

8. Concrete pipe for storm sewers shall be Class III, A.S.T.M. C-76 with a minimum diameter of 12" except in the R.O.W. it shall be 15".

9. Concrete pipe joints shall be MSD type "A" approved compression-type joints and shall conform to the requirements of the specifications for joins for circular concrete sewer and culvert pipe, using flexible, watertight, rubber-type gaskets (A.S.T.M.-C-443). Band-type gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.

10. All flared end sections and inlet structures will be concrete.

11. All storm sewer pipe installed in the Public Right-of-Way shall be reinforced concrete Class III pipe.

12. All concrete pipe shall be installed with "O-Ring" Rubber type gaskets per M.S.D. standard construction specifications or manufacturer.

13. All construction methods and practices shall conform with current OSHA standards.

15. All structures to be precest.

14. Provide a 5/8" trash bar in all inlet openings.

COVER SHEET SITE PLAN GRADING PLAN

PROFILES DRAINAGE PLAN

CD(#)

DETENTION DETAILS TRAFFIC CONTROL / STRIPING PLAN TYPICAL PAVEMENT SECTIONS

CONSTRUCTION DETAILS

A SET OF IMPROVEMENT PLANS FOR FALLON PARKWAY

(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 LOCATION MAP



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:

Maximum dry density Optimum moisture content

Maximum and minimum allowable moisture content

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 ASSHTO T-99,Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.

Curve must have at least 5 density points with moisture content and sample locations listed on document.

Specific gravity Figural Moisture content Liquid 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

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

All proposed fencing requires a separate permit through the Planning Division

5. All sign locations and sizes must be approved separately through the Planning Division." Note that sign locations are shown on the plans.

6. All sign post 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 City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.

7. Utilities crossing existing streets of collector size and greater shall be in conduit or casing pipe.

8. All proposed utilities under existing City of O'Fallon streets shall be bored.

9. Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and stick"

Message (part #) Manufacturer No Dumping, Drains To Waterways (SD-W-CC) www.acpinternational.com Crystal Cap 3 7/8* ACP International No Dumping, Drains To Steams (#SDS) Standard Style DAS Manufacturing, Inc.

10. See Development Note #3 for a list of utility companies serving this development. The City of O'Fallon shall also be contacted for utility locates under its maintenance responsibility. This may include water, sanitary, storm, and traffic control locates.

11. Area of trees removed for slope construction equals 0.85 acres, 0.85 acres times 15 trees equals 12.75 trees. Therefore 13 trees are required for planting. 12. Detention to be provided during initial phase of development.

1-314-340-4100 * FIBEROPTICS ARE PRESENT

adhesive pads will not be allowed.



MISSOURI ONE-CALL SYSTEM, INC.

DATE:

08/01/05

JWS

HE 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 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 FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

www.dasmanufacturing.com

5/5/06 8 REVISED PER REVIEW COMMENTS (CITY OF O'FALLON) 5/4/06 7 REVISED PER REVIEW COMMENTS (MODOT) 4/25/06 6 REVISED PER REVIEW COMMENTS (CITY OF O'FALLON) 4/6/06 5 REVISED PER REVIEW COMMENTS (DCSD) 3/30/06 4 REVISED PER REVIEW COMMENTS (MODOT, DCSD & CITY OF O'FALLON) 2/20/06 3 REVISED PER REVIEW COMMENTS 1/9/06 2 REVISED PER REVIEW COMMENTS 10/21/05 1 REVISED PER REVIEW COMMENTS REVISION:

MUSLER ENGINEERING COMPANY

CIVIL ENGINEERING - PLANNING - LAND SURVEYING

32 Portwest Court, St. Charles Missouri 63303 Telephone: 636.916.0444 Fax: 636.916.3444

CHECKED:

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PROJECT NO .: SHEET NO .: