PRINT DIST.		
REVISIONS		
REV.	W.O.	
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FIRST ISSUE		
REV	DATE	DRAWN
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CHKD	SUPV	APPD
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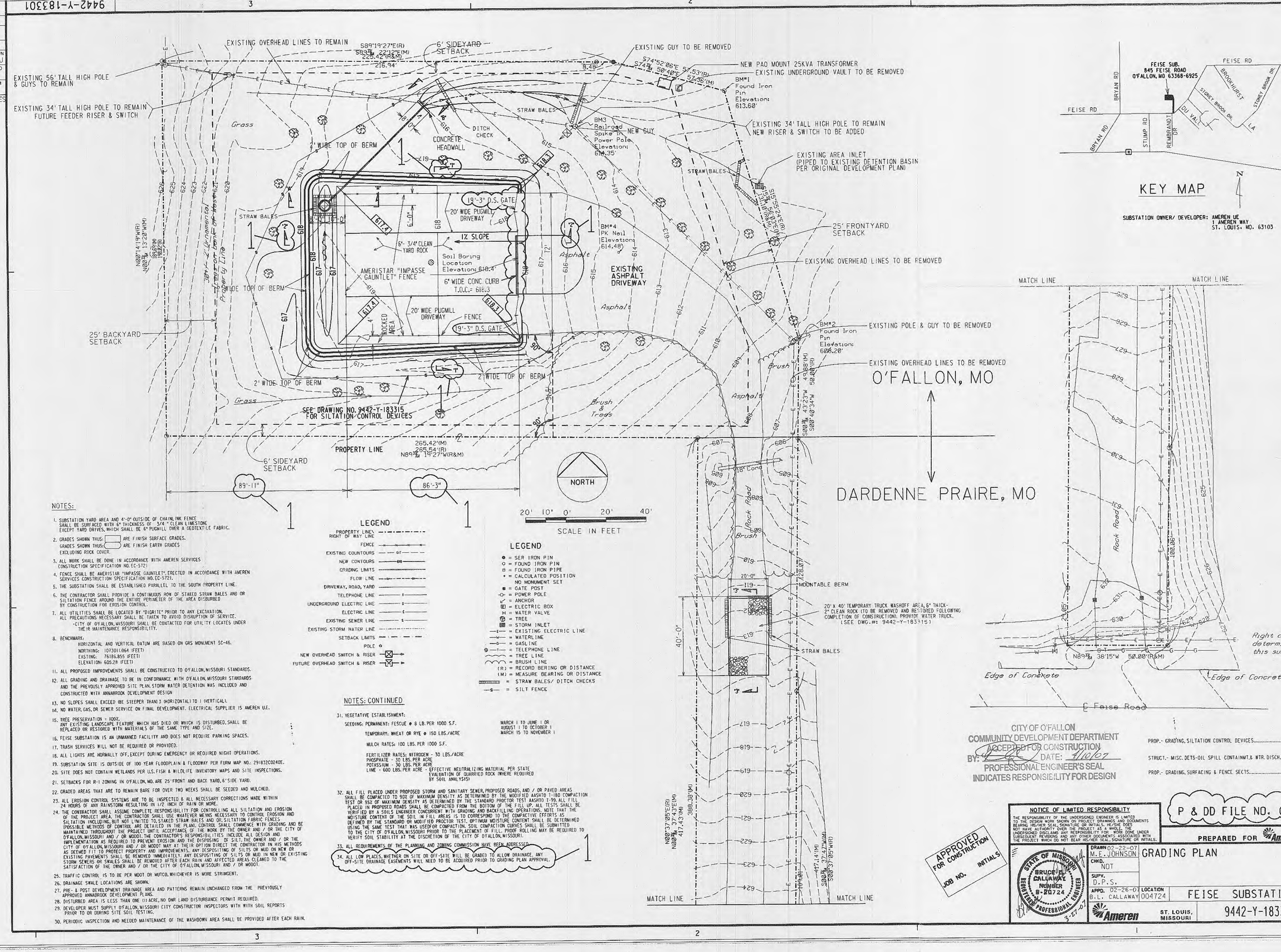
14572		
PERMITTING CHANGES		

9442-Y-183301



NOTES:

1. SUBSTATION YARD AREA AND 4'-0" OUTSIDE OF CHAIN LINK FENCE SHALL BE SURFACED WITH 6" THICKNESS OF 3/4 " CLEAN LIMESTONE EXCEPT YARD DRIVES, WHICH SHALL BE 6" PUGMILL OVER A GEOTEXTILE FABRIC.
2. GRADES SHOWN THUS: ____ ARE FINISH SURFACE GRADES.
   GRADES SHOWN THUS: ____ ARE FINISH EARTH GRADES
   EXCLUDING ROCK COVER.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH AMEREN SERVICES CONSTRUCTION SPECIFICATION NO. EC-5721
4. FENCE SHALL BE AMERISTAR "IMPASSE GAUNTLET", ERECTED IN ACCORDANCE WITH AMEREN SERVICES CONSTRUCTION SPECIFICATION NO. EC-5721.
5. THE SUBSTATION SHALL BE ESTABLISHED PARALLEL TO THE SOUTH PROPERTY LINE.
6. THE CONTRACTOR SHALL PROVIDE A CONTINUOUS ROW OF STAKED STRAW BALES AND OR SILTATION FENCE AROUND THE ENTIRE PERIMETER OF THE AREA DISTURBED BY CONSTRUCTION FOR EROSION CONTROL.
7. ALL UTILITIES SHALL BE LOCATED BY "DIGRITE" PRIOR TO ANY EXCAVATION. ALL PRECAUTIONS NECESSARY SHALL BE TAKEN TO AVOID DISRUPTION OF SERVICE.
   -CITY OF O'FALLON, MISSOURI SHALL BE CONTACTED FOR UTILITY LOCATES UNDER THEIR MAINTENANCE RESPONSIBILITY.
8. BENCHMARK:
   HORIZONTAL AND VERTICAL DATUM ARE BASED ON GRS MONUMENT SC-46.
   NORTHING: 1073011.064 (FEET)
   EASTING: 76186.855 (FEET)
   ELEVATION: 605.28 (FEET)
11. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO O'FALLON, MISSOURI STANDARDS.
12. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH O'FALLON, MISSOURI STANDARDS AND THE PREVOUSLY APPROVED SITE PLAN. STORM WATER DETENTION WAS INCLUDED AND CONSTRUCTED WITH ANNABROOK DEVELOPMENT DESIGN
13. NO SLOPES SHALL EXCEED (BE STEEPER THAN) 3 (HORIZONTAL) TO 1 (VERTICAL).
14. NO WATER, GAS, OR SEWER SERVICE ON FINAL DEVELOPMENT. ELECTRICAL SUPPLIER IS AMEREN U.E.
15. TREE PRESERVATION - 100%. ANY EXISTING LANDSCAPE FEATURE WHICH HAS DIED OR WHICH IS DISTURBED, SHALL BE REPLACED OR RESTORED WITH MATERIALS OF THE SAME TYPE AND SIZE.
16. FEISE SUBSTATION IS AN UNMANNED FACILITY AND DOES NOT REQUIRE PARKING SPACES.
17. TRASH SERVICES WILL NOT BE REQUIRED OR PROVIDED.
18. ALL LIGHTS ARE NORMALLY OFF, EXCEPT DURING EMERGENCY OR REQUIRED NIGHT OPERATIONS.
19. SUBSTATION SITE IS OUTSIDE OF 100 YEAR FLOODPLAIN & FLOODWAY PER FIRM MAP NO.: 29183C0240E.
20. SITE DOES NOT CONTAIN WETLANDS PER U.S. FISH & WILDLIFE INVENTORY MAPS AND SITE INSPECTIONS.
21. SETBACKS FOR R-1 ZONING IN O'FALLON, MO. ARE 25' FRONT AND BACK YARD, 6' SIDE YARD.
22. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER TWO WEEKS SHALL BE SEEDED AND MULCHED.
23. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED & ALL NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN 1/2 INCH OF RAIN OR MORE.
24. 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 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, MISSOURI AND / OR MODOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DISPOSING OF SILT. THE OWNER AND / OR THE CITY OF O'FALLON, MISSOURI AND / OR MODOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DESPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENTS SHALL BE REMOVED IMMEDIATELY. ANY DESPOSITING 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, MISSOURI AND / OR MODOT.
25. TRAFFIC CONTROL IS TO BE PER MOOT OR MUTCD, WHICHEVER IS MORE STRINGENT.
26. DRAINAGE SWALE LOCATIONS ARE SHOWN.
27. PRE- & POST DEVELOPMENT DRAINAGE AREA AND PATTERNS REMAIN UNCHANGED FROM THE PREVIOUSLY APPROVED ANNABROOK DEVELOPMENT PLANS.
28. DISTURBED AREA IS LESS THAN ONE (1) ACRE, NO DNR LAND DISTURBANCE PERMIT REQUIRED.
29. DEVELOPER MUST SUPPLY O'FALLON, MISSOURI CITY CONSTRUCTOR INSPECTORS WITH WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
30. PERIODIC INSPECTION AND NEEDED MAINTENANCE OF THE WASHDOWN AREA SHALL BE PROVIDED AFTER EACH RAIN.

LEGEND

- PROPERTY LINE / RIGHT OF WAY LINE
- FENCE
- EXISTING COUNTOURS — 617 —
- NEW CONTOURS — 618 —
- GRADING LIMITS
- FLOW LINE
- DRIVEWAY, ROAD, YARD
- TELEPHONE LINE — T —
- UNDERGROUND ELECTRIC LINE — U —
- ELECTRIC LINE — E —
- EXISTING SEWER LINE — S —
- EXISTING STORM WATER LINE
- SETBACK LIMITS
- POLE
- NEW OVERHEAD SWITCH & RISER
- FUTURE OVERHEAD SWITCH & RISER

LEGEND

- ● = SER IRON PIN
- ○ = FOUND IRON PIN
- □ = FOUND IRON PIPE
- • = CALCULATED POSITION NO MONUMENT SET
- ■ = GATE POST
- ⊙ = POWER POLE
- ↙ = ANCHOR
- ▣ = ELECTRIC BOX
- ⋈ = WATER VALVE
- = TREE
- = STORM INLET
- —E— = EXISTING ELECTRIC LINE
- —W— = WATER LINE
- —G— = GAS LINE
- —T— = TELEPHONE LINE
- = TREE LINE
- = BRUSH LINE
- (R) = RECORD BERING OR DISTANCE
- (M) = MEASURE BEARING OR DISTANCE
- = STRAW BALES/ DITCH CHECKS
- —S— = SILT FENCE

NOTES: CONTINUED

31. VEGETATIVE ESTABLISHMENT:
    SEEDING: PERMANENT: FESCUE @ 8 LB. PER 1000 S.F. — MARCH 1 TO JUNE 1 OR AUGUST 1 TO OCTOBER 1
    TEMPORARY: WHEAT OR RYE @ 150 LBS./ACRE — MARCH 15 TO NOVEMBER 1
    MULCH RATES: 100 LBS. PER 1000 S.F.
    FERTILIZER RATES: NITROGEN - 30 LBS./ACRE
    PHOSPHATE - 30 LBS. PER ACRE
    POTASSIUM - 30 LBS. PER ACRE
    LIME - 600 LBS. PER ACRE - EFFECTIVE NEUTRALIZING MATERIAL PER STATE EVALUATION OF QUARRIED ROCK (WHERE REQUIRED BY SOIL ANALYSIS)
32. 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 FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. NOTE THAT THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORTS 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, MISSOURI PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON, MISSOURI.
33. ALL REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION HAVE BEEN ADDRESSED.
34. ALL LOW PLACES, WHETHER ON SITE OR OFF-SITE WILL BE GRADED TO ALLOW DRAINAGE. ANY OFF-SITE DRAINAGE EASEMENTS WILL NEED TO BE ACQUIRED PRIOR TO GRADING PLAN APPROVAL.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: 4/10/07
PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

PROP.- GRADING, SILTATION CONTROL DEVICES.....9442-Y-183315
STRUCT.- MISC. DETS-OIL SPILL CONTAINMT.& WTR. DISCH.....9442-Y-183302
PROP.- GRADING, SURFACING & FENCE SECTS.....9442-Y-183305

APPROVED FOR CONSTRUCTION
JOB NO. _____ INITIALS _____

NOTICE OF LIMITED RESPONSIBILITY
THE RESPONSIBILITY OF THE UNDERSIGNED ENGINEER IS LIMITED TO THE DESIGN WORK SHOWN ON PROJECT DRAWINGS AND DOCUMENTS BEARING THEIR SEAL, SIGNATURE OR INITIALS. HE/SHE DOES NOT HAVE AUTHORITY OVER THE PROJECT AS A WHOLE. THE UNDERSIGNED DISCLAIMS ANY RESPONSIBILITY FOR WORK DONE UNDER SUBSEQUENT REVISIONS AND ANY OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT WHICH DO NOT BEAR HIS/HER SEAL, SIGNATURE OR INITIALS.

STATE OF MISSOURI — BRUCE L. CALLAWAY — NUMBER E-20724 — REGISTERED PROFESSIONAL ENGINEER — 3-27-07

P & DD FILE NO. 0607

PREPARED FOR Ameren UE

DRAWN 02-22-07 M.E. JOHNSON	GRADING PLAN		
CHKD. NOT			
SUPV. D.P.S.			
APPD. 02-26-07 B.L. CALLAWAY	LOCATION 004724	FEISE SUBSTATION	CLASS 02010
Ameren ST. LOUIS, MISSOURI		9442-Y-183301	REV. 1

3-13-08 Rev. 9.95