FOX HAVEN ADDITION

A Tract of Land Being a Part of U.S. Survey 1778, in Township 46 North, Range 2 East, City of O'Fallon, Missouri

ROAD IMPROVEMENT PLANS

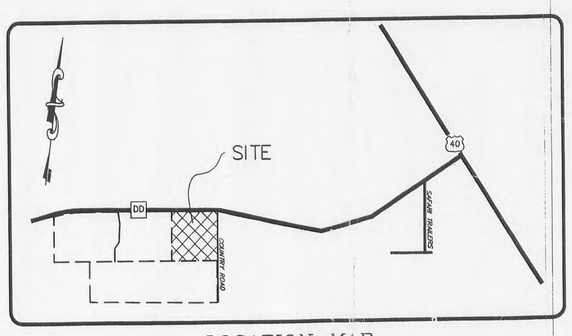
GENERAL NOTES:

1. All construction methods, materials and practices shall conform to all current applicable specifications and standards of MoDOT and applicable governing agencies.
2. Any destruction of existing improvements or features shall be repaired or replaced in kind by the contractor and shall remain the contractors responsibility.
3. Underground utilities have been plotted from available information and therefore their locations must 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 grading or construction of improvements.
4. It shall be distinctly 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.
5. Contractor shall keep road clear of mud and debris.
6. All fill areas to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified AASHTO Compacting Test, ASTM D1557-78, or as specified by the soils engineer.
7. It shall be the contractors responsibility to notify the soils engineer prior to work in progress and to comply with recommendations by the soils engineer with regards to compaction, surface preparation, and placement of fill.
8. It shall be the contractors responsibility to verify the location of any existing underground utilities by notifying utility companies prior to grading operations.
9. The contractor shall cut or fill to subgrade elevation under all areas to be paved.
10. All drainage swales shall be sodded or seeded and mulched to prevent erosion.
11. All stumps, limbs, and other debris are to be removed from the site unless a suitable dump area is approved in advance by the owner after consulting with the soils engineer if burning is approved.
12. Subgrade is included in the total bid yardage. (Subgrade is figured at pavement depth.)
13. Slopes to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
14. If fill is to be placed in areas of soft soil, particularly in draws, drainage channels and other low lying areas, the soft soil shall be excavated until firm soil is encountered.
15. All grading shall comply with the soils engineer's recommendations.
16. Permanent grass is required for areas where grading is completed or a 30 day suspension of any site grading will be imposed.
17. Not used.
18. Siltation control 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.
19. The installation and maintenance of all siltation controls shall be the responsibility of the developer.
20. Additional siltation control may be required as directed by the local governing authority.
21. All grading area shall be protected from erosion by erosion control devices and/or seeding and mulching as required by the City of O'Fallon.
22. Not used.
23. Erosion and sediment control structures shall be maintained throughout the construction process.
24. Not Used
25. 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 acceptence 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 any silts or mud on new or existing pavement or in new or existing 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.
26. All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
27. Erosion control shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams, adjacent roadways, properties, ditches, and storm drainage systems (both on and offsite).
28. No graded area shall remain bare for over 6 months without being seeded or mulched.
29. No slope shall exceed 3(horz.):1(Vert.).
30. All filled places under proposed storm and sanitary sewer and/or paved areas shall be compacted from the bottom of the fill up 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 AASHOT T-99. A soils engineer concurrent with the grading and backfilling operations shall verify all tests.
31. When deemed necessary, positive steps should be exercised to prevent the soil from damaging adjacent property and silting up all storm drainage systems whether on or off site.
32. All low places whether on-site of off-site should be graded to allow drainage by installing temporary ditches.
33. Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon and applicable governing agencies.
34. All trash and debris on-site, either existing or from construction, must be removed and disposed of off-site.
35. Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site. All existing buildings and fencing is to be removed.
36. Soft soils 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 public right-of-way locations or on any storm sewer location.
37. Please notify the Director of Public Works for the City of O'Fallon 24 hours prior to the commencement of grading.
38. Striping shall be as follows: Thermo-plastic on asphalt surfaces for all stop bars and arrows, all lanes shall be water borne paint.

CALL MODOT
BEFORE YOU DIG!
1-314-340-4100

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

CALL BEFORE
YOU DIG!
1-800-DIG-RITE



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
536	SPOT ELEVATIONS	(536)
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX. CI	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC

GENERAL NOTES:

1. This site is in the following Districts:
   Public Water District No. 2
   Wentzville Fire Protection District
   Wentzville School District
2. This site is in the following Utility Service Areas:
   Duckett Creek Sewer District
   AT&T Broadband
   Cuivre River Electric Company
   St. Charles County Gas Company
   Centurytel
3. Sanitary sewer connections shall be approved by Duckett Creek Sewer District and the City of O'Fallon.
4. Storm Water Management shall be designed pursuant to the requirements of City of O'Fallon and shall discharge at an adequate natural discharge point.
5. Grading shall be per City of O'Fallon standards.
6. Street trees, landscaping and street lights shall be per City of O'Fallon standards.
7. The underground utilities shown herein 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 general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. The provisions shall in no way, absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.
8. The Source of topographic information is USGS Datum.
9. All proposed utilities and sewers shall be covered by ecsements granted to the appropriate utility companies and municipalities.
10. This project is in compliance with Article 26 of the City of O'Fallon's Zoning Code.
11. All sidewalks shall be 4' wide minimum and comply with City of O'Fallon ADA Standards.
12. This plat is not for record.
13. Proposed light standards shall be 16' tall max.
14. No known wetlands are on the subject property.
15. All future uses on subject property will conform with Article XIII of the Zoning Code.
16. All necessary utilities (public or private) will be available, functioning and useable prior to the issuance of any occupancy permits.
17. Any septic tanks or leach fields to be removed per St. Charles County requirements.

INDEX OF SHEETS

1	COVER SHEET
2-4	ROAD IMPROVEMENT PLANS
5	CONSTRUCTION DETAILS & PROFILES
6	CROSS SECTIONS
7	TRAFFIC CONTROL PLANS

FLOOD PLAIN NOTE:

According to the Flood Insurance Rate Map of the County of St. Charles, Missouri, Unincorporated Areas (Community Panel Number 29183C0410 E Dated August 2, 1996. This property lies entirely outside of the 100 Year Flood Plain.

PROJECT BENCHMARK

RM 19 ELEV. 536.06 Chiseled square on wingwall at northeast corner of County Highway DD bridge over Dardenne Creek.

PER FIRM MAP # 29183C0410 E

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 OR OTHER UTILITIES. THE GENERAL 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

BASE MAP

ISSUE	REMARKS/DATE
1	MoDOT COMMENTS, 05/23/2005
2	MoDOT COMMENTS, 08/16/05
3	MoDOT COMMENTS, 11/14/05
4	MoDOT COMMENTS, 12/28/05

PREPARED FOR:
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(636) 537-2000

STATE OF MISSOURI RODNEY L. STERLING PE-2003018912 PROFESSIONAL ENGINEER

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DRAWN: DESIGNED: CHECKED:

PROJECT: FOX HAVEN ADDITION

SHEET TITLE: COVER SHEET

NO. 04 05 084
M.S.D. P#
SHEET 1 OF 7
DIGITAL FILE LOCATION
SERVER=STERLING-2
SUB: 5084NOADDMP.dwg

Plotted by: wtroung
Drawing name: K:\04\5084 FOX HAVEN ADDN\dwg\Improvements\5084RDADDMP.dwg Plotted on: Dec 28, 2005 - 3:42pm