

**CONSTRUCTION NOTES**

- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING THE VARIOUS UTILITY COMPANIES AND VERIFYING LOCATIONS BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL UTILIZE TOPSOIL FROM SITE IN LANDSCAPED AREAS WITH ANY EXCESS STOCKPILED ON SITE.
- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE SEEDED AND MULCHED.
- CONTRACTOR WILL REMOVE ALL TRASH, DEBRIS, TREES & BRUSH AND OTHER MATERIAL CREATED AS A RESULT OF THE CONSTRUCTION WORK AND THE SITE WILL BE RETURNED TO ITS ORIGINAL CONDITION.
- ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.
- RETAINING WALL TO BE DESIGNED BY OTHERS. DESIGN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN MISSOURI. DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF THICKENED SIDEWALK.
- WHERE WATER MAINS MUST CROSS OVER STORM DRAINS, OR SANITARY SEWERS, THE WATER MAIN MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND A FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED OVER THE SEWER TO BE CROSSED SO BOTH OF THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOTE FROM THERE AS POSSIBLE. WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION FROM BEING MAINTAINED OR WHERE IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER LINE, THE WATER MAIN MUST BE BACKFILLED WITH COMPACTED CLAY TO A MINIMUM OF 18 INCHES ABOVE AND BELOW THE OUTSIDE DIMENSION OF THE WATER MAIN AND FOR A HORIZONTAL DISTANCE OF 10 FEET FROM THE SEWER BEING CROSSED. IN NO CASE SHALL THE WATER MAIN AND THE SEWER SHARE THE SAME GRANULAR FILL BED. IN MAKING SUCH CROSSINGS, A FULL LENGTH OF PIPE MUST BE CENTERED OVER OR UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOTE THERE FROM AS POSSIBLE. WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THE WATER MAIN MUST BE MAINTAINED WITH ADEQUATE SUPPORT FOR THE LARGER SIZE SEWER LINES TO PREVENT THEM FROM SETTLING. IN NO CASE SHALL THE WATER MAIN AND THE SEWER MAIN SHARE THE SAME GRANULAR BED.
- ALL PAVING TO BE IN ACCORDANCE WITH THE ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS, EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- ALL STORM SEWER INLETS SHALL BE MARKED WITH ONE OF THE FOLLOWING (OR APPROVED EQUAL BY ALMATEK INDUSTRIES):
 

MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE
ACP INTERNATIONAL	3 7/8"	EPOXY	CRYSTAL CAP	"NO DUMPING-DRAINS TO WATER WAYS" (SD-W-CC)
DAS MANUFACTURING, INC.	4"	EPOXY	STANDARD STYLE	"NO DUMPING -DRAINS TO STREAM" (#SOS)

"PEEL & STICK PADS" WILL NOT BE ALLOWED
- SIDEWALKS, CURB RAMPS, RAMP, AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER, PROVIDE AT LEAST ONE 8' WIDE ADA ACCESS AISLE AND CURB RAMPS SHALL NOT PROJECT INTO ADA ACCESS AISLE.
- 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 SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBONILUNE RUSTBOND PENETRATING SEALER SG AND CARBONILUNE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY). SIGNS DESIGNATING STREET NAMES SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- TRAFFIC CONTROL SHALL BE PER MISSOURI DEPARTMENT OF TRANSPORTATION OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, WHICHEVER IS MOST STRINGENT.
- 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 PLATTED 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 ASHTO 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
  - NATURAL MOISTURE CONTENT.
  - LIQUID LIMIT.
  - PLASTIC LIMIT.

**SWPPP NOTES**

- CONTRACTOR SHALL FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A COPY OF THIS PLAN AND PERMIT SHALL REMAIN ON SITE THROUGHOUT CONSTRUCTION.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. CONTRACTOR SHALL REFERENCE THE ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES. CONTRACTOR SHALL UTILIZE TOPSOIL FROM SITE IN LANDSCAPED AREAS WITH ANY EXCESS BEING REMOVED FROM SITE.
- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE SEEDED AND MULCHED.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED IN THE SWPPP.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES WITH 24 HOURS OF ANY RAIN STORM RESULTING IN 1/8 INCH OF RAIN OR MORE AND AT LEAST ONCE A WEEK.
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY OF CONTROLLING ALL SILTATION AND EROSION OF CONSTRUCTION. 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 ON 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 MODO. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLANTATION AS REQUIRED TO PREVENT EROSION AND DEPOSITING OF SILT. OWNER AND/OR THE CITY OF O'FALLON AND/OR MODO MAY, AT THEIR OPTION, DIRECT THE CONTRACTOR IN WHICH METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW PAVEMENT SHALL BE MOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREA CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODO.
- CONTRACTOR SHALL PROVIDE A 20' x 40' TEMPORARY TRUCK WASH OFF AREA, CONSTRUCT PER CONSTRUCTION ENTRANCE DETAIL. CONTRACTOR SHALL PROVIDE WATER TO THE TEMPORARY WASH OFF AREA. IF ON-SITE WATER IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE A WATER TRUCK.
- NO SLOPES SHALL BE STEEPER THAN 3:1.
- CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS, TREES & BRUSH AND OTHER MATERIAL CREATED AS A RESULT OF THE CONSTRUCTION WORK AND THE SITE SHALL BE RETURNED TO ITS ORIGINAL CONDITION.
- ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.

# GENTEMANN MANOR III

## NORTH GRADING AND DRAINAGE PLAN

### UNDERGROUND STORM WATER DETENTION

11 JUNE 2007

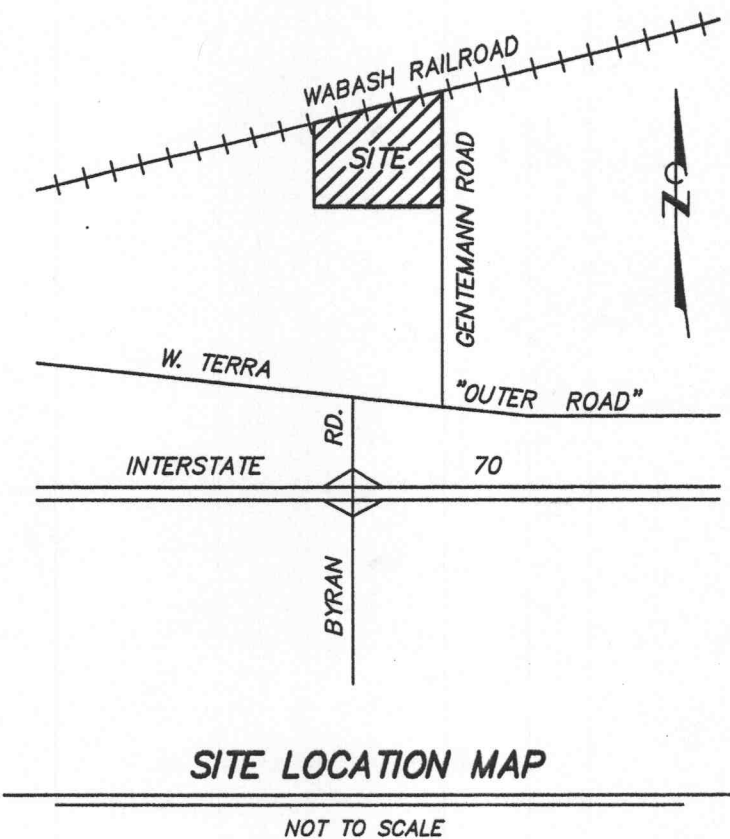
REVISED: 3 AUGUST 2007

**SEED MIX SPECIFICATIONS**

TYPE	SEED MIX	APPLICATION RATE (lb/acre)	
TYPE 1A, LAWN MIXTURE, SUNNY CONDITIONS	KENTUCKY BLUEGRASS CULTIVAR	40	
	KENTUCKY BLUEGRASS CULTIVAR (NOT SAME VARIETY AS ABOVE)	40	
	KENTUCKY BLUEGRASS CULTIVAR (NOT SAME VARIETY AS ABOVE)	40	
	CREEPING RED FESCUE	15	
	CERTIFIED FINE-LEAFED PERENNIAL RYEGRASS	15	
	CERTIFIED FINE-LEAFED PERENNIAL RYEGRASS (NOT SAME VARIETY AS ABOVE)	15	
	TOTAL	165	
	TYPE 2, EROSION CONTROL MIXTURE	KENTUCKY BLUEGRASS (MIX OF TWO CULTIVARS)	20
		KENTUCKY 31 FESCUE	10
		WESTERN WHEATGRASS	5
PERENNIAL RYEGRASS		15	
TOTAL		60	
TYPE 5, STABILIZING CROP (TEMPORARY)	SPRING - FEBRUARY 1-MAY 20: WINTER RYE	1 BUSHEL	
	SPRING WHEAT OR OATS	1 BUSHEL	
	FESCUE, KENTUCKY 31 OR FAWN ANNUAL LESPEDEZA	45	
	SUMMER - MAY 21-JULY 20: OATS OR SPRING WHEAT (OR COMBINATION)	2 BUSHELS	
	FESCUE, KENTUCKY 31 OR FAWN ANNUAL LESPEDEZA	45	
FALL - JULY 21-NOVEMBER 15: WINTER RYE	FESCUE, KENTUCKY 31 OR FAWN ANNUAL LESPEDEZA	2 BUSHELS	
		45	
		15	

**GRADING NOTES**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM SEWER PIPES AND INLETS SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- PROVIDE 5/8" DIAMETER TRASH BAR FOR ALL SIDE OPENING INLETS.
- CONNECTION AT ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE MADE WITH A-LOCK JOINTS, OR APPROVED EQUAL.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. CONTRACTOR SHALL USE PRECAST STRUCTURES UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF O'FALLON.
- HOPE PIPE SHALL BE ADS N-12WT WATER TIGHT (TO MEET ASTM F1417 WATER TIGHT FIELD TEST), SMOOTH INTERIOR PIPE OR APPROVED EQUAL, TO MEET THE REQUIREMENT OF CITY OF O'FALLON FOR GASKETED O-RING TYPE PIPE CONNECTION. INSTALLATION SHALL FOLLOW THE "EMBEDMENT OF PLASTIC STORM SEWERS PIPE" DETAIL.
- REINFORCED CONCRETE PIPE (RCP) SHALL BE INSTALLED PER THE "EMBEDMENT OF RCP STORM SEWER PIPE" DETAIL WITH GASKETED O-RING TYPE PIPE CONNECTIONS. PIPE CLASS SHALL BE APPROPRIATE TO DEPTH AND BEDDING MATERIAL AS SHOWN IN SCHEDULE.
- PVC PIPE MAY BE USED IN LIEU OF HDPE FOR DIAMETERS LESS THAN 12". PVC PIPE SHALL BE SDR 35 OR GREATER, AS REQUIRED BY DEPTH.
- CONTRACTOR SHALL ADJUST ALL GRATES, MANHOLES, VALVE BOXES, ETC. TO MATCH FINISH GRADES, AS REQUIRED.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE FLUSH WITH FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". TOP OF BOXES SHALL BE SLOPED TO MATCH PAVEMENT GRADE.
- ALL SITES USED FOR IMPORTING OR EXPORTING OF FILL MATERIAL SHALL HAVE AN ACTIVE MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO 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 GEOTECHNICAL ENGINEER CURRENTLY REGISTERED IN GRADING AND BACKFILLING OPERATIONS. MOISTURE CONTENT SHALL BE WITHIN THE RANGE OF THE OPTIMUM MOISTURE CONTENT FOR EACH GIVEN TEST AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. PROCTOR TEST RESULTS SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO FILL PLACEMENT. "PROOF ROLLING" MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF CONSTRUCTION. MATERIAL SHALL BE DISPOSED IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND MITIGATION SHALL BE SHOWN IN THE GRADING PLANS AND DOCUMENTED BY THE SOILS ENGINEER.
- CONTRACTOR SHALL NOT ADVANCE TRENCH EXCAVATION BEYOND AMOUNT THAT CAN ACCOMMODATE PIPE INSTALLATION AND BACKFILLING AT THE END OF EACH DAY.
- ENGINEERED FILL SHOULD BE FREE OF FROZEN SOIL, ORGANICS, RUBBISH, LARGE ROCKS, WOOD, OR OTHER DELETERIOUS MATERIAL. COHESIVE FILLS SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 98 PERCENT WITHIN THE BUILDING PAD AND 95 PERCENT IN ALL OTHER AREAS. OF THE "STANDARD" MAXIMUM DRY DENSITY AS DESCRIBED BY ASTM D698. GRANULAR FILLS SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 98 PERCENT WITHIN THE BUILDING PAD AND 95 PERCENT IN ALL OTHER AREAS. OF THE "STANDARD" MAXIMUM DRY DENSITY. PLACE FILL MATERIAL IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN THICKNESS.
- IMPORTED SOILS PROPOSED FOR USE AS FILL OR BACKFILL SHOULD BE REVIEWED AND ANALYZED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. SOIL CLASSIFIED AS MH, OH, CL, OR PT (HIGH PLASTICITY SOILS AND ORGANIC SOILS) BY THE UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487) SHOULD NOT BE IMPORTED FOR USE AS ENGINEERED FILL. SUITABLE IMPORTED MATERIALS FOR GENERAL SITE FILL ARE THOSE THAT CLASSIFY AS GW, GM, GC, SC, AND CL IN ACCORDANCE WITH ASTM D2487. MATERIALS CLASSIFIED AS OH SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THEIR IMPORTATION AND ONLY USED OUTSIDE THE BUILDING PAD AT DEPTHS BELOW THE UPPER 2 FEET OF SUBGRADE. SUBJECT TO FINAL DESIGN REQUIREMENTS FOR WALL BACKFILL, SUITABLE IMPORTED MATERIALS FOR WALL AND TRENCH BACKFILL THAT CLASSIFY AS GW, GP, GM, GC, SM, SW, SP, SC, AND CL IN ACCORDANCE WITH ASTM D2487.
- FILLS PLACED IN AREAS WHERE THE NATURAL SLOPE IS GREATER THAN 3H:1V (HORIZONTAL TO VERTICAL) SHOULD BE PROOF ROLLED USING A LOADED TANDUM AXLE DUMP TRUCK TO IDENTIFY SOFT AND UNSUITABLE AREAS. PER THE DIRECTION OF THE GEOTECHNICAL ENGINEER AND THE CITY OF O'FALLON, SOFT MATERIAL MAY BE MOISTURE CONDITIONED AND REUSED AS ENGINEERED FILL, UNSUITABLE AND DELETERIOUS MATERIAL SHALL BE REMOVED FROM SITE.
- ALL NEW UTILITY TRENCHES SHOULD BE BACKFILLED IN ACCORDANCE WITH APPROPRIATE CONTROLLED ENGINEERED FILL SPECIFICATIONS.
- FIELD DENSITY TESTS SHOULD BE CONDUCTED IN ACCORDANCE WITH ASTM D2922 AND D3017 (NUCLEAR METHODS) OR ASTM D1556 (SAND CONE METHOD). FIELD DENSITY TESTS SHOULD BE PERFORMED AT THE RATE OF ONE TEST PER 2,500 SQUARE FEET PER LIFT WITHIN THE BUILDING AND 10,000 SQUARE FEET PER LIFT BENEATH PAVEMENTS, SIDEWALKS, AND OTHER POTENTIAL STRUCTURAL AREAS WITH A MINIMUM OF 3 TESTS PER LIFT AND ONE TEST PER 150 LINEAL FEET PER LIFT FOR FOUNDATION, TRENCH AND WALL BACKFILL.
- RIP RAP SHOWN AT FLARED END WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFFSITE.



**OWNER**

JEFFREY E. SMITH COMPANIES  
206 PEACH WAY  
COLUMBIA, MO 65203

**ZONING NOTE**

R-4 (APARTMENT HOUSE DISTRICT)  
WITH SENIOR OVERLAY DISTRICT

**PROPERTY DESCRIPTION**

TRACT SHOWN BY BOUNDARY ADJUSTMENT  
PLAT RECORDED IN BOOK PL41 PAGE 332

**FLOOD PLAIN NOTE**

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS  
DETERMINED TO BE OUTSIDE 500-YEAR FLOOD  
PLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP  
NUMBER 29183C0240 E, DATED AUGUST 2 1996.

**BENCH MARK**

BM - CUT "+" IN CONCRETE SIDEWALK EAST OF  
BUILDING A-1, BY OTHERS.  
ELEVATION=593.83

**SURVEY CONTROL POINTS**

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	100.00	600.00	593.19	DRILL HOLE
CP2	365.08	600.00	593.83	CUT "+"
CP323	724.30	462.67	589.63	IRON
CP324	413.01	891.25	591.36	IRON
CP791	653.48	1043.12	582.90	IRON

**UTILITY NOTES**

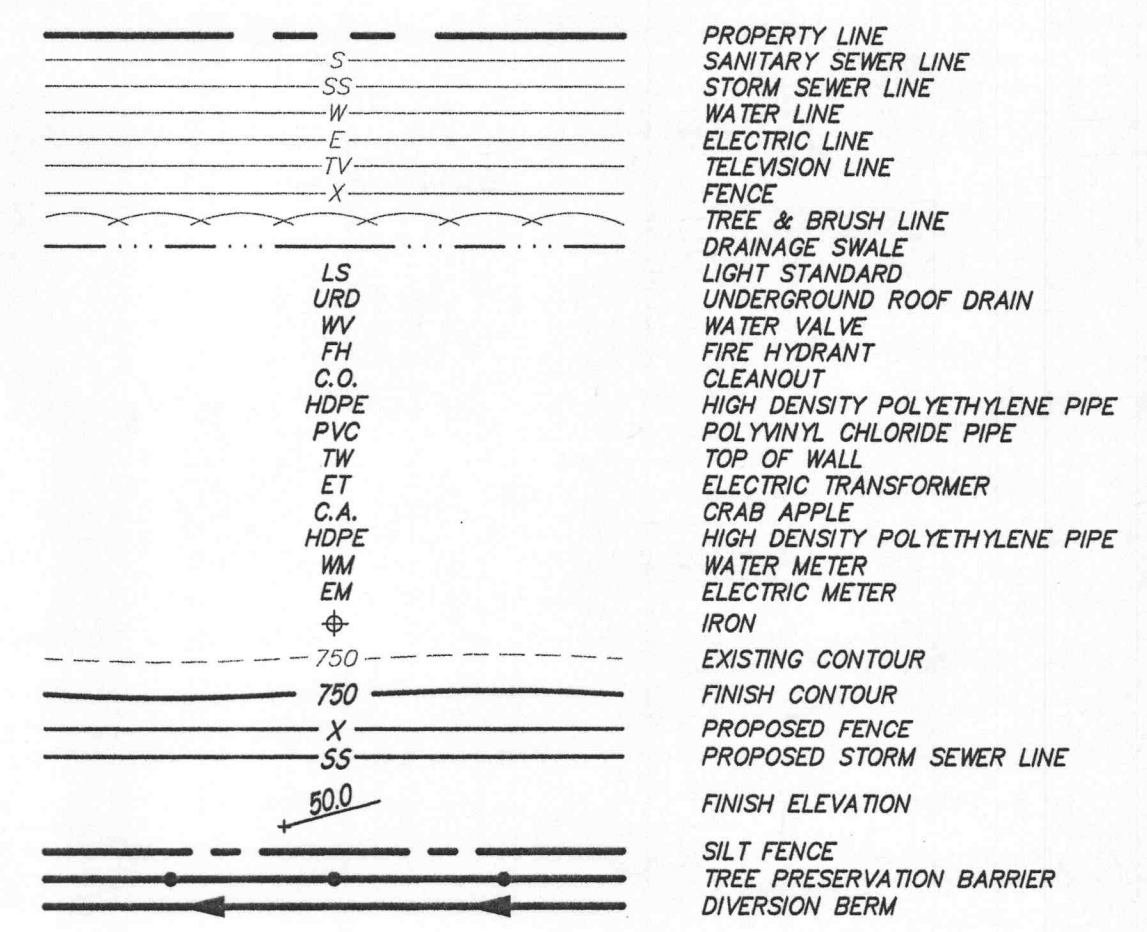
- WATER**  
ALLIANCE WATER RESOURCES  
CITY OF O'FALLON  
CONTACT: 636-281-2858
- ELECTRIC**  
AMEREN UE  
CONTACT: MIKE JAMES 636-639-8235
- GAS**  
AMEREN UE  
CONTACT: MIKE JAMES 636-639-8235
- TELEPHONE**  
CENTURYTEL  
CONTACT: CARL OWENS 636-382-7392
- SANITARY SEWER**  
ALLIANCE WATER RESOURCES  
CITY OF O'FALLON  
CONTACT: 636-281-2858
- STORM SEWER**  
ALLIANCE WATER RESOURCES  
CITY OF O'FALLON  
CONTACT: 636-281-2858
- FIRE DEPARTMENT**  
CONTACT: ASSISTANT FIRE MARSHALL  
MARK MORRISON 636-272-3493

NOTE: UNDERGROUND UTILITIES ARE FROM RECORD DRAWINGS AND WERE NOT VERIFIED IN THE FIELD.

**SEQUENCE OF EVENTS**

- INSTALL EROSION CONTROL.
- INSTALL STORM SEWER PIPES TO WEST OUTFALL (OUTFALL #3).
- INSTALL UNDERGROUND DETENTION TO EAST (OUTFALL #56).
- INSTALL UNDERGROUND DETENTION TO NORTH (OUTFALL #4).
- REMOVE ABANDONED STORM SEWER PIPES AND STRUCTURES, AND CONCRETE WALL.
- GRADE AS PER PLANS AND INSTALL WALL.
- SEED AND MULCH AS GRADING IS COMPLETED.

**LEGEND**



**SHEET INDEX**

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7	RETAINING WALL PLANS
8	COMMUNITY DEVELOPMENT DEPARTMENT

ACCEPTED FOR CONSTRUCTION  
DATE: 8-9-07  
PROFESSIONAL ENGINEER'S SEAL  
Engineering Surveys & Services  
1113 Fay Street  
Columbia, Missouri  
573-449-2646



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