

GENERAL NOTES:
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF 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 IMPROVEMENTS.

CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO THE CITY OF O'FALLON STANDARDS.

SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO THE CITY OF O'FALLON AND ADA STANDARDS AND SPECIFICATIONS.

ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.

MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE.

STORM SEWERS SHALL BE R.C.P. (REINFORCED CONCRETE PIPE) A.S.T.M. C-76, CLASS III MINIMUM, UNLESS OTHERWISE SPECIFIED.

ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.

CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NOTIFY THE THE CITY OF O'FALLON 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL FILLS PLACED UNDER PROPOSED STORM SEWER LINES, SANITARY SEWER LINES, BUILDINGS AND PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

NEW CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO SUBGRADE.

NEW GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SUPPORTED BY A GEOTECHNICAL REPORT THAT HAS BEEN ACCEPTED AND APPROVED.

CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF SITE. PONDING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

ALL TRASH AND DEBRIS ON SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF SITE.

ALL SEWER PIPE TRENCHES UNDER PAVEMENT OR IN RIGHT OF WAY SHALL HAVE GRANULAR BACKFILL PLACED IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON STANDARDS.

T.F. AND B.F. ARE MINIMUM ELEVATIONS.

ALL WORK WITHIN THE CITY OF O'FALLON RIGHT-OF-WAY SHALL BE TO THE CITY OF O'FALLON STANDARDS.

ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD CONSTRUCTION SPECIFICATIONS.

SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 90% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE, AT A MAXIMUM OF 2-FOOT VERTICALLY, AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO M.S.D. PRIOR TO CONSTRUCTION APPROVAL.

ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE GOVERNING PLUMBING CODE.

CLEAN-OUTS SHALL BE LOCATED AT ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF LATERAL AND AT 100' INTERVALS.

SILTATION CONTROL NOTES:
IF CUT & FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST-GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED THE CITY OF O'FALLON / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.

STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.

SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.

NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.

PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS 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 IN ANY STORM SEWER LOCATION.

THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION TO THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

ALL WORK WITHIN MoDOT RIGHT-OF-WAY SHALL BE TO MoDOT STANDARDS.

INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION CONSTRUCTION SIGNAGE, IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF O'FALLON.

INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF O'FALLON.

ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF O'FALLON.

ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

ANY DISTURBED OFFSITE PROPERTY (E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee 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 the clearing operations and be maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by MoDOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee 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 and/or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT.

ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, 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 FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

Sidewalks, curb ramps, ramps 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.

All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-half inch of rain or more. Any silt or debris leaving the site and affecting public right of way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.

All paving (public and private) to be in accordance with 2006 St. Charles County Standards and Specifications except as modified by the City of O'Fallon ordinances.

Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a soil Engineer must clarify amount, location, depth, ect. and be approved with the construction plans. 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 on the grading plan and documented by the soils engineer.

Developer must supply City construction inspectors with soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:

1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
4. 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-1557) or from a minimum of 95% as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
5. Curve must have at least 5 density points with moisture content and sample locations listed on document.
6. Specific gravity
7. Natural moisture content
8. Liquid limit
9. Plastic 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 site.

All proposed utilities and/or utility relocations shall be located underground.

ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.

NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.

ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DIVISION.

Revised	Comment
01/19/12	CITY COMMENTS
02/22/12	CITY AND CLIENT COMMENTS

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MO. CORPORATE
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GOLDEN CORRAL
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NOTES

Date: 12/15/11
Project Number: 11063
File Name: 11063 CD
Drawn By: JAB
Sheet
Check By: MAD
C1A