GENERAL NOTES

- 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 95% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 100% 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.
 - . CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON
 - SPECIFIC GRAVITY
 - . NATURAL MOISTURE CONTENT.
 - LIQUID LIMIT. . 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.
- 3. 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 CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND AS NECESSARY 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 DEPOSITION OF SILT 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 CITY OF O'FALLON AND AS REQUIRED BY MODOT. FOR THIS PROJECT, THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL.
- 4. 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. 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 O'FALLON.
- 5. ALL PAVING TO BE IN ACCORDANCE WITH THE ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS, EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- 6. 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 OR AN APPROVED EQUAL BY ALMETEK INDUSTRIES. "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.

MANUFACTURER	SIZE	AUHESIVE	SITLE	MESSAGE (PART #/	HEDO! IE
ACP INTERNATIONAL	3 7/8"	EPOXY	CRYSTAL CAP	"NO DUMPING DRAINS TO WATER WAYS" (SD-W-CC)	WWW.ACPINTERNATIONAL.COM
DAS MANUFACTURING,	INC. 4"	EPOXY	STANDARD STYLE	"NO DUMPING DRAINS TO STEAM" (#SDS)	WWW.DASMANUFACTURING.COM

- 7. PIPE JOINTS SHALL BE GASKETED O-RING TYPE.
- B. CONNECTION AT ALL SANITARY OR STORM STRUCTURE TO BE MADE WITH A-LOK JOINT OR EQUAL.
- 9. PROVIDE 5/8" DIA. TRASH BAR FOR ALL INLETS.
- 10. 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' MIDE ADA ACCESS AISLE AND CURB RAMPS SHALL NOT PROJECT INTO ADA ACCESS AISLE.
- 11. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. CONTRACTOR SHALL USE PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF O'FALLON.
- 12. ALL SANITARY SEWER LATERALS AND SANITARY MAINS CROSSING UNDER ROADWAYS MUST HAVE THE PROPER ROCK BACKFILL AND TO REQUIRED COMPACTION.
- 13. 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.
- 14. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- 15. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION. SIGN LOCATIONS ARE
- 16. 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.
- 17. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.

SHOWN ON PLANS.

- 18. NO SLOPES SHALL EXCEED 3 (HORIZONTALLY): 1 (VERTICALLY).
- 19. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED IN THE SWPPP.
- 20. ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHT-OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
- 21. PVC STORM SEWER PIPE SHALL BE SDR 35 OR GREATER AS REQUIRED BY DEPTH, WATER TIGHT TO MEET ASTM F1417 WATER TIGHT FIELD TEST, AND MEET THE REQUIREMENT OF CITY OF O'FALLON FOR GASKETED O-RING TYPE PIPE CONNECTION. INSTALLATION SHALL FOLLOW THE "EMBEDMENT OF PLASTIC STORM SEWER PIPE" DETAIL. HDPE MAY BE USED IN LIEU OF PVC PIPE. HDPE PIPE SHALL BE WATER TIGHT EQUAL TO ADS N-12WT, HANCOR BLU SEAL, OR PRINSCO ECOFLO WATER TIGHT OR GOLDFLO 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.
- 22. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF CONSTRUCTION. MATERIAL SHALL BE DISPOSED OF 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.
- 23. CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- 24, ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
- 25. ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY
- 26. IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND
- 27. CONNECTIONS AT ALL SANITARY OR STORM STRUCTURES TO BE MADE WITH A-LOCK JOINT OR EQUAL.
- 28. ALL CONCRETE PIPES SHALL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
- 29. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DIVISION.

ADDITIONAL GENERAL NOTES

- 1. ALL THE REQUIREMENTS OF THE PLANNING & ZONING COMMISSION ARE ADDRESSED.
- 2. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 5082.
- 3. THE STORMTECH ISOLATOR ROW IS THE POST CONSTRUCTION BMP. THE POST CONSTRUCTION BMP MAINTENANCE IS FOUND IN THE "STORM WATER CALCULATIONS" REPORT.
- 4. ALL HVAC & MECHANICAL UNITS SHALL BE PROPERLY SCREENED.
- 5. ALL STORM SEWERS, STORM SEWER DRAINAGE FACILITIES, SANITARY SEWERS, AND WATER MAINS ON SITE ARE PRIVATE.
- 6. 10' UTILITY EASEMENT IS BEHIND PUBLIC RIGHT OF WAY.
- 7. ALL WATER SYSTEM EXTENSIONS SHALL BE IN ACCORDANCE WITH THE WATER DISTRIBUTION SYSTEM SPECIFICATIONS OF PUBLIC WATER SYSTEM NO. 2 OF ST. CHARLES COUNTY, DATED JUNE, 2004, REVISED NOVEMBER, 2005, AND AS APPROVED
- BY MONR UNDER REVIEW NO. 61996-04R. 8. ALL LIGHT FIXTURES ARE WITHIN LANDSCAPE ISLANDS.
- 9. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.

HILLMANN PLACE

O'FALLON, ST. CHARLES COUNTY, MISSOURI SITE PLAN JUNE 4, 2010

REVISED: OCTOBER 11, 2010

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.
- 2. 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.
- 3. 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 STOCKPILED ON
- 4. IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE SEEDED AND MULCHED.
- 5. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- 6. 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. SITE WILL BE ACCESSED VIA EXITING PAVEMENT.
- 7. 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
- 8. ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.
- 9. RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.
- 10. NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.

GRADING & DRAINAGE 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
- ALL STORM SEWER PIPES AND INLETS SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- 4. PROVIDE 5/8" DIAMETER TRASH BAR CENTERED WITHIN THE OPENINGS OF ALL CURB INLETS AND SIDE OPEN INLETS.
- 5. CONNECTION AT ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE MADE WITH A-LOK JOINTS, OR APPROVED EQUAL. 6. BUILDING PAD AND PARKING AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY ANY SOFT OR UNSUITABLE AREAS, PRIOR TO BASE ROCK PLACEMENT. THE

PROOF-ROLL SHALL BE OBSERVED BY A GEOTECHNICAL ENGINEER. AREAS IDENTIFIED AS UNSUITABLE

7. CONTRACTOR SHALL ADJUST ALL GRATES, MANHOLES, VALVE BOXES, ETC. TO MATCH FINISH GRADES,

SHALL BE OVER EXCAVATED AND RECONSTRUCTED WITH ENGINEERED FILL.

AS REQUIRED.

- 8. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT. MINIMUM 0.20' DROP THROUGH ALL STRUCTURES AND MANHOLES.
- 9. 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
- 10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 11. ALL SITES USED FOR IMPORTING OR EXPORTING OF FILL MATERIAL SHALL HAVE AN ACTIVE MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT.
- 12. CONTRACTOR SHALL NOT ADVANCE TRENCH EXCAVATION BEYOND AMOUNT THAT CAN ACCOMMODATE PIPE INSTALLATION AND BACKFILLING AT THE END OF EACH DAY.
- 13. STRUCTURAL FILL AND BACKFILL SHOULD BE PLACED IN MAXIMUM 8-INCH LOOSE LIFTS AND MECHANICALLY COMPACTED TO AT LEAST 90 PERCENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). AGGREGATE BASE COURSE SHOULD BE COMPACTED TO AT LEAST 95 PERCENT PROCTOR. ANY STRUCTURAL FILL PLACED IN BUILDING AREAS SHOULD HAVE A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 25. ACCEPTABLE NON-ORGANIC FILL SOILS INCLUDE MATERIALS DESIGNATED CL. ML, CL-ML, SP, SW, GP, AND GW BY ASTM D 2487.
- 14. IMPORTED SOILS PROPOSED FOR USE AS FILL OR BACKFILL SHOULD BE REVIEWED AND ANALYZED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE.
- 15. NATURAL SLOPES TO RECEIVE FILL WHICH ARE STEEPER THAN 5H: 1V SHOULD BE BENCHED PRIOR TO THE PLACEMENT OF FILL. BENCHING WILL PROVIDE LEVEL SURFACES FOR COMPACTION AND REDUCE THE POTENTIAL FOR DEVELOPMENT OF INCLINED PLANES OF WEAKNESS BETWEEN THE NATURAL SOIL AND COMPACTED FILL. THE BENCHES SHOULD BE SPACED SUCH THAT THE HEIGHT OF THE CUT AT THE UP-SLOPE END OF THE BENCH IS LESS THAN 5 FEET.
- 16. FILL AND SUBGRADE CONSTRUCTION SHOULD NOT BE STARTED ON FOUNDATION SOIL, PARTIALLY COMPLETED FILL, OR SUBGRADES THAT CONTAIN FROST OR ICE. FILL SHOULD NOT BE CONSTRUCTED OF FROZEN SOIL. FROZEN SOIL SHOULD BE REMOVED PRIOR TO PLACING FILL MATERIAL.
- 17. AFTER STRIPPING AND GRUBBING OPERATIONS ARE COMPLETED AND PRIOR TO FILL PLACEMENT, AREAS TO BE FILLED SHALL BE PROOF ROLLED USING A LOADED TANDEM AXLE DUMP TRUCK I IDENTIFY SOFT AND UNSUITABLE AREAS, PER THE DIRECTION OF A 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.
- 18. ALL NEW UTILITY TRENCHES SHOULD BE BACKFILLED IN ACCORDANCE WITH APPROPRIATE CONTROLLED ENGINEERED FILL SPECIFICATIONS.
- 19. FIELD DENSITY TESTS SHOULD BE CONDUCTED IN ACCORDANCE WITH ASTM D6938 (NUCLEAR METHODS) OR ASTM D1556 (SAND CONE METHOD). FIELD DENSITY TESTS SHOULD BE PERFORMED AT THE RATE OF ONE TEST PER 2,000 SQUARE FEET PER LIFT WITHIN THE BUILDING AND 2,000 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.
- 20. ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE SHALL BE GRADED TO ALLOW DRAINAGE. THIS CAN BE ACCOMPLISHED WITH TEMPORARY DITCHES. ANY NECESSARY OFF-SITE DRAINAGE EASEMENTS WILL BE ACQUIRED BEFORE GRADING BEGINS.



CONDITIONS OF APPROVAL

- THE TRASH DUMPSTER ENCLOSURES MUST HAVE A MAIN ENTRANCE FOR VEHICULAR PICK UP, AND A PASSIVE ENTRANCE COMPOSED OF OVERLAPPING SHIELD WALLS FOR ACCESS BY THE RESIDENTS.
- 2. A COMPLETE LISTING OF COVENANTS, CODES, AND RESTRICTIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. CITY OF O'FALLON REVIEW CRITERIA IS LOCATED IN THE SUBDIVISION CODE.
- 3. THE THREE (3) RESIDENTIAL BUILDINGS (LISTED AT 42.5 FEET) SHALL MAINTAIN A SETBACK OF 112.5 FEET FROM THE PROPERTY LINE WHERE THE LOT ABUTS NON-RESIDENTIAL ZONING; AND A SETBACK OF 87.5 FEET FROM THE PROPERTY LINE WHERE THE LOT ABUTS RESIDENTIAL ZONING. CURRENTLY, THE TWO BUILDING ON THE NORTH END OF THE PROPERTY ENCROACH ON THE 112.5 FOOT SETBACK. PRIOR TO THE APPROVAL OF PHASES II & III, A VARIANCE TO THE SETBACK WILL BE NECESSARY
- BICYCLE PARKING FACILITIES SHALL BE SECURELY ANCHORED TO THE GROUND SO THAT THEY CANNOT BE EASILY REMOVED AND SHALL BE OF SUFFICIENT STRENGTH TO RESIST VANDALISM AND THEFT.

SEQUENCE OF EVENTS

- UTILIZE EXISTING ASPHALT DRIVE AS CONSTRUCTION ENTRANCE WITH ADJACENT 20'x50' STONE AS
- 2. INSTALL DIVERSION DIKES, SILT FENCE, AND SEDIMENT TRAP AS SHOWN ON THE INITIAL SEDIMENT AND EROSION CONTROL PLAN. UTILIZE EXISTING SEDIMENT BASIN. CONTRACTOR SHALL REMOVE SEDIMENT, CLEAN PRIMARY OUTLET STRUCTURE, AND ENSURE IT IS IN WORKING CONDITION.
- BEGIN CLEARING AND GRUBBING OPERATIONS, CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK SHALL BE PERFORMED AND ONLY IN AREAS WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING. STRIP TOP SOIL AND STOCKPILE WHERE NOTED ON THE PLAN.
- 4. BEGIN SITE GRADING.
- 5. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS (OR 7 DAYS IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH) SHALL BE TEMPORARILY SEEDED AND WATERED, EXCEPT AS PRECLUDED BY SNOW COVER. IN THE EVENT OF SNOW COVER, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL THEREAFTER. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL CEASE FOR 12 MONTHS SHALL BE PERMANENTLY SEEDED AND MULCHED.
- 6. INSTALL STORM SEWERS AND UNDERGROUND DETENTION BASIN AS GRADES ALLOW, INSTALL INLET PROTECTION IMMEDIATELY UPON COMPLETION OF INLET CONSTRUCTION.
- 7. INSTALL SITE UTILITIES AS GRADES ALLOW.
- 8. BEGIN BUILDING CONSTRUCTION.
- 9. BEGIN PAVEMENT SUBGRADE PREPARATION.
- 10. PLACE PAVEMENT BASE ROCK.
- 11, CONSTRUCT CURB AND PAVEMENT. REMOVE INLET PROTECTION NO SOONER THAN 24 HOURS PRIOR TO PAVEMENT CONSTRUCTION.
- 12. RESPREAD TOPSOIL THEN PLACE SOD OR SEED AND MULCH ALL EXPOSED AREAS AS NOTED BY THE LANDSCAPE PLAN.
- 13. REMOVE SEDIMENT AND EROSION CONTROL ONLY AFTER THE SITE HAS BEEN STABILIZED.

CONSTRUCTION NOTES

- 1. INTEGRAL CURB SECTION IS AN ACCEPTABLE ALTERNATIVE TO CURB & GUTTER IN AREAS IDENTIFIED ON THE PLANS AS CURB & GUTTER.
- 2. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF THICKENED SIDEWALK. ALL RADII ARE 5' UNLESS OTHERWISE NOTED. ALL STORM AND SANITARY SEWER ARE MEASURED TO CENTER OF
- 3. PAVED AREAS SHALL BE PAINTED WITH 4" WIDE SINGLE WHITE SOLID LINES.
- 4. PEDESTRIAN CROSSWALK SHALL BE PAINTED WITH 24" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 24" O.C. 5. 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.
- 6. HANDICAP PARKING SIGNS WITH A FINE LEGEND (\$50 \$300) SHALL BE PROVIDED FOR ALL ACCESSIBLE PARKING SPACES.
- 7. THE DEVELOPER SHALL POST A FINANCIAL GUARANTEE OF PERFORMANCE (PER AN APPROVED COST ESTIMATE) AS REQUIRED BY ARTICLE 405 OF SUBDIVISION ORDINANCE.
- 8. THE TYPE III BARRICADE SHALL BE PER CURRENT MUTCO STANDARDS, A MINIMUM 17' LONG CENTERED ON THE END OF PAVEMENT.

CONSTRUCTION WORKING HOURS

THE CONTRACTOR SHALL NOT WORK BEYOND THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:

7AM - 7PM 7 DAYS PER WEEK OCT. 1 - MAY 31 6AM - 8PM MON. - FRI. JUNE 1 - SEPT. 30

ZONING NOTE

R-4 APARTMENT HOUSE DISTRICT WITH SENIOR COMMUNITY OVERLAY DISTRICT

7AM - 8PM SAT. - SUN.

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.

PARKING NOTE

REQUIRED PARKING 42 UNITS @ 0.5 SPACE / UNIT = 21 SPACES PROVIDED PARKING - PHASE I

4 BIKE SPACES

SITE COVERAGE

54 SPACES / 42 UNITS = 1.3 SPACES / UNIT

PHASE 1 ONLY TOTAL AREA BUILDING FOOTPRINT AREA LANDSCAPED AREA PAVEMENT AREA	117,162 SF 20,531 SF 54,831 SF 41,800 SF	100% 17.5% 46.8% 35.7%	
ENTIRE SITE TOTAL AREA BUILDING FOOTPRINT AREA LANDSCAPED AREA PAVEMENT AREA	399,025 SF 20,531 SF 325,510 SF 52,984 SF	100% 5.1% 81.6% 13.3%	

PROPERTY DESCRIPTION

ENTIRE PROPERTY LOT 1 HILLMANN PLACE

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31 T47N RJE, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY A QUIT CLAIM DEED RECORDED IN BOOK 4080 PAGE 2146 OF THE ST. CHARLES COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 HILLMANN FARM PLAZA, RECORDED IN PLAT BOOK 44 PAGE 17, THENCE ALONG THE EASTERLY LINE OF HILLMANN FARM PLAZA, N 159'03"E 323.18 FEET; THENCE, LEAVING SAID LINE, S 8800'57"E 152.20 FEET; THENCE N 8253'34"E 159.37 FEET; THENCE S 8821'00"E 37.46 FEET; THENCE S 229'03"E 217.91 FEET; THENCE S 003'12"W 119.00 FEET TO THE LINE OF GLENMARO PLAT ONE, RECORDED IN PLAT BOOK 33 PAGE 98; THENCE N 8956'48"W, ALONG SAID LINE, 368.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.69 ACRES.

SANITARY FLOW NOTE

PHASE 1 ONLY ESTIMATED SANITARY FLOW 42 APARTMENTS TOTAL x 2 PERSON/UNIT x 80 GALLONS/PERSON

=6,720 GALLONS PER DAY ENTIRE SITE ESTIMATED SANITARY FLOW 162 APARTMENTS TOTAL x 2 PERSON/UNIT x 80 GALLONS/PERSON

=25,920 GALLONS PER DAY

BENCH MARK & SURVEY CONTROL POINTS

SEE SHEET C102

BUILDING SETBACK NOTE

BUILDING HEIGHT LESS THAN 30 FEET ADJACENT TO COMMERCIAL = 50 FEET ADJACENT TO RESIDENTIAL = 25 FEET

BUILDING HEIGHT GREATER THAN 30 FEET INCREASE BUILDING SETBACK 5 FEET FOR EVERY FOOT OVER

30 FEET IN HEIGHT. PROPOSED BUILDING HEIGHT = 42.5 FEET ADJACENT TO COMMERCIAL = 112.2 FEE ADJACENT TO RESIDENTIAL = 87.5 FEET

THERE SHALL BE NO INTERNAL SETBACKS.

OWNER

HILLMANN PLACE, L.P. (OWNER)

JES DEVELOPMENT, INC. (DEVELOPER)

206 PEACH WAY

COLUMBIA, MO 65203

BEFORE you DI

-800-DIG-RITE

TOLL FREE

MISSOURE ONE-CALL SYSTEM, INC.

TELEPHONE LINE TELEVISION LINE UNDERGROUND ELECTRIC LINE UNDERGROUND TELEPHONE LINE UNDERGROUND FIBER OPTIC LINE SANITARY SEWER LINE STORM SEWER LINE GAS LINE WATER LINE TREE & BRUSH LINE ANCHOR ____ UTILITY POLE LIGHT STANDARD WATER VALVE LAWN HYDRANT FIRE HYDRANT FIRE DEPARTMENT CONNECTION ELECTRIC METER FLAG POLE CORRUGATED METAL PIPE REINFORCED CONCRETE PIPE FLARED END SECTION F.E.S. PROPOSED TRANSFORMER PROPOSED SANITARY SEWER LINE PROPOSED WATER LINE PROPOSED UNDERGROUND TELEVISION PROPOSED UNDERGROUND ELECTRIC PROPOSED UNDERGROUND TELEPHONE PROPOSED STORM SEWER PROPOSED FENCE _____ -----EXISTING CONTOUR FINISH CONTOUR PROPOSED FIRE HYDRANT & VALVE PROPOSED THRUST BLOCK PROPOSED THRUST COLLAR BOTTOM OF WALL TOP OF PAVEMENT ELEVATION SILT FENCE DIVERSION DIKE TREE PRESERVATION BARRIER PROPOSED HEAVY DUTY CONCRETE PROPOSED DUMPSTER PAD CONCRETE UTILITY NOTES

LEGEND

AS SHOWN

WATER PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY 100 WATER DRIVE O'FALLON, MO 63368 CONTACT: CHUCK KRAKOSKY 636-561-3737 EX. 135

LACLEDE GAS 6400 GRAHAM ROAD ST. LOUIS, MO 63134 CONTACT: KENT THAEMERT 314-522-2297 2"PLASTIC LINE ALONG THE WEST SIDE OF GOVERNOR'S RUN CT. 1.5" PLASTIC SERVICE LINES ALONG THE WEST PROPERTY LINE. 6" PLASTIC LINE ON NORTH SIDE MEXICO ROAD

TELEVISION

CHARTER COMMUNICATIONS 815 CHARTER COMMONS DRIVE TOWN AND COUNTRY, MO 63017 CONTACT: JOHN GRANT 636-387-6642 OVERHEAD LINE ALONG NORTH PROPERTY LINE.

PROPERTY LINE.

TELEPHONE

CENTURYLINK 1151 CENTURYTEL DRIVE, BLDG A WENTZVILLE, MO 63385 CONTACT: MICHELE GERTEISEN 636-332-7392 UNDERGROUND LINE ALONG THE SOUTH SIDE OF MEXICO ROAD. UNDERGROUND LINE ALONG THE WEST SIDE OF GOVERNOR'S RUN CT. UNDERGROUND LINES ALONG THE NORTH, SOUTH, AND EAST

ELECTRIC

AMEREN UE 200 CALLAHAN ROAD WENTZVILLE, MO 63385 CONTACT: JOHN CLARK 636-639-8312 UNDERGROUND ELECTRIC LINE ALONG THE WEST SIDE OF GOVERNOR'S UNDERGROUND ELECTRIC LINE ALONG THE WEST SIDE OF PROPERTY. OVERHEAD LINE ALONG NORTH PROPERTY LINE.

STORM SEWER

CITY OF O'FALLON CITY OF O'FALLON 100 N MAIN STOCKARALIN O'FALLON, MO 65368 CONTACT: 636-281-2858; AS SHOWN

SANITARY SEWER CITY OF O'FALLON 100 N MAIN ST. 1 O'FALLON, MO 63366

CONTACT: 636-281-2858 AS SHOWN

C101 COVER SHEET BOUNDARY & TOPOGRAPHIC SURVEY

SHEET INDEX

GRADING PLAN

UTILITY PLAN

STORM SEWER PLAN

STORM SEWER PROFILES

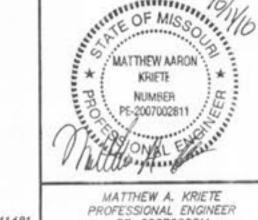
C106-C107 C108-C109 C110-C111 C112-C113 C115 C116

C104-C105

C119-C120 C122-C126 C127

C117-C118 SITE DETAILS (2) C128A-C128B LANDSCAPE PLAN

SANITARY SEWER PROFILES INITIAL EROSION CONTROL PLAN INTERMEDIATE EROSION CONTROL PLAN WATER LINE DETAILS SANITARY SEWER DETAILS STORM SEWER DETAILS EROSION CONTROL DETAILS PRE DEVELOPMENT DRAINAGE AREA MAP POST DEVELOPMENT DRAINAGE AREA MAP STORM SEWER DRAINAGE AREA MAP ACCESSIBILITY PLAN C101 PLANNING & DEVELOPMENT #1709.03 APPROVED JANUARY 7, 2010



Engineering Surveys & Services

1113 Fay Street

Columbia, Missouri

573 - 449 - 2646

Missouri Engineering Corporation # 2004005018

PE-2007002811

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