

# GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY SURVEY AND RECORD INFORMATION. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AND FLOODWAY AREAS IN ZONE "AE" (BASE FLOOD ELEVATION 483-484+/-) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29183C0430 J, WITH A REVISED DATE OF AUGUST 2, 1996.
- ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER GRADING.
- ALL UTILITIES SERVING SITE ARE UNDERGROUND.
- ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS, SATELLITE DISHES, AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS APPROVED BY THE PLANNING AND ZONING COMMISSION.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND DETAILS.
- HANDICAP STALL LOCATIONS ARE TO BE DETERMINED AND COORDINATED WITH THE CITY OF O'FALLON.
- PARKING CALCULATIONS:  
OFFICE: 1.0 SPACE/120 s.f. OF FLOOR AREA  
30,060 ± s.f. FLOOR AREA / 120s.f. = 251  
30,050 ± s.f. FLOOR AREA / 120s.f. = 251  
REQUIRED PARKING = 502 SPACES  
PROVIDED PARKING = 310 SPACES (PHASE I = 166 SPACES)  
(PHASE II = 144 SPACES)  
HANDICAPPED 8 (5 SPACES FOR 301-400 TOTAL SPACES)  
TOTAL 310  
LOADING REQUIRED = 2\*(1+30,060sf/20,000sf/SPACE) = 6  
PROVIDED = 6
- SITE COVERAGE CALCULATIONS:  
TOTAL AREA = 8.98 Acres ± (100%)  
OUT PARCEL AREA = 3.72 Acres ± (59%)  
SITE AREA = 5.26 Acres ± (41%)  
BUILDING AREA = 30,060 s.f. (13%)  
PARKING AREA = 116,538 s.f. (51%)  
GREENSPACE = 82,583 s.f. (36%)  
REQUIRED PLANTING AREA = 82,583 SPACES\*(270 S.F./SPACE) = 5,022 S.F.  
PROVIDED PLANTING AREA = 5,039 S.F.
- STORMWATER DETENTION IS REQUIRED AND SHALL BE ACCOMMODATED VIA ONSITE DETENTION.  
14. MINIMUM SETBACKS PER ZONING DISTRICT ARE AS FOLLOWS:  
FRONT YARD = 25 FEET  
SIDE YARD = 25 FEET  
REAR YARD = 10 FEET
- ALL SIGNS SHALL BE APPROVED AS SEPARATE SIGN PACKAGE AS REVIEWED AND APPROVED AS PART OF CONSTRUCTION SITE PLAN APPROVAL.
- ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE. ROOFTOP MECHANICAL UNITS WILL BE COMPLETELY SCREENED BY A SOLID METAL PARAPET WALL THAT IS AT LEAST AS TALL AS THE TALLEST ROOFTOP MECHANICAL UNIT. GROUND MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY FENCING, VEGETATION, OR SOME OTHER MEANS (APPROVED BY THE PLANNING AND ZONING COMMISSION) THAT HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED.
- PROPOSED BUILDING HEIGHT = 30'-0"
- PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING. ILLUMINATION ATTRIBUTABLE TO EXTERIOR LIGHTING, AS MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 0.5 FOOT-CANDELES.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- ALL 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.
- 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.
- SILTATION CONTROL DEVICES TO FOLLOW ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
- UTILITIES CROSSING EXISTING STREETS OF COLLECTOR SIZE AND GREATER SHALL BE IN CONDUIT OR CASING PIPE.
- ALL LIGHT POLES ARE TO BE LOCATED WITHIN LANDSCAPE ISLANDS.
- ALL PROPOSED UTILITIES UNDER EXISTING CITY OF O'FALLON STREETS ARE TO BORED.
- THE MINIMUM FIRE FLOW FROM A SINGLE FIRE HYDRANT SHALL BE FIFTEEN HUNDRED (1500) GALLONS PER MINUTE AT TWENTY (20) PSI RESIDUAL PRESSURE.
- EACH FIRE HYDRANT SHALL HAVE NOT LESS THAN TWO 2-1/2 INCH OUTLETS AND ONE 4-1/2 INCH OUTLET, A 5-1/4 INCH VALVE, A 6 INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
- EACH FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
- IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADELINE. THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
- THERE SHALL BE NO OBSTRUCTION, I.E., PLANTINGS, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT, AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
- TREE PRESERVATION REQUIREMENT FOR TREE ADDRESSED WITH GRADING PLANS BY BAX ENGINEERING DATED 06-25-02 WITH A REVISION DATE OF 6-17-03. NO ADDITIONAL TREES ARE TO BE REMOVED FROM THE SITE.
- ALL FILLED PLACES 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 MAX. 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 "JP". ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. ENSURE THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTION 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.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION ON STORM SEWER STRUCTURES.
- SEWER JOINTS SHALL BE GASKETED O-RING TYPE.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THOUGH THE PLANNING DIVISION.
- ALL SIGN POSTS AND BRACKETS SHALL BE PAINTED BLACK USING CARBONILE RUSTBOND PENETRATING SEALER 50 AND CARBONILE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATED AS STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- PROVIDE 5/8" DIA. TRASH BAR ON ALL INLETS.
- CUTOFF WALLS ON FE'S ARE 2' DEEP UPSTREAM, 3' DEEP DOWNSTREAM. FE'S SHALL BE CONCRETE.

# SILTATION NOTES

- Installation of perimeter sediment control shall be implemented as the first step of grading and within seven (7) days of grubbing the site.
- Inspection of siltation control devices shall take place once every seven days and within 24 hours of any 0.5"/24 hour rain event. Any siltation control in need of repair shall occur immediately.
- All unworked disturbed areas shall be stabilized with seeding and mulching per specifications within 14 days. If seasonal conditions prohibit seeding, mulching or matting shall be used.
- All slopes or drainage channels, once constructed to final grade, shall be seeded and mulched per specifications within seven (7) days.
- Silt fences shall be installed immediately around each storm sewer structure once final construction of each individual structure is complete.
- All siltation control devices shall remain in place until upslope areas have been permanently stabilized.
- 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, stacked 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 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 silts or mud on new or existing pavement or 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 and/or MoDOT.

## Siltation Control Schedule Implementation

- Perimeter siltation control and construction entrances to be installed.
- Begin placing aggregate base in parking areas once area has reached final grade to prevent erosion.
- Place silt fence around each storm sewer structure as it is completed.
- Immediately seed areas upon reaching final grade that are to be permanently seeded.

## Temporary Access Roads and Parking Areas Specifications

- Temporary roads shall follow the contour of the natural terrain to the extent possible. Slopes should not exceed 10 percent.
- Grades should be sufficient to provide drainage, but should not exceed 10 percent.
- Roadbeds shall be at least 24 feet wide.
- All cuts and fills shall be 3:1 or flatter to the extent possible.
- Drainage ditches shall be provided as needed.
- The roadbed or parking surface shall be cleared of all vegetation, roots and other objectionable material.
- A 10-inch course of 2" MINUS aggregate shall be applied immediately after grading or the completion of utility installation within the right-of-way. Filter fabric may be applied to the roadbed for additional stability in accordance with fabric manufacturer's specifications.

## Vegetation

All roadside ditches, cuts, fills and disturbed areas adjacent to parking areas and roads shall be stabilized with appropriate temporary or permanent vegetation according to the applicable standards and specifications.

## Maintenance

Both temporary and permanent roads and parking areas may require periodic top dressing with new gravel. Seeded areas adjacent to the roads and parking areas should be checked periodically to ensure that a vigorous stand of vegetation is maintained. Roadside ditches and other drainage structures should be checked regularly to ensure that they do not become clogged with silt or other debris.

All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in 1/2 inch of rain or more.

## EARTHWORK NOTES

BULK CUT = 19,510 ± CUBIC YARDS  
BULK FILL = 20,379 ± CUBIC YARDS (INCLUDES 15% SHRINKAGE)  
10" BUILDING SUBGRADE  
12" FOR ALL P.W.M.T. AREAS  
15% SHRINKAGE FACTOR FOR FILL

THE ABOVE QUANTITIES DO NOT INCLUDE TOPSOIL MATERIAL

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS; STANDARD MANHOLES; PROCESS OR TRANSFER PIPING; ELECTRICAL OR TELEPHONE CONDUITS; BASES FOR LIGHT STANDARDS; BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO UNSUITABLE MATERIAL WHICH MUST BE REMOVED FROM SITE.

THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

## Straw Bale Siltation Control Specifications

### Sheet Flow Applications

- Bales shall be placed in a single row, lengthwise on the contour, with both ends of adjacent bales tightly abutting one another.
- All bales shall be either wire-bound or string-tied. Straw bales shall be installed so that buildings are oriented around the sides rather than along the tops and bottoms of the bales (in order to prevent deterioration of the bindings). See Detail this sheet.
- The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill and shall be built up to 4 inches against the uphill side of the barrier (See detail this sheet).
- Each bale shall be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or rebars shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency).
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.
- Straw bale barriers shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

### Channel Flow Applications

- Bales shall be placed in a single row, lengthwise, oriented perpendicular to the contour, with ends of adjacent bales tightly abutting one another.
- The remaining steps for installing a straw bale barrier for sheet flow applications apply here, with the following addition.
- The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale (see detail) to assure that sediment-laden runoff will flow either through or over the barrier but not around it.

### Maintenance

- Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged fence, end runs and undercutting beneath fence.
- Necessary repairs to barriers or replacement of silt fence shall be accomplished promptly.
- Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

### Silt Fence Specifications

- Silt Fence to be woven geotextile fabric Mirafi 100X or equal.
- Fabric to be supported by metal tee post with spade base spaced on 5' centers with 6 x 6/10 x 10 gage welded wire fence. See detail this sheet.
- Fabric shall be entrenched and backfilled. A trench shall be excavated a minimum of 6 inches deep for the length of the fence. The excavated soil shall be backfilled against the fence. See detail this sheet.
- Fence height shall be a minimum of 4 feet in height, with the fabric installed on the fence on the upstream side.
- Silt fences shall be used only on sheet flow conditions.
- Silt fences shall be installed around all storm sewer structures.

### Maintenance

- Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.
- Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
- Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

# DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

- Underground utilities have been plotted from available information and therefore location shall 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 any grading or construction of improvements.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- All fill including places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM D1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proofrolling and compaction.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
- All construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
- All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2-1/2 feet.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.120(7)(F).
- All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of some size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
- All creek crossings shall be grouted rip-rap as directed by District Inspectors. (All grout shall be high slump ready-mix concrete).
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to existing residential driveways and streets.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot / Mission-type couplings will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- "Type N" Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.

# VEGETATION ESTABLISHMENT

## TILLAGE PREPARATIONS

\*TILL TOP 4" OF SOIL

## FERTILIZER

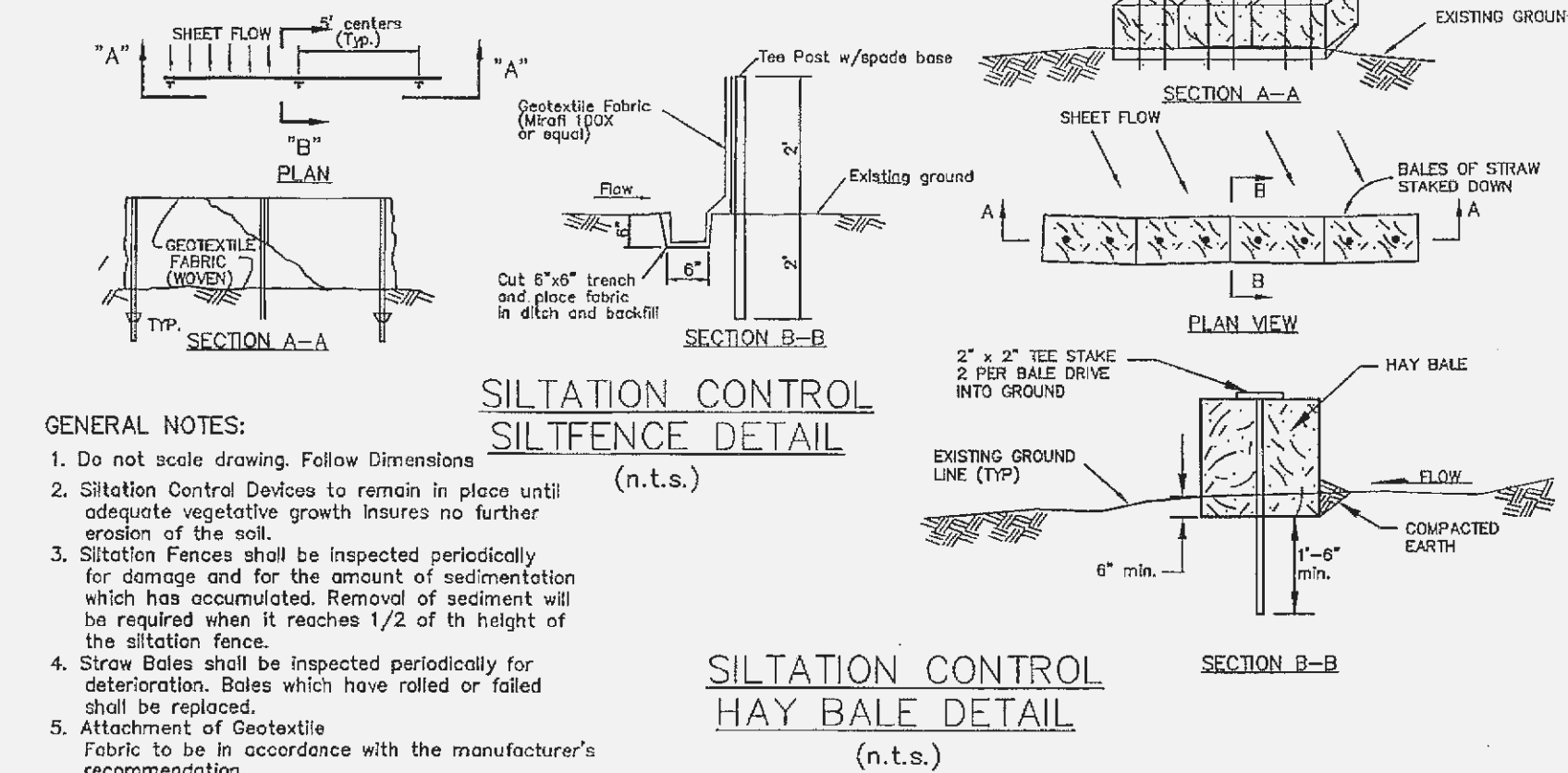
\* PER SOIL TEST OR FOLLOWING TABLE:

	N	P	K	LIME
TEMPORARY SEEDING	0.7	0.7	0.7	14 ENH+
PERMANENT	1.0	1.4	1.4	14 ENH+

+ SOIL TEST RESULTS TAKE PRECEDENCE, DUE TO HIGHLY VARIABLE SOIL PH.

**SEEDING RATES**

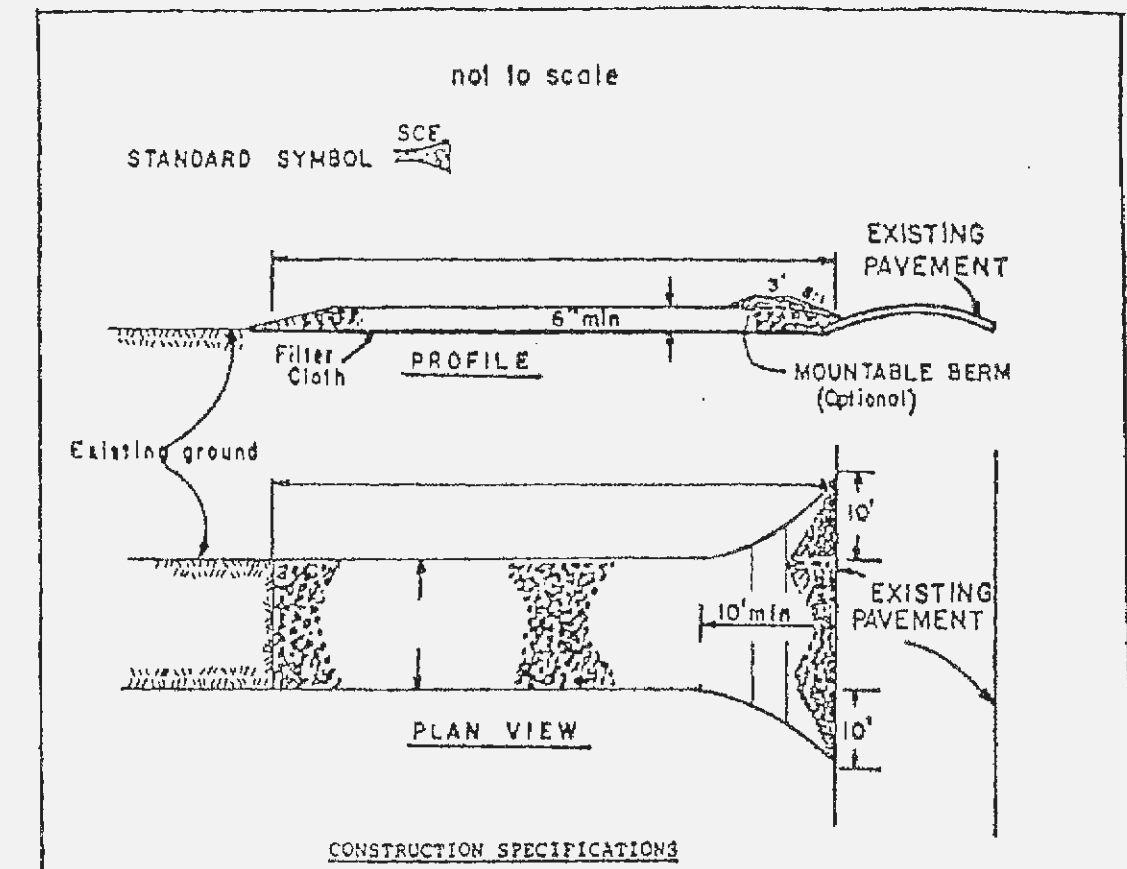
TEMPORARY	
WHEAT OR RYE	150 LBS. / ACRE
PERMANENT	
FESCUES	150 LBS. / ACRE
KENTUCKY BLUEGRASS/	8 LBS. / 1000 S.F.
PERENNIAL RYEGRASS	8 LBS. / 1000 S.F.
FINE FESCUE	
SEEDING PERIODS	MARCH 1 - JUNE 1
LISTED LEGUMES/GRASSES	AUGUST 1 - OCTOBER 1
WHEAT/RYE	MARCH 15 - NOVEMBER 1



## GENERAL NOTES:

- Do not scale drawing. Follow Dimensions
- Siltation Control Devices to remain in place until adequate vegetative growth insures no further erosion of the soil.
- Siltation Fences shall be inspected periodically for damage and for the amount of sedimentation which has accumulated. Removal of sediment will be required when it reaches 1/2 of the height of the siltation fence.
- Straw Bales shall be inspected periodically for deterioration. Bales which have rotted or failed shall be replaced.
- Attachment of Geotextile fabric to be in accordance with the manufacturer's recommendation.

## STABILIZED CONSTRUCTION ENTRANCE AND VEHICLE WASHDOWN AREA



- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Must be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 3:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

## WATER LINE NOTE:

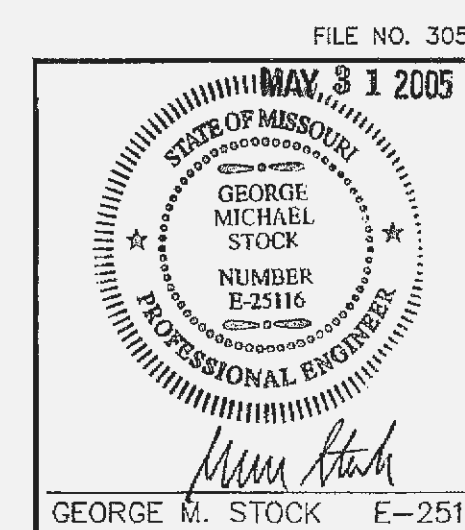
1.) ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY AS APPROVED BY DNR UNDER REVIEW NO. 61996-04.

REVISED PER CITY/DUCKETT CREEK SANITARY COMMENTS 05/31/2005  
REVISED PER MOdot, P.W.S.D. No. 2, D.C.S.D., & CITY OF O'FALLON COMMENTS 04/18/2005  
REVISED PER CITY OF O'FALLON & DUCKETT CREEK SANITARY COMMENTS 03/24/2005

# MARKETCENTER L.L.C. SPECIFICATIONS

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DRAWN BY: R.E.S. DATE: 02/17/05 CHECKED BY: G.M.S. DATE: 02/17/05 JOB NUMBER: 204-3380 SHEET: C2 of 18