

O'FALLON NOTES

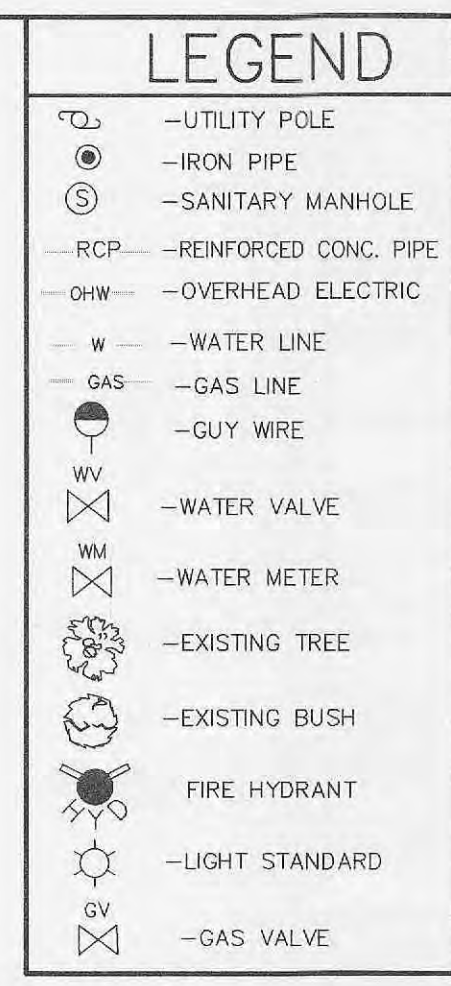
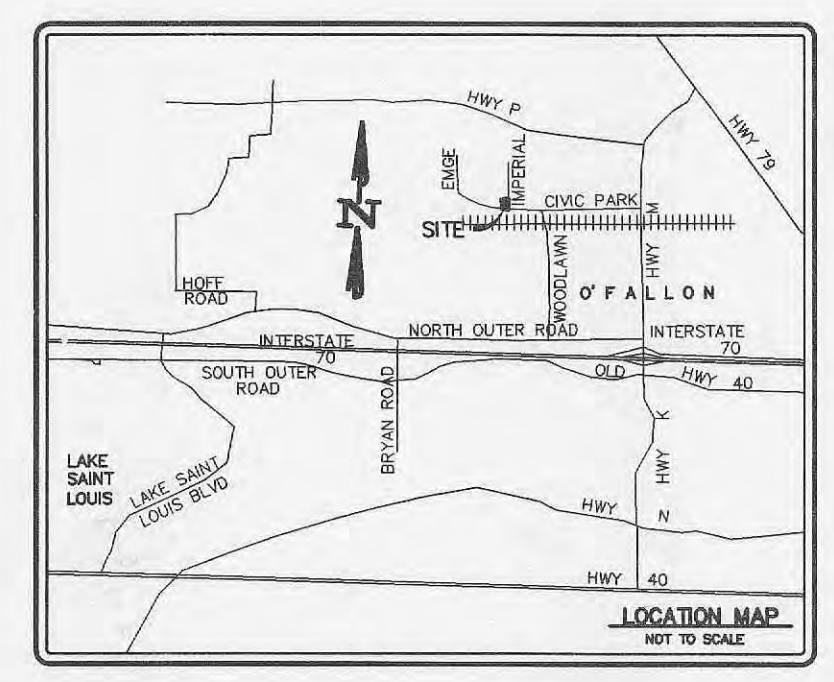
- 1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the 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 tests shall be verified by a soils engineer concurrent with grading and backfilling operations.
3. No area shall be cleared without the permission of the Project Engineer.
4. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
5. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
6. All construction and materials shall conform to the current construction standards of the City of O'Fallon.
7. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
8. No slopes shall exceed 3(Horizontal) : 1(Vertical).
9. The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area.
10. Erosion control systems shall not be limited to what is shown on the plan.
11. All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.
12. All ground and roof hvac mechanical units to be screened from view.
13. The Developer must supply City Construction Inspectors with soil reports prior to or during site soil testing.
14. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
15. All sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
16. Brick shall not be used in the construction of storm or sanitary sewer structures.
17. The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-Ring Type.
18. Lighting values will be reviewed on the site prior to the final occupancy inspection.
19. All proposed fencing requires a separate permit through the Planning Division.
20. All sign locations and sizes must be approved separately through the Planning Division.
21. 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 the City of O'Fallon and MoDOT).
22. All new utility line shall be located underground.
23. All erosion control systems shall be inspected and necessary corrections shall be made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
24. All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.
25. 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.
26. Marking to be provided on storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below.

Table with 5 columns: Manufacturer, Size, Adhesive, Style, Message (Part #), Website. Rows include ACP International and DAS Manufacturing, Inc.

O'FALLON NOTES (CONTINUED)

- 27. Developer must supply City Construction inspectors with soil reports prior to or during site soil testing.
28. Trees, organic debris, rubble, foundations and other deleterious material shall be removed for the site and disposed in compliance with all applicable laws and regulations.
29. HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
30. If there are any physical changes to MoDOT's right of way, such as grading or entrance modification, MoDOT requests the opportunity to review the plans, there may be improvements to the roadway required to support the proposed development within MoDOT's Access Management Guidelines.
31. Any traffic control is to be per MoDOT or MUTCD whichever is most stringent.
GENERAL NOTES:
1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations.
2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
3. The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
4. All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
5. A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible.
6. Any existing trash and debris currently on this property must be removed and disposed of off-site.
7. Soft soil 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.
8. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures.
9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer.
10. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met.
11. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof.
12. All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below.
13. The surface of the fill shall be finished so that it will not impound water.
14. All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.
15. No slope shall be steeper than 3(Horizontal):1(Vertical).
16. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.
17. The location of and details for all siltation control devices (silt fences and sediment basins) must follow the "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.

A SET OF CONSTRUCTION PLANS FOR MARY QUEEN OF PEACE SHRINE A TRACT OF LAND BEING PART OF LOT 1 OF "CORONATION HEIGHTS, PLAT ONE" P.B. 26 PG. 70, IN FRACTIONAL SECTION 20, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI



PRINCIPLES & STANDARDS:

- 1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33 %). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required).
2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters.
3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion.
4. When grading operations are completed or suspended for more than 14 days permanent grass must be established at sufficient density to provide erosion control on the site.
5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading.
6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion.
7. Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank.
8. All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

SITE NOTES:

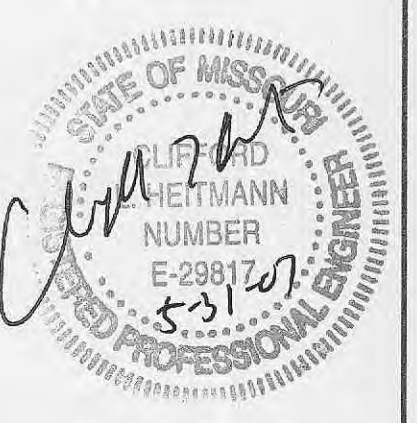
- GENERAL NOTES:
1. BASIS OF BEARINGS FOR THIS SURVEY, ADOPTED FROM "NORTH WIND ESTATES" AS RECORDED IN PLAT BOOK 11 PAGE 46 OF THE ST. CHARLES COUNTY RECORDS.
2. ALL TIES SHOWN ON THIS SURVEY ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
3. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF MARY QUEEN OF PEACE SHRINE BY DEED RECORDED IN BOOK 1270 PAGE 997 OF THE ST. CHARLES COUNTY RECORDS.
4. ALL DIRECTIONS ALONG PROPERTY LINES ARE AS SURVEYED UNLESS NOTED OTHERWISE.
5. ABOVE GROUND UTILITIES WHICH HAVE BEEN LOCATED ARE SHOWN ON THIS PLAN. UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON THE RESPECTIVE UTILITY COMPANY BASE MAPS ONLY. THESE UTILITIES SHOULD BE VERIFIED BEFORE DESIGN OR CONSTRUCTION, IF ANY BEGINS ON THIS PROJECT.
6. THIS PROPERTY IS CURRENTLY ZONED R-1 SINGLE FAMILY RESIDENTIAL BY THE CITY OF O'FALLON. THE RESTRICTIONS FOR R-1 SINGLE FAMILY RESIDENTIAL ZONING ARE AS FOLLOWS: 25' FRONT SETBACK, 6' SIDE SETBACK, 25' REAR SETBACK.
7. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES: AMERIQUE ELECTRIC COMPANY, CENTURYTEL TELEPHONE COMPANY, LACLEDE GAS COMPANY, CITY OF O'FALLON WATER, CITY OF O'FALLON SANITARY AND STORM SEWERS.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES, MISSOURI, INCORPORATED AREAS (COMMUNITY - PANEL NUMBER 290316 0230 F, DATED MARCH 17, 2003), THIS TRACT LIES WITHIN ZONE X, ZONE X IS DEFINED AS NOT BEING A FLOOD HAZARD AREA.
9. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FOLLOWING CONDITIONS AND EXCEPTIONS: A. EASEMENTS OF RECORD, B. EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, C. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
10. REFERENCE BENCHMARK: RM 67 ELEV 465.74 CHISELED ON NORTHEAST CORNER OF NORTHWEST CONCRETE BRIDGE SEAT OF COUNTY HIGHWAY P BRIDGE OVER PERQUEE CREEK, ABOUT 3 FEET BELOW ROADWAY.
11. SITE BENCHMARK: ELEV 549.88 FIRE HYDRANT ±44' PERPENDICULARLY WEST OF EAST PROPERTY LINE AND ±0.7' PERPENDICULARLY SOUTH OF NORTH PROPERTY LINE. AS SHOWN.

VEGETATIVE ESTABLISHMENT For Urban Development Sites APPENDIX A

Table with 2 columns: Seeding Rates (Permanent, Temporary), Seeding Periods, Mulch Rates, Fertilizer Rates.

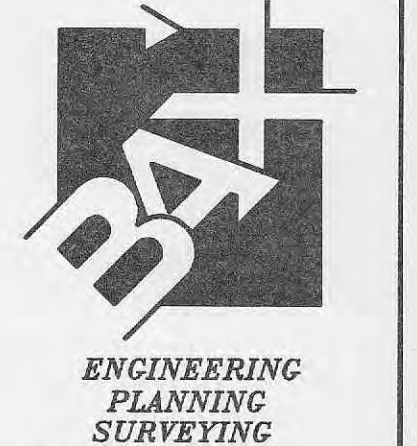
TWIN OAKS ESTATES 707 EMGE ROAD O'FALLON, MISSOURI 63366 (636)-240-6152 PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY: I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or service.



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REVISIONS table with columns for No., Description, Date, and Initials.



ENGINEERING PLANNING SURVEYING 221 Point West Blvd. St. Charles, MO 63301 636-928-5552 FAX 928-1718

10-27-06 DATE 89-30940 PROJECT NUMBER 1 OF 3 SHEET OF 30940PRE.DWG FILE NAME SWR DRAWN SWR CLH DESIGNED CHECKED

E:\DWG\3000PLUS\30940 IMPERIAL SHRINE\PRELIMINARY\30940PRE.DWG, COVER-1, 5/31/2007 10:06:00 AM, I-1, Sta. 36 SWR

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: DATE: 10/12/07 PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: DATE: 10/12/07 PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

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