

1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet spans
2. Sidewalks, curbs, 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, slopes and clearances. 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.
3. Truncated domes for curb ramps located in public right of way shall meet PROWAG requirements and shall be constructed using red pre-cast truncated domes per pavement details.
4. Any proposed pavements or playground surfaces shall be approved by the City Engineer.
5. The Contractor is responsible to call Missouri One Call at the City of O'Fallon for the location of underground utilities. Contact the City of O'Fallon (636) 379-3814 for the location of City maintained cable for street lights and call Missouri One Call 1-800-DIG-RITE, 1-800-344-7483
6. All proposed utilities and/or utility relocations shall be located underground.
7. All construction operations require a separate permit through the Building Safety Division.
8. All construction operations and work zone traffic control within the right of way will follow MoDOT or U.T.C.D. standards whichever is more stringent.
9. INTERNATIONALLY SITED, ORGANIC debris shall have the locations and zones approved and permitted separately through the Planning and Development Division.
10. All subdivision applications, directional signage shall have the locations and zones approved and permitted separately through the Planning and Development Division.
11. 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 clearly amount, location, depth, etc. 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 approved by the Planning and Development Division.
12. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
13. The developer shall be responsible for obtaining all necessary permits from the City of O'Fallon, including but not limited to, the above approved plans.
14. 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 obtain any changes from the City Engineer. The developer may request a Construction Inspection Division to be involved in the design so that the proposed changes 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 inspectors.
15. 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.
16. All paving to be in accordance with St. Louis County standards and specifications except as modified by the City of O'Fallon ordinances.
17. All construction operations must comply with City of O'Fallon Article XII Performance Standards.
18. All construction operations must comply with the comprehensive plan.

1. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. Refer to Section 405.210 (F) of the Municipal Code of the City of O'Fallon for requirements of the soil report.
2. If the City Engineer determines that the City Engineer 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. 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-99. All fill placed under proposed storm 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 to the surface to the required density in a timely manner.
4. The moisture content of the soil in fill area will 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.
5. 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.
6. The surface of the fill shall be finished so it will not impound water. If at the end of a day's work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
7. All erosion and sedimentation control measures shall be in accordance with the grading operation or in accordance with the approved SWPPP.
8. When grading operations are complete or suspended for more than 14 days, permanent grass seed must be established at sufficient density to provide erosion control on site. Between permanent grass seeding periods, temporary cover shall be provided according to Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and soil conservation best management practices for development sites in Missouri and adjacent states. All finished grades (areas not to be disturbed by improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at a rate of 100 pounds per 1000 square feet when seeded.
9. No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the Geotechnical Engineer and specifically located on the plans and approved by the City Engineer.
10. All low places whether on site or off shall be graded to provide drainage with temporary ditches. Any off-site drainage easements will be acquired before grading begins.
11. Any off-site drainage easement shall be properly marked and the easement shall be sealed in a manner acceptable to the City of O'Fallon Construction Inspector and following Missouri Department of Natural Resources standards and specifications.
12. (INTENTIONALLY LEFT BLANK)
13. All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical tamping or water jetting. Granular material and earth material associated with new construction of pavements may be jetted, taking care to avoid damage to newly laid surfaces. The jetting shall be performed with a probe rotor on not greater than 7.5 foot centers with the jetting probe centered over and parallel with the direction of the probe. Trench widths greater than 10 feet will require multiple probes every 7.5 foot centers.
14. Any trench back fill less than 10 feet wide and less than 3 feet deep shall be compacted with the probe of the trench back fill, but not less than 3 feet. Trench back fill greater than 8 feet in depth shall be probed to half the depth of the trench back fill but not greater than 8 feet.
15. Equipment. The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
16. Method. Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and from the bottom of the trench back fill toward the surface. The probe shall be pushed into the trench back fill, allowing the probe to follow the trench back fill and follow the trench back fill until saturating the trench.
17. Surface Bridging. The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to crust and arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall break down the bridged areas using an appropriate method such as wheels or buckles of a backhoe. When surface crust is collapsed, the void shall be back filled with the same material used as trench back fill and re-jetted. Compaction of the materials within the sunken/jetted area shall be compacted such that there is no further surface subsidence occurs.
18. Site grading.
19. Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed every two (2) feet (250 feet along the centerline for each lift).
20. Outside of City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed at two (2) foot vertical intervals and approximately every one thousand (1,000) cubic yards.
21. Access to the site from any other location other than the proposed construction entrance is strictly prohibited!
22. 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 regulations.

1. Refer to Section 415 for Floodplain Development Information
2. Floodplain development permit must be obtained before any work commences within the 100-YR floodplain.

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, straw bales and/or erosion siltation fabric fences (possible methods of control are detailed in the plan). Erosion control measures shall be installed prior to construction activities commencing. The Permittee shall be responsible for maintaining the effectiveness of 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 mud on adjacent properties or roads will result in removal of the silt from storm sewers and/or storm water 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 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 which has accumulated on the site must be removed immediately after each rain event.

Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.

This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and reduce runoff rates during rain events to meet the standards set forth in the Illinois Stormwater Management Act (Ord. 5082, section 405.425) Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of stopping grading work on the project. The vegetative growth establishment is not sufficient to prevent erosion and the standard shall be as required by EPA and DNR, (703rd coverage per square foot Ord. 5242, Section 405.070

	EXISTING BUSH
	EXISTING TREE
	EXISTING BORE HOLE
	BENCHMARK
	EXISTING LIGHT
	EXISTING SIGN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING CISTERN/WELL
	EXISTING GAS MARKER
	UTILITY POT HOLE
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING TELEPHONE VAULT/MAN
	EXISTING TELEPHONE PEDESTAL
	EXISTING GRADE SPOT ELEVATION

544.75' PROPOSED FINISH SPOT ELEVATION

- | | |
|---|----------------------------------|
|  | DEMOLITION KEYED NOTE DESIGNATOR |
|  | HARDSCAPE KEYED NOTE |
|  | UTILITY KEYED NOTE |
| | SINGLE AXIS TRACKER |

HARD PAVED
ACCESS ROAD
PAVEMENT

NATIVE SEED MIX

LAYDOWN AREA
PAVEMENT

FESCUE SEED MIX

CLEARANCE AREAS

EXISTING FENCE

EXISTING STORM SEWER LINE

EXISTING GAS LINE

EXISTING OVERHEAD ELECTRIC LINE

EXISTING TREE MASS/SHRUBS

The diagram illustrates the proposed layout for the easement and security fencing. It shows a horizontal line representing the proposed perimeter fencing, with a dashed line indicating the proposed security fencing. The layout includes the following elements:

- PROPOSED STORM SEWER LINE**: A solid line with a dashed line below it, labeled "ST" at both ends.
- PROPOSED PERIMETER FENCING**: A solid line with a dashed line below it.
- PROPOSED SECURITY FENCING**: A dashed line with a solid line below it, labeled "X" at both ends.
- PROPOSED LAYDOWN AREA**: A solid line with a dashed line below it.
- TEMPORARY EROSION CONTROL BARRIER**: A solid line with a dashed line below it, labeled "X" at both ends.
- LIMITS OF GRADING DISTURBANCE**: A solid line with a dashed line below it, labeled "LOG" at both ends.
- LIMITS OF DISTURBANCE**: A solid line with a dashed line below it, labeled "LOD" at both ends.
- PROPOSED EASEMENT**: A solid line with a dashed line below it.

EX	EXISTING	P	PAVEMENT
TYP	TYPICAL	GRD	GROUND
TBR	TO BE REMOVED	TC	TOP OF CONCRETE
TR	TO REMAIN		
TBR&REL	TO BE REMOVED AND RELOCATED		
TBR&R	TO BE REMOVED AND REPLACED		
BM	BENCHMARK		
PB	PLAT BOOK		
DB	DEED BOOK		
PG	PAGE		
N	NORTH		
E	EAST		
S	SOUTH		
W	WEST		
S.F.	SQUARE FEET		
CONC	CONCRETE		
MH	MANHOLE		
ST	STORM		
FL	FLOW LINE		
PVC	POLYVINYLCHLORIDE		
RCP	REINFORCED CONCRETE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE		
UG	PIPE UNDERGROUND		
R	RADIUS OR RIGHT		
STA.	STATION		
ME	MATCH EXISTING		

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ISSUE:

#	DATE:	DESCRIPTION:
A	1/30/2024	60% DESIGN REVIEW

Project Status

PROJECT
FTI

TREE CLEARING PACKAGE

O' FALLON, MO

DATE: 2/12/2025

DESIGNED: SAS

DRAWN: TMW

REVIEWED: SAS

FIELD BOOK NO.:

SHEET TITLE

GENERAL NOTES

SHEET NUMBER:

C0.2

PROJECT NO.: 0240497.00