TREE NOTE

LOT 1 CONSTRUCTION		WHOLE SITE	
LOT 1 EXISTING TREE MASS	0.30 ACRES	EXISTING TREE MASS	9.59 ACRES
LOT 1 TREE MASS REMOVED	0.30 ACRES	TREE MASS REMOVED	1.27 ACRES
REMAINDER OF SITE TREE MASS REMOVED	0.97 ACRES	TOTAL MASS PRESERVED	8.32 ACRES
TOTAL TREE REMOVAL FOR LOT 1 CONSTRUCTION	1.27 ACRES	20% TOTAL MASS TO BE PRESERVED	1.92 ACRES

NEW TREES PROVIDED ARE SHOWN IN THE LANDSCAPE PLAN.

SEE MEADOWOOD ESTATES FINAL PLAN FOR DETAILS ON THE WHOLE SITE TREE PRESERVATION PLAN.

① SANITARY SEWER NOTES

1. ALL SANITARY SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
2. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY SEWER STRUCTURES. PRECAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY OF O'FALLON.
3. CONNECTIONS AT ALL SANITARY STRUCTURES ARE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
4. ALL SANITARY LATERALS SHALL BE A MINIMUM OF 4" RESIDENTIAL, 6" COMMERCIAL DIAMETER PIPE.
5. ALL SANITARY MAINS SHALL BE A MINIMUM OF 8" DIAMETER PIPE.
6. ALL SANITARY SEWER LINE WITH A SLOPE GREATER THAN 20% WILL REQUIRE CONCRETE CRADLE OR CONCRETE COLLAR AT EACH PIPE JOINT. SANITARY LINE WITH A SLOPE GREATER THAN 50% WILL REQUIRE A SPECIAL APPROVED DESIGN AS SHOWN ON DETAIL SHEET.
7. ALL MANHOLES BUILT WITHIN THE 100 YEAR FLOOD PLAIN MUST HAVE LOCK TYPE WATERTIGHT MANHOLE COVERS.
8. ALL SANITARY SEWER MAINS MUST HAVE A MINIMUM OF 42" COVER.
9. WHEN SANITARY MAINS CROSS OVER STORM LINE THE SANITARY MAIN MUST BE DUCTILE IRON PIPE FOR 10 FEET ON EACH SIDE OF THE CROSSING.
10. ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER. ADD CONCRETE CRADLE TO ONLY RCP STORM SEWER AND ENCASE FLEXIBLE STORM SEWER WHEN IT IS MORE THAN 18 INCHES ABOVE SANITARY LINE. SHOW ON PROFILE SHEET.
11. THE SANITARY SEWERS SHOULD RUN DIAGONALLY THROUGH THE SIDE YARDS TO MINIMIZE ANY ADDITIONAL UTILITY EASEMENTS REQUIRED.
12. ALL SANITARY SEWER STRUCTURES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE TO MISSOURI DNR SPECIFICATIONS 10CSR-8.120(7)(E).
13. ALL SANITARY SEWER PIPE SHALL BE SDR35 OR EQUAL. ALL SANITARY SEWER LATERALS SHALL BE SCHEDULE 40.
14. ALL SANITARY SEWER MANHOLES AND PIPES WILL BE TESTED TO THE FOLLOWING SPECIFICATIONS. ASTM C1244, STANDARD TESTING METHOD FOR CONCRETE SEWER MANHOLE BY NEGATIVE AIR PRESSURE (VACUUM), LATEST REVISION ASTM F1417, STANDARD TESTING METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR, LATEST REVISION.
15. ADD 1" MINUS ROCK BACK FILL TO ALL SANITARY SEWER AND ALL OTHER UTILITIES THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.

① EXCAVATION SUMMARY

EXCESS CUT GENERATED = 15,000 CY
EXCESS TOPSOIL GENERATED = 6,000 CY

DETENTION BASIN TO BE OVER EXCAVATED AND TOPSOIL PLACED IN DETENTION BASIN, SEE SHEET C3.02 FOR DETAILS. REMAINDER OF TOPSOIL TO BE SPREAD ON LOT 2.

EXCESS CUT TO BE USED ON FUTURE PHASES. EXCESS CUT SHALL BE STOCKPILES AS SHOWN ON LOT 2. STOCK PILE TO BE MAXIMUM 5 FEET HIGH AND PLACED IN AREA SHOWN.

ESTIMATED QUANTITIES PROVIDED TO AID IN CONTRACTOR PLANNING & REVIEW. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXCESS QUANTITIES.

GENERAL SITE CONSTRUCTION NOTES

1. PARKING REQUIRED:
   A. REQUIRED PARKING: 51 TOTAL SPACES.
   B. PROVIDED PARKING:
      I. 73 STANDARD SPACES
      II. 2 ACCESSIBLE SPACES
      III. 75 TOTAL SPACES
2. SITE IMPROVEMENT SHALL BE PLACED AS FOLLOWS:
   A. CONCRETE PAVING
      I. STANDARD DUTY SHALL BE A MINIMUM OF 5-INCHES THICK REINFORCED CONCRETE WITH A MINIMUM 4" OF CRUSHED STONE BASE (SEE DETAIL & SHEET C1.01).
      II. HEAVY DUTY SHALL BE A MINIMUM 6.5-INCH THICK REINFORCED CONCRETE WITH A MINIMUM 6-INCHES OF CRUSHED STONE BASE (SEE DETAIL SHEET C1.01).
   B. CONCRETE CURB (SEE DETAIL OR SHEET C1.01)
      I. ALL CURB SHALL BE 24-INCHES WIDE FROM BACK OF CURB TO EDGE OF GUTTER PAN.
      II. CURB SHALL HAVE A MINIMUM 4-INCH OF CRUSHED STONE BASE.
      III. ALL ACCESSIBLE CONCRETE PATHS SHALL BE TROWELED TO CURB.
   C. SIDEWALKS (SEE DETAIL ON SHEET C1.01 - C1.02)
      I. TO BE FOUR INCHES (4") THICK CONCRETE.
      II. ALL SIDEWALK AT BACK OF CURB SHALL BE TROWELED TO CURB (SEE DETAIL ON SHEET C1.01).
      III. SIDEWALKS SHALL NOT BE POURED UNTIL BUILDING EXTERIOR FRAMES ARE SUBSTANTIALLY COMPLETE. ANY PLACEMENT OF SIDEWALK PRIOR, WITHOUT OWNER'S APPROVAL, SHALL BE AT THE PAVING CONTRACTOR'S SOLE RISK.
   D. CONCRETE JOINTS
      I. CONCRETE PARKING LOT PAVING AND SIDEWALKS SHALL BE PROVIDED JOINTS FOR PER THE JOINT PLAN AND PER DETAIL ON SHEET C1.02.
      II. EXPANSION JOINTS SHOULD BE PLACED NEARLY 100 LINEAL FEET FOR PARKING LOT PAVEMENT AND EVERY 60 LINEAL FEET FOR SIDEWALK, MINIMUM.
      III. PAVING JOINTS SHALL BE CONTINUOUS THRU CURBS AND GUTTER.
      IV. PAVING JOINTS FOR SIDEWALK AT BACK OF CURB SHALL ALIGN WITH CURB AND GUTTER JOINTS.
   E. ALL STREET APPROACHES SHALL BE HEAVY DUTY CONCRETE, UNLESS SPECIFIED OTHERWISE BY LOCAL JURISDICTION (SEE DETAIL SHEET C1.01).
   F. ALL DUMPSTER PADS AND APPROACHES SHALL BE HEAVY DUTY CONCRETE PAVEMENT.
3. SITE ACCESSIBILITY
   A. ALL ACCESSIBLE PARKING STALLS, SACCESSAISLES AND OTHER ACCESSIBLE ROUTES WITHIN THE PARKING AREA SHALL BE STANDARD DUTY CONCRETE, UNLESS NOTED OTHERWISE.
   B. ACCESSIBLE CONCRETE PARKING SHALL HAVE A MAXIMUM SLOPE OF 1.5% IN ALL DIRECTIONS.
   C. ALL SIDEWALKS SHALL BE CONSTRUCTED AS FOLLOWS:
      I. 1.0% MAXIMUM CROSS SLOPE.
      II. 4.7% MAXIMUM RUNNING SLOPE.
      III. LANDINGS AT 1.2% MAX SLOPE IN ALL DIRECTIONS.
   D. RAMPS SHALL BE CONSTRUCTED AS FOLLOWS:
      I. 7.9% MAXIMUM RUNNING SLOPE
      II. RAMPS ALSO HAVE 6-INCH RISE
      III. MAXIMUM CROSS SLOPE OF 1.0%
   E. LANDINGS SHALL BE PROVIDED AS THE INTERSECT ON OF ALL SIDEWALKS AND AT THE TOP AND BOTTOM OF ALL RAMPS.
   F. ALL SIDEWALKS SHALL BE CONSTRUCTED ACCESSIBLE, UNLESS NOTED OTHERWISE.
   G. ALL SITE AMENITIES SHALL BE ACCESSIBLE.
   H. ALL SUMMITS SHALL BE ACCESSIBLE.
   I. NO ELEMENTS SHALL PROJECT MORE THAN 4" INTO AN ACCESSIBLE ROUTE.
4. FENCING
   A. SOUND BARRIER FENCE SHALL BE 8-FOOT TALL VINYL FENCE MATCH FOR SOUND MITIGATION OR APPROVED EQUAL.
   B. DECORATIVE FENCING SHALL BE 4-FOOT TALL VINYL RAIL OR APPROVED EQUAL.
   C. ALL FENCING SHALL BE VINYL OR ALUMINUM, UNLESS REQUIRED OTHERWISE BY THE LOCAL JURISDICTION.
   D. ANY CHAIN LINK FENCE REQUIRED BY THE LOCAL JURISDICTION SHALL BE BLACK V-VYL COATED.
5. DUMPSTER ENCLOSURE
   A. ALL ENCLOSURE SHALL BE BLOCK WITH BRICK VENEER.
   B. ALL GATES SHALL BE STEEL FRAME AND VINYL SLATS.
   C. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. MONUMENT SIGN
   A. SHALL BE BLOCK AND BRICK VENEER CONSTRUCTION.
   B. SIGN SHALL HAVE A 48"x 6' SIGN FACE WITH 2 X X COLUMNS EACH SIDE.
   C. ALL LIGHTING SHALL BE GROUND MOUNTED.
   D. A MINIMUM 1" PVC CONDUIT SHALL BE EXTENDED FROM THE HOUSE PANEL TO THE MONUMENT SIGN FOR POWER.
7. WALKWAYS
   A. WALKWAYS SHALL BE PROVIDED WITH AN ACCESSIBLE CONCRETE LANDING.
   B. CONCRETE SHALL EXTEND BELOW WALKWAYS AND AT LEAST 12 INCHES BEYOND THE BACK AND SIDES.
8. SANITARY SEWER SERVICES SHALL BE TED NEAR THE MIDDLE OF SLAB TO REDUCE DEPTH BELOW SLAB WHEN BUILDING IS OVER 100FT LONG. SEWER PAINT TO BE MINIMUM 3' BELOW PAD IN ORDER TO COVER CO1 BELOW THE FOOTING.
9. THE SITE CONTRACTOR SHALL PERFORM A SITE SURVEY AFTER CLEARING & GRUBBING IN ORDER TO CONFIRM TOPO ON PLANS IS ACCURATE PRIOR TO MASS GRADING.
10. ENTERPRISE CAMPUS COMMUNITY IMPLEMENTATION (RELATED TO CONSTRUCTION)
   A. 3.1 - ENVIRONMENTAL REMEDIATION:
      I. NO HAZARDOUS MATERIALS WERE DETERMINED IN INITIAL ASSESSMENT TO BE LOCATED ON SITE.
      II. IF HAZARDOUS MATERIALS ARE FOUND, THEY SHALL BE MITIGATED.
   B. 3.2 - ERODION AND SEDIMENTATION CONTROL:
      I. EROSION AND SEDIMENTATION CONTROL SHALL BE COMPLETED THE PLANS AND SPECIFICATIONS. ADDITIONAL UPGRADING SHALL BE TAKEN AS REQUIRED TO CONTROL SEDIMENTATION AND EROSION.
   C. 3.4 - LANDSCAPING:
      I. LANDSCAPING SHALL BE APPROPRIATE TO THE SITE'S CLIMATE, NATIVE TO THE REGION, AND NON-INVASIVE.
   D. 3.46 - EFFICIENT IRRIGATION AND WATER REUSE:
      I. EFFICIENT IRRIGATION SYSTEM TO BE EQUIPPED WITH A WATERSENSE-LABELED WEATHER-BASED IRRIGATION CONTROLLER.
   E. 3.3 - SURFACE STORM WATER MANAGEMENT:
      I. DETENTION BASIN SHALL BE INSTALLED TO PROVIDE RUNOFF REDUCTION.
      II. ADDITIONAL RUNOFF REDUCTION IS LIMITED BY SITE CONSTRAINTS.
   J. 3.7 - REDUCING HEAT ISLAND EFFECT: PAVING
      I. CONCRETE USED ON SITE TO BE LIGHT-COLORED, HIGH-ALBEDO MATERIALS WITH A MINIMUM SOLAR REFLECTANCE OF 29 REQUIREMENT.
   K. 3.3 - RECYCLED CONTENT MATERIAL:
      I. BUILDING CONSTRUCTION SHALL INCORPORATE BUILDING MATERIALS THAT ARE COMPOSED OF AT LEAST 20% POST-CONSUMER RECYCLED CONTENT OR AT LEAST 50% POST-INDUSTRIAL RECYCLED CONTENT.
   L. 3.4 - REGIONAL MATERIAL:
      I. BUILDING PRODUCTS THAT WERE EXTRACTED, PROCESSED AND MANUFACTURED WITHIN 500 MILES OF THE PROJECT FOR A MINIMUM OF 50% (BASED ON COST), OF THE BUILDING MATERIAL VALUE SHALL BE USED.
      II. BUILDING MATERIAL OPTIONS THAT QUALIFY - FRAMING MATERIALS, EXTERIOR MATERIALS, FLOORING MATERIALS, CONCRETE/CEMENT AND AGGREGATE MATERIAL, DRYWALL/PLASTER/SHEATHING MATERIALS.
   M. 3.5 - CERTIFIED, SALVAGED AND ENGINEERED WOOD PRODUCTS:
      I. AT LEAST 50% OF ALL STRUCTURAL WOOD PRODUCTS, BY COST OR VALUE, COMBINE TO USING ELITHER FSC-CERTIFIED, SALVAGED PRODUCTS OR ENGINEERED FRAMING MATERIALS WITHOUT FORMALDEHYDE.
   N. 3.13 - CONSTRUCTION WASTE MANAGEMENT:
      I. A WASTE MANAGEMENT PLAN WILL BE DEVELOPED THAT REDUCES NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE THROUGH RECYCLING, SALVAGING OR DIVERSION STRATEGIES.
11. LANDSCAPING
   A. PLANTS SHALL BE PROPERLY SELECTED TO FOR SITE CONDITION CONDITIONS SUCH AS:
      I. GRADE PARTIAL GRADE FULL SUN
      II. WELL DRAINED OR POORLY DRAINED SOILS
      III. SUITABLE FOR URBAN PLANT HARDINESS ZONE.
   B. SHADE TREES SHALL BE 3 MINIMUM 2" CALIPER, UNLESS NOTED OTHERWISE.
   C. EVERGREEN TREES SHALL BE AT LEAST 6-FOOT TALL
   D. SHRUBS SHALL BE 3.5 GALLON.
   E. SOD SHALL BE PLACE ON ALL DISTURBED AREAS AND AT A MINIMUM:
      I. BETWEEN THE BUILDINGS/PARKING LOT AND DISTURBED SITE FRONTAGE.
      II. BETWEEN THE PARKING LOT AND BUILDINGS.
      III. BETWEEN PARKING LOT AND STREETS.
      IV. A MINIMUM 15-FEET BEYOND EDGE OF SIDEWALK, PARKING LOT, AND SITE AMENITIES.
   F. ALL AREAS NOT SODDED SHALL BE HYDROSEEDED.
   G. TURF REINFORCEMENT MATS AND EROSION CONTROL BLANKETS SHALL BE PLACED AS NOTED ON PLAN.
12. IRRIGATION SYSTEM NOTES
   A. ALL WOODED AREA SHALL BE IRRIGATED.
   B. ALL HYDROSEEDED LAWN AREAS SHALL BE IRRIGATED.
   C. IRRIGATION METER AND BACKFLOW PREVENTOR SHALL BE PLACED PER PLAN.
   D. IRRIGATION METER SHALL BE INSTALLED PER LOCAL JURISDICTION.
   E. IRRIGATION CONTROLLER SHALL BE PLACED PER PLAN.
   F. IRRIGATION BACKFLOW PREVENTION SHALL BE PLACED ABOVE GROUND WITHIN A LOCKABLE HOUSING CONSTRUCTED OF POWDER COATED STEEL FRAME AND MESH. BACKFLOW PREVENTION SHALL BE PROPERLY PROTECTED FROM FROST.
   G. IRRIGATION SHALL NOT SPRAY ALL PLANTING BEDS AND TURF SHALL BE SEPARATELY ZONED.
   H. CONSTRUCTION SHALL INSTALL IRRIGATION PLANS TO THE OWNER A MINIMUM OF 30 DAYS PRIOR TO PROPOSED INSTALLATION FOR APPROVAL. SHOW NOTE TO ACTIVATION SHEET SIGN DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL.

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MEADOWOOD ESTATES - PHASE I

LOT 1 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

7/24/2020

STATE OF MISSOURI
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PROFESSIONAL ENGINEER

MATTHEW A. KRETE
PROFESSIONAL ENGINEER
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CITY COMMENTS

Design: KAH Drawn: MJS

NOTES

Sheet
C0.03

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J:\CURRENT DRAWINGS\14480 LANDE CONCEP & DETAILS.DWG 7/24/2020