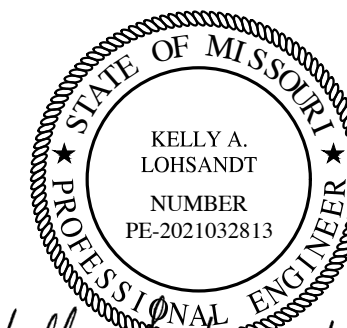




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Date

JULY 27, 2022

Revised

CITY COMMENTS OCT. 5, 2022

Design: KAL Drawn: BR

NOTES

Sheet

C0.03

ESS&S PROJECT NO. 15511

GENERAL SITE CONSTRUCTION NOTES

- 1. PARKING SUMMARY:
A. REQUIRED PARKING: 27 TOTAL SPACES
B. PROVIDED PARKING:
i. 56 STANDARD SPACES
ii. 8 ACCESSIBLE SPACES
iii. 64 TOTAL SPACES
2. SITE PAVEMENT SHALL BE PLACE AS FOLLOWS:
A. CONCRETE PAVING
i. STANDARD DUTY SHALL BE A MINIMUM OF 6-INCHES THICK REINFORCED CONCRETE WITH A MINIMUM 4" OF CRUSHED STONE BASE (SEE DETAIL SHEET C10.01).
ii. HEAVY DUTY SHALL BE A MINIMUM 8-INCHES THICK REINFORCED CONCRETE WITH A MINIMUM 6-INCHES OF CRUSHED STONE BASE (SEE DETAIL SHEET C10.01).
B. CONCRETE CURB (SEE DETAIL ON SHEET C10.02)
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 PAVING SHALL BE DOWELED TO CURB
C. SIDEWALKS (SEE DETAIL ON SHEET C10.01-C10.02)
i. TO BE FOUR INCH (4") THICK CONCRETE
ii. ALL SIDEWALK AT BACK OF CURB SHALL BE DOWELED TO CURB (SEE DETAIL ON SHEET C10.01).
iii. SIDEWALKS SHALL NOT BE POURED UNTIL BUILDING EXTERIOR FINISHES 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 SIDEWALK SHALL BE PROVIDED JOINTS FOR PER THE JOINT PLAN AND PER DETAIL ON SHEET C10.02.
ii. EXPANSION JOINTS SHOULD BE PLACED EVERY 100 LINEAL FEET FOR PARKING LOT PAVEMENT AND EVERY 50 LINEAL FEET FOR SIDEWALK, MINIMUM.
iii. PAVING JOINTS SHALL BE CONTINUOUS THRU CURB 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 C10.01).
F. ALL DUMPSTER PADS AND APPROACHES SHALL BE HEAVY DUTY CONCRETE PAVEMENT.
3. SITE ACCESSIBILITY
A. ALL ACCESSIBLE PARKING STALLS, CROSSWALKS, 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 1.7% IN ALL DIRECTIONS.
C. ALL SIDEWALKS SHALL BE CONSTRUCTED AS FOLLOWS:
i. 1.7% MAXIMUM CROSS SLOPE.
ii. 4.7% MAXIMUM RUNNING SLOPE.
iii. LANDINGS AT 1.7% MAX SLOPE IN ALL DIRECTIONS.
D. RAMPS SHALL BE CONSTRUCTED AS FOLLOWS:
i. 7.5% MAXIMUM RUNNING SLOPE
ii. MAXIMUM RISE 6-INCHES
iii. MAXIMUM CROSS SLOPE OF 1.7%
E. LANDINGS SHALL BE PROVIDED AS THE INTERSECTION OF ALL SIDEWALKS AND AT THE TOP AND BOTTOM OF ALL RAMPS.
F. ALL SIDEWALKS SHALL BE CONSIDERED ACCESSIBLE, UNLESS NOTED OTHERWISE.
G. ALL SITE AMENITIES SHALL BE ACCESSIBLE.
H. ALL DUMPSTERS 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 RATED 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 VINYL COATED.
5. DUMPSTER ENCLOSURE
A. ALL ENCLOSURES 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 4" BY 8" SIGN FACE WITH 2 X 2" COLUMNS EACH END.
C. ALL LIGHTING SHALL BE GROUND MOUNTED.
D. A MINIMUM 2" PVC CONDUIT SHALL BE EXTENDED FROM THE HOUSE PANEL TO THE MONUMENT SIGN FOR POWER.
7. MAILBOXES
A. MAILBOXES SHALL BE PROVIDED WITH AN ACCESSIBLE CONCRETE LANDING.
B. CONCRETE SHALL EXTEND BELOW MAILBOXES AND AT LEAST 12 INCHES BEYOND THE BACK AND SIDES.
8. SANITARY SEWER SERVICES SHALL BE TIED NEAR THE MIDDLE OF SLAB TO REDUCE DEPTH BELOW SLAB WHEN BUILDING IS OVER 150FT LONG. SEWER INVERT TO BE MINIMUM 5' BELOW FFE IN ORDER TO COME OUT BELOW THE FOOTING.
9. THE SITE CONTACTOR SHALL PERFORM A SITE SURVEY AFTER CLEARING & GRUBBING IN ORDER TO CONFIRM TOPO ON PLANS IS ACCURATE PRIOR TO MASS GRADING.
10. ENTERPRISE GREEN COMMUNITY REQUIREMENTS (RELATED TO CONSTRUCTION)
A. 3.1 - ENVIRONMENTAL REMEDIATION:
i. NO HAZARDOUS MATERIALS WERE DETERMINED IN INITIAL ASSESSMENT TO BE LOCATED ONSITE.
ii. IF HAZARDOUS MATERIALS ARE FOUND, THEY SHALL BE MITIGATED.
B. 3.2 - EROSION AND SEDIMENTATION CONTROL:
i. EROSION AND SEDIMENTATION CONTROL SHALL BE COMPLETED THE PLANS AND SPECIFICATIONS. ADDITIONAL MEASURES 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. 3.5B - EFFICIENT IRRIGATION AND WATER REUSE:
i. EFFICIENT IRRIGATION SYSTEM TO BE EQUIPPED WITH A WATERSENSE, LABELED WEATHER-BASED IRRIGATION CONTROLLER.
E. 3.6 - SURFACE STORMWATER MANAGEMENT:
i. BIORETENTION BASIN SHALL BE INSTALLED TO PROVIDE RUNOFF REDUCTION.
ON-SITE, ADDITIONAL RUNOFF REDUCTION IS LIMITED BY SITE CONDITIONS.
J. 3.7 - REDUCING HEAT-ISLAND EFFECT: PAVING
i. CONCRETE USED ONSITE MEETS LIGHT-COLORED, HIGH-ALBEDO MATERIALS WITH A MINIMUM SOLAR REFLECTANCE OF 0.3 REQUIREMENT.
K. 6.3 - RECYCLED CONTENT MATERIAL:
i. BUILDING CONSTRUCTION SHALL INCORPORATE BUILDING MATERIALS THAT ARE COMPOSED OF AT LEAST 25% POST-CONSUMER RECYCLED CONTENT OR AT LEAST 50% POST-INDUSTRIAL RECYCLED CONTENT.
L. 6.4 - 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 MATERIALS' VALUE SHALL BE USED.
ii. BUILDING MATERIAL OPTIONS THAT QUALIFY - FRAMING MATERIALS, EXTERIOR MATERIALS, FLOORING MATERIALS, CONCRETE/CEMENT AND AGGREGATE MATERIAL, DRYWALL/INTERIOR SHEATHING MATERIALS.
M. 6.5 - CERTIFIED, SALVAGED AND ENGINEERED WOOD PRODUCTS:
i. AT LEAST 25% OF ALL STRUCTURAL WOOD PRODUCTS, BY COST OR VALUE, COMMIT TO USING EITHER FSC-CERTIFIED, SALVAGED PRODUCTS OR ENGINEERED FRAMING MATERIALS WITHOUT FORMALdehyde.
N. 6.12 - CONSTRUCTION WASTE MANAGEMENT:
i. A WASTE MANAGEMENT PLAN WILL BE FOLLOWED THAT REDUCED NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE THROUGH RECYCLING, SALVAGING OR DIVERSION STRATEGIES.
11. LANDSCAPING
A. PLANTS SHALL BE PROPERLY SELECTED FOR SITE CONDITION CONDITIONS SUCH AS:
i. SHADE, PARTIAL SHADE, FULL SUN
ii. WELL DRAINED OR POORLY DRAINED SOILS.
iii. SUITABLE FOR USDA PLANT HARDINESS ZONE.
B. SHADE TREES SHALL BE 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 PLACED ON ALL DISTURBED AREAS AND AT A MINIMUM:
i. BETWEEN THE BUILDING/PARKING LOT AND DISTURBED SITE FRONTAGE.
ii. BETWEEN THE PARKING LOT AND BUILDING(S)
iii. BETWEEN PARKING LOT AND SIDEWALKS.
iv. A MINIMUM 15-FOOT BEYOND EDGE OF SIDEWALK, PARKING LOT, AND SITE AMENITIES.
F. ALL AREAS NOT SODDED SHALL BE HYDROSEEDDED.
G. TURF REINFORCEMENT MATS AND EROSION CONTROL BLANKETS SHALL BE PLACED AS NOTED ON PLAN.
12. IRRIGATION SYSTEM NOTES
A. ALL SODDED AREA SHALL BE IRRIGATED.
B. ALL HYDROSEEDDED LAWN AREAS SHALL BE IRRIGATED.
C. IRRIGATION METER AND BACKFLOW PREVENT 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 PREVENTOR SHALL BE PLACED ABOVE GROUND WITHIN A LOCKABLE HOUSING CONSTRUCTED OR POWDER COATED STEEL FRAME AND MESH. BACKFLOW PREVENTOR SHALL BE PROPERLY PROTECTED FROM FROST.
G. IRRIGATION SHALL BE ZONED. ALL PLANTING BEDS AND TURF SHALL BE SEPARATELY ZONED.
H. CONSTRUCTOR SHALL SUBMIT IRRIGATION PLANS TO THE OWNER A MINIMUM OF 30 DAYS PRIOR TO PROPOSED INSTALLATION FOR APPROVAL. SHOW NOTE THAT IRRIGATION DESIGN DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL.

TREE NOTE

Table with columns: LOT 1 CONSTRUCTION, LOT 4 CONSTRUCTION, WHOLE SITE, EXISTING TREE MASS, TREE MASS REMOVED, TOTAL MASS PRESERVED, 20% TOTAL MASS TO BE PRESERVED.

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 ROP 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.

EXCAVATION SUMMARY

REQUIRED FILL = 1,280 CY
EXCESS TOPSOIL GENERATED = 200 CY

RETENTION BASIN TO BE OVER EXCAVATED AND TOPSOIL PLACED IN DETENTION BASIN. SEE SHEET C3.01 FOR DETAILS. REMAINDER OF TOPSOIL TO BE SPREAD ON LOT 2.

REQUIRED FILL SHALL BE GENERATED FROM STOCKPILE ON LOT 2. STOCK PILE TO BE MAXIMUM 5 FEET HIGH.

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