

GN #1 Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps.
GN #2 Sidewalks, curb ramps, curbs 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.
GN #3 Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using red pre cast truncated domes per pavement details.
GN #4 Any proposed pavilions or playground areas will need a separate permit from the Building Division.
GN #5 The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities.
GN #6 All proposed utilities and/or utility relocations shall be located underground.
GN #7 All proposed fencing requires a separate permit through the Building Division.
GN #8 All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
GN #9 All free standing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line and a minimum of three (3) feet from the back of curbing or sidewalk.
GN #10 All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
GN #11 Materials such as trees, organic debris, rubble, foundations and other deleterious material that are not to be reused, shall be removed from the site and disposed of in compliance with all applicable laws and regulations.
GN #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.
GN #13 The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow items or infrastructure located on the approved plans.

EROSION CONTROL NOTES:

- EN #1 The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area.
EN #2 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.
EN #3 Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with St. Charles County Soil and Water Conservation District Ordinance.
EN #4 This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protect water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines.
EN #5 Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities.

GRADING NOTES:

- GRN #1 Developer must supply City construction inspectors with soil reports prior to and during site grading.
GRN #2 All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99.
GRN #3 The surface of the fill shall be finished so it will not impound water.
GRN #4 All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
GRN #5 When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site.
GRN #6 No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
GRN #7 All low places whether on site or off shall be graded to provide drainage with temporary ditches.
GRN #8 All existing wells on site shall be capped per DNR standards.

WATER NOTES:

- WN #1 Fire hydrants shall be a maximum of 600' apart.
WN #2 Coordinate with the water company on the location of water meters.
WN #3 All water main must have a minimum of 42" of cover.
WN #4 Provide water valves to isolate the system.
WN #5 All water mains shall be class 200 SDR 21 or equal with locator/tracer wires.
WN #6 DISINFECTING:
WN #7 PRESSURE TESTING:

WATER NOTES (CONT'D):

- WN #10 BACTERIOLOGICAL TESTING:
After satisfactory inspection and pressure testing, a sample shall be taken by the contractor in the presence of a City representative and submitted to a laboratory approved by the Missouri Department of Natural Resources and the City for bacteriological analysis.

ROADWAY NOTES:

- RN #1 All paving (public and private) to be in accordance with 2006 St. Charles County Standards and Specifications except as modified by the City of O'Fallon ordinances.
RN #2 If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
RN #3 Provide 6" of concrete over 4" of MoDot type 1 or type 5 aggregate rock or asphalt equivalent for minor residential streets per City Code 405.370.
RN #4 Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
RN #5 Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Charles Co. Standard Specifications.
RN #6 Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement.
RN #7 All street stub-outs over 250' in length will require a temporary turnaround.
RN #8 All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements.
RN #9 Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City Engineer's discretion.

STORM SEWER NOTES:

- STM #1 All Storm Sewer installation is to be in accordance with M.S.D. 2007 standards and specifications except as modified by the City of O'Fallon ordinances.
STM #2 Brick shall not be used in the construction of storm sewer structures.
STM #3 A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
STM #4 HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
STM #5 Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer.
STM #6 The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
STM #7 All concrete pipes will be installed with O-ring rubber type gaskets.
STM #8 Connections at all storm structures are to be made with A-lock joint or equal.
STM #9 Pre cast concrete inlet covers are not to be used.
STM #10 The swale in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
STM #11 All storm sewer shall be reinforced concrete pipe, or H.D.P.E. pipe.
STM #12 The discharge point of all flared end sections shall be protected by rip rap or other approved means.
STM #13 Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
STM #14 Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.

FLOOD PLAIN INFORMATION:

- FP #1 A flood plain development application from the City is required for any work within the flood plain limits.
FP #2 This property lies within Zone X (NO FLOODPLAIN) per the Flood Insurance Rate Maps, Community Panel No. 29183C235 F and No. 29183C0220 F, effective date March 17, 2003.
All lots with the basement floor below the 100 year flood plain elevation will require backflow preventers to be installed on the sanitary lateral.

PROJECT TITLE IMPROVEMENT PLANS NORTEK GLOBAL HVAC OFALLON NOTES
PICKETT, RAY & SILVER, INC. CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
Phone (636) 397-1211 Fax (636) 397-1104
City of O'Fallon Standard Subdivision Notes and Details - June 2010

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