

GENERAL NOTES

- TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES. BOUNDARY INFORMATION PROVIDED BY OTHERS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY SURVEY AND RECORD INFORMATION. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE, UNLESS STATED ON PLANS.
- SITE IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAPS: 29183C0220 E, 29183C0240 E DATED AUGUST 2, 1996
- ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER GRADING.
- ALL UTILITIES SERVING SITE ARE UNDERGROUND.
- ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS, SATELLITE DISHES, AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS APPROVED BY THE PLANNING AND ZONING COMMISSION.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND DETAILS.
- ALL FILLED PLACES 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-180 COMPACTION TEST 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 UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. ENSURE THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO 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. 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.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ENSURE SIDEWALKS, CURB RAMPS, RAMP 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. 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. (ENSURE AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO THE HANDICAP ACCESS AISLE).
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- EXISTING IMPROVEMENTS, INCLUDING SEPTIC TANK, TO BE REMOVED.
- ALL SIGNS SHALL BE APPROVED AS A SEPARATE SIGN PACKAGE AS REVIEWED AND APPROVED AS PART OF CONSTRUCTION SITE PLAN APPROVAL. 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 CITY AND MGDOT). SIGNS DESIGNATING STREET NAMES SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- PARKING INFORMATION: CITY REQUIRES 2 SPACES PER HOUSING UNIT INCLUDING ONE COVERED SPACE PER UNIT.

TOTAL PROPOSED UNITS	= 266 UNITS
REQUIRED PARKING	= 532 SPACES
PROPOSED PARKING PROVIDED	= 541 SPACES (264 COVERED)

17. SITE CALCULATIONS:
 OVERALL LOT AREA: 26.192 Acres ±
 OUTLOT AREA: 6.00 Acres ±
 PROPOSED DEVELOPED AREA: 20.192 Acres ±
 266 PROPOSED UNITS = 13.17 UNITS PER ACRE
 20.192 ACRES ±

H.D.P.E. STORM SEWER NOTES:

- STORM SEWER PIPE DESIGNATED AS HIGH DENSITY POLYETHYLENE (H.D.P.E.) SHALL HAVE WATER TIGHT GASKETED JOINTS WITH RUBBER O-RING GASKETS MEETING ASTM F477. O-RING GASKET SHALL BE INSTALLED ON THE SPIGOT END OF PIPE.
- 12" TO 36" PIPE SHALL CONFORM TO THE AASHTO M294 CLASSIFICATION "TYPE S" AND 42" TO 48" SHALL CONFORM TO AASHTO M96-95 CLASSIFICATION "TYPE D."
- ALL PIPE JOINTS SHALL CONSIST OF BELL AND SPIGOT JOINING SYSTEM WITH THE BELL COVERING TWO PIPE CONNECTIONS AS RECOMMENDED IN AASHTO M294.
- PIPE MANUFACTURED FOR THIS SPECIFICATION SHALL COMPLY WITH THE REQUIREMENTS FOR TEST METHODS, DIMENSIONS AND MARKINGS FOUND IN AASHTO DESIGNATIONS M292 AND M294. PIPE AND FITTINGS SHALL BE MADE FROM VIRGIN PE COMPOUNDS WHICH CONFORM WITH THE REQUIREMENTS OF CELL CLASS 335420C AS DEFINED AND DESCRIBED IN ASTM D3550.
- FITTINGS MAY BE EITHER MOLDED OR FABRICATED AND SHALL CONFORM TO THE REQUIREMENTS AASHTO M292 AND M294. THE FITTINGS SHALL NOT REDUCE OR IMPAIR THE OVERALL INTEGRITY OR FUNCTION OF THE PIPE LINE. ONLY FITTINGS SUPPLIED OR RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED.
- INSTALLATION OF THE PIPE SPECIFIED ABOVE SHALL BE IN ACCORDANCE WITH THE ASTM RECOMMENDED PRACTICE D2321.
- BOTH BELL AND SPIGOT (WITH O-RING GASKET) ENDS OF THE PIPE SHALL BE LUBRICATED AS RECOMMENDED BY MANUFACTURER AND INSERTED TO THE HOUSING MARK ON THE SPIGOT END OF THE PIPE.
- MINIMUM RECOMMENDED TRENCH WIDTH SHALL BE NOT LESS THAN THE GREATER OF EITHER PIPE OUTSIDE DIAMETER PLUS 16 INCHES OR THE PIPE OUTSIDE DIAMETER TIMES 1.25, PLUS 12 INCHES AS OUTLINED HEREIN:

NOMINAL PIPE DIAMETER	MINIMUM TRENCH WIDTH
12" (300mm)	31"
15" (375mm)	34"
18" (450mm)	39"
24" (600mm)	42"
30" (750mm)	58"
36" (900mm)	66"
42" (1050mm)	71"
48" (1200mm)	78"

SILTATION NOTES

- Installation of perimeter sediment control shall be implemented as the first step of grading and within seven (7) days of grubbing the site.
- Inspection of siltation control devices shall take place once every seven days and within 24 hours of any 0.5"/24 hour rain event. Any siltation control in need of repair shall occur immediately.
- Any disturbed areas which will remain unworked for 45 days or more shall be stabilized with seeding and mulching per specifications within 7 days. If seasonal conditions prohibit seeding, mulching or matting shall be used.
- All slopes or drainage channels, once constructed to final grade, shall be seeded and mulched per specifications within seven (7) days.
- Silt fences shall be installed immediately around each storm sewer structure once final construction of each individual structure is complete.
- All siltation control devices shall remain in place until upslope areas have been permanently stabilized.
- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.
- Erosion control shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties, and ditches.
- When deemed necessary, positive steps should be exercised to prevent this soil from damaging adjacent property and silting up all storm drainage systems whether on or off site.

Siltation Control Schedule Implementation

- Perimeter siltation control and construction entrances to be installed.
- Begin placing aggregate base in parking areas once area has reached final grade to prevent erosion.
- Place silt fence around each storm sewer structure as it is completed.
- Immediately seed areas upon reaching final grade that are to be permanently seeded.

Temporary Access Roads and Parking Areas Specifications

- Temporary roads shall follow the contour of the natural terrain to the extent possible. Slopes should not exceed 10 percent.
- Grades should be sufficient to provide drainage, but should not exceed 10 percent.
- Roadbeds shall be at least 24 feet wide.
- All cuts and fills shall be 3:1 or flatter to the extent possible.
- Drainage ditches shall be provided as needed.
- The roadbed or parking surface shall be cleared of all vegetation, roots and other objectionable material.
- A 10-inch course of 2" MINUS aggregate shall be applied immediately after grading or the completion of utility installation within the right-of-way. Filter fabric may be applied to the roadbed for additional stability in accordance with fabric manufacturer's specifications.

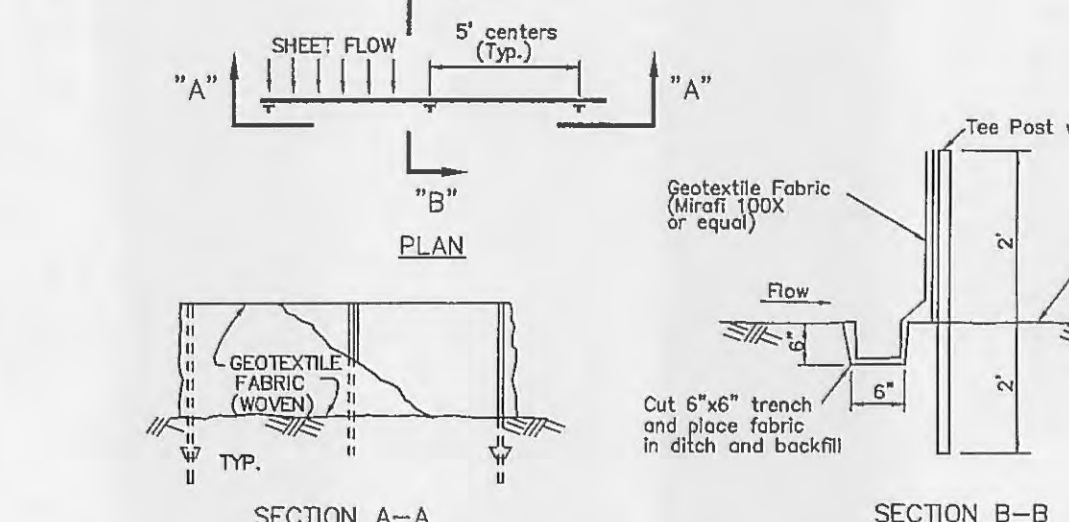
Vegetation

All roadside ditches, cuts, fills and disturbed areas adjacent to parking areas and roads shall be stabilized with appropriate temporary or permanent vegetation according to the applicable standards and specifications.

Maintenance

Both temporary and permanent roads and parking areas may require periodic top dressing with new gravel. Seeded areas adjacent to the roads and parking areas should be checked periodically to ensure that a vigorous stand of vegetation is maintained. Roadside ditches and other drainage structures should be checked regularly to ensure that they do not become clogged with silt or other debris.

All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in 1/2 inch of rain or more.



- ### GENERAL NOTES:
- Do not scale drawing. Follow Dimensions
 - Siltation Control Devices remain in place until adequate vegetative growth insures no further erosion of the soil.
 - Siltation Fences shall be inspected periodically for damage and for the amount of sedimentation which has accumulated. Removal of sediment will be required when it reaches 1/2 of the height of the siltation fence.
 - Straw Bales shall be inspected periodically for deterioration. Bales which have rolled or failed shall be replaced.
 - Attachment of geotextile fabric to be in accordance with the manufacturer's recommendation.

Straw Bale Siltation Control Specifications

Sheet Flow Applications

- Bales shall be placed in a single row, lengthwise on the contour, with both ends of adjacent bales tightly abutting one another.
- All bales shall be either wire-bound or string-tied. Straw bales shall be installed so that buildings are oriented around the sides rather than along the tops and bottoms of the bales (in order to prevent deterioration of the bindings). See Detail this sheet.
- The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill and shall be built up to 4 inches against the uphill side of the barrier (See detail this sheet).
- Each bale shall be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or rebars shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency).
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.
- Straw bale barriers shall be removed when they have served their useful life, but not before the upslope areas have been permanently stabilized.

Channel Flow Applications

- Bales shall be placed in a single row, lengthwise, oriented perpendicular to the contour, with ends of adjacent bales tightly abutting one another.
- The remaining steps for installing a straw bale barrier for sheet flow applications apply here, with the following addition.
- The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale (see detail) to assure that sediment-laden runoff will flow through or over the barrier but not around it.

Maintenance

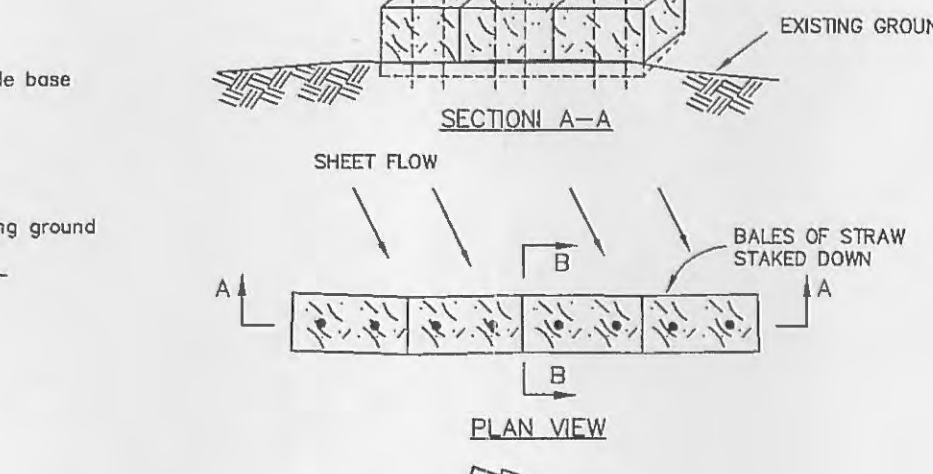
- Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged fence, end runs and undercutting beneath fence.
- Necessary repairs to barriers or replacement of silt fence shall be accomplished promptly.
- Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

Silt Fence Specifications

- Silt Fence to be woven geotextile fabric Mirafix 100X or equal.
- Fabric to be supported by metal tee post with spade base spaced on 5' centers with 6 x 6/10 x 10 gage welded wire fence. See detail this sheet.
- Fabric shall be entrenched and backfilled. A trench shall be excavated a minimum of 6 inches deep for the length of the fence. The excavated soil shall be backfilled against the fence. See detail this sheet.
- Fence height shall be a minimum of 4 feet in height, with the fabric installed on the fence on the upstream side.
- Silt fences shall be used only on sheet flow conditions.
- Silt fences shall be installed around all storm sewer structures.

Maintenance

- Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.
- Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
- Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.



- ### SILTATION CONTROL - SILTFENCE DETAIL (n.t.s.)
- ### SILTATION CONTROL - HAY BALE DETAIL (n.t.s.)
- ### SILTATION CONTROL - HAY BALE DETAIL IN DRAINAGE WAY (n.t.s.)

CITY OF O'FALLON SEWER CONSTRUCTION NOTES

- Underground utilities have been plotted from available information and therefore location 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 improvements.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon.
- The City of O'Fallon shall be notified at least 48 hours prior to construction for coordination of inspection.
- All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2-1/2 feet.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.120(7)(E).
- All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- All sanitary and storm sewer trench backfills shall be per ASTM D2321, except jetting will not be permitted. Granular backfill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
- All creek crossings shall be grouted rip-rap as directed by City Inspectors. (All grout shall be high slump ready-mix concrete).
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to existing residential driveways and streets.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot / Mission-type couplings will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- "Type N" Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.
- Sewer pipe joints shall be gasketed O-ring type.

VEGETATION ESTABLISHMENT

TILLAGE PREPARATIONS

- TILL TOP 4" OF SOIL

FERTILIZER

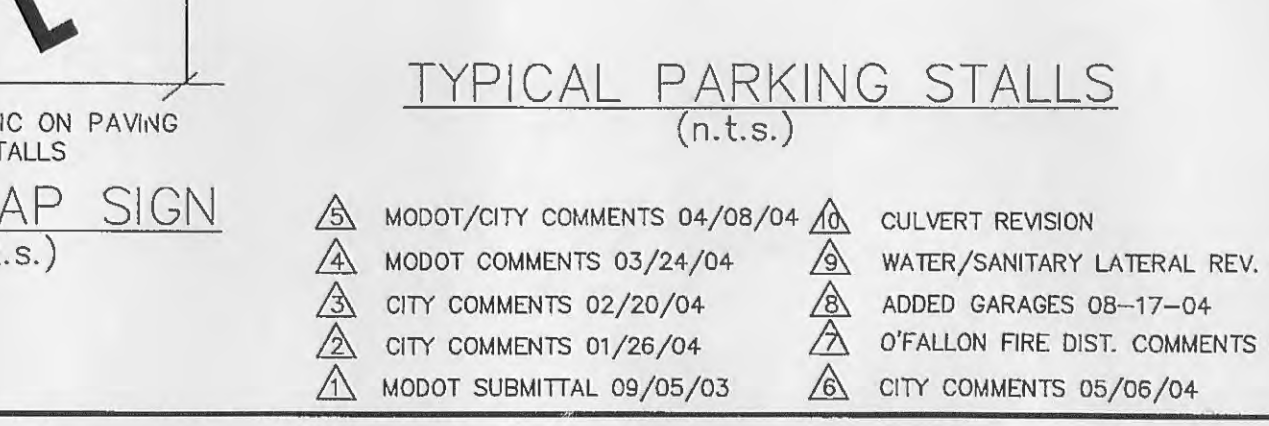
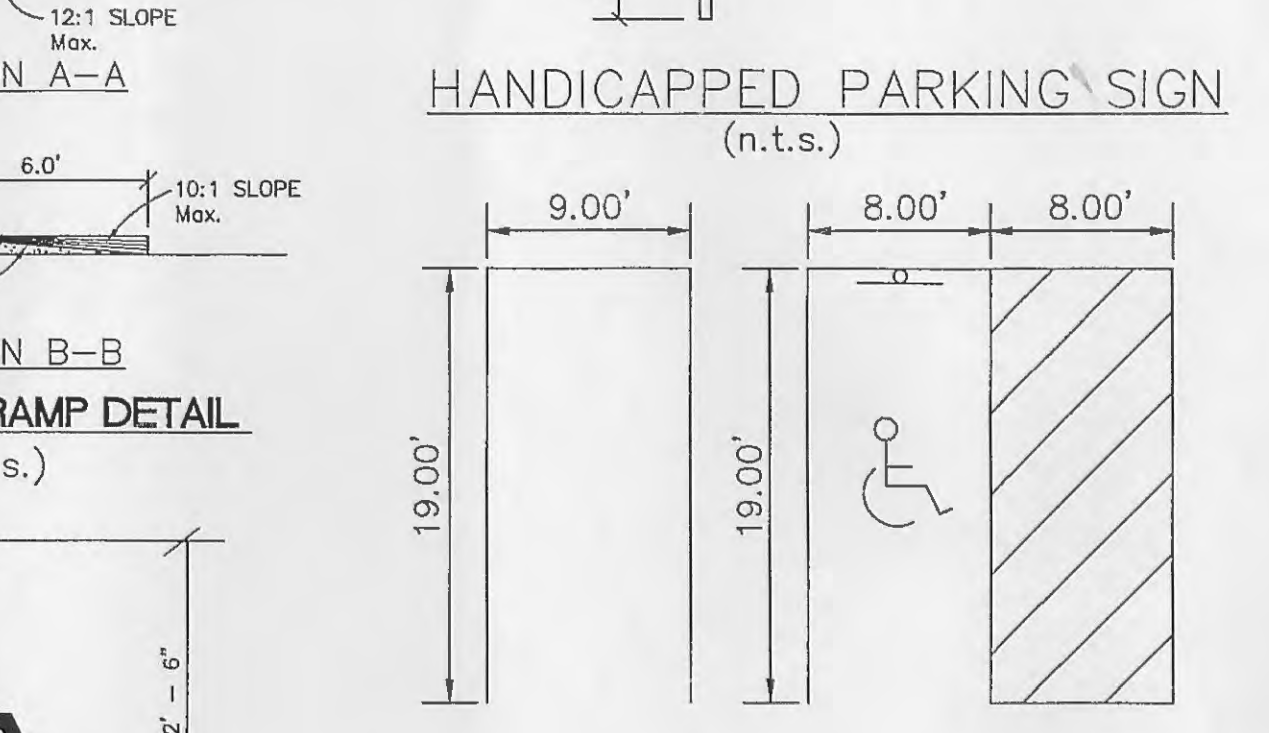
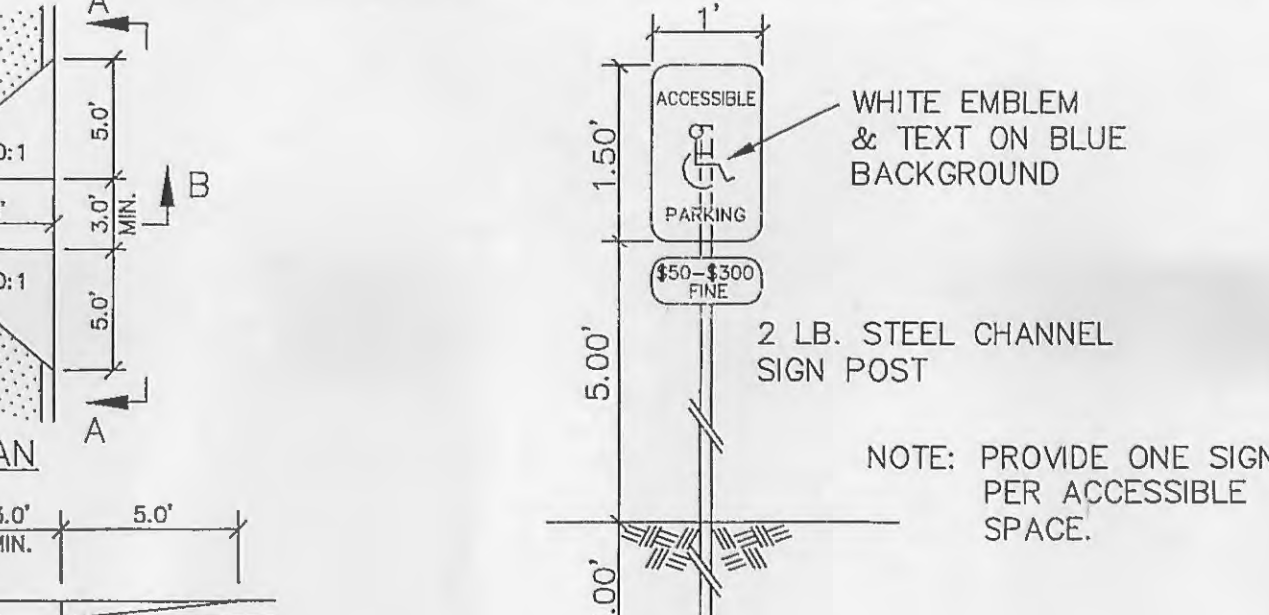
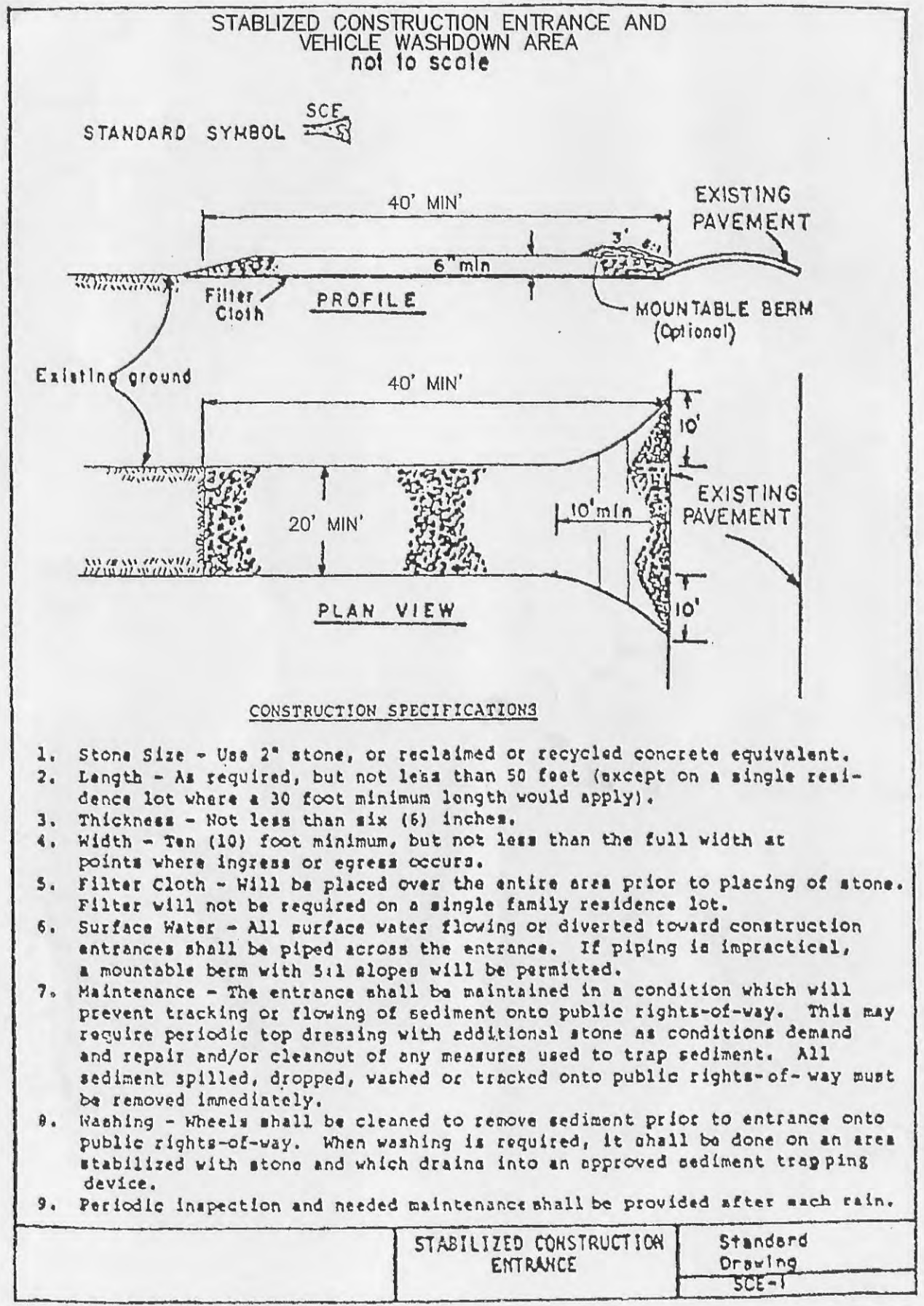
- PER SOIL TEST OR FOLLOWING TABLE:

	N	P	K	LIME
TEMPORARY SEEDING	0.7	0.7	0.7	14 ENM+
PERMANENT	1.0	1.4	1.4	14 ENM+

+ SOIL TEST RESULTS TAKE PRECEDENCE, DUE TO HIGHLY VARIABLE SOIL PH.

SEEDING RATES

	LBS./ACRE
TEMPORARY WHEAT OR RYE	150 LBS. / ACRE
PERMANENT FESCUES	150 LBS. / ACRE
KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS	6 LBS / 1000 S.F.
FINE FESCUE	8 LBS / 1000 S.F.
SEEDING PERIODS	
LISTED LEGUMES/GRASSES	MARCH 1 - JUNE 1
WHEAT/RYE	AUGUST 1 - OCTOBER 1
	MARCH 15 - NOVEMBER 1



O'FALLON LAKES L.P. SPECIFICATIONS SHEET

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 CHECKED BY: G.M.S. DATE: 08/27/03
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 SHEET: C2 of 16

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