

GENERAL NOTES

- TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED BY STOCK AND ASSOCIATES.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. 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.
- 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 REVIEWED AND APPROVED BY THE PLANNING DIVISION. ROOF PARAPET WALLS SHALL BE AT LEAST AS TALL AS THE TALLEST ROOFTOP UNIT.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFALLON STANDARDS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND DETAILS.
- ALL SIGN LOCATIONS & SIZES SHALL BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- ALL TRASH ENCLOSURES SHALL CONSIST OF 6" HIGH SOLID WALL W/ SIGHT PROOF VINYL GATE. WALLS SHALL BE CONSISTENT W/ ARCHITECTURAL THEME OF BUILDING. COLOR SHALL MATCH BUILDING.
- BICYCLE PARKING RACKS SHALL BE SECURELY ANCHORED TO THE GROUND AND BE OF VANDAL-RESISTANT CONSTRUCTION.
 - 1 BICYCLE SPACE PER 15 PARKING SPACES (MIN. 4 SPACES) REQUIRED.
 - LOT A: 28/15 = 1.87
 - LOT B: 56/15 = 3.73
 - PROVIDED: 4 SPACES PER LOT
- TREE PRESERVATION CALCULATIONS: SEE LANDSCAPE PLAN 16.
- NO OUTDOOR DISPLAY OF MATERIALS OR PRODUCTS, TEMPORARY OR OTHERWISE, SHALL OCCUR BEYOND THE AREA BETWEEN THE FRONT OF THE BUILDING AND THE DRIVEWAY AISLE. NO SUCH MATERIALS SHALL BE ATTACHED OR AFFIXED TO ANY EXTERIOR WALL.
- ALL SIDEWALK, 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 EXISTS 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.
- CONSTRUCTION WITHIN THE CITY OF OFALLON RIGHT OF WAY SHALL COMPLY WITH ST. CHARLES COUNTY PAVING SPECIFICATIONS EXCEPT AS MODIFIED BY CITY OF OFALLON ORDINANCES.
- REINFORCED CONCRETE PIPE SHALL BE CLASS III. ALL STORM DRAIN PIPE SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM F-477.
- MINIMUM SETBACKS PER HTCD/PUD (ORIGINAL ZONING-HTD) ARE AS FOLLOWS:
 - FRONT YARD (ALONG WINGWALK) = 50 FEET
 - SIDE YARD (EAST) = 30 FEET
 - SIDE YARD (WEST) = 20 FEET
 - REAR YARD = 35 FEET
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE GRADING.
- ALL FILL PLACED UNDER PROPOSED STORM 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 FILLED 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 OFALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF OFALLON.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM OR SANITARY SEWER STRUCTURES.
- A CONCRETE CRADLE FOR ROP AND ENCASUREMENT FOR HDPE WILL BE REQUIRED FOR ALL STORM SEWER LINES WHEN CROSSING MORE THAN THREE FEET ABOVE SANITARY LINES.
- 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.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- ALL SIGN POSTS AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUBSTONB PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- STORM DRAIN PIPE SHALL BE HDPE PIPE CONFORMING TO AASHTO M252 TYPE S OR M294 TYPE S WITH INTEGRAL BELL AND SHOULDER JOINTS AND ELASTOMERIC GASKETS. GASKETS SHALL CONFORM TO ASTM F477.
- INSTALLATION OF WATER SERVICE SHALL MEET THE SPECIFICATIONS OF THE ST. CHARLES COUNTY WATER SUPPLY DISTRICT NO. 2.
- ALL SANICUTS WITHIN 5 FEET OF A PAVEMENT JOINT TO BE TAKEN TO THE JOINT.
- DELIVERY OR LOADING ACTIVITIES, TRASH REMOVAL OR COMPACTION, PARKING LOT CLEANING OR OTHER SUCH OPERATIONS SHALL NOT BE PERMITTED BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M.
- THE GRADES FOR ENTRANCES SHALL NOT EXCEED 2% AT WALKS, 4% FROM STREET AND 10% OVERALL. TYPICALLY 2% FROM BACK OF CURB THROUGH THE RIGHT-OF-WAY IS DESIRED.
- THE CONTRACTOR SHALL COORDINATE & OBTAIN ALL NECESSARY PERMITS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE HE HAS THE LATEST SET OF IMPROVEMENT PLANS. THE CONTRACTOR SHALL VERIFY UTILITY SERVICES & ARCHITECTURAL BUILDING FOOTPRINTS WITH M.E.P. & ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER OF WORK IN PROGRESS & FOLLOW THE RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.

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.
- All unworked disturbed areas shall be stabilized with seeding and mulching per specifications within 14 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 Ofallon and/or MoDOT. The Contractor's responsibilities include oil design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of Ofallon 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 Ofallon 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 siting up all storm drainage systems whether on or off site.
- Rip rock on all flared ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and 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 or more.

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 usefulness, 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 either 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 grade base spaced on 5' centers with 6" x 6/10" x 1/2" 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.

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

- Underground utilities 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.
- All fill including places under proposed sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM D1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proofrolling and compaction. (Contractor shall verify requirements w/ City of Ofallon prior to installation).
- 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 Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District 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. The sanitary lateral shall be a minimum 6" diameter pipe.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-812X(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 water jetted. Granular backfill will be used under pavement areas. (Contractor shall verify requirements w/ City of Ofallon prior to installation).
- 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 District 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.

VEGETATION ESTABLISHMENT

TILLAGE PREPARATIONS

*TILL TOP 4" OF SOIL

FERTILIZER

* PER SOIL TEST OR FOLLOWING TABLE:

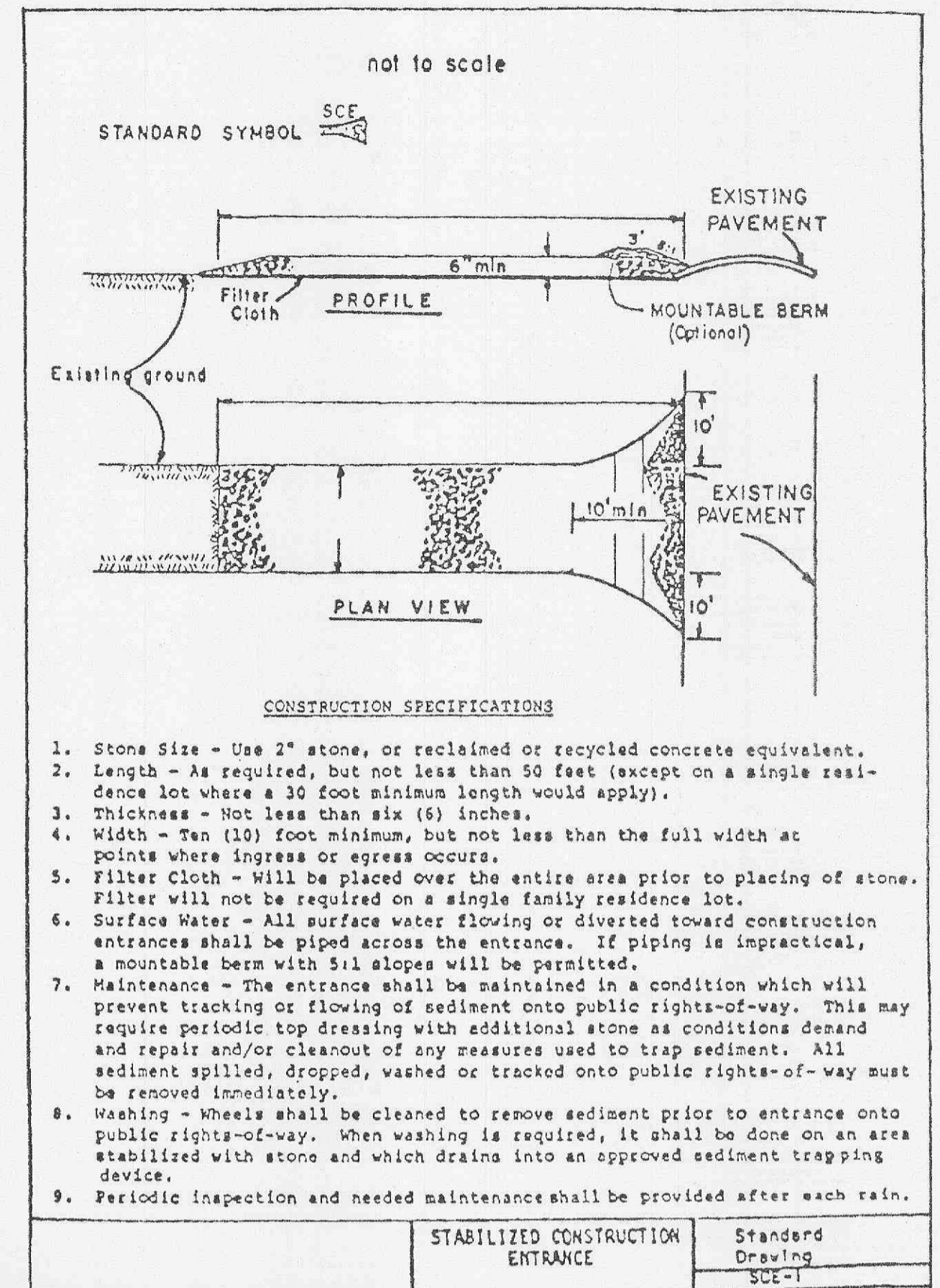
	LBS./1,000 S.F.			
	N	P	K	LIME
TEMPORARY SEEDING	0.7	0.7	0.7	14 ENH+
PERMANENT	1.0	1.4	1.4	14 ENH+

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

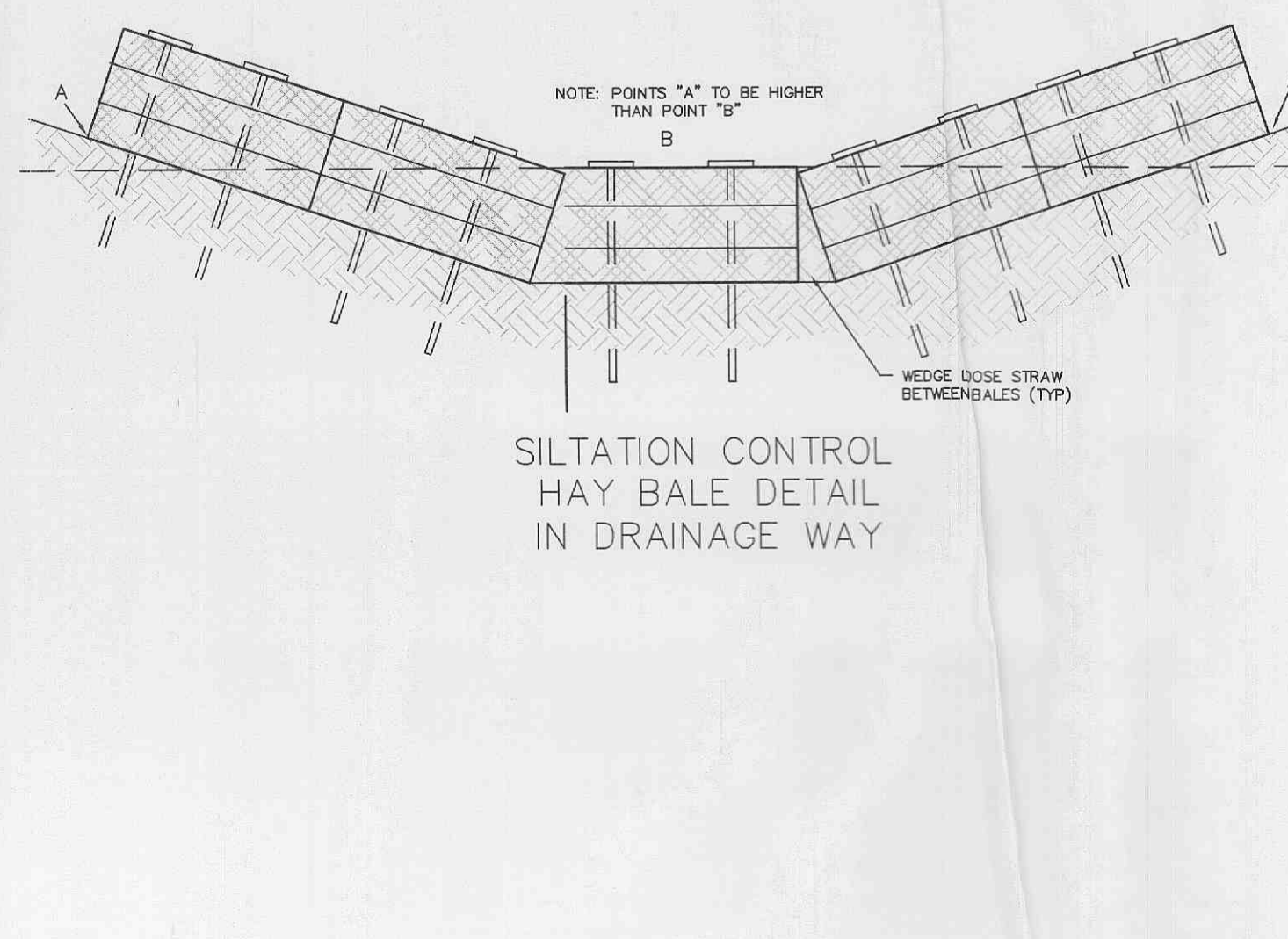
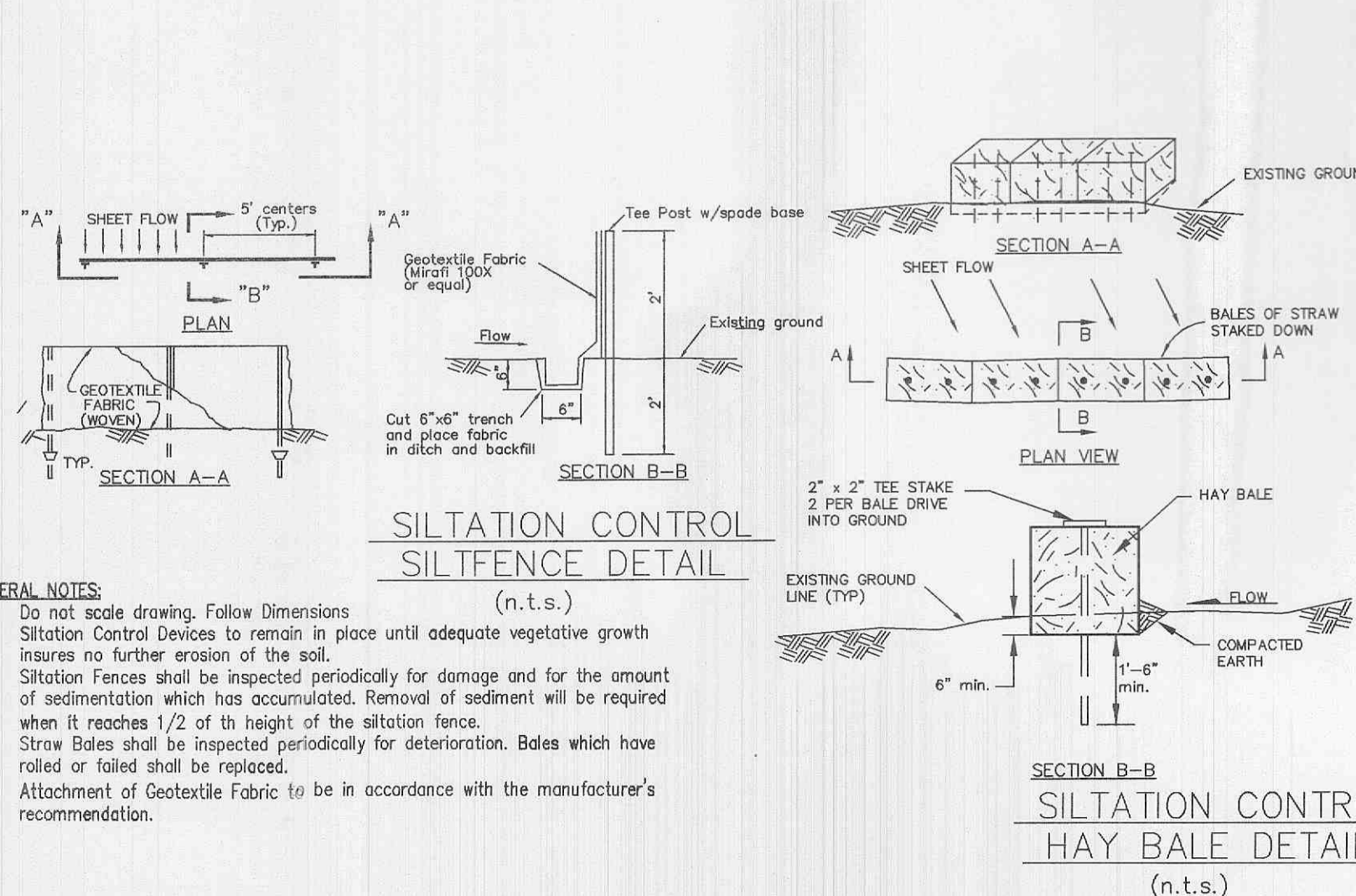
SEEDING RATES

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

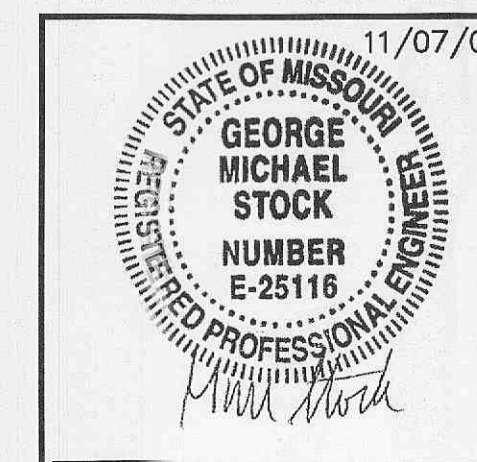
LOT AND USE	PARKING CALCULATIONS			NO REQ'D PROVIDED
	VALUE	METRIC	RATIO	
LOT A - SOUTHWEST BANK	4,700 SF	1 PER 300 SF	16	
	10 EMP	1 PER 2 EMP	5	28
				21
LOT B - HEARTLAND DENTAL	DENTAL OFFICE: 4,100 SF	1 PER 100 SF	22	
	RETAIL SPACES: 3,850 SF	5.5 PER 1,000 SF	22	
				44
				66
LOT C - FUTURE DEVELOPMENT	RETAIL ASSUMED: 14,000 SF	5.5 PER 1,000 SF	77	83
				142
				167



- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.



P&Z NOS: 9831.52.01



SPECIFICATIONS

THE POINTE AT WINGHAVEN

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DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
GEORGE M. STOCK	2/04/05	G.M.S.	2/04/05	204-3385	C2 of 13

- ▲ 11/07/05 LOT C DRIVE, AMEREN
- ▲ 10/07/05 REVISED SIDEWALK
- ▲ 9/26/05 WATER DISTRICT COMMENTS
- ▲ 9/12/05 ARCHITECT COMMENTS
- ▲ 8/03/05 COORDINATION
- ▲ 7/19/05 REVISED PER DUCKETT CREEK'S COMMENTS DATED 7/19/05
- ▲ 7/13/05 REVISED PER DUCKETT CREEK'S COMMENTS DATED 7/8/05
- ▲ 6/27/05 REVISED PER CITY OF OFALLON'S COMMENTS 5/22/05 & DUCKETT CREEK'S COMMENTS DATED 6/15/05
- ▲ 5/21/05 REVISED PER DUCKETT CREEK'S MARK-UP PLAN (ADD MH, REV. ALIGNMENT)
- ▲ 5/11/05 REVISED BANK'S DRIVEWAY FOR STACKING REQUIREMENT
- ▲ 5/3/05 REVISED PER CITY COMMENT LETTER DATED 4-6-05, DUCKETT CREEK COMMENTS (ALIGNMENT), MODOT(4-8-05)
- ▲ 3/17/05 REVISED PER CITY COMMENT LETTER DATED 2-24-05, PWS# NO. 2 (2-14-05), DUCKETT CREEK (2-13-05)