

CITY OF O'FALLON NOTES:

- 1. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
2. IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
3. NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL) OR AS APPROVED BY A GEOTECHNICAL ENGINEER.
4. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-99.
5. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORTS PRIOR TO AND DURING SITE SOIL TESTING.
6. THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA.
7. ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
8. ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
9. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
10. SIDEWALKS, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENTLY APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ALONG WITH THE REQUIRED GRADES, SIGNAGE, SPECIFICATIONS AND CONSTRUCTION MATERIALS.
11. ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS.
12. TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MORE STRINGENT.
13. ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POST, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HD PAINT (OR EQUIVALENT AS APPROVED BY THE CITY OF O'FALLON AND MODOT).
14. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
15. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.
16. CONNECTIONS AT ALL SANITARY OR STORM STRUCTURES TO BE MADE WITH A-LOCK JOINT OR EQUAL.
17. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES.
18. ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
19. HDPE PIPE IS TO BE N-12WT OR EQUAL AND TO MEET ASTM F1417 WATER TIGHT FIELD TEST.
20. REFER TO WATER JETTING SPECIFICATIONS AS A NOTE AS SHOWN IN SECTION 405.210(D)(1).
21. RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.
22. A 3/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENING(S) OF ALL CURB INLETS AND AREA INLETS.
23. ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
24. NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.
25. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DIVISION.
26. NO WELLS, CISTERNS OR SPRINGS ARE ANTICIPATED ONSITE.
27. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY A SEPARATE PERMIT PROCESS.
28. ALL LOW PLACES WHETHER ONSITE OR OFFSITE ARE TO BE GRADED TO ALLOW DRAINAGE.
29. CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
OCTOBER 1 -- MAY 1
7:00AM TO 7:00PM MONDAY - SUNDAY
JUNE 1 -- SEPTEMBER 30
6:00AM TO 8:00PM MONDAY - FRIDAY
7:00AM TO 8:00PM SATURDAY AND SUNDAY
CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.
30. CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
31. CONCRETE PAVEMENT SHALL OBTAIN A COMPRESSIVE STRENGTH OF 4000psi AT 28 DAYS.
32. AGGREGATE BASE ROCK FOR CONCRETE PAVEMENT SHALL BE COMPACTED TO 98 PERCENT STANDARD PROCTOR PER QUIKTRIP PROJECT SPECIFICATIONS.
33. ALL SIGNAGE INCLUDING THE BILLBOARD RELOCATION SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.
34. RETAINING WALL SHALL MEET THE REQUIREMENTS OF SECTION 405.275 OF THE CODE.

MODOT NOTES:

- 1. ALL MATERIALS AND PROCEDURE WITHIN STATE RIGHT-OF-WAY MUST CONFORM TO MODOT STANDARDS.
2. APPLICANT AND/OR CONTRACTOR MUST POSSESS A COPY OF THIS PERMIT AND PERMIT APPROVED PLANS ON THE JOB SITE AT ALL TIMES.
3. KEEP ROADWAY AND SHOULDERS CLEAR OF DIRT, MUDD, DEBRIS, EQUIPMENT AND MATERIALS AT ALL TIMES.
4. ROADWAY DITCHES, CULVERTS AND OTHER SUCH DEVICES USED TO CARRY SURFACE RUN-OFF WILL BE KEPT OPEN, FREE AND CLEAR AT ALL TIMES.
5. DRESS ALL DISTURBED EARTH AREAS; SEED AND MULCH WITH STRAW AND/OR SOY.
6. BACKFILL BEHIND ALL CURBS AND TAPERS FLUSH TO TOP OF BACK OF CURB AND/OR TAPER.
7. NO SLOPES ON MODOT RIGHT OF WAY TO BE GREATER THAN 3:1.
8. EDGE TREATMENT: A WEDGE OF MATERIAL (WITH A 3:1 OR FLATTER SLOPE) MUST BE PLACED ALONG THE PAVEMENT EDGE DURING NON-WORKING HOURS WHEN THERE IS OVER A 2-INCH DROP OFF.
9. UTILITY LOCATES - CONTACT MO ON-CALL 1-800-344-7483 FOR LOCATION OF UNDERGROUND FACILITIES.
10. ALL LANE CLOSURES MUST BE APPROVED BY MODOT.
11. NO SIGNS OR DISPLAY MATERIAL OF ANY ADVERTISING NATURE IS TO BE PLACED ON OR EXTENDING OVER ONTO THE MODOT RIGHT OF WAY.
12. THE MODOT RIGHT OF WAY IS TO BE USED FOR INGRESS AND EGRESS ONLY AND THE ADJACENT PROPERTY SHOULD BE SO DEVELOPED AS TO NOT FORCE THE USE OF THIS RIGHT OF WAY FOR PARKING OR TO FACILITATE ANY OTHER ACTIVITIES.
13. ALL MODOT PROPERTY OF FACILITIES (INCLUDING ROADWAY AND SHOULDER PAVEMENT) DISTURBED OR DAMAGED DURING THE SCOPE OF WORK MUST BE RESTORED.
14. RIGHT-OF-WAY MARKERS SHALL BE SET AT ALL PROPERTY CORNERS ALONG MODOT FRONTAGE.
15. ALL STRIPING REMOVAL SHALL BE WATERBLASTED.
16. ALL STREET SIGNAGE SHALL BE CONTRACTOR FURNISHED.
17. THE INSTALLATION OF THE TRAFFIC SIGNALS SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON'S AND MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION'S STANDARD SPECIFICATIONS, LATEST EDITION.
18. EXISTING UNDERGROUND AND OVERHEAD FACILITIES, STRUCTURES AND UTILITIES IF SHOWN ON THESE PLANS, SHALL BE CONSIDERED.

PUBLIC WATER SUPPLY DISTRICT #2 NOTES:

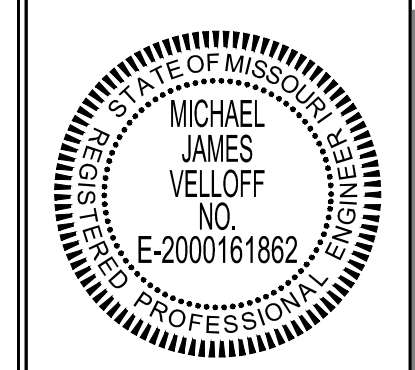
- 1. THE WATER DISTRICT REQUIRES ONE (1) WEEK NOTICE BEFORE CONSTRUCTION BEGINS.
2. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWSD #2 GUIDELINES AND SPECIFICATIONS.
3. ALL METER PITS, VAULTS, AND PYRAMID BOXES MUST BE INSTALLED IN GREEN SPACE.

CITY OF O'FALLON SITE CONDITIONS:

- STAFF RECOMMENDATIONS:
1. PROVIDE APPROVAL FROM MODOT FOR THE PROPOSED RIGHT IN/RIGHT OUT ON HIGHWAY K.
2. THE CONFIGURATION OF THE RIGHT IN/RIGHT OUT ON HIGHWAY K SHALL BE REVISED SO THAT WHEN A TRUCK EXITS THE SITE IT WILL NOT USE 2 LANES ON HIGHWAY K TO MAKE THE TURNING MOVEMENT.
3. THE CONFIGURATION OF THE RIGHT-IN ONLY ON FALLON PARKWAY SHALL BE REVISED TO MAKE IT MORE RESTRICTIVE.
4. PROVIDE APPROVAL FROM AMEREN UE (CUIVRE RIVER ELECTRIC) FOR THE PROPOSED POLE RELOCATIONS.
5. THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.

- MUNICIPAL CODE REQUIREMENTS:
1. ALL SIGNAGE INCLUDING THE RELOCATION OF THE BILLBOARD SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.
2. ADDITIONAL STREET TREES SHALL BE PLANTED ALONG THE SITE'S ROADWAY FRONTAGE ON HIGHWAY K TO MEET THE STREET TREE REQUIREMENT.
3. PROVIDE SCREENING AROUND THE TRANSFORMERS AND ANY GROUND MOUNTED UNITS.
4. PROPOSED RETAINING WALLS SHALL MEET THE REQUIREMENTS OF SECTION 405.275 OF THE CODE.
5. A REVISED PHOTOMETRIC LIGHTING PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. THE CITY OF O'FALLON HAS CREATED CONSTRUCTION PLAN SHEETS WHICH FORMAT SHALL BE USED WHEN SUBMITTING CONSTRUCTION PLANS FOR REVIEW.

- PLEASE NOTE:
* THE SITE PLAN APPROVAL SHALL EXPIRE, AND BE OF NO EFFECT, ONE (1) YEAR AFTER THE DATE OF ISSUANCE THEREOF, UNLESS WITHIN SUCH TIME CONSTRUCTION PLANS OR BUILDING PLANS OR BUILDING PERMITS FOR ANY PROPOSED WORK AUTHORIZED UNDER THE SAID SITE PLAN APPROVAL HAS BEEN ISSUED.
* PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF.
* THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.
* ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT.
* ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE.
* ALL CONDITIONS OF APPROVAL SHALL BE NOTED ON THE CONSTRUCTION SITE PLANS.



PROJECT NO.: 151054
NAME: MICHAEL J. VELLOFF
LICENSE NUMBER: E-2000161862
DISCIPLINE: CIVIL
CORPORATION AUTHORITY NUMBER: 001194
THE SEAL OF MICHAEL J. VELLOFF ON THIS DRAWING APPLIES ONLY TO THE CIVIL/SITE ENGINEERING WORK SHOWN. IT DOES NOT APPLY, NOR IS ANY RESPONSIBILITY TAKEN FOR ENVIRONMENTAL, GEOTECHNICAL, (INCLUDING BUT NOT LIMITED TO SLOPE STABILITY), STRUCTURAL, HVAC, PLUMBING, ELECTRICAL, FIRE PROTECTION, TRAFFIC ENGINEERING, SURVEYING (BOUNDARY AND TOPOGRAPHIC), OR ARCHITECTURAL (BUILDING OR LANDSCAPE).

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SHEET TITLE:
NOTES

SHEET NUMBER:
C002