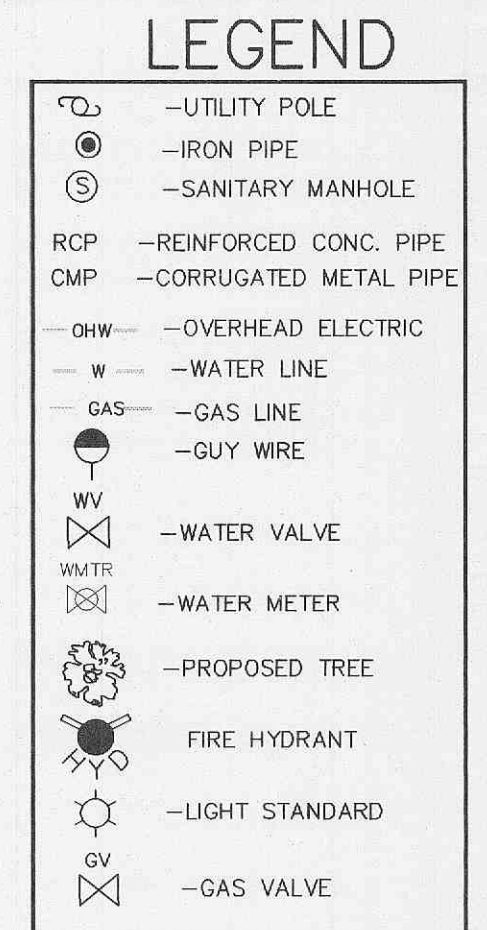


# A SET OF CONSTRUCTION PLANS FOR R & R POOLS

## A TRACT OF LAND IN FRACTIONAL SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI



### PRINCIPLES & STANDARDS:

- All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.
- When grading operations are completed or suspended for more than 30 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.
- The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.
- Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.
- All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

### VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

#### Seeding Rates:

Permanent:  
Tall Fescue - 30 lbs./ac.  
Smooth Brome - 20 lbs./ac.  
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:  
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)  
Oats - 120 lbs./ac. (2.75 lbs. per square foot)

Seeding Periods:  
Fescue or Brome - March 1 to June 1  
August 1 to October 1  
Wheat or Rye - March 15 to November 1  
Oats - March 15 to September 15

Mulch Rates:  
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates:  
Nitrogen 30 lbs./ac.  
Phosphate 30 lbs./ac.  
Potassium 30 lbs./ac.  
Lime 600 lbs./ac. ENM\*  
\* ENM = effective neutralizing material as per State evaluation of quarried rock.

### GENERAL NOTES:

- Underground utilities have been plotted from available information and therefore locations shall be considered approximate only. The verifications 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 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 building laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre construction conditions.
- All fill, including places under proposed storm and sanitary sewer lines and paved areas within and off the road right-of-way 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 back filling operations. Note that the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by 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.
- 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 public sanitary sewers, storm sewers and utilities on the record plat. See record plat (if required) for location and size of easement.
- 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 start of construction for coordination and inspection.
- All sanitary sewer building connections have been designed so that the minimum vertical distances from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus the vertical distance of 2-1/2 feet. (unless otherwise noted)
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR-8120(7)(E).
- All PVC sanitary sewer pipe is to be 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 back fill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top pipe. (Note: All P.V.C. Force Main shall be C-900, Class 200 P.V.C.)
- All sanitary and storm sewer trench backfills shall be water jetted. Granular back fill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- Brick shall not be used on sanitary sewer manholes.
- All PVC sanitary sewer pipe shall meet the following standards. A.S.T.M. D-3034 SDR-35 with wall compression joint A.S.T.M. D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures. (Note: All P.V.C. Force Main shall be C-900, Class 200 P.V.C.)
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- Storm sewers 18 inch diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21 inch diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).
- All storm sewer pipe shall be "O-ring" pipe.
- All water lines shall be laid at least 10 feet horizontally from any sanitary sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- All water lines shall be C-900 Class 200 P.V.C.
- The grading yardage shown on these drawings is an approximation only, and not for bidding purposes. The contractor shall verify quantities prior to construction.
- All sanitary sewer laterals shall be a minimum of 6 inches in diameter.

- 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 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 shall be removed immediately. Any depositing of silts or mud 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.
- All erosion control systems are inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.

### GRADING NOTES:

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silt up existing downstream storm drainage system.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disc'd prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.
- No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

### DEVELOPMENT NOTES:

- Area of Lot: 0.842 Acres
- Current Zoning: C-2 (O'Fallon)
- Proposed Use: Warehouse/Office Facility
- Area of Buildings: 8,611 Sq. Ft.
- The required height and building setbacks are as follows:  
Minimum Front Yard: 25 feet  
Minimum Side Yard: 0 feet, 25 feet if corner lot  
Minimum Rear Yard: 0 feet, 10 feet if abuts residential
- This property is served by the following utilities:  
Ameren Electric Company - 1-800-55-ASKUE  
Century Tel - 636-332-3011  
Laclede Gas Company - 636-946-8937  
City of O'Fallon Water - 636-281-2858  
City of O'Fallon Sewer - 636-281-2858
- According to the flood insurance rate map of the City of O'Fallon, Missouri (community - panel number 290316 0237 e, dated August 2, 1996). This tract lies within zone X. A zone X is defined as not being a flood hazard area.
- PARKING REQUIRED:  
Office: 1 space per 300 sq.ft. floor space:  
841 / 300 = 2.803 ~ 3 spaces  
Showroom: 5.5 spaces per 1,000 sq.ft. floor area:  
1,579 / 1000 x 5.5 = 8.684 ~ 9  
PARKING SPACES REQUIRED: 12  
PARKING SPACES PROVIDED: 13
- LANDSCAPING REQUIRED:  
Street Tree Requirements:  
1 tree every 40' of frontage = 290.58 / 40 = 7.26 ~ 8 trees required
- Site Coverage Calculations:  
Site = 36,675.94 sq.ft.  
Building = 8,611 sq.ft. = 23.48%  
Pavement = 16,562.98 sq.ft. = 45.16%  
Green Space = 11,501.96 sq.ft. = 31.36%
- No additional runoff is being generated, therefore, detention has not been provided.
- Proposed signage shall be approved under a separate permit process. Please contact Brandy Williams at 636-378-5542 if you have any further questions.
- Prior to Construction Site Plan Approval, a Photometric Lighting Plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.
- Developer must supply City Construction inspectors with soil reports prior to or during site soil testing.
- All paving to be in accordance with St. Charles County Standards and specifications except as modified by the City of O'Fallon ordinances.
- Sidewalks, curb 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.
- At this time there are no changes proposed to the exterior lighting scheme. However, if in the future the developer adds lighting, the foot-candle values will be reviewed on site prior to final approval. Corrections will need to be made if not in compliance with City Standards.
- All proposed fencing requires a separate permit through the Planning Division.
- The exact location of the existing lateral is unknown to us. During construction, the sanitary lateral shall be tested by an accepted method to ensure its functionality.

### SHEET INDEX:

SHEET 1 COVER SHEET  
SHEET 2 DEMOLITION PLAN  
SHEET 3 SITE PLAN  
SHEET 4 DRAINAGE MAP



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### BENCHMARKS:

REFERENCE BENCHMARK: RM 59 - ELEVATION 526.36 (USGS)  
CHISELED SQUARE ON THE EAST END OF ASPHALT STREET, AT THE  
SOUTHEAST CORNER OF PLACKMEIER DRIVE AND ERNST PLACE.  
SITE BENCHMARK: ELEV 571.94 OLD IRON PIPE AT THE SOUTHWEST  
CORNER OF SUBJECT PROPERTY.

3-2-0594  
**APPROVED**

O'FALLON FILE NUMBER 4909

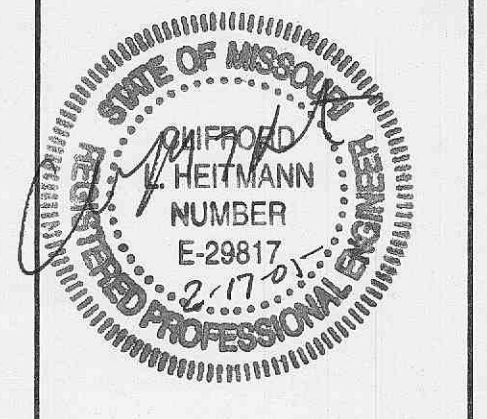
### LANDSCAPE LEGEND

QTY. (8) ~ INDICATES PROPOSED DECIDUOUS HARDWOOD TREE  
Size: 3" min. caliper 1" above grade and 5" clear trunk  
(ash, oaks, maples, birches, sweet gum)

\*\*LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL\*\*  
DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

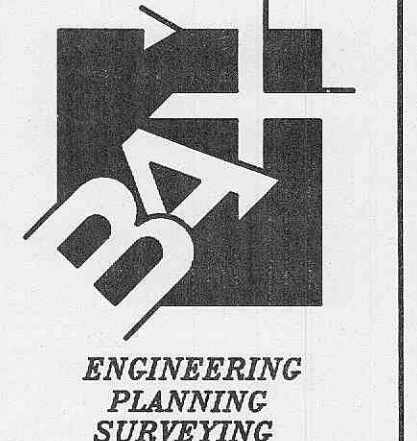
PREPARED FOR: R & R POOLS  
28 SANDERS  
O'FALLON, MO. 63366

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I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architecture or engineering project or survey.



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REVISIONS	
DATE	PER CITY COMMENTS
01/06/05	PER CITY COMMENTS
02/16/05	PER CITY COMMENTS



1052 South Cloverleaf Drive  
St. Peters, MO. 63376-6445  
636-928-6552  
FAX 928-1718

10/29/04	DATE
04-13010	PROJECT NUMBER
1	SHEET OF 4
13010con.DWG	FILE NAME
KLW/DRB	KLW/DRB
	DRAWN
	DESIGNED
	CLH
	CHECKED

Bldg Inspector