

COMMERCIAL

GENERAL NOTES

- GN #1 Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
GN #2 Sidewalks, curb ramps, ramps 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.

Erosion Control Notes

- EN #1 The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee 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).
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.

Grading Notes

- GRN #1 Developer must supply City construction inspectors with soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content

Grading Notes Continued

- GRN #10 All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical or water jetting.
GRN #11 Site grading
a. Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements.

Sanitary Sewer Notes

- SAN #1 All sanitary 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.
SAN #2 Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
SAN #3 Connections at all sanitary structures are to be made with A-Lock joint or equal.

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. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
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.

Water Notes

- WN #1 Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
WN #2 Coordinate with the water company on the location of water meters.
WN #3 All water main shall have a minimum of 42" of cover. (City water mains)
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:
Disinfecting shall be accomplished by placing sufficient hypo chlorite granule (HTH) in each section of pipe to achieve a chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM).

Water Notes

- WN #10 BACTERIOLOGICAL TESTING:
After satisfactory disinfection 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. After 24 hours, a second sample shall be taken in a like manner and submitted for analysis. The two samples taken on consecutive days, a minimum of 24 hours apart, must be found to be "safe" by the testing laboratory, and copies of the test results must be supplied to the City. If the samples are not found to be "safe" further flushing and/or disinfection as directed by the City shall be conducted by the contractor until "safe" samples on two consecutive test days are achieved. Following successful bacteriological testing and a determination by the City that the samples are "safe", the mains may be placed into service.

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. The developer's engineer shall perform the following quality control guidelines:
1. Concrete.
a. Cylinders/compressive strength. One (1) set of four (4) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter.

Flood plain Information

- FP #1 A flood plain development application from the City is required for any work within the flood plain limits.

Retaining Walls: Terraced and Vertical

- RW #1 A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to the top of the wall or for walls that support a surcharge load or that alters the channelized drainage of any lot or drainage area.
RW #2 Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
RW #3 Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall will require a guard on the retaining wall.
RW #4 Retaining walls that alter the channelized drainage of any lot or drainage area shall not be constructed without prior approval and permitting from the City of O'Fallon Engineering Department regardless of the height of the wall.
RW #5 See section 405.275 of the City code for additional design requirements.

PROJECT TITLE:

SCHAEFER AUTO BODY CENTER

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-628-6552
FAX 636-628-1718



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Table with 2 columns: REVISIONS, DATE, and COMMENTS. Includes entries for 05/22/13 LARGER BUILDING and 06/17/13 CITY COMMENTS.

Developer / Owner:

STEVE SCHAEFER
1 TEAM DRIVE
O'FALLON, MO 63366

COMMERCIAL NOTES

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