

CITY OF O'FALLON COMMERCIAL NOTES

GENERAL NOTES

- GN # 1 Driveway locations shall not interfere with the sidewalk, handicap ramps, or curb inlet ramps.
GN # 2 Stairwells, curb 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.
GN # 3 Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using red or cast finished domes per pavement details.
GN # 4 Any proposed pavilions or playground areas will need a separate permit from the Building Division.
GN # 5 The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities.
GN # 6 All construction operations and work shall be controlled within the right of way by following MoDOT or M.U.T.E.D. standards whichever is more stringent.
GN # 7 All proposed fencing requires a separate permit through the Planning and Development Division.
GN # 8 All proposed utility lines and/or utility relocations shall be located underground.
GN # 9 All proposed grading requires a separate permit through the Planning and Development Division.
GN # 10 All construction operations and work shall be controlled within the right of way by following MoDOT or M.U.T.E.D. standards whichever is more stringent.
GN # 11 Three flashing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line and a minimum of three (3) feet from the curb or sidewalk.
GN # 12 All subdivision identification or directional signs must have the locations and sizes approved and permitted separately through the Planning and Development Division.
GN # 13 Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations.
GN # 14 Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval hereof, the developer shall make arrangements with the Construction Inspection Office to provide for the inspection of the work.
GN # 15 The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, on-site items or infrastructure located on the approved plans.

EROSION CONTROL NOTES

- EN # 1 The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area.
EN # 2 An erosion control system is to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-half inch or more of rain.
EN # 3 Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
EN # 4 This development is required to provide long term post construction BMP's such as: low impact design, source control and treatment controls that protect water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines.
EN # 5 Graded areas shall be seeded and mulched (straw) within 14 days of stopping land disturbance activities.
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GRADING NOTES

- GRN #1 Developer must supply City construction inspectors with soil reports prior to and during site grading.
GRN #2 All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-99.
GRN #3 The surface of the fill shall be finished so it will not impound water.
GRN #4 All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
GRN #5 When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site.
GRN #6 No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically listed on the plans and approved by the City Engineer.
GRN #7 All low places whether on site or off shall be graded to provide drainage with temporary ditches.

GRADING NOTES CONTINUED

- GRN # 8 All trench back fills under paved areas shall be granular back fill, and compacted mechanically.
GRN # 9 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.
b. Outside of 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.
GRN # 10 The owner in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.

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 ordinance.
STM # 2 Brick shall not be used in the construction of storm sewer structures.
STM # 3 A 5/8" brass bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
STM # 4 HDPE pipe to be H-12WT or equal and to meet ASTM F1417 water tight (wet) test.
STM # 5 Encase with concrete both sanitary and storm sewer at crossings when storm sewer is within 18 inches above sanitary sewer.
STM # 6 The storm sewers should run diagonally through the site yards to minimize any additional utility easements required.
STM # 7 All concrete pipes will be installed with O-ring rubber type gaskets.
STM # 8 Connections at all storm structures are to be made with A-lock joint or equal.
STM # 9 The cast concrete inlet covers are not to be used.
STM # 10 The owner in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.

WATER NOTES

- WN # 1 Fire hydrants shall be a maximum of 600' apart.
WN # 2 Coordinate with the water company on the location of water meters.
WN # 3 All water mains shall have a minimum of 42" of cover.
WN # 4 Provide water valves to isolate the system.
WN # 5 All water mains shall be class 200 SDR 21 or equal with locust/locust with 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.

- WN # 7 PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the lowest point in the project) of 150 psi or higher where the working pressure is higher than 150 PSI as determined by the City.
WN # 8 All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08') of finish grade.

WATER NOTES

- WN # 9 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.

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 ordinance.
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 2" of concrete over 4" of MoDOT type 1 or type 5 aggregate rock or equivalent for minor residential streets per City Code 405.570.

RN # 9 Material Testing And Frequency

- 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.
b. Percent air and temperature. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered.
c. Slump. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered.
d. Gradation test for sub base material.
e. Asphalt.
f. Density test per paving operation.

RN # 12 All permanent traffic control will be per M.U.T.E.D. or MoDOT standards.

RN # 11 Equipment calibration

- a. Air meters-weekly.
b. Cylinder compression-annually by independent calibration service.
c. Back scales-monthly.
d. Nuclear testing devices-every six (6) months.
e. Proctor equipment-every six (6) months.
f. Slump cone-monthly.

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 obstruct the permitted 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 channelled 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.

Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal. 'Peel and stick' adhesive pads will not be allowed.

Table with 6 columns: Manufacturer, Size, Adhesive, Style, Message (Part #), Website. Rows include ACP International and DAS Manufacturing, Inc.

NOTE: ALL EXISTING STORM SEWER INLETS SHALL INDICATE THAT NO WASTE IS TO BE DUMPED INTO THE EXISTING STORM SEWER SYSTEM. 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.

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

- 1. Underground utilities have been plotted from available information and therefore location shall be considered approximate only.
2. 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.
3. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
4. All fill bedding places under proposed storm and sanitary sewer lines and paved areas including trench backfills shall be compacted to 90 percent of maximum density as determined by the Modified AASHTO T-99 Compaction Test.
5. All sanitary sewer flowlines shall begin within 18 inches of the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2 1/2 feet.
6. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
7. It is the responsibility of the contractor to adjust all sanitary sewer manholes that are affected by the development to final grade.
8. Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plan.
9. All sanitary sewer construction shall conform to the current construction standards of the Duckett Creek Sanitary District.
10. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
11. 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.
12. All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8 120(7)(c).
13. All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3024 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with a minimum of 1/2 inch granular stone bedding uniformly applied.
14. All sanitary and storm sewer trench backfills shall be water proofed.
15. All pipes shall have positive drainage through manholes.
16. Epoxy Coating shall be used on all sanitary sewer manholes that receive pressurized mains.
17. All creek crossings shall be lined with rip-rap as directed by District inspectors.
18. Rip-rap shall be used on sanitary sewer manholes.
19. Existing sanitary sewer service shall not be interrupted.
20. Maintain access to existing residential driveways and streets.
21. Pre-manufactured adapters shall be used at all PVC to DIP connections.
22. Any joints, inlets, easements or approvals required to work on public or private properties or roadways are the responsibility of the developer.
23. Type 'N' Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.
24. All sanitary sewer system work shall be conducted under the inspection of a representative of the District.
25. A vacuum test of all manholes for a period of 1 minute and the vacuum shall be 10" of mercury and may not drop 5" of mercury at the end of the 1-minute test.

Revised August 2012

SLEEP INN NEW PROJECT FOR 79 UNIT SLEEP INN HOTEL 1147 TECHNOLOGY DR O'FALLON, MO

SLONE ARCHITECTS 1200 E. WOODHURST DR SUITE J-100 SPRINGFIELD, MO 65804 P: 417.887.4575 F: 417.887.5060 SLONEARCHITECTS.COM

PREMIER CIVIL ENGINEERING 308 TCH Court, MO, 65307 Phone: (314) 925-7444 Missouri Certificate of Authority # E-2011000033 Missouri Certificate of Authority # LS-2012007848

Professional Engineer Seal for Steven H. Hanson, State of Missouri, License No. 19555, Mechanical Engineering.

Developer / Owner information GRANITE HOTELS, LLC 74 VIA PREMINENTA SUNRISE BEACH, MO 65079

CITY OF O'FALLON NOTES P+Z No. 09-15.02 & 09-15.03 APPROVED 5-7-2015 City No. 15-494 Sheet Number: 2

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CALL BEFORE YOU DIG! 1-800-DIG-RITE

NOTE: Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.