

GENERAL NOTES:

- 1) THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.
- THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM, AND TRAFFIC LOCATES.**
- ALL UTILITIES WILL BE LOCATED UNDERGROUND**
- SEWERS, GAS, TELEPHONE, WATERLINE AND ANY OTHER PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS
- 2) ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- 3) BOUNDARY AND TOPOGRAPHIC SURVEY BY ENGINEERS J.R. GRIMES CONSULTING ENGINEERS.
- 4) ALL SIDEWALKS TO BUILDINGS SHALL BE CONSTRUCTED TO ADA STANDARDS.
- 5) ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON.
- 6) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON.
- 7) NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).**
- 8) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- 9) REQUIRED ROADWAY IMPROVEMENTS MUST BE COMPLETED PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
- 10) PRESENT ZONING - R4, PROPOSED USE - APARTMENTS.
- 11) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- 12) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON. REFER TO SILTATION NOTES.
- 13) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 14) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- 15) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 16) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 17) A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
- 18) INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- 19) THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS.
- 20) ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- 21) PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM THE CITY OF O'FALLON AND THE DUCKETT CREEK SEWER DISTRICT MUST BE RECEIVED.
- 22) INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF O'FALLON FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- 23) THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- 24) ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. IF DEVELOPMENT PHASING IS ANTICIPATED, THE DEVELOPER SHALL COMPLETE ROAD IMPROVEMENTS, RIGHT-OF-WAY DEDICATION, AND ACCESS REQUIREMENTS OF EACH PHASE OF DEVELOPMENT AS DIRECTED BY THE CITY OF O'FALLON PUBLIC WORKS DEPT. AS PREVIOUSLY NOTED, THE DELAYS DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- 25) ALL DISTURBED EARTH AREAS WITHIN THE CITY OF O'FALLON RIGHT-OF-WAY SHALL BE SODDED.
- 26) ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF O'FALLON.
- 27) IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANIES THE REMOVAL OF EXISTING UTILITY COMPANY FACILITIES THAT CONFLICT WITH THE NEW DEVELOPMENT AND THE INSTALLATION OF THE NEW SYSTEMS TO SERVE THE PROPOSED DEVELOPMENT.
- 28) ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS AND ALL CONSTRUCTION WITHIN CITY R.O.W. SHALL COMPLY WITH THE O'FALLON STANDARDS CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 1 WEEK IN ADVANCE OF THE START OF SAID CONSTRUCTION AND ALL APPLICABLE CITY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF SAID CONSTRUCTION.
- 29) THE DEVELOPER MUST SUPPLY THE CITY CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- 30) ALL PUBLIC AREAS, BUILDING LOBBIES, CLUBHOUSE AREAS, AND ANY REQUIRED RESIDENTIAL UNITS, SHALL BE DESIGNED FOR HANDICAPPED ACCESSIBILITY. ALL ACCOMMODATIONS SHALL BE COMPLIANT WITH ADA STANDARDS.
- 31) LIGHTING VALVES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- 32) ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND 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.
- 33) ALL GRADED AREAS REMAINING BARE FOR OVER (2) TWO WEEKS SHALL BE SEEDED AND MULCHED (DNR REQUIREMENT).
- 34) DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
 - A) MAXIMUM DRY DENSITY
 - B) OPTIMUM MOISTURE CONTENT
 - C) MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
 - D) CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST ASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
 - E) CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT.
 - F) SPECIFY GRAVITY
 - G) NATURAL MOISTURE CONTENT
 - H) LIQUID LIMIT
 - I) PLASTIC LIMIT
 - J) BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR, THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES TO PROCEED ON ANY PROJECT SITE.

SANITARY SEWER NOTES:

- 1) ALL MATERIALS AND METHODS OF CONSTRUCTION FOR STORM SEWERS TO MEET REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- 2) ALL 8" MAINS AND 6" LATERALS TO BE CONSTRUCTED OF SDR 35 P.V.C. THICKWALL PIPE.
- 3) ALL 8" MAIN AND 6" LATERAL JOINTS TO CONFORM TO A.S.T.M. STANDARD FOR SDR 35 THICKWALL COMPRESSION JOINT FOR P.V.C.
- 4) ALL MANHOLE FRAMES AND COVERS SHALL BE DUCKETT CREEK STANDARD FRAME AND COVER.
- 5) ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON PLUMBING CODE.
- 6) ALL TRENCHES UNDER AREAS TO BE PAVED SHALL BE GRANULARLY FILLED WITH 3/4" CRUSHED Limestone. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH DUCKETT CREEK SEWER DISTRICT STANDARDS.
- 7) CONTRACTOR TO START LAYING PIPE AT DOWNSTREAM MANHOLE AND WORK UPSTREAM.
- 8) TAILSTAKE ELEVATIONS ARE SHOWN ON THE SANITARY SEWER PROFILES.
- 9) CLEANOUTS SHALL BE LOCATED AT ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF FLOW OF HOUSE LATERALS AND ANY SANITARY LATERAL OF 100 FEET OR LONGER.
- 10) VERTICAL CLEARANCE BETWEEN SEWER AND WATER MAINS SHALL BE A MINIMUM OF 2'-0".
- 11) MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE DUCKETT CREEK SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
- 12) ALL 6" DIAMETER SANITARY LATERALS TO BE LAID AT MINIMUM 2.00% SLOPE.
- 13) SWIMMING POOL BACKWASH FILTER TO BE CONNECTED TO SANITARY SEWER. DISCHARGE NOT TO EXCEED 50 GPM. (SEE POOL PLAN FOR DETAIL) (BY OTHERS)

STORM SEWER NOTES:

- 1) ALL MATERIALS AND METHODS OF CONSTRUCTION FOR STORM SEWERS TO MEET REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- 2) ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULARLY FILLED WITH 3/4" MINUS CRUSHED Limestone ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF O'FALLON STANDARDS.
- 3) ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III PIPES UNLESS OTHERWISE NOTED
- 4) CONTRACTOR TO START LAYING PIPE AT DOWNSTREAM MANHOLE AND WORK UPSTREAM.
- 5) RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
- 6) ALL STORM SEWERS SHALL BE GASKETED O-RING TYPE.
- 7) PROVIDE 3/8" DIAMETER TRASH BAR FOR ALL INLETS.

SILTATION MAINTENANCE NOTES:

- 1) THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION CONTROL 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 SILTATION CONTROL DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH THE 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. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. 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 OR IN NEW OR EXISTING 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.
- 2) ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE LOCATION 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.
2. GAS, WATER AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH 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 RECONSTRUCTION CONDITIONS.
4. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY 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 ASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. 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.
5. THE CONTRACTOR SHALL PREVENT ALL STORM, SURFACE WATER, MUD AND CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER SYSTEM.
6. ALL SANITARY SEWER FLOWLINES AND TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF SEWER CONTRACTOR.
7. EASEMENTS SHALL BE PROVIDED FOR ALL SANITARY SEWERS, STORM SEWERS AND ALL UTILITIES ON THE RECORD PLAT.
8. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS OF THE DUCKETT CREEK SANITARY DISTRICT.
9. THE DUCKETT CREEK SANITARY DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION FOR COORDINATION INSPECTION.
10. 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.
11. ALL SANITARY SEWER MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPT. OF NATURAL RESOURCES SPECIFICATION 10 CR5-B.120(7)(E).
12. 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" TO 1" GRANULAR STONE BEDDING UNIFORMLY GRADED. THIS BEDDING SHALL EXTEND FROM 4 INCHES BELOW THE PIPE TO THE SPRINGLINE OF PIPE. IMMEDIATE BACKFILL OVER THE PIPE SHALL CONSIST OF SAME SIZE "CLEAN" OR "MINUS" STONE FROM SPRINGLINE OF PIPE TO 6 INCHES ABOVE THE TOP OF PIPE.
13. ALL SANITARY AND STORM SEWER TRENCH BACKFILLS SHALL BE WATER JETTED. GRANULAR BACKFILL WILL BE USED UNDER PAVEMENT AREAS.
14. ALL PIPES SHALL HAVE POSITIVE DRAINAGE THROUGH MANHOLES. NO FLAT INVERT STRUCTURES ARE ALLOWED.
15. ALL CREEK CROSSINGS SHALL BE GROUDED RIP-RAP AS DIRECTED BY THE DISTRICT INSPECTORS. (ALL GROUT SHALL BE HIGH SLUMP READY-MIX CONCRETE).
16. BRICK SHALL NOT BE USED ON SANITARY SEWER MANHOLES.
17. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
18. MAINTAIN ACCESS TO EXISTING RESIDENTIAL DRIVEWAYS AND STREETS.
19. PRE-MANUFACTURED ADAPTERS SHALL BE USED AT ALL PVC TO DIP CONNECTIONS. RUBBER BOOT/ MISSION-TYPE COUPLINGS WILL NOT BE ALLOWED.
20. ANY PERMITS, LICENSES, EASEMENTS, OR APPROVALS REQUIRED TO WORK ON PUBLIC OR PRIVATE PROPERTIES OR ROADWAY ARE THE RESPONSIBILITY OF THE DEVELOPER.
21. "TYPE N" LOCK-TYPE COVER AND LOCKING DEVICE (LOCK-LUG) SHALL BE USED WHERE LOCK-TYPE COVERS ARE REQUIRED.

NOTES:

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, UTILITY LOCATION INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH OSHA AND THE UNDERGROUND SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.
- THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM, AND TRAFFIC LOCATES.**
- SEWERS, GAS, TELEPHONE, WATERLINE AND ANY OTHER PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS.
2. REFER TO SHEET C2 FOR GENERAL NOTES AND NOTES PERTAINING TO STORM, SANITARY SEWER, AND SILTATION CONTROL.
3. REFER TO SHEET C3 FOR OVERALL SITE PLAN.
4. REFER TO SHEETS C4 & C5 FOR SITE PLANS.
5. REFER TO SHEETS C6 & C7 FOR SITE GEOMETRICS.
6. REFER TO SHEET C8 & C9 FOR GRADING AND SILTATION CONTROL PLANS.
7. REFER TO SHEET C10 FOR SITE DETAILS.
8. REFER TO SHEETS C11 & C12 FOR STORM SEWER PLANS.
9. REFER TO SHEET C13 & C14 FOR STORM SEWER PROFILES.
10. REFER TO SHEET C15 FOR STORM SEWER DETAILS
11. REFER TO SHEETS C16 & C17 FOR SANITARY SEWER PLANS
12. REFER TO SHEET C18 & C19 FOR SANITARY SEWER PROFILES.
13. REFER TO SHEET C20 FOR SANITARY SEWER DETAILS.
14. REFER TO SHEETS C21 & C22 FOR WATER LINE PLANS.
15. REFER TO SHEET C23 FOR WATERLINE DETAILS.
16. REFER TO SHEET C24 FOR DRAINAGE AREA PLAN.
17. THE WATER LINE SHALL BE INSTALLED BY A MASTER PLUMBER LICENSED AND BONDED IN ST. CHARLES COUNTY.
18. ALL STORM SEWER WORK SHALL BE INSTALLED BY A MASTER DRAINLAYER LICENSED AND BONDED IN ST. CHARLES COUNTY.
19. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS BETWEEN INTERIOR AND EXTERIOR BUILDING CONNECTIONS.
20. FINISH FLOOR (F.F.) ELEVATIONS AS SHOWN ON THIS PLAN ARE THE LOWEST SILL ELEVATIONS FOR EACH RESPECTIVE BUILDING. NO BASEMENTS WILL BE CONSTRUCTED WITH THESE BUILDINGS.
21. SIDEWALKS, CURBS RAMP, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
22. LIGHTING VALVES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION AND CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
23. ALL SIGN POST AND BACKS AND BRACKET ARMS IN THE PUBLIC RIGHT OF WAY SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
24. ALL ROOF DRAINS TO BE DISCHARGED AT GRADE.
25. ALL PUBLIC AREAS, BUILDING LOBBIES, CLUBHOUSE AREAS, AND ANY REQUIRED RESIDENTIAL UNITS SHALL BE DESIGNED FOR HANDICAPPED ACCESSIBILITY. ALL ACCOMMODATIONS SHALL BE COMPLIANT WITH ADA STANDARDS.



SOUTHERNSIDE APARTMENTS SPECIFICATION SHEET 1

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- 7/20/05 CITY OF O'FALLON CMNTS
- 9/25/04 CITY OF O'FALLON CMNTS
- 8/27/02 DUCKETT CREEK CMNTS
- 8/12/02 CITY OF O'FALLON CMNTS

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CITY OF O'FALLON FILE NO. 3101.01