

SITework CONSTRUCTION NOTES

LEGEND

GENERAL

GRADING

SANITARY SEWERS

THE UNDERGROUND UTILITIES SHOWN HEREIN HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", CHAPTER 319, RSMO.

GAS, WATER, AND OTHER UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATION OF EXISTING AND PROPOSED SANITARY AND STORM SEWERS, INCLUDING BUILDING LATERALS.

THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND NOTIFY THE INSPECTION DEPARTMENT OF THE CITY OF FALLON COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.

PRIOR TO SUBMITTAL OF CONSTRUCTION BIDS, THE CONTRACTOR SHALL BE REQUIRED TO VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND FAMILIARIZE HIMSELF WITH THE IMPROVEMENTS PROPOSED IN THE PLANS.

REMOVAL AND/OR DEMOLITION OF ALL EXISTING STRUCTURE(S), PAVEMENT AND UTILITIES SHALL BE COORDINATED WITH OWNER OR OWNER'S REPRESENTATIVE.

SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR FINAL UTILITY BUILDING CONNECTIONS AND LOCATIONS.

ALL ELEVATIONS SHOWN ARE TO U.S.G.S. DATUM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL UTILITY COMPANIES.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS.

THE SITE IS SERVED BY:

- A. AMERENUE ELECTRIC COMPANY
- B. ST. CHARLES GAS COMPANY
- C. VERIZON TELEPHONE COMPANY
- D. MISSOURI AMERICAN WATER COMPANY
- E. CITY OF FALLON SEWER DISTRICT

INSTALLATION OF ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION, IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF FALLON COMMUNITY DEVELOPMENT DEPARTMENT AND APPLY FOR A SIGN PERMIT PRIOR TO INSTALLATION OR CONSTRUCTION.

LIGHTING VALUES SHALL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.

ALL FILL AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED SEWER LINES AND PAVED AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST, A.S.T.M. D-1557, UNLESS OTHERWISE REQUIRED BY THE INSPECTING GEOTECHNICAL ENGINEER.

ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIALS AND DEBRIS, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND AS DIRECTED BY THE SOILS ENGINEER.

PRIOR TO ANY GRADING OR EXCAVATIONS, PROPER SILTATION CONTROL DEVICES SHALL BE INSTALLED.

ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF FALLON COMMUNITY DEVELOPMENT DEPARTMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SILTATION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

CONTRACTOR SHALL KEEP EXISTING ROADWAYS FREE FROM MUD, ROCK AND DEBRIS AT ALL TIMES.

ALL DISPOSAL OF MATERIAL REMOVED FROM THE SITE SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

NO GRADED SLOPE SHALL EXCEED 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1), UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER.

NO ADDITIONAL AREAS (NOT SHOWN ON THE PLANS) SHALL BE CLEARED WITHOUT EXPRESS PERMISSION OF THE OWNER OR OWNER'S REPRESENTATIVE.

PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES AND READ TO THE TOP OF PAVEMENT, CURBS, OR DIRT, AS APPLIES.

ALL GRADES FOR THE BUILDING PADS SHALL BE WITHIN 0.1 FT. MORE OR LESS OF THOSE SHOWN ON THESE PLANS. ALL OTHER GRADES SHALL BE WITHIN 0.2 FT. MORE OR LESS.

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PADS.

DEVELOPER SHALL SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

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 FALLON AND/OR MODO. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT TO THE OWNER AND/OR THE CITY OF FALLON AND/OR MODO. THE CONTRACTOR 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 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 FALLON AND/OR MODO.

ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH RAIN OR MORE.

GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 6 MONTHS SHALL BE SEEDED AND MULCHED.

GRADING TO BE DONE ON ADJACENT SUBDIVISION LOTS WILL BE DONE AT TIME OF NEW HOME CONSTRUCTION OR A TEMPORARY GRADING EASEMENT WILL BE ACQUIRED.

ALL PUBLIC SEWER CONSTRUCTION, METHODS AND MATERIALS, SHALL BE IN ACCORDANCE WITH THE CITY OF FALLON'S STANDARD CONSTRUCTION SPECIFICATIONS.

ALL SANITARY SEWER LATERALS IN EXCESS OF 100 FEET IN LENGTH SHALL HAVE A CLEANOUT INSTALLED AT 100 FT. INTERVALS. SANITARY SEWER LATERAL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS OF THE CITY OF FALLON.

ALL MANHOLE TOPS BUILT WITHOUT ELEVATIONS SUPPLIED BY THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.

ALL TRENCH BACKFILLS UNDER PAVEMENT SHALL BE GRANULAR BACKFILLED.

P.V.C. GRAVITY SANITARY PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. D-3034, FOR THE P.S.M.-P.V.C. SEWER PIPE FITTINGS, SDR-35. ALL FITTINGS FOR P.V.C. PIPE SHALL BE OF THE SAME MATERIAL AND STRENGTH REQUIREMENTS AS THE SEWER PIPES.

WHEN P.V.C. IS USED, APPROPRIATE RUBBER SEAL WATERSTOP, AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT, SHALL BE INSTALLED BETWEEN P.V.C. PIPE AND MASONRY CONCRETE OR BRICK STRUCTURES.

PAVING

BENCHMARK

STORM SEWERS

ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF SUNBURST DRIVE SHALL BE DONE IN ACCORDANCE WITH THE LATEST PLANS AND SPECIFICATIONS OF THE CITY OF FALLON.

THE CONTRACTOR SHALL PROVIDE ADEQUATE AND PROPER TRAFFIC CONTROL WHEN WORKING IN THE RIGHT-OF-WAY OF SUNBURST DRIVE.

THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND NOTIFY THE CITY OF FALLON COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.

CONSTRUCTION EQUIPMENT SHALL BE LOCATED ON THE PAVEMENT SURFACE SO AS TO MAINTAIN AT LEAST ONE LANE OF TRAFFIC DURING WORKING HOURS. SUCH EQUIPMENT SHALL BE SHIELDED WITH BARRICADES, CONES, ETC.

ONE LANE OF SUNBURST DRIVE SHALL BE OPENED TO TRAFFIC AT ALL TIMES TO MAINTAIN EMERGENCY FIRE AND POLICE PROTECTION.

ALL EXCAVATIONS WITHIN THE RIGHT-OF-WAY OF SUNBURST DRIVE SHALL BE COVERED AND PROTECTED AT ALL TIMES OTHER THAN DURING WORKING HOURS.

NO EXCAVATED MATERIALS SHALL BE STORED ON THE ROADWAY SURFACE OVERNIGHT. ROAD PAVEMENTS SHALL BE KEPT CLEAN AND FREE OF MUD, ROCK AND DEBRIS AT ALL TIMES.

THE CONTRACTOR SHALL PROVIDE BARRICADES, FLASHERS AND/OR OTHER SAFETY DEVICES.

FOLLOWING COMPLETION OF CONSTRUCTION, ALL TEMPORARY MATERIALS SHALL BE REMOVED AND RIGHT-OF-WAY RESTORED TO ITS ORIGINAL CONDITION. EXISTING IMPROVEMENTS DAMAGED WITHIN THE RIGHT-OF-WAY SHALL BE REPLACED.

ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REGRADED/RESTORED BY SODDING.

CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING 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.

SITE BENCHMARK:
 ** ON CURB (ALONG SUMMER LYNNE DRIVE) AT 12.5' OFFSET FROM RIGHT-OF-WAY LINE AT COMMON LINE BETWEEN LOTS 15 & 16 OF SUNSET RIDGE ESTATES PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 34, PAGE 134. ELEV. = 594.97'

ALL PUBLIC SEWER CONSTRUCTION, METHODS AND MATERIALS, SHALL BE IN ACCORDANCE WITH THE CITY OF FALLON'S STANDARD CONSTRUCTION SPECIFICATIONS.

ALL TRENCH BACKFILLS UNDER PAVEMENT SHALL BE COMPACTED GRANULAR BACKFILL.

ALL STORM SEWERS SHOWN ON THE PLANS ARE TO BE CONSTRUCTED OF REINFORCED CONCRETE PIPE A.S.T.M. C-76 CLASS III, MINIMUM, REGARDLESS OF DIAMETER, UNLESS OTHERWISE SHOWN ON THE PLANS.


ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

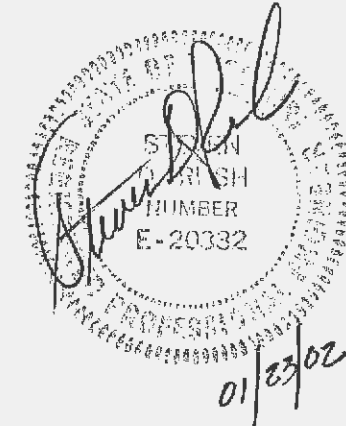
INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH CITY OF FALLON STANDARDS.

- A.I. Area Inlet
- A.T.G. Adjust to Grade
- BM Benchmark
- C.M.P. Corrugated Metal Pipe
- C.I. Curb Inlet
- C.L. Centerline
- D.S. Downspout
- C.O. Clean Out
- E.P. End of Pipe
- F.L. Flow Line Elevation
- F.E. Flared End Section
- X- Fence Line
- G Gas Line
- GT Grated Trough
- F.H. Fire Hydrant
- G.E. Ground Elevation
- G.I. Grated Inlet
- G.M. Gas Meter
- GV Gas Valve
- G.W. Guy Wire
- H.G.L. Hydraulic Grade Line
- L.S. Light Standard
- M.H. Manhole
- RCP Reinforced Concrete Pipe
- U.P. Utility Pole
- W.M. Water Meter
- W.V. Water Valve
- G- Gas Line
- OE- Overhead Electric
- OU- Overhead Utilities
- T- Telephone Line
- T.C. Top of Curb Elevation
- TW Top of Wall
- TEL PED Telephone Pedestal
- TF Top of Foundation
- BSMT Basement Floor Elev.
- TH Test Hole
- UE- Underground Electric
- UT- Underground Telephone Line
- W- Water Line
- U.I.P. Use in Place
- T.B.R. To Be Removed
- (TYP.) Typical
- 500- Existing Contour
- 500- Proposed Contour
- Sanitary Sewer Structures
- Storm Sewer Structures
- ER Electric Riser
- ET Electric Transformer
- CT Cable Television Riser
- SVC Sprinkler Control Valve
- TR Telephone Riser

Address of Site:
 1361 Sunburst Drive
 O'Fallon, MO 63366

 12221 Big Bend Road St. Louis, Missouri 63122 314-822-4800 Fax 314-822-9266	SITE DEVELOPMENT ENGINEERING, INC. PLANNING • SURVEYING • CIVIL ENGINEERING	
	Common Ground Amenities at Sunset Ridge Estates	
DATE: July 25, 2001 CHECKED BY: SDR	JOB NO.: 201-023	DRAWN BY: JJA SCALE: NONE
SITework CONSTRUCTION NOTES		
REV: December 18, 2001 City of Fallon Comments January 4, 2002 City of Fallon Comments January 23, 2002 City of Fallon Comments	SHEET: C2	



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