

GENERAL NOTES

- 1. DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS, OR CURB INLET SUMPS... 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... 3. TRUNCATED DOMES FOR CURB RAMPS LOCATED IN PUBLIC RIGHT OF WAY SHALL MEET PROWAG REQUIREMENTS AND SHALL BE CONSTRUCTED USING RED PRE-CAST TRUNCATED DOMES PER PAVEMENT DETAILS... 4. ANY PROPOSED PAVILIONS OR PLAYGROUND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DIVISION... 5. THE CONTRACTOR IS RESPONSIBLE TO CALL MISSOURI ONE CALL AND THE CITY OF O'FALLON FOR THE LOCATION OF UTILITIES... 6. CONTACT THE CITY OF O'FALLON (636) 379-3814 FOR THE LOCATION OF CITY MAINTAINED CABLE FOR STREET LIGHTS AND TRAFFIC SIGNALS... 7. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND... 8. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION... 9. ALL CONSTRUCTION OPERATIONS AND WORK ZONE TRAFFIC CONTROL WITHIN THE RIGHT OF WAY WILL FOLLOW MODOT OR M.U.T.C.D. STANDARDS WHICHEVER IS MORE STRINGENT... 10. (INTENTIONALLY OMITTED)... 11. ALL SUBDIVISION IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION... 12. MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS, AND OTHER DELTERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS... 13. THE CITY ENGINEER OR THEIR DULY AUTHORIZED REPRESENTATIVE SHALL MAKE ALL NECESSARY INSPECTIONS OF CITY INFRASTRUCTURE, ESCROW ITEMS OR INFRASTRUCTURE LOCATED ON THE APPROVED PLANS... 14. ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS... 15. THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION... 16. THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS... 17. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS... 18. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTORS... 19. CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.

GRADING NOTES

- 1. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORTS PRIOR TO AND DURING SITE GRADING... 1.1. MAXIMUM DRY DENSITY... 1.2. OPTIMUM MOISTURE CONTENT... 1.3. MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT... 1.4. 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-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST ASSHTO T-99, METHOD C" (A.S.T.M.-D-998)... 1.5. CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT... 1.6. SPECIFIC GRAVITY... 1.7. NATURAL MOISTURE CONTENT... 1.8. LIQUID LIMIT... 1.9. PLASTIC LIMIT... 2. BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES ON ANY PROJECT SITE... 3. 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-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASSHTO T-99... 4. THE SURFACE OF THE FILL SHALL BE FINISHED SO IT WILL NOT IMPOUND WATER... 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... 6. NO SLOPES SHALL EXCEED 3% (HORIZONTAL) / 1% (VERTICAL) UNLESS OTHERWISE APPROVED BY THE SOILS REPORT AND SPECIFICALLY LOCATED ON THE PLANS AND APPROVED BY THE CITY ENGINEER... 7. ALL LOW PLACES WHETHER ON SITE OR OFF SHALL BE GRADED TO PROVIDE DRAINAGE WITH TEMPORARY DITCHES... 8. ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS... 9. (INTENTIONALLY OMITTED)... 10. ALL TRENCH BACK FILLS UNDER PAVED AREAS SHALL BE GRANULAR BACK FILL, AND COMPACTED MECHANICALLY... 10.1. DEPTH, TRENCH BACK FILLS LESS THAN 8 FEET DEEP SHALL BE PROBED TO A DEPTH EXTENDING HALF THE DEPTH OF THE TRENCH BACK FILL, BUT NOT LESS THAN 3 FEET... 10.2. EQUIPMENT, THE JETTING PROBE SHALL BE A METAL PIPE WITH AN INTERIOR DIAMETER OF 1.5 TO 2 INCHES... 10.3. METHOD, JETTING SHALL BE PERFORMED FROM THE LOWEST SURFACE TOPOGRAPHIC POINT AND PROCEED TOWARD THE HIGHEST POINT... 10.4. SURFACE BRIDGING, THE CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF THE SURFACE BRIDGING... 11. SITE GRADING... 11.1. WITHIN CITY RIGHT-OF-WAY... 11.2. OUTSIDE OF CITY RIGHT-OF-WAY... 12. ACCESS TO THE SITE FROM ANY OTHER LOCATION OTHER THAN THE PROPOSED CONSTRUCTION ENTRANCE IS STRICTLY PROHIBITED!

EROSION CONTROL NOTES

- 1. THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA... 2. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND CORRECTED WEEKLY... 3. EROSION CONTROL DEVICES (SILT FENCE, SEDIMENT BASIN, ETC.) SHALL BE IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES PROTECTING WATER QUALITY... 4. THIS DEVELOPMENT IS REQUIRED TO PROVIDE LONG TERM POST CONSTRUCTION BMP'S SUCH AS: LOW IMPACT DESIGN, SOURCE CONTROL AND TREATMENT CONTROLS THAT PROTECTS WATER QUALITY AND CONTROLS RUN OFF TO MAXIMUM EXTENT PRACTICAL IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES... 5. GRADED AREAS SHALL BE SEEDED AND MULCHED (STRAWED) WITHIN 14 DAYS OF STOPPING LAND DISTURBANCE ACTIVITIES...

SANITARY SEWER NOTES

- 1. ALL SANITARY SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES... 2. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY SEWER STRUCTURES... 3. CONNECTIONS AT ALL SANITARY STRUCTURES ARE TO BE MADE WITH A-LOCK JOINT OR EQUAL... 4. ALL SANITARY LATERALS SHALL BE A MINIMUM OF 4" RESIDENTIAL, 6" COMMERCIAL DIAMETER PIPE... 5. ALL SANITARY MAINS SHALL BE A MINIMUM OF 8" DIAMETER PIPE... 6. ALL SANITARY SEWER LINE WITH A SLOPE GREATER THAN 20% WILL REQUIRE CONCRETE CRADLE OR CONCRETE COLLAR AT EACH PIPE JOINT... 7. ALL MANHOLES BUILT WITHIN THE 100 YEAR FLOOD PLAIN MUST HAVE LOCK TYPE WATERTIGHT MANHOLE COVERS... 8. ALL SANITARY SEWER MAINS MUST HAVE A MINIMUM OF 42" COVER... 9. WHEN SANITARY MAINS CROSS OVER STORM LINE THE SANITARY MAIN MUST BE DUCTILE IRON PIPE FOR 10 FEET ON EACH SIDE OF THE CROSSING... 10. ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER... 11. THE SANITARY SEWERS SHOULD RUN DIAGONALLY THROUGH THE SIDE YARDS TO MINIMIZE ANY ADDITIONAL UTILITY EASEMENTS REQUIRED... 12. ALL SANITARY SEWER STRUCTURES SHALL BE WATERPROOFED ON THE EXTERIOR... 13. ALL SANITARY SEWER PIPE SHALL BE SDR35 OR EQUAL... 14. ALL SANITARY SEWER MANHOLES AND RISES WILL BE TESTED TO THE FOLLOWING SPECIFICATIONS... 15. ADD 1" MINUS ROCK BACK FILL TO ALL SANITARY SEWER AND ALL OTHER UTILITIES THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.

STORM SEWER NOTES

- 1. ALL STORM SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES... 2. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES... 3. A 5/8" TRASH BAR SHALL BE INSTALLED HORIZONTALLY IN THE CENTER OF THE OPENING(S) IN ALL CURB INLETS AND AREA INLETS... 4. (INTENTIONALLY OMITTED)... 5. ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER... 6. THE STORM SEWERS SHOULD RUN DIAGONALLY THROUGH THE SIDE YARDS TO MINIMIZE ANY ADDITIONAL UTILITY EASEMENTS REQUIRED... 7. ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS... 8. CONNECTIONS AT ALL STORM STRUCTURES ARE TO BE MADE WITH A-LOCK JOINT OR EQUAL... 9. PRE CAST CONCRETE INLET COVERS ARE NOT TO BE USED... 10. THE SWALE IN THE DETENTION BASINS SHALL HAVE A MINIMUM 2% LONGITUDINAL SLOPE AND BE LINED WITH A PERMANENT EROSION CONTROL BLANKET THAT WILL ALLOW INFILTRATION OF STORM WATER... 11. ALL STRUCTURES AND FLARED END SECTIONS MUST BE CONCRETE... 12. (INTENTIONALLY OMITTED)... 13. RIP RAP SHOWN AT FLARED END SECTIONS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTORS... 14. ADD 1" MINUS ROCK BACK FILL TO ALL STORM SEWER THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD... 15. (INTENTIONALLY OMITTED)

FLOOD PLAIN INFORMATION

- 1. REFER TO SECTION 415 FOR FLOODPLAIN DEVELOPMENT INFORMATION

RETAINING WALLS: TERRACED AND VERTICAL

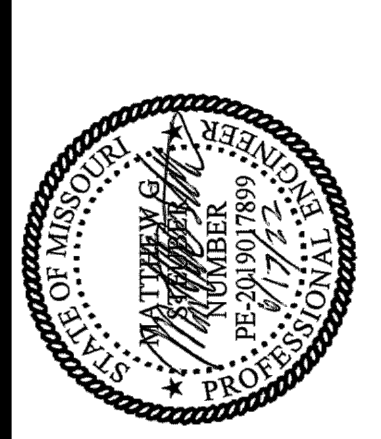
- 1. A PERMIT IS REQUIRED FOR ALL RETAINING WALLS THAT ARE 48 INCHES OR TALLER IN HEIGHT... 2. RETAINING WALLS WILL NOT BE ALLOWED IN PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER... 3. ANY RETAINING WALL MORE THAN THIRTY (30) INCHES TALL WHICH SUPPORTS A WALKING SURFACE THAT IS WITHIN TWO (2) FEET OF THE WALL WILL REQUIRE A GUARD ON THE RETAINING WALL... 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... 5. SEE SECTION 405.275 OF THE CITY CODE FOR ADDITIONAL DESIGN REQUIREMENTS.

WATER NOTES

- 1. FIRE HYDRANTS SHALL BE A MAXIMUM OF 600' APART... 2. COORDINATE WITH THE WATER COMPANY ON THE LOCATION OF WATER METERS... 3. ALL WATER MAIN MUST HAVE A MINIMUM OF 42" OF COVER... 4. PROVIDE WATER VALVES TO ISOLATE THE SYSTEM... 5. ALL WATER MAINS SHALL BE CLASS 200 SDR 21 OR EQUAL WITH LOCATOR/TRACER WIRES... 6. IF THE EXCAVATIONS ARE MADE IN THE IMPROVED PORTION OF THE RIGHT-OF-WAY... 7. DISINFECTING: DISINFECTING SHALL BE ACCOMPLISHED BY PLACING SUFFICIENT HYPO CHLORITE GRANULE (HTH) IN EACH SECTION OF PIPE... 8. PRESSURE TESTING: IMMEDIATELY FOLLOWING DISINFECTION, THE PIPING SHALL BE PUMPED TO A PRESSURE... 9. ALL TOPS FOR VALVES, METERS, AND MANHOLES ARE TO BE CONSTRUCTED TO WITHIN 1 INCH (0.08') OF FINISH GRADE... 10. BACTERIOLOGICAL TESTING: AFTER SATISFACTORY DISINFECTION AND PRESSURE TESTING, A SAMPLE SHALL BE TAKEN BY THE CONTRACTOR...

Table with columns: NO, DATE, CITY REVIEW COMMENTS #1, REVISION DESCRIPTION

MOHF CAPITAL, LLC
1643 DALLAS PARKWAY SUITE 1000
DALLAS, TX 75254
(214) 801-9860



TEXAS ROADHOUSE IMPROVEMENT PLANS
MEXICO ROAD
O'FALLON, MO 63368

+ ST. CHARLES
1300 347th Street
St. Charles, MO 63303
636.978.7508 tel
www.coliearch.com

Table with columns: DESIGN/CALC BY (MGS), DRAWN BY (MGS), CHECKED BY (MGS), DRAWING SCALE (AS SHOWN), DATE (06/17/2022), Job Number (21-0154), Sheet Number (C2.1)