

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
GN # 3 Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using
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 all utilities.
GN # 6 All proposed utilities and/or utility relocations shall be located underground.
GN # 7 All proposed fencing requires a separate permit through the Building Safety Division.
GN # 8 All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards
GN # 9 All free standing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line
GN # 10 All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately
GN # 11 Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site
GN # 12 Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof,
GN # 13 The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure,
GN # 14 All installations and construction shall conform to the approved engineering drawings.
GN # 15 City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting
GN # 16 Construction work shall only be allowed during the following hours:
October 1 - May 31
7:00 AM to 7:00 PM Monday - Sunday
June - September 30
6:00 AM to 8:00 PM Monday - Friday
7:00 AM to 8:00 PM Saturday and Sunday
Construction work to be done outside of these hours requires written approval from the City Administrator or City Engineer.
GN # 17 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.

Erosion Control Notes

EN # 1 The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area.
EN # 2 All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting
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 reduce water quality and controls run off to maximum extent practical in compliance with Phase II Illicit
Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)
EN # 5 Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities.
EN # 6 Specific gravities
7. Natural moisture content
8. Liquid limit
9. Plastic limit
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.
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-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test 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
located 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.
GRN #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.
GRN #9 (intentionally left blank)

Grading Notes

GRN #1 Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading.
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
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-157) or from a minimum of 95% as determined by the Standard Proctor Test ASSHTO
T-99, Method C (A.S.T.M.-D-698).
5. Curve must have at least 5 density points with moisture content and sample locations listed on document
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PREPARED FOR:
BRINKMANN CONSTRUCTORS
CONTACT: JACOB ENGLERT
16650 CHESTERFIELD GROVE RD, SUITE 100
CHESTERFIELD, MO 63005
PH: (636) 537-9700
E: JEnglert@brinkmannconstructors.com

Grading Notes Continued

GRN #10 All trench back fills under paved areas shall be granular back fill, and compacted mechanically.
a) 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.
b) Equipment, The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
c) Method, Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and from the
bottom of the trench back fill toward the surface.
d) Surface Bridging, The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to crust
and arch over the trench rather than collapse and consolidate during the jetting process).
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.
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 #12 Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

DUCKETT CREEK SANITARY DISTRICT 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 pre-construction conditions.
4. All fill including places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road
right-of-way shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM
D1557).
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 responsibility of the sewer contractor.
7. It is the responsibility of the contractor to adjust all sanitary sewer manholes (that area affected by the development) to finish grade.
8. Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
9. All sanitary sewer connections and materials 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 2.5 feet.
12. All sanitary sewer manholes shall be watertight in accordance with MDR specification 10 cr--20--8.120(6)(F) 1.
13. 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 inch to 1 inch granular stone bedding uniformly graded.
14. All sanitary and storm sewer trench backfills shall be water jetted.
15. All pipe shall be installed in accordance with the manufacturer's instructions.
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. Brick shall not 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 permits, licenses, 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.
- A mandrel test of all gravity sewers using a mandrel with a diameter that has a diameter 95% of the inside pipe diameter.
- A vacuum test of all manholes for a period of 1 minute and the vacuum shall be 10" of mercury and may not drop below 9" of mercury
at the end of the 1 minute test.

Storm Sewer Notes

STM # 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.
STM # 2 Brick shall not be used in the construction of storm sewer structures.
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.
STM # 4 HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
STM # 5 Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer.
STM # 6 The storm sewers should run diagonally through the side 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 Pre cast concrete inlet covers are not to be used.
STM # 10 The swale in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control
material that will allow infiltration of storm water.
STM # 11 All storm sewer shall be reinforced concrete pipe or H.D.P.E. pipe.
STM # 12 The discharge point of all flared end sections shall be protected by rip rap or other approved means.
STM # 13 Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation
for effectiveness and field modified, if necessary to reduce erosion on and off site.
STM # 14 Adhesive rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
STM # 15 The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal.
Manufacturer Size Adhesive Style Message (Part #) Website
ACP International 3.875" Epoxy Crystl Cap No Dumping Drains to Waterway (SD-W-CC) www.acpinternational.com
DAS Manufacturing, Inc. 4" Epoxy Standard No Dumping Drains to Stream (#SDS) www.dasmanufacturing.com

ADDITIONAL CITY OF O'FALLON NOTES:

- 1. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.
2. ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED
AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.

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 main must 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 locator/tracer wires.
WN # 6 DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypo chlorine granule (HTH) in each section of pipe to achieve a
chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM).
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 top for valves, meters, and manholes are to be constructed to within 1 inch (0.08') of finish grade.
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.
RN # 1 All paving (public and private) to be in accordance with St. Louis 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 be 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.
a. Cylinders/compressive strength.
b. Percent air and temperature.
c. Slump.
d. Gradation test for sub base material.
RN #10 Approval Of Sub grade And Base (Sub base).
RN #11 In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1)
test and an average of one (1) test within every two hundred fifty (250) feet.
RN #12 No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500)
psi within 28 days.
RN #13 Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base
must be pre-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no
faster than three (3) miles per hour.
RN #14 Sub grade and base beneath pavements shall be compacted to St. Charles County Highway Department specifications.
RN #15 The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer.
RN #16 Utility Work Prior To Base Construction.
RN #17 Equipment calibration.
a. Air meter--weekly.
b. Cylinder compression--annually by independent calibration service.
c. Batch scales--monthly.
d. Nuclear testing devices--every six (6) months.
e. Proctor equipment--every six (6) months.
f. Slump cone--monthly.
RN #18 All permanent traffic control will be per M.U.T.E.D. or MoDot standards.
RN #19 All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG and
Carboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT).

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PWSD#2 NOTES

- 1. PUBLIC WATER SUPPLY DISTRICT NO. 2 REQUIRES (1) WEEK NOTICE BEFORE THE START OF CONSTRUCTION.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ANY CITY OR MODOT PERMITS NECESSARY TO WORK
ALONG THE ROADWAYS. COPIES OF THESE PERMITS NEED TO BE PROVIDED TO THE WATER DISTRICTS PRIOR
TO ANY CONSTRUCTION.
3. ALL OFFSITE RESTORATION MUST BE RESTORED WITH SOD UNLESS OTHERWISE REQUESTED BY THE
PROPERTY OWNERS.
4. ALL THE EXISTING WATER AND SANITARY SEWER FACILITIES SUCH AS VALVES, MANHOLES, AND FIRE
HYDRANTS ON THE WATER DISTRICTS EXISTING FACILITIES NEED TO BE LEFT OR BROUGHT TO GRADE.
5. WATER DISTRICT REQUIRES 42" MINIMUM AND 72" MAXIMUM COVER OVER ITS EXISTING WATER MAIN.
6. ALL PRIVATE FIRE HYDRANTS ARE TO BE PAINTED RED PER PWSD NO. 2 SPECIFICATIONS
7. AT LEAST 10' OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND SANITARY SEWER
MAINS AND STRUCTURES.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.
9. ALL WATER SERVICE LINES, FIRE LINES, AND PRIVATE WATER MAINS MUST BE INSTALLED PER PWSD#2
SPECIFICATIONS.

Table with 3 columns: NO., DESCRIPTION, DATE. Rows include CITY COMMENTS (02-24-2022) and CITY/UTIL COMMENTS (03-14-2022).

PROJECT TITLE
O'FALLON
U-HAUL

1200 S. OUTER ROAD
O'FALLON, MO 63366

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-140-D
PROFESSIONAL LAND SURVEYING CORPORATION, LS-34-D
www.grimesconsulting.com

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

Developer / Owner Information
UHAUL
CONTACT: MICHAEL WHITE
314-952-6203
Email: michael.white@uhhaul.com

P4-Z No.
Approval Date:

City No.

Page No.

C2.0

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