

GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their locations 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 the improvements.
- The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon. Where conflicts exist, the contractor shall notify the Engineer for resolution.
- All construction methods and practices shall conform with current OSHA standards.
- City approval of the construction site plans does not mean that single family can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.
- Maintenance and upkeep of the common ground area shall be the responsibility of the developer and/or successors.
- All existing site improvements or features disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions by the contractor and shall remain the contractor's responsibility.
- All mechanical equipment to be screened from public view.
- All fill placed under proposed storm and sanitary sewer, and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-160 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure 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.
- All trench backfills under paved areas or within a 1:1 slope plane from the back of curb shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-160 Compaction Test. (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clots or stones). All trench backfills shall be water jetted.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances. Subgrade shall be compacted to 90% modified proctor and the rock base shall be compacted to 95% modified proctor.
- Driveway locations shall not interfere with the sidewalk handicap ramps.
- Sidewalks, curb ramps, ramp 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. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- 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 the City of O'Fallon).
- Gas, water and other underground utilities shall not conflict with depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.
- Contractor shall keep road clear of mud and debris.
- Developer is notified that permit(s) from U.S. Army Corps of Engineers and Mo.D.N.R. may be required for this development.
- The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes vary from those shown on the plans depending upon location, size, and type of house built on lot. However, care should be taken to ensure that the finished grading conforms to the drainage area maps.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- The developer is responsible for adjusting all structure tops to match finished grade.
- The developer must supply City construction inspectors with an Engineer's soils report prior to and during site soil testing.
- All proposed utilities shall be located underground.
- All sewer structures to be precast.
- These plans shall comply with Ordinance No. 4875 as regards to the "pavement section". A four (4) inch rock base with underdrains located per city requirements shall be installed.

SILTATION NOTES:

- Siltation controls will be installed prior to any grading or construction operations and shall be inspected and maintained as necessary to insure their proper function until sufficient vegetation has been established to prevent erosion.
- The installation and maintenance of all siltation control shall be the responsibility of the developer.
- Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Upon completion of storm sewers, siltation control shall be provided around all open sewer inlets and shall remain until the disturbed drainage areas have been properly stabilized.
- Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.
- When mechanized land clearing activities are completed or suspended for more than 14 days, either temporary vegetation must be established or temporary siltation control measures must be put in place.
- When grading operation are completed or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided.
- All finished grades (area not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- Additional siltation controls may be required as directed by the local governing authority.
- The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee 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 plans). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the City of O'Fallon. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silt or mud in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon.
- All erosion control systems are required to be inspected and corrected weekly, especially within 48 hours of any rainstorm resulting in one-half inch of rain or more. Any silt or debris leaving the site and affecting public rights-of-ways or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.

LANDSCAPING NOTES:

- Street trees shall not be planted closer than 3 feet to any curb.
- Street trees shall not be placed within twenty-five (25) feet of street lights.
- At street intersections, no street trees shall be placed within the sight triangle.
- Street trees shall not be planted within ten (10) feet of street inlets, manholes, or fire hydrants.
- After normal warranty periods, trees shall be maintained in good condition by the corresponding homeowners association as part of the covenants and restrictions of the subdivision. Said restrictions shall include language approved by the City to allow the City to remove trees should public safety be threatened.
- Street trees must be planted within one (1) year of issuance of the final occupancy permit.
- Trees shall be at least two (2) inches in caliper.
- Street trees adjacent to common ground shall be the responsibility of the developer.
- Street trees adjacent to lot frontage shall be the responsibility of the home builder under the building permit.

DEVELOPMENT NOTES (FROM AREA PLAN):

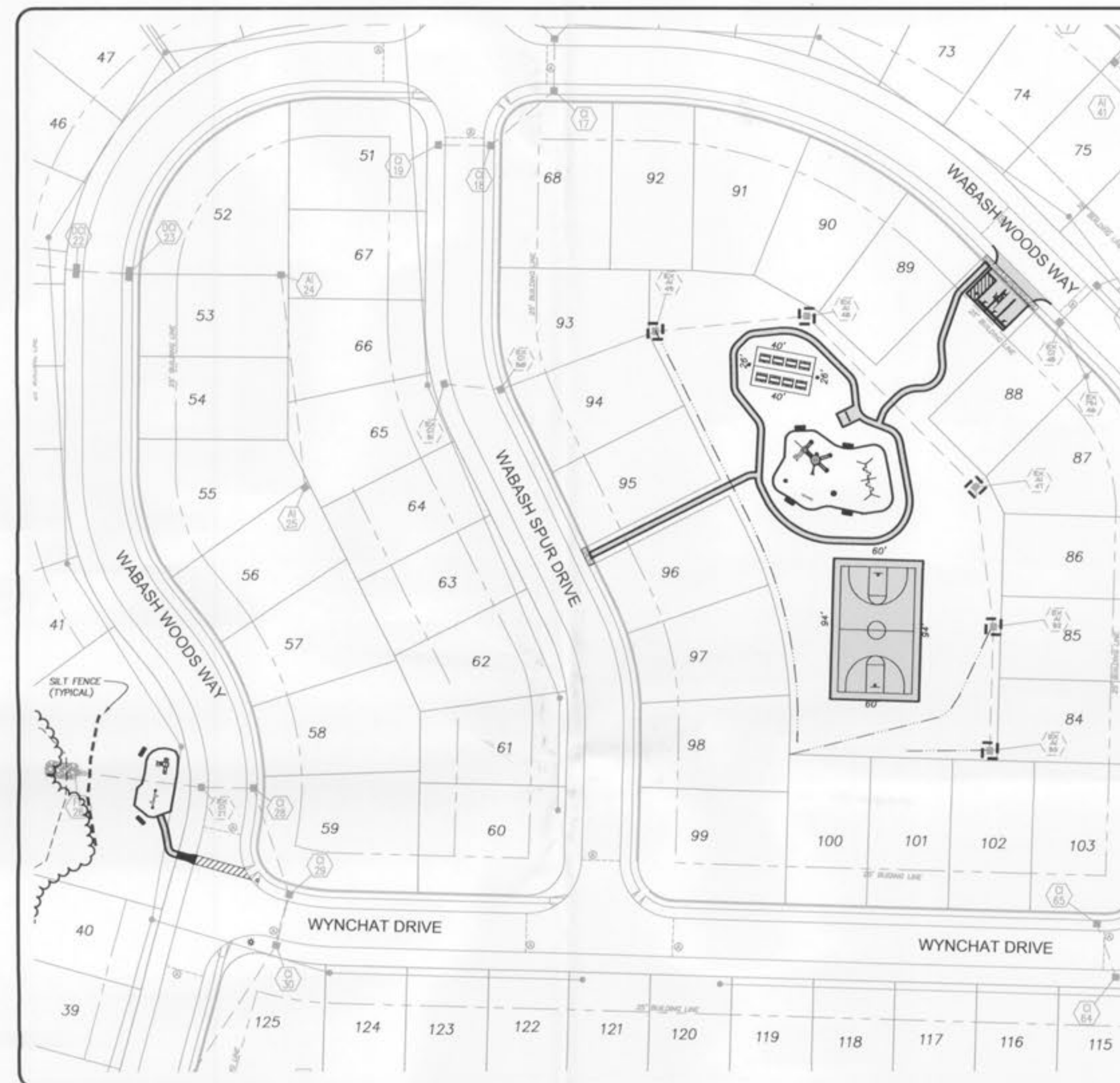
- Present Zoning: I-1 LIGHT INDUSTRIAL R-1 PLANNED UNIT DEVELOPMENT
- Total Acreage of Tract: 64.8 Acres ±
Acreage of R-1 PUD: 40.4 Acres ±
Density: 4.16 lots/acre
Typical lot size: 5,500 s.f.
Average lot size: 7,320 s.f.
Minimum lot size: 5,500 s.f.
- Number of lots proposed: 168 lots
- This property is served by the following utilities:
City of O'Fallon Water & Sewer
Ameren UE
CenturyTel Telephone
- This property is located within the following service areas:
P1, Zumwalt School Dist.
St. Charles County Ambulance Dist.
O'Fallon Fire Prot. Dist.
- A portion of this property is labeled "Zone X" areas outside the limits of the 500-year floodplain as determined by the Flood Insurance Rate Map (F.I.R.M.) of the St. Charles County, Missouri: Map #29183C0237 E.
- A portion of this property is labeled "Zone X" areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot as determined by the Flood Insurance Rate Map (F.I.R.M.) of the St. Charles County, Missouri: Map #29183C0237 E.
- Building Setbacks:
Front 25 feet
Side 6 feet
Rear 25 feet
- Tree Preservation Calculations:
Area of Existing Trees: 14.8 Acres
Area of Saved Trees: 3.8 Acres
Percentage Saved: 26%
- One Street Tree per lot is also required. (Two required on corner lots) Total=181 Trees of size and type required by the City Ordinance.
- No lot shall be allowed direct access to Wabash Ave.
- Prior to issuance of BUILDING PERMITS for more than thirty percent (30%) of the total units, BUILDING PERMITS for all of the recreational amenities shall be pulled. Prior to the issuance of BUILDING PERMITS for forty percent (40%) of the total units, all recreational amenities shall be open for use.
- Lots 50 & 69 shall have street access to proposed street "A" only. "NO PARKING" signs shall be posted along entrance to subdivision.
- No proposed slopes shall exceed 3:1.
- Detention shall be provided for the 100 year storm event. The proposed industrial use area shall be detained in the shown proposed basins.
- Easements shall be provided for sanitary sewers, and all utilities on the Record Plat. See Record Plat for location and size of easements.
- All sign locations and sizes must be approved separately through the Planning Division.
- A separate Site Plan will be required for review and approval by the Planning and Zoning Commission for the proposed recreational amenities. The Site Plan shall also include the pedestrian trail and bridge with details for each.
- Separate Final Plans will be required for review and approval by the Planning and Zoning Commission for each of the future light industrial sites.
- This site shall be constructed in one phase with multiple record plats to be determined.
- All proposed fencing requires a separate permit through the City of O'Fallon's Building Division.

A SET IMPROVEMENT PLANS FOR WABASH WOODS AMENITIES

LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



LEGEND

EXISTING		PROPOSED
--- 85.4 ---	CONTOURS	(85.4)
x 85.4	SPOT ELEVATIONS	x(85.4)
---	CENTER LINE	---
---	BUILDING, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	MANHOLE	---
---	AREA INLET	---
---	STORM MANHOLE	---
---	FLARED END	---
---	SANITARY MANHOLE	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	PAVEMENT	---
---	WATER MAIN & SIZE	---
---	GAS MAIN & SIZE	---
---	TELEPHONE	---
---	ELECTRIC (UNDERGROUND)	---
---	ELECTRIC (OVERHEAD)	---
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---

SHEET INDEX

- COVER SHEET
- PLAN SHEET
- DETAIL SHEET
- LANDSCAPING PLAN

NOTES:

- Entrance monument details to be provided when applying for separate sign permits.
- Pavilion details and drawings to be provided when applying for building permit.
- Landscaping to be done per approved "Amended Final Plan".

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 11/02/10
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
OCTOBER 1 - MAY 31
7:00 A.M. TO 7:00 P.M. MONDAY - SUNDAY
JUNE 1 - SEPTEMBER 30
6:00 A.M. TO 8:00 P.M. MONDAY - FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY - SUNDAY

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION 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

- Topographical information taken from survey by Box Engineering for the City of O'Fallon.
- T.R. Hughes Blvd. roadway plans taken from plans by Parsons Brinkerhoff dated 9-15-00.
- Vertical control: BMS - Elev. 514.20 (T.R. Hughes Road Project) Chisled "x" in top of 7' dia. conc. water vault in front of VSM Abrasives.

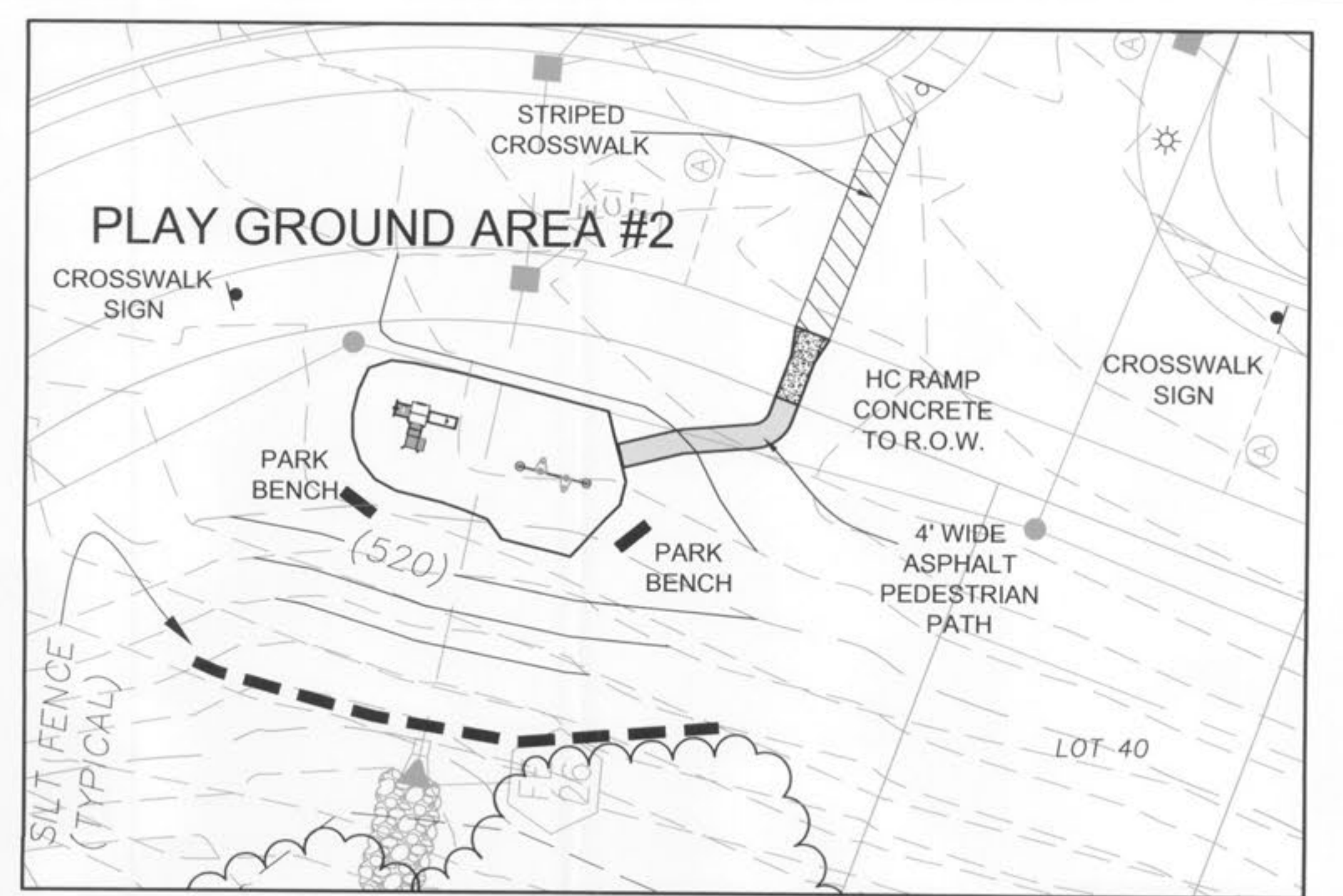
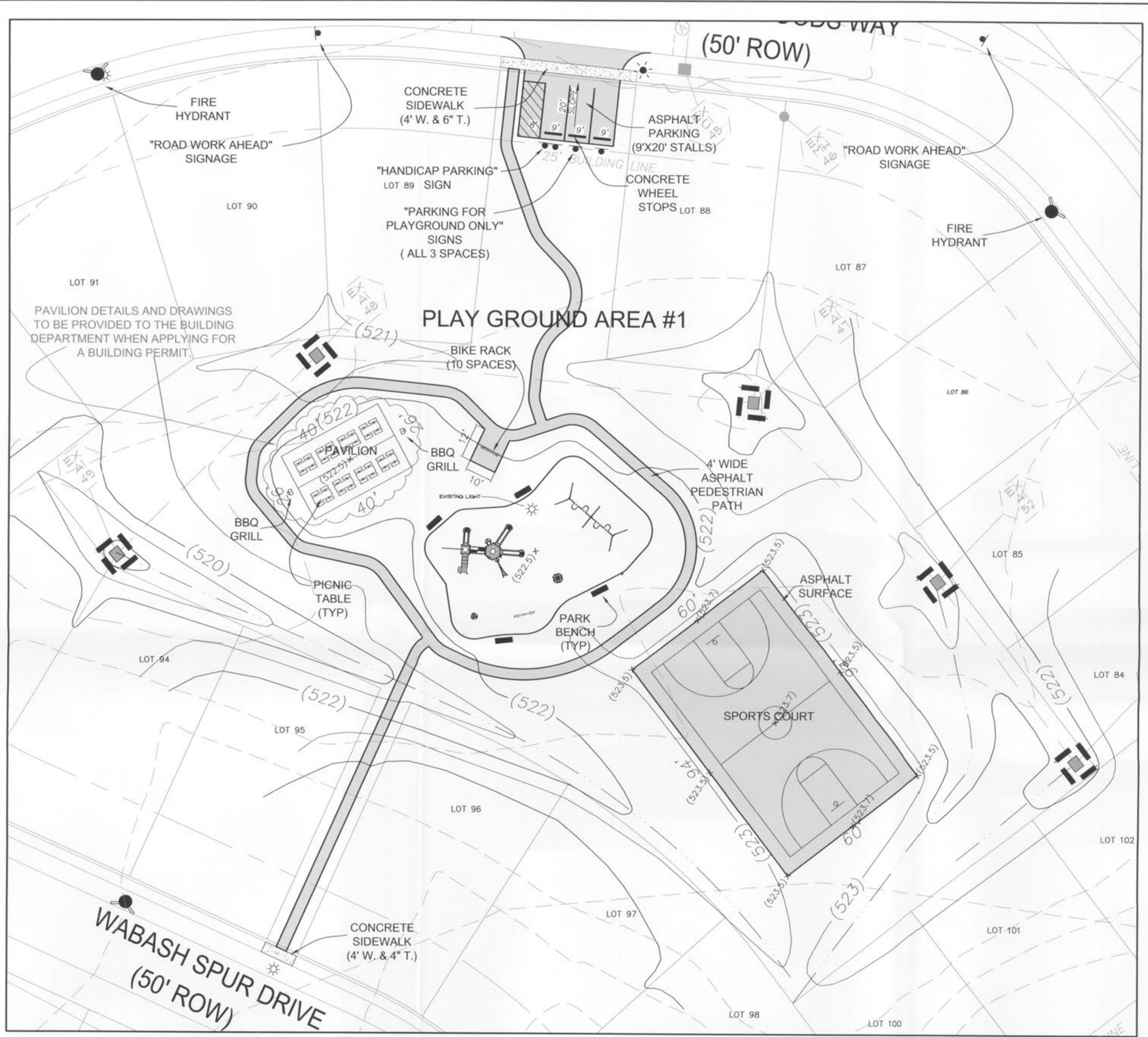


ISSUE	DATE	REMARKS
2	9/9/10	REVISED PER CITY COMMENTS

L.K. PROPERTIES II, L.L.L.P.
P.O. BOX 340 - ST. PETERS, MISSOURI - (636) 946-6971

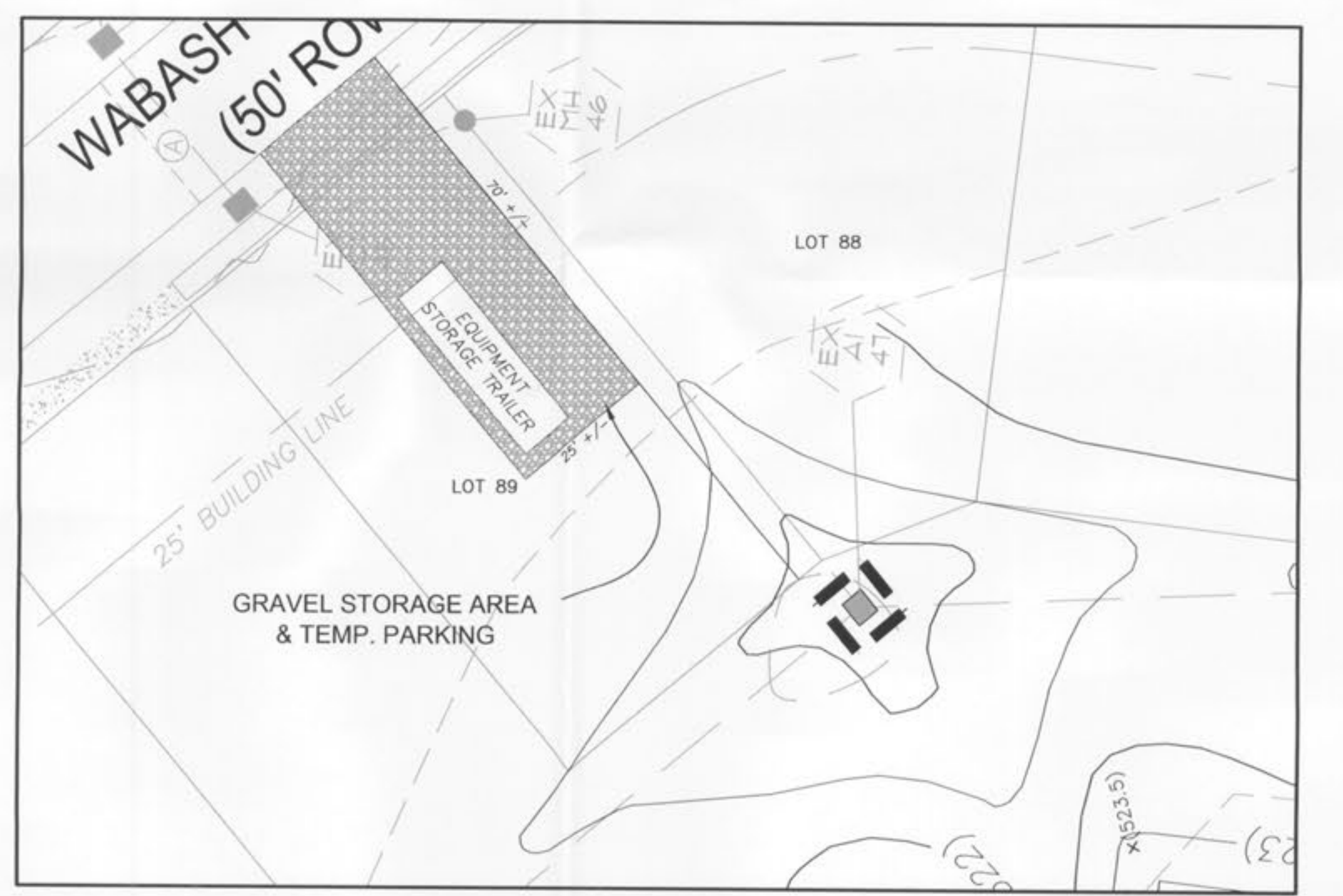
WABASH WOODS AMENITIES (IMPROVEMENT PLANS)
COVER SHEET

PROJECT NO:	04002
DESIGNED BY:	J.W.S.
DRAWN BY:	J.W.S.
CHECKED BY:	J.W.S.
SHEET NO. OF	1 4



ADDITIONAL NOTES FOR PLAYGROUND AREA #2:

1. The existing curb will be sawcut a distance of two feet as measured from the back of curb for placement of the handicap ramp and dowelled onto the existing pavement.



ADDITIONAL PAVEMENT NOTES:

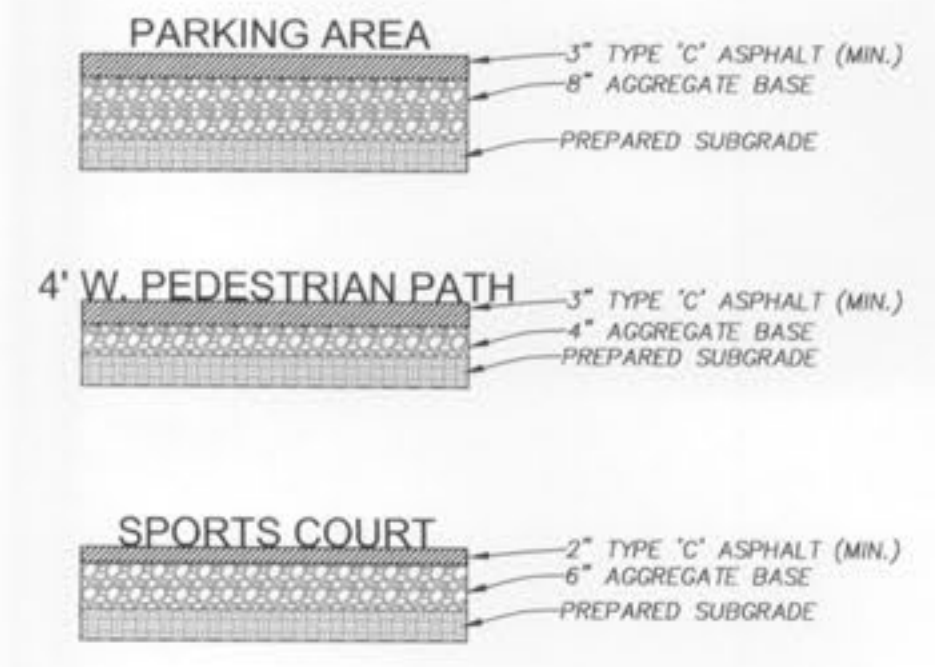
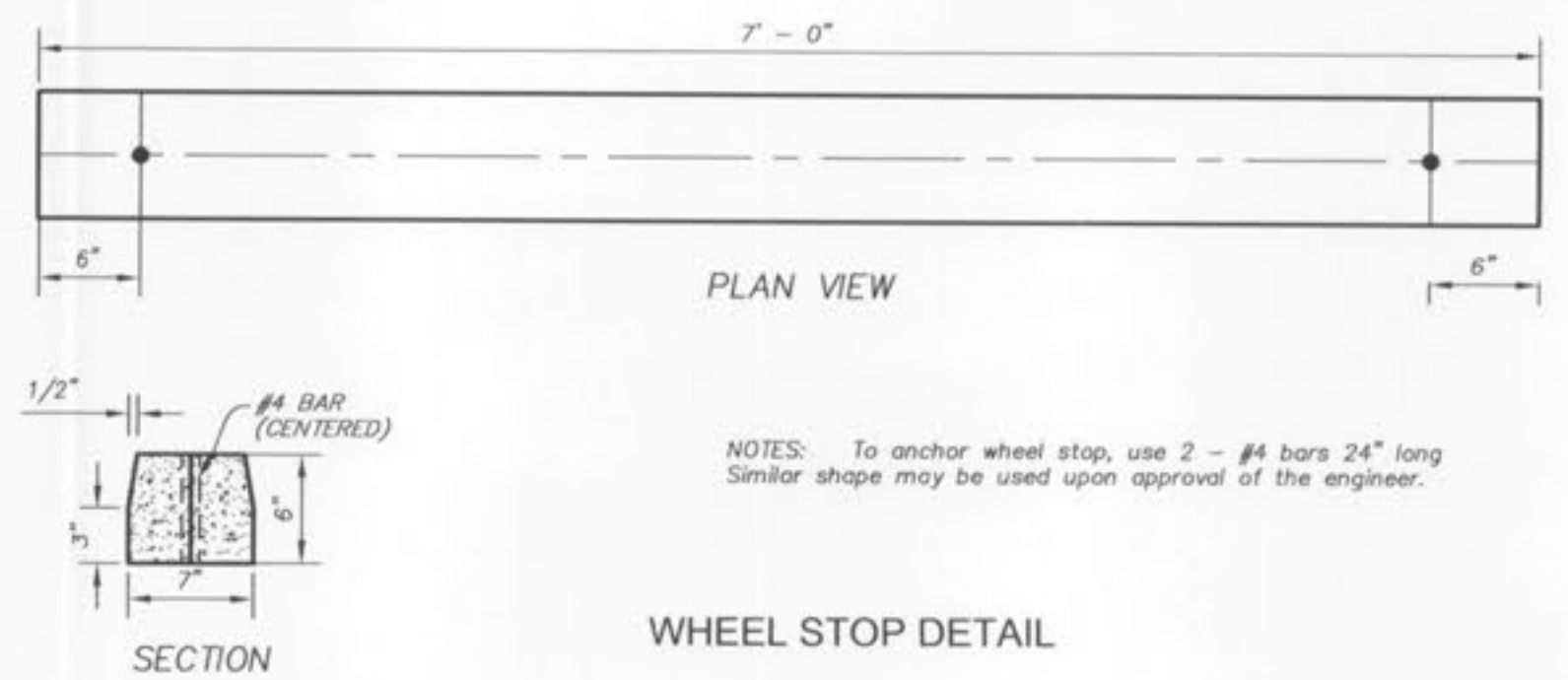
- Subgrade shall be compacted to 90% modified proctor.
- Rock Base shall be compacted to 95% modified proctor.
- Asphalt surface shall be compacted to 98% maximum density.
- All non-reinforced concrete shall be 4,000 psi at 28 days.

NOTES:

- Entrance monument details to be provided when applying for separate sign permits.
- Pavilion details and drawings to be provided when applying for building permit.
- Landscaping to be done per approved 'Amended Final Plan'.
- Proposed grading shall be monitored for proper drainage. Corrections will be required to provide proper drainage as necessary prior to final escrow release.

SHEET INDEX

1	COVER SHEET
2	PLAN SHEET
3	DETAIL SHEET
4	LANDSCAPING PLAN



ISSUE DATE - REMARKS

2	07/10 - REVISION PER CITY COMMENTS
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The responsibility for professional engineering liability on this project shall remain with the engineer of record. The engineer of record is J. W. S. and shall have the authority to seal, sign, and stamp the drawings. The engineer of record is not responsible for any errors or omissions in the drawings or for any damage or injury to persons or property resulting from the use of these drawings.

L.K. PROPERTIES II, L.L.L.P.

P.O. BOX 340 - ST. PETERS, MISSOURI - (636) 946-6971

PROJECT: **WABASH WOODS AMENITIES (IMPROVEMENT PLANS)**

PLAN SHEET

PROJECT NO: 04002

DESIGNED BY: J.W.S.

DRAWN BY: J.W.S.

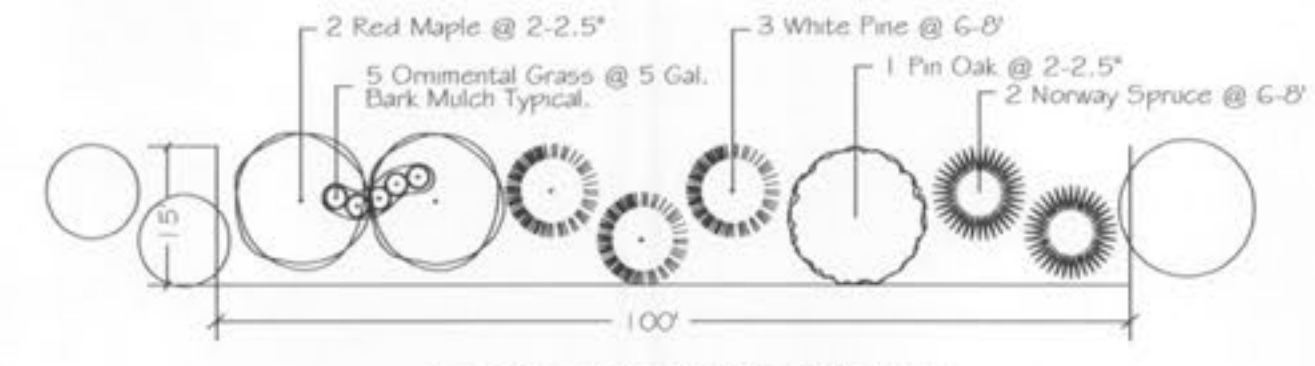
CHECKED BY: J.W.S.

SHEET NO: 2 OF 4

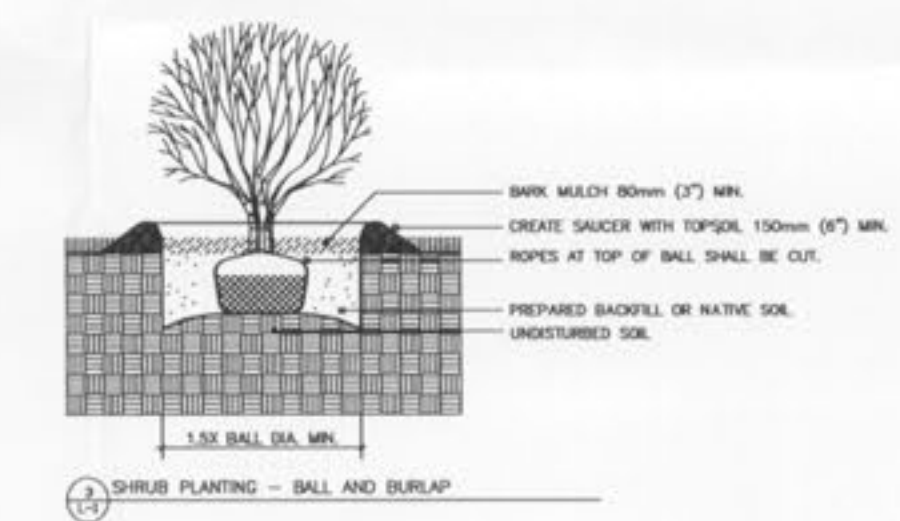
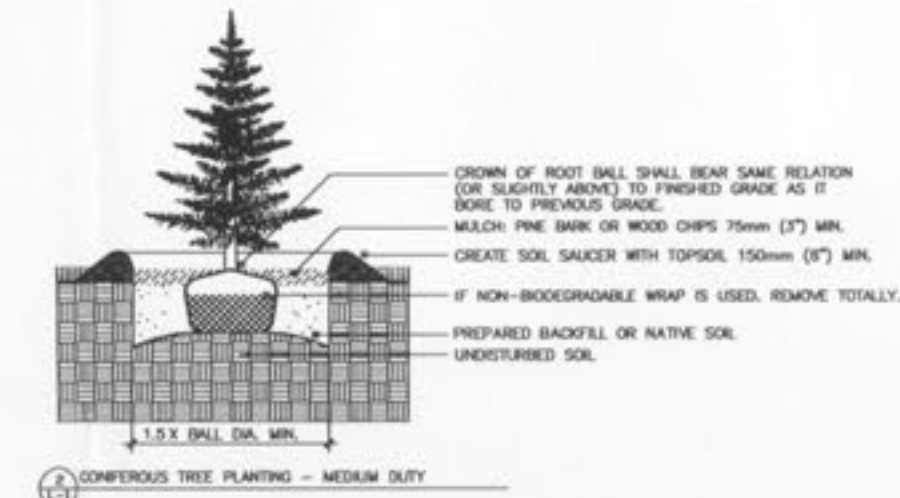
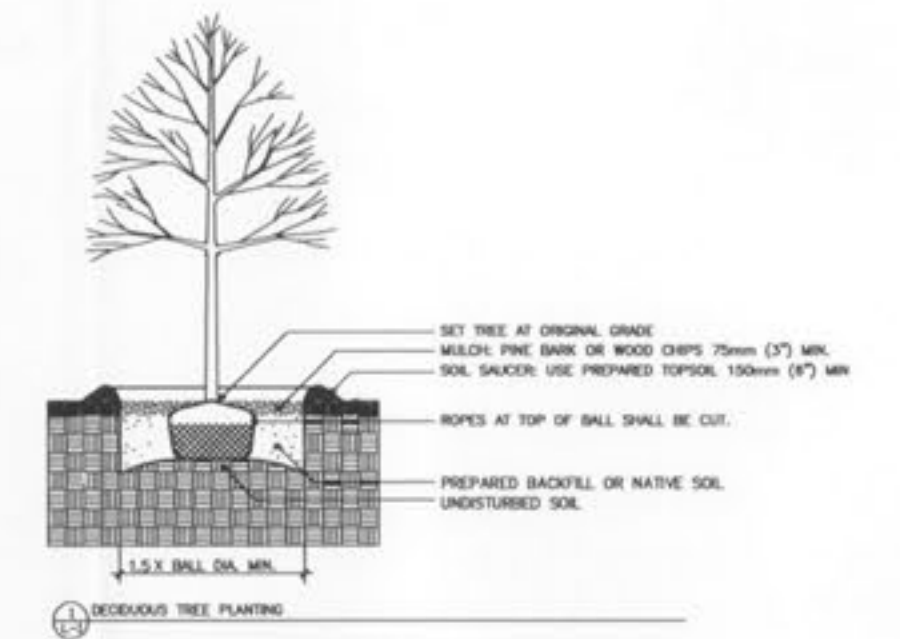
Wabash Woods

Kaplan Land Development Co., LLC

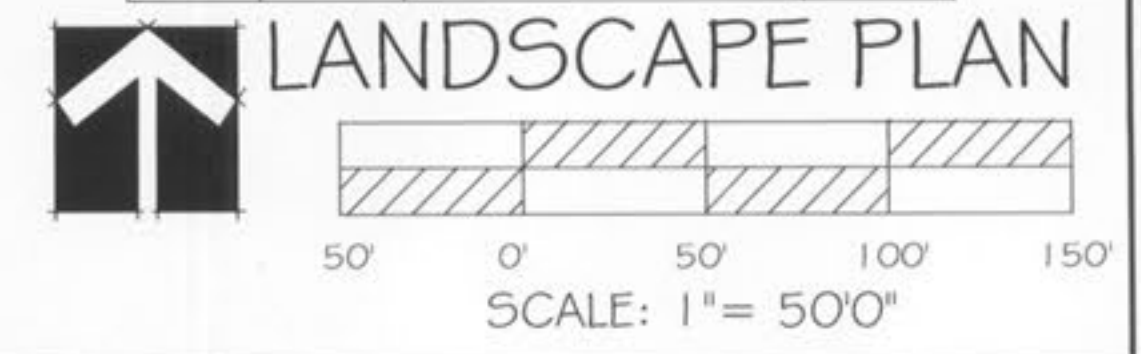
PROJECT #810218



Landscape Buffer Detail
Typical 100' Section
Scale: 1"=200'



PLANT MATERIAL LIST			
QTY.	SYM.	COMMON NAME	SIZE
30	ST	Street Tree	
		DECIDUOUS SHADE TREE	2-2.5'
Landscape Buffer			
33	○	WHITE PINE	6-8'
24	●	NORWAY SPRUCE	6-8'
12	○	PIN OAK	2-2.5'
20	○	RED MAPLE	2-2.5'
40	○	ORNAMENTAL GRASS	5 Gal.
27	○	BARK MILCH	CY
Playground			
13	○	WHITE PINE	6-8'
7	●	NORWAY SPRUCE	6-8'
10	○	SHADE TREE	2-2.5'
10	○	FLOWERING TREE	2-2.5'
Common Area			
5	○	WHITE PINE	6-8'
4	○	SHADE TREE	2-2.5'



NOTICE
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Wabash Woods
Kaplan Land Development Co., LLC

895-4589

A. WALDBART AND SONS
Nursery

Established 1872

Landscape Designers, Landscape Contractors & Nurserymen
1420 Teson Rd., Hazelwood, MO 63042

Date	02-01-10	Revised	06-03-10	Sheet	L-1
Scale	1" = 50'0"	Approved	07-30-10	Drawn By	JFP