

SITE PLAN NOTES

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED ISLANDS SHALL BE LANDSCAPED, ALL REMAINING ISLANDS TO BE STRIPED AS SHOWN. ALL LANDSCAPED ISLANDS SHALL BE A MINIMUM 7' WIDE.
5. ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. REFER TO SHEET D-1.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. TOTAL LAND AREA IS 24.42±ACRES (1,063,735±SF). SITE COVERAGES ARE AS FOLLOWS:
BUILDING AREA: 252,161±SF (23.71%)
PAVED AREA: 570,796±SF (53.92%)
GREENSPACE: 140,778±SF (13.23%)
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WAL-MART SITE WORK SPECIFICATIONS".
11. PYLON SIGNS SHALL BE COMPLETED BY DEVELOPER'S SIGN CONTRACTOR.
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
13. ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN WAS TAKEN FROM A SURVEY BY EFK MOEN LLC, DATED 5/21/2008.
14. THE SURVEYOR HAS DETERMINED THE APPROXIMATE HORIZONTAL LOCATION OF THE SUBJECT TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY GRAPHICALLY PLOTTING ONLY IN REFERENCE TO THE "FLOOD INSURANCE RATE MAP (FIRM) FOR ST. CHARLES COUNTY, MISSOURI INCORPORATED AREAS" PANEL 237 OF 525, MAP NUMBER 2918300237-1, EFFECTIVE DATE: AUGUST 21, 1986. A PORTION OF THE SUBJECT PROPERTY IS WITHIN SHADED ZONE "AE" BASIC FLOOD ELEVATIONS DETERMINED, AND A PORTION OF THE SUBJECT PROPERTY IS WITHIN SHADED AND HATCHED FLOODWAY AREAS IN HORIZONTAL LOCATION OF THE SUBJECT TRACT WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THE SUBJECT TRACT MAY BE SUBJECT TO, HAS BEEN CONDUCTED AND NO REPRESENTATION OF THE SUBJECT TRACT TO BE SUSCEPTIBLE TO FLOODING, OR SUBJECT TO ANY FLOOD HAS BEEN MADE. WE MAKE NO REPRESENTATION CONCERNING THE ACCURACY OF THIS "FIRM" MAP WHICH INCLUDES A NOTE THAT STATES: "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS" (THIS NOTE SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED).
15. THE CURRENT ZONING OF THE EXISTING SHOPPING CENTER IS "C-2", GENERAL BUSINESS. SETBACK REQUIREMENTS WITHIN THE "C-2" ZONING DISTRICT ARE AS FOLLOWS:
FRONT YARD: 25'
SIDE YARD: NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN 25' SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
REAR YARD: NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS THE REAR LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A REAR YARD OF NOT LESS THAN 10' SHALL BE PROVIDED.
16. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT TIE-IN POINTS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS.
18. REFER TO PLANS BY CRAWFORD, BUNTE, BRAMMEIER FOR ALL IMPROVEMENTS WITHIN THE HIGHWAY K RIGHT-OF-WAY.
19. ALL LIGHT FIXTURES ARE TO BE MOUNTED ON A 39' POLE WITH A 3' BASE FOR A TOTAL MOUNTING HEIGHT OF 42'. ALL EXISTING LIGHT POLES TO REMAIN SHALL BE REFIXTURED WITH 1,000 WATT GREENBRIAR FIXTURES. ALL LIGHT POLES SHALL BE PAINTED BLACK.
20. CONTRACTOR SHALL INSPECT EXISTING SITE SIGNAGE AND REPLACE SIGNS AS NECESSARY IF THEY DO NOT CONFORM TO CURRENT CITY STANDARDS. SHOW SIGNS OF FADING, ETC. CONTRACTOR SHALL TRIM EXISTING LANDSCAPING AS NECESSARY TO ENSURE THAT SITE SIGNAGE IS CLEARLY VISIBLE.

SITE GRADING NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE OR BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR FROM UTILITY OWNERS. WOLVERTON AND ASSOCIATES INC. DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL PERMANENT CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. ALL TEMPORARY SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED AS NECESSARY TO ENSURE STABILITY.
4. PRECAST STRUCTURES SHALL BE USED UNLESS OTHERWISE APPROVED BY THE CITY OF O'FALLON.
5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
TYPE 1: RCP PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
- FILLS UP TO 15' OVER TOP OF PIPE, CLASS III OR GREATER MAY BE USED.
- FILLS 15' OVER TOP OF PIPE, CLASS IV OR GREATER MAY BE USED.
- FILLS GREATER THAN 20' OVER TOP OF PIPE, CLASS V MUST BE USED.
TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: GALVANIZED COATING, PIPE ENDS SHALL BE CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS. SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R. ACCEPTABLE MANUFACTURER: CONTECH, INC. ULTRA FLO OR ULTRA FLO II OR APPROVED EQUAL.
TYPE 3: CORRUGATED POLYETHYLENE PIPE (CPP), SMOOTH INTERIOR WITH EXTERIOR OPEN CORRUGATIONS. PER ASHTO M294 MAY BE USED FOR UNDERGROUND ROOF DRAINS. JOINTS SHALL BE WATER TIGHT. APPROVED PRODUCTS ARE HANCOX HI-Q WITH SURE-LOK JOINTS, ADS N-12.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
8. PROPOSED GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. THE CONTRACTOR SHALL PROVIDE LEVELING, WHERE NECESSARY, TO ACHIEVE THE PROPOSED GRADES SPECIFIED ON THE GRADING PLAN. THE CONTRACTOR SHALL INCLUDE ALL COSTS IN BASE BID.
15. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
16. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY EFK MOEN INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
17. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES AS INDICATED ON THE EROSION CONTROL PLANS. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
18. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
19. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT-IN TO INVERT-OUT.
20. CONTRACTOR TO CONTACT THE CITY/COUNTY FIRE DEPARTMENT FOR BLASTING REQUIREMENTS.

SITE UTILITY NOTES

- 1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
6" PVC 30R35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
6" PVC 30R28 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
6" PVC SCHEDULE 40
DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
A. PIPE SIZES LESS THAN 3-INCHES THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
1. SEAMLESS COPPER TUBING: TYPE "K" SOFT COPPER, ASTM B 88.
A. FITTINGS: WROUGHT COPPER (95-5 TIN ANTIMONY SOLDER JOINT), ASME B 16.22.
2. POLYVINYL CHLORIDE (PVC) WATER PIPE: PIPE, ASTM D 2241, WITH SDR 21 RATING, CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE, CELL CLASSIFICATION, SDR RATING, AND ASTM D 1784 MATERIAL CLASSIFICATION.
A. PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D 2672.
B. CEMENT PRIMER: ASTM - F856.
C. SOLVENT CEMENT: ASTM - D 2564.
B. PIPE SIZES 3-INCHES THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
1. DUCTILE IRON WATER PIPE: AWWA C151, THICKNESS CLASS 50.
A. FITTINGS: EITHER MECHANICAL JOINT OR PUSH-ON JOINT, AWWA C110 OR AWWA C111.
B. ELASTOMERIC GASKETS AND LUBRICANT: ASTM - F477.
2. POLYVINYL CHLORIDE (PVC) WATER PIPE: PIPE, AWWA C900, RATED DR 18 (CLASS 150), CONTINUALLY MARKED AS REQUIRED.
A. ELASTOMERIC GASKETS AND LUBRICANT: ASTM - F477 FOR SMALLER B. PIPES JOINTS; INTEGRALLY MOLDED BELL ENDS, ASTM D 3139.
C. PIPE SIZES 6-INCHES AND LARGER THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH THE FOLLOWING:
1. DUCTILE IRON WATER PIPE: AWWA C151, THICKNESS CLASS 50.
A. FITTINGS: EITHER MECHANICAL JOINT OR PUSH-ON JOINT, AWWA C110 OR AWWA C111.
B. ELASTOMERIC GASKETS AND LUBRICANT: ASTM - F477.
2. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
3. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
4. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" APART (OUTSIDE EDGE OF PIPE) TO OUTSIDE EDGE OF PIPE.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATER LINES.
6. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. TIPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
11. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
15. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
16. CONTRACTOR TO PROVIDE TRENCHING, CONDUIT, PULL WIRE AND BACKFILL FOR TELEPHONE AND ELECTRIC LINES.
17. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.
18. ALL CONSTRUCTION TO CONFORM TO APPLICABLE CITY/COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH CITY/COUNTY ORDINANCES.
19. TRENCHES OF 20 FEET OR GREATER REQUIRES SHORING, DESIGN TO BE CERTIFIED BY A PROFESSIONAL ENGINEER. TRENCH SAFETY REQUIREMENTS WILL BE STRICTLY ENFORCED. CONTRACTOR TO MEET OR EXCEED ALL OSHA STANDARDS.
20. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
21. CONTINUOUS UTILITY SERVICE FOR ADJACENT SHOPS TO REMAIN MUST BE PROVIDED THROUGHOUT WAL-MART CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL UTILITY SHUT-OFFS WITH STORE MANAGER AND PROVIDE FOR TEMPORARY SERVICE.

CITY OF O'FALLON ENGINEERING DEPARTMENT NOTES

- 1. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL BE REQUIRED IF NOT IN COMPLIANCE WITH THE CITY STANDARDS.
2. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
3. RIP RAP SHOWN AT FLARED ENDS AND HEADWALLS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
4. CONTRACTOR MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO DURING SITE SOIL TESTING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST RESULTS (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
-MAXIMUM DRY DENSITY
-OPTIMUM MOISTURE CONTENT
-MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
-CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 95% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED" ASHTO T-183 COMPACTION TEST (A.S.T.M.-D-157) OR FROM A MINIMUM OF 100% AS DETERMINED BY THE "STANDARD" PROCTOR TEST ASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TEST MUST BE DESIGNATED ON DOCUMENT.
-CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT.
5. 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, SILTATION FABRIC FENCES (ADDITIONAL METHODS OF CONTROL ARE DETAILLED IN 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 O'FALLON AND/OR MDOT. 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 MDOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DETAILLED FIT TO PROTECT SEWERS OR IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREA CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MDOT.
6. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED PER THE SPECIFICATIONS TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698). ALL FILL PLACED IN AND AROUND EXISTING STRUCTURES SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION.
7. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL.
8. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
9. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
10. CONNECTIONS AT ALL SANITARY OR STORM STRUCTURE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
11. IF ANY CONFLICT OCCURS BETWEEN THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
12. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM STRUCTURES. PRECAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
13. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE THE PROPER ROCK BACKFILL AND BE TO REQUIRED COMPACTION.
14. ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SC AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY AND MDOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF STREET FROM TRAFFIC CONTROL SIGNS.
15. TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT.
16. PIPE JOINT SHALL BE GASKETED O-RING TYPE.
17. ALL HDPE PIPE IS TO BE N-12WT OR EQUAL AND SHALL MEET ASTM F1417 WATER TIGHT FIELD TEST.
18. TRAFFIC CONTROL SHALL BE PER MDOT OR MUTCD, WHICHEVER IS MOST STRINGENT.
19. AS-BUILT SECTIONS WILL BE REQUIRED FOR FINAL APPROVAL OF DETENTION BASINS.
20. EXISTING PAVEMENT REMOVAL SHALL BE TO THE NEAREST JOINT.
21. A MINIMUM 36" COVER IS REQUIRED FOR ALL STORM SEWER PIPES.
22. ALL STORM SEWER PIPE IN THE RIGHT-OF-WAY SHALL BE RCP.
23. ALL STRUCTURES AND FLARED END SECTIONS SHALL BE CONCRETE.
24. A MINIMUM 42" COVER IS REQUIRED FOR ALL SANITARY SEWER PIPES.
25. ALL LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED ISLANDS.
26. ALL PROPOSED UTILITIES UNDER EXISTING CITY OF O'FALLON STREETS SHALL BE BORED.
27. ALL SANITARY SEWER MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48".
28. CONTRACTOR SHALL PROVIDE CONCRETE CRADLES FOR RCP OR CONCRETE ENCASEMENT FOR HDPE AT CROSSINGS WITH SANITARY SEWER.
29. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS SHALL BE SEEDED AND MULCHED PER MDNR REQUIREMENTS.
30. ALL EROSION CONTROL MEASURES ARE TO BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
31. NO PERMANENT SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
32. DEVELOPER SHALL POST A FINANCIAL GUARANTEE OF PERFORMANCE (PER AN APPROVED COST ESTIMATE) AS REQUIRED BY ARTICLE 405 OF THE SUBDIVISION ORDINANCE.

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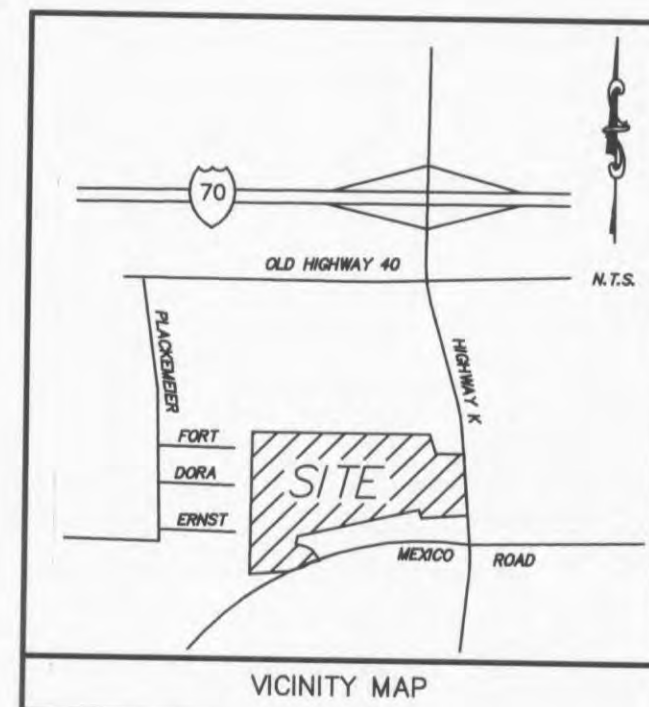


PROPOSED EXPANSION TO WAL-MART #2616-04
O'FALLON POINTE CENTRE
O'FALLON, MISSOURI 63366
BY: WAL-MART REAL ESTATE BUSINESS TRUST
BENTONVILLE, AR.

Table with columns: REVISIONS, BY, DRAWN BY, CHECKED BY, DATE, SCALE, JOB No., SHEET NUMBER. Includes values: CER, DMW, 05/30/2008, NO SCALE, 06-107.

CITY OF O'FALLON PLANNING AND ZONING DEPARTMENT NOTES

- 1. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE. REFER TO ARCHITECTURAL PLANS.
3. A VARIANCE WAS GRANTED BY THE BOARD OF ADJUSTMENT FOR 10' X 18' PARKING SPACES IN MARCH 1997.
4. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED ON-SITE:
- NO OUTDOOR SEASONAL DISPLAYS SHALL OCCUR WITHIN THE PARKING FIELD OR ALONG THE FRONT OF THE BUILDING.
- NO OUTDOOR DISPLAY AREAS FOR MERCHANDISE.
- NO METAL STORAGE/SHIPPING CONTAINERS WILL BE UTILIZED AT THIS SITE.
- NO DRINK/SNACK MACHINES OR ICE MACHINES SHALL BE LOCATED ON THE OUTSIDE OF THE BUILDING.
- NO OVERNIGHT RV OR TRUCK PARKING WILL BE PERMITTED.
- NO OUTDOOR STORAGE OF NEW OR USED TIRES.
- NO OUTDOOR STORAGE OF COMPACTED BOXES.
- NO OUTDOOR STORAGE OF SHOPPING CARTS EXCEPT IN DESIGNATED CART CORRALS THROUGHOUT THE PARKING LOT.
5. ALL SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE.
6. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
7. ALL SCREEN WALLS SHALL REFLECT THE SAME LEVEL OF ARCHITECTURAL DESIGN AS THE PRIMARY STRUCTURE.
8. ALL SILTATION CONTROL DEVICES (SILT FENCE AND SEDIMENTATION BASINS) SHALL FOLLOW "ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES".
9. THE PROPOSED DETENTION SYSTEM WILL BE DESIGNED FOR THE 100-YEAR STORM EVENT.
10. LONG TERM POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) WILL BE EMPLOYED IN ORDER TO CONTROL RUNOFF AND REMOVE OILS AND OTHER POLLUTANTS FROM STORMWATER BEFORE IT IS DISCHARGED TO BELLEAU CREEK IN ACCORDANCE WITH THE CITY OF O'FALLON'S NPDES PHASE II STORM WATER QUALITY MANAGEMENT AND ILLICIT DISCHARGE CONTROL ORDINANCE (5082).



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