- WOODLAWN AVENUE AND NOT FROM VETERAN'S MEMORIAL PARKWAY. 2. RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD
- MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
- 3. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS)
  - 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 AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 100% AS DETERMINED
  - BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT . CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON
  - DOCUMENT. SPECIFIC GRAVITY.
  - NATURAL MOISTURE CONTENT.
- LIQUID LIMIT. . 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.
- 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 PLAN). CONTROL SHALL COMMENCE WITH CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND AS NECESSARY BY MODOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT 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 DEPOSITION 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 AND AS REQUIRED BY MODOT. FOR THIS PROJECT, THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL
- 1 5. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 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 TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. 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.
- 6. ALL PAYING TO BE IN ACCORDANCE WITH THE ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS, EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- PROVIDE A MARKING ON THE STORM SEWER INLETS. THE CITY WILL ALLOW THE FOLLOWING MARKERS AND ADHESIVE PROCEDURES ONLY AS SHOWN IN THE TABLE BELOW OR AN APPROVED EQUAL BY ALMETEK INDUSTRIES. "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.

MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE (PART #)	WEBSITE
ACP INTERNATIONAL	3 7/8"	EPOXY	CAP	"NO DUMPING DRAINS TO WATER WAYS" (SD-W-CC)	WWW.ACPINTERNATIONAL.COM
DAS MANUFACTURING, IN	IC. 4"	EPOXY	STANDARD STYLE	"NO DUMPING DRAINS TO STEAM" (#SDS)	WWW.DASMANUFACTURING.COM

- 8. PIPE JOINTS SHALL BE GASKETED O-RING TYPE.
- 9. CONNECTION AT ALL SANITARY OR STORM STRUCTURE TO BE MADE WITH A-LOK JOINT OR EQUAL.
- 10. PROVIDE 5/8" DIA. TRASH BAR FOR ALL INLETS.

SHOWN ON PLANS.

- 11. 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. PROVIDE AT LEAST ONE 8' MIDE ADA ACCESS AISLE AND CURB RAMPS SHALL NOT PROJECT INTO ADA ACCESS AISLE.
- 12. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. CONTRACTOR SHALL USE PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF O'FALLON.
- 13. ALL SANITARY SEWER LATERALS AND SANITARY MAINS CROSSING UNDER ROADWAYS MUST HAVE THE PROPER ROCK BACKFILL AND TO REQUIRED COMPACTION.
- 14. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- 15. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- 16. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION. SIGN LOCATIONS ARE
- 17. 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 CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- 18. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
- 19. NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTALLY): 1 (VERTICALLY).
- 20. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED IN THE SWPPP.
- 21. ALL EROSION CONTROL SYSTEMS SHALL 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 AFFECTIN PUBLIC RIGHT-OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END
- 22. PVC STORM SEWER PIPE SHALL BE SOR 35 OR GREATER AS REQUIRED BY DEPTH, WATER TIGHT TO MEET ASTM F1417 WATER TIGHT FIELD TEST, AND MEET THE REQUIREMENT OF CITY OF O'FALLON FOR GASKETED O-RING TYPE PIPE CONNECTION. INSTALLATION SHALL FOLLOW THE "EMBEDMENT OF PLASTIC STORM SEWER PIPE" DETAIL HOPE MAY BE USED IN LIEU OF PVC PIPE. HDPE PIPE SHALL BE ADS N-12WT WATER TIGHT (TO MEET ASTM F1417 WATER TIGHT FIELD TEST), SMOOTH INTERIOR PIPE OR APPROVED EQUAL, TO MEET THE REQUIREMENT OF CITY OF O'FALLON FOR GASKETED O-RING TYPE PIPE CONNECTION.
- 23. TRAFFIC CONTROL SHALL BE PER MISSOURI DEPARTMENT OF TRANSPORTATION OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, WHICHEVER IS MOST STRINGENT.

24. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF

CONSTRUCTION. MATERIAL SHALL BE 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 FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND MITIGATION SHALL BE SHOWN IN THE GRADING PLANS AND DOCUMENTED BY THE SOILS ENGINEER.
- 1 25. 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. ON JULY 8, 2009 THE O'FALLON BOARD OF ADJUSTMENT APPROVED A BUILDING SETBACK OF 25 FEET.
- (1) 26. 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.
- (1) 27. ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTORS.

## SWPPP NOTES

- 1. CONTRACTOR SHALL FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A COPY OF THIS PLAN AND PERMIT SHALL REMAIN ON SITE THROUGHOUT CONSTRUCTION.
- 2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. CONTRACTOR SHALL REFERENCE THE ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL
- J. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES. CONTRACTOR SHALL UTILIZE TOPSOIL FROM SITE IN LANDSCAPED AREAS WITH ANY EXCESS BEING STOCKPILED ON SITE.
- 4. IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE SEEDED AND
- 5. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- 6. CONTRACTOR SHALL PROVIDE A 20' x 40' TEMPORARY TRUCK WASH OFF AREA, CONSTRUCT PER CONSTRUCTION ENTRANCE DETAIL CONTRACTOR SHALL PROVIDE WATER TO THE TEMPORARY WASH OFF AREA. IF ON-SITE WATER IS NOT AVAILABLE CONTRACTOR SHALL PROVIDE A WATER TRUCK, SITE WILL BE ACCESSED VIA EXITING PAVEMENT.
- 7. CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS, TREES & BRUSH AND OTHER MATERIAL CREATED AS A RESULT OF THE CONSTRUCTION WORK AND THE SITE SHALL BE RETURNED TO ITS ORIGINAL CONDITION.
- 8. ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.
- 9. RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.
- 10. NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS ARE SEEDED AND MULCHED.

# WOODBURY PLACE

# SITE PLAN DECEMBER 7, 2009

3 REVISED: APRIL 2, 2010

#### ADDITIONAL GENERAL NOTES

- 1. ALL THE REQUIREMENTS OF THE PLANNING & ZONING COMMISSION ARE ADDRESSED.
- 2. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 5082.
- 1 3. THE STORMTECH ISOLATION CHAMBERS ARE THE POST CONSTRUCTION BMP'S. THE POST CONSTRUCTION BMP MAINTENANCE IS FOUND IN THE "STORM WATER CALCULATIONS" REPORT.
- 4. ALL HVAC & MECHANICAL UNITS SHALL BE PROPERLY SCREENED.
- 5. ALL STORM SEWERS, STORM SEWER DRAINAGE FACILITIES, SANITARY SEWERS, AND WATER MAINS ON SITE ARE PRIVATE.
- 6. 10' UTILITY EASEMENT IS BEHIND PUBLIC RIGHT OF WAY.
- 7. CITY WATER METERS ARE PLACED IN DEDICATED EASEMENT.
- 8. ALL LIGHT FIXTURES ARE WITHIN LANDSCAPE ISLANDS.
- 9. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING

#### CONDITIONS OF APPROVAL

- 1. THE DWELLINGS IN THIS SENIOR COMMUNITY ARE SUBJECT TO AN AGE RESTRICTION DESCRIBED IN A DEED DEED RIDER OR RESTRICTIVE COVENANT THAT NEEDS TO BE REVIEWED BY THE CITY ATTORNEY. THE AGE RESTRICTION LIMITS THE DWELLING UNITS TO OCCUPANCY BY SENIORS AGE SIXTY-TWO (62) OR OLDER: OR THEIR SPOUSES OF ANY AGE: OR OTHER PERSONS IF MEDICAL NEED CAN BE ESTABLISHED TO THE SATISFACTION OF THE ASSOCIATION. THE CONDITIONAL USE PERMIT AND THE AGE RESTRICTIONS DESCRIBED ABOVE SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE BY ANY OWNER(S) OF DWELLING UNITS IN THE SENIOR COMMUNITY.
- 2. ALL CONSTRUCTION TRAFFIC RELATED TO THIS SITE MUST ENTER AND EXIT THIS SITE VIA J-MARK DRIVE TO SOUTH WOODLAWN AND NOT FROM VETERAN'S MEMORIAL PARKWAY.
- 3. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING.
- 4. THE EXISTING 15" CMP CROSSING WOODLAWN AVENUE WILL NEED TO BE REMOVED AND REPLACED WITH AN APPROPRIATELY SIZED PIPE. THE NEW PIPE AND EXISTING PIPE WILL NEED TO BE CONNECTED WITH
- AN INLET AND THE SWALE ON THE EAST SIDE OF WOODLAWN AVENUE WILL NEED TO BE REGRADED. 5. THE DEVELOPER WILL BE REQUIRED TO "TV" THE EXISTING SEWER LINES TO VERIFY THEIR OPERATIONAL
- STATUS FROM THE EXISTING MANHOLE DOWN STREAM TWO (2) REACHES. 6. A TRUCK MOVEMENT EXHIBIT SHALL BE PROVIDED THAT SHOWS THAT A TRASH TRUCK OR DELIVERY TRUCK CAN MANEUVER WITHIN THE HAMMER HEADS PROVIDED AS TEMPORARY TURN AROUNDS.

## CONSTRUCTION NOTES

- 1. INTEGRAL CURB SECTION IS AN ACCEPTABLE ALTERNATIVE TO CURB & GUTTER IN AREAS IDENTIFIED ON THE PLANS AS CURB & GUTTER.
- 2. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF THICKENED SIDEWALK. ALL RADII ARE 5' UNLESS
- 3. PAVED AREAS TO BE PAINTED WITH 4" WIDE SINGLE WHITE SOLID LINES.
- 4. PEDESTRIAN CROSSWALK TO BE PAINTED WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C.
- 5. WHERE WATER MAINS MUST CROSS OVER STORM DRAINS, OR SANITARY SEWERS, THE WATER MAIN MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND A FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED OVER THE SEWER TO BE CROSSED SO BOTH OF THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOTE FROM THERE AS POSSIBLE. WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION FROM BEING MAINTAINED OR WHERE IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER LINE, THE WATER MAIN MUST BE BACKFILLED WITH COMPACTED CLAY TO A MINIMUM OF 18 INCHES ABOVE AND BELOW THE OUTSIDE DIMENSION OF THE WATER MAIN AND FOR A HORIZONTAL DISTANCE OF 10 FEET FROM THE SEWER BEING CROSSED. IN NO CASE SHALL THE WATER MAIN AND THE SEWER SHARE THE SAME GRANULAR FILL BED. IN MAKING SUCH CROSSINGS, A FULL LENGTH OF PIPE MUST BE CENTERED OVER OR UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOTE THERE FROM AS POSSIBLE. WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THE WATER MAIN MUST BE MAINTAINED WITH ADEQUATE SUPPORT FOR THE LARGER SIZE SEWER LINES TO PREVENT THEM FROM SETTLING.
- 6. HANDICAP PARKING SIGNS WITH A FINE LEGEND (\$50 \$300) SHALL BE PROVIDED FOR ALL ACCESSIBLE PARKING SPACES.
- 7. THE DEVELOPER SHALL POST A FINANCIAL GUARANTEE OF PERFORMANCE (PER AN APPROVED COST ESTIMATE) AS REQUIRED BY ARTICLE 405 OF SUBDIVISION ORDINANCE.

# SITE LOCATION MAP NOT TO SCALE

## SEQUENCE OF EVENTS

- A. UTILIZE EXISTING ASPHALT DRIVE AS CONSTRUCTION ENTRANCE.
- B. INSTALL TREE PROTECTION FENCING AS SHOWN ON THE PLAN.
- C. INSTALL DITCH CHECKS AND INLET PROTECT AS SHOWN ON THE PLAN.
- D. INSTALL DIVERSION DIKES, SILT FENCE, AND SEDIMENT TRAPS AS SHOWN ON THE INITIAL SEDIMENT AND EROSION CONTROL PLAN, EXCEPT FOR DIVERSION DIKE BETWEEN SEDIMENT TRAP B AND C.
- E. STRIP VEGETATION AND TOPSOIL BETWEEN SEDIMENT TRAP B AND SEDIMENT TRAP C AND AT THE
- NORTHWEST CORNER OF THE SITE. STOCKPILE AS NOTED ON THE PLAN. F. PLACE FILL FROM NORTHWEST CORNER OF THE SITE BETWEEN SEDIMENT TRAP B AND SEDIMENT TRAP
- C AND CONSTRUCT DIVERSION DIKE AS SOON AS PRACTICAL. G. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK SHALL BE PERFORMED AND ONLY IN AREAS WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING. STRIP TOP SOIL AND STOCKPILE
- WHERE NOTED ON THE PLAN. H. BEGIN SITE GRADING. RESPREAD TOPSOIL THEN SEED AND MULCH ALL SLOPES GREATER THAN 15% UPON REACHING FINAL GRADE.
- I. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS (OR 7 DAYS IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH) SHALL BE TEMPORARILY SEEDED AND WATERED, EXCEPT AS PRECLUDED BY SNOW COVER. IN THE EVENT OF SNOW COVER, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL THEREAFTER. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL CEASE FOR 12 MONTHS SHALL BE PERMANENTLY SEEDED AND MULCHED.
- J. INSTALL NEW STORM SEWER CROSSING TO WOODLAWN AVENUE.
- K. INSTALL REMAINING STORM SEWERS AND UNDERGROUND DETENTION BASIN AS GRADES ALLOW. INSTALL INLET PROTECT IMMEDIATELY UPON COMPLETION OF INLET CONSTRUCTION.
- L INSTALL SITE UTILITIES AS GRADES ALLOW.
- M. BEGIN BUILDING CONSTRUCTION.
- N. BEGIN PAVEMENT SUBGRADE PREPARATION.
- O. PLACE PAVEMENT BASE ROCK.
- P. CONSTRUCTION CURB AND PAVEMENT. REMOVE INLET PROTECTION NO SOONER THAN 24 HOURS PRIOR TO PAVEMENT CONSTRUCTION.
- Q. REMOVE ASPHALT DRIVE AND GRADE. UTILIZED COMPLETED PAVEMENT FOR SITE ACCESS. R. RESPREAD TOPSOIL THEN PLACE SOO OR SEED AND MULCH ALL EXPOSED AREAS AS NOTED BY THE
- S. REMOVE SEDIMENT AND EROSION CONTROL ONLY AFTER THE SITE HAS BEEN STABILIZED.

## GRADING & DRAINAGE NOTES

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON
- 2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO
- 3. ALL STORM SEWER PIPES AND INLETS SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- 4. PROVIDE 5/8" DIAMETER TRASH BAR FOR ALL SIDE OPEN INLETS.
- 5. CONNECTION AT ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE MADE WITH A-LOK JOINTS, OR APPROVED EQUAL.
- 6. BUILDING PAD AND PARKING AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY ANY SOFT OR UNSUITABLE AREAS, PRIOR TO BASE ROCK PLACEMENT. THE PROOF-ROLL SHALL BE OBSERVED BY A GEOTECHNICAL ENGINEER. AREAS IDENTIFIED AS UNSUITABLE SHALL BE OVER EXCAVATED AND RECONSTRUCTED WITH ENGINEERED
- 7. CONTRACTOR SHALL ADJUST ALL GRATES, MANHOLES, VALVE BOXES, ETC. TO MATCH FINISH GRADES, AS REQUIRED.
- 8. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT. MINIMUM 0.20' DROP THROUGH ALL STRUCTURES AND MANHOLES.
- 9. 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 FLUSH WITH FINISH GRADE, LIDS SHALL BE LABELED "STORM SEWER". TOP OF BOXES SHALL BE SLOPED TO MATCH PAVEMENT GRADE.
- 10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 11. ALL SITES USED FOR IMPORTING OR EXPORTING OF FILL MATERIAL SHALL HAVE AN ACTIVE MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT.
- 12. CONTRACTOR SHALL NOT ADVANCE TRENCH EXCAVATION BEYOND AMOUNT THAT CAN ACCOMMODATE PIPE INSTALLATION AND BACKFILLING AT THE END OF EACH DAY.
- 13. STRUCTURAL FILL AND BACKFILL SHOULD BE PLACED IN MAXIMUM 8-INCH LOOSE LIFTS AND MECHANICALLY COMPACTED TO AT LEAST 90 PERCENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). AGGREGATE BASE COURSE SHOULD BE COMPACTED TO AT LEAST 95 PERCENT PROCTOR. ANY STRUCTURAL FILL PLACED IN BUILDING AREAS SHOULD HAVE A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 25, ACCEPTABLE NON-ORGANIC FILL SOILS INCLUDE MATERIALS DESIGNATED CL. ML, CL-ML, SP, SW, GP, AND GW BY ASTM D 2487.

- 14. IMPORTED SOILS PROPOSED FOR USE AS FILL OR BACKFILL SHOULD BE REVIEWED AND ANALYZED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE.
- 15. NATURAL SLOPES TO RECEIVE FILL WHICH ARE STEEPER THAN 5H: 1V SHOULD BE BENCHED PRIOR TO THE PLACEMENT OF FILL. BENCHING WILL PROVIDE LEVEL SURFACES FOR COMPACTION AND REDUCE THE POTENTIAL FOR DEVELOPMENT OF INCLINED PLANES OF WEAKNESS BETWEEN THE NATURAL SOIL AND COMPACTED FILL. THE BENCHES SHOULD BE SPACED SUCH THAT THE HEIGHT OF THE CUT AT THE UP-SLOPE END OF THE BENCH IS LESS THAN 5 FEET.
- 16. FILL AND SUBGRADE CONSTRUCTION SHOULD NOT BE STARTED ON FOUNDATION SOIL, PARTIALLY COMPLETED FILL, OR SUBGRADES THAT CONTAIN FROST OR ICE. FILL SHOULD NOT BE CONSTRUCTED OF FROZEN SOIL FROZEN SOIL SHOULD BE REMOVED PRIOR TO PLACING FILL
- 17. AFTER STRIPPING AND GRUBBING OPERATIONS ARE COMPLETED AND PRIOR TO FILL PLACEMENT AREAS TO BE FILLED SHALL BE PROOF ROLLED USING A LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY SOFT AND UNSUITABLE AREAS, PER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND THE CITY OF O'FALLON. SOFT MATERIAL MAY BE MOISTURE CONDITIONED AND REUSED AS ENGINEERED FILL, UNSUITABLE AND DELETERIOUS MATERIAL SHALL BE REMOVED FROM SITE.
- 18. ALL NEW UTILITY TRENCHES SHOULD BE BACKFILLED IN ACCORDANCE WITH APPROPRIATE CONTROLLED ENGINEERED FILL SPECIFICATIONS.
- 19. FIELD DENSITY TESTS SHOULD BE CONDUCTED IN ACCORDANCE WITH ASTM D6938 (NUCLEAR METHODS) OR ASTM D1556 (SAND CONE METHOD), FIELD DENSITY TESTS SHOULD BE PERFORMED AT THE RATE OF ONE TEST PER 2,000 SQUARE FEET PER LIFT WITHIN THE BUILDING AND 2,000 SQUARE FEET PER LIFT BENEATH PAVEMENTS, SIDEWALKS, AND OTHER POTENTIAL STRUCTURAL AREAS WITH A MINIMUM OF 3 TESTS PER LIFT AND ONE TEST PER 150 LINEAL FEET PER LIFT FOR FOUNDATION, TRENCH AND WALL BACKFILL.

23. HIGH DENSITY POLYETHYLENE (HDPE) SHALL MEET AASHTO M-294 TYPE S, OR ASTM F-2306 WITH

INSTALLATIONS SHALL UTILIZE STANDARD CONCRETE DRAINAGE STRUCTURES AND FLARED END

JOINTS MEETING THE PERFORMANCE TEST REQUIREMENTS OF ASTM D-3212. HDPE PIPE

- 20. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE THE PROPER ROCK BACKFILL AND TO REQUIRED COMPACTION.
- 1 21. RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
- 22. ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE SHALL BE GRADED TO ALLOW DRAINAGE. THIS CAN BE ACCOMPLISHED WITH TEMPORARY DITCHES. ANY NECESSARY OFF-SITE DRAINAGE EASEMENTS WILL BE ACQUIRED BEFORE GRADING BEGINS.

21.1%

28.3%

# SITE COVERAGE-PHASE 1 (ONLY)

BUILDING FOOTPRINT AREA 44,025 SF LANDSCAPED AREA 105,600 SF PAVEMENT AREA 59,213 SF CONSTRUCTION WORKING HOURS

THE CONTRACTOR SHALL NOT WORK BEYOND THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:

OCT. 1 - MAY 31 7AM - 7PM 7 DAYS PER WEEK 6AM — 8PM MON. — FRI. 7AM — 7PM SAT. — SUN. JUNE 1 - SEPT. 30

## ZONING NOTE

R-3 (GARDEN APARTMENT DISTRICT) WITH SENIOR COMMUNITY OVERLAY DISTRICT

#### FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C0231 E, DATED AUGUST 2 1996.

#### PROPERTY DESCRIPTION

STARTING AT THE SOUTHEAST CORNER OF LOT 3 CRESTMEW ACRES, RECORDED IN PLAT BOOK 10 PAGE 28, THENCE N 3"11"00"E, ALONG THE EASTERLY LINE THEREOF, 392.33 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE EASTERLY LINE OF CRESTIVEW ACRES, N 371'00"E 200.00 FEET TO THE NORTHEAST CORNER OF LOT 5 CRESTMEW ACRES, ALSO BEING THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED BY A DEED RECORDED IN BOOK 413 PAGE 532; THENCE N 18'55'40"E, ALONG SAID LINE, 119.35 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY A DEED RECORDED IN BOOK 687 PAGE 152; THENCE S 69'37'00"E, ALONG THE SOUTHERLY LINE THEREOF. AND THE SOUTHERLY LINE OF TRACTS DESCRIBED BY DEEDS RECORDED IN BOOK 1748 PAGE 677 AND IN BOOK 1741 PAGE 1132, A DISTANCE OF 608.66 FEET; THENCE, LEAVING THE SOUTHERLY LINE OF SAID TRACT DESCRIBED BY DEED RECORDED IN BOOK 1741 PAGE 1132, S 21'09'40"W 365.00 FEET; THENCE N 68'50'20"W 95.00 FEET; THENCE S 21'09'40"W 15.00 FEET; THENCE N 68'50'20"W 185.22 FEET; THENCE N 3'11'00"E 27.08 FEET; THENCE N 86'49'00"W 70.00 FEET; THENCE S 371'00"W 15.00 FEET; THENCE N 86'49'00"W 68.00 FEET; THENCE N 3"11'00"E 128.00 FEET; THENCE

### PARKING NOTE

N 86'49'00"W 92.00 FEET TO THE BEGINNING AND CONTAINING 4.79 ACRES.

REQUIRED PARKING 42 UNITS 0 0.5 SPACE / UNIT = 21 SPACES PROVIDED PARKING - PHASE I 72 SPACES / 42 UNITS = 1.7 SPACES / UNIT

COMMUNITY CENTER 2690 SF / 10 SPACES = 269 SF / SPACE

## OPEN SPACE STANDARDS

PERMANENT PROTECTED OPEN SPACE LOT AREA = 208.838 SF =62,651 SF REQUIRED- 70,000 SF PROPOSED

=25,061 SF REQUIRED- 30,700 SF PROPOSED

OPEN SPACE = 62,651 SF

ACTIVE/PASSIVE OPEN SPACE

SANITARY FLOW NOTE

ESTIMATED SANITARY FLOW 42 APARTMENTS TOTAL x 2 PERSON/UNIT x 80 GALLONS/PERSON =6,720 GALLONS PER DAY COMMUNITY BUILDING: 1 EMPLOYEE X 15 GALLONS/DAY

= 15 GALLONS PER DAY

# BENCH MARK

- BM RAILROAD SPIKE IN UTILITY POLE 51' MORE OR LESS SOUTH OF THE CENTERLINE OF THE SOUTH OUTER ROAD (VETERANS MEMORIAL PARKWAY) AND 150' WEST OF THE CENTERLINE OF MIDPOINT DRIVE, AS SHOWN BY A SURVEY BY VOLZ INCORPORATED DATED SEPTEMBER 2005.
- TBM CHISELED MARKS ON THE EAST RIM OF A MANHOLE LOCATED 65 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF J-MARK DRIVE AND 20 FEET EAST OF THE EAST EDGE OF PAVEMENT OF WOODLAWN AVENUE, AS SHOWN BY A SURVEY BY VOLZ INCORPORATED DATED SEPTEMBER 2005.
- ELEVATION = 582.25 TBM - CHISELED MARKS ON THE EAST RIM OF A MANHOLE LOCATED 63 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF JUSTINE DRIVE AND 6 FEET WEST OF THE EAST EDGE OF PAVEMENT OF CRESTMEW DRIVE. ELEVATION = 601.93
  - CHISELED SQUARE ON THE NORTHWEST CORNER OF AN ELECTRIC TRANSFORMER PAD LOCATED 43 FEET NORTHWEST OF THE NORTHWEST BUILDING CORNER OF 714 WOODLAWN AVENUE. ELEVATION = 588.72

## SURVEY CONTROL POINTS

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION	
CP1	642.75	878.43	588.20	DRILL HOLE	
CP3	382.75 137.06	780.36 671.60	588.45 589.87	DRILL HOLE DRILL HOLE	
CP4 CP5	226.48 595.42	300.59 221.84	594.35 599.69	IRON IRON	
CP7	822.18	495.34	595.77	IRON	
CP573	388.60	498.84	592.98	IRON	

OWNER WOODBURY PLACE, L.P. (OWNER) JES DEVELOPMENT, INC. (DEVELOPER) 206 PEACH WAY COLUMBIA, MO 65203

REVISION NOTES:
1. MODIFIED GENERAL NOTES 4 & 5 ADDED GENERAL NOTES 25, 26, & 27 ADDED CONDITIONS OF APPROVAL ADDED GRADING & DRAINAGE NOTE 21 ADDED NOTE 10 TO SWPPP NOTES ADDED "ESI 1" TO SHEET INDEX

C102-103 BOUNDARY & TOPOGRAPHIC SURVEY SITE PLAN C105 GRADING & DRAINAGE PLAN STORM SEWER PROFILES C106-C108 UTILITY PLAN SANITARY SEWER PROFILES C111-C112 EROSION CONTROL C113 TRAFFIC CONTROL PLAN C114 C115-C117 SITE DETAILS WATERLINE DETAILS C118 C119 SANITARY SEWER DETAILS C120-C123 STORM SEWER DETAILS EROSION CONTROL DETAILS LANDSCAPE PLAN C126 C127 C128 ACCESSIBILITY PLAN

SHEET INDEX

COVER SHEET

WOODLAWN AVENUE WIDENING DETAILS PRE DEVELOPMENT DRAINAGE AREA MAP POST DEVELOPMENT DRAINAGE AREA MAP STORM SEWER DRAINAGE AREA MAP J-MARK DRIVE ROAD & ENTRANCE SIGHT DISTANCE C101

UNDERGROUND TELEPHONE LINE UNDERGROUND FIBER OPTIC LINE SANITARY SEWER LINE STORM SEWER LINE GAS LINE WATER LINE TREE & BRUSH LINE ANCHOR UTILITY POLE UTILITY POLE W/ LIGHT LIGHT STANDARD UNDERGROUND ROOF DRAIN AIR CONDITIONER GAS METER GAS VALVE WATER METER WATER VALVE FIRE HYDRAN1 CLEANOUT CORRUGATED METAL PIPE CORRUGATED PLASTIC PIPE REINFORCED CONCRETE PIPE HIGH DENSITY POLYETHYLENE PIPE FLARED END SECTION **ACCESSIBLE** PROPOSED NYLOPLAST DRAIN BASIN HYDRAULIC GRADE LINE TELEVISION PEDESTAL TELEPHONE PEDESTAL IRON PROPOSED TRANSFORMER PROPOSED SANITARY SEWER LINE PROPOSED WATER LINE PROPOSED UNDERGROUND TELEVISION PROPOSED UNDERGROUND ELECTRIC PROPOSED UNDERGROUND TELEPHONE PROPOSED STORM SEWER \_\_\_\_\_\_\_ PROPOSED FENCE -----EXISTING CONTOUR FINISH CONTOUR PROPOSED FIRE HYDRANT & VALVE PROPOSED VALVE PROPOSED THRUST BLOCK BOTTOM OF WALL TOP OF CURB ELEVATION TOP OF PAVEMENT ELEVATION DIVERSION DIKE TREE PRESERVATION BARRIER

PROPOSED HEAVY DUTY CONCRETE

PROPOSED DUMPSTER PAD CONCRETE

UTILITY NOTES

LEGEND

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PROPERTY LINE

ELECTRIC LINE

TELEPHONE LINE

UNDERGROUND ELECTRIC LINE

TELEVISION LINE

WATER CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-281-2858

+ + +

+ + + +

8" LINE ALONG THE WEST SIDE OF WOODLAWN AVENUE AMEREN UE 200 CALLAHAN ROAD

WENTZVILLE, MO 63385 CONTACT: JOHN CLARK 636-639-8312 AS SHOWN GAS

LACLEDE GAS 6400 GRAHAM ROAD ST. LOUIS, MO 63134 CONTACT: KENT THAEMERT 314-522-2297 LINE ALONG THE WEST SIDE OF WOODLAWN AVENUE

TELEPHONE CENTURYTEL 1151 CENTURYTEL DRIVE, BLDG A WENTZVILLE, MO 63385 CONTACT: MICHELE GERTEISEN 636-332-7392 AS SHOWN

TELEVISION CHARTER COMMUNICATIONS 815 CHARTER COMMONS DRIVE TOWN AND COUNTRY, MO 63017 CONTACT: JOHN GRANT 636-387-6642 AS SHOWN

STORM SEWER CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-281-2858 AS SHOWN

> SANITARY SEWER CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-281-2858 AS SHOWN FIRE DEPARTMENT

> > 119 E. ELM STREET

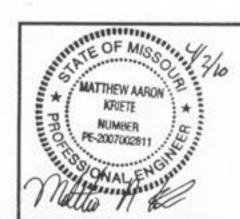
O'FALLON FIRE PROTECTION DISTRICT

O'FALLON, MISSOURI 63366 CONTACT: ASSISTANT FIRE MARSHALL MARK MORRISON 636-272-3493 Engineering Surveys & Services 1113 Fay Street

Columbia, Missouri

573 - 449 - 2646

Missouri Engineering Corporation # 2004005018



MATTHEW A. KRIETE PROFESSIONAL ENGINEER PE-2007002811

PLANNING & DEVELOPMENT \$1804.08 APPROVED AUGUST 6, 2009

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