

RESIDENTIAL

GENERAL NOTES

- GN # 1 Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
GN # 2 Sidewalks, curb 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. 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.

Erosion Control Notes

- EN # 1 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 the clearing operations and be maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by MoDOT.

Grading Notes

- GRN #1 Developer must supply City construction inspectors with soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content

Grading Notes Continued

- GRN #10 All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical or water jetting. Granular material and earth material associated with new construction outside of pavements may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than 7.5 foot centers with the jetting probe centered over and parallel with the direction of the pipe.

Sanitary Sewer Notes [SITE IS SERVED BY DUCKETT CREEK SANITARY DISTRICT]

- SAN #1 All sanitary sewer installation is to be in accordance with M.S.D. 2007 standards and specifications except as modified by the City of O'Fallon ordinances.
SAN #2 Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.

Storm Sewer Notes

- STM #1 All Storm Sewer installation is to be in accordance with M.S.D. 2007 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. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.

Water Notes [SITE IS SERVED BY PWSID No. 2 OF ST. CHARLES COUNTY]

- WN #1 Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
WN #3 All water mains must have a minimum of 42" of cover. (City water mains)

Water Notes

MICROBIOLOGICAL 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.

Roadway Notes

- RN #1 All paving (public and private) to be in accordance with 2006 St. Charles 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 begin 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.

PROJECT TITLE: WYNDGATE VILLAGE E PLAT THREE
PICKETT, RAY & SILVER, INC. CIVIL ENGINEERING, LAND SURVEYING AND NATURAL RESOURCES SERVICES
City of O'Fallon Residential Notes
Developer / Owner Information: McBride Wyndgate, LLC 16091 Swingley Ridge Road, Suite 300 Chesterfield, Missouri 63073
P+Z No. 3203
City No. 14-123-SP
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