

GENERAL NOTES

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY OTHERS FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF O'FALLON OR AS MODIFIED ON THESE PLANS.
4. ALL GRADED AREAS INDICATED SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES, SEEDING AND MULCHING AS INDICATED.
5. INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING PER SILTATION SPECIFICATIONS. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF O'FALLON.
6. ALL FILLS AND BACK FILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
7. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
8. NO GRADE SHALL EXCEED 3:1 SLOPE, OR AS APPROVED BY THE SOILS ENGINEER.
9. ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER GRADING.
10. THE EROSION CONTROL PLAN SHOULD BE IMPLEMENTED BEFORE GRADING BEGINS.
11. EROSION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLAN.
12. WHATEVER MEANS NECESSARY SHALL BE TAKEN TO PREVENT SILTATION AND EROSION FROM ENTERING NATURAL STREAMS AND ADJACENT ROADWAYS, PROPERTIES, AND DITCHES.
13. TOPOGRAPHIC INFORMATION PROVIDED BY COLE & ASSOCIATES INC.
14. SEEDING SHOULD OCCUR AS SOON AS GRADING IS COMPLETE.
15. THE CITY OF O'FALLON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF THE PROPOSED MEASURES ARE DEEMED TO BE INADEQUATE OR NONEXISTENT.
16. TOPSOIL SHOULD BE STOCKPILED AND REUSED. PROPER EROSION CONTROL OF THESE STOCKPILES SHOULD INCLUDE SEEDING AND STRAWING AND OTHER MEANS OF SEDIMENT CONTROL SUCH AS SILTATION FENCE AND STRAW BALES.
17. THE SEDIMENT BASIN AND STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE 1 SEDIMENT HAS ACCUMULATED TO THE DESIGN DEPTH OF THE BASIN. REMOVED SEDIMENT SHALL BE DEPOSITED 2 IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
18. SEDIMENT BASIN CLEANOUT ELEVATION SHALL BE MARKED BY STAKES (MIN 3) PLACED IN THE BASIN MARKING THE CLEANOUT ELEVATION. STAKES SHALL BE REPLACED AS NEEDED TO BE INCLUDED IN SEDIMENT BASIN MAINTENANCE
19. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN ZONE A, SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, PANEL 230 OF 525, MAP NUMBER 2918300230 E, EFFECTIVE DATE OF AUGUST 2, 1996.
20. CONTRACTOR MUST NOTIFY THE OFF-SITE PROPERTY OWNERS A MINIMUM OF 48 HOURS BEFORE COMMENCING CONSTRUCTION ON THEIR PROPERTIES. ANY DISTURBED OFF-SITE AREAS MUST BE RESTORED TO THEIR PRE-IMPROVED CONDITION.
21. TRAFFIC CONTROL IS TO BE PER MOODOT OR MUTCD WHICHEVER IS MOST STRINGENT.
22. ALL PROPOSED EASEMENTS SHALL BE SHOWN ON RECORD PLAT.
23. 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.
24. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.
25. ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
26. CONNECTIONS AT ALL STORM OR SANITARY SEWER STRUCTURES TO BE MADE WITH A-LOCK JOINT OR EQUAL.
27. 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 FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLANS AND DOCUMENTED BY THE SOILS ENGINEER.
28. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING AND DEVELOPMENT DEPARTMENT.
29. ANY PROPOSED PAVILIONS, PLAYGROUNDS OR POOL AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DIVISION.
30. ALL ENTRANCE MONUMENT OR SUBMISSION DIRECTIONAL SIGNAGE MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.
31. THE DEVELOPER MUST SUPPLY THE CITY OF O'FALLON CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO AND DURING SITE SOIL TESTING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (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 90% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHTO T-180 PROCTOR TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.-D698). 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.
32. CITY APPROVAL OF THE CONSTRUCTION PLANS DOES NOT MEAN THAT SINGLE FAMILY AND TWO FAMILY DWELLING UNITS CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
33. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
34. CONSTRUCTION WORK SHALL ONLY BE PERFORMED DURING THE FOLLOWING HOURS OF DAY:

OCTOBER 1 THRU MAY31	7 AM TO 7 PM
JUNE 1 THRU SEPTEMBER 30	6 AM TO 8 PM MONDAY-FRIDAY AND 7 AM TO 8 PM SATURDAY & SUNDAY

ANY CONSTRUCTION WORK TO BE DONE OUTSIDE OF THE SET HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER (ORD. NO. 3429 1, 9-17-96)
35. ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
36. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
37. 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. SOILS ENGINEER TO VERIFY 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 DEMAND 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.
38. 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, CONCRETE MATCHES, 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.
39. 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.
40. ALL SIGN POST, BACKS, AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATION SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
41. THE DEVELOPER TO POST A FINANCIAL GUARANTEE OF PERFORMANCE (PER AN APPROVED COST ESTIMATE) AS REQUIRED BY ARTICLE 405 OF SUBDIVISION ORDINANCE.
42. DUE TO THE CHANGES YOU HAVE PROPOSED IN THE DEVELOPMENT OF "ST. MARY'S PROJECT" WHEN PHASE 1 IS COMPLETE YOU WILL NOT HAVE THE MINIMUM AMOUNT OF GROUND DEDICATED TO BOTH NON-RESIDENTIAL AND RESIDENTIAL USES TO MEET THE MINIMUM STANDARD REQUIRED BY THE MUTD. THEREFORE, WHEN PHASE 2 IS PROPOSED, IT MUST CONTAIN AT LEAST 8.5 ACRES OF GROUND THAT IS DEDICATED TO NON-RESIDENTIAL USES (THIS AMOUNT SHOULD COMPRISE 20% OF THE TOTAL PROJECT'S 42.6 ACRES) IF THE USE ALLOCATION IS NOT CORRECTED, SUBSEQUENT PHASES WILL NOT BE APPROVED."

NON-SEDIMENT POLLUTION CONTROL NOTES

1. HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS
- DO: PREVENT SPILLS
- USE PRODUCTS UP
- FOLLOW LABEL DIRECTIONS FOR DISPOSAL
- REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
- RECYCLE WASTE WHENEVER POSSIBLE
- DON'T: DON'T POUR WASTE INTO SEWERS OR WATERWAYS ON THE GROUND
- DON'T POUR WASTE DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS
- DON'T BURY CHEMICALS OR CONTAINERS, OR DISPOSE OF THEM WITH CONSTRUCTION DEBRIS
- DON'T BURN CHEMICALS OR CONTAINERS
- DON'T MIX CHEMICALS TOGETHER
2. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS TO BE USED ONSITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.
3. NO WASTE MATERIALS SHALL BE BURIED ON-SITE.
4. MIXING, PUMPING, TRANSFERRING OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH OR STORM DRAIN.
5. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED ONLY IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA IS EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS.
6. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY TO STORM SEWERS, STREAMS, DITCHES, LAKES, ETC. WITHOUT BEING TREATED. A SUMP OR PIT SHALL BE CONSTRUCTED TO CONTAIN CONCRETE WASH WATER.
- IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO SOIL, THE SOIL SHALL BE DUG UP AND DISPOSED OF AT A LICENSED SANITARY LANDFILL (NOT A CONSTRUCTION/DEMOLITION DEBRIS FILL). OIL AND FUEL SHALL BE ABSORBED WITH SANDWAT, KITY LITTER OR PRODUCT DESIGNED FOR THAT PURPOSE AND DISPOSED OF AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. THESE MATERIALS WILL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH MOONR REQUIREMENTS.
8. STATE LAW REQUIRES THE PARTY RESPONSIBLE FOR A PETROLEUM PRODUCT SPILL IN EXCESS OF 50 GALLONS TO REPORT THE SPILL TO MOONR ((537-634-2436)) AS SOON AS PRACTICAL AFTER DISCOVERY. FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT ANY RELEASE OF OIL IF IT REACHES OR THREATENS A SEWER, LAKE, CREEK, STREAM, RIVER, GROUNDWATER, WETLAND, OR AREA, LIKE A ROAD DITCH, THAT DRAINS INTO ONE OF THE ABOVE.

POLLUTION PREVENTION NOTES

- HAZARD PREVENTION PROCEDURES
1. HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS
DO: PREVENT SPILLS
USE PRODUCTS UP
FOLLOW LABEL DIRECTIONS FOR DISPOSAL
REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
RECYCLE WASTES WHENEVER POSSIBLE
DON'T: DO NOT POUR WASTE INTO SEWERS OR WATERWAYS ON THE GROUND
DO NOT POUR WASTE DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS
DO NOT BURY CHEMICALS OR CONTAINERS, OR DISPOSE OF THEM WITH CONSTRUCTION DEBRIS
DO NOT BURN CHEMICALS OR CONTAINERS
DO NOT MIX CHEMICALS TOGETHER
2. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS TO BE USED ON-SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.
3. NO WASTE MATERIAL SHALL BE DISPOSED OF IN ANY MANNER THAT VIOLATES ANY FEDERAL, STATE OR LOCAL LAWS.
4. MIXING, PUMPING, TRANSFERRING OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH OR STORM DRAIN.
5. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED ONLY IN AN AREA DESIGNATED FOR THE PURPOSE. THE DESIGNATED AREA IS EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS.
6. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY TO STORM SEWERS, STREAMS, OR WATERCOURSES, ETC., OR TO BE DIRECTLY TREATED. A SUMP OR PIT SHALL BE CONSTRUCTED TO CONTAIN CONCRETE WASH WATER.
7. IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED INTO THE SOIL, SPILLS MUST BE OUG UP AND DISPOSED AT A LICENSED SANITARY LANDFILL (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST, KITTLY LITE OR PRODUCT DESIGNED FOR THAT PURPOSE AND DISPOSED OF AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOIST SOLVENTS, GASES, OR LIQUIDS, OR CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. THESE MATERIALS WILL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH MOHNR REQUIREMENTS.
8. STATE LAW REQUIRES EACH PARTY RESPONSIBLE FOR A PETROLEUM PRODUCT SPILL IN EXCESS OF 50 GALLONS TO REPORT THE SPILL TO MOHNR (537-634-2436) AS SOON AS PRACTICAL AFTER DISCOVERY. FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT ANY RELEASE OF OIL IF IT REACHES THREE THREATENED SPECIES OR HABITATS, SALMON, RIVER, GROUNDWATER, WETLAND, OR AREA LIKE A ROAD DITCH, THAT DRAINS INTO ONE OF THE ABOVE.

TREE PROTECTION NOTES

1. THE PROTECTION AREA AROUND TREES SHALL INCLUDE ALL LAND WITHIN THE CONCEPT DRIP LINE. THIS AREA SHALL REMAIN FREE OF ALL GRADING AND FILLING ACTIVITIES.
2. CONSTRUCTION SITE ACTIVITIES SUCH AS PARKING, MATERIAL STORAGE, SOIL STOCK PILING, AND CONCRETE WASHOUT SHALL NOT BE PERMITTED WITHIN TREE PROTECTION AREAS.
3. TREE PROTECTION AREAS SHALL BE CLEARLY IDENTIFIED PRIOR TO ANY LAND DISTURBANCE. METHODS THAT MAY BE USED INCLUDE SNOW FENCE, POLYETHYLENE, CHAIN LINK FENCE, OR CONSTRUCTION STAKES. DESIGNATED AREAS SHALL REMAIN CLEARLY MARKED UNTIL THE PROTECTED AREA HAS BEEN INSPECTED.
4. SIGNS SHALL BE USED TO DESIGNATE TREE PROTECTION AREAS. SIGNS ARE TO BE POSTED VISIBLY ON ALL SIDES OF THE PRESERVATION AREA. MINIMUM SIZE FOR SIGNS IS 24" X 36", PLACED 3' HIGH FROM GROUND TO BOTTOM OF SIGN AND SHOWN WITH THE FOLLOWING: TREE PROTECTION AREA-MACHINE ACCESS AND DUMPING OR STORAGE OF MATERIALS AND EQUIPMENT PROHIBITED."
5. TREE PRESERVATION LIMITS AND SIGNAGE MUST BE INSPECTED AND APPROVED BY A CITY CONSTRUCTION INSPECTOR AT THE SITE, PRIOR TO PLAN APPROVAL AND THE COMMENCEMENT OF GRADING/CONSTRUCTION.

SILTATION

CONTROL SPECIFICATIONS

SILTATION CONTROL GENERAL NOTES

1. INSTALLATION OF ALL PERIMETER SEDIMENT CONTROL SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS OF GRUBBING THE SITE.
2. INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY 0.5"/24 HOUR RAIN EVENT. ANY SILTATION CONTROL IN NEED OF REPAIR SHALL OCCUR IMMEDIATELY.
3. ALL SLOPES OR DRAINAGE CHANNELS, ONCE CONSTRUCTED TO FINAL GRADE, SHALL BE SEEDED AND MULCHED PER SPECIFICATIONS WITHIN SEVEN (14) DAYS.
4. SILT FENCES SHALL BE INSTALLED IMMEDIATELY AROUND EACH STORM SEWER STRUCTURE ONCE FINAL CONSTRUCTION OF EACH INDIVIDUAL STRUCTURE IS COMPLETE.
5. ALL SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION CONTROL SCHEDULE IMPLEMENTATION

1. PERIMETER SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.
2. BEGIN PLACING AGGREGATE BASE IN PARKING AREAS ONCE AREA HAS REACHED FINAL GRADE TO PREVENT EROSION.
3. PLACE SILT FENCE AROUND EACH STORM SEWER STRUCTURE AS IT IS COMPLETED.
4. IMMEDIATELY SEED AREAS UPON REACHING FINAL GRADE THAT ARE TO BE PERMANENTLY SEEDED.

TEMPORARY ACCESS ROADS AND PARKING AREAS SPECIFICATIONS

1. TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT.
2. GRADES SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE, BUT SHOULD NOT EXCEED 4 PERCENT.
3. ROADBEDS SHALL BE AT LEAST 20 FEET WIDE.
4. ALL CUTS AND FILLS SHALL BE 3:1 OR FLATTER TO THE EXTENT POSSIBLE.
5. DRAINAGE DITCHES SHALL BE PROVIDED AS NEEDED.
6. THE ROADBED OR PARKING SURFACE SHALL BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
7. AN 6-INCH COURSE OF 2" MINUS AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION WITHIN THE RIGHT-OF-WAY. FILTER FABRIC (WAPAF 500X) MAY BE APPLIED TO THE ROADBED FOR ADDITIONAL STABILITY IN ACCORDANCE WITH FABRIC MANUFACTURER'S SPECIFICATIONS.

VEGETATION

- ALL ROADSIDE DITCHES, CUTS, FILLS AND DISTURBED AREAS ADJACENT TO PARKING AREAS AND ROADS SHALL BE STABILIZED WITH APPROPRIATE TEMPORARY OR PERMANENT VEGETATION ACCORDING TO THE APPLICABLE STANDARDS AND SPECIFICATIONS.

ONSITE:

- REFER TO DRAWINGS FOR AREAS WHICH SHALL BE STABILIZED WITH APPROPRIATE TEMPORARY OR PERMANENT VEGETATION ACCORDING TO THE APPLICABLE STANDARDS AND SPECIFICATIONS.
- SEEDING RATES
- PERMANENT:
- TALL FESCUE - 80 LBS./AC.
SMOOTH BROME - 100 LBS./AC.
- COMBINED: FESCUE @ 40 LBS./AC. AND BROME @ 50 LBS./AC.

TEMPORARY

- WHEAT OR RYE - 150 LBS./AC. (3.5 LBS. PER 1,000 SQUARE FOOT)
OATS - 120 LBS./AC. (2.75 LBS. PER 1,000 SQUARE FOOT)

SEEDING PERIODS:

- WHEAT OR RYE - MARCH 15 TO NOVEMBER 1
OATS - MARCH 15 TO SEPTEMBER 15

MULCH RATES; 10

FERTILIZER RATES:

- NITROGEN 30 LBS./AC.
PHOSPHATE 30 LBS./AC.
POTASSIUM 30 LBS./AC.
LIME 600 LBS./AC.

* ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK.

MAINTENANCE

- SEEDING AREAS ADJACENT TO THE ROADS AND PARKING AREAS SHOULD BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED. ROADSIDE DITCHES AND OTHER DRAINAGE STRUCTURES SHOULD BE CHECKED REGULARLY TO ENSURE THAT THEY DO NOT BECOME CLOGGED WITH SILT OR OTHER DEBRIS.

SHEET FLOW APPLICATIONS:

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH BOTH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. STRAW BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE BALE, RATHER THAN WATER FROM THE TOPS AND SIDES OF THE BALES (IN ORDER TO PREVENT DETEIORATION OF THE BINDINGS).
3. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SHALL CONFORM TO THE ORIGINAL GROUND LINE TO THE CROWN AND SHALL BE UP TO 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER (SEE DETAIL SECTION C10.10).
4. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE TO FORCE THE BALE INTO OTHER STAKES OR REBAR. EACH BALE SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
5. THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED BY WEDGING) WITH STRAW TO PREVENT WIND FROM ESCAPING BETWEEN THE BALES. (LOOSE STRAW SCATTERED OVER THE AREA IMMEDIATELY UPHILL FROM A STRAW BALE BARRIER TENDS TO INCREASE BARRIER EFFICIENCY).
6. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. STRAW BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

CHANNEL FLOW APPLICATIONS

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ADJUTING ONE ANOTHER.
2. THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.
3. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-
 RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

GRADING/SEDIMENT & EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAL OF THE CITY INSPECTOR, SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES, ROADWAYS, STORM SEWERS, AND DRAINAGE WAYS.
2. ANY WELLS AND/OR SPRINGS WHICH MAY EXIST ON THIS PROPERTY SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT.
3. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
4. DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
5. SOFT SOILS IN THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR ON ANY STORM SEWER LOCATION.
6. A PRE-CONSTRUCTION CONFERENCE MUST BE SCHEDULED WITH THE CONSTRUCTION INSPECTION MANAGER PRIOR TO THE START OF EACH CONSTRUCTION PHASE OF LAND DISTURBANCE ACTIVITY. THE PERMITEE WILL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS, UTILITY CREWS, THE STORM WATER MANAGEMENT COORDINATOR FROM THE CITY OF O'FALLON, AND OTHER ENTITIES THAT WILL PERFORM WORK AT THE SITE TO BE IN ATTENDANCE.
7. PLEASE NOTIFY THE CONSTRUCTION INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR AN INSPECTION OF THE SITE.
8. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE, OR AS APPROVED BY THE SOILS ENGINEER.
9. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
10. UPON COMPLETION OF STORM SEWERS, SILTATION CONTROL SHALL BE PROVIDED AROUND ALL OPEN SEWER INLETS AND SHALL REMAIN UNTIL THE DISTRIBUTED DRAINAGE AREAS HAVE BEEN PROPERLY STABILIZED.
11. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION, SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
12. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 2 WEEKS, 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 ACCORDING TO THE RECOMMENDATION OF THE CONSTRUCTION INSPECTION DEPARTMENT.
13. ALL FINISHED GRADES (AREAS 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.
14. ALL LOTS SHALL BE SEEDED AND MULCHED AT THE MINIMUM RATES DEFINED IN THE ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT GUIDELINES, OR SODDED, BEFORE AN OCCUPANCY PERMIT MAY BE ISSUED, EXCEPT THAT A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE BUILDING DEPARTMENT IN CASES OF UNDUE HARDSHIP BECAUSE OF UNFAVORABLE GROUND CONDITIONS.
15. 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, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSITIVE 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 THE OWNER AND/OR THE CITY OF O'FALLON. 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 MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY IMPROVEMENTS, ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY, ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SHALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON.
16. ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINFALL RESULTING ONE-HALF INCH OF RAIN OR MORE.
17. GRADING CONTRACTOR SHALL PROVIDE A WATER TRUCK AS NEEDED TO KEEP THE DUST CONTROL TO A MINIMUM.