

CITY OF O'FALLON
GENERAL NOTES

1. 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.
2. No area shall be cleared without the permission of the Project Engineer.
3. Easements shall be provided for sanitary sewers. See plan for location and size of easements. This does not apply for lot area lot area.
4. Maintenance and upkeep of the common ground area shall be the responsibility of the developer and/or successors.
5. A building line shall be established along all Public Rights-Of-Way.
6. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
7. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
8. The contractor shall prevent all storm, surface water, mid and construction debris from entering the existing sanitary sewer system.
9. 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.
10. All mechanical equipment to be screened from public view.
11. Proposed building and site will comply with current Americans with Disabilities Act (ADA) requirements.
12. See architectural drawing for all building dimensions, service connections, details, etc.
13. All dimensions are to be back of curb, unless otherwise noted.
14. All construction methods and practices shall conform with current OSHA standards.
15. The contractor shall be responsible for installing and maintaining the siltation control as approved by City of O'Fallon.

UTILITY 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.
2. All filled places, including trench backfills, temporary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO D-1557." All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Modified AASHTO T-99, Method C." (A.S.T.M. D-698).
3. All trench back fills under paved areas, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test." (A.S.T.M. D-1557). All other trench back fills may be earth material (free of large clods or stones). All trench back fill shall be water jetted.
4. Easements shall be provided for sanitary sewers, and all utilities on the Record Plat. See Record Plat for location and size of easements.
5. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
6. All construction and other underground work shall not conflict with the depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.
7. All construction and materials shall conform to the current construction standards of the City of O'Fallon.
8. The construction drawing for all building dimensions, service connections, details, etc.
9. All utilities shown are existing, unless otherwise noted. All new utilities shall be located underground.
10. All construction methods and practices shall conform with current OSHA standards.

GRADING NOTES

1. All soils tests shall be verified by a Soils Engineer concurrent with the grading and back filling operations.
2. All grades shall be within 0.2 feet of those shown on the grading plan.
3. No slope shall be steeper than 3:1. All slopes shall be sodded or seeded and mulched.

DEMOLITION NOTES

1. Contractor shall remove and dispose of all asphalt, concrete, rock, building materials, and all other debris at an approved landfill in accordance with all rules and regulations, including Missouri Department of Natural Resources (MDNR), St. Charles County, and the City of O'Fallon.
2. Contractor shall remove all rock base when removing pavements.
3. Sawcuts shall be considered incidental to removals.
4. Contractor shall remove concrete sidewalk at joint nearest the limits of removal.

STRIPING NOTES

1. Existing striping shall be removed as shown on plan and as directed by the Engineer.
2. Contractor shall paint all striping. See specification for type of paint.
3. Striping and pavement markings shall be in accordance with the current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD) and current ADA standards.
4. All sign post and backs and bracket arms shall be painted black using Corboline Rustbond Penetrating Sealer 5G and Corboline 13HB paint (or equivalent as approved by the City).

WATER NOTES

1. The water system shall be installed in accordance with the latest Guidelines and Specifications of Public Water Supply District No. 2 of St. Charles County.
2. Public Water Supply District No. 2 of St. Charles County specifications are on file with the Missouri Department of Natural Resources. Please refer to specifications Review Number:

61996-04

STORM SEWER NOTES

1. All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
2. All filled places, including trench back fills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test," AASHTO T-99, Method C" (A.S.T.M.-D-698).
3. All trench back fills under paved areas shall be granular back fill and shall be compacted to 90 as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench back fills may be earth material (free of large clods or stones). All trench back fills shall be water jetted.
4. Brick will not be used in the construction of storm sewer manholes.
5. All pipes which have positive drainage to storm sewer manholes. No flat base structures are allowed. Structures shall have a 0.2' min. difference in invert elevations unless otherwise approved.
6. All construction and materials shall conform to the current construction standards of the City of O'Fallon.
7. All sanitary and storm sewer trench back fills shall be water jetted. Granular back fill will be used under pavement areas.
8. Concrete pipe for storm sewers shall be Class III, A.S.T.M. C-76 with a minimum diameter of 12" except in the R.O.W. it shall be 15".
9. The ADS N-12WT pipe shall have a smooth interior wall.
10. Concrete pipe joints shall be MSD type "A" approved compression-type joints and shall conform to the requirements of the specifications for joints for circular concrete pipe and culvert pipe, using flexible, watertight, rubber-type gaskets (A.S.T.M.-C-443). Bond-type gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
11. When HDPE pipe is used, pipe must meet ADS pre-link ultra joint specifications or equal, per ASDHO M294 to be followed.
12. The use of High Density Polyethylene Corrugated Pipe, ADS N-12 or equal will be permitted as an acceptable alternative to reinforced concrete pipe, ADS N-12WT shall be used for all ADS pipe greater than 36". Pipe shall meet A.S.T.M.-D-2321 and ASDHO M-294-291.
13. All flared end sections and inlet structures will be concrete.
14. All storm sewer pipe installed in the Public Right-of-Way shall be reinforced concrete Class III pipe.
15. All concrete pipe or ADS N-12WT pipe shall be installed with "O-Ring" Rubber type gaskets per M.S.D. standard construction.
16. All construction methods and practices shall conform with current OSHA standards.
17. Provide a 5/8" trash bar in all inlet openings.

LANDSCAPING NOTES

NOTES:

1. STREET TREES SHALL NOT BE PLANTED CLOSER THAN 3 FEET TO ANY CURB.
2. STREET TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF STREET LIGHTS.
3. AT STREET INTERSECTIONS, NO STREET TREES SHALL BE PLACED WITHIN THE SIGHT TRIANGLE.
4. STREET TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS, MANHOLES, OR FIRE HYDRANTS.
5. 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.
6. STREET TREES MUST BE PLANTED WITHIN ONE (1) YEAR OF ISSUANCE OF THE FINAL OCCUPANCY PERMIT.
7. TREES SHALL BE AT LEAST TWO (2) INCHES IN CALIPER AND SHALL BE FROM THE FOLLOWING APPROVED SPECIES:
8. STREET TREES ADJACENT TO COMMON GROUND SHALL BE BY DEVELOPER
9. STREET TREES ADJACENT TO LOT FRONTAGE TO BE BY HOME BUILDER UNDER BUILDING PERMIT.

Approved	Large Trees (Over 70 ft):	
Blackgum	Kentucky Coffeetree	Shumard Oak
Black Oak	Northern Red Oak	Sycamore
Black Walnut	Pecan	Tulip Poplar
Bur Oak	Pin Oak	White Ash
Maple	Scarlet Oak	White Oak
Hackberry	Willow Oak	Swamp White Oak
	Red Oak	

Approved Trees	Trees (Less Than 70 ft.)	Medium/Small
Green Ash	Persimmon	River Birch
Red Mulberry	Eastern Redbud	Flowering Dogwood
Amber Maple	Wild Plum	Purple Leaf Plum

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

1. Underground utilities have been plotted from available information and therefore location shall be considered approximate only. The verification of the location of all underground utilities, either shown or not on these plans, shall be the responsibility of the contractor and shall be located prior to any grading or construction of improvements.
2. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
3. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
4. All fill including places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM D1557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proofrolling and compaction.
5. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
6. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
7. Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
8. All sanitary sewer construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
9. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
10. All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of $2-1/2$ feet.
11. All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.120(7)(E).
12. All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" $1/2$ inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.

REVISIONS

[illegible]

7/20/04 NK
APPROVED

13. All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill shall be used under pavement areas.
14. All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
15. All creek crossings shall have grouted rip-rap as directed by district inspectors. (all grout shall be high slump ready-mix concrete).
16. Brick shall not be used on sanitary sewer manholes.
17. Existing sanitary sewer service shall not be interrupted.
18. Maintain access to existing residential driveways and streets.
19. Pre-manufactured adapters shall be used at all PVC to DIP connection, Rubber boot/Mission-type couplings will not be allowed.
20. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
21. 'Type N' Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.

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**CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS**

WYNDGATE
SITE NOTES & REVISION BLOCK

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Prepared For:
SUMMIT POINTE, L.C.

REVIEWS		NO.	DATE
		1	10/25/04
	REVISED PER CITY	2	12/09/04
	REVISED PER PMSD #2	3	12/20/04
	REVISED PER DCD	6	02/18/05
	REVISED PER CITY OF O'FALLON	7	03/09/05
	MOVE MH 202 PER CLIENT	8	03/25/05
	REVISED PER P W S D #2	9	04/06/05
	REVISED PER CITY & CLIENT	10	04/13/05
	REVISED PER CITY	11	04/28/05
	REVISED PER CLIENT	12	04/28/05

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless

PICKETT, RAY & SILVER, INC



DRAWN J.E.E.	DATE 6-29-04
CHECKED D.W.D.	DATE 6-29-04
PROJECT # 01267.SUPO.02R	
TASK # 2	FIELD BOOK

WYNDGATE
SITE NOTES & REVISION BLOCK

SHEET 2 OF 174

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