GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
3. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAILED.
4. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
6. EROSION AND SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. REFER TO THE EROSION CONTROL PLAN AND DETAILS.
7. ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE EROSION AND SEDIMENT CONTROL PLAN AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY CITY OF O'FALLON, SHOULD EROSION CONTROL PLAN PROVE TO BE INSUFFICIENT.
9. CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND/OR THE PIPES AND STRUCTURES THEMSELVES. COMPACTION AND PLACING OF BACKFILL AND FILL MATERIALS SHALL BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
10. ALL CITY, COUNTY, AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
11. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
12. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH O'FALLON STANDARDS AND SPECIFICATIONS.
13. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON STANDARDS.
14. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
15. G.C. TO BE AWARE THAT A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
16. ALL WORK SHALL BE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL SERVICES REPORT FOR THIS PROJECT.
17. ANY DISTURBED SIDEWALK AREAS SHALL BE REPLACED WITH FULL SLABS.
18. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
19. CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10 FEET IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED, A MINIMUM OF 2 WEEKS BEFORE STORE TURNOVER.
20. THE GENERAL CONTRACTOR & CONCRETE CONTRACTOR SHALL FIELD VERIFY ADA SLOPES DURING CONCRETE POUR. A 2' SMART LEVEL WITH AN ACCURACY TO .029 PERCENT SHALL BE USED FOR VERIFYING SLOPES. ANY SLOPES IN THE ADA AREAS THAT EXCEED A 2% CROSS SLOPE ALONG THE BUILDING, ADA STALLS AND/OR SIDEWALK, 5% RUNNING SLOPE FOR SIDEWALKS AWAY FROM THE PROPOSED BUILDING, AND EXCEED 8.3% ON RAMPS SHALL BE REMOVED AND REPLACED AT THE CONCRETE CONTRACTOR'S EXPENSE. THE SURVEYOR FOR STAKING CAN PROVIDE A REFERENCE FOR ELEVATION HOWEVER CONFIRMATION IS REQUIRED BY SLOPE LEVEL DURING CONSTRUCTION.
21. ALL LANDSCAPE ISLANDS AND GREEN SPACE IN THE RIGHT-OF-WAY SHALL BE IRRIGATED.
22. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
23. IRRIGATION PLAN WILL BE BY OTHERS. ALL REQUIRED CONDUIT UNDERNEATH THE PAVEMENT SHALL BE COORDINATED BY THE GENERAL CONTRACTOR AND INSTALLED PRIOR TO CURB AND PAVEMENT INSTALLATION.
24. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.

SPOT ELEVATION REFERENCE:
ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:
TP=TOP OF PAVEMENT
TC=TOP OF CURB
TW=TOP OF WALL
GRND=FINISHED GROUND IN AREAS OUTSIDE OF PAVEMENT

PRECAST MODULAR BLOCK WALL NOTES:

1. THE PRECAST MODULAR BLOCK WALL IS SHOWN ON THESE PLANS ARE FOR HORIZONTAL AND VERTICAL LOCATION PURPOSES ONLY.
2. THE DESIGN OF THE MODULAR BLOCK WALL SHALL BE PROVIDED BY THE WALL CONTRACTOR. THE MODULAR BLOCK WALL PLANS SHALL BE SEALED BY AN ENGINEER REGISTERED IN THE STATE OF MISSOURI AND SUBMITTED TO THE CITY OF O'FALLON FOR A BUILDING PERMIT.
3. THE MODULAR BLOCK WALL DESIGN SHALL BE SUBMITTED TO THE PROJECT'S GEOTECHNICAL ENGINEER AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.
4. MODULAR BLOCK RETAINING WALL SHALL BE CONSTRUCTED OUT OF A VERSA-LOK BLOCK WALL SYSTEM OR APPROVED EQUAL.
5. THE MODULAR BLOCK WALL BLOCK TYPE, AND SIZE SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT PRIOR TO CONSTRUCTION. THE COLOR OF THE WALL SHALL BE GRAY THAT COMPLIMENTS OR MATCHES THE BUILDING. IF THE COLORING SELECTION IS CHANGED, A CHANGE ORDER WILL NOT BE PERMITTED. COLOR SHALL BE ACCEPTED BY THE CITY OF O'FALLON PRIOR TO AUTHORIZATION BY THE GENERAL CONTRACTOR TO ORDER THE BLOCK.
6. THE ELEVATIONS SHOWN FOR THE MODULAR BLOCK WALL MAY VARY ACCORDING TO THE WALL SYSTEM SELECTED. THE ABBREVIATION "TW" XXX.XX AS INDICATED ON THE GRADING PLANS INDICATES THE PROPOSED ELEVATION AT THE TOP OF THE FINISHED WALL. THE ABBREVIATION "BW" XXX.XX INDICATES THE BELOW GRADE ELEVATION AT THE BOTTOM OF THE COMPLETED WALL. THE ACTUAL ELEVATION OF THE BOTTOM OF THE MODULAR BLOCKS OR FOUNDATION WILL BE DIFFERENT AND SHALL BE BASED ON THE WALL DESIGN. THE "GRND" ELEVATION MAY REFERENCE THE GROUND ELEVATION AT THE TOP OF THE WALL IF THE WALL IS FREESTANDING. VERIFY ALL ELEVATIONS PRIOR TO AUTHORIZING WORK.
7. THE PROJECT GEOTECHNICAL ENGINEER SHALL COMPLETE A GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN WHILE THE RETAINING WALL ENGINEER SHALL REVIEW GLOBAL STABILITY, FOUNDATION STABILITY AND WALL STABILITY AND ISSUE A REPORT TO THE OWNER AND ENGINEER OF RECORD PRIOR TO CONSTRUCTION. THE WALL CONTRACTOR/INSTALLER SHALL PROVIDE THE GLOBAL STABILITY ANALYSIS AND WALL DESIGN REPORT IN ADDITION TO ANY ADDITIONAL COSTS ASSOCIATED WITH THE RETAINING WALL DESIGN SHALL BE INCLUDED IN HIS/HER BID.
8. INTERNAL STABILITY ANALYSES SHOULD CONFORM TO THE LATEST DESIGN METHODOLOGY ACCEPTED FOR USE BY THE FEDERAL HIGHWAY ADMINISTRATION (FHWA), AASHTO, OR THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA). SINCE THESE ANALYSIS PROCEDURES ARE BASED ON THE USE OF DRAINED STRENGTH PARAMETERS, THE BACKFILL USED FOR THE GEOGRID REINFORCED BACKFILL SECTIONS SHOULD BE A PERMEABLE GRANULAR MATERIAL CONFORMING TO THE ASSUMPTIONS OF THE ANALYSIS. COHESIVE SOIL OR GRANULAR MATERIAL CONTAINING HIGH AMOUNTS OF FINES ARE NOT CONSIDERED PERMEABLE AND SHOULD NOT BE ALLOWED IN THE GEOGRID REINFORCED BACKFILL ZONES, UNLESS PROVISIONS ARE MADE TO PROVIDE BACK SLOPE AND SURFACE DRAINAGE THAT WOULD PREVENT WATER FROM ENTERING THE BACKFILL. BOTH THE AASHTO AND FHWA DESIGN METHODS SPECIFY THAT REINFORCED BACKFILL MATERIALS CONTAIN LESS THAN 15 PERCENT PASSING THE NO. 200 SIEVE. THE DESIGNER SHOULD STATE IN THE CONSTRUCTION SPECIFICATIONS THE BACKFILL MATERIAL DESCRIPTION AND DESIGN STRENGTH PARAMETERS SO THAT UNSUITABLE MATERIALS ARE NOT ALLOWED IN THE BACKFILL ZONES DURING CONSTRUCTION.
9. GLOBAL STABILITY OF THE WALL SYSTEMS SHOULD BE ANALYZED USING BOTH DRAINED AND IMPERMEABLE STRENGTH PARAMETERS. PARAMETERS USED IN THE ANALYSIS SHOULD NOT EXCEED THOSE GIVEN IN THE FOLLOWING TABLE FOR THE NATIVE AND FILL MATERIALS ENCOUNTERED, OR ANTICIPATED TO THE BE PLACED BEHIND THE REINFORCING ZONES OF THE PROJECT. THESE PARAMETERS ARE BASED ON LIMITED LABORATORY TESTING PERFORMED AS PART OF THIS STUDY AND OUR EXPERIENCE WITH SIMILAR MATERIALS. CONFIRMATORY TESTING IS RECOMMENDED. WE RECOMMEND THAT THE WALL CONTRACTOR/DESIGNER BE REQUIRED TO PROVIDE THE GLOBAL STABILITY ANALYSES BASED ON THE PLANNED FINAL CROSS-SECTIONS, INCLUDING THE TOPOGRAPHY ABOVE AND BELOW THE WALLS, USING THE GENERALIZED SUBSURFACE STRATIGRAPHY DISCUSSED IN GEOTECHNICAL REPORT.
10. THE WALL ENGINEER AND WALL CONTRACTOR SHALL PROVIDE THE OWNER, THE GENERAL CONTRACTOR AND THE DEVELOPER A WARRANTY OF AT LEAST 10 YEARS. THIS PRICE MUST BE INCLUDED IN BID.
11. ALL WALL COLORS SHALL BE INCLUDED IN THE ORIGINAL BID. NO CHANGE ORDERS WILL BE ACCEPTED BASED ON WALL COLOR SELECTION FROM ARCHITECT AND/OR OWNER. COLOR SHALL BE DETERMINED AT LEAST 2 WEEKS PRIOR TO MANUFACTURING BLOCK.
12. VERIFICATION OF ELEVATIONS BY THE WALL ENGINEER IS REQUIRED PRIOR TO SUBMITTING SHOP DRAWINGS. IF ANY DISCREPANCIES ARE FOUND WITH THIS GRADING PLAN AND THE WALL DESIGN, THE WALL ENGINEER SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION AND ORDERING OF BLOCK.

DUCKETT CREEK SANITARY 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 SHOWN 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. THE CONTRACTOR WILL BE REQUIRED TO INSTALL A BRICK BULKHEAD ON THE DOWNSTREAM SIDE OF THE FIRST NEW MANHOLE CONSTRUCTED WHEN CONNECTING INTO EXISTING SEWERS.
6. ALL SANITARY SEWER FLOWLINES AND TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL SANITARY SEWER MANHOLES (THAT ARE AFFECTED BY THE DEVELOPMENT) TO FINISH GRADE.
8. EASEMENTS SHALL BE PROVIDED FOR ALL SANITARY SEWERS, STORM SEWERS AND ALL UTILITIES ON THE RECORD PLAT.
9. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS OF THE DUCKETT CREEK SANITARY DISTRICT.
10. THE DUCKETT CREEK SANITARY DISTRICT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION FOR COORDINATION OF INSPECTION.
11. 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°7 FEET.
12. ALL SANITARY SEWER MANHOLES SHALL BE WATERTIGHT IN ACCORDANCE WITH MISSOURI DEPT. OF NATURAL RESOURCES SPECIFICATION 10CSR 20-8.120(6)(F).
13. 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. FINAL BACKFILL MATERIAL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT AS OTHER MATERIAL IS SPECIFIED. DEBRIS, FROZEN MATERIAL, LARGE, ROCKS OR STONES, OR OTHER UNSTABLE MATERIALS SHALL NOT BE USED WITHIN 2 FEET FROM TOP OF PIPE.
14. ALL SANITARY AND STORM SEWER TRENCH BACKFILLS SHALL BE WATER JETTED. GRANULAR BACKFILL WILL BE USED UNDER PAVEMENT AREAS.
15. ALL PIPES SHALL HAVE POSITIVE DRAINAGE THROUGH MANHOLES. FLAT INVERT STRUCTURES NOT ALLOWED.
16. EPOXY COATING SHALL BE USED ON ALL SANITARY SEWER MANHOLES THAT RECEIVE PRESSURIZED MAINS.
17. ALL CREEK CROSSINGS SHALL BE LINED WITH RIP-RAP AS DIRECTED BY DISTRICT INSPECTORS.
18. BRICK SHALL NOT BE USED ON SANITARY SEWER MANHOLES.
19. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
20. MAINTAIN ACCESS TO EXISTING RESIDENTIAL DRIVEWAYS AND STREETS.
21. PRE-MANUFACTURED ADAPTERS SHALL BE USED AT ALL PVC TO DIP CONNECTIONS. RUBBER BOOT / MISSION-TYPE COUPLINGS WILL NOT BE ALLOWED.
22. ANY PERMITS, LICENSES, EASEMENTS, OR APPROVALS REQUIRED TO WORK ON PUBLIC OR PRIVATE PROPERTIES OR ROADWAYS ARE THE RESPONSIBILITY OF THE DEVELOPER.
23. 'TYPE N' LOCK-TYPE COVER AND LOCKING DEVICE (LOCK-LUG) SHALL BE USED WHERE LOCK-TYPE COVERS ARE REQUIRED.
24. ALL SANITARY SEWER SYSTEM WORK SHALL BE CONDUCTED UNDER THE INSPECTION OF A REPRESENTATIVE OF THE DISTRICT. ALL WORK MAY NOT REQUIRE INSPECTION BUT THE DISTRICT'S REPRESENTATIVE MAY DESIGNATE SPECIFIC AREAS THAT MUST BE INSPECTED BEFORE THE WORK IS BACKFILLED. ALL TESTING MUST BE WITNESSED BY THE DISTRICT'S INSPECTOR AND THE CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT AS APPROVED BY THE DISTRICT. TESTING SHALL INCLUDE:
 24.1. A MANDREL TEST OF ALL GRAVITY SEWERS USING A MANDREL WITH A DIAMETER 95% OF THE INSIDE PIPE DIAMETER. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION OF PIPE SHALL BE UNCOVERED AND REPLACED. NO EXPANSION DEVICES WILL BE ALLOWED TO BE USED TO "FORCE" THE PIPE THAT IS DEFORMED BACK INTO ROUND. ANY STRING LINES USED IN MANDREL TESTING SHALL BE REMOVED AFTER TESTING IS COMPLETED. DEFLICTION TESTING CANNOT BE CONDUCTED PRIOR TO 30 DAYS AFTER FINAL BACKFILL.
 24.2. AN AIR PRESSURE TEST OF ALL GRAVITY SEWERS TO A PRESSURE OF 5 PSI WITH NO OBSERVED DROP IN PRESSURE DURING A TEST PERIOD OF 5 MIN.
 24.3. A VACUUM TEST OF ALL MANHOLES FOR A PERIOD OF 1 MINUTE AND THE VACUUM SHALL BE 10" OF MERCURY AND MAY NOT DROP BELOW 9" OF MERCURY AT THE END OF THE 1 MINUTE TEST.

DEMOLITION NOTES:

1. DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
2. CONTRACTOR TO NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND IN THE FIELD COMPARED TO THE DESIGN PLANS.
3. REFERENCE POINTS, SUCH AS SURVEY MONUMENTS, BENCH MARKS, STAKES, ETC., SHALL BE PRESERVED, BUT IF DISTURBED OR DESTROYED, SHALL BE REPLACED AS DIRECTED, AT THE EXPENSE OF THE GENERAL CONTRACTOR.
4. NO WORK SHALL BE DONE WHICH WILL AFFECT EXISTING UTILITIES PRIOR TO HAVING ASCERTAINED THAT THE UTILITIES HAVE BEEN PROPERLY CAPPED, PLUGGED, OR OTHERWISE ABANDONED IN A MANNER ACCEPTABLE TO THE AFFECTED UTILITY COMPANY. THE APPROPRIATE AGENCY SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK WHICH WILL AFFECT ANY EXISTING UTILITY. REMOVALS OR RELOCATIONS BY UTILITY COMPANIES ARE TO BE INITIATED AND COORDINATED BY THE CONTRACTOR.
5. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS. SIGNS, LIGHTS, AND BARRICADES SHALL BE INSTALLED AT ALL LOCATIONS AS NECESSARY TO GUARD AGAINST ACCIDENT. PROMPTLY REPAIR DAMAGES CAUSED TO FACILITIES BY OPERATIONS, AS DIRECTED BY THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
6. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT IN A STRAIGHT LINE AT THE CONTACT POINT WITH THE PAVEMENT TO REMAIN UNLESS NOTED OTHERWISE. WHERE APPLICABLE, ON EXISTING PORTLAND CEMENT CONCRETE ALL PAVEMENT REMOVAL AND SAWCUTTING SHALL BE FROM JOINT TO JOINT AND/OR NEAREST JOINT.
7. ALL SANITARY AND STORM SEWER WORK SHALL BE PER THE CITY OF O'FALLON SPECIFICATIONS.
8. ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO THE START OF ANY WORK.
9. DESTROY EXISTING SERVICE CONNECTIONS FOR WATER, GAS, ELECTRIC, CABLE TV AND TELEPHONE TO ALL EXISTING BUILDINGS TO BE REMOVED PER THE REQUIREMENTS OF THE AFFECTED UTILITY COMPANY. ALL FEES AND PERMITS ASSOCIATED WITH UTILITY CAPS OR REMOVAL SHALL BE PAID BY THE CONTRACTOR.
10. ALL EXISTING FOUNDATIONS, FLOOR SLABS AND RUBBLE SHALL BE COMPLETELY REMOVED FROM THE SITE.
11. ALL ITEMS SHOWN TO BE REMOVED SHALL BE COMPLETELY REMOVED INCLUDING POLE BASES, FOUNDATIONS, SIGN BASES, POWER POLE STUBS ETC.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SURROUNDING AREA DURING CONSTRUCTION. ANY DUST OR DEBRIS FROM JOB SITE SHALL BE COLLECTED OR MITIGATED FOR ADJACENT PROPERTY OWNERS OR RESIDENCES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN AMEREN UE MAIN REQUEST APPLICATION FOR TEMPORARY AND PERMANENT ELECTRICAL SERVICE FOR THE PROJECT.
14. THE GENERAL CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF O'FALLON FOR APPROVAL PRIOR TO ANY WORK WITHIN THE ROAD WAY.
15. THE GENERAL CONTRACTOR SHALL PROVIDE EDGE TREATMENT IN ACCORDANCE TO CITY OF O'FALLON SPECIFICATIONS FOR ALL AREAS OF EDGE DROP-OFF WITHIN RIGHT OF WAY.

GENERAL SITE NOTES:

1. AREA OF TRACT: ±1.04 ACRES
2. PARCEL ID: 2-0126-D318-00-0001.000000
3. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
4. BENCHMARK: ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM, NAVD 88 DATUM.
5. CURRENT ZONING: "C-2" GENERAL BUSINESS DISTRICT
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 29183C0239G, CITY OF O'FALLON, COUNTY OF ST. CHARLES, MISSOURI AND INCORPORATED AREAS DATED JANUARY 20, 2016 - THE PROPERTY IS IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. ALL PUBLIC IMPROVEMENTS SHALL BE REQUIRED TO MEET ADAAG 2010 AND CITY OF O'FALLON DESIGN STANDARDS.
8. DIMENSIONS SHOWN FOR PROPOSED IMPROVEMENTS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS SPECIFICALLY NOTED.
9. SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP UNLESS PARALLEL WITH THE PROPOSED ROAD GRADE OR THE SLOPE IS ASSOCIATED WITH A CURB RAMP.
10. SIDEWALKS, CURB RAMPS, RAMPS 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.
11. NO GRADE SHALL EXCEED 3:1 SLOPE.
12. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
13. ALL LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON.
14. ALL PARKING LOT IMPROVEMENT AREAS SHALL USE VERTICAL CONCRETE CURB AS REQUIRED PER CITY STANDARDS AND SPECS.
15. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT BY FOR THIS SITE.

UTILITY PLAN NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6' COVER ON ALL WATERLINES AND 3'-6' ON ALL SANITARY SEWER LINES.
4. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, PULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE COMPANY.
5. CONNECTION FROM THE METER TO SITE UTILITY LINES SHALL BE MADE BY BUILDING CONTRACTOR.
6. REFER TO INTERIOR MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
7. 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 LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
9. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND GAS COMPANY FOR EXACT LOCATION OF GAS ENTRY. G.C. TO INCLUDE IN BID FOR CONTRACTOR ANY GAS PIPING, CONDUITS, TRENCHING, BACKFILLING, ETC. REQUIRED BY GAS COMPANY.
10. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND ELECTRIC COMPANY FOR EXACT LOCATION OF ELECTRIC ENTRY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY ELECTRIC COMPANY.
11. REFERENCE MEP PLANS FOR GAS SERVICE SIZING.
12. ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
14. ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTORS BID.
15. CONTRACTOR IS TO PROVIDE TRENCH, WIRE, AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES, BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION.
16. CONTRACTOR IS TO PROVIDE OPENING FOR PWSD2 TO MAKE TAP. CONTRACTOR IS ALSO TO PROVIDE TRENCH, BACKFILL AND GRADE SMOOTH FOR A COMPLETE WATER LINE INSTALLATION.
17. ALL LANDSCAPE ISLANDS AND GREEN SPACE IN THE ADJOINING RIGHT-OF-WAY SHALL BE IRRIGATED.
18. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
19. IRRIGATION PLAN SHALL BE DESIGN/BUILD AND INCLUDED WITHIN THE GENERAL CONTRACTOR'S BID. ALL REQUIRED PIPING, FITTINGS AND CONDUIT UNDERNEATH THE PAVEMENT SHALL BE COORDINATED BY THE GENERAL CONTRACTOR AND INSTALLED PRIOR TO CURB AND PAVEMENT INSTALLATION.
20. THE CONTRACTOR SHALL INCLUDE THEIR BID COORDINATION WITH POWER COMPANY AND ANY ESTIMATES PROVIDED BY THE POWER COMPANY. THE GENERAL CONTRACTOR SHALL INCLUDE IN THEIR BID ANY POTENTIAL OR ACTUAL RELOCATION AND/OR REMOVAL OF ANY ASSOCIATED ELECTRIC FEES, PAYMENTS AND/OR PAYMENTS TO THE ELECTRIC COMPANY FOR SERVICES RENDERED..
21. THE CONTRACTOR SHALL INCLUDE ALL TELEPHONE INSTALLATION COSTS BY THE LOCAL PHONE COMPANY IN HIS/HER BID.
22. ANY INFORMATION ON THESE PLANS THAT MAY REFERENCE A DIFFERENT MANUFACTURER BASED ON THE NOMENCLATURE OF THE CALLOUT IN THE PLANS, PROFILES OR DETAILS SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THEIR BID PACKAGE. IF THE CONTRACTOR CANNOT GET AN ANSWER RELATING TO THE MANUFACTUER AND/OR TYPE OF A PRODUCT OR MATERIAL THE CONTRACTOR SHALL REFER TO THE MORE EXPENSIVE PRODUCT TO ENSURE ALL BIDS ARE REFERENCING THE SAME PRODUCT.
23. DUE TO VARYING STRUCTURE TYPES FOR UTILITIES, THE CONTRACTOR SHALL VERIFY CURB AND ELEVATION LOCATIONS ADJOINING THE UTILITY TO ENSURE THAT THE LOCATION, DEPTH AND ELEVATION MATCH ACCORDINGLY. GRATE INLETS WITH SIDE INTAKES HAVE A CRITICAL LOCATION THAT MUST BE LOCATED WITHIN THE CURB. PREMIER DESIGN GROUP WILL NOT BE RESPONSIBLE FOR STRUCTURE PLACEMENT DUE TO CHANGES FROM THE CONSTRUCTION DOCUMENTS.
24. NAMING CONVENTION OF STORM SEWER STRUCTURES IS AS FOLLOWS:

24.1.	NAME	ABBREVIATION	DESCRIPTION
24.2.	AREA INLET	AI	OPEN ON FOUR SIDES
24.3.	GRATE INLET WITH SIDE INTAKE	GSI	MSD 2 GRATE INLET WITH SIDE INTAKE OR ADS GRATE WITH INTAKE
24.4.	GRATE INLET	GI	MSD 2 GRATE INLET
24.5.	GRATE INLET - PEDESTRIAN	PGI	ADS PEDESTRIAN GRATE INLET
24.6.	DOUBLE GRATE INLET	4GI	MSD DOUBLE GRATE INLET
24.7.	MANHOLE	MH	MSD STORM SEWER MANHOLE OR ADS NYLOPLAST MANHOLE
24.8.	CURB INLET	CI	MSD CURB INLET
24.9.	DOUBLE CURB INLET	2CI	MSD DOUBLE CURB INLET
24.10.	CLEANOUT	CO	CLEANOUT WITH CAST IRON TOP
24.11.	ADS DOME	DME	ADS NYLOPLAST STRUCTURE AND 30" DOME
24.12.	YARD DRAIN	YD	ADS OR NDS 12" YARD DRAIN WITH DOME
24.13.	TRENCH DRAIN	TD	REFER TO DETAIL FOR TYPE AND SPECIFICATIONS.

EARTHWORK QUANTITY NOTES:

1. THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR IS CAUTIONED THAT THE QUANTITIES SHOWN ARE THE ENGINEER'S ESTIMATE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL COMPLETE THEIR OWN ESTIMATE WHEN BIDDING. NO ADDITIONAL COSTS WILL BE ALLOWED FOR GRADING WITHOUT JUSTIFICATION DUE TO PLAN CHANGES OR REVISIONS. EARTHWORK BALANCE IS BASED ON FINISH GRADE AND DOES NOT ACCOUNT FOR SUBGRADE.
2. TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR CITY, COUNTY AND MODOT BRIDGES DURING HAUL OPERATIONS.
3. EARTHWORK CUT/FILL QUANTITIES
 3.1. CUT - 1.10 FACTOR = 49 CU. YDS.
 3.2. FILL - 1.15 FACTOR = 2,509 CU. YDS.
 3.3. TOTAL IMPORT FOR THIS PROJECT = 2,460 CU. YDS.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #1-2011000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2000148668

STATE OF MISSOURI
SCOTT FELDT
NUMBER PE-2021009371
4/19/24
PROFESSIONAL ENGINEER

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 reauthenticated.
SCOTT FELDT, P.E.
PROFESSIONAL ENGINEER
PE 2021009371

Project
RCP-N LLC
2892 HIGHWAY K SANITARY SEWER MAIN EXTENSION
2892 HIGHWAY K
O'FALLON, MO 63366
RCP-N LLC
660 OFFICE PARKWAY
CREVE COEUR, MO 63141

Date 4/19/2024

#	Revision Date	Description of Changes

Sheet Title
GENERAL NOTES

Sheet Number
C-001

Project No.	2214120
Drawn By	D. STOSZ
Checked By	S. FELDT

NOT RELEASED FOR CONSTRUCTION

\\Vault-pc\vault\CIVIL 3D PROJECTS\2022\2214120_NP_2896 Hwy K\ENGINEERING\CONSTRUCTION DRAWINGS\SHEETS\C-001 GENERAL NOTES.dwg