

EROSION AND SEDIMENT CONTROL NOTES

- Installation of perimeter sediment control shall be implemented as the first step of grading the site.
- Inspection of siltation control devices shall take place once every seven days and within 48 hours of any 0.5"/24 hour rain or greater rain event. Any silt or debris leaving the site and affecting public right-of-way or storm drainage facilities shall be cleaned up within 24 hours after the end of the storm.
- No graded areas are to remain bare for over 14 days without being seeded and mulched per specifications. If seasonal conditions prohibit seeding, mulching or matting shall be used.
- All slopes or drainage channels, once constructed to final grade, shall be seeded and mulched per specifications within seven (7) days.
- Silt fences shall be installed immediately around each storm sewer structure once final construction of each individual structure is complete.
- All siltation control devices shall remain in place until upslope areas have been permanently stabilized.
- Erosion control shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties, and ditches.
- When deemed necessary, positive steps should be exercised to prevent this soil from damaging adjacent property and sitting up all storm drainage systems whether on or off site.
- LOCATIONS AND DETAILS FOR ALL SILTATION CONTROL DEVICES SHALL FOLLOW "ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL" GUIDELINES.

Siltation Control Schedule Implementation

- Perimeter siltation control and construction entrances to be installed.
- Begin placing aggregate base in parking areas once area has reached final grade to prevent erosion.
- Place silt fence around each storm sewer structure as it is completed.
- Immediately seed areas upon reaching final grade that are to be permanently seeded.

Temporary Access Roads and Parking Areas Specifications

- Temporary roads shall follow the contour of the natural terrain to the extent possible. Slopes should not exceed 10 percent.
- Grades should be sufficient to provide drainage, but should not exceed 10 percent.
- Roadbeds shall be at least 24 feet wide.
- All cuts and fills shall be 3:1 or flatter to the extent possible.
- Drainage ditches shall be provided as needed.
- The roadbed or parking surface shall be cleared of all vegetation, roots and other objectionable material.
- A 10-inch course of 2" MINUS aggregate shall be applied immediately after grading and the completion of utility installation within the right-of-way. Filter fabric 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.

Maintenance

Both temporary and permanent roads and parking areas may require periodic top dressing with new gravel. Seeded areas adjacent to the roads and parking areas should be checked periodically to ensure that a vegetation 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.

All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in 1/2 inch of rain or more.

Straw Bale Siltation Control Specifications

Sheet Flow Applications

- Bales shall be placed in a single row, lengthwise on the contour, with both ends of adjacent bales lightly abutting one another.
- All bales shall be either wire-bound or string-tied. Straw bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales (in order to prevent deterioration of the bindings). See Detail shown on sheet C5.
- 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 soil shall conform to the ground level on the downhill and shall be built up to 4 inches against the uphill side of the barrier (See detail shown on sheet C5).
- Each bale shall be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or rebars shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency).
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.
- 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

- Bales shall be placed in a single row, lengthwise, oriented perpendicular to the contour, with ends of adjacent bales lightly abutting one another.
- The remaining steps for installing a straw bale barrier for sheet flow applications apply here, with the following addition.
- 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 (see detail) to ensure that sediment-laden runoff will flow either through or over the barrier but not around it.

Maintenance

- Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged fence, end runs and undercutting beneath fence.
- Necessary repairs to barriers or replacement of silt fence shall be accomplished promptly.
- Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

Silt Fence Specifications

- Silt Fence to be woven geotextile fabric Milrol 100X or equal.
- Fabric to be supported by metal tee post with spade base spaced on 5' centers with 6 x 8/10 x 10 gage welded wire fence. See detail shown on sheet C5.
- Fabric shall be entrenched and backfilled. A trench shall be excavated a minimum of 6 inches deep for the length of the fence. The excavated soil shall be backfilled against the fence. See detail sheet C5.
- Fence height shall be a minimum of 4 feet in height, with the fabric installed on the fence on the upstream side.
- Silt fences shall be used only on sheet flow conditions.
- Silt fences shall be installed around all storm sewer structures.

Maintenance

- Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.
- Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
- Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

- 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.
- 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.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- Fill 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.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all sanitary sewers on the record plat.
- All construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
- 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.
- 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).
- 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.
- All sanitary and storm sewer trench backfills shall be water jetted outside of paved areas. Granular backfill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
- All creek crossings shall be lined with rip-rap as directed by District inspectors.
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to existing residential driveways and streets.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot / Mission-type couplings will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- "Type N" Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.
- It is the responsibility of the Contractor to adjust all sanitary sewer manholes (that are affected by the development) to finish grade.
- Epoxy Coating shall be used on all sanitary sewer manholes that receive pressurized mains.

EARTHWORK NOTES

BULK CUT.....9,836.....± CUBIC YARD
BULK FILL.....7,682.....± CUBIC YARD

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL. THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS LESS THAN SIXTY INCHES IN DIAMETER, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDING FOOTINGS AND FOUNDATIONS, ETC. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO UNSUITABLE MATERIAL THAT MUST BE REMOVED FROM SITE.

THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

ASSUMPTIONS:
15% SHRINKAGE ON FILL
BUILDING SUBGRADE = 12" (dota floor area = 48")
HEAVY DUTY PAVEMENT SUBGRADE 13.5"
LIGHT DUTY PAVEMENT SUBGRADE 10.5"
CONCRETE PAVEMENT SUBGRADE 11"
TOPSOIL TREATED ON SITE
CUT QUANTITY INCLUDES EXISTING RUBBLE PILE, EXISTING RUBBLE MATERIAL TO BE HAULED OFF-SITE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN "ALL" GEOTECHNICAL INVESTIGATIONS FROM THE "OWNER". CONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH RECOMMENDATIONS AS OUTLINED BY THE PROJECT GEOTECHNICAL ENGINEER AND INCORPORATE IT IN THEIR PROPOSED SCOPE OF WORK.

RE-USE OF EXISTING STOCKPILE MATERIALS AND EXCAVATION SPOILS ON-SITE SHALL BE VERIFIED AND COORDINATED WITH THE PROJECT GEOTECHNICAL ENGINEER.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY SURVEY AND RECORD INFORMATION. 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.
- NO SLOPE SHALL BE STEEPER THAN 3:1 OR AS APPROVED BY GEOTECHNICAL ENGINEER.
- FEMA MAP 29183C0430 E DATED 8/2/96 ZONE "X" AND OTHER AREAS.
- ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER GRADING.
- ALL UTILITIES SERVING SITE ARE UNDERGROUND.
- ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS, SATELLITE DISHES, AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS APPROVED BY THE PLANNING AND ZONING COMMISSION.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OTTALION STANDARDS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND DETAILS.
- HANDICAP STALL LOCATIONS ARE TO BE DETERMINED AND COORDINATED WITH THE CITY OF OTTALION.
- ALL PROPOSED BUILDINGS LOCATED ON THE PROPERTY AND ARE DESIGNATED "FUTURE DEVELOPMENT", SHALL REQUIRE THE SUBMISSION AND APPROVAL OF A COMPLETED SITE PLAN THAT INDICATES THAT ALL SITE REQUIREMENTS HAVE BEEN MET OR EXCEEDED, PRIOR TO CONSTRUCTION.
- ROOF TOP MECHANICAL EQUIPMENT ARE SHOWN BY PARAPET WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE FULLY SCREENED WITH LANDSCAPING OR SOILD MATERIALS.
- 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. 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 OTTALION PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF OTTALION.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING. REPORTS MUST CONTAIN THE FOLLOWING INFORMATION:
 - MAXIMUM DRY DENSITY
 - OPTIMUM MOISTURE CONTENT
 - MAXIMUM/MINIMUM ALLOWABLE MOISTURE CONTENT
 - CURVE MUST BE PLOTTED SHOWING DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE DETERMINED BY THE "MODIFIED AASHTO-180 COMPACTION TEST" OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (ASTM D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
 - CURVE MUST HAVE ATLEAST 5 DENSITY POINTS
 - SPECIFIC GRAVITY
 - NATURAL MOISTURE CONTENT
 - LIQUID LIMIT
 - PLASTIC LIMIT
- ALL PAVED ROADWAYS GOING ON AND OFFSITE WILL BE KEPT FREE OF DIRT, ROCKS, GRAVEL, OR OTHER MATERIALS DURING CONSTRUCTION.
- RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FILL MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF OTTALION ORDINANCES.
- ALL PROPOSED WATER LINE SHALL BE C900 PVC OR BETTER.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.
- ALL PROPOSED FENCING REQUIRES A SEPERATE PERMIT THROUGH THE PLANNING DIVISION.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPERATELY THROUGH THE PLANNING DIVISION. SIGN LOCATIONS ARE SHOWN ON PLANS.
- ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POSTS, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER 5G AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY AND MODOOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE SAME POST AS TRAFFIC CONTROL SIGNS.
- CONTRACTOR TO FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS PREPARED BY MDOOT TESTING; REPORTS DATED MAY 4, 2010 (MT #2301) AND ADDENDUM DATED MAY 28, 2010.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY ROCK ENCOUNTERED. CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH ALL THE GEOTECHNICAL REPORTS LISTED ABOVE AND REVIEW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

VEGETATION ESTABLISHMENT

TILLAGE PREPARATIONS

- TILL TOP 4" OF SOIL

FERTILIZER

- PER SOIL TEST OR FOLLOWING TABLE:

	N	P	K	LIME
TEMPORARY SEEDING	0.7	0.7	0.7	14 ENM+
PERMANENT	1.0	1.4	1.4	14 ENM+

+ SOIL TEST RESULTS TAKE PRECEDENCE, DUE TO HIGHLY VARIBALE SOIL PH.

SEEDING RATES

TEMPORARY WHEAT OR RYE	150 LBS. / ACRE
PERMANENT FESCUES	150 LBS. / ACRE
KENTUCKY BLUEGRASS/ PERENNIAL RYEGRASS	6 LBS / 1000 S.F.
FINE FESCUE	8 LBS / 1000 S.F.
SEEDING PERIODS LISTED LEGUMES/GRASSES WHEAT/RYE	MARCH 1 - JUNE 1 AUGUST 1 - OCTOBER 1 MARCH 15 - NOVEMBER 1

GENERAL NOTES CONTINUED

25. SITE COVERAGE CALCULATIONS:

LOT A	= 8.56 Acres ± (100%)
BUILDING AREA	= 0.60 Acres ± (7.00%)
PAVEMENT AREA	= 0.65 Acres ± (7.50%)
GREEN SPACE	= 7.31 Acres ± (85.5%)

26. PRESENT ZONING: "HTCD" (HIGH TECH CORRIDOR DISTRICT)

- BUILDING SETBACK REQUIREMENTS PER ZONING:
- FRONT YARD - THIRTY FEET (30')
 - SIDE YARD - TWENTY FEET (20')
 - REAR YARD - THIRTY FIVE FEET (35')

27. OTTALION P&Z Parking Requirements

	DATA CENTER / Support Space	OCCUPANCY	DESIGN	ACTUAL
BUILDING AREA	GSF			
DATA CENTER	13,800	B (BUSINESS)	138	10
SUPPORT SPACE	6,000	S (STORAGE)	20	0
TOTAL REQUIRED:	158 SPACES			
TOTAL PROVIDED:	20 SPACES*			

Handicapped Spaces:
1-25 Spaces Provided
20 Regular Spaces Provided
Required: 1 Total Parking Spaces
Provided: 2 Total Parking Spaces (2 Van Accessible)

- Required Bicycle Parking:
- One (1) space per fifteen required automobile parking spaces (min. 4)
- Required automobile parking spaces is 20 spaces.
- Required bicycle parking is 4 spaces.

28. IMPROVEMENTS ARE TO BE MADE TO THE ADJACENT RIGHT OF WAY OF ALL DEVELOPMENTS TO MEET CITY OF OTTALION STANDARDS AND SPECIFICATION. ANY ADJUSTMENTS IN THE GRADING OF RIGHT OF WAY WHETHER IT BE EXISTING CONDITIONS OR CAUSED BY THE CONSTRUCTION OF THE DEVELOPMENT SHALL BE APPROVED BY THE CITY OF OTTALION UPON INSPECTION OF THE SITE.

29. ENGINEER ASSUMES 1 INCHES OF TOPSOIL, TO BE TREATED ON SITE.

30. TREE PRESERVATION CALCULATIONS: SEE LANDSCAPE PLAN.

31. DRIVEWAYS AND ENTRANCES PER ST. CHARLES COUNTY STANDARDS, AND THE CITY OF OTTALION.

32. ALL PUBLIC ROADWAYS SHALL BE KEPT FREE OF DIRT, ROCK, SILT, OR OTHER DEBRIS. MUD, DIRT, OR OTHER MATERIALS DEPOSITED ON THE ROADWAY BY VEHICLES ENTERING OR LEAVING THE SITE WILL BE REMOVED WITHIN A REASONABLE TIME FRAME.

33. THE DEVELOPER IS TO POST A FINANCIAL GUARANTEE OF PERFORMANCE (PER APPROVED COST ESTIMATE) AS REQUIRED BY ARTICLE 405 OF THE SUBDIVISION ORDINANCE.

34. ALL LIGHT POLES ARE TO BE LOCATED WITHIN LANDSCAPED ISLANDS.

35. 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.

36. ENSURE 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. (ENSURE AT LEAST ONE 8' WIDE HANDICAP ASILE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO THE HANDICAP ACCESS ASILE). ALL HANDICAP RAMPS ARE TO BE CONCRETE.

UTILITY CONTACTS:

WATER SERVICE

MISSOURI AMERICAN WATER COMPANY
535 NORTH NEW BALLAS ROAD
ST. LOUIS, MO 63141
PH. 314-996-2286
CONTACT: TOM AARON

SEWER DISTRICT

DUCKETT CREEK SEWER DISTRICT
3550 HIGHWAY K
O'FALLON, MO 63368
PH. 636-441-1244
FAX 636-498-8150
CONTACT: MS. CHRIS BEASLEY

PHONE SERVICE

SOUTHWESTERN BELL TELEPHONE
402 N. 3rd. STREET
ST. CHARLES, MO 633023
PH. 636-949-1324
CONTACT: TERRY RODGERS

MoDOT REVIEW OFFICE

6780 OLD HIGHWAY "N"
402 N. 3rd. STREET
ST. CHARLES, MO 63304
PH. (314) 340-4334
CONTACT: MR. SCOTTY D. WARD

37. CONSTRUCTION WORKING HOURS

OCTOBER 1 - MAY 31	MONDAY-SUNDAY 7:00 AM to 7:00 PM
JUNE 1 - SEPTEMBER 30	MONDAY-FRIDAY 6:00 AM to 8:00 PM SATURDAY & SUNDAY 7:00 AM to 8:00 PM

CONSTRUCTION DONE OUTSIDE OF THESE HOURS REQUIRES WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

38. IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

39. 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 INSPECTOR.

40. ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.

41. JETTING: GRANULAR MATERIALS AND EARTH MATERIALS ASSOCIATED WITH NEW CONSTRUCTION BEYOND PAVEMENT LIMITS MAY BE JETTED, TAKING CARE TO AVOID DAMAGE TO NEWLY LAID SEWERS AND IN ACCORDANCE WITH SECTION 405.21(0)(D) OF THE CITY CODE.

42. CONTRACTOR TO ADJUST FINAL GRADE AS NECESSARY FOR AREAS TO BE SOODED TO MAINTAIN POSITIVE DRAINAGE.

FIRE DISTRICT

COTTEVILLE FIRE PROTECTION DIST.
P.O. BOX 385
1385 MOTHERHEAD ROAD
COTTEVILLE, MO 63338
CONTACT: MARK BOEHLER

ELECTRIC SERVICE

AMEREN UE
BOONE TRAILS DIVISION
200 CALLAHAN ROAD
WENTZVILLE, MO 63385
PH. 636-639-8306
CONTACT: TARA DOLDE

GAS SERVICE

LACLEDE GAS
1999 TRADE CENTER EAST
ST. PETERS, MO 63376
PH. 314-342-0694
CONTACT: MS. RAMONA HIPPI

CABLE SERVICE

CHARTER COMMUNICATIONS
815 CHARTER COMMONS DR.
TOWN & COUNTRY, MO 63017
PH. 636-220-2196
CONTACT: JOHN DANOWSKI

STORMWATER DETENTION

THE PROPOSED SITE IS LOCATED WITHIN TWO EXISTING WATERSHEDS. STORMWATER DETENTION BASINS WERE CONSTRUCTED FOR BOTH OF THESE WATERSHEDS AS PART OF PHASE I AND II OF THE PROGRESS POINT DEVELOPMENT. THE DETENTION BASIN CALCULATIONS INCLUDED CONSIDERATIONS FOR FUTURE DEVELOPMENT OF LOT "A". THEREFORE, NO ADDITIONAL DETENTION IS REQUIRED.

TRAFFIC CONTROL

TRAFFIC CONTROL IS TO BE PER MODOOT AND/OR MUTCD STANDARDS, WHICHEVER IS MOST STRINGENT.

LEGAL DESCRIPTION

Adjusted Lot A of Progress Point Village

Adjusted Lot A of "Boundary Adjustment Plat of Lot A and Common Ground and Detention Easement of PROGRESS POINT," a Subdivision in St. Charles County, Missouri, according to the plat thereof recorded in Plat Book 41 page 83 of the St. Charles County Records and being more particularly described as follows:

BEGINNING at the northeast corner of Adjusted Lot A of "Boundary Adjustment Plat of Lot A and Common Ground and Detention Easement of PROGRESS POINT," a Subdivision in St. Charles County, Missouri, according to the plat thereof recorded in Plat Book 41 page 83 of the St. Charles County Records; thence along the northeastern line of said Adjusted Lot A South 27 degrees 15 minutes 05 seconds East, a distance of 420.43 feet to the Southeastern corner thereof; thence along the southeastern line of said lot South 62 degrees 44 minutes 55 seconds West, a distance of 1029.90 feet to the Eastern line of Watoury Falls Drive, variable width; thence along said Eastern line following a curve to the left having a radius of 76.00 feet, an arc length of 13.34 feet, and a chord which bears North 07 degrees 49 minutes 34 seconds West, a chord distance of 13.32 feet to a point; thence along a curve to the right having a radius of 40.00 feet, an arc length of 29.77 feet, and a chord which bears North 08 degrees 28 minutes 08 seconds East, a chord distance of 29.99 feet to a point; thence along a curve to the left having a radius of 412.00 feet, an arc length of 127.87 feet, and a chord which bears North 20 degrees 54 minutes 01 seconds East, a chord distance of 127.35 feet to a point; thence along a curve to the left having a radius of 412.00 feet, an arc length of 152.65 feet, and a chord which bears North 01 degrees 16 minutes 59 seconds West, a chord distance of 151.77 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 125.16 feet, and a chord which bears North 18 degrees 14 minutes 02 seconds West, a chord distance of 124.46 feet to a point; thence along a curve to the right having a radius of 40.00 feet, an arc length of 62.73 feet, and a chord which bears North 17 degrees 30 minutes 13 seconds East, a chord distance of 56.49 feet to the Southern line of Wildcat Spring Road, variable width; thence along said Southern line North 62 degrees 45 minutes 39 seconds East, a distance of 787.62 feet to the Point of Beginning and containing 372,030 square feet or 8.561 acres more or less as per calculations by Stock & Associates during the month of April, 2010.

STORM SEWER NOTES

- ALL CONCRETE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C78-80 CLASS III UNLESS NOTED.
- ALL STORM SEWER STRUCTURES WITHIN PROJECT SITE TO BE CONSTRUCTED IN ACCORDANCE WITH METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009
- TYPE "C" BEDDING IS REQUIRED FOR PIPES IN ROCK.
- ALL TRENCH BACKFILLS UNDER PAVEMENT SHALL BE GRANULAR BACKFILLED.
- ALL CURB INLETS AND AREA INLETS TO HAVE 5/8" TRASH BAR ACROSS INLET OPENINGS.
- "O" RING RUBBER GASKET TO BE USED ON ALL STORM SEWER PIPE.
- GRANULAR BACKFILL TO BE PLACED WITH A MINIMUM OF 1H:1V SLOPE FROM EDGE OF PAVEMENT.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.
- PROVIDE 36" MINIMUM COVER FOR STORM SEWERS
- PROVIDE CONCRETE CRADLES FOR RCP AND CONCRETE ENCASEMENTS FOR HDPE AT CROSSING WITH SANITARY SEWER.
- COMPACTED ROCK BACKFILL IS REQUIRED IN THE DISTURBED GROUND AROUND THE STRUCTURE OF ALL DROP STRUCTURES.
- ALL STORM SEWERS ARE TO BE CONSIDERED PRIVATE, UNLESS OTHERWISE NOTED.
- CONTRACTORS TO PROVIDE ALTERNATE BID FOR ADS N-1