

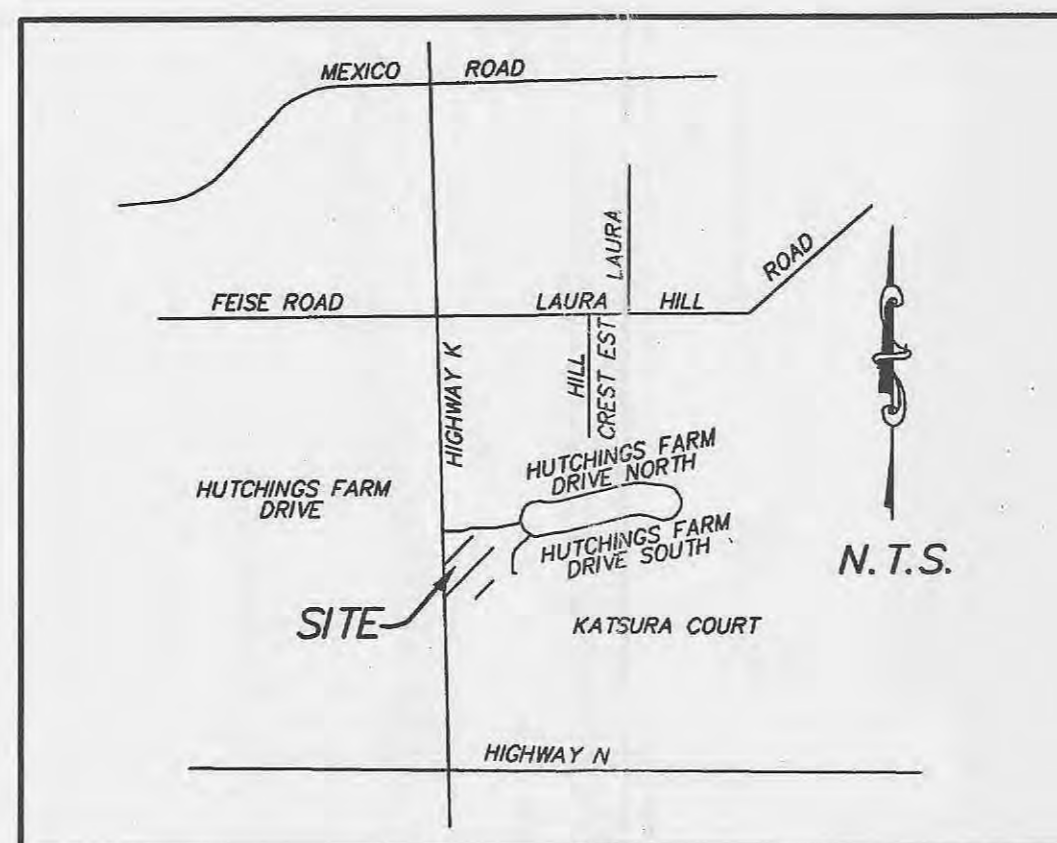
HUTCHINGS FARM PLAZA

A TRACT OF LAND BEING PART OF SECTION 4
TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

ST. CHARLES COUNTY GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must 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 grading or construction of improvements.
- All filled places under proposed storm and sanitary sewer lines and/or paved areas including trench backfills within and off the road right-of-way shall be compacted to at least 90% of the maximum dry density as determined by the "Modified Proctor A.A.S.H.T.O. T-180 Compaction Test" (ASTM D-1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations.
- All filled places in proposed and existing St. Charles County roads (highways) shall be compacted from the bottom of the fill, up to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180" Compaction Test (A.S.T.M. D-1557). Paved areas in cuts shall meet the same compaction requirements. All tests shall be verified by a Soils Engineer concurrent with grading operations.
- No area shall be cleared without permission of the developer.
- All grades shall be within 0.2 feet more or less of those shown on the grading plan.
- All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%).
- The developer shall contract with a soil consultant firm registered in the State of Missouri during the grading operation to monitor cut and fills and to verify proper compaction has been achieved.
- All incoming pipes and outgoing pipes shall have positive drainage through structures. No flat base structures are allowed.
- The total yardage for this project is based on a 15.0%+ shrinkage factor.
- The shrinkage factor is subject to change, due to soil conditions, (types and moisture) seeding period in March, and the percent compaction actually achieved at the time year grading is performed. As a result, adjustments in final grade may be required. If adjustments need to be made, the contractor shall contact Pickett, Ray & Silver, Inc. prior to completion of the grading.
- The computed bid yardage is to finish grades as shown, and does not include the removal of subgrade where required.
- Soil preparation and revegetation shall consist of wheat or rye between October and November at a rate of 150 pounds per acre or oats at a rate of 120 pounds per acre. Fescue will be used during next seeding period in March. Mulch shall be placed at a minimum rate of 100 pounds per 1000 square feet. Fertilizer shall be placed at a minimum rate of 30 pounds per acre for nitrogen, phosphate or potassium and 600 pounds per acre for lime. See Appendix A in Chapter 410, Article VI of the Unified Development Ordinance.
- If sediment control structures are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by the Contractor.
- All storm sewer pipe shall be A.S.T.M. C-76 Class II. Minimum Class III shall be installed under pavement.
- Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible or during the next seeding period after grading has been completed. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
- When grading operations are completed or suspended for more than 30 days, 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 County Engineer's recommendation.
- 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.

- All lots shall be seeded and mulched at the minimum rates defined in Appendix "A" in Chapter 410, Article VI of the Unified Development Ordinance or sodded before an occupancy permit shall 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.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to St. Charles County Highway and Building Departments.
- All trash and debris onsite, either existing or from construction, must be removed and properly disposed of offsite.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- 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.
- Construction Equipment access to development shall be directly off Highway K.
- Development is not located within the 100 Year Flood Plain Limits as shown on F.E.M.A. Map 29183C0239 E.
- All existing improvements damaged or destroyed during construction shall be replaced or repaired in kind.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR 35.
- All P.V.C. sanitary sewer pipe to be SDR-35 or equal with crushed stone bedding uniformly graded between 3/4" and 1 1/4" size. This bedding shall extend from 6" below the pipe to 8" above the top of the pipe.
- All exterior sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications. 10 CSR-8.120 (7)(E).
- Brick shall not be used on manholes.
- The minimum vertical distance from the low point of the building to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one-half feet (2-1/2').
- All manhole and catch basin tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All grout for rip-rap shall be high slump ready-mix concrete.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All storm and sanitary trench backfills will be water jetted. Granular backfill will be used under pavement areas.
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All pavement within the public right-of-way must meet the Public Class "A" arterial specifications and installation requirements of St. Charles County Missouri.
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.



LOCATION MAP

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	GRADING PLAN
5	SILTATION/SEDIMENT CONTROL PLAN
6	DRAINAGE AREA MAP
7	PROFILE SHEET
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS
10	LANDSCAPE PLAN
11	TRAFFIC CONTROL PLAN

LEGEND

	Sanitary Sewer (Proposed)		Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		Storm Structure	C.M.P.	Corrugated Metal Pipe
	Storm Sewer (Proposed)		Test Hole	C.I.P.	Cast Iron Pipe
	Storm Sewer (Existing)		Power Pole	P.V.C.	Polyvinyl Chloride
	8" w Water Line & Size		Light Standard	V.C.P.	Vitrified Clay Pipe
	EX W Existing water line		Double Water Meter Setting	A.T.G.	Adjust to Grade
	Tee & Valve		Single Water Meter Setting	EX.	Existing
	Hydrant		C.I.	C.O.	Clean Out
	Cap		S.C.I.	V.T.	Vent Trap
	18 Lot or Building Number		D.C.I.	T.B.R. & R	To Be Removed & Relocated
	x Existing Fence Line		G.I.	T.B.P.	To Be Protected
	Existing Tree Line		A.I.	T.B.A.	To Be Abandoned
	Street Sign		D.A.I.	B.C.	Base Of Curb
	Existing Contour		C.C.	T.C.	Top Of Curb
	Proposed Contour		F.E.	T.W.	Top Of Wall
	Grouted Rip-Rap		E.P.	B.W.	Base Of Wall
	End of Lateral		E.D.	(TYP)	Typical
	Asphalt Pavement		M.H.	U.N.O.	Unless Noted Otherwise
	Concrete Pavement		C.P.	U.I.P.	Use in Place

GENERAL NOTES:

- Present Zoning: C-2, General Commercial
- Proposed Use: Retail
- Area of Tract: 4.43 Acres
- Parcel ID Number: 2-0066-S004-00-0007.1, 7.3 & 7.4
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- Building height, site lighting, and signage shall be in accordance with St. Charles County requirements.
- The developer shall meet all of St. Charles County screening and transition strip regulations within the required time frame and all material planted will be sufficient size, condition, and quality and will be maintained to meet St. Charles County screening and transition strip regulations.

ESTIMATED GRADING AND CONSTRUCTION SCHEDULE

- Clearing - 12/01/03 to 12/05/03
- Construct Diversion Ditches and Install Erosion Control Devices - 12/03/03 to 12/05/03
- Grading - 12/08/03 to 12/26/03
- Utility Construction - 12/22/03 to 01/09/04
- All Exposed Slopes in Excess of 5 (Horiz): 1 (Vert) and all Exposed Finish Graded Areas Seeded and Mulched with Temporary Vegetation - 01/09/04
- Final Seeding and Mulching - 07/09/04
- Building Construction - 12/15/04

ESTIMATED FINAL COMPLETION: 12/15/04

ST. CHARLES COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVAL

DATE 2-5-04 TITLE Dir of P&Z Div.
BY [Signature]
DATE 2-5-04 TITLE [Signature]
BY [Signature]
COMMENTS: Approval subject to the owner submitting an access agreement across the common ground of the village at Hutchings Farm for access to Hutchings Farm Dr.

APPROVAL IS BASED UPON CONFORMITY WITH THE REGULATIONS PROVIDED IN THE UNIFIED DEVELOPMENT ORDINANCE, AND ALL CONDITIONS CONTAINED OR REFERENCED THEREIN, AND DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY FOR MATHEMATICAL OR DESIGN ERRORS.

COPES Building Development Review Highway Planning Consultant

Submission of shop drawings and hydraulic calculations of the underground detention system will be required and approved before installation.

PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

383 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

HUTCHINGS FARM PLAZA
COVER SHEET

ST. CHARLES COUNTY, MISSOURI

Prepared For:
Hutchings Farm Plaza LLC

8 PARKLAND AVE.
GLENDALE, MO 63122

REVISIONS	DATE	ST. CHARLES COUNTY COMMENTS	ST. CHARLES COUNTY COMMENTS
1	12.16.03		
2	1.14.04		
3	1.27.04		

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the seal 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 re-authenticated.

PICKETT RAY & SILVER, INC.

ERIC SCOTT KIRCHNER
E-2001004618
[Signature]

BENCH MARKS

TBM: "0" in Open on fire hydrant west side of Highway K, 186± west of the S.W. corner of the Keith and Betty Westoff property
ELEVATION = 587.65

NOTE: CONTRACTOR SHALL USE THE SITE BENCHMARK DESCRIBED ABOVE FOR CONSTRUCTION OF THIS ENTIRE PROJECT. USE OF ANY OTHER BENCHMARK WILL NOT BE ALLOWED.

PROPERTY OWNER/DEVELOPER:
HUTCHINGS FARM PLAZA LLC
8 PARKLAND AVE.
GLENDALE, MO 63122

DRAWN	DATE
J.M. WINTERS	10.23.03
CHECKED	DATE
E.S. KIRCHNER	10.23.03
PROJECT # 95234.ARM.OOC	FIELD BOOK
TASK # 1	BOOK

HUTCHINGS FARM PLAZA
COVER SHEET

SHEET 1 OF 11

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PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

RECEIVED
FEB 04 2004
ST. CHARLES COUNTY
PLANNING DEPARTMENT

St. Charles County Approved Plans
Traffic Signal