

GENERAL NOTES

- 1. CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
2. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
3. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF CONSTRUCTION...

- 7. THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRIP BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN).
11. SIDEWALKS, CURB RAMPS, RAMP, AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE...

SANITARY FLOW NOTE

ESTIMATED SANITARY FLOW
(2) STAFF MEMBERS x 15 GALLONS/PERSON/DAY
(54) 2-BEDROOM UNITS x 3 PEOPLE/UNIT x 75 GALLONS/PERSON/DAY
= 12,150 GALLONS PER DAY

GRADING & DRAINAGE NOTES

- 1. 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 EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. ALL STORM SEWER PIPES AND INLETS SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.

SWPPP NOTES

- 1. CONTRACTOR SHALL FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A COPY OF THIS PLAN AND PERMIT SHALL REMAIN ON SITE THROUGHOUT CONSTRUCTION.
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. CONTRACTOR SHALL REFERENCE THE ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES.

WATER JETTING NOTE

- PUBLIC STREET CONSTRUCTION REQUIREMENTS (405.210)
D. OUTSIDE (BEYOND) THE PAVEMENT LIMITS, EXCAVATIONS SHALL BE JETTED WITH WATER AND ALLOWED TO SET FOR A MINIMUM OF 72 HOURS PRIOR TO THE CITY ENGINEER.
1. JETTING GRANULAR MATERIALS AND EARTH MATERIALS ASSOCIATED WITH NEW CONSTRUCTION BEYOND THE PAVEMENT MAY BE JETTED, TAKING CARE TO AVOID DAMAGE TO NEWLY LAID SEWERS. THE JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN SEVEN AND ONE-HALF (7.5) FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE TRENCH. TRENCHES GREATER THAN TEN (10) FEET WILL REQUIRE MULTIPLE PROBES EVERY SEVEN AND ONE-HALF (7.5) FOOT CENTERS.
a. DEPTH TRENCH BACKFILL LESS THAN EIGHT (8) FEET IN DEPTH SHALL BE PROBED TO A DEPTH EXTENDING TO HALF THE DEPTH OF THE TRENCH BACKFILL, BUT NOT LESS THAN THREE (3) FEET. TRENCH BACKFILL GREATER THAN EIGHT (8) FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACKFILL BUT NOT GREATER THAN EIGHT (8) FEET.

PARKING NOTE

LOT 4:
REQUIRED PARKING
0.5 SPACES / UNIT * 54 UNITS = 27 SPACES
1 SPACE / 2 EMPLOYEES * 2 EMPLOYEES = 1 SPACE
TOTAL = 28 SPACES

DEVELOPMENT PHASE AREAS

Table with 2 columns: Lot #, Area (Acres). Lot 1 (Completed) 6.65 ACRES, Lot 2 (Future) 3.88 ACRES, Lot 3 (Future) 4.86 ACRES, Lot 4 4.74 ACRES.

CONSTRUCTION NOTES

- 1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF THICKENED SIDEWALK. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. PEDESTRIAN CROSSWALKS SHALL BE STRIPED AS DETAILED IN THESE PLANS.
3. WHERE WATER MAINS MUST CROSS OVER STORM DRAINS, OR SANITARY SEWERS, THE WATER MAIN MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND A FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED OVER THE SEWER TO BE CROSSED SO BOTH OF THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOVE FROM THERE AS POSSIBLE. WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION FROM BEING MAINTAINED OR WHERE IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER LINE, THE WATER MAIN MUST BE BACKFILLED WITH COMPACTED CLAY TO A MINIMUM OF 18 INCHES ABOVE AND BELOW THE OUTSIDE DIMENSION OF THE WATER MAIN AND FOR A HORIZONTAL DISTANCE OF 10 FEET FROM THE SEWER BEING CROSSED. IN NO CASE SHALL THE WATER MAIN AND THE SEWER SHARE THE SAME GRANULAR FILL BED. IN MAKING SUCH CROSSINGS, A FULL LENGTH OF PIPE MUST BE CENTERED OVER OR UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOVE THERE FROM AS POSSIBLE. WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THE WATER MAIN MUST BE MAINTAINED WITH ADEQUATE SUPPORT FOR THE LARGER SIZE SEWER LINES TO PREVENT THEM FROM SETTLING.

ADDITIONAL GENERAL NOTES

- 1. ALL THE REQUIREMENTS OF THE PLANNING & ZONING COMMISSION ARE ADDRESSED.
2. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 508Z.
3. ALL HVAC & MECHANICAL UNITS SHALL BE PROPERLY SCREENED.
4. ALL STORM SEWERS, STORM SEWER DRAINAGE FACILITIES, SANITARY SEWERS, AND WATER MAINS ON SITE ARE PRIVATE, EXCEPT AS NOTED ON PLANS.

SEQUENCE OF EVENTS

- 1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL DITCH CHECKS AND INLET PROTECT AS SHOWN ON THE PLAN.
3. INSTALL DIVERSION DIKES, SILT FENCE, AND SEDIMENT TRAPS AS SHOWN ON THE INITIAL SEDIMENT AND EROSION CONTROL PLAN, INCLUDING OUTLET STRUCTURE AND PIPE.
4. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK SHALL BE PERFORMED AND ONLY IN AREAS WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING. STRIP TOP SOIL AND STOCKPILE.
5. BEGIN SITE GRADING. RESPREAD TOPSOIL THEN SEED AND MULCH ALL SLOPES GREATER THAN 15% UPON REACHING FINAL GRADE.

SETBACK NOTE

PERIMETER SETBACKS:
25' RESIDENTIAL ONLY AND 50' SENIOR COMMUNITY SETBACKS ON NORTHERN AND EASTERN PROPERTY LINE, 25' RESIDENTIAL AND COMMERCIAL ONLY AND 50' SENIOR COMMUNITY ON SOUTHERN PROPERTY LINE. SETBACKS ESTABLISHED PER PLAT IN BOOK 45 PAGE 276.
INTERNAL LOT SETBACKS:
SENIOR OVERLAY ZONED AREA:
FRONT YARD: 25 FEET
SIDE YARD: 6 FEET
REAR YARD: 25 FEET
SENIOR OVERLAY ZONED AREA:
ADDITIONAL SETBACKS REQUIRED ON BUILDINGS OVER 30' IN HEIGHT, MEASURED FROM FINISHED FLOORS TO PEAK OF ROOF. ADDITIONAL 2 FEET SETBACK FOR EVERY 1 FOOT BUILDING HEIGHT ABOVE 30'. BUILDING MUST BE SET BACK 25 FEET FROM SENIOR COMMUNITY PERIMETER LOT LINES.
3-STORY BUILDING SETBACK CALCULATION:
BUILDING HEIGHT-SETBACK MAX HEIGHT ((4'-4"-30")=14'-4") ABOVE
SETBACK MAX HEIGHT
ADDITIONAL SETBACK DISTANCE: 2' EVERY FOOT ABOVE 30'
(2'x14'-4"=28'-8") = ADDITIONAL SETBACK = 28'-8"

UTILITY CONSTRUCTION NOTES

- 1. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
2. SITE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR DURING BUILDING TO CONFIRM IF INSTALLATION OF FIRE RISER IS INCLUDED IN SCOPE.
3. ALL TRENCHING, PIPE LAYING, AND BACKFILL SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS, BACKFILL OF TRENCHES THROUGH ANY IMPROVED AREAS, SUCH AS STREET, DRIVES OR PARKING LOTS SHALL BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY (ASTM D-698).
4. CONTRACTOR SHALL SUPPLY & INSTALL SCHEDULE 40 PVC CONDUITS FOR TELEPHONE AND TELEVISION (SEE PLAN).
5. SUMMARY OF SINGLE PHASE ELECTRIC RESIDENTIAL DEVELOPMENT WITH AMEREN MO.
AMEREN SUPPLIES:
A. ALL PRIMARY CABLE AND LABOR TO INSTALL.
B. ALL SECONDARY CABLE AND LABOR TO INSTALL.
C. ALL PRIMARY, SECONDARY AND STREET LIGHT CONDUIT WHEN THE DEVELOPER IS INSTALLING AMEREN MAINTAINED LIGHTS. (MATERIAL ONLY)
D. ALL STREET LIGHT MATERIAL AND LABOR.
E. ALL TRANSFORMERS AND TRANSFORMER PADS AND LABOR TO INSTALL.
F. ALL SECONDARY POWER PEDESTALS.
THE DEVELOPER SUPPLIES:
G. ALL LABOR TO INSTALL THE ENTIRE CONDUIT SYSTEM PER AMEREN SPECS AND DESIGN.
H. ALL TRANSFORMER PAD SITES MUST BE PREPARED PER AMEREN SPECS WHERE DESIGNATED.
i. ALL TRANSFORMER DOORS OPEN TO THE ROAD.
ii. ALL PAD SITES MUST BE LEVEL WITH COMPACTED ROCK.
iii. ALL CONDUITS MUST BE INSTALLED PRIOR TO AMEREN SETTING A TRANSFORMER WITH ALL PULL STRING INSTALLED AND CUT OFF TO 6" ABOVE FINAL GRADE.
1. ALL METER BASES AND LABOR TO INSTALL PER AMEREN SPECS. ALL METER BASES MUST BE ON AMEREN'S PREAPPROVED LIST.
J. ALL STREET LIGHT BASES, CONDUIT SYSTEM, AND PULL STRING MUST BE INSTALLED PRIOR TO AMEREN SETTING ANY TRANSFORMERS. THE LIGHT CONDUIT SYSTEM MAY NOT BE INSTALLED LATER.
5. SITE LIGHTING WIRING IS NOT SHOWN. SEE SEPARATE SITE ELECTRICAL PLANS BY THE MEP AND AMEREN MO FOR SITE LIGHTING DETAILS, CONDUIT, POWER PEDESTALS, ETC.
6. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR AND THE PROPER UTILITY COMPANY PROVIDING SERVICE PRIOR TO THE START OF CONSTRUCTION.
7. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
8. UTILITY TIE-INS ARE SHOWN IN APPROXIMATE LOCATIONS. REFER TO MEP FOR EXACT TIE-IN OF ALL UTILITIES.
9. SITE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. SITE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
11. ALL UNDERGROUND UTILITY CONDUITS SHALL BE PLACED 48" BELOW FINISH GRADE UNLESS NOTED OTHERWISE.
12. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
13. TOPS OF EXISTING HANDHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED FINISHED ELEVATIONS.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
15. REFER TO MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
16. PVC CONDUIT SHALL BE SCHEDULE 40 PVC WITH LONG SWEEPS ONLY (36" MINIMUM RADIUS) AND CONTAIN PULLTAPE, UNLESS OTHERWISE NOTED.

ES&S Engineering Surveys & Services DELIVERING YOUR VISION™
1113 Fay Street, Columbia, MO 65201
971-449-2646
802 El Dorado Drive, Jefferson City, MO 65101
873-636-3303
1775 West Main Street, Sedalia, MO 65201
660-826-8618
www.es-inc.com
MO Engineering Corp. # 2040055918

MEADOWOOD ESTATES II, LP MEADOWOOD ESTATES - PHASE II LOT 4 - MEADOWOOD ESTATES SUBDIVISION OF FALLON, ST. CHARLES COUNTY, MISSOURI

10/5/2022
KELLY A. LOHSANDT PROFESSIONAL ENGINEER
PE-2021032813

DESIGN: KAL DRAWN: BR
NOTES
Sheet
C0.02
PLANNING & ZONING #22-005740 APPROVED JULY 7, 2022
ES&S PROJECT NO. 15511