

GENERAL CONSTRUCTION NOTES

- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INFORMATION IS SHOWN ON THESE PLANS.
- EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO BEGINNING ANY CONSTRUCTION.
- PRIOR TO DOING EXCAVATION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR IS TO DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES, EVEN IF THEY ARE ONLY REMOTELY INVOLVED WITH THIS PROJECT. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. THE CONTRACTOR WILL INCUR THE COST AND OBTAIN ALL NECESSARY PERMITS FOR RIGHT-OF-WAY CONSTRUCTION.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- ALL EXCAVATION IS CONSIDERED TO BE UNCLASSIFIED.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND HE SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS. THE CONTRACTOR SHALL COMPLY WITH THE SWPPP PLAN CONTAINED HEREIN.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. ALL EXISTING UTILITIES SHALL BE ADJUSTED AS REQUIRED.
- SUBGRADE SOIL FOR ALL STRUCTURES, AND UTILITIES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND STABLE. SUBGRADE SOIL CORRECTION CONSISTING OF CRUSHED AGGREGATE OR LEAN CONCRETE MAY BE REQUIRED FOR UNSTABLE CONDITIONS.
- THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AND OBTAIN A STREET CLOSURE PERMIT IF REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING THAT MAY BE REQUIRED FOR CONSTRUCTION.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF OFFALLON ORDINANCES.

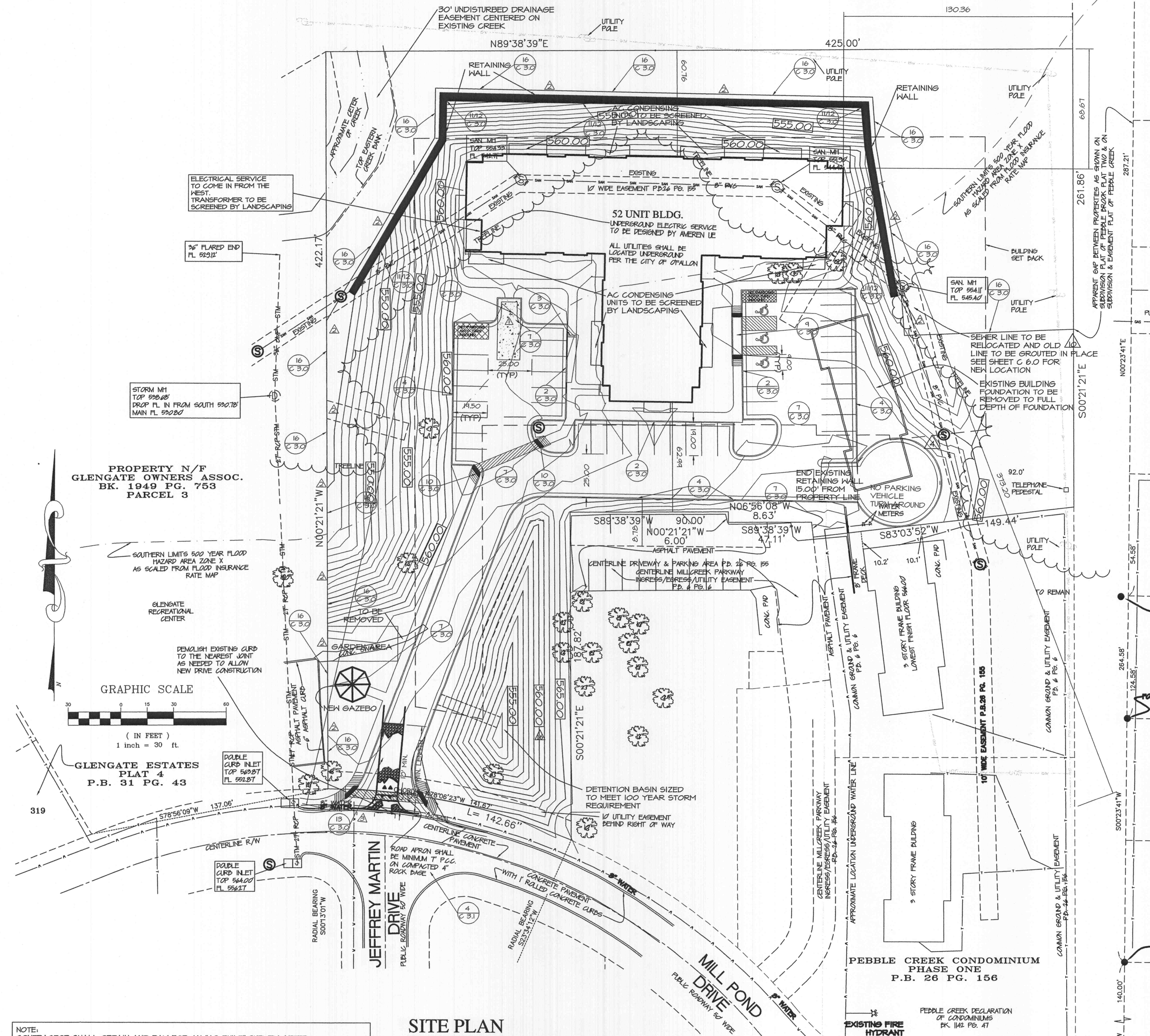
SITE FEATURES

- DUMPSTER APPROACH—CONCRETE DRIVE AT DUMPSTER AREA AND 20'-0" IN FRONT SHALL BE 8" THICK HEAVY DUTY. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SILT FENCE. SEE NOTES C 4.0.
- CONTRACTOR WILL INSTALL A TEMPORARY ENTRANCE AND VEHICLE WASH POINT AT SITE ENTRANCE.

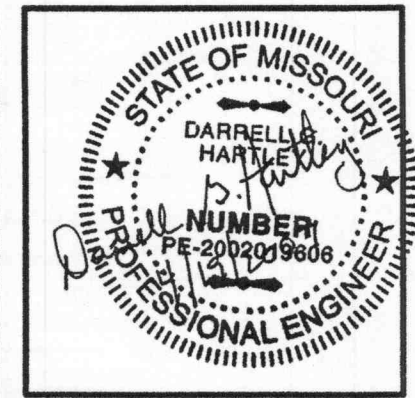
SITE NOTES

- THE CONTRACTOR SHALL STRIP THE BUILDING AREA OF TOP SOIL AND STOCKPILE IT. HE SHALL THEN INSTALL ENGINEERED FILL AS PER SOILS REPORT INCLUDED IN THE SPECIFICATIONS.
- THE BOTTOMS OF FOOTINGS SHALL BEAR ON SOILS AS PER THE SOILS REPORT IN THE SPECIFICATIONS. THE FOOTINGS SHALL BE AT DEPTHS INDICATED ON PLANS, OR DEEPER AS REQUIRED DUE TO SPECIFIC SITE CONDITIONS.
- TOPSOIL FINISH GRADE SHALL BE 6" BELOW THE FINISH FLOOR ELEVATIONS, SLOPING AWAY 6" IN 10' MINIMUM. FINISH GRADES SHALL NOT EXCEED A 3:1 UNLESS NOTED.
- FINISH GRADE SHALL BE 2" BELOW THE SURFACE OF WALKS, SLABS, STEPS, ETC., EXCEPT WHERE NECESSARY TO ACCOMMODATE DRAINAGE. CONTRACTOR SHALL SOD OR SEED ALL AREAS OF SITE DISTURBED BY CONSTRUCTION AS SHOWN ON SHEET C5.0
- SIDEWALKS SHALL NOT EXCEED 5% (1'-0" IN 20'-0") SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS SLOPE AND SHALL BE 4' WIDE EXCEPT AS NOTED ON SITE PLAN. PROVIDE STAIRS, RAMPS, CURBS, ETC., AS NOTED AND DETAILED.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT(S) AS MAY BE REQUIRED. SEE SITE UTILITY PLAN SHEET C6.0, ALSO.
- PARKING AREAS @ ACCESSIBLE SPACES AND ACCESS ISLES SHALL NOT EXCEED A 2% (1'-0" IN 50'-0") SLOPE, IN ANY DIRECTION. OTHER PORTIONS OF THE ACCESSIBLE ROUTES SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") LONGITUDINAL SLOPE NOR A 2% (1'-0" IN 50'-0") CROSS-SLOPE. OTHER PARKING AREAS AND CROSS-SLOPE OF DRIVES SHALL NOT EXCEED A 5% (1'-0" IN 20'-0")
- NEW CONSTRUCTION INCLUDES: BUILDING, 3 PARKING LOTS, DRIVE FROM MILL POND AVE., WALKS, AND DETENTION BASIN. ALL OTHER IMPROVEMENTS SHOWN ON SITE ARE CURRENTLY EXISTING.
- TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD, WHICHEVER IS MOST STRINGENT.
- EXISTING EASMENTS THAT CONFLICT WITH PROPOSED IMPROVEMENTS TO BE VACATED BY SEPARATE DOCUMENT
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION
- ALL SIGN POSTS AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER 56 AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- ALL ENTRANCE PAVEMENT SECTIONS WITHIN THE RIGHT-OF-WAY SHALL BE MINIMUM 1" P.C.G. PAVEMENT ON A COMPACTED 4" ROCK BASE, UNLESS OTHERWISE REQUESTED AND APPROVED WITH THE SITE PLAN. (AN EXCEPTION WOULD BE WHEN CONNECTING TO AN EXISTING ASPHALT PAVEMENT WITH AN EQUIVALENT ASPHALT SECTION.)
- SIGHT DISTANCE FROM MILL POND DRIVE IS 250 FEET, BOTH DIRECTIONS.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF OFFALLON ORDINANCES.
- REMOVE EXISTING PORTION OF WATERLINE IDENTIFIED ON SHEET C2.0 WHICH IMPACTS NEW CONSTRUCTION.

NOTE:
CONTRACTOR SHALL OBTAIN AND PAY FOR AN "AS-BUILT" SURVEY AFTER INSTALLATION OF FOUNDATIONS (AND PRIOR TO FLOOR FOUR OR OTHER CONSTRUCTION OPERATIONS) VERIFYING THAT FOUNDATIONS IN PLACE PROVIDE BUILDING PLACEMENT WITHIN SITE SET-BACK LINES IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.



SITE PLAN



MILL POND APARTMENTS O'FALLON, MISSOURI

PINNACLE
Civil Engineering, L.L.C.
Seven Oaks Center
302 Camanuev Drive
Columbi, MO 63201
Phone: 636.255.7200
Fax: 636.255.8247

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