

GENERAL NOTES

- 1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY OTHERS FROM AVAILABLE RECORDS...
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. TOPOGRAPHIC INFORMATION BY COLE AND ASSOCIATES, INC. & SURDEX.
...
14. ALL SIGNS/POSTS MUST MEET M.U.T.C.D. REQUIREMENTS.

EARTHWORK NOTES

Table with 2 columns: ESTIMATED GRADING QUANTITIES and SITE BALANCES. Includes rows for 15% SHRINKAGE FACTOR, CUT VOLUME, and FILL VOLUME.

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.

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 COLE 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:

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 REMOVAL OF UNSUITABLE MATERIAL 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.

STORM SEWER NOTES

- 1. ALL CONCRETE PIPE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76 CLASS III UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER STRUCTURES WITHIN PROJECT SITE TO BE CONSTRUCTED IN ACCORDANCE WITH ST. CHARLES COUNTY STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS.
...
5. "O" RING RUBBER GASKETED WATER TIGHT JOINTS SHALL BE USED FOR ALL STORM SEWER REACHES ON THE STORM SEWER PROFILE SHEETS.

SANITARY SEWER 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 PRE-CONSTRUCTION CONDITIONS.

WATER LINE NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR WATER MAINS TO MEET THE REQUIREMENTS OF THE PUBLIC WATER SUPPLY DISTRICT NO.2 SPECIFICATIONS AND STANDARDS APPROVED BY MDNR UNDER REVIEW NO. 66196-04R.
2. WATER MAINS SHALL BE POLY VINYL CHLORIDE (PVC) CLASS 200, SDR 21 PIPE CONFORMING TO A.S.T.M. SPECIFICATION D2241. THE PIPE SHALL BE PRESSURE RATED FOR A HYDROSTATIC WORKING PRESSURE OF 200 PSI AT 73.4 DEGREES F AND SHALL MEET ALL APPLICABLE REQUIREMENTS AS SET FORTH UNDER COMMERCIAL STANDARD (CS) 256-63.
...
4. WATER MAIN LOCATOR WIRE SHALL BE INSTALLED WITH ALL WATER MAIN, FITTINGS, AND VALVE INSTALLATION AND SHALL CONSIST OF A STANDARD ELECTRIC SERVICE WIRE, A SINGLE NO. 12 U.L. APPROVED COPPER WIRE OF THE SOLID OR STRAND TYPE WITH INSULATION FOR 600 VOLTS.

- 4. WATER MAIN LOCATOR WIRE SHALL BE INSTALLED WITH ALL WATER MAIN, FITTINGS, AND VALVE INSTALLATION AND SHALL CONSIST OF A STANDARD ELECTRIC SERVICE WIRE, A SINGLE NO. 12 U.L. APPROVED COPPER WIRE OF THE SOLID OR STRAND TYPE WITH INSULATION FOR 600 VOLTS.
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...
7. VALVE BOXES FOR USE SHALL BE THE SCREW-TYPE, EXTENSION SLEEVE KIND. ALL BOXES SHALL BE FITTED WITH A RECESSED COVER HAVING THE WORD "WATER" CAST IN THE TOP.

- 8. FIRE HYDRANTS SHALL BE MUELLER "CENTURION" OR THE AMERICAN DARLING MODEL NO. "B-84-B". HYDRANTS SHALL BE TRAFFIC MODEL TYPE WITH A WORKING PRESSURE OF 150 PSI IN FULL COMPLIANCE WITH A.W.W.A. STANDARD SPECIFICATIONS C-502 OF THE LATEST REVISION. HYDRANTS TO BE THREE-WAY WITH TWO 2 1/2 INCH CONNECTIONS AND ONE 4 1/2 INCH CONNECTION AND SHALL HAVE A 5 1/4" VALVE, A 6 INCH BARREL, AND SHALL BE OF A BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN, AND HAVE NATIONAL STANDARD THREADS.
...
11. FIRE HYDRANT SHALL BE IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT.

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12. CONCRETE FOR THRUST BLOCKING AT BENDS, TEES, VALVES, HYDRANTS, ETC., SHALL BE 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
...
14. ALL WATER LINES AND SERVICE LINES SHALL HAVE A MINIMUM OF 42" OF COVERAGE.

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15. VERTICAL CLEARANCE BETWEEN SEWERS AND WATER MAINS SHALL BE A MINIMUM OF 2'-0".
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21. NO WASTE MATERIALS SHALL BE BURIED ON-SITE.
...
23. TREE PROTECTION AREAS SHALL BE CLEARLY IDENTIFIED PRIOR TO ANY LAND DISTURBANCE, METHODS THAT MAY BE USED INCLUDE SNOW FENCE, POLYETHYLENE CHAIN LINK FENCE, OR CONSTRUCTION STAKES.

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24. SIGNS SHALL BE USED TO DESIGNATE TREE PROTECTION AREAS. SIGNS ARE TO BE PLACED VISIBLY ON ALL SIDES OF THE PRESERVATION AREA.
...
26. STATE LAW REQUIRES THE PARTY RESPONSIBLE FOR A PETROLEUM PRODUCT SPILL IN EXCESS OF 50 GALLONS TO REPORT THE SPILL TO MDNR (537-834-2430) AS SOON AS PRACTICAL AFTER DISCOVERY.

SILTATION CONTROL SPECIFICATIONS

- 1. INSTALLATION OF ALL PERIMETER SEDIMENT CONTROL SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS OF GRUBBING THE SITE.
2. INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY 0.75 HOUR RAIN EVENT. ANY SILTATION CONTROL IN NEED OF REPAIR SHALL OCCUR IMMEDIATELY.
...
4. SILT FENCES SHALL BE INSTALLED IMMEDIATELY AFTER EACH STORM SEWER STRUCTURE ONCE FINAL CONSTRUCTION OF EACH INDIVIDUAL STRUCTURE IS COMPLETE.

- 1. PERIMETER SILTATION CONTROL AND CONSTRUCTION ENTRANCES TO BE INSTALLED.
2. BEGUN PLACING AGGREGATE BASE IN PARKING AREAS ONCE AREA HAS REACHED FINAL GRADE TO PREVENT EROSION.
...
4. IMMEDIATELY SEED AREAS UPON REACHING FINAL GRADE THAT ARE TO BE PERMANENTLY SEED.

- 1. TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT.
2. GRADES SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE, BUT SHOULD NOT EXCEED 4 PERCENT.
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7. AN 8-INCH COURSE OF 2" MINUS AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION WITHIN THE RIGHT-OF-WAY.

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- 1. SILT FENCE TO BE WOVEN GEOTEXTILE FABRIC MFR#1 100X OR EQUAL.
2. FABRIC TO BE SUPPORTED BY METAL TEE POST WITH SPADE BASE SPACED ON 8' CENTERS WITH NO X 90/10 X 10 GAUGE WELDED WIRE FENCE.
...
6. SILT FENCES SHALL BE INSTALLED AROUND ALL STORM SEWER STRUCTURES.

GRADING/SEDIMENT & EROSION CONTROL NOTES

- 1) SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAL OF THE COUNTY INSPECTOR, SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES, ROADWAYS, STORM SEWERS, AND DRAINAGEWAYS.
2) 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 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
...
7) 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.

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8) A PRE-CONSTRUCTION CONFERENCE MUST BE SCHEDULED WITH THE DIRECTOR OF DEVELOPMENT REVIEW PRIOR TO THE START OF EACH CONSTRUCTION PHASE OF LAND DISTURBANCE ACTIVITY. THE PERMITEE WILL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS, UTILITY CREWS, AND OTHER ENTITIES THAT WILL PERFORM WORK AT THE SITE TO BE IN ATTENDANCE.
...
10) ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE FURNISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%).

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11) TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
...
14) 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.

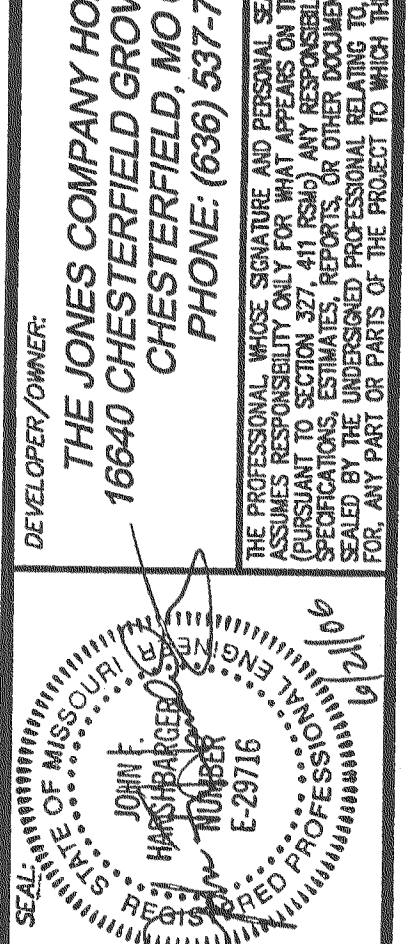
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15) ALL FINISHED GRASSES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENTS) IN EXCESS OF 20% SLOPES (6:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEED.
...
16) ALL LOTS SHALL BE SEED AND MULCHED AT THE MINIMUM RATES DEFINED IN CHAPTER 412, ARTICLE IV OF THE UNIFIED DEVELOPMENT ORDINANCE OR SODDED BEFORE AN OCCUPANCY PERMIT MAY BE ISSUED EXCEPT FOR A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE BUILDING CODE ENFORCEMENT DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT IN CASES OF UNDUABLE HARSHNESS BECAUSE OF FAVORABLE GROUND CONDITIONS.

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REVISIONS table with columns: DATE, REVISION, DRAWN, CHECKED, APPROVED.

DEVELOPER/OWNER: THE JONES COMPANY HOMES, L.L.C. 16640 CHESTERFIELD GROVE, SUITE 160 CHESTERFIELD, MO 63005 PHONE: (636) 537-7192



PHASE I IMPROVEMENT PLANS PRESTON WOODS - PHASE I IMPROVEMENT PLANS

ST. CHARLES COUNTY DEVELOPMENT REVIEW DIVISION RECEIVED JUN 22 2006

COLE and ASSOCIATES INCORPORATED planning & engineering • surveying • landscape architecture

DESIGNED BY JKW DRAWN BY BJ CHECKED BY JFH DATE 2/2/06

Job Number 05-340 Sheet Number C2.0

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