

LEGAL DESCRIPTION

Lot 6 of Progress Point Village
A tract of land being Lot 6 of Progress Point Village, a subdivision in the City of O'Fallon, Missouri, according to the plat thereof recorded in Plat Book 40, Pages 290 through 293 of the Recorder of Deeds Office in St. Charles, Missouri, and being located in U.S. Surveys 1669 and 1796, Township 46 North, Range 3 East of the Fifth Principal Meridian, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at the most Southwesterly corner of aforesaid Lot 6, being the intersection of the Easterly line of Missouri State Highway K (variable width) and the Northerly line of Missouri State Highway 40 TR (U.S. Route 40-61) (variable width), thence departing last said Northerly line and along last said Easterly line North 05 degrees 30 minutes 10 seconds East (basis of bearing taken from aforesaid plat of Progress Point Village) 53.93 feet; thence departing last said Easterly line South 89 degrees 26 minutes 29 seconds East 134.38 feet; thence North 60 degrees 43 minutes 53 seconds East 48.43 feet; thence North 31 degrees 45 minutes 48 seconds East 271.43 feet; thence North 64 degrees 25 minutes 01 second East 58.58 feet; thence North 06 degrees 56 seconds 01 minute East 98.00 feet; thence North 87 degrees 11 minutes 32 seconds East 100.00 feet; thence South 81 degrees 29 minutes 40 seconds East 90.00 feet; thence North 83 degrees 51 minutes 15 seconds East 70.00 feet; thence North 49 minutes 10 minutes 37 seconds East 75.00 feet; thence North 07 degrees 25 minutes 43 seconds East 55.00 feet; thence North 09 degrees 04 minutes 50 seconds West 68.00 feet; thence North 21 degrees 08 minutes 37 seconds East 160.00 feet; thence North 27 degrees 23 minutes 25 seconds East 100.00 feet; thence North 14 degrees 14 minutes 27 seconds East 100.00 feet; thence North 41 degrees 29 minutes 57 seconds East 100.00 feet; thence North 29 degrees 14 minutes 00 seconds East 43.63 feet; thence South 60 degrees 45 minutes 00 seconds East 199.56 feet to a point of tangency to the left for which the radius point bears North 29 degrees 14 minutes 00 seconds East 74.00 feet; thence Easterly along last said curve, with a chord which bears South 86 degrees 20 minutes 27 seconds East 63.89 feet on an arc distance of 61.66 feet to a point of tangency; thence North 68 degrees 05 minutes 07 seconds East 273.24 feet; thence North 63 degrees 24 minutes 07 seconds East 154.67 feet; thence North 53 degrees 08 minutes 53 seconds East 223.32 feet to the Southwesterly line of Technology Drive (variable width) and a point on a curve to the right for which the radius point bears South 85 degrees 12 minutes 54 seconds West 40.00 feet; thence along last said Southwesterly line the following courses and distances; thence South along last said curve, with a chord which bears South 02 degrees 14 minutes 37 seconds East 3.55 feet, on an arc distance of 3.55 feet to a point of reverse curvature to the left for which the radius point bears South 89 degrees 42 minutes 08 seconds East 76.00 feet; thence along last said curve, with a chord which bears South 48 degrees 02 minutes 04 seconds East 113.55 feet, on an arc distance of 128.22 feet to a point of reverse curvature to the right for which the radius point bears South 06 degrees 22 minutes 00 seconds East 40.00 feet; thence along last said curve, with a chord which bears South 71 degrees 27 minutes 04 seconds East of 33.70 feet, on an arc distance of 34.79 feet to a point of reverse curvature to the right for which the radius point bears South 43 degrees 27 minutes 52 seconds West 663.00 feet; thence Southwesterly along last said curve, with a chord which bears South 63 degrees 53 minutes 36 seconds East of 222.09 feet, on an arc distance of 223.15 feet to a point of tangency; thence South 27 degrees 15 minutes 05 seconds East 207.49 feet to a point of curvature to the right for which the radius point bears South 82 degrees 44 minutes 55 seconds West 40.00 feet; thence Southerly along last said curve, with a chord which bears South 03 degrees 02 minutes 47 seconds East 32.80 feet, on an arc distance of 33.80 feet to a point of reverse curvature to the left for which the radius point bears South 68 degrees 19 minutes 28 seconds East 76.00 feet; thence Southwesterly along last said curve, with a chord which bears South 17 degrees 44 minutes 55 seconds West 9.04 feet, on an arc distance of 9.05 feet to a point of reverse curvature to the right for which the radius point bears North 75 degrees 39 minutes 42 seconds West 40.00 feet; thence Southwesterly along last said curve, with a chord which bears South 38 degrees 32 minutes 37 seconds West 32.80 feet on an arc distance of 33.80 feet to a point of tangency; thence along last said curve (variable width) and a point of tangency; thence along last said Westerly line the following courses and distances; thence South 62 degrees 44 minutes 55 seconds West 64.91 feet to a point of compound curvature to the right for which the radius point bears South 27 degrees 15 minutes 05 seconds East 637.00 feet; thence Southwesterly along last said curve, with a chord which bears South 60 degrees 17 minutes 29 seconds West 54.62 feet on an arc distance of 54.64 feet to a point of compound curvature to the left for which the radius point bears South 34 degrees 53 minutes 40 seconds East 637.00 feet; thence Southwesterly along last said curve, with a chord which bears South 48 degrees 27 minutes 02 seconds West 147.64 feet on an arc distance of 147.98 feet to a point on a curve to the left for which the radius point bears South 45 degrees 32 minutes 05 seconds East 630.00 feet; thence Southwesterly along last said curve, with a chord which bears South 19 degrees 49 minutes 50 seconds West 525.20 feet on an arc distance of 541.74 feet to a point of tangency; thence South 04 degrees 48 minutes 14 seconds East 212.43 feet to a point of curvature to the right for which the radius point bears South 85 degrees 11 minutes 46 seconds West 970.00 feet; thence Southerly along last said curve, with a chord which bears South 02 degrees 58 minutes 55 seconds East 61.68 feet, on an arc distance of 203.87 feet to a point on a curve to the right for which the radius point bears North 79 degrees 05 minutes 25 seconds West 965.00 feet; thence Southerly along last said curve, with a chord which bears South 11 degrees 38 minutes 51 seconds West 24.85 feet on an arc distance of 24.85 feet to a point of tangency; thence South 12 degrees 23 minutes 06 seconds West 125.60 feet to the northerly line of aforesaid Missouri State Highway 40 TR; thence along last said Northerly line the following courses and distances; thence North 77 degrees 47 minutes 47 seconds West 229.97 feet; thence North 79 degrees 36 minutes 48 seconds West 495.30 feet; thence North 61 degrees 02 minutes 01 second West 34.67 feet to a point on a curve to the right for which the radius point bears North 12 degrees 14 minutes 34 seconds East 871.93 feet; thence Northwesterly along last said curve, with a chord which bears North 70 degrees 39 minutes 05 seconds West 215.72 feet on an arc distance of 215.27 feet; thence departing last said curve North 82 degrees 10 minutes 19 seconds West 500.56 feet; thence North 54 degrees 06 minutes 15 seconds West 396.25 feet to the POINT OF BEGINNING and containing 2,088,342 square feet or 47,942 acres, more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on November 18, 2003.

Also known as:
Lot 6 of PROGRESS POINT VILLAGE, a Subdivision in St. Charles County, Missouri, as per plat thereof recorded in Plat Book 40 Pages 290 through 293 of the St. Charles County Records.

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 GRADE SHALL EXCEED 3:1 SLOPE.
- 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 ROOF TOP 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 O'FALLON STANDARDS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND DETAILS.
- HANDICAP STALL LOCATIONS ARE TO BE DETERMINED AND COORDINATED WITH THE CITY OF O'FALLON.
- 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.
- THE LOCATION OF THE PROPOSED SECOND ENTRANCE (CENTERED ON THE SHARED LOT LINE BETWEEN AREAS A AND B) IS NOT A PART OF THE CURRENT SUBMISSION, AND IS SUBJECT TO REALIGNMENT AND/OR RELOCATION OR REMOVAL ONCE PLANS FOR THE DEVELOPMENT OF "AREA A" HAVE BEEN SUBMITTED AND REVIEWED. THIS COMMERCIAL PRIVATE ACCESS DRIVE SHALL BE CONSTRUCTED TO COMMERCIAL STANDARDS, WITH 36 FOOT WIDE PAVEMENT.
- ROOF TOP MECHANICAL EQUIPMENT WILL BE PROHIBITED. THE GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE FULLY SCREENED WITH LANDSCAPING OR SOLID 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. NOTE THAT THE 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 O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
- DEVELOPER MUST NOTIFY THE CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- 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 AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO THE HANDICAP ACCESS AISLE.
- 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.
- ALL PAVED ROADWAYS GOING ON AND OFFSITE WILL BE KEPT FREE OF DIRT, ROCKS, GRAVEL OR OTHER MATERIALS DURING CONSTRUCTION.
- RIP RAP SHOWN AND FLEED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD 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 O'FALLON ORDINANCES.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.
- CONTRACTOR TO FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS PREPARED BY MIDWEST TESTING; REPORTS DATED DECEMBER 18,2000 (MT #3964), MARCH 19,2004 (MT #10400), MAY 10, 2004 (MT #10429), JULY 22, 2004 (MT #10507).
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY ROCK ENCOUNTERED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL THE GEOTECHNICAL REPORTS LISTED ABOVE AND REVIEW THE RECOMMENDATIONS OF THE GEOTECH ENGINEER.

STORM SEWER NOTES

- ALL CONCRETE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76-80 CLASS III UNLESS NOTED.
- ALL STORM SEWER STRUCTURES WITHIN PROJECT SITE TO BE CONSTRUCTED IN ACCORDANCE WITH ST. CHARLES COUNTY HIGHWAY DEPARTMENT.
- TYPE "C" BEDDING IS REQUIRED FOR PIPES IN ROCK.
- ALL TRENCH BACKFILLS UNDER PAVEMENT SHALL BE GRANULAR BACKFILLED.
- JETTING IS NOT A PERMITTED METHOD OF COMPACTION ON SEWER TRENCHES BACKFILL MUST BE SUITABLE SOILS & COMPACTED TO 95 % OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY. (APPLIES TO TRENCHES THAT DO NOT REQUIRE GRANULAR BACKFILL)
- ALL CURB INLETS AND AREA INLETS TO HAVE 5/8" TRASH BAR ACROSS INLET OPENINGS.
- "O" RING PIPE TO BE USED ON ALL STORM SEWERS.
- GRANULAR BACKFILL TO BE PLACED WITH A MINIMUM OF 1'H:1'V SLOPE FROM EDGE OF PAVEMENT.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.
- PROVIDE THE IDENTITY OF THE APPROPRIATE SEWER DISTRICT.
- PROVIDE 36" MINIMUM COVER FOR STORM SEWERS
- PROVIDE CONCRETE CRADLES FOR ROP 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 PROVIDED ALTERNATE BID FOR ADS N-12 ULTRA WT OR EQUAL (SMOOTH INTERIOR) AASHTO TYPE "S" (N-12 ULTRA WT).

EROSION AND SEDIMENT CONTROL NOTES

- Installation of perimeter sediment control shall be implemented as the first step of grading and within seven (7) days of grubbing the site.
- Inspection of siltation control devices shall take place once every seven days and within 24 hours of any 0.5"/24 hour rain event. Any siltation control in need of repair shall occur immediately.
- Any disturbed areas which will remain unworked for 14 days or more shall be stabilized with seeding and mulching per specifications within 7 days. 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.
- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT. Owner shall be responsible for structure to remain as permanent after construction is complete.
- 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 storm drain from damaging adjacent property and siltting up all storm drainage systems whether on or off site.

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 or 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 vigorous 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.

VEGETATION ESTABLISHMENT

TILLAGE PREPARATIONS

*TILL TOP 4" OF SOIL

FERTILIZER

* PER SOIL TEST OR FOLLOWING TABLE:

	LBS./1,000 S.F.			
	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 VARIABLE 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	MARCH 1 - JUNE 1
LISTED LEGUMES/GRASSES	AUGUST 1 - OCTOBER 1
WHEAT/RYE	MARCH 15 - NOVEMBER 1

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 tightly abutting one another.
- All bales shall be either wire-bound or string-tied. Straw bales shall be installed so that buildings 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 this sheet.
- 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 this sheet).
- 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 tightly 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 assure that sediment-laden runoff will flow either through or over the barrier but not around it.

Maintenance

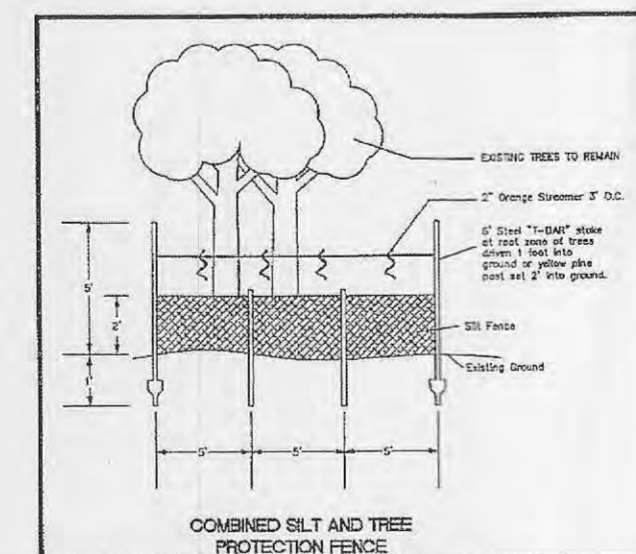
- Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged fence, end runs and undercutting beneath fence.
- Necessary repairs to barriers or replacement of silt fence shall be accomplished 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 Miraf 100X or equal.
- Fabric to be supported by metal tee post with spade base spaced on 5' centers with 6 x 6/10 x 10 gage welded wire fence. See detail this sheet.
- Fabric shall be entrenched and backfilled. A trench shall be excavated a minimum of 6 inches deep and the length of the fence. See detail this sheet.
- 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.

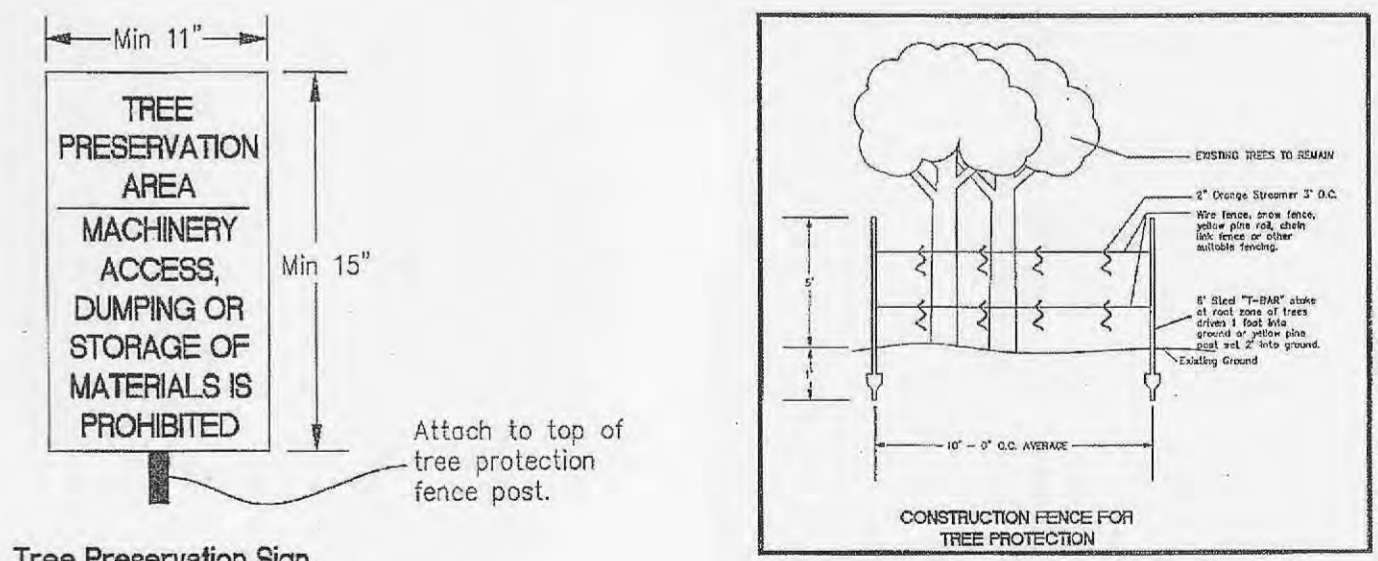
Maintenance

- 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.
- All fill including places 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, storm sewers and all utilities 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 easement 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. 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 grouted rip-rap as directed by District inspectors. (All grout shall be high slump ready-mix concrete).
- 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.



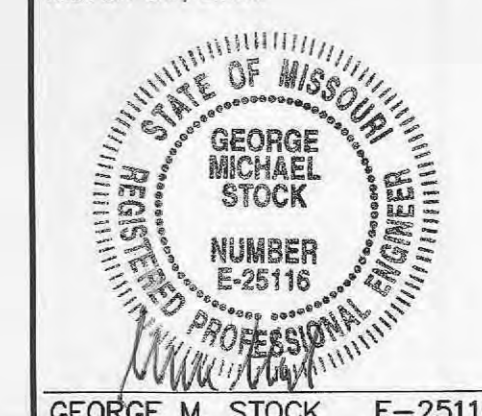
5 - 03/02/05 REVISED PER CITY & COORDINATING COMMENTS
4 - 02/02/05 REVISED PER CITY, DUCKETT CREEK AND MODOT COMMENTS
3 - 12/08/04 REVISED SANITARY SEWER ROUTE
2 - 12/01/04 REVISED PER FIRE DISTRICT, SEWER DISTRICT AND CITY COMMENTS
1 - 11/22/04 REVISED PER COORDINATION ISSUES

PROGRESS WEST HEALTHCARE CENTER - UTILITY PACKAGE SPECIFICATION SHEET

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March 02, 2005



DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.E.F.	10/21/04	G.M.S.	10/21/04	204-3224	C2 of 22