

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.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL SANITARY SEWER MANHOLES (THAT ARE AFFECTED BY THE DEVELOPMENT) TO FINISH GRADE.
- EASEMENTS SHALL BE PROVIDED FOR ALL SANITARY SEWERS, STORM SEWERS AND ALL UTILITIES ON THE RECORD PLAT.
- ALL SANITARY SEWER 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 BASEMENT 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. FLAT INVERT STRUCTURES NOT ALLOWED.
- EPOXY COATING SHALL BE USED ON ALL SANITARY SEWER MANHOLES THAT RECEIVE PRESSURIZED MAINS.
- ALL CREEK CROSSINGS SHALL BE LINED WITH RIP-RAP AS DIRECTED BY DISTRICT INSPECTORS.
- 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.

DEVELOPMENT NOTES

- AREA OF TRACT (LOT): 1.298AC (56,540 SQ. FT.)
- CURRENT ZONING: C-2 GENERAL BUSINESS DISTRICT (CITY OF DARDENNE PRAIRIE)
- PROPOSED USE: GAS STATION AND CONVENIENCE STORE
- AREA OF BUILDING: 4,555 SQ. FT.
- REQUIRED BUILDING & PARKING SETBACKS:

FRONT YARD	25FT
SIDE YARD	10FT
SIDE YARD OF STREET SIDE OF CORNER LOT	25FT
REAR YARD	15FT
PARKING	10FT ALONG LOT PERIMETER
- PARKING REQUIREMENTS:

RETAIL @ 10 + 1 SPACE PER 400 SQ. FT. IN EXCESS OF 2,000 SQ. FT.
10 + (2,555/400) = 16.4 ~ 17 SPACES
GASOLINE SERVICE STATION @ 0.5 SPACES PER PUMP
8 x 0.5 = 4 SPACES
PARKING REQUIRED = 21 SPACES (2 H.C. SPACES)
PARKING REQUIRED = 30 SPACES (2 H.C. SPACES)
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND
- ANY MECHANICAL UNITS TO BE LOCATED ON THE ROOF OF THE BUILDING SHALL BE SCREENED FROM PUBLIC VIEW.
- DETENTION PROVIDED FOR BY THE OVERALL DEVELOPMENT FOR DARDENNE PRAIRIE PLAZA.
- SITE IS PLANNED TO BE DEVELOPED IN ONE STAGE
- ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING AND USEABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
- SITE CALCULATIONS:

BUILDING AREA:	4,555 SQ. FT. ~ 8.1%
SITE PAVEMENT:	38,186 SQ. FT. ~ 67.5%
GREENSPACE:	13,799 SQ. FT. ~ 24.4%

PUBLIC WATER DISTRICT #2 NOTES

WATER SERVICE CONNECTION TO COMPLY WITH "POLICIES, PROCEDURES AND REQUIREMENTS FOR CONNECTION AND INSPECTION OF COMMERCIAL WATER SERVICE CONNECTIONS" BY PUBLIC WATER DISTRICT #2 OF ST. CHARLES COUNTY, JUNE 2005.

GENERAL NOTES

- THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- 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). EROSION CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF DARDENNE PRAIRIE 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 DARDENNE PRAIRIE 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 DARDENNE PRAIRIE AND/OR MoDOT.
- ALL FILLED PLACES 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.
- NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL): 1 (VERTICAL) UNLESS SUPPORTED BY A REPORT FROM A LICENSED GEOTECHNICAL ENGINEER.



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2255 Bluestone Drive
St. Charles, MO 63303
(836) 918-5788

GENERAL NOTES

No.	Revision	Date
1	CITY COMMENTS	9/20/07
2	OWNER REVISIONS	3/24/09

EFK Moen, LLC
Civil Engineering Design
13523 Barrett Parkway Dr. Suite 250
St. Louis, MO 63021
Phone (314)729-4100 Fax (314)729-4199

PROJECT NOTES

DRAWN BY: JAA	SHEET
DESIGNED BY: CDL	2
CHECKED BY: FJK	
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DARDENNE PRAIRIE, MISSOURI
1150 FEISE ROAD
QuikTrip Store No. : 657