

LEGEND

EXISTING		NEW
	SANITARY SEWER MANHOLE	
	STREET SIGN	
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	GAS VALVE	
	GAS METER	
	POWER POLE	
	LIGHT POLE	
	TELEPHONE OR CABLE BOX	
	GUY WIRE	
	BIKE RACK	
	ELECTRIC BOX OR METER	
	MAILBOX	
	ELECTRIC TRANSFORMER BOX	
	CHAIN LINK FENCE	
	BOLLARD	
	TREE	
	DOWN SPOUT/ROOF DRAIN	
	CLEANOUT	
	GRATE INLET	
	AREA INLET/CURB INLET	
	MANHOLE	
	IDENT. OF NEW OR MOD. DRAINAGE STRUCT.	
	IDENT. OF NEW OR MOD. SANITARY STRUCT.	
	STORM SEWER	
	SANITARY SEWER	
	SITE BENCHMARK	
	FOUND PIPE/IN	
	FOUND CUT CROSS	
	FOUND MONUMENT AS NOTED	
	WALL	
	SWALE	
	ROCK	
	WATER LINE	
	GAS LINE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	FIBER OPTIC	
	TELEPHONE	
	GUARD RAIL	
	PROPERTY LINE	
	RIGHT OF WAY	
	CENTERLINE	
	CONCRETE PAVEMENT	
	CONCRETE CURB	
	CANOPY	
	MISCELLANEOUS BOUNDARY	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SILT FENCE	
	CONSTRUCTION LIMITS	
	ASPHALT PAVEMENT	
	CONCRETE SIDEWALK/PAVEMENT	

H&S GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC PERFORMED BY HORNER SHIFRIN, 401 S. 18TH ST., SUITE 400, ST. LOUIS, MISSOURI 63103.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO ACCOMPLISH THIS WORK. THE COST OF THESE PERMITS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- SITE DIMENSIONS ARE TO FACE OF CURB, PROPERTY LINE OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND RADII TO OR FROM CURB LINES ARE TO FACE OF CURB.
- DO NOT DISTURB ANY UTILITIES UNLESS NOTED OTHERWISE.
- USE OF EXPLOSIVES AND BURNING ON-SITE WILL NOT BE PERMITTED.
- CONSTRUCTION SIGNS, LIGHTS, AND BARRICADES SHALL BE INSTALLED AT LOCATIONS NECESSARY TO MAINTAIN A SAFE WORK SITE CONDITION AS DIRECTED/APPROVED BY THE CITY OF OFALLON, AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
- ALL CONSTRUCTION ACTIVITIES TO COMPLY WITH APPLICABLE OSHA REGULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OFALLON STANDARDS.
- ALL GROUND SURFACES DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- FOR CONSTRUCTION STAKING PURPOSES, THE CONTRACTOR SHALL BE PROVIDED WITH A COPY OF THE ELECTRONIC DRAWINGS FOR THE SITE PLAN AND GRADING.
- CONTRACTOR SHALL CONTROL DUST BY SPRINKLING OF WATER OR ANY OTHER NECESSARY MEANS APPROVED BY THE CONSTRUCTION MANAGER.
- WORKING HOURS SHALL BE IN ACCORDANCE WITH THE CITY OF OFALLON'S CONSTRUCTION WORKING HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF OFALLON AS FOLLOWS: CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
A. OCTOBER 1 - MAY 31 7:00 AM TO 7:00 P.M. MONDAY - SUNDAY
B. JUNE 1 - SEPTEMBER 30 6:00 A.M. TO 8:00 P.M. MONDAY - FRIDAY, 7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

CONSTRUCTION WORK DONE OUTSIDE THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.
- ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTORS.
- CONTRACTOR SHALL PROVIDE SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ON THE SITE.
- SURVEYING AND SUBMITTING AS-BUILTS TO THE CITY OF OFALLON OR UTILITY COMPANIES PER THEIR REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:

OCTOBER 1 - MAY 31
7:00 A.M. TO 7:00 P.M. MONDAY - SUNDAY

JUNE 1 - SEPTEMBER 30
6:00 A.M. TO 8:00 P.M. MONDAY - FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

H&S GRADING, SEDIMENT & EROSION CONTROL NOTES:

- SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAL OF THE CITY INSPECTOR, SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES, ROADWAYS, STORM SEWERS AND DRAINAGEWAYS.
- ALL TRUCKING OPERATIONS SHALL FOLLOW THE APPROVED TRUCKING HAUL ROUTE. CONCRETE TRUCKS SHALL HAVE PROPER WASHOUTS, AS APPROVED BY THE CITY. COUNTY AND STATE ROADS SHALL BE CLEANED AND KEPT CLEAR OF MUD, SEDIMENT, AND ANY OTHER DEBRIS AT ALL TIMES THROUGHOUT CONSTRUCTION.
- ALL ON-SITE TRASH, LITTER, DISCARDED BUILDING MATERIALS, OTHER CONSTRUCTION SITE WASTES AND DEBRIS, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL PROVIDE THE CITY INSPECTOR INFORMATION CONCERNING STORAGE AND HANDLING OF ALL HAZARDOUS AND TOXIC SUBSTANCES BROUGHT ONTO THE SITE. THE CONTRACTOR WILL ADHERE TO APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING STORAGE AND DISPENSERS, SPILL PREVENTION CONTROL AND COUNTERMEASURE PLANS FOR CLEAN-UP.
- SOFT SOILS IN THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS, TRAPS, OR OTHER ESC MEASURES SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENT TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR ON ANY STORM SEWER LOCATION. ANY OTHER WET SOILS THAT ARE OUTSIDE THE OPTIMUM MOISTURE RANGE TO OBTAIN THE PROPER COMPACTION SHALL BE AIR DRIED SUFFICIENTLY BEFORE USE AS FILL.
- ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%).
- TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A DENSITY SUFFICIENT TO PROVIDE EROSION CONTROL ON THE SITE.
- CONTRACTOR SHALL PROVIDE DUST CONTROL, AS DETERMINED BY THE CITY OF OFALLON.
- UPON COMPLETION OF STORM SEWERS, SILTATION CONTROL SHALL BE PROVIDED AROUND ALL OPEN SEWER INLETS AND SHALL REMAIN UNTIL THE DISTURBED DRAINAGE AREAS HAVE BEEN PROPERLY STABILIZED.
- WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE RE-ESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

H&S GRADING NOTES:

- NO GRADING OR EXCAVATION ACTIVITIES SHALL BE PERFORMED ON THE SITE UNTIL ALL NECESSARY PERMITS HAVE BEEN SECURED AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED ON AND ADJACENT TO THE PROJECT SITE.
 - EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER OR HIS/HER DESIGNATED REPRESENTATIVE.
 - DAMAGE TO STREETS AND PROPERTIES DUE TO SOIL EROSION OR SILTATION SHALL BE PREVENTED BY ERECTING SILT FENCE BARRIERS, TEMPORARY BASINS OR BY UTILIZING SIMILAR DEVICES TO EFFECT SOIL STABILIZATION. SEE EROSION & SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL INSPECT AND MAKE ALL NECESSARY REPAIRS TO EROSION CONTROL MEASURES FOLLOWING PERIODS OF PRECIPITATION AND / OR AS DIRECTED BY THE CITY OF OFALLON. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR IF SO DIRECTED.
 - ALL TRENCHES BENEATH OR ADJACENT TO NEW PAVEMENT OR SIDEWALKS SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED 3/4" MINUS CRUSHED LIMESTONE. COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
 - ELEVATIONS AND CONTOURS SHOWN ARE TO TOP OF FINISHED GROUND OR PAVED SURFACE, UNLESS OTHERWISE NOTED.
 - CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND/OR THE PIPES AND STRUCTURES THEMSELVES.
 - CONTRACTOR SHALL PROVIDE A GRAVEL CONSTRUCTION ENTRANCE AND WASHDOWN AREA (MIN. 50' x 24') AS SHOWN ON THE PLANS. ALL TRUCKS MUST BE WASHED DOWN PRIOR TO LEAVING THE SITE.
 - CLEARING LIMITS SHALL BE VISIBLY MARKED IN THE FIELD PRIOR TO REMOVAL OF TREES.
 - ALL LOW PLACES, WHETHER ON-SITE OR OFF-SITE SHOULD BE GRADED TO PROVIDE POSITIVE DRAINAGE. CONTRACTOR TO PROVIDE COPIES OF TEMPORARY EASEMENT FOR WORK ON ADJACENT PROPERTIES AS REQUIRED.
 - ALL MUD AND DEBRIS FROM THE CONSTRUCTION SITE SHALL BE KEPT OFF CITY MAINTAINED STREETS.
 - SOD SHALL BE USED IN DETENTION BASINS AND SWALES UNLESS VELOCITIES ARE EXCESSIVE (GREATER THAN 5 FPS OR WHERE VELOCITIES ARE LESS THAN 2 FPS CAUSING DEPOSITION OF SOIL PARTICLES) THEN CONCRETE SWALES MAY BE USED. SOD PLACED ON SLOPES STEEPER THAN 10% SHOULD BE STAKED.
 - CONTRACTOR TO PROVIDE ALL AS-BUILTS REQUIRED BY CITY AND OWNER.
 - GRADING EARTHWORK QUANTITIES MUST BE VERIFIED BY CONTRACTOR AND SHOULD NOT BE ASSUMED TO BALANCE.
 - NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.
 - ALL FILL FOR STRUCTURES SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - EARTHWORK:
CUT = 2,098 C.Y.
FILL = 20,850 C.Y.
BORROW MATERIAL = 18,752 C.Y.
- EARTHWORK QUANTITIES ARE ESTIMATES AND WILL CHANGE BASED ON PAVEMENT THICKNESS, ACTUAL SIZE OF SEWERS AND FOUNDATIONS CONSTRUCTED, AND THE TYPE OF MATERIAL EXCAVATED.

SITE INFORMATION:

TOTAL SITE AREA:	11.67 ACRES (11.6 ACRES DISTURBED)
SITE COVERAGE:	2.89 ACRES (24.7%) ROOF/BUILDING/GARAGE 4.00 ACRES (34.2%) PAVEMENT 4.79 ACRES (41.1%) GRASS
OWNER:	RTA OFALLON LLC 2082 MICHELSON DR., 4TH FLOOR IRVINE, CA 92612
DEVELOPER:	FPA MULTIFAMILY, LLC 2082 MICHELSON DR., 4TH FLOOR IRVINE, CA 92612
ZONING:	R-3 GARDEN APARTMENT & CONDO
PROPOSED USE:	MULTIFAMILY COMPLEX TOTAL UNITS = 168
UTILITIES PROVIDED:	SANITARY SEWER; WATER/FIRE; ELECTRIC; GAS
SANITARY SEWER EFFLUENT:	58,600 GPD (ESTIMATED)
FLOODPLAIN:	FEMA MAP PANEL 29183C0235, EFFECTIVE JANUARY 20, 2016, ZONE X
PARKING CALCULATIONS:	REQUIRED PARKING: MULTI-FAMILY (3+ DWELLING UNITS) 404 SPACES - 1.5 SPACES FOR ONE(1) BEDROOM UNIT, PLUS ONE (1) ADDITIONAL SPACE FOR EACH ADDITIONAL BEDROOM 4 SPACES - 4 CLUBHOUSE EMPLOYEES TOTAL = 408 SPACES PROVIDED PARKING: 425 SPACES (INCLUDES 10 ACCESSIBLE SPACES)
LANDSCAPING CALCULATIONS:	41.1% SITE COVERAGE (SEE LANDSCAPING PLANS FOR DETAILS)
OTHER APPLICABLE CODES:	CITY OF OFALLON GOVERNMENT CODE, CHAPTER 405: SUBDIVISION AND LAND DEVELOPMENT, ARTICLE V: DEVELOPMENT STANDARDS

GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE AGENCY PRIOR TO THE COMMENCEMENT OF ANY WORK WHICH WILL AFFECT ANY EXISTING UTILITY.

COMMUNICATIONS / CABLE TV / DATA:
CENTURRYLINK / 1151 CENTURYTEL DR. WENTZVILLE, MO 63385 636-332-7261
CHARTER COMMUNICATIONS
815 CHARTER COMMONS TOWN & COUNTRY, MO 63014 636-387-6633

ELECTRIC:
CUIVRE RIVER ELECTRIC COOPERATIVE P.O. BOX 160 TROY, MO 63379 1-800-392-3709
CENTRAL ELECTRIC POWER COOPERATIVE
573-761-2860

ELECTRIC:
SPIRE GAS 1999 TRADE CENTER DR. EAST ST. PETERS, MO 63376 314-575-4831
STORM SEWER:
CITY OF OFALLON 100 N. MAIN ST. OFALLON, MO 63366 636-240-2000

SANITARY SEWERS:
CITY OF OFALLON 100 N. MAIN ST. OFALLON, MO 63366 636-240-2000

ELECTRIC:
CITY OF OFALLON 100 N. MAIN ST. OFALLON, MO 63366 636-240-2000

FIRE DISTRICT:
OFALLON FIRE PROTECTION DISTRICT 111 LAURA K DR. OFALLON, MO 63366 636-272-3493

UTILITY LOCATES:
MISSOURI ONE-CALL 1-800-344-7483

THE CITY OF OFALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. FOR WATER MAIN, SANITARY SEWER AND STORM SEWER LOCATES, CONTACT 636-281-2858. FOR TRAFFIC LOCATES, CONTACT 636-379-5802. CONTACT THE ENGINEERING DIVISION AT 636-379-5556 AND THE CONSTRUCTION INSPECTION DIVISION AT 636-379-5596.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS 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. THIS WORK SHALL BE COMPLETED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT ALL SUCH UNDERGROUND UTILITIES DURING ALL PHASES OF WORK.

LOCATE EXISTING UNDERGROUND UTILITIES AND SEWERS IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. WHEN UTILITIES OR SEWERS ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTION DURING OPERATIONS. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE CONSTRUCTION MANAGER AND UTILITY OWNER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH THE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER. REMOVALS OR RELOCATIONS BY UTILITY COMPANIES ARE TO BE INITIATED AND COORDINATED BY THE CONTRACTOR.

ALL EXISTING UTILITY ACCESS COVERS SUCH AS MANHOLES, VALVE BOXES, VAULT COVERS, METER COVERS AND OTHER SURFACE APPURTENANCES SHALL BE ADJUSTED TO THE PROPER FINISH GRADE ELEVATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE AFFECTED UTILITY COMPANY OR SERVICE PROVIDER.

DESIGN OF SHORING FOR UTILITY AND SEWER TRENCHES IS THE RESPONSIBILITY OF THE CONTRACTOR.

WATER TIGHT A-LOK STRUCTURE CONNECTIONS SHALL BE USED FOR ALL STORM AND SANITARY SEWER CONNECTIONS.

FOR SEWERS WITH A DESIGN GRADE OF LESS THAN ONE PERCENT (1%), FIELD VERIFICATION OF THE STORMSEWER GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS.

ALL LIDS ON PUBLIC STORM SEWER STRUCTURES SHALL HAVE THE CITY LOGO PER CITY REQUIREMENTS.

WHEN GAS MAIN IS UNDER NEW PARKING OR DRIVE LANE/ROADWAY PAVEMENT CONTRACTOR SHALL PROVIDE GRANULAR BACKFILL MATERIAL TO LAECLEDE GAS (SPIRE) FOR THEIR USE IN CONSTRUCTION OF THE NEW GAS LINE.

PRINTS ISSUED
05/11/18 - Permit Set

REVISIONS:

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DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000169
EXPIRATION DATE: DECEMBER 31, 2018

THE PROFESSIONAL ENGINEER, ARCHITECT AND LAND SURVEYOR MUST SIGN AND STAMP APPROVED ON THE DRAWINGS AND SEAL. ALL OTHER PLANS, SPECIFICATIONS, REPORTS AND OTHER DOCUMENTS OFFERED BY ENGINEERS OR ARCHITECTS UNDER THIS LICENSE ARE NOT PART OF THE PROJECT FOR WHICH THE SEAL WAS ISSUED, REPRODUCED.

STATE OF MISSOURI
APRIL GEISMANN
PROFESSIONAL ENGINEER
E-2001004592
7/18/18

Name: April Geismann
Discipline: Civil Engineer
License No. E2001004592
Expiration Date: 12/31/2019

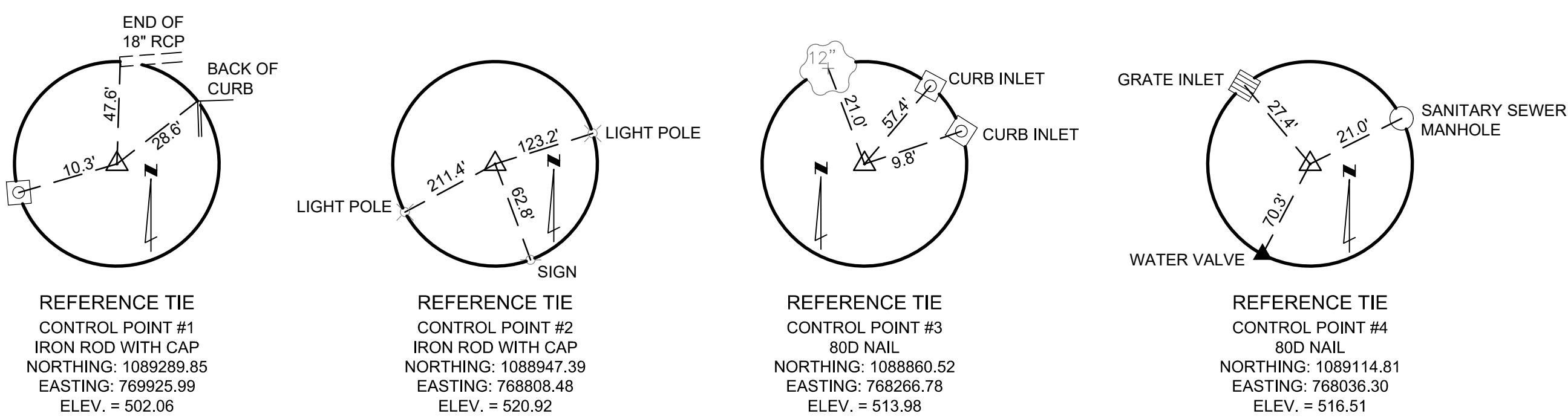
RENEW OFALLON
T.R. HUGHES BLVD
OFALLON, MO 63366

SHEET TITLE LEGEND, CONTROL POINTS, AND GENERAL NOTES

PROJECT NUMBER: 17050

SHEET NUMBER:

C1.1
DRAWN BY: AMH CHECKED BY: AMG



CONTROL POINTS

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