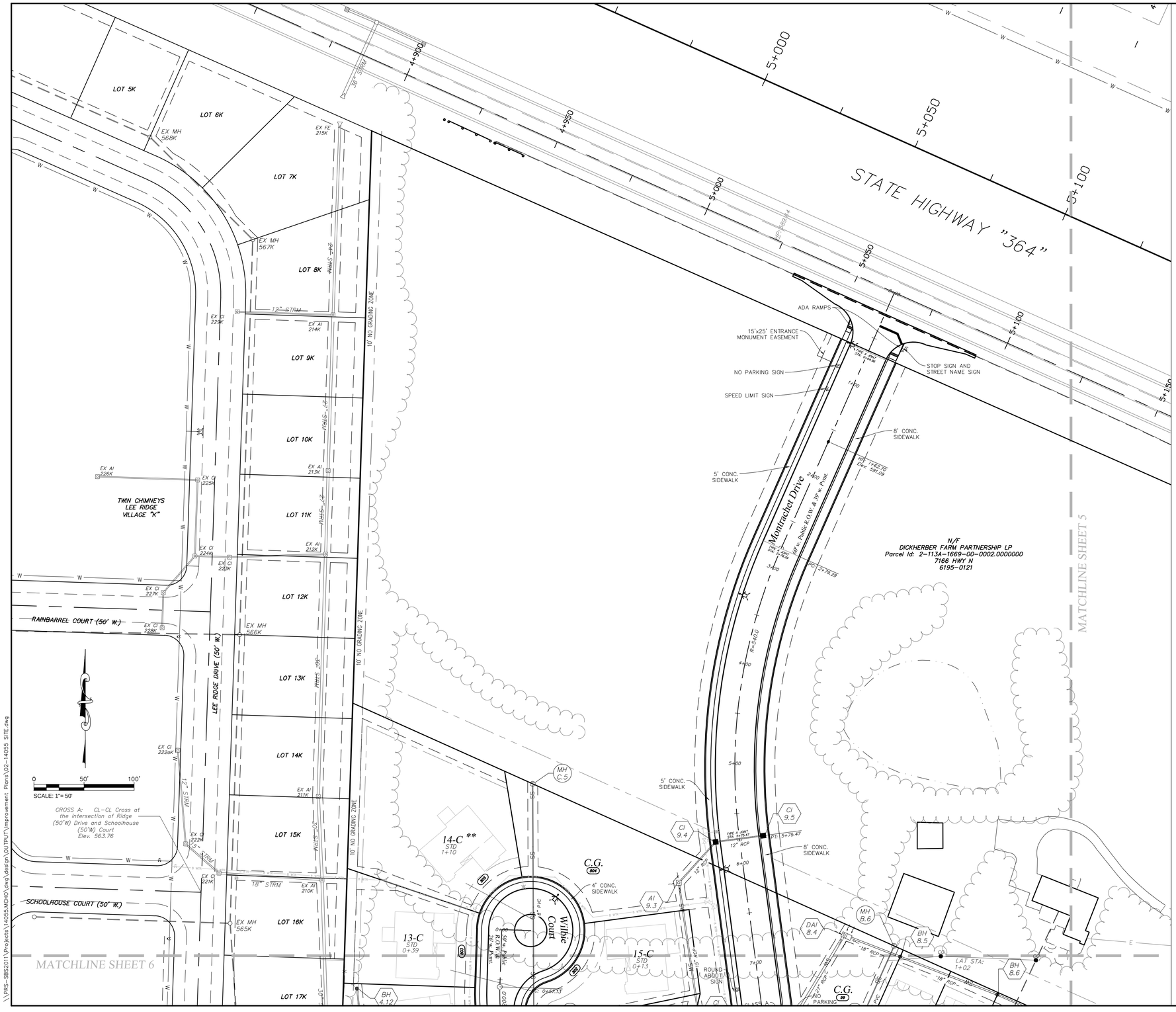

\\PRS-SBS2011\Projects\14055.MCHO\dwg\design\OLITPLIT\Improvement Plans\02-14055 SITE.dwg

NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN MoDOT RIGHT OF WAY LIMITS.

UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.

GENERAL NOTES

1. ALL PEDESTRIAN WALKWAYS SHALL BE HANDICAPPED ACCESSIBLE PER APPLICABLE REQUIREMENTS.
2. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ANSI: THE ACCESS MUST BE AT GRADE OR THE ACCESS RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
5. ALL SIDEWALKS ENDING AT A CURB SHALL BE HANDICAP ACCESSIBLE.
6. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE COLORS STANDARDS AND SPECIFICATIONS REFERENCED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
7. SIGNAGE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9. BUILDING AND SITE SHALL BE IN COMPLIANCE WITH THE AMERICAN DISABILITIES ACT REGULATIONS.
10. ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH OR SOD.
11. ALL CURBING SHALL BE 3" CONCRETE.
12. ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN THE HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

EXTENDED FOUNDATIONS

SEE SECTIONS ON SHEET 41

EXTENDED FOUNDATION MAY BE REQUIRED ON THE FOLLOWING LOTS:

31A – IF GARAGE IS CLOSER THAN 11.5' TO ℄
32A – IF HOME IS CLOSER THAN 6.5' TO ℄
41A – IF GARAGE IS CLOSER THAN 8.0' TO ℄
15B – IF HOME IS CLOSER THAN 7.0' TO ℄
16B – IF GARAGE IS CLOSER THAN 10.5' TO ℄
19B – IF HOME IS CLOSER THAN 7.5' TO ℄
30B – IF HOME IS CLOSER THAN 7.0' TO ℄
4C – IF GARAGE IS CLOSER THAN 10.0' TO ℄

DUCKETT CREEK DISTRICT NOTES

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONNECTIONS TO EXISTING SANITARY AND CONSTRUCTION OF NEW SANITARY SEWERS REQUIRES DCSD INSPECTION. CONTACT STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT 636-441-1244 TO SCHEDULE INSPECTIONS. 48 HOURS ADVANCE NOTICE IS REQUIRED.

City of O'Fallon Standard Subdivision Notes and Details – June 2010

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT MONTRACHET
FLAT PLAN

PRS No. 14055.MCHO.00R
TASK 001 FIELD BOOK 1476

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

ENGINEERS AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO LICENSE #000325

STATE OF MISSOURI
KARL ANTHONY SCHOENIKE
NUMBER PE-2003015039
PROFESSIONAL ENGINEER

01-25-16 ELECTRONIC SEAL
KARL A. SCHOENIKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-530-6900

P+Z No. 15-15.01

City No.
15-742-SP

Page No.
FLAT PLAN
4 of 63

PWSD #2 APPROVED 12/30/15
CITY OF O'FALLON APPROVED 01/25/16
DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005