



NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN M&DOT 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**

- ALL PEDESTRIAN WALKWAYS SHALL BE HANDICAPPED ACCESSIBLE PER APPLICABLE REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- 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.
- ALL SIDEWALKS ENDING AT A CURB SHALL BE HANDICAP ACCESSIBLE.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE COLORS STANDARDS AND SPECIFICATIONS REFERENCED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
- SIGNAGE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- BUILDING AND SITE SHALL BE IN COMPLIANCE WITH THE AMERICAN DISABILITIES ACT REGULATIONS.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH OR SOD.
- ALL CURBING SHALL BE 3" CONCRETE.
- ON A CORNER LOT, NOTHING SHALL BE ERRECTED, 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 ERRECTED, 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:  
 28A - IF GARAGE IS CLOSER THAN 11.5' TO R  
 29A - IF HOME IS CLOSER THAN 6.5' TO R  
 18A - IF GARAGE IS CLOSER THAN 8.0' TO R  
 15B - IF HOME IS CLOSER THAN 7.0' TO R  
 16B - IF GARAGE IS CLOSER THAN 10.5' TO R  
 19B - IF HOME IS CLOSER THAN 7.5' TO R  
 30B - IF HOME IS CLOSER THAN 7.0' TO R  
 4C - IF GARAGE IS CLOSER THAN 10.0' TO R

**DUCKETT CREEK DISTRICT NOTES**

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- 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.

**DUCKETT CREEK SEWER ABANDONMENT NOTICE**

- DUCKETT CREEK SANITARY DISTRICT (DCSD) INSPECTION, COORDINATION AND APPROVAL IS REQUIRED FOR REALIGNMENT AND ABANDONMENT OF EXISTING SANITARY MAINS.
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- EXISTING SANITARY SEWER SHALL NOT BE ABANDONED UNTIL REPLACEMENT SEWER IS INSTALLED, INSPECTED, TESTED, AND APPROVED BY DCSD FIELD INSPECTORS.
- RECORDED EASEMENT IS REQUIRED FOR REPLACEMENT SEWER PRIOR TO ABANDONMENT OF EXISTING SEWER.
- EXISTING SEWER MAIN TO BE ABANDONED SHALL BE GROUT FILLED AND PLUGGED AT EACH TERMINUS OF ABANDONED PIPE.
- EXISTING MANHOLES TO BE ABANDONED SHALL BE REMOVED.

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: [Signature] DATE December 6, 2016  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE  
**IMPROVEMENT PLANS  
 THE VILLAGES AT  
 MONTRACHET (REVISED)**  
 FLAT PLAN  
 PPS No. 14055MCH000R  
 TASK 017 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.prs.com 1-800-708-3918

ENGINEER'S AUTHENTICATION  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING  
 LIABILITY ON THIS PROJECT IS SEVERELY LIMITED TO THE  
 SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,  
 AND DATE HEREON ATTACHED. RESPONSIBILITY IS  
 DISCLAIMED FOR ALL OTHER ENGINEERING PLANS  
 PROVIDED IN THIS PROJECT AND SPECIFICALLY EXCLUDES  
 REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.  
 PICKETT, RAY & SILVER, INC. MO  
 LICENSE #000036  
 KARL ANTHONY SCHOENKE  
 STATE OF MISSOURI  
 PROFESSIONAL ENGINEER  
 NUMBER  
 PE-2003015039  
 12/06/16  
 ELECTRONIC SEAL  
 KARL A. SCHOENKE, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information  
**MONTRACHET DEVELOPMENT LLC**  
 218 Chesterfield Towne Centre  
 Chesterfield, Missouri 63005  
 Phone: 636-550-6900

P+Z No. 15-15.01  
 City No. 15-742-SP  
 Page No. FLAT PLAN  
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CITY OF O'FALLON REVISED MONTRACHET DRIVE 12/06/2016

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MATCHLINE SHEET 4

MATCHLINE SHEET 8