



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

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:
- 28A - IF GARAGE IS CLOSER THAN 11.5' TO PL
 - 29A - IF HOME IS CLOSER THAN 6.5' TO PL
 - 18A - IF GARAGE IS CLOSER THAN 8.0' TO PL
 - 15B - IF HOME IS CLOSER THAN 7.0' TO PL
 - 16B - IF GARAGE IS CLOSER THAN 10.5' TO PL
 - 19B - IF HOME IS CLOSER THAN 7.5' TO PL
 - 30B - IF HOME IS CLOSER THAN 7.0' TO PL
 - 4C - IF GARAGE IS CLOSER THAN 10.0' TO PL

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.

PROJECT TITLE
**IMPROVEMENT PLANS
 THE VILLAGES AT
 MONTRACHET (REVISED)**
 FLAT PLAN

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 St. Peters, MO 63376
 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 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 #00000000

Karl Anthony Schoenke
 KARL ANTHONY
 SCHOENKE
 NUMBER
 PE-2003015039
 PROFESSIONAL ENGINEER

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: 636-530-6900

P+Z No. 15-15.01

City No. 15-742-SP

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

CITY OF O'FALLON REVISED MONTRACHET DRIVE 12/06/2016

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