

GENERAL NOTES

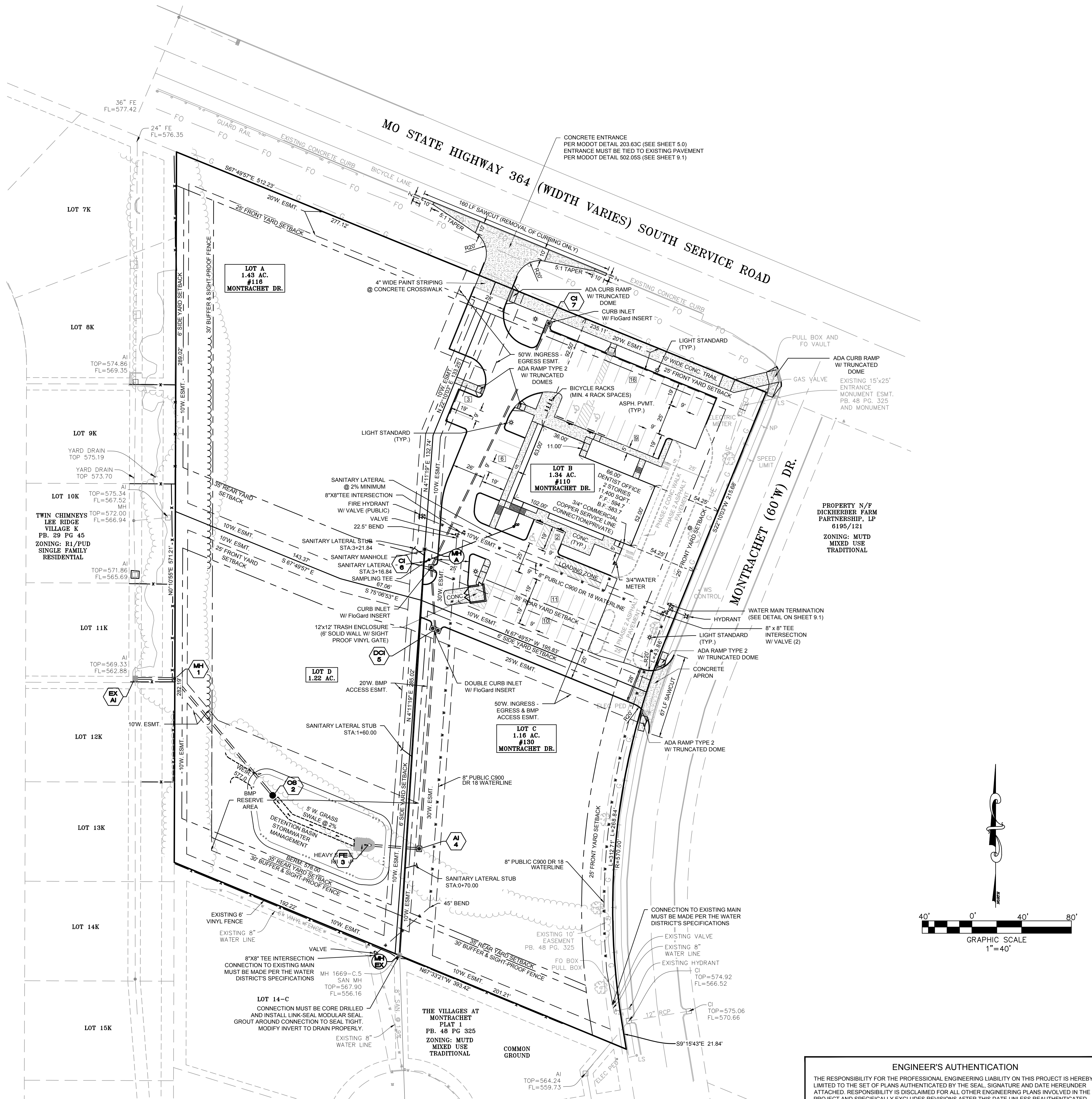
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS, OR CURB INLET SUMPS
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
- TRUNCATED DOMES FOR CURB RAMPS LOCATED IN PUBLIC RIGHT OF WAY SHALL MEET PROWAG REQUIREMENTS AND SHALL BE CONSTRUCTED USING RED PRE-CAST TRUNCATED DOMES PER PAVEMENT DETAILS.
- ANY PROPOSED PAVILIONS OR PLAYGROUND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DIVISION.
- THE CONTRACTOR IS RESPONSIBLE TO CALL MISSOURI ONE CALL AND THE CITY OF OFFALLON FOR THE LOCATION OF UTILITIES. CONTACT THE CITY OF OFFALLON (636) 379-3814 FOR THE LOCATION OF CITY MAINTAINED CABLE FOR STREET LIGHTS AND TRAFFIC SIGNALS. ALL OTHER UTILITIES CALL MISSOURI ONE CALL 1-800-DIG-RITE. 1-800-344-7483
- ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION.
- ALL CONSTRUCTION OPERATIONS AND WORK ZONE TRAFFIC CONTROL WITHIN THE RIGHT OF WAY WILL FOLLOW MODOT OR M.U.T.C.D. STANDARDS WHICHEVER IS MORE STRINGENT.
- (INTENTIONALLY OMITTED)
- ALL SUBDIVISION IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
- MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IF THE MATERIAL LISTED PREVIOUSLY ARE REUSED, A LETTER FROM A SOIL ENGINEER MUST CLARIFY AMOUNT, LOCATION, DEPTH, ETC. AND BE APPROVED WITH THE CONSTRUCTION PLANS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
- TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY OF THE WORK COVERED BY THE ABOVE PLANS AND AFTER APPROVAL THEREOF, THE DEVELOPER SHALL MAKE ARRANGEMENTS WITH THE CONSTRUCTION INSPECTION OFFICE TO PROVIDE FOR INSPECTION OF THE WORK, SUFFICIENT IN THE OPINION OF THE CITY ENGINEER, TO ASSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS AS APPROVED.
- THE CITY ENGINEER OR THEIR DULY AUTHORIZED REPRESENTATIVE SHALL MAKE ALL NECESSARY INSPECTIONS OF CITY INFRASTRUCTURE, ESCROW ITEMS OR INFRASTRUCTURE LOCATED ON THE APPROVED PLANS.
- 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 ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFIRM 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.
- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- 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 8:00 A.M. TO 8:00 P.M. MONDAY-FRIDAY 7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.
- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF OFFALLON ORDINANCES.
- 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 ENGINEER 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.
- TRAFFIC CONTROL IS TO BE PER MUTCD.
- ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POST, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY OF OFFALLON AND MODOT).
- ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

PUBLIC WATER SUPPLY DISTRICT NO. 2 NOTES

- PUBLIC WATER SUPPLY DISTRICT NO.2 REQUIRES ONE (1) WEEK NOTICE BEFORE THE START OF CONSTRUCTION
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CITY OR MODOT PERMITS REQUIRED FOR WORK ALONG THE ROADWAYS.
- ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PWS#2 OF ST. CHARLES COUNTY GUIDELINES AND SPECIFICATIONS AS APPROVED BY MODNR REVIEW NO. 6050805-13.
- ALL METER PITS / VAULTS MUST BE INSTALLED IN "GREEN SPACE" PER THE WATER DISTRICTS SPECIFICATIONS.
- ALL WATER SERVICE LINES, FIRE LINES, AND PRIVATE WATER MAINS MUST BE INSTALLED PER PWS# 2'S SPECIFICATIONS.
- THE WATER DISTRICT REQUIRES A MINIMUM OF 42" AND A MAXIMUM OF 72" OF COVER OVER ITS WATER MAINS.
- ALL PUBLIC FIRE HYDRANTS ARE TO BE PAINTED CHROME YELLOW OR APPROVED EQUAL PER THE WATER DISTRICTS SPECIFICATIONS.

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

- EXISTING SANITARY SEWERS SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.
- THE CONTRACTOR SHALL PREVENT ALL STORM SURFACE WATER, MUD AND CONSTRUCTION DEBRIS FROM ENTERING THE SANITARY SEWER SYSTEM.
- LATERAL CLEANOUTS WITH METAL FRAME AND COVER AT GRADE SHALL BE PROVIDED AT A MINIMUM OF EVERY 100 FEET AND AT EVERY CHANGE IN DIRECTION OR SLOPE.
- LOTS A AND C REQUIRE SEPARATE DCSD PLAN REVIEW AND APPROVAL.
- ALL SANITARY SEWERS SHALL HAVE Z-LOC CONNECTORS.



REVISION	DATE	DESCRIPTION
10-25-2024		CITY OF OFFALLON COMMENT REVISIONS
11-14-2024		IMPROVEMENT PLAN SUBMITTAL
11-21-2024		DCSD & PWS#2 COMMENT REVISIONS
11-27-2024		CITY OF OFFALLON COMMENT REVISIONS
12-02-2024		DCSD COMMENT REVISIONS
04-11-2025		PHASING REVISIONS
04-23-2025		GRADING QUANTITIES
05-08-2025		ADD SAWCUT NOTE PER CITY COMMENT
07-28-2025		ADDED LIGHT STANDARDS PER LIGHTING PLAN
08-25-2025		REVISED TRASH ENCLOSURE AND ADA TRAIL DESIGN

IMPROVEMENT PLAN
THE VILLAGES AT MONTRACHET
WEST COMMERCIAL
 SITE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
 801 S. FIFTH STREET, SUITE 202
 ST. CHARLES, MO 63301
 TEL: (636) 947-0607 FAX: (636) 947-2448
 ST. CHARLES ENGINEERING AND SURVEYING, INC.
 PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
 MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000379

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STATE OF MISSOURI
 MICHAEL NEWELL
 LICENSE NO. 000000000
 E-22483
 PROFESSIONAL ENGINEER
 CIVIL ENGINEER P.E. 22483
 08/25/2025

ORDER NO. 2024020
 DATE 08/25/2025
 20

ENGINEER'S AUTHENTICATION
 THE RESPONSIBILITY FOR THE 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 THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.