PROJECT DIRECTORY

OWNER / DEVELOPER
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385

ARCHITECT
LAYNECO CONSTRUCTION SERVICES
1027 COOL SPRINGS INDUCTRIAL DRIVE
O'FALLON, MO 63366
(636) 294-6245
CONTACT: STEVE LAYNE

CIVIL ENGINEER
PREMIER CIVIL ENGINEERING, LLC
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
(314) 925-7444
CONTACT: JIM DUBOIS

SURVEYOR
PREMIER CIVIL ENGINEERING, LLC
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
(314) 925-7444
CONTACT: MR. DAVID MAXWELL

LOCAL AGENCY
CITY OF ST PETERS
(636) 477-6600 EXT 1307
CONTACT: LIANE SARGENT, P.E.
CITY ENGINEER

UTILITY PROVIDERS

AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO 63385
(636) 327-6203
CONTACT: T.B.D.

CENTURY LINK
104 E. MAIN STREET
WENTZVILLE, MO 63385
(636) 332-7306
CONTACT: MR. JUSTIN MANSFIELD

CITY OF ST. PETERS SEWER
ONE ST PETERS CENTRE BLVD
ST PETERS, MO 63376
(636) 477-6600 EXT 1337
CONTACT: MR. TIM MYERS

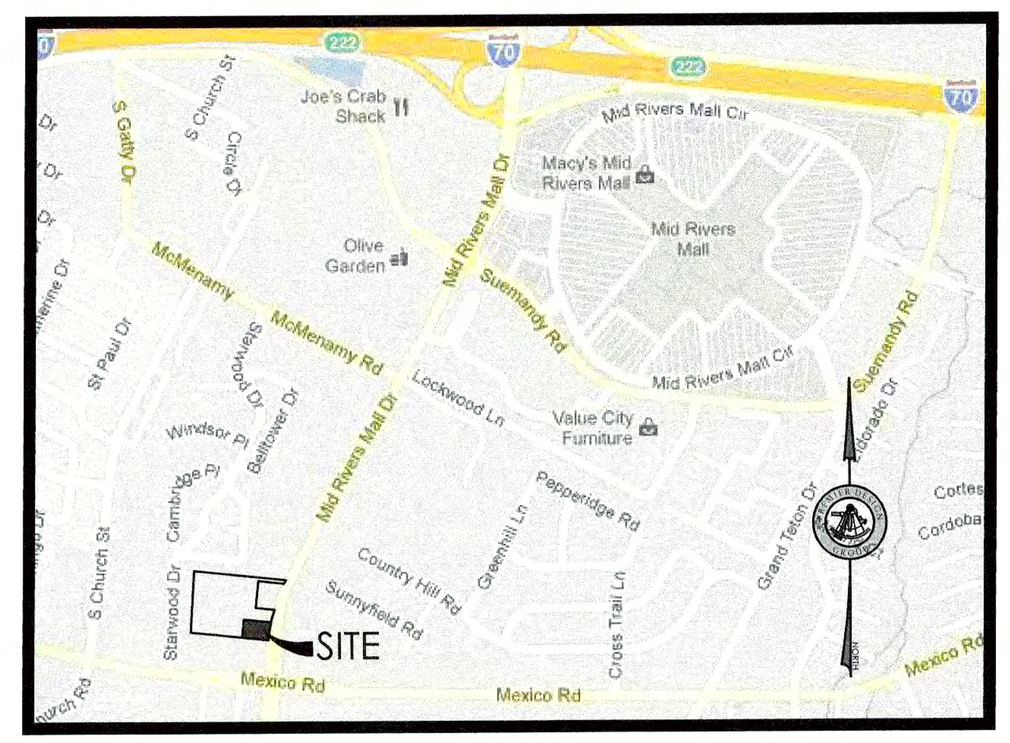
CITY OF ST. PETERS WATER
ONE ST PETERS CENTRE BLVD
ST PETERS, MO 63376
(636) 477-6600 EXT 1337
CONTACT: MR. TIM MYERS

SPECTRUM
101 NORTHWEST PLAZA
ST. ANN, MO 63074
(636) 387-6633
CONTACT: SARA BISHOP

CIVIL CONSTRUCTION DOCUMENTS FOR:
IMO'S ST. PETERS

ST. PETERS VILLAGE PLAT SEVEENTEEN, ST. PETERS, MO
PARCEL ID# 2-0062-5938-00-0001.0000000

A TRACT OF LAND BEING PART OF ST. PETERS VILLAGE PLAT SEVENTEEN AS RECORDED IN PLAT BOOK 24, PAGE 197 AND BEING PART OF U.S. SURVEY 1808 AND FRACTIONAL SECTION 36, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
N.T.S.

SITE DISTURBED AREA = 0.62 ACRES

BENCHMARKS:

PROJECT BENCHMARK:

ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM

SITE BENCHMARKS:

CUT SQUARE ON THE NORTHEAST CORNER OF CONCRETE SLAB AT SOUTHEAST CORNER OF PROPERTY.
ELEV = 468.57

BASIS OF BEARINGS:
THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE NAD 1983 - EAST ZONE.

SITE COVERAGE CALCULATIONS

FLOOR TO AREA RATIO
3,990/19,592 S.F.= 0.20 FAR (ACTUAL SITE AREA)

(BASED ON DISTURBED AREA OF 0.62 ACRES)
EXISTING IMPERVIOUS AREA
0.51 ACRES OF PAVEMENT
EXISTING GREEN SPACE
0.11 ACRES
EXISTING PERCENT OF IMPERVIOUS AREA COVERAGE = 82.25%

PROPOSED IMPERVIOUS AREA PARKING LOT AND BUILDING
0.42 ACRES OF PARKING AREA AND 0.09 ACRES OF BUILDING
PROPOSED GREEN SPACE
0.11 ACRES
PROPOSED PERCENT OF IMPERVIOUS AREA COVERAGE = 82.25%

THIS SITE PLAN PROPOSES NO INCREASE IN IMPERVIOUS AREA COVERAGE

Sheet Index

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING PLAN
C-400	UTILITY PLAN
C-500	STORM SEWER PROFILES
C-600	EROSION CONTROL PLAN
C-601	EROSION CONTROL DETAILS
C-700	EXISTING DRAINAGE AREA MAP
C-701	PROPOSED DRAINAGE AREA MAP
C-800	CONSTRUCTION DETAILS
C-801	CONSTRUCTION DETAILS
L-100	LANDSCAPE PLAN

PROJECT NOTES:

1. CURRENT ZONING: C-2, COMMUNITY COMMERCIAL DISTRICT
2. SITE AREA = 19,592 S.F.
3. PROPOSED USE - 1,680 SQUARE FOOT RESTAURANT WITH PICK-UP WINDOW/2,310 SQUARE FOOT RETAIL
4. MAXIMUM BUILDING HEIGHT - 35 FEET OR 2 1/2 STORIES
5. PARKING SETBACK: 4' MINIMUM FROM PROPERTY LINE
6. BUILDING SETBACKS:
   FRONT SETBACK: 30' MINIMUM
   SIDE YARD SETBACK: 10' MINIMUM
   REAR YARD SETBACK: 15' MINIMUM
7. FLOOR AREA RATIO - 3,990/19,592 = 0.20 FAR
8. IMPERVIOUS COVERAGE - SITE = 86.7%
9. PARKING REQUIREMENTS:
   11.1 REQUIRED RESTAURANT PARKING: 1 SPACE PER 4 SEATS PLUS 2 SPACES FOR EVERY 3 EMPLOYEES = 29 SEATS/4 = 7.25 SPACES PLUS 6 EMPLOYEES/3 x 2 = 4 SPACES = 11.25 SPACES REQUIRED.
   REQUIRED RETAIL PARKING: 3 SPACES PER 1,000 SQUARE FEET
   2,310/1000 = 2.31 x 3 = 6.93 SPACES REQUIRED
   TOTAL PARKING REQUIRED: 19 SPACES
   PROVIDED PARKING: REGULAR 16 SPACES
   ADA 1 SPACE
   TOTAL 17 SPACES ON SITE. ADDITIONAL PARKING IN ADJACENT SHOPPING CENTER

   PARKING REQUIRED FOR WEEKENDS ONLY: 3 SPACES PER 1,000 SQUARE FEET
   44.047 S.F. / 1,000 x 3 = 132 SPACES REQUIRED
   234 SPACES EXISTING (WEEKENDS ONLY)
   217 SPACES TOTAL REMAIN (WEEKENDS ONLY, IMO'S & 2 RETAIL UNITS)
10. PER FEMA FIRM 29183C0242G ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS DATED JANUARY 20, 2016. THE PROPERTY IS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN. THIS WAS DETERMINED PER WWW.MSC.FEMA.GOV FOR FLOODPLAIN MAP SEARCHING VIA FEMA'S DYNAMIC MAPPING.
11. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
12. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
13. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE CITY OF ST. PETERS SPECIFICATIONS.
14. SEEDING, SODDING, MULCHING, AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
15. ANY LAND DISTURBANCE ACTIVITY INVOLVING MORE THAN ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE AND THE APPROPRIATE PERMITS MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
16. ELECTRIC SERVICE SHALL BE LOCATED UNDERGROUND.
17. ALL OFFSITE AREAS DISTURBED BY UTILITY REMOVALS, SITE PROPERTY (BUSHES, FENCES, MAILBOXES, ETC., ABANDONMENT OF UTILITIES OR OTHER WORK SHALL BE RESTORED TO A STABILIZED CONDITION. THE GENERAL CONTRACTOR SHALL PROVIDE NOTICE AT LEAST 72 HOURS IN ADVANCE FOR ANY WORK THAT IS COMPLETED ON OFFSITE PROPERTY.
18. THE G.C. WILL BE REQUIRED TO OBTAIN THE BUILDING PERMIT FROM THE CITY PRIOR TO COMMENCING ANY WORK. THERE MAY BE SOME TIMES WHEN THE CITY WILL REQUIRE THAT ALL THE SUBCONTRACTORS BE KNOWN IN ORDER TO COMPLETE THE PERMIT APPLICATION. WHEN ASKED, THE G.C. WILL PROVIDE A LIST TO THE DEVELOPER WITH COMPANY NAMES, ADDRESSES, PHONE/FAX NUMBERS, CONTACT NAMES AND STATE LICENSE NUMBERS.
19. SEPARATE SITE PLAN APPROVAL WILL BE REQUIRED FOR ANY FUTURE BUILDINGS OR IMPROVEMENTS NOT SHOWN ON THIS PLAN.
20. ALL OFFSITE WORK WILL BE COORDINATED WITH THE ADJACENT PROPERTY OWNERS AND WILL NOT COMMENCE WITHOUT THEIR WRITTEN AUTHORIZATION.
21. THE G.C. IS TO FILE A "NOTICE OF COMMENCEMENT" AS REQUIRED BY THE LAWS GOVERNING THE STATE THAT THE PROJECT FALLS IN AND SUBMIT ALL PAPERWORK TO THE DEVELOPER.
22. SIGNAGE IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE SIGNAGE PLANS BY OTHERS FOR SIGN DETAILS AND LOCATIONS.
23. APPROVAL WAS GRANTED BY THE CITY OF ST. PETERS PARKS DEPARTMENT ON JANUARY 9, 2020 PER THE TREE AND LANDSCAPEREGULATIONS CHAPTER 535 OF THE CITY CODE.
24. THE FOLLOWING PLANS MEET OR EXCEED THE CITY OF ST. PETERS CITY CODE TITLE IV CHAPTER 550 STORMWATER MANAGEMENT FOR DETENTION BASIN AND WATER QUALITY DESIGN REQUIREMENTS.
25. THE FOLLOWING PLANS MEET OR EXCEED THE CITY OF ST. PETERS CITY CODE CHAPTER 530 GRADING REGULATIONS FOR SITE GRADING, SILTATION CONTROL, AND RE-VEGETATION REQUIREMENTS.
26. THE FOLLOWING PLANS WERE DESIGNED FOLLOWING THE ST. LOUIS COUNTY, MISSOURI DEPARTMENT OF NATURAL RESOURCES, METROPO;ITAN ST. LOUIS SEWER DISTRICT AS WELL AS THE CITY OF ST. PETERS GUIDELINES.
27. CROSS ACCESS IS GRANTED THROUGH THE ENTIRE PARKING AND DRIVE AREA OF THIS SITE.

PROPERTY DATA:

OWNER	ACC PROPERTIES, LLC
ADDRESS	MID RIVERS MALL DRIVE
PARCEL ID	2-0062-5938-00-0001.0000000
SITE AREA	0.45 ACRES
FIRE DISTRICT	CENTRAL COUNTY FIRE AND RESCUE
ELECTRIC COMPANY	AMEREN MISSOURI
GAS COMPANY	SPIRE ENERGY
SEWER DISTRICT	CITY OF ST. PETERS
WATER COMPANY	CITY OF ST. PETERS WATER
TELEPHONE COMPANY	CENTURY LINK
CABLE TV COMPANY	SPECTRUM
FEMA MAP	29183C0242G, JANUARY 20, 2016

EXISTING LEGEND

Symbol	Description
	FOUND IRON PIPE
	SET IRON PIPE (2012007849)
	FOUND STONE MONUMENT
	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER VAULT
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
	LIGHT STANDARD
	CLEAN OUT
S	SANITARY SEWER MANHOLE
D	STORM SEWER MANHOLE
	STORM SEWER INLET
	PIPE BOLLARD
	SIGN
	BUSH
	TREE
TSB	TRAFFIC SIGNAL BOX
MW	MONITORING WELL
TH	TEST HOLE
PS	PEDESTRIAN SIGNAL
EM	ELECTRIC METER
	STORM CURB INLET
	STORM DOUBLE CURB INLET
AC	AIR CONDITIONER
DS	DOWN SPOUT
B.O.C.	BACK OF CURB

PROPOSED LEGEND

Symbol	Description
	UTILITY POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER VAULT
	GAS METER
	LIGHT STANDARD
	CLEAN OUT
	MONITORING WELL
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	GRATE INLET
	DOUBLE CURB INLET
	PIPE BOLLARD
	SIGN
	ELECTRIC METER
—UgE—	UNDERGROUND ELECTRIC
—UgT—	UNDERGROUND TELEPHONE
—OHE—	OVERHEAD ELECTRIC/PHONE
	SIGN
	WATER METER
—1.5"W—	1.5" WATER MAIN
—6"W—	6" WATER MAIN
—8"W—	8" WATER MAIN
— GAS —	GAS LINE
—507—	CONTOUR LINE
	BIKE RACK
	TRANSFORMER PAD
	ISA SYMBOL

"Little MO" says CALL BEFORE YOU DIG! 1-800-DIG-RITE

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

ELECTRONIC DRAWING NOTE:
ELECTRONIC MEDIA OR DIGITAL DRAWINGS ARE INSTRUMENT OF PROFESSIONAL SERVICES. OWNERSHIP OF SUCH WILL BE RETAINED BY THE CIVIL ENGINEER AND MAY NOT BE RELEASED TO CONTRACTORS. CONTRACTORS ARE ADVISED TO CREATE BIDS BASED ON THE USE OF PAPER COPIES OF THE PLANS.

\\Vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERITES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\C-000 COVER SHEET.dwg

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2011000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2012007849
MISSOURI CERTIFICATE OF AUTHORITY #LA-2016007538

STATE OF MISSOURI
STEVE MARION
NUMBER PE2006007195
PROFESSIONAL ENGINEER

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.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385

Date 2-28-2020

#	Revision Date	Description of Changes

Sheet Title: COVER SHEET

Sheet Number: C-000

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

CITY OF ST. PETERS NOTES

1. GAS, WATER AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATIONS OF EXISTING AND PROPOSED SANITARY AND STORM SEWERS, INCLUDING HOUSE LATERALS.
2. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST 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 AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
3. ALL FILLED PLACES UNDER BUILDING, PROPOSED SANITARY AND STORM SEWER LINES, AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE "STANDARD PROCTOR DRY DENSITY COMPACTION TEST" (ASTM D-698) UNLESS OTHERWISE SPECIFIED BY THE LOCAL GOVERNING AUTHORITY SPECIFICATIONS. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER.
4. ALL FILLED PLACES IN PAVED STATE, COUNTY OR CITY ROADS (HIGHWAYS) SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DRY DENSITY COMPACTION TEST," (ASTM D-698), UNLESS OTHERWISE SPECIFIED BY LOCAL GOVERNING AUTHORITY SPECIFICATIONS. ALL TESTS WILL BE VERIFIED BY A SOILS ENGINEER.
5. EARTH SUBGRADE FOR PAVED AREAS MUST BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE "STANDARD PROCTOR DRY DENSITY COMPACTION TEST," (ASTM D-698), AND MUST BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY, BEFORE PAVING CAN COMMENCE.
6. ALL GRADING ON CITY OF ST. PETERS RIGHT-OF-WAY SHALL BE SODDED AND ALL DISTURBED RIGHT-OF-WAY MARKERS SHALL BE RESET AT THE COMPLETION OF GRADING.
7. THE DEVELOPER AND HIS CONTRACTORS SHALL COMPLY WITH THE CITY OF ST. PETERS CHAPTER 530 GRADING REGULATIONS DURING THE GRADING OPERATION.
8. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE DEVELOPER.
9. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
10. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED.
11. ALL GRADING FOR THIS DEVELOPMENT SHALL CONFORM TO THE SPECIFICATIONS IN THE SOILS REPORT FOR THIS DEVELOPMENT
12. THE DEVELOPER SHALL CONTRACT WITH A SOIL CONSULTANT FIRM REGISTERED IN THE STATE OF MISSOURI DURING THE GRADING OPERATION TO MONITOR CUT AND FILLS AND TO VERIFY PROPER COMPACTION HAS BEEN ACHIEVED. A REPORT SHALL BE PREPARED BY THE SOILS CONSULTANT AND PROVIDED TO THE CITY FOR VERIFICATION OF THE GRADING OPERATION.
13. OWNER/DEVELOPER ASSUMES FULL RESPONSIBILITY AS TO THE PERFORMANCE OF THE GRADING OPERATION AND ASSURANCE THAT ALL PROPERTIES AND ROADS WILL BE ADEQUATELY PROTECTED.
14. THE TOTAL YARDAGE FOR THIS PROJECT IS BASED ON A 15.0%+ SWELL FACTOR AND A 5.0% SHRINKAGE FACTOR.
15. THE SHRINKAGE FACTOR IS SUBJECT TO CHANGE, DUE TO SOIL CONDITIONS, (TYPES AND MOISTURE CONTENT), WEATHER CONDITIONS, AND THE PERCENT COMPACTION ACTUALLY ACHIEVED AT THE TIME YEAR GRADING IS PERFORMED. AS A RESULT, ADJUSTMENTS IN FINAL GRADE MAY BE REQUIRED. IF ADJUSTMENTS NEED TO BE MADE, THE CONTRACTOR SHALL CONTACT PREMIER DESIGN GROUP, PRIOR TO COMPLETION OF THE GRADING.
16. EARTH QUANTITIES WERE CALCULATED USING A TOPOGRAPHIC SURVEY DATED 05/28/19 WITH CONTOURS AT ONE FOOT INTERVALS.
17. THE COMPUTED BID YARDAGE IS TO FINISH GRADES AS SHOWN, AND INCLUDES THE REMOVAL OF SUBGRADE WHERE REQUIRED.
18. EROSION CONTROL SHALL COMPLY WITH THE CITY OF ST. PETERS STANDARDS FOR EROSION & SEDIMENT MANAGEMENT PRACTICES.
19. IF SILTATION FENCE IS DESTROYED BY HEAVY RAINS, VANDALISM, ETC., THEY ARE TO BE REPLACED IMMEDIATELY BY CONTRACTOR.
20. PROPOSED PHASING OF DEVELOPMENT (ROUGH DATES) INCLUDING:

10-01-2019 TO 10-15-2019	CLEARING (ESTIMATED DURATION OF EXPOSED AREA).
09-01-2019 TO 10-19-2019	GRADING AND CONSTRUCTION (INSTALLATION OF TEMPORARY SEDIMENT CONTROL, STORM DRAINAGE, PAVING).
10-12-2019 TO 10-25-2019	FINAL GRADING AND LANDSCAPING (VEGETATIVE COVER).

21. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE RE-ESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION. PERMANENT TYPE GRASSES SHALL BE ESTABLISHED AS SOON AS POSSIBLE OR DURING THE NEXT SEEDING PERIOD AFTER GRADING HAS BEEN COMPLETED. REFER TO THE CITY OF ST. PETERS STANDARDS FOR EROSION & SEDIMENT MANAGEMENT PRACTICES.
22. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 14 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE DESIGNATED OFFICIALS RECOMMENDATION. REFER TO THE CITY OF ST. PETERS STANDARDS FOR EROSION & SEDIMENT MANAGEMENT PRACTICES.
23. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE SODDED.
24. ALL DISTURBED AREAS WITHIN ST. PETERS RIGHT-OF-WAY SHALL BE SODDED AS DEFINED IN THE CITY OF ST. PETERS STANDARDS FOR EROSION & SEDIMENT MANAGEMENT PRACTICES BEFORE AN OCCUPANCY PERMIT SHALL BE ISSUED, EXCEPT THAT A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE BUILDING DEPARTMENT IN CASES OF UNDUE HARDSHIP.
25. THE DEVELOPER AND HIS CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE SILTATION CONTROL AS APPROVED BY THE CITY OF ST. PETERS PRIOR TO THE COMMENCEMENT OF GRADING OR CLEARING.
26. CONSTRUCTION EQUIPMENT ACCESS TO DEVELOPMENT SHALL BE DIRECTLY OFF VETERANS MEMORIAL PARKWAY.
27. DEVELOPMENT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN LIMITS AS SHOWN ON THE F.E.M.A. MAP FOR THIS AREA.
28. POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034 STANDARD SPECIFICATIONS FOR THE PSM POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS, SDR-35.
29. ALL EXTERIOR SEWER MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS. 10 CSR 8.120 (7)(E).
30. BRICK SHALL NOT BE USED ON MANHOLES.
31. STORM SEWERS 18" DIAMETER OR SMALLER SHALL BE A.S.T.M.C-14, CLASS III.
32. STORM SEWERS 21" DIAMETER OR LARGER SHALL BE A.S.T.M. C-76, CLASS III.
33. CORRUGATED METAL PIPE SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CORRUGATED CULVERT PIPE M36, A.A.S.H.O. SEE PLANS FOR GAUGE.
34. ALL STORM SEWER PIPE UNDER PAVEMENT, REGARDLESS OF SIZE SHALL BE REINFORCED CONCRETE PIPE (A.S.T.M. C-76, CLASS III) UNLESS NOTED OTHERWISE ON THE PLANS.
35. ALL MANHOLE AND CATCH BASIN TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR. AT THE TIME OF CONSTRUCTION STAKE-OUT OF THE SEWER LINES, ALL CURB AND GRATE INLETS WILL BE FACE STAKED. IF NORMAL FACE STAKES FALL IN LINE WITH SEWER CONSTRUCTION, THE ENGINEER WILL SET THESE STAKES ON A DOUBLE OFFSET. IT SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR TO PRESERVE ALL FACE STAKES FROM DESTRUCTION.
36. ALL STANDARD STREET CURB INLETS TO HAVE FRONT OF INLET 2' BEHIND THE FACE OF CURB.
37. ALL GROUT FOR RIP-RAP SHALL BE HIGH SLUMP READY-MIX CONCRETE.
38. ALL STORM SEWERS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
39. ALL STORM BACKFILLS WILL BE WATER JETTED. GRANULAR BACKFILL WILL BE USED UNDER PAVEMENT AREAS. THIS IS TO BE DONE IN THE PRESENCE OF A CITY REPRESENTATIVE. WATER JETTING SHALL BE AT 100% COMPLETE AND APPROVED PRIOR TO PAVING. SEVEN DAYS SHALL PASS FOR SETTLING TIME PRIOR TO PAVING.
40. EASEMENTS SHALL BE PROVIDED FOR STORM SEWERS, SANITARY SEWERS AND ALL UTILITIES BY SEPARATE DOCUMENT.
41. BARRICADES WILL CONSIST OF THREE 18" X 18" TYPE IV OBJECT MARKERS WITH 9 RED BUTTON REFLECTORS ON RED BACKGROUND MOUNTED ON TWO POUND "U" CHANNEL SIGN POST, WITH BOTTOM OF THE MARKER 4 FEET ABOVE TOP OF PAVEMENT. (SIGN NO. 0M4).
42. ALL STREETS MUST MEET THE SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE CITY OF ST. PETERS.
43. WATER LINES, VALVES, SLEEVES, METERS AND ETC., SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY. THERE SHALL BE A MINIMUM OF 18" VERTICAL/10' HORIZONTAL SEPARATION BETWEEN ALL WATER MAINS AND SANITARY SERVICES.
44. ALL CAST IRON PIPE FOR WATER MAINS SHALL CONFORM TO A.W.W.A. SPECIFICATION C-106 AND/OR C-108. THE CAST IRON FITTINGS SHALL CONFORM TO A.W.W.A. SPECIFICATION C-110. ALL RUBBER GASKET JOINTS FOR WATER CAST IRON PRESSURE PIPE AND FITTINGS SHALL CONFORM TO A.W.W.A. SPECIFICATION C-111.
45. ALL WATER HYDRANTS AND VALVES SHALL BE CAST IRON AND INSTALLED IN ACCORDANCE WITH PLANS AND DETAILS. ALL WATER HYDRANTS SHALL BE AMERICAN DARLING OR MUELLER CENTURIONS. HYDRANTS SHALL BE COLOR CODED PER CENTRAL COUNTY FIRE AND RESCUE STANDARDS.
46. ALL P.V.C. WATER PIPE SHALL HAVE A MINIMUM PRESSURE RATE OF PR-200 OR SDR-21.
47. DEVELOPER SHALL COMPLY WITH THE CITY OF ST. PETERS CHAPTER 550 STORM SEWER AND DRAINAGE FACILITY GUIDELINES.
48. THIS SITE SHALL COMPLY WITH THE CITY OF ST. PETERS CHAPTER 535, LANDSCAPING CODE.

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERITES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\C-000 COVER SHEET.dwg

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS SPECIFICATIONS, THE PROJECT SPECIFICATIONS BOOK, AND THESE CONSTRUCTION PLANS. IN CASE OF CONFLICTING SPECIFICATIONS FOR DETAILS, THE CIVIL ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION, GENERALLY, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF ENGINEERING, THE DIRECTOR'S DESIGNEE, OR MISSOURI DEPARTMENT OF TRANSPORTATION BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
4. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK (INCLUDING ORDERING OF MATERIALS) IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR CEC WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, 3-WAY CONTRACTS, AND BONDS PRIOR TO CONSTRUCTIONS.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER & CIVIL ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL TO THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND CIVIL ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE CIVIL ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE CIVIL ENGINEER AND TO CITY A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI DEPICTING THE ACTUAL FILED LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
11. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
12. CONTRACTORS SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
13. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND CIVIL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL DIMENSIONS GIVEN ARE TO FACE OF CURB AND/OR BUILDING. DIMENSIONS FOR PIPES AND STRUCTURES ARE TO THE CENTERLINE EXCEPT FLARED END SECTIONS WHICH VARY BASED ON MANUFACTURER, UNLESS OTHERWISE NOTED ON PLANS.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES NECESSARY FOR ON- AND OFF-SITE CONSTRUCTION.
17. ON-SITE AND PERIMETER TRUCK ROUTE AND OTHER DIRECTIONAL SIGNAGE SHALL BE LOCATED OUT OF THE PEDESTRIAN, AUTOMOBILE, AND TRUCK ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB UNLESS INDICATED OTHERWISE ON PLANS. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.
18. ON-SITE AND PERIMETER TRUCK ROUTE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
19. CONTRACTOR SHALL REPLACE ANY FENCING, CURBING, ETC. THAT IS DESTROYED OR DAMAGED DUE TO THE CONSTRUCTION ACTIVITIES.
20. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DEVICES AND PLANS FOR ANY STREET WORK.
21. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TRENCH SAFETY PLAN TO THE CITY OF ST. PETERS ENGINEERING DEPARTMENT AT THE TIME OF THE PRE-CONSTRUCTION MEETING, OR PRIOR TO BEGINNING CONSTRUCTION OF THESE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY OF ST. PETERS STANDARDS, MISSOURI STATE LAW AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT WITHOUT THE PRIOR SPECIFIC WRITTEN APPROVAL OF THE CITY OF ST. PETERS PUBLIC WORKS DEPARTMENT. ONSITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
23. LIGHT POLES AND SIGNS SHALL NOT BE PLACED IN ADA ACCESSIBLE ROUTES, ACCESSIBLE ACCESS AISLES, AND/OR REINFORCED ZONES BEHIND RETAINING WALLS.
24. TO THE MAXIMUM EXTENT PRACTICAL, CONSTRUCTION STAGING, WORKER PARKING, AND ANY OTHER POTENTIALLY NOISY OR OFFENSIVE CONSTRUCTION ACTIVITY SHOULD BE LOCATED AS FAR FROM THE RESIDENTIAL NEIGHBORS AS POSSIBLE.
25. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE SECURE FROM TRESPASSERS AT ALL TIMES.
26. CONTRACTOR SHALL CONTACT CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.
27. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY FENCE OR WALL PERMITS FROM THE CITY.

PAVING, GRADING, AND DRAINAGE NOTES:

1. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN CITY OR STATE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS AND MODOT.
2. ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE RE-GRADED AND LANDSCAPED OR PAVED, (WHATEVER WAS THERE BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE SAME CONDITION OR BETTER THAN BEFORE AREA WAS DISTURBED.
3. TRAFFIC CONTROL ON ALL CITY AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION . IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE ANY WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL EVENT UNTIL SOIL IS STABILIZED.
5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS AND THE PROJECT SPECIFICATIONS.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT TO FULL DEPTH OF EXISTING PAVEMENT. CONTRACTOR SHALL PREPARE A SMOOTH, SOUND, VERTICAL FACE AND MATCH THE EXISTING PAVEMENT ELEVATION UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL LONGITUDINAL BUTT JOINTS WHEN CONNECTING TO EXISTING CONCRETE PAVEMENT.
7. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS ARE NOT OVERLY COMPACTED AND DO NOT CONTAIN LIMEROCK. THE CONTRACTOR SHALL EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED.
8. ALL DRAINAGE STRUCTURES SHALL BE DE-SILTED AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS UNDER BUILDING. TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT IN GREEN AREAS.
10. FIELD DENSITY TESTS SHALL BE TAKEN AT A FREQUENCY AS REQUIRED IN THE PROJECT SPECIFICATIONS.
11. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. REQUIREMENTS) EXIST TO AND FROM EVERY ACCESSIBLE DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ARCHITECT AND CIVIL ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
12. CONTRACTOR ADJUSTMENT TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED, ONLY WITH THE PRIOR APPROVAL OF THE CIVIL ENGINEER. CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
13. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE. WHERE APPLICABLE, ADD 0.50 FEET TO SPOT GRADES SHOWN FOR TOP OF CURB ELEVATIONS.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE STABILIZED AS SPECIFIED IN THE PLANS AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION OF BMP'S AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. BMP'S MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE TEMPORARY BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES LOCAL, STATE, OR FEDERAL WATER QUALITY STANDARDS.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS, IN GOOD CONDITION, AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY JURISDICTIONAL AGENCIES.
18. IF ANY EXISTING STRUCTURES, FACILITIES, OR IMPROVEMENTS (PUBLIC OR PRIVATE) TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, FACILITY, OR IMPROVEMENT AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
19. REFERENCE THE SWPPP INCLUDED IN THIS PLAN SET AND IN THE PROJECT SPECIFICATIONS FOR THIS PROJECT.
20. CONTRACTOR SHALL REFERENCE ARCHITECT AND ELECTRICAL PLANS AND PROVIDE CONDUIT NEEDED FOR LOT LIGHTING AND SIGNAGE PRIOR TO SITE PAVING.
21. PAVING LINE AND GRADE SHALL "FLUSHOUT" ALONG ALL CONNECTIONS TO EXISTING PAVING.
22. ALL BENDS LESS THAN 42" DIAMETER MUST BE FACTORY MANUFACTURED BENDS.
23. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL SERVICE REPORT FOR THIS SITE.
24. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
25. REFERENCE DETAIL SHEETS FOR PAVEMENT JOINT SPACING AND REQUIREMENTS.
26. PRIVATE STORM PIPE MATERIAL SHALL BE PER CITY OF ST. PETERS SPECIFICATIONS.

STORM SEWER NOTES:

1. ALL CONCRETE PIPE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76-80 CLASS III UNLESS OTHERWISE NOTED.
2. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS STORM SEWER AND DRAINAGE FACILITY GUIDELINES AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009 .
3. TYPE "C" BEDDING PER M.S.D. STANDARDS IS REQUIRED FOR PIPES IN ROCK.
4. ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULARLY FILLED WITH 3/4" MINUS CRUSHED LIMESTONE ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH M.S.D. STANDARDS.
5. ALL TRENCH BACKFILLS UNDER PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILLED. TRENCH BACKFILLS UNDER PAVED AREAS, OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILL IN LIEU OF THE EARTH BACKFILL COMPACTED TO 95 PERCENT OF THE STANDARD AASHTO T-99 COMPACTION TEST A.S.T.M. D-698.

SANITARY SEWER NOTES:

1. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009 .
2. ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS FOR THE CITY OF ST. PETERS PLUMBING CODE.
3. ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULARLY FILLED WITH 3/4" MINUS CRUSHED LIMESTONE ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH M.S.D. STANDARDS.
4. TYPE "C" BEDDING PER M.S.D. STANDARDS REQUIRED FOR PIPES IN ROCK.
5. ALL TRENCH BACKFILLS UNDER PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILLED. TRENCH BACKFILLS UNDER PAVED AREAS, OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILL IN LIEU OF THE EARTH BACKFILL COMPACTED TO 90 PERCENT OF THE STANDARD AASHTO T-180 COMPACTION TEST A.S.T.M. D-1557.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2011000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2012007849
MISSOURI CERTIFICATE OF AUTHORITY #LA-2016007538

STATE OF MISSOURI
STEVE MARION
NUMBER PE2006007195
PROFESSIONAL ENGINEER

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.

STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385

Date	2-28-2020

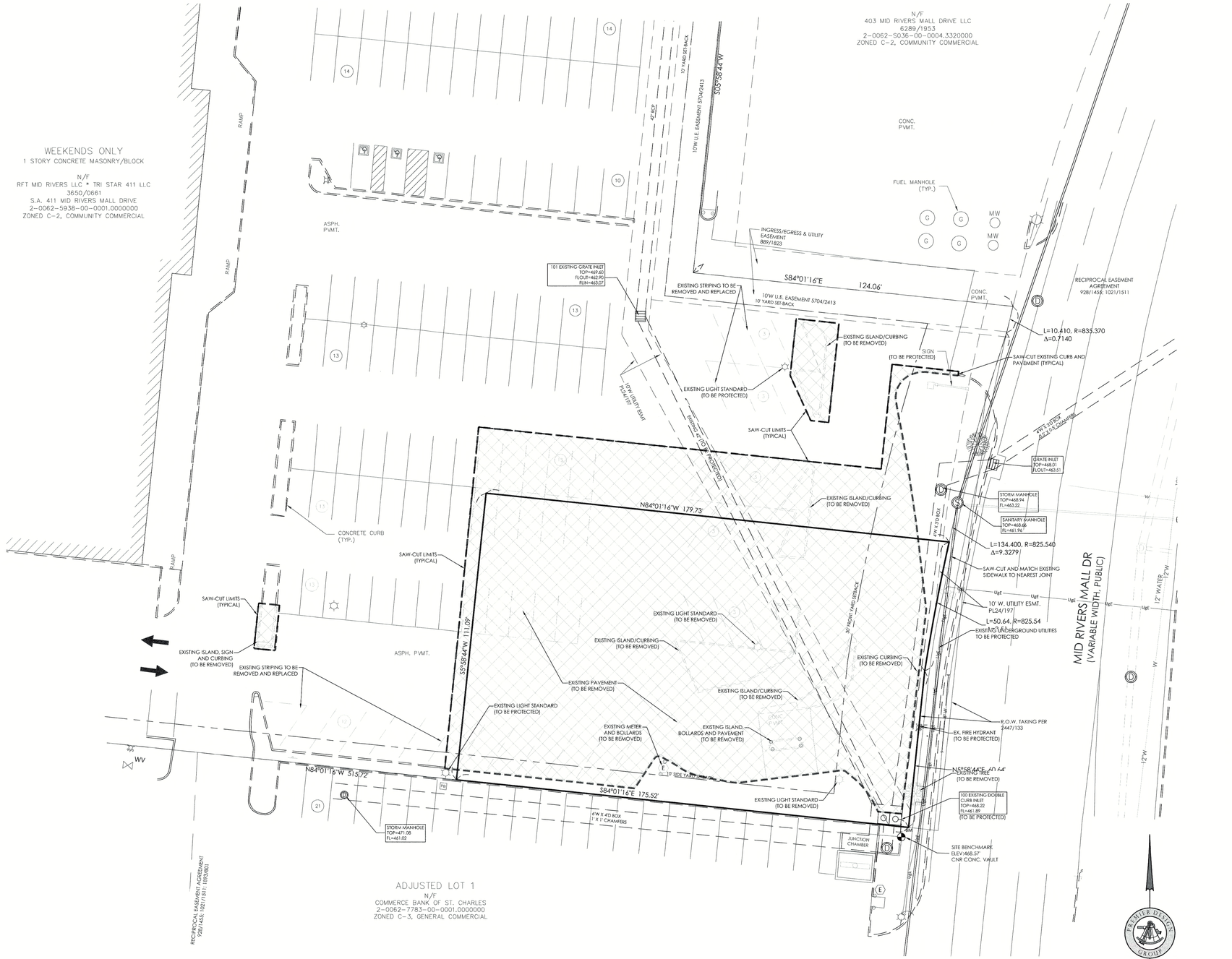
#	Revision Date	Description of Changes

Sheet Title
GENERAL NOTES

Sheet Number
C-001

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION



"Little MO" says
CALL BEFORE YOU DIG!
1-800-DIG-RITE

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERTIES_IMO'S ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\C-100 DEMO PLAN.dwg

DEMOLITION PLAN NOTES:

1. PRIOR TO ANY DEMOLITION OPERATIONS, ALL INITIAL SWPPP BMP'S, ARE TO BE IN PLACE.
2. DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
3. CONTRACTOR TO NOTIFY THE ENGINEER IF THERE ARE DISCREPANCIES FOUND IN THE FIELD COMPARED TO THE DESIGN PLANS.
4. REFERENCE POINTS, SUCH AS SURVEY MONUMENTS, BENCH MARKS, STAKES, ETC., SHALL BE PRESERVED, BUT IF DISTURBED OR DESTROYED, SHALL BE REPLACED AS DIRECTED, AT THE EXPENSE OF THE CONTRACTOR.
5. NO WORK SHALL BE DONE WHICH WILL AFFECT EXISTING UTILITIES PRIOR TO HAVING ASCERTAINED THAT THE UTILITIES HAVE BEEN PROPERLY CAPPED, PLUGGED, OR OTHERWISE ABANDONED IN A MANNER ACCEPTABLE TO THE AFFECTED UTILITY COMPANY. THE APPROPRIATE AGENCY SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK WHICH WILL AFFECT ANY EXISTING UTILITY. REMOVALS OR RELOCATIONS BY UTILITY COMPANIES ARE TO BE INITIATED AND COORDINATED BY THE CONTRACTOR.
6. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS. SIGNS, LIGHTS, AND BARRICADES SHALL BE INSTALLED AT ALL LOCATIONS AS NECESSARY TO GUARD AGAINST ACCIDENT. PROMPTLY REPAIR DAMAGES CAUSED TO FACILITIES BY OPERATIONS, AS DIRECTED BY THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
7. ALL EDGES OF PAVEMENT THAT IS TO BE REMOVED SHALL BE SAWCUT. NEW EDGES ARE TO BE CLEAN AND STRAIGHT WITH A SMOOTH TRANSITION.
8. ALL SANITARY AND STORM SEWER WORK SHALL BE PER THE CITY OF ST. PETERS SPECIFICATIONS.
9. ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO THE START OF ANY WORK.
10. EXISTING SERVICE METERS FOR GAS AND ELECTRIC SHALL REMOVED AND/OR RELOCATED, AS NECESSARY, PER REQUIREMENTS OF THE AFFECTED UTILITY COMPANY. ALL FEES AND PERMITS ASSOCIATED WITH METER RELOCATION SHALL BE PAID BY THE CONTRACTOR.
11. ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS NOTED OTHERWISE.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SURROUNDING AREA DURING CONSTRUCTION. ALL DUST OR DEBRIS SHALL BE KEPT ON-SITE. ANY CLEANING OF ADJACENT PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AT NO COST TO THE OWNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REQUEST APPLICATION TO THE CITY OF ST. PETERS FOR TEMPORARY AND PERMANENT ELECTRICAL SERVICE FOR THE PROJECT.
14. THE GENERAL CONTRACTOR SHALL NOT BLOCK MID RIVERS MALL DRIVE WITH ANY EQUIPMENT DELIVERY OR REMOVAL.

DEMOLITION CONTRACTOR SHALL FURNISH ALL MATERIAL AND PERFORM ALL WORK INCLUDING PROPER SUPERVISION NECESSARY TO COMPLETE ALL WORK DESCRIBED BELOW. ANYTHING THAT IS NOT EXPRESSLY SET FORTH BELOW BUT IS IMPLIED AND IS REQUIRED TO CARRY OUT THE WORK INTENDED SHALL BE PERFORMED IN THE SAME MANNER AS THOUGH SPECIFICALLY MENTIONED. ALL WORK SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. IN GENERAL, DEMOLITION CONTRACTOR SHALL DEMOLISH AND LEGALLY DISPOSE OF ALL STRUCTURES IN THEIR ENTIRETY, INCLUDING ALL BUILDINGS, FOUNDATIONS, FOOTINGS, EXISTING SITE IMPROVEMENTS, UTILITIES AND UTILITY CONNECTIONS UNLESS NOTED OTHERWISE. THIS WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, AND OSHA REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY APPROVALS AND PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SENDING OUT ALL REQUIRED PUBLIC AND PRIVATE NOTIFICATIONS. THE WORK TO BE PERFORMED BY DEMOLITION CONTRACTOR SHALL INCLUDE, WITHOUT LIMITATION, THE FOLLOWING:

- REMOVAL OF HOLLOW ITEMS OR ITEMS WHICH COULD COLLAPSE, INCLUDING WITHOUT LIMITATION BASEMENTS, CISTERNS, UNDERGROUND TANKS AND SEPTIC SYSTEMS. BACKFILLING AND COMPACTING TO THE LINES AND GRADES INDICATED.
- DEMOLITION OF BELOW-GRADE FOUNDATIONS, WALLS AND SITE IMPROVEMENT AS INDICATED TO AVOID CONFLICT WITH NEW CONSTRUCTION OR SITE WORK. BACKFILLING AND COMPACTING OF THE RESULTING EXCAVATION SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF PURCHASER'S ENGINEER AND/OR LATEST GEOTECHNICAL REPORT.
- CLEARING SITE OF ALL DEMOLITION DEBRIS, TRASH AND MISC. MATERIAL AND LEGALLY DISPOSING OFFSITE.
- SAFETY BARRICADES TO BE PROVIDED, INSTALLED, AND MAINTAINED DURING CONSTRUCTION.
- POLLUTION CONTROL INCLUDING DUST AND NOISE CONTROL.
- REMOVAL AND LAWFUL DISPOSAL OF HAZARDOUS MATERIALS.
- REMOVAL AND LAWFUL DISPOSAL OF LEAD PAINT
- UPON COMPLETION OF DEMOLITION AND CLEARING, THE SITE SHALL BE LEFT IN A NEAT, CLEAN AND SAFE CONDITION INCLUDING POSITIVE DRAINAGE.

AREA OF ALL EXISTING IMPROVEMENTS TO BE REMOVED UNLESS NOTED OTHERWISE

LIMITS OF DISTURBED AREA

NOTE:

A. ALL EXISTING IMPROVEMENTS, OLD FOUNDATIONS, RUBBLE, DEBRIS, AND TRASH WITHIN THE DISTURBED AREA OF THE SITE SHALL BE REMOVED UNLESS NOTED OTHERWISE.

B. EXISTING INLETS ARE TO BE INSPECTED BY THE CITY OF FARMINGTON TO DETERMINE IF REPLACEMENT IS NEEDED. EXISTING TOP OF STRUCTURES AND ALL FLOWLINES OF STRUCTURES ARE TO BE REPLICATED PER PLANS IF REPLACEMENT IS REQUIRED. CONTRACTOR TO INCLUDE REMOVAL AND REPLACEMENT OF STRUCTURES IN BID.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF THEIR BID TO CONFIRM THAT THE SITE CONDITIONS ARE AS SHOWN ON THESE PLANS. ANY CONDITION THAT IS DIFFERENT THAN WHAT IS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTAL OF BIDS.

INTENT OF DEMOLITION PLAN:

IT IS THE INTENT OF THIS PLAN THAT ALL REQUIRED DEMOLITION IS COMPLETED AND THE CONTRACTOR SHALL HAVE RENDERED A SITE THAT IS READY FOR CONSTRUCTION. ALL ONSITE FEATURES, OBSERVABLE AT THE TIME THE TOPOGRAPHIC SURVEY WAS COMPLETED, ARE SHOWN ON THIS PLAN. IF ADDITIONAL REMOVALS ARE REQUIRED, DUE TO CONFLICTING AND OR DIFFERENT CONDITIONS, NOTIFY THE ENGINEER PRIOR TO BID SUBMITTAL.

NOTES REGARDING EXISTING UNDOCUMENTED FILL AND BID ALLOWANCES:

1. REMOVE ALL UNDOCUMENTED FILLS AS DIRECTED BY THE PROJECT'S GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER OR OWNER'S REPRESENTATIVE AND REPLACE WITH CONTROLLED FILL.
2. UNDOCUMENTED FILLS INCLUDE PAVEMENTS, BUILDING RELATED DEBRIS, FOUNDATIONS, VEGETATION, ROOTS, SOFT, ORGANIC, FROZEN AND UNSUITABLE SOILS.
3. MATERIALS THAT ARE DETERMINED TO BE UNSUITABLE FOR REUSE SHALL BE HAULED OFF TO A LICENSED LANDFILL. MATERIALS THAT ARE DETERMINED TO BE SUITABLE FOR REUSE SHALL BE STOCKPILED FOR REUSE AS CONTROLLED FILL AS DIRECTED BY THE PROJECT'S GEOTECHNICAL ENGINEER.

GEOTECHNICAL REPORT INFORMATION:

1. A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED TO THIS ENGINEER FOR REVIEW AT THIS POINT, THEREFORE A DETERMINATION HAS NOT BEEN MADE FOR THE SITE SPECIFIC PAVEMENT BASE, BUILDING BASE OR FOOTING REQUIREMENTS.
2. AN AGGREGATE BASE HAS BEEN INCLUDED IN THIS DESIGN BUT MAY BE ALTERED UPON THE FINAL DETERMINATION BY THE GEOTECHNICAL ENGINEER.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2008000931
MISSOURI CERTIFICATE OF AUTHORITY #LS-2006007539
MISSOURI CERTIFICATE OF AUTHORITY #A-2006007538

STATE OF MISSOURI
STEVEN D. MARION
NUMBER PE-2006007195
PROFESSIONAL ENGINEER

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.

STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERIGUEUX VIEW DRIVE
WENTZVILLE, MO 63385
TELE: 314-591-6396

Date 2-28-2020

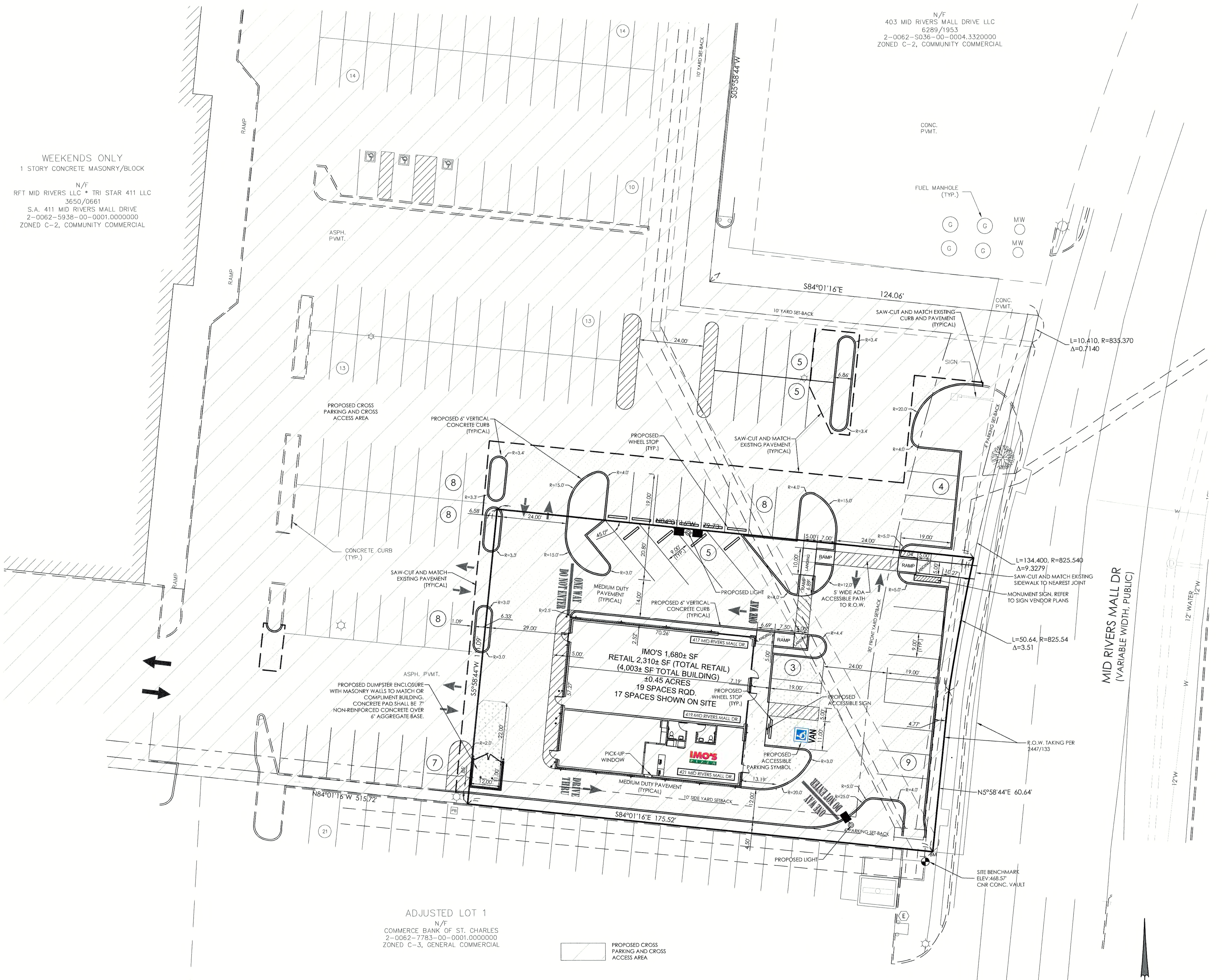
#	Revision Date	Description of Changes

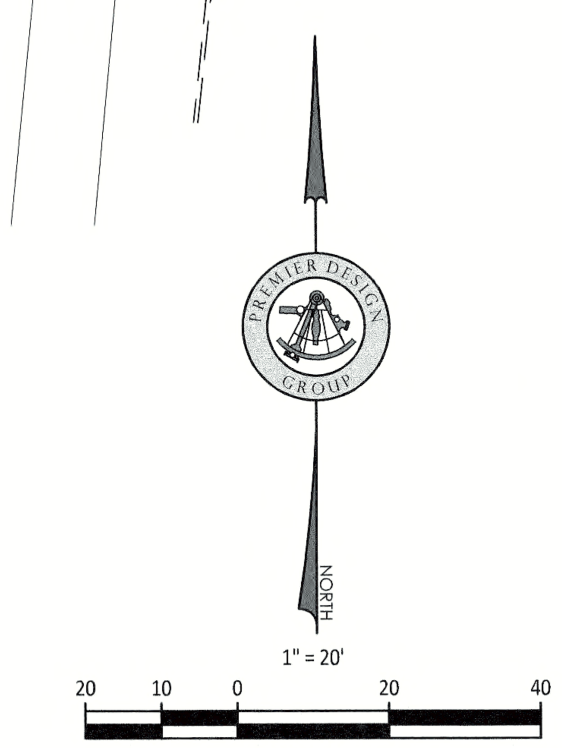
Sheet Title
DEMOLITION PLAN

Sheet Number
C-100

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION





UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERITES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\C-200 SITE PLAN.dwg

CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO THE OWNER AFTER CONSTRUCTION HAS BEEN COMPLETED.

ADA NOTES:

1. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
2. CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10 FEET IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS.
3. THE GENERAL AND CONCRETE CONTRACTOR SHALL FIELD VERIFY ADA SLOPES DURING CONCRETE POUR. A 2' SMART LEVEL WITH AN ACCURACY TO .029 PERCENT SHALL BE USED FOR VERIFYING SLOPES. ANY SLOPES IN THE ADA AREAS THAT EXCEED A 2% CROSS SLOPE ALONG THE BUILDING, ADA STALLS AND/OR SIDEWALK, 5% RUNNING SLOPE FOR SIDEWALKS AWAY FROM THE PROPOSED BUILDINGS, AND EXCEED 8.3% ON RAMPS SHALL BE REMOVED AND REPLACED AT THE CONCRETE CONTRACTOR'S EXPENSE. THE SURVEYOR FOR STAKING CAN PROVIDE A REFERENCE FOR ELEVATION HOWEVER CONFIRMATION IS REQUIRED BY SLOPE LEVEL DURING CONSTRUCTION.

SITE PLAN NOTES:

1. BASIS OF BEARINGS: THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 - EAST ZONE
2. BENCHMARK INFORMATION:
   a. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM
   b. SITE: CUT SQUARE ON THE NORTHEAST CORNER OF CONCRETE SLAB AT SOUTHEAST CORNER OF PROPERTY. ELEV = 468.57
3. CURRENT ZONING: C-2, COMMUNITY COMMERCIAL DISTRICT
4. SITE AREA = 19,592 S.F./±0.45 ACRES
5. PROPOSED USE - 1,680 SQUARE FOOT RESTAURANT WITH PICK-UP WINDOW/2,310 SQUARE FOOT RETAIL
6. MAXIMUM BUILDING HEIGHT - 35 FEET OR 2 1/2 STORIES
7. PARKING SETBACK: 4' MINIMUM FROM PROPERTY LINE
8. BUILDING SETBACKS:
   FRONT SETBACK: 30' MINIMUM
   SIDE YARD SETBACK: 10' MINIMUM
   REAR YARD SETBACK: 15' MINIMUM
9. FLOOR AREA RATIO - 3,990/19,592 S.F. = 0.20 FAR
10. IMPERVIOUS COVERAGE - SITE = 86.7%
11. REQUIRED RESTAURANT PARKING - 1 SPACES PER 4 SEATS PLUS 2 SPACES FOR EVERY 3 EMPLOYEES = 29 SEATS/4 = 7.25 SPACES PLUS 6 EMPLOYEES/3 x 2 = 4 SPACES = 11.25 REQUIRED

    REQUIRED RETAIL PARKING - 3 SPACES PER 1,000 SQUARE FEET
    2,310/1,000 = 2.31 x 3 = 6.93 SPACES REQUIRED

    TOTAL PARKING REQUIRED - 19 SPACES

    PROVIDED PARKING - REGULAR 16 SPACES
    ADA 1 SPACE
    TOTAL 17 SPACES ON SITE, ADDITIONAL PARKING IN ADJACENT SHOPPING CENTER

    PARKING REQUIRED FOR WEEKEND'S ONLY - 3 SPACES PER 1,000 SQUARE FEET
    44,047 S.F. / 1,000 x 3 = 132 SPACES REQUIRED

    234 SPACES EXISTING (WEEKENDS ONLY)

    217 SPACES TOTAL REMAIN (WEEKENDS ONLY, IMO'S & 2 RETAIL UNITS)
12. PER FEMA FIRM 29183C0242G, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS DATED JANUARY 20, 2016 THE PROPERTY IS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
13. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS REQUIREMENTS.
14. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
15. PROPOSED CONTOURS DEPICTED ARE AT FINISHED GRADE.
16. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
17. DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. PETERS SPECIFICATIONS.
18. TRASH ENCLOSURE SHALL BE CONSTRUCTED OF MASONRY TO MATCH OR COMPLIMENT BUILDING.
19. ALL PARKING LOT LIGHTING SHALL BE FULL CUT-OFF. NO WALL-PACK FLOODLIGHTS WILL BE USED ON THE BUILDING. ALL LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE AND APPROVED BY THE CITY'S DEVELOPMENT REVIEW BOARD. SITE LIGHTING PLAN, SIGNED AND SEALED BY A REGISTERED DESIGN PROFESSIONAL AND IN COMPLIANCE WITH CITY STANDARDS, SHALL BE SUBMITTED AT TIME THAT DETAILED SITE IMPROVEMENT PLANS ARE SUBMITTED.
20. SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
21. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
22. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
23. ALL UTILITY TAPS AND CONNECTIONS ARE TO BE PERFORMED PER UTILITY SERVICE PROVIDER SPECIFICATIONS.
24. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF ST. PETERS.
25. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF ST. PETERS.
26. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF ST. PETERS AND MODOT.
27. SANITARY AND STORM SEWERS SHALL BE DESIGNED PER THE CITY OF ST. PETERS REQUIREMENTS AND SPECIFICATIONS.
28. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE CITY OF ST. PETERS SPECIFICATIONS.
29. SEEDING, SODDING, MULCHING, AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
30. ANY LAND DISTURBANCE ACTIVITY INVOLVING MORE THAN ONE(1)ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE AND THE APPROPRIATE PERMITS MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
31. ALL EXISTING ON-SITE IMPROVEMENTS ARE TO BE REMOVED UNLESS NOTED OTHERWISE
32. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
33. ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES FROM PUBLIC VIEW.
34. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
35. SITE SHALL COMPLY WITH CHAPTER 530 GRADING REQUIREMENTS, CHAPTER 550 STORMWATER MANAGEMENT REQUIREMENTS AND CHAPTER 535 TREE AND LANDSCAPE REQUIREMENTS OF THE ST. PETERS CODE.

PAVEMENT NOTES:

1. CONCRETE PAVEMENT SHALL BE AS FOLLOWS

   CONCRETE SIDEWALK
   4" CLASS "A" CONCRETE
   4" CRUSHED STONE BASE

   MEDIUM DUTY PAVEMENT
   6" PORTLAND CEMENT CONCRETE
   4" AGGREGATE BASE COURSE (MODOT TYPE 5)

   DUMPSTER PAD PAVEMENT
   7" PORTLAND CEMENT CONCRETE
   6" COMPACTED GRANULAR BASE (MODOT TYPE 5)
2. REFER TO GEOTECHNICAL ENGINEERING REPORT TO VERIFY PAVEMENT THICKNESS.

THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE FOLLOWING REPORT:

GEOTECHNICAL REPORT
IMO'S PIZZA - ST. PETERS
ST. PETERS,MISSOURI
JGE #20008.1
JACOBI GEOTECHNICAL ENGINEERING,INC.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2011000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2012007849
MISSOURI CERTIFICATE OF AUTHORITY #LA-2016007538

STATE OF MISSOURI
STEVE MARION
NUMBER PE2006007195
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION
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STEVEN D. MARION P.E.
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PE 2006007195

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MID RIVERS MALL DRIVE
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ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385
TELE: 314-591-6396

Date 2-28-2020

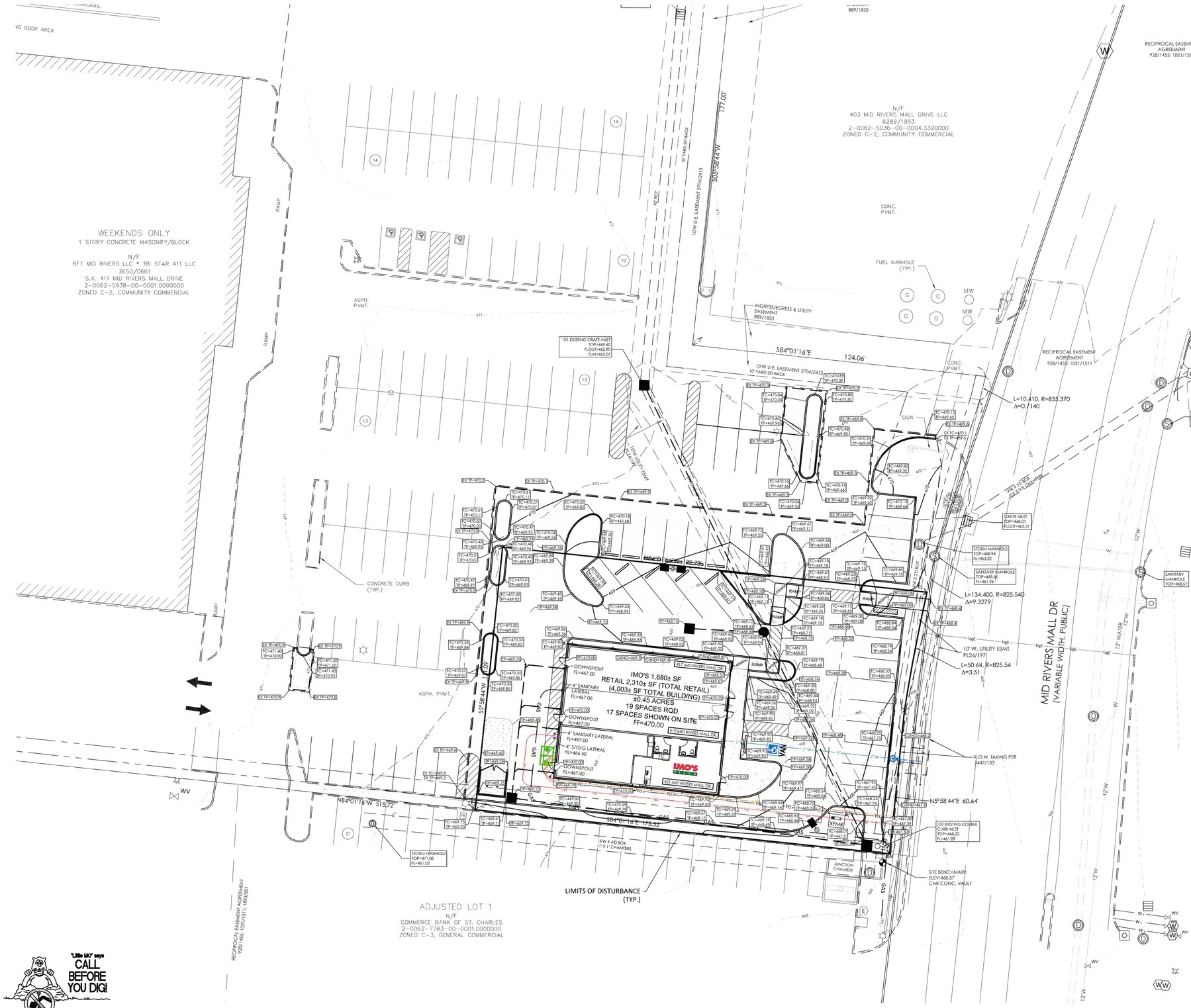
#	Revision Date	Description of Changes

Sheet Title
SITE PLAN

Sheet Number
C-200

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION



GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
3. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAILED.
4. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
6. SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. SEE C-600.
7. ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE C-600 - EROSION CONTROL PLAN AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF ST. PETERS, SHOULD IMO'S ST. PETERS PROVE TO BE INSUFFICIENT.
9. 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. COMPACTION AND PLACING OF BACKFILL AND FILL MATERIALS SHALL BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
10. ALL CITY, COUNTY, AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
11. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
12. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF ST. PETERS STANDARDS.
13. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF ST. PETERS STANDARDS.
14. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
15. G.C. TO BE AWARE THAT A LAND DISTURBANCE PERMIT WILL BE REQUIRED, OWNER TO PROVIDE. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
16. ALL WORK SHALL BE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL SERVICES REPORT FOR THIS PROJECT.
17. ANY DISTURBED SIDEWALK AREAS SHALL BE REPLACED WITH FULL SLABS.
18. ANY RETAINING WALL OVER THREE (3) FEET IN HEIGHT WILL REQUIRE A SEPARATE PERMIT THROUGH THE CITY OF ST. PETERS BUILDING DIVISION.
19. G.C. TO PROVIDE THE CITY OF ST. PETERS WITH COPIES OF COMPACTION TEST RESULTS.

EARTHWORK QUANTITY NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ ALL APPLICABLE REPORTS IN ORDER TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS OF THE SITE.
2. THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR IS CAUTIONED THAT THE QUANTITIES SHOWN ARE THE ENGINEER'S ESTIMATE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL COMPLETE HIS/HER OWN ESTIMATE WHEN BIDDING. NO ADDITIONAL COSTS WILL BE ALLOWED FOR GRADING WITHOUT JUSTIFICATION DUE TO PLAN CHANGES OR REVISIONS.
3. TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR THE CITY OF ST. PETERS AND MODOT BRIDGES DURING HAUL OPERATIONS.

ESTIMATED EARTHWORK QUANTITIES:

CUT = 305 CUBIC YARDS
FILL = 212 CUBIC YARDS X 1.15 (SHRINKAGE) = 244 CUBIC YARDS
= 61 CUBIC YARDS CUT

GENERAL CONTRACTOR SHALL PROVIDE A PROPOSED HAUL ROUTE FOR APPROVAL PRIOR TO ANY HAUL ACTIVITIES

THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE FOLLOWING REPORT:

GEOTECHNICAL REPORT
IMO'S PIZZA - ST. PETERS
ST. PETERS, MISSOURI
JOE #20008.1
JACOBI GEOTECHNICAL ENGINEERING,INC.

NOTE:

ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:

TP=TOP OF PAVEMENT
TC=TOP OF CURB
TW=TOP OF WALL
BW=FINISHED GROUND AT FACE OF WALL
GRND=FINISHED GROUND

LIMITS OF DISTURBANCE:
THE GRADING CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

SITE BENCHMARK:

CUT SQUARE ON THE NORTHEAST CORNER OF CONCRETE SLAB AT SOUTHEAST CORNER OF PROPERTY. ELEV = 468.57

REFERENCE BENCHMARK:

ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM

"Little MO" says
CALL BEFORE YOU DIG!
1-800-DIG-RITE

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vault-pc\vault\Civil 3D PROJECTS\2019\1911120_ACC PROPERITES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\C-300 GRADING PLAN.dwg

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #: 2000000031
MISSOURI CERTIFICATE OF AUTHORITY #: 2000007939
KANSAS CERTIFICATE OF AUTHORITY #: E-2000025258

STATE OF MISSOURI
STEVE MARION
NUMBER 2006007195
PE
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION

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PROFESSIONAL ENGINEER
PE 2006007195

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ACC PROPERTIES, LLC
910 PERIDUE VIEW DRIVE
WENTZVILLE, MO 63385

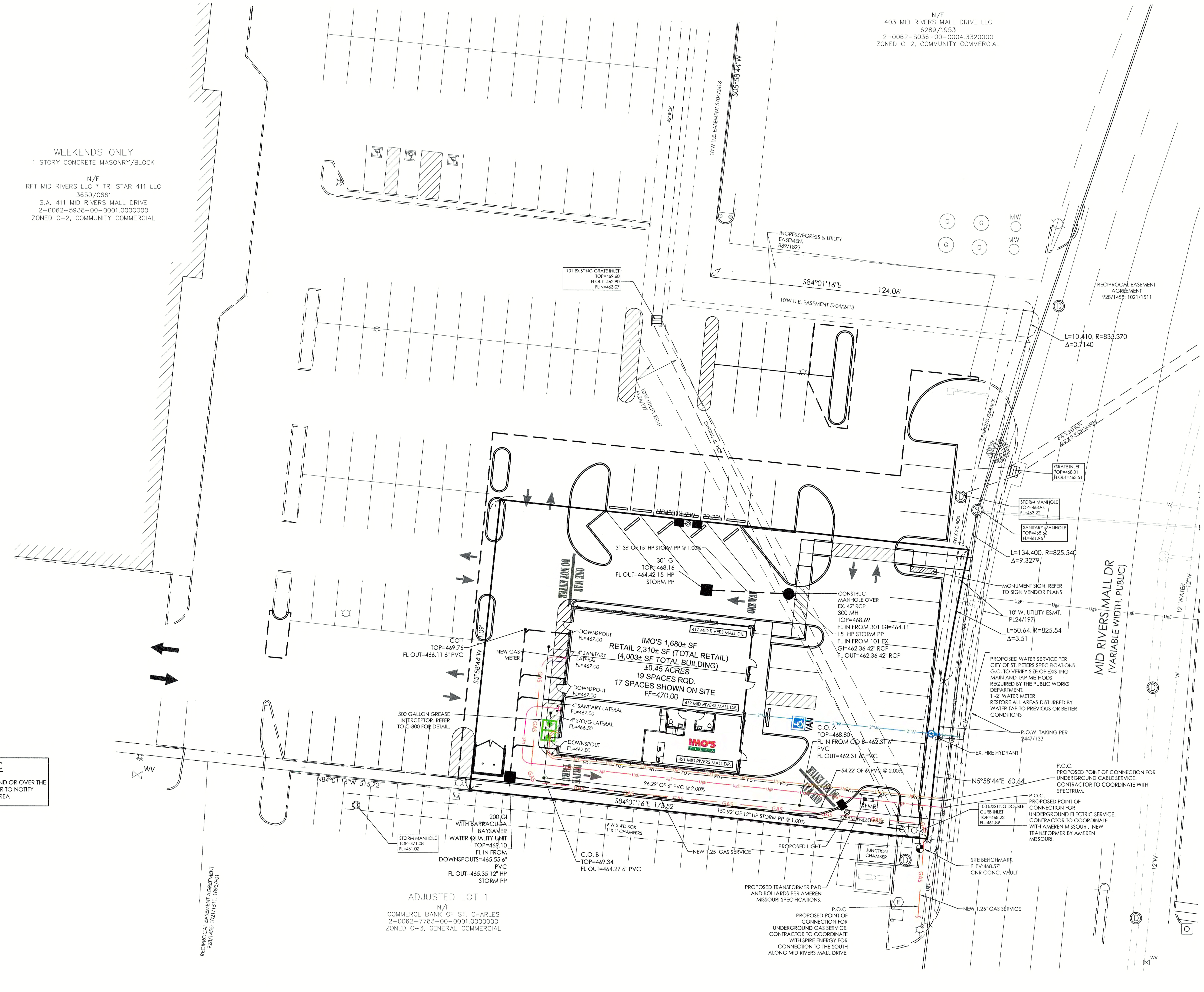
#	Revision Date	Description of Changes
	Date	2-28-2020

Sheet Title: GRADING PLAN

Sheet Number
C-300

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION



CAUTION ! FIBER-OPTIC

EXTREME CARE TO BE TAKEN WHEN WORKING AROUND OR OVER THE EXISTING FIBER-OPTIC CABLE. GENERAL CONTRACTOR TO NOTIFY MISSOURI ONE-CALL PRIOR TO ANY WORK IN THAT AREA

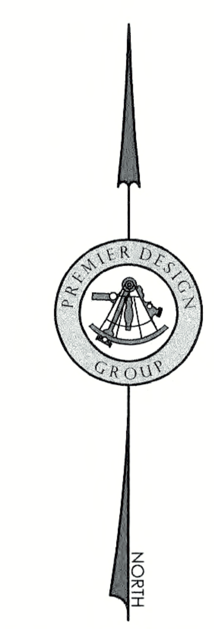
UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERITES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\C-400 UTILITY PLAN.dwg

UTILITY PLAN NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6' COVER ON ALL WATERLINES AND 3'-6' ON ALL SANITARY SEWER LINES.
4. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, PULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE COMPANY.
5. CONNECTION FROM THE METER TO SITE UTILITY LINES SHALL BE MADE BY BUILDING CONTRACTOR.
6. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
7. REFER TO INTERIOR MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
10. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND SPIRE ENERGY FOR EXACT LOCATION OF GAS ENTRY. G.C. TO INCLUDE IN BID FOR CONTRACTOR ANY GAS PIPING, CONDUITS, TRENCHING, BACKFILLING, ETC. REQUIRED BY SPIRE ENERGY .
11. CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND AMEREN MISSOURI FOR EXACT LOCATION OF ELECTRIC ENTRY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY ELECTRIC COMPANY.
12. REFER TO MEP PLANS FOR GAS SERVICE SIZING.
13. ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
15. ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTORS BID.
16. ALL CONSTRUCTION MATERIALS USED SHALL CONFORM TO THE CURRENT VERSION OF THE CITY OF ST. PETERS AND STATE OF MISSOURI SPECIFICATIONS.
17. G.C. IS TO PROVIDE TRENCH PULL WIRE AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES, BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION SHALL BE BY THE GENERAL CONTRACTOR.
18. GENERAL CONTRACTOR IS TO PROVIDE TRENCH, BACKFILL AND GRADE SMOOTH FOR A COMPLETE WATER LINE INSTALLATION.
19. ANY DISTURBED SIDEWALK OR CONCRETE PAVEMENT SHALL BE FULL SLAB REPLACEMENT.
20. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
21. ALL WATER LINES GREATER THAN 3" SHALL BE CLASS 52 DUCTILE IRON PIPE. WATER LINES SMALLER THAN 3" SHALL BE TYPE "K" COPPER.
22. ALL CONNECTIONS TO PUBLIC WATER SHALL BE AS REQUIRED BY CITY OF ST. PETERS WATER CODES. WATER TAP AND METERS SHALL BE INSTALLED BY CITY OF ST. PETERS WATER UP TO THE RIGHT-OF-WAY LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CITY OF ST. PETERS TO SCHEDULE CONNECTION TO PUBLIC WATER.
23. SANITARY LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR PIPES THAT CROSS ABOVE WATER MAINS, THIS PIPE SHALL BE AWA C900 UNLESS WATER MAIN IS CASED. SEWER TAP TO PUBLIC SEWER SHALL BE INSTALLED BY CITY OF ST. PETERS UP TO THE RIGHT-OF-WAY LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CITY OF ST. PETERS WATER TO SCHEDULE CONNECTION TO PUBLIC SEWER.
24. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS FOR ANY DISRUPTIONS TO EXISTING UTILITY SERVICES.
25. CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPAIR AND REPLACEMENT REQUIRED FOR ALL UTILITY CONNECTIONS AND INSTALLATIONS.
26. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY AND ALL APPLICABLE TAP AND SERVICE FEES AS LISTED IN THE MOST CURRENT EDITION OF CITY OF ST. PETERS WATER RULES AND REGULATIONS FOR CUSTOMER SERVICE.
27. COORDINATION WITH THE ELECTRIC, TELEPHONE AND CATV COMPANIES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE CONDUCTED IN A MANNER THAT RESULTS IN AN EFFICIENT AND TIMELY RELOCATION AND REMOVAL OF THE EXISTING FACILITIES.
28. GROUND ELEVATIONS SHALL BE WITHIN 6" OF THE FINAL PROPOSED ELEVATIONS PRIOR THE START OF ELECTRIC, TELEPHONE AND CATV RELOCATIONS OR INSTALLATIONS OF NEW SERVICE.
29. CONTRACTOR SHALL REFERENCE ELECTRICAL PLANS FOR FURTHER INFORMATION AND FOR CONDUIT ROUTING TO LIGHT STANDARDS AND ANY GROUND MOUNTED SIGNS.



1" = 20'

20 10 0 20 40

SCALE IN FEET

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2011000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2012007849
MISSOURI CERTIFICATE OF AUTHORITY #LA-2016007538

STATE OF MISSOURI · STEVE MARION · NUMBER PE2006007195 · PROFESSIONAL ENGINEER · 2/28/2020

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.

STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project

ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385
TELE: 314-591-6396

Date	2-28-2020

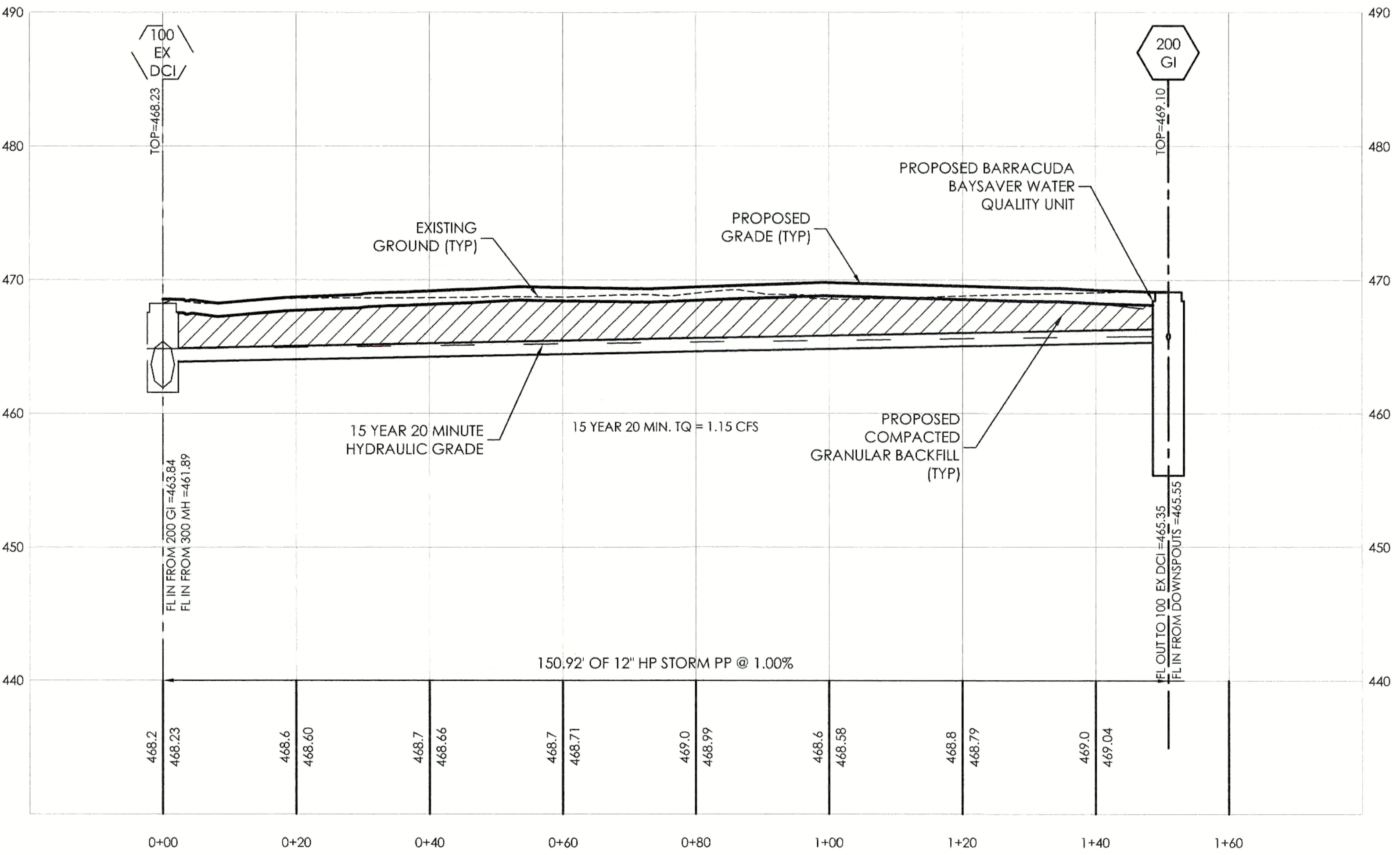
#	Revision Date	Description of Changes

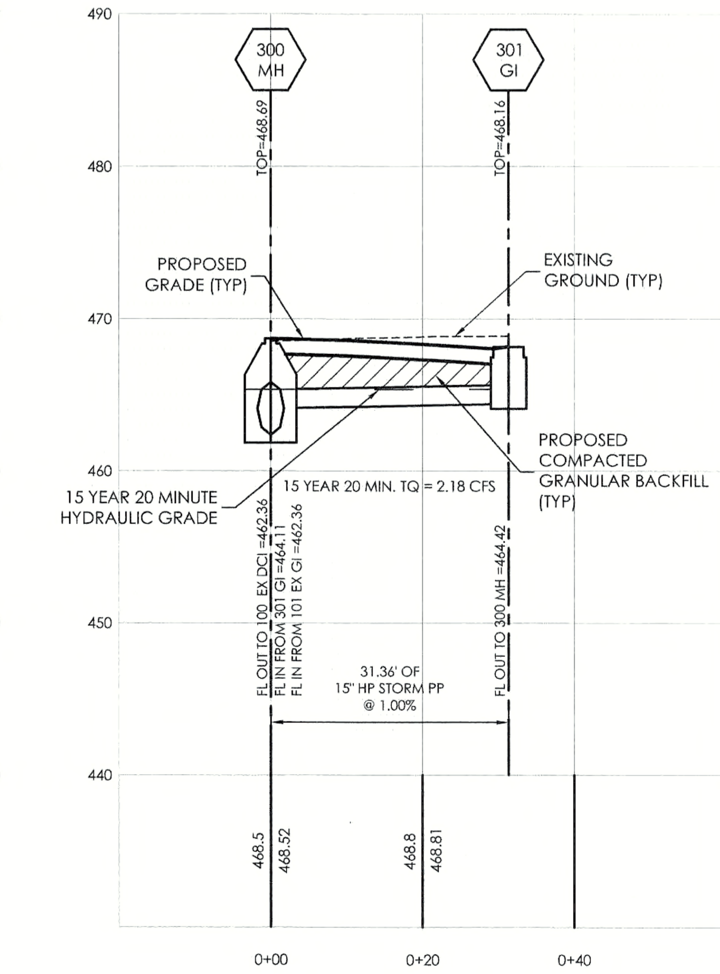
Sheet Title: UTILITY PLAN

Sheet Number: C-400

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION





STORM SEWER PROFILE

1"=30' HORIZONTAL
1"=10' VERTICAL

25 YEAR STORM																						
LineNo.	LineID	LineSize	LineLength	LineSlope	InvertDn	InvertUp	Grnd/RimElev Up	DepthUp	HGLDn	HGLUp	Rim-Hw	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	CrossSlope, Sx	CapacityFull	KnownQ	FlowRate	QCaptured	InletEff	CriticalDepth
		(in)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft/s)	(ft)		(ft)	(ft)	(ft/ft)	(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)
1	100-200	12	151	1	463.84	465.35	469.1	0.45**	464.84	465.80 j	3.3	1.46	0.03	1.00 z	0.45	n/a	0.02	3.86	1.15	1.15	1.15	100	0.45
2	300-301	15	31	1	464.11	464.42	468.16	0.95	465.36	465.37	2.72	1.78	0.05	1	0.033	0.07	0.02	7	2.18	2.18	2.18	100	0.59
	Notes: j-Line contains hyd. jump; z-Zero Junction Loss																						

100 YEAR STORM																							
LineNo.	LineID	LineSize	LineLength	LineSlope	InvertDn	InvertUp	Grnd/RimElev Up	DepthUp	HGLDn	HGLUp	Rim-Hw	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	CrossSlope, Sx	CapacityFull	KnownQ	FlowRate	QCaptured	InletEff	CriticalDepth
		(in)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft/s)	(ft)		(ft)	(ft)	(ft/ft)	(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)
1	100-200	12	151	1	463.84	465.35	469.1	0.54**	464.84	465.89 j	3.21	2.07	0.07	1.00 z	0.546	n/a	0.02	3.86	1.62	1.62	1.62	100	0.54
2	300-301	15	31	1	464.11	464.42	468.16	0.95	465.36	465.37	2.65	2.39	0.09	1	0.059	0.13	0.02	7	2.93	2.93	2.93	100	0.69
	Notes: j-Line contains hyd. jump; z-Zero Junction Loss																						

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	CRAIG DAHLGREN 314-296-1595 CRAIG.DAHLGREN@ADS-PIPE.COM
ADS SALES REP:	BRIAN SNELSON 618-593-6135 BRIAN.SNELSON@ADS-PIPE.COM
PROJECT NO:	S124175

ADVANCED DRAINAGE SYSTEMS, INC.

IMO's PIZZA

ST. PETERS

BARRACUDA MAINTENANCE

BARRACUDA SYSTEMS MUST BE INSPECTED AND MAINTAINED PERIODICALLY. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GRADE STICK OR SIMILAR DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EXCEEDS 20 INCHES. MINIMUM INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF THE UNIT.

MAINTENANCE INSTRUCTIONS

1. REMOVE THE MANHOLE COVER TO PROVIDE ACCESS TO THE POLLUTANT STORAGE. POLLUTANTS ARE STORED IN THE SUMP, BELOW THE BOWL ASSEMBLY VISIBLE FROM THE SURFACE. YOU'LL ACCESS THIS AREA THROUGH THE 10" DIAMETER ACCESS CYLINDER.
2. USE A VACUUM TRUCK OR OTHER SIMILAR EQUIPMENT TO REMOVE ALL WATER, DEBRIS, OILS AND SEDIMENT.
3. USE A HIGH PRESSURE HOSE TO CLEAN THE MANHOLE OF ALL THE REMAINING SEDIMENT AND DEBRIS. THEN, USE THE VACUUM TRUCK TO REMOVE THE WATER.
4. FILL THE CLEANED MANHOLE WITH WATER UNTIL THE LEVEL REACHES THE INVERT OF THE OUTLET PIPE.
5. REPLACE THE MANHOLE COVER.
6. DISPOSE OF THE POLLUTED WATER, OILS, SEDIMENT AND TRASH AT AN APPROVED FACILITY.
   - LOCAL REGULATIONS PROHIBIT THE DISCHARGE OF SOLID MATERIAL INTO THE SANITARY SYSTEM. CHECK WITH THE LOCAL SEWER AUTHORITY FOR AUTHORITY TO DISCHARGE THE LIQUID.
   - SOME LOCALITIES TREAT THE POLLUTANTS AS LEACHATE. CHECK WITH LOCAL REGULATORS ABOUT DISPOSAL REQUIREMENTS.
   - ADDITIONAL LOCAL REGULATIONS MAY APPLY TO THE MAINTENANCE PROCEDURE.

BARRACUDA INSTALLATION NOTES

INSTALLATION OF THE STORMWATER TREATMENT UNIT(S) SHALL BE PERFORMED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SUCH INSTRUCTIONS CAN BE OBTAINED BY CALLING ADVANCED DRAINAGE SYSTEMS AT (800) 821-6710 OR BY LOGGING ON TO WWW.ADS-PIPE.COM OR WWW.BAYSAVER.COM.

BAYSAVER BARRACUDA SPECIFICATIONS

MATERIALS AND DESIGN

CONCRETE STRUCTURES: DESIGNED FOR H-20 TRAFFIC LOADING AND APPLICABLE SOIL LOADS OR AS OTHERWISE DETERMINED BY A LICENSED PROFESSIONAL ENGINEER. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C857 AND ASTM C858.

48" HP MANHOLE STRUCTURES: MADE FROM AN IMPACT MODIFIED COPOLYMER POLYPROPYLENE MEETING THE MATERIAL REQUIREMENTS OF ASTM F2764. THE ECCENTRIC CONE REDUCER SHALL BE MANUFACTURED FROM POLYETHYLENE MATERIAL MEETING ASTM D3350 CELL CLASS 213320C. GASKETS SHALL BE MADE OF MATERIAL MEETING THE REQUIREMENTS OF ASTM F477.

SEPARATOR INTERNALS SHALL BE SUBSTANTIALLY CONSTRUCTED OF STAINLESS STEEL, POLYETHYLENE, OR OTHER THERMOPLASTIC MATERIAL APPROVED BY THE MANUFACTURER.

PERFORMANCE

THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.

THE STORMWATER TREATMENT UNIT INTERNALS SHALL CONSIST OF(1)SEPARATOR CONE ASSEMBLY, AND (1)SUMP ASSEMBLY WHICH INCLUDES(4) LEGS WITH "TEETH".

THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

-OR -

THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

-OR -

THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEP/NJCAT HDS PROTOCOL .

MANUFACTURER

EACH STORMWATER TREATMENT SYSTEM SHALL BE A BARRACUDA SYSTEM AS MANUFACTURED BY BAYSAVER, LLC, 1030 DEER HOLLOW DR., MOUNT AIRY, MD 21771, PHONE (301) 829-6470, FAX (301) 829-3747, TOLL FREE 1-800-229-7283 (1-800-BAYSAVER), EMAIL INFO@BAYSAVER.COM

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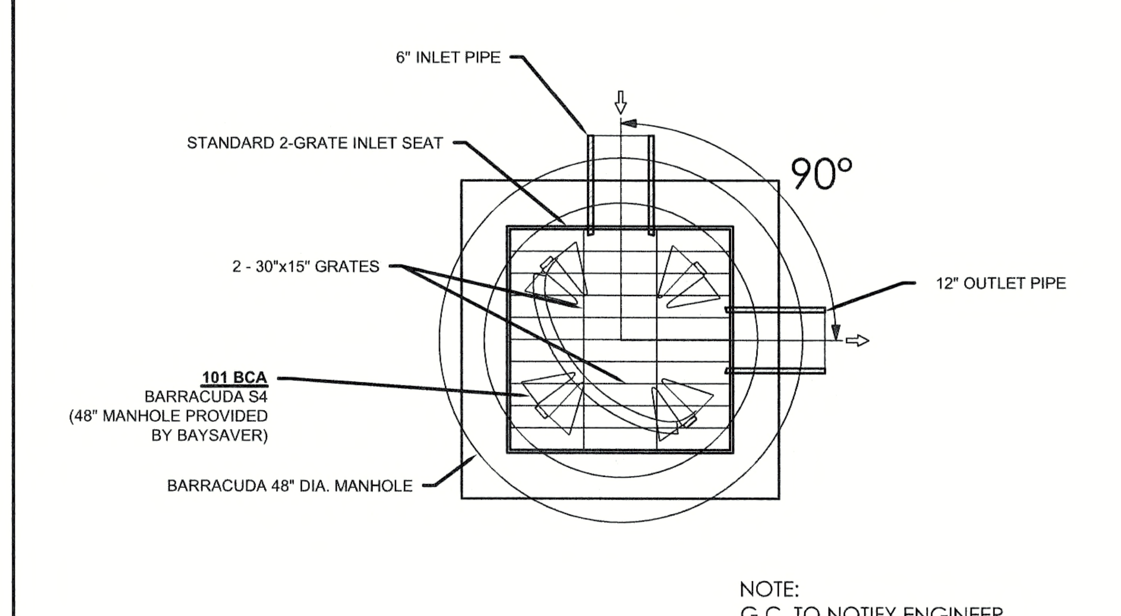
UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

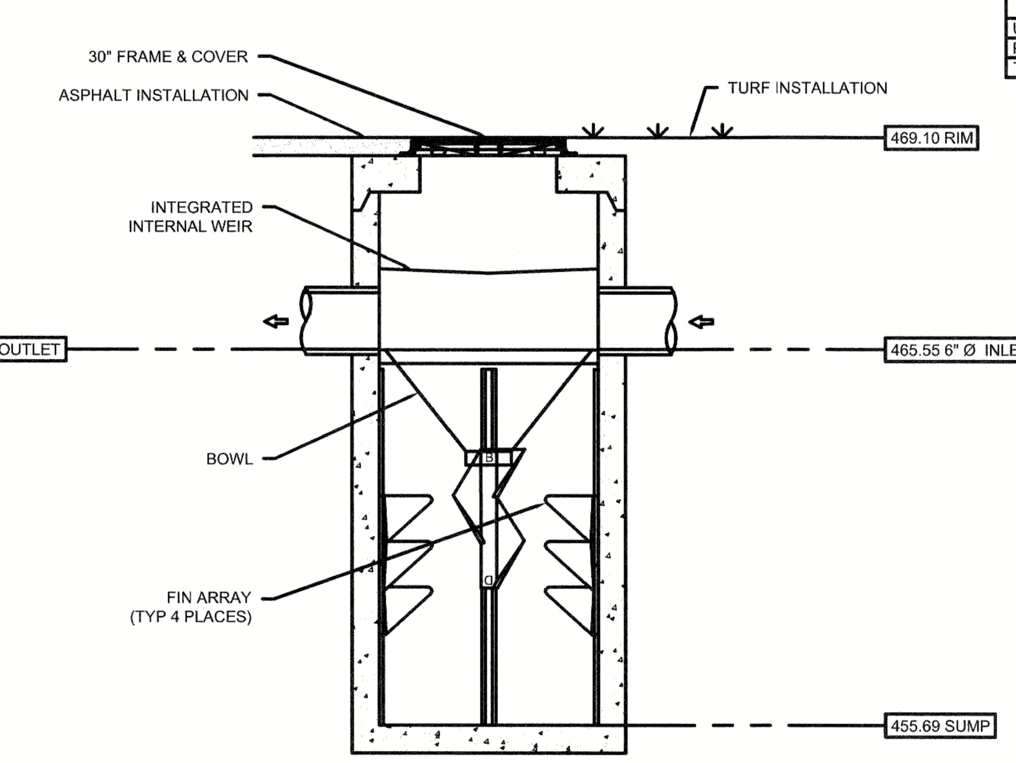
(02) ADS BARRACUDA SPECIFICATIONS

NOT TO SCALE

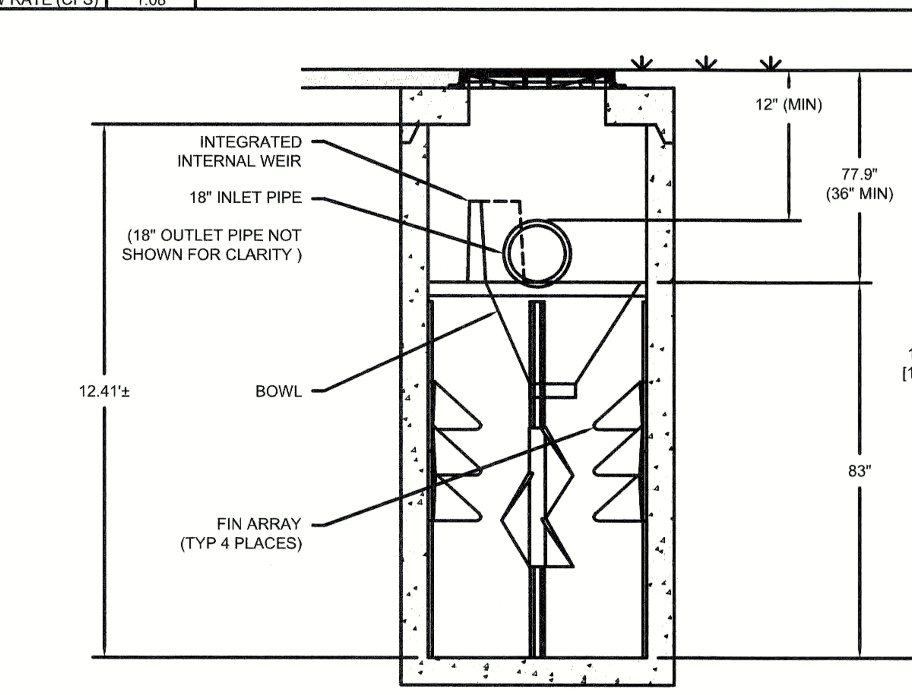


BARRACUDA S4	
UNIT ID	101 BCA
PEAK FLOW RATE (CFS)	
TREATMENT FLOW RATE (CFS)	1.08

NOTE:
G.C. TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH BARRACUDA UNIT AND FITMENT TO SYSTEM.



SECTION VIEW A-A
NTS



SECTION VIEW B-B
NTS

(01) ADS BARRACUDA PLAN & SECTION VIEWS

NOT TO SCALE

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OH 43026

Barracuda 1030 Deer Hollow Drive Mount Airy, MD 21771 1-800-BAYSAVER 1-800-229-7283

NOT TO SCALE

DATE: ######## DRAWN: ###
PROJECT #: ###### CHECKED: ###

DATE	DRWN	CHKD	DESCRIPTION
#	#	#	
#	#	#	
#	#	#	
#	#	#	
#	#	#	
#	#	#	

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2011000031
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MISSOURI CERTIFICATE OF AUTHORITY #LA-2016007538

STATE OF MISSOURI
STEVE MARION
NUMBER PE2006007195
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION
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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385

Date 2-28-2020

#	Revision Date	Description of Changes

Sheet Title
STORM SEWER PROFILES

Sheet Number
C-500

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

\\Vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERITES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\BASE\UTILITY BASE.dwg

EROSION CONTROL PLAN LEGEND

SYMBOL		SYMBOL	
	LIMITS OF DISTURBED AREA		WASHDOWN AREA (SEE DETAIL SHEET C-501)
	SYNTHETIC FILTER BARRIER (SEE DETAIL SHEET C-501)		OFF STREET GRAVEL PARKING
	INLET PROTECTION (SEE DETAIL SHEET C-501)		VEHICLE WASHDOWN AREA & CONSTRUCTION ENTRANCE (SEE DETAIL SHEET C-501)
			SEED AND STRAW (ADD ALTERNATE FOR BIODEGRADEABLE VEGETATIVE MAT)

"Little MO" says CALL BEFORE YOU DIG! 1-800-DIG-RITE

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERTIES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\C-600 EROSION CONTROL PLAN.dwg

1. CONTRACTOR MUST COMPLETE A CONSTRUCTION SITE NOTICE, OBTAIN SIGNED COPIES OF NOI FORM FOR BOTH OWNER AND CONTRACTOR (IF APPLICABLE TO THIS SITE), AND POST THEM AT THE CONSTRUCTION SITE, IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000). THE GENERAL CONTRACTOR, (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITY RELATED TO EARTHWORK, EROSION CONTROL., ETC., OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) MUST BE FAMILIAR WITH THE CONTENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS WELL AS ALL THE REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT AND ANY APPLICABLE LOCAL PERMIT REQUIREMENTS. AND SHALL COMPLY WITH ALL SUCH REQUIREMENTS DURING ALL CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF OPERATIONS FOR EROSION CONTROL IMPLEMENTATION SHOWN HEREON. ANY DEVIATION FROM THIS SEQUENCE DEEMED NECESSARY BY THE CONTRACTOR MAY REQUIRE THAT THE STORMWATER POLLUTION PREVENTION PLAN BE MODIFIED IN ACCORDANCE WITH THE NPDES GENERAL PERMIT GUIDELINES AND SECTION 1.01 F OF THE STORM WATER POLLUTION PREVENTION PLAN.
3. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREAS, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, CONCRETE WASH-OUT PITS, AND POLLUTANT CONTROLS FOR EACH, AS SOON AS POSSIBLE. THE GENERAL PERMIT AUTHORIZES THE LAND DISPOSAL OF WASH OUT WATER FROM CONCRETE TRUCKS THAT ARE ASSOCIATED WITH OFF-SITE PRODUCTION FACILITIES, AS LONG AS THE DISCHARGE IS INTO SPECIFICALLY DESIGNATED DIKED AREAS WHICH HAVE BEEN PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH OUT WATER AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE, TO PREVENT DIRECT DISCHARGE TO SURFACE WATERS (SEE CONCRETE WASHOUT DETAIL SHOWN IN PLANS). DIRECT DISCHARGE OF CONCRETE TRUCK WASH OUT WATER TO SURFACE WATERS IN THE STATE, INCLUDING DISCHARGE TO STORM SEWERS, IS PROHIBITED BY THE GENERAL PERMIT. IF A CONCRETE PLANT IS LOCATED AT CONSTRUCTION SITE, CONTRACTOR SHALL OBTAIN COVERAGE UNDER AND COMPLY WITH GENERAL PERMIT TXG110000 OR INDIVIDUAL PERMIT.
4. THE GENERAL CONTRACTOR SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORMWATER CONTROLS AND PRACTICES AT FREQUENCIES GIVEN IN THE NPDES GENERAL PERMIT, AND SHALL COMPLETE AND SIGN APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP).
5. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
6. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS PURPOSE IS PROHIBITED.
7. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY STABILIZED WITH VEGETATION AND MULCH.
8. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED WITHIN FOURTEEN DAYS PER SEEDING OR LANDSCAPING SPECIFICATIONS.
9. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINTS ACCORDING TO NOTES SHOWN ON THE DETAIL THEREOF. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXITING TRAFFIC, HOSE BIBS SHALL BE PROVIDED AT CONSTRUCTION TRAFFIC EXIT POINTS, AND VEHICLE TIRES SHALL BE WASHED BEFORE EXITING ONTO PUBLIC ROADS. SILT FROM THIS WASHING OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASHWATER IS ALLOWED TO BE DISCHARGED OFF-SITE.
10. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
11. CONTRACTOR SHALL PREVENT ANY SILTATION FROM ENTERING THE STORM SEWER SYSTEM. ALL INLETS AND INLET OPENINGS SHALL BE FULLY ENCIRCLED WITH APPROPRIATE INLET PROTECTION DEVICES.
12. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY TEMPORARY OR PERMANENT DETENTION PONDS, STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTION OF DEVICES REVEALS THE PRESENCE OF EXCESSIVE SILTATION (AS SPECIFIED IN SECTION 5.02 OF THE SWPPP).
13. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THIS SITE.
14. THE CONTRACTOR IS ADVISED TO CONSTRUCT TEMPORARY OR PERMANENT FENCING AROUND DETENTION PONDS AND SEDIMENT BASINS AT THE EARLIEST POSSIBLE TIME TO PREVENT ACCIDENTAL ACCESS BY PERSONS OR ANIMALS.
15. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH THE TPDES GENERAL PERMIT OR LOCAL PERMIT REQUIREMENTS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL SURFACES.
17. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS.
18. WHENEVER DIRT, ROCK, OR OTHER MATERIALS ARE IMPORTED OR EXPORTED ON THE PRIMARY CONSTRUCTION SITE, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL TCEQ STORMWATER REQUIREMENTS FOR THE REMOTE SITE. CONTRACTOR SHALL FURNISH THE ENGINEER AND THE OWNER'S CONSTRUCTION MANAGER WITH DOCUMENTATION OF COVERAGE FOR THE BORROW OR FILL SITE UNDER A NPDES PERMIT FOR STORMWATER DISCHARGES AND OF A WRITTEN AGREEMENT WITH THE LANDOWNER OF THE REMOTE SITE INDICATING EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED THEREON. AT A MINIMUM, EROSION CONTROL MEASURES MUST CONSIST OF PERIMETER CONTROLS (SILT FENCES) ON ALL DOWN SLOPES AND SIDE SLOPE BOUNDARIES OF ANY DISTURBED AREA, PLUS PROVISIONS FOR RE-VEGETATION AFTER THE FILL MATERIALS ARE IN PLACE.
19. ALL SLOPES ON SITE WHICH ARE 3:1 OR STEEPER SHALL BE STABILIZED BY TRACK WALKING (TRAVERSING UP AND DOWN THE SLOPE WITH A TRACKED VEHICLE) FOLLOWED BY INSTALLATION OF EROSION CONTROL BLANKET INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL.
20. SLURRY AND CUTTINGS FROM SAW CUTTING ACTIVITY SHALL BE CONTINUOUSLY VACUUMED TO CONTROL THE FLOW OF WATER FROM THE OPERATIONS SITE. THE SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM, SWALE, STREAM OR OTHER WATER BODY.

1. INSTALL SILT FENCES AROUND PERIMETER OF PROPERTY AND DISTURBED AREAS AS SHOWN.
2. INSTALL INLET PROTECTION FOR ALL EXISTING GRATE INLETS, CURB INLETS AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES, IF PRESENT.
3. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
4. COMMENCE SITE DEMOLITION.
5. COMMENCE GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
6. COMMENCE GRADING OPERATION FOR BUILDING PAD PREPARATION (SEE GEOTECH REPORT & GRADING PLAN).
7. INSTALL ALL UNDERGROUND UTILITIES.
8. FINALIZE PAVEMENT SUBGRADE PREPARATION.
9. INSTALL ALL PROPOSED STORM SEWER PIPES AND INSTALL INLET PROTECTION SILT FENCES AT ENDS OF EXPOSED PIPES.
10. CONSTRUCT ALL GRATE INLETS AND DRAINAGE STRUCTURES. INLET PROTECTION SILT FENCES MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
11. REMOVE SILT FENCES AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
12. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT, CURB & GUTTER.
13. INSTALL ALL PAVING, CURB & GUTTER.
14. REMOVE TEMPORARY CONSTRUCTION EXIT, SILT FENCES.
15. COMPLETE PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION, IN ACCORDANCE WITH THE LANDSCAPING PLAN.

NORTH

1" = 20'

20 10 0 20 40

SCALE IN FEET

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100 MIDLAND PARK DRIVE
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STATE OF MISSOURI STEVE MARION NUMBER PE2006007195 PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION

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PE 2006007195

IMO'S PIZZA

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ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385

Date: 2-28-2020

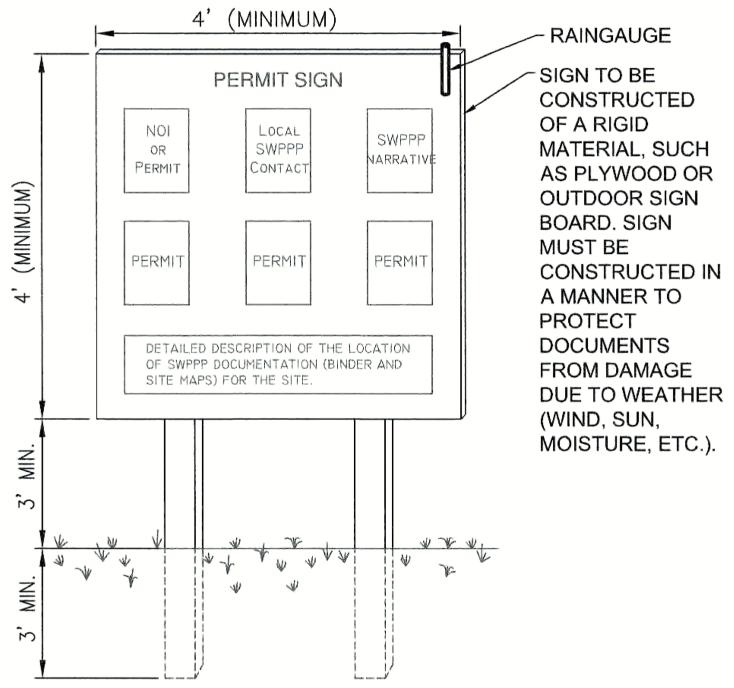
#	Revision Date	Description of Changes

Sheet Title: EROSION CONTROL PLAN

Sheet Number: C-600

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION



NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE PERMIT HAS BEEN TERMINATED.
3. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

05 PERMIT SIGN DETAIL

NOT TO SCALE

"URBAN DEVELOPMENT SITES"

Seeding rates:

Permanent:
Tall; Fescue — 30 lbs./ac.
Smooth Brome — 20 lbs./ac.
Combined: Fescue @15 lbs./ac. and Brome @10 lbs./ac.

Temporary:
Wheat or Rye — 150 lbs./ac. (3.5 lbs. per square foot)
Oats — 120 lbs./ac. (2.75 lbs. per square foot)

Seeding periods:
Fescue or Brome — March 1 to June 1
August 1 to October 1
Wheat or Rye — March 15 to November 1
Oats — March 15 to September 15

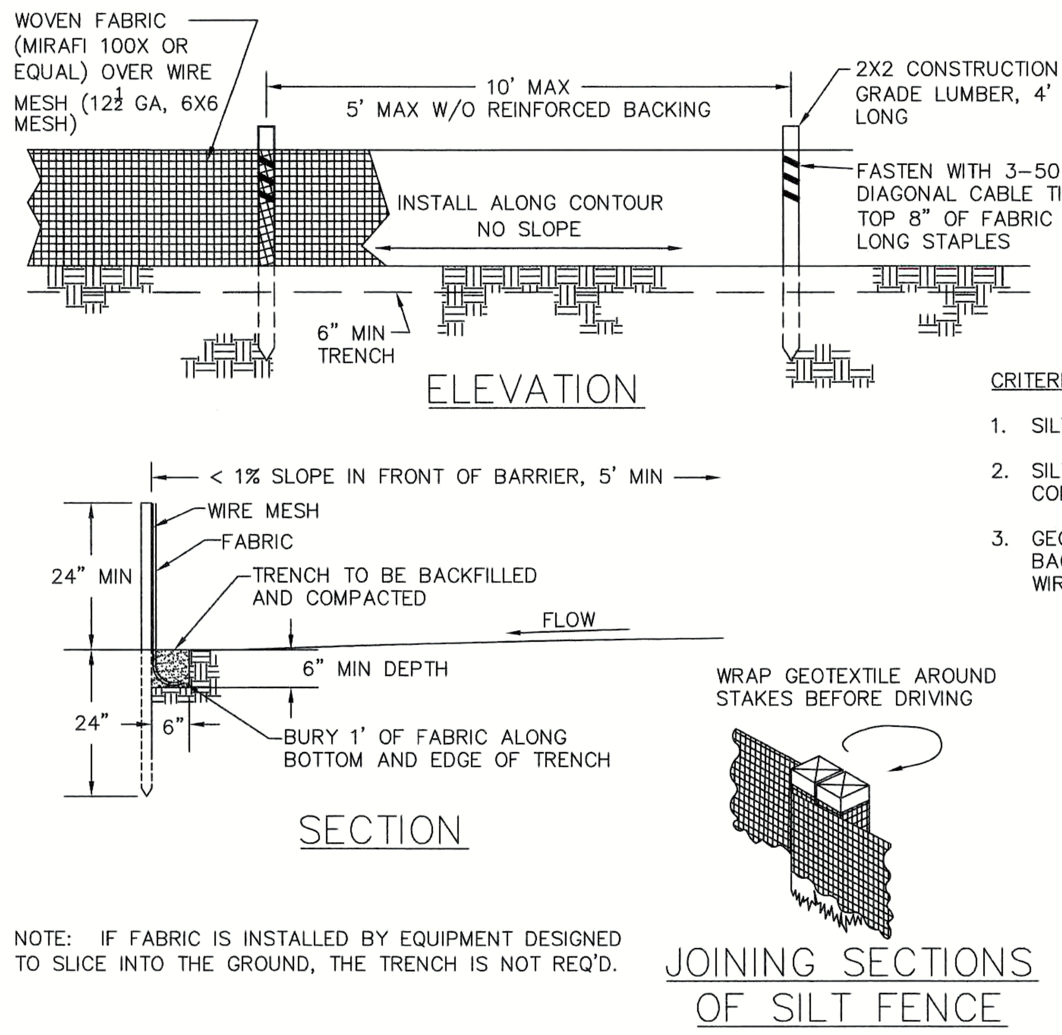
Mulch rates: 100 lbs. per 1,000 square feet (4,356 lbs. per acre)

Fertilizer rates: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

*ENM = effective neutralizing material as per State evaluation of quarried rock.

04 VEGETATIVE ESTABLISHMENT FOR URBAN DEV. SITES

NOT TO SCALE

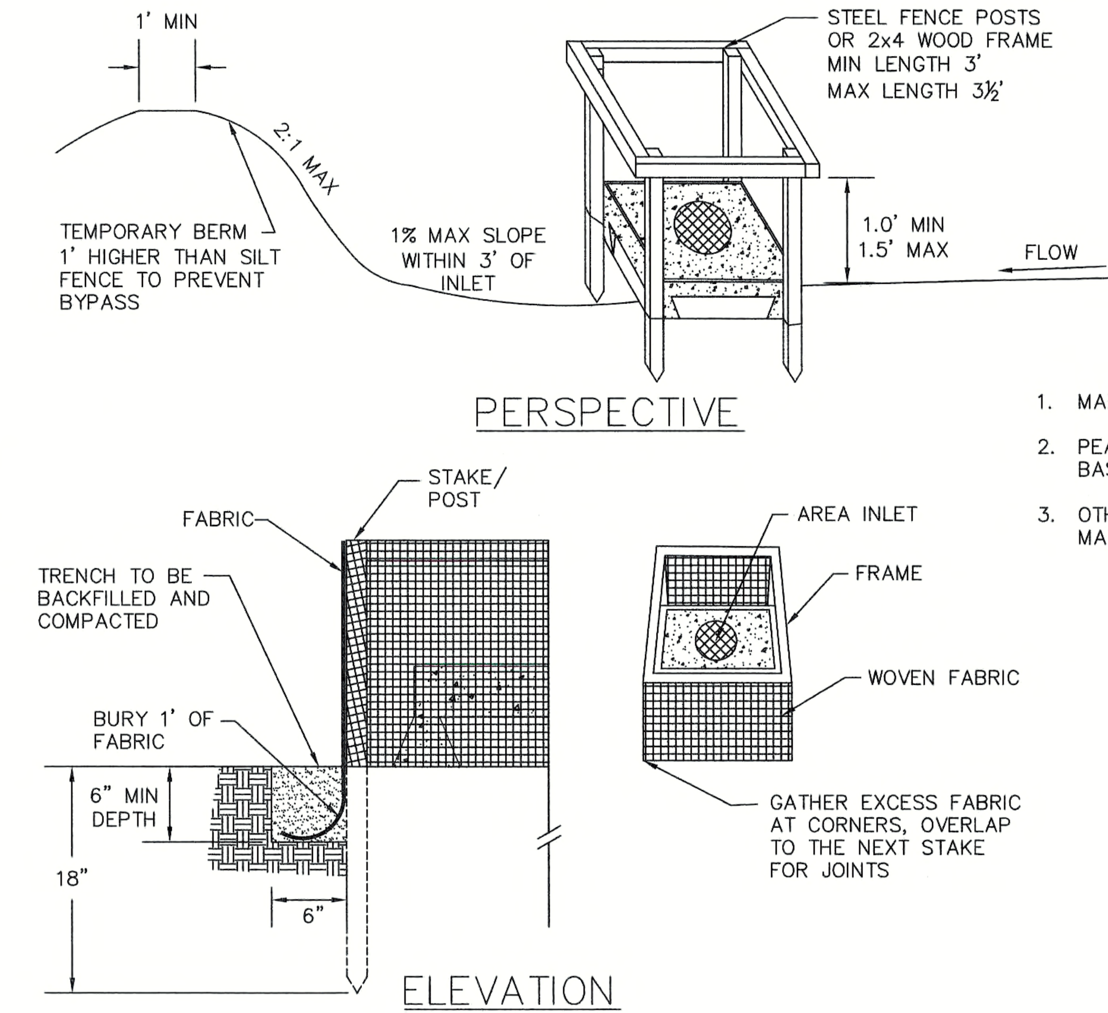


CRITERIA

1. SILT FENCE SHALL BE 30 INCHES HIGH.
2. SILT FENCE SHALL NOT BE USED FOR CONCENTRATED FLOWS.
3. GEOSYNTHETIC REINFORCED SILT FENCE BACKING MAY BE USED IN LIEU OF WIRE MESH.

03 SILT FENCE INSTALLATION DETAIL (SHEET FLOW ONLY)

NOT TO SCALE

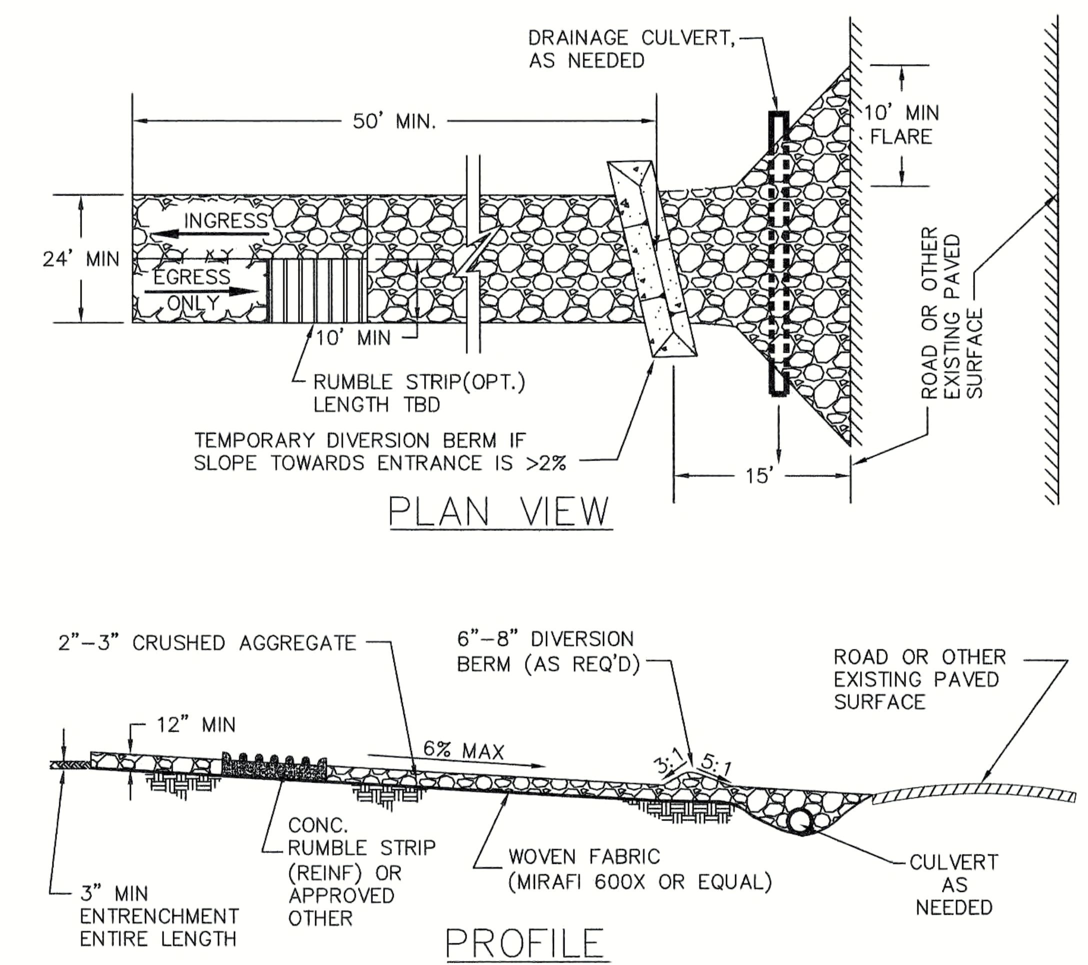


DESIGN CRITERIA

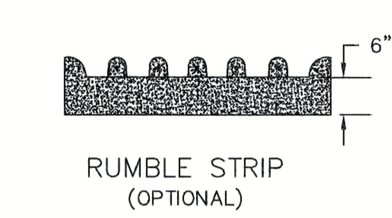
1. MAXIMUM DRAINAGE AREA – 1 ACRE.
2. PEAK RUNOFF SHALL NOT EXCEED 2 CFS BASED ON A 6-MONTH STORM EVENT.
3. OTHER SEDIMENT PROTECTION PRODUCTS MAY BE USED, SUCH AS FiltR FENCE™.

02 AREA INLET PROTECTION FABRIC DROP DETAIL

NOT TO SCALE



NOTE:
A SPECIAL USE PERMIT IS REQ'D FOR THE ENTRANCE.



DESIGN NOTES

1. DIVERT ALL RUNOFF TO A SEDIMENTATION CONTROL DEVICE.
2. PROVIDE WATER SUPPLY FOR WASHDOWN.

01 CONSTRUCTION TRAFFIC WASH-OFF PAD DETAIL

NOT TO SCALE

CONSTRUCTION SWPPP LOG:

1. THE CONTRACTOR SHALL DEVELOP A CONSTRUCTION SWPPP LOG AT THE START OF CONSTRUCTION. THE CONSTRUCTION SWPPP LOG SHALL INCLUDE INSTALLATION DATES OF BMP'S, MAINTENANCE RECORDS, RAINFALL RECORDS, AND ANY ITEM THAT ADDRESSES THE MANAGEMENT OF STORM WATER POLLUTION PREVENTION MEASURES AT THE PROJECT SITE.
2. REFER TO THE SWPPP DOCUMENT/NARRATIVE FOR FORMS AND OTHER DETAILED INFORMATION REGARDING STORM WATER POLLUTION PREVENTION PRACTICES.
3. THE SWPPP LOG SHALL BE KEPT ON THE JOB SITE AND SHALL BE MADE AVAILABLE FOR REVIEW AT THE REQUEST OF APPLICABLE GOVERNING AUTHORITIES.
4. BMP's SHALL BE INSPECTED ONCE A WEEK AND WITHIN 24 HRS OF RAIN EVENTS OF 1/2" OR GREATER. INSPECTIONS ARE TO BE DOCUMENTED IN THE SWPPP LOG. REPAIR AND MAINTENANCE TO BMP'S SHALL BE DONE IMMEDIATELY.
5. THE CONTRACTOR SHALL SUBMIT AN INSPECTION REPORT WITHIN 72 HOURS AFTER EVERY STORM EVENT TO THE CITY ENGINEER.
6. THE CONTRACTOR SHALL ENSURE THE SITE CONFORMS TO THE REQUIREMENTS OF THE LAND DISTURBANCE PERMIT AND INSTALL ADDITIONAL BMP'S SHOULD SITE CONDITIONS WARRANT.
7. AFTER CONSTRUCTION, THE CONSTRUCTION SWPPP LOG SHALL BE RETAINED BY THE CONTRACTOR FOR A MINIMUM OF 3 YEARS.

FINAL SITE STABILIZATION:

1. ONCE GRADED AREAS ARE CONSTRUCTED TO FINAL GRADES, PERMANENT STABILIZATION SHALL BE ESTABLISHED.
2. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS DAMAGED BY CONSTRUCTION TO A CONDITION, EQUAL TO, OR BETTER THAN THE CONDITION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION CONTROL BMP's SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ONCE THE SITE HAS REACH FINAL STABILIZATION, THE CONTRACTOR IS TO CLEAN AND REMOVE DEBRIS FROM BMP'S AND STORM WATER COLLECTION AREAS. BMP'S ARE THEN TO BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL:

1. ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE WHICH COMPLIES WITH THE GENERAL PERMIT REQUIREMENTS AND CLEANED AND REPAIRED WITHIN 48 HOURS OF THE INSPECTION IN ACCORDANCE WITH THE FOLLOWING:
   a. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
   b. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
   c. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
   d. THE TEMPORARY PARKING AND STORAGE AREA (IF PRESENT) SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
   e. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS OR SEDIMENT TRAPS (IF PRESENT) SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
   f. MAINTENANCE PROCEDURES FOR THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHOULD BE SPECIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN BY OTHERS.

CONSTRUCTION ENTRANCE (CE)

1. THE LOCATION OF A CONSTRUCTION ENTRANCE/EXIT HAS BEEN SHOWN ON THE EROSION CONTROL PLAN(S). THE CONTRACTOR SHALL INSTALL OR ESTABLISH A DESIGNATED CONSTRUCTION ENTRANCE/EXIT AT THE START OF CONSTRUCTION. IN THE EVENT THE ENTRANCE IS LOCATED IN A DIFFERENT LOCATION, THE CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN.
2. A PERMIT SIGN SHALL BE INSTALLED AT OR NEAR THE CONSTRUCTION ENTRANCE FOR POSTING RELEVANT CONSTRUCTION PERMITS FOR THE PROJECT.
3. AS PART OF THE CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL INSTALL A VEHICLE WASH DOWN AREA. THE WASH DOWN AREA IS TO PREVENT THE TRACKING OF MUD AND DEBRIS FROM THE PROJECT SITE.
4. TRACKING IS NOT PERMISSIBLE. ANY TRACKING OF MUD AND/OR DEBRIS ONTO OFF-SITE ROADS SHALL BE CLEANED IMMEDIATELY.
5. LOCATION AND FINAL DIMENSIONS OF THE CONSTRUCTION ENTRANCE, WASH DOWN AREA AND STAGING AREAS SHALL BE ESTABLISHED BY THE GENERAL CONTRACTOR.
6. ALL CONSTRUCTION TRAFFIC LEAVING THE PROJECT SITE SHALL UTILIZE THE CONSTRUCTION ENTRANCE/EXIT.

MATERIALS STORED ON SITE:

1. THE CONTRACTOR SHALL NOTE ON SITE PLAN THE LOCATION OF ALL MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREAS, PETROLEUM TANKS, SOLID WASTE RECEPTACLES, SANITARY FACILITIES, ANY ON-SITE OR OFF-SITE BORROW OR STOCKPILE AREA, ANY ON-SITE OR OFF-SITE SUPPORT ACTIVITIES (SUCH AS ASPHALT OR CONCRETE PLANTS). CONTRACTOR SHALL ALSO PREPARE, KEEP ON SITE, AND MAINTAIN CURRENT A LIST OF MATERIALS WITH APPROXIMATE QUANTITIES, WHICH ARE STORED ON SITE.
2. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS. IF POSSIBLE, MATERIALS SHALL BE STORED UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE MANUFACTURER'S LABEL. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. THE MANUFACTURER'S RECOMMENDATIONS FOR THE PROPER USE AND DISPOSAL OF THEIR PRODUCTS SHALL BE FOLLOWED. THE CONSTRUCTION MANGER SHALL INSPECT THE ON-SITE MATERIALS DAILY TO ENSURE THE PROPER USE AND DISPOSAL.
4. HAZARDOUS PRODUCTS SHALL BE KEPT IN RESEALABLE CONTAINERS. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED. ALL FEDERAL, STATE AND CITY REGULATIONS SHALL BE FOLLOWED WHEN DISPOSING OF ANY HAZARDOUS WASTE.

SILT FENCE (SF)

1. SILT FENCE TO BE ADJUSTED AS NECESSARY FOR CONSTRUCTION ACTIVITY.
2. UNLESS NOTED OTHERWISE, SILT FENCE SHALL BE A WOVEN GEOTEXTILE FABRIC SUCH AS MIRAFI 100X OR EQUAL.
3. REFER TO THE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
4. SILT FENCES SHALL ONLY BE USED FOR STORM WATER SHEET FLOW CONDITIONS.
5. SILT FENCES SHALL FOLLOW CONTOURS AND UTILIZE "J" HOOKS TO HELP TRAP SEDIMENT.
6. SILT FENCES SHALL BE INSPECTED REGULARLY FOR RIPS, TEARS, OR DETERIORATION. DAMAGED FENCE SHALL BE REPLACED.
7. WHEN SEDIMENT BUILDS UP TO ONE HALF THE HEIGHT OF THE FENCE, IT SHALL BE CLEANED AND REINSTALLED.

INLET PROTECTION (IP)

1. REFER TO THE INLET PROTECTION DETAILS FOR VARIOUS TYPES OF INLET PROTECTION. THE CONTRACTOR SHALL HAVE THE OPTION OF UTILIZING ANY TYPES SHOWN OR ACCEPTABLE ALTERNATE.
2. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AROUND EACH INLET ONCE INLET CONSTRUCTION IS COMPLETED. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE SITE HAS BEEN CONSIDERED STABLE

SOD OR SEEDING, MULCHING AND FERTILIZING (SD) (SM)

1. ALL DISTURBED AREAS WHICH REMAIN UNWORKED FOR 14 DAYS, SHALL BE TEMPORARILY STABILIZED.
2. ALL TEMPORARY DIVERSION BERMS, DIVERSION DITCHES AND SOIL STOCKPILE AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER GRADING.
3. ALL AREAS DISTURBED DURING CONSTRUCTION, WHICH WILL NOT BE PAVED, SHALL HAVE A MINIMUM OF 4" OF TOPSOIL INSTALLED.
4. GRASSED AREAS SHALL BE EITHER SODDED OR SEEDED AND MULCHED. REFER TO THE SITE AND LANDSCAPING PLANS FOR LOCATIONS OF EACH.
5. ALL RIGHT-OF-WAYS SHALL HAVE SOD INSTALLED. SOD SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR THE DEPARTMENT OF TRANSPORTATION.
6. SOD SHALL BE DROUGHT RESISTANT FESCUE.
7. TEMPORARY IRRIGATION MAY BE REQUIRED TO HELP ESTABLISH SODDED/SEEDED AREAS.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SODDED AND SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
9. FINAL STABILIZATION MUST MEET THE LAND DISTURBANCE PERMIT REQUIREMENTS.

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2011000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2012007849
MISSOURI CERTIFICATE OF AUTHORITY #LA-2016007538

STATE OF MISSOURI
STEVE MARION
NUMBER PE2006007195
PROFESSIONAL ENGINEER

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.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385

Date 2-28-2020

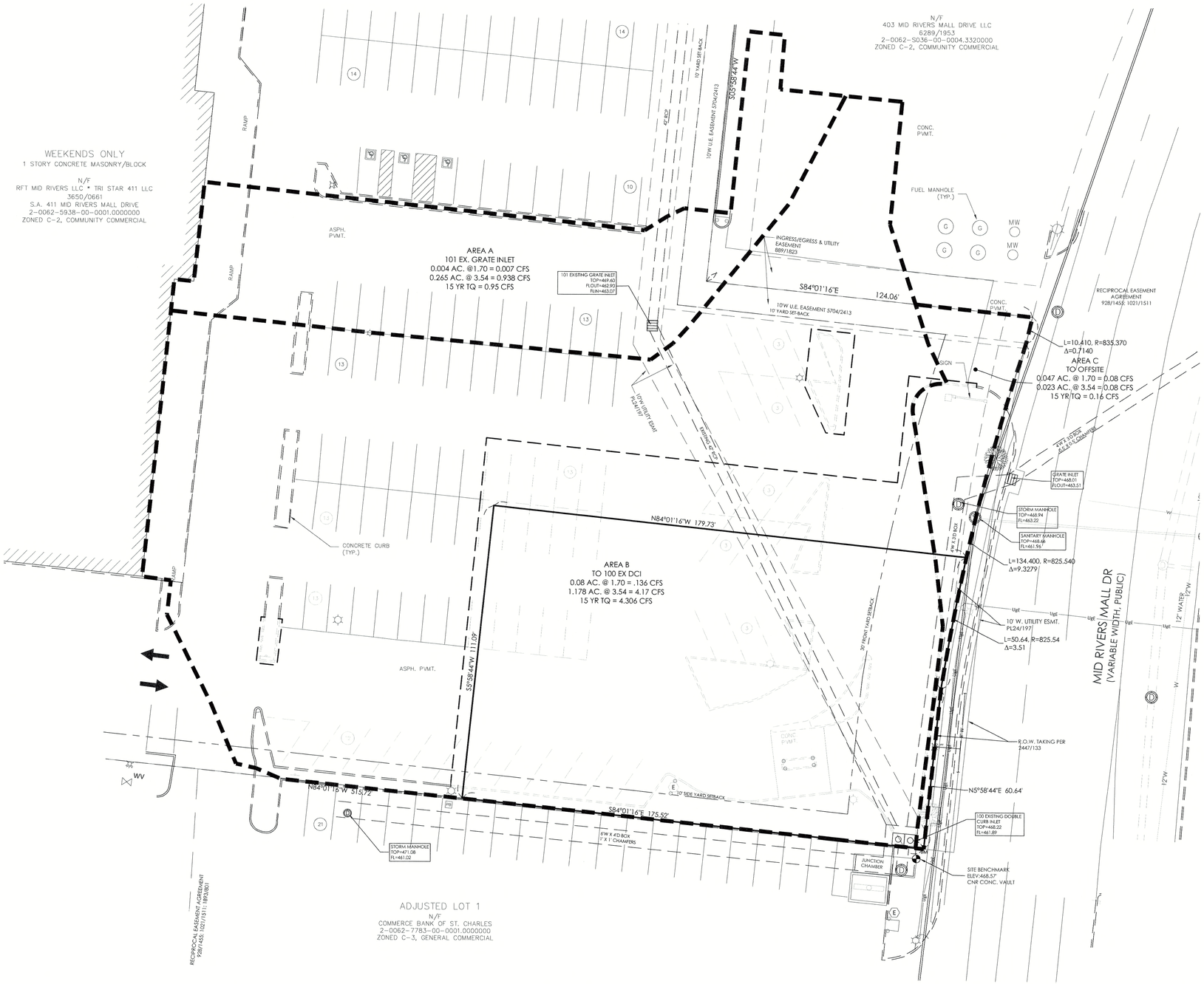
#	Revision Date	Description of Changes

Sheet Title
EROSION CONTROL DETAILS

Sheet Number
C-601

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION



THIS SHEET IS FOR DRAINAGE AREA PURPOSES ONLY.
DO NOT USE THIS PLAN FOR CONSTRUCTION.
CALCULATIONS SHOWN BASED ON
15 YEAR, 20 MINUTE STORM

"Little MO" says
CALL BEFORE YOU DIG!
1-800-DIG-RITE

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

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\\Vault-pe\Vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERTIES_MO'S ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\EXISTING DAM.dwg

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #:2008000031
MISSOURI CERTIFICATE OF AUTHORITY #:2020007849
MISSOURI CERTIFICATE OF AUTHORITY #:A-2006007538

STATE OF MISSOURI
STEVEN D. MARION
NUMBER PE-2006007195
2/28/2020
PROFESSIONAL ENGINEER

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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
9310 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385
TELE: 314-591-6396

Date 2-28-2020

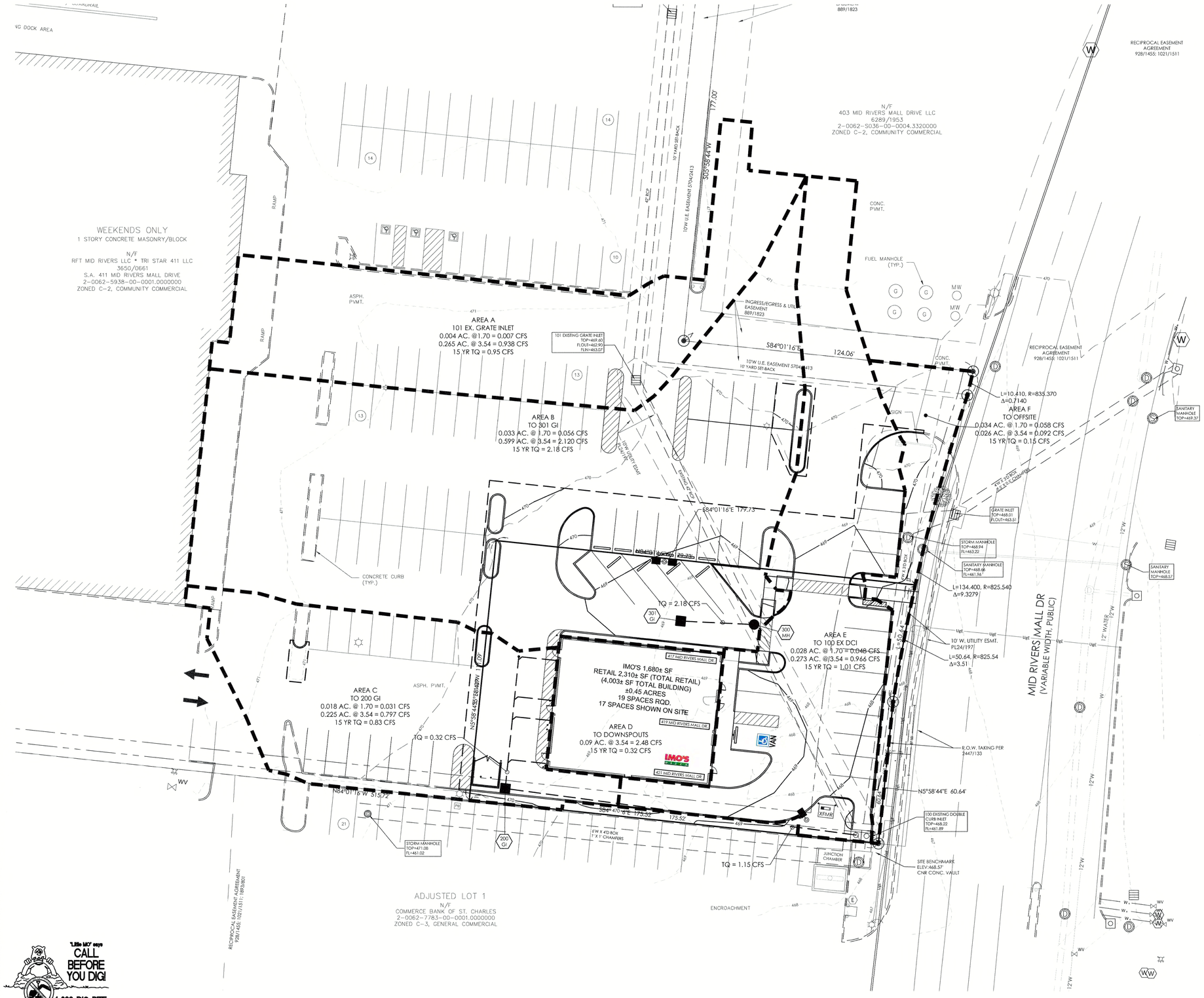
#	Revision Date	Description of Changes

Sheet Title
EXISTING DRAINAGE AREA MAP

Sheet Number
C-700

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION



"Little MO" says
CALL BEFORE YOU DIG!
1-800-DIG-RITE

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vault-pc\Jobs\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERTIES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGSHEETS\PROPOSED DAM.dwg

SITE COVERAGE CALCULATIONS

FLOOR TO AREA RATIO
3,990/19,592 S.F.= 0.20 FAR (ACTUAL SITE AREA)

(BASED ON DISTURBED AREA OF 0.62 ACRES)
EXISTING IMPERVIOUS AREA
0.51 ACRES OF PAVEMENT
EXISTING GREEN SPACE
0.11 ACRES
EXISTING PERCENT OF IMPERVIOUS AREA COVERAGE = 82.25%

PROPOSED IMPERVIOUS AREA PARKING LOT AND BUILDING
0.42 ACRES OF PARKING AREA AND 0.09 ACRES OF BUILDING
PROPOSED GREEN SPACE
0.11 ACRES
PROPOSED PERCENT OF IMPERVIOUS AREA COVERAGE = 82.25%

THIS SITE PLAN PROPOSES NO INCREASE IN IMPERVIOUS AREA COVERAGE

THIS SHEET IS FOR DRAINAGE AREA PURPOSES ONLY.
DO NOT USE THIS PLAN FOR CONSTRUCTION.
CALCULATIONS SHOWN BASED ON
15 YEAR, 20 MINUTE STORM

1" = 20'

20 10 0 20 40

SCALE IN FEET

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #: 2000000031
MISSOURI CERTIFICATE OF AUTHORITY #: 2000007938
KANSAS CERTIFICATE OF AUTHORITY #: E-2000002938

STATE OF MISSOURI
STEVE MARION
NUMBER PE-2006007195
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION

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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERIQUE VIEW DRIVE
WENTZVILLE, MO 63385

#	Revision Date	Description of Changes

Date 2-28-2020

Sheet Title
PROPOSED DRAINAGE AREA MAP

Sheet Number
C-701

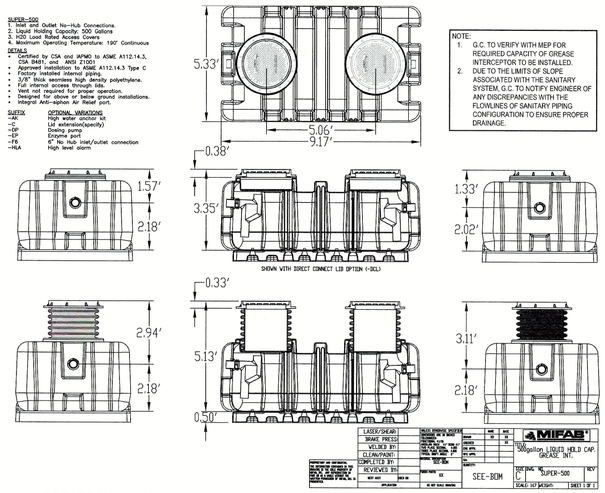
Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

SUPER-500
1. Inlet and Outlet No-Hub Connections.
2. Liquid Holding Capacity 500 Gallons
3. H20 Load Rated Access Covers
4. Maximum Operating Temperature 190° Continuous

DETAILS
- Certified by CSA and IAPMO to ASME A112.14.3, CSA B481, and ANSI Z1001.
- Certified by CSA to ASME A112.14.3 Type C
- Factory installed internal piping.
- 3/8" thick seamless high density polyethylene.
- Full internal access through lids.
- Vent not required for proper operation.
- Designed for above or below ground installations.
- Integral Anti-siphon Air Relief port.

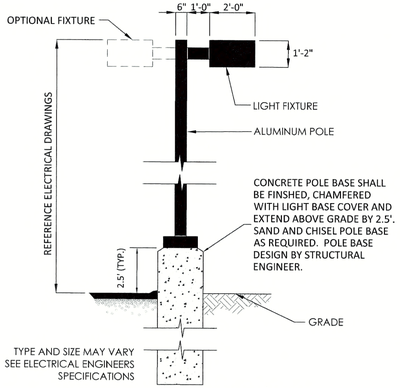
SUFFIX	OPTIONAL VARIATIONS
–AK	High water anchor kit
–E	Lid extension(specify)
–EP	Effluent pump
–ER	Engineering review
–FS	6" No Hub Inlet/Outlet connection
–HLA	High level alarm



NOTE:
1. G.C. TO VERIFY WITH MEP FOR REQUIRED CAPACITY OF GREASE INTERCEPTOR TO BE INSTALLED.
2. DUE TO THE LIMITS OF SLOPE ASSOCIATED WITH THE SANITARY SYSTEM, G.C. TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE FLOWLINES OF SANITARY PIPING CONFIGURATION TO ENSURE PROPER DRAINAGE.

15 GREASE INTERCEPTOR DETAIL

NOT TO SCALE

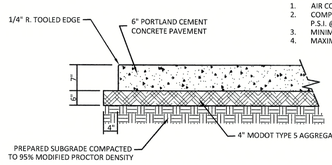


COORDINATE EXACT POLE BASE REQUIREMENTS WITH LIGHTING MANUFACTURER'S REPRESENTATIVE AND VERIFY DIAMETER OF POLE BASE WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

13 LIGHT STANDARD DETAIL

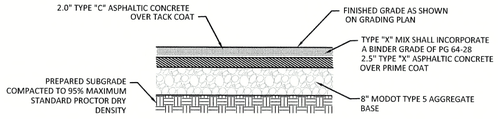
NOT TO SCALE

CONCRETE NOTES
1. AIR CONTENT TO BE 5% TO 7%
2. COMPRESSIVE STRENGTH=3,000 P.S.I. @ 28 DAYS
3. MINIMUM SLUMP SHALL BE 4"
4. MAXIMUM JOINT SPACING=20'



10 MEDIUM DUTY CONCRETE PAVEMENT DETAIL

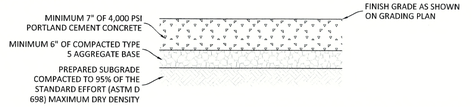
NOT TO SCALE



(NOT FOR USE WITHIN R.O.W.)

09 MEDIUM DUTY ASPHALT PAVEMENT DETAIL (ALTERNATE BID)

NOT TO SCALE

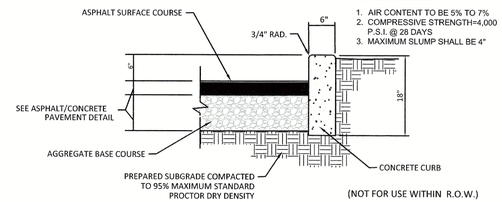


G.C. SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION.

08 HEAVY DUTY CONCRETE PAVEMENT DETAIL

NOT TO SCALE

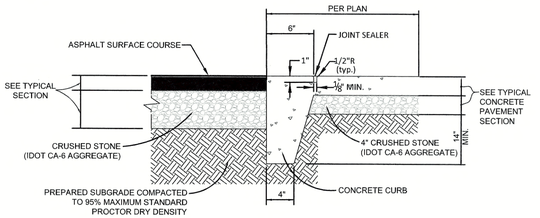
CONCRETE NOTES
1. AIR CONTENT TO BE 5% TO 7%
2. COMPRESSIVE STRENGTH=4,000 P.S.I. @ 28 DAYS
3. MAXIMUM SLUMP SHALL BE 4"



(NOT FOR USE WITHIN R.O.W.)

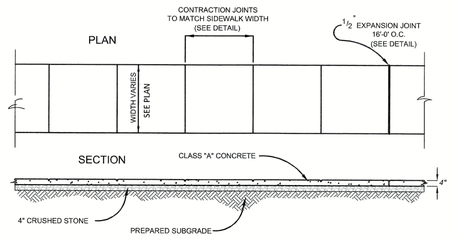
07 6" VERTICAL CONCRETE CURB DETAIL

NOT TO SCALE



06 THICKENED EDGE AT SIDEWALK AND ADA STALLS DETAIL

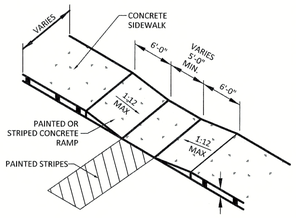
NOT TO SCALE



(NOT FOR USE ON ADA ACCESSIBLE AISLE THRU PARKING LOT OR BUILDING SIDEWALK)

05 CONCRETE SIDEWALK DETAIL

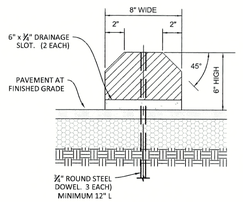
NOT TO SCALE



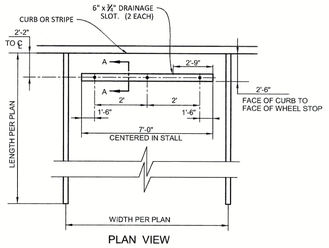
NOTE:
1. HDC RAMPS TO COMPLY WITH ANSI STANDARDS.
2. REFER TO SITE PLAN FOR SIDEWALK WIDTHS.
3. CURB CUT RAMPS ARE TO BE LOCATED AS SHOWN ON PLANS (CENTERED ON ACCESS AISLE) OR AS DIRECTED.
4. RAMP SHALL HAVE A LIGHT BROOM SWEPT FINISH PER ADA REQUIREMENTS.
5. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON ALL RAMPS WITH NO BREAK IN GRADE.
6. THE NORMAL GUTTER LINE / EXISTING PAVEMENT PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
7. PRE-MOLDED EXPANSION JOINT TO BE PROVIDED AT RAMP, EDGES SHALL BE A 1/4 INCH WIDE. THE TOP OF THE NON-SHRINK GROUT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH ADJACENT CONCRETE. NO JOINTS OF ANY TYPE SHALL BE INSTALLED IN RAMP.

12 CONCRETE SIDEWALK AT ADA RAMP DETAIL

NOT TO SCALE

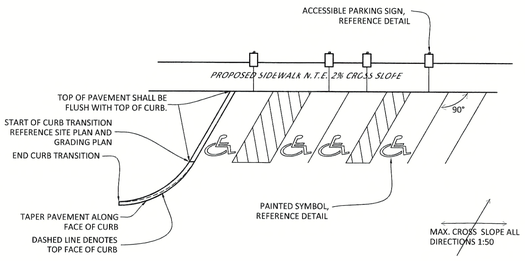


SECTION AA



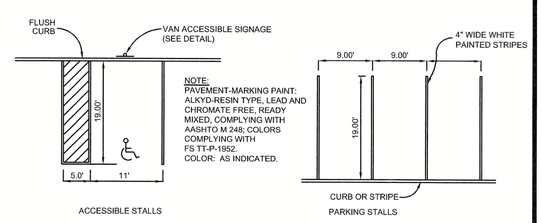
PLAN VIEW

NOTE:
1. STRIPING AND ARRANGEMENT FOR EXAMPLE PURPOSES ONLY. PLEASE REFERENCE SITE PLAN FOR SITE SPECIFIC LAYOUT AND DIMENSIONS.



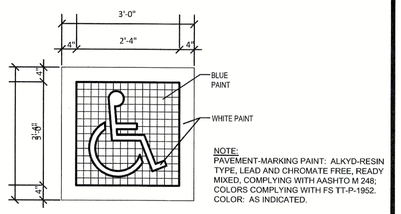
11 CURB TRANSITION DETAIL

NOT TO SCALE



02 TYPICAL PARKING DIMENSIONS DETAIL

NOT TO SCALE



NOTE:
PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248; COLORS COMPLYING WITH FS TT-P-1952. COLOR: AS INDICATED.

DETAIL NOTE:
GRID SQUARES ARE 2" RE: ANSI A117.1, FIG. 703.6.3.1

03 VAN ACCESSIBLE SIGN DETAIL

NOT TO SCALE

NOTE: SIGNAGE SHOWN IS AN EXAMPLE. FOR REFERENCE ONLY. SIGN VENDOR SHALL VERIFY ALL SIGN TEXT, COLORS, DIMENSIONS, ETC. WITH LOCAL CODES, TYPICAL.

01 ACCESSIBLE PARKING PARKING DETAIL

NOT TO SCALE

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #: 2018000031
MISSOURI CERTIFICATE OF AUTHORITY #: 2012007949
MISSOURI CERTIFICATE OF AUTHORITY #: LA2006005268

STATE OF MISSOURI
STEVEN D. MARION
NUMBER PE-2006007195
PROFESSIONAL ENGINEER

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.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385

Date 2-28-2020

#	Revision Date	Description of Changes
1	1.08.18	REVISED PER CITY COMMENTS
2	2.13.18	REVISED PER CITY COMMENTS
3	4.16.18	REVISED PER CITY COMMENTS
4	4.20.18	REVISED PER CITY COMMENTS

Sheet Title: CONSTRUCTION DETAILS

Sheet Number: C-800

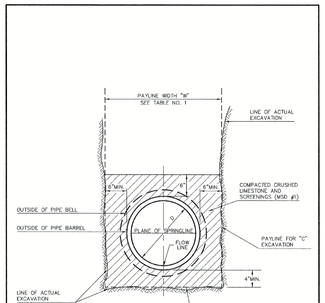
Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

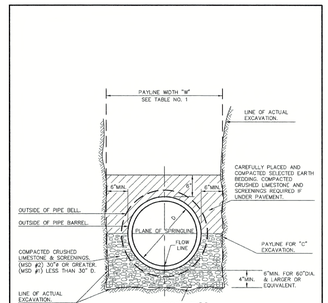
"Little MO" says CALL BEFORE YOU DIG! 1-800-DIG-RITE

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

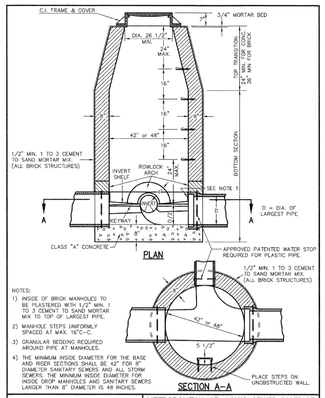
\\Vwilt-svcvault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERTIES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\CONSTRUCTION DETAILS.dwg



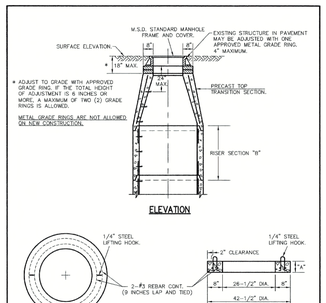
PIPE BEDDING CLASS "C" (FOR ALL 6" to 18" PIPE EXCEPT REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WS/H/SAM Ch. J.C.K.	2009	SHEET 4



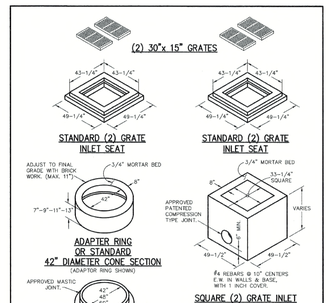
PIPE BEDDING CLASS "C" (MODIFIED FOR REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. W.S.H. Ch. J.C.K.	2009	SHEET 5



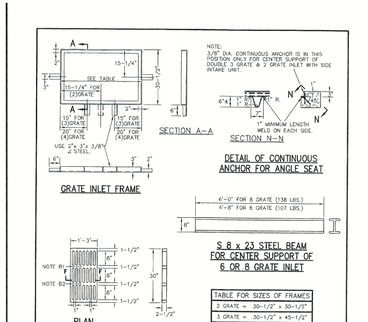
LINE MANHOLE PIPE SEWERS 8"–24" DIA.	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WSH/SAM Ch. J.C.K.	2009	SHEET 10 (REV)



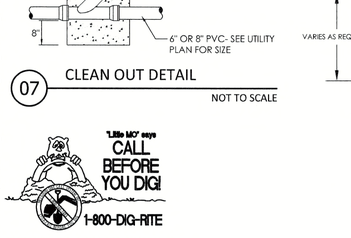
ADJUST TO GRADE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. E.A.M. Ch. P.W.S.	2009	SHEET 23 (REV)



2 GRATE INLETS PRECAST CONCRETE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. J.C./SAM Ch. J.C.K.	2009	SHEET 35



DETAILS OF INLET FRAME AND GRATES	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	DR. RGW/SAM Ch. J.C.K.	2009	SHEET 47 (REVISED)

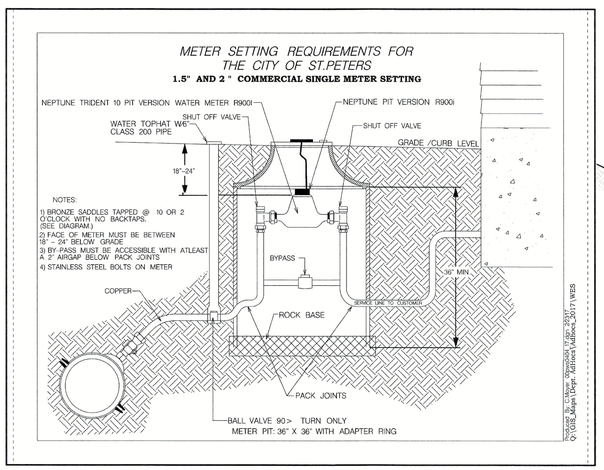


STEEL REQUIREMENTS FOR GRATE INLET SEAT	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WS/H/SAM Ch. J.C.K.	2009	SHEET 50

CAST IRON MANHOLE FRAME	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. DAB/SAM Ch. J.C.K.	2009	SHEET 52

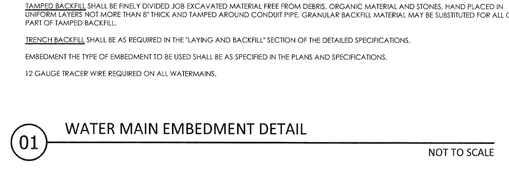
CAST IRON COVERS FOR MANHOLES AND INLETS	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. RGW/SAM Ch. J.C.K.	2009	SHEET 53

NOTE:
DETAILS SHOWN ARE NOT FOR USE WITHIN MODOT RIGHT-OF-WAY



04 COMMERCIAL METER SETTING DETAIL

NOT TO SCALE



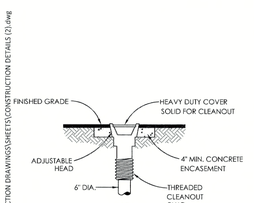
NOTES:
1. AREA OF BLOCK, A = Bxh. BLOCK AREAS ARE SHOWN ON GENERAL LAYOUT OR TABLE.
2. B = n = A ÷ h EXCEPT WHERE TOP OF BLOCK IS WITHIN 2 FEET FROM GROUND SURFACE. THEN B = A/h.
3. MINIMUM BLOCK DIMENSION (B & h) SHALL BE AT LEAST OD OF PIPE OR 1 FOOT FOR PIPE OD 12" OR LESS.
4. THE BOTTOM OF THE BLOCK SHALL EXTEND AT LEAST TO THE BOTTOM OF THE TRENCH IN ALL CASES.
5. L=FITTING LENGTH MINUS CLEARANCE FOR BELLS.
6. DETAIL IS SHOWN FOR CAST IRON PIPE. DETAIL IS SIMILAR FOR OTHER TYPES OF PIPE.
7. DIMENSIONS FOR THRUST BLOCKS FOR FIRE HYDRANT ASSEMBLY ARE SHOWN FIRE HYDRANT ASSEMBLY DETAIL.

SIZE	BEND	THRUST AREA	B	H
16"	11 1/2°	4 SF	2'	2'
16"	45°	8 SF	2.8'	2.8'

02 CONCRETE THRUST BLOCKING DETAIL

NOT TO SCALE

NOTES:
1. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO NOTIFY THE UTILITY COMPANIES BEFORE ACTUAL CONSTRUCTION. ALL O.S.H.A. RULES AND REGULATIONS ESTABLISHED FOR THE TYPE OF CONSTRUCTION REQUIRED BY THESE PLANS SHALL BE STRICTLY FOLLOWED (IE. TRENCHING, BLASTING, ETC.)

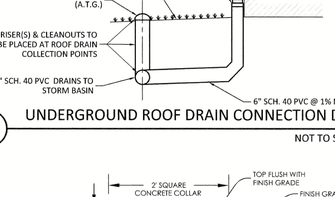


07 CLEAN OUT DETAIL

NOT TO SCALE

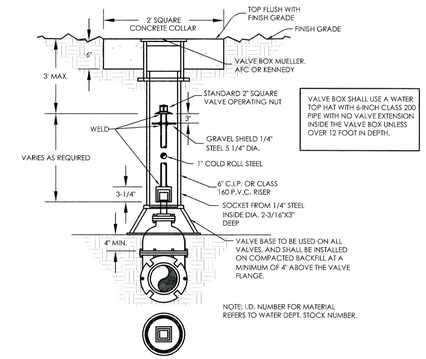
UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)



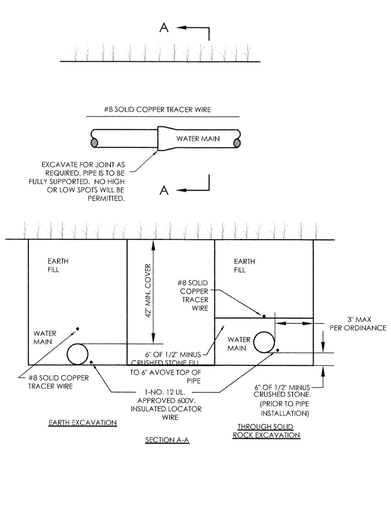
08 UNDERGROUND ROOF DRAIN CONNECTION DETAIL

NOT TO SCALE



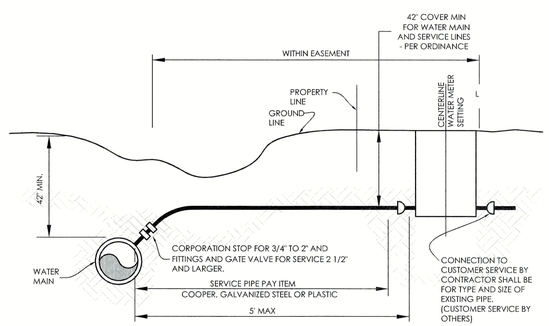
06 WATER VALVE DETAIL

NOT TO SCALE



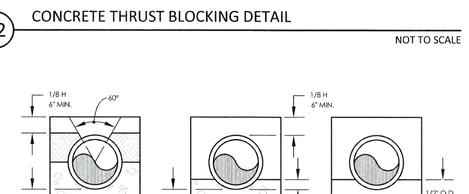
05 TYPICAL WATER MAIN INSTALLATION DETAIL

NOT TO SCALE



03 TYPICAL WATER SERVICE ASSEMBLY DETAIL

NOT TO SCALE



GRANULAR BEDDING SHALL BE CRUSHED ROCK OR PEA GRAVEL WITH NOT LESS THAN 95% PASSING 1/2" (95% PASSING 3/4" FOR 30" AND LARGER PIPE) AND NOT LESS THAN 95% RETAINED ON A #4; TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR VIBRATING.

COMPACTED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, PLACED IN UNIFORM LAYERS NOT MORE THAN 6" THICK, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. D698 OR GRADED AGGREGATE. GRANULAR BACKFILL MATERIAL MAY BE SUBSTITUTED FOR ALL OR PART OF COMPACTED BACKFILL.

TAMPED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, HAND PLACED IN UNIFORM LAYERS NOT MORE THAN 8" THICK AND TAMPED AROUND CONDUIT PIPE. GRANULAR BACKFILL MATERIAL MAY BE SUBSTITUTED FOR ALL OR PART OF TAMPED BACKFILL.

TRENCH BACKFILL SHALL BE AS REQUIRED IN THE "LAYING AND BACKFILL" SECTION OF THE DETAILED SPECIFICATIONS.

EMBEDMENT THE TYPE OF EMBEDMENT TO BE USED SHALL BE AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.

12 GAUGE TRACER WIRE REQUIRED ON ALL WATERMAINS.

01 WATER MAIN EMBEDMENT DETAIL

NOT TO SCALE

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2006000931
MISSOURI CERTIFICATE OF AUTHORITY #LC2006000939
MISSOURI CERTIFICATE OF AUTHORITY #A-2006000936

STATE OF MISSOURI
STEVEN D. MARION
NUMBER PE-2006007195
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to those items authenticated by the seal, signature, and date hereon as indicated. Responsibility is disclaimed for all other engineering plans involved in this project unless specifically excludes revisions after this date unless modified.

STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

IMO'S PIZZA

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERIGUILE VIEW DRIVE
WENTZVILLE, MO 63385

Date 2-28-2020

#	Revision Date	Description of Changes

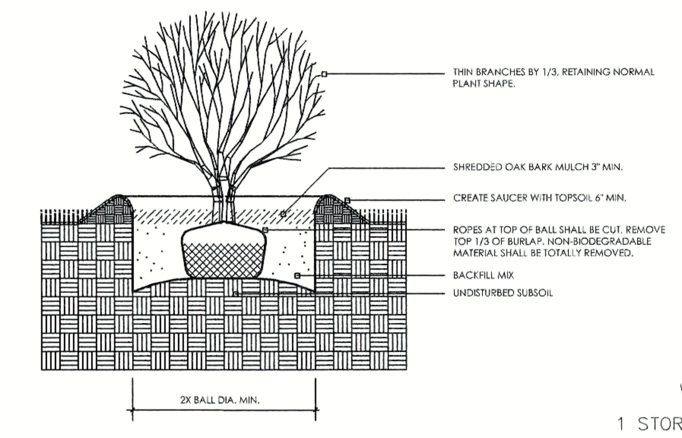
Sheet Title
CONSTRUCTION DETAILS

Sheet Number
C-801

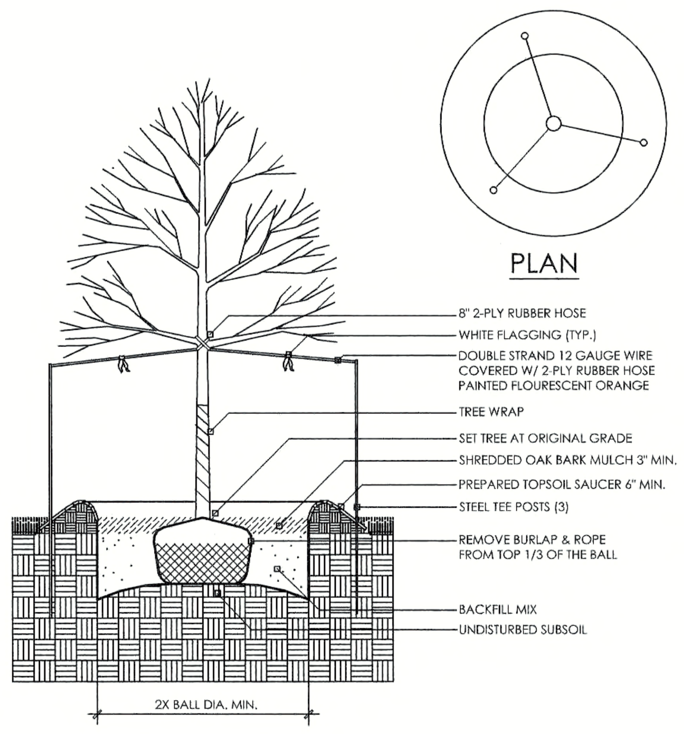
Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

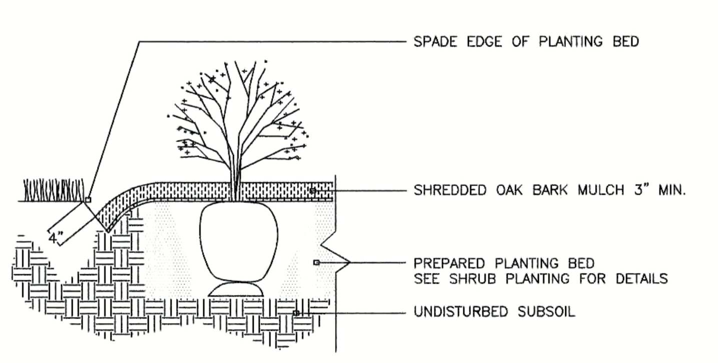
\\Vault\Vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERTIES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\CONSTRUCTION DETAILS (2).dwg



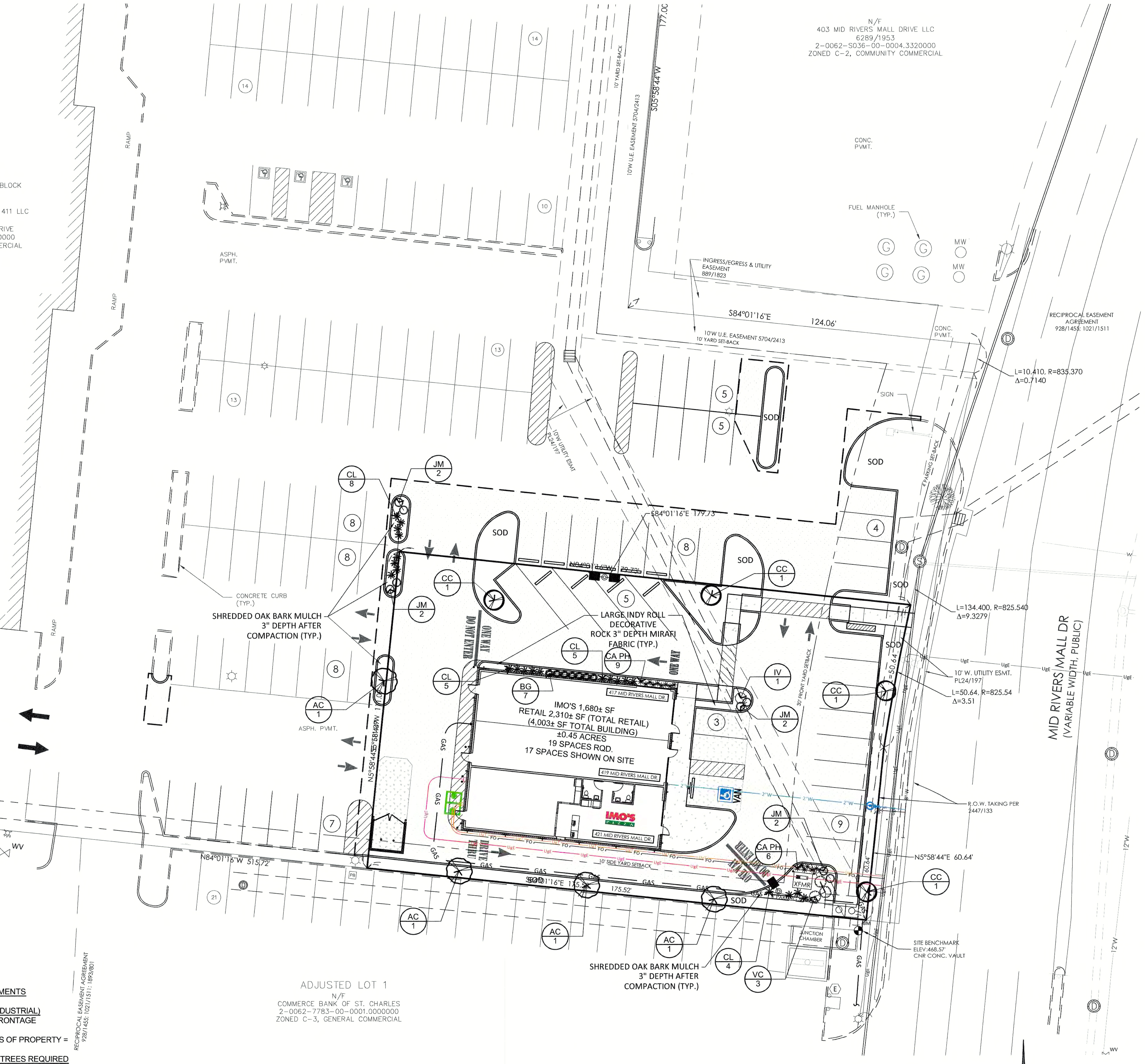
SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.



LANDSCAPE REQUIREMENTS

STREET TREES (COMMERCIAL AND INDUSTRIAL)
1 TREE FOR EVERY 60 LINEAL FEET FRONTAGE
(EXCLUDING ENTRANCES)=
111.25'/ 60 LINEAL FEET ALONG 2 SIDES OF PROPERTY = 1.85
2 TREES REQUIRED
2 TREES PROVIDED

INTERIOR LANDSCAPE
10 S.F. PER EACH PARKING SPACE =
17 STALLS X 10 S.F. = 170 S.F. — 170 S.F. REQUIRED
503 S.F. PROVIDED

SITE CALCULATIONS

TOTAL AREA = 19,592 S.F.	= 0.45 ACRES
OPEN SPACE = 15,602 S.F.	= 0.36 ACRES
	= 80% OPEN SPACE PROVIDED

40% OR MORE OPEN SPACE = 10% OF OPEN SPACE LANDSCAPED PER CITY CODE

10% OF 19,592 S.F. = 1,959 S.F. = 1,959 CREDITS REQUIRED
2,006 CREDITS PROVIDED

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vault-pc\vault\CIVIL 3D PROJECTS\2019\1911120_ACC PROPERITES_IMO'S_ST. PETERS_MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SHEETS\LANDSCAPE PLAN.dwg

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	CREDITS	TOTAL CREDITS
AC	4	ACER RUBRUM RED ROCKET	RED ROCKET MAPLE	B & B	2.5"CAL	200	800
AA	2	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	B & B	2.5"CAL	300	600
CC	2	CARPINUS BETULUS `COLUMNARIS`	COLUMNAR EUROPEAN HORNBEAM	B & B	2.5"CAL	200	400
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE			
BG	7	BUXUS MICROPHYLLA KOREANA `GREEN MOUND`	KOREAN BOXWOOD	3 GAL		10	70
CL	22	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	3 GAL		4	88
CA PH	15	CAREX X `PHOENIX GREEN`	ICE DANCE SEDGE	1 GAL		2	30
IV	1	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET SWEETSPIRE	3 GAL		20	20
JM	8	JUNIPERUS CHINENSIS PROCUMBENS `GREEN MOUND`	GREEN MOUND JUNIPER	3 GAL		20	160
VC	3	VIBURNUM CARLESII `COMPACTUM`	KOREAN SPICE VIBURNUM	5 GAL		50	150
							2,318 TOTAL

NORTH
1" = 20'
20 10 0 20 40
SCALE IN FEET

LANDSCAPE GUIDELINE SPECS.

GENERAL:
1. All landscape material shall conform to the City of St. Peter's standards, refer to the Tree and Landscape Ordinance and Chapter 535 for tree and landscape requirements for the City of St. Peters and the Arboricultural Specifications and Standards of Practice for the City of St. Peters, Missouri.
2. All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing vegetation or structures from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to the public.
3. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
4. Underground facilities, structures and utilities must be considered approximate only. There may be others not presently shown or known. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of all utilities. (Call 1-800-DIG-RITE)
5. Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to a depth of 6" minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
6. It shall be the landscape contractor's responsibility to:
   A. Verify all existing and proposed features shown on the drawings prior to commencement.
   B. Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C. Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6. Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7. Provide single-stem trees unless otherwise noted in plant schedule.
8. All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9. It shall be the contractor's responsibility to provide for inspection of the plant material by the landscape architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10. All bids are to have unit prices listed. The owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11. All plant material to be transplanted shall be in accordance to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:
1. The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:
1. All mulch to be shredded oak bark mulch at 3" depth after compaction (unless otherwise noted). Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2. No plastic sheeting or filter fabric shall be placed beneath shredded oak bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
3. Landscape beds not bordered by concrete curbing or walks shall be edged with spade-cut edge unless otherwise noted.

MAINTENANCE:
1. Landscape contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2. Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:
1. Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2. Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the percentage (%) of organic matter, inorganic matter, deleterious material, pH and mineral content.
3. Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4. Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded oak bark mulch.

MISC. MATERIAL:
1. Provide stakes and deadman of sound, new hardwood, free of knotholes and defects.
2. Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:
1. All disturbed lawn areas to be seeded with a mixture of Turf-Type Fescue (300# per acre) and Bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance.
2. Any points carrying concentrated water loads and all slopes of 33% or greater shall be sodded and stapled with sod staples to secure in place.
3. All sod shall be placed a maximum of 24 hours after harvesting.
4. Recondition existing lawn areas damaged by contractor's operations including equipment/ material storage and movement of vehicles.
5. Sod contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
6. Off-site land disturbed shall be sodded to the right of way.

WARRANTY:
1. All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
2. Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for the plant.
3. Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4. Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

IRRIGATION:
1. No irrigation is planned for this development. Plants will be watered by owner to be kept healthy.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2011000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2012007849
MISSOURI CERTIFICATE OF AUTHORITY #LA-2016007538

STATE OF MISSOURI
James E. DuBois
NUMBER PLA-2016004095
PROFESSIONAL LANDSCAPE ARCHITECT
2.28.2020

LANDSCAPE ARCHITECT AUTHENTICATION
The responsibility for professional landscape architectural 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 landscape architectural plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
JAMES E DUBOIS, P.L.A.
PROFESSIONAL LANDSCAPE ARCHITECT
PLA-2016004095

Project
ACC PROPERTIES, LLC
IMO'S ST. PETERS
MID RIVERS MALL DRIVE
ST. PETERS, MO 63376
ACC PROPERTIES, LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385
TELE: 314-591-6396

Date 2-28-2020

#	Revision Date	Description of Changes
1	12.31.19	REVISED PER CITY COMMENTS

Sheet Title
LANDSCAPE PLAN

Sheet Number
L-100

Project No.	1911120
Drawn By	D. STOSZ
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION