



November 14, 2025

TO ALL HOLDERS OF BIDDING DOCUMENTS:

SUBJECT: BUILDING PACKAGE – ORCHARD FARM HIGH SCHOOL RESTROOMS
ORCHARD FARM R-V SCHOOL DISTRICT
ST. CHARLES, MISSOURI
PROJECT # 25-09D

Enclosed please find one (1) electronic .pdf copy of Addendum No. 1, dated November 14, 2025, for the above-named project.

Addendum No. 1 is being EMAILED to the General Contractors, Subcontractors and Plan Rooms on the Plan Holders List at Hoener Associates.

BID DATE: The bids are due at 2:00 p.m. CDT, on Thursday, December 4, 2025.

BID LOCATION: Sealed bids will be received by the Orchard Farm R-V School District, Orchard Farm Administration Office, 3489 Boschertown Road, St. Charles, MO.

Please notify the appropriate subcontractors and/or suppliers of this addendum.

Sincerely,

HOENER ASSOCIATES, INC.

Matt McDermott, Project Manager

The drawings and specifications are hereby supplemented and amended to include the following particulars:

GENERAL

ITEM NO. 1: GENERAL

- A. Note from City of St. Charles: “Effective August 28, 2025, Missouri State Statute 319.019 requires all sanitary and stormwater facilities to be installed with a detectable underground location device unless the facility is capable of being detected from above ground with an electronic locating device, with the exception of facilities installed at depths greater than six feet.”

- B. Contractor is to provide tracer wire on the sanitary lateral, water line, downspout and storm drainage piping the entire lengths where shown on the plan set.
 - 1. Open-Trench Installation: direct burial #12 AWG Solid (0.0808” diameter), steel core soft drawn tracer wire, 250# average tensile break load, 30 mil high molecular-high density polyethylene jacket complying with ASTM-D-1248, 30A. Open-Trench Installation: direct burial #12 AWG Solid (0.0808” diameter), steel core soft drawn tracer wire, 250# average tensile break load, 30 mil high molecular- high density polyethylene jacket complying with ASTM-D-1248, 30volt rating. Color shall be “blue” for domestic water (potable) pipelines and “purple” for raw water (non-potable) pipelines. Manufactured by Copperhead Industries part number 1230-SF, or approved equal.
 - 2. Directional Bore or Jacked Installation: direct burial #12 AWG Solid (0.0808”diameter), steel core hard drawn extra high strength horizontal directional drill tracer wire, 1150# average tensile break load, 45 mil high molecular-high density polyethylene jacket complying with ASTM-D-1248, 30 volt rating. Color shall be “blue” for domestic water (potable) pipelines and “purple” for raw water (non- potable) pipelines. Manufactured by Copperhead Industries part number 1245-HS, or approved equal.
 - 3. Connectors: Splices along the continuous run of trace wire for repair of a wire break or replacement of failed segment of wire shall use 3M Brand DBR Direct Bury Splice Kit or approved equal. Approved alternatives must securely connect two or more wires, effectively moisture seal by means of a dielectric non-hardening silicone sealant, manufacturer approved for direct burial and rated for a minimum of 50V. Branch connections for laterals, turnouts, services and appurtenances shall use DryConn Direct Bury Lug Aqua, or approved equal. Approved alternatives must securely connect one or two wires to the main trace wire without cutting the main trace wire, effectively moisture seal by means of a dielectric non-hardening silicone sealant, manufacturer approved for direct burial and rated for a minimum of 50V.

ITEM NO. 2: BACKFLOW PREVENTER - REDUCED PRESSURE

- A. Furnish and install reduced pressure backflow preventer at water service entrance and at cross connection locations.
- B. Assembly shall include shut off valves, strainer, test cocks, and pressure relief valve with ASME A112.1.2 air-gap fitting located between two positive seating check valves.
 - a. Construction shall be all bronze with quarter-turn, full port, resilient seated ball valve shut offs for sizes 2” and smaller.
- C. Manufacturer:
 - a. Zurn Wilkins model 975XL3 (2” and smaller).
 - b. Watts model LF909

ITEM NO. 3: BACKFLOW PREVENTER VAULT

- A. Contractor shall furnish a shop drawing of a selected backflow vault for review and approval from engineer/city as required for selected model above. Include a bid for a 6” pvc drain line and fittings to drain the vault for a length of 80 feet to the nearby curb inlet to tie into west of location of the vault.

SPECIFICATIONS

- A. “ADD” Specification Section 02751 – Concrete Paving

CIVIL DRAWINGS

ITEM NO. 4:

- A. “ADD” Civil drawing sheets attached to this addendum dated November 12, 2025 and hereby made a part of the Contract Documents.

C1.0 – Added notes required by the City of St. Charles.

C3.0 – Revised the location of the 2” backflow vault and added an additional 2” water valve.

C4.0 – Revised the location of the 2” backflow vault and added an additional 2” water valve.

C6.0 – Added detail sheet with City of St. Charles details.

ARCHITECTURAL DRAWINGS

ITEM NO. 5: ARCHITECTURAL DRAWING A1.0 – SITE WORK

- A. “ADD” Architectural Drawing Sheet A1.0 attached to this Addendum dated November 14, 2025 and hereby made a part of the Contract Documents.

End of Addendum No. 1

SECTION 02751 – CONCRETE PAVING (Addendum No. 1)

1. GENERAL

1.1 SCOPE

- A. Furnish labor, equipment, material and services necessary to provide and install the following as noted on the drawings.
 - (1) Drives and curbs.
 - (2) Walkways.
 - (3) Stairs.

- B. Related work specified elsewhere:
 - (1) Section 01000 - General Provisions.
 - (2) Section 02200 - Excavating, Etc.
 - (3) Section 02350 - Soil and Test Boring Results.
 - (4) Section 02660 - Site Water Service System.
 - (5) Section 02700 - Site Sewer Collection System.
 - (6) Section 03100 - Concrete and Cement Work.
 - (7) Section 07900 - Caulking and Sealants.

1.2 SUBMITTALS

- A. Materials List: Submit copies of lists identifying types and sources of materials proposed for this work.
- B. Design Mixtures: For each concrete pavement mixture. Include alternate mixture designs when characteristics of materials, project conditions, weather, test results or other circumstances warrant adjustments.
- C. Testing Laboratory Reports: Submit copies of laboratory test reports for asphaltic concrete materials, mixtures and in-place construction.
- D. Material Certificates: Provide copies of materials certificates in lieu of materials laboratory test reports when permitted by the Architect. Material certificates shall be signed by material producer and Contractor, certifying that each material or item complies with, or exceeds, specified requirements. Material certificates shall be provided for:
 - 1) Cementitious Material
 - 2) Steel Reinforcement and reinforcement accessories
 - 3) Admixtures
 - 4) Curing compounds

- E. All concrete paving, rock base work onsite within the property shall comply with the City of St. Charles Specifications in which they have adopted the St. Louis County Highway Department Design Criteria Manual from 2011.

1.3 APPROVAL OF SUBGRADE

- A. Inspect subgrade prior to beginning this work and notify if subgrade is not satisfactory; copy of such report shall be sent to the Architect. Commencing work shall be deemed as acceptance of responsibility for the condition of the subgrade.

1.4 JOB CONDITIONS

- A. No work shall be performed on frozen or wet subgrade earth or rock base.
- B. Grade Control: Establish and maintain required lines and grades, including crown and cross slopes, for each course during construction operations.
 - (1) Contractor shall be responsible for coordinating correct elevations of inlets, catch basins,

manhole covers, and all recessed items within pavement surfaces. Contractor shall notify the General Contractor and Architect of any item installed by other trades which are unacceptable to meet the required elevation for proper finish pavement elevation installation.

- (2) Contractor shall review with the Architect or Engineer prior to starting work, any finished pavement elevation which will not provide for proper or adequate pavement slope to facilitate surface water drainage.

C. Traffic Control

- (1) Provide flagmen, barricades, warning signs, warning lights, etc., for traffic control, movement, and safety and to cause the least interruption of the work and public right-of-way where required.
- (2) Maintain vehicular and pedestrian traffic during paving operations, as required for other construction activities.
- (3) Protection: Paving shall be barricaded so that it will not be used for at least 36 hours after placement. Remove barricades at proper time.

1.5 SAMPLING AND TESTING

- A. If requested by the Architect and/or Engineer, the Contractor shall furnish representative samples of the materials to be used in the work, both prior to use and assist in core sampling if requested.
- B. Sampling and testing shall be in accordance with the latest revisions of the American Association of State Highway and Transportation Officials (AASHTO) and/or the American Society for Testing and Materials (ASTM) standard procedures for sampling and testing the materials being used in the project.
- C. Tests performed shall be determined by the Architect and/or Engineer, and shall be performed by a testing laboratory approved by the Architect and/or Engineer. The Owner shall bear all costs for sampling and testing without limitation.
- D. Core sampling will only be performed when the pavement thickness is in question. If core sampling indicates a deficiency in thickness, the Contractor will be responsible for paying for core sample testing and correcting of the deficiency.

1.6 GUARANTEE

- A. The Contractor shall guarantee all pavement and related work, including materials and workmanship, for a period of one (1) year from the date of Substantial Completion or acceptance of this pavement work, if it occurs after Substantial Completion.
- B. The Contractor shall replace all defective materials without limitation, under normal use, and shall make interim repairs as necessary to maintain all paved areas in good, usable condition. The Contractor shall receive no additional compensation for pavement maintenance and restoration.

1.7 QUALITY ASSURANCE

- A. All construction and materials shall comply with Missouri Standard Specifications for Highway Construction, latest edition.

2. PRODUCTS

2.1 MATERIALS

- A. Concrete Pavement shall meet the requirements of ASTM C-150 and be prepared in accordance with Section 03100 of the specifications.
- B. Water: Potable and free of injurious amounts of alkali, acids, salts, and organic impurities.

3. EXECUTION

3.1 GENERAL

- A. Layout all paving areas as indicated on the drawings and as required to complete the work.
- B. All paving shall be finished to thickness, grades, and elevations as indicated on site plan and graded to meet all adjacent paving as required.
- C. Finished surfaces shall be sloped as required for complete and proper drainage, and shall be free of local depressions as evidenced by "puddles" apparent one hour after a rain, or after thorough hosing of completed paving.
- D. Testing of finished surface for smoothness shall also be within the following tolerances for smoothness using a ten (10) ft. straight-edge applied parallel with and at right angles to center line or water flow of paved area. Surfaces will not be acceptable if exceeding the following tolerances:
 - (1) Wearing surface - $\frac{1}{4}$ " (+/-).
- E. Adjacent surfaces and structures shall be adequately protected from spillage or other damage due to paving work.
- F. Material shall not be dumped in load piles or rehandled to extent where uniformity of mixture is disturbed.
- G. Edges shall be left neat and straight.
- H. All debris, tools, equipment, and surplus materials shall be removed from the premises immediately upon completion of paving.
- I. Provide all rebar at expansion and control joints.
- J. All joints to be caulked.

3.2 SUBGRADE PREPARATION

- A. Soil treatment to sub-grade as shown on the drawings and as described in Specification Section 02200, Excavating, Etc.
- B. Blade or hand grade all subgrade surfaces as required to provide adequate surface, properly sloped for drainage, and in conformance with required elevations.
- C. Prior to the start of paving operations, the subgrade surface shall be prepared by filling in wheel ruts, erosions and all other ground disturbances regardless of cause, and the ground surface shall be fine graded so that after proof-rolling the subgrade surface will be at the proper level to receive the pavement.
- D. All subgrade earth shall be proof-rolled by means of a roller weighing not less than ten tons or other compaction equipment satisfactory to the Architect and/or Engineer.
- E. Any additional unsatisfactory sub-grade soil conditions which are not suitable for the pavement structure shall be reviewed with the Architect or Engineer, who may order corrective undercut and backfill work done after review/approval by the Owner.
- F. No paving operations shall commence until finished subgrade elevations and backfill and compaction operations have been completed adjacent to all curbs, catch basins, gutters, manholes and/or any appurtenances or utility structures within the area to be paved.
- G. The Architect or Engineer must approve the subgrade prior to placement of the concrete. Installation of all or any portion of the concrete course without subgrade approval by the Architect or Engineer is done at the Contractor's risk.
- H. Approval of the subgrade by the Architect or Engineer shall not relieve the Contractor of his responsibility to protect the subgrade from damage caused from excessive moisture, rutting from trucks or heavy equipment, or from any other cause, and any damage occurring to the subgrade either before, or during, the paving operations shall be corrected to the satisfaction of the Architect or Engineer, at the Contractor's expense.

3.3 PREPARATION FOR PAVEMENT INSTALLATION

A. Utility Structures and Appurtenances

- (1) After the subgrade surface has been prepared as specified herein, the Contractor shall check all frames, covers, grates, water valve boxes and all other miscellaneous castings that are located in the proposed pavement areas to ensure that all such items have been accurately positioned and set to the proper slope and elevation. All covers and grates are to be set flush with the required finish pavement surface. No depressions or mounds will be permitted in the pavement to accommodate inaccuracies in the setting of these appurtenances. All corrective work as may be necessary shall be done at the Contractor's expense.

B. Meeting Existing Pavements

- (1) Where new pavements are to meet existing pavements, the Contractor shall saw cut the existing pavements with mechanical cutting tools so that there will be a vertical butting surface between the old and new pavements. Line cutting of existing pavements shall be along neat, straight and even lines, and shall be done in such a manner so as not to damage the adjacent pavement which is to remain.
 - (a) Any cutting and replacement of pavement and base within a public right-of-way shall conform to all requirements of the public jurisdiction having authority of the right-of-way, without limitation and/or additional cost to the Owner.

C. Soil Sterilization

- (1) Prior to paving operations, all paved areas shall be sterilized by application of granular or liquid herbicide treatment.
- (2) Soil sterilization shall be placed immediately prior to placement of the rock base.
- (3) Treatment shall be installed in strict conformance with manufacturer's instructions.

D. Forms

- (1) Form Materials: Plywood, metal, metal-framed plywood, or other approved panel-type materials to provide full-depth, continuous, straight, smooth exposed surfaces unless otherwise specified.
- (2) Use flexible or curved forms for curves with a radius of 100 feet or less.
- (3) Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.

3.4 CONCRETE PLACEMENT

- A. Inspection: Before placing concrete, inspect and complete formwork installation, steel reinforcement, and items to be embedded or cast in. Notify other trades to permit installation of their work.
- B. Remove snow, ice, or frost from subbase surface and reinforcement before placing concrete. Do not place concrete on frozen surfaces.
- C. Moisten subbase to provide a uniform dampened condition at time concrete is placed. Do not place concrete around manholes or other structures until they are at required finish elevation and alignment.
- D. Comply with ACI 301 requirements for measuring, mixing, transporting, and placing concrete.
- E. Do not add water to concrete during delivery or at Project site.
- F. Do not add water to fresh concrete after testing.
- G. Deposit and spread concrete in a continuous operation between transverse joints. Do not push or drag concrete into place or use vibrators to move concrete into place.

- H. Consolidate concrete according to ACI 301 by mechanical vibrating equipment supplemented by hand spading, rodding, or tamping.
 - (1) Consolidate concrete along face of forms and adjacent to transverse joints with an internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Use only square-faced shovels for hand spreading and consolidation. Consolidate with care to prevent dislocating reinforcement, dowels, and joint devices.
- I. Screed pavement surfaces with a straightedge and strike off.
- J. Commence initial floating using bull floats or darbies to impart an open textured and uniform surface plane before excess moisture or bleed water appears on the surface. Do not further disturb concrete surfaces before beginning finishing operations or spreading surface treatments.
- K. When adjoining pavement lanes are placed in separate pours, do not operate equipment on concrete until pavement has attained 85% of its 28-day compressive strength.
- L. Comply with the requirements of applicable Division 3 sections for temperature modifications during placement, limits of temperature for placement, and other related items.

3.5 FLOAT FINISHING

- A. General: Do not add water to concrete surfaces during finishing operations.
- B. Float Finish: Begin the second floating operation when bleed-water sheen has disappeared and concrete surface has stiffened sufficiently to permit operations. Float surface with power-driven floats, or by hand floating if area is small or inaccessible to power units. Finish surfaces to true planes. Cut down high spots and fill low spots. Refloat surface immediately to uniform granular texture.
 - (1) Medium-to-Fine-Textured Broom Finish: Draw a soft bristle broom across float-finished concrete surface perpendicular to line of traffic to provide a uniform, fine-line texture.

3.6 CONCRETE PROTECTION AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures.
- B. Comply with ACI 306.1 for cold-weather protection.
- C. Other measures for the curing and protection of the concrete surface outlined in division 3 should be implemented as they are relevant.

3.7 REPAIRS AND PROTECTION

- A. Remove and replace concrete pavement that is broken, damaged, or defective or that does not comply with requirements in this Section.
- B. Drill test cores, where directed by Owner's Representative, when necessary to determine magnitude of cracks or defective areas. Fill drilled core holes in satisfactory pavement areas with Portland cement concrete bonded to pavement with epoxy adhesive.
- C. Protect concrete from damage. Exclude traffic from pavement for at least fourteen (14) days after placement or until such time as determined by the Engineer. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials as they occur.
- D. Maintain concrete pavement free of stains, discoloration, dirt, and other foreign material. Sweep concrete pavement not more than two days before date scheduled for Substantial Completion inspections.

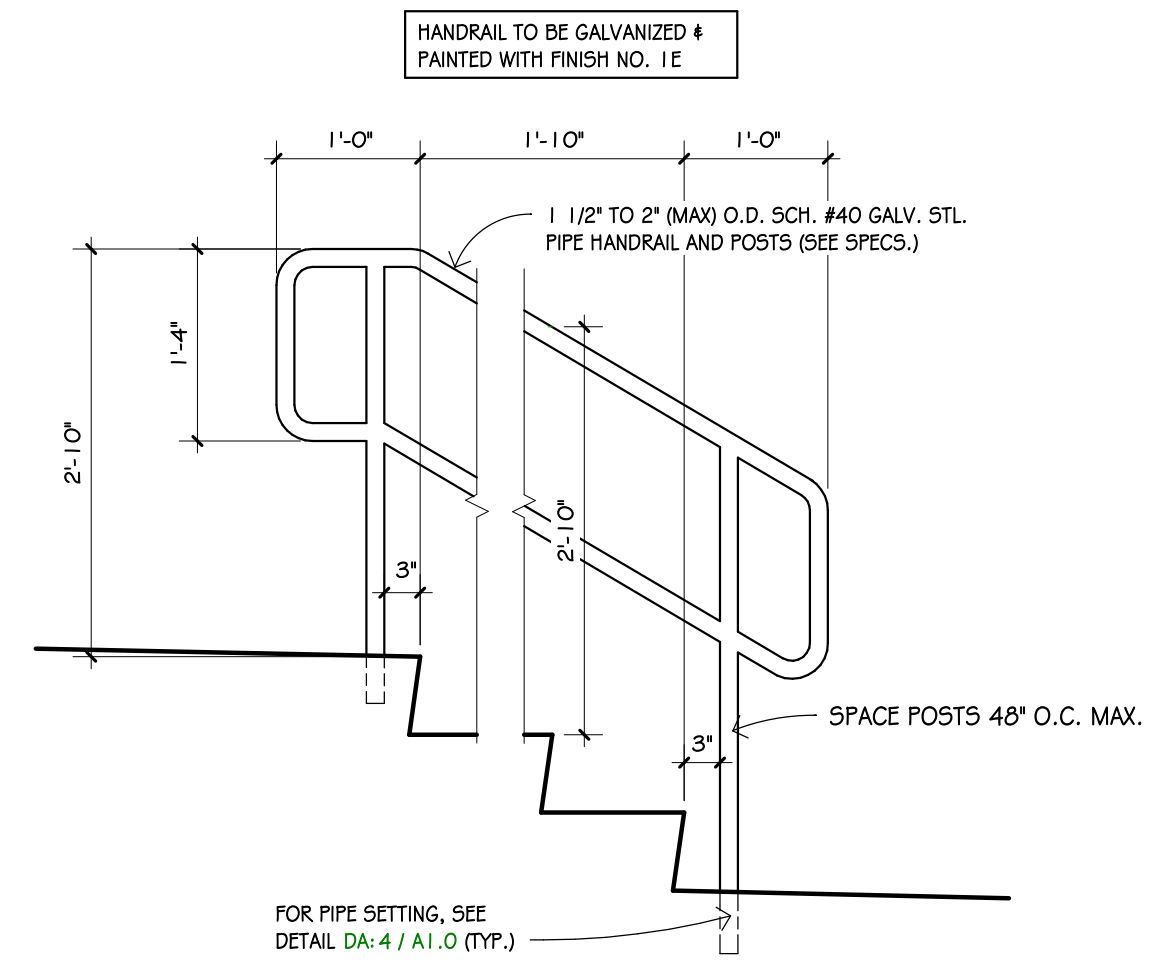
3.8 PREPARATION OF TREATED BASE FOR CEMENT CONCRETE PAVING

- A. Contractor shall examine all areas and conditions under which cement concrete paving is to be installed and notify the General Contractor, Architect and/or Engineer in writing of conditions detrimental to the proper completion and timely completion of the specified paving work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to the Architect and/or Engineer.
- B. If subgrade material has worked to the surface, or if any movement is found in the treated base, the Contractor shall remove the soft spot and install treated base at no additional cost to the Owner.

3.9 CLEAN UP

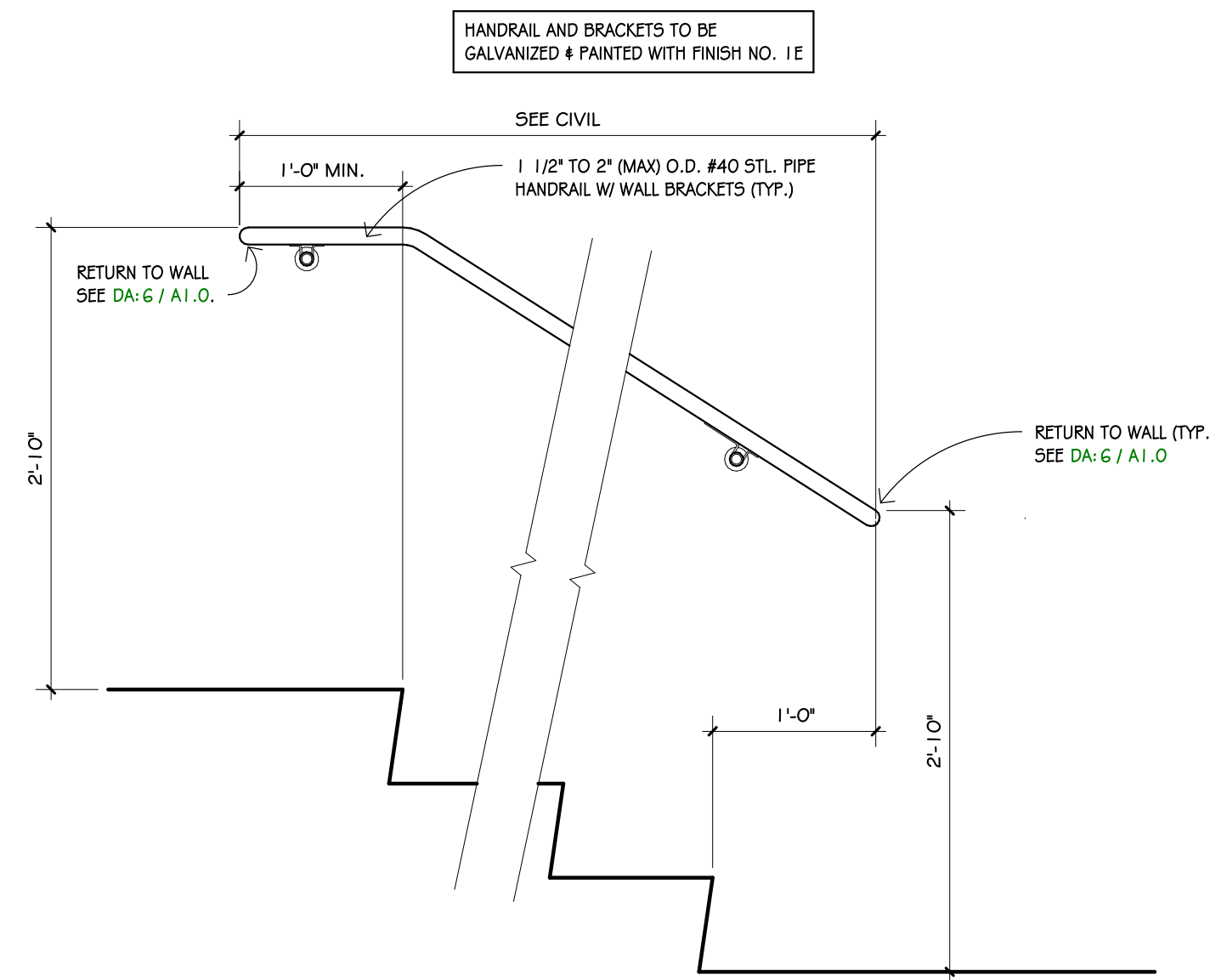
- A. Remove all excess material and debris from site.
- B. Clean all surfaces of other materials. Any staining which cannot be removed shall be replaced at the contractor's expense.
- C. Remove equipment and barricades from site.

END OF SECTION 02751

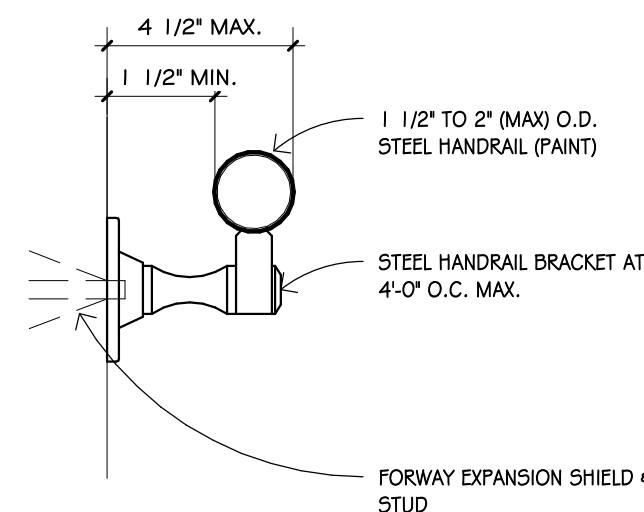


1 1/2" = 1'-0" **4** TYPICAL STEEL PIPERAIL
A1.0 (SETTING DETAIL)

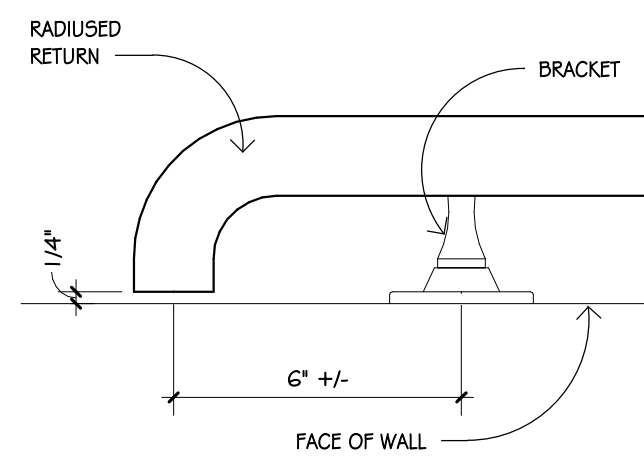
3/4" = 1'-0" **7** POST MOUNTED HANDRAIL
A1.0 TYPICAL



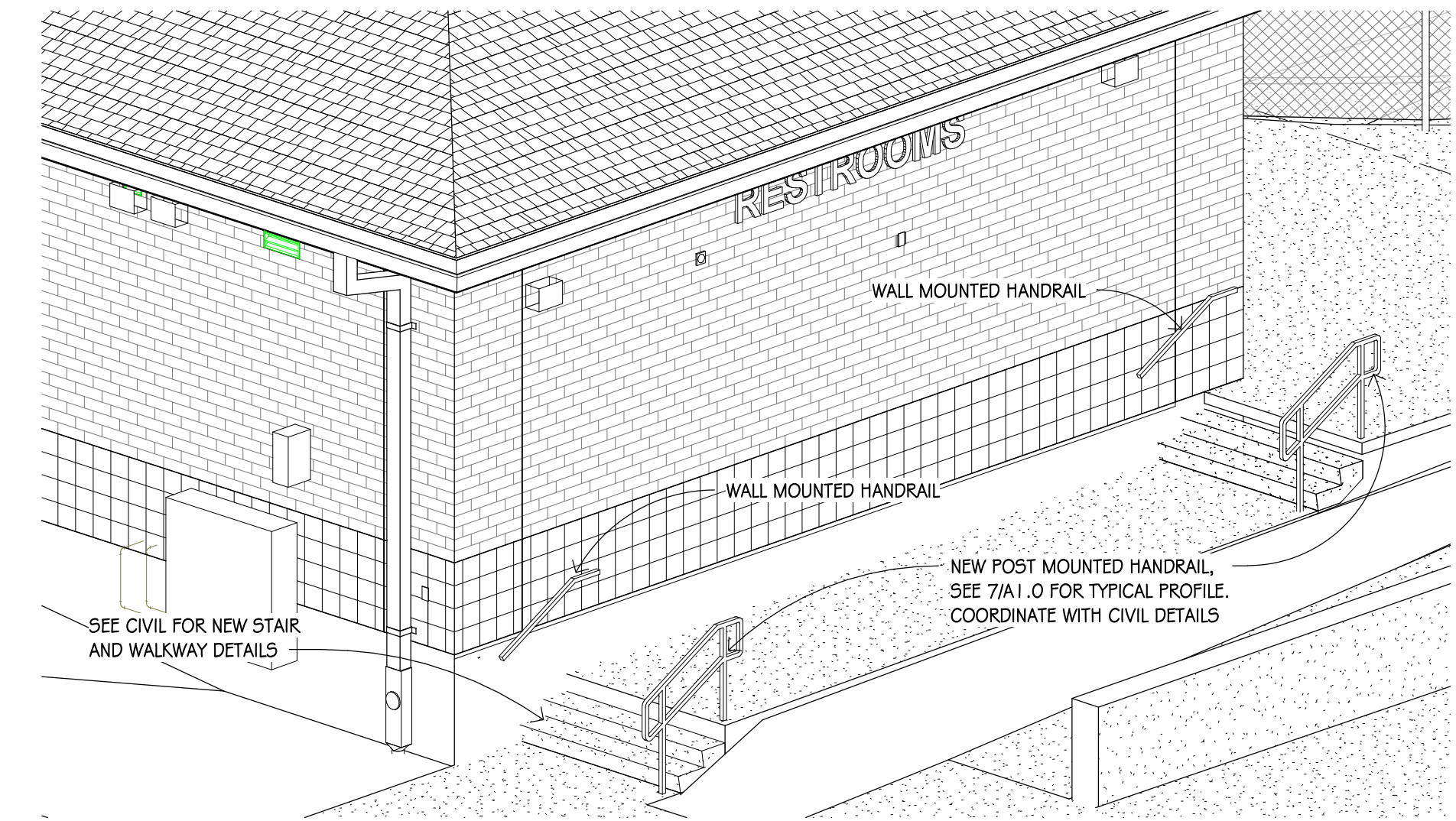
1" = 1'-0" **8** WALL MOUNTED HANDRAIL DETAIL
A1.0



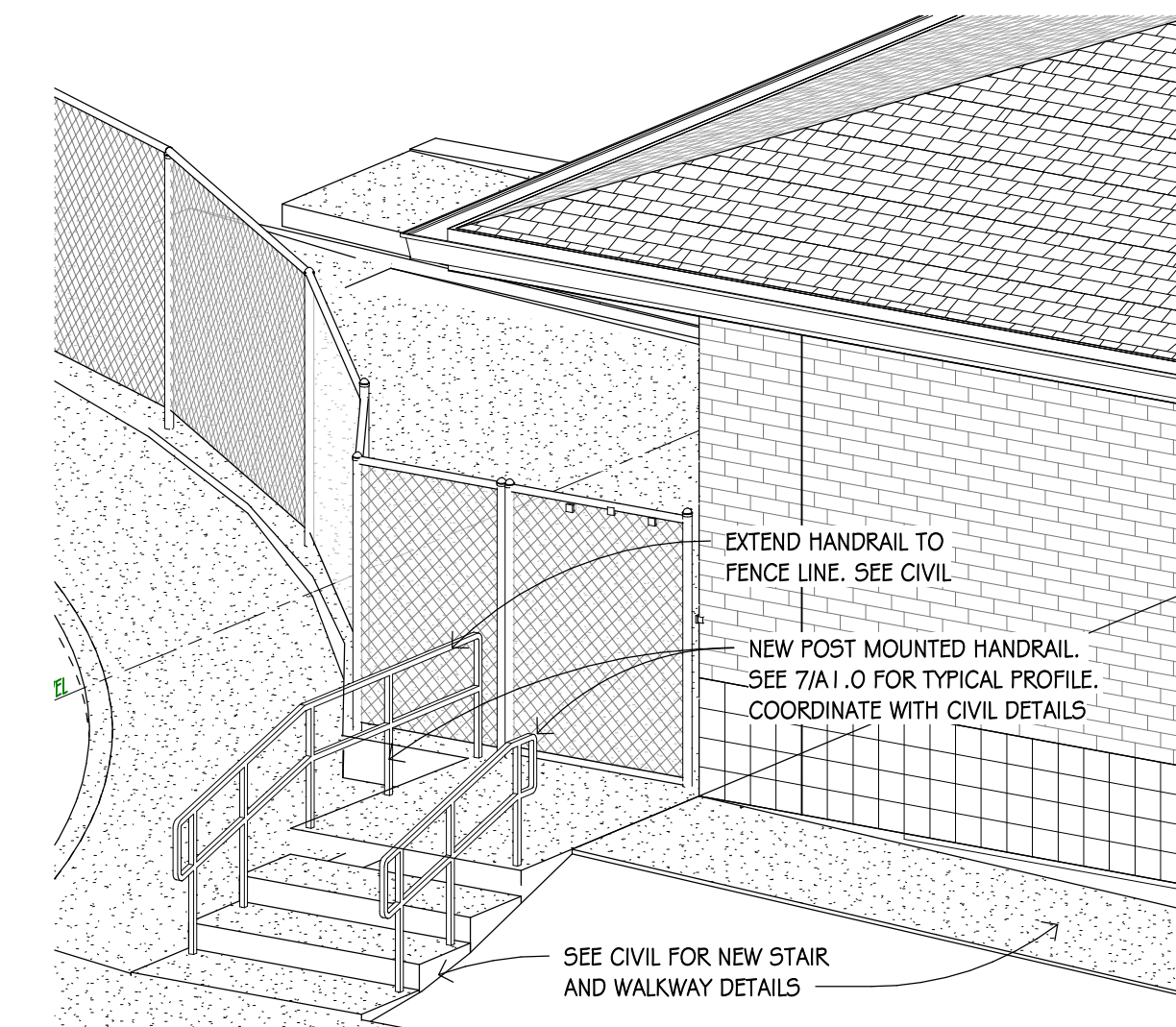
3" = 1'-0" **5** HANDRAIL BRACKET
A1.0 AT CONC., C.M.U. & BRICK WALLS



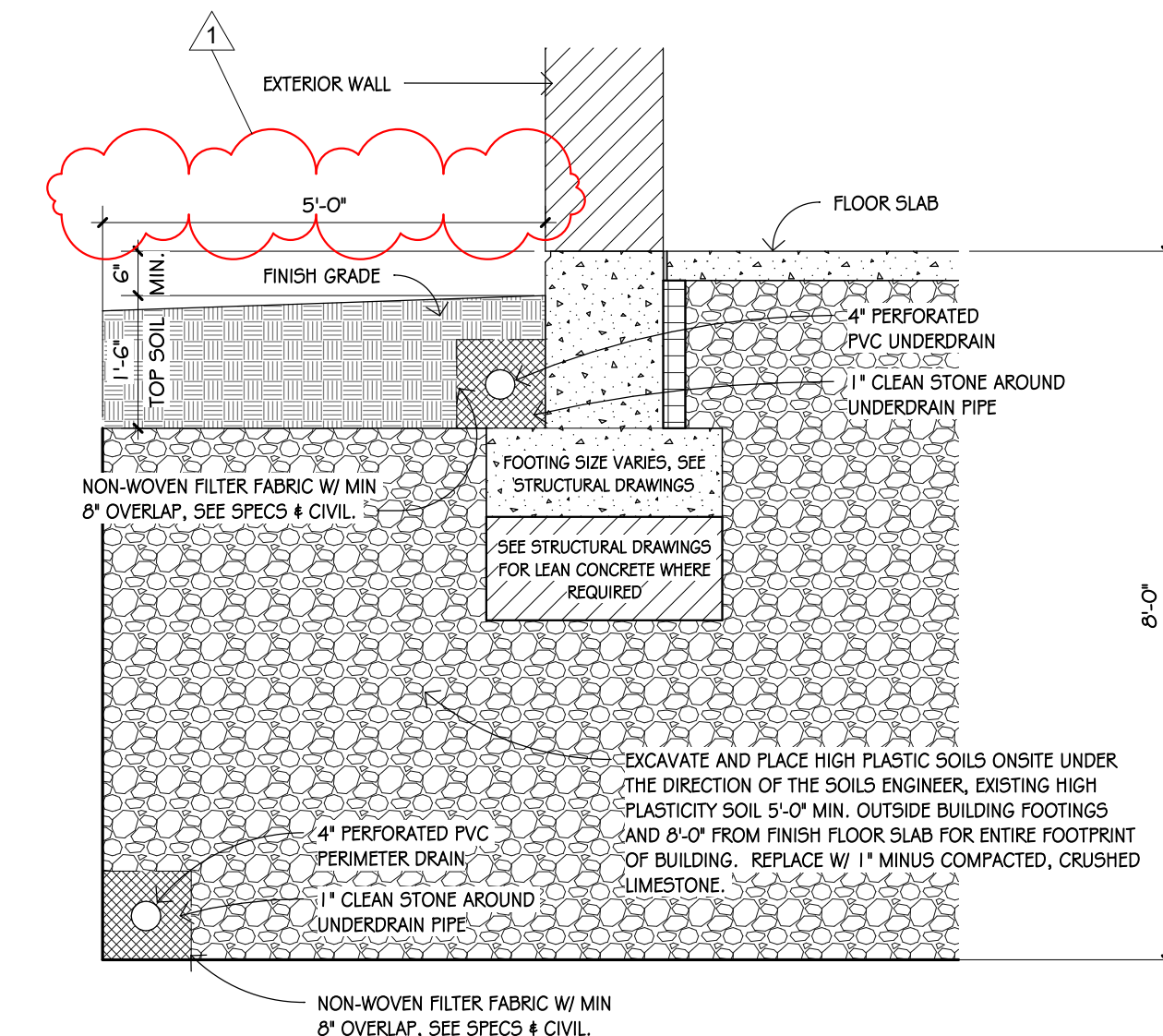
3" = 1'-0" **6** HANDRAIL TERMINATION
A1.0 TYPICAL AT WALL



1 HANDRAILS - EAST STAIRS
A1.0



2 HANDRAILS - WEST RAMP
A1.0



1/2" = 1'-0" **3** SOIL REMEDIATION
A1.0

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ARCHITECTURAL CORP.
NO. 000193

SAINT CHARLES, MISSOURI

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ALL DIMENSIONS MUST BE VERIFIED AT BUILDING BEFORE WORK IS EXECUTED. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND SHALL NOT BE COPIED OR DUPLICATED WITHOUT THEIR CONSENT.

PROJ. NO. 25-09D

DATE ISSUED

10-29-2025

DATE REVISION

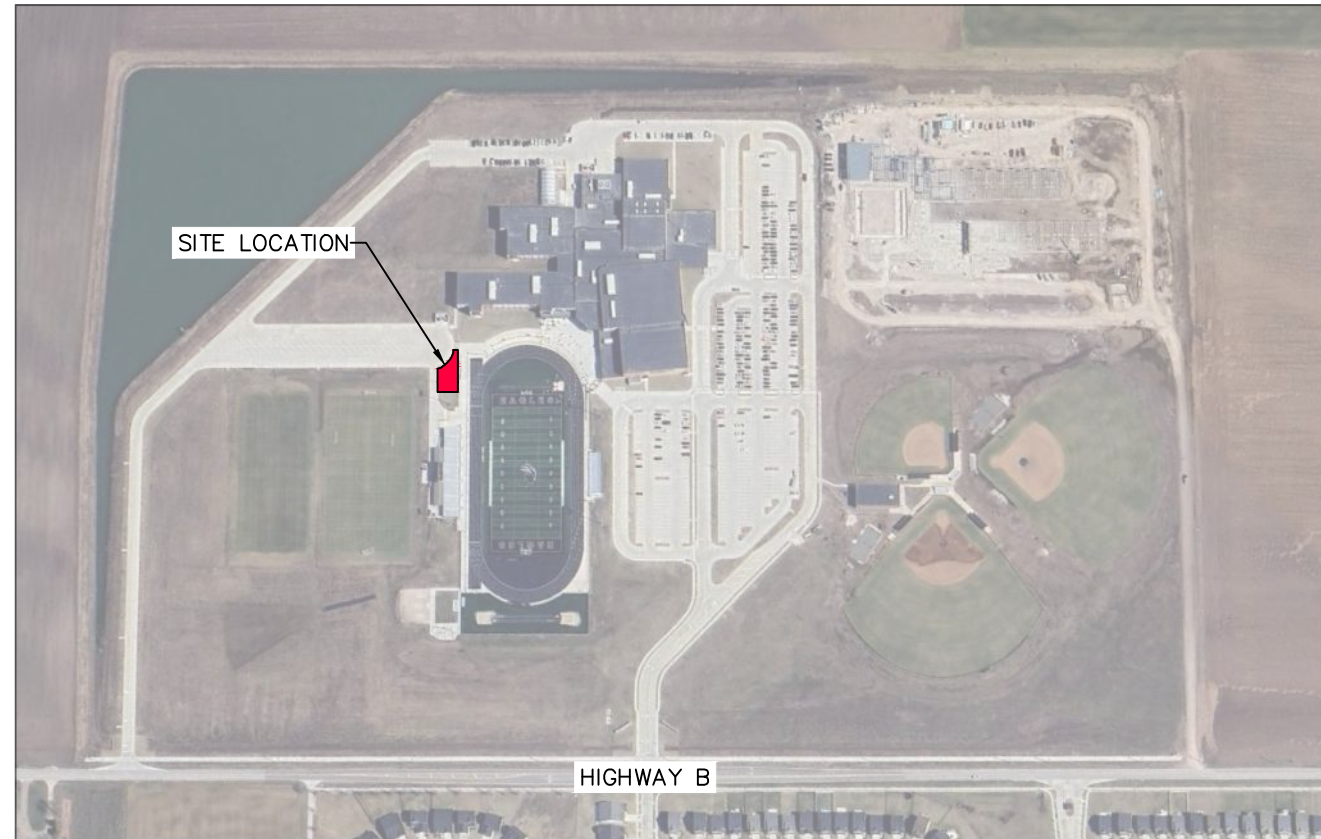
1 11/14/25 ADDENDUM 1

DRAWN BY AC

CHECKED BY MR

SHEET NO.

A1.0



LOCATION MAP

A SITE BUILDING PACKAGE FOR NEW RESTROOM ADDITION AT ORCHARD FARM HIGH SCHOOL FOOTBALL STADIUM

A TRACT OF LAND BEING
PART OF U.S. SURVEYS 238, 239, 240, 241,
242, 243, 244 AND 246
OF ST. CHARLES COMMON FIELD
TOWNSHIP 47 NORTH, RANGE 5 EAST
ST. CHARLES COUNTY, MISSOURI

SHEET INDEX:

C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	SITE PLAN
C4.0	GRADING PLAN
C5.0	SITE DETAILS
C6.0	CITY DETAILS

CITY OF ST. CHARLES GENERAL NOTES

- ALL IMPROVEMENTS CONSTRUCTED HEREIN SHALL COMPLY WITH THE CODE OF ORDINANCES OF THE CITY OF ST. CHARLES.
- IF PROPERTY IS GREATER THAN 1 ACRE, A LAND DISTURBANCE PERMIT FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES IS REQUIRED PRIOR TO COMMENCING ANY DEMOLITION, CLEARING OR CONSTRUCTION ON-SITE. PROVIDE COPY OF APPROVAL FROM THE DEPARTMENT OF NATURAL RESOURCES TO THE ENGINEERING DEPARTMENT. (PERMIT #MORA26889).
- SILTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN. ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER. (CODE SECTION 510.090.A.2.)
- WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, PERMANENT GRASS MUST BE ESTABLISHED TO CONTROL EROSION. (CODE SECTION 510.090.A.4.A)
- ALL MUD AND DEBRIS FROM CONSTRUCTION SITE TO BE KEPT OFF OF CITY MAINTAINED STREETS. STREETS SHALL BE SWEEPED TWICE DAILY. (CODE SECTION 510.090.A.5)
- ADA ACCESSIBLE SPACES CANNOT HAVE A GRADE IN EXCESS OF 2% IN ANY DIRECTION. (CODE SECTION 350.397.B.4)
- ADA ACCESSIBLE ROUTES AND RAMPS CANNOT HAVE A GROSS SLOPE IN EXCESS OF 2% (CODE SECTION 350.397.B.4)
- ALL WATER MAIN CONSTRUCTION INCLUDING VALVES, SLEEVES, METERS, HYDRANTS AND FITTINGS MUST CONFORM TO CITY OF ST. CHARLES WATER SPECIFICATIONS.
- THE MINIMUM WATER MAIN SIZE IS EIGHT INCHES. (CODE SECTION 205.070.A.23.)
- EACH WATER SERVICE CONNECTION SHALL BE INDIVIDUALLY METERED. (MINIMUM DESIGN STANDARDS FOR MISSOURI COMMUNITY WATER SYSTEMS)
- MINIMUM SANITARY SEWER LATERAL SIZE IS SIX INCHES. (MSD RULES AND REGULATION AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY SEWER AND STORMWATER DRAINAGE FACILITIES)
- SANITARY SEWER LATERALS SHALL NOT CROSS A PROPERTY LINE AND MUST BE CONNECTED TO THE PUBLIC SANITARY SEWER SYSTEM IN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY. (CODE SECTION 705.110.A.1.A.(2))
- ALL NEW SEWER LATERALS MUST HAVE CONDUCTIVE TYPE PIPE LOCATOR/TRACER WIRE SHALL BE INSTALLED TO LOCATE ALL SEWER LATERALS. THE COLOR OF THE TRACER WIRE SHALL BE GREEN. ALL WORK SHALL CONFORM TO CITY STANDARDS. (MISSOURI STATE STATUTE 319.033)
- WHEN A SANITARY SEWER LATERAL CROSSES OVER A WATER LINE, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED. IF THIS CLEARANCE IS NOT POSSIBLE, THEN EITHER THE WATER LINE OR THE SEWER LINE SHALL BE PROTECTED BY MECHANICAL JOINT PIPE OR CASED IN CONTINUOUS CASING UNTIL THERE IS A 10" HORIZONTAL CLEARANCE BETWEEN THE TWO LINES.
- ALL SANITARY SEWER CONSTRUCTION MUST CONFORM TO THE LATEST VERSION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICTS STANDARDS AND SPECIFICATIONS.
- ALL STREETS SHALL BE A MINIMUM SEVEN (7) INCHES CONCRETE (NON-REINFORCED) ON FIVE (5) INCHES MODIFIED TYPE 5 AGGREGATE BASE ON PREPARED SUBGRADE. (CODE SECTION 405.240.A.3)
- SIDEWALKS, NOT PART OF AN APPROACH, SHALL BE FIVE (5) FEET WIDE, FOUR (4) INCHES CONCRETE (NON-REINFORCED) ON FOUR (4) INCHES MODIFIED TYPE 5 AGGREGATE BASE ON PREPARED SUBGRADE. (CODE SECTION 505.280, ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION DRAWING C08.43)
- FLOWABLE FILL BACKFILL SHALL BE USED FOR ALL BACKFILL ON SEWER TRENCHES THAT ARE UNDER CITY STREETS, FROM THE TOP OF THE BEDDING MATERIAL (6 INCHES ABOVE THE PIPE) TO THE SURFACE, OR TO WITHIN ONE FOOT OF GRADE IN LANDSCAPED AREAS. (CODE SECTION 510.280.A.11)
- GRANULAR BACKFILL SHALL BE USED FOR BACKFILL ON SEWER TRENCHES UNDER PROPOSED PAVED AREAS AND TWO FEET OUTSIDE PROPOSED PAVED AREAS, FROM THE TOP OF THE BEDDING MATERIAL (SIX INCHES ABOVE THE PIPE) TO THE SURFACE OR WITHIN ONE FOOT OF GRADE IN LANDSCAPED AREAS. (CODE SECTION 510.280.A.4.B.(3))
- FLOWABLE FILL IS REQUIRED FOR ALL BACKFILL WITHIN WATER LINE TRENCH UNDER PAVED AREAS.
- EARTH BACKFILL (MEETING MSD STANDARDS) MAY BE USED OUTSIDE OF PAVED AREAS, FROM THE TOP OF THE BEDDING MATERIAL TO THE SURFACE. EARTH BACKFILL SHOULD BE PLACED IN 6-INCH LIFTS AND SHALL BE MECHANICALLY COMPACTED TO A MINIMUM DENSITY OF 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO 1-180 COMPACTION TEST OR 90% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
- ALL STORM SEWER DESIGN IS TO CONFORM TO THE CITY OF ST. CHARLES DESIGN REQUIREMENTS. (CODE SECTION 510.290)
- ALL STORM SEWER CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES. (CODE SECTION 510.280)
- FOR NEW SUBDIVISIONS ONLY, ALL JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN 7.5-FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTHS GREATER THAN 10 FEET WILL REQUIRE MULTIPLE PROBES EVERY 7.5- FOOT CENTERS. TRENCH WIDTHS LESS THAN 8 FEET IN DEPTH SHALL BE PROBED TO A DEPTH EXTENDING TO HALF OF THE TRENCH BACKFILL, BUT NOT LESS THAN 3 FEET. TRENCH BACKFILL GREATER THAN 8 FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACKFILL BUT NOT GREATER THAN 8 FEET. JETTING SHALL BE PERFORMED FROM THE LOW SURFACE TOPOGRAPHIC POINT AND PROCEED TOWARD THE HIGH POINT, AND FROM THE BOTTOM OF THE TRENCH BACKFILL TOWARDS THE SURFACE. THE FLOODING OF EACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL. WATER IS NOT TO BE ALLOWED TO FLOW AWAY FROM THE DITCH WITHOUT FIRST SATURATING THE TRENCH. CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF SURFACE BRIDGING (THE TENDENCY FOR THE UPPER BACKFILL CRUST TO ARCH OVER THE TRENCH RATHER THAN COLLAPSE AND CONSOLIDATE DURING THE JETTING PROCESS). THE CONTRACTOR SHALL BREAK DOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS THE WHEELS OR BUCKET OF A BACKHOE. WHEN THE SURFACE CRUST IS COLLAPSED, THE VOID SHALL BE BACKFILLED WITH THE SAME MATERIAL WITHIN THE SUNKEN/JETTED AREA SHALL BE COMPACTED SUCH THAT NO FURTHER SURFACE SUBSIDENCE OCCURS. (CODE SECTION 510.280)
- ALL SANITARY AND STORM PIPE JOINTS AND JOINTS ON NEW STRUCTURES SHALL USE CITY APPROVED RUBBER COMPRESSION TYPE JOINTS. WATER STOPS ARE REQUIRED AT ALL POINTS OF CONNECTION NOT USING RUBBER COMPRESSION TYPE JOINTS SUCH AS CONNECTIONS TO EXISTING STRUCTURES. (CODE SECTION 510.280.6)
- ALL SANITARY AND STORMWATER SEWER STRUCTURE JOINTS WILL BE WRAPPED WITH CRETEX MANHOLE JOINT WRAP. MANHOLE JOINT WRAP OR APPROVED EQUAL.
- CONCRETE COVERS ON STRUCTURES WILL NOT BE ALLOWED. ONLY CAST IRON COVERS ARE PERMITTED. (CODE SECTION 510.280.5)
- BRICK STORM AND SANITARY STRUCTURES WILL NOT BE ALLOWED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO PROVIDE TRAFFIC CONTROL PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO 1-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
- ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO 1-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- GRADES CANNOT EXCEED A 3:1 SLOPE. (CODE SECTION 510.090.A.1)
- ALL COMMERCIAL PROPERTIES ARE TO HAVE IRRIGATION SYSTEMS OR SUBMIT A LANDSCAPE PLAN SIGNED AND SEALED BY A MISSOURI-REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST THAT THE LANDSCAPE IS DROUGHT-TOLERANT. (CODE SECTION 400.965)

CITY OF ST. CHARLES GENERAL NOTES

- CONSTRUCTION ACTIVITIES SHALL ABIDE BY THE NOISE RESTRICTIONS AS OUTLINED IN CODE CHAPTER 230.
- FOR ALL SANITARY SEWERS WITHIN THE RIGHT OF WAY, A CLEAN OUT SHALL BE PROVIDED, IN THE RIGHT OF WAY, WITHIN ONE (1) FOOT OF THE PROPERTY SERVED, AND IN ADDITION TO ANY REQUIRED FOR ADHERENCE TO THE PLUMBING CODE. ALL WORK TO CONFORM TO CITY STANDARDS.
- LIGHTING SHALL PROVIDE 0.25 FOOT-CANDLES IN PARKING LOTS AND 0.50 FOOT-CANDLES AT ENTRANCES AND APPROACHES. (CODE SECTION 400.700.F.2.)
- THE MINIMUM REQUIREMENT FOR STREET LIGHTING FACILITIES SHALL BE ONE (1) LIGHT EMITTING DIODES LIGHT AT EACH STREET INTERSECTION, BUT NOT FURTHER APART THAN ONE HUNDRED FORTY-FIVE (145) FEET WITHIN OR ABUTTING THE SUBDIVISION TO MAINTAIN A MINIMUM OF FOUR TENTHS (0.4) FOOT-CANDLE LIGHTING PATTERN THROUGHOUT. (CODE SECTION 405.240.E.)
- STREET LIGHTS, SIGN POSTS, ETC. SHALL BE LOCATED AT LEAST FIVE FEET FROM DRIVEWAYS AND TEN FEET FROM FIRE HYDRANTS.
- WHENEVER POSSIBLE, "NO PARKING" ZONES ARE TO BE LOCATED ON THE SAME SIDE OF THE ROADWAY AS FIRE HYDRANTS.

GRADING/SEDIMENT & EROSION CONTROL NOTES

- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- UPON COMPLETION OF STORM SEWERS, SILTATION CONTROL SHALL BE PROVIDED AROUND ALL OPEN SEWER INLETS AND SHALL REMAIN UNTIL THE DISTURBED DRAINAGE AREAS HAVE BEEN PROPERLY STABILIZED.
- CONTRACTOR TO SUPPLY CITY OF ST. CHARLES INSPECTOR WITH COPIES OF THE COMPACTION TEST REPORTS.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). EROSION CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF ST. CHARLES. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR CITY OF ST. CHARLES MAY, AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS, ANY DEPOSITING OF SILTS OR MUD ONTO NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF ST. CHARLES.
- INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY ONE QUARTER (1/4) INCH PER 24 HOUR RAIN EVENT.
- ANY SILTATION CONTROL IN NEED OF REPAIR SHALL BE FIXED IMMEDIATELY.
- SILT FENCES SHALL BE INSTALLED IMMEDIATELY AROUND EACH STORM SEWER STRUCTURE ONCE FINAL CONSTRUCTION OF EACH INDIVIDUAL STRUCTURE IS COMPLETE.
- ALL SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SCHEDULE IMPLEMENTATION

- CONSTRUCTION ENTRANCE IS SHOWN. ACTUAL FIELD LOCATION TO BE USED AND MAINTAINED AS REQUIRED FOR ACCESS.
- THE CONTRACTOR SHALL:
 - INSTALL ALL PERIMETER SILTATION CONTROL.
 - STRIP TOPSOIL AND STOCKPILE FOR FINAL GRADING.
 - REMOVE ANY UNSUITABLE SOILS AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOILS AS REQUIRED UNDER THEIR DIRECTION.
 - PLACE COMPACTED BASE MATERIAL FOR STORM SEWERS/SANITARY.
 - INSTALL STORM SEWERS/SANITARY AND GRANULAR BACKFILL WHERE REQUIRED.
 - GRADE SITE AND PLACE ANY TEMPORARY DRAINAGE SWALES AS REQUIRED.
- SILTATION CONTROL DEVICE MAINTENANCE
 - SILT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH 1/4" RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILTATION CONTROL.
 - NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SUCH SHALL BE ACCOMPLISHED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL.
 - REFER TO THE VEGETATIVE ESTABLISHMENT TABLE BELOW ON SEEDING RATES.

VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

Seeding Rates:	
Permanant:	
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.
Oats	120 lbs./ac.
Seeding Periods:	
Fescue or Brome	March 1 to June 1
Wheat or Rye	August 1 to October 1
Oats	March 15 to November 15
Mulch Rates:	100 lbs. per 1,000 sq. 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.

STORM WATER POLLUTION PREVENTION PLAN

- PURPOSE:

THE PURPOSE OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS TO INFORM THE DEVELOPER/CONTRACTOR OF THE FOLLOWING OBJECTIVES THEY ARE REQUIRED TO MEET:

 - PREVENT EROSION WHERE CONSTRUCTION ACTIVITIES SHALL OCCUR.
 - PREVENT POLLUTANTS FROM MIXING WITH STORM WATER.
 - PREVENT POLLUTANTS FROM BEING DISCHARGED BY TRAPPING THEM ON-SITE, BEFORE THEY CAN AFFECT THE RECEIVING WATERS.
 - ALL REGULATIONS OF MISSOURI DEPARTMENT OF NATURAL RESOURCES ARE MET.
 - ALL REGULATIONS OF THE ENVIRONMENTAL PROTECTION AGENCY ARE MET.
 - ALL REGULATIONS OF THE LOCAL MUNICIPALITY ARE MET.
- PROJECT DESCRIPTION:

THE PROJECT IS LOCATED IN BOTH THE MISSOURI RIVER AND MISSISSIPPI RIVER TRIBUTARY WATERSHED IN ST. CHARLES COUNTY, MISSOURI. THE PROJECT DISTURBS APPROXIMATELY 0.09 ACRES OF THE 96.906 ACRE CAMPUS.

THE PROJECT ACTIVITIES CONSIST OF A CONSTRUCTION FOR A NEW RESTROOM BUILDING. THE SITE WILL BE PROTECTED BY THE VARIOUS EROSION PROTECTION MEASURES LISTED BELOW:

 - SILT SOX: THE ENTIRE PERIMETER OF THE PROJECT THAT ALLOWS STORM WATER TO EXIT WILL HAVE SILT SOX INSTALLED. DETAILS OF THESE DEVICES ARE DEPICTED ON THE DETAIL PLANS PREPARED BY BAX ENGINEERING COMPANY, INC..
 - REVEGETATION: THE SITE WILL CONSIST OF VARYING GROUNDSLOPES. UPON COMPLETION OF THE GRADING ACTIVITIES THE SLOPE PRONE TO EROSION SHALL BE SEEDED AND STRAWED TO STABILIZE THE SLOPE AND PREVENT EROSION.
- MAINTENANCE AND INSPECTION:

REGULAR MAINTENANCE, WEEKLY INSPECTIONS OF THE PROJECT WILL INCLUDE: (A) THE REPAIR OF ANY SEDIMENT (SILT) FENCE AND/OR SILT SOX BARRIERS, DAMAGED OR OUT OF PLACE; (B) THE REMOVAL OF ANY ACCUMULATED TRASH AND/OR DEBRIS; AND (C) THE REMOVE OF ANY EXTERNALLY DEPOSITED WASTE MATERIALS.

PERIODIC INSPECTIONS: FOLLOWING EACH RAIN OF MORE THAN 0.25 INCH IN 24 HOURS, THE SITE WILL BE INSPECTED, AND ANY NECESSARY MAINTENANCE WILL BE PROVIDED FOR A PERIOD OF ONE YEAR FOLLOWING THE COMPLETION OF THE ABOVE REMEDIATION MEASURES. SUMMARIES OF THE MAINTENANCE AND THE INSPECTIONS WILL BE MAINTAINED AND SHALL BE KEPT AVAILABLE FROM THE OWNER. AN INSPECTION REPORT SHALL BE FILED AND KEPT ON SITE FOR EVERY INSPECTION. THE REPORT SHALL DETAIL THE FINDINGS OF THE INSPECTION AND IF ANY ACTION WAS REQUIRED. THE INSPECTION FORM NEEDS TO INCLUDE, NAME OF THE SITE, NAME OF THE INSPECTOR, PERMIT NUMBER, DATE OF INSPECTION, MAJOR OBSERVATIONS AND ACTIONS TAKEN TO CORRECT PROBLEMS AND THE SIGNATURE OF THE INSPECTOR. THE INSPECTION REPORTS NEED TO BE KEPT ON FILE BY THE PERMITTEE FOR THREE YEARS AFTER THE PROJECT IS COMPLETED.

THE FIELD INSPECTIONS WILL BE CONDUCTED IN A SYSTEMATIC MANNER TO MINIMIZE THE POSSIBILITY OF ANY SIGNIFICANT FEATURE BEING OVERLOOKED. A DETAILED CHECKLIST WILL BE DEVELOPED AND FOLLOWED FOR THE EXAMINATION. PARTICULAR ATTENTION WILL BE GIVEN TO DETECTING EVIDENCE OF EROSION, SLOPE INSTABILITY, UNDUE SETTLEMENT, DISPLACEMENT, AND TILTING. PHOTOGRAPHS AND DRAWINGS WILL BE USED FREELY TO RECORD CONDITIONS IN ORDER TO MINIMIZE DESCRIPTIONS. THE INSPECTION WILL INCLUDE APPROPRIATE FEATURES AND ITEMS, INCLUDING POTENTIAL HAZARDS TO HUMAN LIFE OR PROPERTY.

THE CONDITION OF THE SLOPES AND VEGETATIVE COVER WILL BE EVALUATED AND EXAMINED FOR EROSION.

MEASURES WILL BE TAKEN TO PROMOTE THE GROWTH OF VEGETATION AND REPAIR OF DAMAGE CAUSED BY EROSION AND SEDIMENTATION. THE INSPECTION WILL ALSO PROVIDE RECOMMENDATIONS FOR MEASURES THAT NEED TO BE UNDERTAKEN IMMEDIATELY, BASED ON THE EXPERIENCE AND JUDGMENT OF THE INSPECTOR. NECESSARY FOLLOW UP INSPECTIONS WILL BE MADE AS NECESSARY TO VERIFY THAT ANY MAINTENANCE, ALTERATION, OR REPAIR MEASURES ARE ACCOMPLISHED BY METHODS ACCEPTABLE BY STANDARD ENGINEERING PRACTICE.

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ENGINEERING DESIGN STANDARDS:

- GENERAL:
 - ARTICLE III. OF CHAPTER 405 IN TITLE IV OF THE ST. CHARLES CITY CODE
 - CHAPTERS 505 AND 510 OF THE ST. CHARLES CITY CODE
 - TITLE VII OF THE ST. CHARLES CITY CODE
 - OTHER CITY CODES THAT MAY GOVERN ENGINEERING DESIGN
 - CITY OF ST. CHARLES PUBLIC WORKS DEPARTMENT FINAL DESIGN CHECKLIST
- TRANSPORTATION:
 - ST. LOUIS COUNTY HIGHWAY DEPARTMENT DESIGN CRITERIA MANUAL 2011
 - AASHTO POLICY ON GEOMETRIC DESIGN 2011
 - AASHTO ROADSIDE DESIGN GUIDE 2011
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2023
 - ADA STANDARDS FOR TRANSPORTATION FACILITIES 2006
- STORM WATER: **MSD ENGINEERING DESIGN 2018**
 - MSD PLAN PREPARATION GUIDELINES 2013
 - MSD STANDARD CONSTRUCTION SPECIFICATIONS 2023
 - CITY OF ST. CHARLES PUMP STATION DESIGN STANDARDS 2018
- SANITARY
 - MISSOURI DNR WASTEWATER DESIGN GUIDES 10CSR-20-8
 - OTEN STATES STANDARDS 2007
 - CITY OF ST. CHARLES PUMP STATION DESIGN STANDARDS 2018
- WATER
 - CITY OF ST. CHARLES STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WATER MAINS 2014
 - MISSOURI DNR MINIMUM DESIGN STANDARDS FOR MISSOURI COMMUNITY WATER SYSTEMS 2013
 - OTEN STATES STANDARDS 2007
 - AWWA MANUALS OF WATER SUPPLY PRACTICES 2012

FEMA FLOOD NOTES:

- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE REFERENCE TO THE "FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI", PANEL 280 OF 525, MAP NUMBER 29183C0280 G (COMMUNITY PANEL NUMBER, ST. CHARLES COUNTY 290315 0280 G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016), BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT IS INDICATED TO BE WITHIN THE FOLLOWING ZONES: **ZONE X OTHER FLOOD AREAS.**
- ZONE X OTHER FLOOD AREA** IS DEFINED AS AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT PHYSICAL, HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FLOODING DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL OF THIS PROPERTY TO BE SUSCEPTIBLE TO FLOODING OR SUBJECT TO ANY FLOOD HAZARD HAS BEEN MADE. WE MAKE NO REPRESENTATION CONCERNING THE ACCURACY OF THIS FIRM PANEL WHICH INCLUDES A NOTE THAT, "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS."

GENERAL NOTES

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL 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 ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
- ALL GRADES SHALL BE WITHIN 0.1 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF ST. CHARLES STANDARDS.
- ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH CURRENT O.S.H.A. STANDARDS.
- ALL SIGNS ON THE SITE OR ANY STRUCTURE MUST HAVE SIGN PERMITS APPROVED BY THE CITY OF ST. CHARLES.
- ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
- DEVELOPER MUST SUPPLY THE CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ALL STORM SEWER PIPES SHALL BE GASKET O-RING TYPE.
- FORTY-EIGHT (48) HOURS NOTICE SHALL BE GIVEN TO THE CITY OF ST. CHARLES CITY ENGINEER BEFORE ANY GRADING OPERATIONS ARE TO BEGIN TO ALLOW SCHEDULING OF REQUIRED INSPECTIONS.
- FORTY-EIGHT (48) HOURS NOTICE SHALL BE GIVEN TO THE CITY OF ST. CHARLES CITY ENGINEER BEFORE ANY STORM SEWER CONSTRUCTION IS TO BEGIN TO ALLOW SCHEDULING OF REQUIRED INSPECTIONS.

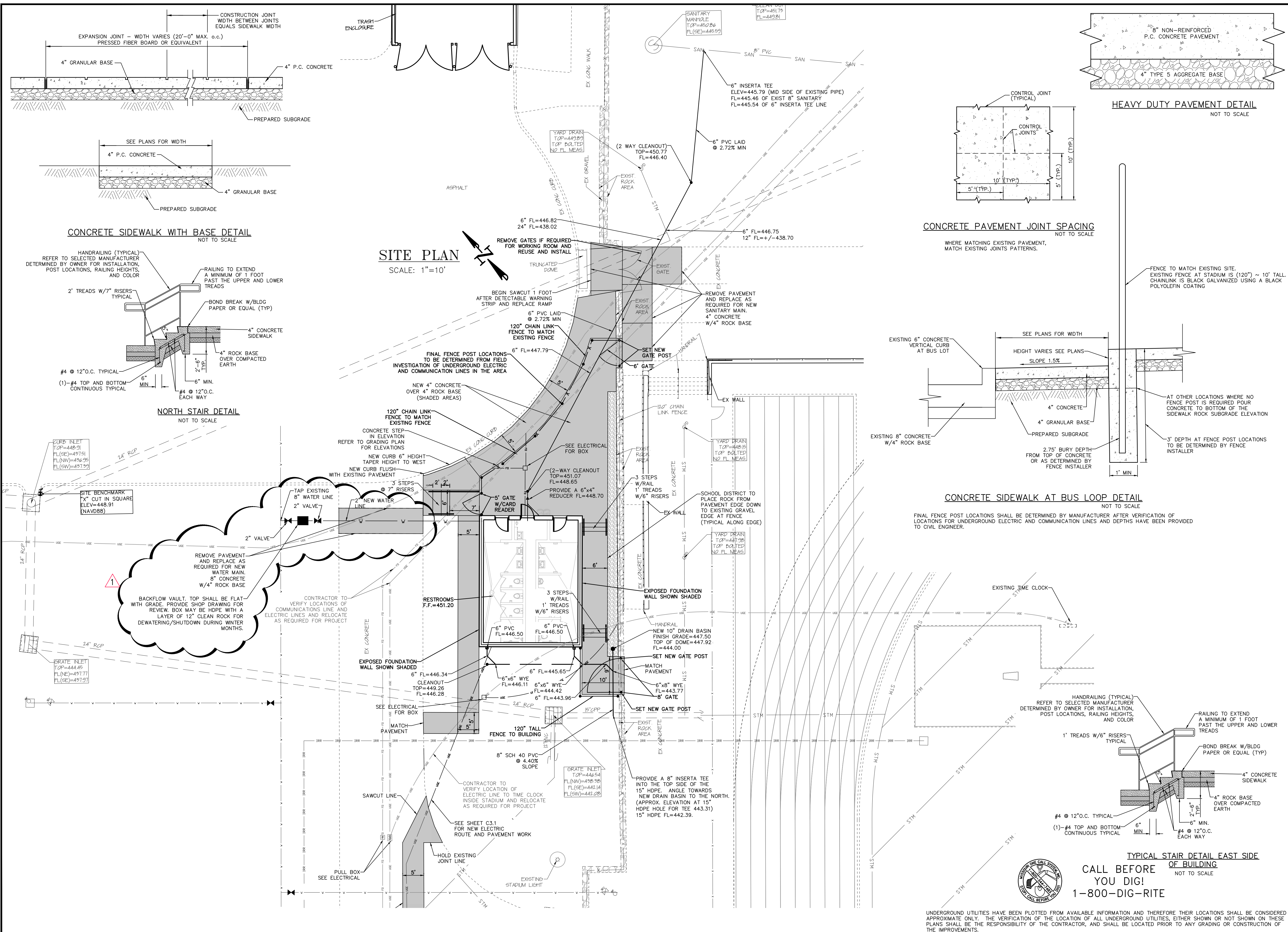
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DEVELOPMENT NOTES:

- EXISTING CAMPUS AREA OF TRACT: 96.906 ACRES
(PROPOSED RESTROOM BUILDING DISTURBED AREA 0.09 ACRES)
- EXISTING ZONING: R-1C - SINGLE FAMILY (CITY OF ST. CHARLES)
- PROPOSED USE: NEW RESTROOM BUILDING
AREA OF BUILDING FOOTPRINT: 755 SQ.FT.
- REQUIRED BUILDING & PARKING SETBACKS FOR R-1C ZONING:
FRONT YARD 30 FEET
SIDE YARD 10 FEET
REAR YARD 25 FEET
BUILDING HEIGHT MAX = 2-1/2 STORIES OR 35 FEET
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:
AMERENUE 636-925-3215
ELECTRIC COMPANY SOUTHWESTERN BELL 314-949-1315
TELEPHONE COMPANY SPIRE 314-535-9414
GAS COMPANY CITY OF ST. CHARLES 636-949-3366
SEWER DISTRICT CITY OF ST. CHARLES 636-949-3366
WATER DISTRICT CITY OF ST. CHARLES 636-949-3366
FIRE PROTECTION DISTRICT CITY OF ST. CHARLES 636-949-3250
- PROPERTY OWNER: ORCHARD FARM R-V SCHOOL DISTRICT
3489 BOSCHERTOWN ROAD
ST. CHARLES, MO 63301
636-925-5400
- ANY PROPOSED SIGNS TO BE APPROVED BY SEPARATE PERMIT.
- ONLY ABOVE GROUND UTILITIES WHICH HAVE BEEN LOCATED ARE SHOWN ON THIS PLAN.
- DETENTION AND WATER QUALITY ARE ADDRESSED BY A LAKE ONSITE.
- SITE HAS AN ISSUED DNR PERMIT MORA19749 WITH AN EFFECTIVE DATE OF 02-09-2022 WHICH IS STILL VALID FOR DISTURBANCE ON THIS SITE. PERMIT TO EXPIRE 2-7-2027.
- ALL STORM AND SANITARY WILL BE PRIVATE AND MAINTAINED BY THE SCHOOL DISTRICT.

BENCHMARK INFO:

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND ARE



CLIFFORD L. HETTMANN
LICENSE #E-29817
ENGINEERING CORP.
NO. 000655

SAINT CHARLES, MISSOURI
CONSULTING ENGINEERS
MEP Engineer
ABCO, LLC
1000 CLARK AVENUE
ST. LOUIS, MO 63102
T: 314-945-6252

NEW RESTROOMS
ORCHARD FARM SCHOOL DISTRICT
ORCHARD FARM HIGH SCHOOL

HOENER ARCHITECTS, LLC
6707 PLAINVIEW AVENUE
ST. LOUIS, MISSOURI 63109
OFFICE: 314.781.9855 HoenerArchitects.com

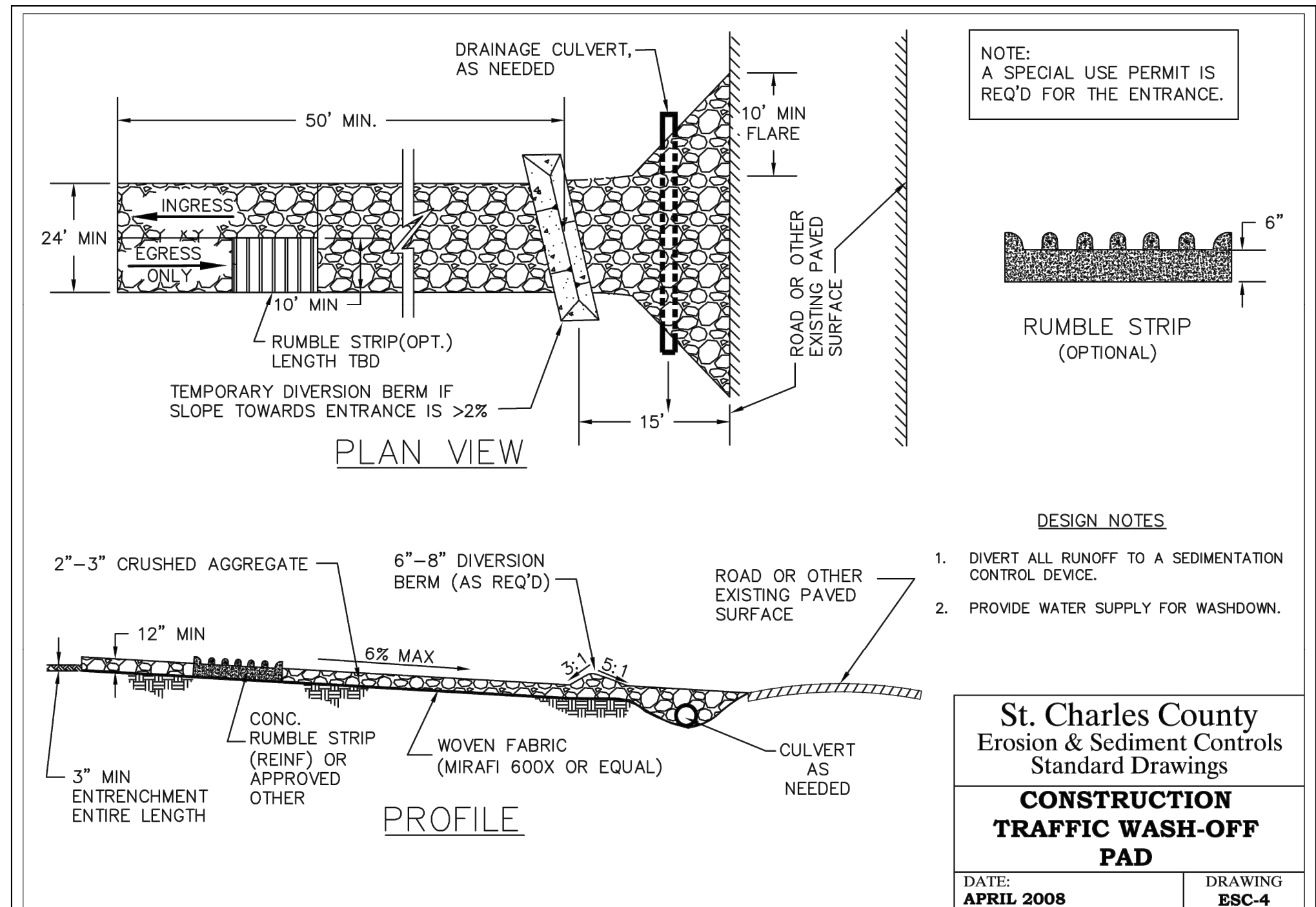
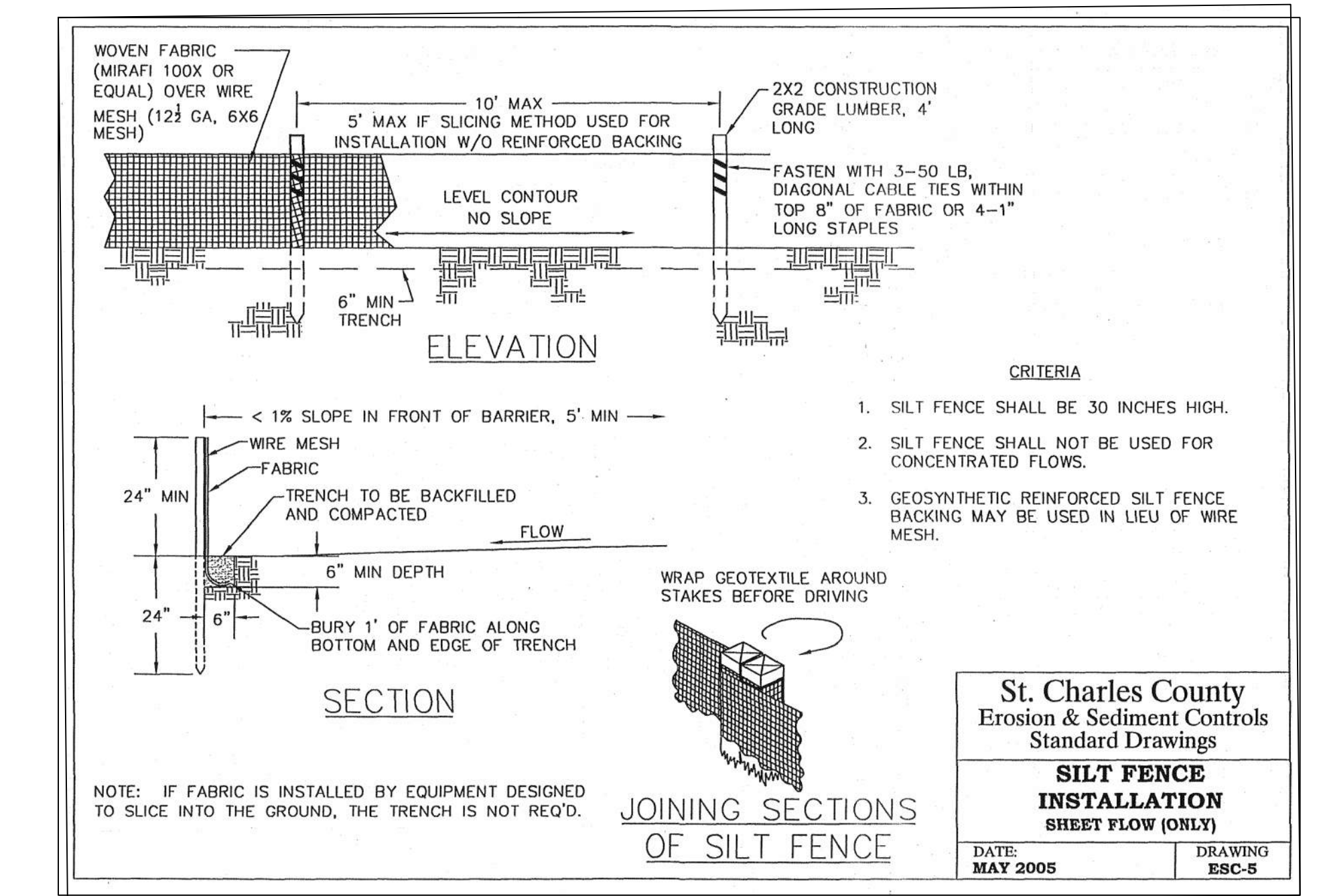
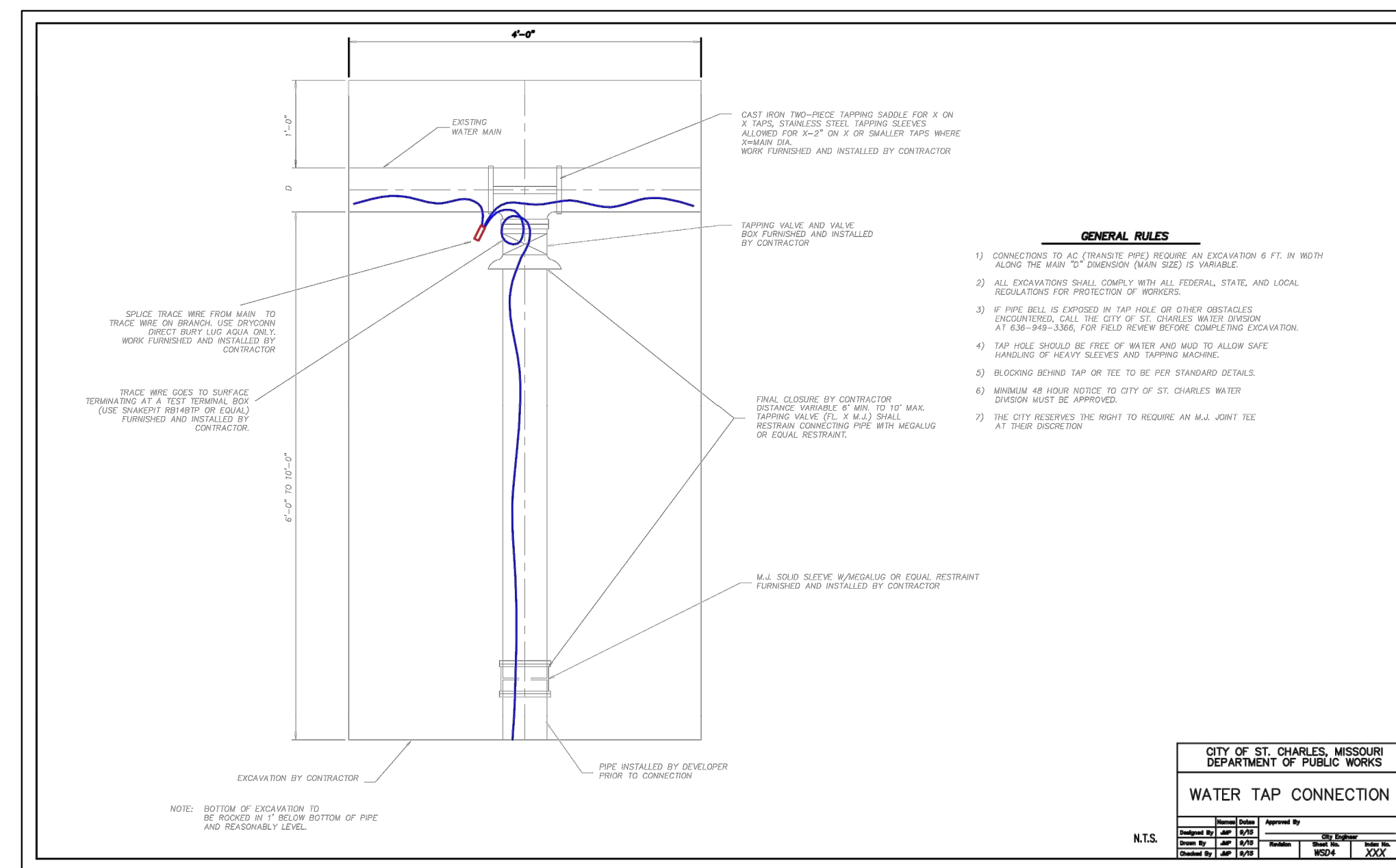
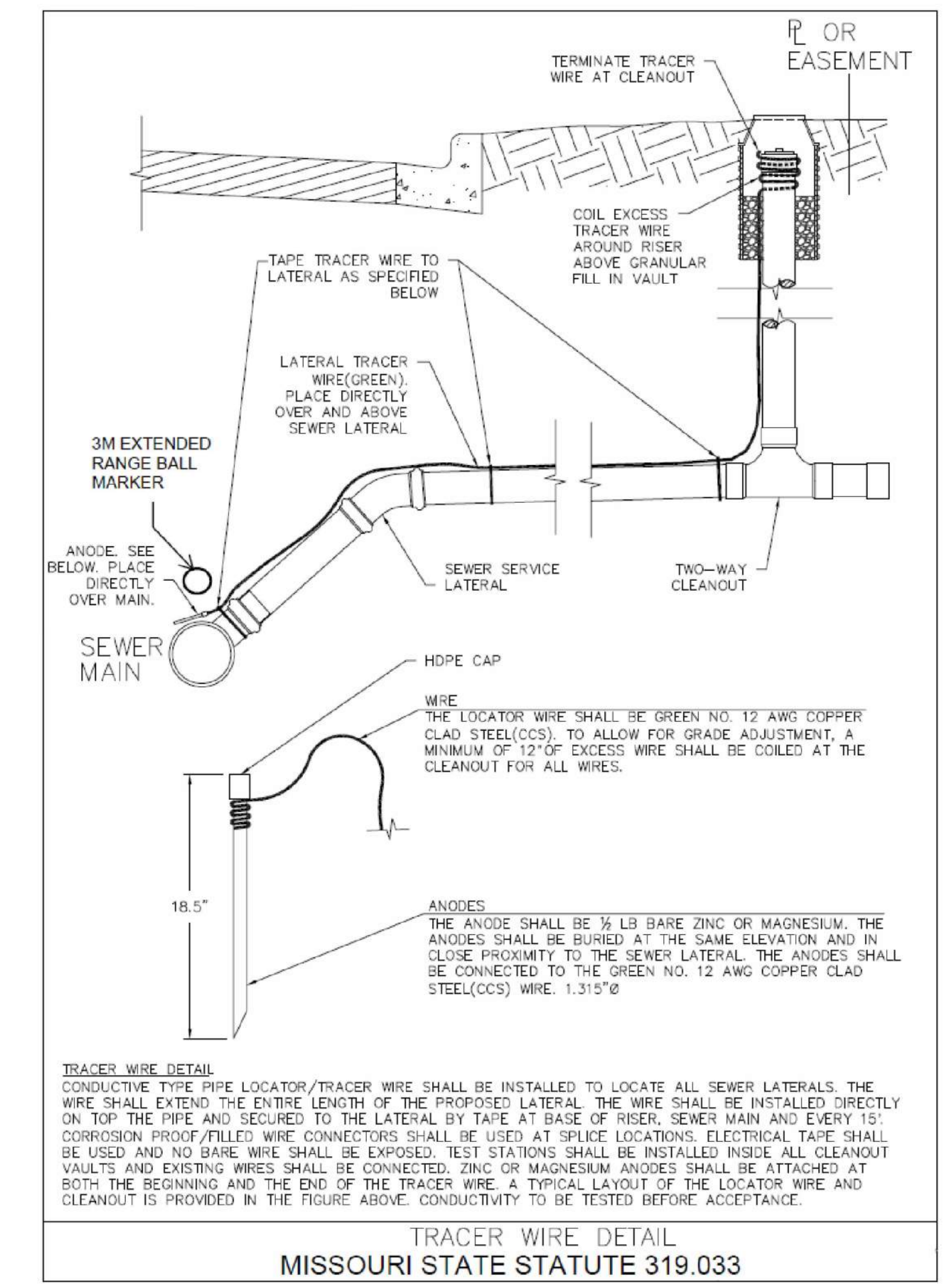
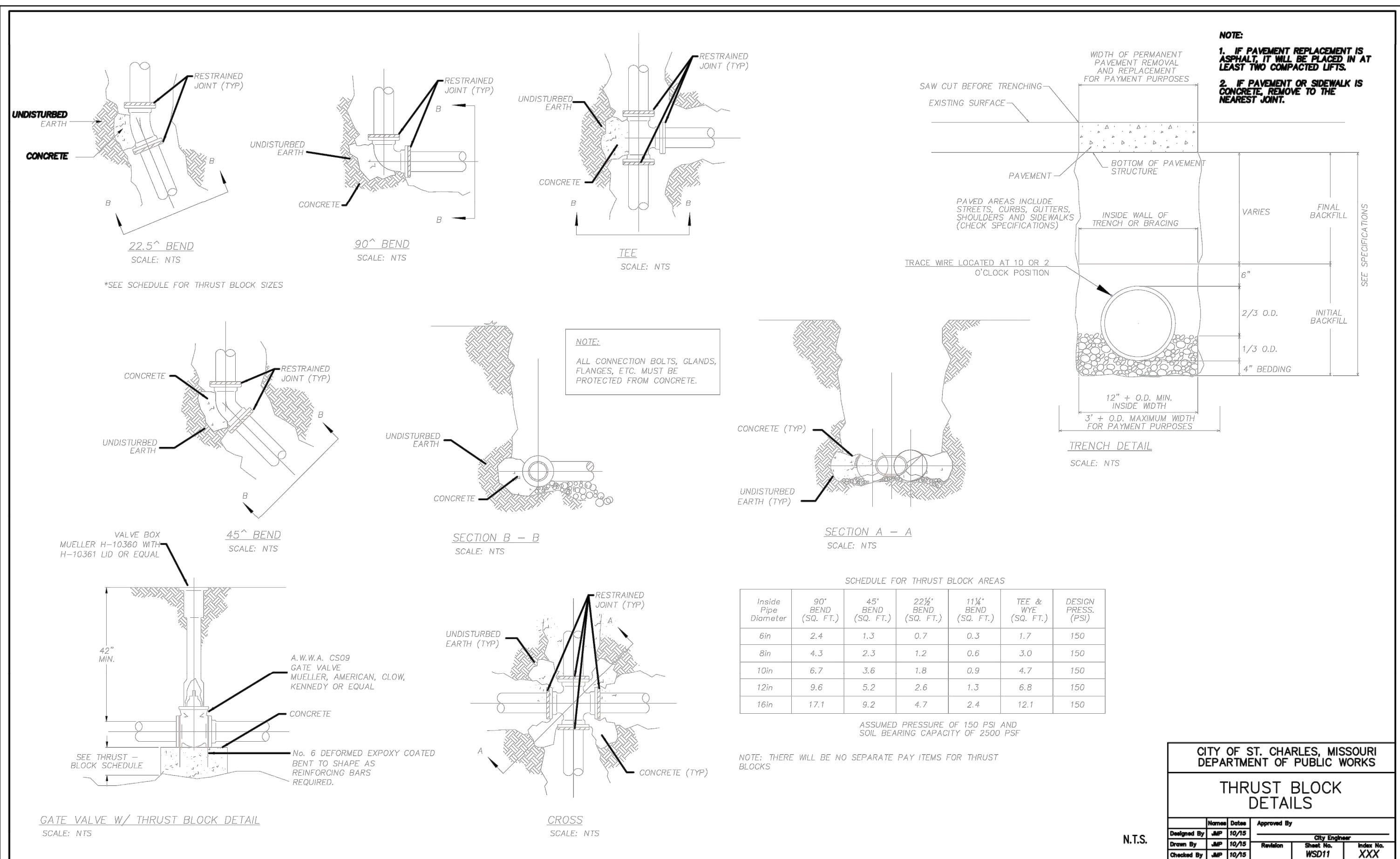
ALL DIMENSIONS MUST BE VERIFIED AT BUILDING BEFORE WORK IS EXECUTED. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND SHALL NOT BE COPIED OR DUPLICATED WITHOUT THEIR CONSENT.

PROJ. NO. 25-09D
DATE ISSUED
10-29-2025
DATE REVISION
1 ADDENDUM 11-12-25

DRAWN BY SWR
CHECKED BY CLH
SHEET NO.

C3.0

SITE PLAN



REFERENCE DETAIL SHEET ONLY

**CLIFFORD L. HETTMANN
 LICENSE #E-29817**

**ENGINEERING CORP.
 NO. 00055**

SAINT CHARLES, MISSOURI

CONSULTING ENGINEERS

**MEP Engineer
 ASGC, LLC
 1000 CLARK AVENUE
 ST. LOUIS, MO 63102
 T: 314-945-6252**

**Structural Engineer
 BAX ENGINEERING, INC.
 1009 LINCOLN HWY
 221 POINT WEST BLVD
 ST. CHARLES, MO 63001
 T: 636-928-9887**

**NEW RESTROOMS
 ORCHARD FARM HIGH SCHOOL**

ORCHARD FARM SCHOOL DISTRICT

HOENER ARCHITECTS, LLC
 6707 PLAINVIEW AVENUE
 ST. LOUIS, MISSOURI 63109
 OFFICE: 314.781.9855 HoenerArchitects.com

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**DATE ISSUED
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C6.0

CITY DETAILS