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**GENERAL NOTES**

COMPLETE WORK IN ACCORDANCE WITH APWA, CITY OF ST. JOSEPH AND OWNERS SPECIFICATIONS.  
NOTIFY CITY, ENGINEER AND PROPERTY OWNERS 48 HOURS PRIOR TO CONSTRUCTION.  
ALL SIDEWALKS, ACCESSIBLE RAMPS, AND ACCESSIBLE PARKING AREAS SHALL MEET THE REQUIREMENTS SET IN THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL BE 2% AND MAXIMUM LONGITUDINAL SLOPE SHALL BE 5%, UNLESS OTHERWISE NOTED. SLOPES ACROSS ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.

PROPOSED CONTOURS AND SPOT ELEVATION REPRESENT FINISH GRADE. FINISH GRADE CONSISTS OF TOP OF PAVEMENT, SIDEWALK, OR TOP OF EARTH, DEPENDING ON SITE LOCATION.

THE FINISH FLOOR ELEVATIONS SHOWN WERE UTILIZED FOR GRADING AND UTILITY DESIGN. THE ELEVATIONS SHOULD BE REVIEWED IN THE FIELD PRIOR TO CONSTRUCTION OF THE INDIVIDUAL UNITS.

MISCELLANEOUS GRADING, EXCAVATING, AND/OR BACKFILL ASSOCIATED WITH PAVING, STORM SEWERS, SANITARY SEWERS, OR WATER LINE CONSTRUCTION IS SUBSIDIARY TO THE PROJECT.

CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES UPON THE COMPLETION OF GRADING.

WHERE FILL IS BEING PLACED ON SLOPES STEEPER THAN 5H:1V, THE EXISTING SLOPES SHOULD BE BENCHED AS FILL PLACEMENT PROGRESSES. THESE BENCHES SHALL BE VERTICALLY STEPPED NO MORE THAN 2 FEET.

THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT THE TOP 8" OF ALL DISTURBED TURF AREAS SHALL BE FREE OF FOREIGN MATTER, TOXIC SUBSTANCES, AND ANY OTHER MATERIAL OR SUBSTANCE THAT MAY BE HARMFUL TO PLANT GROWTH.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING.

ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

SITE TOPOGRAPHY TAKEN FROM SURVEY COMPLETED BY MIDLAND SURVEYING. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF CONSTRUCTION PLANS.

EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURE, FENCES, AND/OR INCIDENTALS NOT DESIGNED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR TO PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATIONS TO ±0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.

PROTECT EXISTING TREES, SHRUBS, FENCE, AND LANDSCAPING UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. REPLACE ANY FENCE, TREES, SHRUBS, LANDSCAPING ITEMS, OR OTHER VEGETATION NOT SCHEDULED FOR REMOVAL THAT ARE DAMAGED DURING CONSTRUCTION OPERATIONS WITHOUT ADDITIONAL COMPENSATION.

ANY ADDITIONAL EXCAVATION REQUIRED FOR RE-SHAPING OF ADJACENT AREAS TO PROVIDE FOR DRAINAGE IS CONSIDERED INCIDENTAL.

COMPACT THE BACKFILL IN PAVED AREAS AND AREAS TO BE PAVED TO AT LEAST 95% OF MAXIMUM STANDARD PROCTOR DENSITY. COMPACT BACKFILL AND IN UNPAVED AREAS TO NOT LESS THAN 90% OF MAXIMUM STANDARD PROCTOR DENSITY.

ALL TRAFFIC CONTROL SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY CERTIFIED FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

DO NOT RESTRICT DRAINAGE CHANNELS. PROTECT EXISTING DRAINAGE STRUCTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REPAIR ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY CAUSED BY CONTRACTOR'S ACTION OR INACTION IN THE HANDLING OF STORM WATER FLOWS DURING CONSTRUCTION.

PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT. COMPLY WITH THE SOIL EROSION CONTROL REQUIREMENTS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND LOCAL ORDINANCES.

SEED, FERTILIZE, AND MULCH ALL DISTURBED AREAS AS SPECIFIED ON THIS SHEET.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

NOTIFY UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. COORDINATE AND COOPERATE WITH UTILITY COMPANIES TO ALLOW RELOCATIONS DURING THE CONSTRUCTION PERIOD. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES BY EXCAVATING IN ADVANCE OF WORK AT CRITICAL LOCATIONS. PROTECT UTILITIES AND SERVICES DURING CONSTRUCTION.

PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

PROTECT ALL TREES NOT DESIGNATED FOR REMOVAL. NO CLEARING SHALL BE ALLOWED WITHOUT CITY APPROVAL.

**UTILITY NOTES**

NOTIFY UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND AVOIDING DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

UTILITIES LOCAL CONTACT INFORMATION LIST MAY NOT COMPRISE ALL UTILITY SERVICE PROVIDERS WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY AND ALL UTILITY SERVICE PROVIDERS AS CONSTRUCTION MAY NECESSITATE.

WHERE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY FURTHER CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY OR DAMAGE CAUSED BY SUCH WORK. THE CONTRACTOR SHALL MAKE REPAIRS TO ANY UTILITY DAMAGED.

**GENERAL NOTES:**

A MISSOURI STATE OPERATING PERMIT FOR STORM WATER DISCHARGE IS REQUIRED IF CONSTRUCTION ACTIVITY DISTURBS ONE ACRE OR MORE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES' REGULATION (10 CSR 20-6.200). COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED IN THIS INSTANCE. A CONSTRUCTION PERMIT FOR LAND DISTURBANCE WILL BE SECURED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND PROVIDED TO THE CONTRACTOR.

SLOPES ARE TO BE LEFT IN A ROUGHENED CONDITION DURING GRADING.

CURB INLET SEDIMENTATION FILTERS ARE TO BE INSTALLED AROUND CURB INLETS WHERE SEDIMENTATION IS A CONCERN. (SEE SWPP FOR DETAILS)

INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORM INLETS & REMAIN IN PLACE UNTIL GROUND COVER HAS BEEN ESTABLISHED.

EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO BEGINNING GRADING OPERATIONS WHERE POSSIBLE. ALL REMAINING EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING GRADING OPERATIONS.

THE SITE IS TO BE SEEDED AND MULCHED AND TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL GROUND COVER HAS BEEN ESTABLISHED.

SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS INCLUDING THE DETENTION BASIN.

ROCK LINING IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).

ROCK LINING SHALL BE TYPE 2 ROCK DITCH LINER ACCORDING TO MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SEC. 609.60. ALL NECESSARY STEPS SHALL BE TAKEN TO PREVENT SEDIMENT AND SOIL EROSION FROM BEING TRANSPORTED ONTO ADJACENT PROPERTY AND INTO STREAMS, LAKES, PONDS, OR OTHER AREAS.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY.

ADDITIONAL EROSION CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN EROSION PROBLEMS ARISE OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED.

**A. EROSION PROTECTION**

1. CODE COMPLIANCE: THE CONTRACTOR SHALL COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE MISSOURI CODE, THE MISSOURI DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, AND LOCAL ORDINANCE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASUREMENTS TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER, ARCHITECT AND ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

3. ALL AREAS DISTURBED BY CONSTRUCTION ON THIS PROJECT WILL BE SUBJECT TO CURRENT REGULATORY REQUIREMENTS AND THESE STANDARDS.

**B. STORM WATER DISCHARGE PERMIT:**

1. THIS PROJECT REQUIRES A LAND DISTURBANCE PERMIT FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION COMMISSION (EPC). THE OWNER SHALL OBTAIN THE PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL REQUIREMENTS OF THE PERMIT INCLUDING THE STORM WATER POLLUTION PREVENTION PLAN.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO THE MISSOURI DNR UPON REQUEST WHICH INCLUDE THE NOTICE OF INTENT, PROOF OF PUBLICATION, POLLUTION PREVENTION PLAN, PROJECT INSPECTION DIARY, AND OTHER ITEMS. FAILURE TO COMPLY WITH THE DISCHARGE REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF MISSOURI.

3. UPON FINAL STABILIZATION OF THE DISTURBED AREA, A "NOTICE OF DISCONTINUATION" MUST BE FILED BY THE OWNER WITH THE MISSOURI DNR. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN RECORD COPY AND PROVIDE ORIGINAL DOCUMENTS TO THE OWNER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION.

**POLLUTION PREVENTION PLAN:**

1. SITE DESCRIPTION: THIS PROJECT IS FOR THE CONSTRUCTION OF ROUGH GRADING FOR COMMERCIAL DEVELOPMENT. THE ENTIRE PROJECT COVERS APPROXIMATELY 1.70 ACRES. THE ESTIMATED AVERAGE RUNOFF COEFFICIENT WILL BE 0.80 RUNOFF FROM THIS PROJECT SITE AND WILL BE ROUTED THROUGH THE EXISTING CITY STORM SEWER.

2. POTENTIAL SOURCES OF POLLUTION FOR THIS PROJECT RELATE TO SILTS, SEDIMENT, AND OTHER MATERIALS WHICH MAY BE TRANSPORTED FROM THE CONSTRUCTION SITE AS THE RESULT OF A STORM EVENT.

3. RESPONSIBILITY: THIS POLLUTION PREVENTION PLAN ILLUSTRATES GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PERMIT. ALL MITIGATION MEASURES REQUIRED, AS A RESULT OF ACTIVITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR INSTALLATION OF CONTROL MEASURES FOR COMPLIANCE WITH PERMIT REQUIREMENTS.

4. CONTROLS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL THE REQUIREMENTS OF THE GENERAL PERMIT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

a. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY AND STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM MOVEMENT OF EARTH OR OTHER DEBRIS FROM PROJECT SITE. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.

b. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.

c. PRIOR TO SITE CLEARING AND GRADING OPERATIONS, CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE PROJECT DOWNSTREAM OF DISTURBING ACTIVITIES AS REQUIRED AND AS SHOWN ON THE PLANS.

d. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION.

**LEGEND: EXISTING FEATURES**

Legend table with symbols and descriptions for existing features like Round Grate, Reinforced Concrete Pipe, Waterline, Sanitary Sewer Line, Storm Sewer Line, etc.

**SEEDING**

ALL AREAS DISTURBED DURING GRADING OPERATIONS SHALL BE SEEDED, FERTILIZED, AND MULCHED. ALL SEEDING AND MULCHING SHALL BE COMPLETED AS SOON AS PRACTICALLY POSSIBLE FOLLOWING GRADING OPERATIONS. MULCH SHALL BE VEGETATIVE TYPE. SEEDING SHALL BE AS FOLLOWS: ALTA FESCUE OR KENTUCKY 31 FESCUE - 120 LBS/ACRE

COORDINATE PERMANENT SEEDING, FERTILIZING, AND MULCHING REQUIREMENTS WITH OWNER/DEVELOPER. PREFERABLY, PERMANENT SEEDING WORK SHALL BE DONE BETWEEN THE DATES OF FEBRUARY 1 AND APRIL 15 FOR SPRING PLANTING. SOWING SHALL BE ACCOMPLISHED BY USE OF AN APPROVED MECHANICAL SEEDER OR DRILL, MAKING SURE THAT SUCCESSIVE SEED STRIPS OVERLAP TO PROVIDE UNIFORM COVERAGE. SEED SHOULD BE DRILLED AT A DEPTH OF 1/2 INCH. SEE LANDSCAPING PLAN FOR ALL SEEDING AND LANDSCAPING OUTSIDE OF DETENTION AREA.

FERTILIZER SHALL BE INORGANIC 12-12-12, 13-13-13, OR 10-20-5 GRADE: UNIFORM IN COMPOSITION; FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT; AND DELIVERED TO THE SITE IN CONVENIENT CONTAINERS. EACH CONTAINER SHALL BE FULLY LABELED AND CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, BEARING THE NAME, TRADEMARK, OR TRADE NAME, AND WARRANTY OF THE PRODUCER.

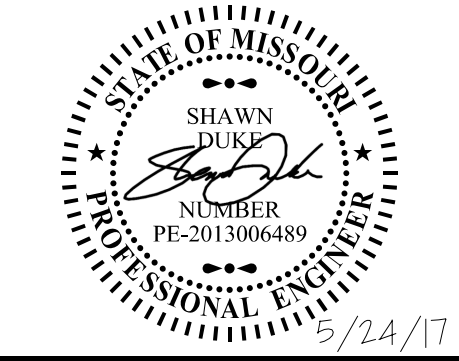
ALL TREES, SHRUBS, AND BRUSH WITHIN THE GRADING LIMITS SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL PRACTICES SHALL BE IN CONFORMANCE WITH CITY, MO&DNR, AND ALL OTHER REGULATORY REGULATIONS. CONTRACTOR SHALL VISIT SITE WITH OWNER OR OWNER REPRESENTATIVE TO VERIFY/COORDINATE ALL REMOVALS PRIOR TO COMMENCING OPERATIONS.



MISSOURI ONE-CALL SYSTEM, INC.

**UTILITIES:**

Table with columns: FOR, LOCATION, CONTACT, PHONE. Lists utility providers like Missouri Gas Energy, Electric, Telephone, Water, City Engineer, Fire Department, and Cable Television.



SAINT JOSEPH, MISSOURI  
212 N. BUCHANAN  
MARYVILLE, MO 64468  
660-582-9888

ALTEC DESIGN ASSURANCE  
GENERAL NOTES  
**SNYDER & ASSOCIATES**  
ENGINEERS & PLANNERS, INC.  
www.snyder-associates.com



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Sheet C1.1

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