

**CITY OF BRIDGETON SITE DISTURBANCE PERMIT
POPEYE'S LOUISIANA KITCHEN**
PORTION OF LOT 5 OF THE PARTITION OF ERATSTUS POST'S ESTATE
CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
PIN: 12M230123

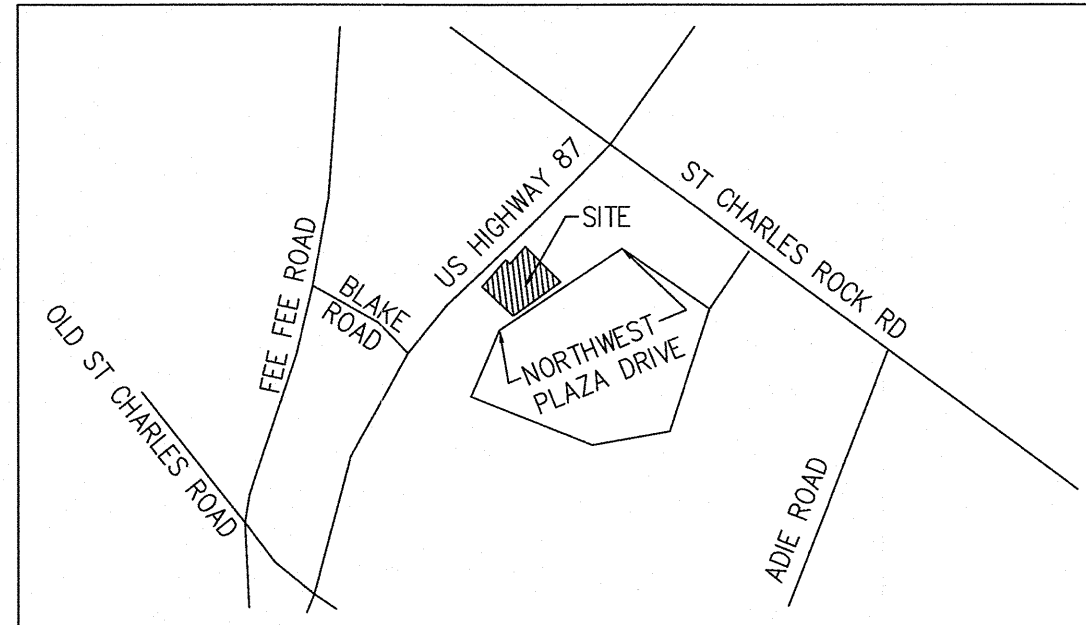
SHEET INDEX

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- C4 - EROSION CONTROL PLAN
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LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 5 OF THE PARTITION OF ERATSTUS POST'S ESTATE, ACCORDING TO THE PLAT THEREOF ATTACHED TO THE COMMISSIONER'S REPORT RECORDED IN BOOK 25 PAGE 509 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEYS 406 AND 1203, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD, SET FOR THE SOUTHWEST CORNER OF LOT 6 OF NORTHWEST PLAZA PLAT 6, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 363 PAGE 466 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF LINDBERGH BOULEVARD, VARIABLE WIDTH; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LINDBERGH BOULEVARD THE FOLLOWING COURSES AND DISTANCES: SOUTH 56 DEGREES 53 MINUTES 01 SECONDS WEST 40.04 FEET; THENCE SOUTH 44 DEGREES 01 MINUTES 33 SECONDS WEST 95.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 33 SECONDS WEST 59.57 FEET TO A SET 1/2" IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE DEPARTING THE SOUTHEASTERLY LINE OF SAID LINDBERGH BOULEVARD SOUTH 34 DEGREES 31 MINUTES 40 SECONDS EAST 228.71 FEET TO A SET 1/2" IRON ROD SET ON THE NORTHWESTERLY LINE OF A RECIPROCAL EASEMENT AGREEMENT (REA) RECORDED IN BOOK 20233 PAGE 159 OF THE ST. LOUIS COUNTY RECORDS; AND THE SOUTHEASTERLY LINE OF A 15 FOOT EASEMENT RECORDED IN PLAT BOOK 362 PAGE 213 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 55 DEGREES 38 MINUTES 48 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF SAID REA AND THE SOUTHEASTERLY LINE OF SAID 15 FOOT EASEMENT, A DISTANCE OF 221.57 FEET TO A SET 5/8" IRON ROD; THENCE DEPARTING LAST SAID NORTHWESTERLY AND SOUTHEASTERLY LINES NORTH 34 DEGREES 21 MINUTES 34 SECONDS WEST 93.12 FEET; THENCE NORTH 49 DEGREES 44 MINUTES 30 SECONDS WEST 122.67 FEET TO A SET 1/2" IRON ROD SET ON THE SOUTHEASTERLY LINE OF AFOREMENTIONED LINDBERGH BOULEVARD; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LINDBERGH BOULEVARD THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 52 MINUTES 04 SECONDS EAST 110.32 FEET; THENCE SOUTH 47 DEGREES 53 MINUTES 27 SECONDS EAST 31.30 FEET; THENCE NORTH 42 DEGREES 06 MINUTES 33 SECONDS EAST 100.00 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 33 SECONDS EAST 40.56 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SCALE: 1" = 1000'

CONTACT LIST

OWNER/DEVELOPER

GULSHAN ENTERPRISES
4415 HIGHWAY 6
SUGARLAND, TX 77478
ATTN: VANESSA BAUTISTA
(281) 201-2727

ARCHITECT

DESIGN PARAMETERS, LLC
19647 SOLAR CIRCLE, #B-102
PARKER, CO 80134
ATTN: JEFFREY BAKER
(303) 668-1474

LANDSCAPE ARCHITECT

SUNLIT DESIGNS, LLC
6644 WADSWORTH BOULEVARD, SUITE 4
ARVADA, CO 80003
ATTN: BRUCE KEHR, LEED A.P.
(303) 909-3850

CIVIL ENGINEER

TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: LAURIE CLARK, PE
(970) 613-1447

GEOTECHNICAL ENGINEER

GATEWAY GEOTECHNICAL, LLC
17736 EDISON AVENUE
CHESTERFIELD, MISSOURI 63005
ATTN: SHARI A. CUNNINGHAM, PE
(636) 532-7747

SURVEYOR

SABUR, INC.
1751 ASHBY RD. ST. LOUIS, MO 63114
ST LOUIS, MO 63114
ATTN: MICHAEL SATER, PLS
(314) 428-1414

WATER

MISSOURI AMERICAN WATER CO.
727 CRAIG ROAD
ST LOUIS, MO 63141
ATTN: GINA BAYES
(314) 996-2464

STORM & SANITARY SEWER

METROPOLITAN ST LOUIS SEWER DISTRICT
2350 MARKET ST #400
ST LOUIS, MO 63103
ATTN: CHRISTOPHER BETTS
(371) 768-2273

ELECTRIC

AMEREN MISSOURI
PO BOX 790352
ST LOUIS, MO 63179-0352
ATTN: SHELLEY MORRIS
(314) 344-9527

GAS

LACLEDE GAS COMPANY
700 MARKET STREET
ST. LOUIS, MO 63101
ATTN: KENT THAEMERT
(314) 349-2697

ABBREVIATIONS:

COB	CITY OF BRIDGETON
CF	CURB FACE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
S.F.	SQUARE FEET
TC	TOP OF CURB
TS	TOP OF STEP
TG	TOP OF GRADE
R/W	RIGHT OF WAY
ELEC/E	ELECTRIC TRENCH
EXIST	EXISTING
GAS/G	GAS TRENCH
INV	INVERT
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S	SEWER (SANITARY)
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
TELE/T	TELEPHONE
TYP	TYPICAL
W	WATER

SITE LEGEND:

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	UTILITY EASEMENT
	NUMBER OF PARKING SPACES
	EXISTING FIRE HYDRANT
	EXISTING LAMP POST
	PROPOSED LAMP POST
	PROPOSED GRADE
	EXISTING GRADE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SLOPE/FLOW DIRECTION

UTILITY NOTES:

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROPRIATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7483

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF THE BEARING SYSTEM IS PER EXHIBIT "A" OF THE TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A FILE NUMBER OF 5762STL, AND AN EFFECTIVE DATE OF NOVEMBER 3, 2015.

BENCH MARK:

"SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
BM ELEV=590.65

OWNER'S SIGNATURE

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN FORMER CHAPTER 59. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

GULSHAN ENTERPRISES, INC.

BY _____ DATE _____
AMIN DHANANI, MANAGER

STATE OF MISSOURI
CITY OF ST ANN AND COUNTY OF ST LOUIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD 20_____
BY AMIN DHANANI.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

SURVEYOR'S CERTIFICATION

I, MICHAEL A. SATER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE POPEYE'S RESTAURANT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

MICHAEL A. SATER, MO P.L.S., #2001001915

CLERK AND RECORDER'S CERTIFICATION

STATE OF MISSOURI

JSS.

COUNTY OF ST LOUIS

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK
_____M., _____ 20____ AND DULY RECORDED UNDER RECEPTION # _____

CLERK AND RECORDER

BY _____ DEPUTY
FEE _____

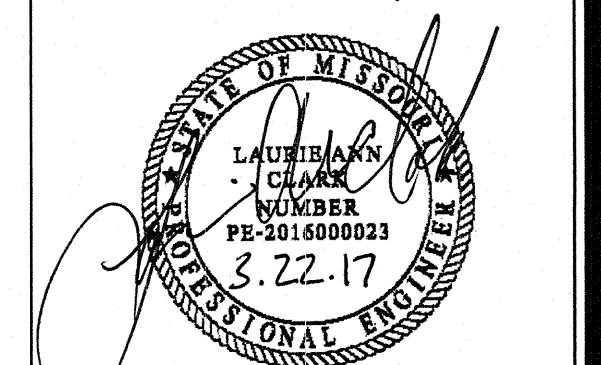
CITY ENGINEER STATEMENT:

ALL WORK SHALL BE CONSTRUCTED TO CITY OF BRIDGETON AND COUNTY OF ST LOUIS STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER ST ANN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

CITY ENGINEER (OR DESIGNEE)

DATE

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.



LAURIE ANN CLARK
MISSOURI P.E.
#201600023
MISSOURI CERTIFICATE
OF AUTHORITY
#20160021806



6163 E. Larimer County Road 16
Loveland, CO 80537
P: 970/613/1447
F: 970/613/1877
www.tait.com

Boyle
Columbiana
Sacramento
Denver
Spring Argo

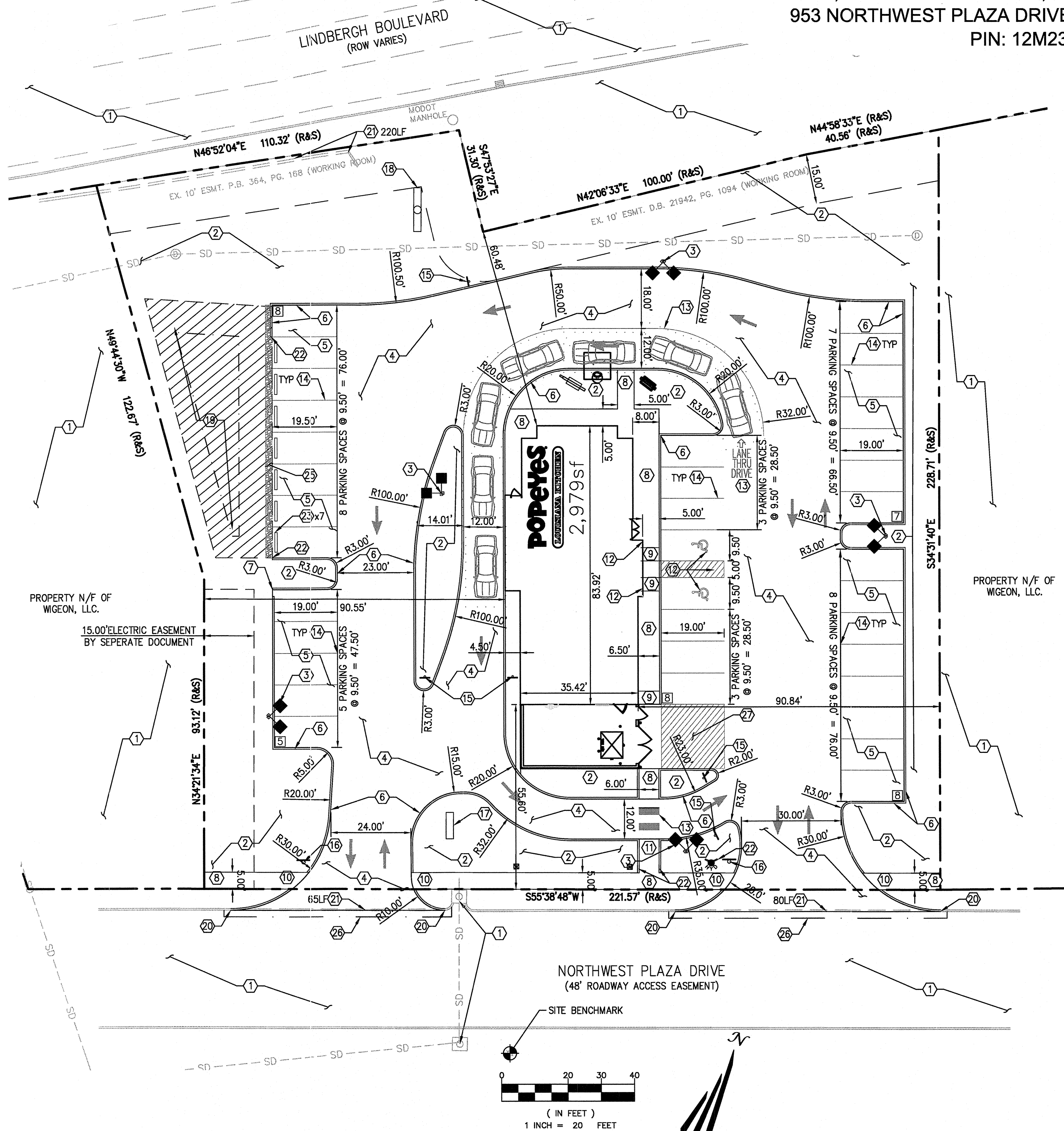
Since 1944

TAIT

COVER SHEET
POPEYE'S BRIDGETON
HZ PROPS RE, LTD
953 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

DRAWN: RM
DATE: 04/22/2016
CHECKED: LAC
DATE: _____
REVISION # 1
DATE: 03/22/2017
JOB NO.: CO13210
MSD REF#: P-003028-00, MSD MAP#: 12M4

CITY OF BRIDGETON SITE DISTURBANCE PERMIT
POPEYE'S LOUISIANA KITCHEN
 PORTION OF LOT 5 OF THE PARTITION OF ERATSTUS POST'S ESTATE
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 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
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LAND USE	LOT AREA	
	S.F.	PERCENT
LOT AREA	49,985	100%
BUILDING AREA	2,979	6%
DRIVEWAYS AND PARKING	25,735	51%
LANDSCAPED AREAS	19,270	39%
SIDEWALKS	2,251	4%
TOTAL	49,985	100%

ZONE DISTRICT	PUD, IIA	
	SQ. FT.	ACRES
GENERAL ZONE LOT INFORMATION	49,985	1.15
ZONE LOT SIZE	49,985	1.15
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY	0	0
NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)	49,985	1.15
PROPOSED USE	DRIVE-THRU RESTAURANT	
GROSS FLOOR AREA	2,979 SF	
DESIGN ELEMENTS	MAXIMUM	PROVIDED
BUILDING HEIGHT, STORIES	NA	1
BUILDING HEIGHT, FEET	45'	24.50'
OVERALL BUILDINGS OR STRUCTURE LENGTH	---	84.00'
PARKING	REQUIRED	PROVIDED
PARKING REQUIREMENT	1 SPACE/50SF & 1 SPACE/2 EMPLOYEES	
STANDARD SPACES	34	34
COMPACT SPACES	NA	0
ACCESSIBLE	2	2
TOTAL	36	36
STACKING SPACES (ORDER BOX TO PICK-UP WINDOW)	NA	4
STACKING SPACES (BEFORE ORDER BOX)	NA	3
NORTH SETBACK	15'	58.32'
SOUTH SETBACK	15'	55.64'
EAST SETBACK	NA	89.34'
WEST SETBACK	NA	90.54'

SITE NOTES:

- PROTECT EXISTING IMPROVEMENTS IN PLACE
- INSTALL LANDSCAPING PER LANDSCAPE PLAN ON SHEET L1.
- INSTALL LIGHT FIXTURE PER PHOTOMETRIC PLAN ON SHEET C9.
- INSTALL HEAVY DUTY CONCRETE PAVING PER DETAIL 8 ON SHEET C7 AND GEOTECHNICAL REPORT #15-3065.
- INSTALL STANDARD DUTY CONCRETE PAVING PER DETAIL 7 ON SHEET C7 AND GEOTECHNICAL REPORT #15-3065.
- INSTALL 6" CURB AND GUTTER PER DETAIL 502.14 ON SHEET C8.
- INSTALL 2' CURB CUT AS SHOWN HEREON PER DETAIL 9 ON SHEET C7.
- INSTALL 4" THICK SIDEWALK, DIMENSIONS AS SHOWN ON PLANS; PER COUNTY DETAIL 608.5 ON SHEET C8.
- INSTALL CURB RAMP WITH TRUNCATED DOMES PER ST. LOUIS COUNTY DETAIL 608.41 ON SHEET C8.
- INSTALL CURB RAMP WITH TRUNCATED DOMES PER ST. LOUIS COUNTY DETAIL 608.44 ON SHEET C8.
- INSTALL CURB RAMP TYPE "2" WITH TRUNCATED DOMES PER ST. LOUIS COUNTY DETAIL 608.40 ON SHEET C8.
- INSTALL ADA PARKING SIGN PER 5 ON SHEET C7 DETAIL ON BUILDING FACADE AND STRIPE PER ADA REQUIREMENTS. AS SHOWN HEREON.
- INSTALL "DRIVE THRU" PAVEMENT MARKINGS AS SHOWN HEREON (2 COATS).
- INSTALL 4" TRAFFIC WHITE PARKING STRIPE (2 COATS).
- INSTALL "DO NOT ENTER" SIGN AS SHOWN HEREON PER DETAIL 2 ON SHEET C7.
- INSTALL "STOP" SIGN AS SHOWN HEREON PER DETAIL 1 ON SHEET C7.
- INSTALL MONUMENT SIGN PER SIGNAGE PLANS
- INSTALL POLE SIGN PER SIGNAGE PLANS
- INSTALL BIO-RETENTION POND PER DIMENSIONS AND DETAILS AS SHOWN ON MSD PLANS (S1-S6).
- TIE TO EXISTING CURB AND GUTTER.
- REMOVE CURB AND GUTTER. 220LF
- PROPOSED FIRE HYDRANT
- WHEEL STOP (TYP) PER DETAIL 3 ON SHEET C7.
- TERMINATION CURB PER DETAIL 6 ON SHEET C7.
- COBBLE STONE DIAPHRAGM, PER DIMENSIONS AND DETAILS AS SHOWN ON MSD PLANS (S1-S6).
- SAWCUT PAVEMENT
- STRIP FOR NO PARKING

GENERAL NOTES:

- DURING CONSTRUCTION, IF SITE RUNOFF FLOWS INTO A TEMPORARY SEDIMENT BASIN THAT WILL BE CONVERTED TO A PERMANENT BIORETENTION AREA; THEN AFTER THE TRIBUTARY AREA IS TOTALLY STABLE THE SEDIMENT BASIN WILL NEED TO BE CLEANED OF ALL SILT, SEDIMENT, AND TRASH THAT HAS ACCUMULATED WITHIN IT. OVER EXCAVATE AS NEEDED TO ALLOW FULL DEPTH OF THE BMP SECTION. BMP PLANTING CAN BE DONE ONLY AFTER THIS HAS BEEN DONE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE PLANTINGS.
- DURING CONSTRUCTION, SITE RUNOFF SHALL NOT FLOW INTO THE BIORETENTION AREA. ALL STORMWATER FLOW TO THE BMP AREA SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.
- LIMITS OF DISTURBANCE:
 THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

CITY ENGINEER STATEMENT:

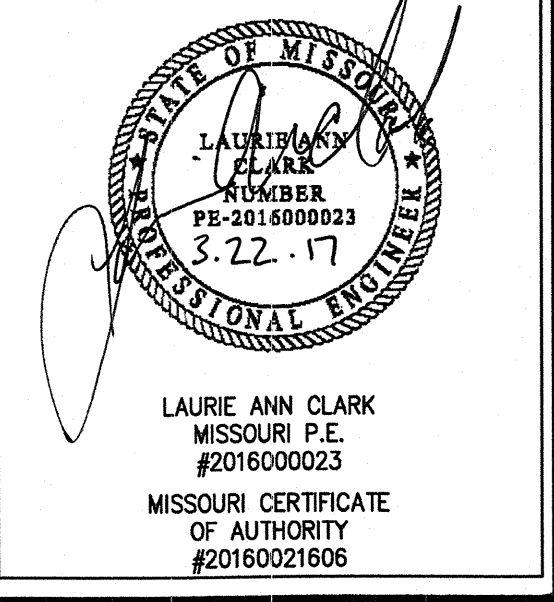
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CITY ENGINEER (OR DESIGNEE) _____ DATE _____

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PREPARED UNDER THE SUPERVISION OF
 TAIT & ASSOCIATES, INC.



SITE PLAN
 POPEYE'S BRIDGETON
 HZ PROPS RE, LTD
 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

DRAWN: RM
 DATE: 02/27/2016
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 MSD REF#: P-00300828-00, MSD MAP#: 12M4

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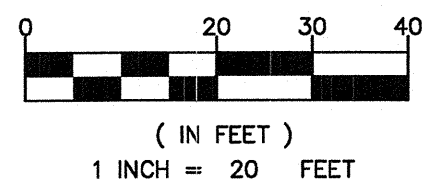


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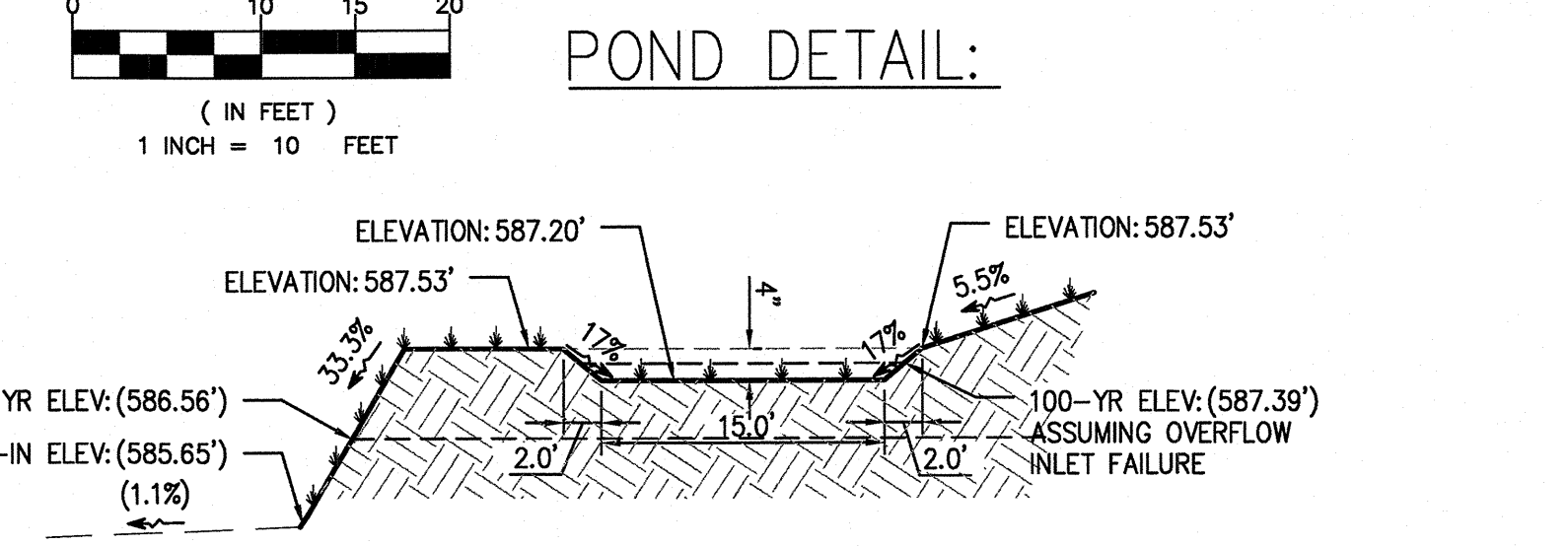
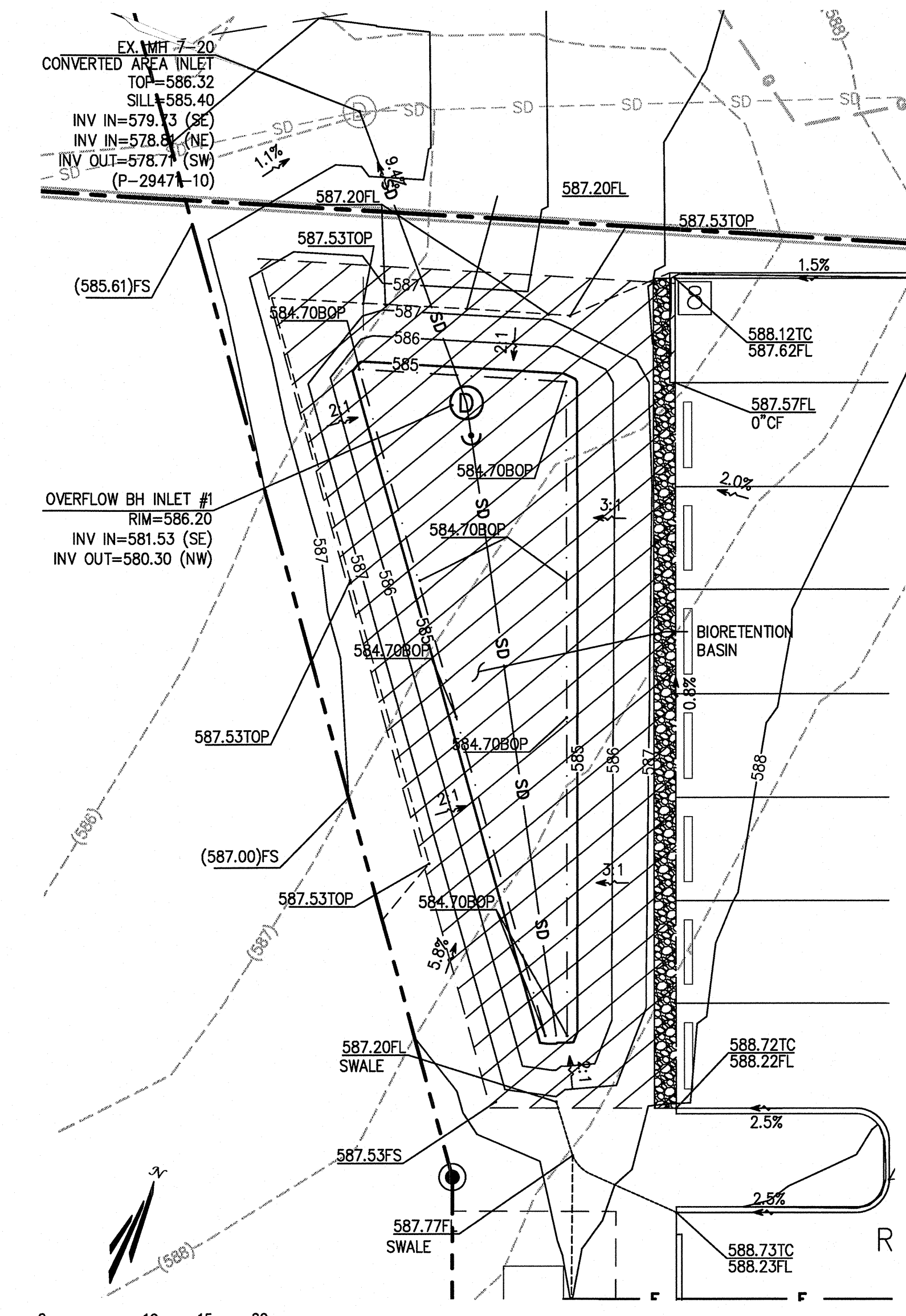
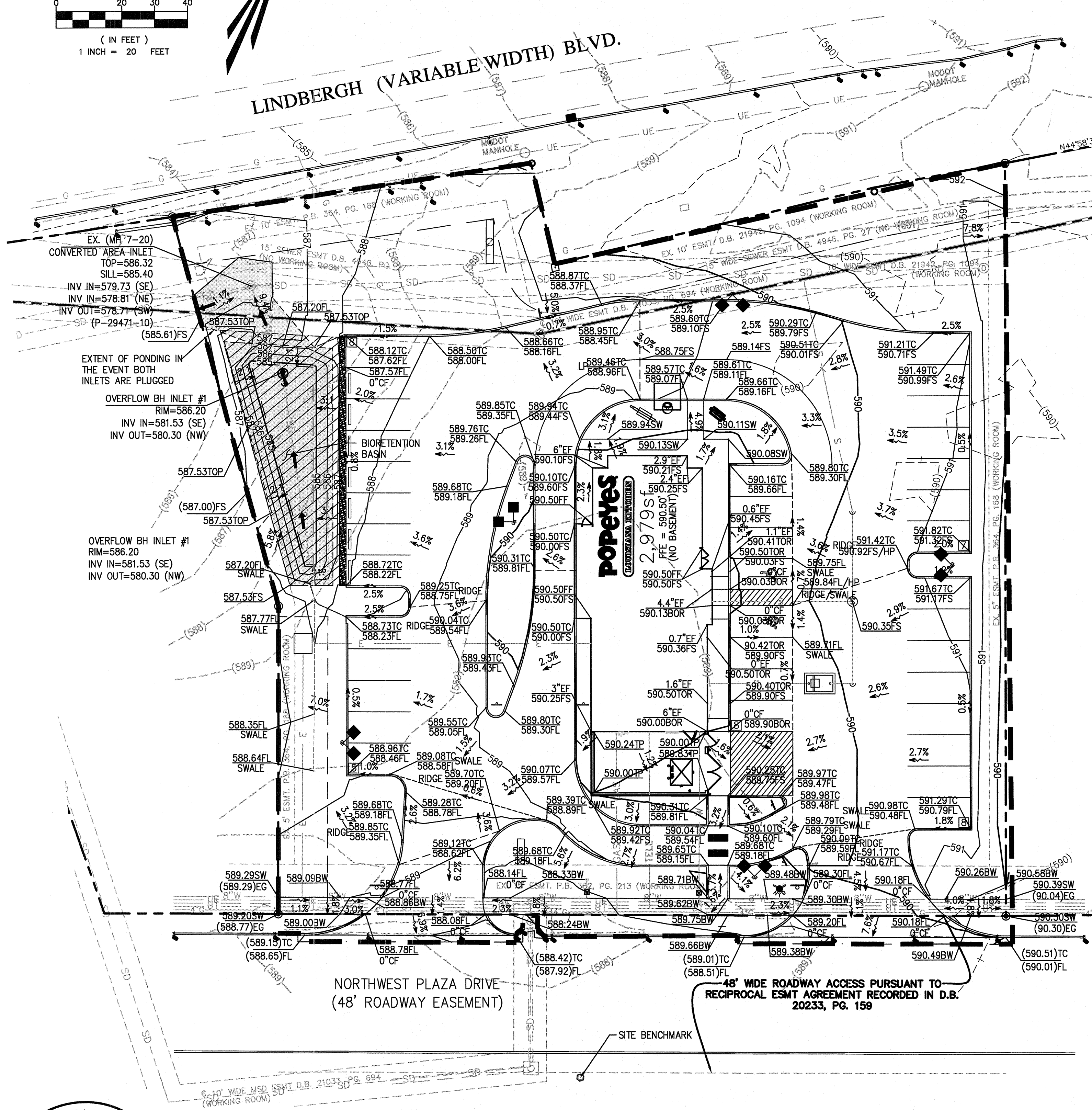
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LINDBERGH (VARIABLE WIDTH) BLVD.



ABBREVIATIONS:

- BOR BOTTOM OF RAMP
- BOP BOTTOM OF POND
- CC CURB CUT
- CF CURB FACE
- EG EXISTING GRADE
- EF EXPOSED FOUNDATION
- EX EXISTING
- FFE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- MH MANHOLE
- RIM MH/INLET RIM ELEVATION
- SW SIDE WALK
- TC TOP OF CURB
- TOR TOP OF RAMP
- TOP TOP OF POND
- TP TRASH PAD
- YR YEAR

- 551.15TC PROPOSED GRADE
- 550.85FS
- (559.36)TC EXISTING GRADE
- (558.86)FS
- (5430) EXISTING CONTOURS
- 5430 PROPOSED CONTOURS
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- PROPOSED RIDGE LINE
- PROPOSED PAVEMENT SWALE
- EDGE OF DISTURBANCE
- OVERLAND FLOW PATH

EARTHWORK VOLUME

VOLUME OF CUT: 372 CY.
 VOLUME OF FILL: 1065 CY.

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 THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.
- MANHOLES IN PAVEMENT SHALL HAVE A 6' DIAMETER AREA FROM CENTER OF MANHOLE WHICH WILL BE SET AT THE TOP OF MANHOLE ELEVATION.

ADA NOTE:

- ALL SIDEWALKS ARE TO ABIDE BY THE FOLLOWING PARAMETERS:
- CROSS-SLOPE NOT TO EXCEED 2%
 - LONGITUDINAL SLOPE NOT TO EXCEED 5%
 - LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.33%
 - RAMP LANDINGS NOT TO EXCEED 2% (LANDING PLACEMENT PER RAMP DETAILS)
 - PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED AT THE CONTRACTORS EXPENSE

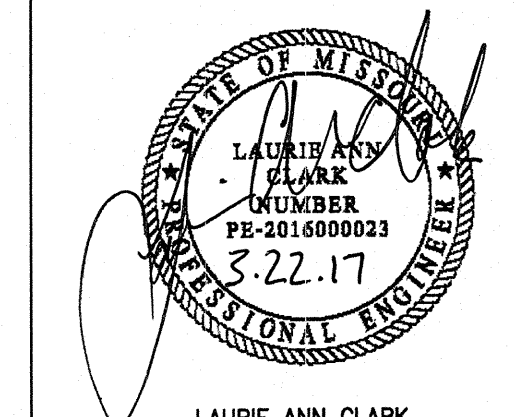
CITY ENGINEER STATEMENT:

ALL WORK SHALL BE CONSTRUCTED TO CITY OF BRIDGETON AND COUNTY OF ST LOUIS STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER ST ANN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

CITY ENGINEER (OR DESIGNEE)

DATE

PREPARED UNDER THE SUPERVISION OF
 TAIT & ASSOCIATES, INC.



LAURIE ANN CLARK
 MISSOURI P.E.
 #201600023
 MISSOURI CERTIFICATE
 OF AUTHORITY
 #20160021606

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF THE BEARING SYSTEM IS PER EXHIBIT "A" OF THE TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A FILE NUMBER OF 57625TL, AND AN EFFECTIVE DATE OF NOVEMBER 3, 2015.

BENCH MARK:

"SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
 BM ELEV=590.65



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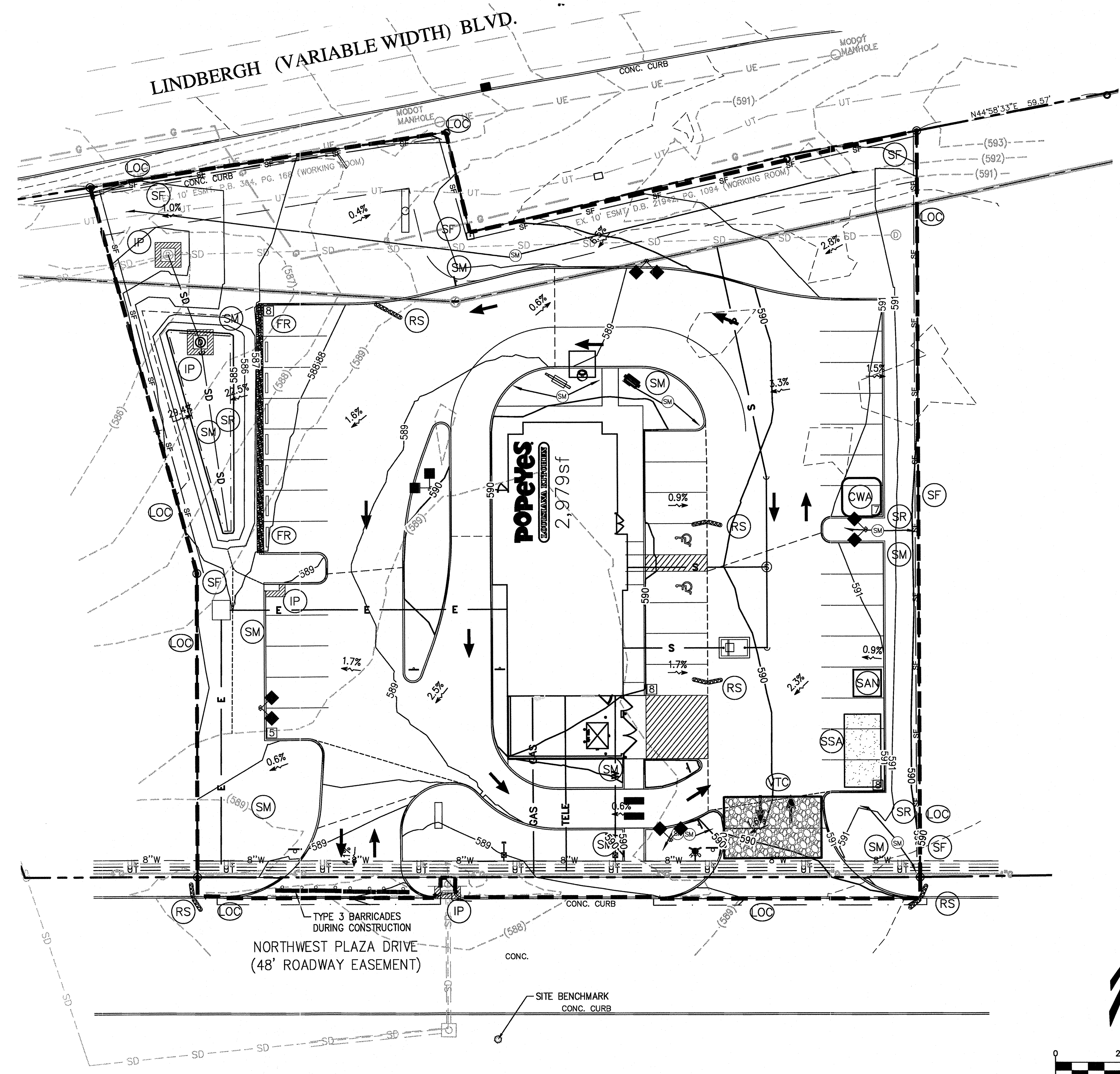
DRAWN: RSM
 DATE: 04/07/2016
 CHECKED: LAC
 DATE: 01/26/2017
 REVISION # 1
 DATE: 03/22/2017
 JOB NO.: CO13210
 MSD REF#: P-0000828-00, MSD MAP#: 12M4

GRADING PLAN
POPEYE'S BRIDGETON
HZ PROPS RE, LTD
953 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

NO. DESCRIPTION REVISIONS
 BY DATE

C3 of 22

Mar 22, 2017 - 12:22pm by egraf K:\Drawings\CO\CO13210 Northwest Crossings, MO\ENG\CO13210_ECP.dwg



LINDBERGH (VARIABLE WIDTH) BLVD.

NORTHWEST PLAZA DRIVE
(48' ROADWAY EASEMENT)

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROPRIATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7483

PHASING NOTES:

- PHASE 1: (PRE-CONSTRUCTION)
 - SILT FENCE
 - VEHICLE TRACKING CONTROL
 - SANITARY FACILITIES
 - INLET PROTECTION FOR EXISTING
 - ROCK SOCKS ALONG EXISTING CURB
- PHASE 2: (DURING GRADING, AND PAVING)
 - CONCRETE WASHOUT AREA
 - PRIOR TO ANY CONCRETE WORK
 - INLET PROTECTION FOR PROPOSED ONCE INSTALLED
 - SEEDING AND MULCHING
 - STOCKPILES OVER 7-DAYS IDLE
- PHASE 3: (POST PAVING)
 - FINAL LANDSCAPE INSTALLATION PER LANDSCAPE PLANS
 - REMOVE INLET PROTECTION ONCE STABILIZED
 - REMOVE ROCK SOCKS ONCE STABILIZED
 - REMOVE SEDIMENT FROM INLET AND STORM DRAIN SYSTEM

EROSION CONTROL PLAN SYMBOLS

TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA INSTALL PER STLSECM DRAWING NO. 806-46.03	(CWA)	
INLET PROTECTION INSTALL PER STLSECM DRAWING NO. 806-45.02	(IP)	
LIMITS OF CONSTRUCTION	(LOC)	
FILTER SOCK INSTALL PER STLSECM DRAWING NO. 806-45.08	(RS)	
SANITARY FACILITY INSTALL PER STLSECM	(SAN)	
PERMANENT SEEDING AND MULCHING SURFACE ROUGHENING INSTALL PER STLSECM DRAWING NO. 803-10.00 & 806-55.19	(SM) (SR)	
SILT FENCE INSTALL PER STLSECM DRAWING NO. 806-70.00	(SF)	
STABILIZED STAGING AREA/PARKING INSTALL PER STLSECM	(SSA)	
VEHICLE TRACKING CONTROL INSTALL PER STLSECM DRAWING NO. 806.46.01	(VTC)	
FILTER ROLLS (TYPE 4 STAKING) INSTALL PER STLSECM DRAWING NO. 806.65.02	(FR)	

NOTE: LOCATIONS OF THE TRACKING CONTROL AND CONCRETE WASHOUT ARE SUGGESTED. CONTRACTOR MAY PLACE IN ALTERNATE LOCATION AS NEEDED.

*ALL REFERENCED DETAILS MAY BE FOUND ON SHEET C5.

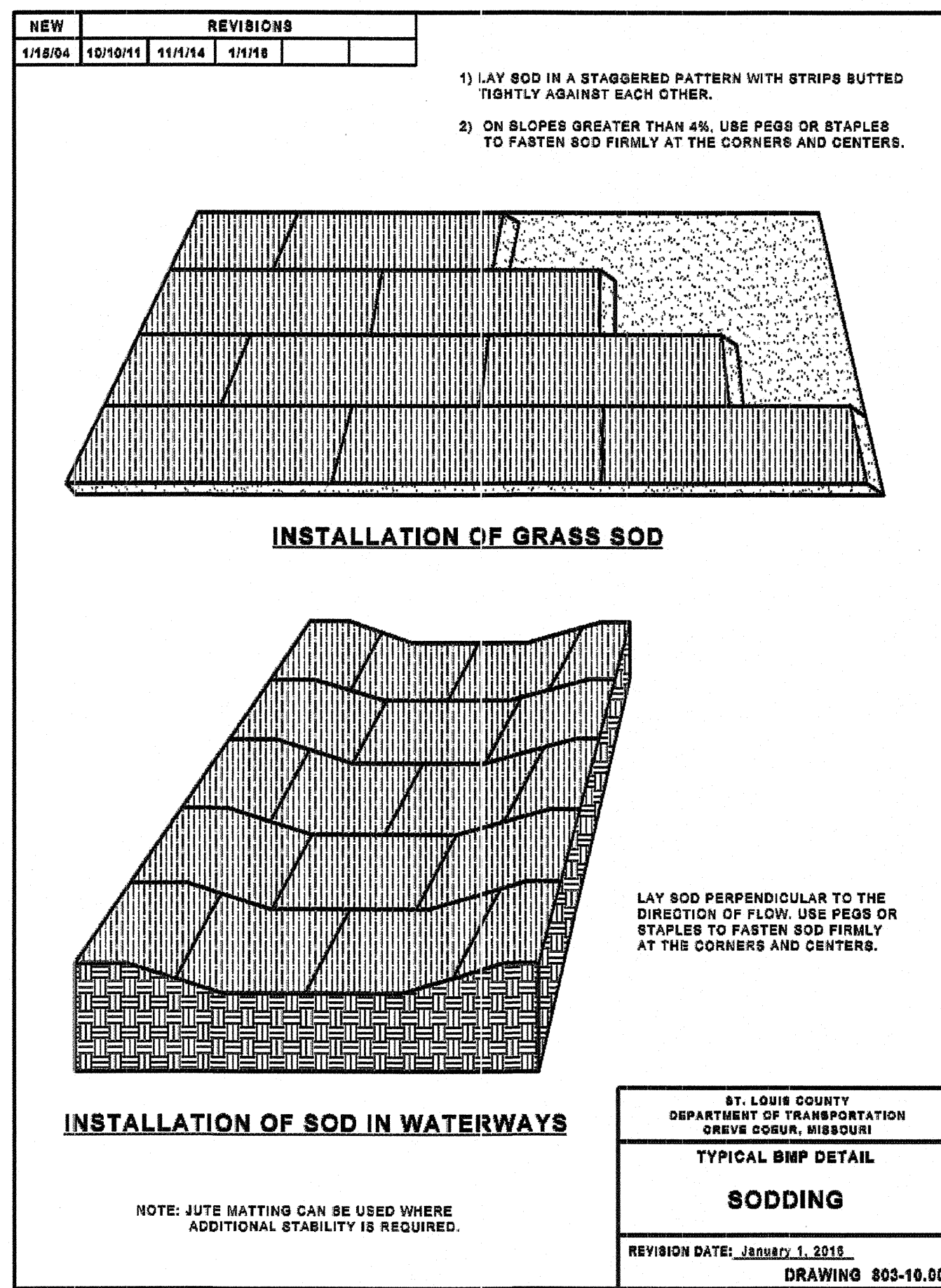
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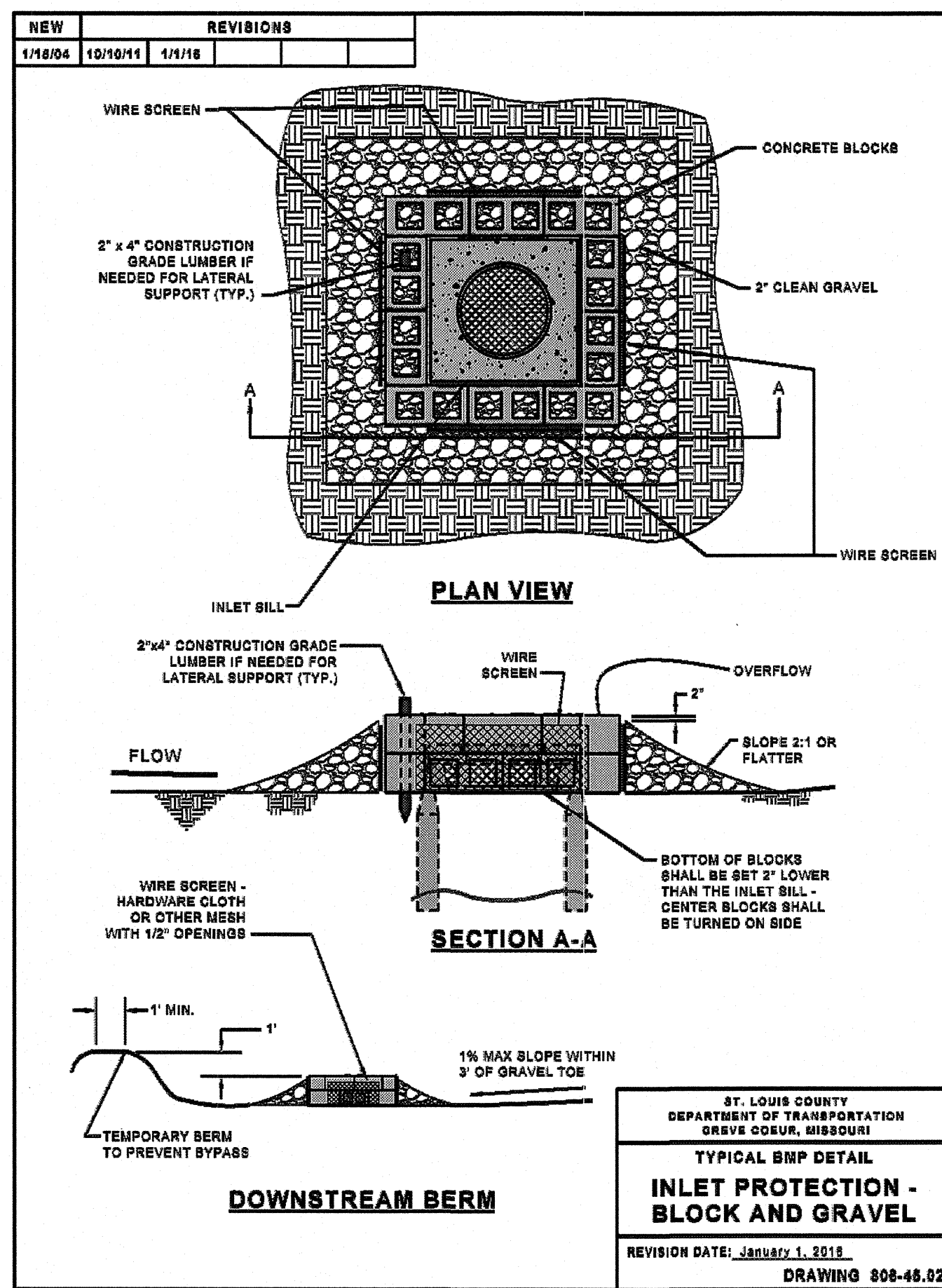
EROSION CONTROL PLAN
POPEYES BRIDGETON
HZ PROPS RE, LTD
953 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

DRAWN: RSM
 DATE: 04/05/2016
 CHECKED: LAC
 DATE: 08/03/2016
 REVISION #: 1
 DATE: 03/22/2017
 JOB NO: CO13210
 MSD REF#: P-00302829-00, MSD MAP#: 12M4

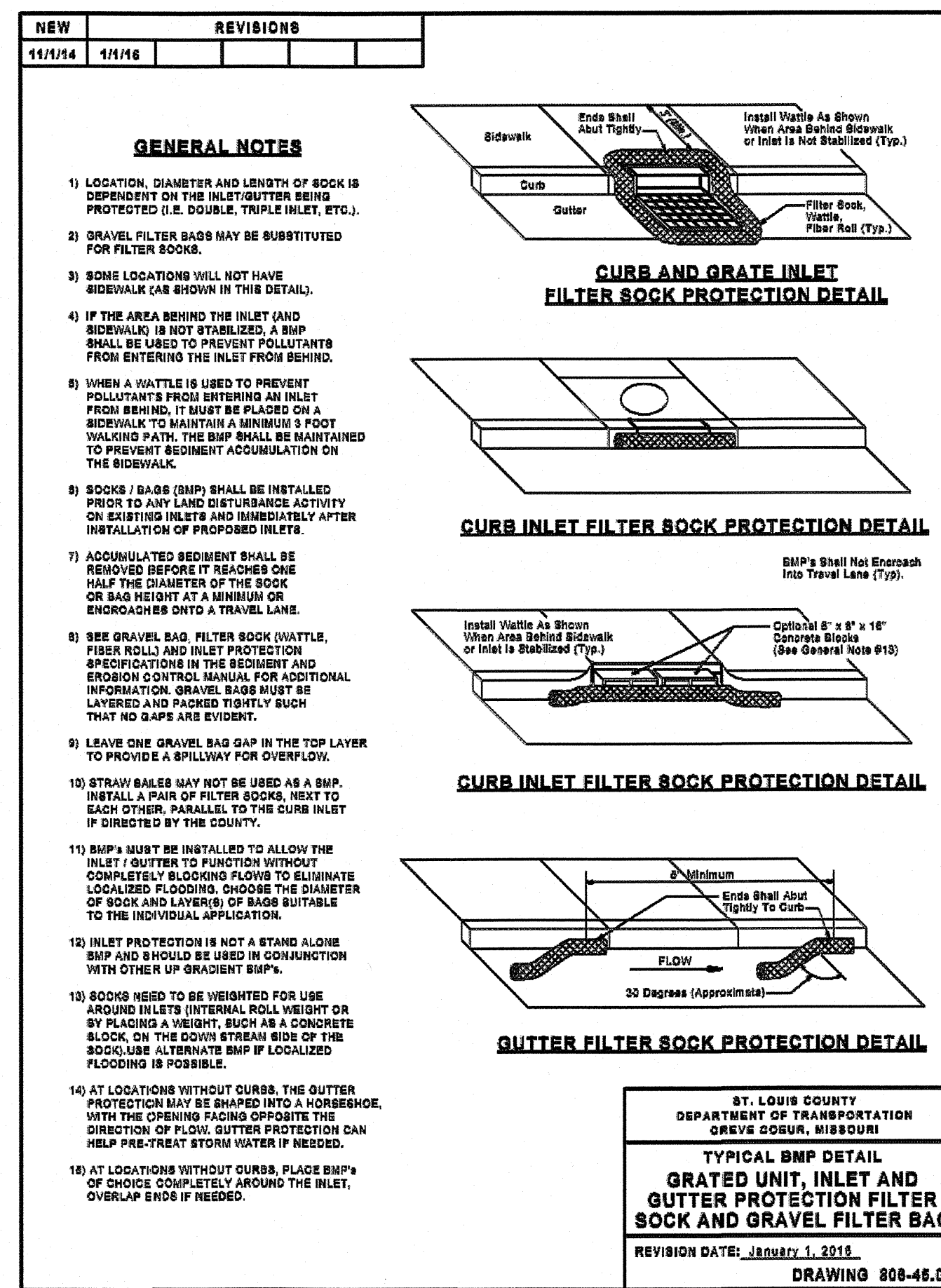
C4 of 22



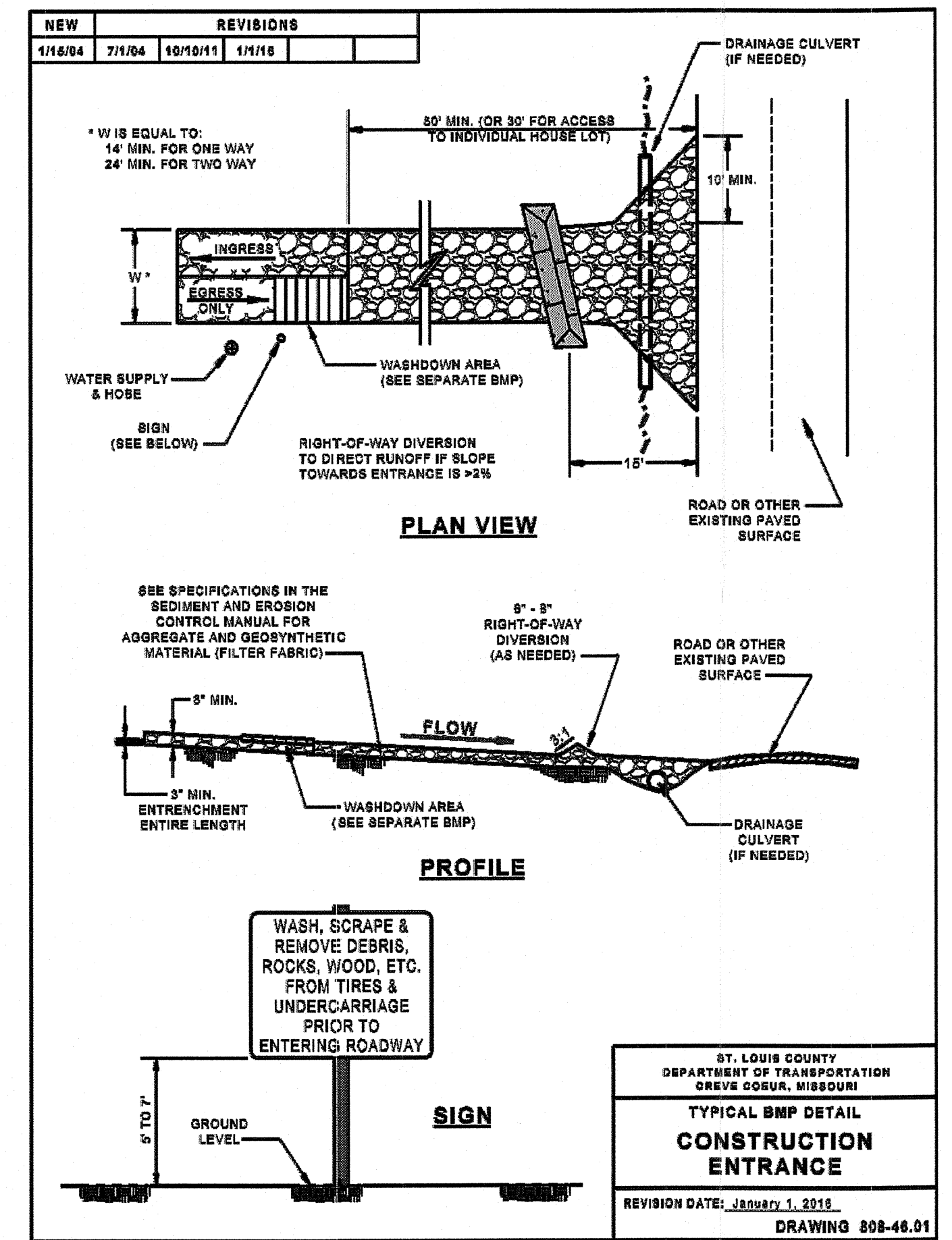
1/1/2016 Page 114 Sediment and Erosion Control Manual Standard Drawings



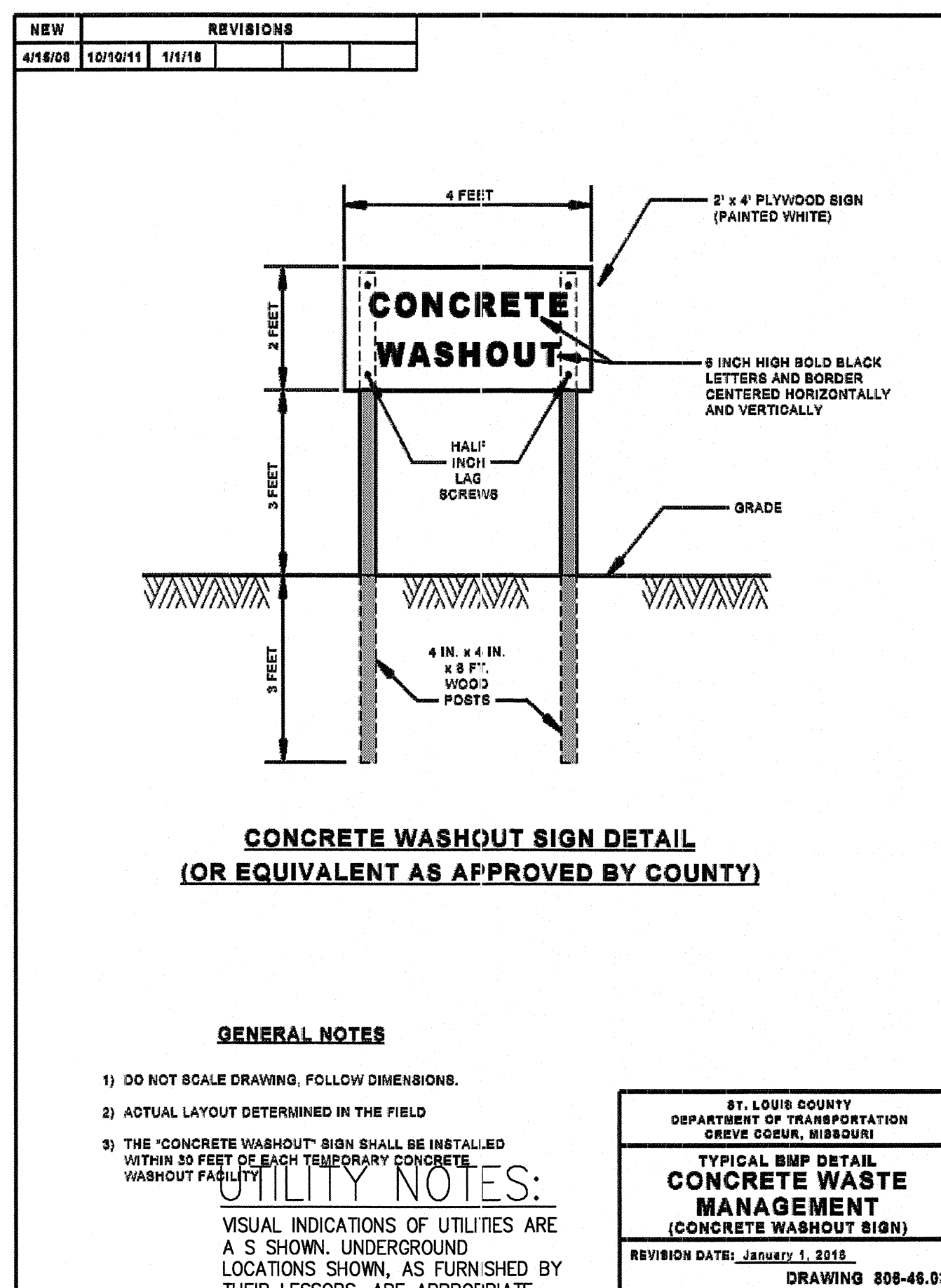
1/1/2016 Page 122 Sediment and Erosion Control Manual Standard Drawings



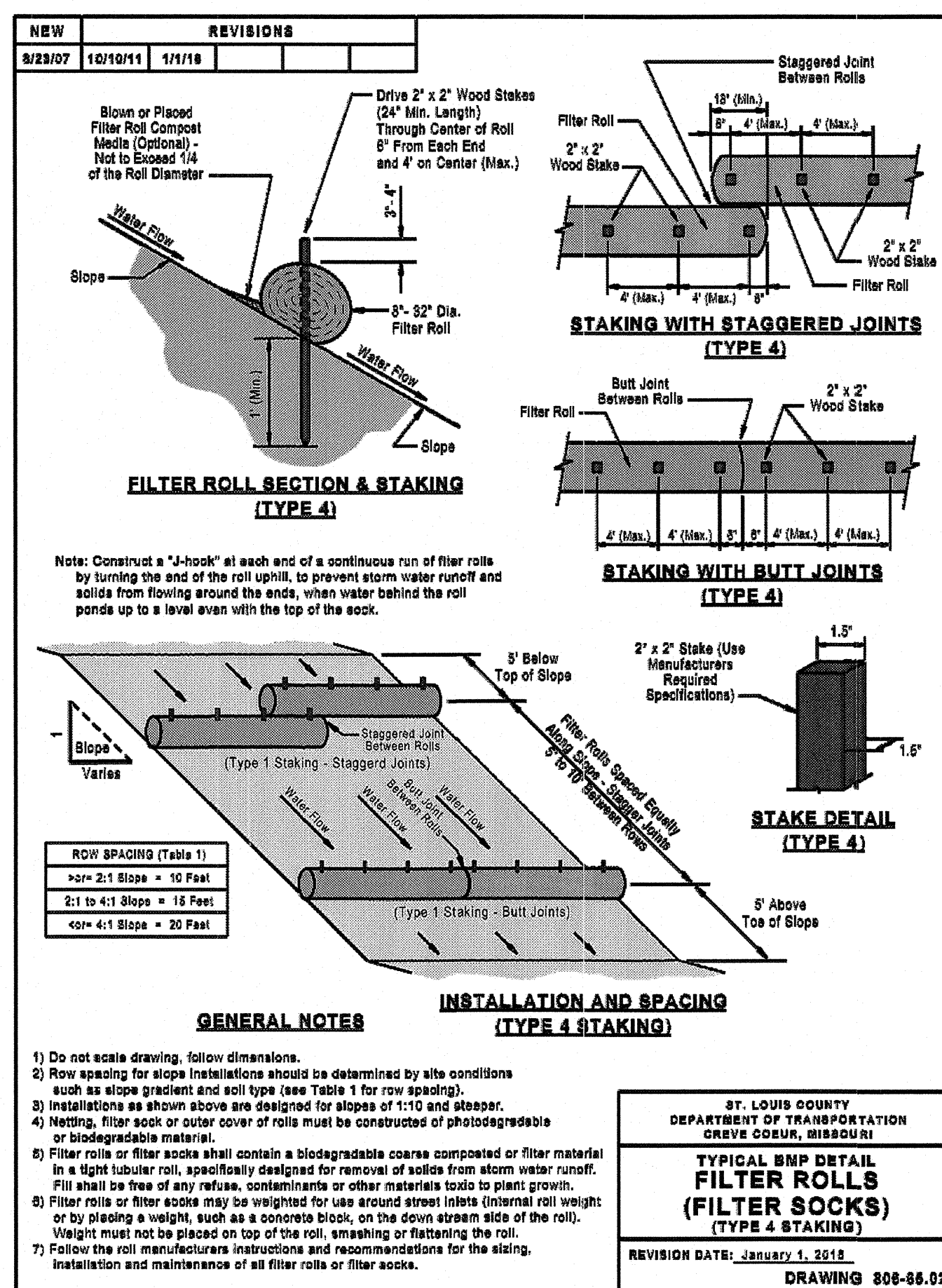
1/1/2016 Page 124 Sediment and Erosion Control Manual Standard Drawings



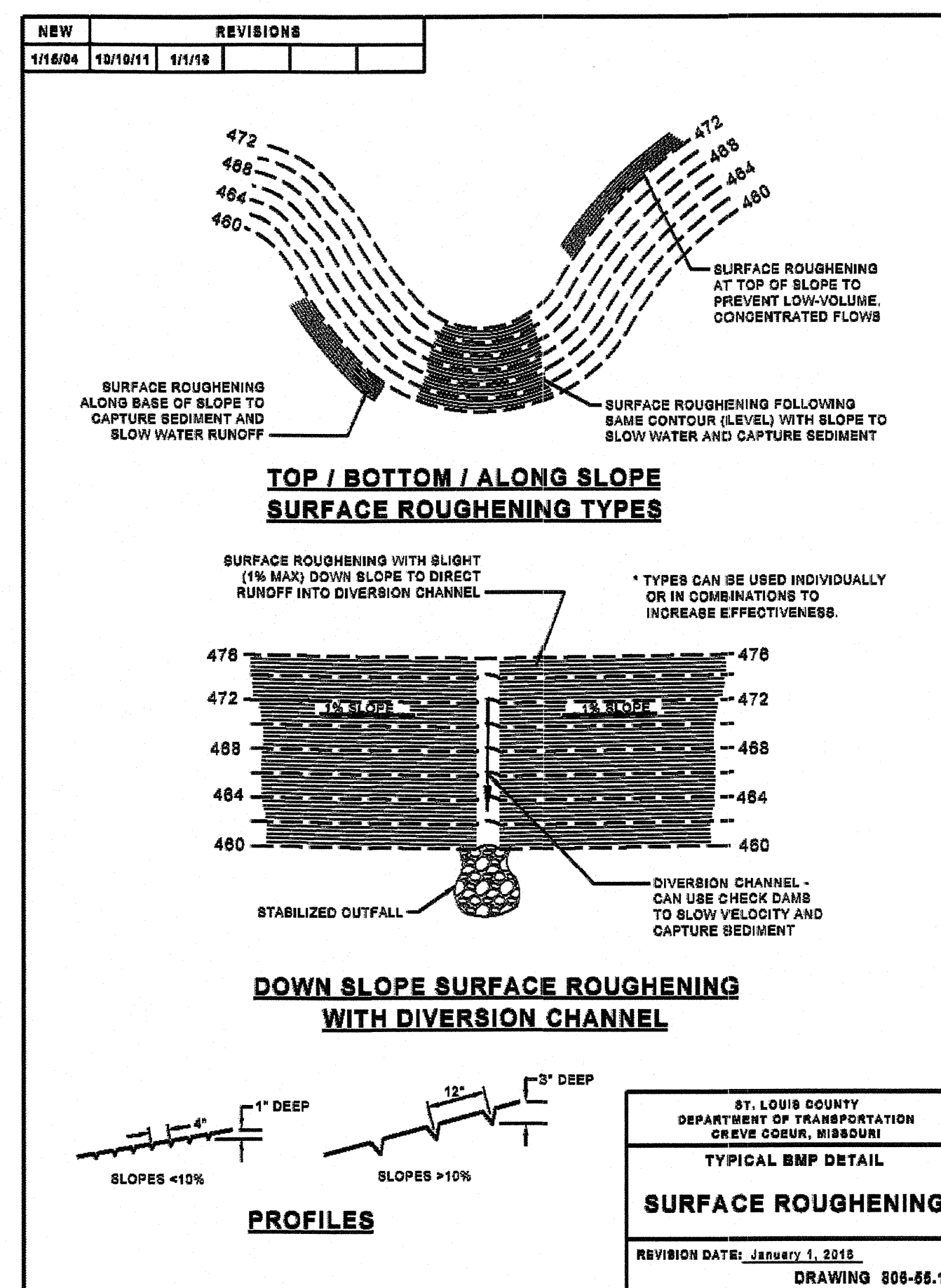
1/1/2016 Page 128 Sediment and Erosion Control Manual Standard Drawings



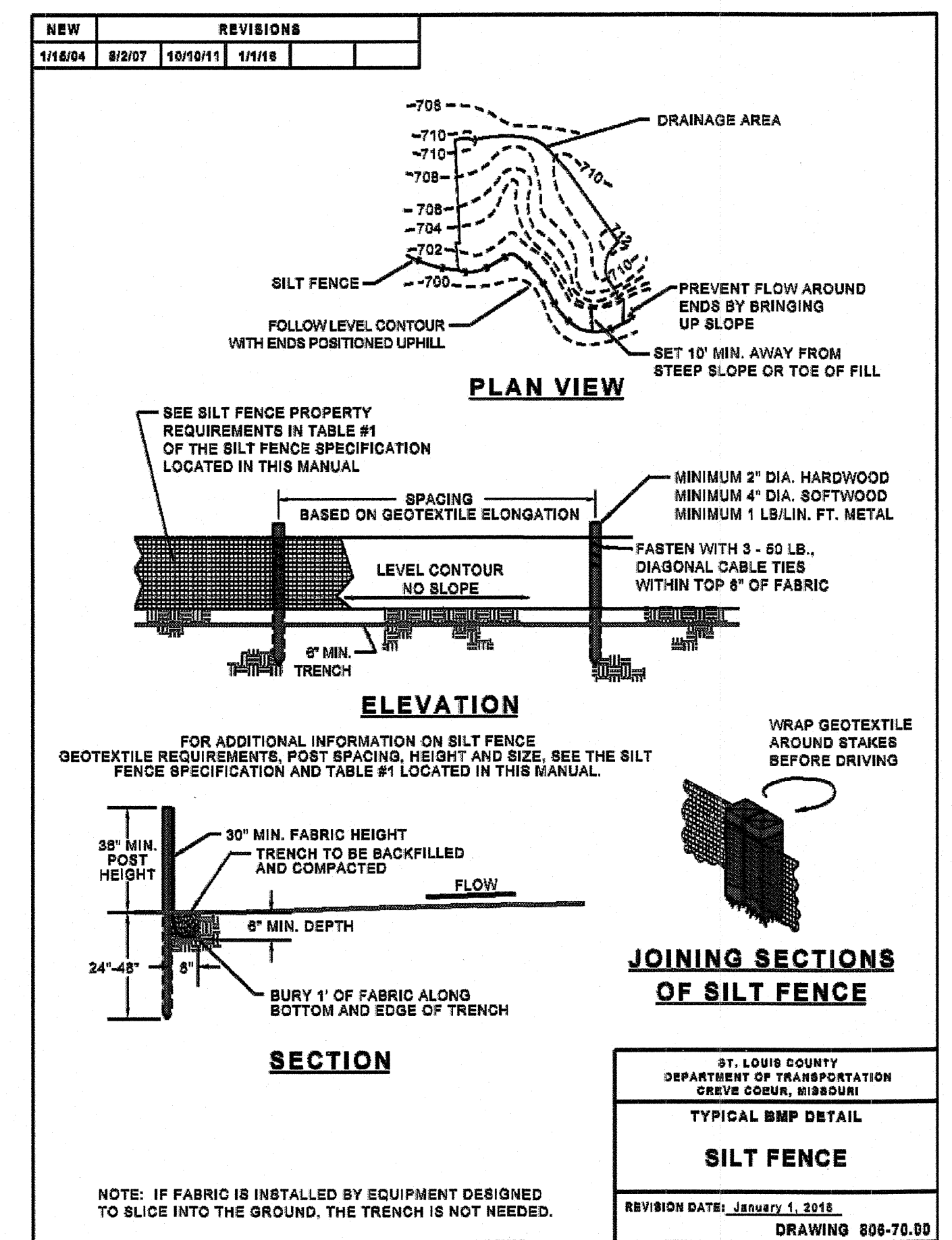
1/1/2016 Page 119 Sediment and Erosion Control Manual Standard Drawings



1/1/2016 Page 142 Sediment and Erosion Control Manual Standard Drawings



1/1/2016 Page 138 Sediment and Erosion Control Manual Standard Drawings



1/1/2016 Page 143 Sediment and Erosion Control Manual Standard Drawings

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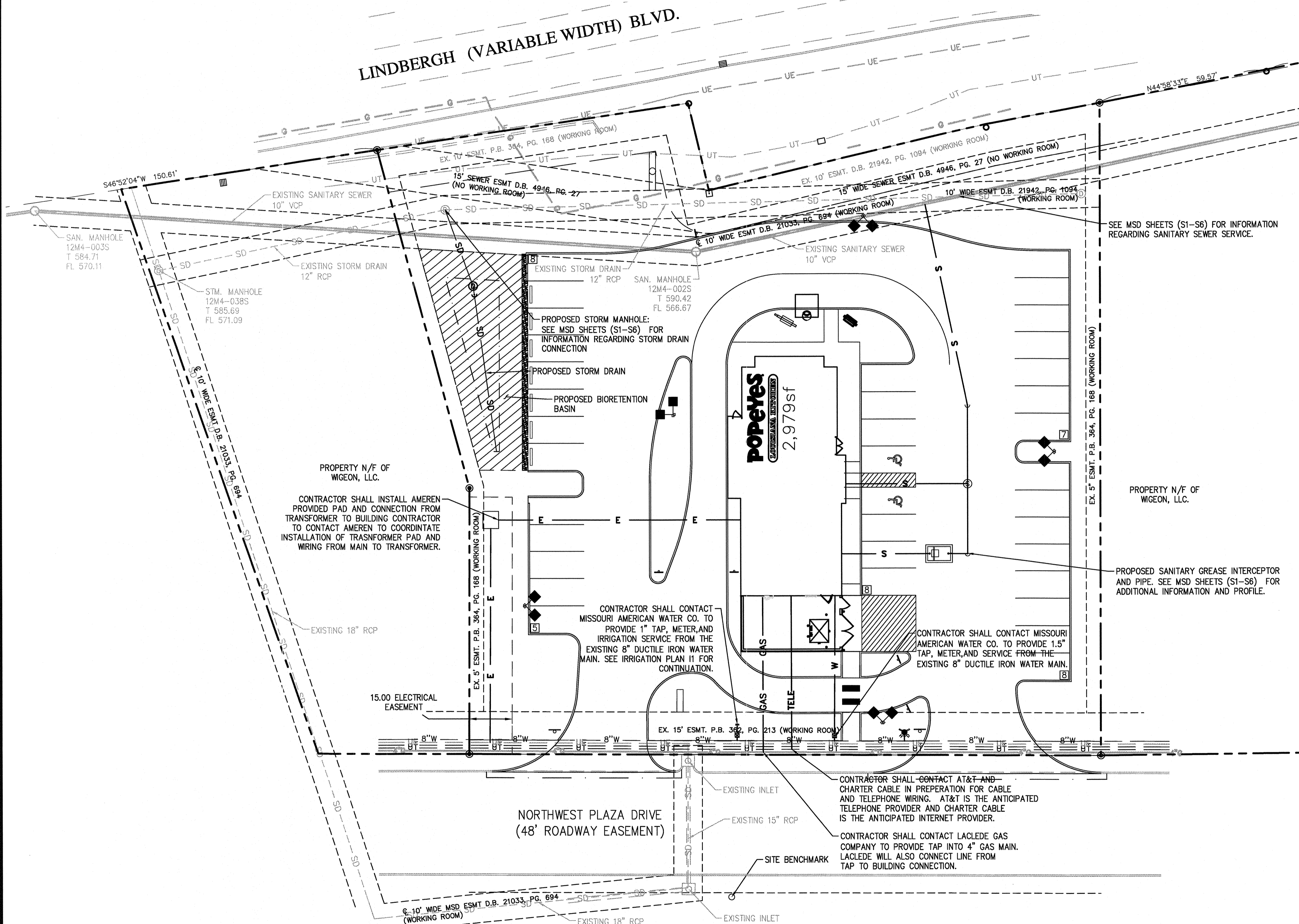
EROSION CONTROL DETAILS

POPEYES BRIDGETON
HZ PROPS RE, LTD
963 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

DRAWN: RSM
DATE: 08/02/2016
CHECKED: LAC
DATE: 08/02/2016
DESIGNED: RSM
DATE: 08/02/2016
JOB NO.: CO13210

CITY OF BRIDGETON SITE DISTURBANCE PERMIT
POPEYE'S LOUISIANA KITCHEN
 PORTION OF LOT 5 OF THE PARTITION OF ERATSTUS POST'S ESTATE
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 PIN: 12M230123

LINDBERGH (VARIABLE WIDTH) BLVD.

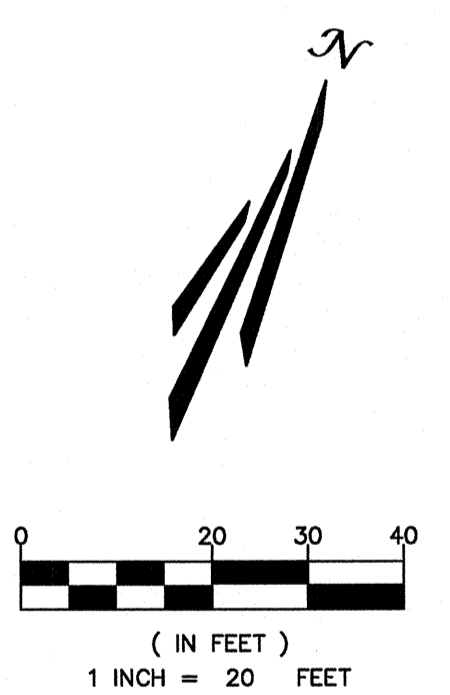


GENERAL UTILITY NOTES:

- CONTRACTOR TO CONFIRM ALL EXISTING INVERTS PRIOR TO ANY CONSTRUCTION.
- PROTECT ALL EXISTING UTILITIES.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BOTH SAINT LOUIS COUNTY STANDARDS AND THE GOVERNING AGENCY LISTED BELOW:
 WATER - MISSOURI AMERICAN WATER
 GAS - LAACLEDE GAS COMPANY
 TELEPHONE - AT&T
 ELECTRIC - AMEREN
 STORM & SANITARY - MSD
- SEE MSD SHEETS (S1-S6) FOR INFORMATION ON SANITARY SEWER AND STORM DRAIN CONSTRUCTION.

UTILITY LEGEND:

— E —	PROPOSED ELECTRIC LINE
— GAS —	PROPOSED GAS LINE
— SD —	PROPOSED STORM DRAIN
— S —	PROPOSED SEWER LINE
— TELE —	PROPOSED TELEPHONE
— W —	PROPOSED WATER LINE
- - - E - - -	EXISTING ELECTRIC LINE
- - - GAS - - -	EXISTING GAS LINE
- - - SD - - -	EXISTING STORM DRAIN
- - - S - - -	EXISTING SEWER LINE
- - - T - - -	EXISTING TELEPHONE
- - - W - - -	EXISTING WATER LINE



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PREPARED UNDER THE SUPERVISION OF
 TAIT & ASSOCIATES, INC.

Laurie Ann Clark
 Missouri P.E.
 #201600023
 MISSOURI CERTIFICATE
 OF AUTHORITY
 #20160021606

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BASIS OF BEARINGS:
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BENCH MARK:
 "SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
 BM ELEV=590.65

CITY ENGINEER (OR DESIGNEE) _____ DATE _____

NO.	DESCRIPTION	REVISIONS	BY	DATE

UTILITY PLAN
 POPEYE'S BRIDGETON
 HZ PROPS RE, LTD
 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

6163 E. Larimer County Road 16
 Loveland, CO 80537
 P: 970/613/1447
 F: 970/613/1887
 www.tait.com

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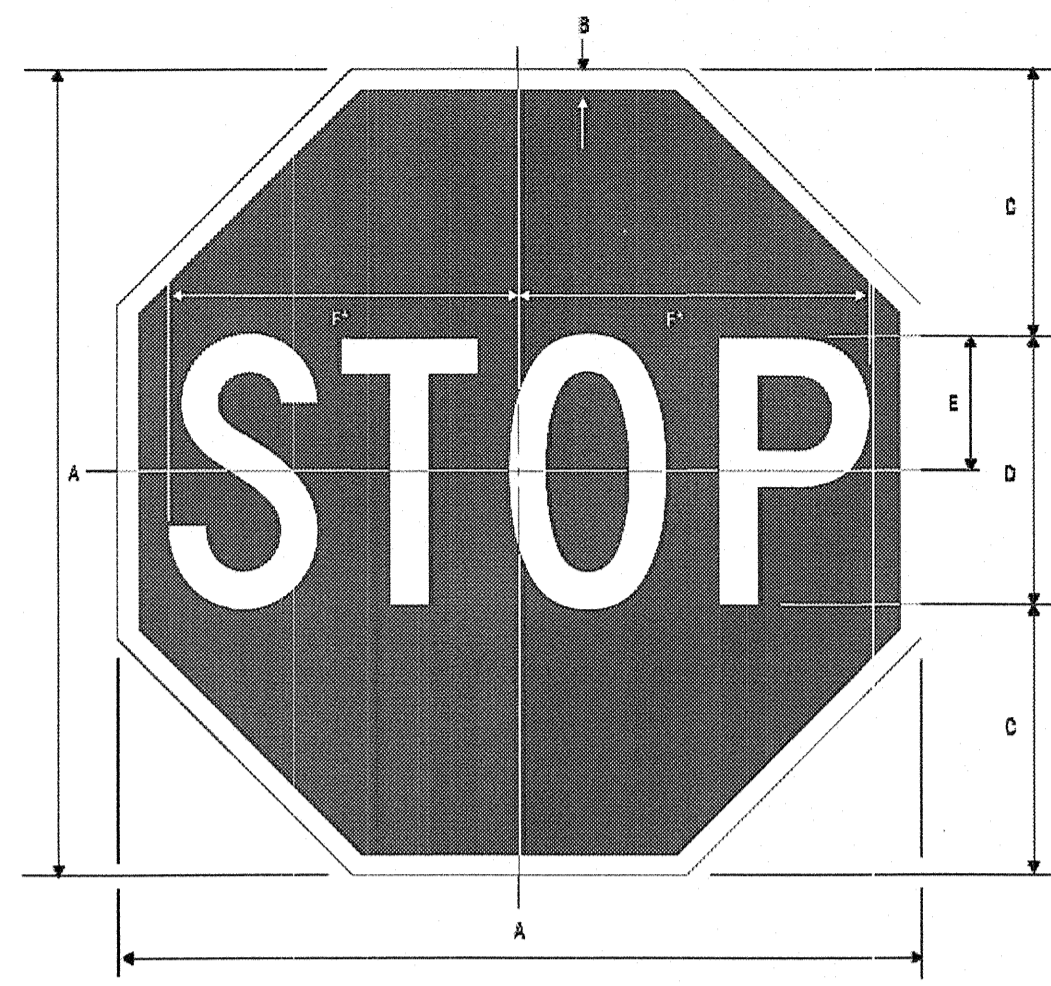
TAIT

DRAWN: RSM
 DATE: 04/07/2016
 CHECKED: LAC
 DATE: 08/09/2016
 REVISION # 1
 DATE: 03/22/2017
 JOB NO.: CO13210

MSD REF# P-00303028-00, MSD MAP# 12M4

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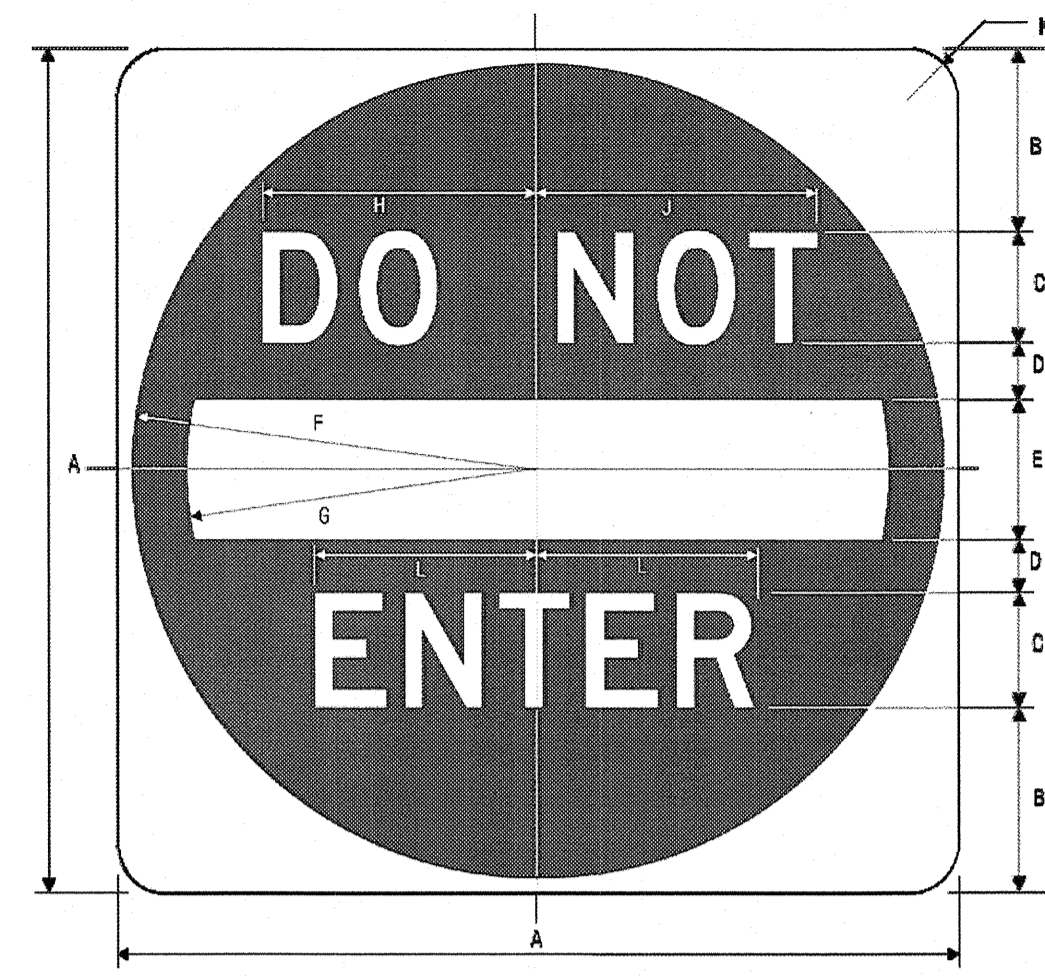


R1-1
STOP
*Reduce spacing 40%

A	B	C	D	E	F
18	37.5	8	8.0	3	7.75
24	45	8	8.0	4	10
30	52.5	10	10.0	5	12.5
36	60	12	12.0	6	15
42	67.5	14	14.0	7	17.5

DETAIL 1: STOP SIGN

NOT TO SCALE

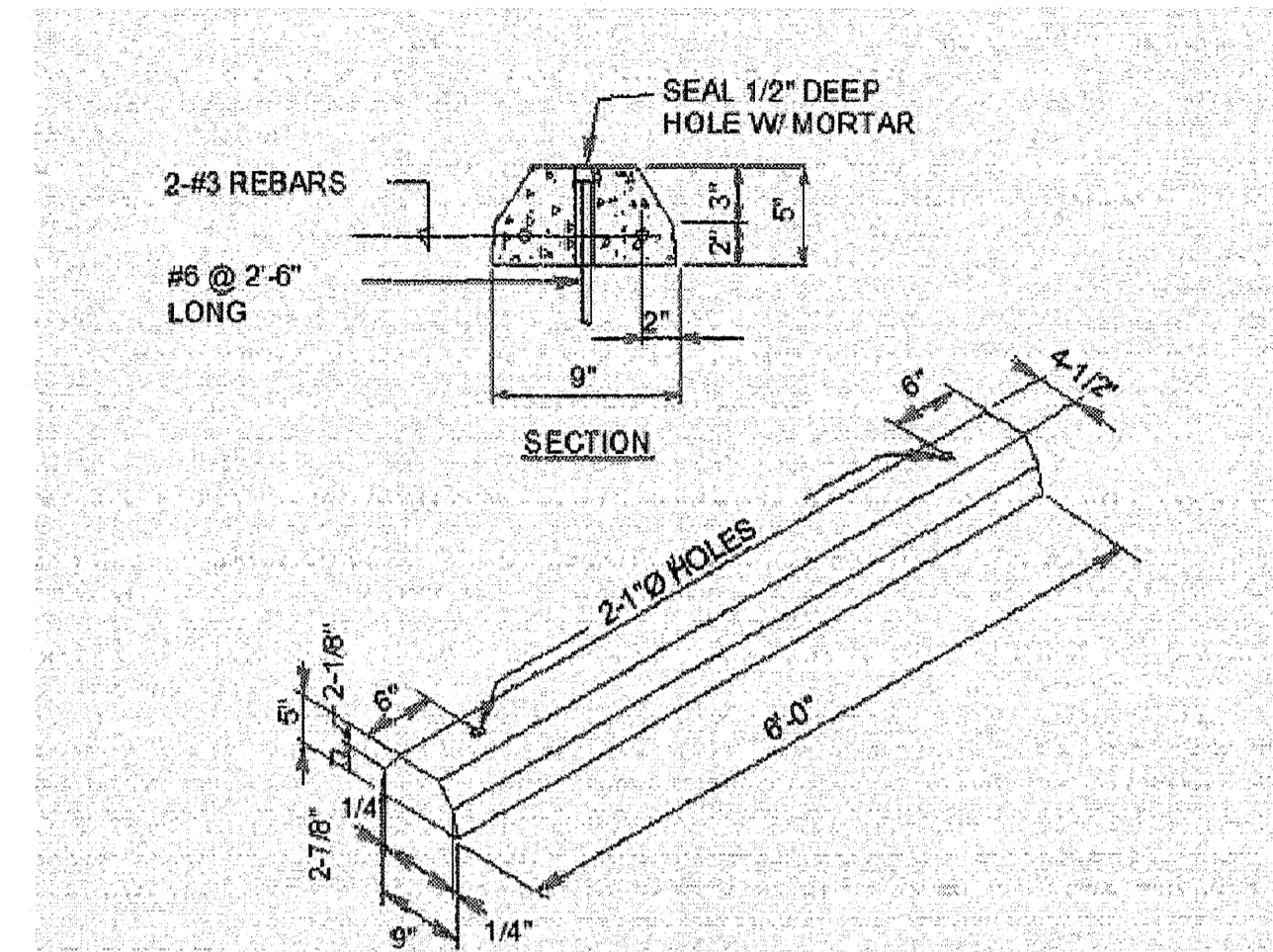


R5-1
DO NOT ENTER

A	B	C	D	E	F	G	H	J	K	L
30	8.5	4.0	2	5	14.3	12.5	0.75	10	1.575	7.575
36	10.2	4.8	2.5	6	17.1	15	0.9	12	1.89	9.09
42	11.9	5.6	3	7	19.9	17.5	1.05	14	2.205	10.29

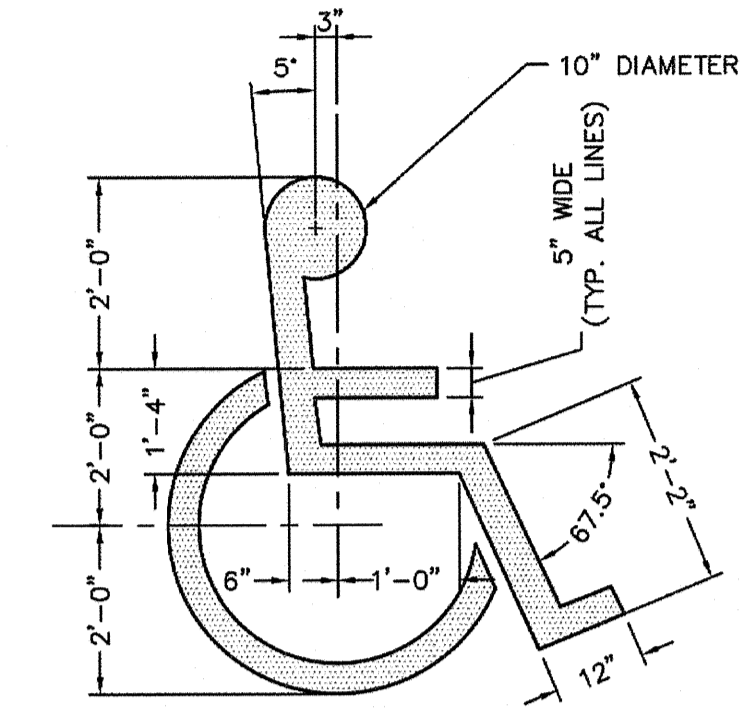
DETAIL 2: DO NOT ENTER SIGN

NOT TO SCALE



DETAIL 3: PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



PROVIDE PAINTED SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING STALL. CENTER SYMBOL IN EACH STALL.

DETAIL 4: HANDICAP PARKING SYMBOL

NOT TO SCALE

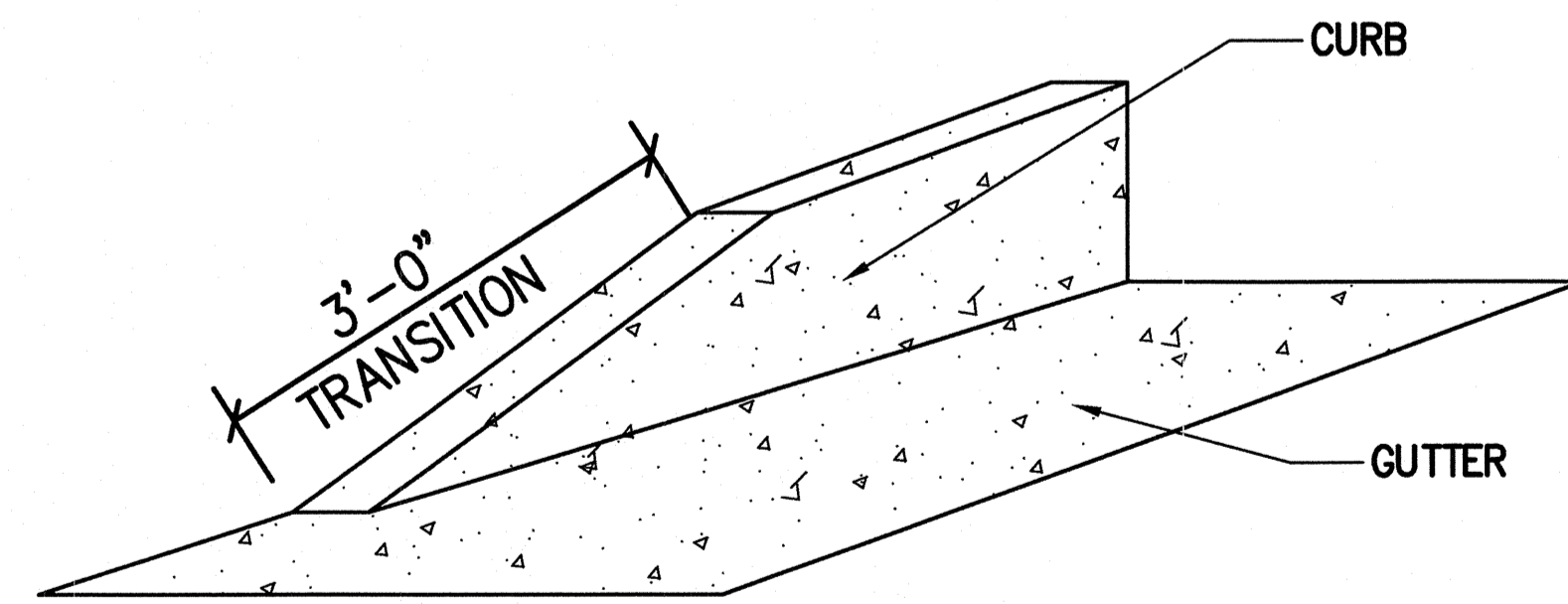


R7-8

Sign image from the Manual of Traffic Signs <<http://www.trafficplanning.com>>
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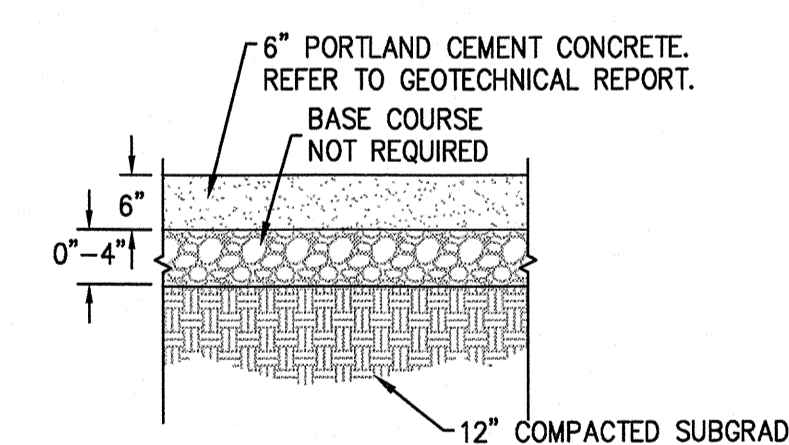
DETAIL 5: HANDICAP PARKING SIGN

NOT TO SCALE



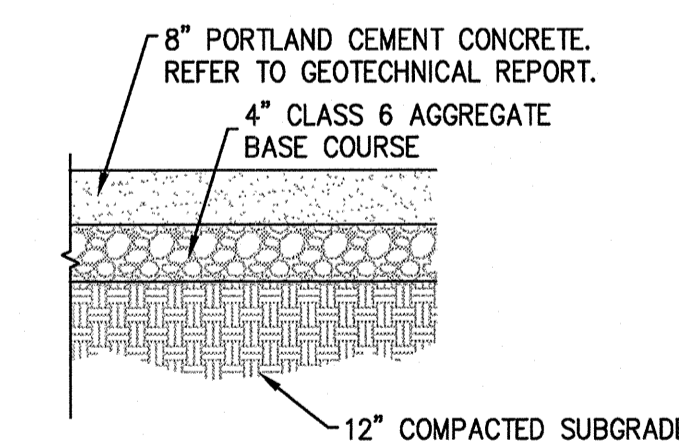
DETAIL 6: TERMINATION CURB DETAIL

SCALE: NOT TO SCALE



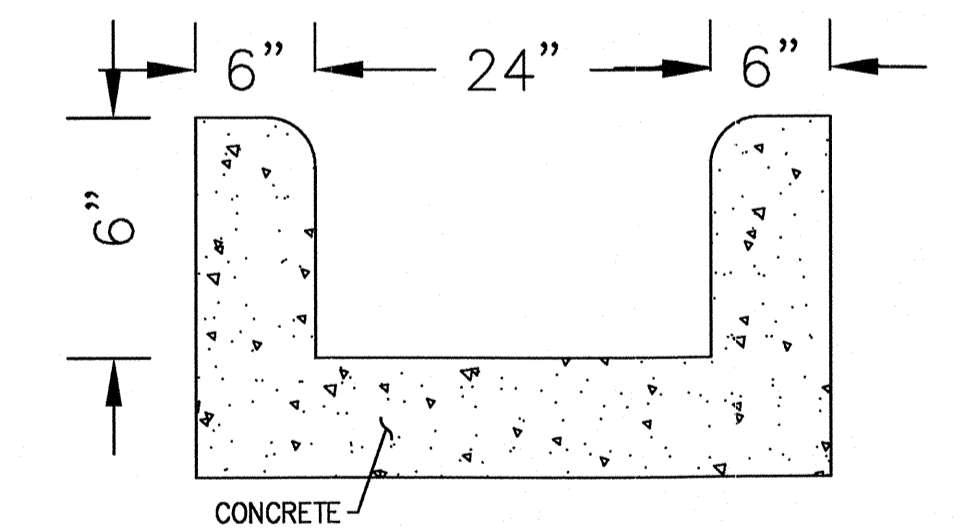
DETAIL 7: STANDARD DUTY RIGID CONCRETE PAVEMENT

NOT TO SCALE



DETAIL 8: HEAVY DUTY RIGID CONCRETE PAVEMENT

NOT TO SCALE



DETAIL 9: 2' CURB CUT DETAIL

NOT TO SCALE

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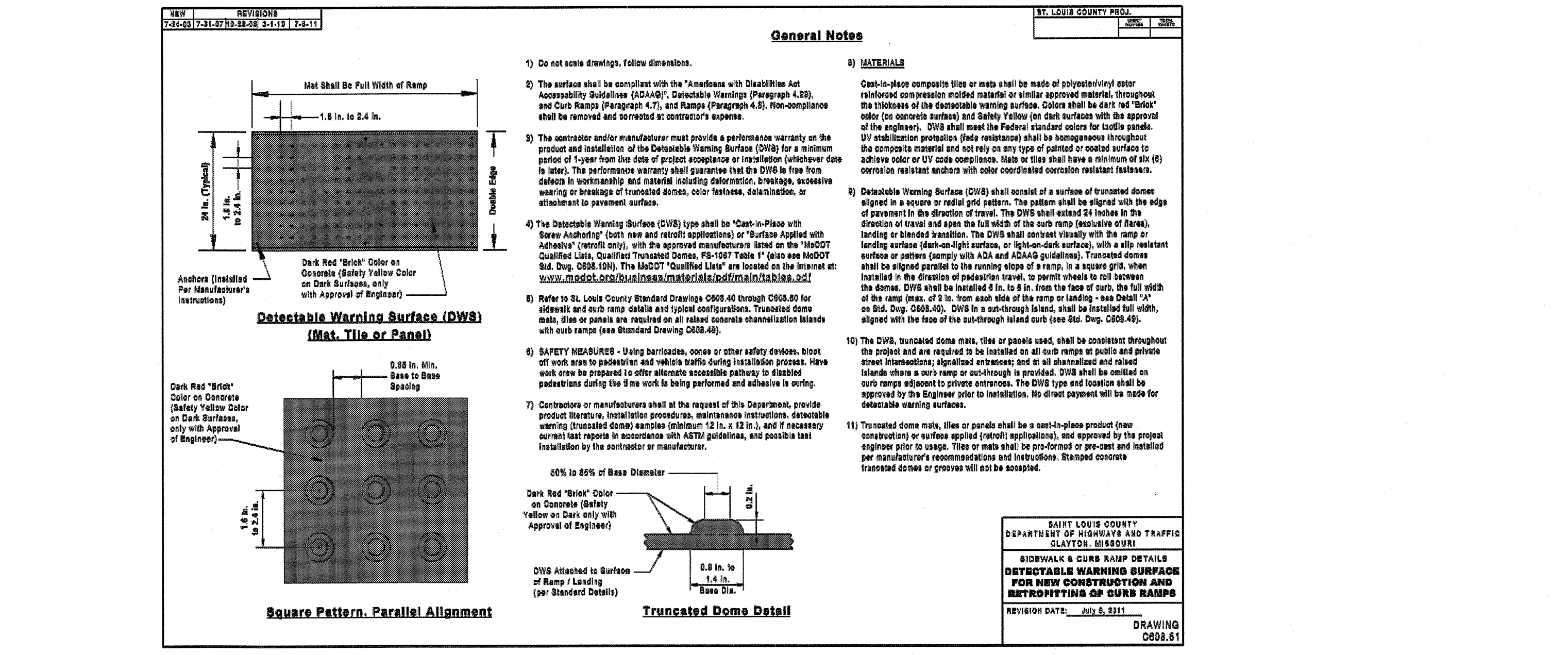
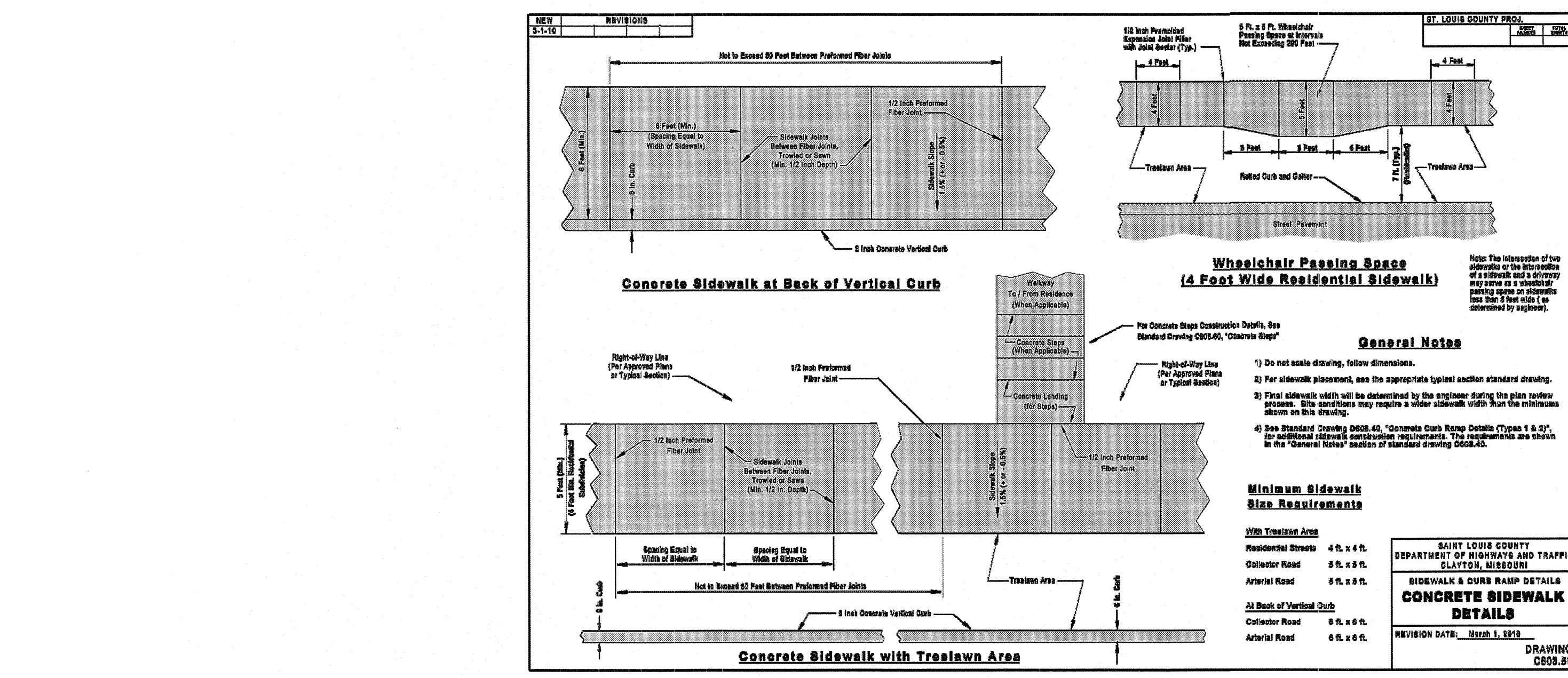
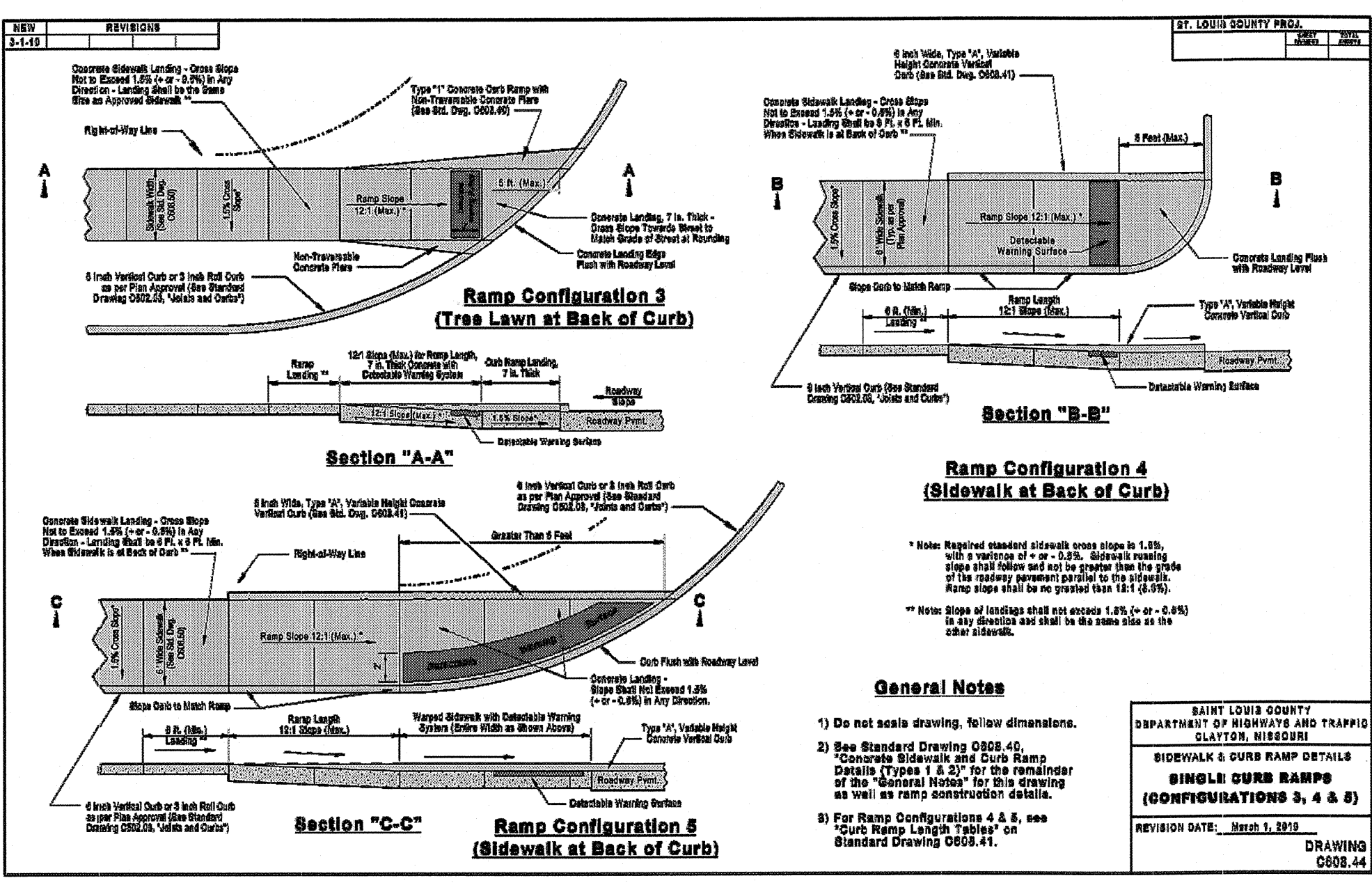
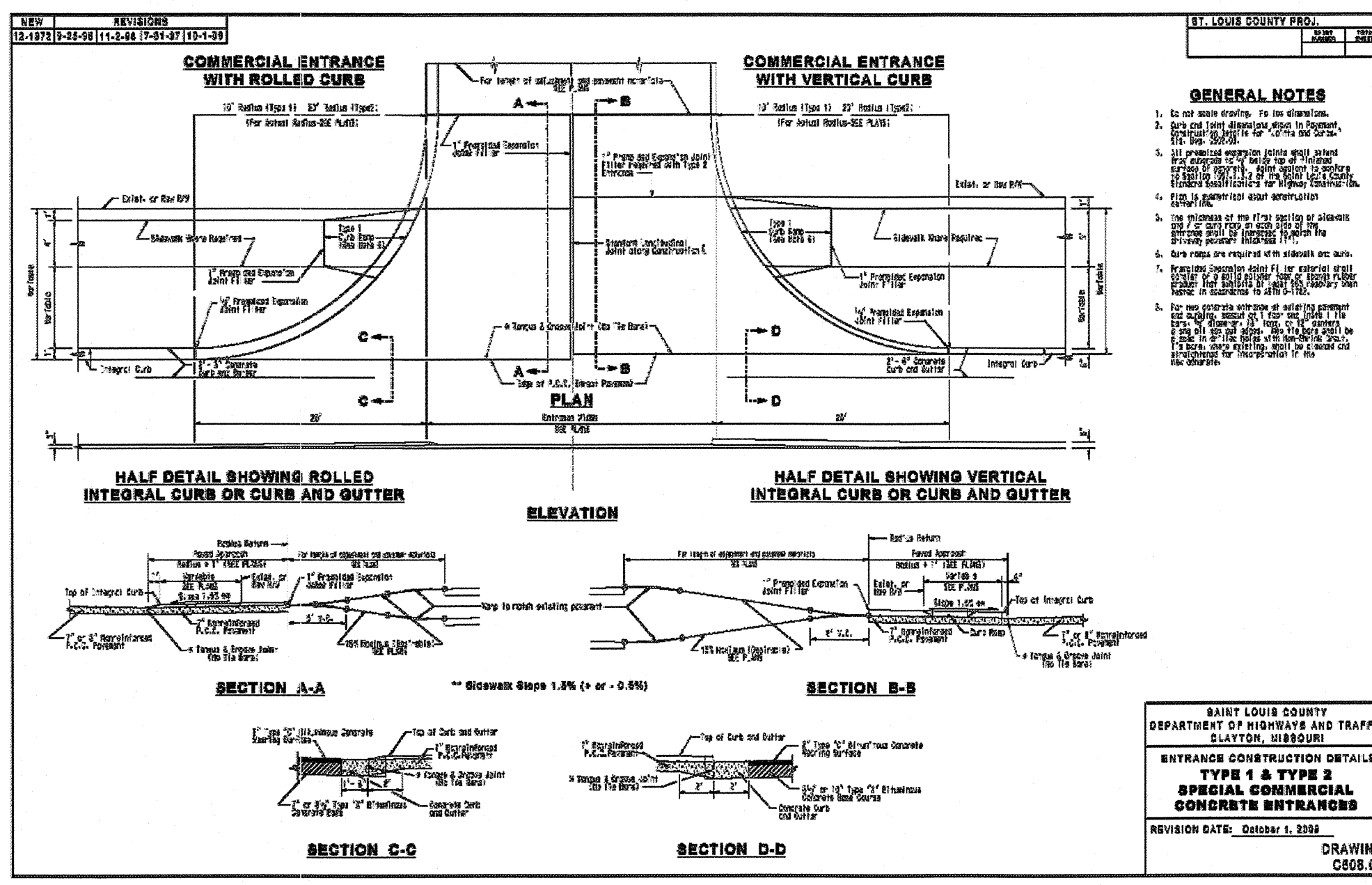
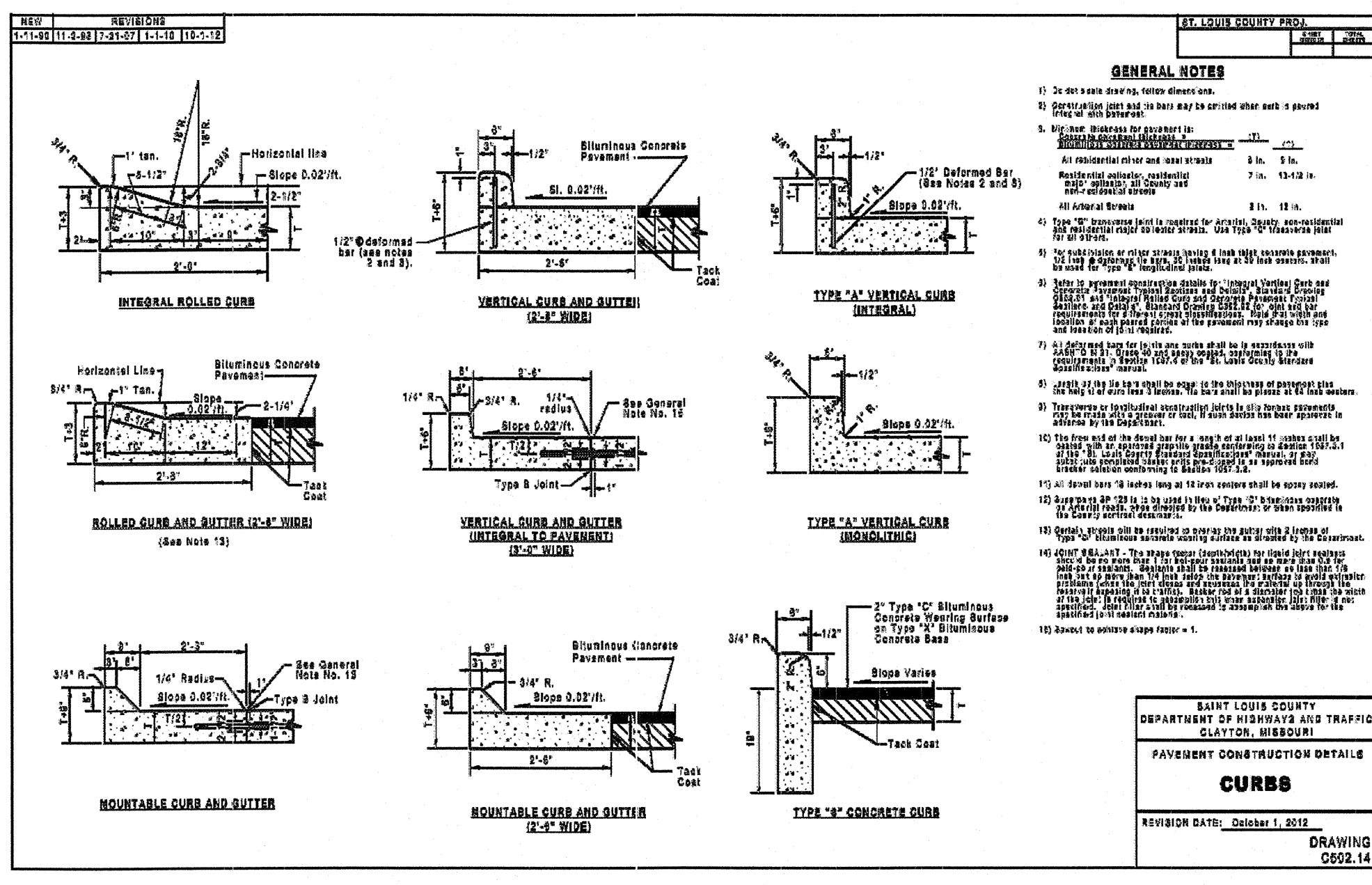
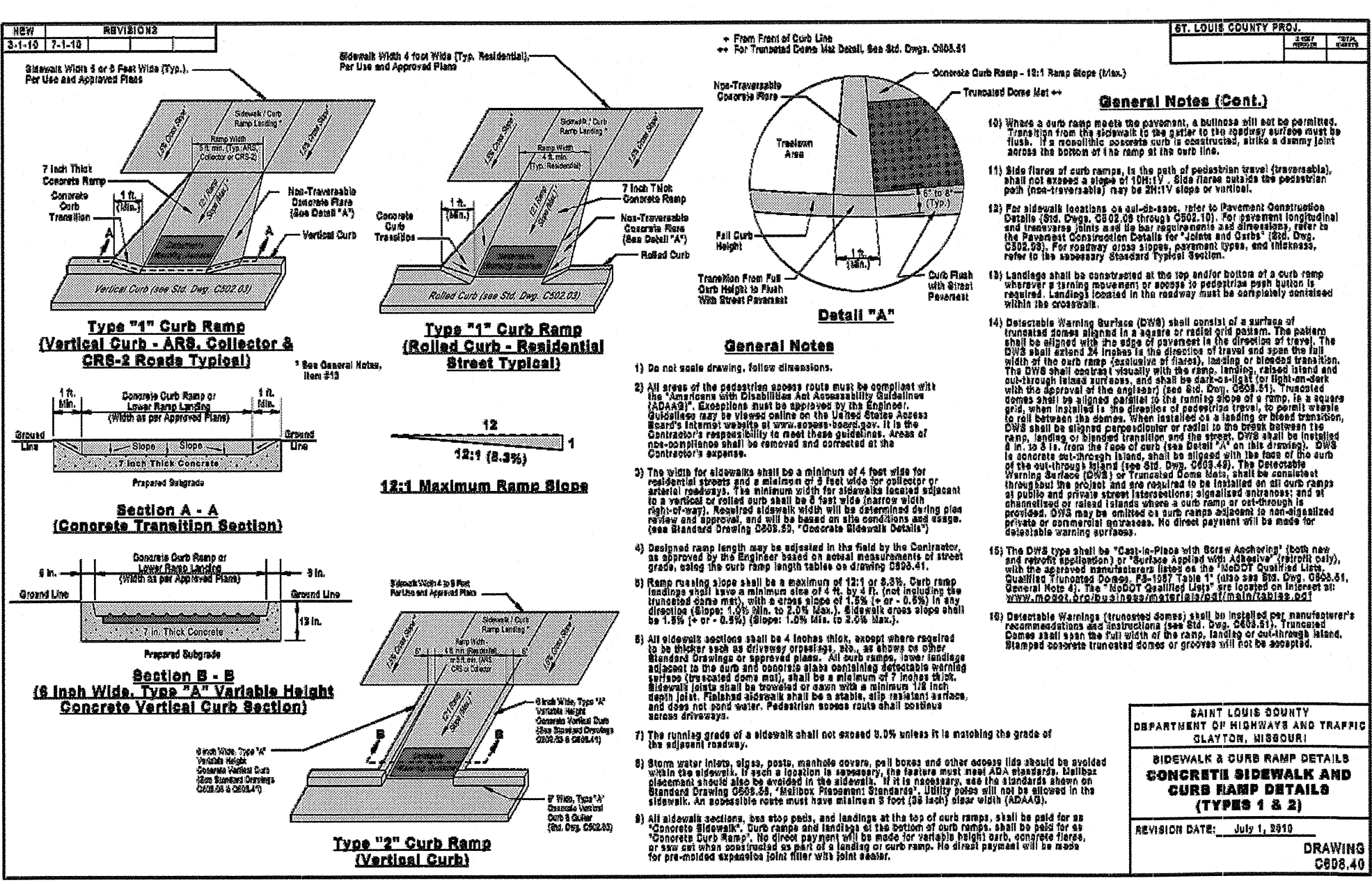
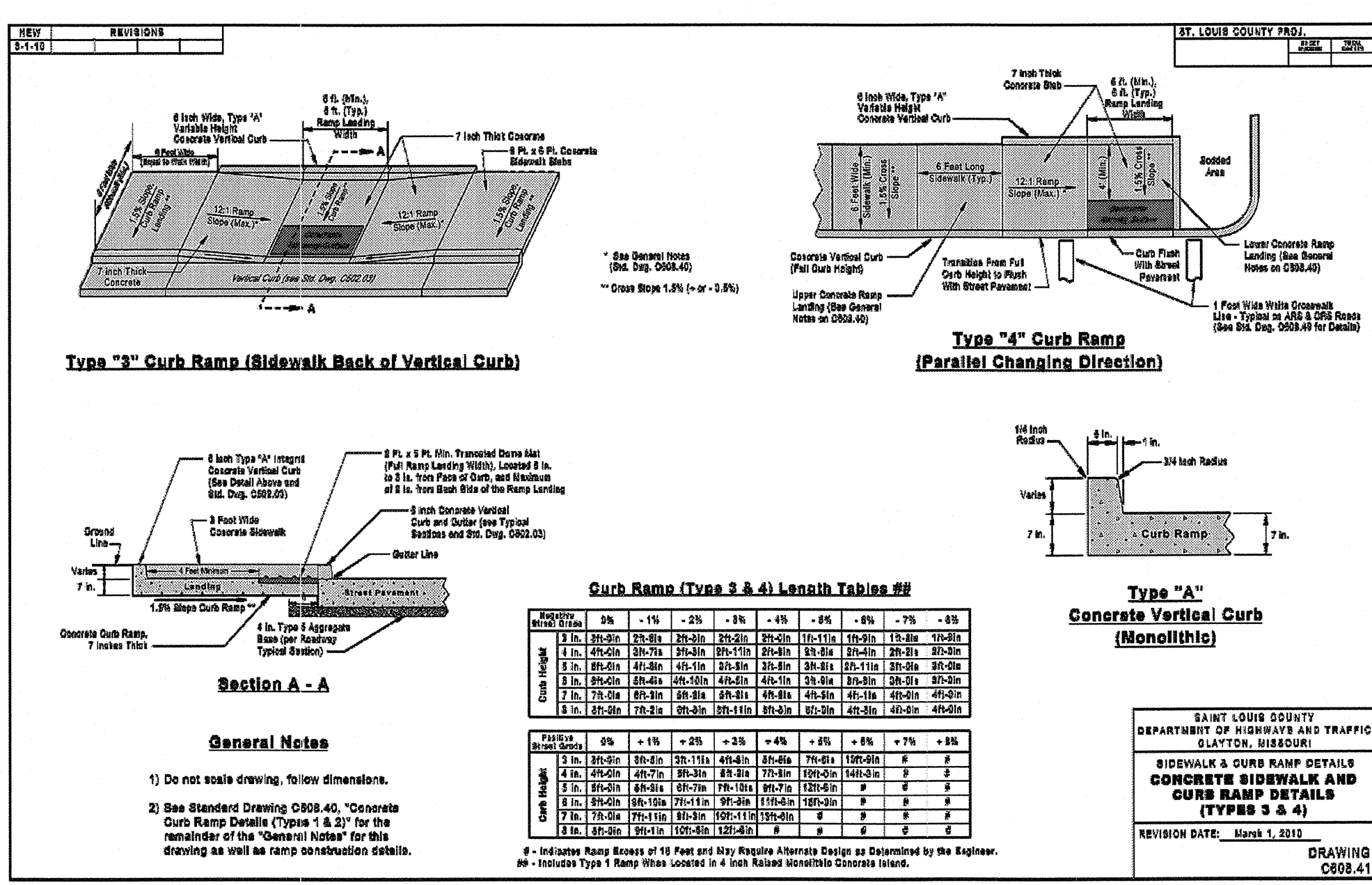
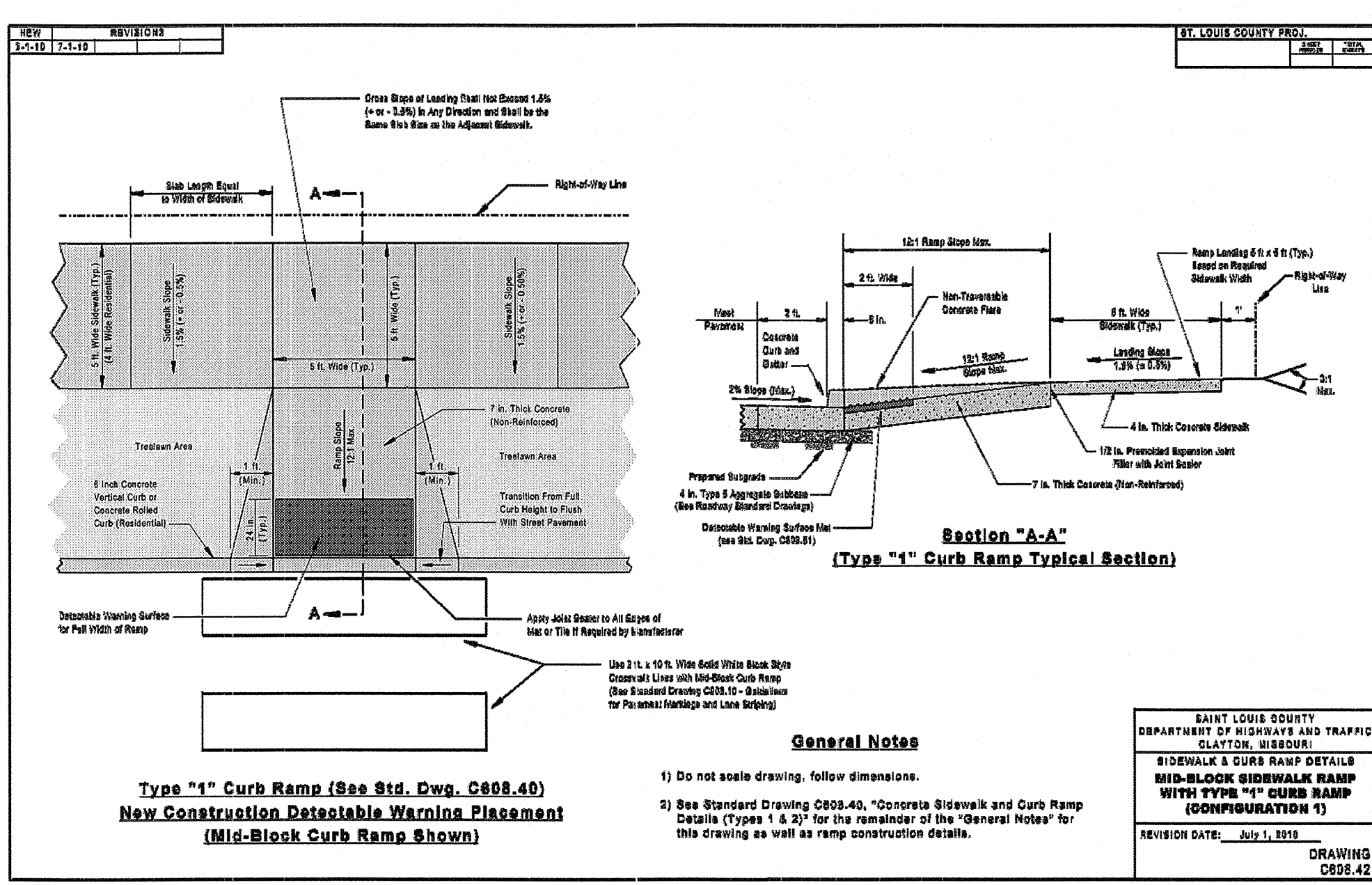
NO.	DESCRIPTION	REVISIONS	BY	DATE

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SITE DETAILS
POPEYE'S BRIDGETON
HZ PROPS RE, LTD
953 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

DRAWN: RSM
DATE: 04/05/2016
CHECKED: LAC
DATE: 04/05/2016
REVISION # 1
DATE: 03/22/2017
JOB NO.: CO 13210



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NO. DESCRIPTION REVISIONS BY DATE

SITE DETAILS CONTINUED

POPEYE'S BRIDGETON
HZ PROPS LTD
963 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

DRAWN: RSM
DATE: 04/02/2016
CHECKED: LAC
DATE: 06/09/2016
REVISION: 06/09/2016
JOB NO.: CO13210

MSD REF: P-0030928-00, MSD MAP#: 121M

C8 of 22

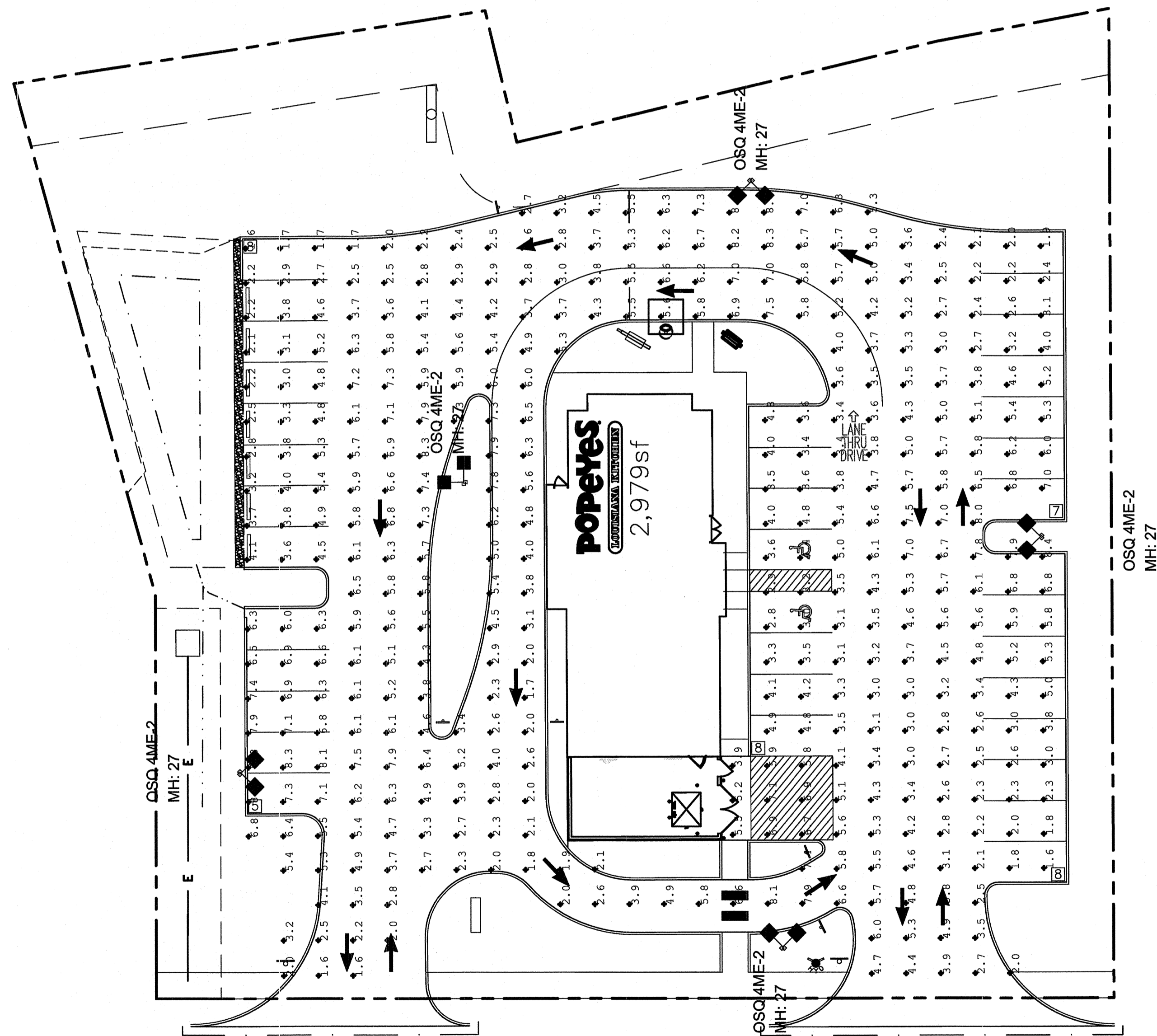
CITY OF BRIDGETON SITE DISTURBANCE PERMIT
POPEYE'S LOUISIANA KITCHEN
 PORTION OF LOT 5 OF THE PARTITION OF ERATSTUS POST'S ESTATE
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 PIN: 12M230123

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
☼	5	OSQ 4ME-2	2 @ 90 DEGREES	22705	1.000	2230	OSQ-A-NM-4ME-S-57K-UL-BZ

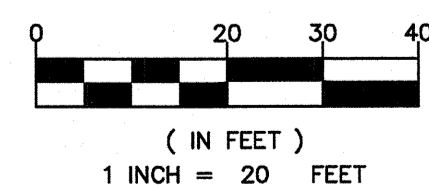
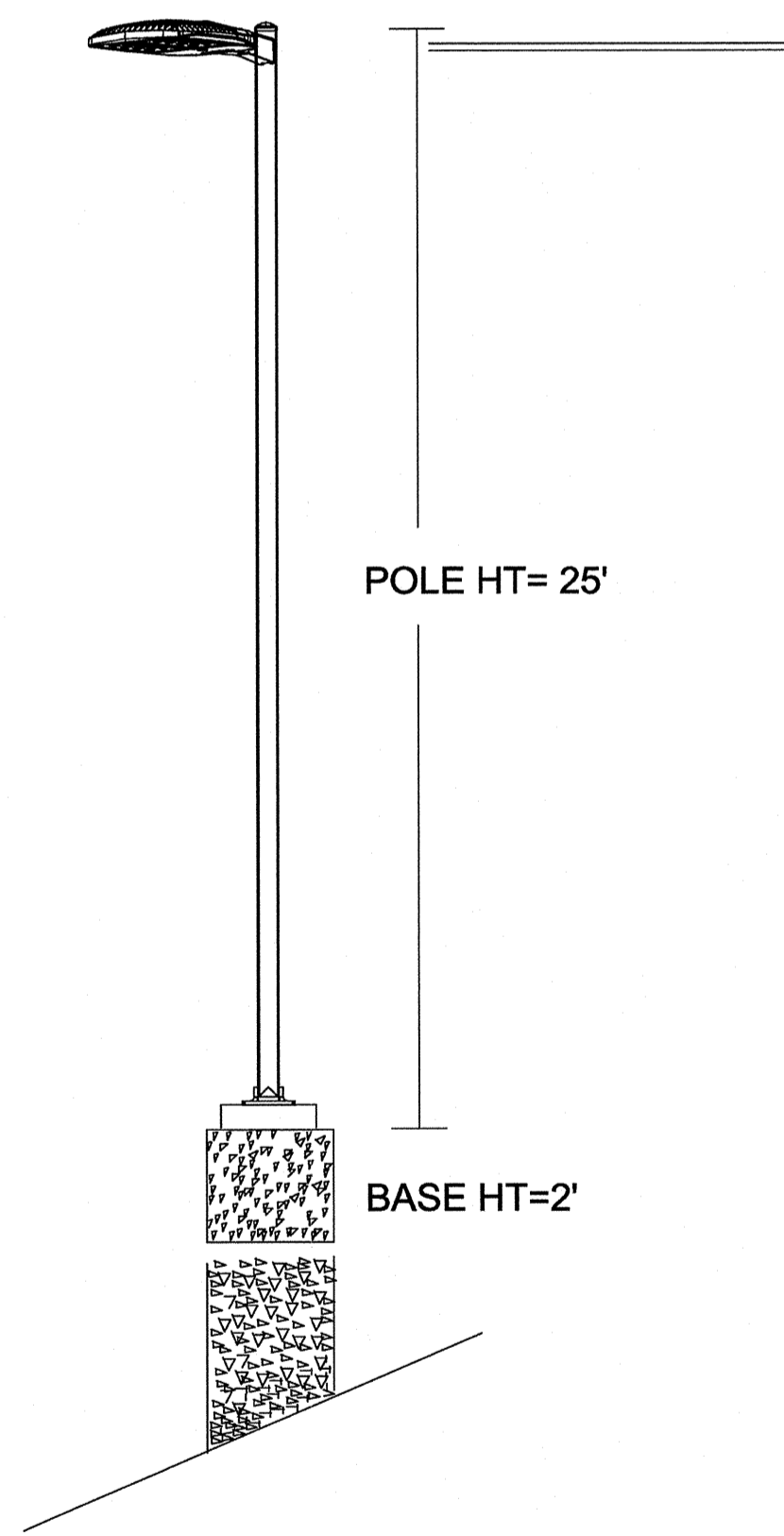
Footcandles calculated using initial lumen values					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	4.62	8.8	1.6	2.89	5.50

POLE SCHEDULE:
 (5) CL-SSP-4007-25-OT-BZ (25' x 4" STEEL SQUARE POLE, 7ga)
 (10) OSQ-AABZ (Adjustable Arm Mount)
 (5) - PB-2A4 - (Twin Tenon)

PROPOSED POLES MEET 120 MPH SUSTAINED WINDS



OSQ Area Luminaire



Customer responsible to verify ordering information/
 catalogue number prior to placing order.

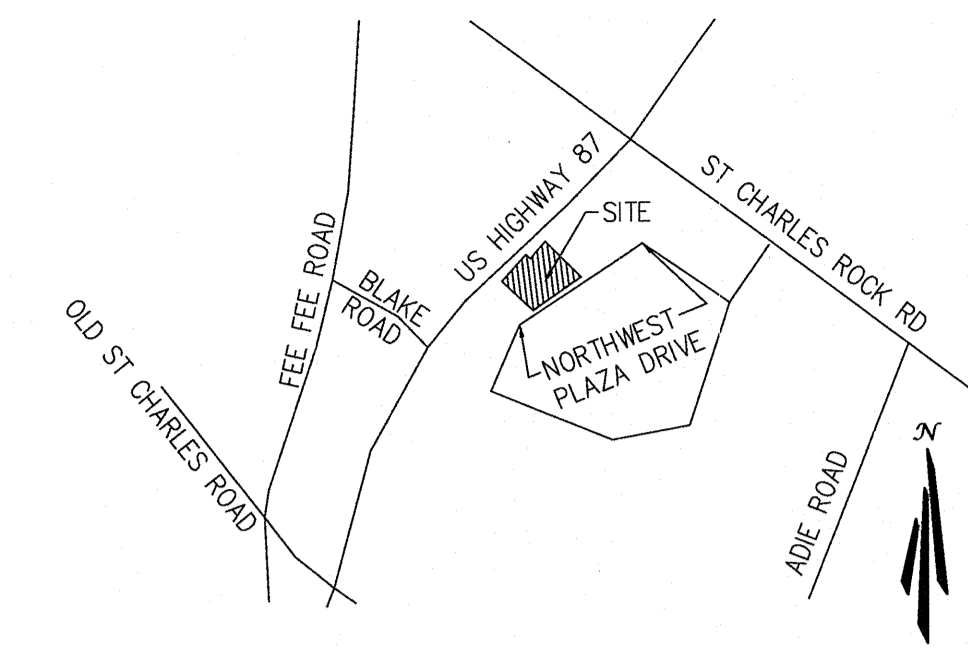
1200 80th Street - Burnsville, WI 53177
 www.cree.com - (800) 299-8000

Project Name: Popeye's - Bridgeton, MO Salesforce SR-12704
 Date: 9/2/2016 Scale: 1"=10' Footcandles calculated at grade
 Filename: S:\S-NAT\POP-180228RMOC\JWRZ.AGI Layout by: Colin Withrow

Illustration results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire
 test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results.
 The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

2163 E. Lamer County Road 16 Loveland, CO 80537 p: 970/431/1447 f: 970/431/1897 www.tait.com Boon Acosta Sacramento Denver Santa Ana	TAIT Since 1964	PHOTOMETRIC PLAN POPEYE'S BRIDGETON HZ PROPS RE, LTD 953 NORTHWEST PLAZA DRIVE BRIDGETON, MO 63044	DRAWN: RM DATE: 04/27/2016 CHECKED: LAC DATE: 05/02/2016 REVISION #: JOB NO.: CO13210
	NO. DESCRIPTION REVISIONS BY DATE	MSD REF#: P-0030829-00, MSD MAP#: 12M4	C9 of 22

MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
 MSD BASEMAP NUMBER - 12M4
POPEYE'S LOUISIANA KITCHEN
 LOT 15 OF NORTHWEST PLAZA, PLAT 13 (PB 364, PG168)
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 LOC: 12M230123



LOCATION MAP
 SCALE: 1"=1000'

MSD GENERAL NOTES:

STANDARD CONSTRUCTION:

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

SOME RECENT CHANGE CONCERN PIPE FIELD TESTING AND PERFORMANCE, AND INCLUDE THE FOLLOWING:

PART 4 - PIPE SEWER CONSTRUCTION

SECTION B, PIPE FILED TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING - DELETE THE FIRST SENTENCE AND THE FOLLOWING REPLACEMENT APPLIES:

ALL SANITARY AND COMBINED SEWERS SHALL SUSTAIN A MAXIMUM LEAKAGE LIMIT OF 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, SUBPARAGRAPH C, INFILTRATION/EXFILTRATION TESTING - DELETE THE SIXTH SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING REPLACEMENT APPLIES:

THE MEASUREMENT OF LEAKAGE SHALL NOT EXCEED 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH A, VACUUM TESTING - AFTER THE FIRST SENTENCE, THE FOLLOWING ADDITION APPLIES:

THE VACUUM TEST MUST BE PERFORMED PRIOR TO BACKFILLING AROUND THE MANHOLE UNLESS THE CONTRACTOR PROVIDES DOCUMENTATION FROM THE PRECAST MANHOLE MANUFACTURER STATING THAT THE MANHOLE MAY BE VACUUM TESTED AFTER BACKFILLING HAS TAKEN PLACE. THE CONTRACTOR MUST SUBMIT THIS DOCUMENTATION PRIOR TO BACKFILLING AROUND ANY MANHOLE.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH B, EXFILTRATION TESTING - DELETE THE SECOND SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING ADDITION APPLIES:

FOR EXFILTRATION TESTING, THE ALLOWABLE LEAKAGE LIMIT IS 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY WHEN THE AVERAGE HEAD ON THE TEST SECTION IS THREE FEET (3') OR LESS.

MAINTENANCE NOTE:

MAINTENANCE OF THE SEWERS DESIGNATED "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

STORMWATER MANAGEMENT NOTE:

LAND AREA DISTURBED = 1.15 ACRES

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

NOTE:

1. PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

2. ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUT FILLED.

3. PIPE JOINTS WITH ADAPTERS AND COUPLINGS SHALL BE SUPPLIED AND INSTALLED WITH 316 STAINLESS STEEL NUT AND BOLT CLAMPS (T-BOLT) CONFIGURATION; AND WITH STAINLESS STEEL SHEAR BANDS, BEING A MINIMUM OF TWELVE (12) MILS (MSD STD. CONST SPECS. PT. 2, SUBSECTION H 11). WORM DRIVE HOSE CLAMPS AND CONCRETE BACKFILLING (CAUSTICITY) WILL NO LONGER BE ALLOWED AT THOSE JOINTS. GRANULAR BACKFILL SHOULD BE USED. IF FLOWABLE FILL IS REQUIRED, THE CONTRACTOR SHALL WRAP AND TAPE THE ADAPTERS AND COUPLINGS WITH A SIX (6) MIL POLYETHYLENE SHEET.

4. MSD PERMITS ARE REQUIRED PRIOR TO THE ABANDONMENT OR REMOVAL OF EXISTING SEWERS. TO RECEIVE MSD PERMITS THE PROJECT MUST HAVE MSD PLAN APPROVAL. NOTIFY MSD 48 HOURS PRIOR TO SEWER ABANDONMENT AND/OR REMOVAL.

5. ALL FILLED AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES, AND PAVED AREAS SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TESTS SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE; AT A MAXIMUM OF 2-FOOT VERTICALLY AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION APPROVAL.

6. TRENCH BACKFILL COMPACTION AND TESTING REQUIREMENTS:

THE CONTRACTOR IS TO REFER TO PART 4, SECTION H OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009 EDITION, TO ESTABLISH THE REQUIREMENTS FOR THE SPECIFIC TYPE OF BACKFILL BEING USED.

7. EXTERNAL GREASE TRAPS AND SAMPLING MANHOLE:

AN EXTERNAL GREASE TRAP IS REQUIRE TO BE LOCATED IN AN ACCESSIBLE LOCATION FOR MSD INSPECTION. PROVIDE MEANS FOR VISUAL INSPECTION FROM ABOVE FOR BOTH INFLUENT AND EFFLUENT SIDES. A MSD SAMPLING LOCATION FOR MSD SAMPLING. THE SAMPLING MANHOLE WILL BE LOCATED DOWNSTREAM OF THE GREASE TRAP AND ALL OTHER COMMERCIAL SANITARY LATERAL CONNECTIONS TO FACILITATE MSD SAMPLING. GREASE TRAPS AND SAMPLING MANHOLES WILL BE SHOWN ON THE PLANS AND NOT BE LOCATED IN DRIVE-THRU LANES OR WITHIN PARKING SPACES.

8. A BACKWATER VALVE SHALL BE REQUIRED ON ALL SANITARY BUILDING LATERALS PER ST LOUIS COUNTY PLUMBING CODE.

9. TB&R AT MSD INSPECTORS DISCRETION:

THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE(S) WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.

CONTACT LIST

OWNER
 GULSHAN ENTERPRISES
 4415 HIGHWAY 6
 SUGARLAND, TX 77478
 ATTN: VANESSA BAUTISTA
 (281) 201-2727

DEVELOPER
 HZ PROPS RE, LTD
 445 E. FM 1382, SUITE #701
 CEDAR HILL, TX 75104
 ATTN: VERLIN WOODS
 (770) 755-5415

CONSTRUCTION SITE RUNOFF:

CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS. ALL STORMWATER FLOW TO BMP AREAS SHALL BE DIVERTED, PLUGGED OR DISCONNECTED UNTIL CONSTRUCTION SITE IS STABLE AND THE MSD DEDICATION INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP ON-LINE

LIMITS OF DISTURBANCE:

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

SEWER CONSTRUCTION AT ONE PERCENT (1%) OR LESS:

FOR SEWER PIPE (STORM, SANITARY AND COMBINED) WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN GRADE THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE DISTRICT UPON REQUEST.

THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1% SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE

MSD ALSO RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE ANY SEWER (AT ANY TIME PRIOR TO CONSTRUCTION APPROVAL) FOR WHICH THE AS-BUILT GRADE DOES NOT COMPLY WITH THE GRADE TOLERANCE STATED IN THE ABOVE PARAGRAPHS. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES

A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, AND FILLED AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS AND UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE THE ORIGINAL GROUND SURFACE HAS BEEN COMPACTED TO 90% MODIFIED PROCTOR. FILL IS TO BE PLACED IN A MAXIMUM OF NINE-INCH (9") LIFTS. TESTS SHALL BE TAKEN AT A MAXIMUM OF FIFTY-FOOT (50') WIDE INTERVALS ALONG THE ROUTE OF THE PIPE, AT A MAXIMUM INTERVAL, OF TWO FEET (2'), VERTICALLY AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO MSD PRIOR TO PLACEMENT OF THE SEWER PITT

STORMWATER MANAGEMENT NOTE:

LAND AREA DISTURBED = 1.15 ACRES

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

MSD BENCHMARK:

SITE ELEVATIONS WERE ESTABLISHED BY READINGS THAT WERE TAKEN WITH A TRIMBLE R8 GNSS GPS RECEIVER THAT REFERENCES THE MODOT RTK NETWORK (MHTCRTK) (NRS). THIS SYSTEM USES INTEGRATED NETWORKS OF CONTINUOUSLY OPERATING REFERENCE STATIONS (COBS) AND TRIMBLE NAVIGATION GPSNET AND RTKNET SOFTWARE TO PRODUCE MODEL OF SYSTEMATIC GPS DATA WHICH SIGNIFICANTLY IMPROVES RTK ACCURACIES FOR ROVERS WORKING WITHIN THE NETWORK. THE NETWORK REFERENCE STATION POSITIONS AND RESULTING COORDINATES ARE COMPUTED WITH RESPECT TO THE NAD83 (2011)(EPOCH:2010.0000) REFERENCE FRAME. ELEVATION RESULTS ARE MORE PARTICULARLY DERIVED USING NAVD88 ORTHOMETRIC HEIGHTS BASED ON GEOID 2012A.

SITE BENCHMARK WAS ESTABLISHED. "SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE BENCHMARK ELEVATION (NAVD88)= 590.65

OBSERVED GPS ELEVATION ON ST. LOUIS COUNTY BENCHMARK #B-003, ELEVATION IS 596.77. "X" ON THE SOUTH END OF THE EAST ABUTMENT OF LINDBERGH BOULEVARD AT BRIDGE #B45R.

TO ADJUST TO NGVD29 DATUM, ADD 0.41 FEET TO ALL ELEVATIONS. THE OBSERVED ELEVATION ON ST. LOUIS COUNTY BENCHMARK #B-003, 596.77 + 0.41 FEET = 597.18. (THE PUBLISHED NGVD1929 ELEVATION).

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF THE BEARING SYSTEM IS PER EXHIBIT "A" OF THE TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A FILE NUMBER OF 5762STL, AND AN EFFECTIVE DATE OF NOVEMBER 3, 2015.

SHEET INDEX

- S1 - COVER SHEET
- S2 - STORM AND SANITARY PLAN
- S3 - PLAN AND PROFILE
- S4 - STORM DRAIN & SANITARY SEWER DETAILS
- S5 - BMP DRAINAGE AREA MAP
- S6 - BMP DETAILS
- C2 - SITE PLAN
- C3 - GRADING PLAN
- C4 - EROSION CONTROL PLAN
- L1 - LANDSCAPE PLAN
- L2 - LANDSCAPE DETAILS
- DR1 - PRE-DEVELOPMENT DRAINAGE PLAN
- DR2 - POST-DEVELOPMENT DRAINAGE PLAN

LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- BUILDING ENVELOPE
- BUILDING SETBACK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (54.30) EXISTING FLOW ARROW
- 5430 PROPOSED FLOW ARROW
- (1.5%) EXISTING FLOW ARROW
- 1.5% PROPOSED FLOW ARROW
- PROPOSED RIDGE LINE
- PROPOSED PAVEMENT SWALE
- TOP & BOTTOM OF POND
- SD PROPOSED STORM DRAIN
- SD EXISTING STORM DRAIN
- S PROPOSED SANITARY SEWER
- S EXISTING SANITARY SEWER
- GAS PROPOSED GAS LINE
- 4" G EXISTING 4" GAS LINE
- TELE PROPOSED TELEPHONE LINE
- UT EXISTING TELEPHONE LINE
- E PROPOSED ELECTRIC LINE
- UE EXISTING ELECTRIC LINE
- W PROPOSED WATER LINE
- 8" W EXISTING 8" WATER LINE
- F FIRE HYDRANT
- P NUMBER OF PARKING SPACES
- M STORM DRAIN MANHOLE
- S SANITARY SEWER MANHOLE
- P PROPOSED CONCRETE PAVEMENT
- G PROPOSED PRAIRIE GRASS

ABBREVIATIONS:

- EX EXISTING
- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- FS FINISHED SURFACE
- INV INVERT
- MH MANHOLE
- RIM RIM ELEVATION
- TC TOP OF CURB
- BOSD BOTTOM OF STORM DRAIN
- TOSS TOP OF SANITARY SEWER
- PUMI PRIVATE UNDER MSD INSPECTION

CITY ENGINEER STATEMENT:

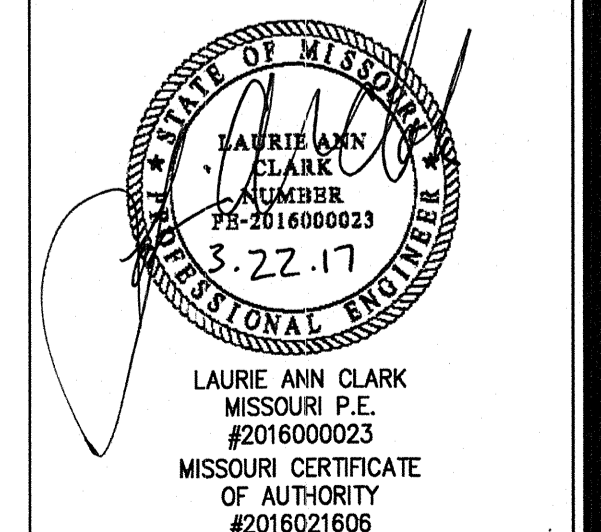
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CITY ENGINEER (OR DESIGNEE) _____ DATE _____

SITE BENCH MARK:

"SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
 BM ELEV (NAVD88) = 590.65
 *SEE SHEET S1 FOR MSD BENCH MARK

PREPARED UNDER THE SUPERVISION OF
 TAIT & ASSOCIATES, INC.



LAURIE ANN CLARK
 MISSOURI P.E.
 #201600023
 MISSOURI CERTIFICATE
 OF AUTHORITY
 #2016021606

NO.	DESCRIPTION	REVISIONS	BY	DATE
1	MSD ROUND 1 COMMENTS ADDRESSED	AK		08/05/2016
2	MSD ROUND 2 COMMENTS ADDRESSED	AK		11/04/2016
3	MSD ROUND 3 COMMENTS ADDRESSED	AK		01/12/2017
4	MSD ROUND 4 COMMENTS ADDRESSED	AK		01/26/2017

6153 E. Lamer County Road 16
 Loveland, CO 80537
 P: 970.613.1447
 F: 970.613.1877
 www.tait.com

TAIT
 Since 1914

Boile
 Anselmi
 Sacramento
 Denver
 Santa Ana

COVER SHEET
 POPEYE'S BRIDGETON
 HZ PROPS RE, LTD
 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

DRAWN: RM	DATE: 04/05/2016
CHECKED: LAC	DATE: 01/26/2017
REVISION # 4	DATE: 01/26/2017
JOB NO.: CO13210	

Mar 22, 2017 - 12:41pm by cgraf K:\Drawings\CO13210 Northwest Crossings, MO\ENG\CO13210_MSD_COVER.dwg



UTILITY NOTES:

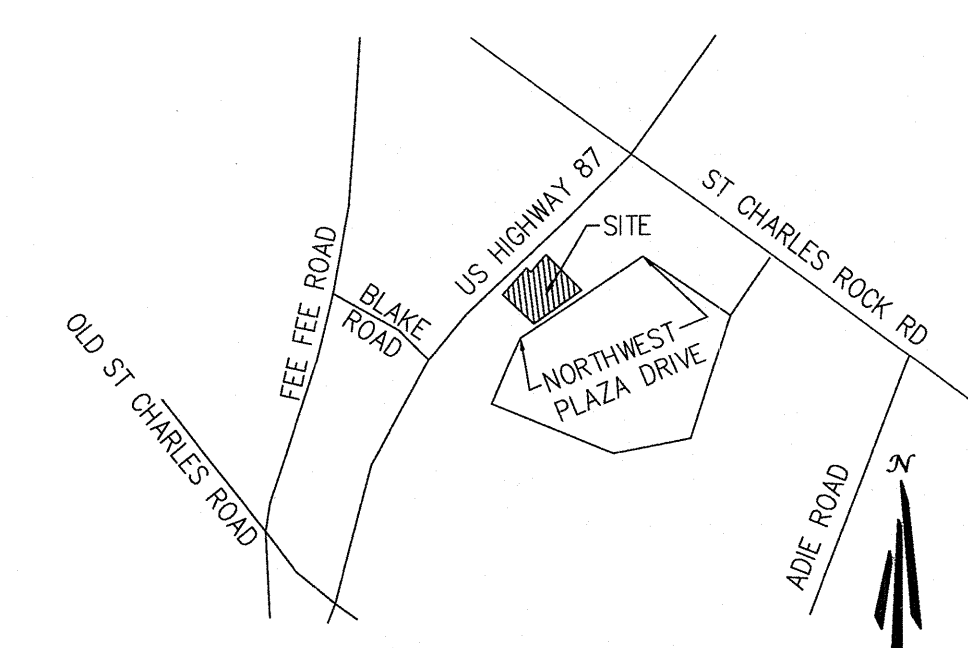
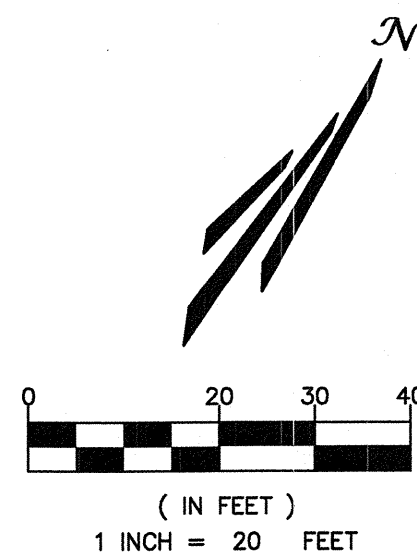
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROPRIATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7483

UNAUTHORIZED CHANGES & USES:

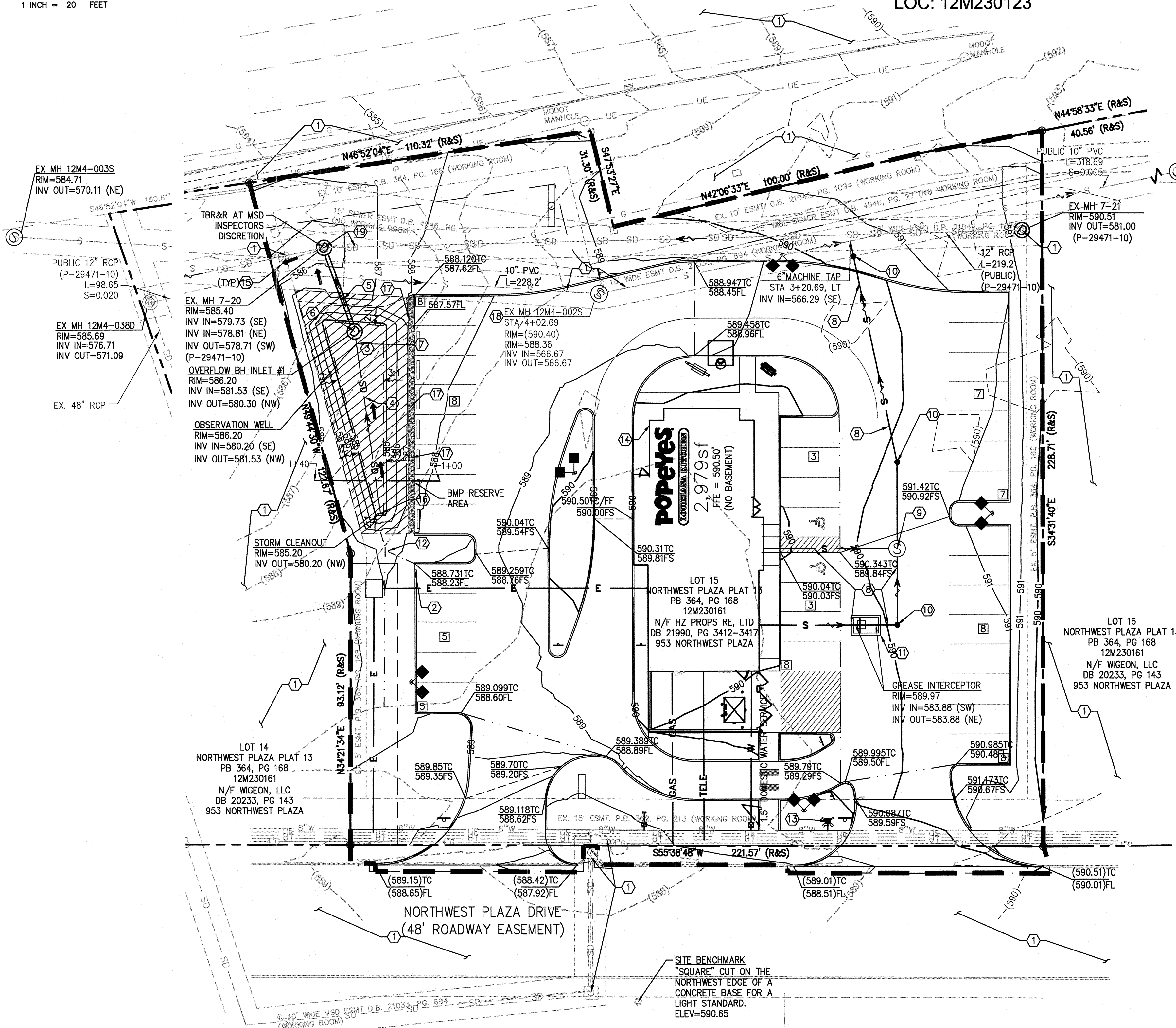
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

MSD REF# P-0030828-00, MSD MAP# 12M4

MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
 MSD BASEMAP NUMBER - 12M4
POPEYE'S LOUISIANA KITCHEN
 LOT 15 OF NORTHWEST PLAZA, PLAT 13 (PB 364, PG168)
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 LOC: 12M230123



LOCATION MAP
 SCALE: 1"=1000'



SITE NOTES:

- 1 PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2 INSTALL 2' CURB CUT.
- 3 INSTALL BIORETENTION BASIN PER DIMENSIONS AND DETAILS AS SHOWN ON SHEET S3. SURFACE = 584.70.
- 4 INSTALL 4" PERFORATED PVC UNDERDRAIN PER MSD STANDARDS AND SPECIFICATIONS. (PUM)
- 5 INSTALL 12" RCP STORM DRAIN PER MSD STANDARDS AND SPECIFICATIONS. (PUM)
- 6 INSTALL 24" NYLOPLAST STRUCTURE WITH GRATED DOME DRAIN BASIN PER DETAIL ON SHEETS S4 AND S6.
- 7 INSTALL 4" STORM DRAIN OBSERVATION WELL.
- 8 INSTALL 6" SDR-35 PVC SANITARY SEWER PIPE AT 2% MIN SLOPE. (PRIVATE)
- 9 INSTALL SANITARY SEWER SAMPLING MANHOLE WITH LOCK-DOWN LID PER MSD STANDARD DETAIL SHEET 70.
- 10 INSTALL 6" SANITARY SEWER CLEANOUT.
- 11 INSTALL 2500 GAL. GREASE INTERCEPTOR PER DETAILS ON SHEET S4.
- 12 INSTALL BIG BLUESTEM PER SHEETS L1 AND L2.
- 13 INSTALL PROPOSED FIRE HYDRANT.
- 14 ROOF SPILLS TO PROPOSED GRADE.
- 15 OVERLAND FLOW PATH.
- 16 INSTALL 4" STORM DRAIN CLEANOUT.
- 17 INSTALL COBBLE STONE DIAPHRAGM PER DETAIL ON SHEET S3.
- 18 ADJUST EXISTING MANHOLE TO THE PROPOSED SURFACE ELEVATION.
- 19 CONVERT EXISTING MANHOLE TO AREA INLET.

GENERAL NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR EASEMENT SHALL CONFORM TO THE CITY OF BRIDGETON CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER, AND MSD, OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONSTRUCTION STAGING AREAS WILL BE REQUIRED TO STAY WITHIN THE LIMITS OF CONSTRUCTION AND AS APPROVED IN THE STORMWATER MANAGEMENT PLAN.
6. THE APPROVED STORMWATER MANAGEMENT PLAN WILL BE REQUIRED ON SITE AT ALL TIMES.
7. CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS PRIOR TO BEGINNING ANY CONSTRUCTION PROCESSES.

PEAK SANITARY FLOW:

$Q = 79 \text{ F.U.} = 237 \text{ GPM} = 0.5 \text{ CFS}$
 (1 F.U. = 3 GPM)

CITY ENGINEER STATEMENT:

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CITY ENGINEER (OR DESIGNEE) _____ DATE _____

SITE BENCH MARK:
 "SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
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 *SEE SHEET S1 FOR MSD BENCH MARK



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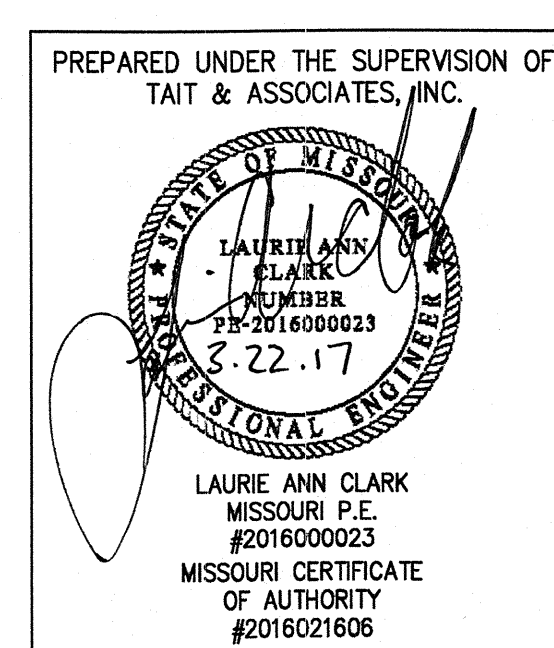
BASIS OF BEARINGS:
 THE BASIS OF THE BEARING SYSTEM IS PER EXHIBIT "A" OF THE TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A FILE NUMBER OF 57625TL, AND AN EFFECTIVE DATE OF NOVEMBER 3, 2015.

LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- BUILDING ENVELOPE
- BUILDING SETBACK
- LIMITS OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- PROPOSED RIDGE LINE
- PROPOSED PAVEMENT SWALE
- TOP & BOTTOM OF POND
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED GAS LINE
- EXISTING 4" GAS LINE
- PROPOSED TELEPHONE LINE
- EXISTING TELEPHONE LINE
- PROPOSED ELECTRIC LINE
- EXISTING ELECTRIC LINE
- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- FIRE HYDRANT
- NUMBER OF PARKING SPACES
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- PROPOSED CONCRETE PAVEMENT
- OVERLAND FLOW PATH

ABBREVIATIONS:

- EX EXISTING
- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- FS FINISHED SURFACE
- INV INVERT
- MH MANHOLE
- RIM RIM ELEVATION
- TC TOP OF CURB
- BOSD BOTTOM OF STORM DRAIN
- TOSS TOP OF SANITARY SEWER



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 TAIT & ASSOCIATES, INC.
 LAURIE ANN CLARK
 MISSOURI P.E.
 #201600023
 MISSOURI CERTIFICATE
 OF AUTHORITY
 #2016021606

Mar 22, 2017 - 12:44pm by cgraf. K:\Drawings\CO\12M230123\10_Northwest Crossings_MOLENG\CO\12M230123_MSD.dwg

NO.	DESCRIPTION	REVISIONS	BY	DATE
1	MSD ROUND 1 COMMENTS ADDRESSED	AK		08/05/2016
2	MSD ROUND 2 COMMENTS ADDRESSED	AK		11/04/2016
3	MSD ROUND 3 COMMENTS ADDRESSED	AK		01/12/2017
4	MSD ROUND 4 COMMENTS ADDRESSED	AK		01/26/2017

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STORM AND SANITARY PLAN
POPEYE'S BRIDGETON
 HZ PROPS RE, LTD
 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

DRAWN: RM
 DATE: 08/05/2016
 CHECKED: LAC
 DATE: 01/26/2017
 REVISION # 4
 DATE: 01/26/2017
 JOB NO.: CO12310

MSD REF: P-0030828-00, MSD MAP#: 12M4

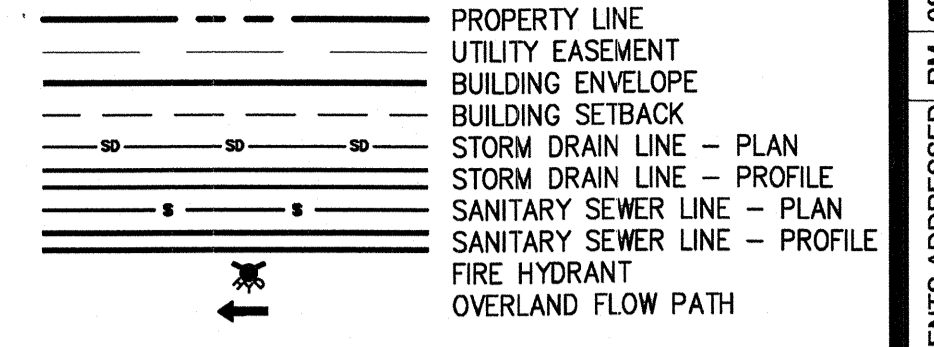
MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
MSD BASEMAP NUMBER - 12M4

TABLE 1: PLANTING SOIL CHARACTERISTICS

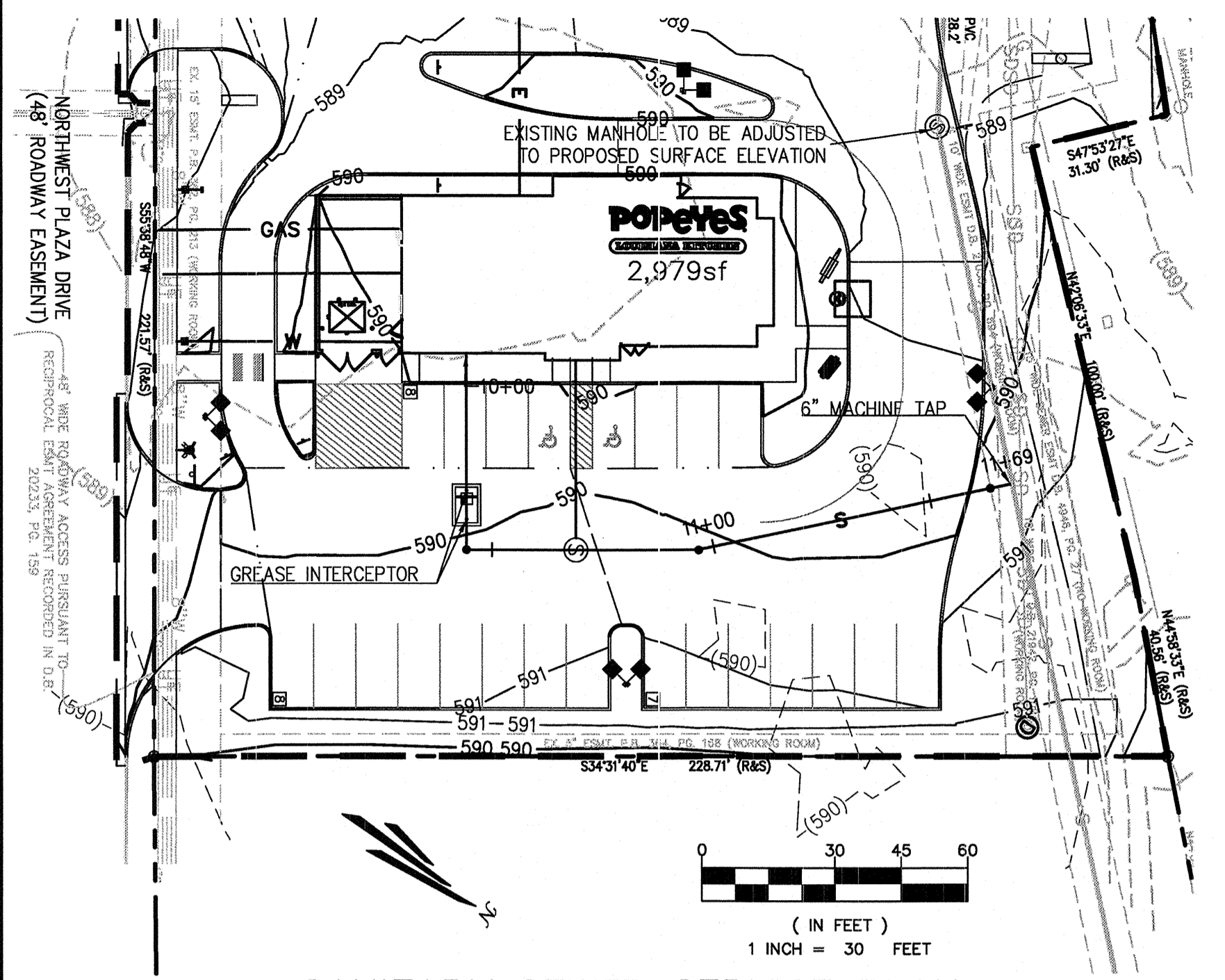
PARAMETER	VALUE
pH RANGE	5.2 TO 8.00
ORGANIC MATTER	1.5 TO 5.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P ₂ O ₅)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K ₂ O)	85 LBS. PER ACRE MINIMUM
SOLUBLE SALTS	≤ 500 PPM

THE PLANTING SOIL SHOULD BE A SANDY LOAM OR LOAMY SAND (SHOULD CONTAIN A MINIMUM OF 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 10% BY VOLUME. THE SOIL SHOULD BE FREE OF BRUSH OR SEEDS FROM NOXIOUS WEEDS, SUCH AS JOHNSON GRASS, MUGWORT, NUTSEDGE, AND CANADIAN THISTLE SHOULD NOT BE PRESENT IN THE SOIL. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12 TO 18 INCHES, LOOSELY COMPACTED (RUBBER-WHEELED HEAVY EQUIPMENT AND MECHANICAL TAMPING DEVICES ARE NOT RECOMMENDED FOR COMPACTION)

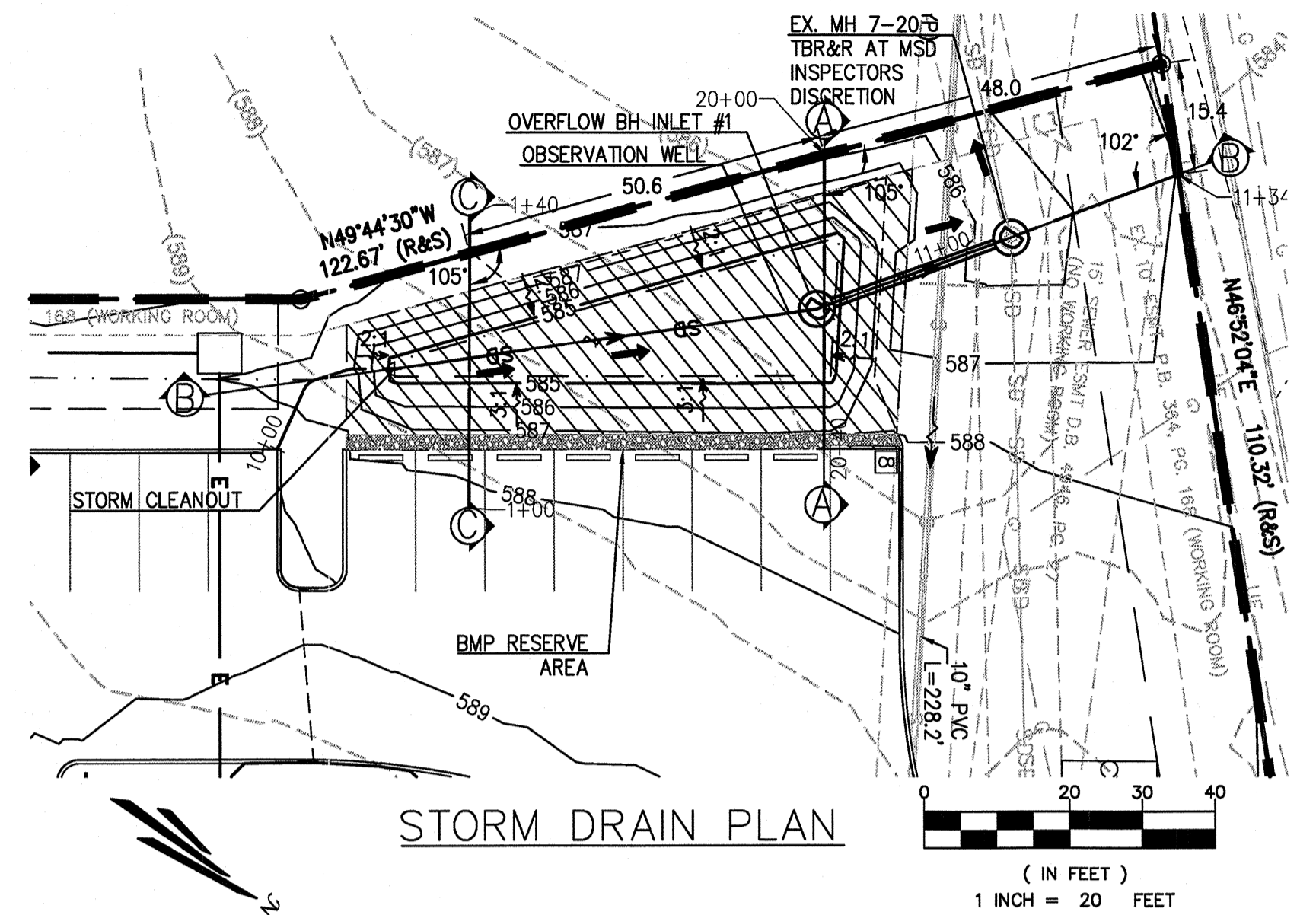
LEGEND:



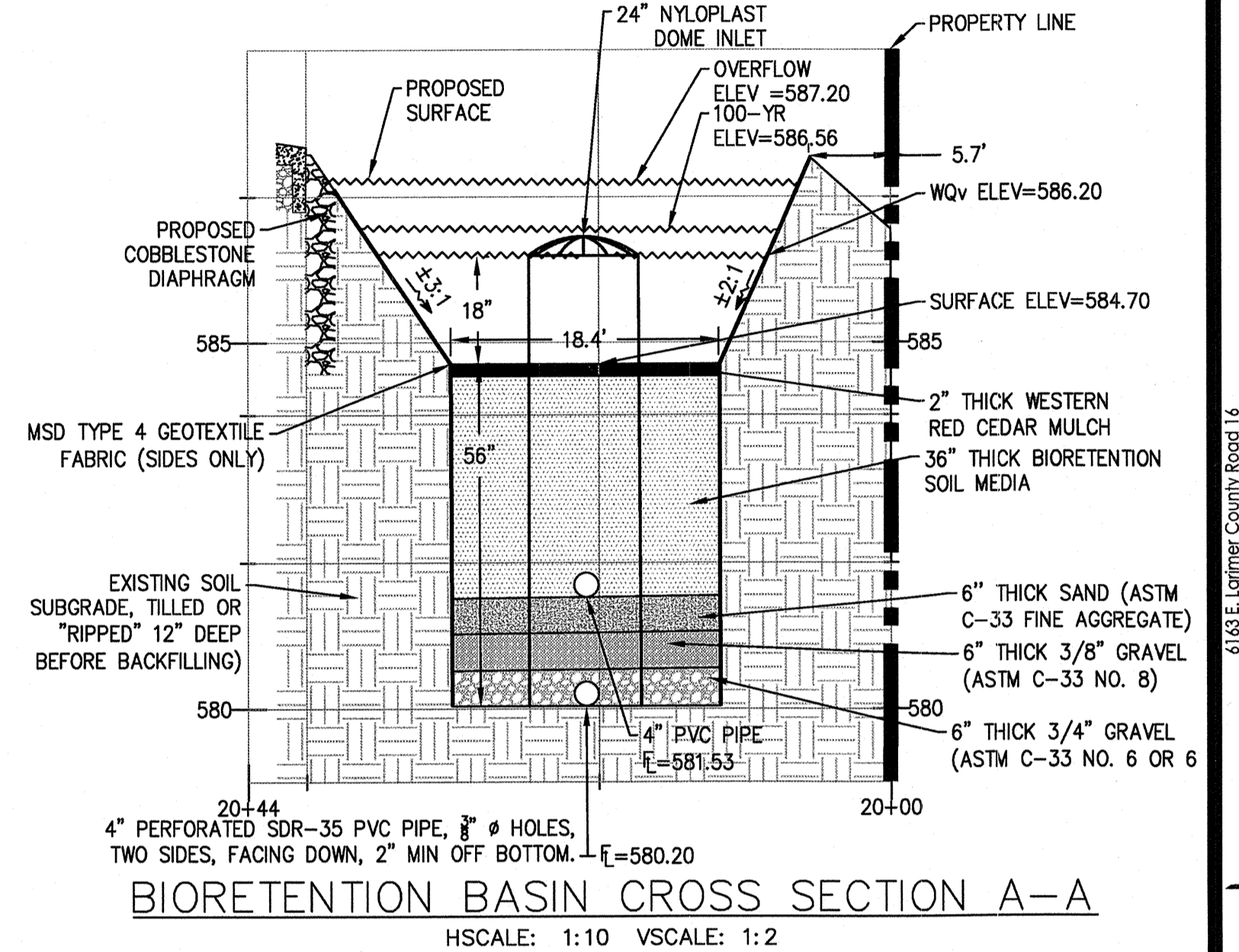
NOTE:
CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER & MSD. CONTACT MSD AT 314-335-2072



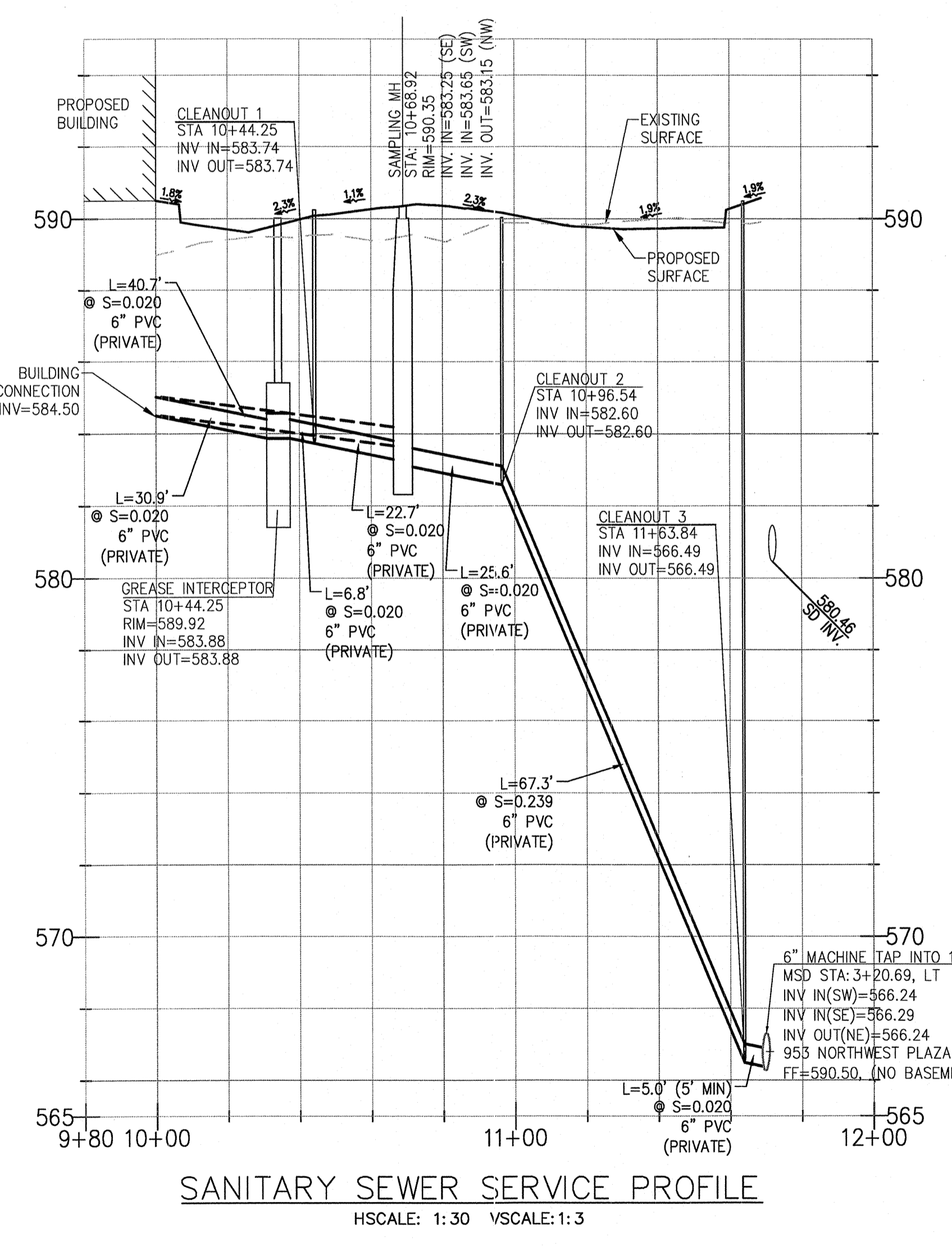
SANITARY SEWER SERVICE PLAN



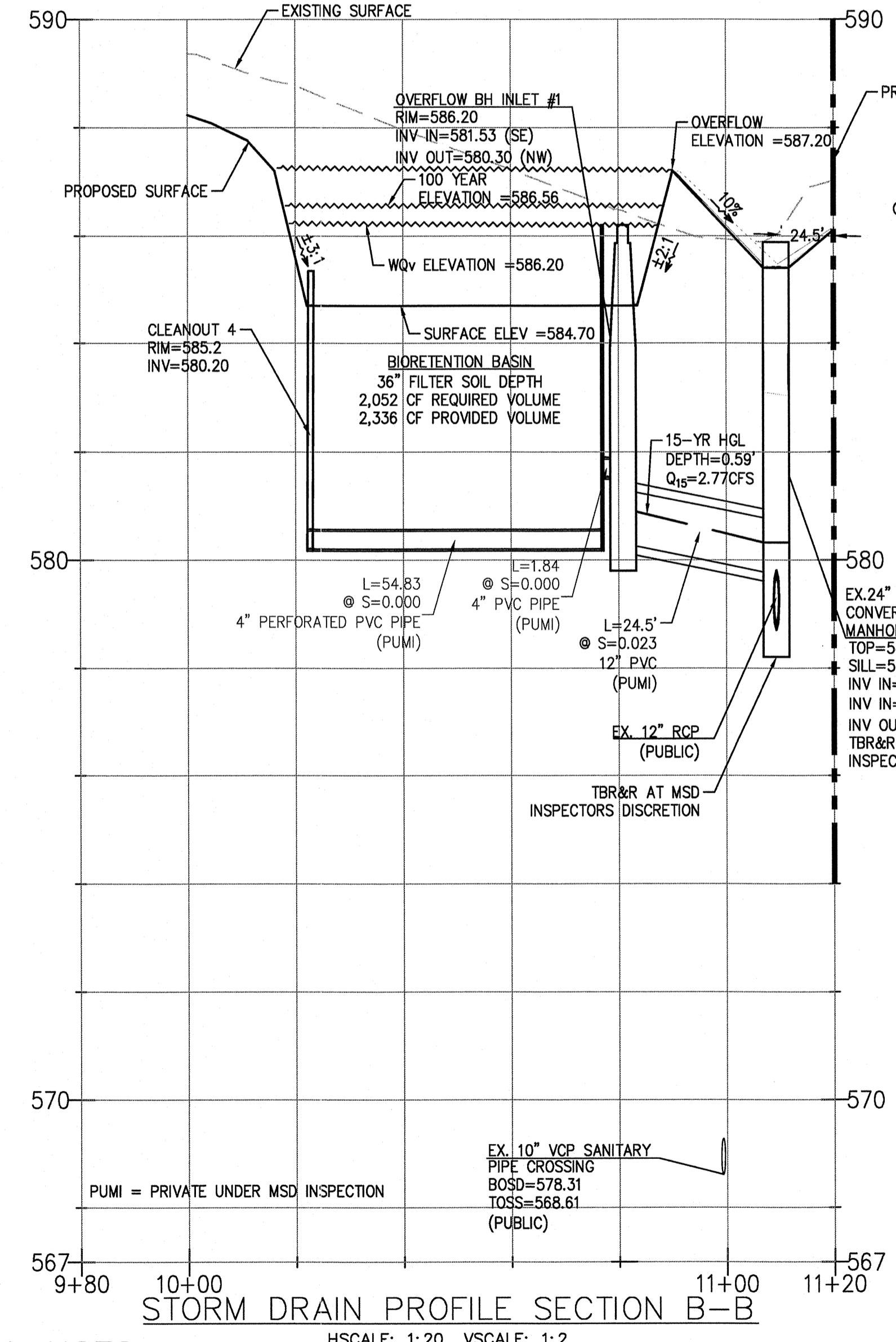
STORM DRAIN PLAN



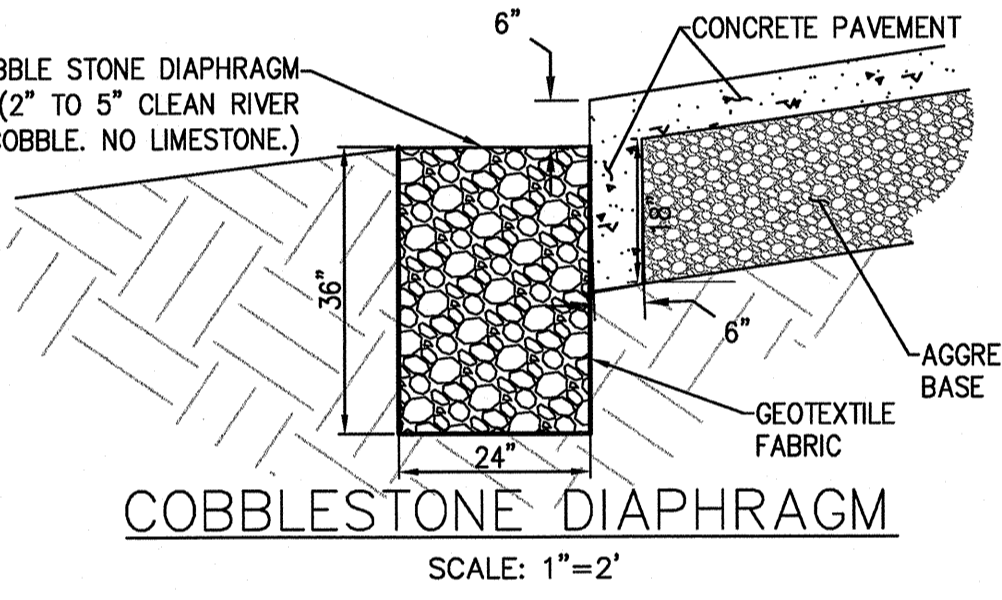
BIORETENTION BASIN CROSS SECTION A-A
HSCALE: 1:10 VSCALE: 1:2



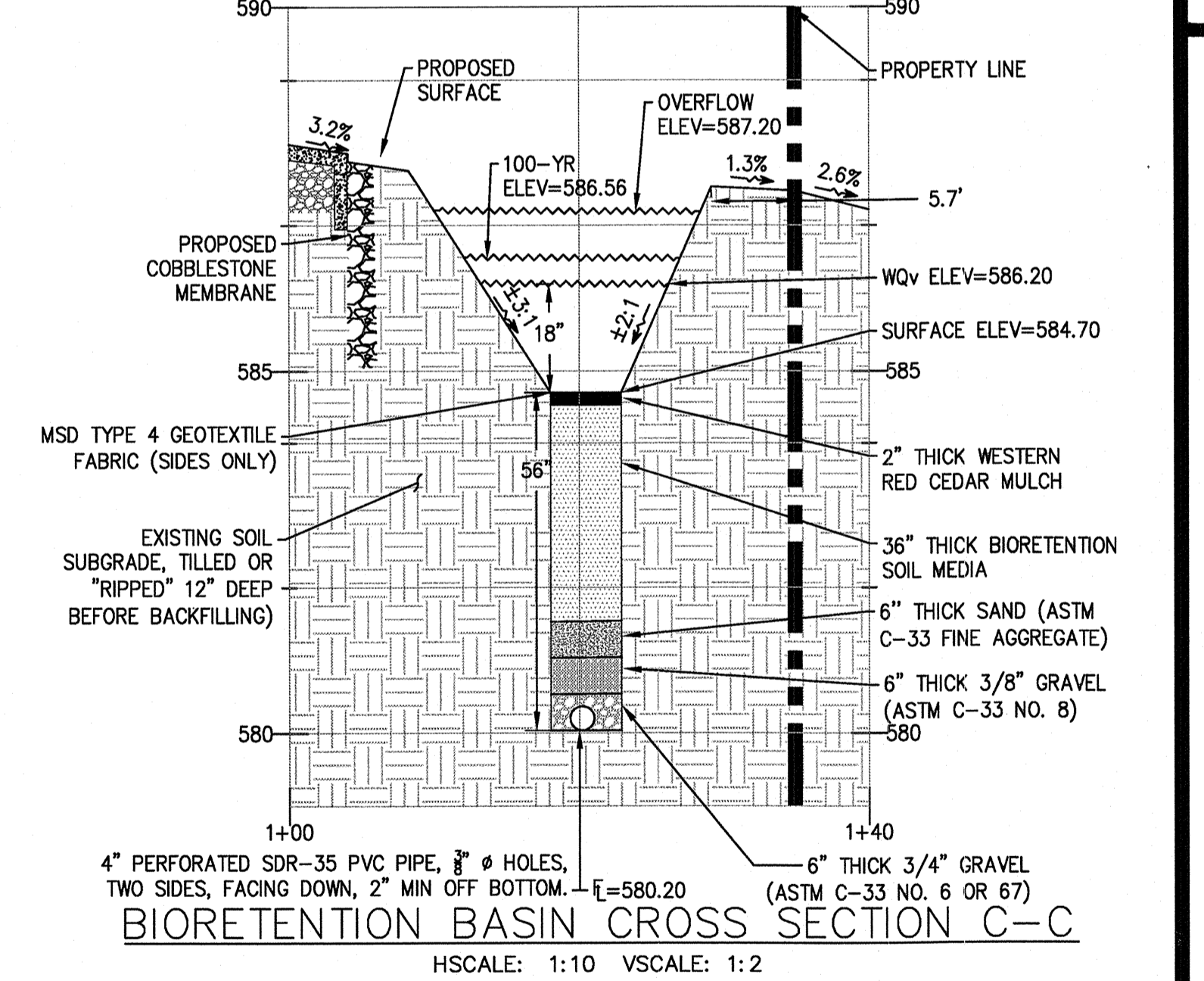
SANITARY SEWER SERVICE PROFILE
HSCALE: 1:30 VSCALE: 1:3



STORM DRAIN PROFILE SECTION B-B
HSCALE: 1:20 VSCALE: 1:2



COBBLESTONE DIAPHRAGM
SCALE: 1\"/>



BIORETENTION BASIN CROSS SECTION C-C
HSCALE: 1:10 VSCALE: 1:2

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CITY ENGINEER (OR DESIGNEE) _____ DATE _____

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LAURIE ANN CLARK
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"SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
BM ELEV (NAVD88) = 590.65
*SEE SHEET S1 FOR MSD BENCH MARK



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MSD ROUND 1 COMMENTS ADDRESSED RM 08/05/2016
MSD ROUND 2 COMMENTS ADDRESSED AK 11/04/2016
MSD ROUND 3 COMMENTS ADDRESSED AK 01/12/2017
MSD ROUND 4 COMMENTS ADDRESSED AK 01/28/2017

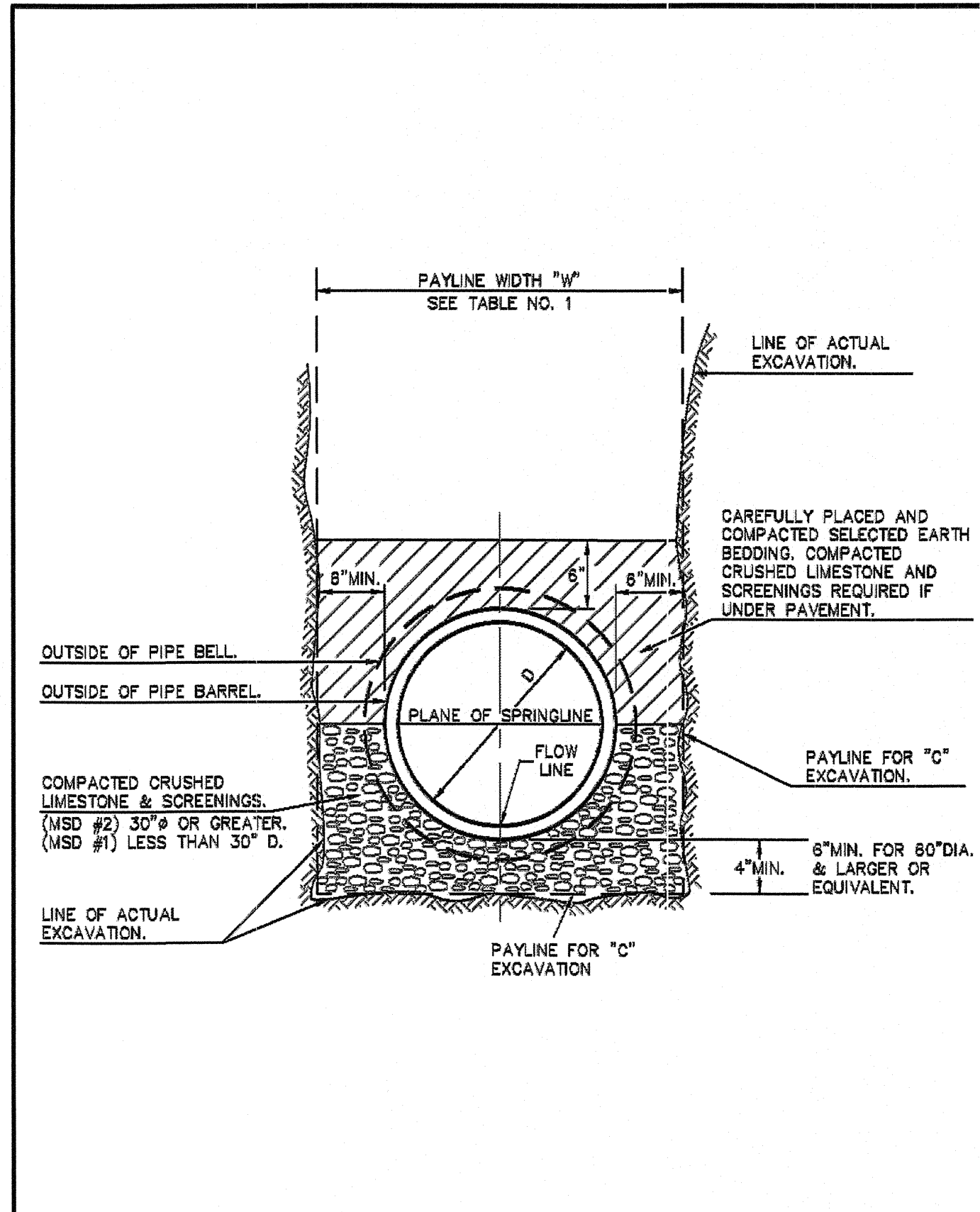
NO. DESCRIPTION REVISIONS BY DATE

PLAN AND PROFILE
POPEY'S BRIDGETON
HZ PROPS RE, LTD
953 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

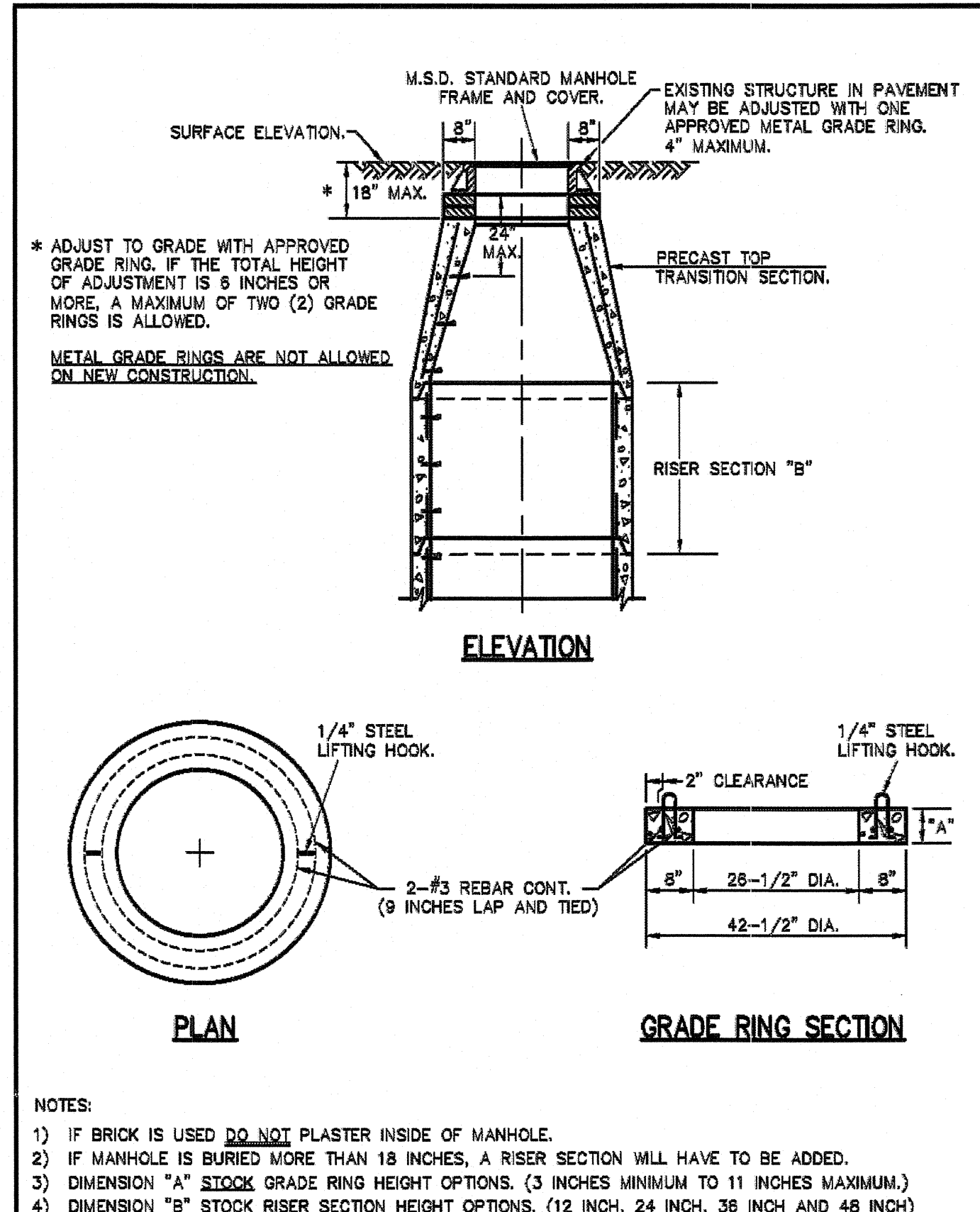
DRAWN: RM
DATE: 04/07/2016
CHECKED: LAC
DATE: 01/26/2017
REVISION # 4
DATE: 01/26/2017
JOB NO.: CO13210

MSD REF#: P-0030828-00, MSD MAP#: 12M4

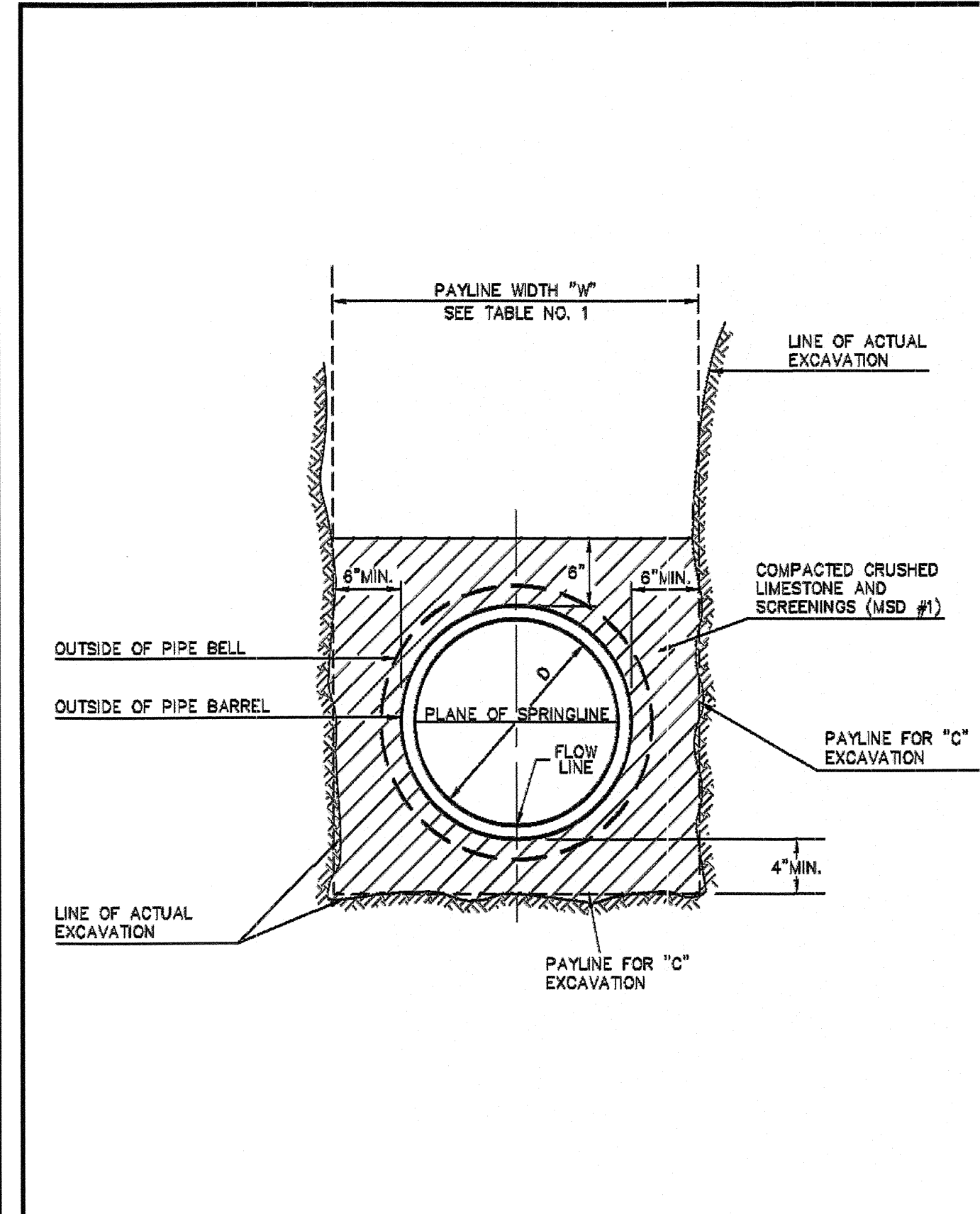
MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
MSD BASEMAP NUMBER - 12M4



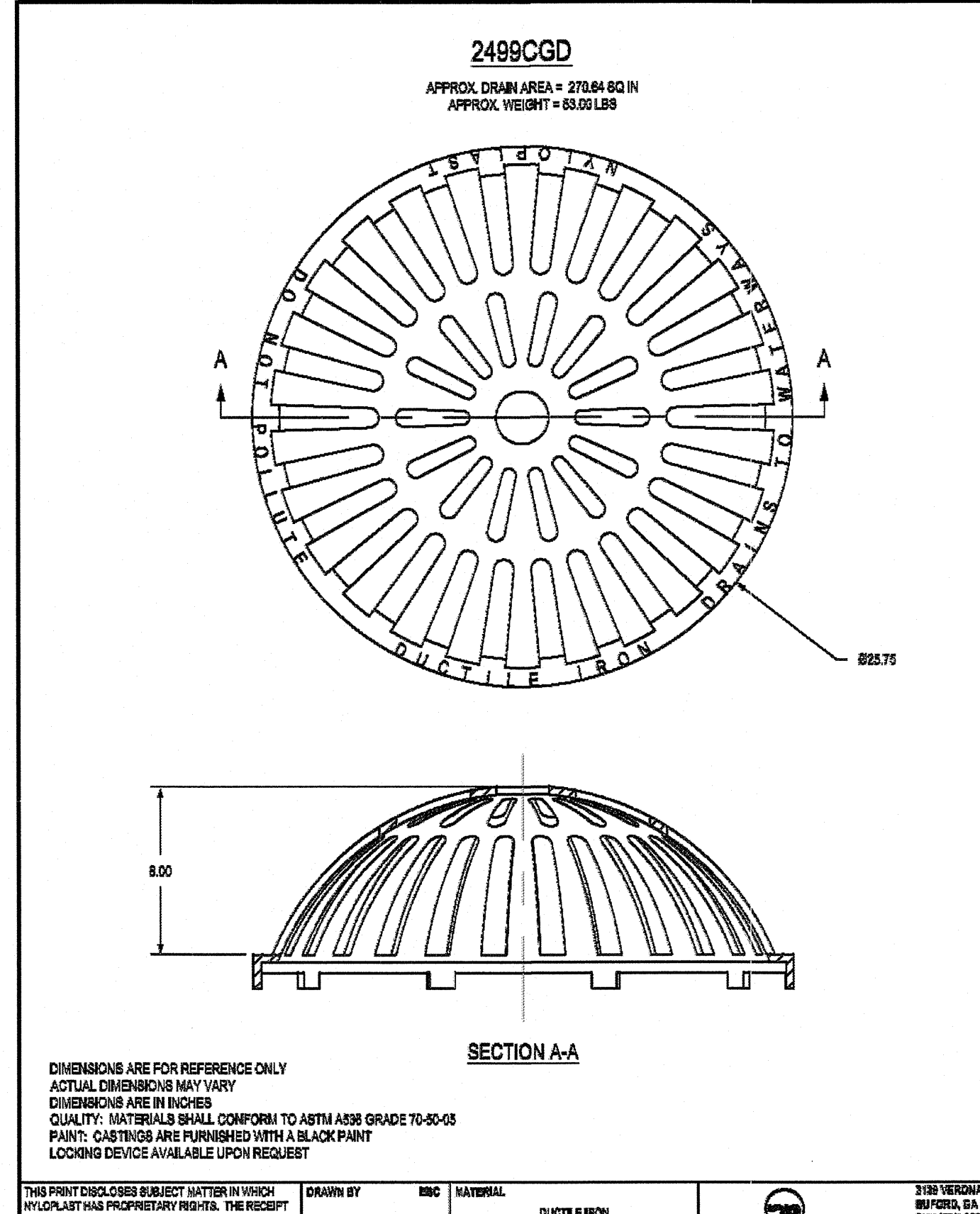
PIPE BEDDING CLASS "C" (MODIFIED FOR REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT <i>Standard Details of Sewer Construction</i>		
	Dr. W.S.H. Ch. J.C.K.	2009	SHEET 5



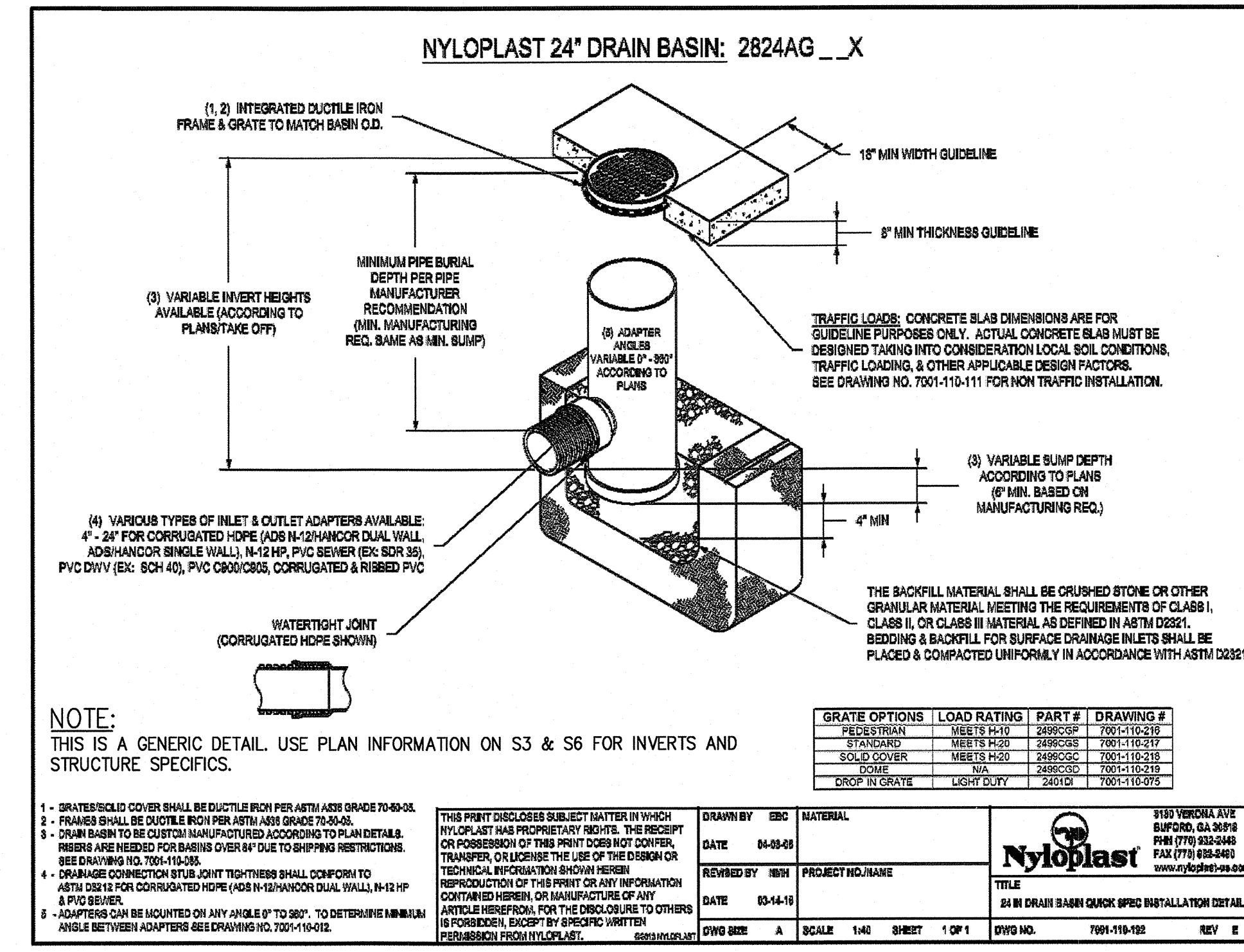
ADJUST TO GRADE	METROPOLITAN ST. LOUIS SEWER DISTRICT <i>Standard Details of Sewer Construction</i>		
	Dr. S.A.M. Ch. P.W.S.	2009	SHEET 23 (REV)



PIPE BEDDING CLASS "C" (FOR ALL 6" TO 18" PIPE EXCEPT REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT <i>Standard Details of Sewer Construction</i>		
	Dr. W.S.H. Ch. J.C.K.	2009	SHEET 4

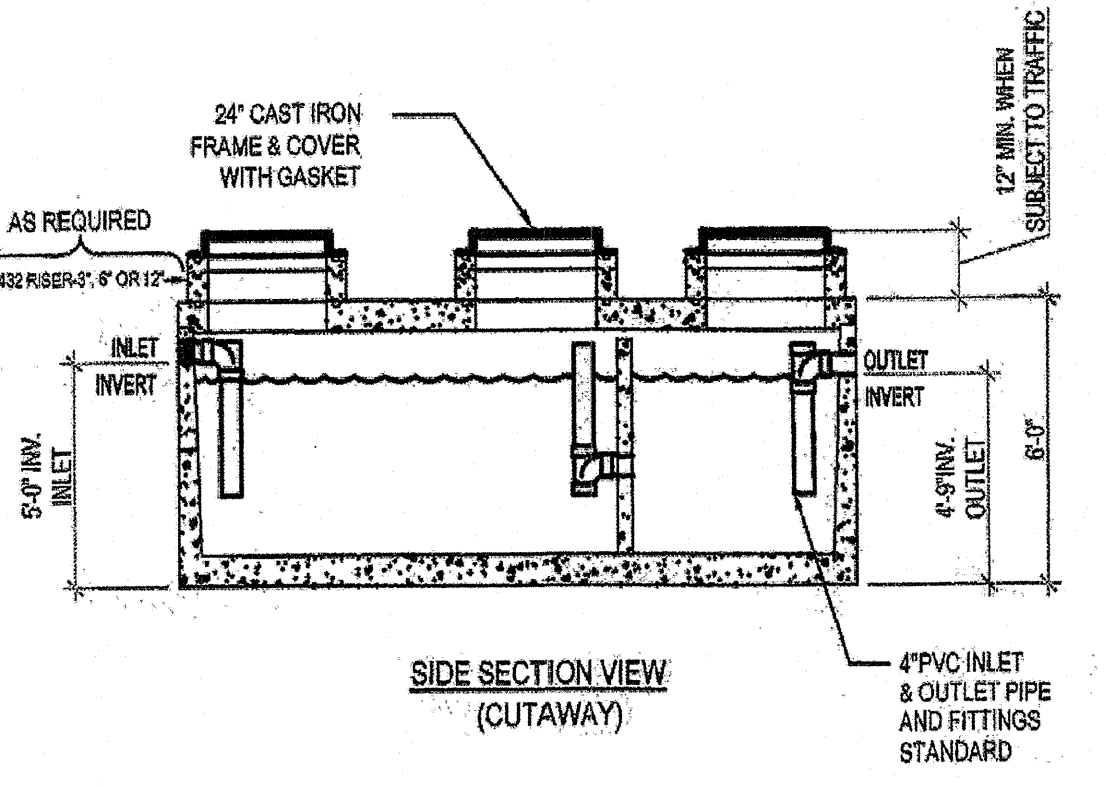
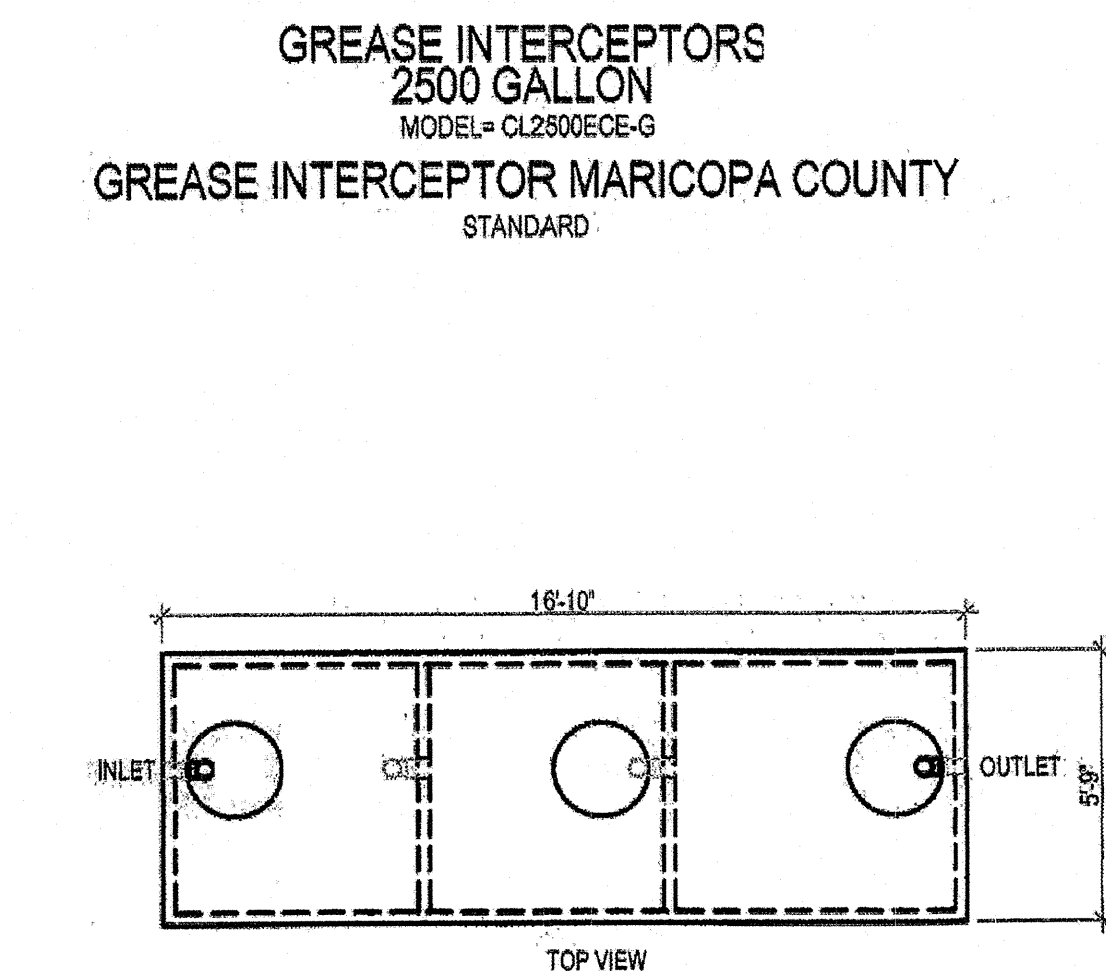


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	DATE	04-08	PROJECT NO./NAME		
REVIEWED BY	ENG	TITLE	24 IN DUCTILE IRON		
DATE	04-11	DWG NO.	7094-110-102	REV	0
DWG SIZE	A	SCALE	1/8"	SHEET	1 OF 1



GRADE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	VEHICLE TRAFFIC	2489CGD	7094-110-102
SOLED COVER	MARKET PLUS	2489CGD	7094-110-102
ROCK	NO	2489CGD	7094-110-102
DROP IN GRADE	LIGHT DUTY	2489CGD	7094-110-102

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



- LIQUID CAPACITY: 2,500 GALLONS.
- TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH 1\"/>

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JENSEN PRECAST
MODEL = CL2600CE-G
MINIMUM EXCAVATION WIDTH 5'-6"
MINIMUM EXCAVATION LENGTH 16'-10"

13 NEW 2,500 GAL. GREASE INTERCEPTOR DETAIL
N.T.S.

Mar 22, 2017 - 12:48pm by cgraf K:\Drawings\CO\13210 Northwest Crossings, MO\ENG\CO13210_MSDDET.dwg

08/05/2016	RM	COMMENTS ADDRESSED	DATE
11/04/2016	AK	MSD ROUND 1 COMMENTS ADDRESSED	11/04/2016
01/12/2017	AK	MSD ROUND 2 COMMENTS ADDRESSED	01/12/2017
01/26/2017	AK	MSD ROUND 3 COMMENTS ADDRESSED	01/26/2017
		NO. DESCRIPTION	REVISIONS

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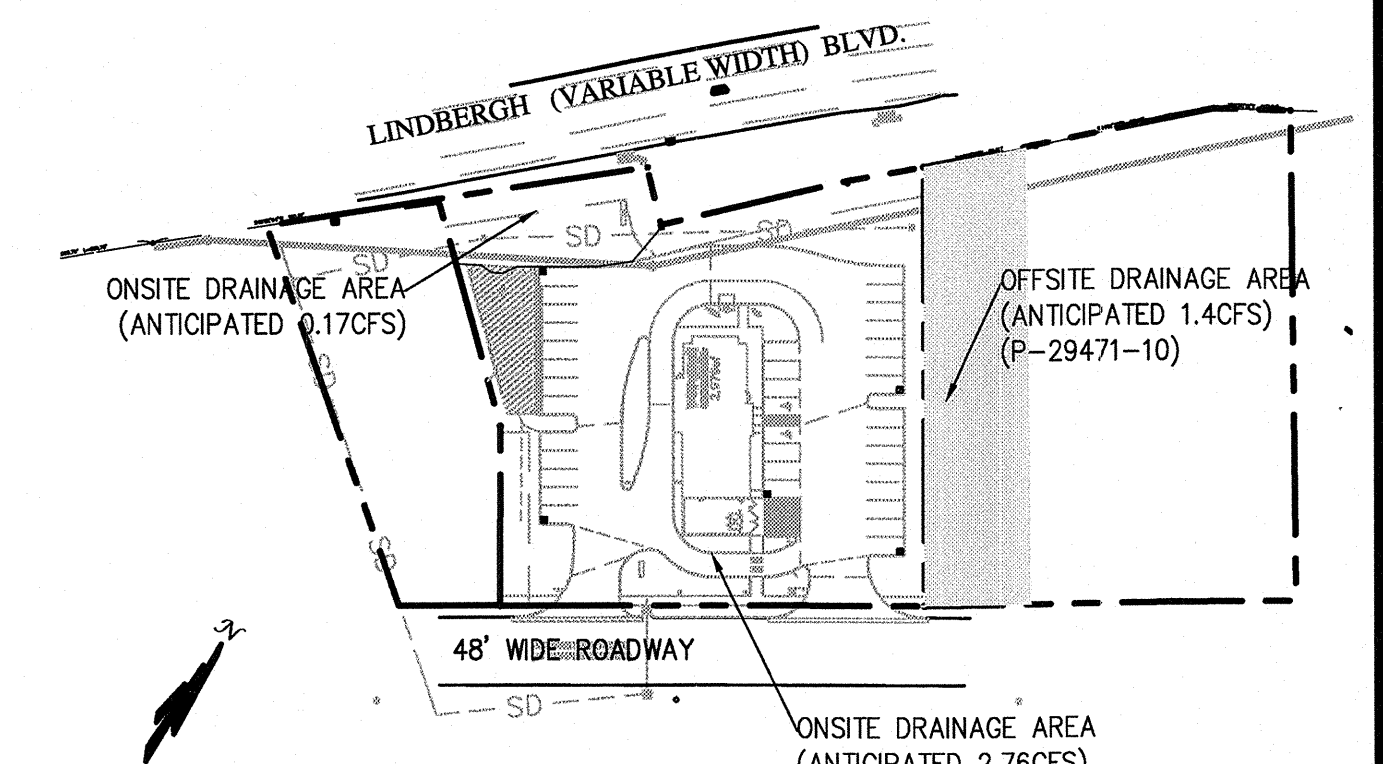
Storm Drain & Sanitary Sewer Details
POPEYE'S BRIDGETON
HZ PROPS RE, LTD
953 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

DRAWN: RM
DATE: 07/15/2016
CHECKED: LAC
DATE: 01/26/2017
REVISION: 4
DATE: 01/26/2017
JOB NO.: CO13210

MSD REF# P-0030828-00, MSD MAP# 12M4

S4 of 6

MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
 MSD BASEMAP NUMBER - 12M4
POPEYE'S LOUISIANA KITCHEN
 LOT 15 OF NORTHWEST PLAZA, PLAT 13 (PB 364, PG168)
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 LOC: 12M230123



DRAINAGE LEGEND:

- EXISTING SLOPE (1.0%)
- PROPOSED SLOPE 1.0%
- BASIN LIMITS
- LIMITS OF DISTURBANCE
- A = BMP NUMBER
- B = IMPERVIOUS (ACRES)
- C = PERVIOUS (ACRES)
- OVERLAND FLOW PATH

DRAINAGE AREA	ACRES	IMPERVIOUS (ACRES)	PERVIOUS (ACRES)	ROOF (ACRES)	BMP	WQV REQUIRED (CUFT)	WQV PROVIDED (CUFT)
1	0.90	0.61	0.22	0.07	BIORETENTION	2039	2336
2	0.25	0.05	0.20	0.00	UNTREATED, DISTURBED	238	0
TOTALS	1.15	0.66	0.42	0.07		2277	2336

TOTAL DISTURBED AREA = 1.15 ACRES

BIORETENTION BASIN	WQV PONDING DEPTH (FT)	BASEIN SURFACE ELEVATION	MAXIMUM BASIN ELEVATION	MAXIMUM PONDING ELEVATION*	FREEBOARD (FT)
1	1.50	584.70	587.53	586.52	1.01

*BASED ON 100-YR, 20-MIN (ONLINE)

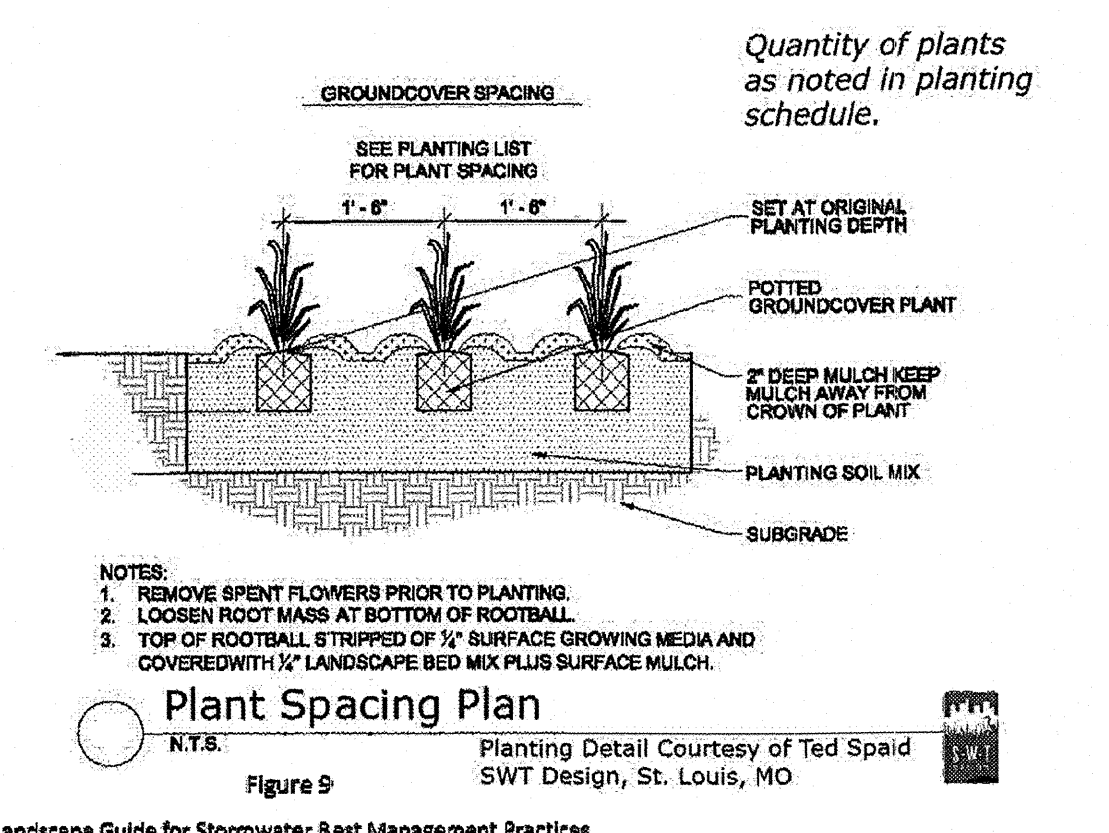
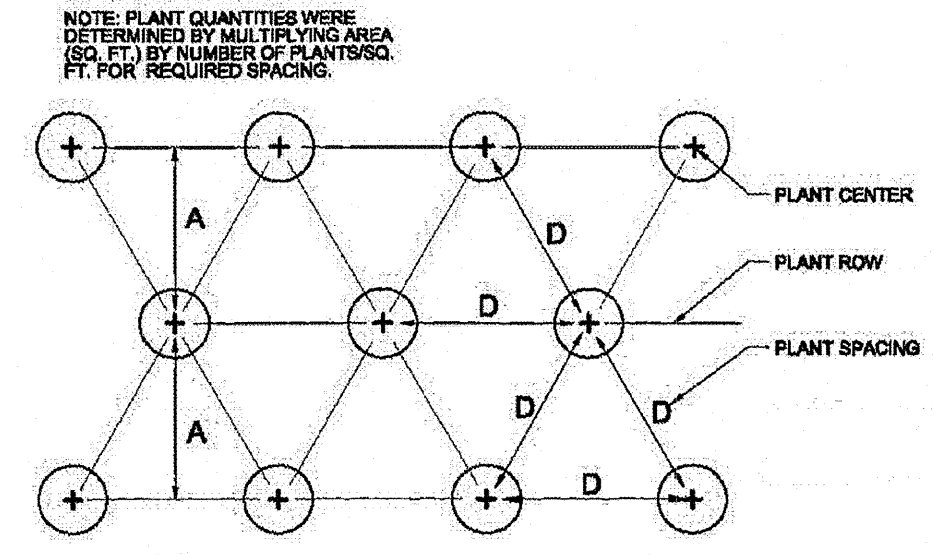
STORMWATER MANAGEMENT NOTE:

LAND AREA DISTURBED = 1.15 ACRES
 ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

BMP PLAN NOTES:

- DURING CONSTRUCTION, IF SITE RUNOFF FLOWS INTO A TEMPORARY SEDIMENT BASIN THAT WILL BE CONVERTED TO A PERMANENT BIORETENTION AREA; THEN AFTER THE TRIBUTARY AREA IS TOTALLY STABLE THE SEDIMENT BASIN WILL NEED TO BE CLEANED OF ALL SILT, SEDIMENT, AND TRASH THAT HAS ACCUMULATED WITHIN IT. OVER EXCAVATE AS NEEDED TO ALLOW FULL DEPTH OF THE BMP SECTION. BMP PLANTING CAN BE DONE ONLY AFTER THIS HAS BEEN DONE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE PLANTINGS.
- DURING CONSTRUCTION, SITE RUNOFF SHALL NOT FLOW INTO THE BIORETENTION AREA. ALL STORMWATER FLOW TO THE BMP AREA SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.
- LIMITS OF DISTURBANCE:
 THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

SPACING "X"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
30"	20"	160
24"	20"	25
18"	18"	450
15"	13"	640
12"	10"	1,000
10"	8.65"	1,440
8"	6.95"	2,250



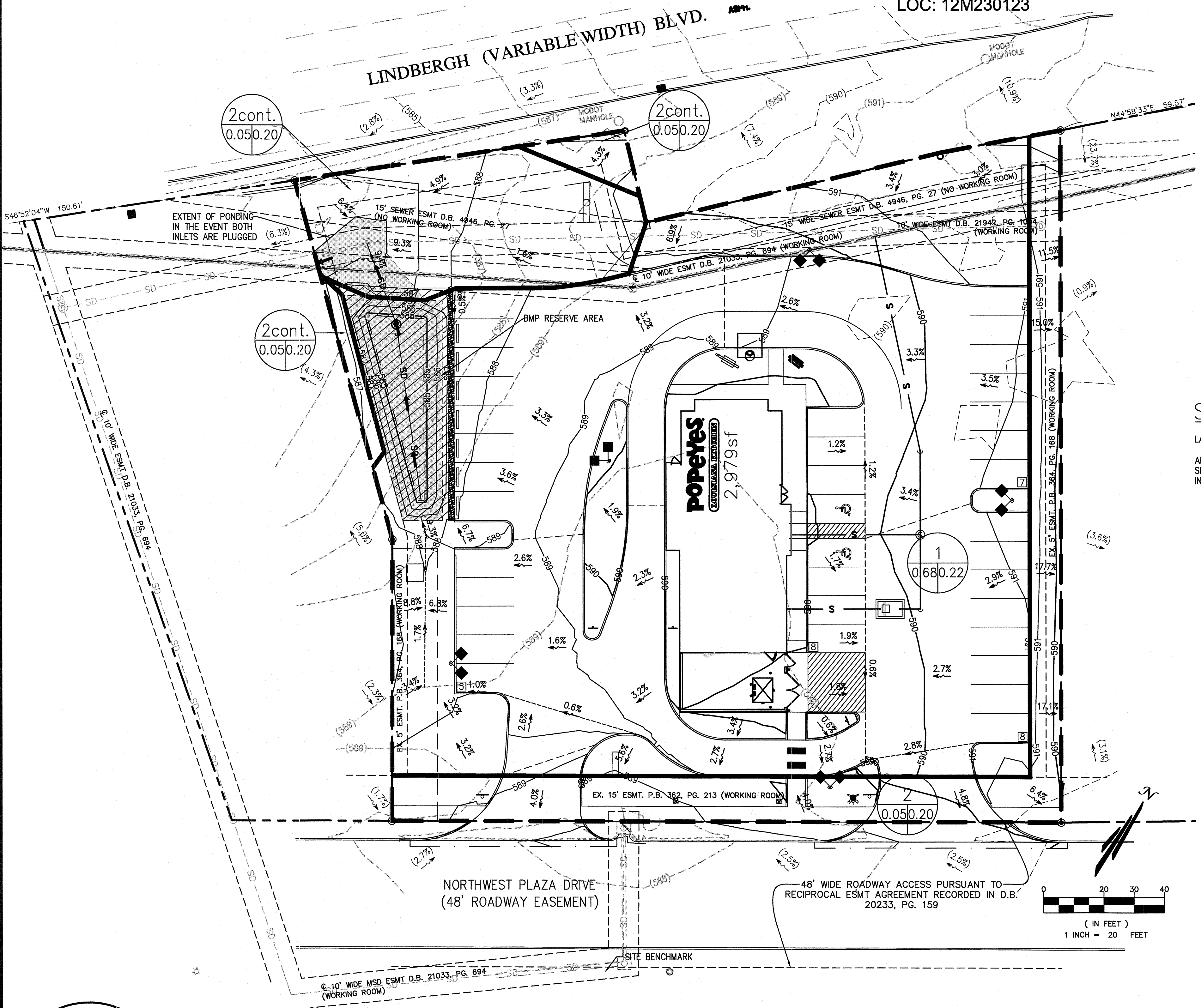
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 BM ELEV (NAVD88) = 590.65
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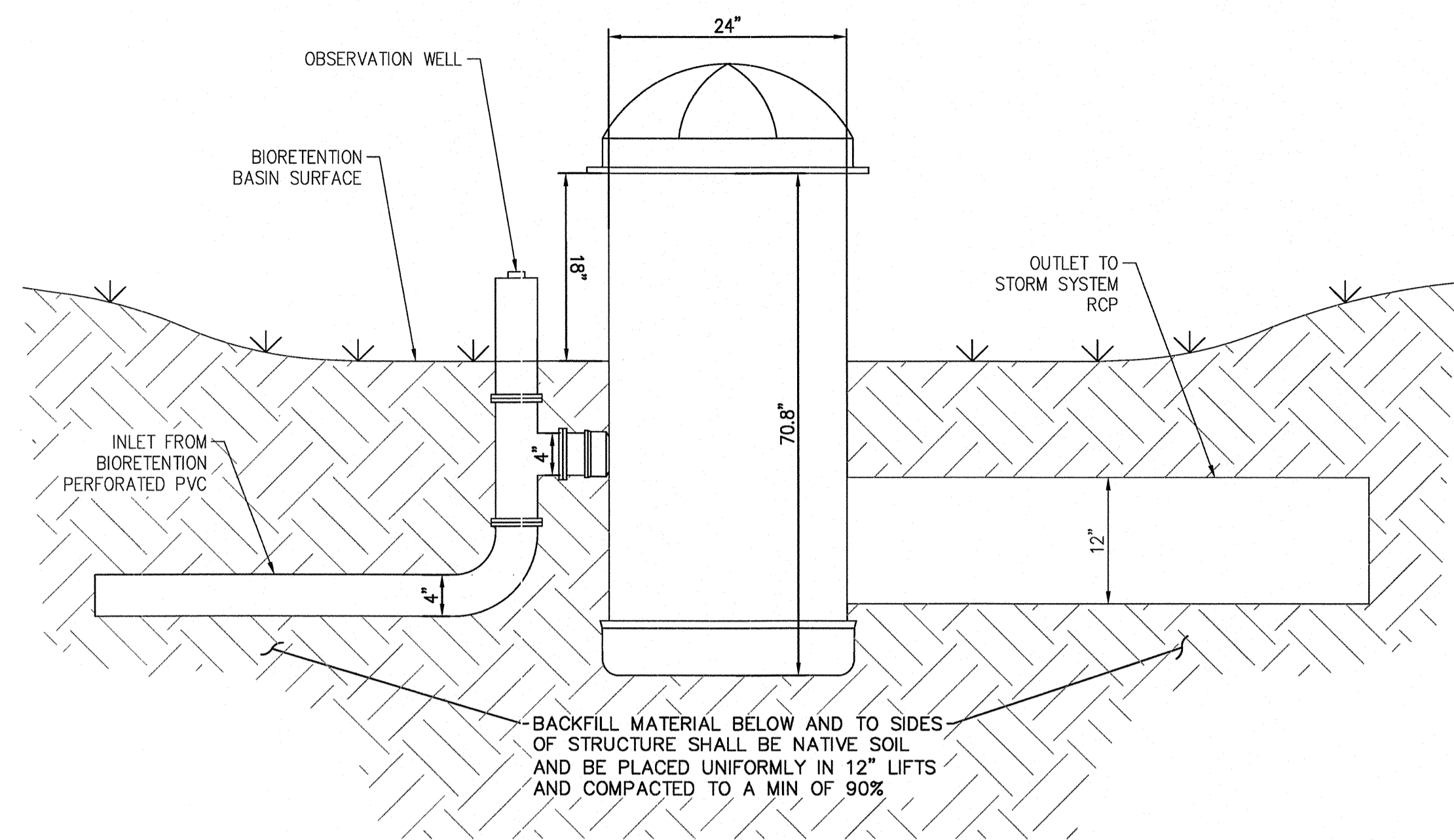
BMP DRAINAGE AREA MAP
 POPEYE'S BRIDGETON
 HZ PROPS RE, LTD
 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

DRAWN: RM
 DATE: 07/19/2016
 CHECKED: LAC
 DATE: 07/26/2017
 REVISION # 4
 DATE: 07/26/2017
 JOB NO.: CO13210

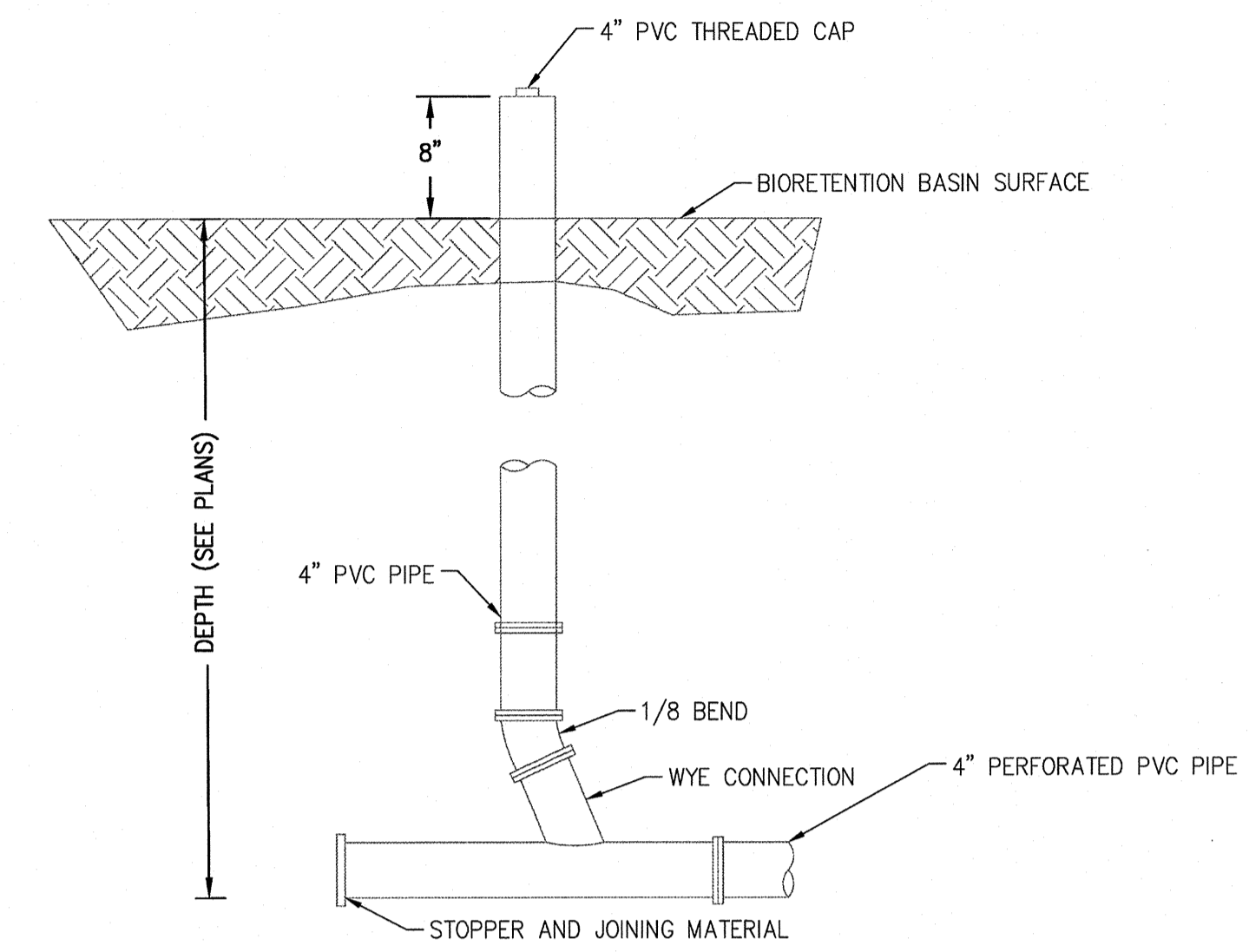
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MSD REF#: P-0030828-00, MSD MAP#: 12M4

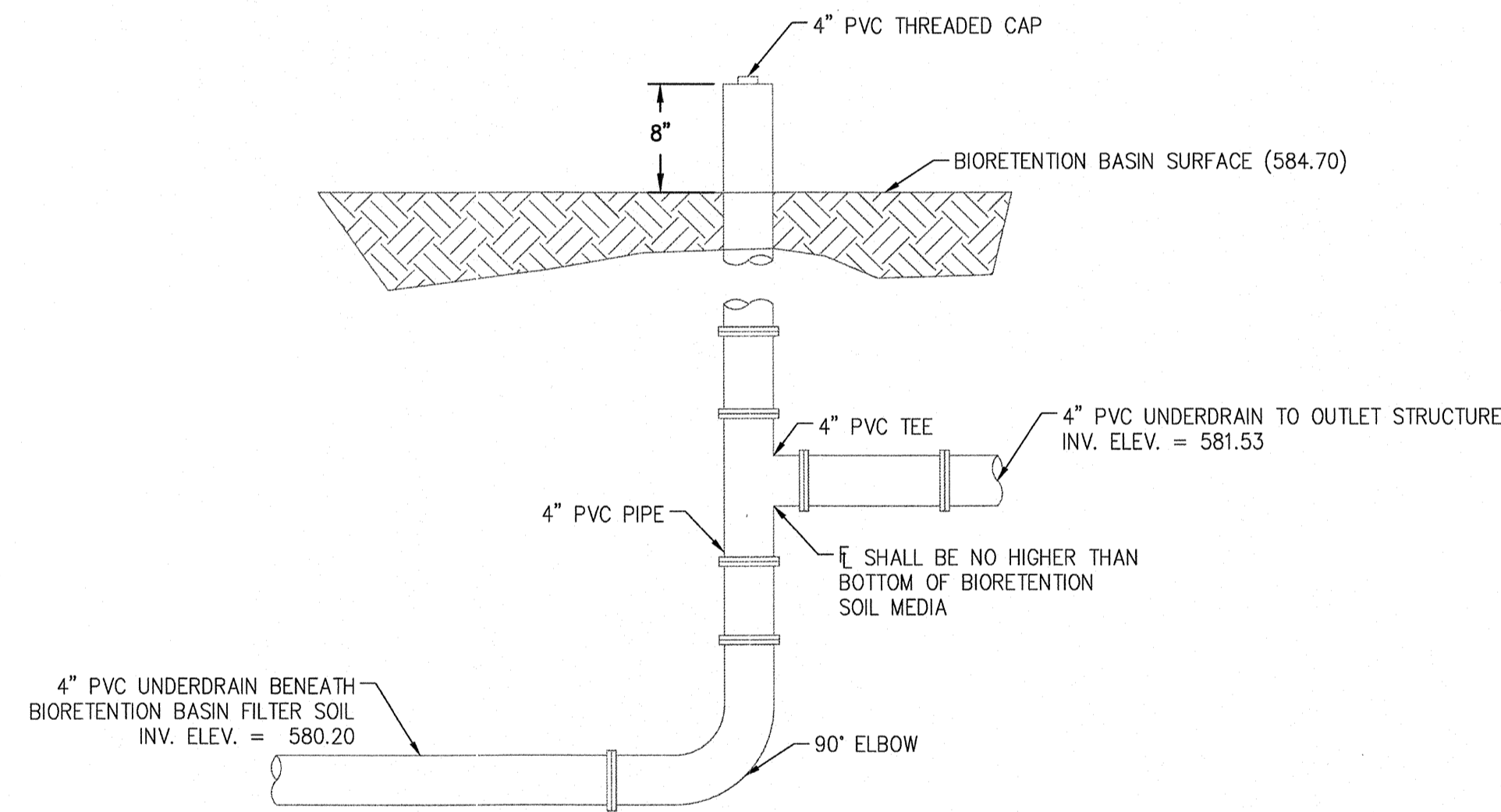
MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
MSD BASEMAP NUMBER - 12M4



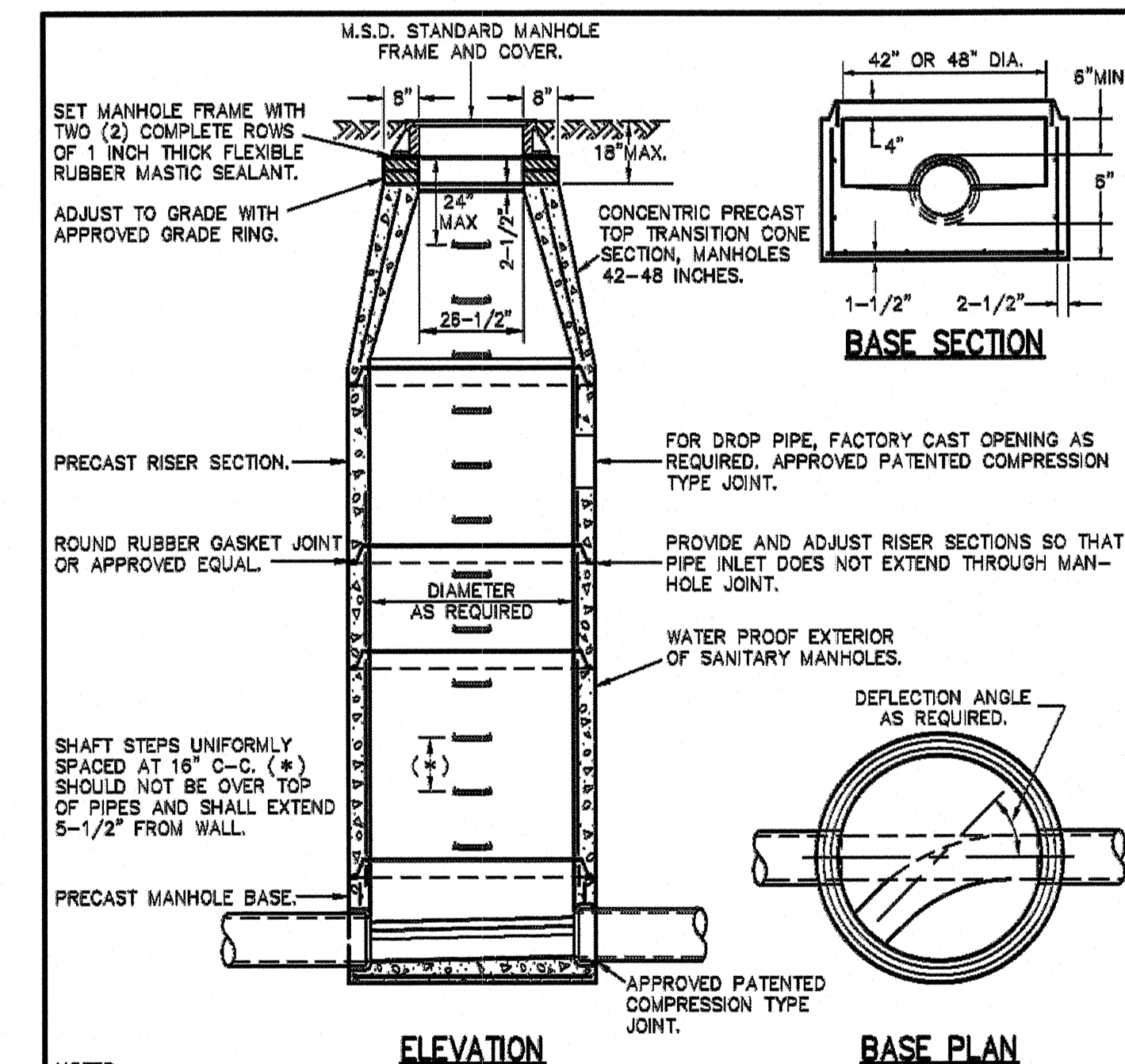
PVC RISER AND CONNECTION DETAIL



UNDERDRAIN CLEANOUT



OBSERVATION WELL DETAIL



PRECAST CONCRETE MANHOLE	METROPOLITAN ST. LOUIS SEWER DISTRICT Standard Details of Sewer Construction	
Dr. WSH/SAM Ch. J.C.K.	2009	SHEET 21 (REV)

Mar 22, 2017 - 12:56pm by cgraf K:\Drawings\CO\13210 Northwest Crossings, MO\ENG\CO13210_MSDDET.dwg

NOTE:
DETAILS SHOWN FOR PRIVATE CONSTRUCTION ONLY. REFER TO MSD SPECIFICATIONS AND DETAILS FOR PUBLIC SEWER AND PRIVATE UNDER MSD INSPECTION SEWER CONSTRUCTION.

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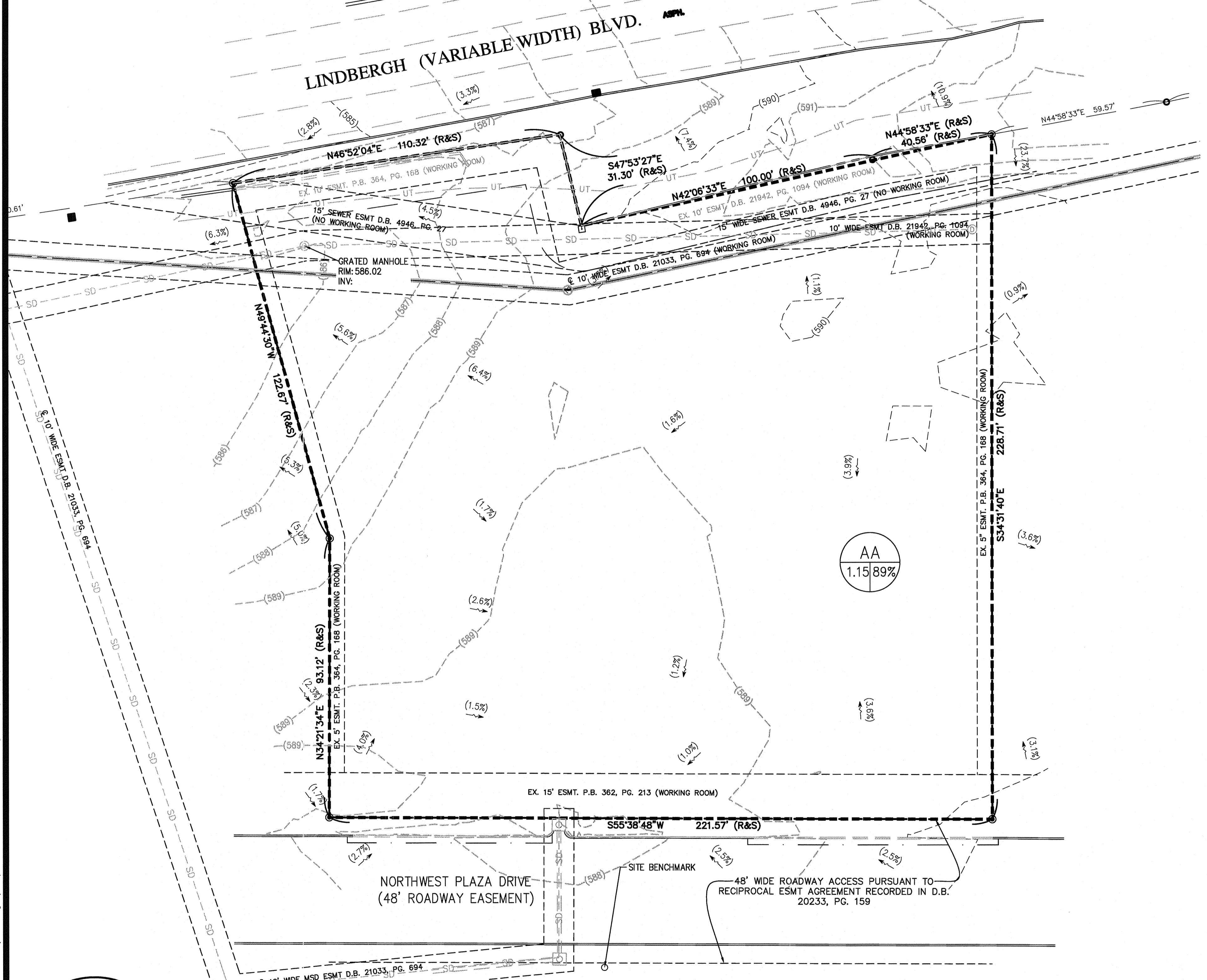
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1	MSD ROUND 1 COMMENTS ADDRESSED	RM	08/05/2016
2	MSD ROUND 2 COMMENTS ADDRESSED	AK	11/04/2016
3	MSD ROUND 3 COMMENTS ADDRESSED	AK	01/12/2017
4	MSD ROUND 4 COMMENTS ADDRESSED	AK	01/26/2017

BMP DETAILS
POPEYE'S BRIDGETON
HZ PROPS RE, LTD
953 NORTHWEST PLAZA DRIVE
BRIDGETON, MO 63044

DRAWN: RM
DATE: 07/15/2016
CHECKED: LAC
DATE: 07/26/2017
REVISION #: 4
DATE: 07/26/2017
JOB NO.: CO13210

MSD REF#: P-0030828-00, MSD MAP#: 12M4

MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
 MSD BASEMAP NUMBER - 12M4
POPEYE'S LOUISIANA KITCHEN
 LOT 15 OF NORTHWEST PLAZA, PLAT 13 (PB 364, PG168)
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 LOC: 12M230123

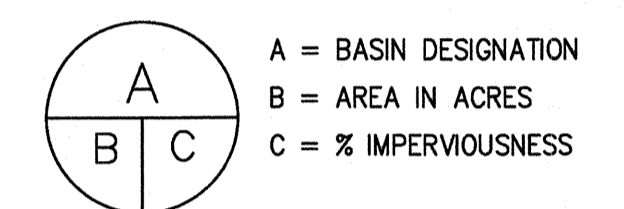


STORMWATER RUNOFF NOTES:

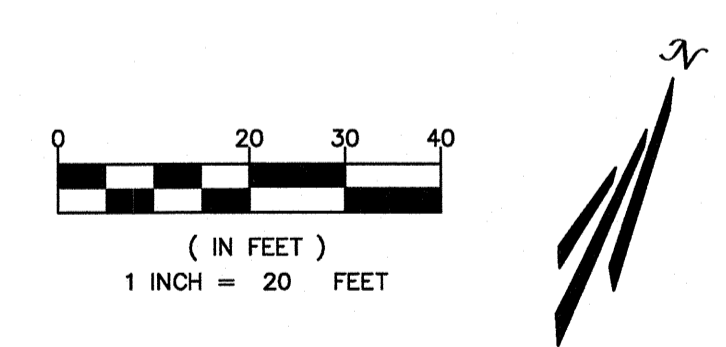
TOTAL LOT AREA: 1.15 ACRE
 TOTAL DISTURBED AREA: 1.15 ACRE
 PRE-DEVELOPMENT % IMPERVIOUS : 89% *
 PRE-DEVELOPMENT 15-YR STORM RUNOFF: 3.84 CFS
 *BASED ON MSD 2000 AERIAL

DRAINAGE LEGEND:

EXISTING SLOPE (1.0%)
 BASIN LIMITS



BASIN ID	CONTRIBUTING AREA (ACRES)	IMPERVIOUS AREA (ACRES)	PI (CFS/AC)	PEAK 15YR (CFS)
AA	1.15	1.02	3.34	3.84



CITY ENGINEER STATEMENT:

ALL WORK SHALL BE CONSTRUCTED TO CITY OF BRIDGETON AND COUNTY OF ST LOUIS STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER ST ANN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

CITY ENGINEER (OR DESIGNEE) _____ DATE _____

UTILITY NOTES:

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROPRIATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7483

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

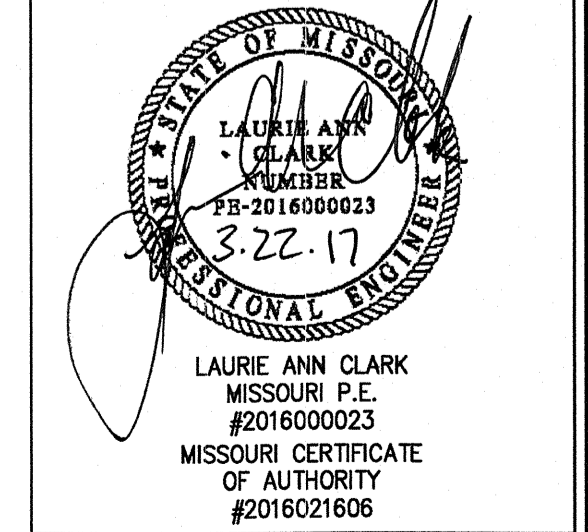
BASIS OF BEARINGS:

THE BASIS OF THE BEARING SYSTEM IS PER EXHIBIT "A" OF THE TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A FILE NUMBER OF 57625TL, AND AN EFFECTIVE DATE OF NOVEMBER 3, 2015.

SITE BENCH MARK:

"SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
 BM ELEV (NAVD88) = 590.65
 *SEE SHEET S1 FOR MSD BENCH MARK

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PRE-DEVELOPMENT DRAINAGE PLAN
 POPEYE'S BRIDGETON
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 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

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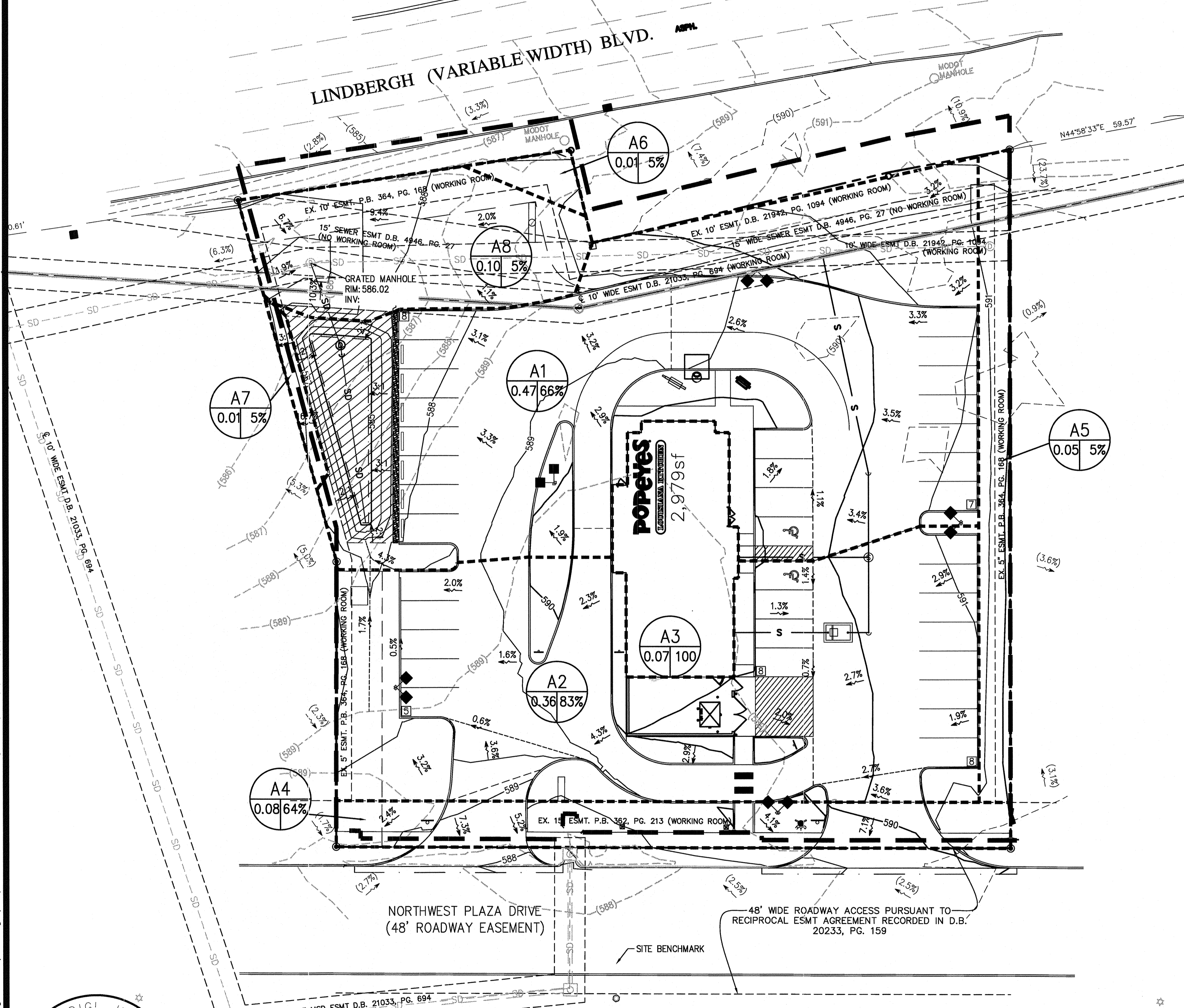
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MSD ROUND 2 COMMENTS ADDRESSED	AK	11/04/2016
MSD ROUND 3 COMMENTS ADDRESSED	AK	01/12/2017
MSD ROUND 4 COMMENTS ADDRESSED	AK	01/26/2017

DRAWN: RM
 DATE: 04/05/2016
 CHECKED: LAC
 DATE: 01/26/2017
 DESIGNER: LAC
 PROJECT NO.: 12M230123
 JOB NO.: CO13210

DR1 of 2

MSD REF: P-0030828-00, MSD MAP#: 12M4

MSD P-NUMBER (P-0030828-00) - PLAN SUBMITTAL
 MSD BASEMAP NUMBER - 12M4
POPEYE'S LOUISIANA KITCHEN
 LOT 15 OF NORTHWEST PLAZA, PLAT 13 (PB 364, PG168)
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 LOC: 12M230123



STORMWATER RUNOFF NOTES:

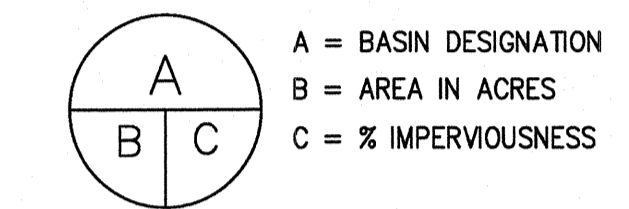
TOTAL LOT AREA: 1.15 ACRE
 TOTAL DISTURBED AREA: 1.18 ACRE
 PRE-DEVELOPMENT % IMPERVIOUS: 89%
 POST-DEVELOPMENT % IMPERVIOUS: 63%
 PRE-DEVELOPMENT 15-YR STORM RUNOFF: 3.84
 POST-DEVELOPMENT 15-YR STORM RUNOFF: 3.29
 15 YR, 20 MIN DIFFERENTIAL RUNOFF = 3.29 CFS - 3.84 CFS = -0.55 CFS

DRAINAGE LEGEND:

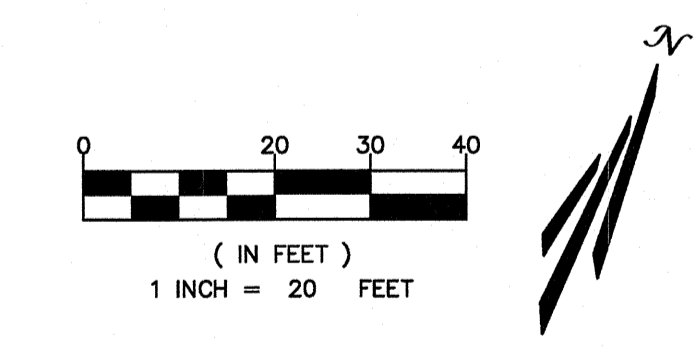
EXISTING SLOPE (1.0%)
 BASIN LIMITS
 LIMITS OF DISTURBANCE

STORMWATER MANAGEMENT NOTE:

LAND AREA DISTURBED = 1.18 ACRES
 ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.



BASIN ID	CONTRIBUTING AREA (ACRES)	PI (CFS/AC)	IMPERVIOUS AREA (ACRES)	PEAK 15YR (CFS)
A1	0.47	2.90	0.31	1.36
A2	0.36	3.19	0.30	1.15
A3	0.07	3.54	0.07	0.25
A4	0.08	2.86	0.05	0.23
A5	0.05	1.70	0.00	0.09
A6	0.01	1.70	0.00	0.02
A7	0.01	1.70	0.00	0.02
A8	0.10	1.70	0.00	0.17
TOTAL	1.15	---	0.73	3.29



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CITY ENGINEER (OR DESIGNEE) _____ DATE _____

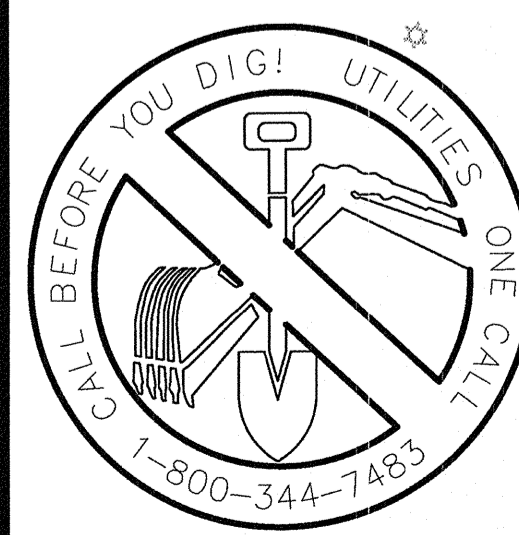
SITE BENCH MARK:
 "SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.
 BM ELEV (NAVD88) = 590.65
 *SEE SHEET S1 FOR MSD BENCH MARK

BASIS OF BEARINGS:
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NO.	DESCRIPTION	REVISIONS	BY	DATE
MSD ROUND 1	COMMENTS ADDRESSED			08/05/2016
MSD ROUND 2	COMMENTS ADDRESSED			11/04/2016
MSD ROUND 3	COMMENTS ADDRESSED			01/12/2017
MSD ROUND 4	COMMENTS ADDRESSED			01/26/2017

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POST-DEVELOPMENT DRAINAGE PLAN
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 953 NORTHWEST PLAZA DRIVE
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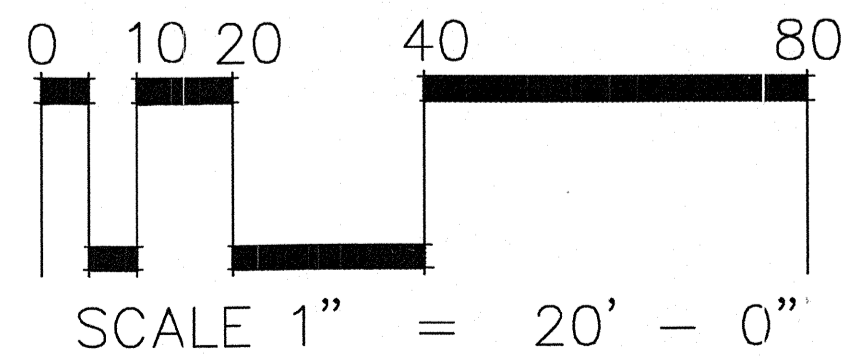
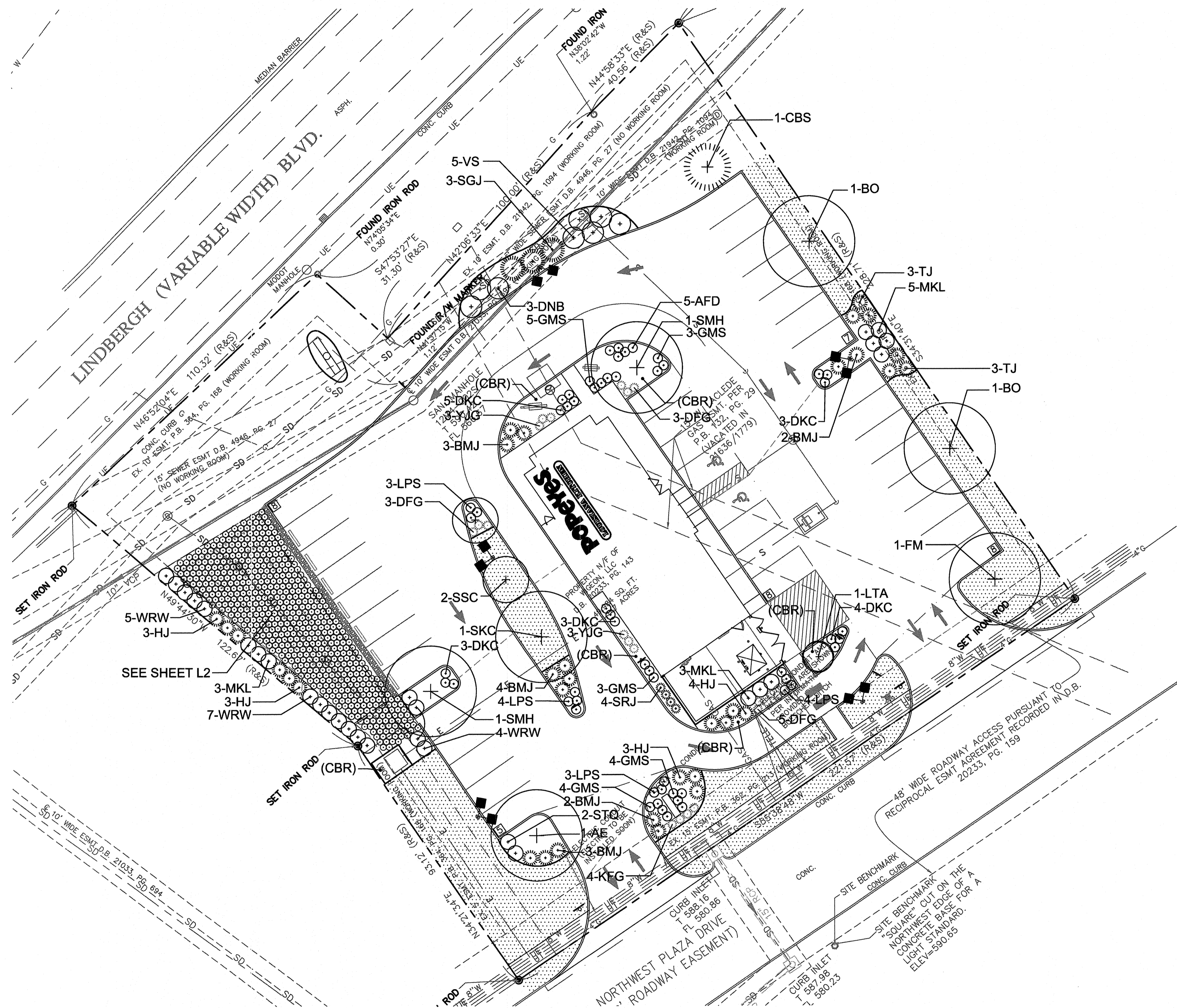
 LAURIE ANN CLARK
 MISSOURI P.E.
 #201600023
 MISSOURI CERTIFICATE
 OF AUTHORITY
 #2016021606

DRAWN: RM
 DATE: 04/05/2016
 CHECKED: LAC
 DATE: 01/26/2017
 REVISION #: 4
 DATE: 01/26/2017
 JOB NO.: CO13210

DR2 of 2

MSD REF#: P-0030828-00, MSD MAP#: 12M4

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PLANT SCHEDULE

QTY. SYM. COMMON NAME BOTANICAL NAME SIZE / CONDITION

DECIDUOUS CANOPY TREES

1	FM	FANTASY MAPLE	ACER X FREEMANII 'FTR 102'	2 1/2" CAL. SPECIMEN
2	SMH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. SPECIMEN
1	SKC	SEEDLESS KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2 1/2" CAL. SPECIMEN
2	BO	BURR OAK	QUERCUS MACROCARPA	2 1/2" CAL. SPECIMEN
1	AE	ACCOLADE ELM	ULMUS ACCOLADE	2 1/2" CAL. SPECIMEN

EVERGREEN TREES

1	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6' HT. SPECIMEN
---	-----	----------------------	------------------------	-----------------

ORNAMENTAL TREES

2	SSC	SPRING SNOW CRABAPPLE	MALUS SPRING SNOW	1 1/2" CAL. SPECIMEN
---	-----	-----------------------	-------------------	----------------------

EVERGREEN SHRUBS

6	TJ	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	#5 CONT.
14	BMJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.
3	SGJ	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	#5 CONT.
13	HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.
4	SRJ	SKY ROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	#5 CONT.

DECIDUOUS SHRUBS

14	LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'NEON LITTLE PRINCESS'	#5 CONT.
19	GMS	GOLDMOUND SPIREA	SPIREA X BUMALDA 'GOLDMOUND'	#5 CONT.
15	DKC	DARK KNIGHT CARYOPTERIS	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	#5 CONT.
5	AFD	ARTIC FIRE DOGWOOD	CORNUS SERICEA 'ARTIC FIRE'	#5 CONT.
16	WRW	WINE & ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	#5 CONT.
11	MKL	MISS KIM LILLAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
2	STQ	SCARLET TEXAS QUINCE	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	#5 CONT.
3	DNB	DIABLO NINEBARK	PHYSCARPOS OPULIFOLIUS 'DIABLO'	#5 CONT.
5	VS	RENAISSANCE VANHOUTTE SPIREA	SPIREA X VANHOUTTEI 'RENAISSANCE'	#5 CONT.
1	LTA	LUCY TREE ALTHEA	HIBISCUS SYRIACUS 'LUCY'	#10 CONT., M.S.

ORNAMENTAL GRASSES

6	YJG	YAKU JIMA GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	#1 CONT.
11	DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMLIN'	#1 CONT.
4	KFG	KARL FORESTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	#1 CONT.

 FESCUE SOD (WITH SOIL PREP.)

NO.	DESCRIPTION	REVISIONS	BY	DATE

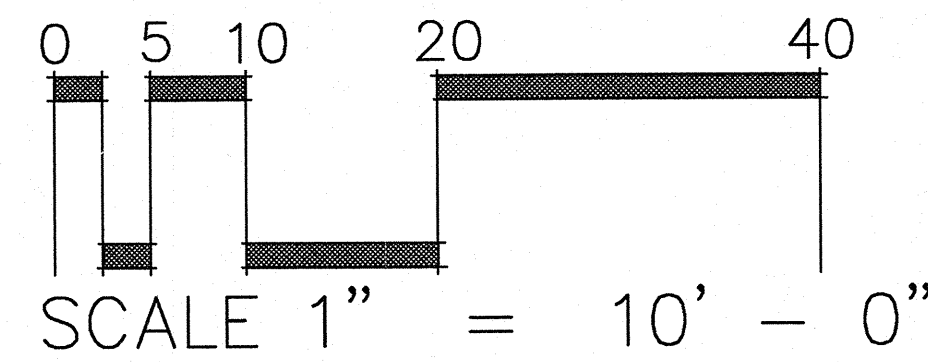
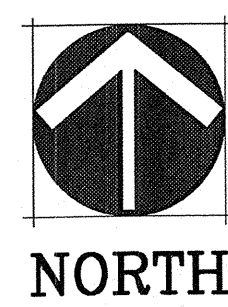
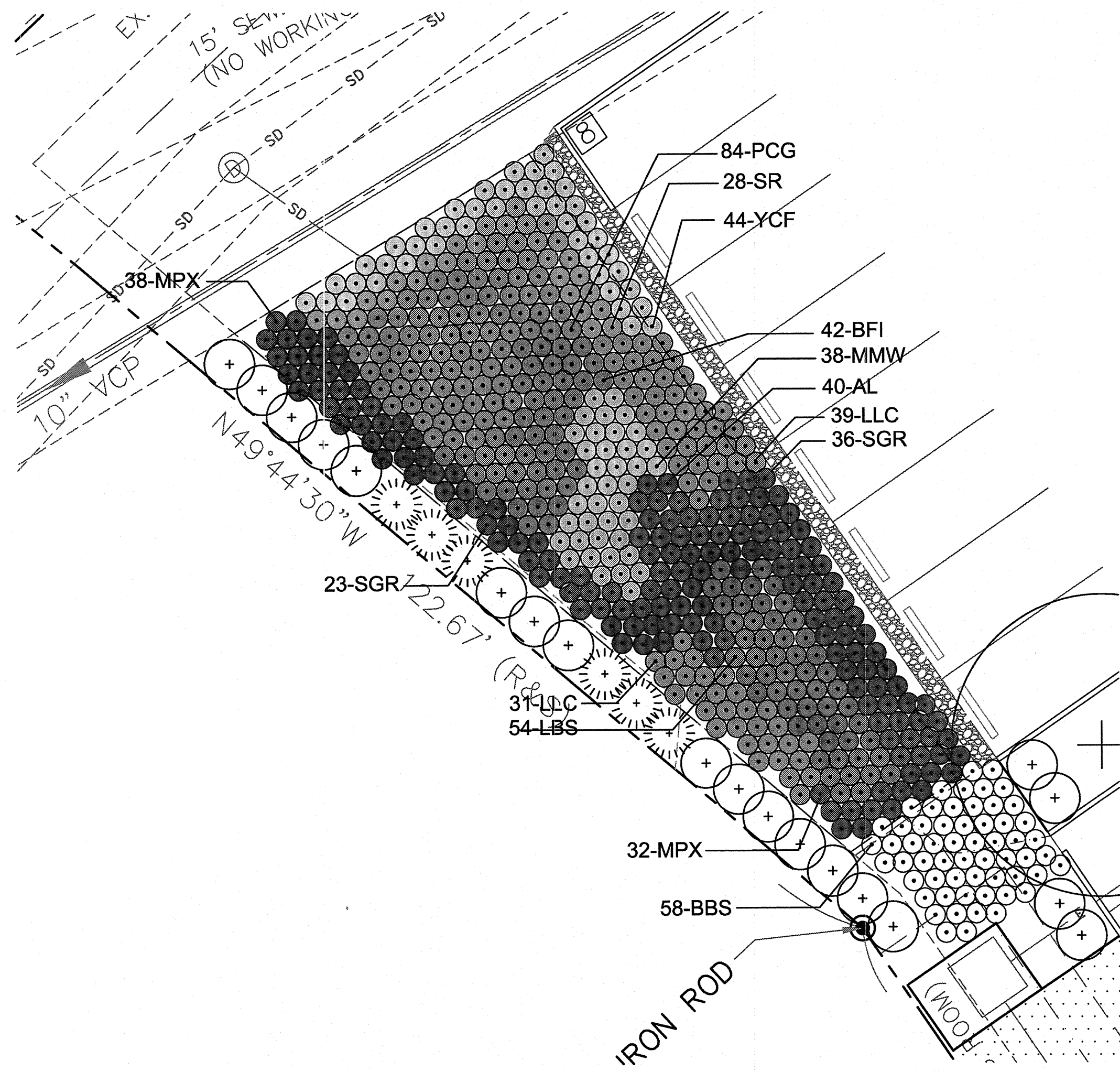
Sunlit Designs, LLC
 Landscape Architecture & Planning
 6544 Wodsworth Blvd.
 Suite 4
 Arvada, CO 80003
 (P)303-909-3850
 www.sunlitdesigns.com
 skehr@sunlitdesigns.com

LANDSCAPE PLAN
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 BRIDGETON, MO 63044

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 ST. LOUIS
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 YOU DIG, GRADE OR EXCAVATE FOR THE MARKING
 OF UNDERGROUND MEMBER UTILITIES

BRUCE K. KEHR
 Sunlit Designs, LLC
 REGISTERED
 LANDSCAPE
 ARCHITECT
 MISSOURI
 PLA # 2016007815

Mar 21, 2017 1:54pm by Bruce C:\Users\Bruce\Documents\Sunlith Designs\Project Files\Popeye's Bridgeton, Missouri\Drawings\B-MO-POP-Landscape.dwg



LANDSCAPE NOTES

- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAIL. ALL TREES SHALL BE STAKED PER DETAIL FOR A PERIOD OF ONE YEAR. DECIDUOUS TREES ARE TO BE WRAPPED FOR THE FIRST WINTER SEASON, SEE SPECIFICATIONS. PROVIDE OWNER WITH ONE YEAR WARRANTY ON PLANT MATERIAL.
- ALL AREAS TO BE PLANTED ARE TO RECEIVE SOIL PREPARATION OF 5 C.Y. PER 1000 S.F. OF PREMIUM AGED COMPOST AMENDMENT. SUBMIT DELIVERY TICKETS TO L.A. FOR VERIFICATION OF QUANTITIES & MATERIAL.
- ALL PLANTING BEDS ARE TO RECEIVE 3" DEPTH 1"-2" CHICAGO BUFF ROCK (CBR) MULCH OR WESTERN CEDAR (GORILLA HAIR) OVER A WEED CONTROL FABRIC, SEE PLAN FOR LOCATIONS. TREE RINGS ARE TO BE MULCHED WITH 3" DEPTH GORILLA HAIR CEDAR. WEED FABRIC IS NOT REQUIRED IN PERENNIAL BEDS OR TREE RINGS LOCATED IN GRASS AREAS.
- ALL PLANTING BEDS ARE TO BE CONTAINED BY A 4" INTERLOCKING STEEL EDGER, RYERSON OR OTHER APPROVED BY L.A.. EDGER IS NOT REQUIRED WHEN ADJACENT TO CONCRETE WALKS OR AROUND TREE RINGS.
- A "SPECIMEN" TREE REFERS TO A TREE BEING OF SYMMETRICAL SHAPE WITH ONE MAIN LEADER AND A MINIMUM HEIGHT OF 8 FEET FOR DECIDUOUS ORNAMENTAL TREES AND A MINIMUM HEIGHT OF 12 FEET FOR DECIDUOUS SHADE TREES.

PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / CONDITION
BIO-RETENTION				
70	MPX	MEADOW PHLOX	PHLOX PANICULATA	2 1/4" CONT.
70	LLC	LANCELEAF COREOPSIS	COREOPSIS LANCEOLATA	2 1/4" CONT.
59	SGR	SHOWY GOLDENROD	SOLIDAGO SPECIOSA	2 1/4" CONT.
44	YCF	YELLOW CONEFLOWER	RATIBIDA PINNATA	2 1/4" CONT.
54	LBS	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2 1/4" CONT.
40	AL	ARROWLEAF	SAGITTARIA LATIFOLIA	2 1/4" CONT.
38	MMW	MARSH MILKWEED	ASCLEPIAS INCARNATA	2 1/4" CONT.
28	SR	SOFT RUSH	JUNCUS EFFUSUS	2 1/4" CONT.
42	BFI	SOUTHERN BLUE FLAG IRIS	IRIS VIRGINICA	2 1/4" CONT.
84	PCG	PRAIRIE CORDGRASS	SPARTINA PECTINATA	2 1/4" CONT.
58	BBS	BIG BLUESTEM	ANDROPOGON GERARDII	2 1/4" CONT.

FESCUE SOD (WITH SOIL PREP.)

BIO-RETENTION NOTES

- INSTALLER SHOULD BE FAMILIAR WITH THE LANDSCAPE GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICE DESIGN, ST. LOUIS, MO - REV. 2, MAY 2012 & FOLLOW RECOMMENDATIONS FOR INSTALLATION.
- SEE CIVIL DRAWINGS FOR GRADING & DETAILING OF STORMWATER STRUCTURES.
- USE WESTERN RED CEDAR MULCH (GORILLA HAIR) AT A DEPTH OF 2 INCHES IN THE BIO-RETENTION BASIN.
- TEST SOIL FOR INFILTRATION CAPACITY PRIOR TO PERFORMING ANY WORK AND REPORT ANY POORLY PERFORMING CONDITIONS TO THE LANDSCAPE ARCHITECT & CIVIL ENGINEER FOR RECOMMENDATIONS.
- COMPACTED SOILS SUCH AS THOSE THAT WERE PREVIOUSLY PARKING OR OTHER HARD SURFACE AREAS MUST BE RIPPED WITH A SUB-SOILER TO A MIN. DEPTH OF 18 INCHES. TOPSOIL WILL NEED TO BE IMPORTED FOR AREAS BEING CONVERTED FROM HARDSURFACE TO LANDSCAPE AREAS / BIO-RETENTION.
- CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER & MSD AT 314-335-2072
- BIO-RETENTION PLANTS MUST BE WATERED USING THE AUTOMATIC IRRIGATION SYSTEM, SEE IRRIGATION PLANS, CONTRACTOR IS RESPONSIBLE FOR PLANT REPLACEMENT DURING THE ONE YEAR WARRANTY PERIOD.

- THE LANDSCAPER IS NOT TO START SOIL PREPARATION ACTIVITIES UNTIL MAJOR SITE GRADING HAS BEEN ACCEPTED AND IS WITHIN +/- 1.25 INCHES OF FINAL GRADE. WORK INITIATION BY THE LANDSCAPE CONTRACTOR SIGNIFIES THAT THE CONTRACTOR ACCEPTS THE GRADING AND IS RESPONSIBLE FOR FINAL GRADES SPECIFIED ON GRADING PLANS.
- ALL PLANT SUBSTITUTIONS, INCLUDING PERENNIALS, SHRUBS, AND TREES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- STOCKPILE 4-6 INCHES OF TOPSOIL TO BE RE-SPREAD FOLLOWING ROUGH GRADING. USE A RIPPER (MINIMUM DEPTH OF 12 INCHES) ON AREAS WITH COMPACTED SOIL SUCH AS PARKING AREAS BEING CONVERTED TO LANDSCAPING. SOIL BELOW EXISTING PARKING AREAS IS NOT ACCEPTABLE FOR TOPSOIL, IMPORT TOPSOIL IF NECESSARY.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND ACCOMPANYING RULES AND REGULATIONS.

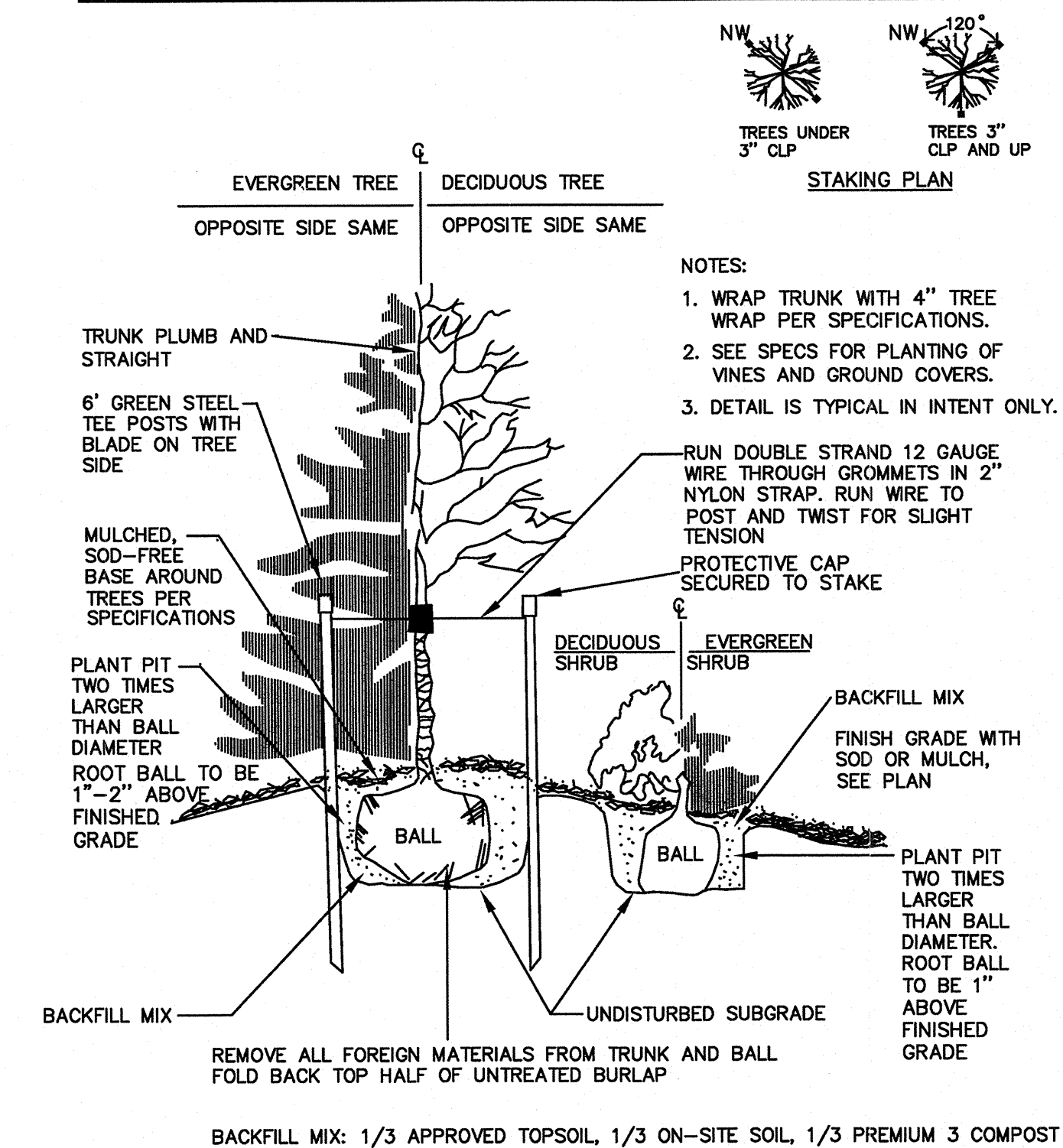
Planting, Water and Mulch Requirements for Stormwater BMPs

Table 3: Planting, Water and Mulch Requirements

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks*	Water Requirement After 3 Weeks*	Maximum Mulch Depth****
No ability to water after	Late Feb. - April only	2.25" x 3.75" or larger	Water each plug immediately		1.5 for plugs
Manual watering with standard sprinkler	Late Feb. - Early June Sept. - October	4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established**	1.5" for plugs 2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late Feb. - Early Oct.	2.25" x 3.75" (plug) or larger in spring 4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer	1" (60 min) every 7 days until plants established**	1.5" for plugs 2.5" for quarts

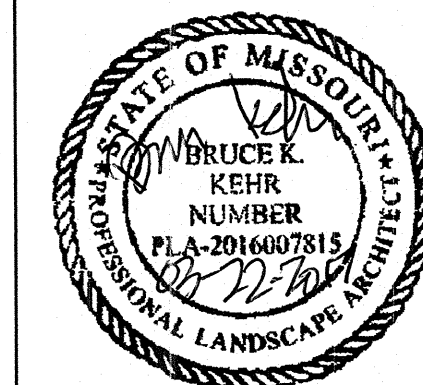
*This water amount includes natural rainfall. If you get a 1/8 inch of natural rain then you will need to add a 1/8 inch of water to meet the 1 inch requirement.
 **Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.
 ***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.
 ****Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings at a depth of 3 inches.

PLANTING DETAIL



BACKFILL MIX: 1/3 APPROVED TOPSOIL, 1/3 ON-SITE SOIL, 1/3 PREMIUM 3 COMPOST

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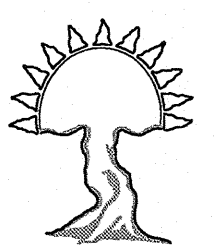


BRUCE K. KEHR
 Sunlith Designs, LLC
 REGISTERED
 LANDSCAPE
 ARCHITECT
 MISSOURI
 PLA # 2016007815

LANDSCAPE DETAILS
 POPEYE'S BRIDGETON
 HZ PROPS RE, LTD
 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

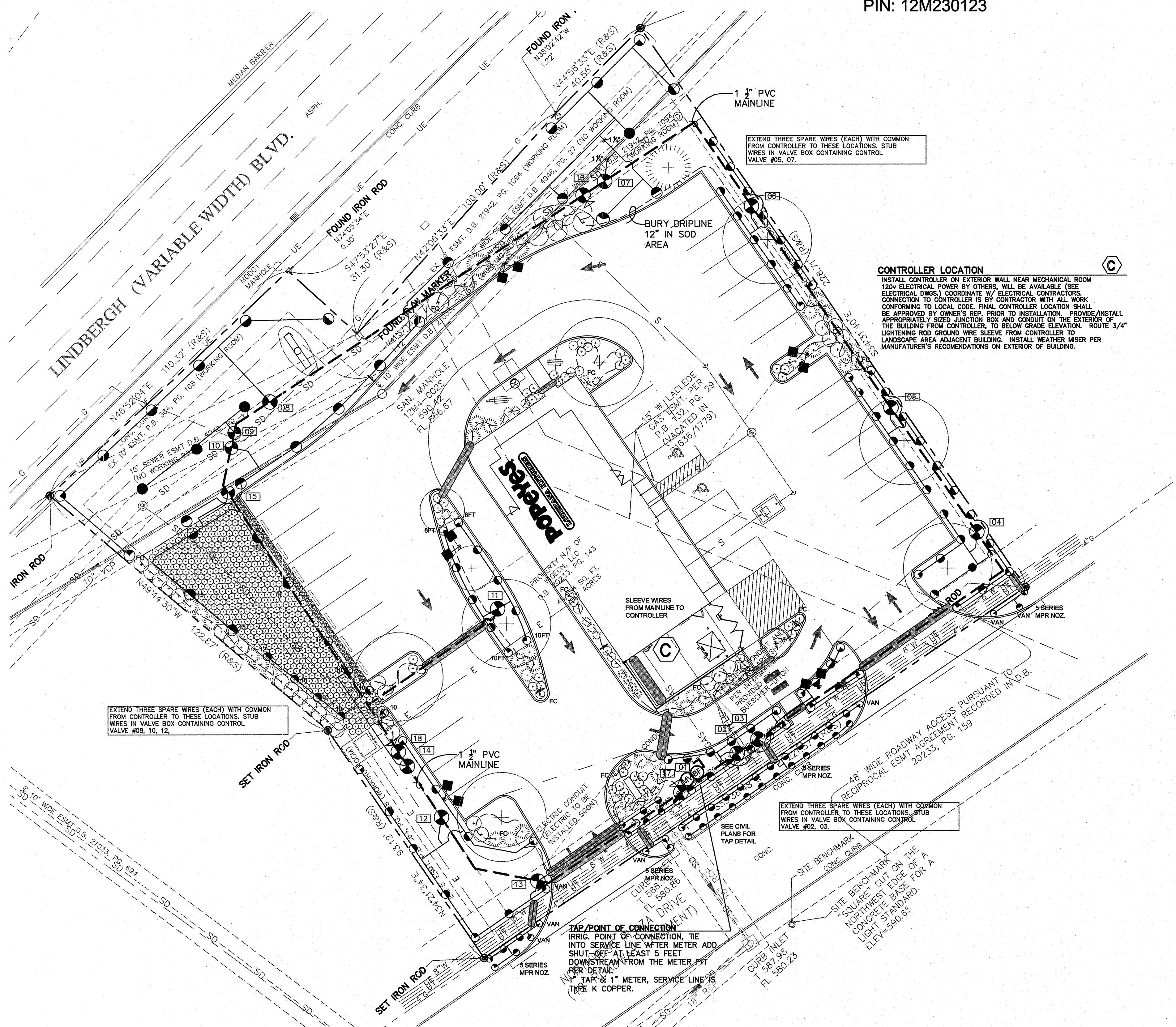
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 Arvada, CO 80003
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 bkehr@sunlithdesigns.com

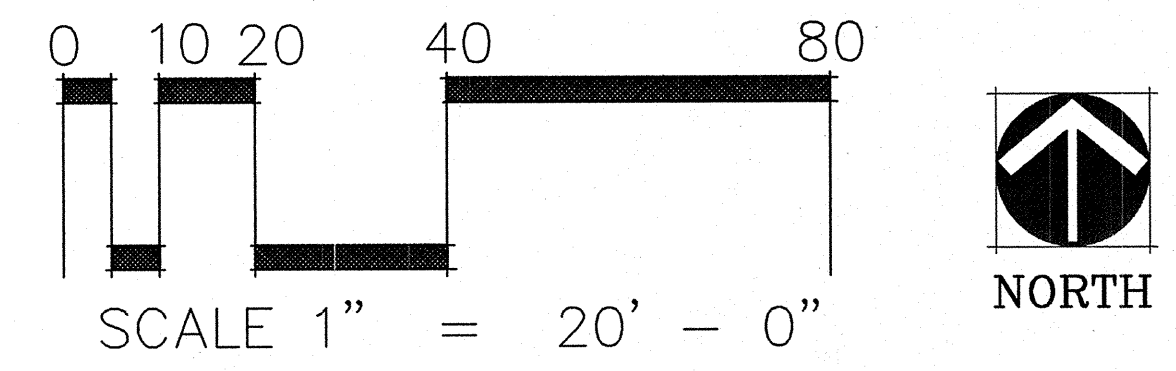
CITY OF BRIDGETON SITE DISTURBANCE PERMIT
POPEYE'S LOUISIANA KITCHEN
 PORTION OF LOT 5 OF THE PARTITION OF ERATSTUS POST'S ESTATE
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044
 PIN: 12M230123



EQUIPMENT LEGEND				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
---	-	CLASS 200 PVC	1 1/2" PVC MAINLINE, BELL END PIPE	
---	-	CL 200 PVC	LATERAL LINE, SIZED AS INDICATED, ALL UNSIZED PIPE IS 1"	
---	-	DRIP DISTRIBUTION TUBING	3/4" DIA. POLYETHYLENE PIPE (WITH RAINBIRD EMMITTERS @ EA. PLANT)	
●●●	RAINBIRD	1806-SAM-PRS U-SERIES & MPR NOZZLES	6" POP-UP SPRAY HEAD 12" POP-UP IN BIO-RETENTION	
●●●	RAINBIRD	1804-SAM-PRS WITH RB ROTARY R-17-24 SERIES NOZ. RB ROTARY R-18 SERIES NOZ.	6" POP-UP ROTOR SPRAY HEAD 12" POP-UP IN BIO-RETENTION	
⊕	IRRITROL	700 SERIES	3/4"- 1" ELECTRIC CONTROL VALVE - TYPE, 2-WAY w/ MANUAL BLEED PLUG AND FLOW ADJUSTMENT	
⊕	RAINBIRD	XCZ-100-PRB-COM	1" ELECTRIC CONTROL DRIP VALVE ASSEMBLY - INCLUDES BALL VALVE, 200 MESH INLINE FILTER, REMOTE CONTROL VALVE AND PRESSURE REGULATOR	
⊕	RAINBIRD	ESP-LXME	20 STATION AUTOMATIC CONTROLLER W/ RAINBIRD WR2 RAIN SENSOR	
⊕	BUCKNER / SUPERIOR	MODEL 3000	1 1/4" BRASS VALVE (NORMALLY CLOSED) MODEL #3000125	
---	-	LINE SIZE	GATE VALVE - BALL VALVE	
---	FEBCO	825 YA	1" BACKFLOW ASSEMBLY IN GUARDSHACK ENCLOSURE INSTALL PER MANF. RECOMMENDATIONS	
---	-	-	POINT OF CONNECTION ASSEMBLY	
---	-	-	SLEEVING - CLASS 200 PVC TWICE SIZE OF DISTRIBUTION PIPE	
FC	FLUSH CAP	LINE SIZE	FLUSH CAP- PLACE AT ALL DRIP LINE END RUNS	

SEE TECHNICAL DETAILS FOR OTHER EQUIPMENT REQUIREMENTS.

ZONING SCHEDULE							
CLOCK STATION	VALVE #	GPM's	VALVE SIZE	OPERATING PRESSURE	HEAD TYPE	QUANTITY	
01	01	NA	1 1/4"	30	MASTER VALVE- BUCKNER SUPERIOR # 3000125		
02	02	7.5	3/4"	30	RAINBIRD 1806SAM-PRS W/ RB U8 SERIES NOZ. - (8' R)	7Q, 11H	
03	03	4.9	3/4"	30	RAINBIRD 1806SAM-PRS W/ RB 5 SERIES MPR NOZ. - (5' R)	2Q, 22H, 1-VAN	
04	04	8.7	1"	30	RAINBIRD 1806SAM-PRS W/ MPR 5 SERIES/10 SERIES NOZ. - (5' /10'R)	5Q, 8H, 1F	
05	05	8.6	1"	30	RAINBIRD 1806SAM-PRS W/ RB U10 SERIES NOZ. - (10' R)	3Q, 9H	
06	06	9.8	1"	30	RAINBIRD 1806SAM-PRS W/ RB U10 SERIES NOZ. - (10' R)	2Q, 11H	
07	07	15	1"	30	RAINBIRD 1806SAM-PRS W/ RB R17-24 SERIES NOZ. - (22' R)	1Q, 6H, 1F, 1 VAN	
08	08	9.7	1"	30	RAINBIRD 1806SAM-PRS W/ RB R17-24 SERIES NOZ. - (22' R)	2Q, 5H	
09	09	9.7	1"	35	RAINBIRD 1806SAM-PRS W/ RB R17-24 SERIES NOZ. - (22' R)	3F	
10	10	11.3	1"	30	RAINBIRD 1806SAM-PRS W/ RB R17-24 SERIES NOZ. - (22' R)	7H	
11	11	9.1	1"	30	RAINBIRD 1806SAM-PRS W/ MPR 8/10/12 SERIES NOZ. - (8-12'R)	4Q, 6H	
12	12	12.0	1"	30	RAINBIRD 1806SAM-PRS W/ RB R17-24 SERIES NOZ. - (19' R)	4Q, 6H, 1-VAN	
13	13	5.1	3/4"	30	RAINBIRD 1806SAM-PRS W/ RB 5 SERIES MPR NOZ. - (5' R)	2Q, 3H, 2VAN	
14	14	7.0	3/4"	30	RAINBIRD 1812SAM-PRS W/ RB U10/12 SERIES NOZ. - (10'-12' R)	7H, 1Q	
15	15	5.0	3/4"	30	RAINBIRD 1812SAM-PRS W/ RB RVAN18 SERIES NOZ. - (15-18' R)	5H	
16	16	NA	1"	30	RAINBIRD XCZ-100-PRB-COM DRIP IRRIGATION		
17	17	NA	1"	30	RAINBIRD XCZ-100-PRB-COM DRIP IRRIGATION		
18	18	NA	1"	30	RAINBIRD XCZ-100-PRB-COM DRIP IRRIGATION		
					SPARE		



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BRUCE K. KEHR
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REGISTERED
 LANDSCAPE
 ARCHITECT

MISSOURI
 PLA # 2016007815

IRRIGATION PLAN

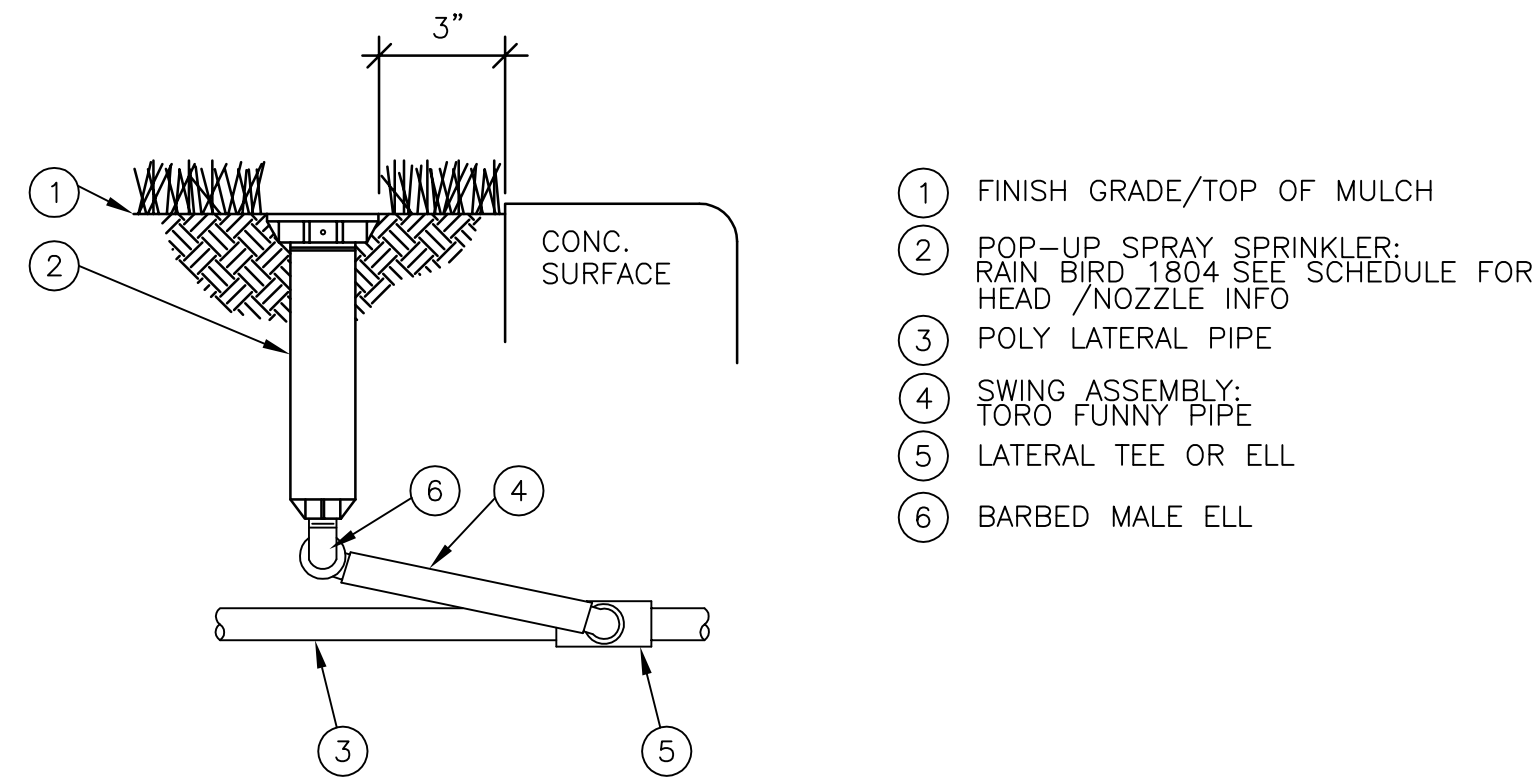
POPEYE'S BRIDGETON
 HZ PROPS RE, LTD
 953 NORTHWEST PLAZA DRIVE
 BRIDGETON, MO 63044

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 DATE: 03-21-17
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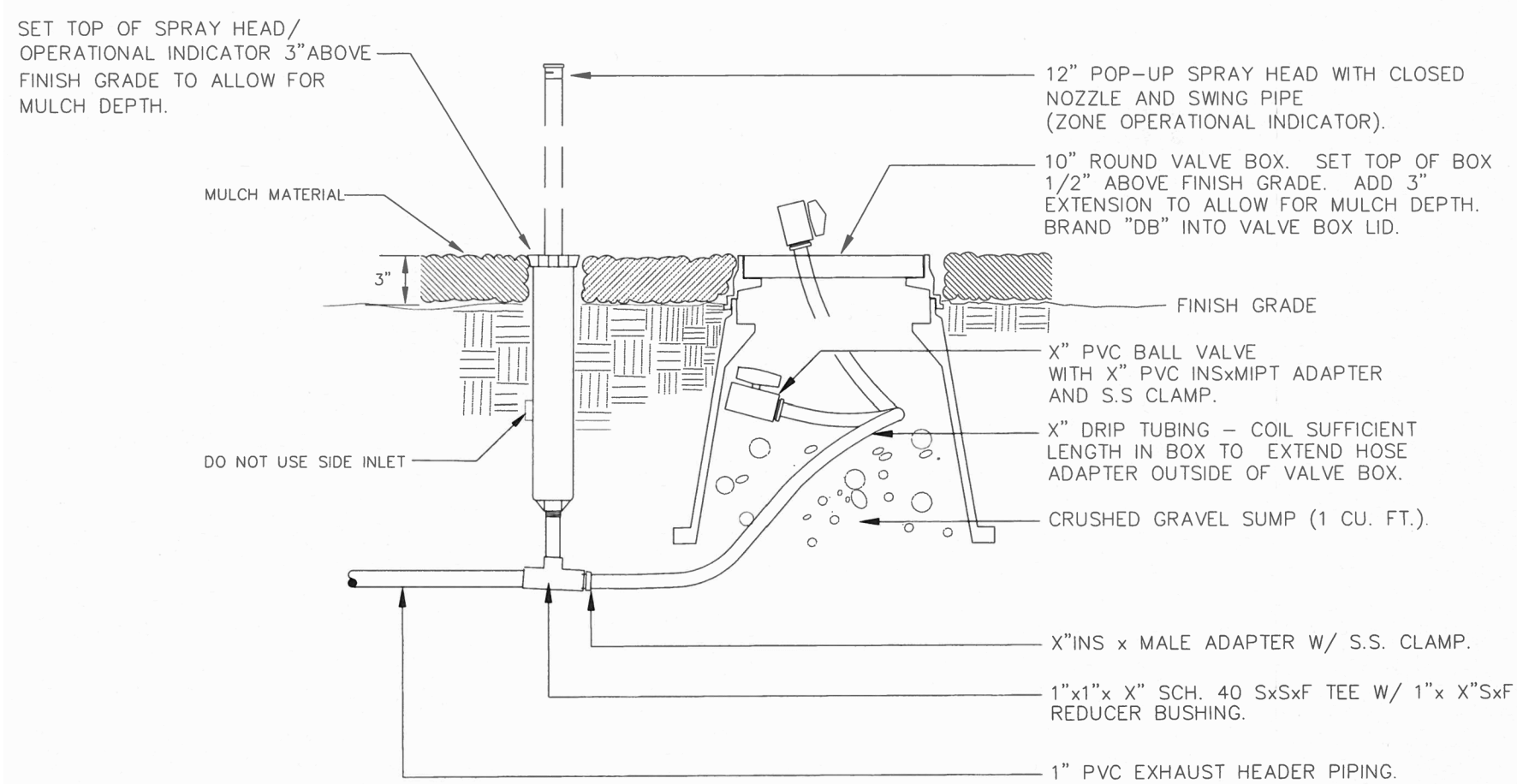
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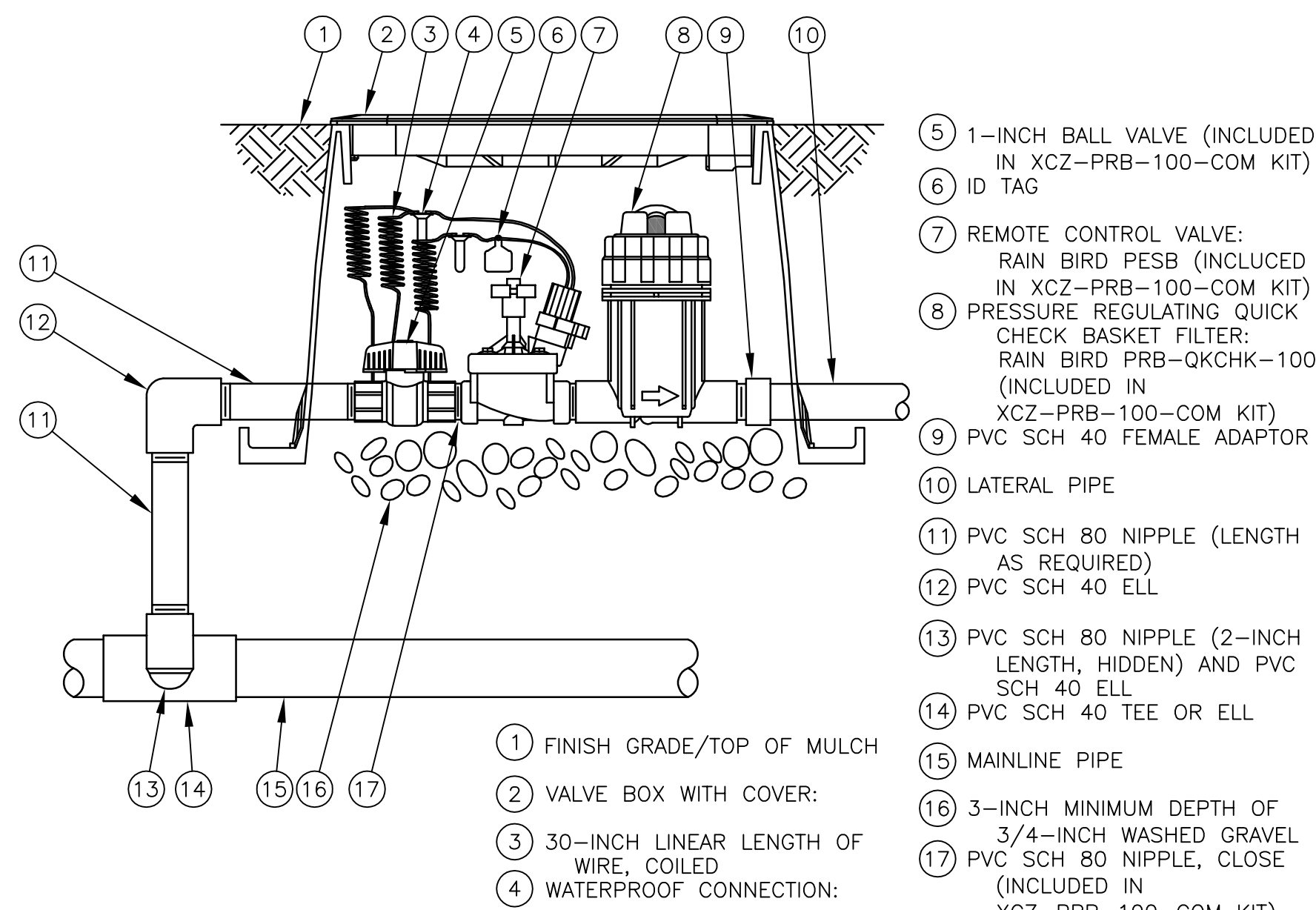
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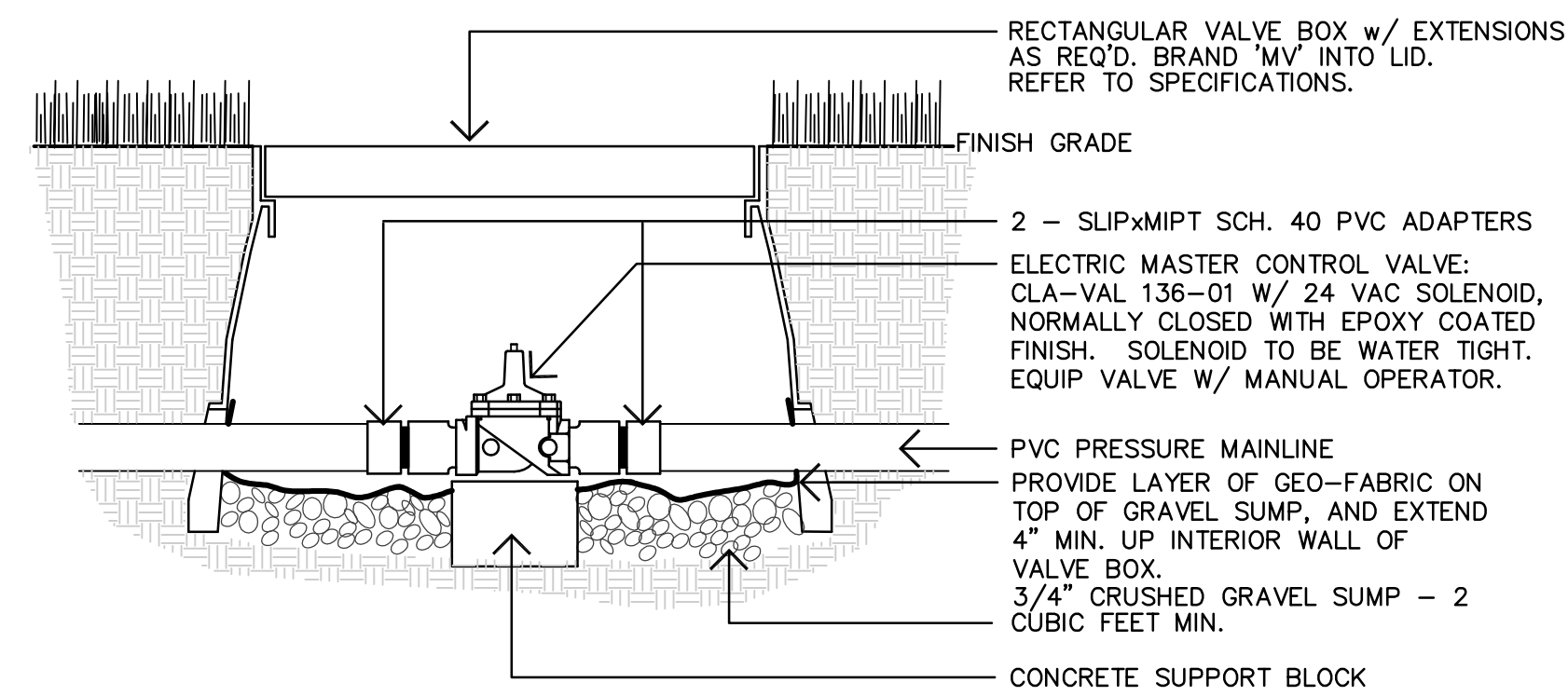
1 POP-UP SPRAY
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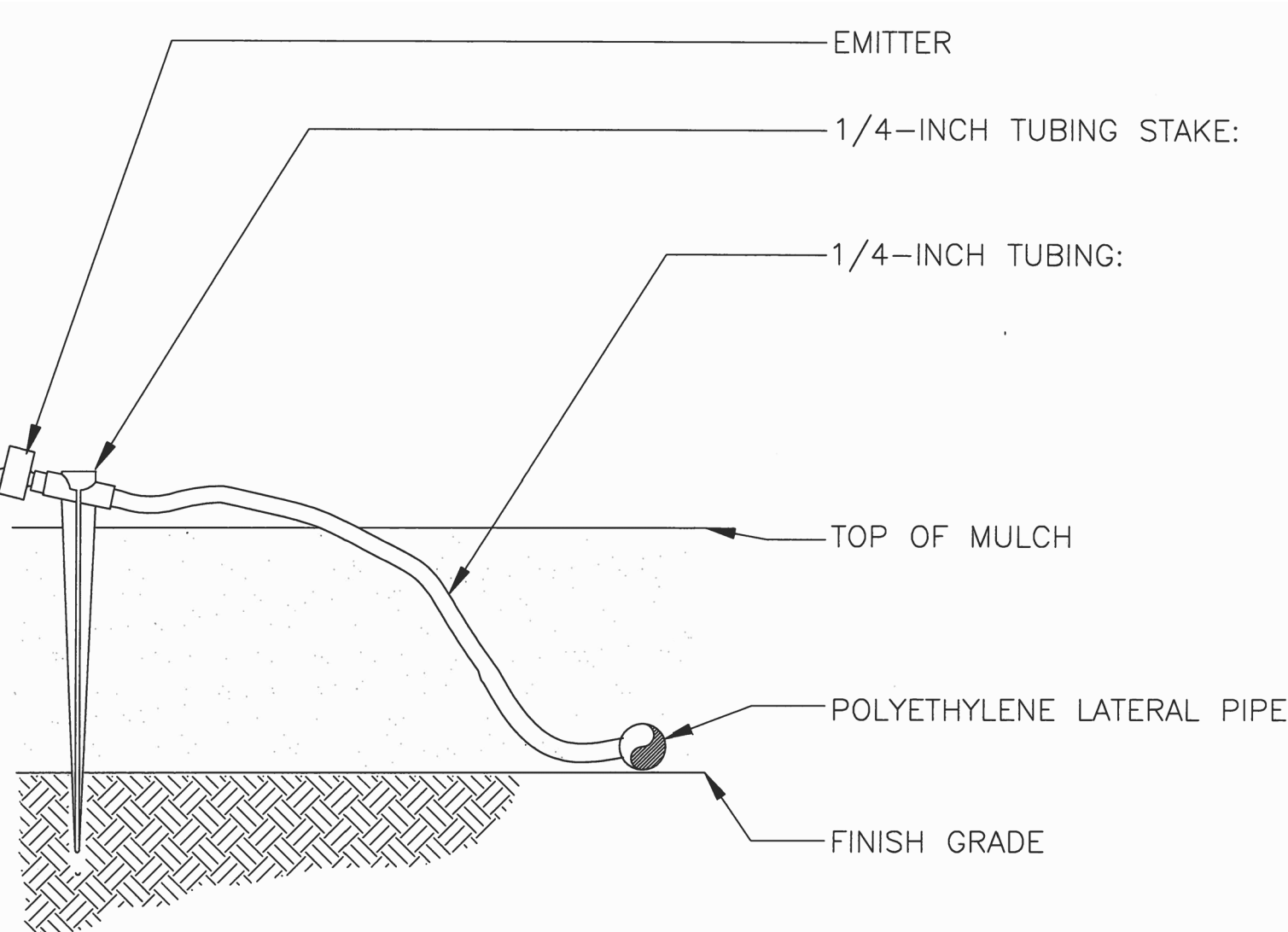
4 DRIP INDICATOR & FLUSH DETAIL
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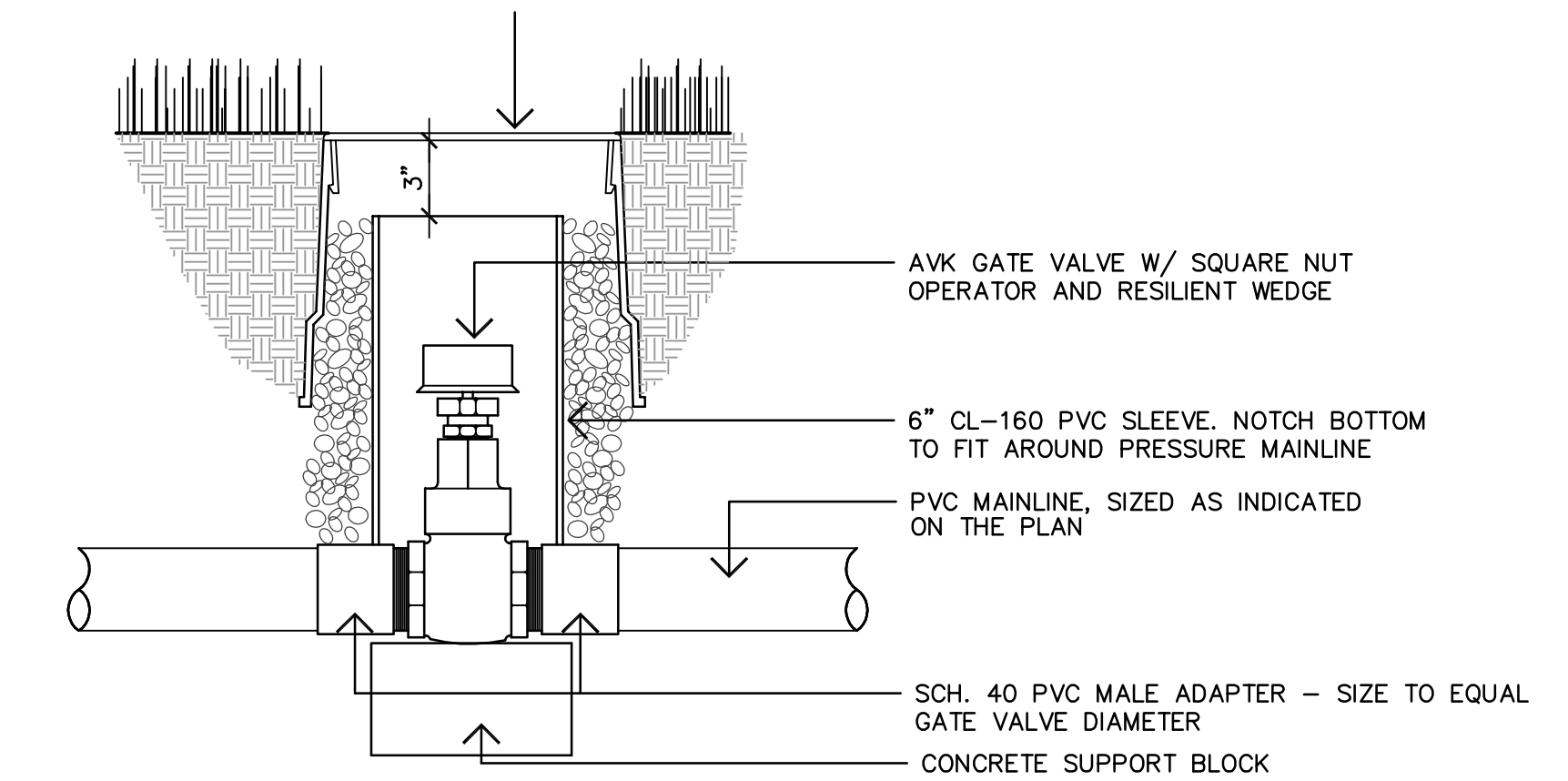
7 DRIP VALVE ASSEMBLY DETAIL
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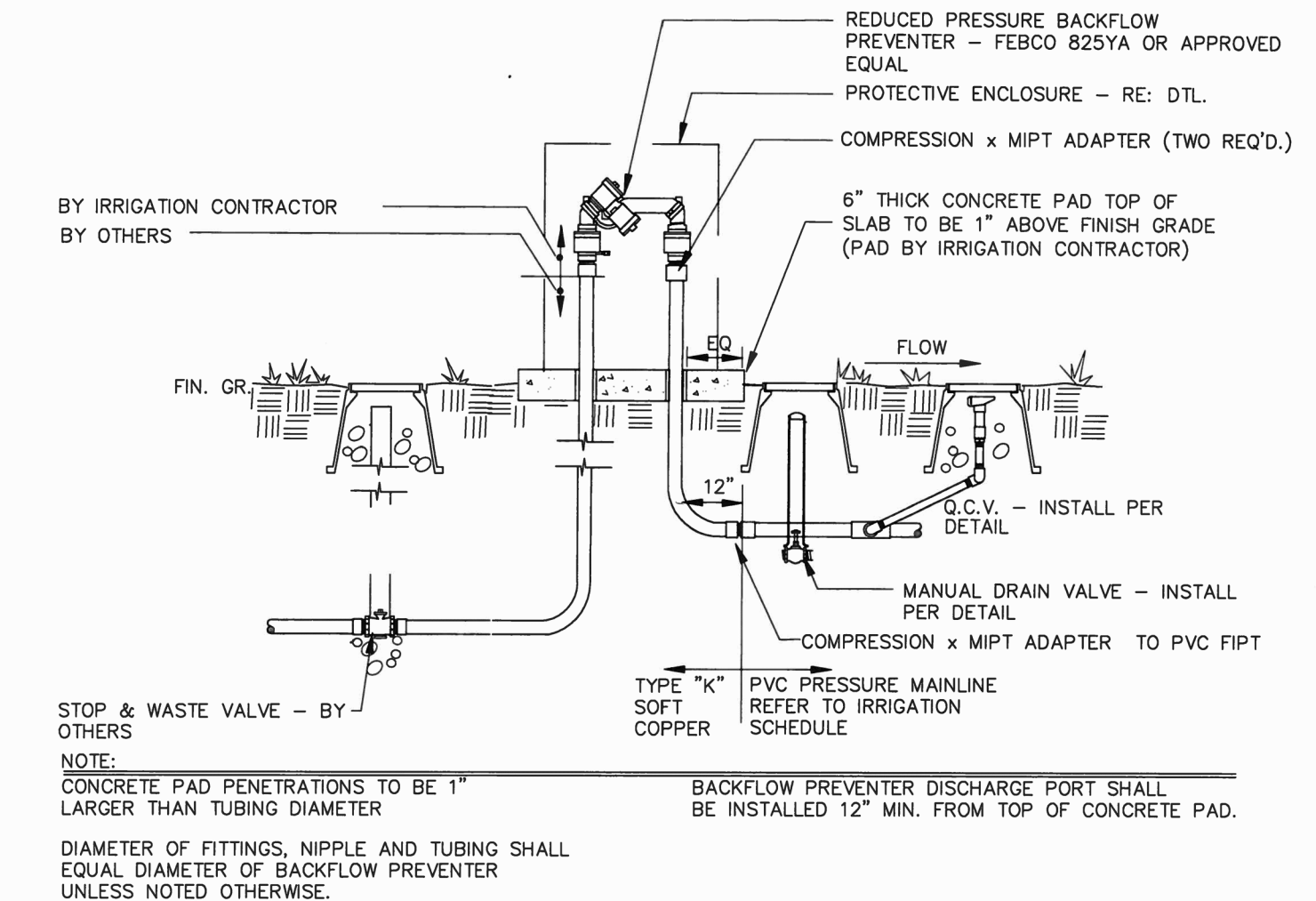
3 GATE VALVE
NO SCALE



8 DRIP EMMITER DETAIL
NO SCALE



6 BACKFLOW PREVENTER DETAIL
NO SCALE

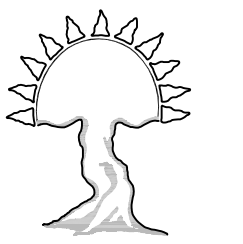


3 GATE VALVE
NO SCALE

GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 75 PSI AT A MINIMUM DISCHARGE OF 17 GPM AT THE POINT OF CONNECTION. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES WITH ASSUMPTIONS.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGENDS, NOTES OR SPECIFICATIONS ARE DISCOVERED.
- THE DRAWINGS ARE DIAGRAMMATIC, THEREFORE THE FOLLOWING SHOULD BE NOTED:
 - IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
- SELECT NOZZLES FOR SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE TO BE INSTALLED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHERE SLEEVING WAS NOT INSTALLED, REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ELECTRICAL POWER TO THE CONTROLLER(S) IN ACCORDANCE WITH THE NEC AND ALL APPLICABLE LOCAL ELECTRICAL UTILITY CODES.
- PROVIDE 2 - 1 GALLON PER HOUR EMITTERS FOR EACH SHRUB AND 4 - 2 GALLON PER HOUR EMITTERS FOR EACH TREE.
- PROVIDE 4 EXTRA POSITIVE (BLACK) AND ONE EXTRA GROUND WIRE (YELLOW) THE ENTIRE LENGTH OF MAIN, LOOP INTO EACH VALVE BOX. MULTI-STRAND WIRE IS PROHIBITED.
- ELECTRIC CONTROL WIRE: TYPE UF WITH 4/64" UL LISTED INSULATION FOR UNDERGROUND BURIAL FOR CLASS II CIRCUITS NO. 12 DIRECT BURIAL COPPER WIRE 14 GAUGE FOR RUNS UP TO 1,000 LINEAR FEET.

NO.	DESCRIPTION	BY	DATE



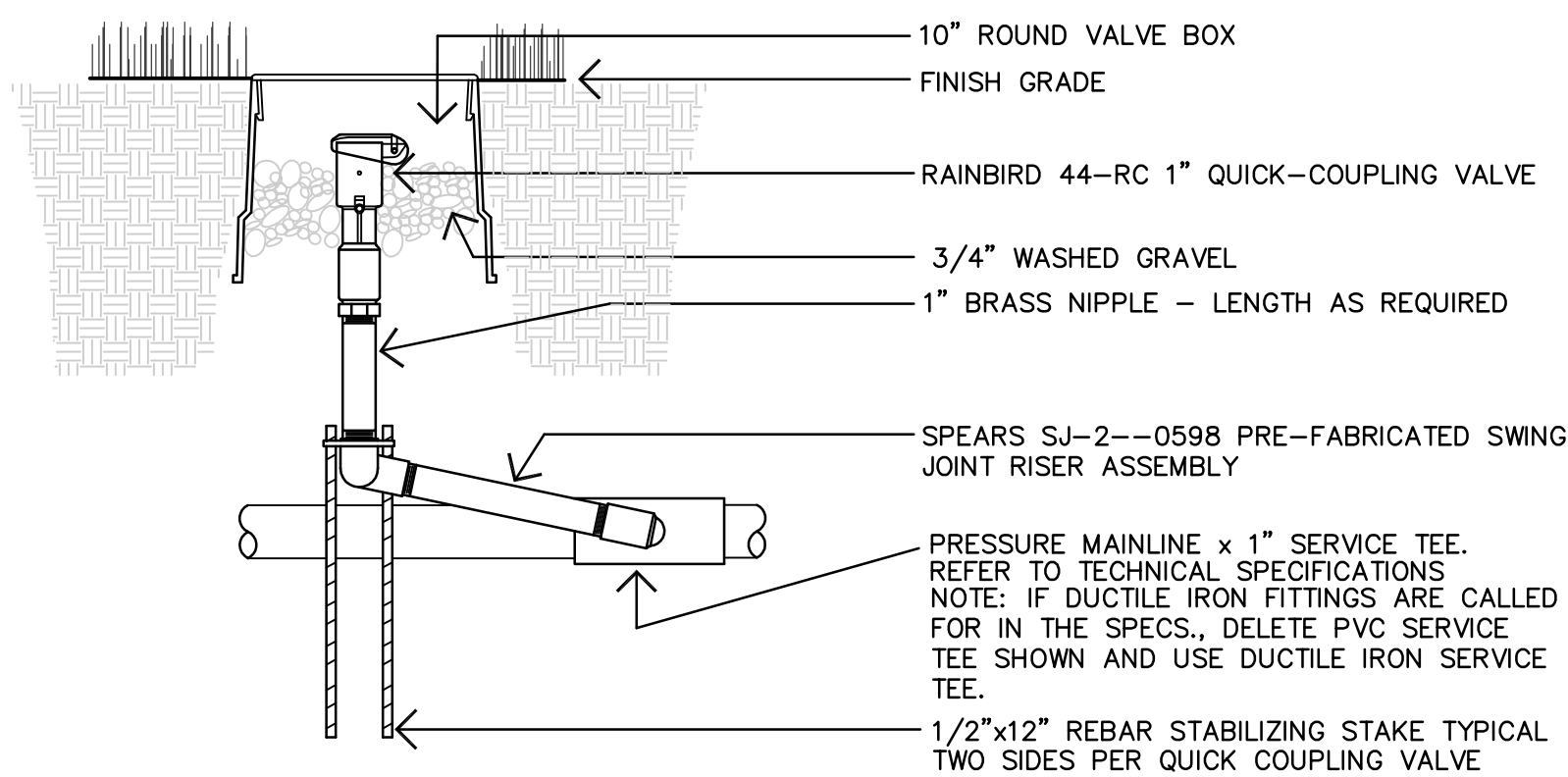
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 Landscape Architecture & Planning
 Suite 4
 Arvada, CO 80003
 (303) 909-9850
 www.sunlitdesigns.com
 bkehr@sunlitdesigns.com

IRRIGATION DETAILS
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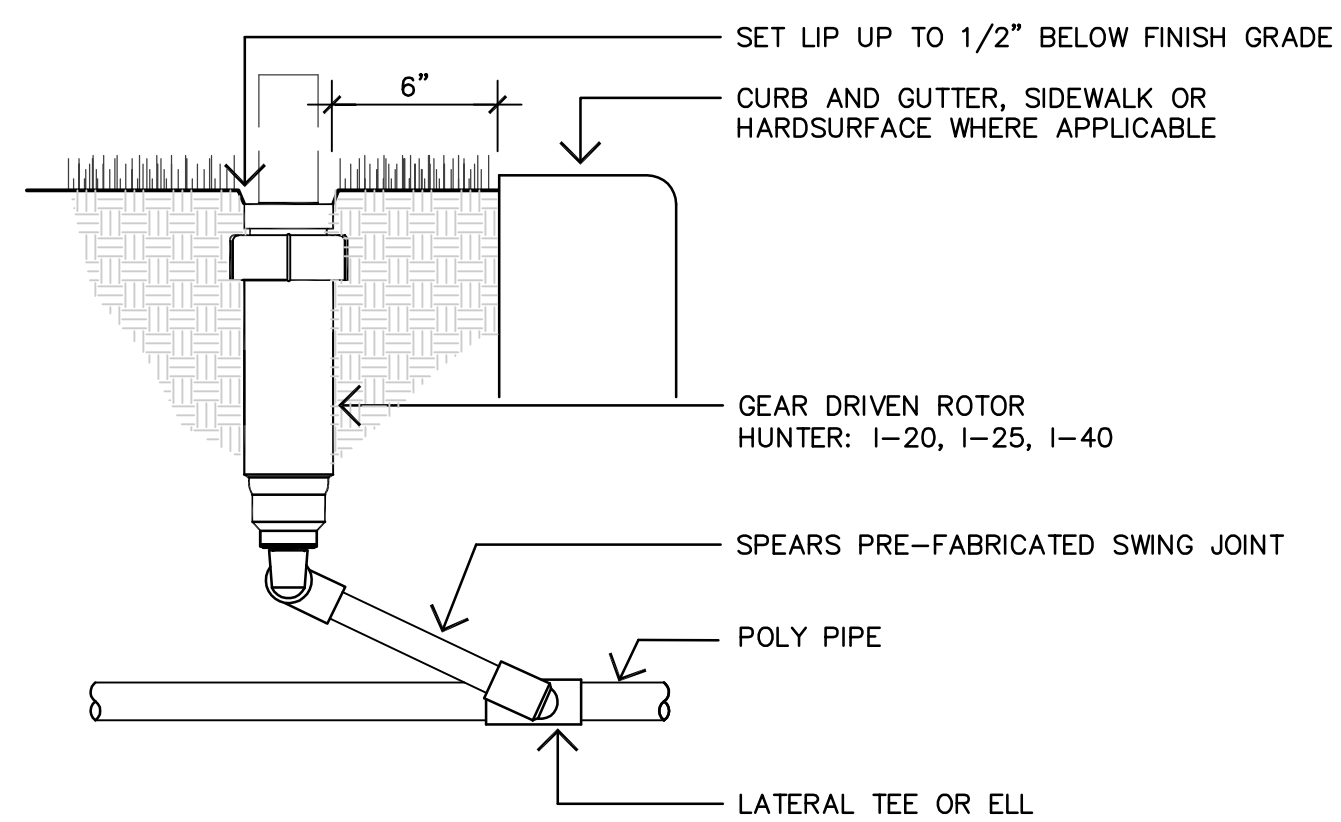
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NOTE:
 COORDINATE LOCATION OF 4 QUICK COUPLERS WITH OWNER'S REPRESENTATIVE

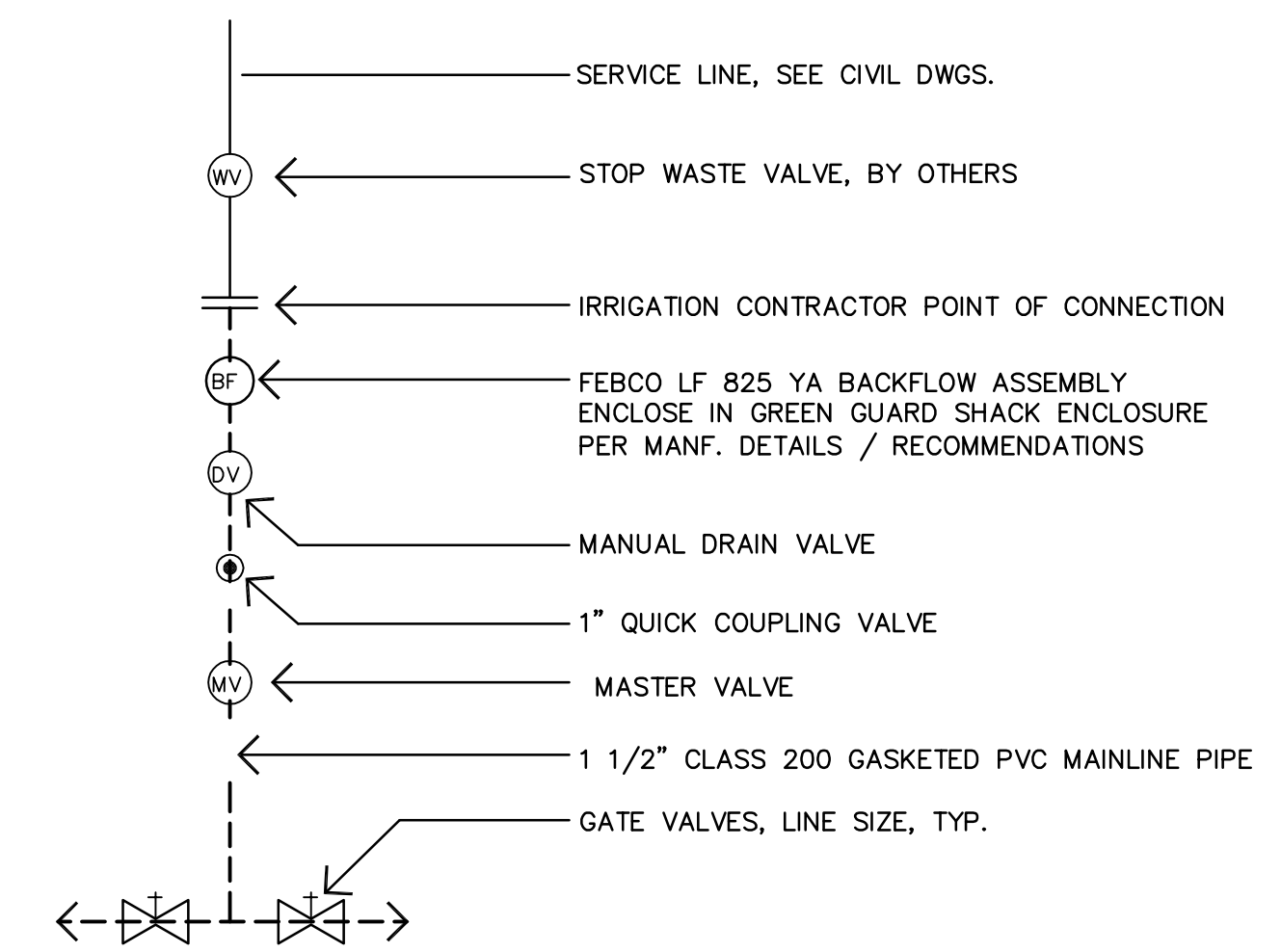


1 QUICK COUPLING VALVE
 NO SCALE

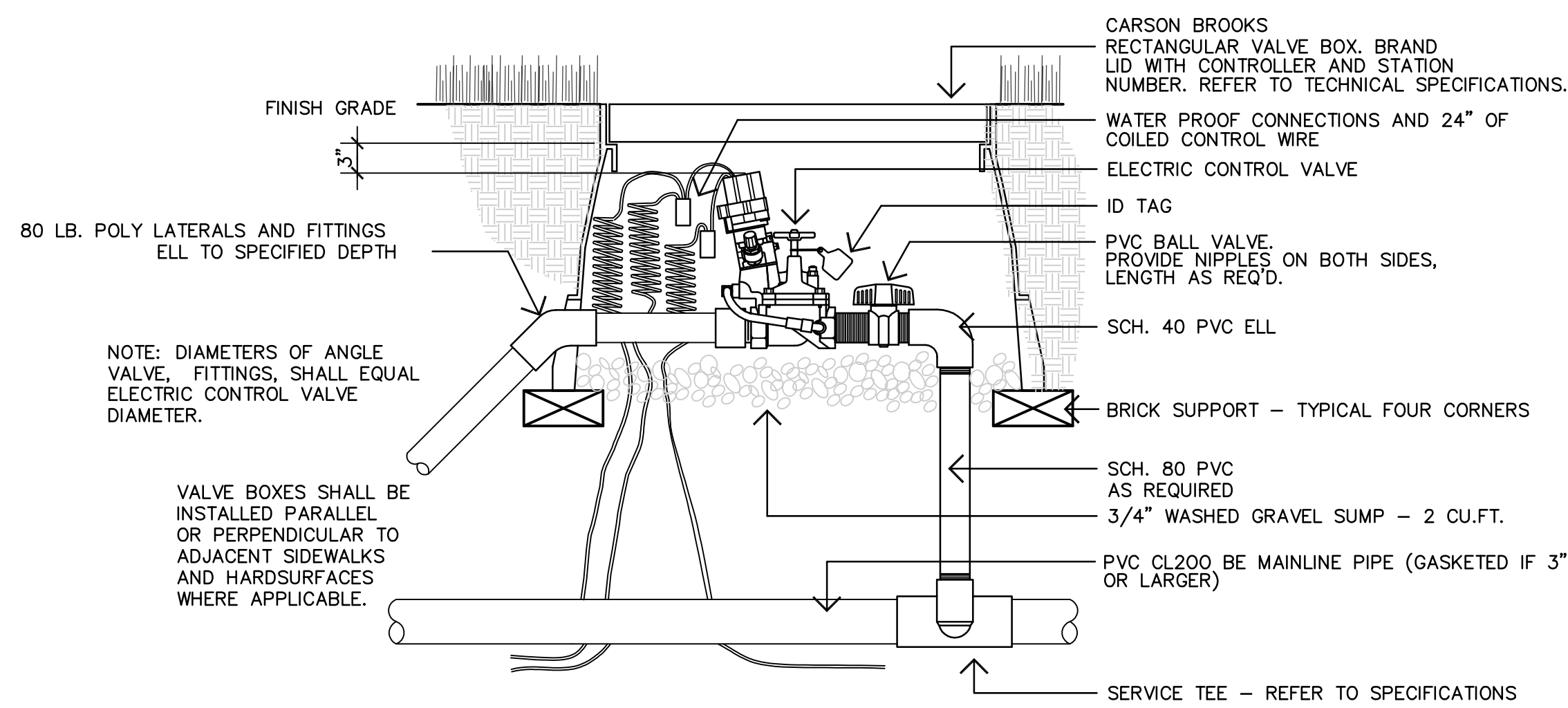


NOTE: SEE SCHEDULE FOR HEAD AND NOZZLE TYPES
 SET ROTOR PERPENDICULAR TO FINISH GRADE.

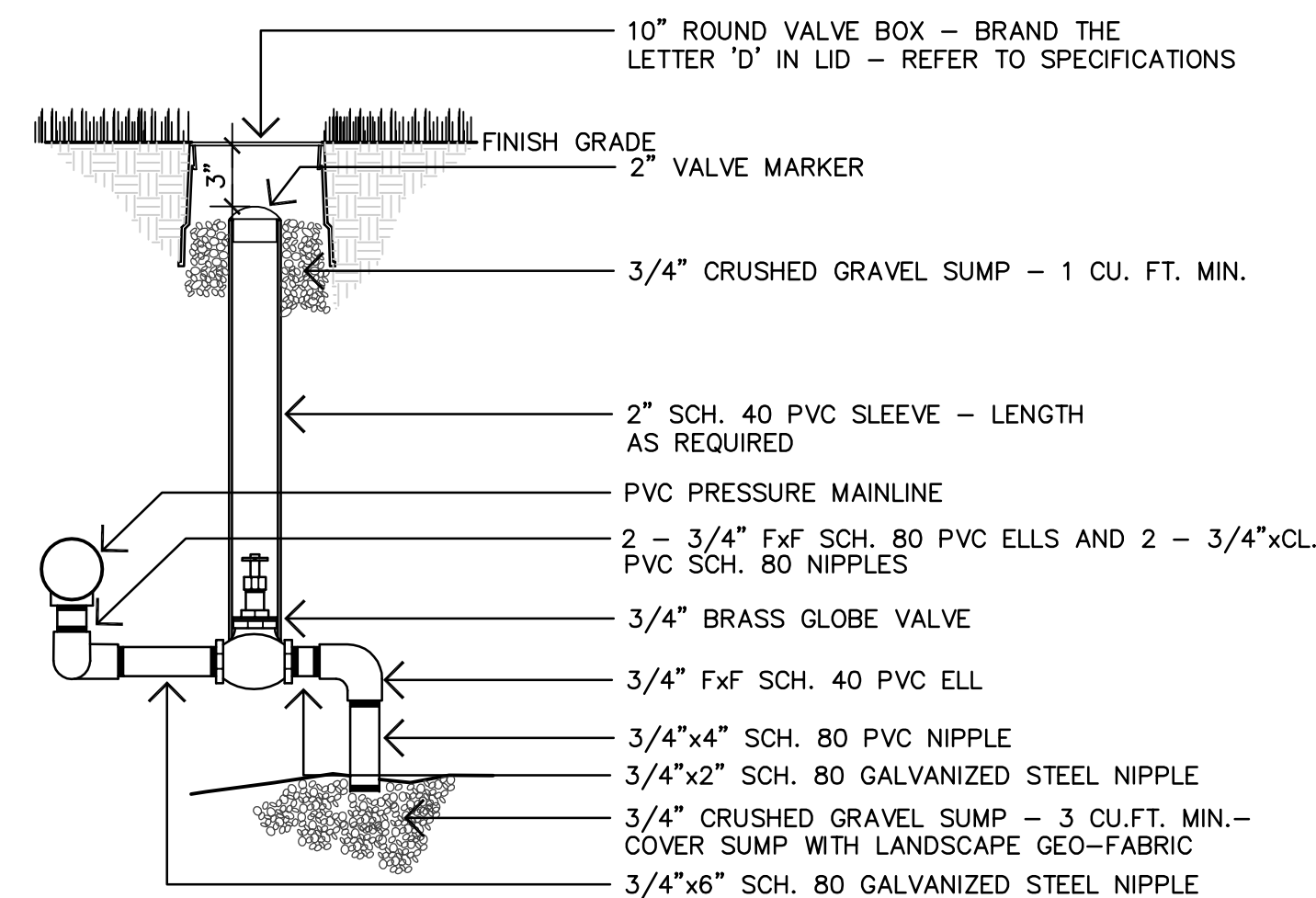
2 GEAR DRIVEN ROTOR
 NO SCALE



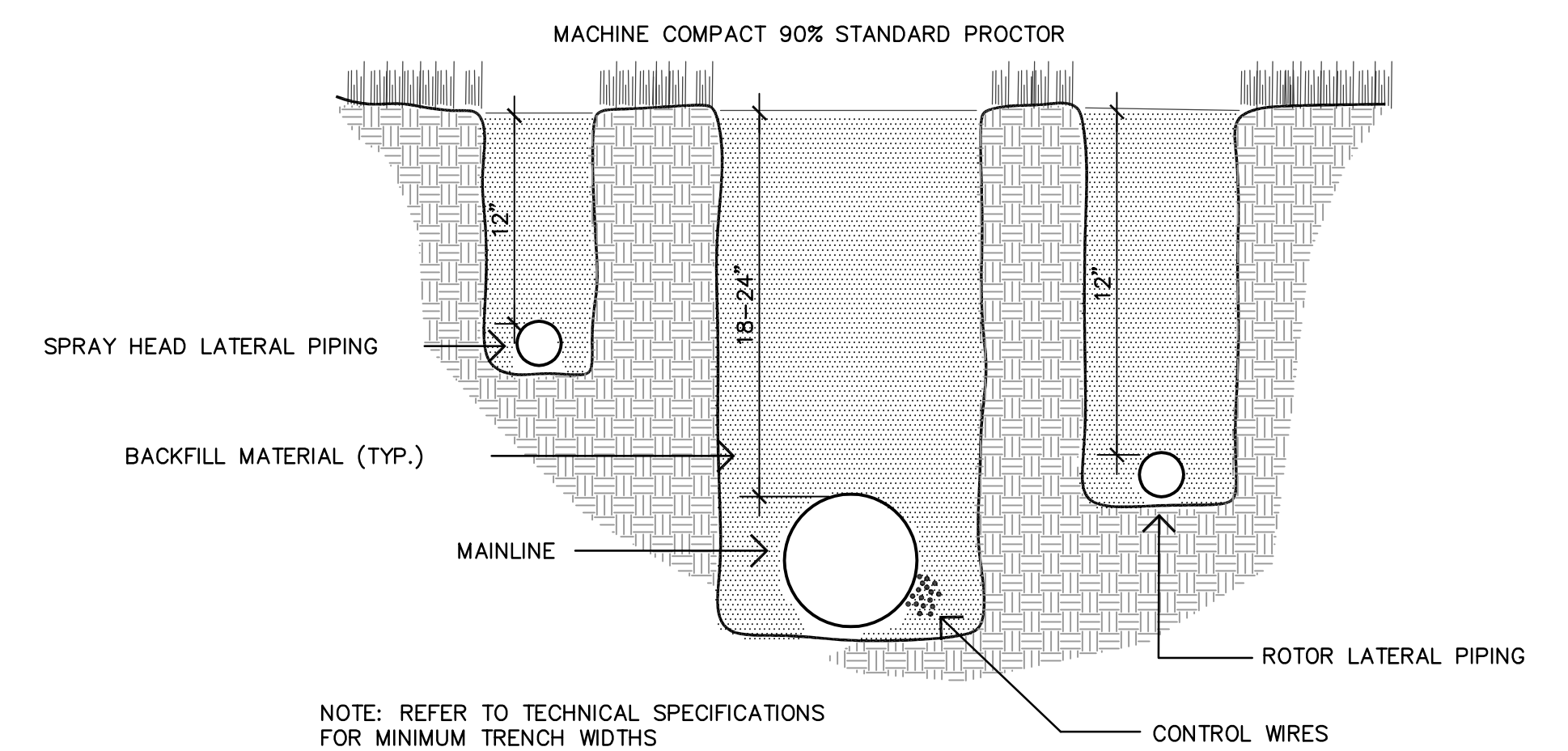
1 POINT OF CONNECTION
 L2.0 NO SCALE



3 ELECTRIC CONTROL VALVE
 NO SCALE

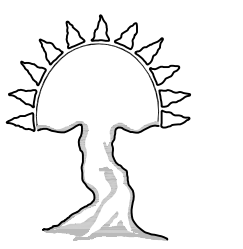


4 MANUAL DRAIN VALVE
 NO SCALE



2 TRENCH
 NO SCALE

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