

IMPROVEMENT PLANS "AS-BUILTS"

BERKSHIRE DOWNS

A TRACT OF LAND BEING PART OF THE S.W. 1/4
OF SECTION 3, TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

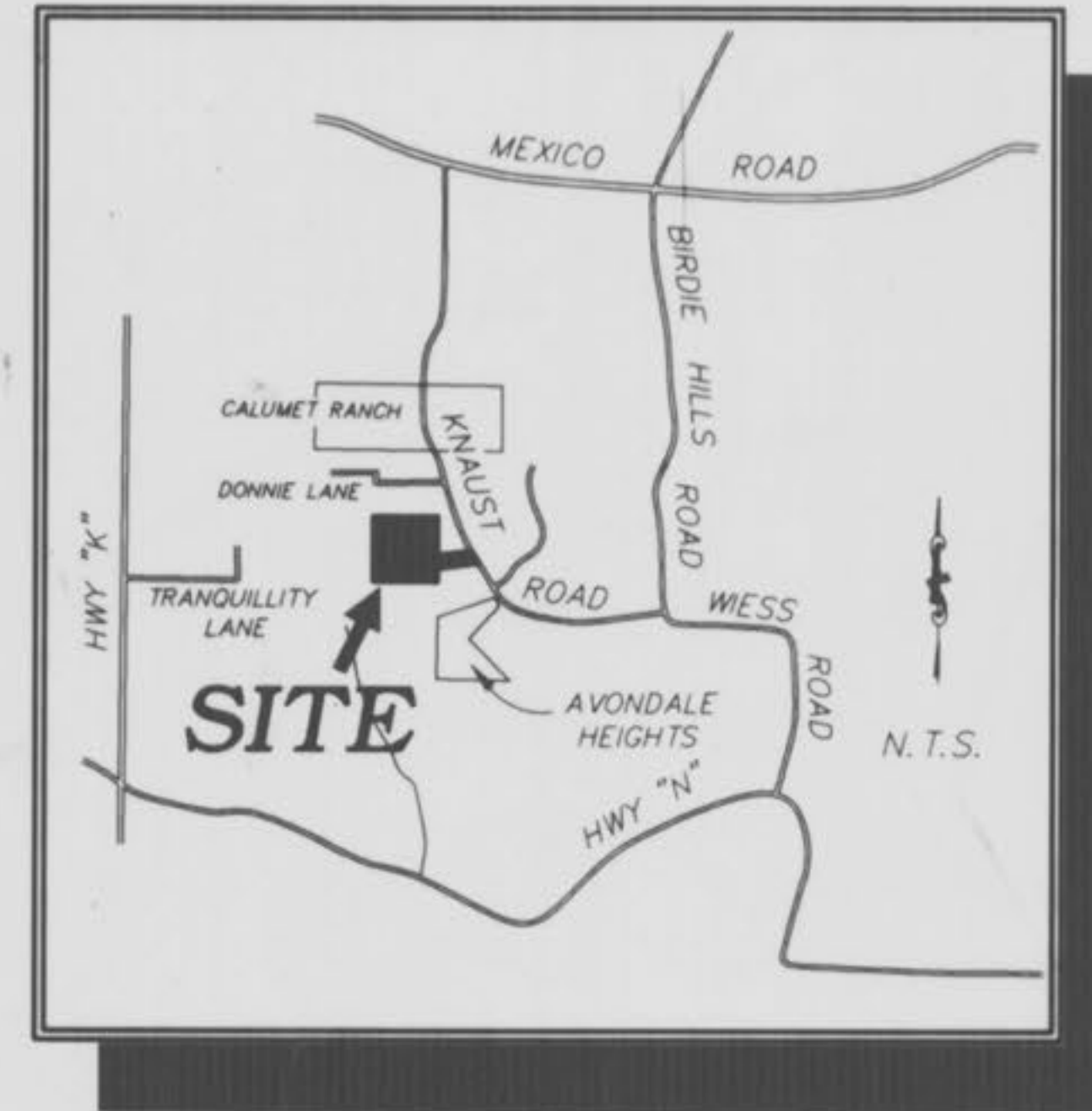
110 LOTS

DRAWING INDEX

CITY OF O'FALLON GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be completed prior to grading or construction of improvements.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- Storm sewers 18" in diameter or smaller shall be RCP Class III.
- Storm sewers 21" in diameter or larger shall be RCP Class III.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated metal pipe M-36, A.A.S.H.T.O. See plans for gauge.
- All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
- All earthen filled places within State, County or City roads (Highways) shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
- All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plot. See record plot for location and size of easements. This does not apply to house laterals.
- No area shall be cleared without the permission of the developer.
- All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," and of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one-half feet (2-1/2').
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-108 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and oil disturbed Right-of-Way markers shall be reset at the completion of grading.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary service lines shall have a 6" diameter for multi-family and a 4" diameter for single-family developments.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Dester 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on manholes.
- Sewer contractor shall maintain 24" vertical separation between all storm sewers and the sledge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. of Natural Resources specification 10 CSR-8.12X(X).
- The bitumen shall consist of two coats of asphalt, coat-for-pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-41. Asphalt shall conform to the requirements of ASTM D 449. Coat-for-pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.
- NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon the location, size and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps.
- The existing water well on site will remain in place to serve the existing house (to remain) until such time that a new water line is extended to the house. The existing water well on site will then be permanently closed in accordance with plugging procedures and certification requirements of the Missouri well construction rules - Authorizing Statutes 256.600 to 256.640 RSMO.
- All excavations, grading or filling shall have a finished grade not to exceed a 3:1 slope (33%) - Steeper grades may be approved by the Designated Official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the City Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- All overhead power poles shall be removed except for those which serve other sites.
- Proposed installation of expansion joints of the following locations for street slopes greater than 6% and other street creep conditions.
 - The beginning and the end of curved sections of streets
 - Across the throat of cul-de-sacs
 - Every 1,000 linear feet on sections of streets where the street ends at a T-intersection and a driveway is constructed opposite the T-intersection. These joints should be 2 inches wide rather than the typical 1-inch-wide joint.
- All existing site improvement disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All sanitary sewer building connections have been designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus the vertical distance of 2-1/2 feet.
- Existing sanitary sewer service shall not be interrupted.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/Mission-type couplings will not be allowed.

LOCATION MAP



SITE BENCH MARK #9
CHISEL BOX SOUTH SIDE OF CONC. ENTRANCE
DR. #437 KNAUSTR ROAD. BOX IS 16'± EAST
CL. OF KNAUSTR ROAD.

THIS TRACT IS SERVED BY:
WATER - ST CHARLES PUBLIC WATER DIST. #2
ELECTRIC - UNION ELECTRIC CO.
TELEPHONE - G.T.E. MISSOURI
SEWERS - DUCKETT CREEK SANITARY DISTRICT
GAS - ST. CHARLES GAS
FIRE PROTECTION - O'FALLON FIRE PROTECTION DISTRICT
SCHOOL DISTRICT - FORT ZUMWALT
MAIL SERVICE - O'FALLON

Sheet	Description
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2-4	FLAT PLANS
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8	WATER PLAN
9-10	STREET PROFILES
11-5	OFF-SITE SANITARY SEWER PLAN AND PROFILE
12-16-7	SANITARY SEWER PROFILES
14-16 8-10	STORM SEWER PROFILES
17-19	DRAINAGE AREA MAPS
20	ENTRANCE-DETAIL
21-25	CONSTRUCTION-DETAILS

LEGEND

	Sanitary Sewer (Proposed)		R.C.P. Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		C.M.P. Corrugated Metal Pipe
	Storm Sewer (Proposed)		C.I.P. Cast Iron Pipe
	Storm Sewer (Existing)		P.V.C. Polyvinyl Chloride
	Water Line & Size		V.C.P. Vitrified Clay Pipe
	Existing water line		Light Standard
	Tee & Valve		Double Water Meter Setting
	Hydrant		Single Water Meter Setting
	Cap		C.I. Curb Inlet
	18 Lot or Building Number		S.C.I. Skewed Curb Inlet
	Existing Fence Line		D.C.I. Double Curb Inlet
	Existing Tree Line		G.I. Grate Inlet
	Street Sign		A.I. Area Inlet
	Existing Contour		D.A.I. Double Area Inlet
	Proposed Contour		C.C. Concrete Collar
	Grouted Rip-Rap		F.E. Flared End Section
	End of Lateral		E.P. End Pipe
	Asphalt Pavement		E.D. Energy Dissipator
	Concrete Pavement		M.H. Manhole
			C.P. Concrete Pipe
			C.O. Clean Out
			V.T. Vent Trap
			T.B.R. To Be Removed
			T.B.R.&R. To Be Removed & Relocated
			T.B.P. To Be Protected
			T.B.A. To Be Abandoned
			B.C. Base Of Curb
			T.C. Top Of Curb
			T.W. Top Of Wall
			B.W. Base Of Wall
			(TYP) Typical
			U.N.O. Unless Noted Otherwise
			U.L.P. Use in Place

REVISIONS

AS-BUILTS STORM SEWER 3-13-98
REV. 07-14-97 PER CITY (TEMP. CUL-DE-SAC) D.G.
REV. 07/01/97 FOR DUCKETT CREEK SAN. DIST. R.D.W.
REV. 06/19/97 PER CITY OF O'FALLON R.D.W.
REV. 05/28/97 PER CITY OF O'FALLON R.D.W.
REV. 05/01/97 PER CITY OF O'FALLON R.D.W.

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376

397-1211 FAX 397-1104

by Pickett Ray & Silver

R. D. W. PICKETT
MO R.L.S. No. 14395

07-24-00
Date

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans indicated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifications includes releases after this date unless resubstantiated.
PICKETT, RAY & SILVER, INC.



DEVELOPER

GLENMAREO FIVE
7283 HIGHWAY N
O'FALLON, MO. 63366

"AS-BUILTS"

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DRAWN	R.D.W.	DATE	MARCH 1997
CHECKED		DATE	
FIELD BOOK	635	PROJECT #	96-271
		JOB ORDER #	36107

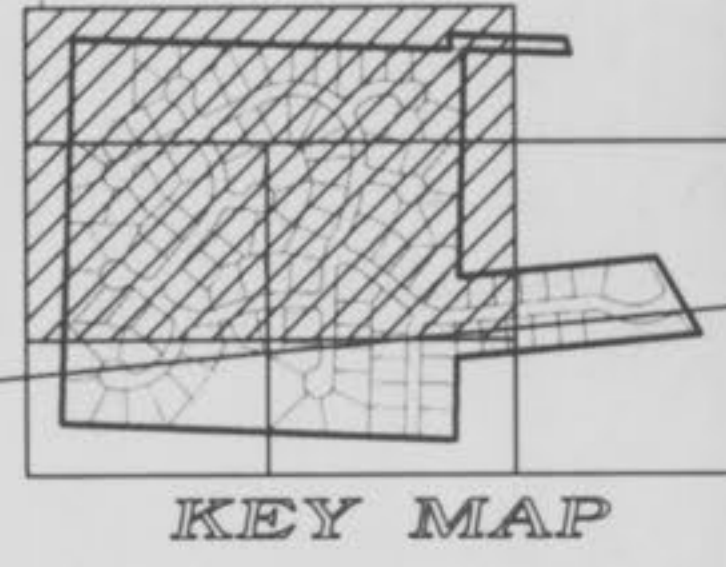
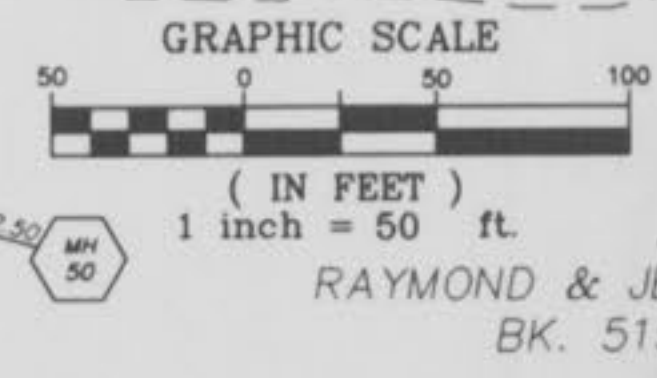
1/10
26

N/F
MICHAEL T. & EILEEN M. DAVIS, H/W
BK. 962, PG. 1303

N/F
CHRISTOPHER J. & DELORIS E. BRUCK, H/W
BK. 1662, PG. 1869

AS-BUILTS
SANITARY
REV. 5/7/97 PER CITY COMMENTS
REV. 3-13-98
APRIL 1997
JOB # 94-271

BERKSHIRE DOWNS
FLAT PLAN



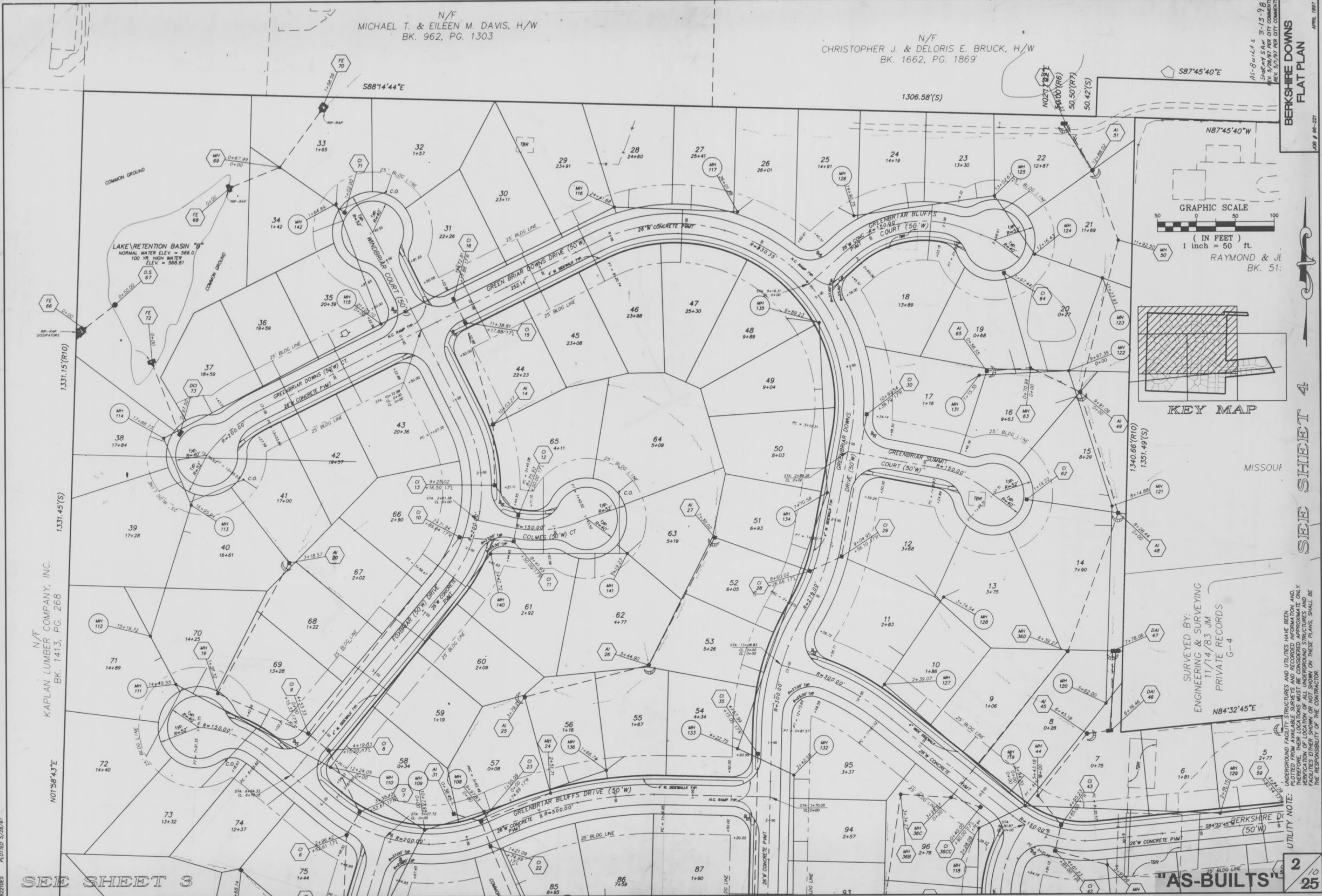
SEE SHEET 4

SEE SHEET 1

SEE SHEET 3

SEE SHEET 2

2/10
25



SURVEYED BY:
ENGINEERING & SURVEYING
11/14/83 J.M.
PRIVATE RECORDS
G-4

UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN
PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION, AND
THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY.
FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE
THE RESPONSIBILITY OF THE CONTRACTOR.

SEE SHEET 3

AS-BUILTS

N/F
KAPLAN LUMBER COMPANY, INC.
BK. 1413, PG. 268

N01'58'43"E

1331.45(S)

1331.15(R10)

S88°14'44"E

1306.58(S)

S87°45'40"E

N87°45'40"W

MISSOURI

N84°32'45"E

94221083 PLOTTED 5/28/97

SEE SHEET 2

94221005 PLOTTED 5/26/97

N/F
KAPLAN LUMBER COMPANY, INC.
BK. 1413, PG. 268

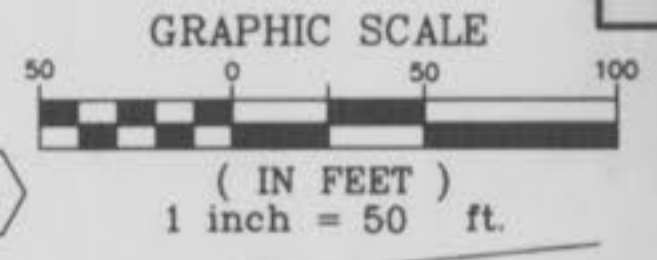
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1331.45(S)

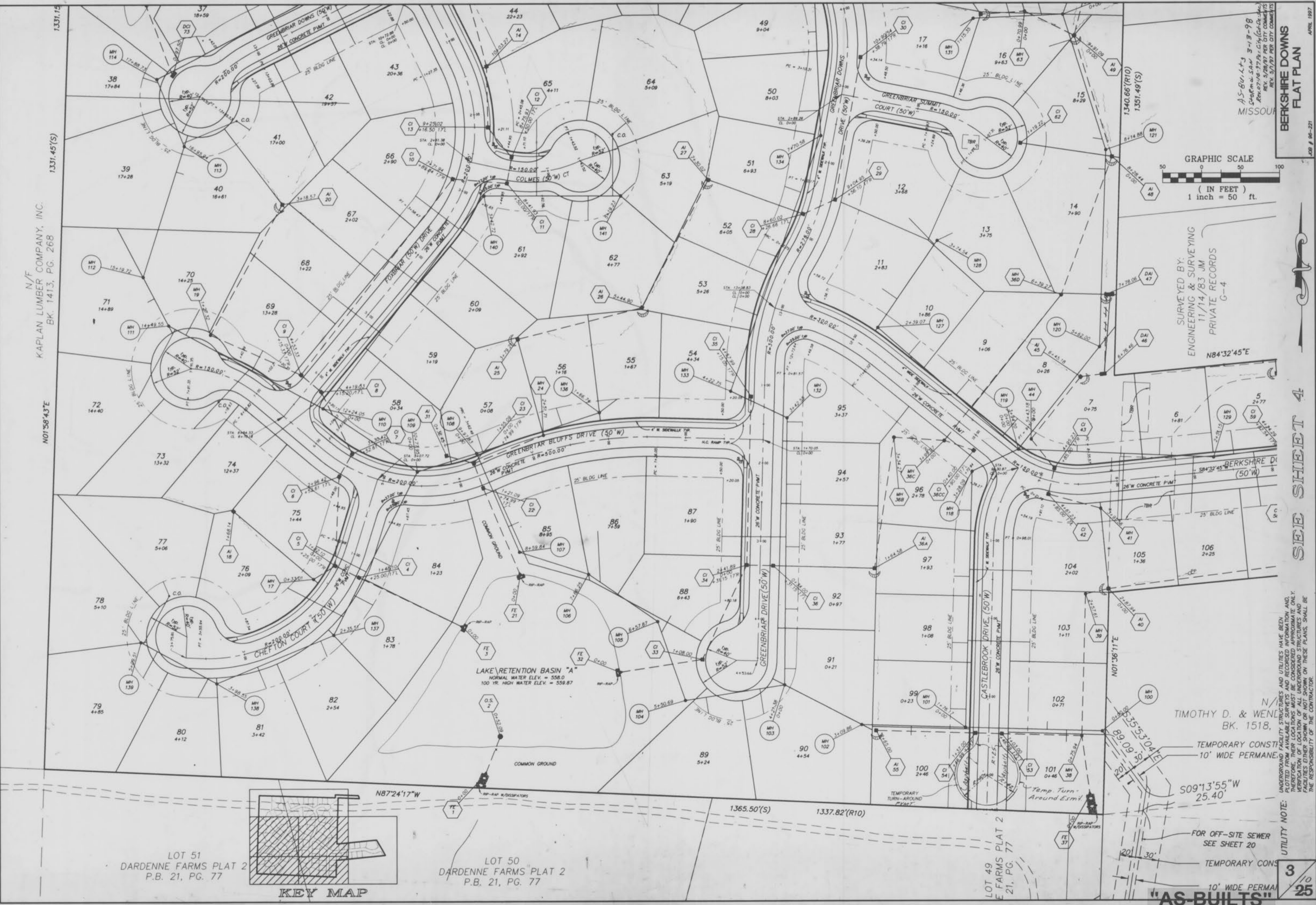
1331.75

APRIL 1997
JOB # 94-271
MISSOURI
REV. 5/7/97 PER CITY COMMENTS
REV. 02/18/97 BY G.H.G./C.A.C.
COURTESY SAN 3-13-98
AS-BUILT

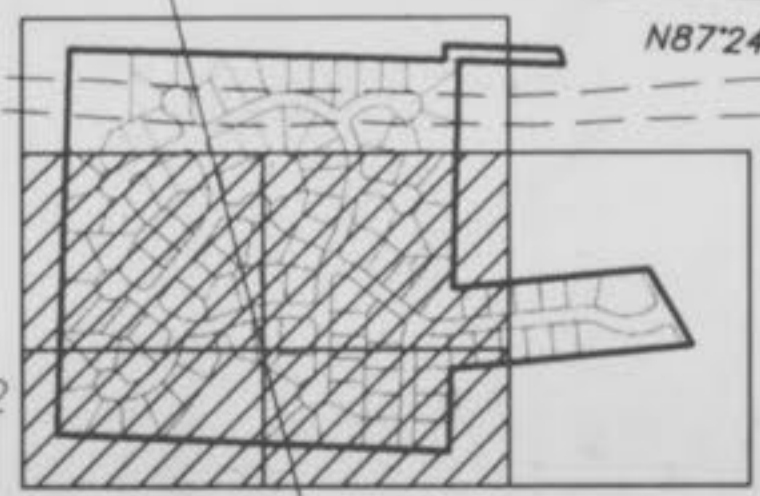
SEE SHEET 4



SURVEYED BY:
ENGINEERING & SURVEYING
11/14/83 JM
PRIVATE RECORDS
G-4
N84°32'45"E



LAKE RETENTION BASIN "A"
NORMAL WATER ELEV. = 358.0
100 YR. HIGH WATER ELEV. = 359.87



LOT 51
DARDENNE FARMS PLAT 2
P.B. 21, PG. 77

LOT 50
DARDENNE FARMS PLAT 2
P.B. 21, PG. 77

N/
TIMOTHY D. & WENDY
BK. 1518,

TEMPORARY CONST
10' WIDE PERMAN

509°13'55"W
25.40'

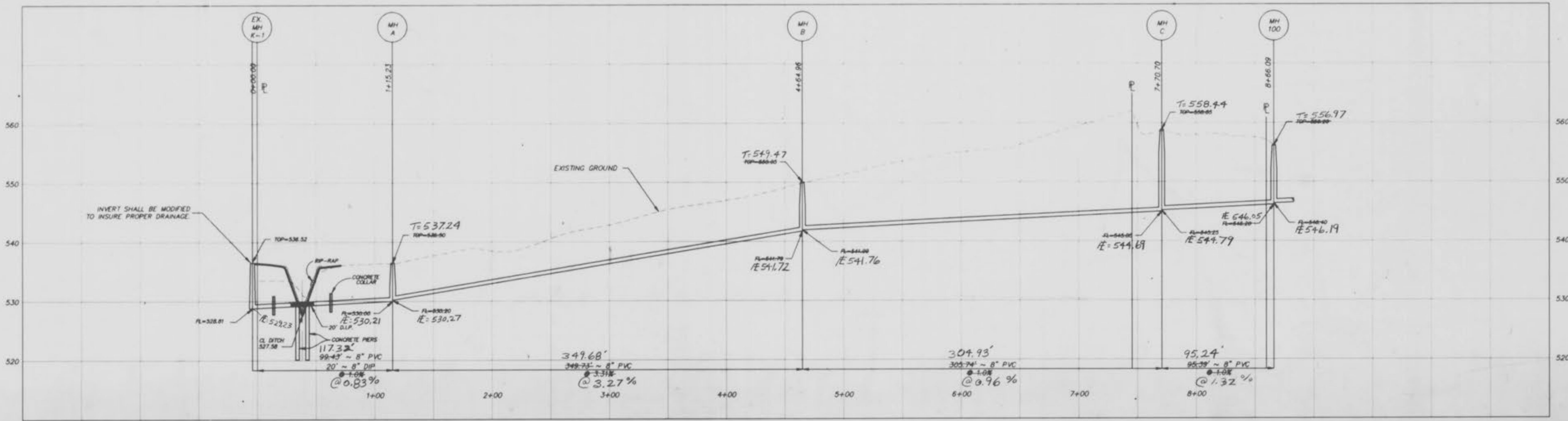
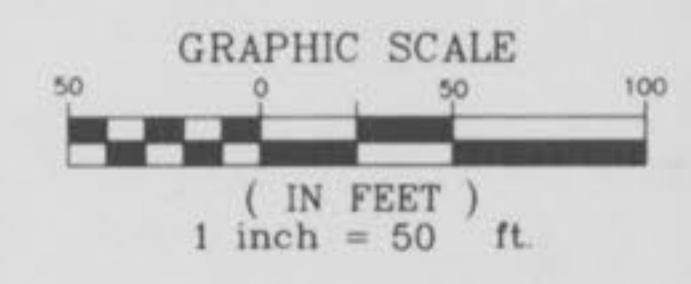
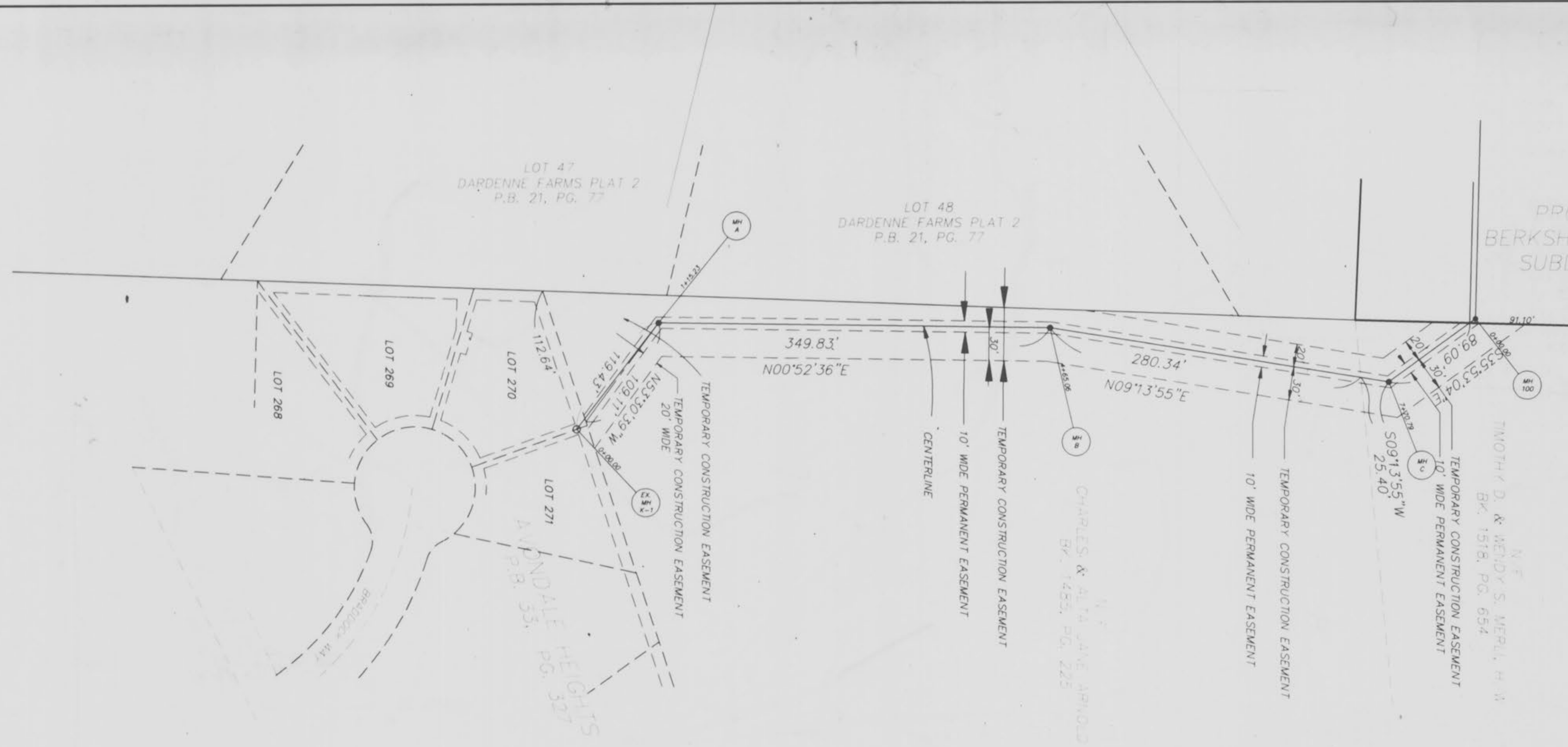
FOR OFF-SITE SEWER
SEE SHEET 20

TEMPORARY CONST
10' WIDE PERMAN

"AS-BUILTS"

UTILITY NOTE:
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PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND,
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OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS ENCOUNTERED AT
FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE
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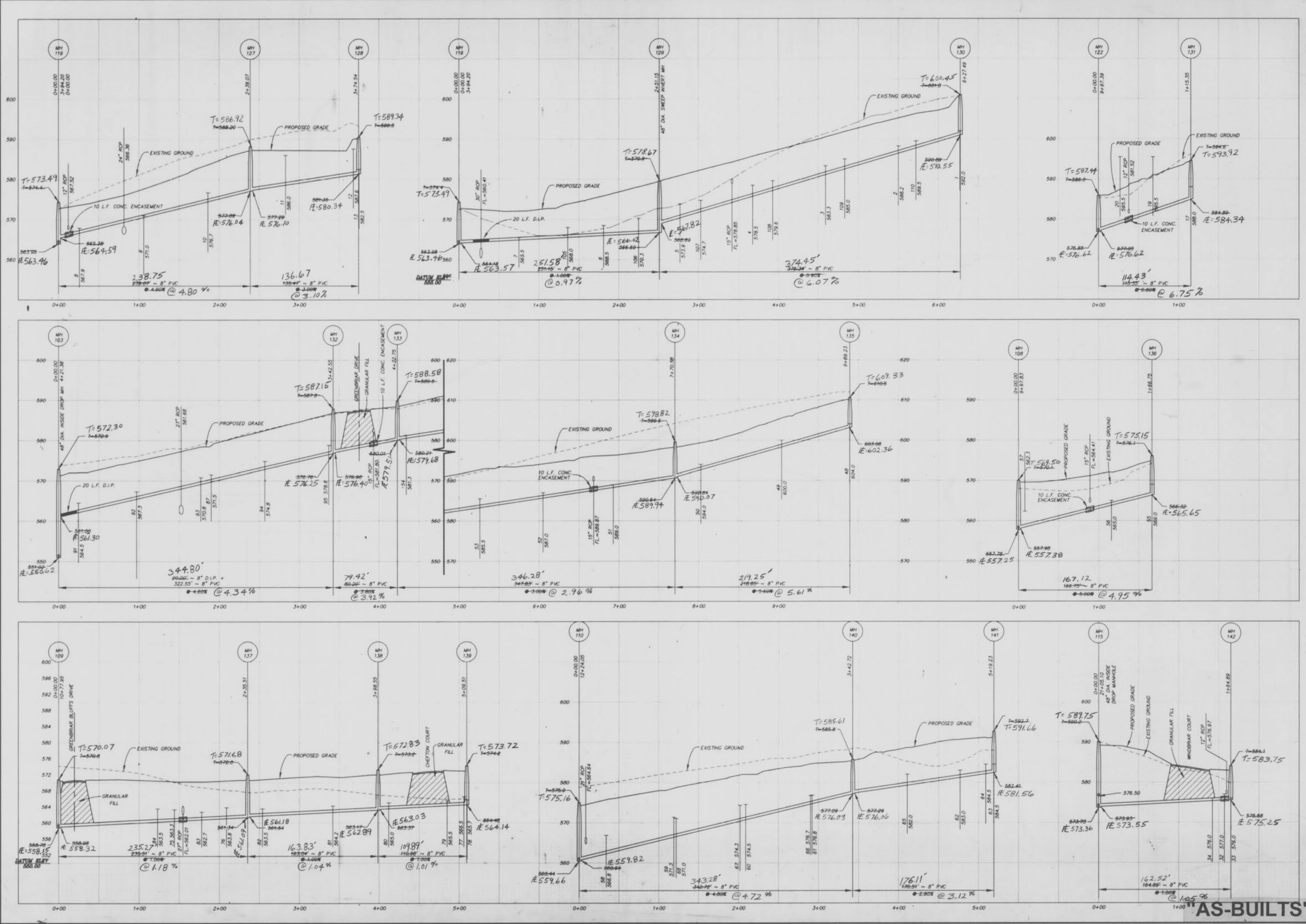


SCALE: 1" = 50' HORIZ.
 1" = 10' VERT.

UTILITY NOTE: UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

"AS-BUILTS"

H5
 10
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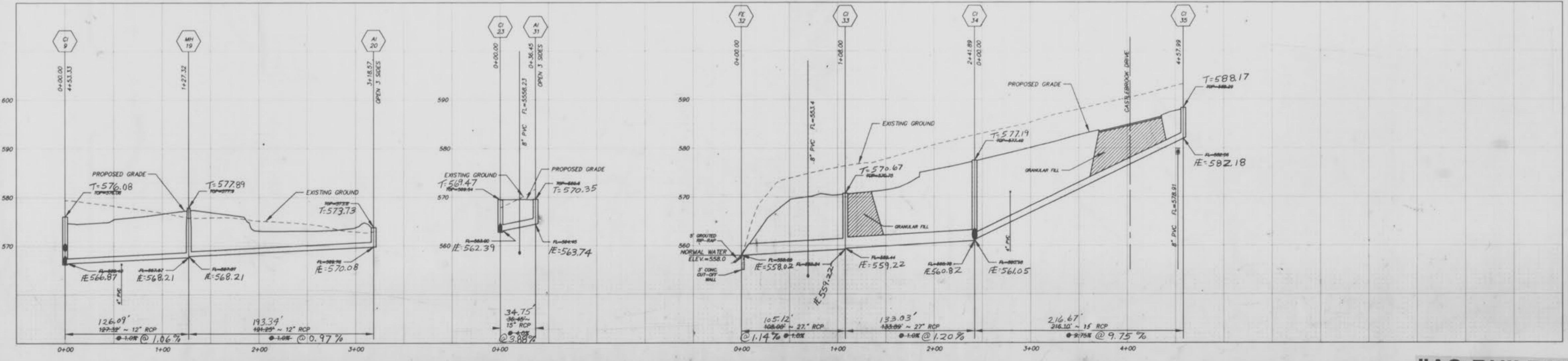
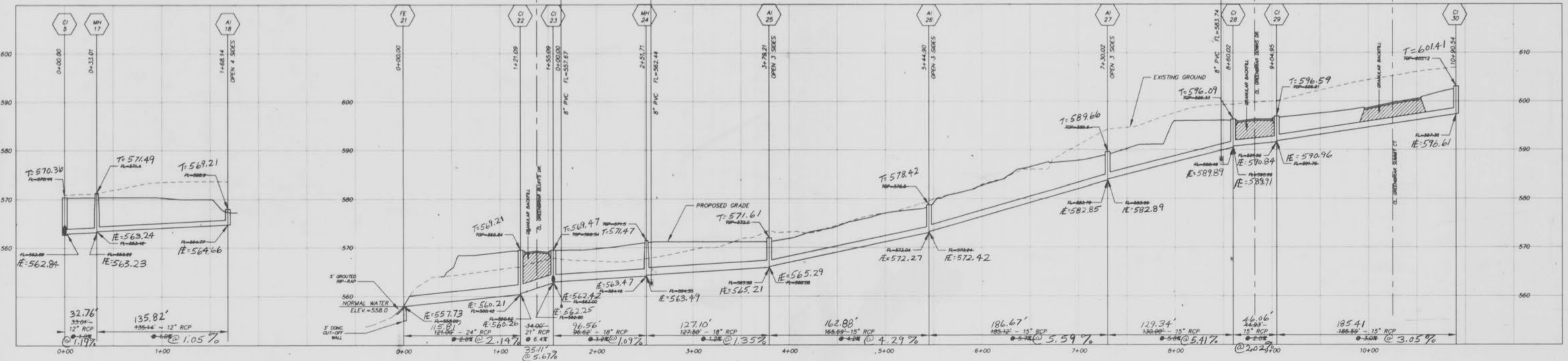
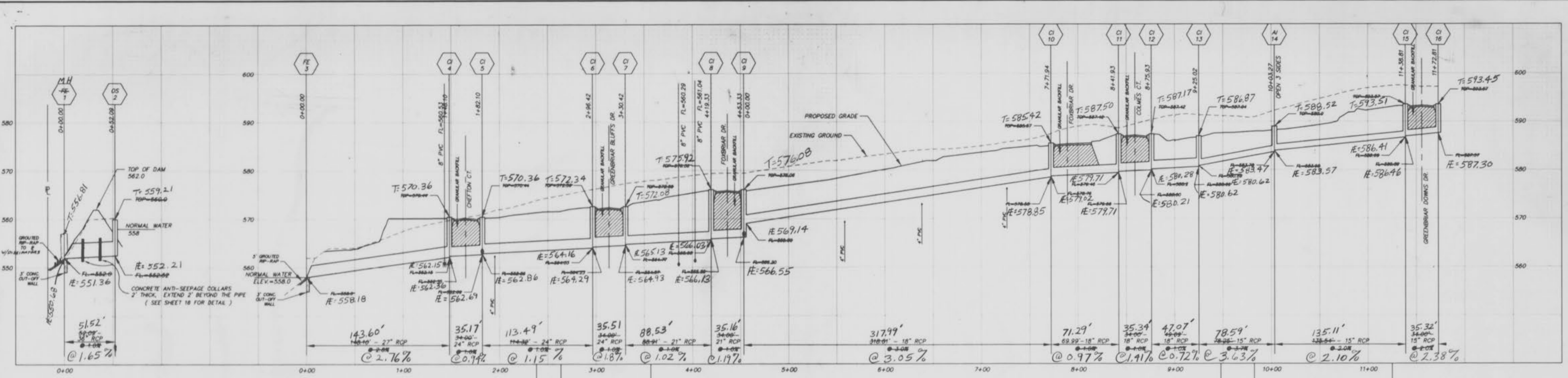


BERKSHIRE DOWNS
 SANITARY SEWER PROFILES
 APRIL 1997
 JOB # 96-221
 ROW
 AS-BUILTS
 Station SAN 3-13-98
 REV 02/28/97 PER BUCKLEY CREEK SAN DIST
 REV 05/28/97 PER CITY OF OTTAWA
 ROW

SCALE: 1" = 50' HORIZ
 1" = 10' VERT.

13/10
 25

"AS-BUILTS"

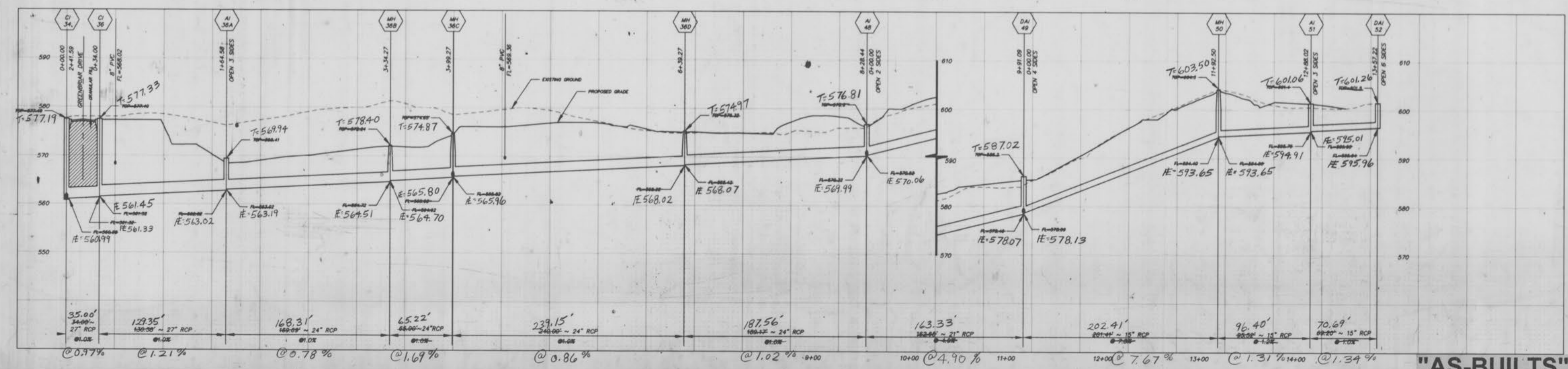
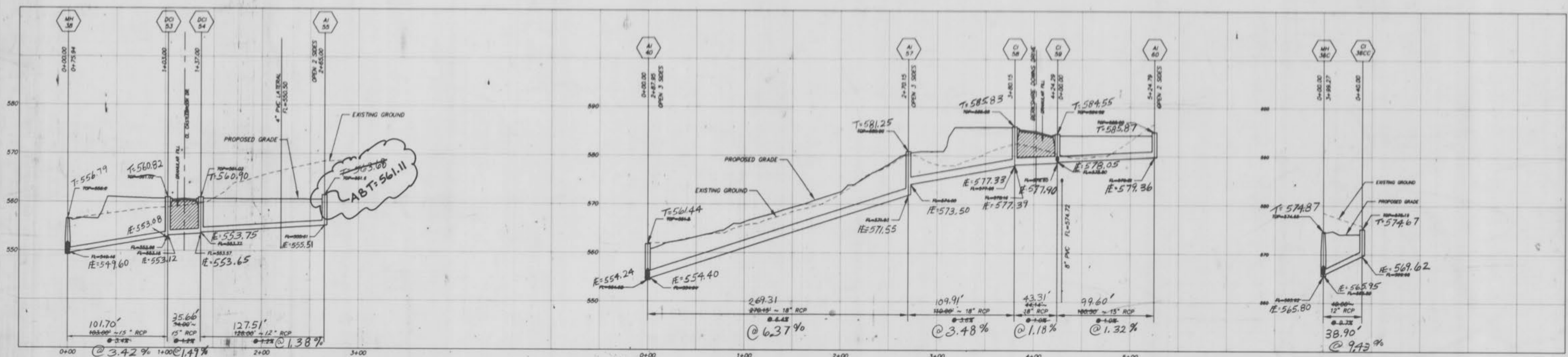
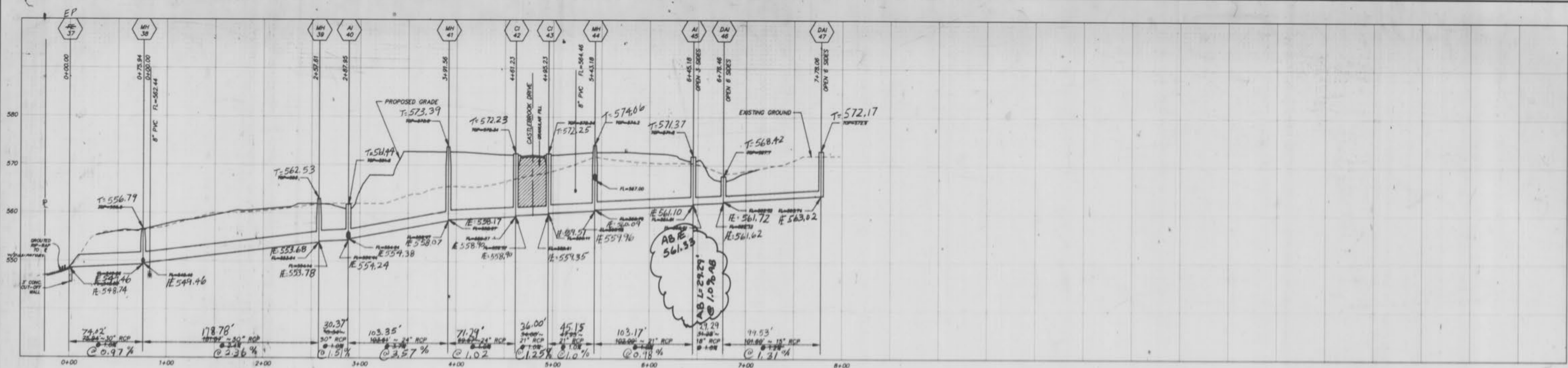


98225SAN PLOTTED 5/26/97

"AS-BUILTS"

AS-BUILTS
STATION 5+00 TO 8+00
DATE: 11/11/09

REVISED
9-5-01
O'NEILL



"AS-BUILTS"

PLOT 5/20/97

