

City of O'Fallon

General Notes

1. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including house laterals.
2. Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to grading or construction of improvements.
3. 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.
4. Storm sewers 18" in diameter or smaller shall be ASTM C-14.
5. Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
6. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise on the plans.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge. *Pipe will be aluminized or bituminous coated.*
8. 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.O. T-100 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a Soils Engineer.
9. All earthen filled places within State, County, or City roads (Highways) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a Soils Engineer.
10. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
11. Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
12. No area shall be cleared without the permission of the developer.
13. All grade shall be within 0.2 feet (more or less) of those shown on the grading plan.
14. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
15. 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.
16. 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.
17. All standard street curb inlets to have front of inlet 2 feet behind curb.
18. 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 of not less than 2 1/2 feet.
19. Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
20. All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
21. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
22. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
23. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
24. All PVC sanitary sewer pipe shall be DR-35 or equal with crushed stone bedding uniformly graded between 1" and 1/2" size. This bedding shall extend from 6" below the pipe to 12" inches above the top of the pipe.
25. All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way Markers shall be reset at the completion of grading.
26. All streets must meet the specifications and installation requirements of the City of O'Fallon.
27. All sanitary manhole tops shall be set 0.2' higher than the proposed ground except in pavement areas.
28. All sanitary manholes shall have a 31 mil. thick coat of coal tar pitch waterproofing.
29. All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for Single-family developments.
30. Manhole frame and cover shall be Clay and Bailey No. 2008 for Neenah R-1736 or Dester 1315 or approved equal.
31. A drop of 0.2 feet is required through each sanitary manhole.
32. The City of O'Fallon, shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
33. Brick shall not be used on manholes.
34. This tract is served by:
 - A. MO Cities Water
 - B. Union Electric
 - C. O'Fallon Gas Service, Inc.
 - D. Continental Telephone
 - E. Duckcrott Creek Sewer Dist.

THE ENCLAVE AT DARDENNE FARMS

"AS-BUILTS"



Location Map

Benchmark

RM51 CHISELED " " CENTER OF SOUTH HOWL OF CULVERT
 TRIBUTARY "B" UNDER HWY. N 0.33 EAST INTERSECTION WITH HWY. K
 ELEV. - 487.13

Index

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	STREET & SEWER PROFILES
4-6	CONSTRUCTION DETAILS
6A	RECORD PLAT

Legend

	Sanitary Sewer (Proposed)	C.I.	Curb Inlet
	Sanitary Sewer (Existing)	D.C.I.	Double Curb Inlet
	Storm Sewer (Proposed)	G.I.	Grate Inlet
	Storm Sewer (Existing)	A.I.	Area Inlet
	Water Line & Size	D.A.I.	Double Area Inlet
	Tee & Valve	C.C.	Concrete Collar
	Hydrant	F.E.	Flared End Section
	Cap	E.P.	End Pipe
	Lot or Building Number	E.D.	Energy Dissipator
	Existing Fence Line	M.H.	Manhole
	Existing Tree Line	C.P.	Concrete Pipe
	Street Sign	R.C.P.	Reinforced Concrete Pipe
	Direction of Proposed Residence	C.M.P.	Corrugated Metal Pipe
	Existing Contour	C.I.P.	Cast Iron Pipe
	Proposed Contour	P.V.C.	Polyvinyl Chloride
	Grouted Rip-Rap	V.C.P.	Vitrified Clay Pipe
	End of Lateral	C.O.	Clean Out
	Asphalt Pavement	V.T.	Vent Trap
	Concrete Pavement		
	Storm/Sanitary Structure		
	Test Hole		
	Power Pole		
	Light Standard		

"AS-BUILTS" 12-12-89 DWP
 Rev 7-26-89 per DCSD & City of O'Fallon
 Rev 7-12-89 per FT-Body Lines & Sewer

PROPERTY OF
 CITY OF O'FALLON
 BUILDING DEPARTMENT

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans modified in the project and specifically excludes revisions after this date unless reauthorized.

PICKETT RAY & SILVER, INC.
 RAY
 PICKETT
 NUMBER
 1-16395
 LICENSED PROFESSIONAL ENGINEER
 STATE OF MISSOURI

PICKETT RAY & SILVER

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 Planners
 Land Surveyors
 333 Mid Rivers Mall Dr.
 St. Peters, MO 63376
 441-1211 278-1211

PREPARED FOR:
MASTER CRAFT COMPANY
 104 WHARF STREET
 LAKE ST. LOUIS, MO. 63367

DRAWN	WVE	DATE	6-89
CHECKED	LIC	DATE	6-89
FIELD BOOK	1982	PROJECT #	84-130
		JOB ORDER #	4599

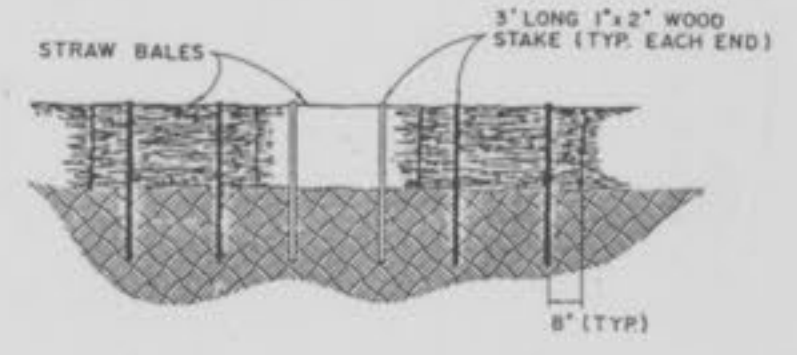
This is to certify that the as-constructed elevations, locations and distances shown hereon are correct and were taken in the field during December, 1989.

Mo Reg. L.S. # 1506

REVISIONS
 PROJECT DESIGNER

DARDENNE FARMS PLAT THREE

SITE PLAN
 THE ENCLAVE AT DARDENNE FARMS
 JUNE, 1989 84-130
 Rev. 7-12-89, DWD; San. Sewers, Bldg. Line
 Rev. 7-26-89, DWD; per DCSD City, Station
 Rev. 9-1-89 ES
 Rev. 10-13-89 per F. Tosehoff
"AS-BUILTS" 12-12-89 DWD



STAKED BALE DETAIL
 N.T.S.

Littation Control

SILTATION CONTROL SHALL CONSIST OF TEMPORARY SEEDS AND SHOALS TO DIVERT STORM WATER RUNOFF TO A NATURAL DISCHARGE POINT. (SEE GRADING PLAN FOR LOCATIONS.) AT WHICH POINT THERE SHALL BE A DOUBLE ROW OF STRAW BALES WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALES SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STRAW BALES SHALL BE STAGGERED. IN AREAS WHERE A BEAM AND SHOAL ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED END TO END TO PROTECT ADJACENT PROPERTY AND RIGHT-OF-WAYS (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER IF SO AGREED). UPON COMPLETION OF STORM SIDERS, STRAW BALES SHALL BE PLACED ON ALL SIDES OF APPROPRIATE STRUCTURES TO KEEP SILE OUT OF STORM SIDERS (THIS SHALL BE THE RESPONSIBILITY OF THE SIDER CONTRACTOR OR THE DEVELOPER IF SO AGREED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.

Note: Required individual driveway culverts with hydraulic computations shall be submitted at time of building permit application.

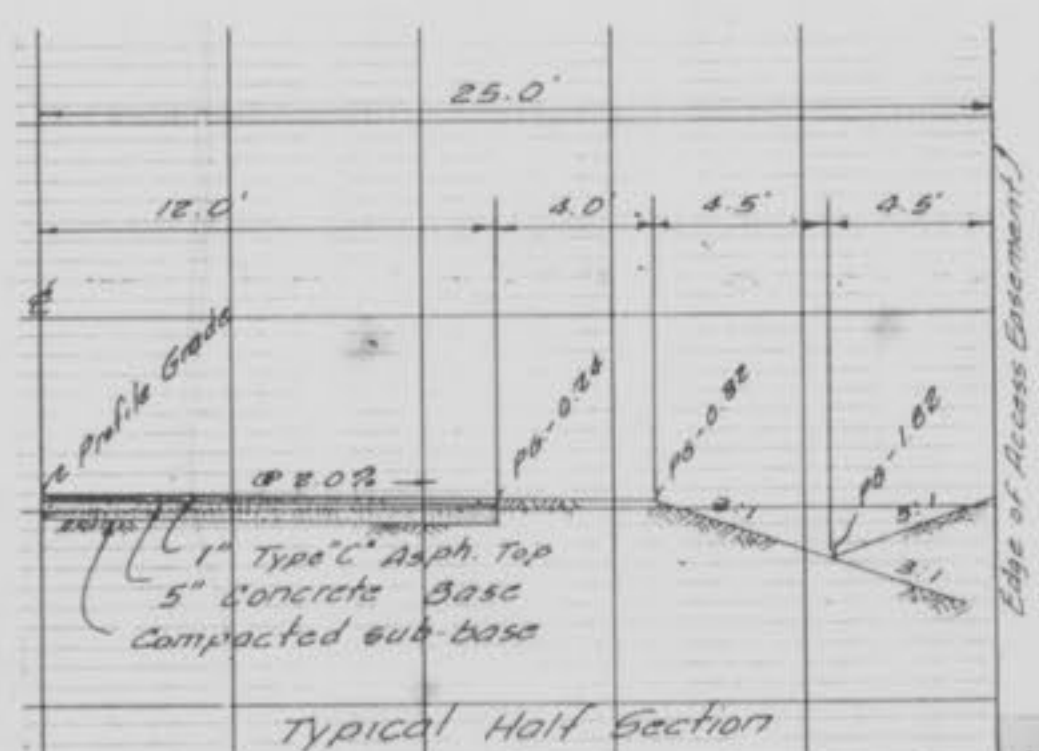
Note: Lots 7-12; Minimum Low Sill Elevation = 511.00

Note: This site is not within the Flood Plain per FEMA maps.

"AS-BUILT" NOTES:

1. HORIZONTAL LOCATIONS OF STRUCTURES DID NOT CHANGE APPRECIABLY.
2. SHADED "BALLOONS" INDICATE STRUCTURES THAT HAVE BEEN "AS-BUILT".

Ex.



NOTE:
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

Note: All existing improvements disturbed during construction shall be repaired or replaced in kind.

W.L. = 507.0
 E.S. = 509.0
 100yr HW = 510.0

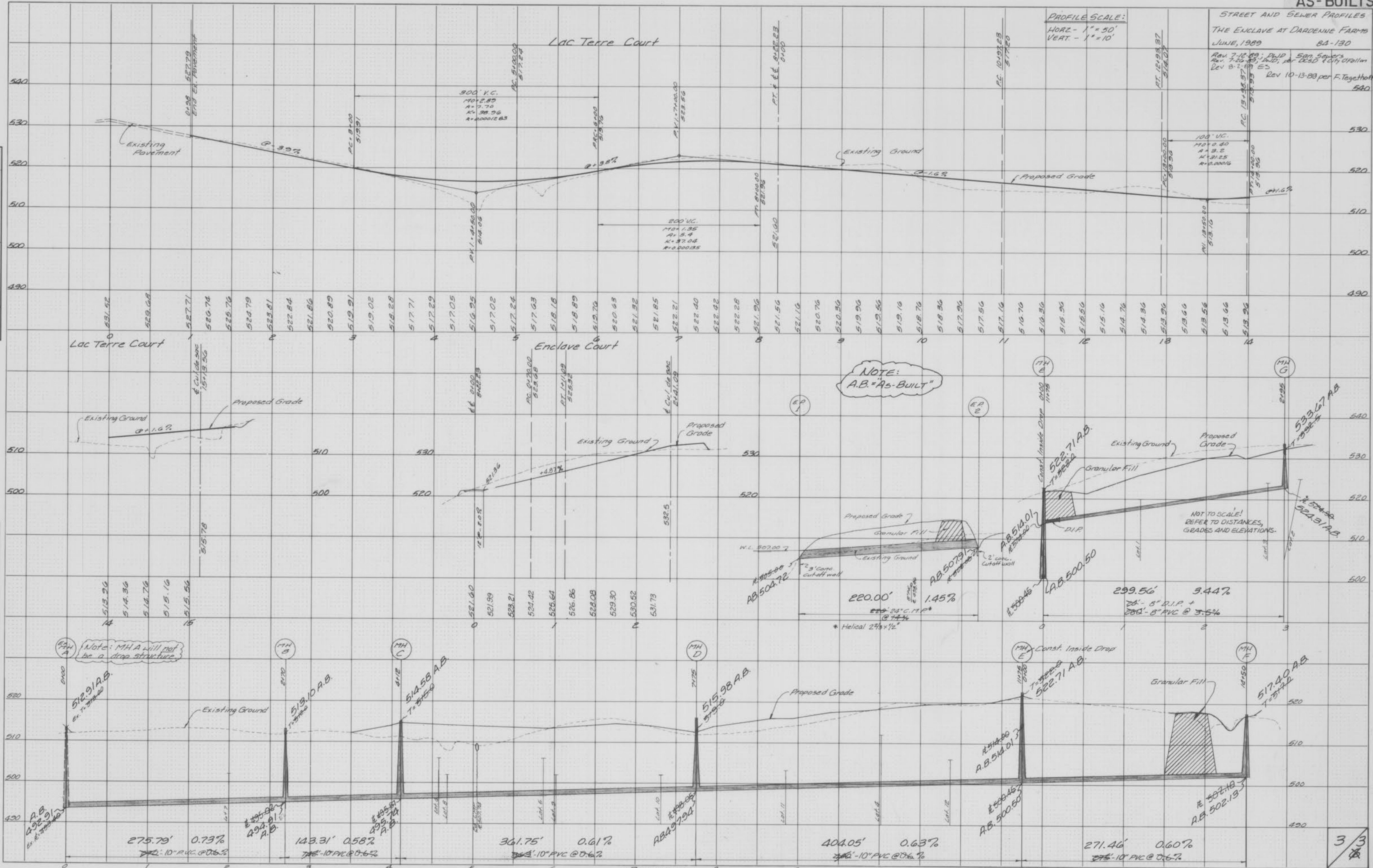
PROPERTY OF
 CITY OF FALLON
 BUILDING DEPARTMENT

"AS-BUILTS"

STREET AND SEWER PROFILES
THE ENCLAVE AT DARDENNE FARMS
JUNE, 1989 8A-13D

Rev 7-12-89 DW/D 50' Sewer
Rev 7-22-89 DW/D, DW/D, DW/D 40' City of Fall
Rev 8-1-89 ES
Rev 10-13-89 per F. Tegethoff

PROFILE SCALE:
HORIZ - 1" = 50'
VERT - 1" = 10'



DATE	
BY	
FINAL SURVEY	
PLOTTED	
NOTE BOOK	
TEMP. PLATE	
AREAS CHECKED	

DATE	
BY	
ORIGINAL SURVEY	
PLOTTED	
NOTE BOOK	
TEMP. PLATE	
AREAS CHECKED	