

# IMPROVEMENT PLANS-176 LOTS

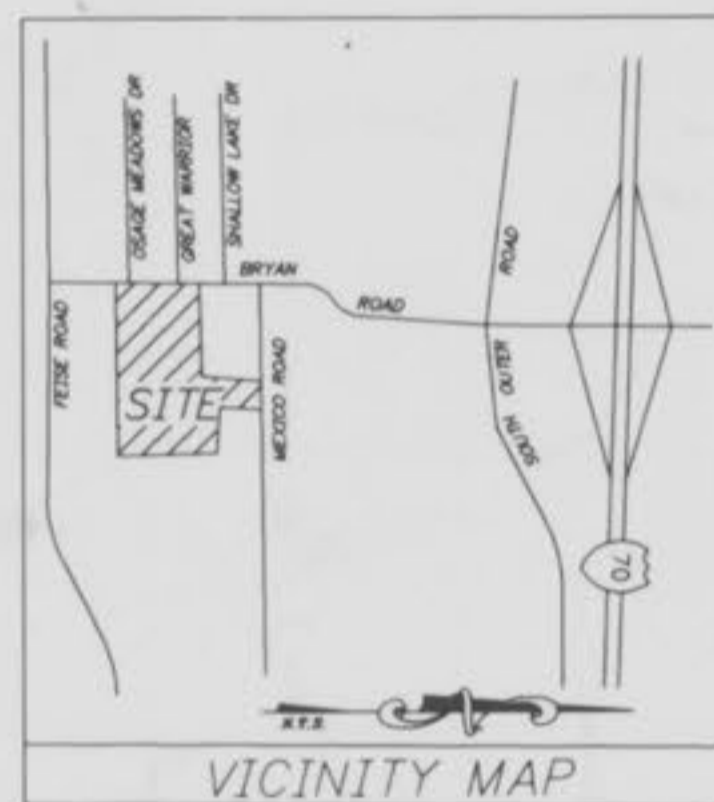
# GLENMARO

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SEC. 31, TWP. 47 N., RNG. 3E., ST. CHARLES COUNTY, MISSOURI

## CITY OF O'FALLON GENERAL NOTES

1. 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.
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.
- 5.
6. All storm sewer pipe to be dedicated, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, AASHTO. See plans for gauge.
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 AASHTO T-99 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 95% of maximum density as determined by the Standard Proctor Test AASHTO 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 grades 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 not less than two and one-half feet (2-1/2').
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 1/4" size. This bedding shall extend from 6" below the pipe to 12" 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 manholes top 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 or Neenah R-1736 or Deater 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. Sewer contractor shall maintain 24" vertical separation between all storm sewers and the sludge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
35. Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coal-tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-41. Asphalt shall conform to the requirements of ASTM D-449. Coal-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.
36. 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.
37. Site served by:  
City of O'Fallon Sewer District  
Union Electric Company  
St. Charles Gas Company  
St. Charles County Water District #2  
GTE Telephone Company  
Fort Zumwalt School District  
O'Fallon Fire Protection District
38. No flood plain exists on this property as per F.I.R.M. #29183 C0110 D.
39. As needed, six fences shall be installed as a protective barrier for street to remain.
40. All lots shall provide 1' DIA. PER 50' FEET OF SERVICE FRONTAGE, PER CITY OF O'FALLON ZONING ORDINANCE.
41. Blow-off hydrants and water meters shall not be located in sidewalks or driveways.

## LOCATION MAP



VICINITY MAP

## DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-4	FLAT PLANS
5-7	GRADING PLANS
8-8B, 2-4	WATER PLANS
9-11	STREET PROFILES
12	OFF-SITE SANITARY SEWER
13-15	SANITARY SEWER PROFILE
16-18	STORM SEWER PROFILE
19-21	DRAINAGE AREA MAPS
22-27	CONSTRUCTION DETAILS

## LEGEND

	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
	Storm Structure	C.M.P.	Corrugated Metal Pipe
	Test Hole	C.I.P.	Cast Iron Pipe
	Power Pole	P.V.C.	Polyvinyl Chloride
	Light Standard	V.C.P.	Vitrified Clay Pipe
	Double Water Meter Setting		
	Single Water Meter Setting	C.O.	Clean Out
	C.I.	V.T.	Vent Trap
	S.C.I.	T.B.R.	To Be Removed
	D.C.I.	T.B.R.&R	To Be Removed & Relocated
	G.I.	T.B.P.	To Be Protected
	A.I.	T.B.A.	To Be Abandoned
	D.A.I.	B.C.	Base Of Curb
	C.C.	T.C.	Top Of Curb
	F.E.	T.W.	Top Of Wall
	E.P.	B.W.	Base Of Wall
	E.D.	(TYP)	Typical
	M.H.	U.N.O.	Unless Noted Otherwise
	C.P.	U.I.P.	Use in Place

This is to certify to City of O'Fallon that these "As-Built" water plans are based on actual field surveys conducted during August, 1996 and the results are shown here on.

by Pickett Ray & Silver

Delmar F. Vincent  
MO R.L.S. No 1869

08-16-96  
Date

## SITE BENCHMARK

BM #1  
R.R. SPIKE, 0.5' HIGH IN THE EAST FACE OF 8" SHINGLE OAK  
77' SOUTH OF CENTERLINE STA. 50+39 (PROPOSED MEXICO ROAD)  
NEAR INTERSECTION OF HILLMAN ROAD (EXISTING MEXICO ROAD  
AND GLENMORE LANE.  
ELEV. 597.48

## REVISIONS

8-30-95 106  
9-26-95 145  
10-4-95 182  
10-16-95 186 sheets B, C, D, E, G, H  
10-18-95 186 sheet 91  
10-24-95 186 sheet 91

# PICKETT RAY & SILVER

Civil Engineers  
Planners  
Land Surveyors

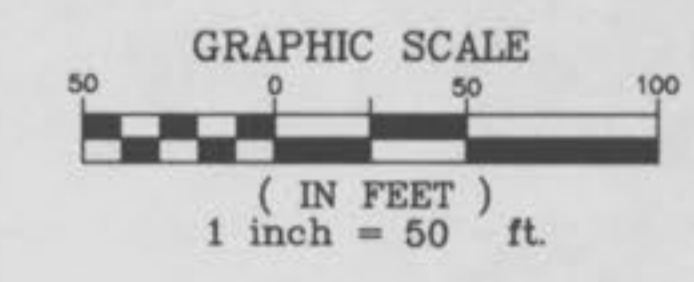
333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
397-1211 FAX 397-1104

ENGINEERS AUTHENTICATION		DEVELOPER WATER "AS-BUILTS"	
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes responses after this date unless re-authenticated.		GLENMARO FIVE 7283 HIGHWAY N O'FALLON, MO. 63366 (314) 978-3763	
PICKETT, RAY & SILVER, INC.		© Copyright 1995 by Pickett, Ray & Silver Inc.	
Ray Pickett Date		CONFIDENTIAL PROPRIETARY MATERIAL The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.	
DRAWN K.D./KAW DATE 8-02-95		1 4	
CHECKED JC DATE 8-02-95		PROJECT # 95059	
FIELD BOOK 582		JOB ORDER # 33306	

**GLENMARO WATER PLAN**

AUGUST, 1995 95-059

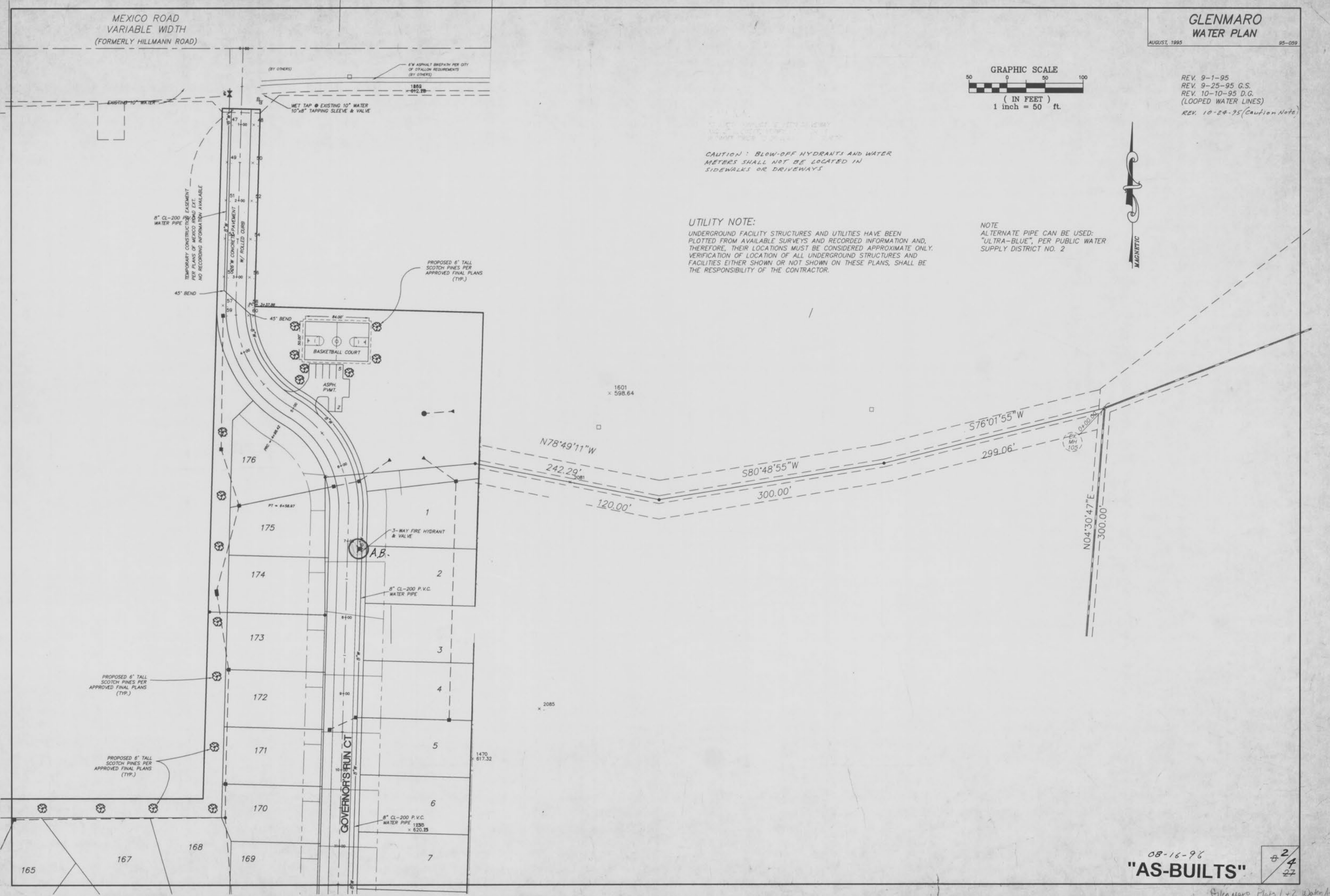
REV. 9-1-95  
 REV. 9-25-95 G.S.  
 REV. 10-10-95 D.G.  
 (LOOPED WATER LINES)  
 REV. 10-24-95 (Caution Note)



CAUTION: BLOW-OFF HYDRANTS AND WATER METERS SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS

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 FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE:  
 ALTERNATE PIPE CAN BE USED:  
 "ULTRA-BLUE", PER PUBLIC WATER SUPPLY DISTRICT NO. 2



08-16-98  
**"AS-BUILTS"**

2/4/97

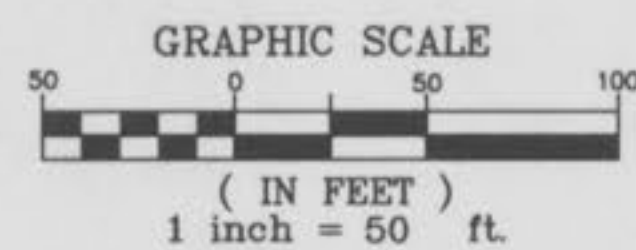
Glenmaro Plans 1 + 2 Water

**GLENMARO WATER PLAN**

AUGUST, 1995

95-059

NOTE: BLOW-OFF HYDRANTS AND WATER METERS SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS

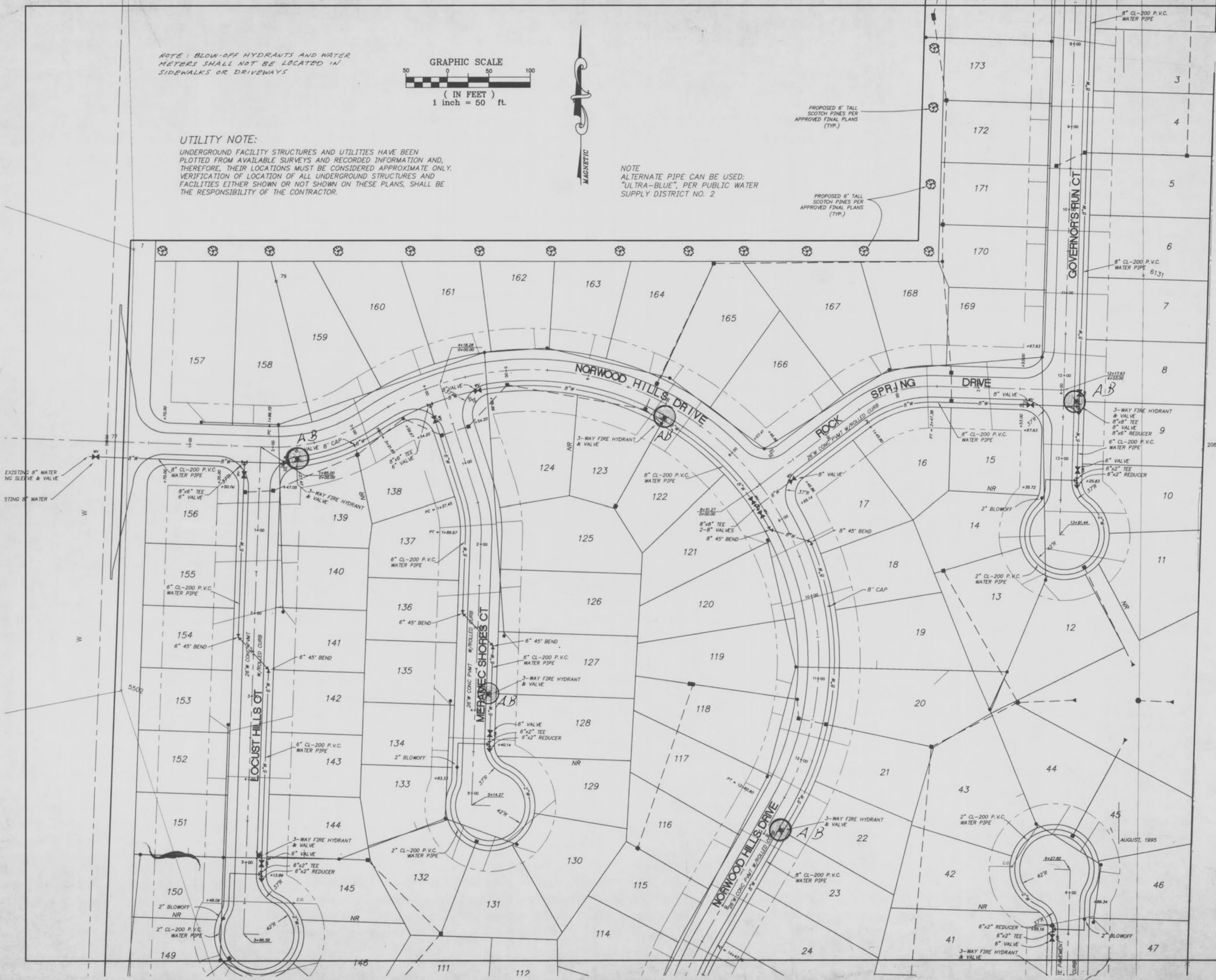


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REV. 9-1-95  
REV. 9-25-95 G.S.  
REV. 10-10-95 D.G.  
(LOOPED WATER LINES)  
REV. 10-24-95 D.G.  
(CHANGES PER P.W.S.D.#2)



08-16-96  
**"AS-BUILTS"**

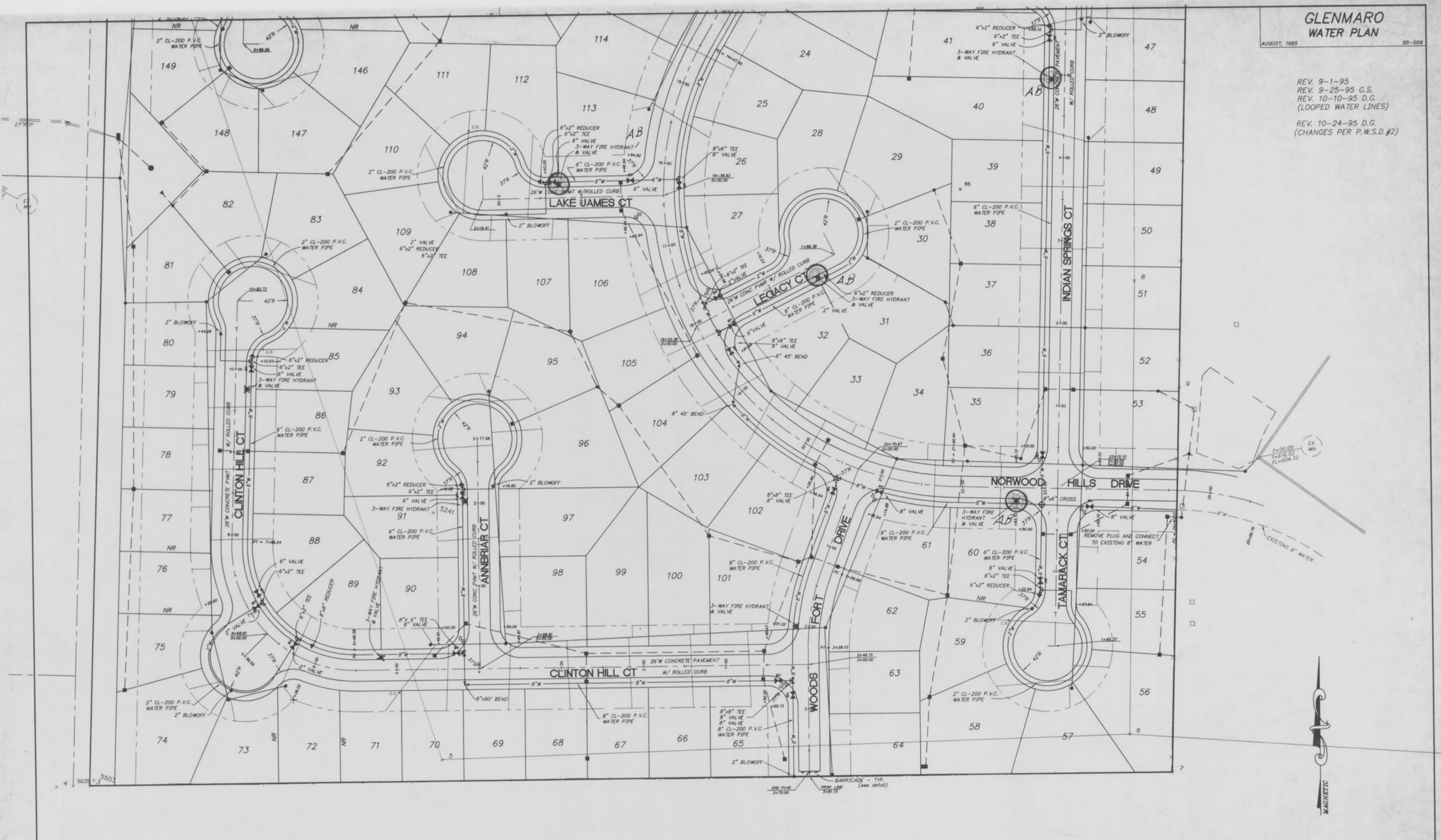
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Glennmaro Plats 1+2 AS-BUILTS

**GLENMARE WATER PLAN**

AUGUST, 1995 95-059

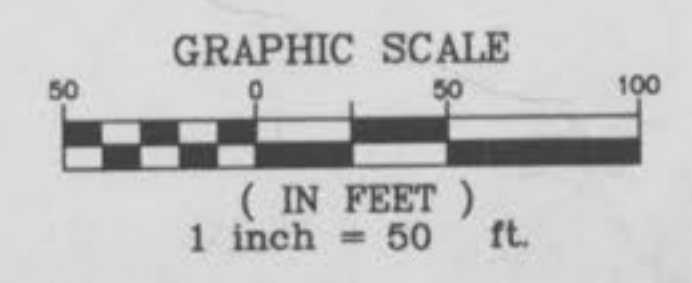
REV. 9-1-95  
 REV. 9-25-95 G.S.  
 REV. 10-10-95 D.G.  
 (LOOPEL WATER LINES)  
 REV. 10-24-95 D.G.  
 (CHANGES PER P.W.S.D.#2)



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08-16-96  
**"AS-BUILTS"**

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 4  
 27

Glenmare Plots 142 Water AS-BUILT