

"AS-BUILTS"

IMPROVEMENT PLANS

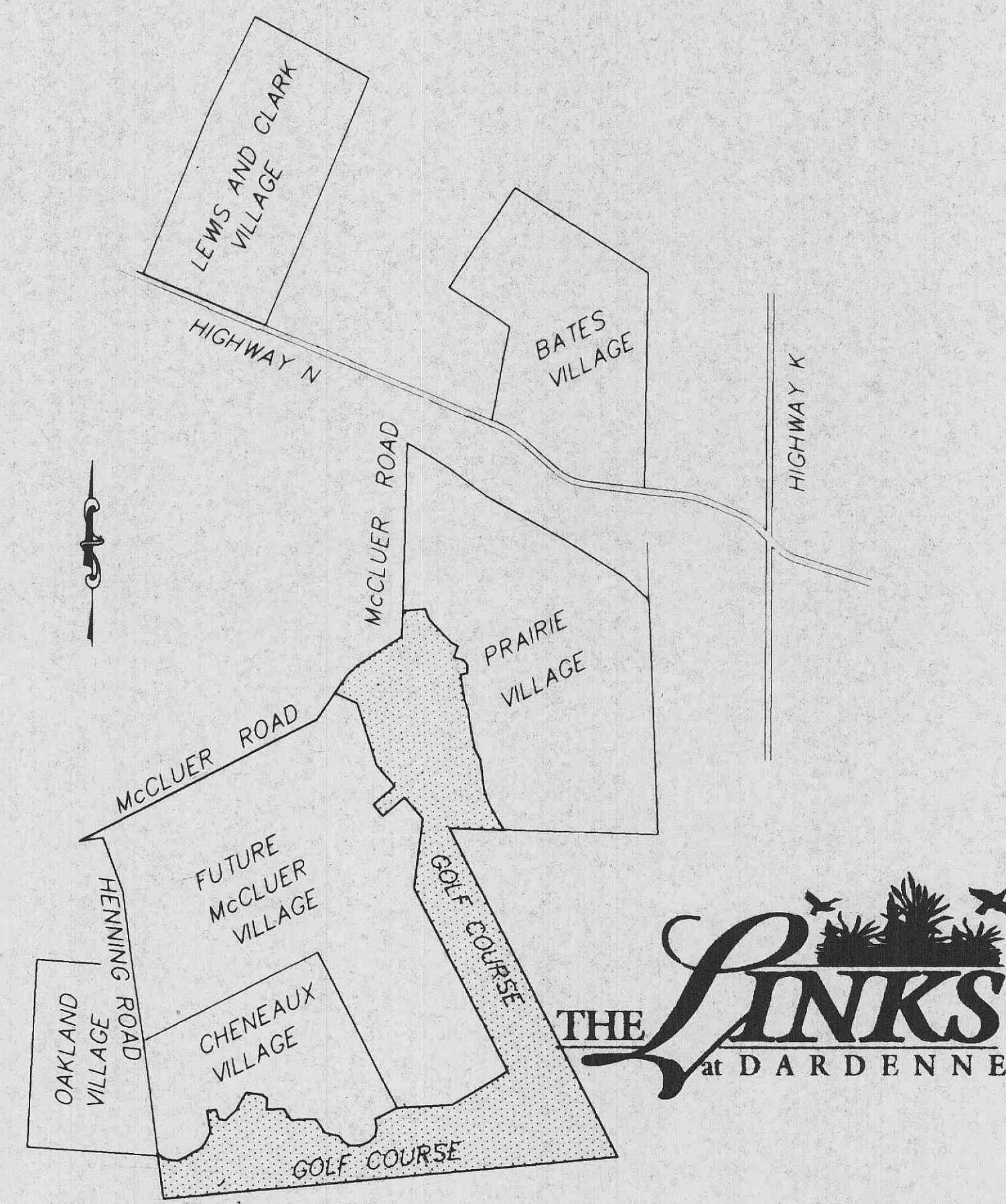
MCCLUER VILLAGE OUTFALL SEWERS THE LINKS AT DARDENNE GOLF COURSE



A TRACT OF LAND BEING PART OF
U.S. SURVEY 1669, TOWNSHIP 46 NORTH,
RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

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 located prior to grading or construction of improvements.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for PSM Polyvinyl Chloride (PVC) Sewer Pipes and Fittings, SDR-35.
- 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.
- Property is located within the Flood Plain boundaries per FIRMAP No. 29183C0239E and 29183C0430E, revised on August 2, 1996.
- 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 plat. See record plat 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 "Y" 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 manholes 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-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.
- 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 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.
- 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.
- 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 manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
- 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 Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- 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.
- 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.
- 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.
- As needed, siltation fence shall be installed as a protective barrier for trees to remain.
- This tract is in or served by:
 - A. Water - Water company providing service
 - B. Electric - Union Electric
 - C. Telephone - G.T.E. Missouri
 - D. Sewers - Duckett Creek Sanitary District
 - E. Gas - St. Charles Gas
 - F. Fire Protection - O'Fallon Fire Protection District
 - G. School District - Fort Zumwalt
 - H. Mail Service - O'Fallon
- The contractor will be responsible to insure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
- The contractor will be responsible for the removal and disposal of all existing improvements, except those designated to be left in place, from within the limits of the construction area.
- All existing site improvements 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 sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- All creek crossings shall be grouted rip-rap as directed by District Inspectors. (All grout shall be high slump ready-mix concrete.)
- Existing sanitary sewer service shall not be interrupted shall be repaired or replaced to closely match preconstruction conditions.
- Pre-manufactured adapters shall be used at all PVC and DIP connections. Rubber boot / Mission-type couplings will not be allowed.



DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4	SEWER PROFILES
5-9	CONSTRUCTION DETAILS

LEGEND

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

SITE BENCHMARK

BM #1
"0" IN OPEN ON FIRE HYDRANT ON WEST SIDE OF HENNING ROAD AT 250+ NORTH OF S.E. CORNER OF RAUP TRACT. ELEV. = 501.32 (BASED ON F.I.R.M. B.M. RM, #57 ELEV. = 486.44)

EACH CONTRACTOR, SUBCONTRACTOR, AND/OR UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF ANY SILTATION CONTROL PLACED ON THE DEVELOPMENT BY THE DEVELOPER AND SHALL NOT DISTURB THE SILTATION CONTROL EXCEPT AS ABSOLUTELY NECESSARY. IN THE EVENT OF ANY SUCH CONTRACTOR, SUBCONTRACTOR, OR UTILITY COMPANY, AS APPLICABLE, DISTURBING SUCH SILTATION CONTROL SHALL IMMEDIATELY REPLACE THE SAME AT SUCH CONTRACTOR'S, SUBCONTRACTOR'S, AND UTILITY COMPANY'S AS APPLICABLE, EXPENSE. IN THE EVENT OF ANY FINES OR PENALTIES BEING LEVIED AS A RESULT OF THE DISTURBANCE OF ANY SUCH SILTATION CONTROL, THE PARTY DISTURBING SUCH SILTATION CONTROL SHALL BE LIABLE FOR PAYMENT OF SAME AND SHALL INDEMNIFY AND HOLD WHITTAKER CONSTRUCTION, INCORPORATED HARMLESS FROM ANY AND ALL LIABILITIES, DAMAGES, DEMANDS, PENALTIES, FINES, FEES, CLAIMS, CAUSES OF ACTION, JUDGMENTS, COSTS AND EXPENSES, INCLUDING, WITHOUT LIMITATION, ATTORNEY'S FEES ARISING FROM OR IN CONNECTION WITH ANY SUCH DISTURBANCES.

This is to certify to Duckett Creek Sanitary Dist. that these "As-Built" Sanitary Sewer plans are based on actual field surveys conducted during July, 1997 and the results are shown here on.

by Pickett Ray & Silver

Delmar F. Vincent
MO R.L.S. No 1869
Date 11-11-97

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 involved in the project and specifically includes revisions after this date unless reauthenticating.

PICKETT, RAY & SILVER, INC.
Date 11-11-97

DEVELOPER 11-11-97 "AS-BUILTS"

WHITTAKER CONSTRUCTION, INCORPORATED
355A MID RIVERS MALL DRIVE
ST. PETERS, MO. 63376
(314)970-1511

Copyright 1997 by Pickett, Ray & Silver Inc.
CONFIDENTIAL PROPRIETARY MATERIAL
The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.

DRAWN RM	DATE APRIL 1997	1/4
CHECKED JLK	DATE APRIL 1997	
FIELD BOOK	PROJECT # 95-0800	9
	JOB ORDER # 36249	

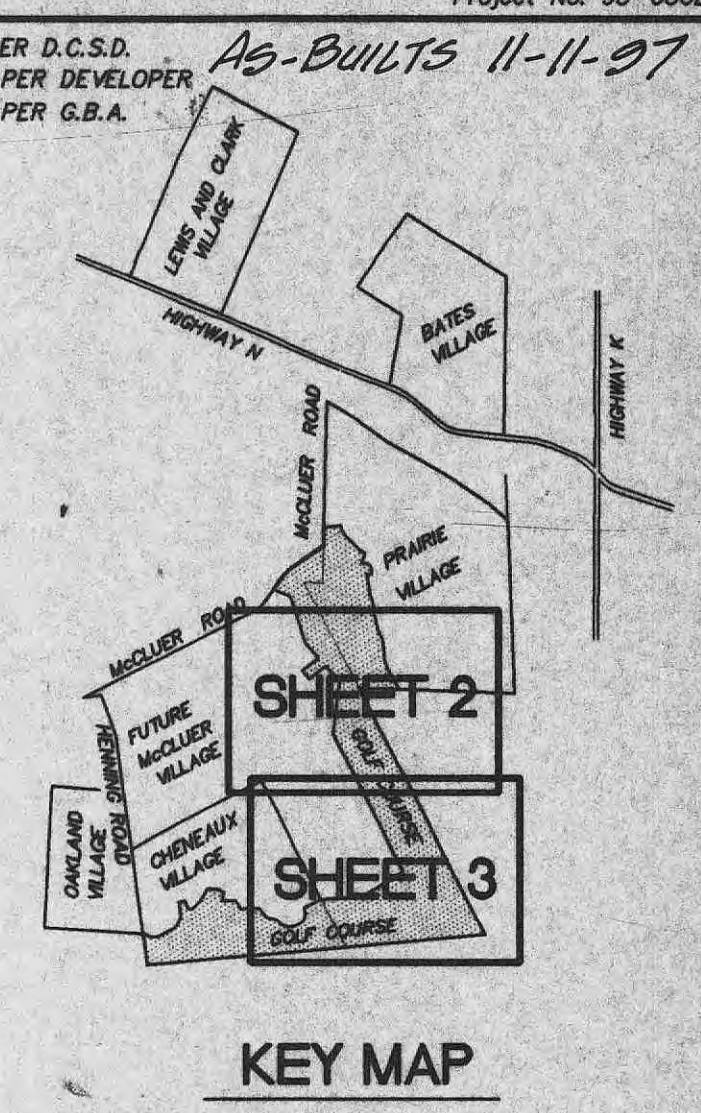
PICKETT RAY & SILVER

Civil Engineers Planners Land Surveyors
333 Mid Rivers Mall Dr. St. Peters, MO 63376
397-1211 FAX 397-1104

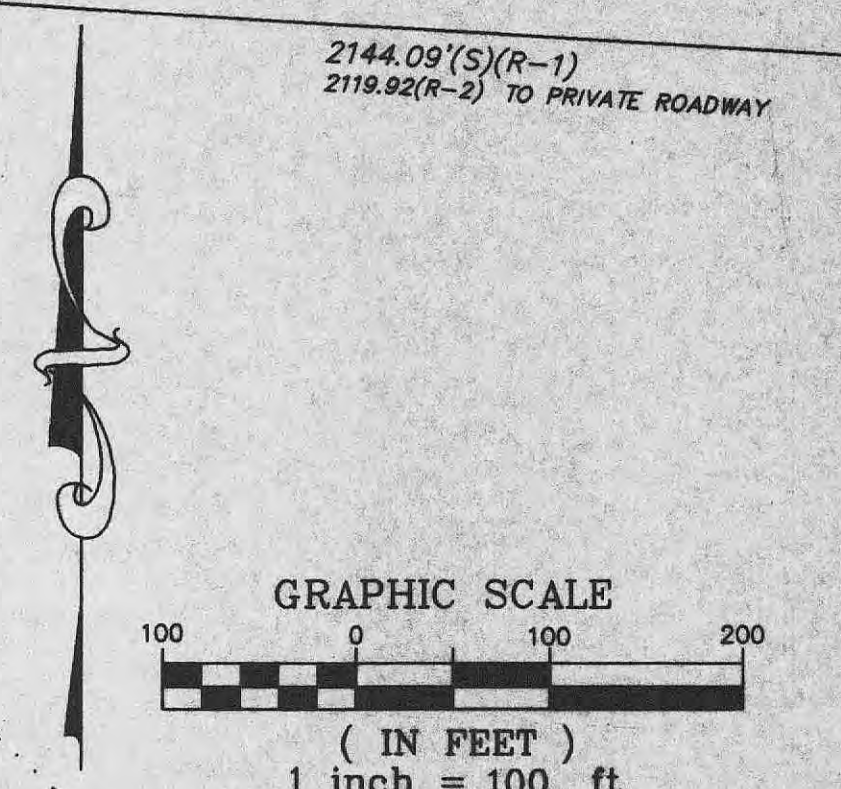
558080000 PLOTTED 08/24/97

**MC CLUER VILLAGE OUTFALL SEWERS
THE LINKS AT DARDENNE
FLAT PLAN**

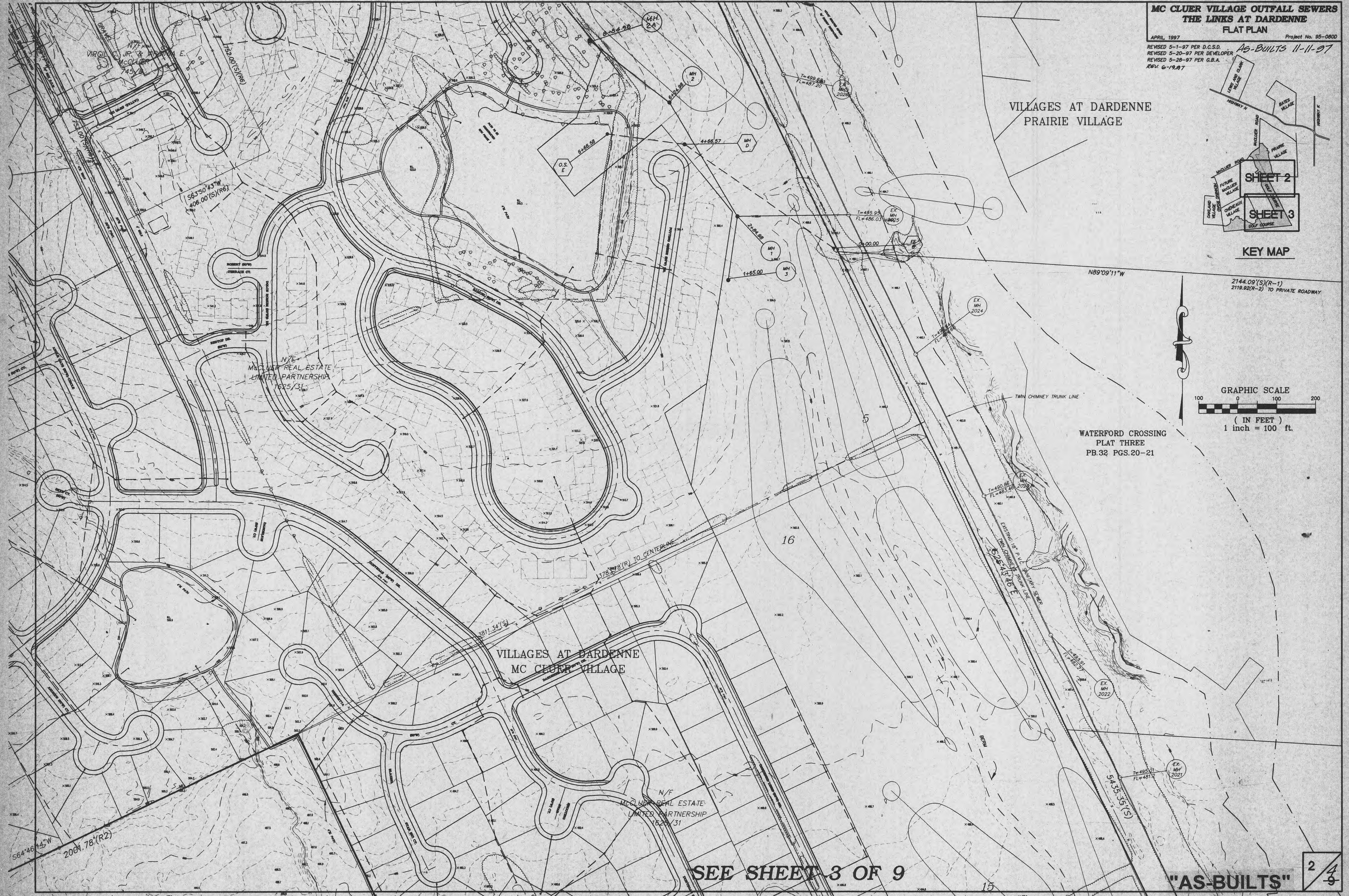
APRIL, 1997 Project No. 95-080D
 REVISED 5-1-97 PER D.C.S.D.
 REVISED 5-20-97 PER DEVELOPER
 REVISED 5-28-97 PER G.B.A.
 REV. 6-19-97



VILLAGES AT DARDENNE
PRAIRIE VILLAGE



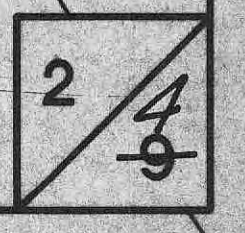
WATERFORD CROSSING
PLAT THREE
PB.32 PGS.20-21



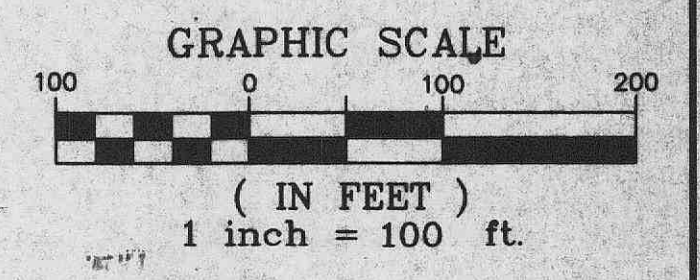
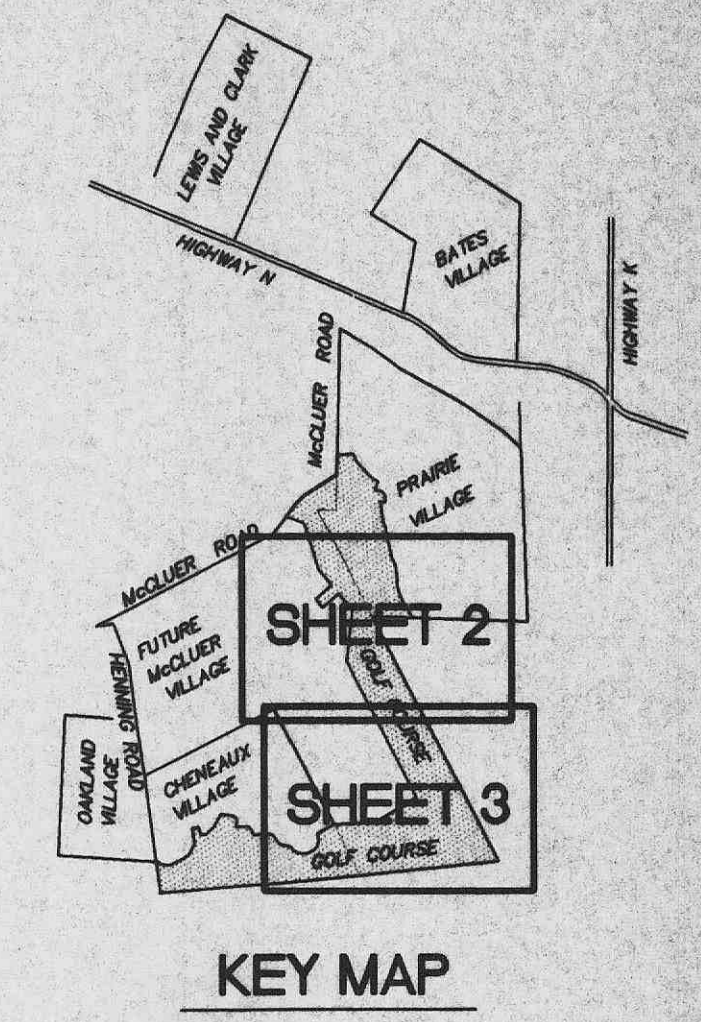
VILLAGES AT DARDENNE
MC CLUER VILLAGE

SEE SHEET 3 OF 9

"AS-BUILTS"



SEE SHEET 2 OF 9



COTTLEVILLE DRAINAGE DISTRICT
PER CIRCUIT COURT RECORD BOX
#411 CASE 6683 AND BOX #412
CASE 6684, IN THE CUSTODY
OF ST. CHARLES COUNTY HISTORICAL
SOCIETY.

N/F
ARTHUR & LUCINDA
HENNING
194/586

OAK VIEW
ESTATES
BB 20, PG 98
"AS-BUILTS"

MCCLUER VILLAGE OUTFALL SEWERS
THE LINKS AT DARDENNE
SEWER PROFILES

APRIL 1997 Project No. 95-0800

REV. 5-20-97 For Developer
REV. 6-19-97 MH 2A
AS-BUILTS 11-11-97

FINAL SURVEY PLOTTED TEMPLATE AREA CHECKED

ORIGINAL SURVEY PLOTTED TEMPLATE AREA CHECKED

