

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.
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-180 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 Right-of-Way shall be compacted to 90% of maximum density as determined by the "Standard A.A.S.H.O. T-99 Compaction Test" 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", end 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 4 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 4" 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. 4008 for Neenan R-1736 or Deeter 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
35. Individual site developers may be required to supply additional watermains & fire hydrants to comply with O'Fallon Fire District.
36. Individual site developers may need to provide additional storm structures & stormline to handle developed drainage.

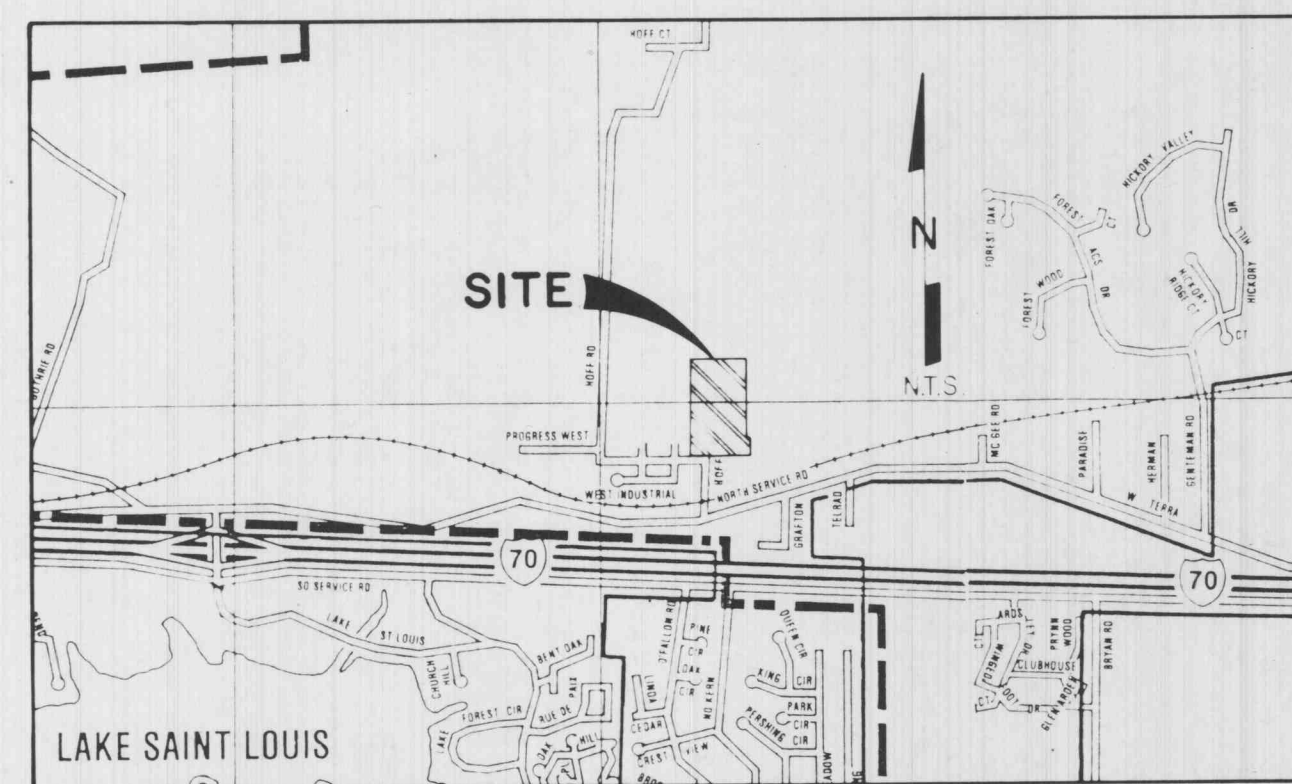
- A. Union Electric Company
- B. City of O'Fallon Sewers
- C. City of O'Fallon Water
- D. St. Charles Gas Company
- E. Contel Telephone Company
- F. O'Fallon Fire District

LONE STAR INDUSTRIAL PARK

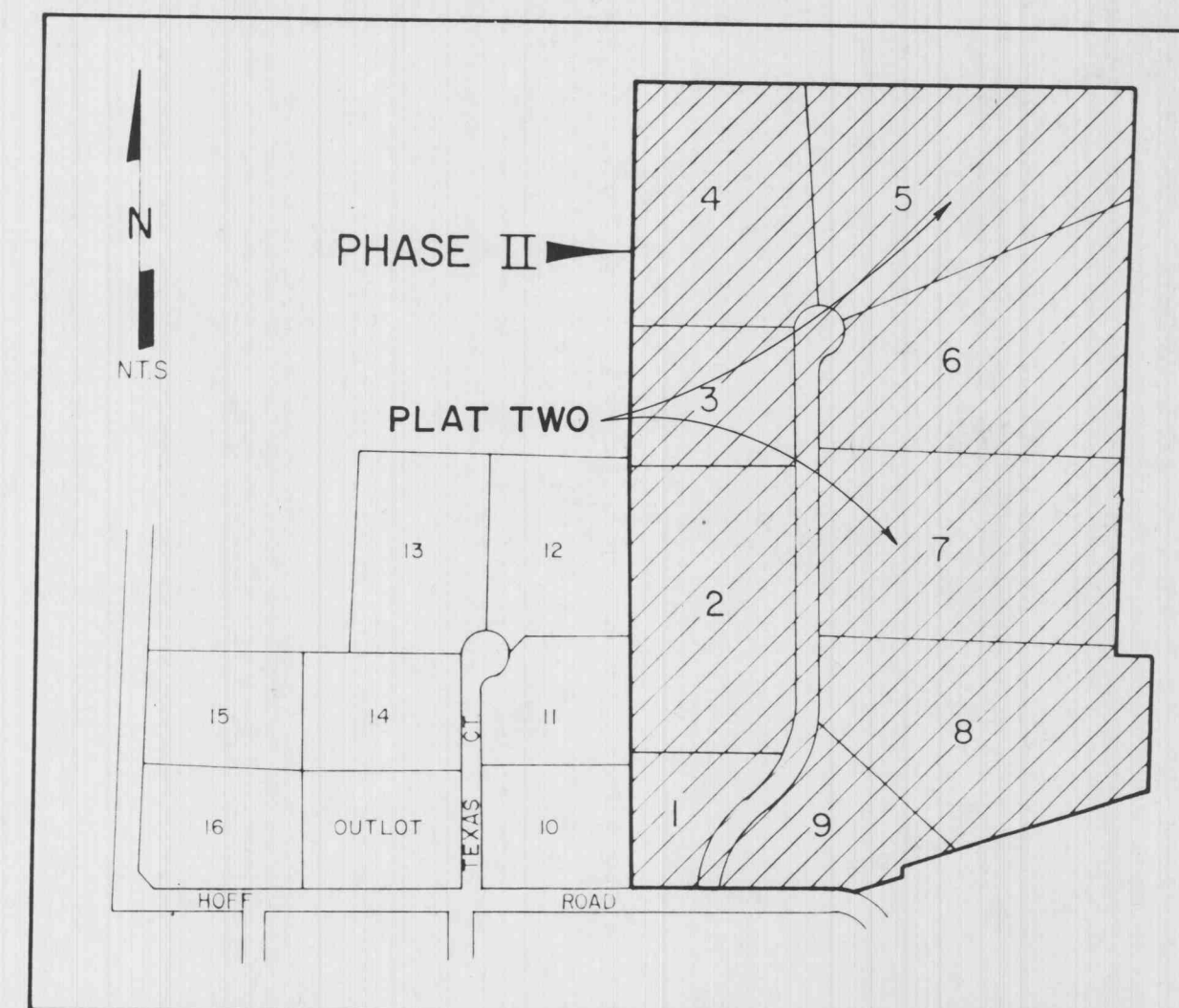
PHASE II

PLAT TWO

AS-BUILTS



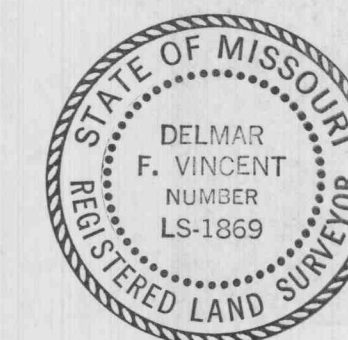
Location Map



Key Map

This is to certify to the City of O'Fallon that these "As-Built" Sewer Plans are based on actual field surveys conducted from January, 1989 thru February, 1990 and the results are shown hereon.

by Pickett Ray & Silver



Delmar F. Vincent
MO R.L.S. No 1869
Date 4/18/90

10-3-89 SHEETS 4,7,9,14 + 15 DR
12-5-88 Gen Note 35,36 J.E.E.

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4	SITE PLAN
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6	GRADING PLAN
7	GRADING PLAN
7A	DETENTION BASIN
7B	OUTFALL STRUCTURE
8	STREET PROFILES
9-5 + 5A	STORM SEWER PROFILES
9-6	STORM SEWER PROFILES
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17	CONSTRUCTION DETAILS
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Benchmark

B.M. #3, Railroad Spike At
Hoff Road & Texas Court
Elev. 558.60

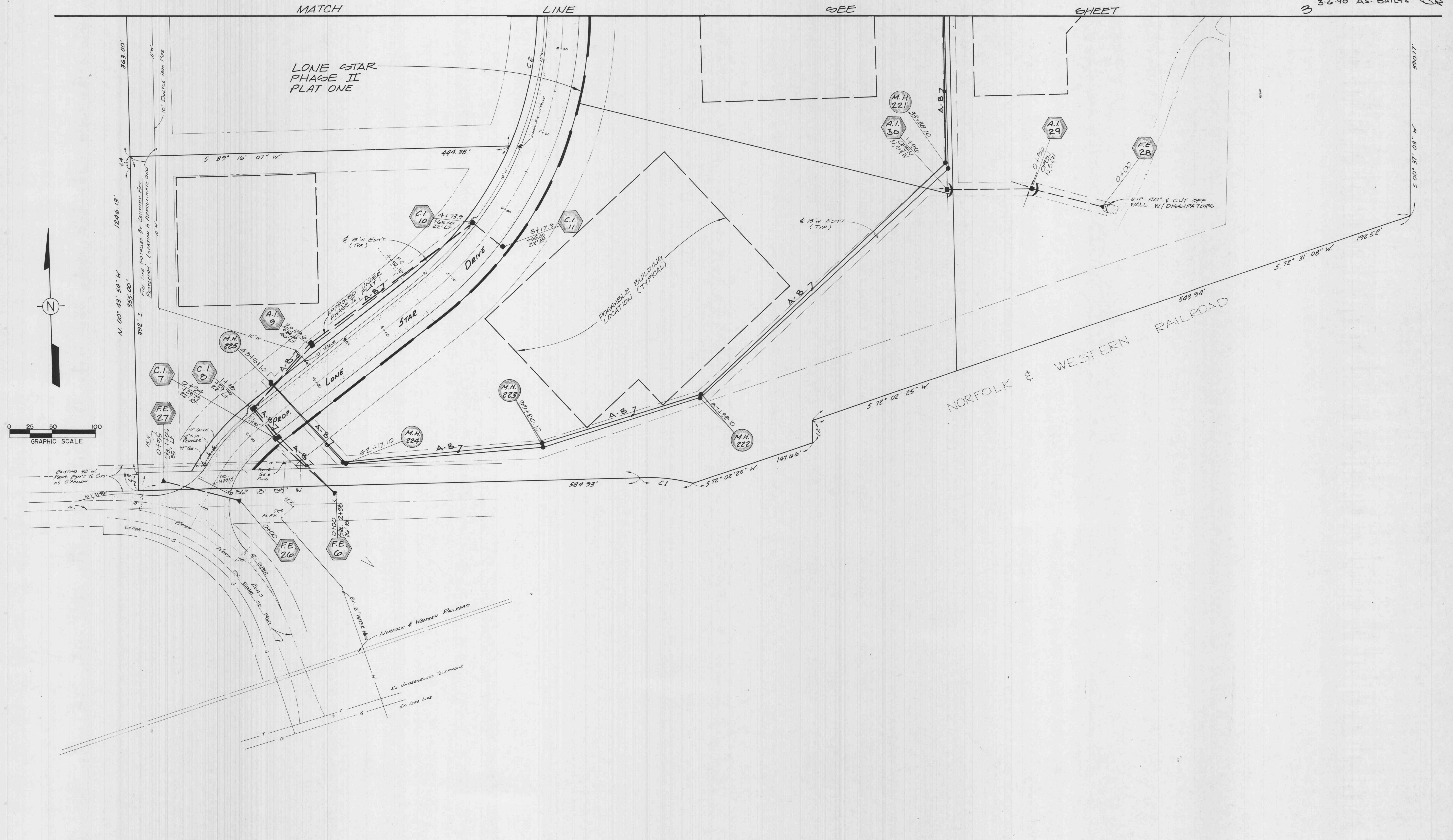
Legend

[Symbol]	Proposed Sanitary Sewer
[Symbol]	Proposed Storm Sewer
[Symbol]	Proposed 18" Storm Sewer
[Symbol]	Proposed 21" Storm Sewer
[Symbol]	Proposed 30" Storm Sewer
[Symbol]	Proposed 36" Storm Sewer
[Symbol]	Proposed 42" Storm Sewer
[Symbol]	Proposed 48" Storm Sewer
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[Symbol]	Proposed 60" Storm Sewer
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[Symbol]	Proposed 1188" Storm Sewer
[Symbol]	Proposed 1194" Storm Sewer
[Symbol]	Proposed 1200" Storm Sewer

PICKETT RAY & SILVER 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 excludes revisions after this date unless reauthorized. PICKETT RAY & SILVER INC.	
PREPARED FOR: O'FALLON LONE STAR CORPORATION P.O. Box 128 St. Charles, Mo. 63302	
DRAWN <u>J.E.E.</u> DATE <u>SEPT. 1989</u> CHECKED <u>D.W.B.</u> DATE _____	PROJECT # <u>56-155E</u> JOB ORDER # <u>11993</u>
FIELD <u>371, 371A</u> BOOK <u>371B, 371C</u>	1/9 19

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	N 89° 42' 19" E	105.17	1	16° 16' 10"	220.00	62.47	31.45	62.26	N 82° 32' 56" W
2	S 00° 17' 41" E	26.24	2	24° 21' 44"	400.00	170.08	86.35	168.80	S 11° 26' 58" W
3	N 00° 43' 54" W	20.00							
4	N 00° 44' 03" W	15.00							
5	N 00° 43' 41" W	36.13							

LONE STAR - PHASE II
 PLAT TWO
 SITE PLAN
 SEPT., 1988
 REV. STORM STRUCTURE #1'S DR 11-11-88
 12-5-88 WATER LINE @ ENTRANCE J.E.E.
 3-6-90 AS-BUILTS DR



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 contractor to notify the utility companies before actual construction.

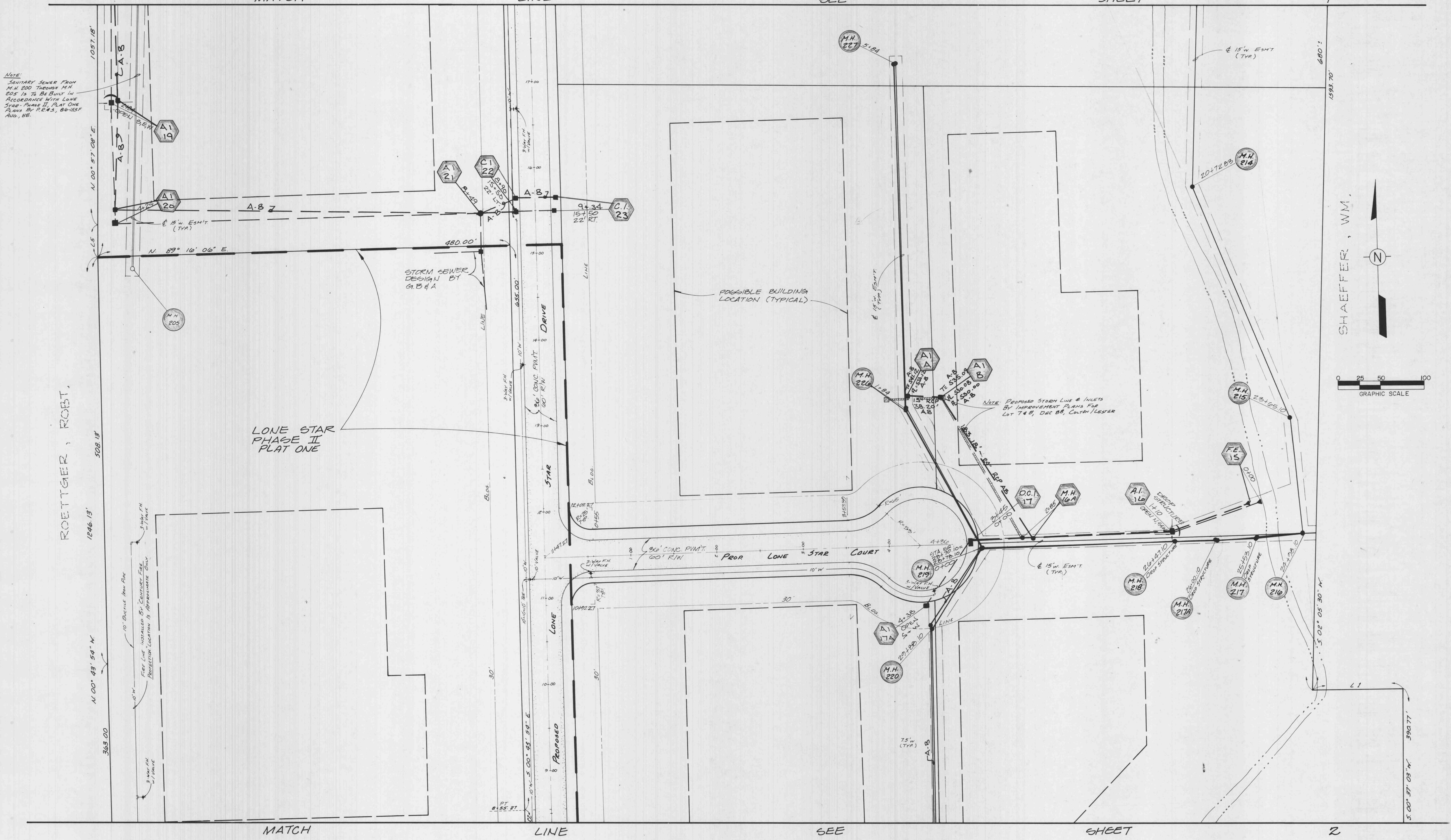
As-BUILTS 29/19

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	N 89°42'19"E	105.17	1	16°16'10"	220.00	62.47	31.45	62.26	N 82°32'56"W
2	S 00°17'41"E	26.24	2	24°21'44"	400.00	170.08	86.35	168.80	S 11°26'58"W
3	N 00°43'54"W	20.00							
4	N 00°44'03"W	15.00							
5	N 00°43'41"W	36.13							

12-19-88 M.H. 226 - M.H. 227 J.R.E.
 REVISE A1 178, ADD
 37044 M.H. 16A

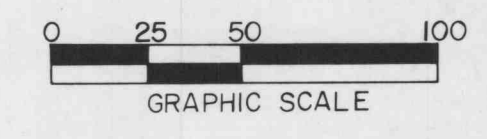
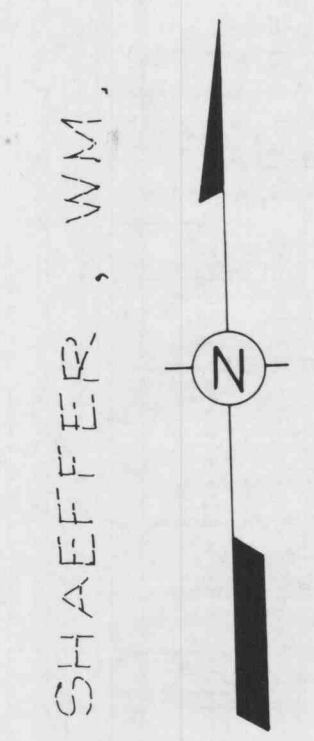
**LONE STAR - PHASE II
 PLAT TWO
 SITE PLAN**
 SEPT., 1988 86-155F

REV. 11-11-88 H.R. ROCK DR
 STORM SEWERS
 12-2-88 WATERLINE, STORMLINE J.R.E., D.P.
 12-16-88 M.H. 217 A NOT SHOWN J.R.E.
 4 AS-BUILTS - 3-6-90 P.P.



NOTE:
 SANITARY SEWER FROM
 M.H. 200 THROUGH M.H.
 205 IS TO BE BUILT IN
 ACCORDANCE WITH LONE
 STAR PHASE II, PLAT ONE
 PLANS BY P.E. 3, 86-155F
 AUG. 88.

NOTE: PROPOSED STORM LINE & INLETS
 BY IMPROVEMENT PLANS FOR
 LOT 7 & 8, DEC 88, COURTIN LESTER



As-BUILTS

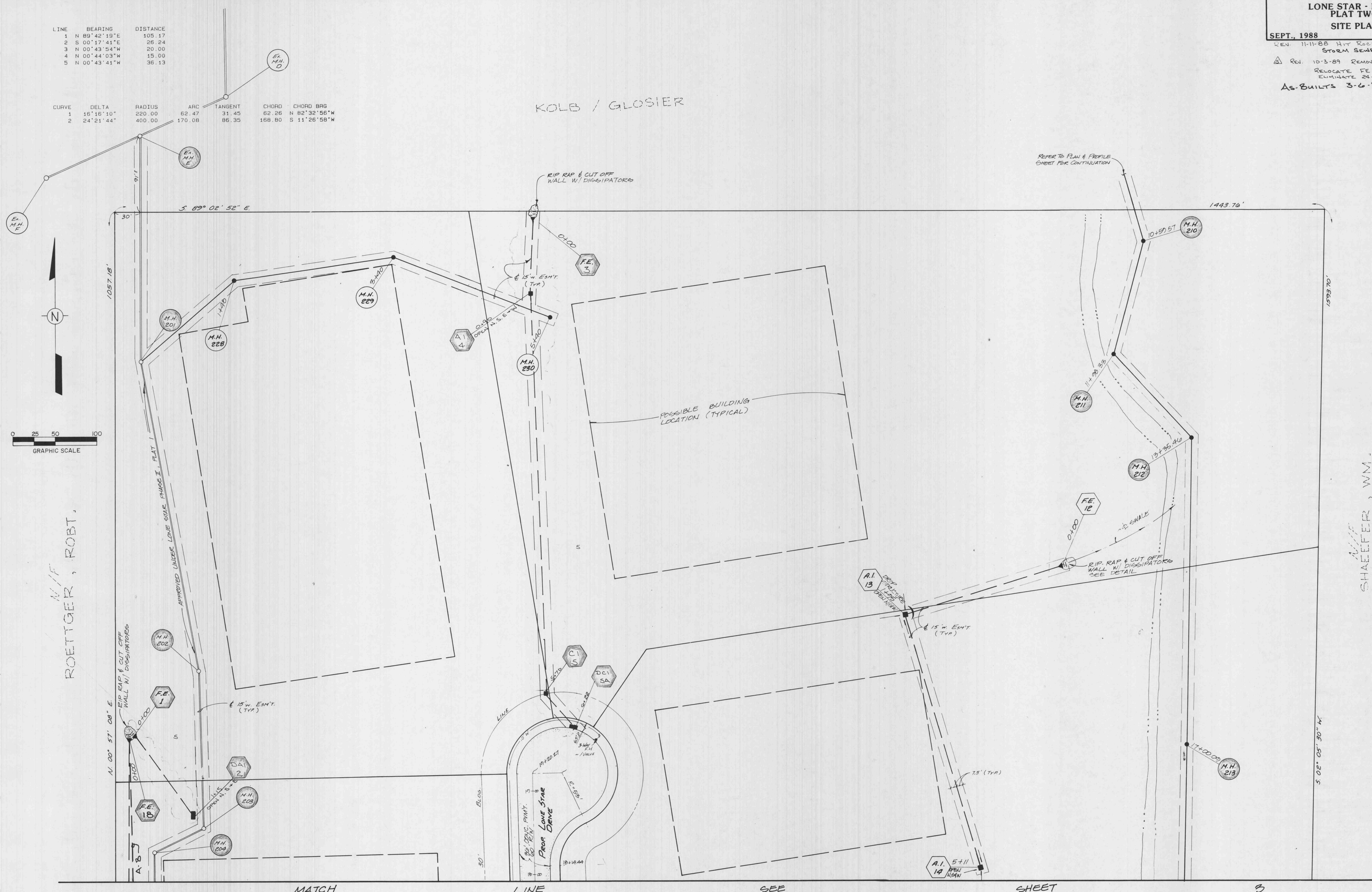
3/9/89

REN. 11-11-88 HIT ROCK DP
 STORM SEWERS
 RELOCATE FE 1 - C15 DP
 ELIMINATE 24-25
 AS-BUILTS 3-6-90 DP

LINE	BEARING	DISTANCE
1	N 89° 42' 19" E	105.17
2	S 00° 17' 41" E	26.24
3	N 00° 43' 54" W	20.00
4	N 00° 44' 03" W	15.00
5	N 00° 43' 41" W	36.13

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	16° 16' 10"	220.00	62.47	31.45	62.26	N 82° 32' 56" W
2	24° 21' 44"	400.00	170.08	86.35	168.80	S 11° 26' 58" W

KOLB / GLOSIER



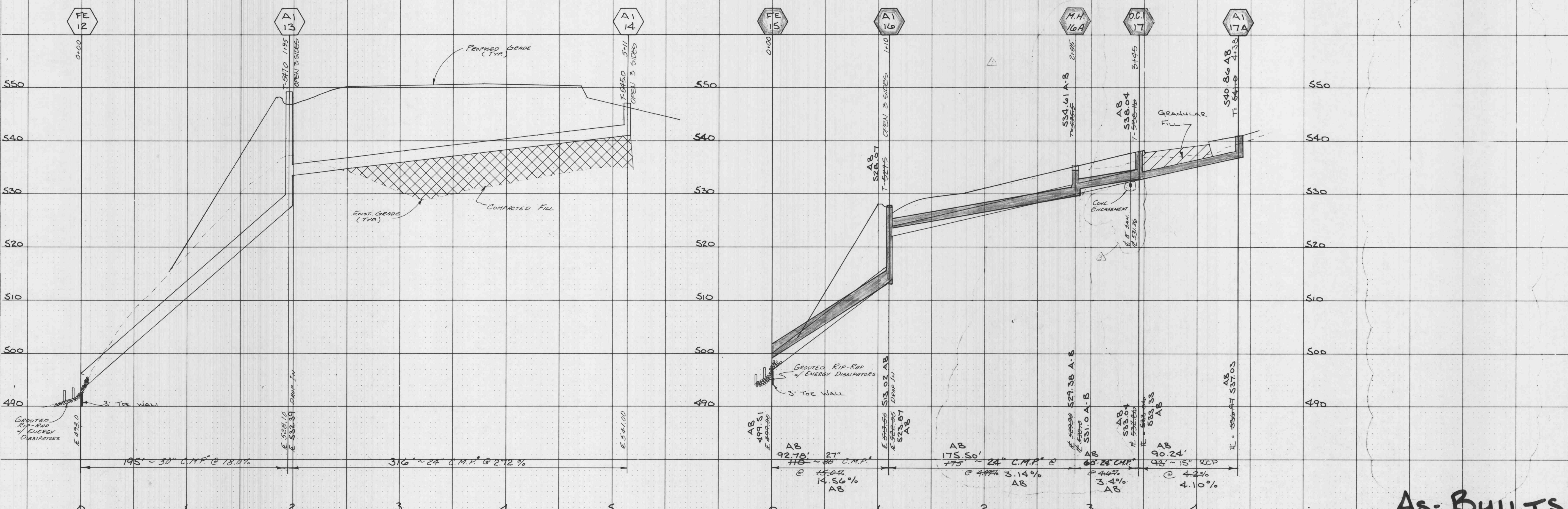
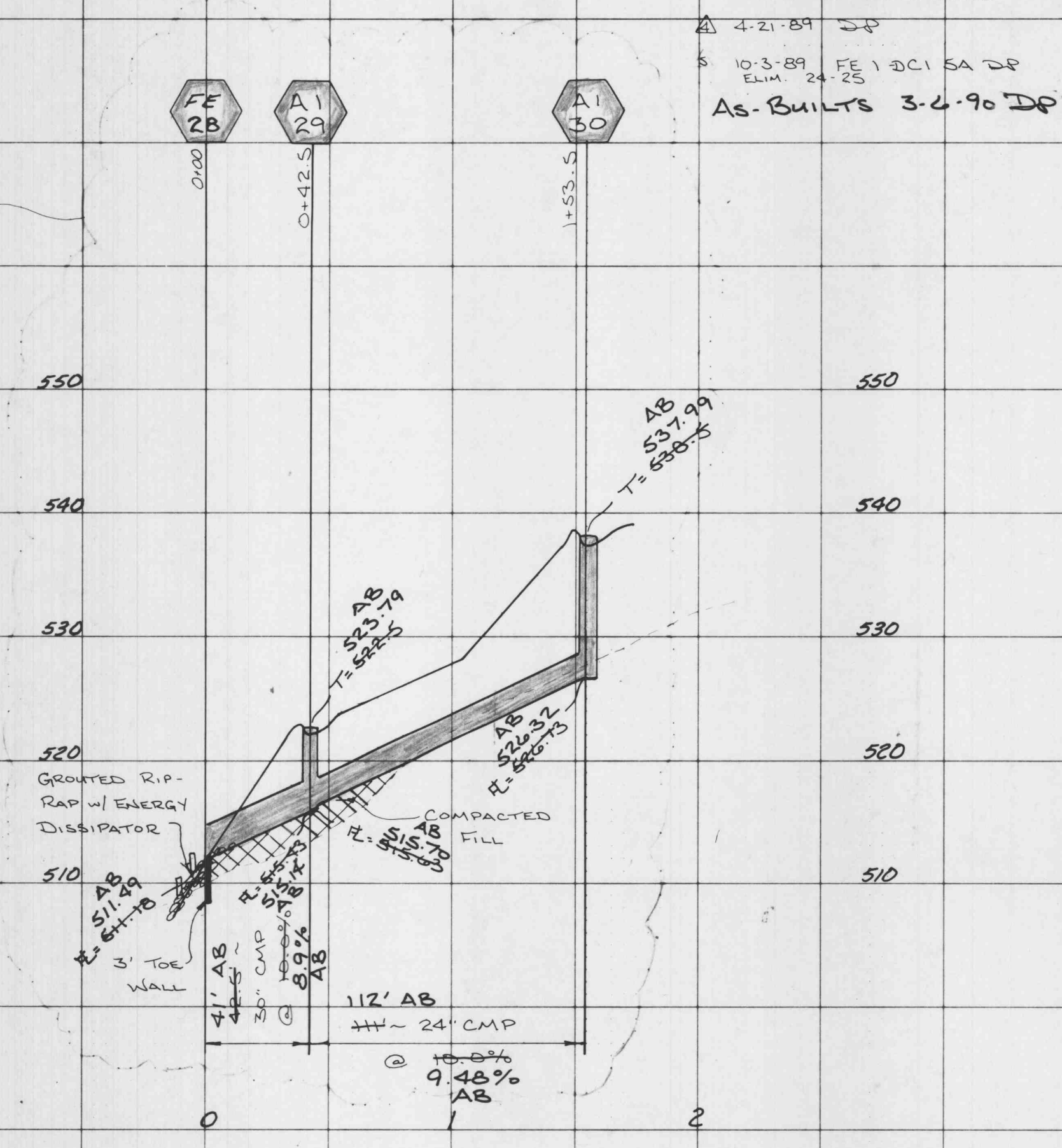
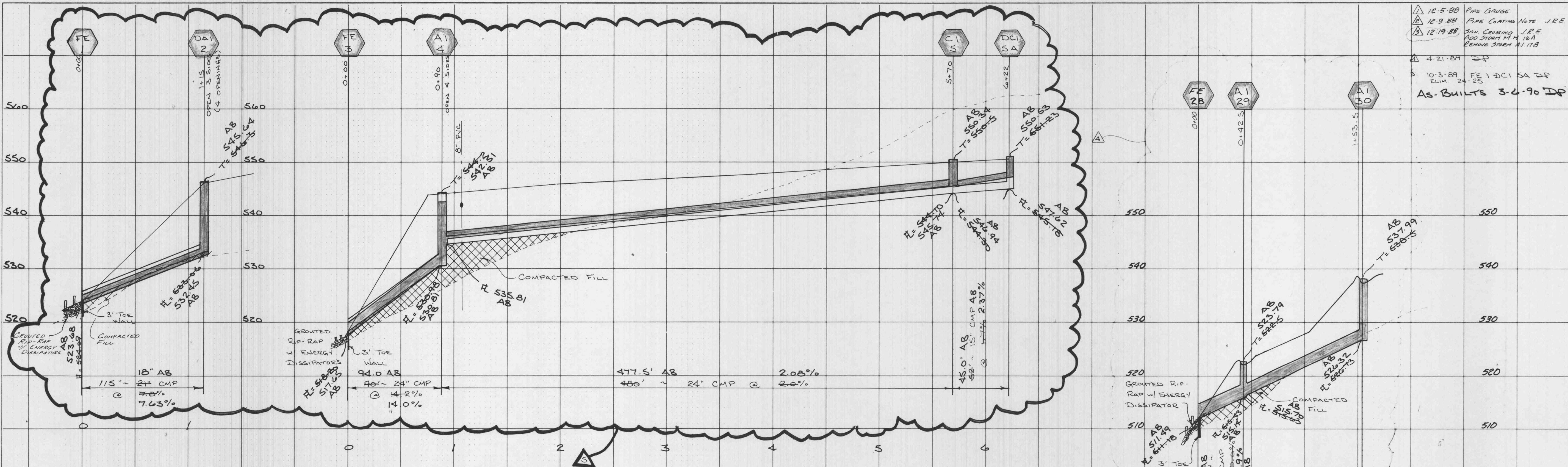
As-BUILTS

4
9
19

**LONE STAR - PHASE TWO
PLAT TWO
STORM SEWER PROFILES
SEPT., 1988**

10-5-88 PIPE GAUGE
12-9-88 PIPE CLIPPING NOTE J.E.E.
12-19-88 SAN CRASSING J.E.E.
ADD STORM 17A, 17B
REMOVE STORM 11, 17B
4-21-89
10-3-89 FE 1 DCI SA DP
ELIM 24-25
AS-BUILTS 3-2-90 DP

REV. 11-11-88 ROCK DR
12-5-88 ADDED 17A + 17B PIPE GA.
D.P. J.E.E.



* NOTE: ALL CORRUGATED METAL PIPES ARE TO BE 18 GAUGE WITH EITHER ALUMINIZED, POLYMER OR ASPHALT COATED.

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

AS-BUILTS

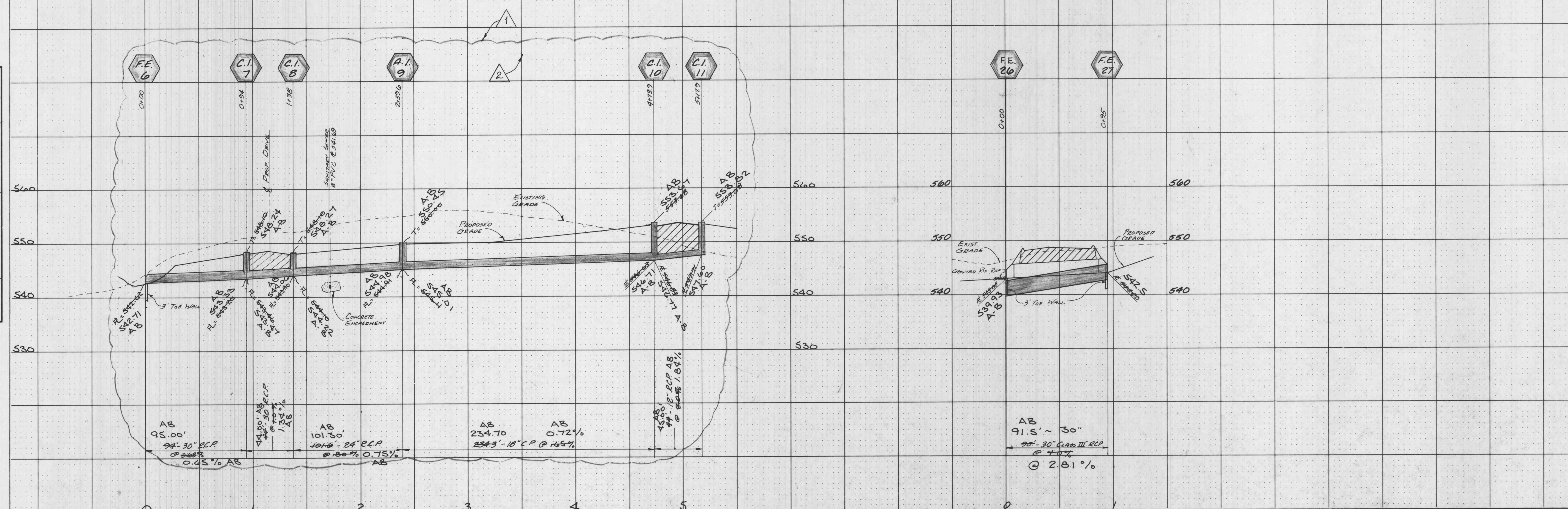
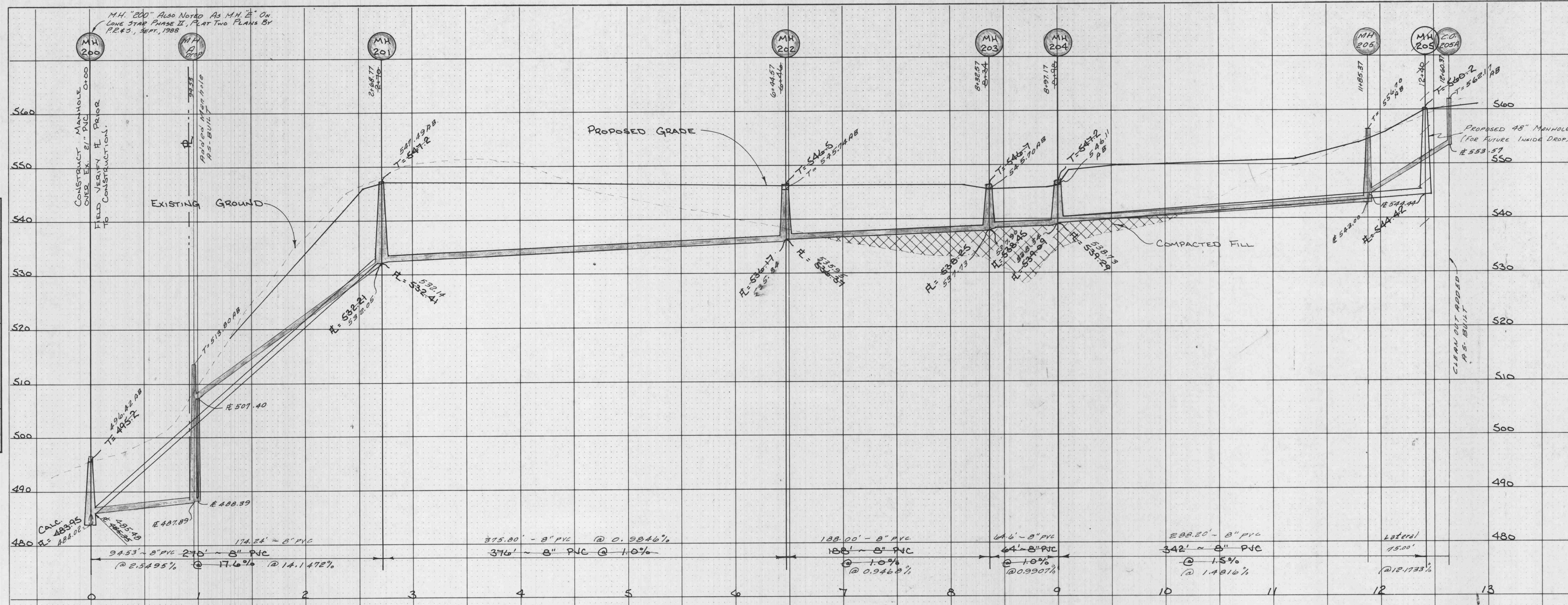
95/9/89

FINAL SURVEY
BY: _____ DATE: _____
CHECKED: _____
NO. _____

ORIGINAL SURVEY
BY: _____ DATE: _____
CHECKED: _____
NO. _____

LONE STAR PHASE II
PLAT ONE
SEWER PROFILES

86-155F AUGUST, 1988
 Rev 9/14/88 Storm Sewer Idy.
 Rev 9/20/88 Storm Sewer JRE
 Rev 9/23/88 For 500mm Due To Rock DE
 Rev 9/27/88 Due To Rock DE
 AS-BUILTS 1-18-89 MAB
 AS-BUILTS (Storm) 3-6-90 DR



FINAL SURVEY
 DATE: _____
 BY: _____
 DRAWING NO. _____
 CHECKED BY: _____
 DATE: _____

ORIGINAL SURVEY
 DATE: _____
 BY: _____
 DRAWING NO. _____
 CHECKED BY: _____
 DATE: _____

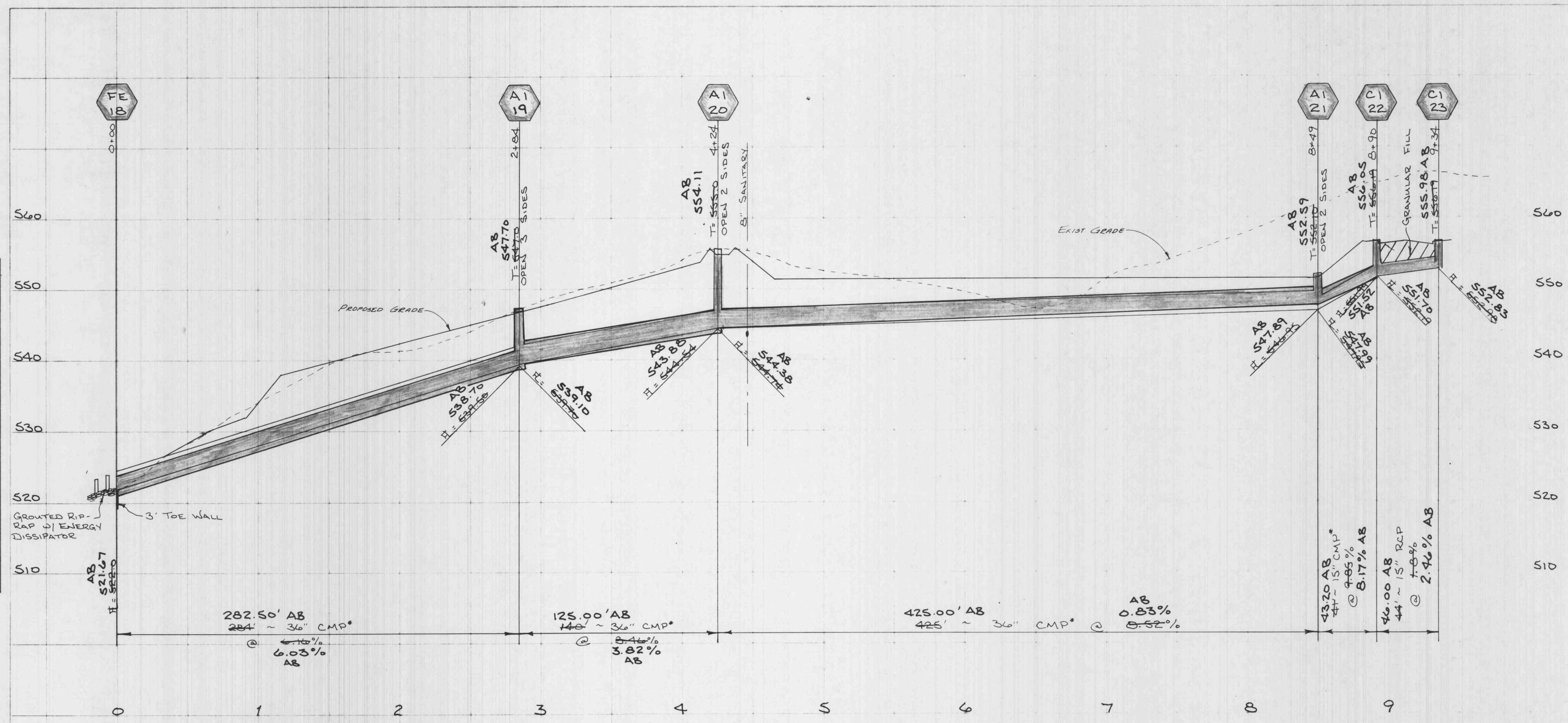
SCALE: Horiz. 1"=50'
 Vert. 1"=10'

LONE STAR PHASE TWO
 PLAT TWO
 STORM SEWER PROFILES
 SEPT., 1988 86-155F

REV. 11-11-1988 HIT ROCK TDA
 12-5-88 PL @ A1 21, PIPE GA. DR JEE
 12-9-88 PIPE COATING NOTE JEE
 3-6-90 AS-BUILTS DR

FINAL SURVEY
 SURVISED BY
 PLOTTED BY
 TEMPLATE NO.
 NOTE BOOK NO.
 AREAS CHECKED
 INDEX CHECKED

ORIGINAL SURVEY
 SURVISED BY
 PLOTTED BY
 TEMPLATE NO.
 NOTE BOOK NO.
 AREAS CHECKED
 INDEX CHECKED



* NOTE: ALL CORRUGATED METAL PIPES ARE TO BE 16 GAUGE WITH EITHER ALUMINIZED, POLYMER OR ASPHALT COATED.

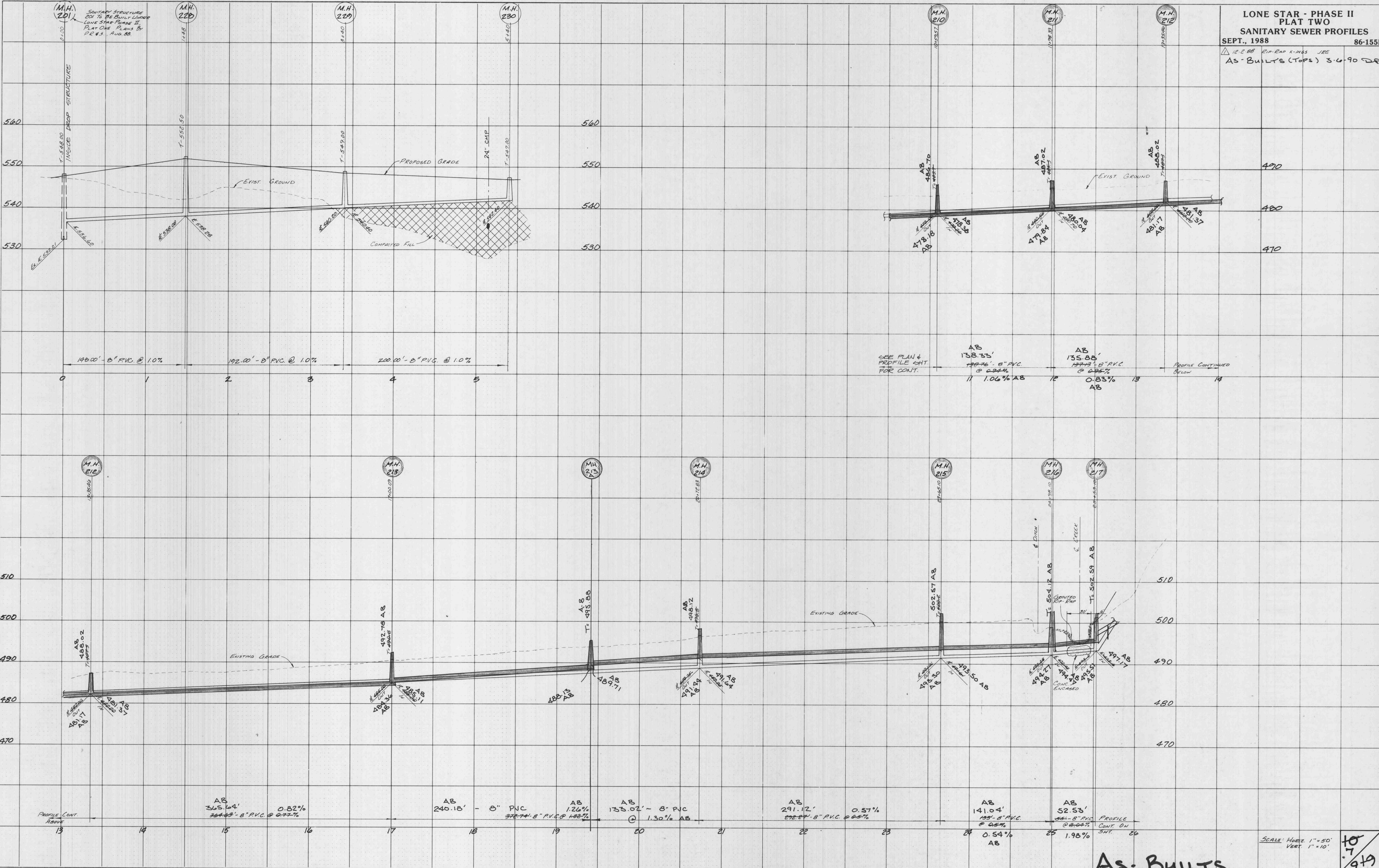
SCALE: HORIZ 1"=50'
 VERT 1"=10'

As-BUILTS

9A
 6/9/89

FINAL SURVEY
 SURVEYED
 PLOTTED
 TEMPLATE
 NOTE BOOK
 AREAS CHECKED

ORIGINAL SURVEY
 SURVEYED
 PLOTTED
 TEMPLATE
 NOTE BOOK
 AREAS CHECKED



SCALE: Horiz. 1" = 50'
 Vert. 1" = 10'

As-BUILTS

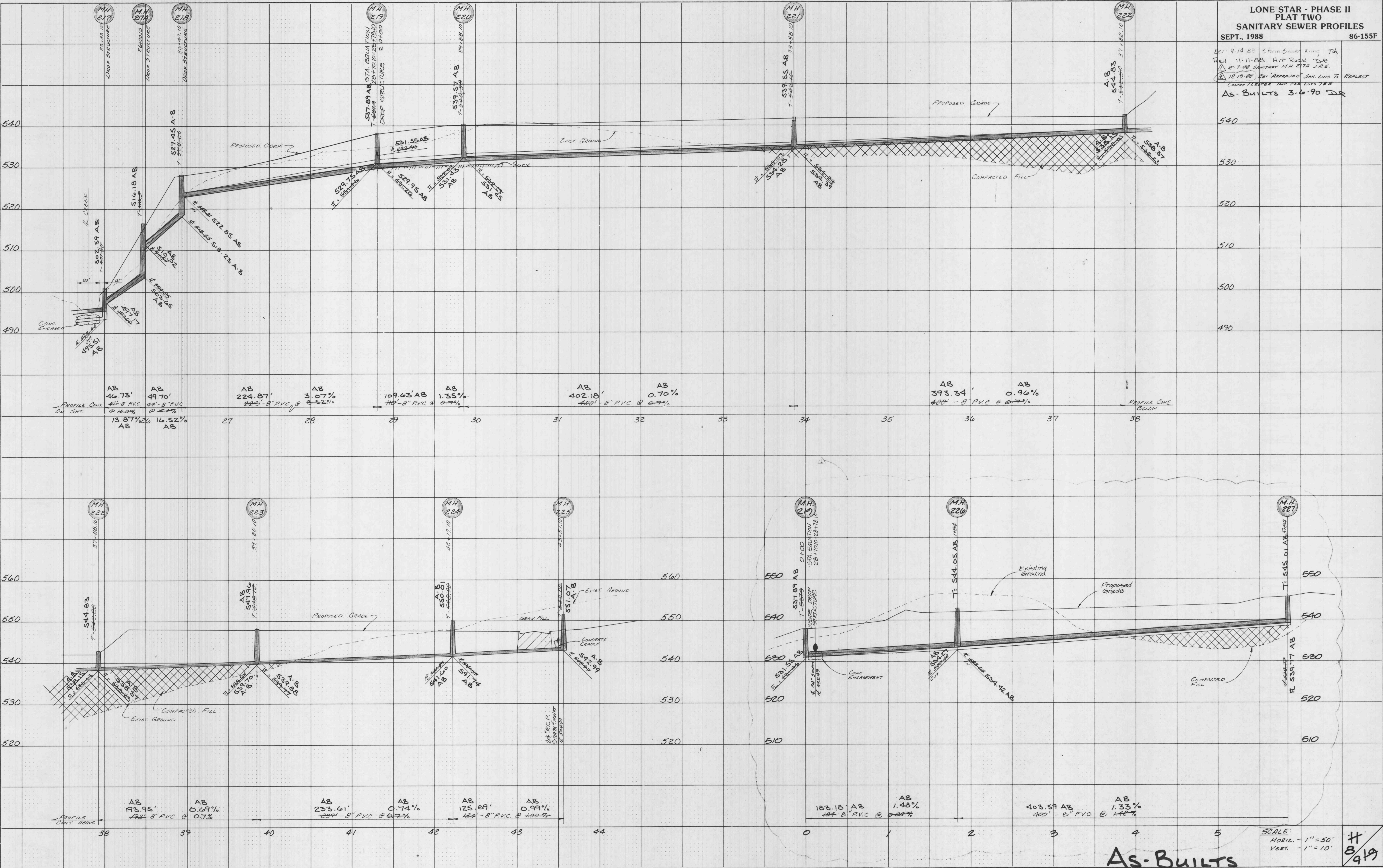
10
 70
 919

LONE STAR - PHASE II
 PLAT TWO
 SANITARY SEWER PROFILES
 SEPT., 1988 86-155F

BY: 9-14-88 Chem. Sewer King Td
 Rev. 11-11-88 Hit Road DR
 12-7-88 SANITARY M.H. 217A J.E.
 12-19-88 Rev. Approved SAN LINE TO REFLECT
 COLOR FLEETING TANK FOR EXP. 788
 AS-BUILTS 3-6-90 DR

FINAL SURVEY
 SURVEYED
 TEMPLATE
 NOTE BOOK
 AREAS CHECKED

ORIGINAL SURVEY
 SURVEYED
 TEMPLATE
 NOTE BOOK
 AREAS CHECKED



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

AS-BUILTS

H
 8/19

