

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 the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced composite pipe (ASTM C-76, Class III) unless noted otherwise on the plans.
- Corroated metal pipe shall conform to the standard specifications for corrugated culvert pipe 8-36, A.A.S.H.O. See plans for notes.
- 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.
- 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-4961) 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 settled. Granular fill will be used under paved areas.
- Basements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of basements. This does not apply to house laterals.
- No area shall be cleared without the permission of the developer.
- All grade 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) round "U" channel stem post. Each marker shall consist of an eighteen (18) inch diameter reflective 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 those 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 of not less than 2-1/2 feet.
- Water lines, valves, slowes, 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 PR-95 or equal with crushed stone bedding and 1/4" bedding 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 sodded 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 manhole trees 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 for Neenah P-1736 or Dector 1115 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- The City of O'Fallon 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 sludge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- This tract is served by:

- CUVRE RIVER ELECTRIC
- ST. CHARLES GAS COMPANY
- CONTINENTAL TELEPHONE
- ST. CHARLES CO. WATER DIST. #2
- DUCKETT CREEK SEWER DIST.
- O'FALLON FIRE PROT. DIST.
- FORT ZUMWALT R-2 SCHOOL DIST.

This is to certify to City of O'Fallon that these "As-Built" sewer & water plans are based on actual field surveys conducted during March, 1991 and the results are shown here on.

by Pickett Ray & Silver

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

4/91
Date

See All sanitary sewer manholes shall be waterproofed on the exterior, in accordance w/ Mo. Dept. of Natural Resources Specifications, 10 C.S.R. 8.120 (7)(E).

MALLARD POINTE

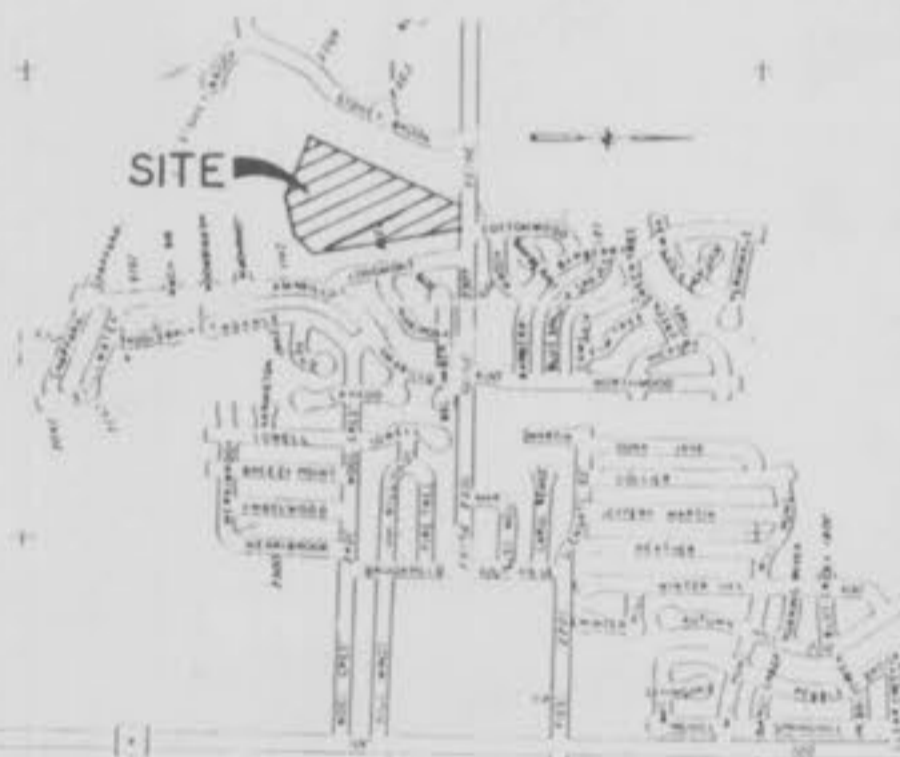
MALLARD POINTE
PROPERTY DESCRIPTION
21.860 ACRE TRACT

A tract of land being part of U.S. Survey 1771, and Fractional Section 5, Township 46 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

BEGINNING at a point marking the intersection of the North line of U.S. Survey 1771 at an angle point in the East line of the Stoney Brook (Subdivision) as recorded in Plat Book 20 Page 181 of the St. Charles County, Missouri records; thence leaving the North line of said U.S. Survey 1771 along the East line of said Stoney Brook, North 24°22'26" East, a distance of 1307.56 feet to a point in the center line of Feise Road (40' wide); thence along said centerline South 89°17'24" East, a distance of 49.44 feet to an angle point in said centerline; thence continuing along said centerline South 89°07'24" East, a distance of 150.56 feet to a point; thence leaving said centerline along the West line of Bayfield Plat Two (Subdivision) as recorded in Plat Book 21 Page 91 of the said St. Charles County, Missouri records and its extension, South 06°18'45" East, a distance of 1531.59 feet to a point; thence along the northern line of the Bayfield/Amarillo Village Future Development the following courses: South 00°06'39" West, a distance of 126.88 feet to a point; thence North 15°18'42" West, a distance of 207.68 feet to a point; thence North 37°10'59" West, a distance of 781.77 feet to a point on the East line of the aforementioned Stoney Brook (Subdivision); thence along said East line North 27°59'18" East, a distance of 92.21 feet back to the POINT OF BEGINNING and containing 952,243 square feet or 21.860 acres more or less according to a boundary survey by Pickett, Ray & Silver, Inc., during the month of April 1990.

"AS-BUILTS"

Location Map



GENERAL NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the geotechnical engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas will be allowed to drain. All low points should be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage systems.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site, or buried on site.
- Any existing trash and debris currently on this property must be removed and disposed of off-site, or buried on site.
- Soft soils in the bottom and banks of any existing or former pond site should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The demolition material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly placed prior to the placement of any fill. The Soils Engineer shall approve the dicing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing full quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted to at least 85 percent of the maximum density as determined by the Modified AASHTO T-1800 Compaction Test (ASTM-D-1557). Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, with minimum widths of 10 feet and maximum height of 4 feet, cut into the slopes before the placement of any fill. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils places shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.
- The surface of the fill shall be finished so that it will not pond water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- Fill and backfill should be compacted to the criteria specified in the following table:

CATEGORY	MINIMUM PERCENT COMPACTION
Fill in building areas below footings	90%
Fill under slabs, walks and pavements	90%
Fill other than building areas	88%
Natural subgrade	90%
Pavement subgrade	90%
Pavement and floor slab base course	90%

NOTE: Trash & Debris shall be disposed of in the detention basin area, or other designated areas, as shown on 92. Also, all debris shall be buried a minimum of 3' below finished grade.

Index

Sheet	Description
1	Cover Sheet
2	Flat Plan
3	Water Plan
4	Grading Plan
5	Street Profiles
6	Sanitary Sewer Profiles
7	Sanitary Sewer Profiles
8	Storm Sewer Profiles
9	Drainage Area Map
10-11-12	Construction Details
13	Water Details
14	Misc. Details

Benchmark

DCM, "Δ" CUT AT WEST END, TOP OF CONCRETE CURB AT ENTRANCE TO BAYFIELD SUBD., ON FEISE ROAD. ELEVATION: 615.05

Legend

	Curb Inlet
	Double Curb Inlet
	Grate Inlet
	Area Inlet
	Double Area Inlet
	Manhole Chiller
	Flared End Section
	End Pipe
	Storm Dissipator
	Manhole
	Concrete Pipe
	Reinforced Concrete Pipe
	Corrugated Metal Pipe
	Cast Iron Pipe
	Polyvinyl Chloride
	Strifified Clay Pipe
	Clean Out
	Vent Pipe

"AS-BUILTS" 3-27-91/Rev. 4-25-91
Rev. 9-5-90 JC
Rev. 8-30-90 TB
Rev. 8-26-90 TB, City of O'Fallon Comm.
Rev. 8-17-90 TB, List #2
Rev. 8-15-90 TB, LCCW
Rev. 8-6-90 KAW - DCSD
Rev. 7-27-90 TB, City of O'Fallon Comments

PICKETT RAY & SILVER

Civil Engineers
Planners
and Surveyors

PREPARED FOR:

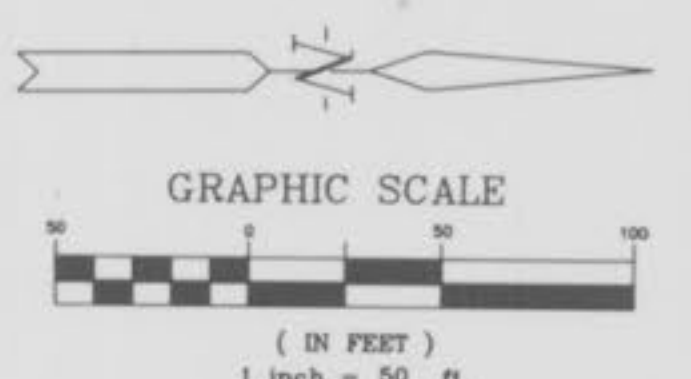
OWEN & SONS DEVELOPMENT
235 JUNGERMANN ROAD
SUITE 207
ST. PETERS, MO. 63376 13141926-6936

DRAWN	J.P./T.D.	DATE	June, 1990
CHECKED		DATE	
FILED	477	PROJECT #	90-040
BOOK		JOB ORDER #	8362

Rev. 7-27-90 City of O'Fallon Comments
Rev. 8-6-90 J.C. & J.L. DICKETT CRK. CURVE
Rev. 8-30-90 J.C.
Rev. 9-5-90 J.C.

General Notes

1. Plat 1 (Phase I) - 31 lots
2. Display Houses on lots 2,3,4,4
3. Lot setbacks
25' Front
6' Side
25' Rear
4. Present Zoning (R1E)
5. Minimum lot width - 70'
6. Minimum lot area - 7,000 sq ft
7. Minimum dwelling size - 775 sq ft
8. All streets in development shall be dedicated to the public.
9. All utilities shall be located underground.
10. Due to rock elevations laterals 24 & 30 are shallower than normal. Field verify lateral elevations prior to constructing houses.



APPROXIMATE LOCATION OF STORM INLET, PER PLANS BY BAX ENGINEERING, DATED 3-26-90, JOB NUMBER 83-1200K, BAYFIELD, PHASE SIX.

NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.

STONEY BROOK
PB.20 PG.181

BAYFIELD PLAT TWO
PB.23 PG.91

Note: All curb inlets & area inlets, shall have a 6/8" metal rod, bolted on or cast in place on the openings (across to center).

NOTE:
ALL EXISTING BUILDINGS, PAVEMENT AND OTHER IMPROVEMENTS SHALL BE DEMOLISHED AND/OR BURIED (IN DESIGNATED AREAS) OR REMOVED FROM THE SITE, AS DIRECTED BY THE SOIL ENGINEER OR PICKETT, RAY AND SILVER.

Note:
Sediment in Basin shall be removed every 2 years per the City of O'Fallon. 8/30/90 J.C.

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.

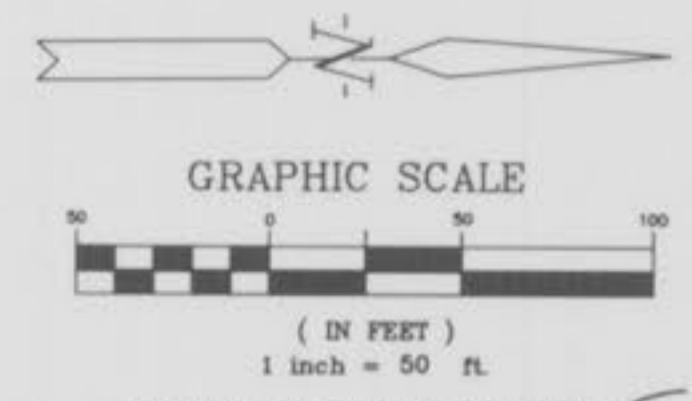
"AS-BUILTS" MALLARD POINTE

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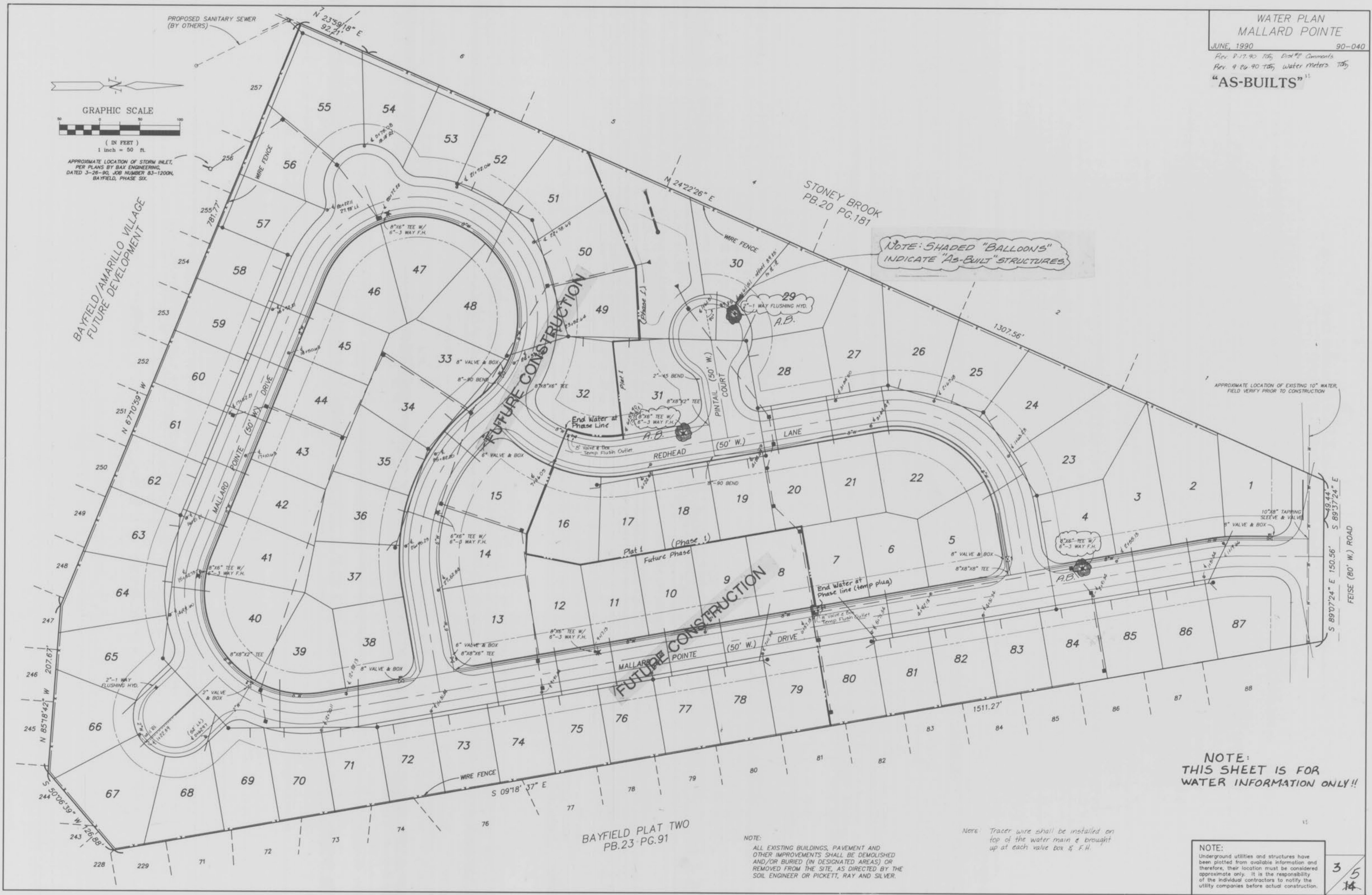


Note:
The connection at Feise Rd shall be concrete pavement to existing asphalt, saw cut 1/2" of asphalt, providing an uniform edge for connection.

Note see sheet 9/4 for "Sight Distance".



APPROXIMATE LOCATION OF STORM INLET,
PER PLANS BY BAX ENGINEERING,
DATED 3-26-90, JOB NUMBER 83-1200N,
BAYFIELD, PHASE SIX.



NOTE: SHADED "BALLOONS"
INDICATE "AS-BUILT" STRUCTURES.

APPROXIMATE LOCATION OF EXISTING 10" WATER,
FIELD VERIFY PRIOR TO CONSTRUCTION

NOTE:
THIS SHEET IS FOR
WATER INFORMATION ONLY!!

BAYFIELD PLAT TWO
PB.23 PG.91

NOTE:
ALL EXISTING BUILDINGS, PAVEMENT AND
OTHER IMPROVEMENTS SHALL BE DEMOLISHED
AND/OR BURIED (IN DESIGNATED AREAS) OR
REMOVED FROM THE SITE, AS DIRECTED BY THE
SOIL ENGINEER OR PICKETT, RAY AND SILVER.

NOTE: Tracer wire shall be installed on
top of the water main & brought
up at each valve box & F.H.

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.

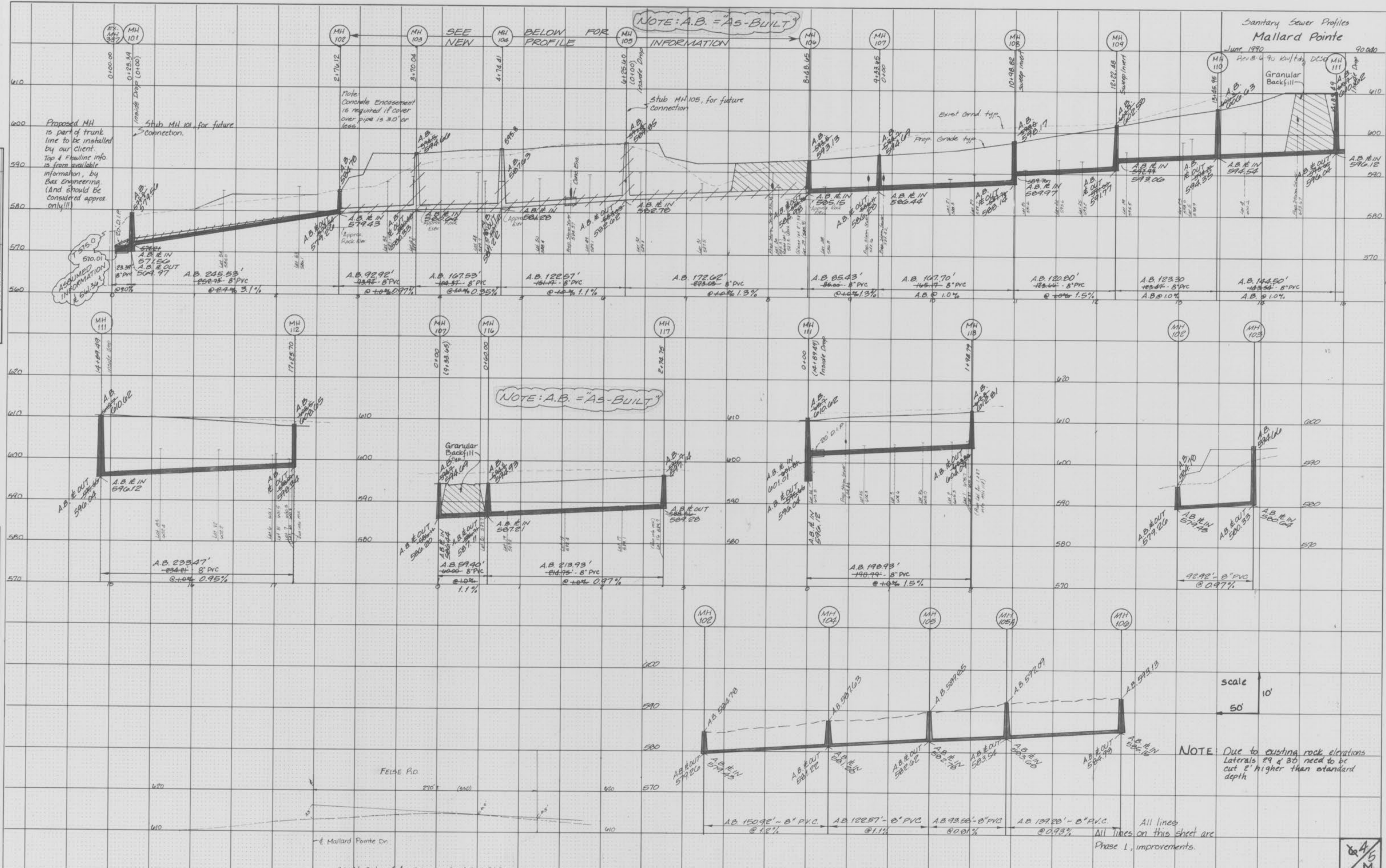
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Sanitary Sewer Profiles
Mallard Pointe

June 1990
Rev. 8-90 KULT/DCS

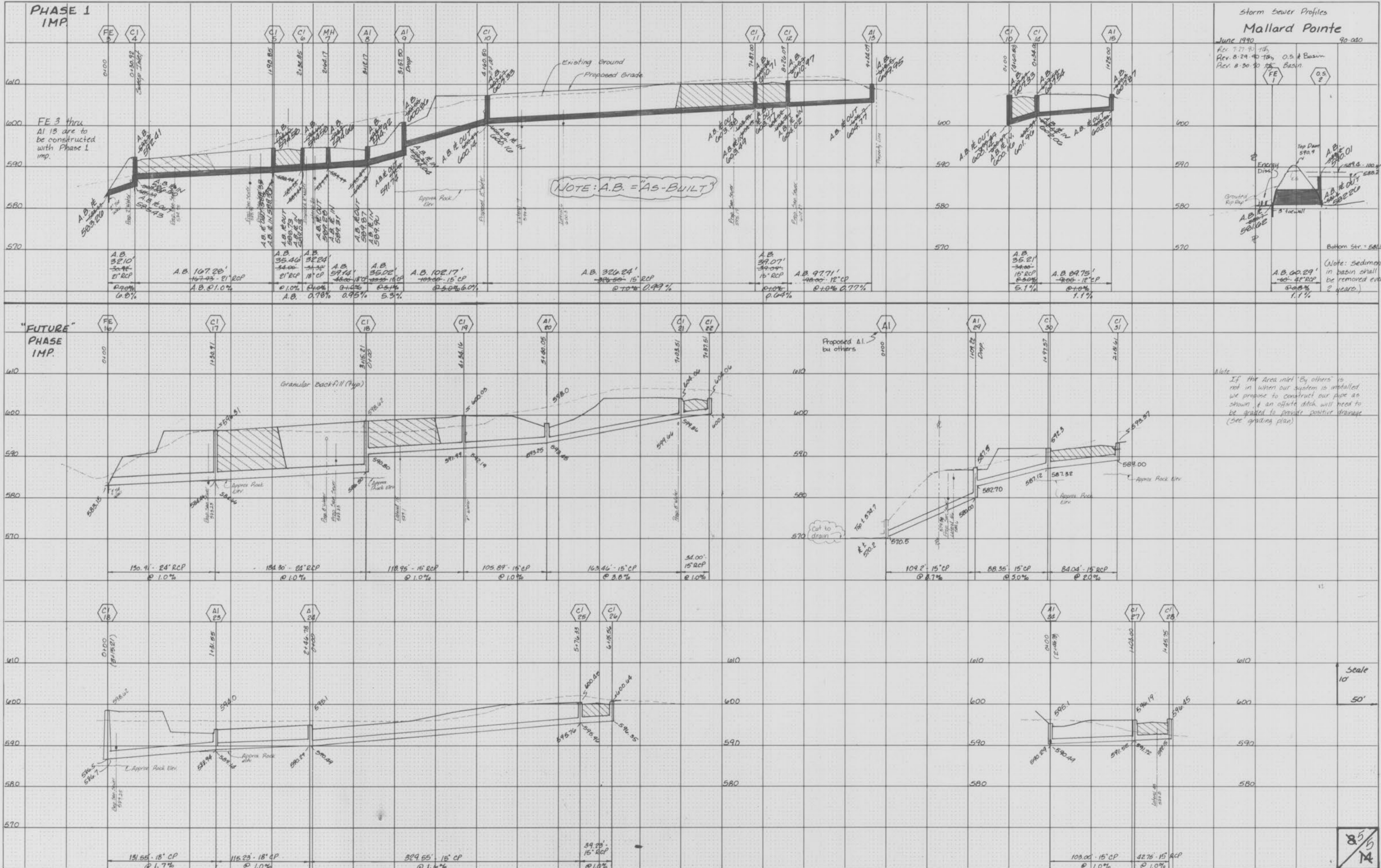
FINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE AREA CHECKED

ORIGINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE AREA CHECKED



DATE: _____ BY: _____
 ORIGINAL SURVEY PLOTTED: _____
 NOTE BOOK NO. _____
 AREA CHECKED: _____

DATE: _____ BY: _____
 ORIGINAL SURVEY PLOTTED: _____
 NOTE BOOK NO. _____
 AREA CHECKED: _____



Storm Sewer Profiles
Mallard Pointe
 June 1970
 Rev. 7-27-90 105
 Rev. 8-24-90 105
 Rev. 8-30-90 105

