

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 in 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-199 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 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 3/4" 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. 2008 for Neenah 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:
 - A. Sewers - City of O'Fallon Sewer District
 - B. Water - City of O'Fallon
 - C. Electric - Union Electric
 - D. Gas - St. Charles Gas Co.
 - E. Telephone - Continental Telephone
 - F. Fire - O'Fallon Fire District

"AS-BUILTS"

O'FALLON INDUSTRIAL PARK
 A Tract of Land in U.S. Survey No. 55
 Township 47 North, Range 3 East
 St. Charles County, Missouri



Location Map

Benchmark

U.S.G.S. Benchmark #54 F-149 1935
 Located at Northeast corner of the
 Intersection R.R. Tracts & Hwy. "M"
 O'Fallon, Mo. - Elev. 542.86

Site Benchmark #3 Railroad spike
 in North side of power pole, 57.5'±
 east of Northwest property corner
 +51'± South of centerline South
 Service Road (0.60' above ground).
 Elev. 618.12

This is to certify to City of O'Fallon
 that these "As-Built" San Sewer plans are
 based on actual field surveys conducted
 during Oct. 1993 and the results are
 shown here on.

by Pickett Ray & Silver

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

Date

REV. SAN SEWER PER REQUEST OF DON COLLIER 4/25/99 JES
 REV. LOCATION OF SAN SEWER ESMIT. ADD MH-100 3-15-90 JES
 REV. PER CITY OF O'FALLON 11-1-89 JES

PROJECT DESIGNER

J. STRAUSS

Index

Sheet	Description
1	COVER SHEET
2	FLAT PLAN
3	GRADING PLAN
4	DRAINAGE AREA MAP
5-3	STORM SEWER PROFILES
6-4	SANITARY SEWER PROFILES
7	ROADWAY PROFILE
8	ROADWAY DETAILS
9	WATER MAIN DETAILS
10-12	SEWER DETAILS
13	MISCELLANEOUS DETAILS

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	
18	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" 10-28-93

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

PICKETT RAY & SILVER
 Civil Engineers
 Planners
 Land Surveyors
 333 Mid Rivers Mall Dr.
 St. Peters, MO 63376
 481-1211 276-1211

PREPARED FOR:
 COLLIER BLDG. CORP.
 ARTHUR BRYAN BUILDING
 1480 WOODSTONE DRIVE
 ST. CHARLES, MISSOURI 63301
 (314) 441-3245 MR. DON COLLIER

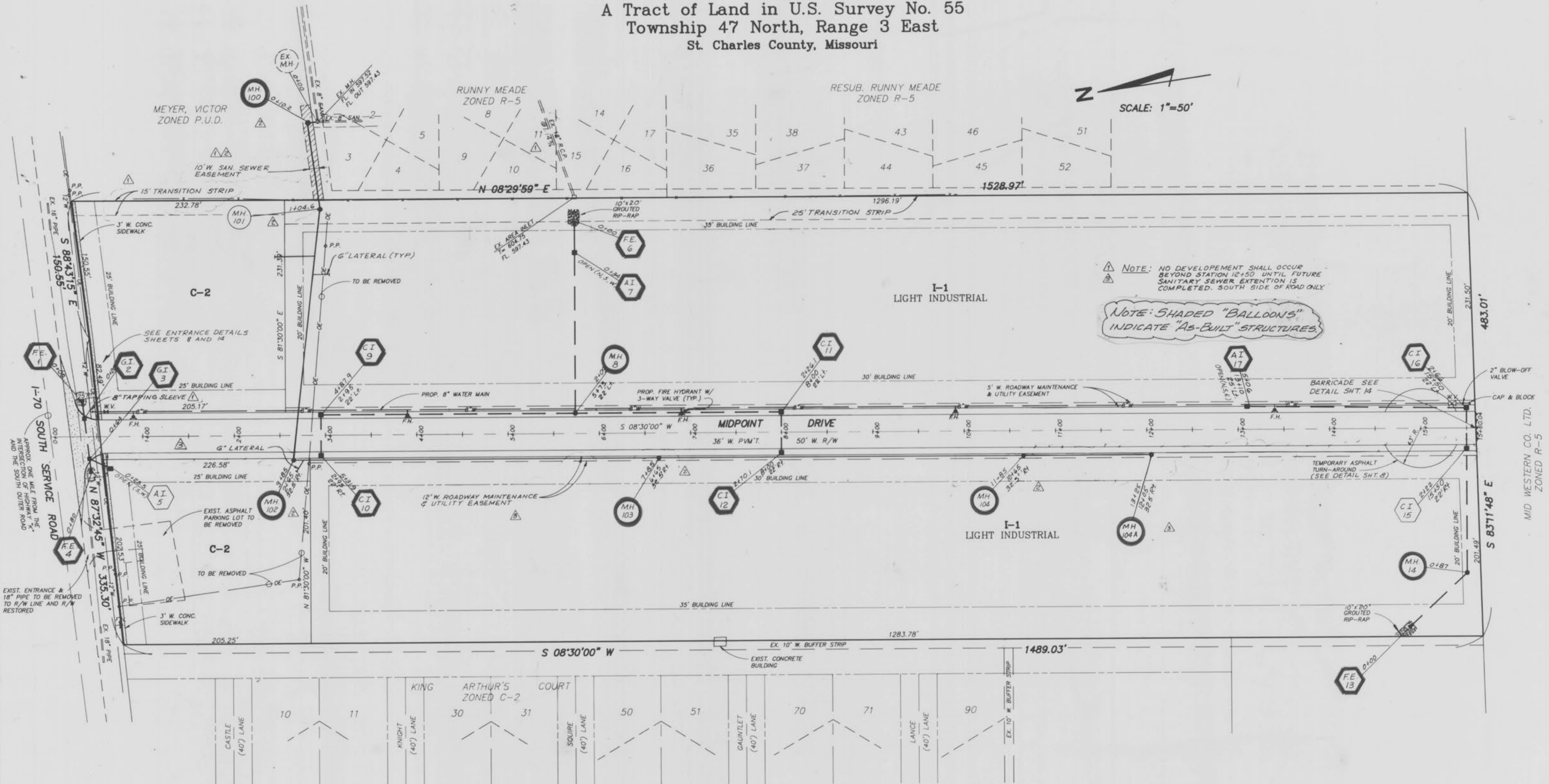
DRAWN JES DATE 9-25-89
CHECKED DWB DATE 9-25-89

FIELD BOOK PROJECT # 88-154 JOB ORDER # 5827

1/4
 13

O'FALLON INDUSTRIAL PARK

A Tract of Land in U.S. Survey No. 55
Township 47 North, Range 3 East
St. Charles County, Missouri



NOTE: NO DEVELOPMENT SHALL OCCUR BEYOND STATION 10+50 UNTIL FUTURE SANITARY SEWER EXTENSION IS COMPLETED. SOUTH SIDE OF ROAD ONLY.

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

GENERAL NOTES:

1. Acreage of Tract: 16.71 Acres Total
C-2: 2.15 Acres
I-1: 14.56 Acres
2. Present Zoning: C-2 General Business
I-1 Light Industrial
3. Setback Requirements
C-2 General Business:
Front Yard - Not Less Than 25'
Side Yard - None required, except where side line abuts the side line of any residential or office district, a side yard shall be provided the same as required in the district it abuts. A side yard of not less than 25' shall be provided on the street side of a corner lot.
Rear Yard - None required, except where rear line abuts lots zoned residential or office, a rear yard of not less than 10' shall be provided.
I-1 Light Industrial:
Front Yard - Not Less Than 30'
Side Yard - Not Less Than 20' except in the case of a corner lot where the side yard on street side shall not be less than 30'.
Rear Yard - Not Less Than 35'.
4. This tract served by:
Sewers - City of O'Fallon Sewer District
Water - City of O'Fallon
Electric - Union Electric
Gas - St. Charles Gas Company
Telephones - Continental Telephone
Fire - O'Fallon Fire District
5. Individual site plans and detention will be required on each tract when ready for submittal.

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" FLAT PLAN

AS-BUILTS 10-28-93

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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

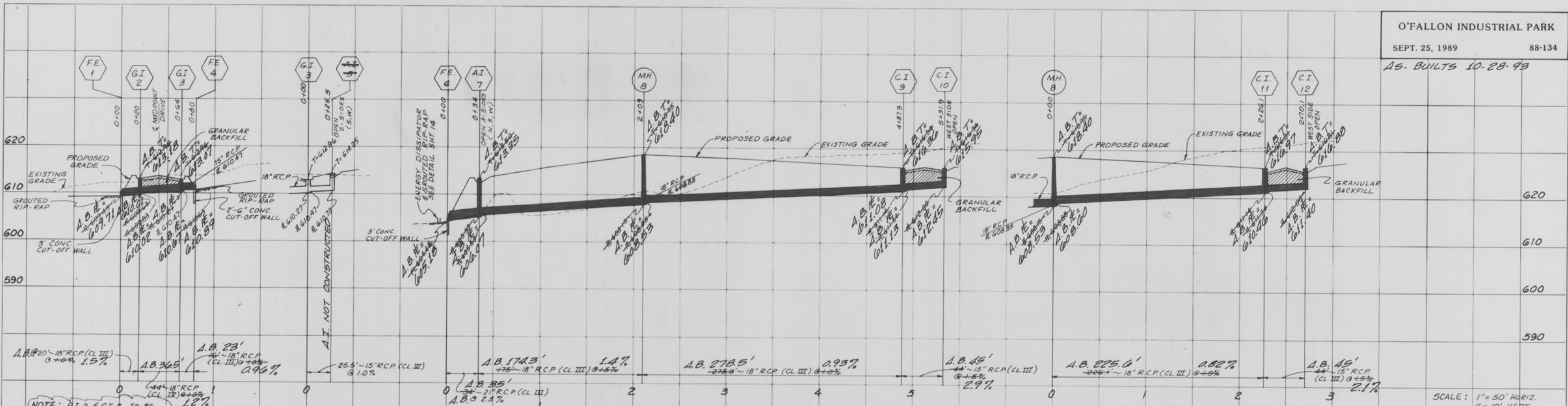
Prepared For:
COLLIER BUILDING CORP.
ARTHUR BRYAN BUILDING
1480 Woodstone Drive
St. Charles, Missouri 63301
Mr. Don Collier (314) 441-3245

DRAWN	J.E.S.	DATE	9-25-89
CHECKED	D.W.B.	DATE	9-25-89
FIELD BOOK	422	PROJECT #	88-134
		JOB ORDER #	5827

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FINAL SURVEY BY DATE
 SURVEYED BY
 PLOTTED BY
 NOTE BOOK NO.
 TEMPLATE NO.
 AREAS CHECKED

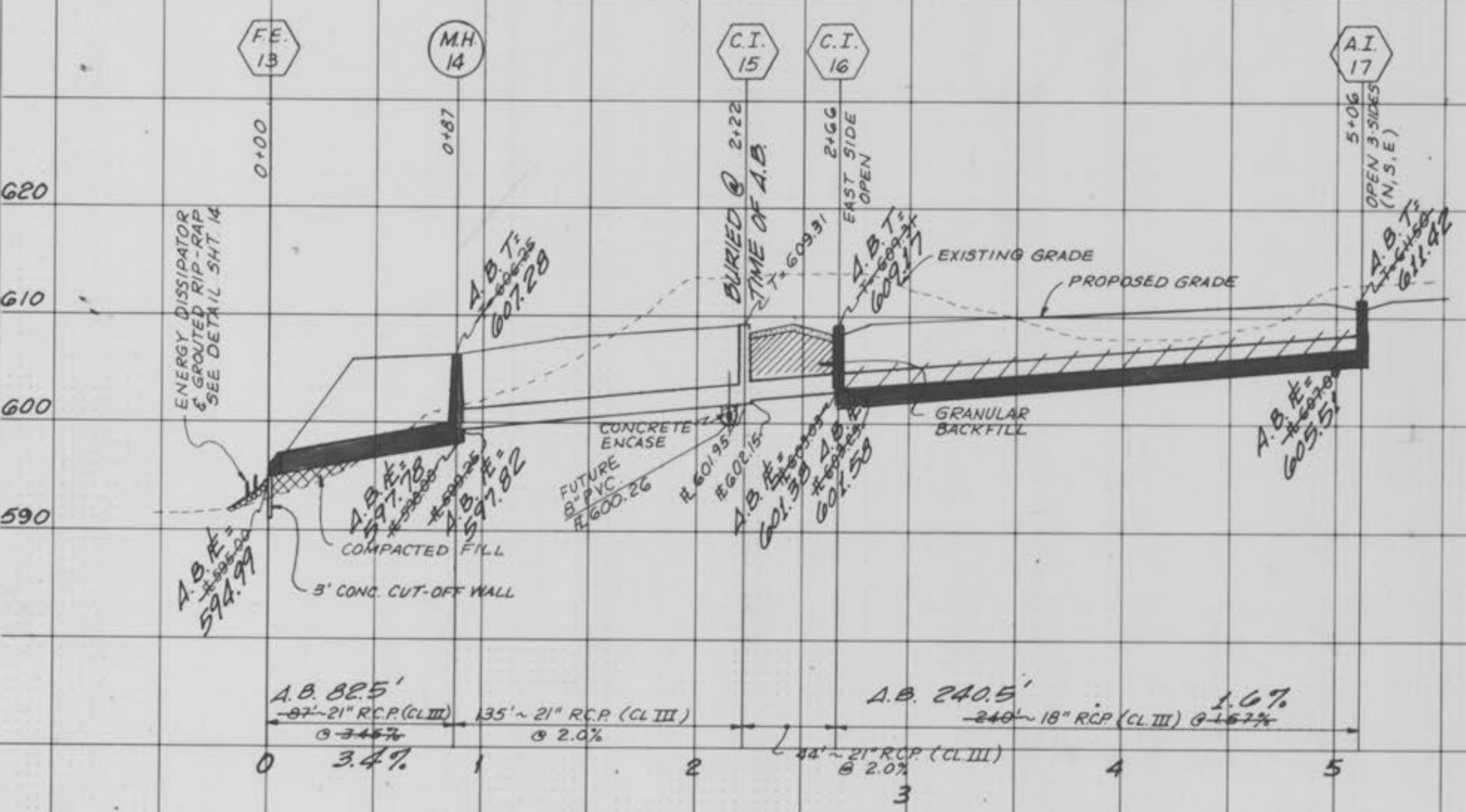
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 PLOTTED BY
 NOTE BOOK NO.
 TEMPLATE NO.
 AREAS CHECKED



NOTE: GI 2 & GI 3 TO BE STANDARD SAFETY 2-GRATE INLET (2'x3') PER M.H.D. 731.08 & G.I. 10N

NOTE: A.B. = "AS-BUILT"

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



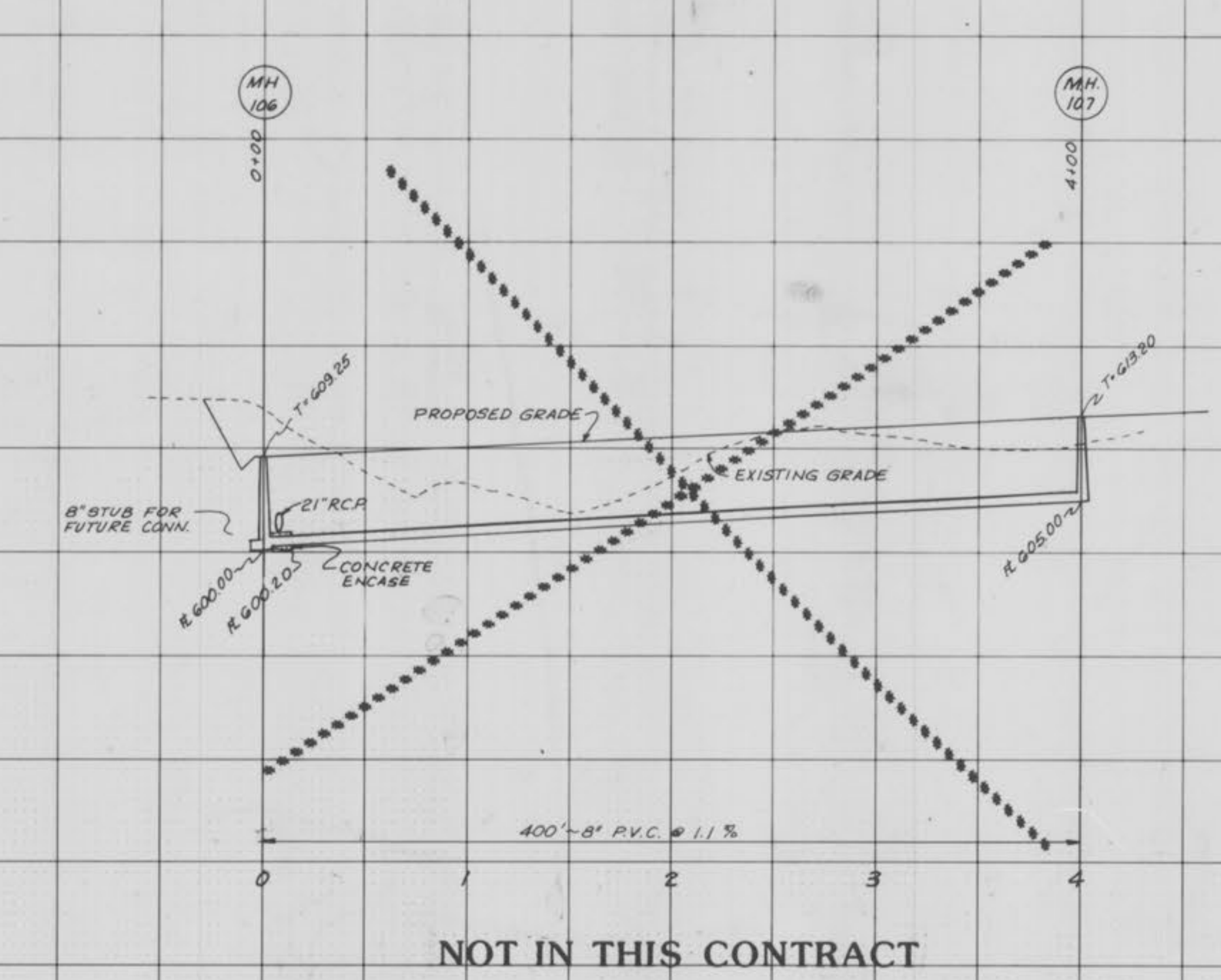
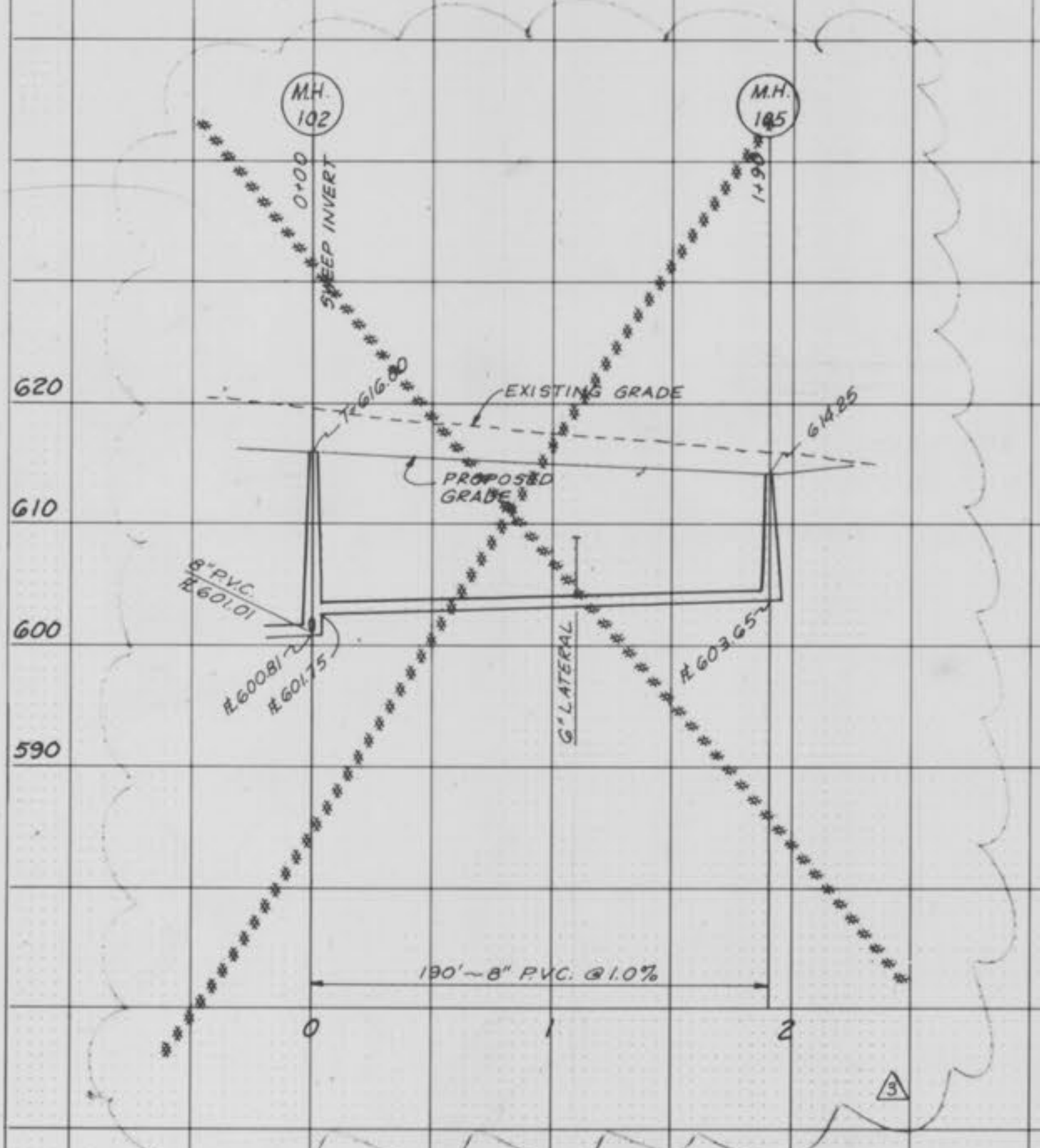
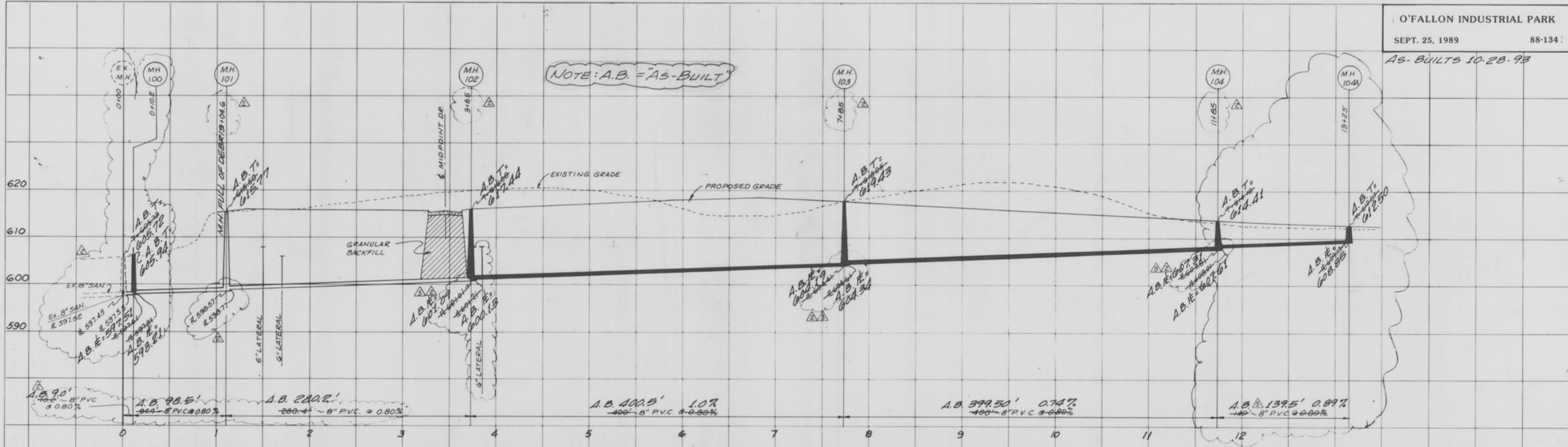
"AS-BUILTS"
 STORM SEWER PROFILES

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NOTE: A.B. = "AS-BUILT"

FINAL SURVEY
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 AREA CHECKED

ORIGINAL SURVEY
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 NOTE BOOK
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SCALE: 1" = 50' HORIZ.
 1" = 10' VERT.

NOT IN THIS CONTRACT

"AS-BUILTS"
 SANITARY SEWER PROFILES

6/4/13