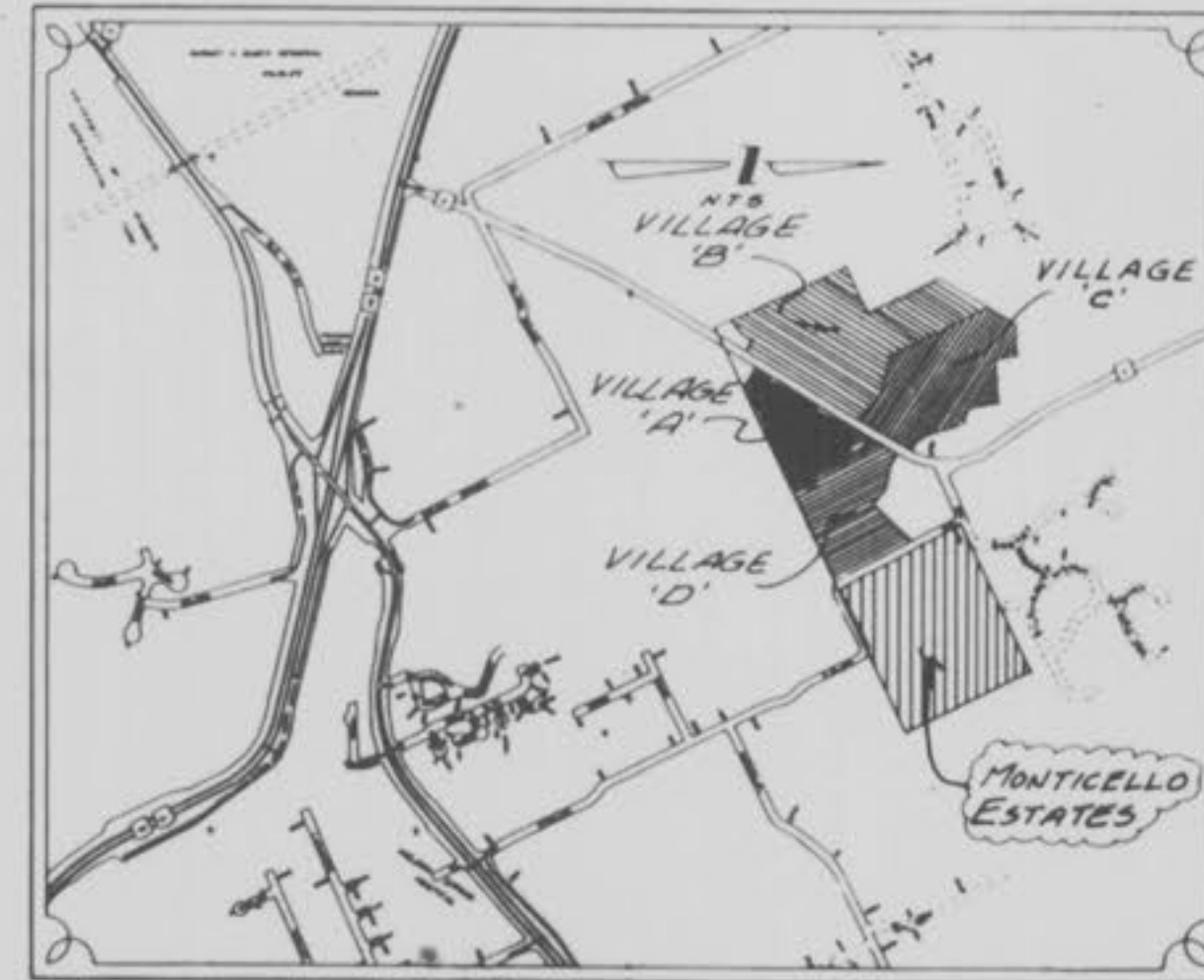


City of O'Fallon

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 SDR 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 concrete pipe (ASTM C-76, Class III) unless noted otherwise on the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe 8-36, A.A.S.H.O. See plans for gauge.
- 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-99" (ASTM D-698) unless otherwise specified by 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.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 settled. 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 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 "3" diameter 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 manhole and curb inlet trees 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 removal 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 of not less than 2-1/2 feet.
- 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 18" or equal with a minimum bedding and embedment between 12" and 14" deep. 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 tops 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 Bitloy No. 2068 for Nevada R-1736 or Duxter 1115 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- Duckett Creek Sewer Dist. 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:
 - A. Union Electric
 - B. Cottleville Fire Protection Dist.
 - C. Southwestern Bell Telephone
 - D. St. Charles Gas Co.
 - E. Duckett Creek Sewer Dist.
 - F. Missouri Cities Water Co.
- 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.


MONTICELLO
ESTATES
PHASE ONE
(114 LOTS)



Location Map
NO SCALE

"AS-BUILTS"



Key Map
1" = 300'

- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or minus stone from springline of pipe to 6" above the top of pipe.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All storm sewer pipe is to be Class III unless otherwise noted on profiles sheets.
- Lots with low sill elevations called out on grading plans will require a NEIP elevation certificate.
- For soil and erosion control plan, see previously approved grading plan.

This is to certify to Duckett Creek Sewer Dist. that these "As-Built" San. Storm plans are based on actual field surveys conducted during Jan. 1993 and the results are shown here on.

by Pickett Ray & Silver

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

Date

Index

Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4-7	GRADING PLANS
8-9	STREET PROFILES
10-12 4-6	SANITARY SEWER PROFILES
12-13 0-7	STORM SEWER PROFILES
14-17	DRAINAGE AREA MAPS
18-20	CONSTRUCTION DETAILS
1-1	EXHIBIT "A"

7-A & B DETENTION BASIN "AS-BUILTS"

Benchmark

ORF TRI. STA. 3.5 MI. S.W. OF O'FALLON, 0.5 MI. N.E. OF DARDENNE CHURCH, IN CONC. POST-U.S.C.&G.S. STD. DISK STAMPED "ORF 1931"

Elevation
667.596

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
	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		

2-24-93 "AS-BUILTS"
 Rev. 10-8-92 City of O'Fallon Comments
 Rev. 10-8-92 Duckett Creek Comments

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 checked. Responsibility is disclaimed 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
 441-1211 278-1211

PREPARED FOR: **WHITTAKER HOMES** Phone: (314) 279-1511
 355 Mid Rivers Mall Drive
 St. Peters, MO. 63376

DRAWN: PHD DATE: Sept. 1992
 CHECKED: VC DATE: Sept. 1992

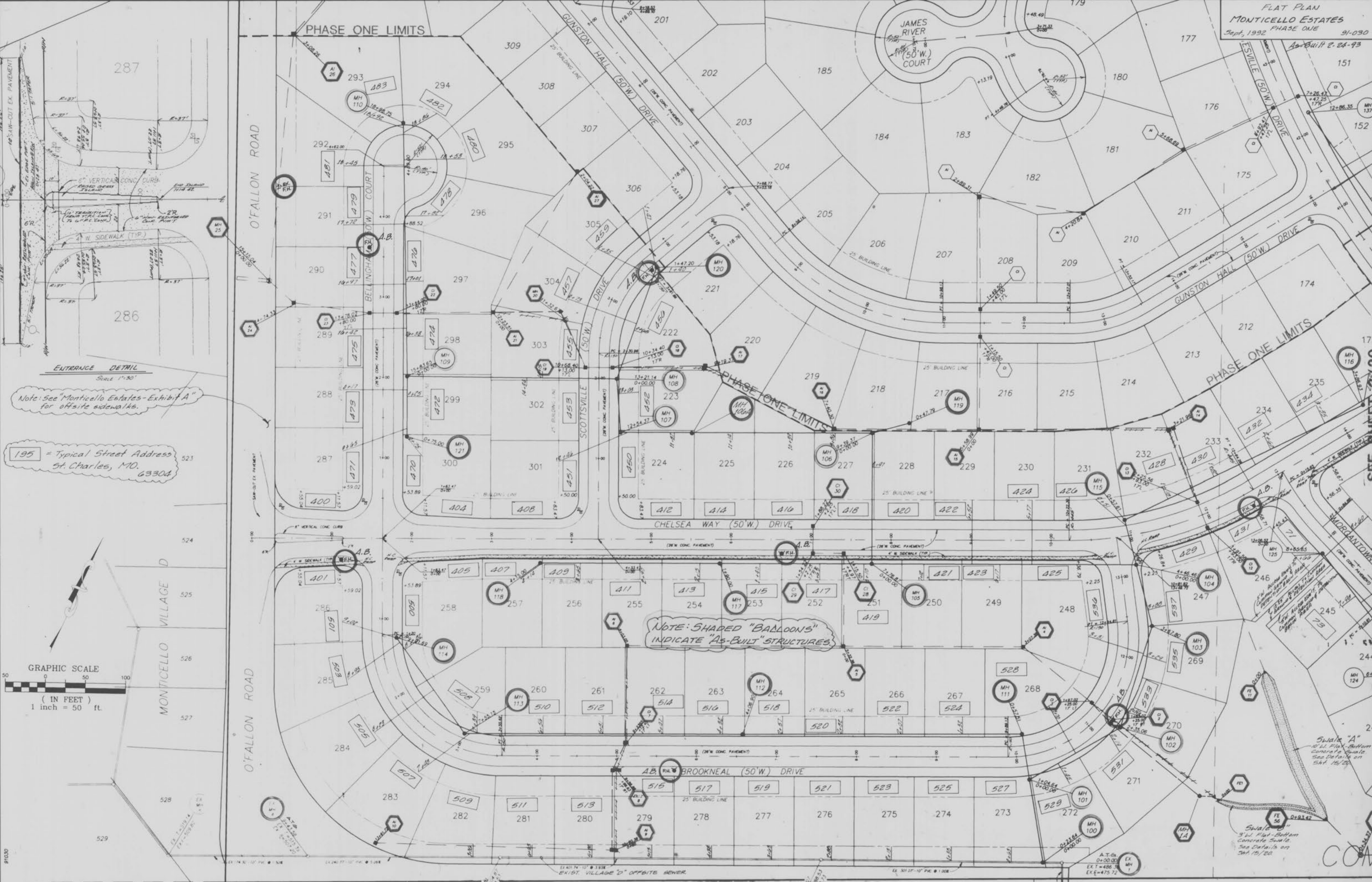
FIELD BOOK: 416x PROJECT: 21-030
 JOB ORDER: 20890

Ray Pickett
 Signature Date: 10-8-92

PHASE ONE LIMITS

PHASE ONE LIMITS

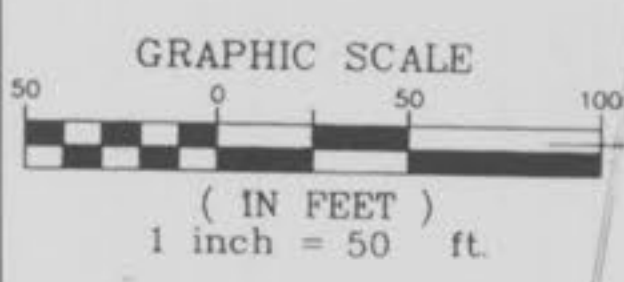
NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.



ENTRANCE DETAIL
Scale 1"=30'

Note: See "Monticello Estates-Exhibit A" for off-site sidewalks.

195 = Typical Street Address
St. Charles, MO. 63304

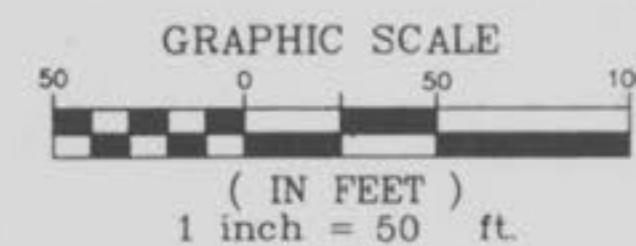
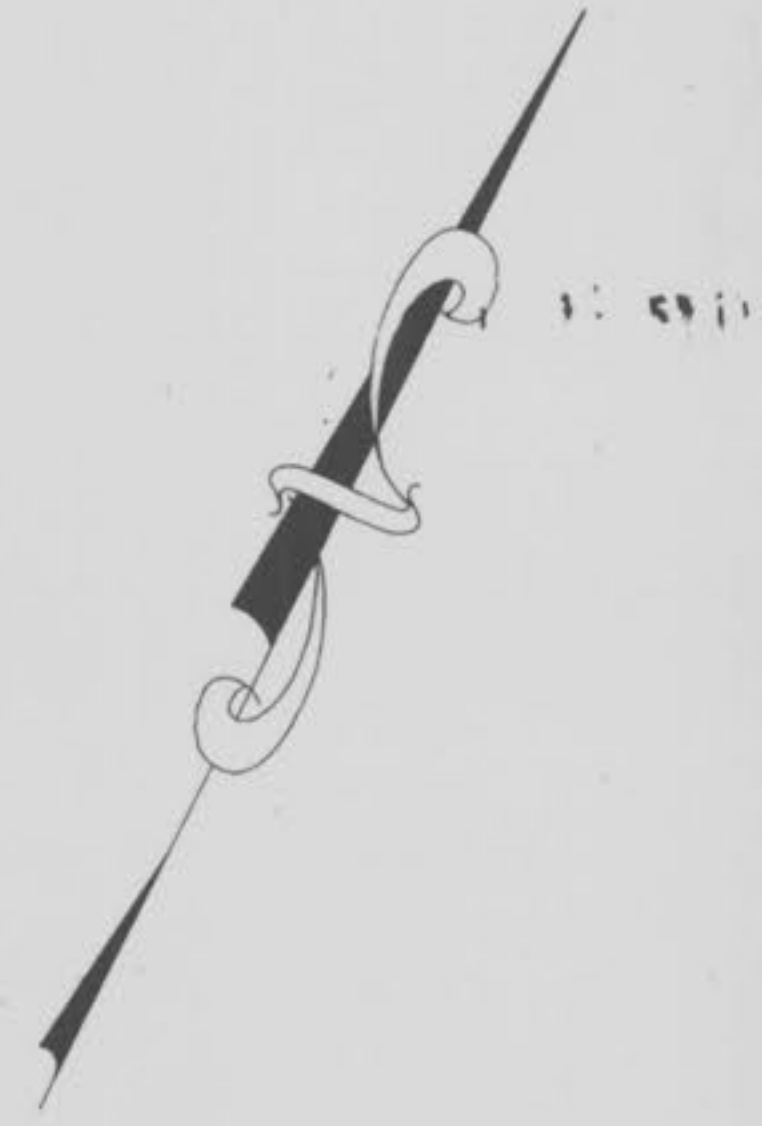


"AS-BUILTS"

27
20

SEE SHEET 3/20

COM



SEE SHEET 2/20

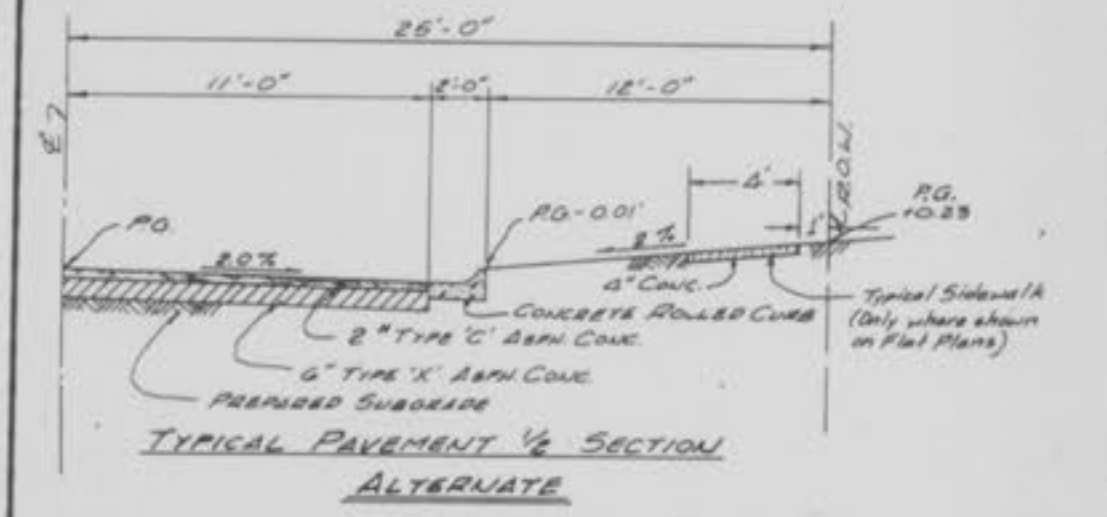
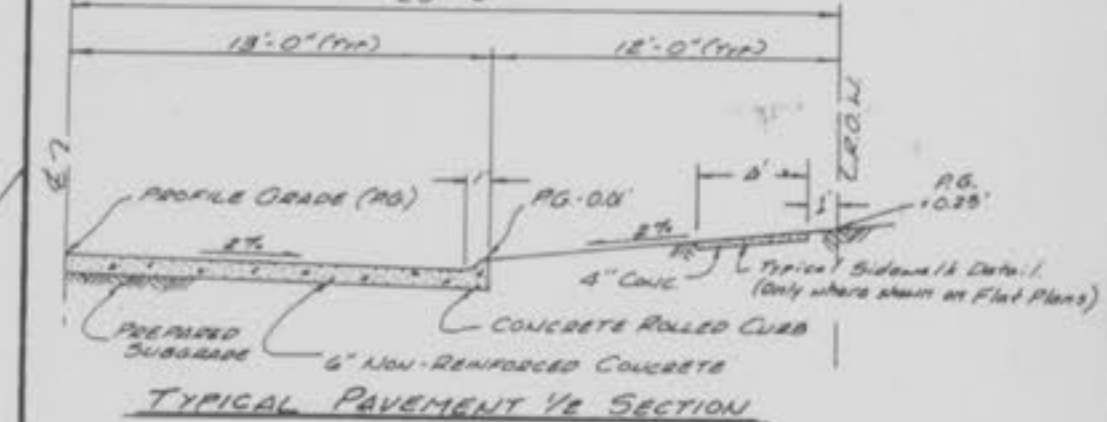
PHASE ONE LIMITS

PHASE ONE LIMITS

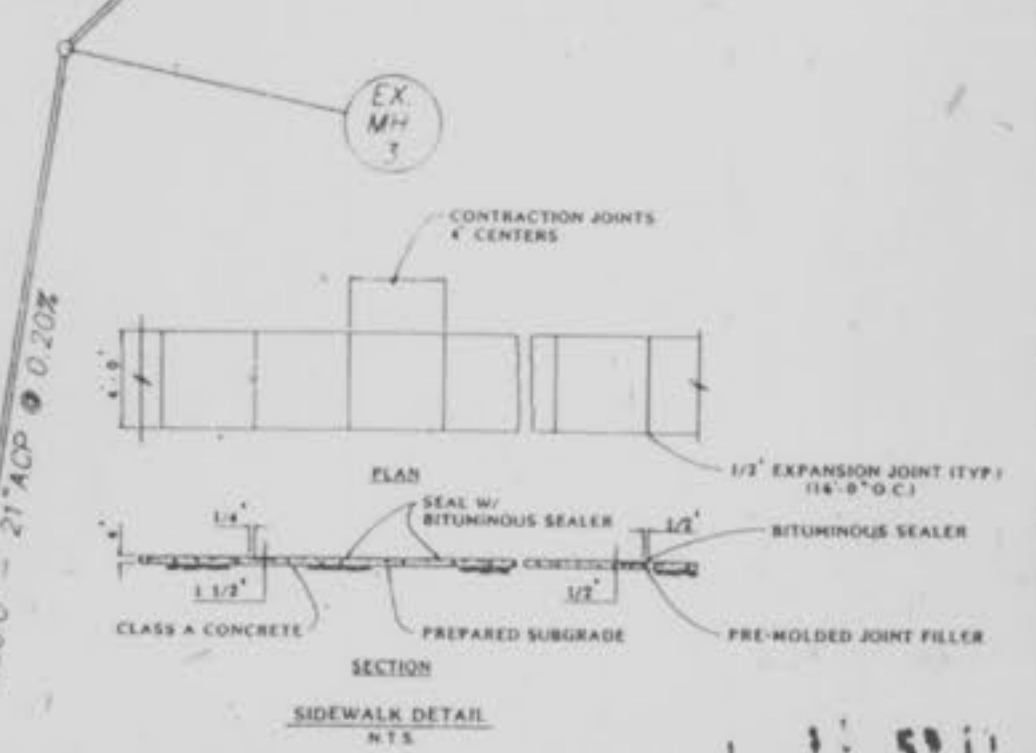
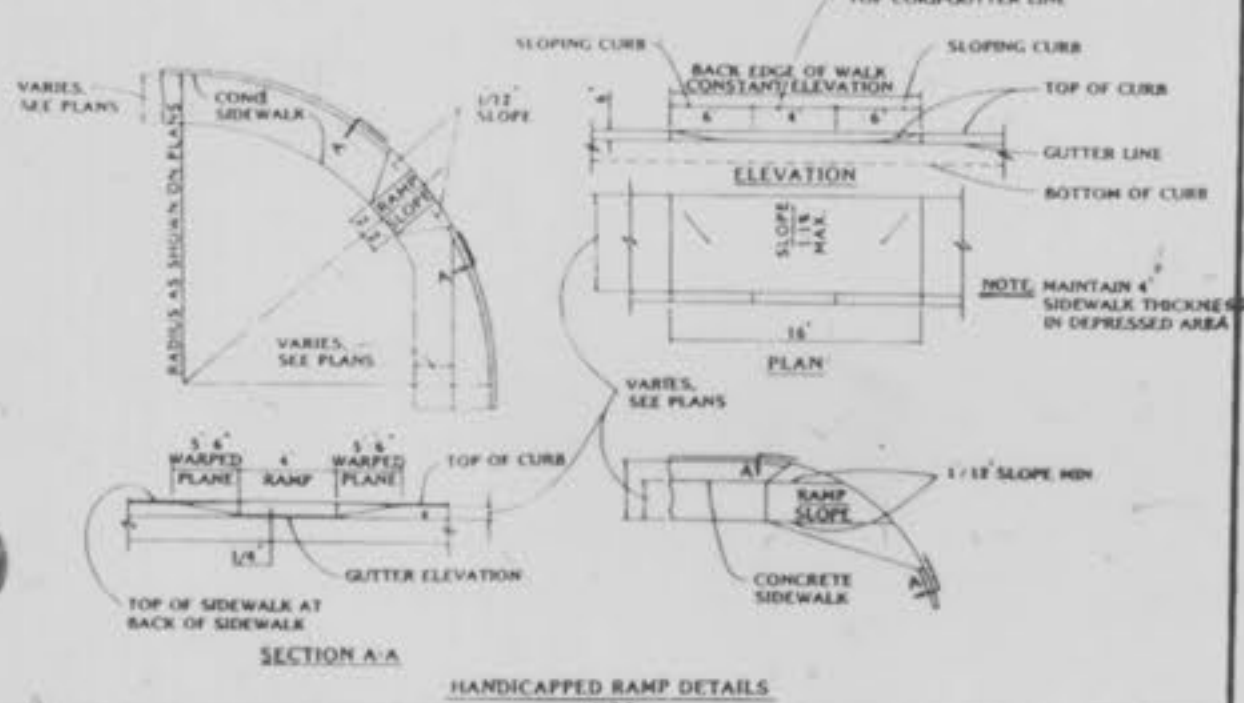
PHASE ONE LIMITS

COMMON GROUND & DETENTION AREA

COMMON GROUND & DETENTION AREA



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



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

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

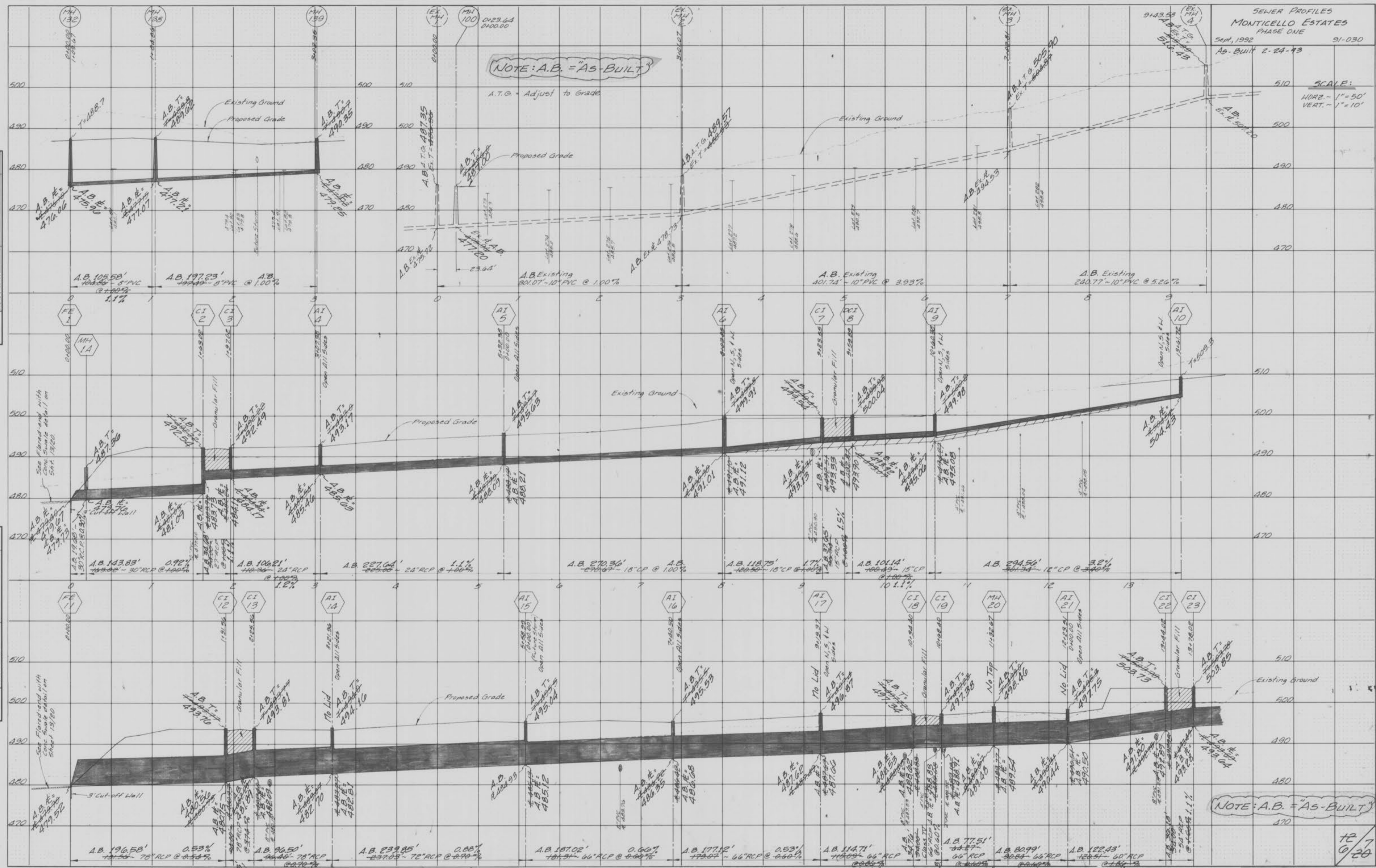
A.T.G. - Adjust to Grade

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

7
0/20

"AS-BUILTS"

PLATE 3-FULL CROSS SECTION LINE & DOT
PRINTED IN U.S.A.

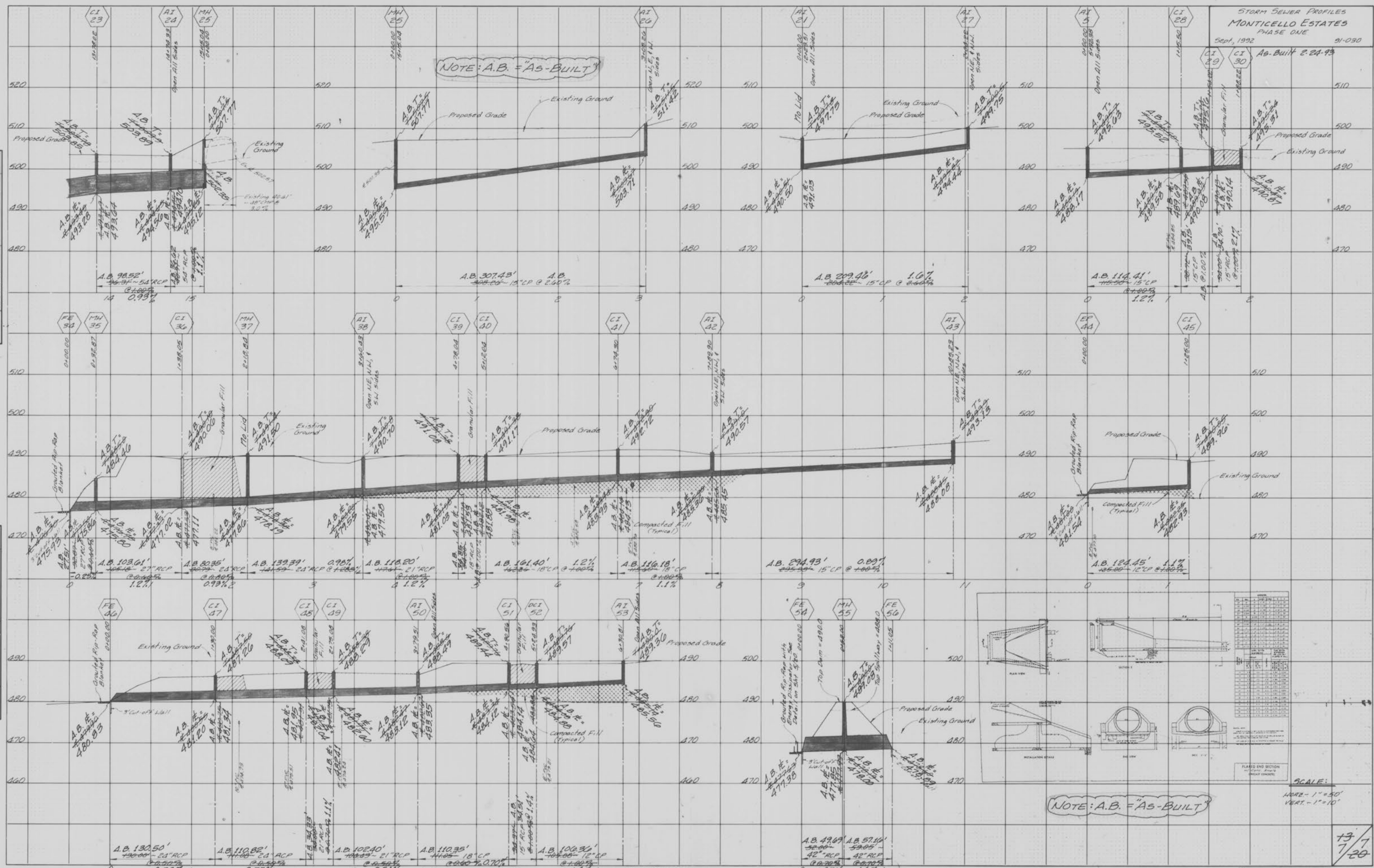


DATE: _____
BY: _____
SURVEYED: _____
FINAL SURVEY: _____
NOTE BOOK: _____
NO. _____
AREAS CHECKED: _____

DATE: _____
BY: _____
SURVEYED: _____
ORIGINAL SURVEY: _____
NOTE BOOK: _____
NO. _____
AREAS CHECKED: _____

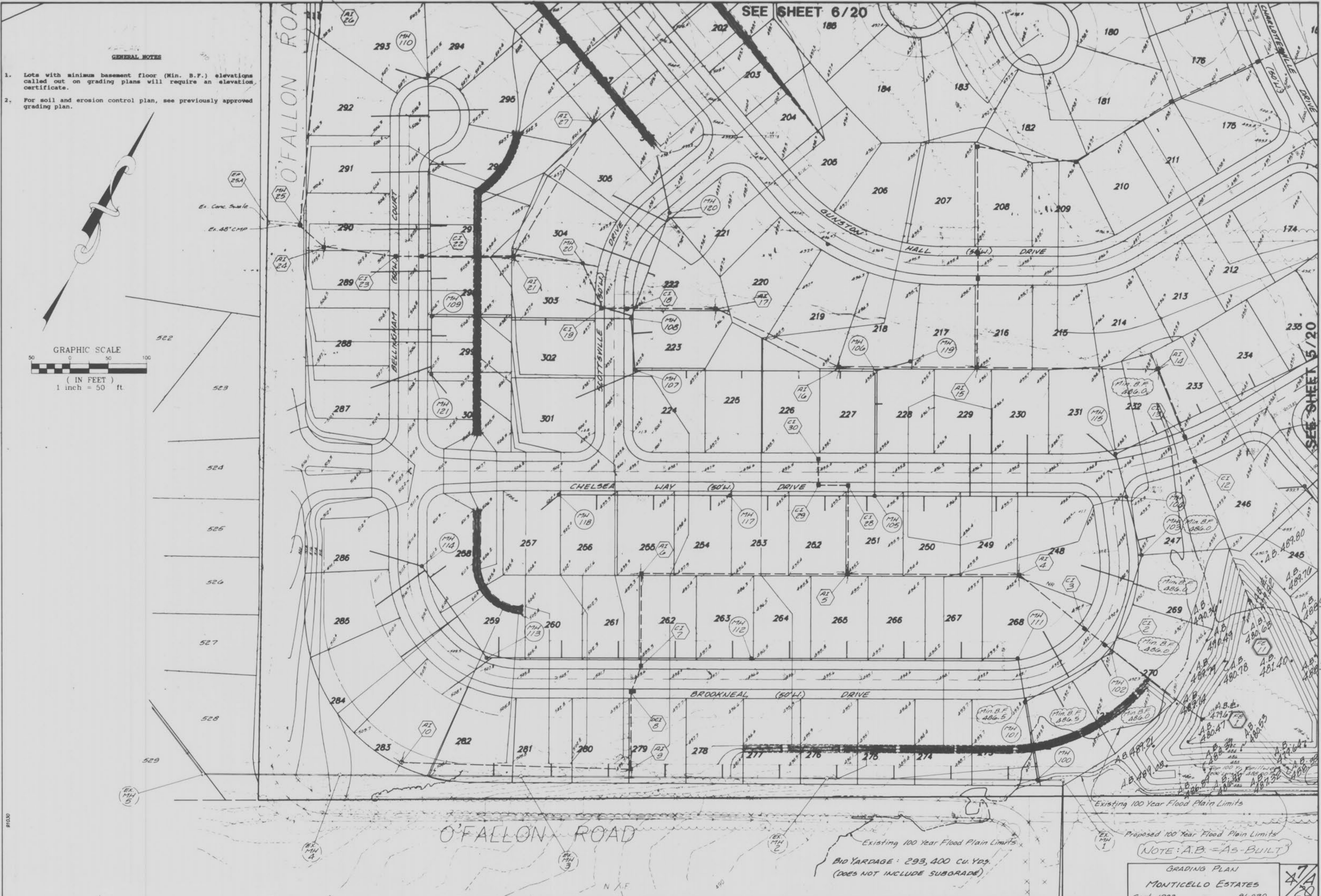
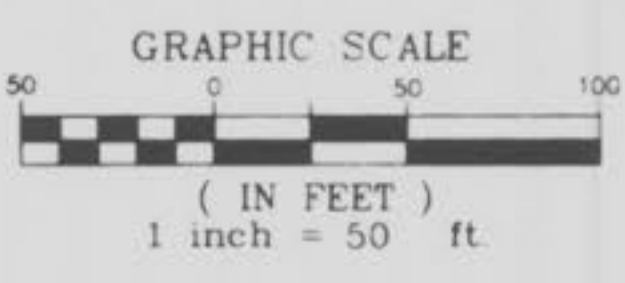
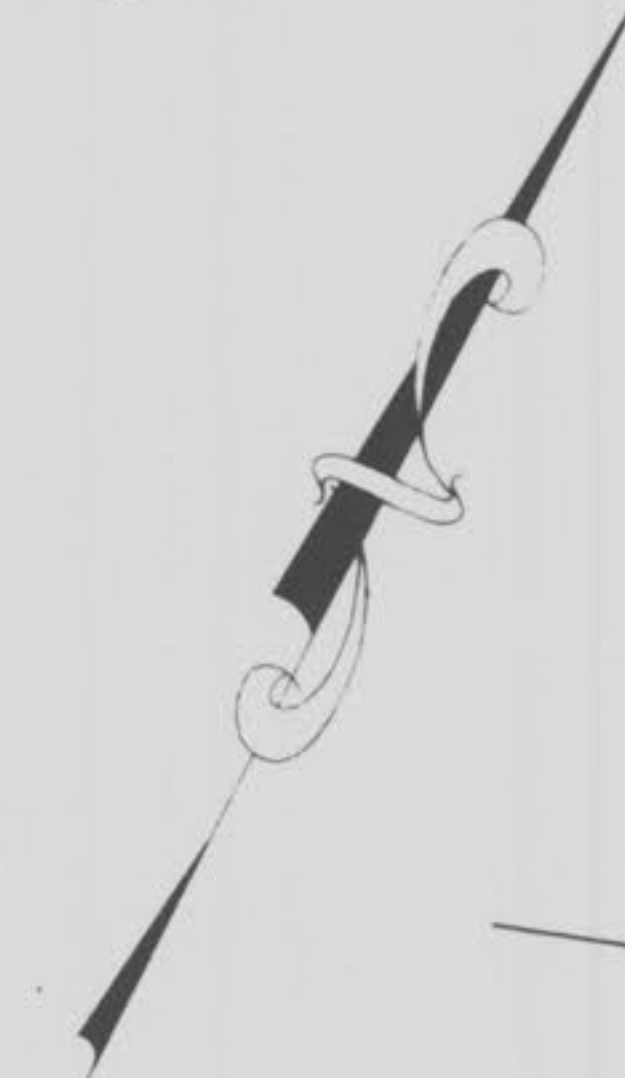
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 NOTE BOOK: _____
 NO. _____
 AREAS CHECKED: _____

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 CHECKED: _____
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 SURVEY: _____
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 NOTE BOOK: _____
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 AREAS CHECKED: _____



GENERAL NOTES

1. Lots with minimum basement floor (Min. B.F.) elevations called out on grading plans will require an elevation certificate.
2. For soil and erosion control plan, see previously approved grading plan.



SEE SHEET 6/20

SEE SHEET 5/20

Existing 100 Year Flood Plain Limits
 Proposed 100 Year Flood Plain Limits
 Bio YARDAGE: 293,400 Cu. Yds.
 (Does NOT include SUBGRADE)

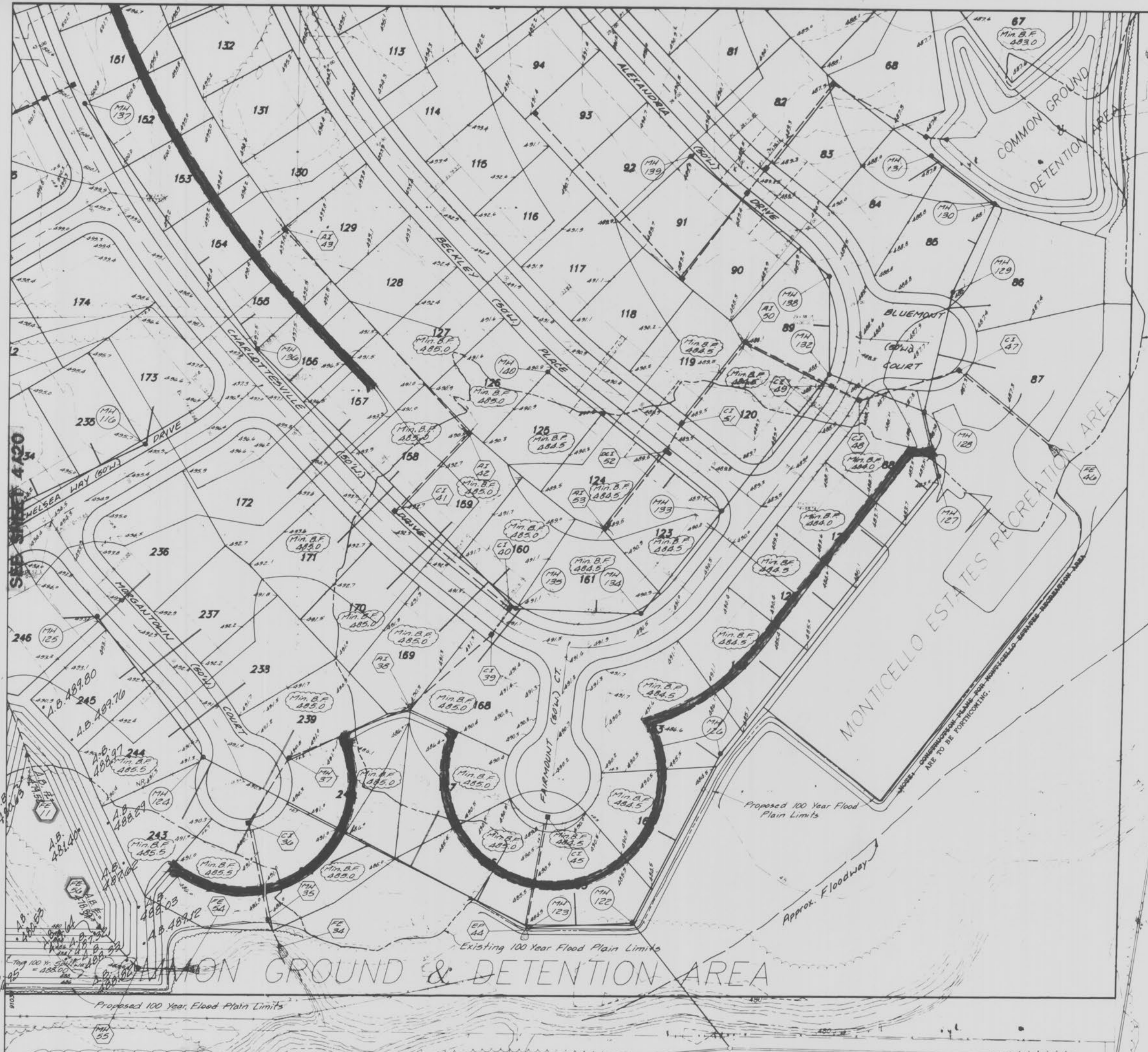
NOTE: A.B. = "AS-BUILT"

GRADING PLAN
 MONTICELLO ESTATES
 Sept, 1992

7/A
20

91030

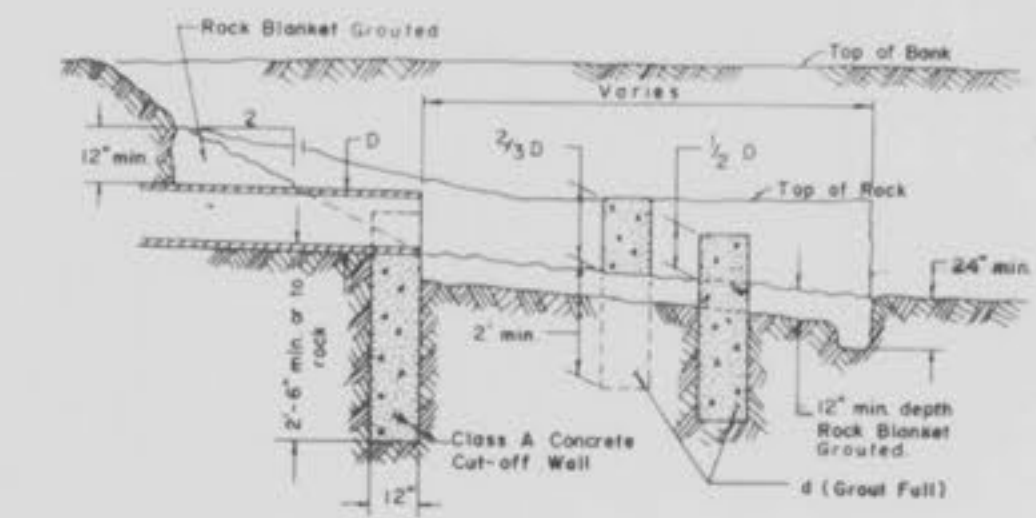
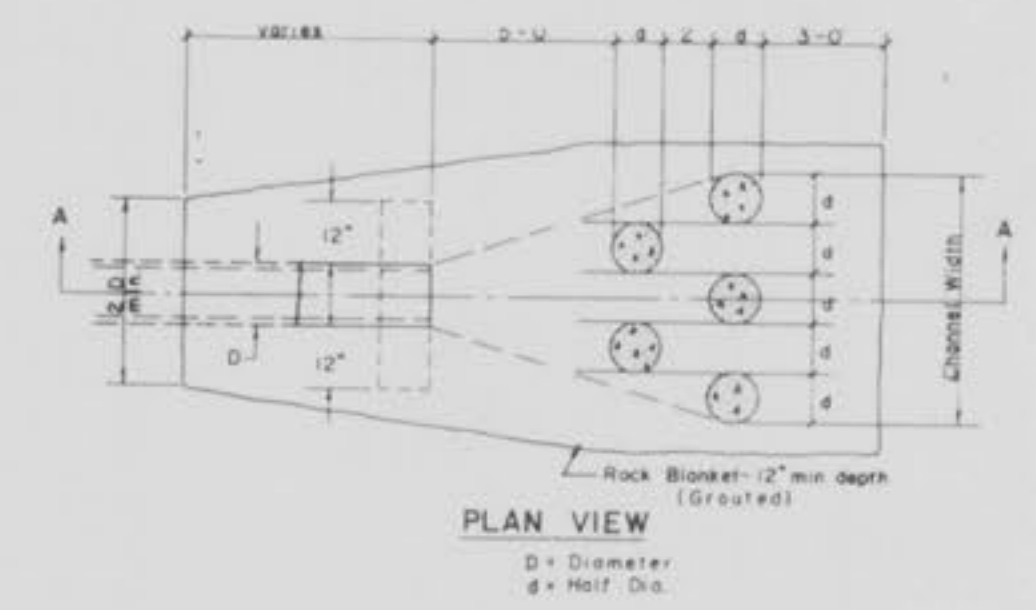
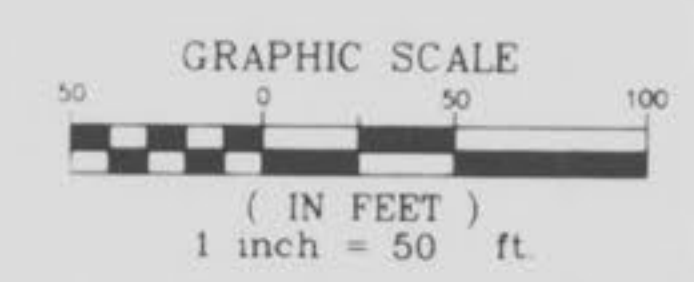
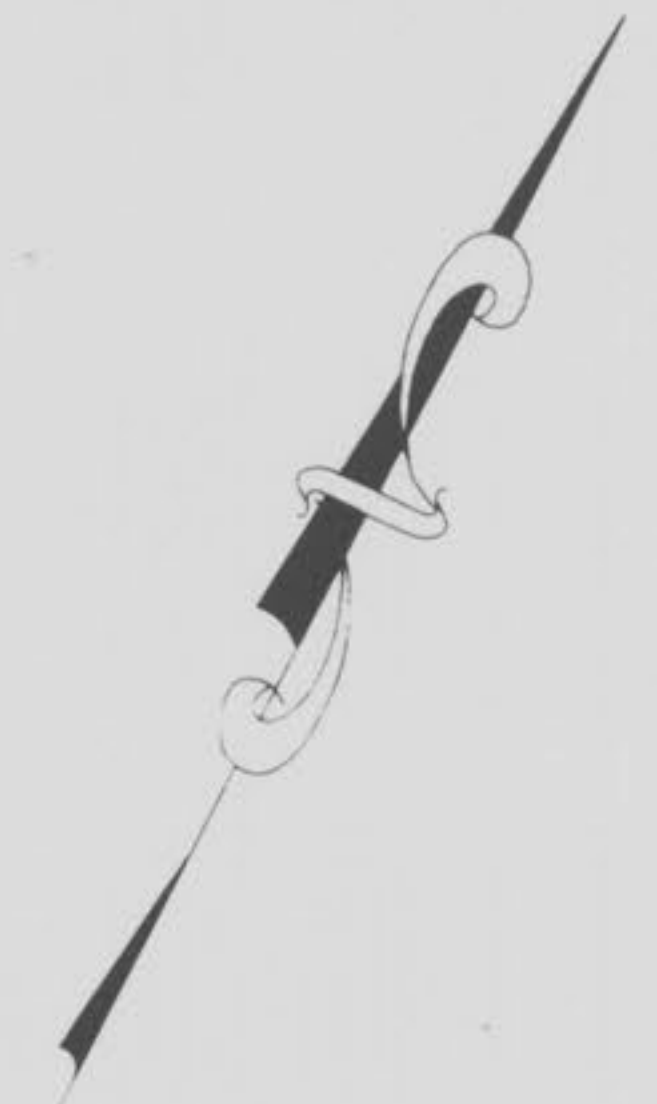
510



Proposed 100 Year Flood Plain Limits

Existing 100 Year Flood Plain Limits

- GENERAL NOTES**
1. Lots with minimum basement floor (Min. B.F.) elevations called out on grading plans will require an elevation certificate.
 2. For soil and erosion control plan, see previously approved grading plan.



(NOTE: A.B. = As-BUILT)

BID YARDAGE: 293,400 Cu.Yds.
 (DOES NOT INCLUDE SUBGRADE)

Monticello Estates
 Grading

5/7/92