

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 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 M-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-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.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) pound "O" 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 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.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- The minimum vertical distance from the low point of the basements 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 1/2" or equal with crushed stone bedding uniformly graded between 1/2" 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 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 Bailey No. 2008 for Neenah P-1736 or Dexter 1315 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 shallow force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- This tract is served by:

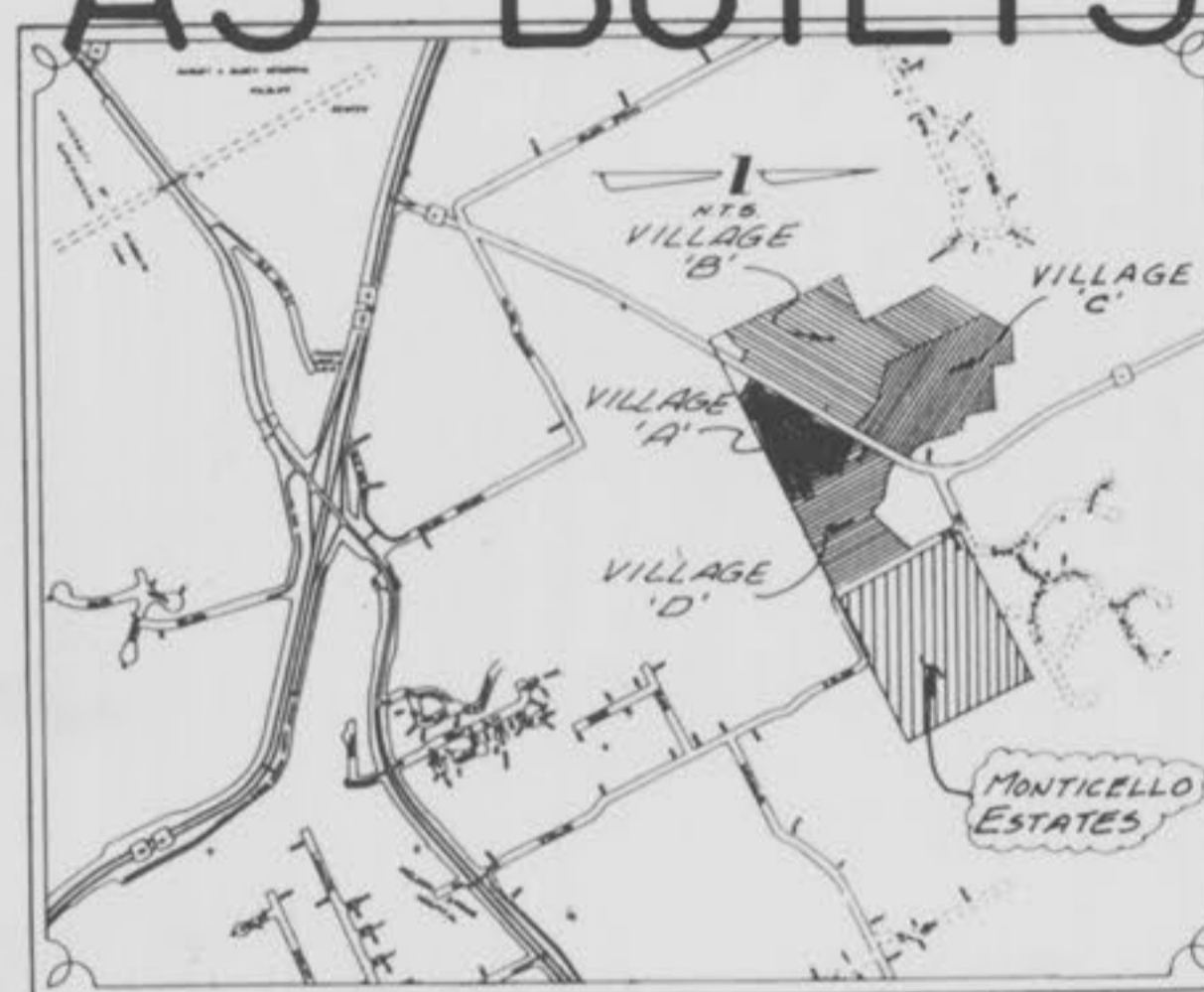
- A. Union Electric
- B. Cottleville Fire Protection Dist.
- C. Southwestern Bell Telephone
- D. St. Charles Gas Co.
- E. Duckett Creek Sewer Dist.
- F. Missouri Cities Water Co.

36. 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.

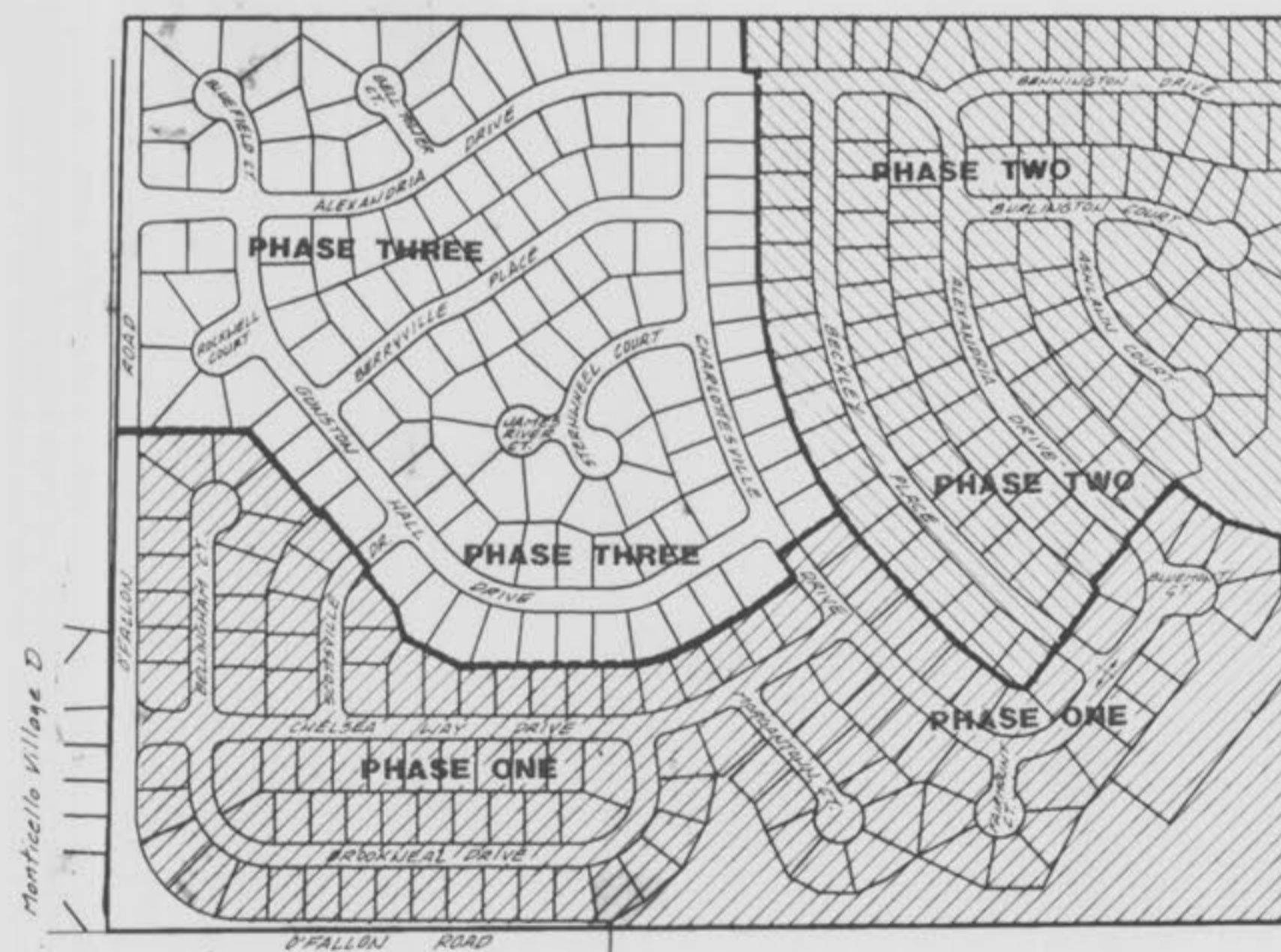
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or minus stone from springline of pipe to 6" 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 profile sheets.

- Lots with low sill elevations called out on grading plans will require a M.F.I.P. elevation certificate.
- For soil and erosion control plan, see previously approved grading plan.


MONTICELLO
ESTATES
PHASE THREE
 (120 LOTS)
"AS-BUILTS"



Location Map
NO SCALE



Key Map
1" = 300'

This is to certify to Duckett Creek Sanitary Dist. that these "As-Built" San. Plans are based on actual field surveys conducted during May, 1994 and the results are shown here on.

by Pickett Ray & Silver

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

10/6/94
Date

Index

Sheet	Description
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17A	SIGHT DISTANCE PROFILE

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		

7-8-94 "AS-BUILTS"

Rev. 9-28-93 Rev. Duckett Creek S.D. City of O'Fallon, Mo.
Rev. 8-27-93 Rev. Duckett Creek S.D. City of O'Fallon, Mo.

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
417-271-278-1211

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

DRAWN: DHD DATE: Aug. 1993
CHECKED: JC DATE: Aug. 1993
FIELD BOOK: 416x PROJECT: 91-030
JOB ORDER: 20830

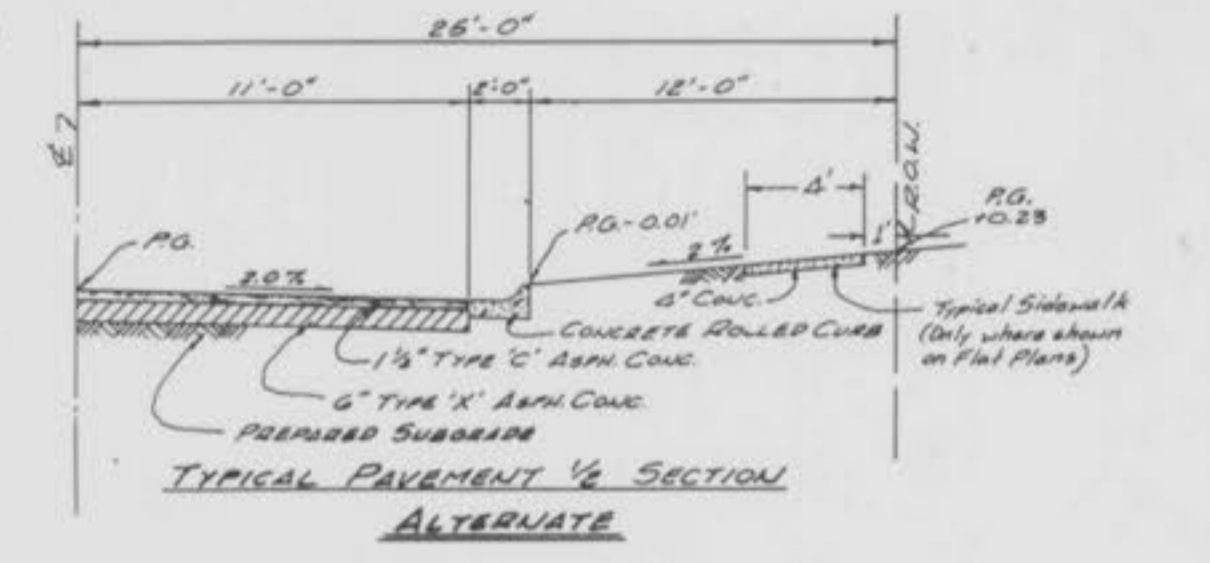
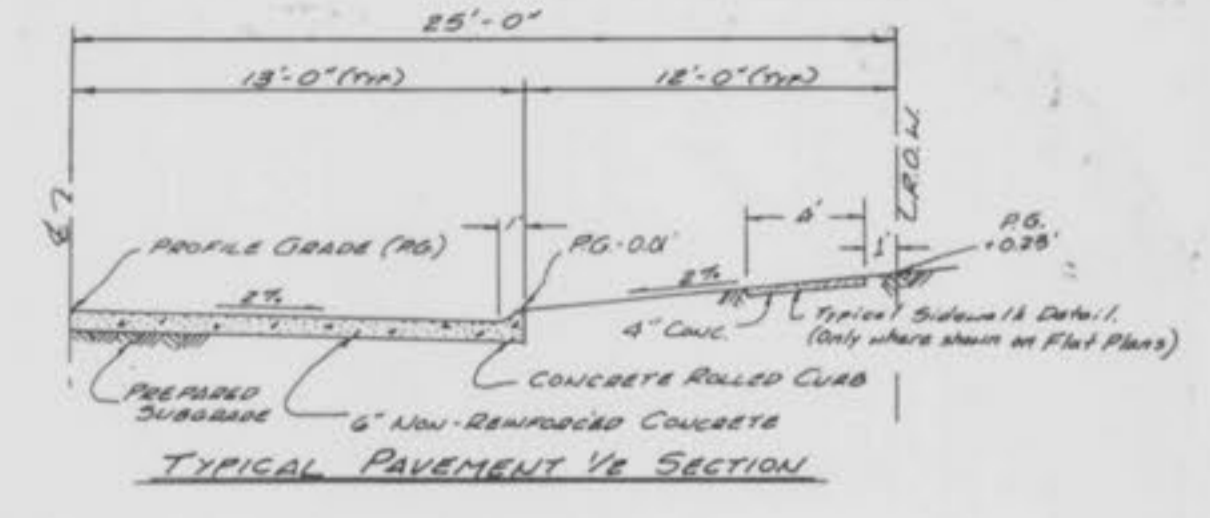
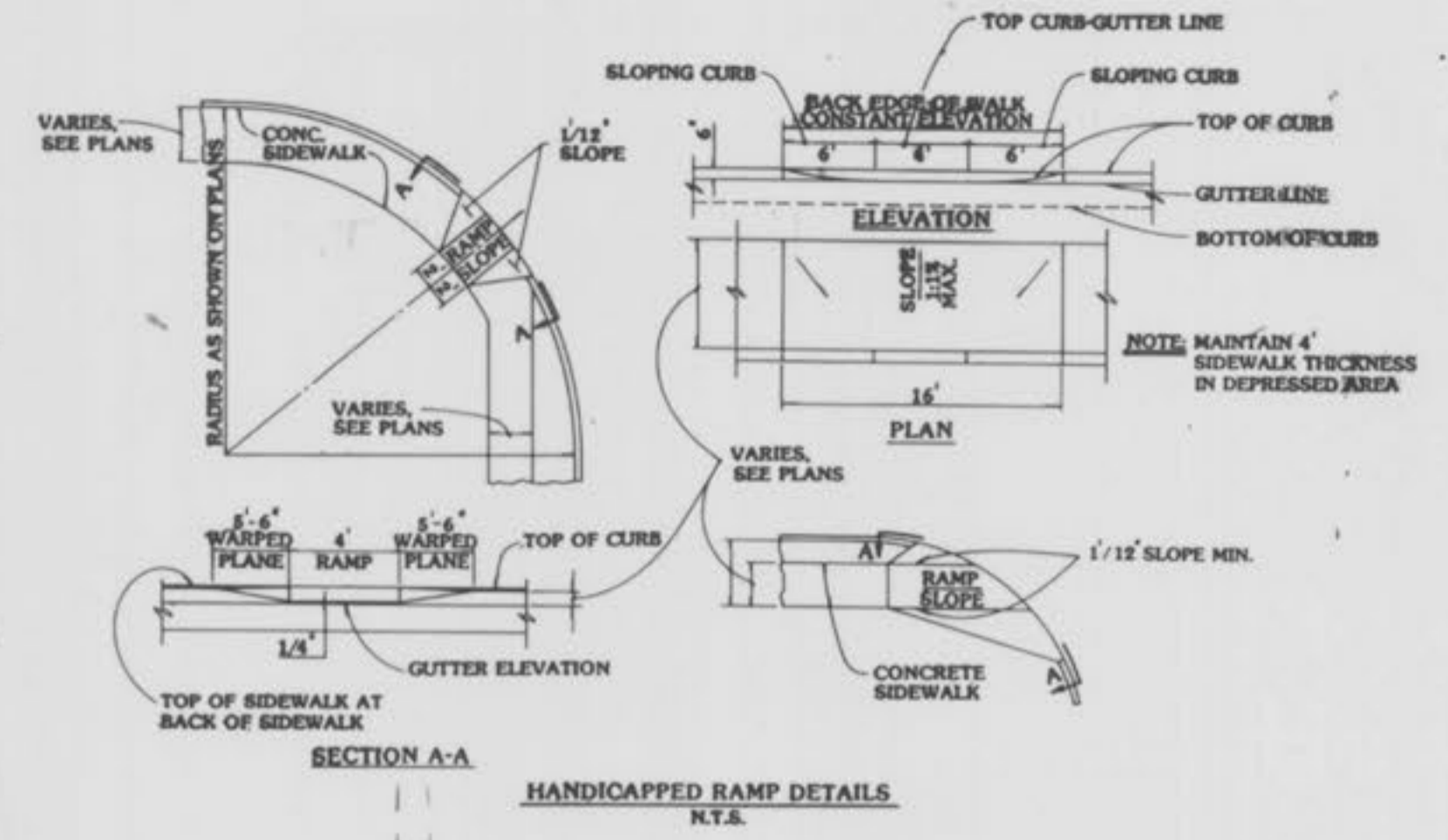
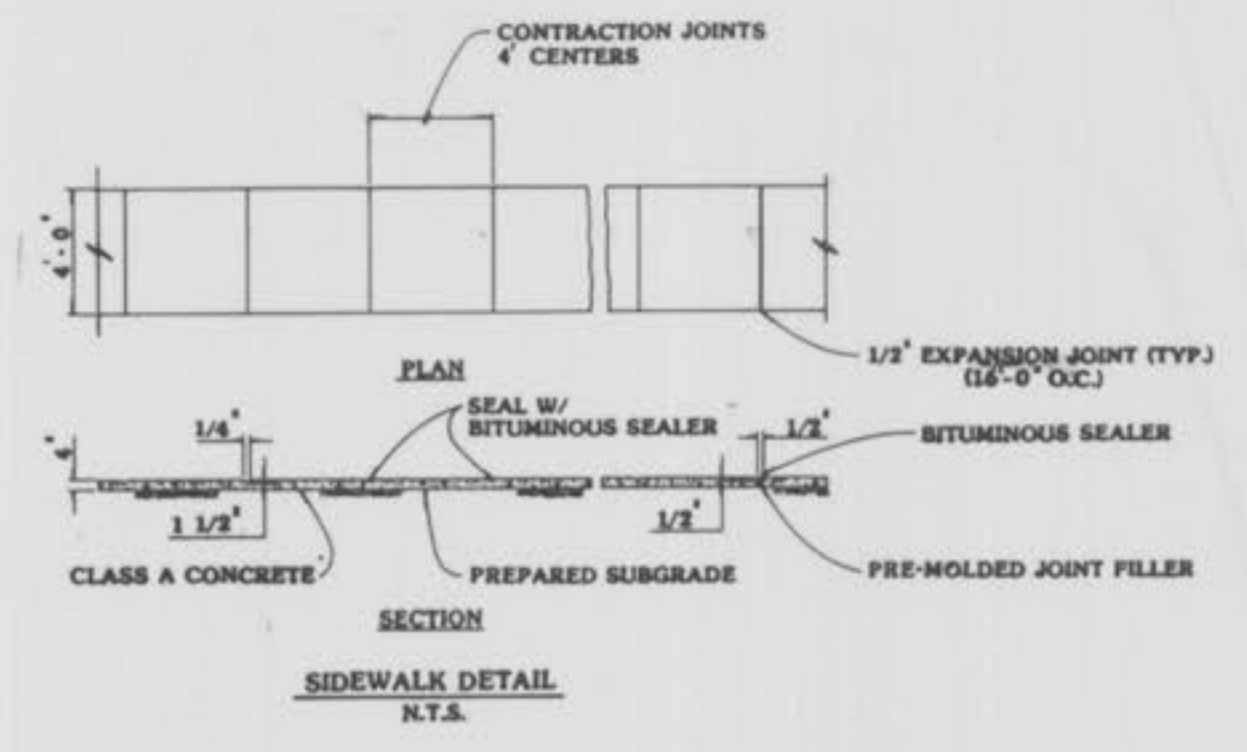
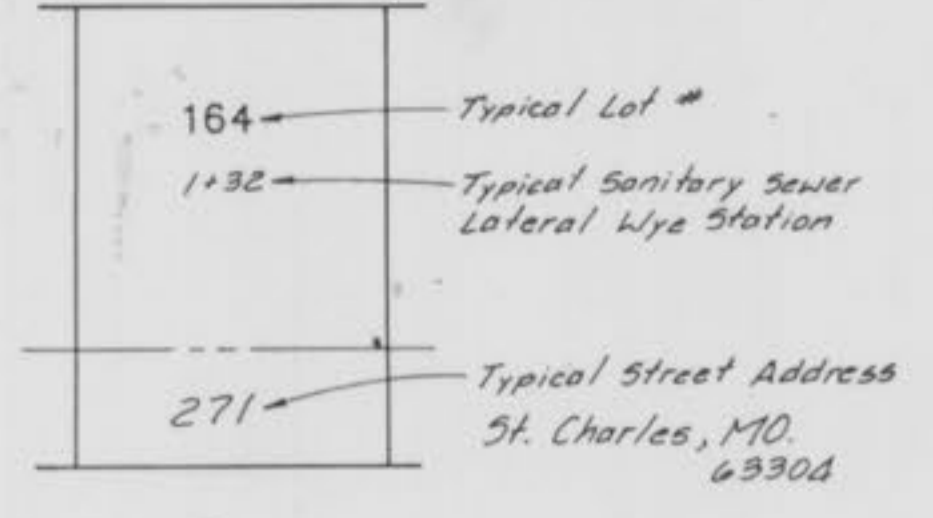
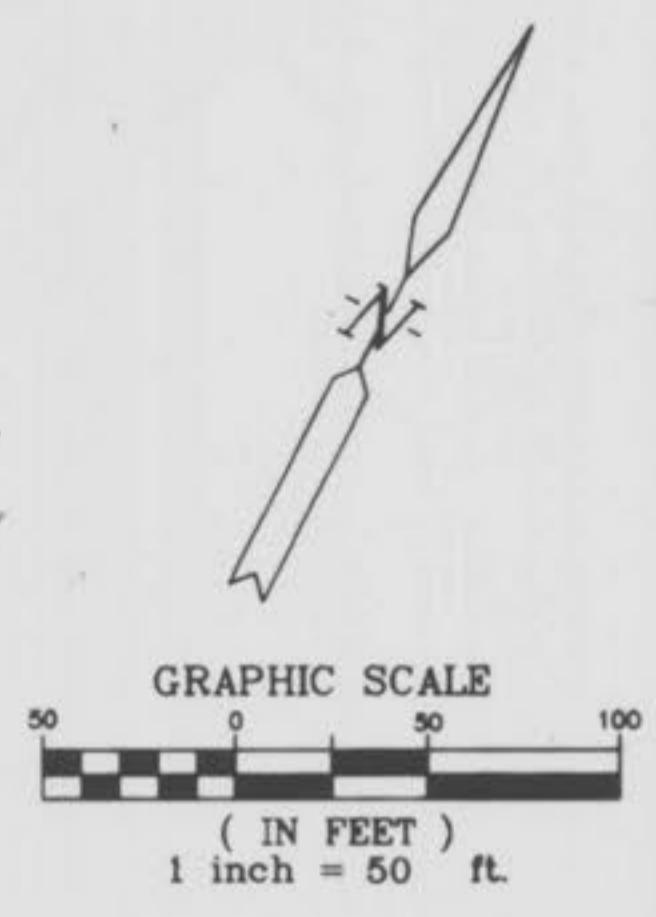
ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after the date unless re-audited.

PICKETT, RAY & SILVER, INC.

Ray Pickett
Signature

Aug. 1993
Date

Rev. 8-27-93, per Duckett Creek S.D., DWD
Rev. 12-13-93, AI 3-51, DWD
7-8-94 AS-BUILTS



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

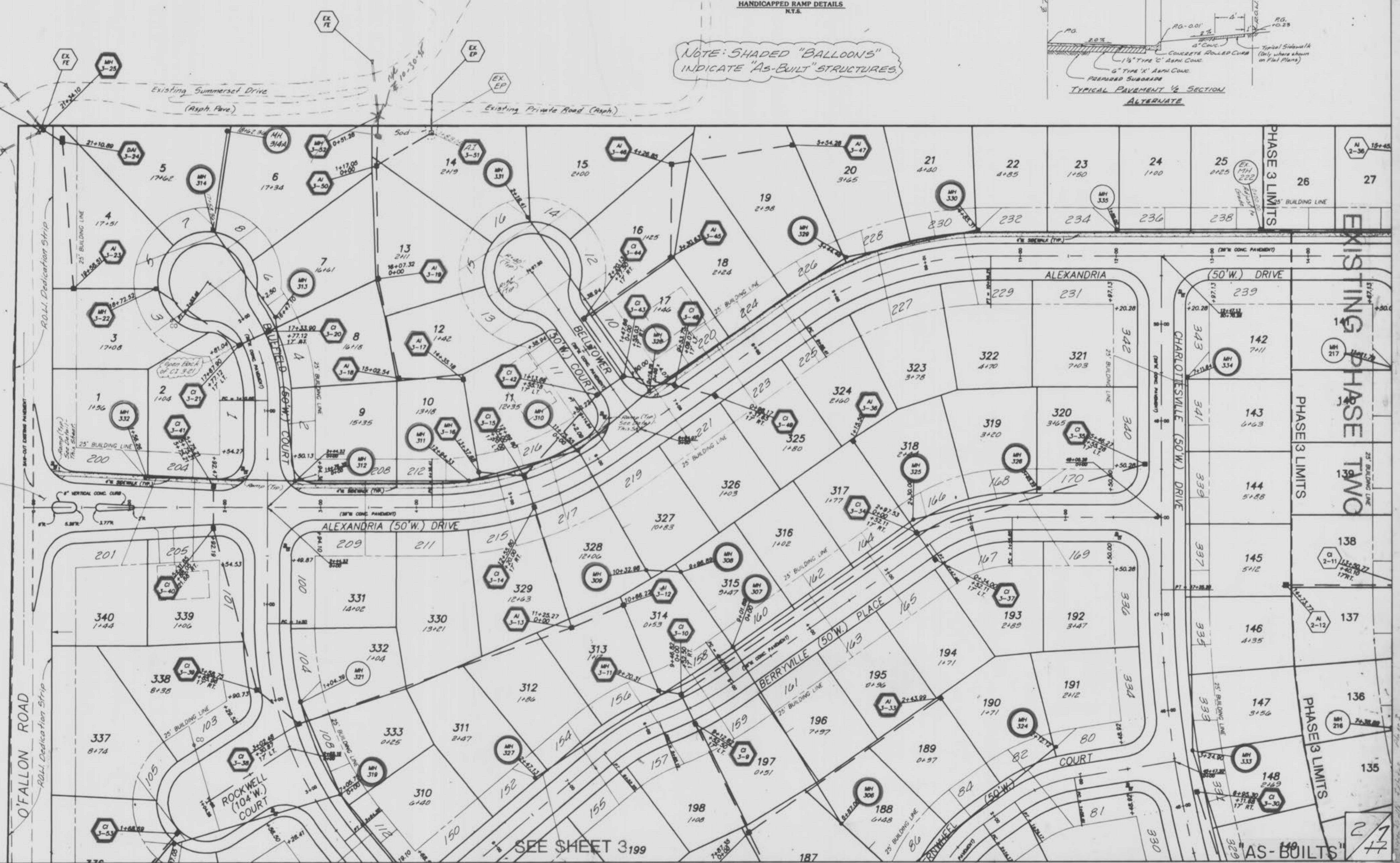
- NOTES:
- * At all intersections (unless called out otherwise): rounding radius is 25 feet for R.O.W. and 37 feet for pavement.
 - All cul-de-sac radii (unless called out otherwise): 40 feet radius for pavement and 52 feet for R.O.W.
 - Phase 3 sanitary sewers are all numbered in the 300 range. All others are existing.
 - Phase 3 storm sewers all have the prefix "3-". All others are existing.

See Entrance Detail on Sheet 317.

TREE PRESERVATION CALCULATIONS
TOTAL TREE AREA = 20.7 AC'S
MIN. 20% TO REMAIN PER ORD = 4.14 AC'S
TOTAL REMAINING AFTER CLEARING = 2.30 AC'S
1.04 AC'S (15 TREES) = 28 TREES TO BE PLANTED PER TREE ORDINANCE.
60' Wide R.O.W.

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

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.

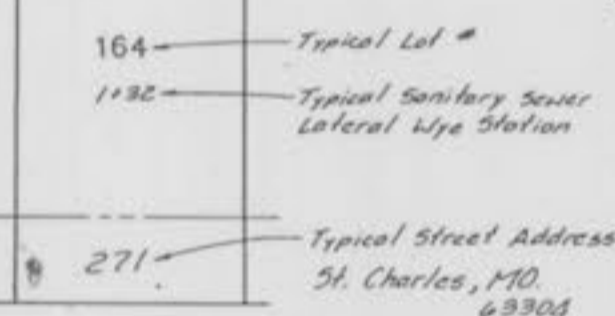
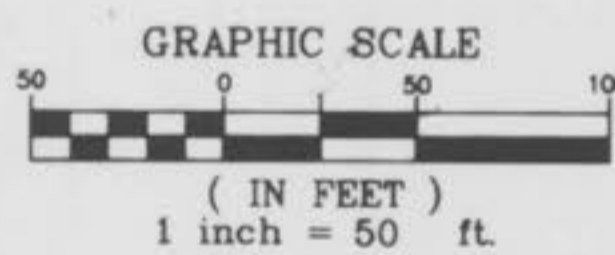
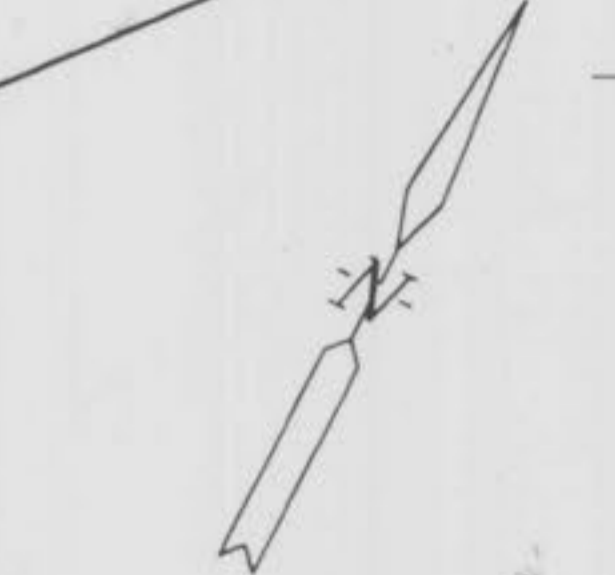


SEE SHEET 3199

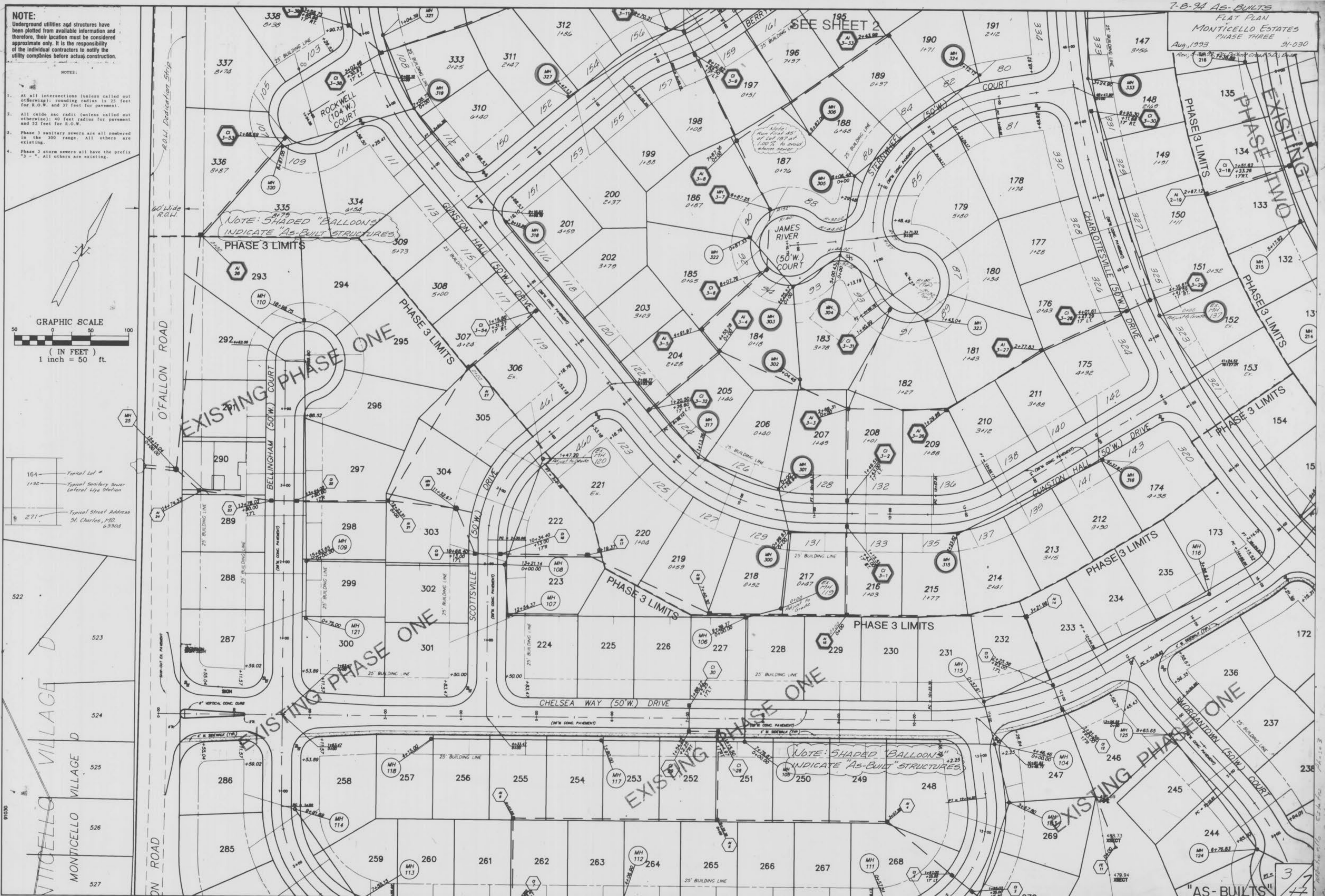
AS-BUILTS

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7-8-94 AS-BUILTS
 FLAT PLAN
 MONTICELLO ESTATES
 PHASE THREE
 Aug. 1993 91-030



MONTICELLO VILLAGE D
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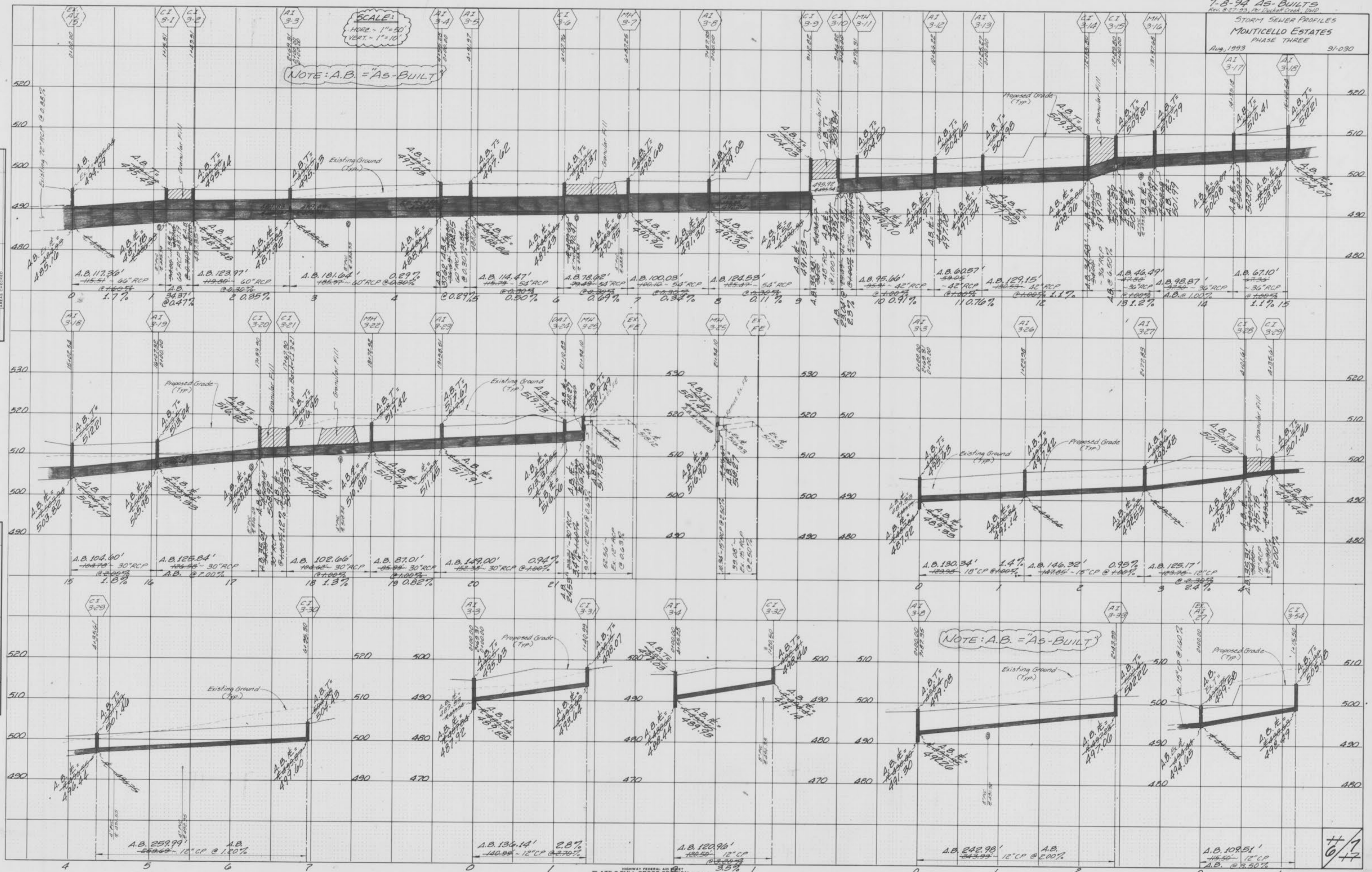
"AS-BUILTS"
 3/7

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

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

DATE: _____
 BY: _____
 SURVEYED: _____
 PLOTTED: _____
 TEMPLATE: _____
 NO. _____
 AREAS CHECKED: _____

DATE: _____
 BY: _____
 SURVEYED: _____
 PLOTTED: _____
 TEMPLATE: _____
 NO. _____
 AREAS CHECKED: _____



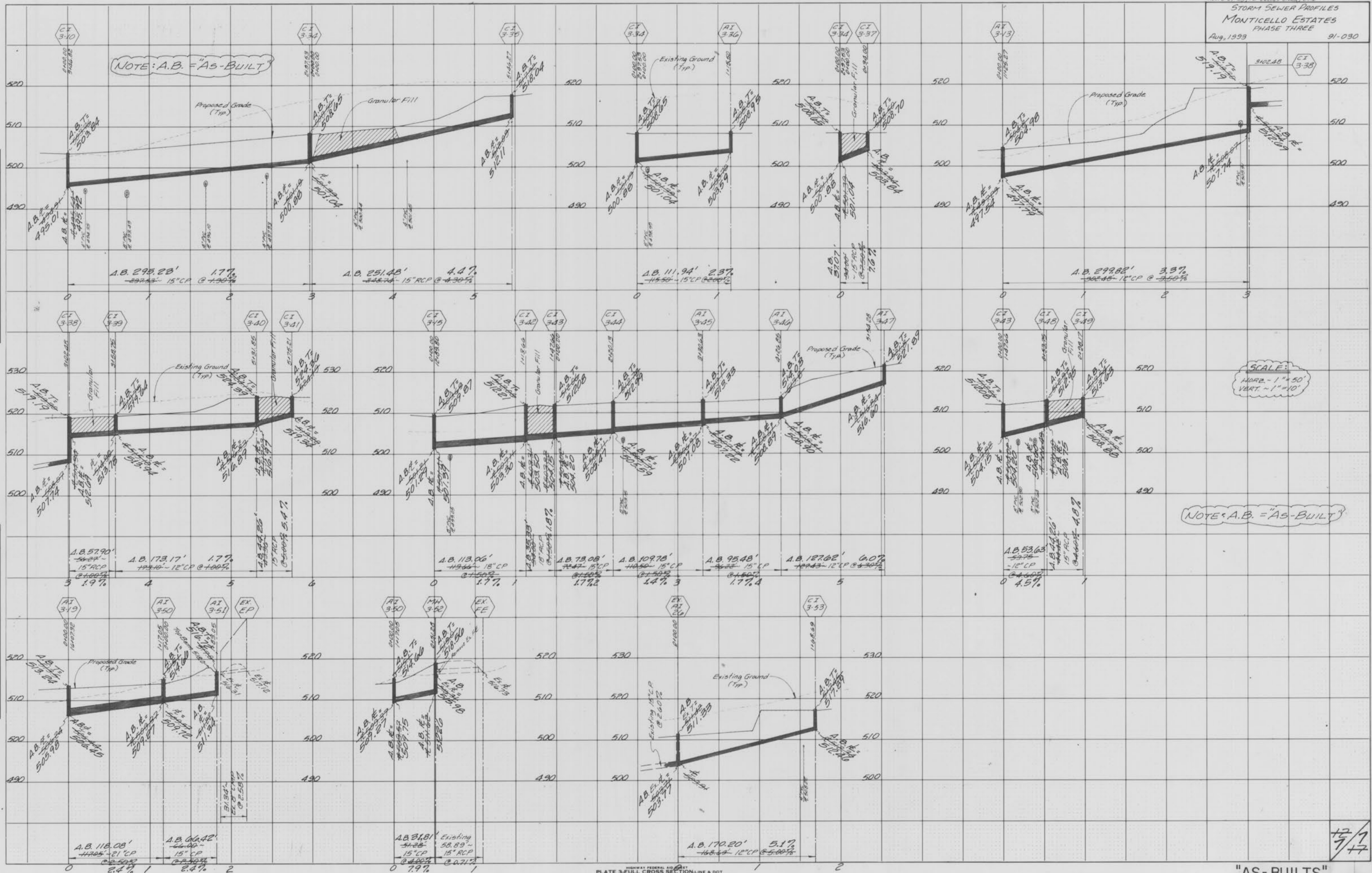
NOTE: A.B. = "AS-BUILT"

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

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

FINAL SURVEY
 MARKED
 PLOTTED
 NOTE BOOK
 NO. _____
 DATE _____

ORIGINAL SURVEY
 MARKED
 PLOTTED
 NOTE BOOK
 NO. _____
 DATE _____



12/7/97