

MONTICELLO MANOR (191 LOTS)

A TRACT OF LAND BEING LOT 14 OF
JOHN D. COALTER'S HOWELL'S PRAIRIE TRACT
AS RECORDED IN BOOK H #2
U.S. SURVEY 1669 T. 46 N., R. 3 E.
ST. CHARLES COUNTY, MISSOURI

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 II) unless noted otherwise in 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 jetted. Granular fill will be used under paved areas.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plot. This does not apply to house laterals.
- No area shall be cleared without the permission of the developer.
- All grades 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 "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.
- 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 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 not less than two and one-half feet (2-1/2').
- 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.R.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.R.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.R.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 sanitary sewer pipe shall be 6" or equal with 12" or equal bedding uniformly graded between 4" and 6" below the bedding and extend from 2" 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 manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have 24" vertical separation between all storm sewers and the sludge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- 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 or Neenah R-1736 or Deeter 1315 or approved equal.
- A slope of 0.3 feet is required through each sanitary manhole.
- The City of O'Fallon shall be notified at least 10 days 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.
- Retaining walls shall be required on the exterior of all manholes. The structure shall consist of two coats of asphalt coat for pits and one coating of mastic asphalt coat for tees and laterals (A.C.S.I. 44-46). All retaining walls shall conform to the requirements of A.C.S.I. 44-46. All retaining walls shall be constructed of 12" x 12" x 8" concrete blocks. Coating shall be 1/2" thick.
- NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon the location, size and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps.
- This Tract is Served By Or Located in:
Union Electric
Southwestern Bell Telephone
St. Charles County Water District #2
St. Charles Gas Company
Duckett Creek Sanitary District
Cottleville Fire Protection District
Francis Howell R-3 School District
- All exterior sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications. 10 CSR-8.120 (7) (E).
- The City of O'Fallon and the Duckett Creek San. District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- 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 8" 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.

"AS-BUILTS"

DRAWING INDEX

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2-4	SITE PLANS
5-7	GRADING PLANS
8-11	STREET PROFILES
5 12	OFF-SITE SEWER PLAN + PROFILE
6-8 13-15*	SANITARY SEWER PROFILES
9-11 17-19**	STORM SEWER PROFILES
20-22	DRAINAGE AREA MAPS
23-25	CONSTRUCTION DETAILS
25A-25B	CULVERT DETAILS

* (omit sheet 16 of 25)
** (INCLUDES SANITARY PROFILES ON SHT. 11)

LOCATION MAP



This is to certify to Duckett Creek Sanitary Dist. that these "As-Built" San. Plans are based on actual field surveys conducted during 11/24/94 and the results are shown here on.

by Pickett Ray & Silver

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

Date

SITE BENCHMARK

BM #
CROSS @ CENTERLINE/CENTERLINE INTERSECTION OF
ALEXANDRIA AND DUNMORE DRIVE
ELEV. 549.34

REVISIONS

Rev. 4-5-95 L.S.S.
Rev. 1-25-95 T.R. (4/25)
Rev. 11-29-94 J.C. (1/25)
Rev. 3-29-94 L.S.S.
Rev. 8-10-94 L.S.S.
As-Built 6-9-95

DEVELOPER

WHITTAKER CONSTRUCTION, INC.
355A MID RIVERS MALL DRIVE
ST. PETERS, MO. 63376
Phone: (314) 970-1511

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans submitted to the local authority and shall not be extended. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after the date unless indicated.

PICKETT, RAY & SILVER, INC.



Signature

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

Celebrating 25 Years of Service

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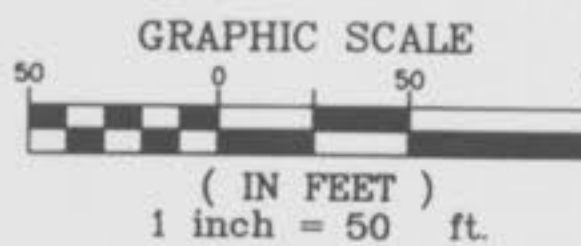
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CHECKED	JC/TDZ	DATE	6-29-94	
FIELD BOOK	4165	PROJECT #	94010	
		JOB ORDER #	31749	

"AS-BUILTS"

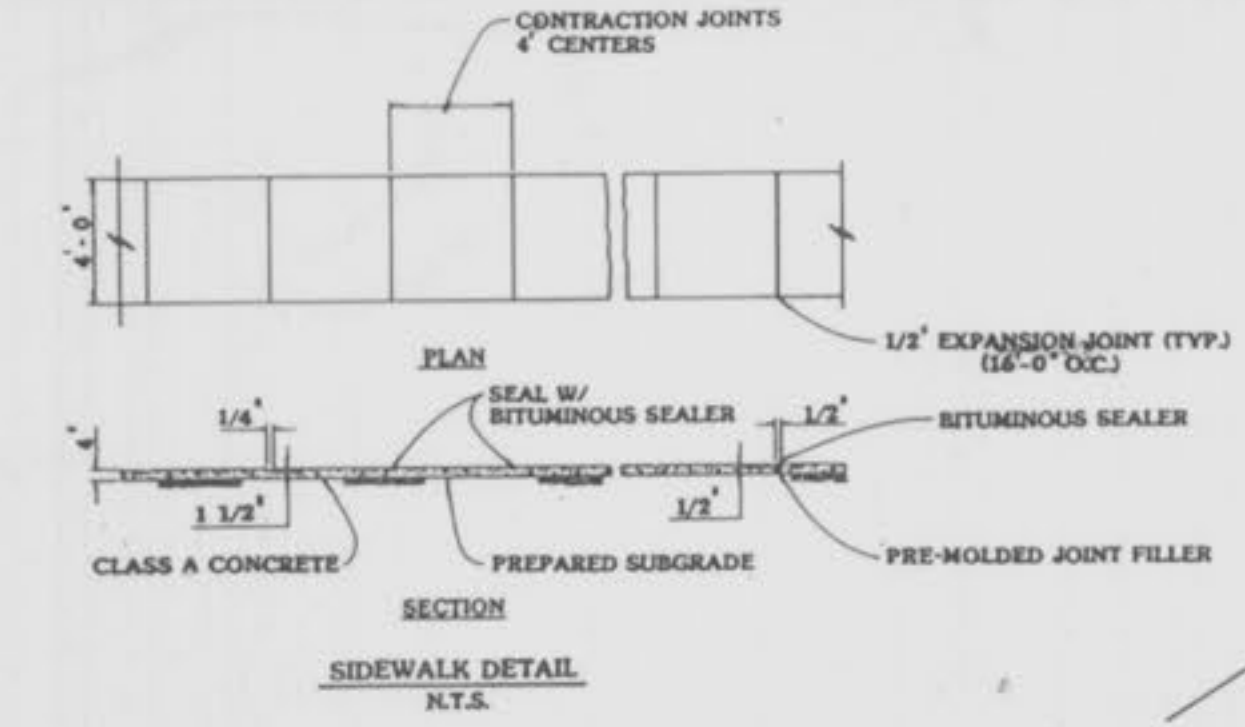
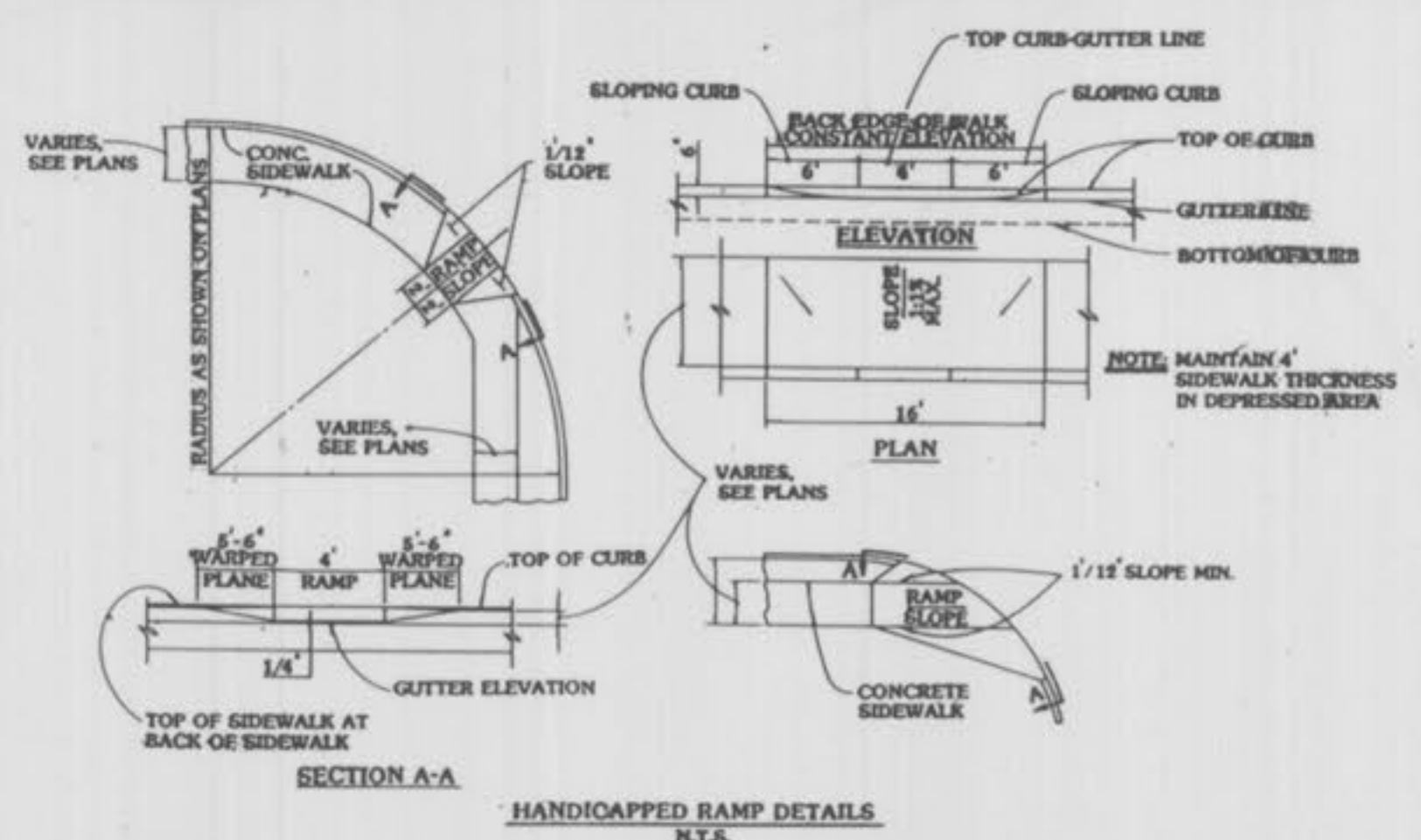
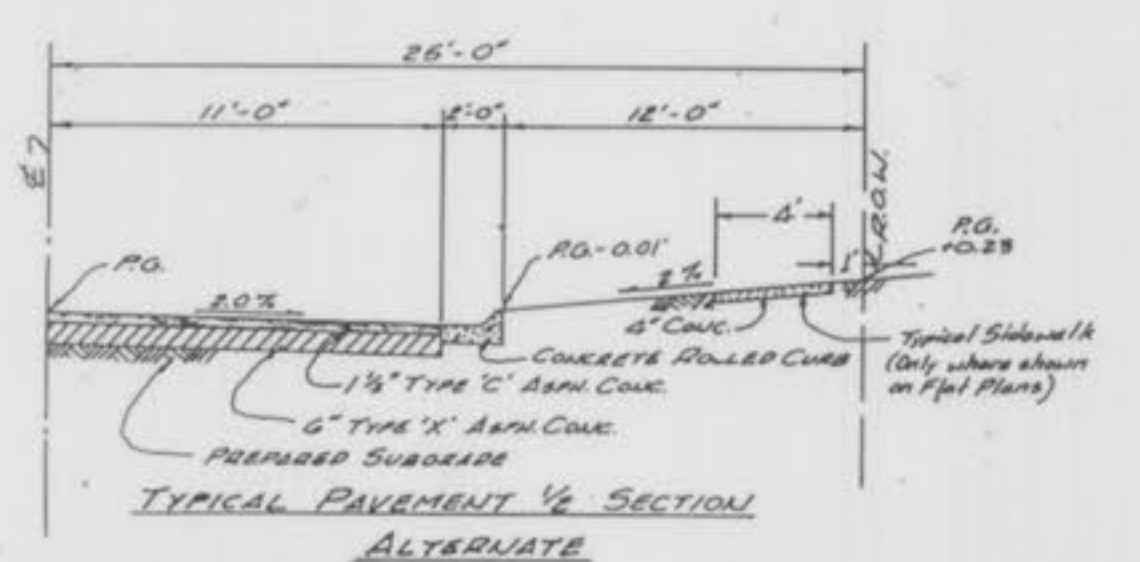
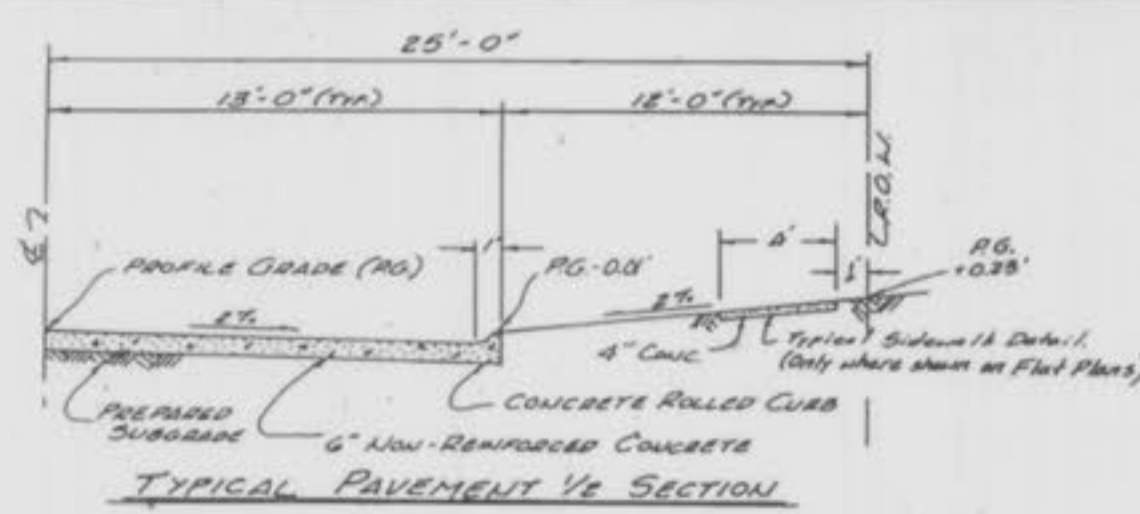
**MONTICELLO MANOR
SITE PLAN**

June 1994. Job No. 94-010

Rev. 9-29-94 L.S.S.
11-29-94 ADDRESSES
LINE 5-22-95 AS-BUILTS
REV 9-30-95 J.L.H.



NOTE: Shaded "Balloons" Indicate "As-Built" Structures



NOTE: SEE SHEET 8 OF 25 FOR ADDITIONAL PAVEMENT DETAILS

Q & Q INTERSECTION 0.9 ± MILES NORTH OF HWY 40-61.
278+10.86
0+00

SEE MONTICELLO MANOR HIGHWAY ENTRANCE PLANS BY P.R.&S.

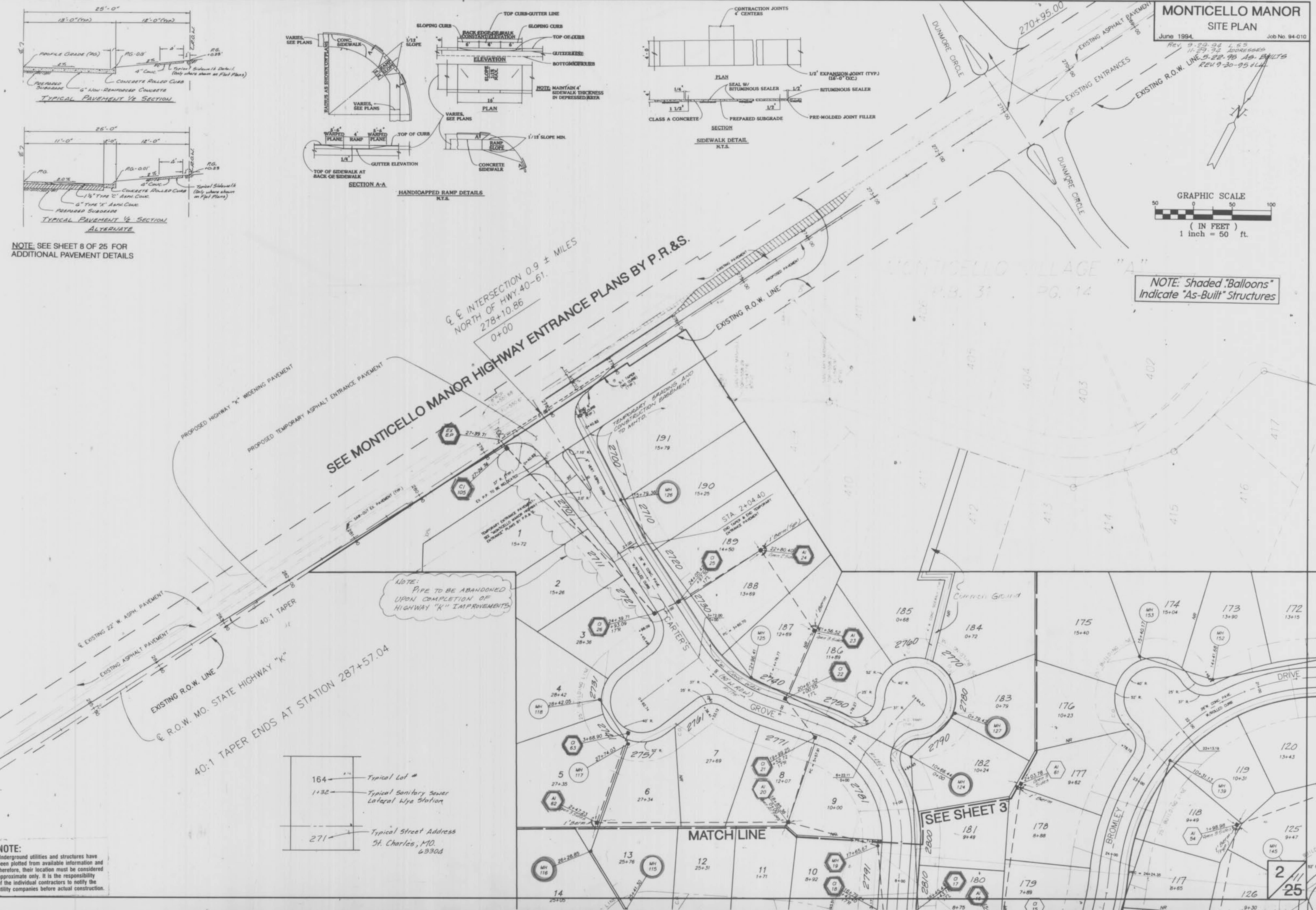
PROPOSED HIGHWAY "K" WIDENING PAVEMENT
PROPOSED TEMPORARY ASPHALT ENTRANCE PAVEMENT

EXISTING 22' W. ASPH. PAVEMENT
EXISTING ASPHALT PAVEMENT
EXISTING R.O.W. LINE
R.O.W. MO. STATE HIGHWAY "K"
40:1 TAPER ENDS AT STATION 287+57.04

NOTE: PIPE TO BE ABANDONED UPON COMPLETION OF HIGHWAY "K" IMPROVEMENTS

- 164 Typical Lot #
- 132 Typical Sanitary Sewer Lateral N/S Station
- 271 Typical Street Address St. Charles, MD. 63304

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 3

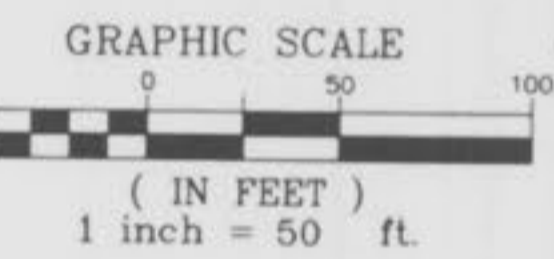
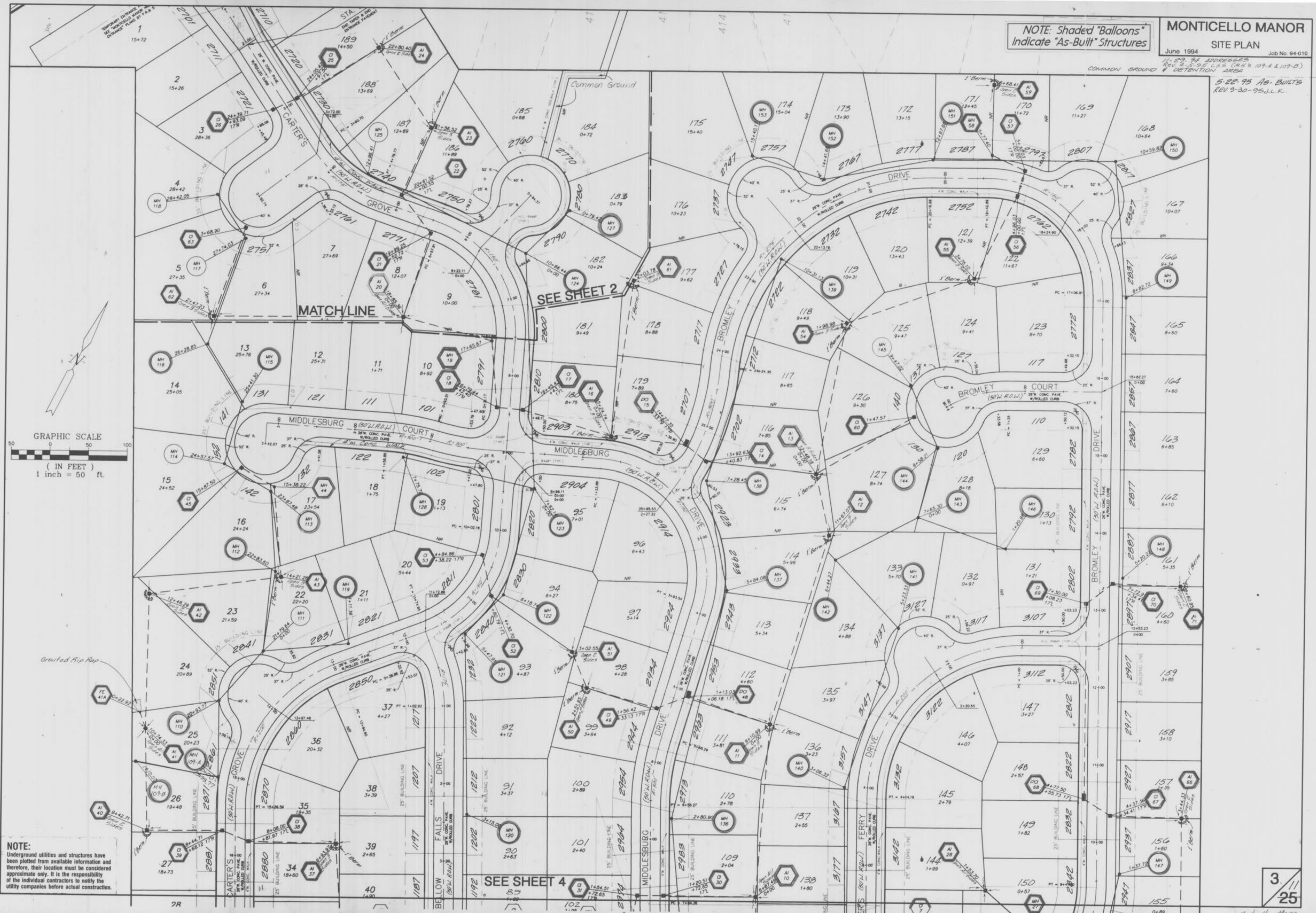
MATCH LINE

2/25

NOTE: Shaded "Balloons" Indicate "As-Built" Structures

MONTICELLO MANOR
SITE PLAN
June 1994 Job No. 94-010

11-89-94 ADDRESSES
REV. 8-3-95 C.S. (414 & 107-B)
COMMON GROUND & DETENTION AREA
5-22-95 AS-BUILTS
REV. 9-30-95 J.L.K.



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 2

SEE SHEET 4

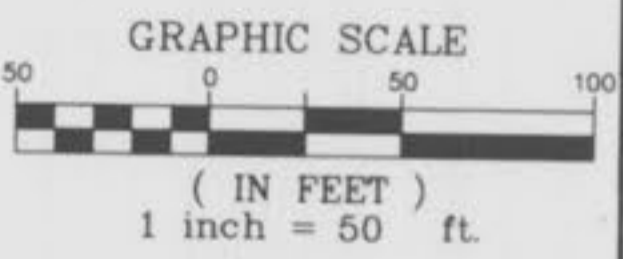
3.11
25

**MONTICELLO MANOR
SITE PLAN**

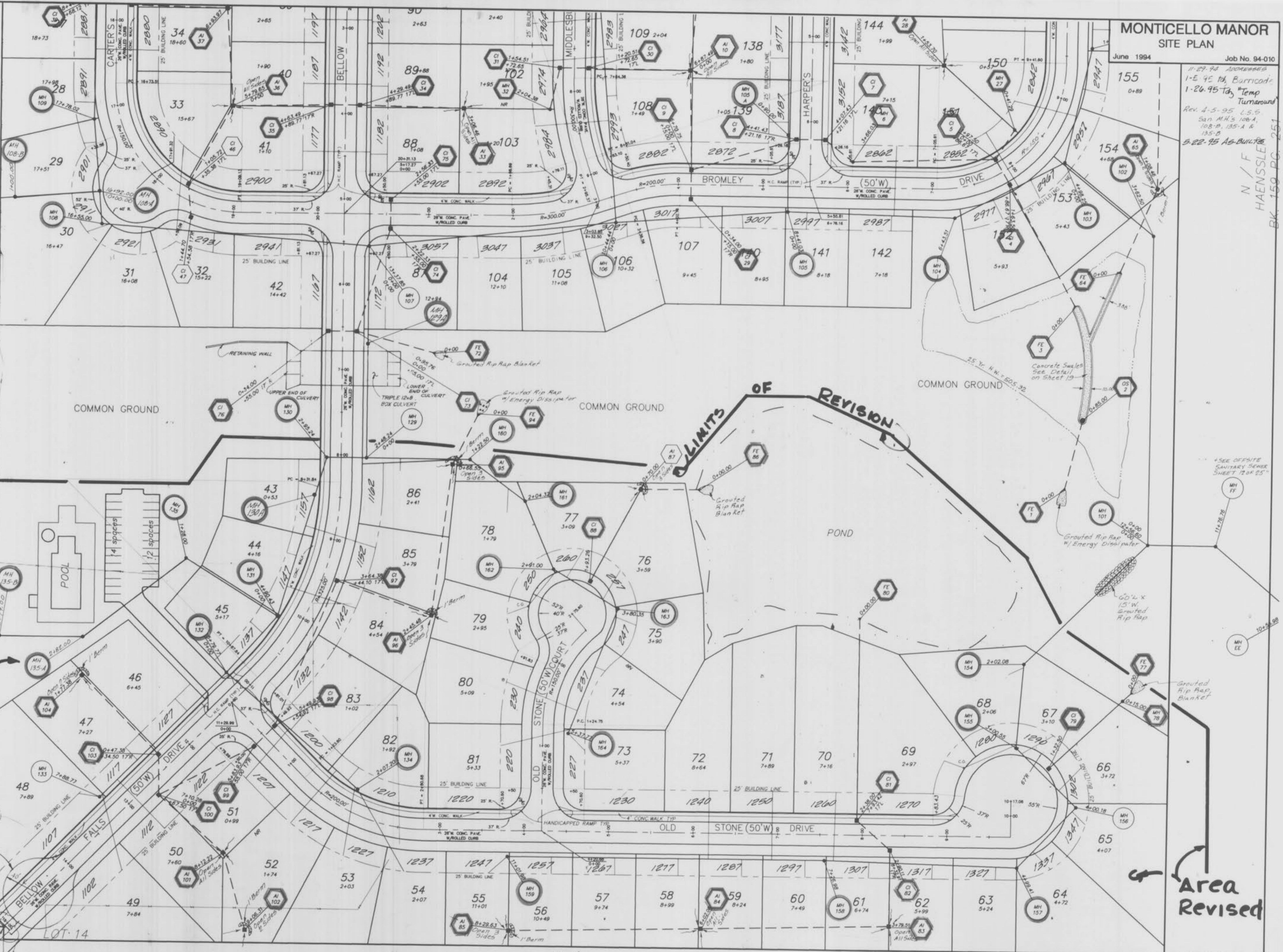
June 1984 Job No. 94-010

1-24-84 Approves
1-5-95 1st, Burricade
1-26-95 1st Temp
Turnaround
Rev. 4-5-95 L.S.S.
San. M.H.'s 108-A,
108-B, 135-A &
135-B
5-22-95 As-Built

N / F
HAENSSLER
BK. 159 PG. 251

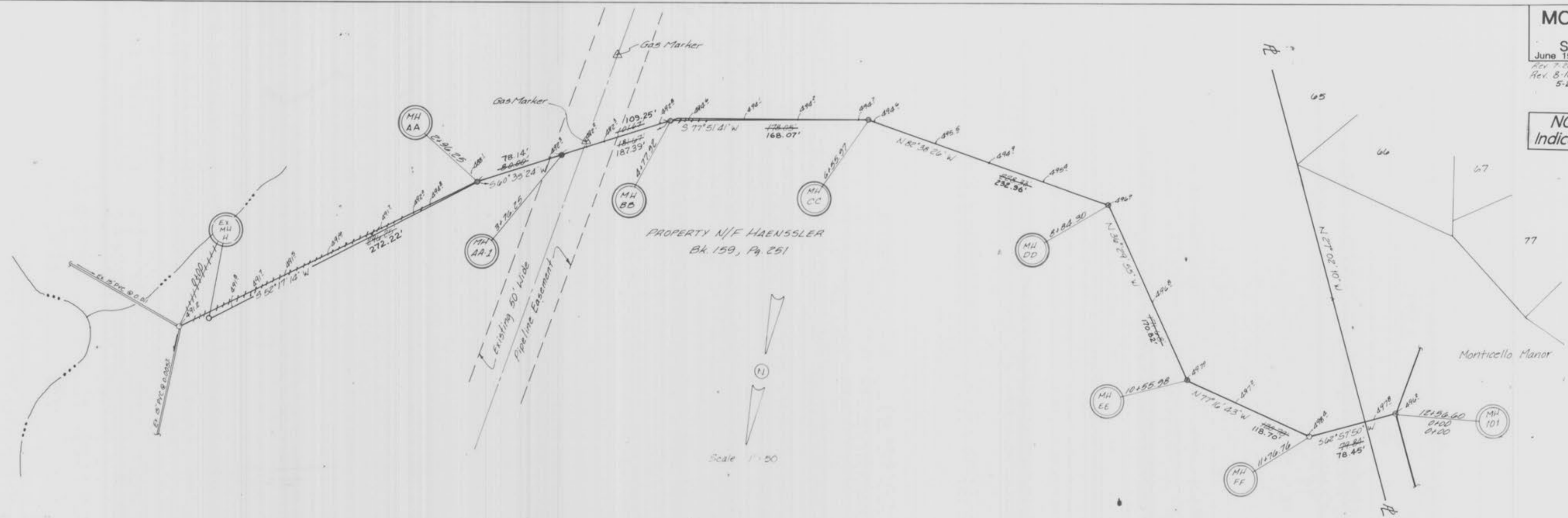


NOTE: Shaded "Balloons" Indicate "As-Built" Structures



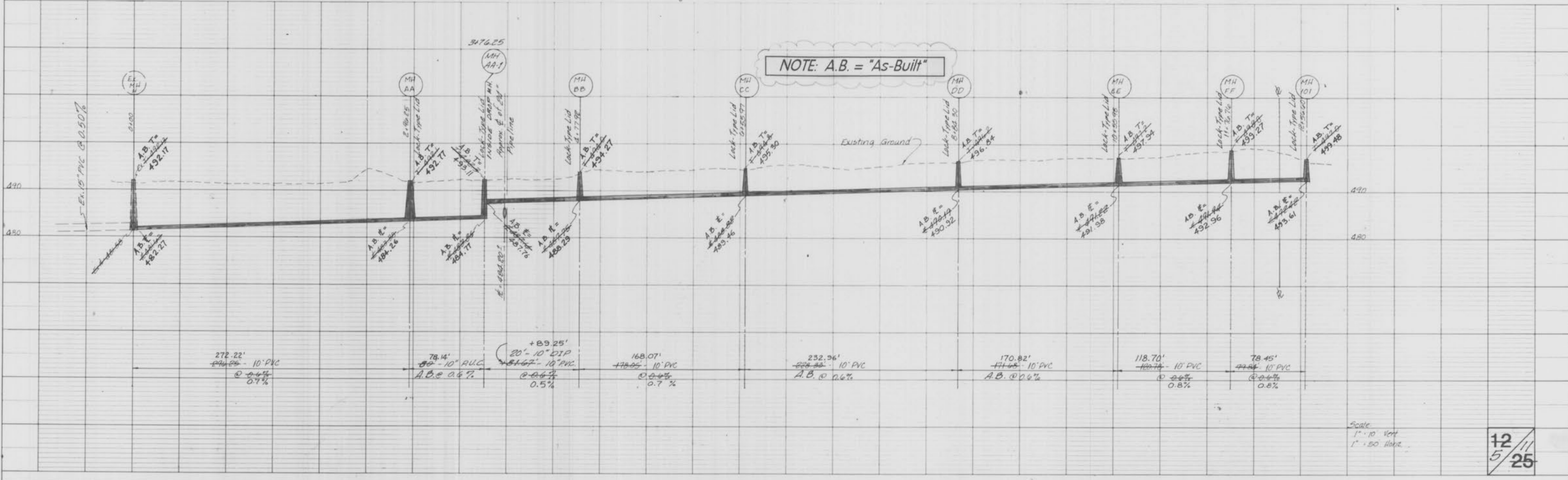
NOTE: Shaded "Balloons" Indicate "As-Built" Structures

PLAN	SURVEYED	DATE
	PLOTTED	BY
NOTE BOOK NO.	CHECKED	
	BY	



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.

PROFILE	SURVEYED	DATE
	PLOTTED	BY
NOTE BOOK NO.	CHECKED	
	BY	



12/5/25

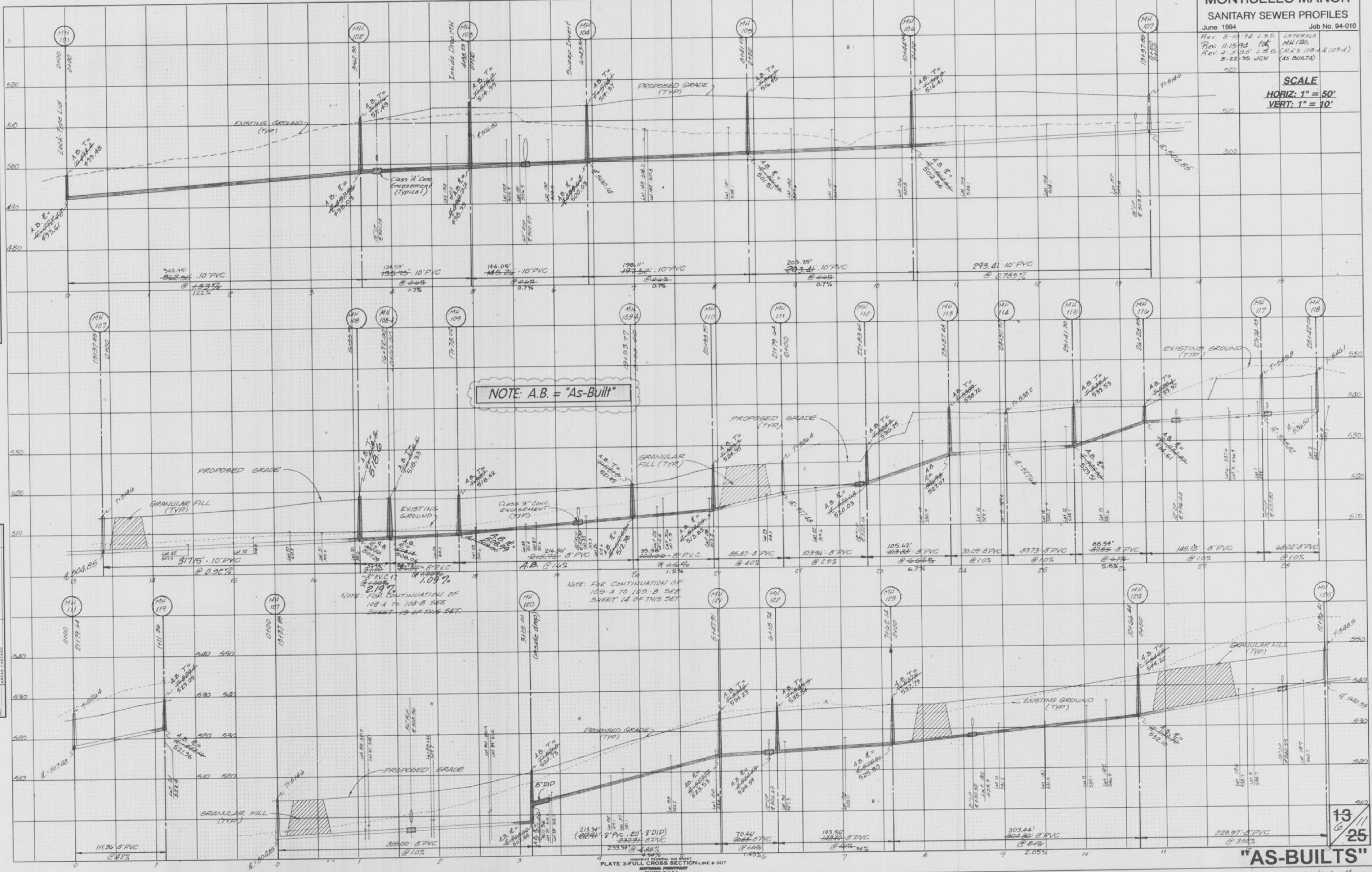
**MONTICELLO MANOR
SANITARY SEWER PROFILES**

June 1994 Job No. 94-010
 Rev. 8-10-94 L.S.S.
 Rev. 11-15-94 L.S.S.
 Rev. 2-5-95 L.S.S.
 5-22-95 J.C.W.
 LATERALS
 MH 120,
 (MH'S 108-A & 109-A)
 (AS BUILTS)

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

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

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



13
 11
 25

"AS-BUILTS"

Monticello Manor
 As-Builts

STATE OF ARIZONA
 HIGHWAY FEDERAL AID DISTRICT
 PLATE 3-FULL CROSS SECTION LINE & DOT
 NATIONAL PRIORITY
 PRINTED IN U.S.A.

MONTICELLO MANOR
SANITARY SEWER PROFILES
 June 1994 Job No. 94-010

REV. 8-10-94 L.S.S. LATERALS
 REV. 10-12-94 L.S.S. LATERALS
 REV. 4-5-95 L.S.S. M.H.'S
 (107-A & 107-B)
 5-22-95 J.G.W. (AS-BUILTS)

NOTE: A.B. = "As-Built"

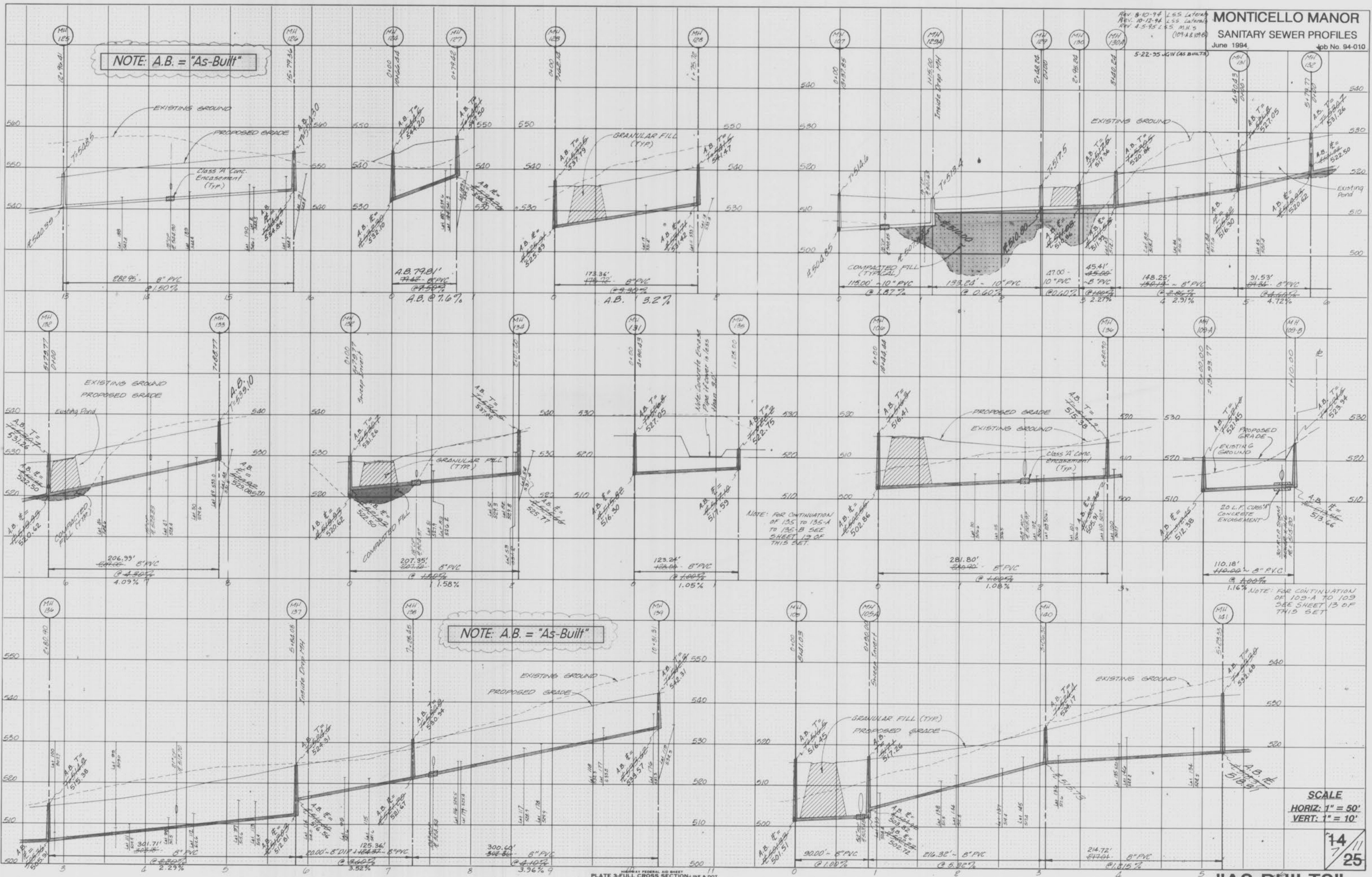
NOTE: A.B. = "As-Built"

NOTE: FOR CONTINUATION OF 103-A TO 103-B SEE SHEET 13 OF THIS SET

NOTE: FOR CONTINUATION OF 135-A TO 135-B SEE SHEET 13 OF THIS SET.

DATE
 BY
 SURVEYED
 PLOTTED
 TEMPLATE
 NOTE BOOK
 AREA CHECKED

DATE
 BY
 SURVEYED
 PLOTTED
 TEMPLATE
 NOTE BOOK
 AREA CHECKED



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

14/25

"AS-BUILTS"

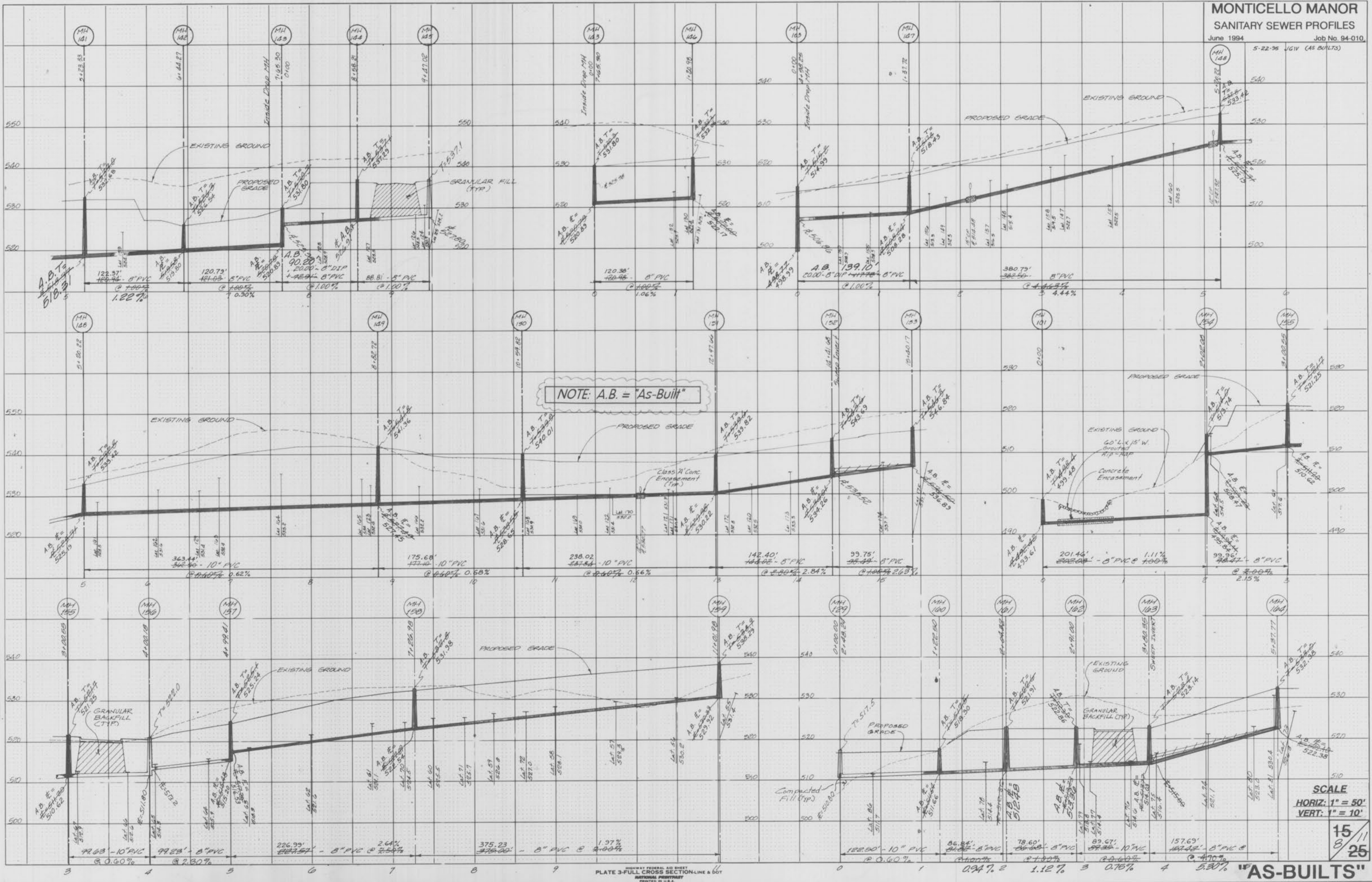
PLATE 3-FULL CROSS SECTION LINE & DOT
 NATIONAL INSTRUMENTS
 PRINTED IN U.S.A.

**MONTICELLO MANOR
SANITARY SEWER PROFILES**

June 1994 Job No. 94-010
5-22-95 UGV (AS BUILTS)

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

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



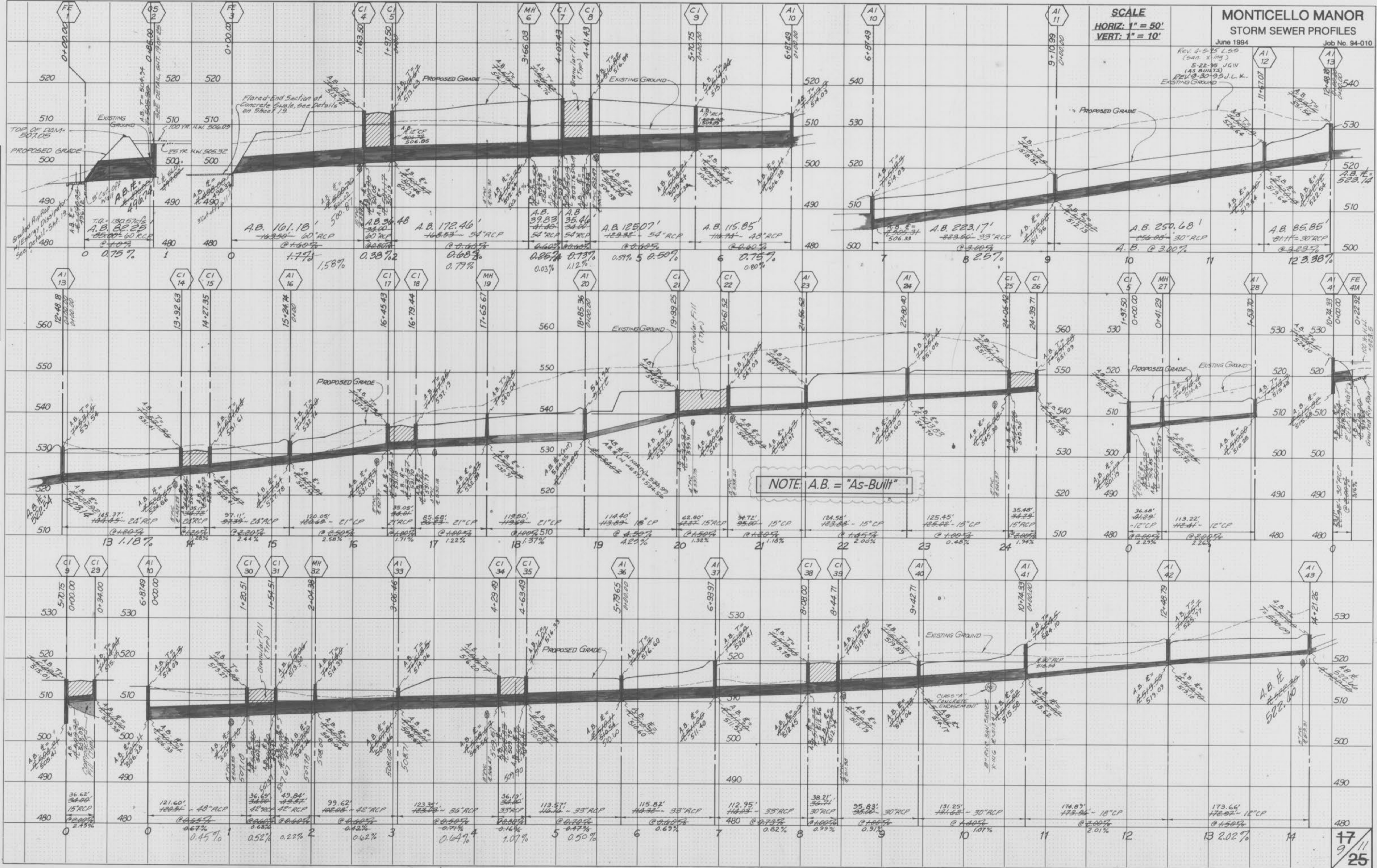
Monticello Manor
 As-Built

MONTICELLO MANOR
STORM SEWER PROFILES

June 1994 Job No. 94-010

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

Rev. 4-5-95 L.S.S.
(940. X 119)
5-22-95 J.G.V.
(AS BUILTS)
REV. 9-30-95 J.L.K.
EXISTING GROUND



NOTE: A.B. = "As-Built"

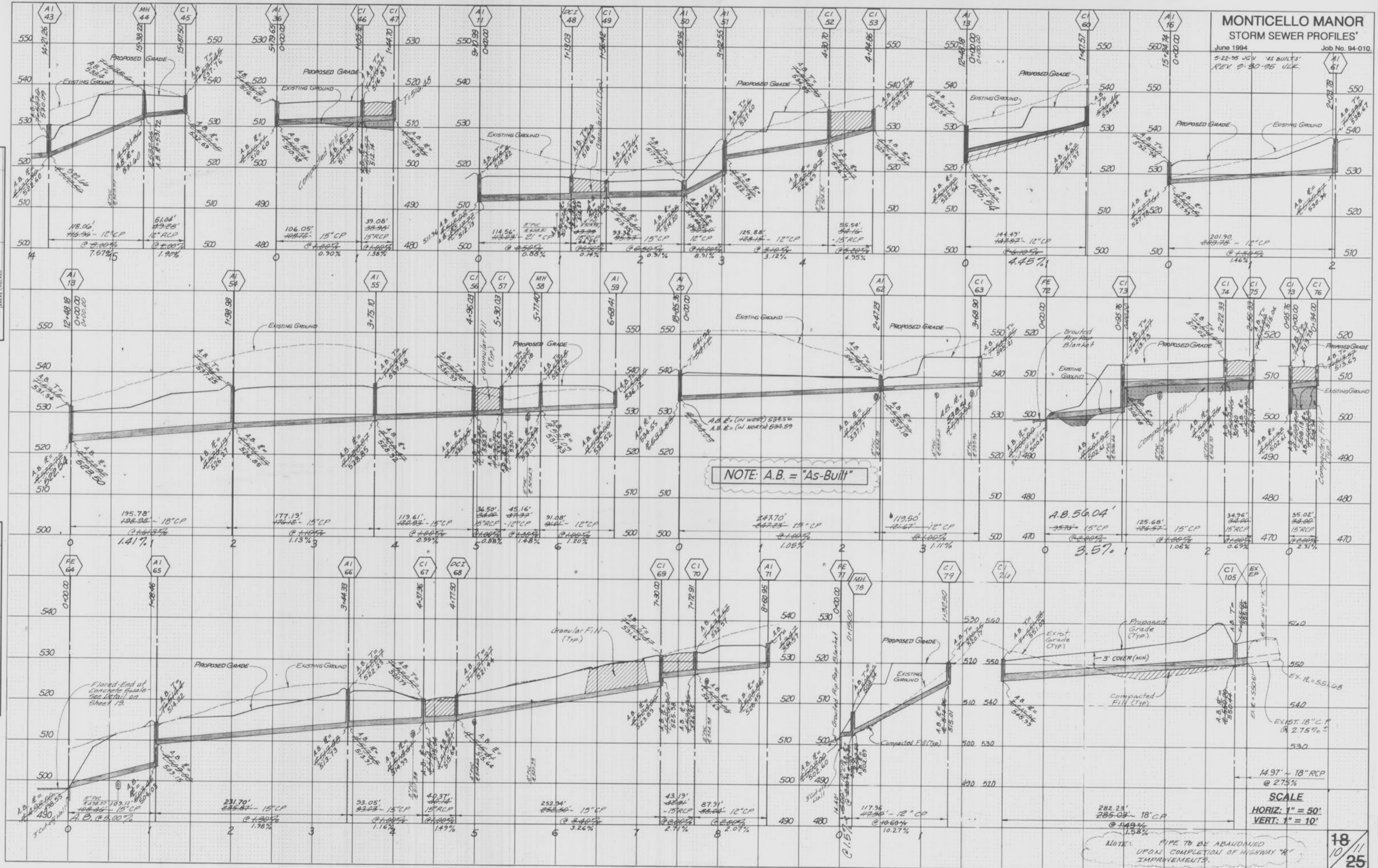
FINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE
AREAS CHECKED

ORIGINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE
AREAS CHECKED

**MONTICELLO MANOR
STORM SEWER PROFILES***
June 1994 Job No. 94-010
5-22-95 JGV 'AS-BUILTS'
REV 0-30-95 ULK

DATE: _____
BY: _____
SURVEY: _____
PLOT: _____
TEMPLATE: _____
NOTE BOOK: _____
AREA CHECKED: _____

DATE: _____
BY: _____
ORIGINAL SURVEY: _____
PLOT: _____
TEMPLATE: _____
NOTE BOOK: _____
AREA CHECKED: _____



NOTE: A.B. = "As-Built"

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

NOTE: PIPE TO BE ABANDONED UPON COMPLETION OF HIGHWAY 'K' IMPROVEMENTS.

18
10
25

"AS-BUILTS"

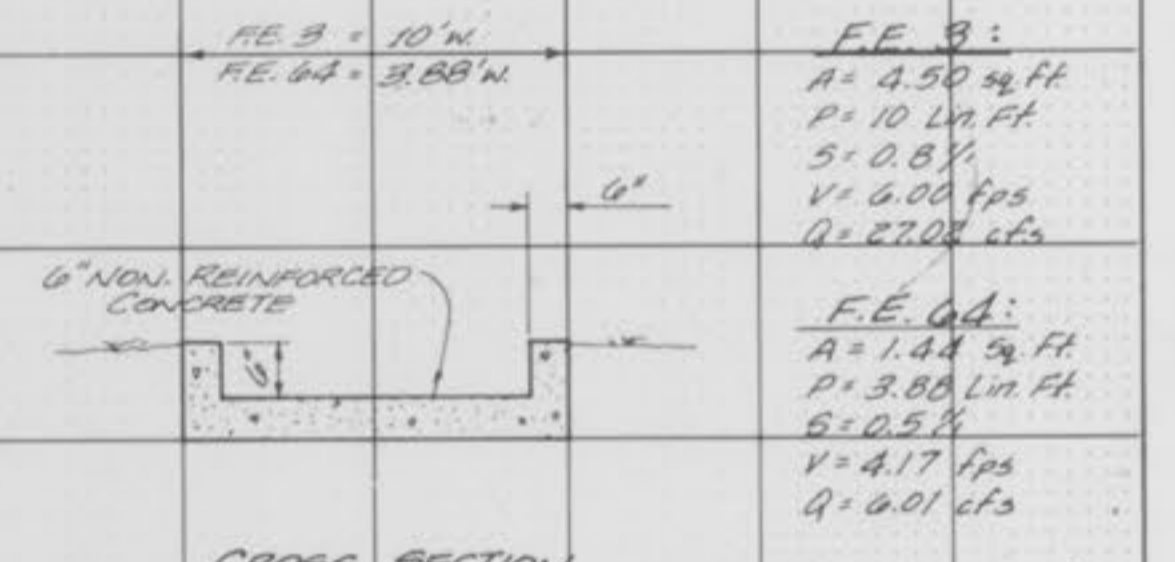
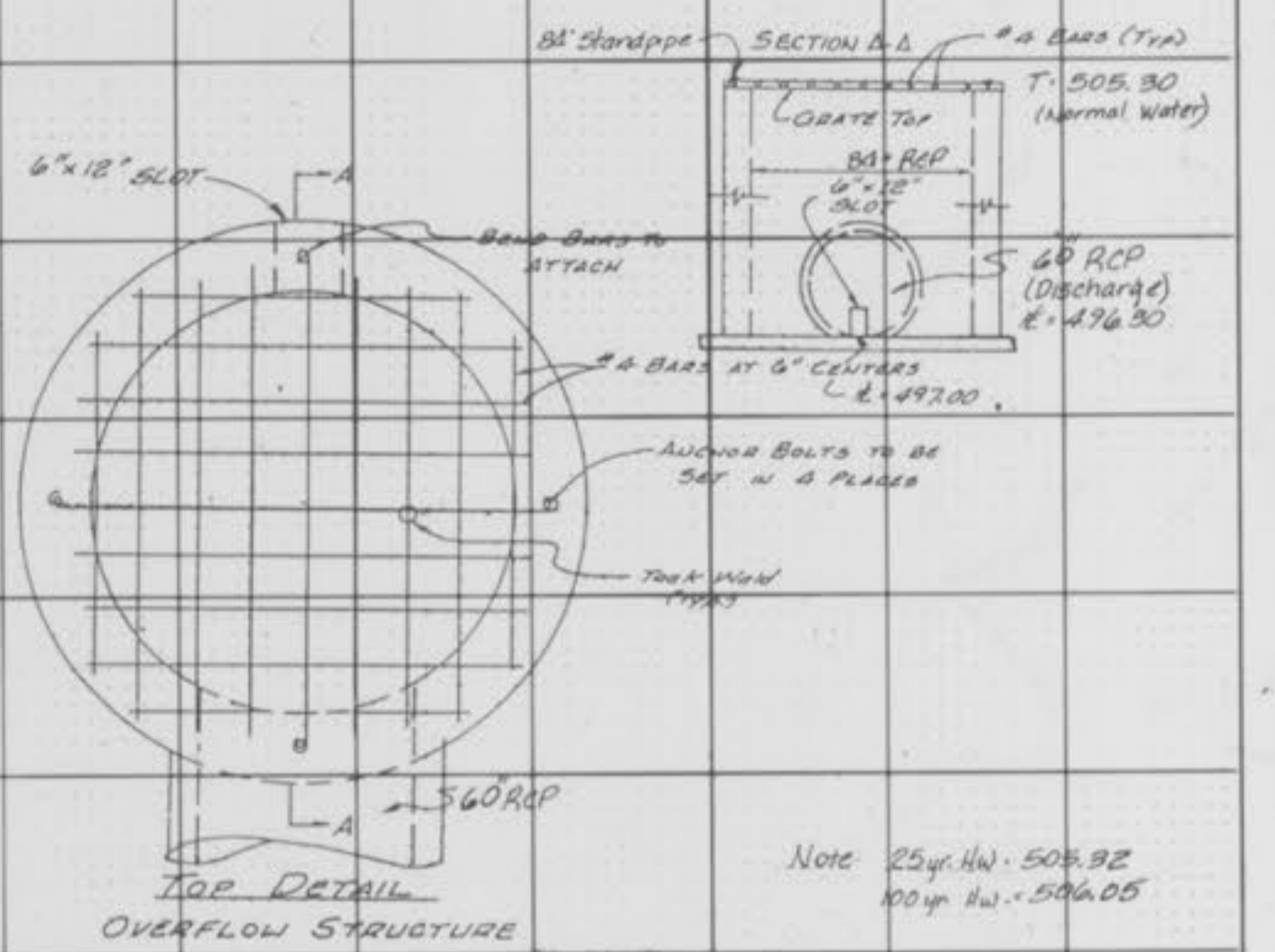
Monticello Manor
As-Builts

MONTICELLO MANOR
STORM/SAN. SEWER PROFILES

June 1994 Job No. 94-010

REV. 2-8-95 L.S.S.
REV. 4-5-95 L.S.S. (SAN. M.N. 5)
5-22-95 J.G.W. 'AS-BUILT'

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



NOTE: A.B. = "As-Built"

DATE: _____ BY: _____

FINAL SURVEY PLOTTED

NOPE BOOK NO. _____

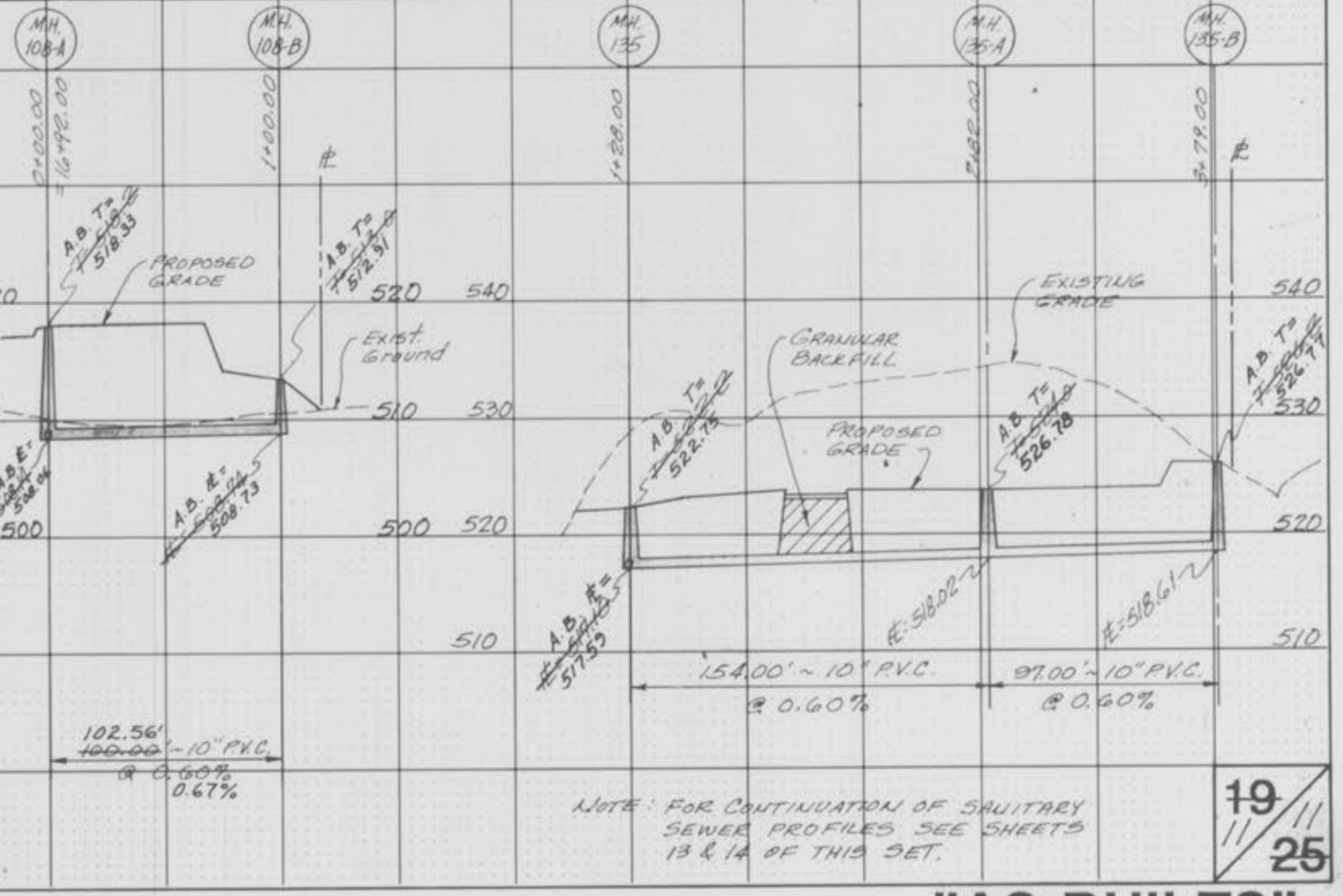
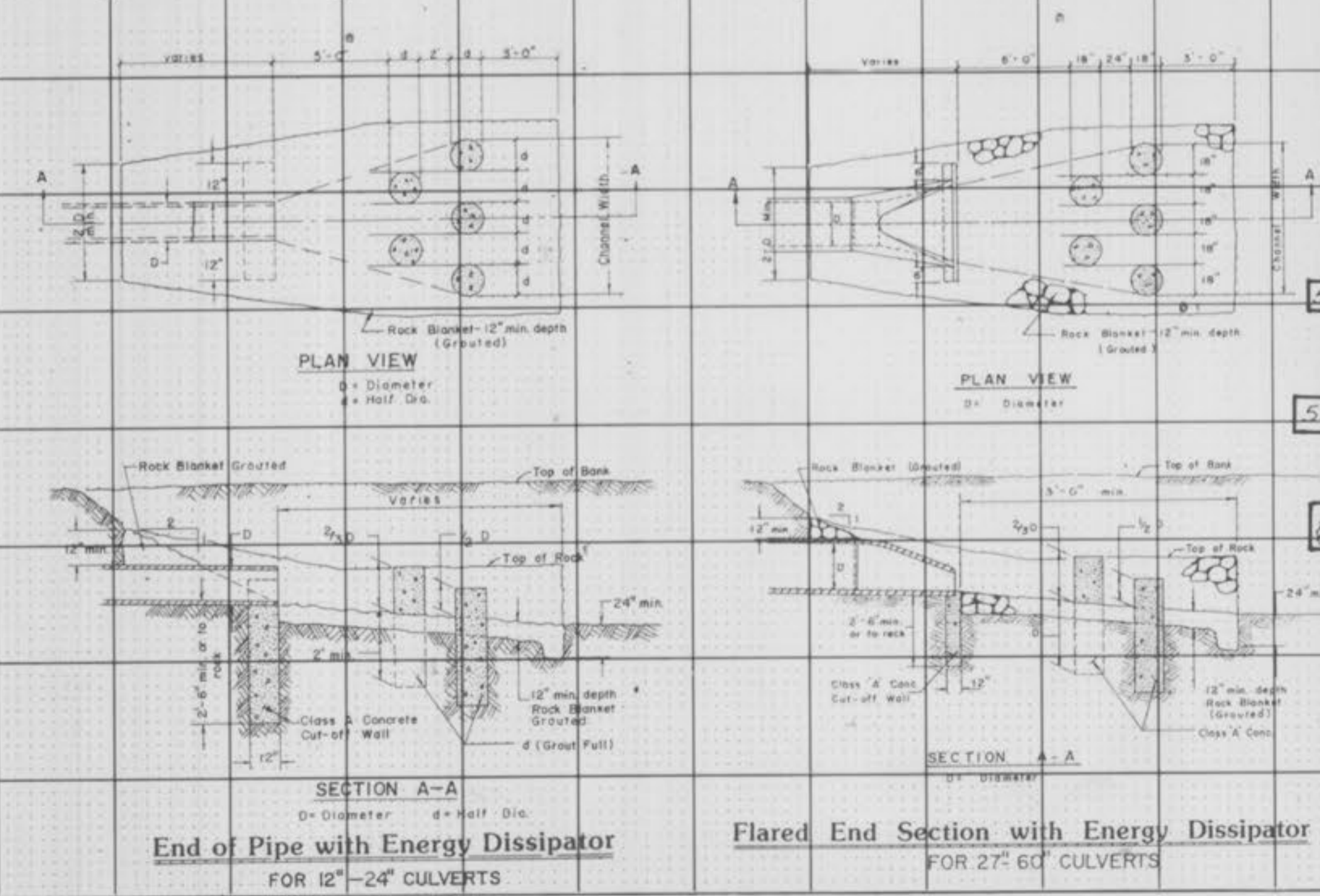
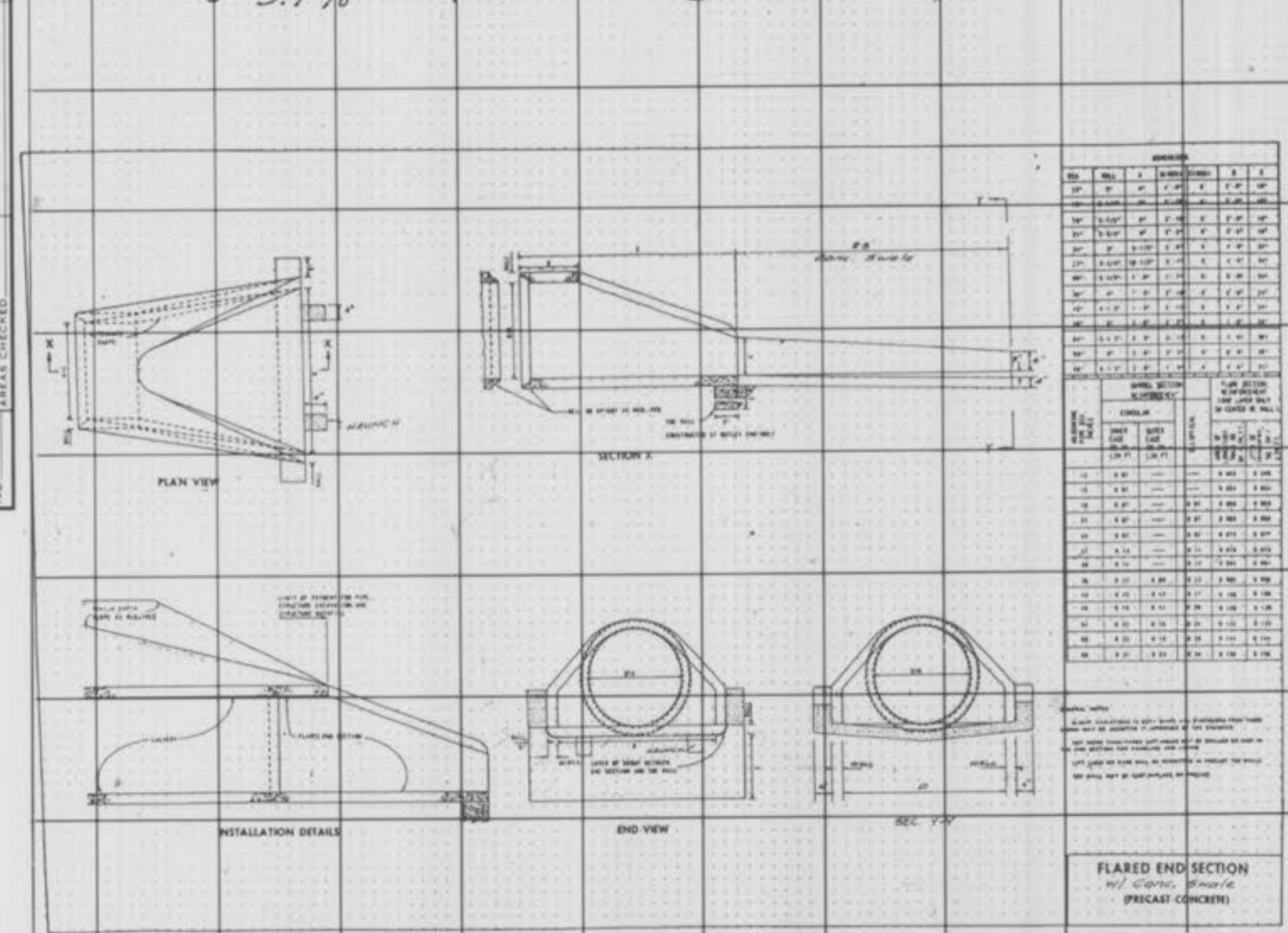
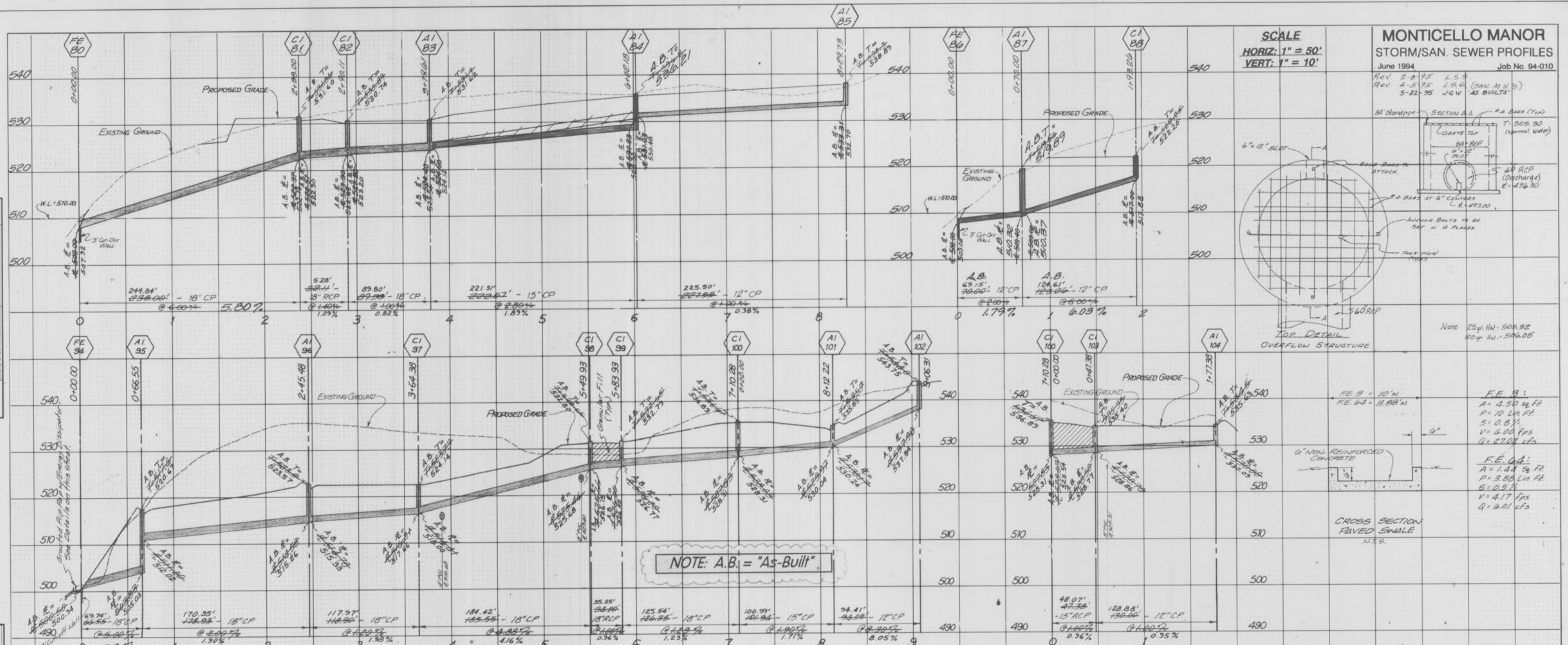
AREAS CHECKED: _____

DATE: _____ BY: _____

ORIGINAL SURVEY PLOTTED

NOPE BOOK NO. _____

AREAS CHECKED: _____



NOTE: FOR CONTINUATION OF SANITARY SEWER PROFILES SEE SHEETS 13 & 14 OF THIS SET.