

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-190 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-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", end 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 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 DR-35 or equal with crushed stone bedding uniformly graded between 3/4" and 1/4" size. This bedding shall extend from 6" below the pipe to 8" 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 or as otherwise noted.
- 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 Boley No. 2008 for Nunch D-1736 or Dexter 1315 or approved equal.
- The Duckett Creek Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- All existing improvements damaged or destroyed during construction shall be replaced or repaired in kind.
- Brick shall not be used on manholes.
- Contractor shall maintain 24" vertical separation between all storm sewers and the electric force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.

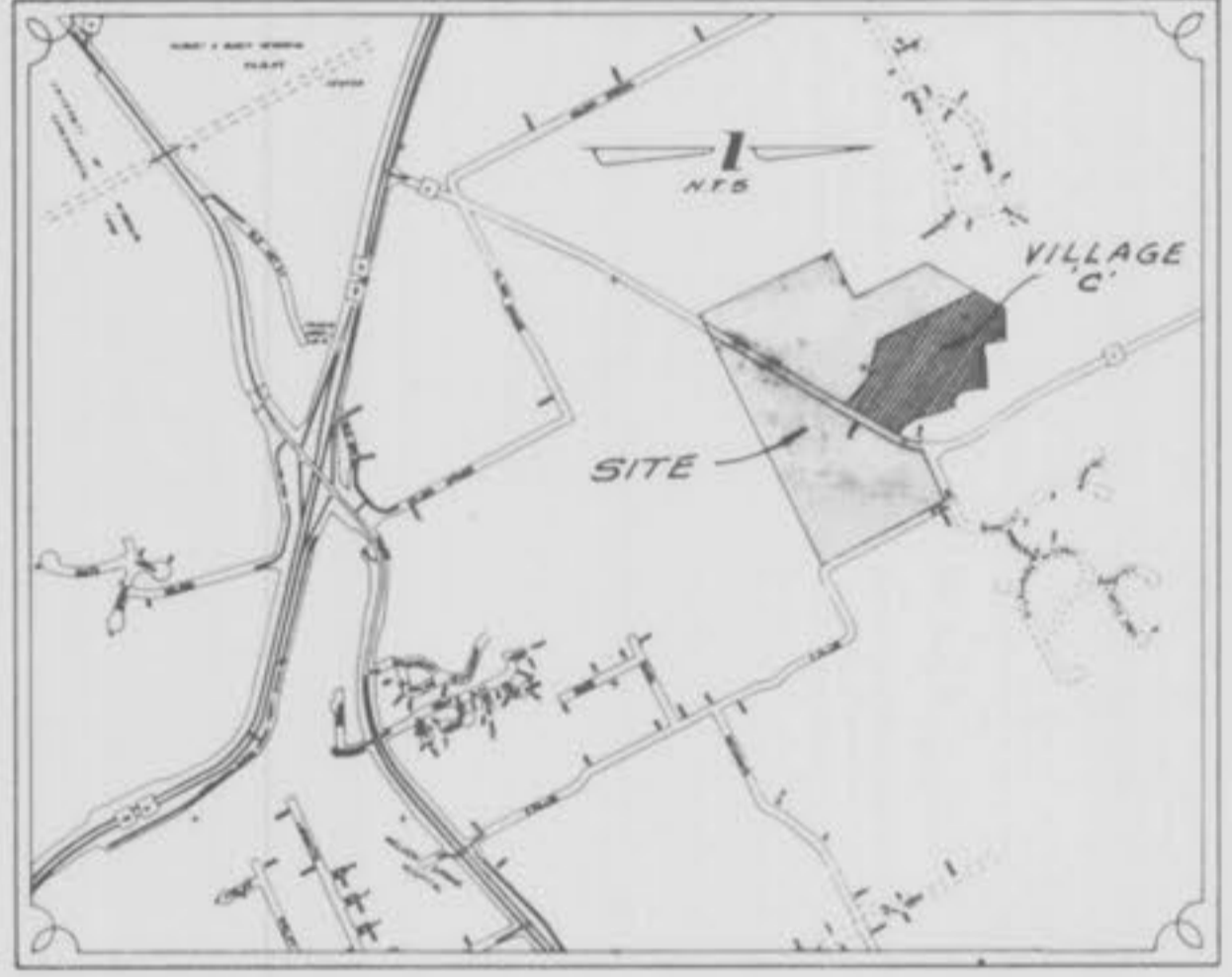
35. This tract is served by:
- Cuivre River Electric Co
 - Cottleville Fire Protection District
 - Southwestern Bell Telephone
 - St. Charles Gas Company
 - St. Charles Co. Water District No. 2
 - Duckett Creek Sewer District



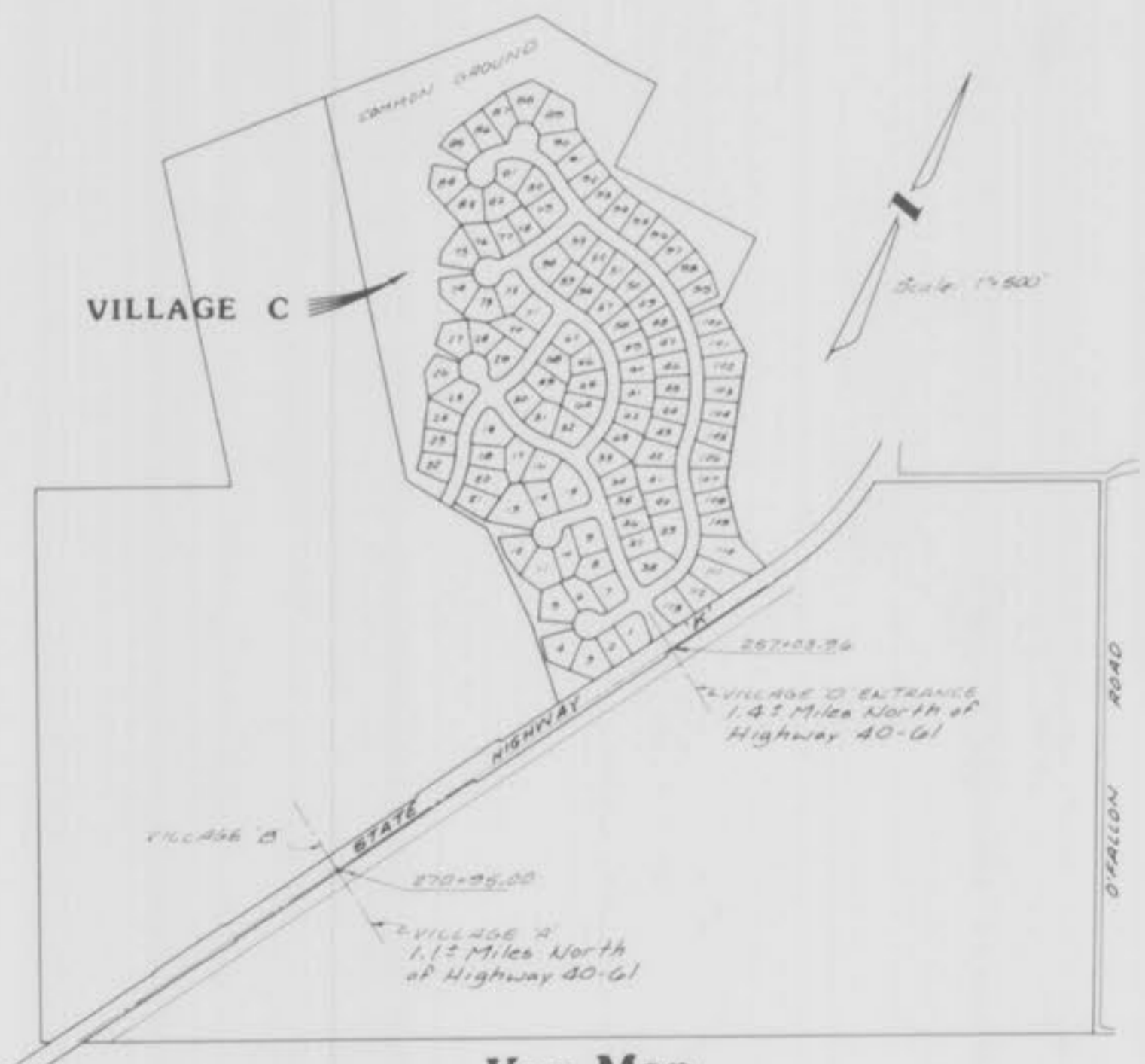
MONTICELLO

VILLAGE C

"AS-BUILTS"



Location Map



Key Map

Index

Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4-5	GRADING PLANS
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13-15 7-9	STORM SEWER PROFILES
16-18	DRAINAGE AREA MAP
19-20 10-11	WATER MAIN LAYOUT
21-25	CONSTRUCTION DETAILS

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		

PROPERTY OF
CITY OF O'FALLON
BUILDING DEPARTMENT

- 2) Rev. 4-26-89, DWG; sheets 3, 5, 10, 11, 12, 14 & 17 (Water main)
- 3) Rev. 1-13-89, DWG; per G.B.A.
- 4) Rev. 1-2-89, DWG; Addresses added
- 5) Rev. 12-27-88, DWG; per Water Dist. No. 2
- 6) Rev. 12-27-88, DWG; per MSHD
- 7) Rev. 12-22-88, DWG; per Duckett Creek S.D.

"AS-BUILTS"

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 specifications executed hereon after this date unless reauthorized.

PICKETT RAY & SILVER, INC.
RAY
PICKETT
RIVER
1-14395
Mo. Reg. L.S. # 1506

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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

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

DRAWN JWE-DD DATE 12-1988
CHECKED DATE
FIELD BOOK PROJECT # 85-082 L
JOB ORDER # 2432

This is to certify that the as-constructed elevations, locations and distances shown hereon are correct and were taken in the field during December, 1989.



Mo. Reg. L.S. # 1506

FLAT PLANS
MONTICELLO - VILLAGE C
Dec, 1988 85-064L

- 1) Rev 12-22-88, DWD, per Duckett Creek
- 2) Rev 12-23-88, DWD, per MSHD
- 3) Rev 1-2-89, DWD, Address Added
- 4) Rev 1-13-89, DWD, per SBA

Notes: "o" on conc. abut. of bridge "L-15", North end of West abut. over Dardanne Creek, 16' RL of Station 220+25 of MO. State Hwy "K".
MSHD elev = 487.48
US65 elev = 487.07
This project is based on US65 elevations & therefore all elevations must be raised 0.41' when relating to MO. State Hwy Plans

Note: Upon completion of Hwy "K" roadway improvements, Developer's contractor will remove any existing striping on Rte "K". Said removal will be coordinated with the MO State Hwy Dept. so that MSHD can stripe new lines on the same day that contractor removes them.

Note: See Detail Sheet 25/25 for cross section of proposed Hwy "K" improvements @ proposed entrance

Note: Future Village "D" Entrance, 1.4 Miles North of Hwy 40-613
Note: Future Entrances for Villages "A" & "B" to be @ Sta. 270+95.00 on New E Hwy "K"

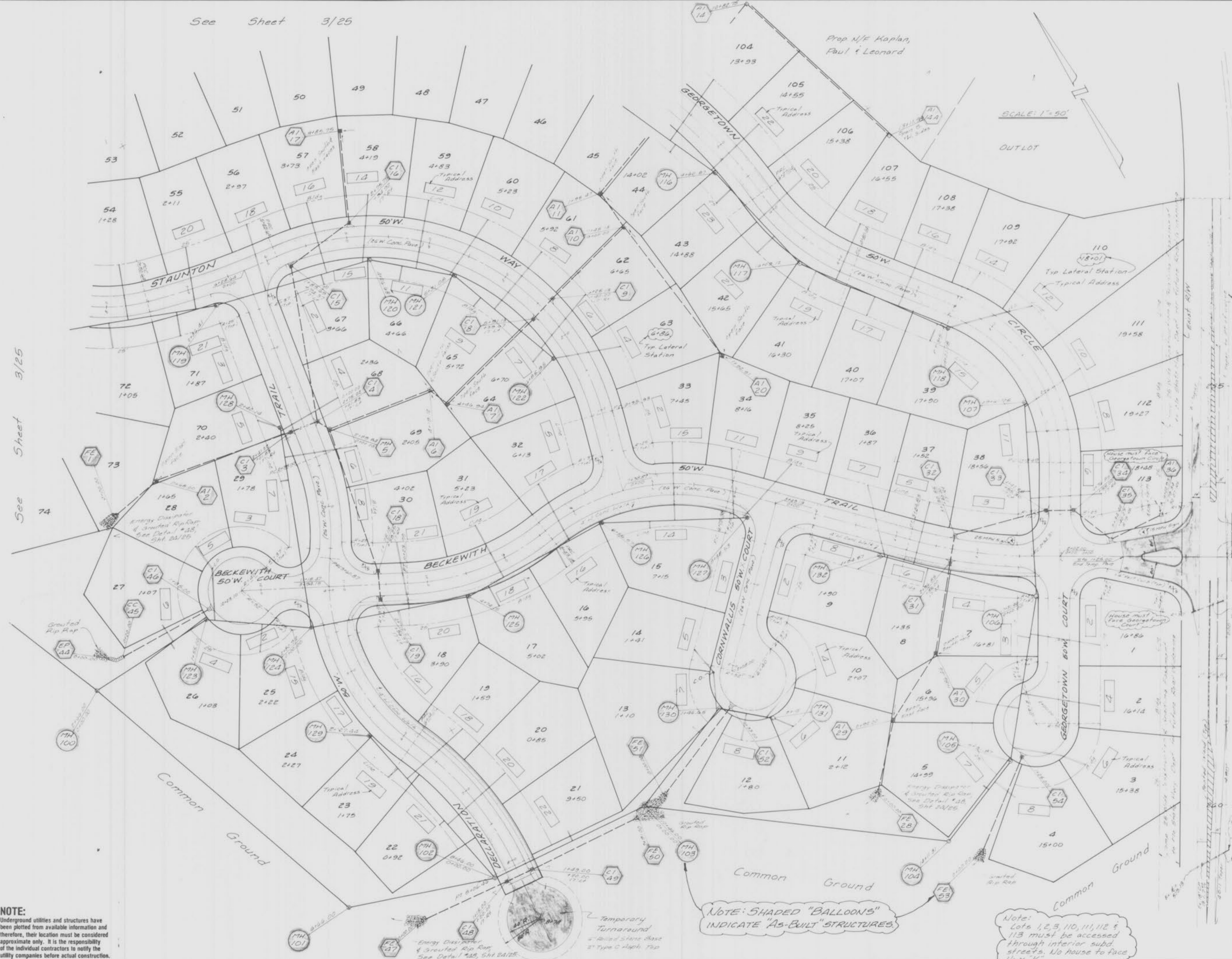
Note: Imp. Entrance, curb to be 8" x 12" x 12" Base or 8" Type C, 12" x 12" Base, 3" x 3" Top (Type C) machine laid Asphalt curb (5" Vertical)

Note: All Entrances shall meet the specifications and installation requirements of the City of Fallon and the Missouri Highway and Transportation Dept.

Note: Hwy "K" Widening point shall be:
1" Bitul Stone Sub-base
2" Type C Asphalt Base
3" Type C Asphalt Top

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BUILDING DEPARTMENT

See Sheet 3/25



See Sheet 3/25

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.

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

Note: Lots 1, 2, 3, 110, 111, 112 & 113 must be accessed through interior sub-streets. No house to face Hwy "K"

Temporary Turnaround
1" Bitul Stone Base
2" Type C Asphalt Top

Energy Disrupter & Grouted Rip Rap
See Detail #25, Sht. 24/25

- 1) Rev. 12-22-88; DHD, per Duck Creek S.D.
- 2) Rev. 1-2-89; DHD, Addresses added
- 3) Rev. 1-13-89; DHD, per GBR
- 4) Rev. 3-23-89; DHD, Added MH's 108B, 108C, 108D; Changed Lat. 82-85

Prop N/F Holzum, Joseph & Donelda

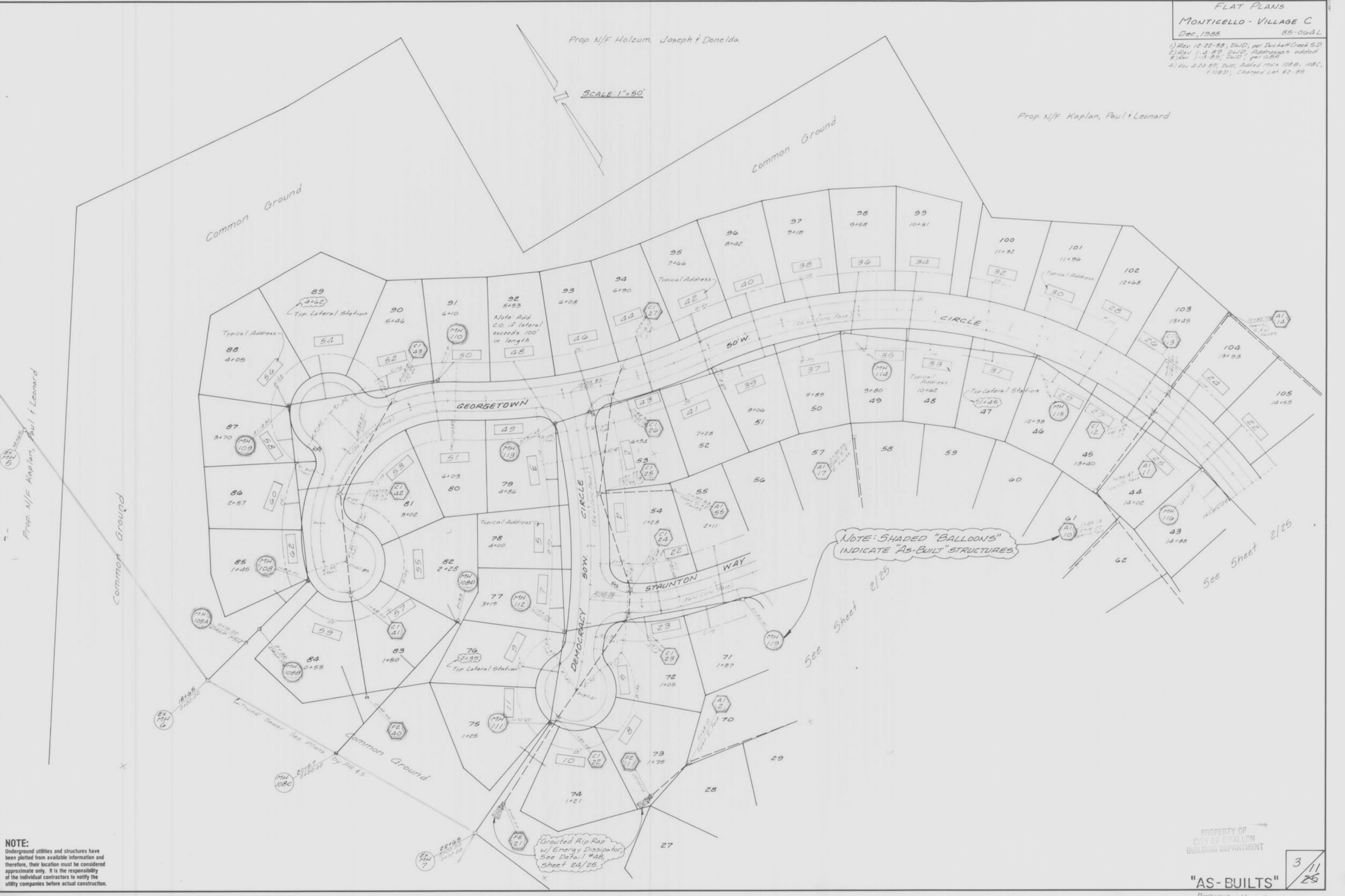
Prop N/F Kaplan, Paul & Leonard

SCALE: 1"=50'

Prop N/F Kaplan, Paul & Leonard

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.

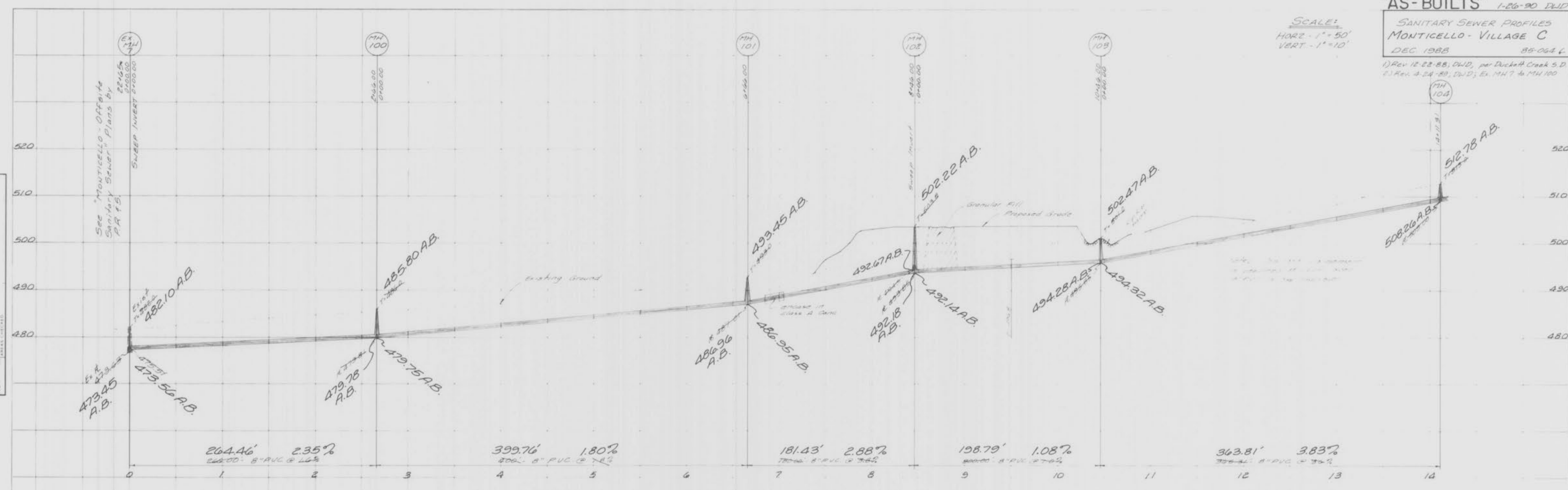
PROPERTY OF CITY OF FALLON BUILDING DEPARTMENT



"AS-BUILTS" 1-26-90 DWD
SANITARY SEWER PROFILES
MONTICELLO - VILLAGE C
 DEC 1988 85-064 L
 1) Rev 12-22-88, DWD, per Duckett Creek S.D.
 2) Rev 4-24-89, DWD; Ex. MH 7 to MH 100

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

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



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

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



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 BUILDING DEPARTMENT

20
 4
 11
 76

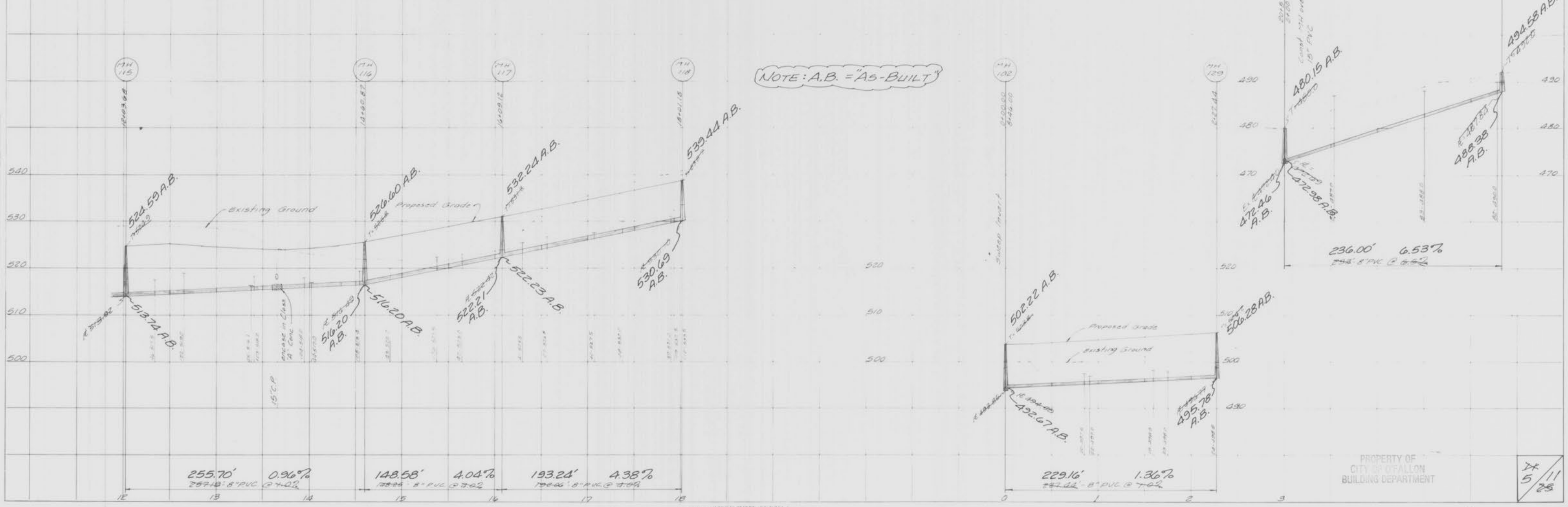
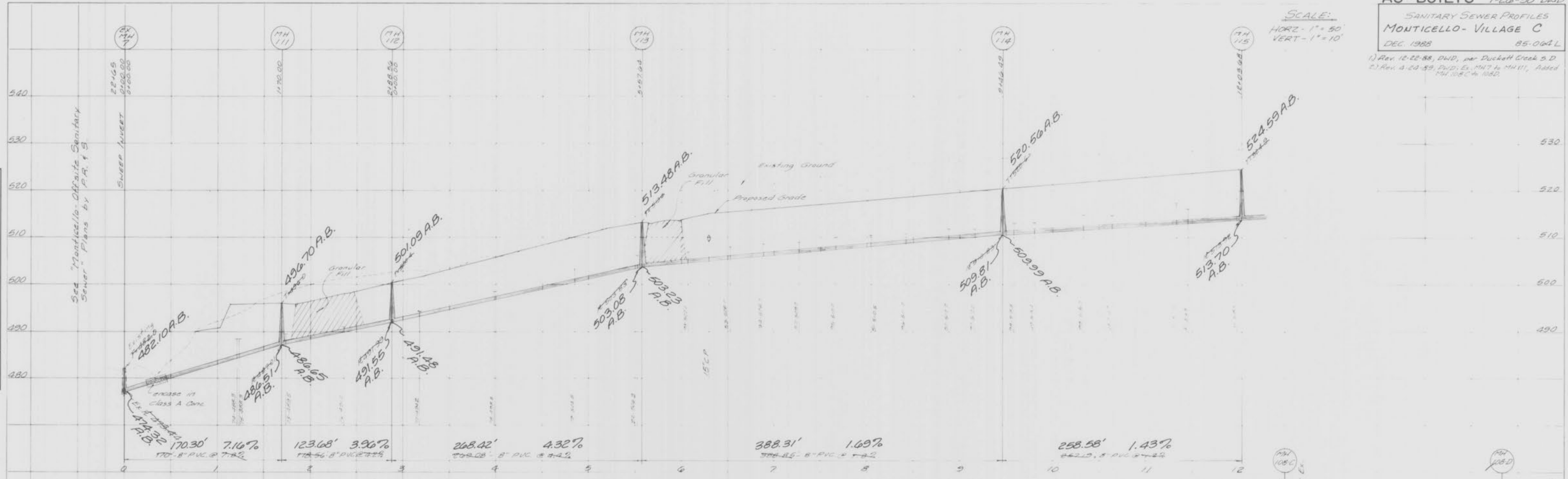
"AS-BUILTS"
 MONTICELLO
 VILL - C

"AS-BUILTS" 1-26-90 DWD
 SANITARY SEWER PROFILES
 MONTICELLO-VILLAGE C
 DEC. 1988 85-064 L
 1) Rev. 12-22-88, DWD, per Duckett Creek S.D.
 2) Rev. 4-24-89, DWD, Ex. MH7 to MH11, Added
 MH 108C to 118D.

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

FINAL SURVEY
 DRAWING NO. 10000000
 DATE 1-26-90
 BY [Signature]
 CHECKED [Signature]
 APPROVED [Signature]

ORIGINAL SURVEY
 DRAWING NO. 10000000
 DATE 1-26-90
 BY [Signature]
 CHECKED [Signature]
 APPROVED [Signature]



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

PROPERTY OF
 CITY OF FALLON
 BUILDING DEPARTMENT

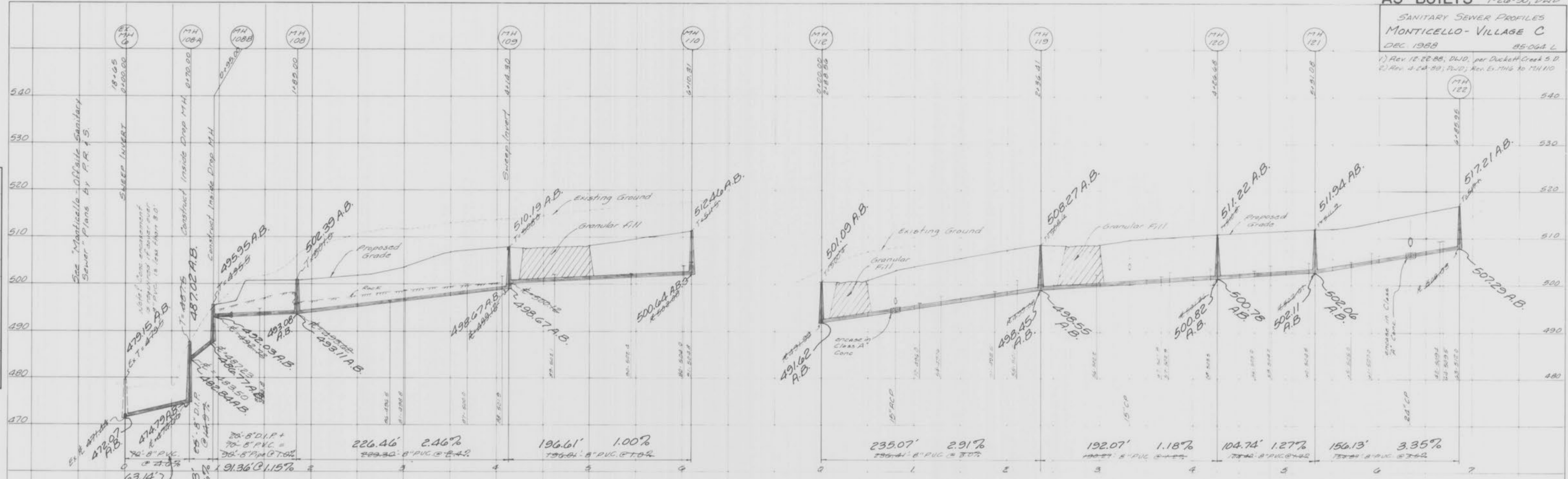
11/28

"AS-BUILTS" 1-26-90, DWD

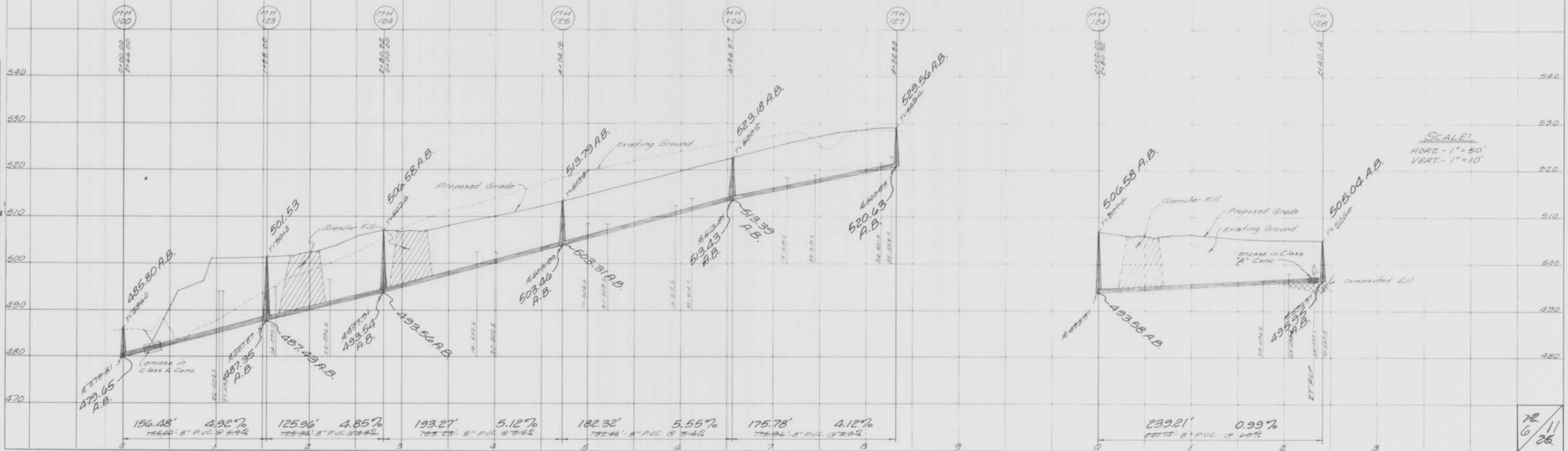
SANITARY SEWER PROFILES
 MONTICELLO - VILLAGE C
 DEC 1988 85-064 L
 1) Rev 12-28-88, DWD, per Duckett Creek S.D.
 2) Rev 4-24-89, P.D.; Rev 5-17-89 to 11-11-89

DATE: _____ BY: _____
 ORIGINAL SURVEY NO. _____
 REVISIONS: _____
 CHECKED: _____

DATE: _____ BY: _____
 ORIGINAL SURVEY NO. _____
 REVISIONS: _____
 CHECKED: _____



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



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

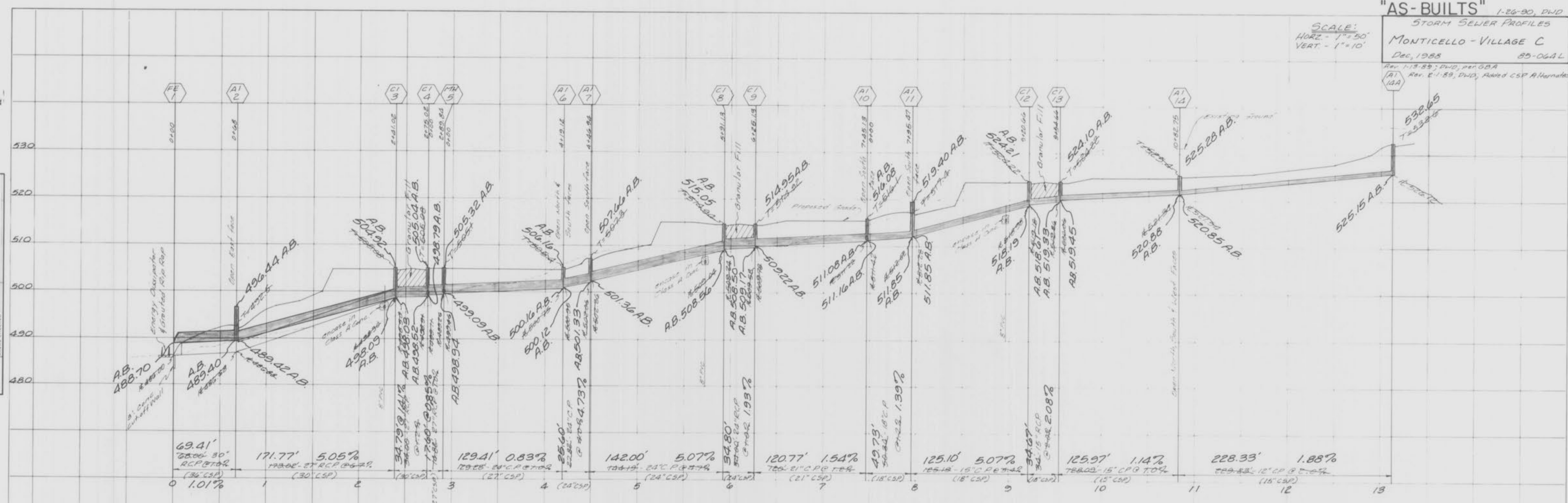
12/6/88

"AS-BUILTS" 1-26-90, DWD
 STORM SEWER PROFILES
 MONTICELLO - VILLAGE C
 Dec, 1988 89-064L
 Rev. 1-18-88; DWD, per GBA
 Rev. 2-1-89, DWD, Added CSP Alternates

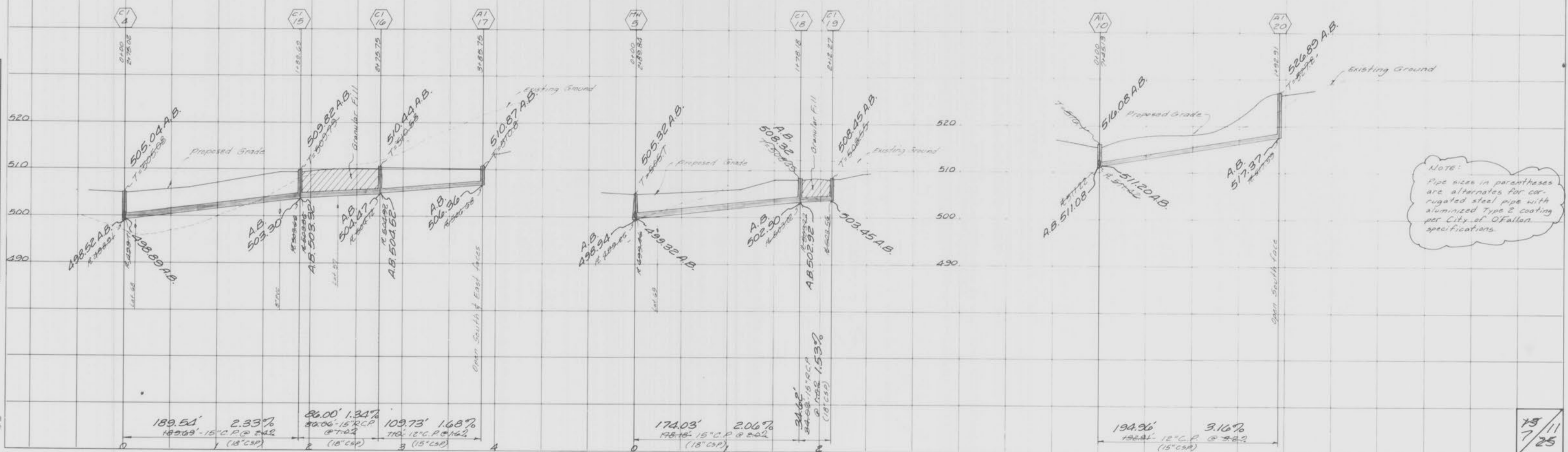
SCALE:
 HORIZ - 1" = 50'
 VERT - 1" = 10'

FINAL SURVEY DATE
 SURVEYED BY
 PLATTED BY
 TEMPLATE NO.
 NOTE BOOK NO.
 AREA CALCULATED

ORIGINAL SURVEY DATE
 SURVEYED BY
 PLATTED BY
 TEMPLATE NO.
 NOTE BOOK NO.
 AREA CALCULATED



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



NOTE:
 Pipe sizes in parentheses are alternates for corrugated steel pipe with aluminum steel pipe with aluminum Type 2 coating per City of O'Fallon specifications.

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

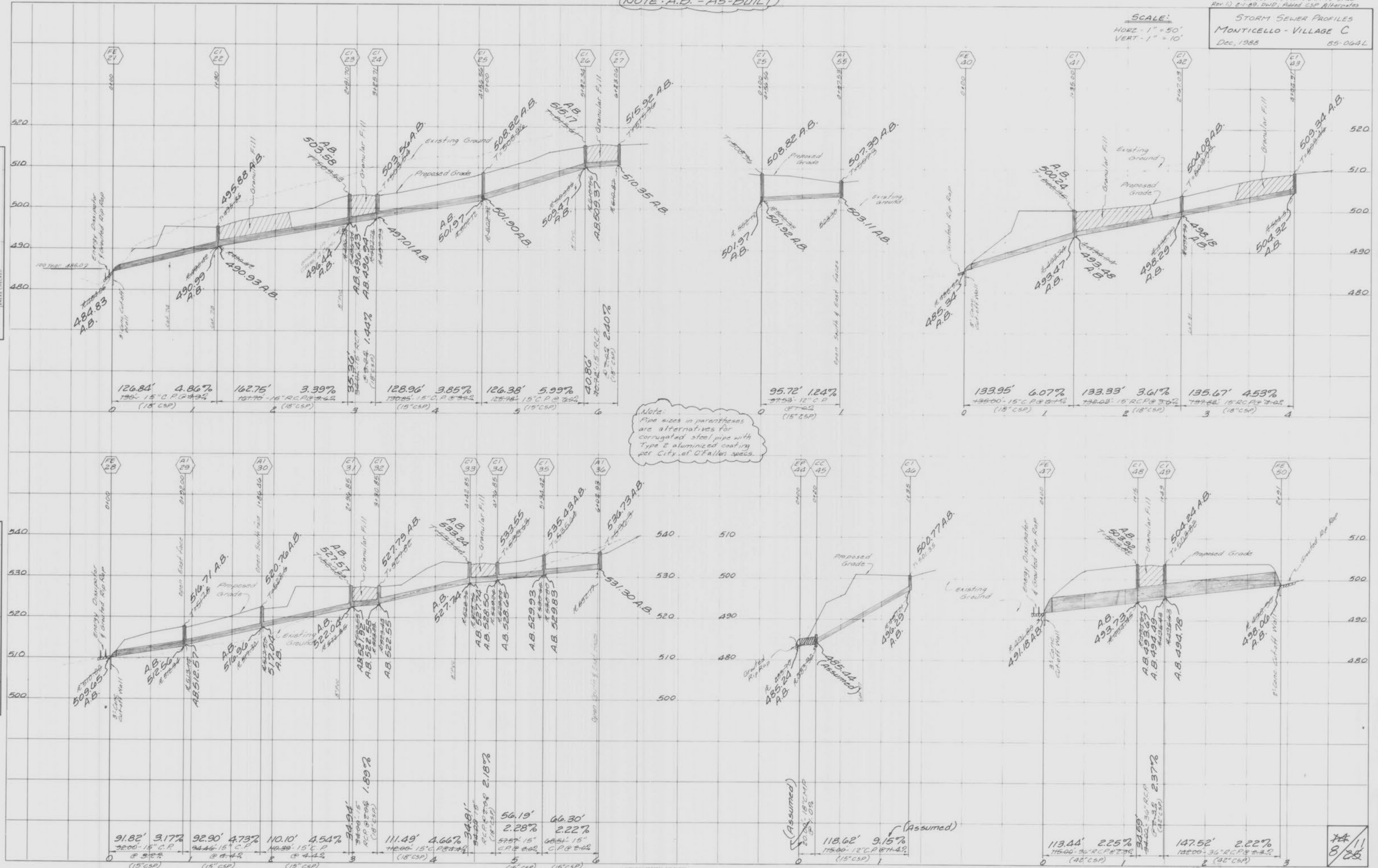
Rev 2) 3-23-89; DWD; Rev FE 40 to C142
 Rev 1) 2-1-89; DWD; Added CSP Alternates
 STORM SEWER PROFILES
 MONTICELLO - VILLAGE C
 Dec, 1988 85-064L

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

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

FINAL SURVEY PLOTTED NOTE BOOK AREA CHECKED

ORIGINAL SURVEY PLOTTED TEMPLATE NOTE BOOK AREA CHECKED



Note:
 Pipe sizes in parentheses
 are alternatives for
 corrugated steel pipe with
 Type E aluminum coating
 per City of Dallas specs.

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

11/8/85

"AS-BUILTS" 1-26-90, DWD

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

STORM SEWER PROFILES
 MONTICELLO - VILLAGE C
 Dec, 1988 85-064L

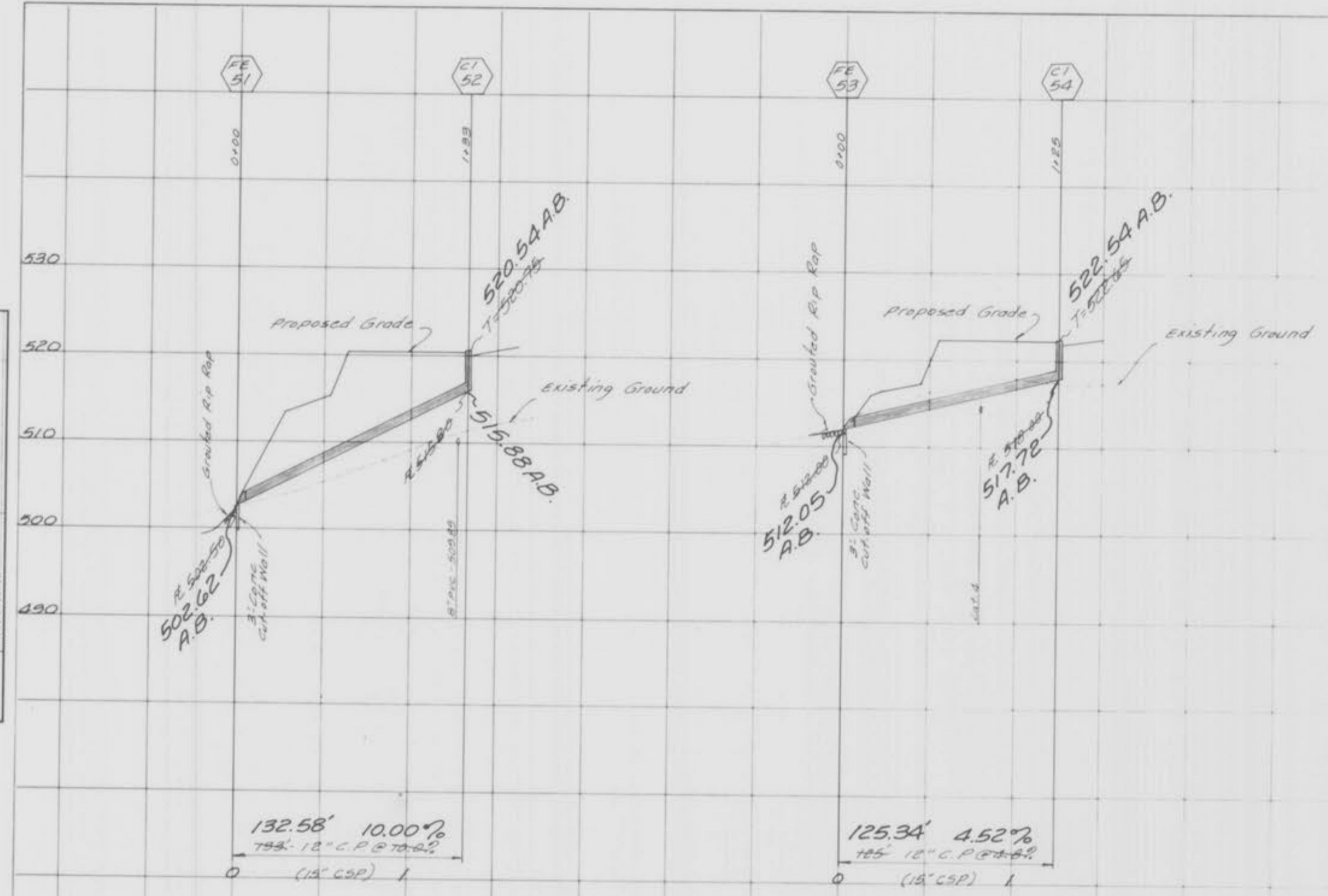
1) Rev. 12-22-88, DWD, per Duckett Creek
 2) Rev. 2-1-89, DWD, Added CSP alternatives

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

Note:
 Pipe sizes in parentheses
 are alternatives for corrugated
 steel pipe with Type 2
 aluminized coating per City
 of O'Fallon specifications.

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

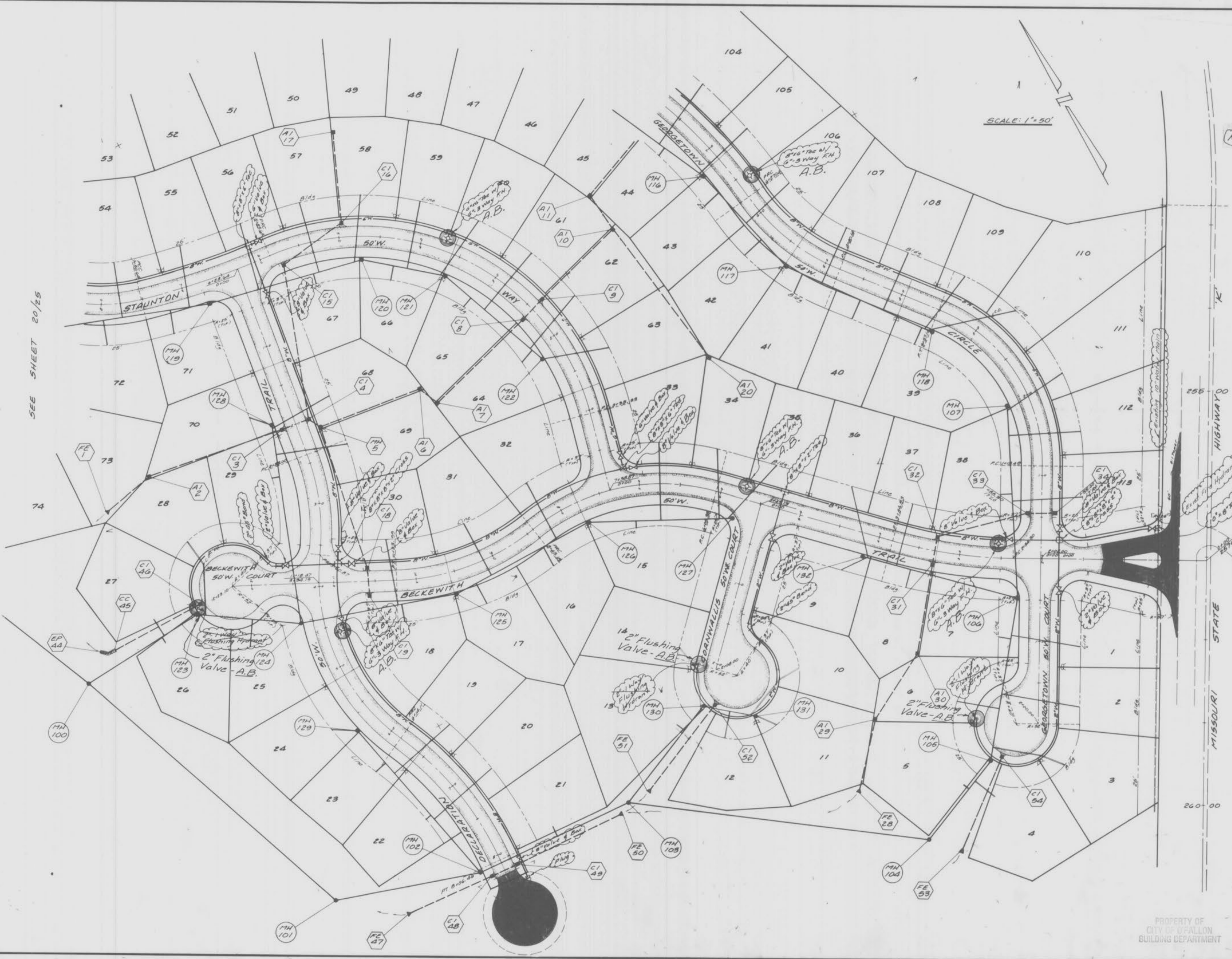
ORIGINAL SURVEY BY DATE
 SURVEYED BY DATE
 PLOTTED BY DATE
 NOTE BOOK NO.
 AREAS CHECKED



75/11
 9/85

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

SCALE: 1" = 50'



SEE SHEET 20/25

255+00
HIGHWAY 00

MISSOURI STATE

260+00

SCALE: 1"=50'

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

