

City of O'Fallon

General Notes

- 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.
- 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-100 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 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 1/2" and 1" size. This bedding shall extend from 6" below the pipe to 6" inches 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 seal for 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. 3008 for Naanah R-1236 or Deeter-1211 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.
- This tract is served by:
 - Union Electric
 - Cottleville Fire Protection Dist.
 - Southwestern Bell Telephone
 - St. Charles Gas Co.
 - Duckett Creek Sewer Dist.
 - St. Charles Co. Water Dist. No. 2

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*

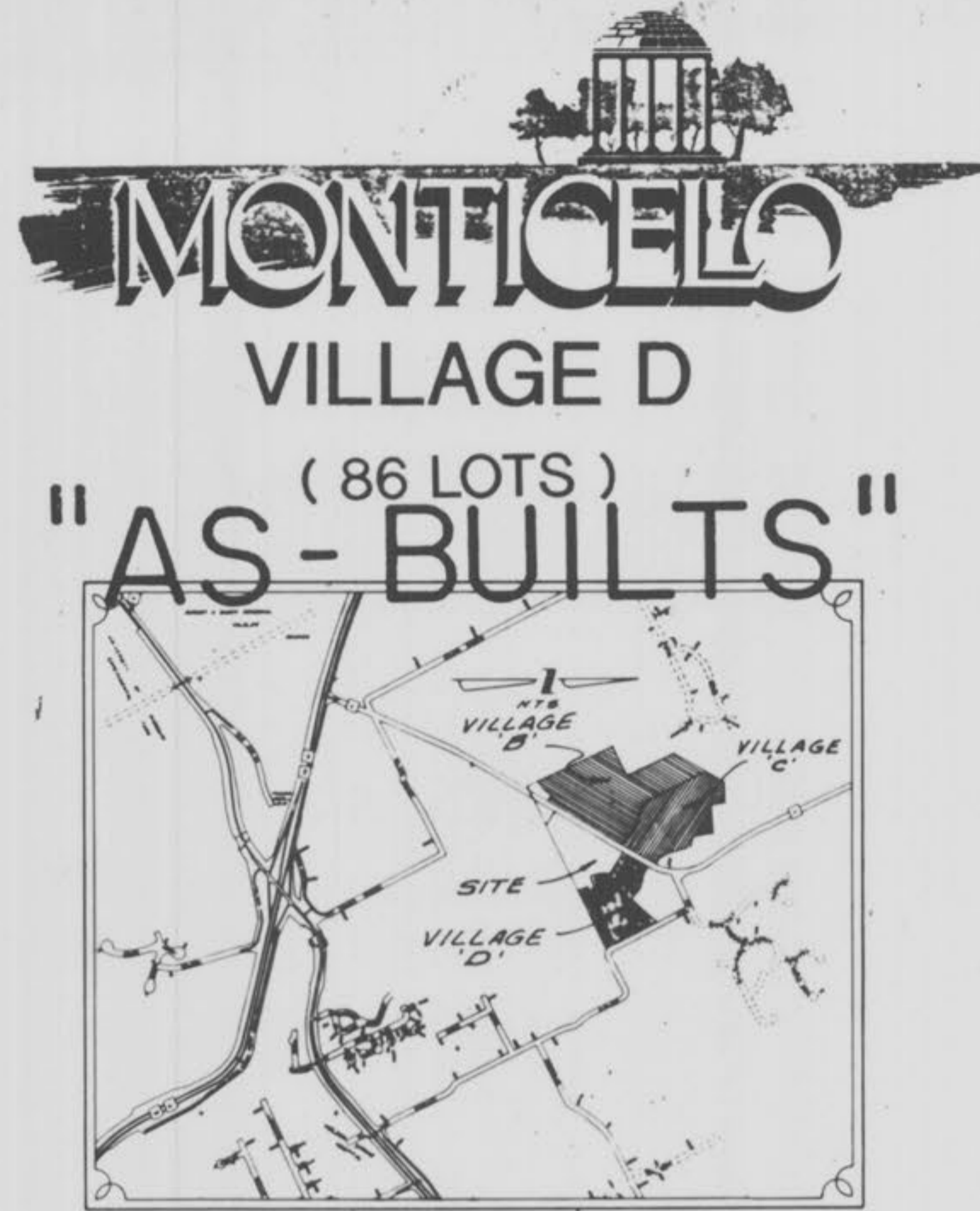
Elevation
667.596

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., 1992 and the results are shown here on.

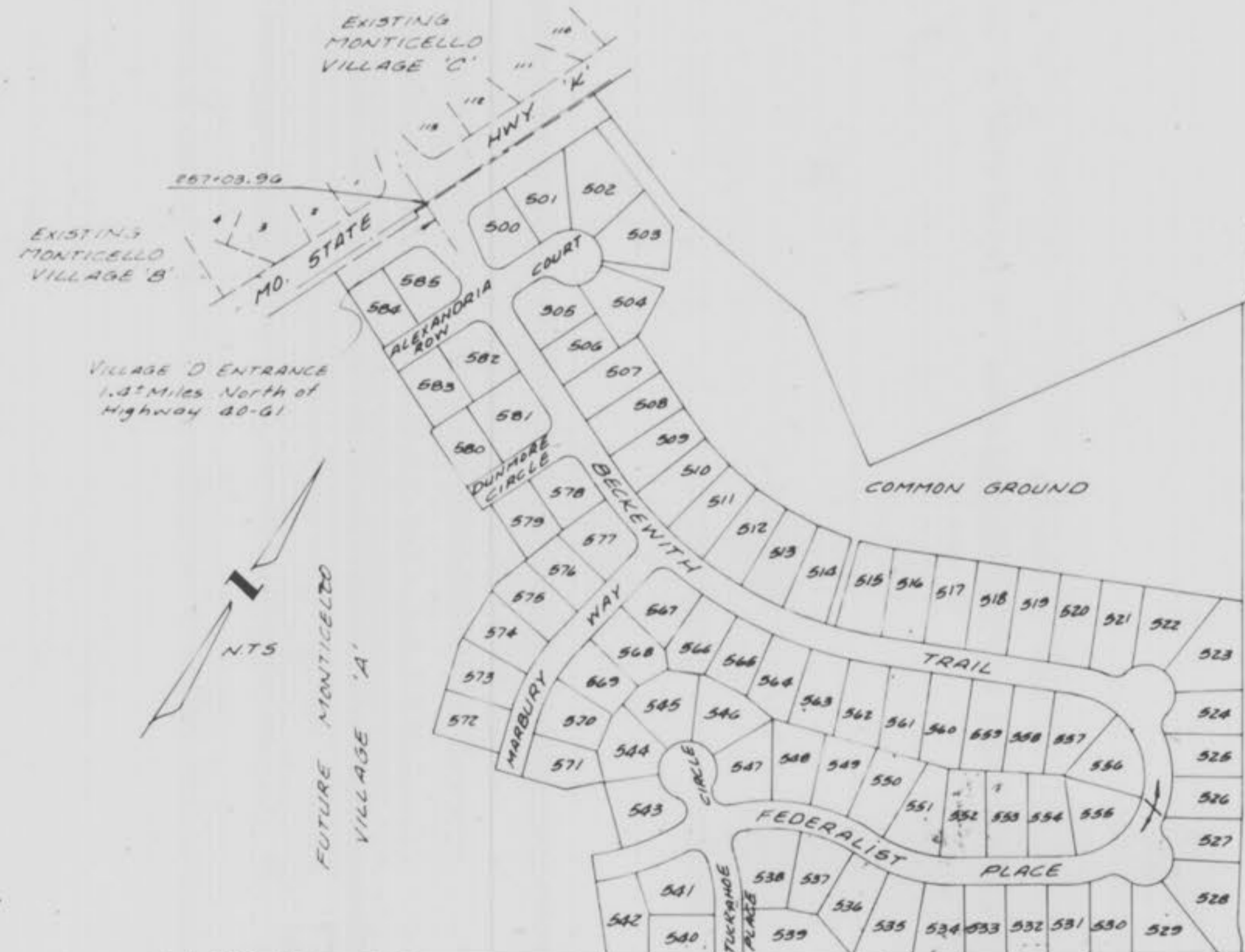
by Pickett Ray & Silver

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

Date



Location Map



Key Map

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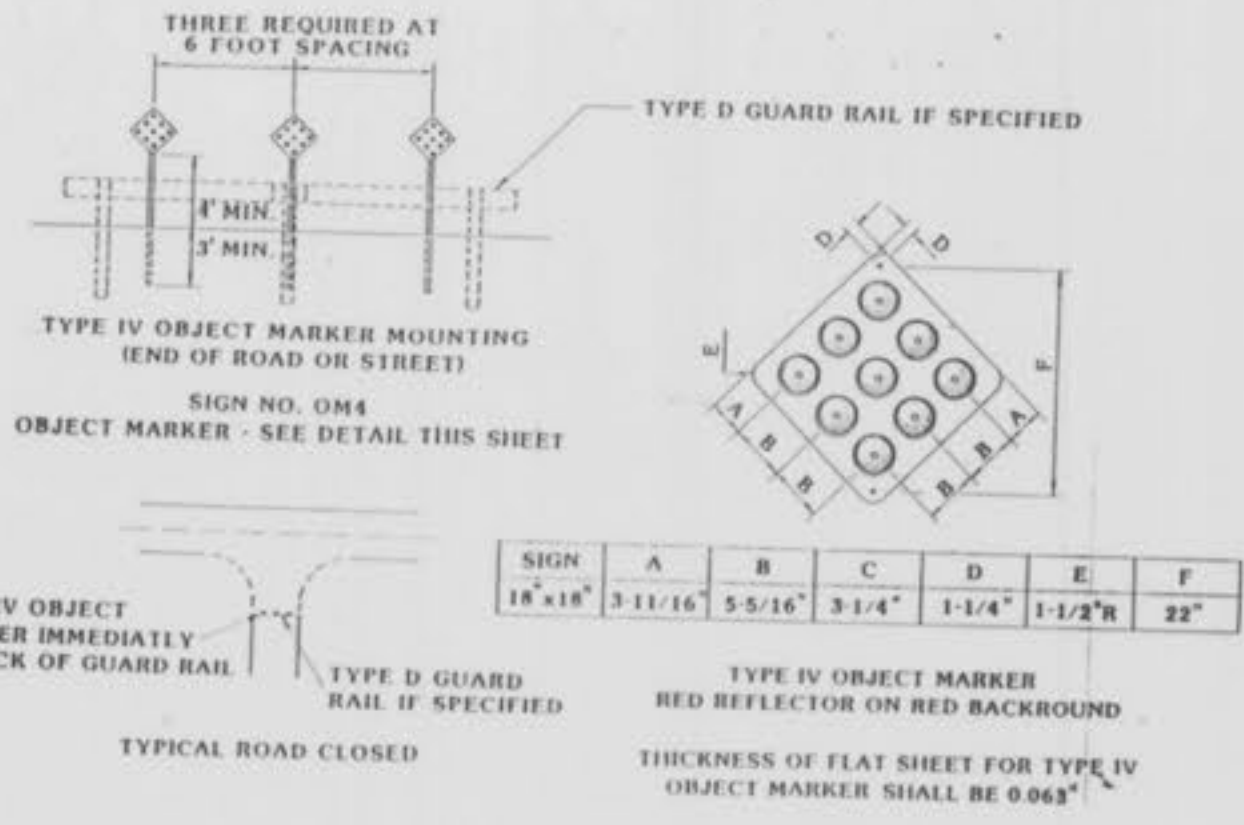
Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4-5	GRADING PLANS
6-7	STREET PROFILES
8-9 4-5	SANITARY SEWER PROFILES
10	STORM SEWER PROFILES
11-12	DRAINAGE AREA MAPS
13-14 7-8	WATER MAIN LAY-OUTS
15-19	CONSTRUCTION DETAILS

Legend

	Utility Easement (Proposed)	C.I.P.	Cast Iron Pipe
	Utility Easement (Existing)	C.M.P.	Corrugated Metal Pipe
	Lot of Utility (Proposed)	C.I.P.	Cast Iron Pipe
	Lot of Utility (Existing)	C.I.P.	Cast Iron Pipe
	Water Main (6" size)	C.I.P.	Cast Iron Pipe
	Water Main (8" size)	C.I.P.	Cast Iron Pipe
	Water Main (12" size)	C.I.P.	Cast Iron Pipe
	Water Main (18" size)	C.I.P.	Cast Iron Pipe
	Manhole	C.I.P.	Cast Iron Pipe
	Inlet	C.I.P.	Cast Iron Pipe
	End of Building Number	C.I.P.	Cast Iron Pipe
	Existing Fence Line	C.I.P.	Cast Iron Pipe
	Existing Tree Line	C.I.P.	Cast Iron Pipe
	Street Elevation	C.I.P.	Cast Iron Pipe
	Direction of Proposed Residence	C.I.P.	Cast Iron Pipe
	Existing Contour	C.I.P.	Cast Iron Pipe
	Proposed Contour	C.I.P.	Cast Iron Pipe
	Insulated Pipe-Box	C.I.P.	Cast Iron Pipe
	End of Lateral	C.I.P.	Cast Iron Pipe
	Asphalt Pavement	C.I.P.	Cast Iron Pipe
	Concrete Pavement	C.I.P.	Cast Iron Pipe
	Storm/Sanitary Structure	C.I.P.	Cast Iron Pipe
	Test Hole	C.I.P.	Cast Iron Pipe
	Flood Plain	C.I.P.	Cast Iron Pipe
	Light Standards	C.I.P.	Cast Iron Pipe

<p>PICKETT RAY & SILVER</p> <p>Civil Engineers, Planners, Land Surveyors</p> <p>233 Mid Rivers Mall Dr. St. Peters, MO 63376 441-2711 278-1211</p>	
<p>PREPARED FOR: WHITTAKER HOMES Phone: (314) 279-1511</p> <p>355 Mid Rivers Mall Drive St. Peters, MO. 63376</p>	
<p>DRAWN: <i>WJE/DRD</i> DATE: <i>Jan, 1991</i></p> <p>CHECKED: <i>WJE</i> DATE: <i>Jan, 1991</i></p>	<p>PROJECT # <i>85-0644</i></p> <p>JOB ORDER # <i>18504</i></p>
<p>PROJECT DESIGNER: <i>Don Davidson</i></p>	

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.



FLAT PLANS
MONTICELLO VILLAGE D
January, 1991
Revised 3/19/91 City of Overland Park
Rev. 5-2-91 - DAD per Duckett Creek
Rev. 8-16-91 Addresses, Village D
2-0-92 As-Built R.A.W.

Scale: 1"=50'

Typical 4" Sanitary Sewer Lateral with Disconnect Cleanout (See Details on Sheet 19 of 19)



EE Intersection is approximately 1.4 miles north of Hwy 40-61.

Existing Paint Striping to be removed by Developer, See General Notes - this sheet.

Highway "K" Widening Pavement, See General Notes - this sheet.

Proposed paint striping by MSHD, See General Notes - this sheet.

Typical 4" Sanitary Sewer Lateral with Disconnect Cleanout (See Details on Sheet 19 of 19)

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

NOTE: Disconnect Cleanouts to be installed with all laterals except those leading directly into a terminal manhole (ie, Lots 442, 502, 533, 545, 573 & 574). See Details on Sheet 19 of 19.

Note: 25' Blkg. Line on all lots unless otherwise noted.

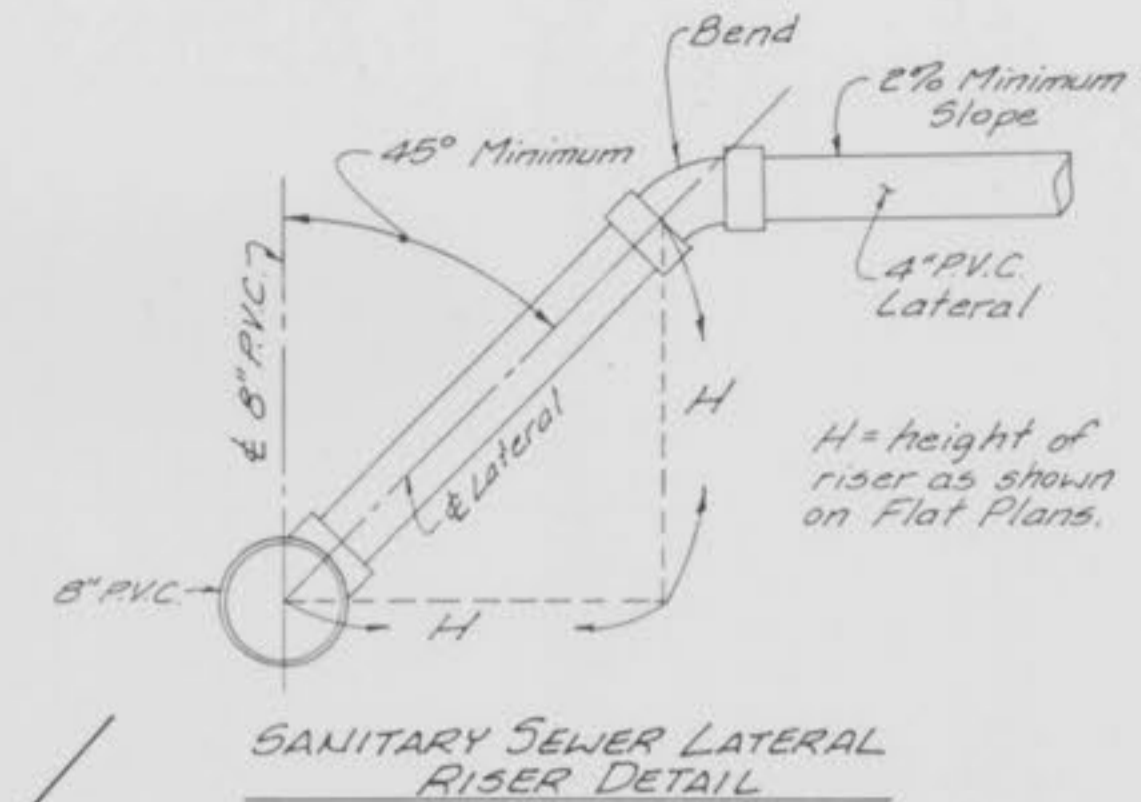
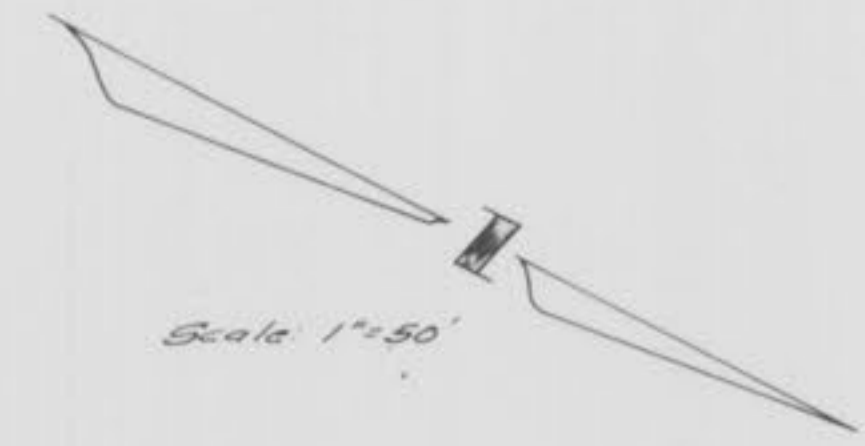
- GENERAL NOTES**
- * "D" on conc. abut. of bridge "L-15"; North end of West abut. over Dardene Creek, 14' right of station 220+25 of Missouri State Highway "K". MSHD Elevation = 487.48; USGS Elevation = 487.07. This project is based on USGS elevations, therefore, all elevations must be based 0.41' when relating to Missouri State Highway plans.
 - Upon completion of Highway "K" roadway improvements, developer's contractor will remove any existing striping on Route "K". Said removal will be coordinated with the Missouri State Highway Department so that developer's/contractor can stripe new lines on the same day that developer's/contractor removes them.
 - Temporary entrance pavement to be 8" rolled stone base or 6" Type X (black base), 3" asphalt top (Type C), machine laid asphalt curb (6" vertical).
 - All entrances shall meet the specifications and installation requirements of the City of Overland Park and the Missouri Highway and Transportation Department.
 - Highway "K" widening pavement shall be 4" rolled stone sub base, 6" Type 'X' asphalt base, 3" Type 'C' asphalt top.
 - See Detail Sheet 19/19 for cross section of proposed Highway "K" improvements at proposed entrance.
 - All lots are to be accessed through interior subdivision streets. No house is to face Highway "K" or Division Road.

See Sheet 3/19

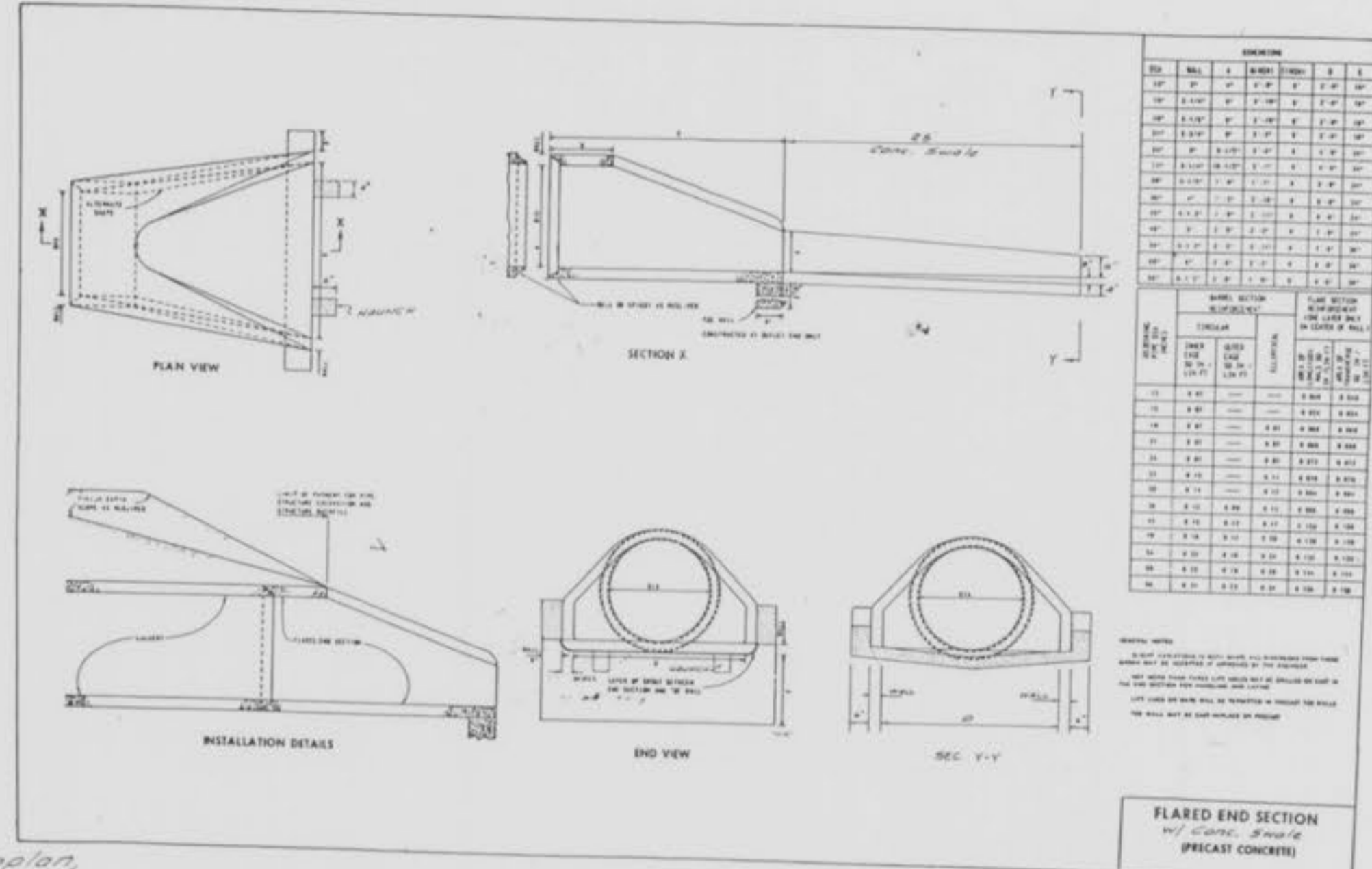
NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

FLAT PLAN
MONTICELLO VILLAGE 'D'
January, 1991 85-064 U
REVISED 3/8/91, CITY OF O'FALLON
REV. 3/25/91, OFF-SITE SEWERS
REV. 4/1/91, 5th CLASS. CO.
REV. 5/12/91, DUCKCATH CREEK
REV. 6/28/91, RELOCATE OFF-SITE SEWER TO
REV. 8-10-91, ADDRESS VILLAGE C
2-G-92 AS-BUILT K.A.W.

See Sheet 2/19



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



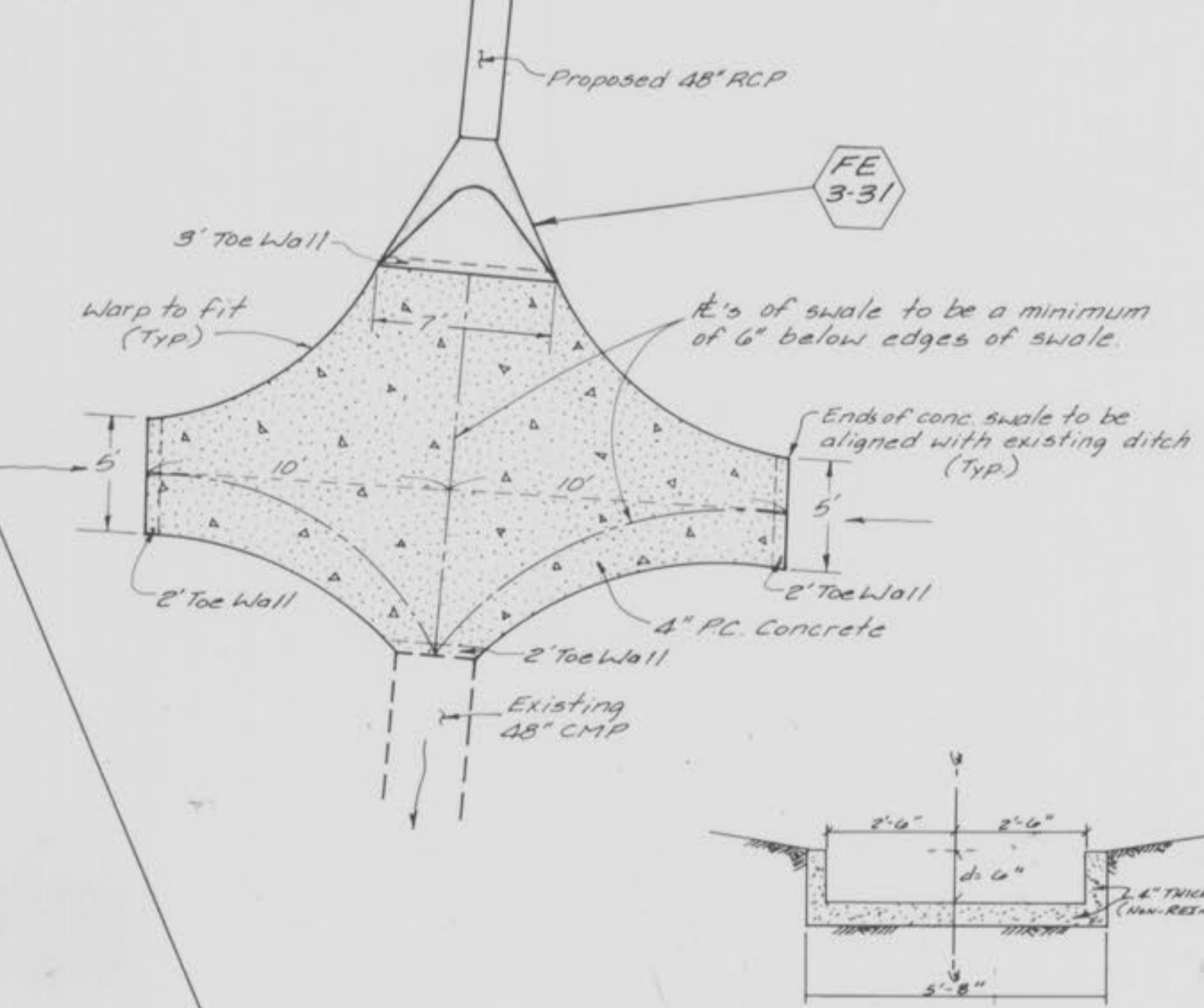
Common Ground & Detention Area
8.259 AC.

Typical 4" Sanitary Sewer Lateral with Disconnect Cleanout (See Details on Sheet 19 of 19)

Note: See Detail on this sheet of Flared-End Section of paved swale (FE 9-1, FE 3-31 & FE 3-33)

Note: See Sht 9/19 for 0.5 3-32 const. details

25 Year High Water = 510.10



DEMAND Q = 33%

Q18 = 48.45 x 0.33 = 16.09

11.0-0.13

3.0-0.01

d = 6"

4" = 2.50 sq. ft.

WPH = 0.44

Q = 0.42

Q = 15.94 cfs

V = 6.38 fpm

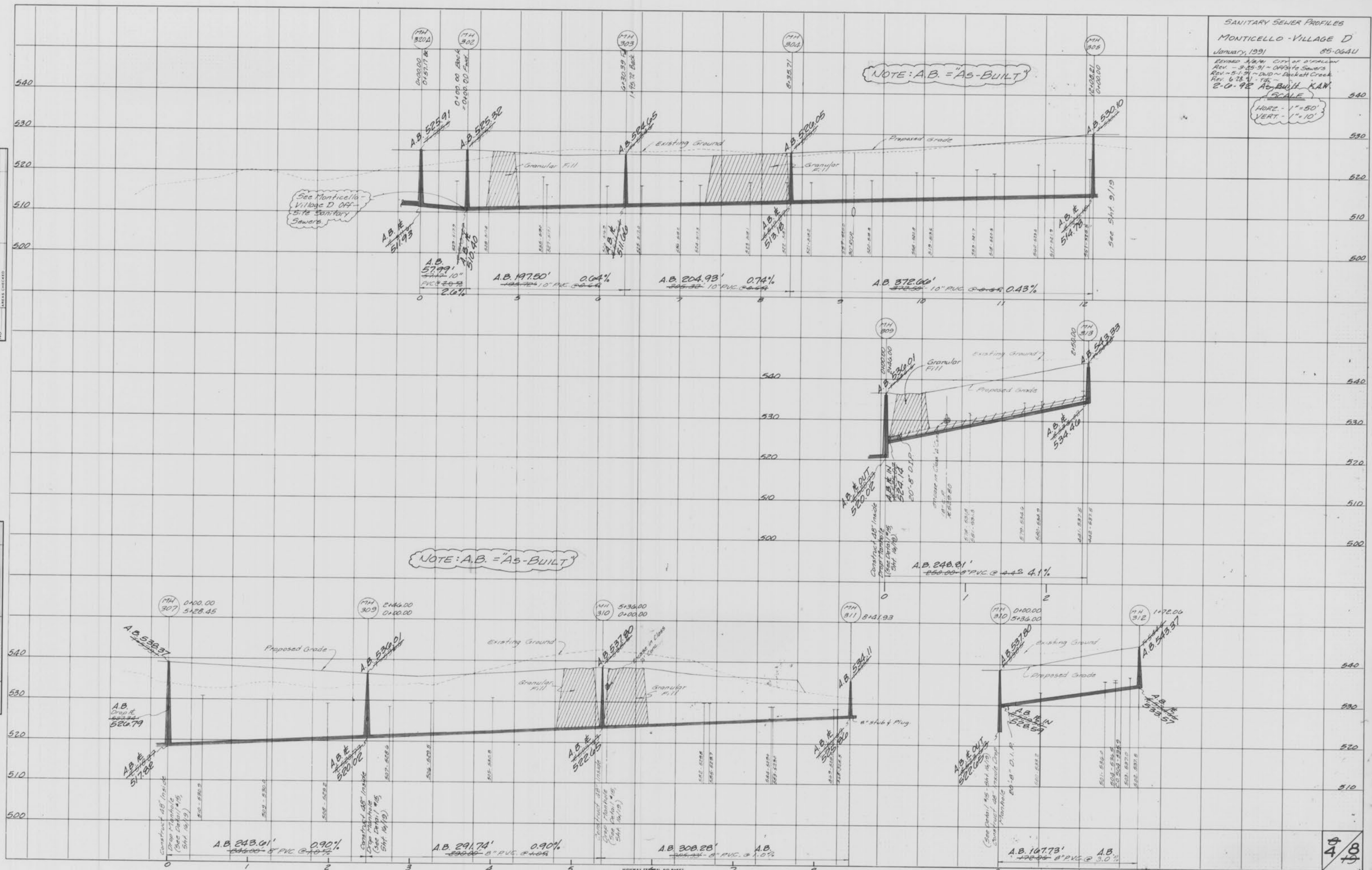
NOTE: Disconnect Cleanouts to be installed with all laterals except those leading directly into a terminal manhole (i.e., Lots 442, 502, 539, 545, 573 & 574). See Details on Sheet 19 of 19.

NOTE: 25' Bldg. Line on all lots unless otherwise noted.

SANITARY SEWER PROFILES
 MONTICELLO - VILLAGE D
 January, 1991 85-064U
 REVISED BY: M. J. O'NEILL
 REV - 3-13-91 - OFFICE SEWERS
 REV - 5-1-91 - DWD - Duckett Creek
 REV - 6-28-91 - T.S.
 2-0-92 AS-BUILT K.A.W.
 SCALE
 HORIZ - 1" = 50'
 VERT - 1" = 10'

FINAL SURVEY
 DRAWN BY: []
 CHECKED BY: []
 DATE: []
 NO. []

ORIGINAL SURVEY
 DRAWN BY: []
 CHECKED BY: []
 DATE: []
 NO. []



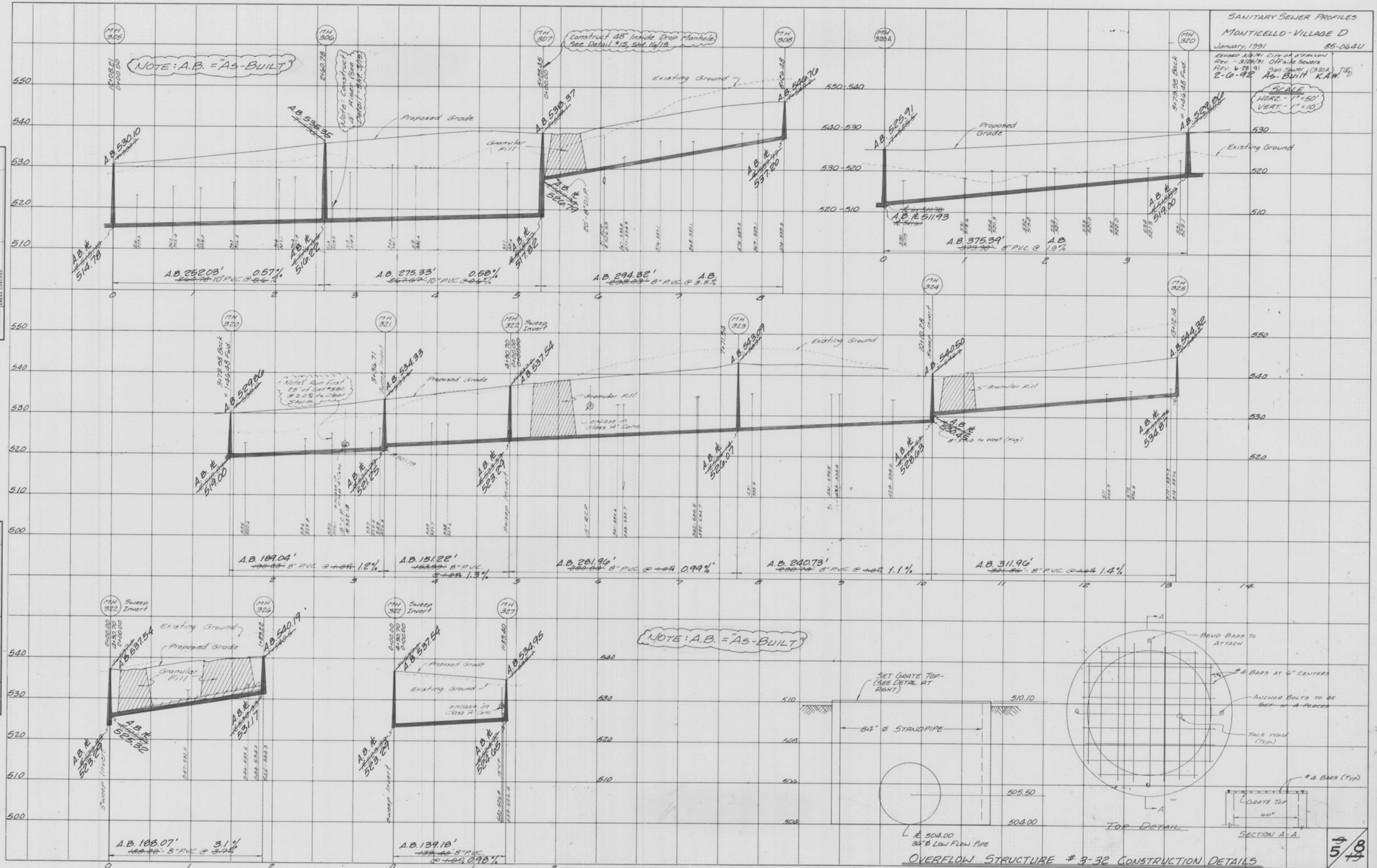
"AS-BUILTS"
 Monticello Village D, VILL D

HIGHWAY FEDERAL AID SHEET
 PLATE 3-FULL CROSS SECTION LINE & DOT
 WILSON
 PRINTED IN U.S.A.

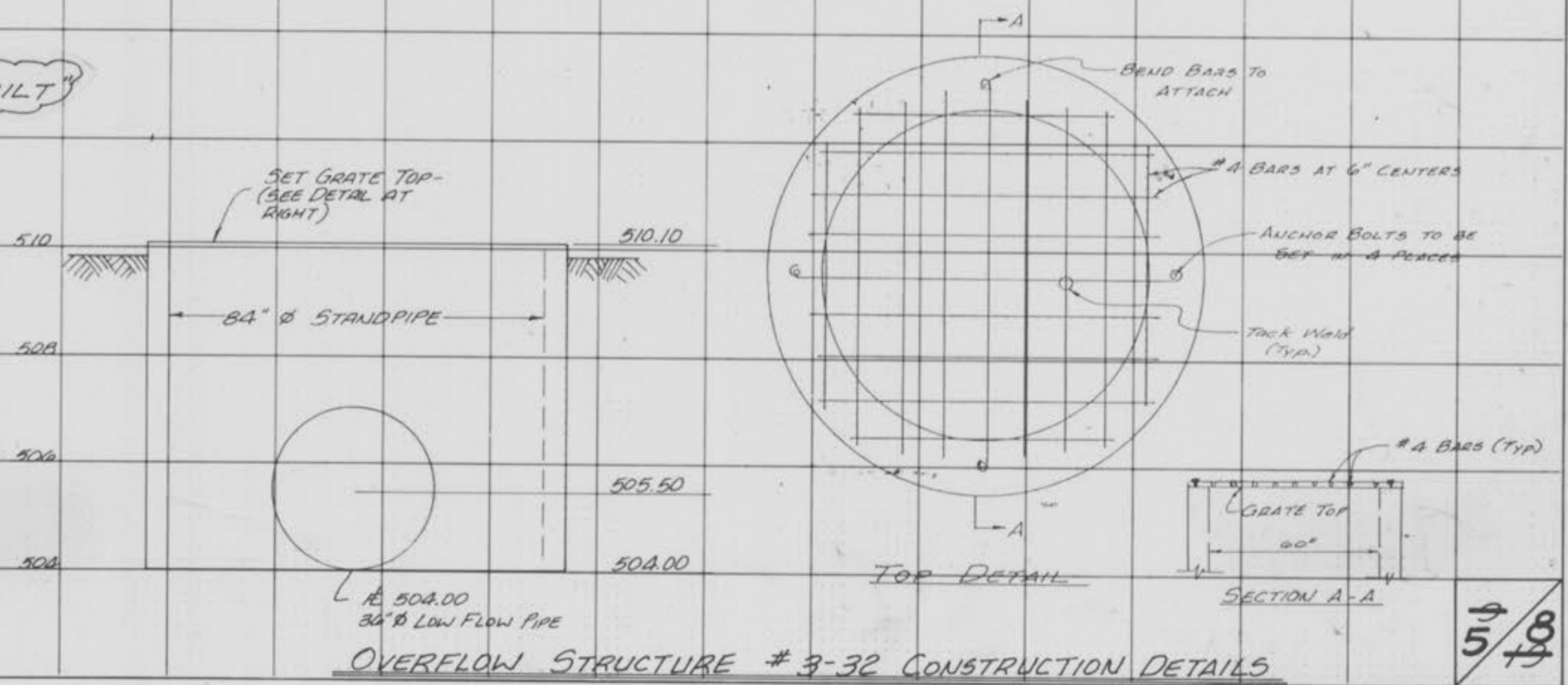
SCALE
 HORIZ. - 1" = 50'
 VERT. - 1" = 10'

FINAL SURVEY
 SURVEYED
 PLOTTED
 TEMPLATE
 NOTE BOOK
 AREA CHECKED

ORIGINAL SURVEY
 SURVEYED
 PLOTTED
 TEMPLATE
 NOTE BOOK
 AREA CHECKED



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



NOTE: See Details for concrete swale and Flooded End Section at swale on Sheet 3/19

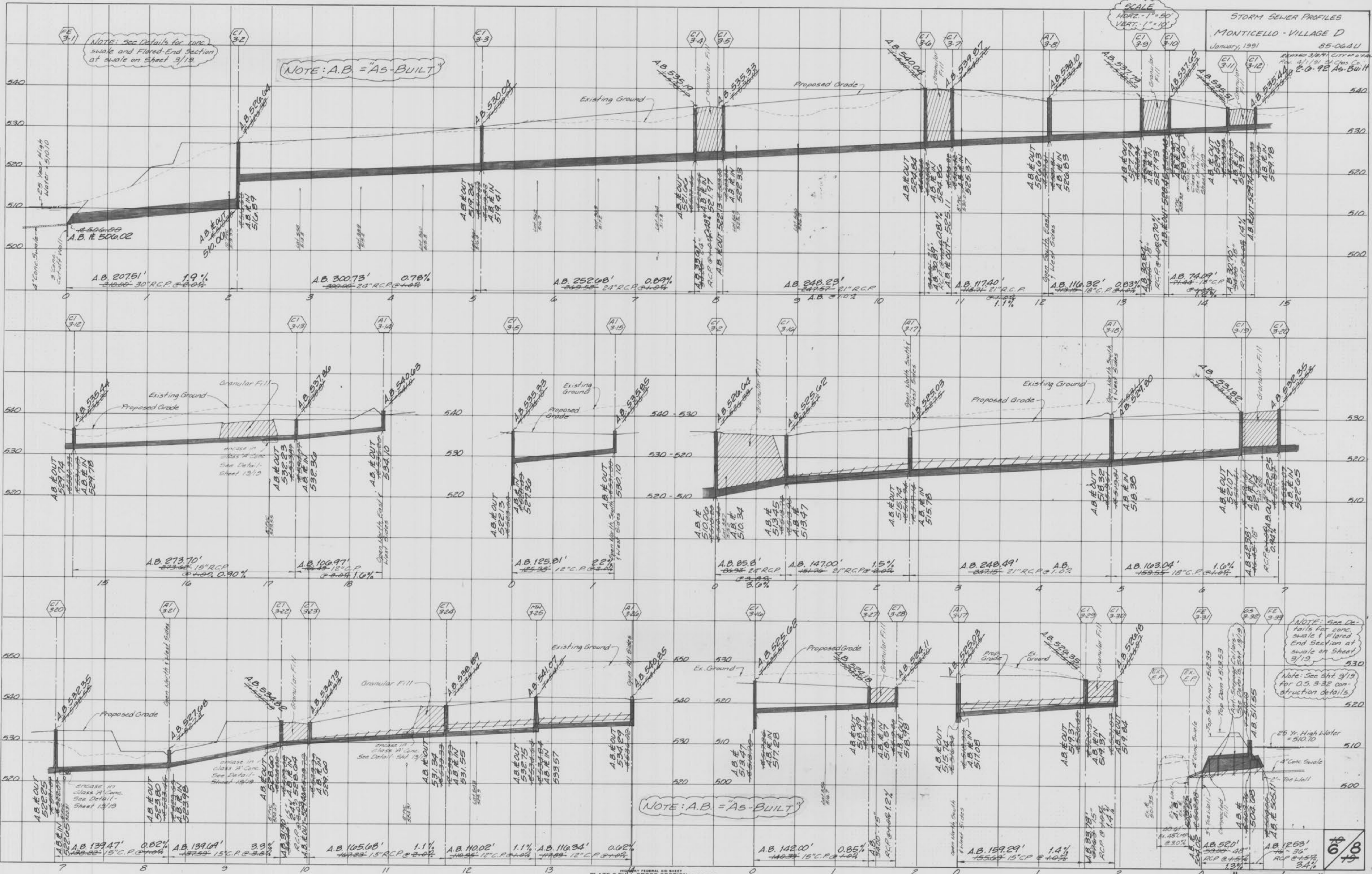
NOTE: A.B. = "AS-BUILT"

SCALE
HORZ. - 1" = 40'
VERT. - 1" = 10'

2'-0" RC. As-Built

FINAL SURVEY PLOTTED
NOTE BOOK NO. _____
DATE _____

ORIGINAL SURVEY PLOTTED
NOTE BOOK NO. _____
DATE _____



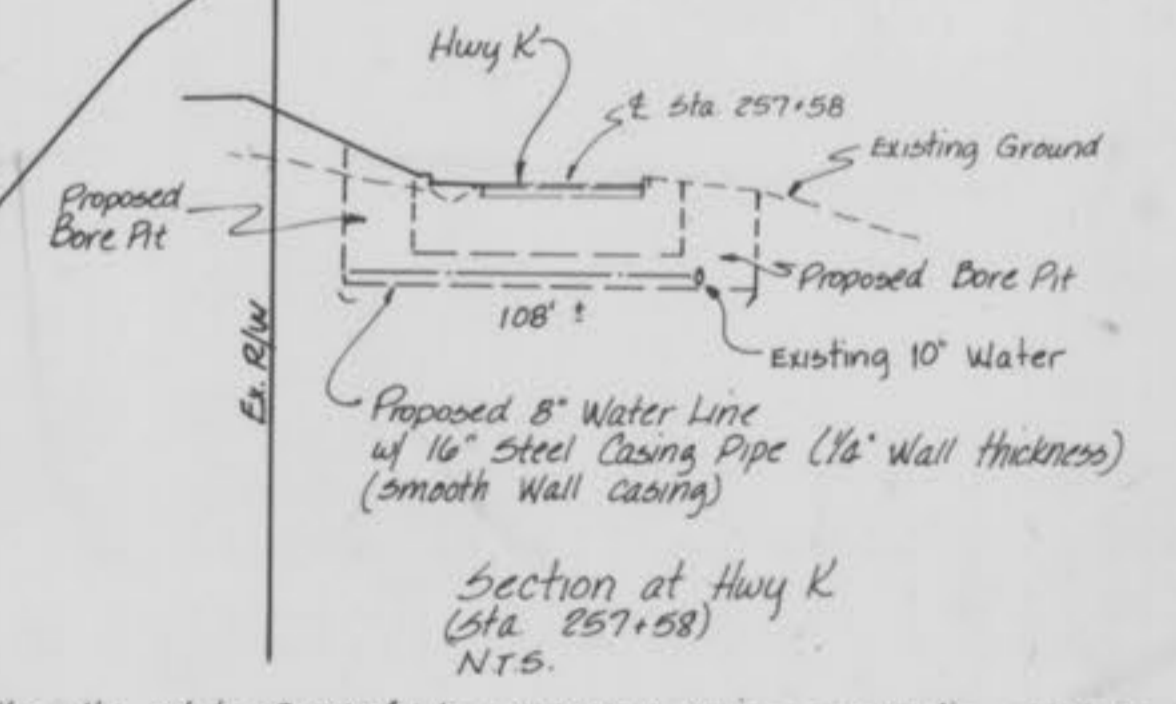
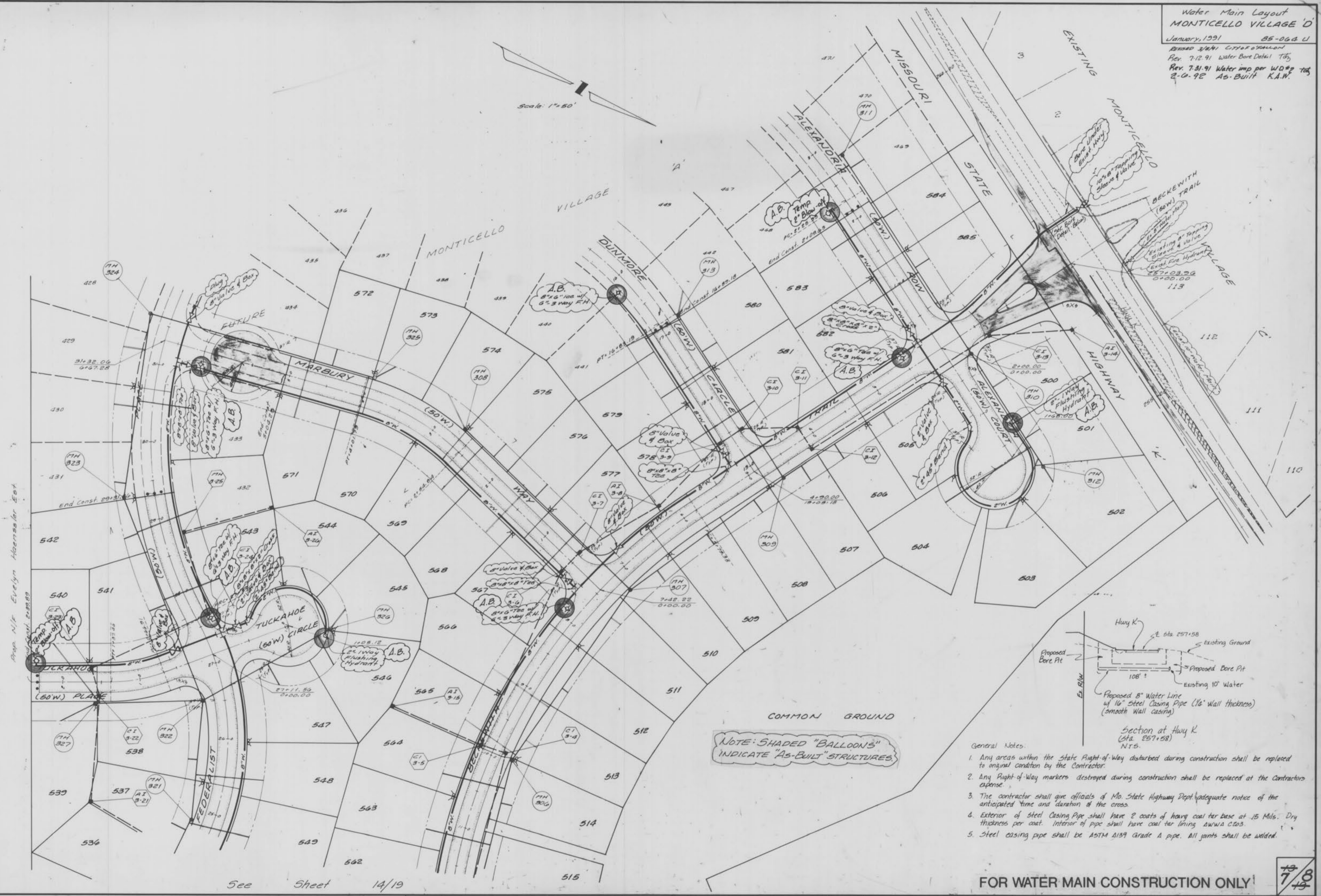
NOTE: A.B. = "AS-BUILT"

NOTE: See Details for concrete swale & Flooded End Section at swale on Sheet 3/19

Note: See 3/19 for 0.5, 3-32 construction details

25 Yr. High Water = 510.70

Scale: 1"=50'



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

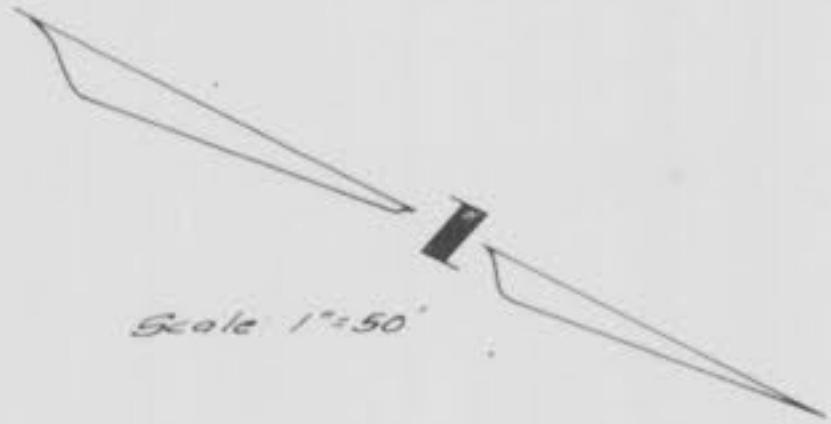
- General Notes:
1. Any areas within the State Right-of-Way disturbed during construction shall be replaced to original condition by the Contractor.
 2. Any Right-of-Way markers destroyed during construction shall be replaced at the Contractor's expense.
 3. The contractor shall give officials of Mo. State Highway Dept. adequate notice of the anticipated time and duration of the cross.
 4. Exterior of Steel Casing Pipe shall have 2 coats of heavy coal tar base at .15 Mils. Dry thickness per coat. Interior of pipe shall have coal tar lining as per W.D.#2.
 5. Steel casing pipe shall be ASTM A139 Grade A pipe. All joints shall be welded.

See Sheet 14/19

FOR WATER MAIN CONSTRUCTION ONLY

7/8

See Sheet 13/19



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



Prop. N/E Evelyn Haenseler Est.

Prop. N/E Schneider Bertha

Prop. N/E Kadian, Leonard & Paul

6 O'FALLON (30'W) ROAD

Prop. N/E Grant, Elbert & Gladys

FOR WATER MAIN CONSTRUCTION ONLY

Monticello Village 'D' "AS-BUILTS" VILL D

8/18/91