

PLANS FOR CONSTRUCTION OF
SANITARY SEWERS, STORM SEWERS,
GRADING, PAVING, AND WATER MAINS

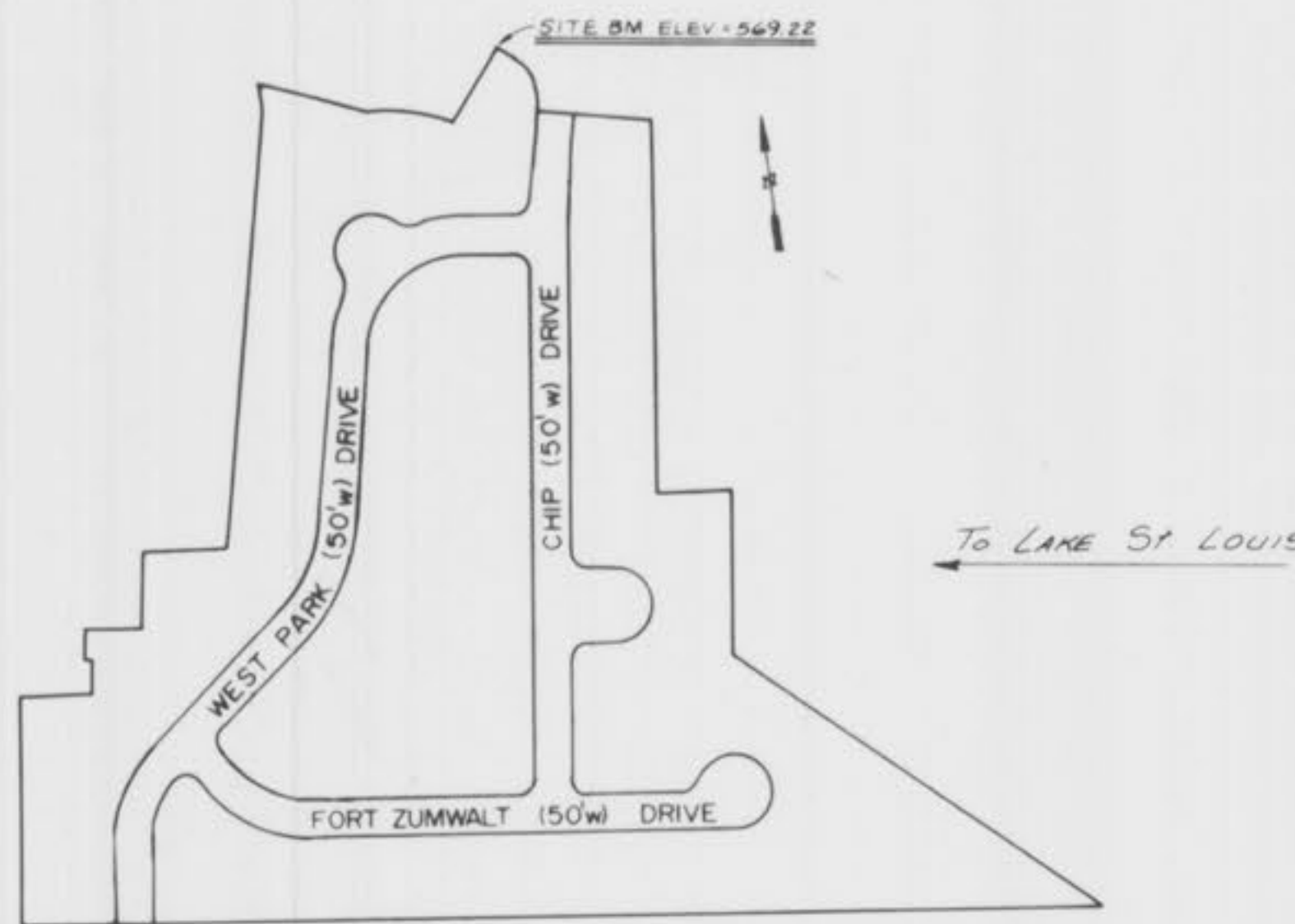
FOR
AS-BUILTS FOR

PARKVIEW PLACE II

A TRACT OF LAND BEING PART OF LOT 6
OF THE D. HEALD HOME PLACE IN U.S. SURVEY 55 IN
T.47N., R.3E., ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES

- 1) Underground utilities have been plotted from available information and therefore their locations shall 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 any grading or construction of improvements.
- 2) All Manhole and Inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer contractor.
- 3) All Standard curb Inlets to have front of inlet 2' (foot) behind curb.
- 4) Storm Sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- 5) Storm Sewer 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- 6) All storm sewer pipe in the right-of-way shall be Reinforced Concrete Pipe (A.S.T.M. C-76 Class II minimum).
- 7) Corrugated Metal Pipe shall conform to the standard specifications for corrugated culvert pipe M36, AASHO. See plans for gauge.
- 8) 8" P.V.C. Sanitary Sewer Pipe shall meet the following standards. A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer districts shall be installed between P.V.C. Pipe and masonry structures.
- 9) All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified AASHO T-180 Compaction Test." (A.S.T.M.-D-1557) All filled places within public roadways shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHO T-99, Method C." (A.S.T.M. D-698)
- 10) All trench backfills within the public R.O.W., shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public R.O.W. may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHO Compaction Test.
- 11) No area shall be cleared without the permission of the project Engineer.
- 12) All grades shall be within 0.2 feet of those shown on the grading plan.
- 13) No slope shall be steeper than 3:1 or as called for in the Soils Report for the project. All slopes shall be sodded or seeded and mulched.
- 14) All construction and materials used shall conform to current City of O'Fallon standards.
- 15) All P.V.C. Sanitary Sewer Pipe to have crushed stone bedding uniformly graded between 1" and 4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- 16) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 17) A 25' (foot) Building Line shall be established along all public right-of-way



KEY MAP
N.T.S.



LEGEND

C.I.	Curb Inlet
D.C.I.	Double Curb Inlet
A.I.	Area Inlet
M.H.	Manhole
F.E.	Flared End Section
E.P.	End Pipe
C.P.	Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugate Metal Pipe
C.I.P.	Cast Iron Pipe
P.V.C.	Poly Vinyl Chloride (Plastic Pipe)
C.O.	Clean Out
+	Fire Hydrant
—	Storm Sewer
—	Sanitary Sewer
—	Existing Contour
—	Proposed Contour
—	Street Sign
—	F.L. Elevation of House Connection
—	F.L. of Sanitary Sewer

INDEX

SHEET 1	COVER SHEET
SHEET 2,3	PLAT PLANS
SHEET 4,5	GRADING PLANS
SHEET 6	STREET PROFILES
SHEET 7	SANITARY SEWER PROFILES
SHEET 8	STORM SEWER PROFILES
SHEET 9,10	DRAINAGE AREA MAPS
SHEET 11,12	CONSTRUCTION DETAILS

DEVELOPMENT NOTES

AREA OF TRACT: 18.88 ACRES
PRESENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL) WITH P.U.D. ATTACHMENT
TOTAL LOTS PROPOSED: 65
MINIMUM LOT AREA: 7500 SQUARE FEET
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 6 FEET
MINIMUM REAR YARD: 25 FEET

UTILITY SERVICES FOR THE SITE

SEWER: CITY OF O'FALLON
WATER: CITY OF O'FALLON
ELECTRIC: MISSOURI EDISON AND CUIVRE RIVER ELECTRIC COOPERATIVE
GAS: ST. CHARLES GAS COMPANY
TELEPHONE: CONTINENTAL TELEPHONE COMPANY
SCHOOL DISTRICT: FORT ZUMWALT, R-2
FIRE DISTRICT: CITY OF O'FALLON

THIS IS TO CERTIFY THAT THE FOLLOWING
AS-BUILT LOCATIONS WERE LOCATED AND ARE
CORRECTLY REPRESENTED ON THESE PAGES

THOMAS E. SMITH
No. REG. L.S. 1462

BENCHMARK:

U.S.G.S. BM: RM 44 CROSS CUT ON THE NORTH END OF A FIRE HYDRANT LOCATED AT THE
NORTHEAST CORNER OF MILLMAN RD AND BRIAN RD. ELEV. = 595.63

SITE BM:

OLD CROSS ON CURB BETWEEN PROPOSED LOT 65 OF PARKVIEW PLACE II
AND EXISTING LOT 8 OF PARKVIEW PLACE PLAT ONE. ELEV. = 569.22

SHEET 1 OF 4

AS-BUILTS ADDED 11/9/86

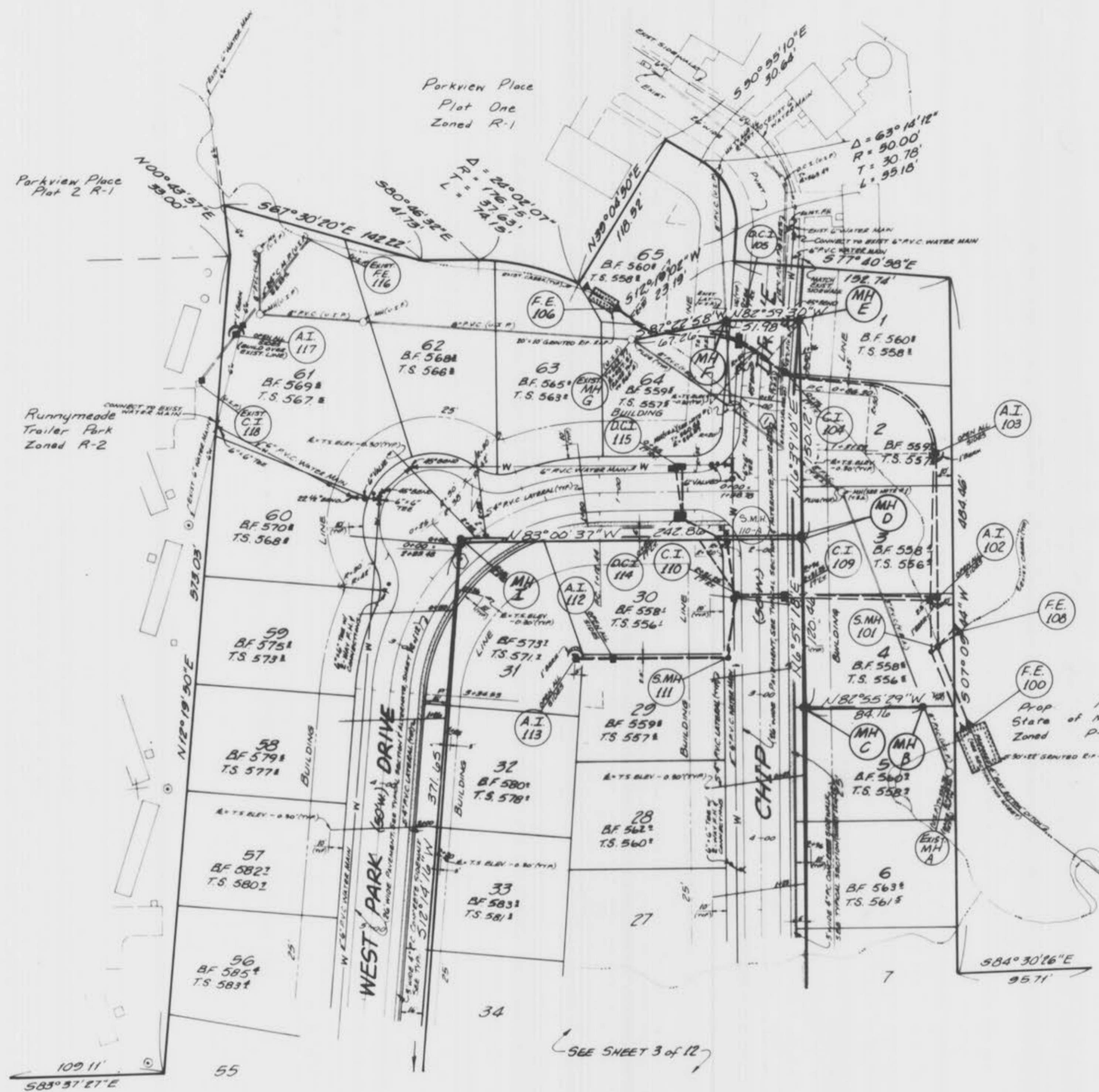
BAX ENGINEERING CO., INC.
530 Madison Street St. Charles MO 63301
946-6588 724-3330
PROPERTY OF
CITY OF O'FALLON
BUILDING DEPARTMENT

DEVELOPER
BLUE RIBBON HOMES, INC.
3877 HIGHWAY 70
ST. CHARLES, MO. 63303

DATE JULY, 1986
ENGINEER HAROLD J. BAX, P.E.
ORDER NO. 84-1473 SHEET 1 OF 12

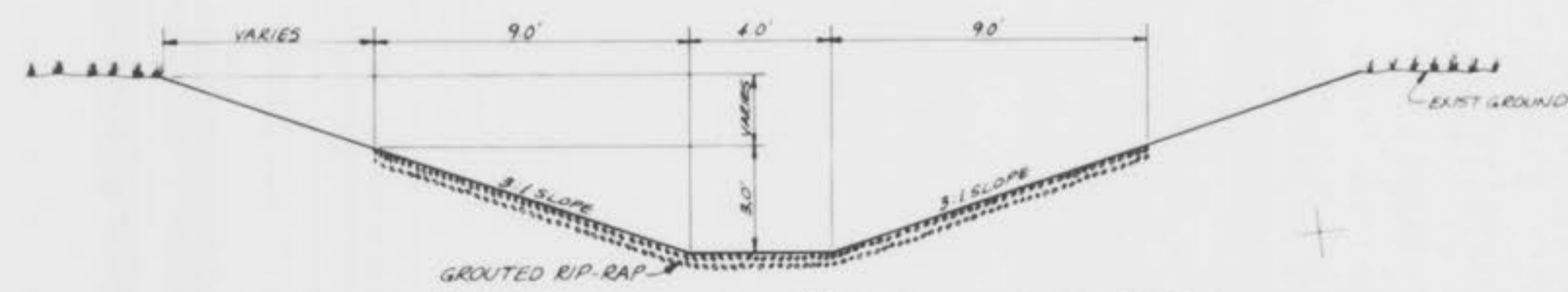
NOTES

- 1) EXISTING MANHOLES TO BE ABANDONED: THE ABANDONMENT PROCEDURE SHALL CONSIST OF REMOVING MANHOLE FRAME AND COVER AND PLUGGING ALL INCOMING AND OUTGOING PIPES. THE WALLS SHALL BE LOWERED TO TWO (2) FEET BELOW FINAL GRADE. THE STRUCTURE SHALL THEN BE FILLED WITH GRANULAR MATERIAL. SELECTED EARTH SHALL BE USED TO BRING THE SURFACE TO FINAL GRADE.
- 2) ALL GROUT FOR RIP-RAP SHALL BE "HIGH SLUMP READY-MIX CONCRETE"
- 3) THE SANITARY SEWER SYSTEM PROPOSED TO INTERCEPT THE EXISTING SANITARY SEWER SYSTEM (EXIST. MH 'A' THRU EXIST. MH 'G') SHALL BE BUILT AND APPROVED BEFORE THE EXISTING SYSTEM IS ABANDONED.



"CURVE TABLE"

① $\Delta = 05^{\circ}09'10''$	R = 500.00'	A = 44.99'
② $\Delta = 04^{\circ}49'54''$	R = 150.00'	A = 222.09'
③ $\Delta = 03^{\circ}05'17''$	R = 250.00'	A = 166.19'
④ $\Delta = 43^{\circ}21'29''$	R = 150.00'	A = 113.51'
⑤ $\Delta = 43^{\circ}21'29''$	R = 150.00'	A = 113.51'

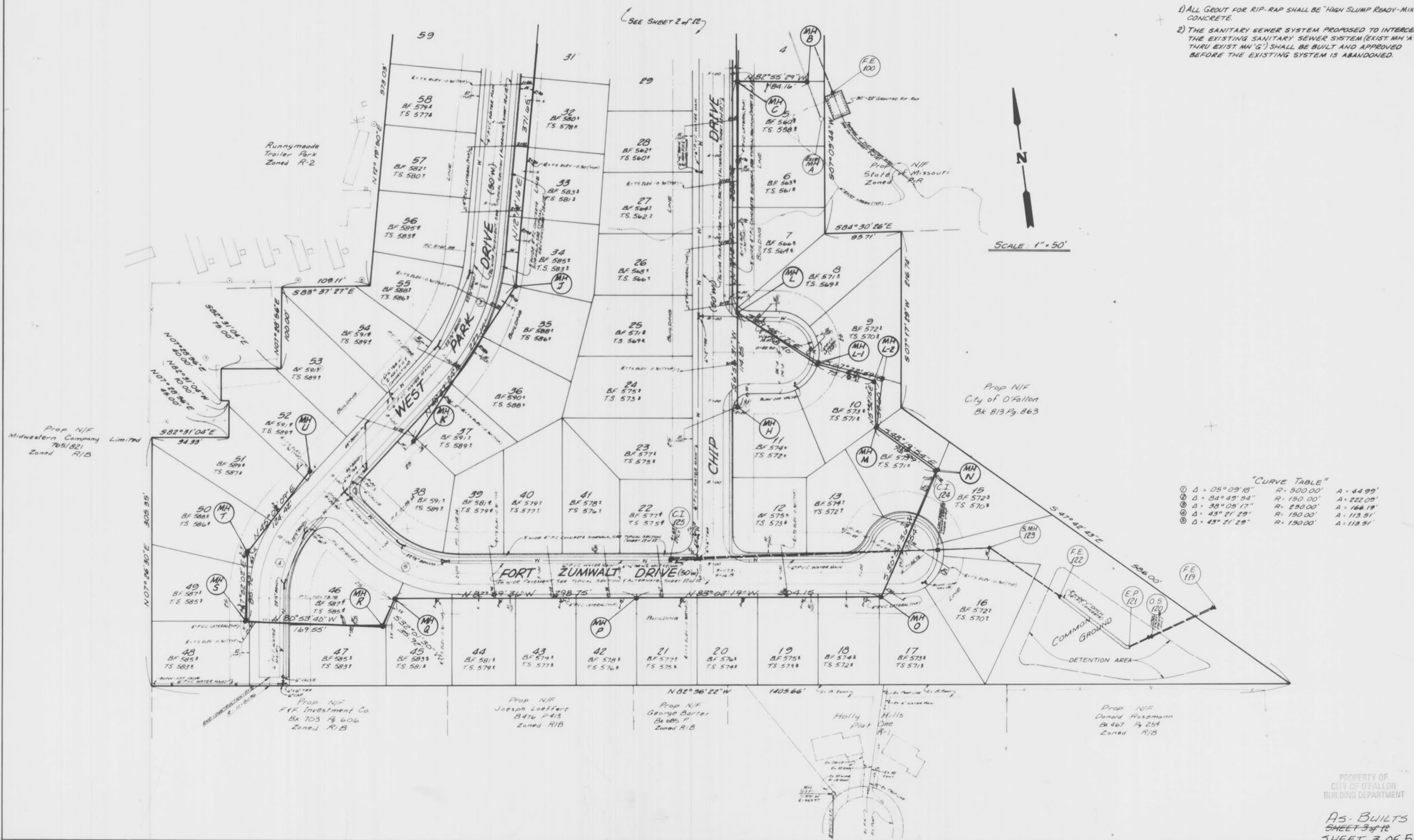


PROPOSED 4' "FLAT BOTTOM" DITCH SECTION SCALE: 1" = 4' (HORIZ. VERT.)

PROPERTY OF
 CITY OF FALLON
 BUILDING DEPARTMENT

NOTES

- 1) ALL GROUT FOR RIP-RAP SHALL BE "HIGH SLUMP READY-MIX CONCRETE."
- 2) THE SANITARY SEWER SYSTEM PROPOSED TO INTERCEPT THE EXISTING SANITARY SEWER SYSTEM (EXIST. MH 'A' THRU EXIST. MH 'G') SHALL BE BUILT AND APPROVED BEFORE THE EXISTING SYSTEM IS ABANDONED.

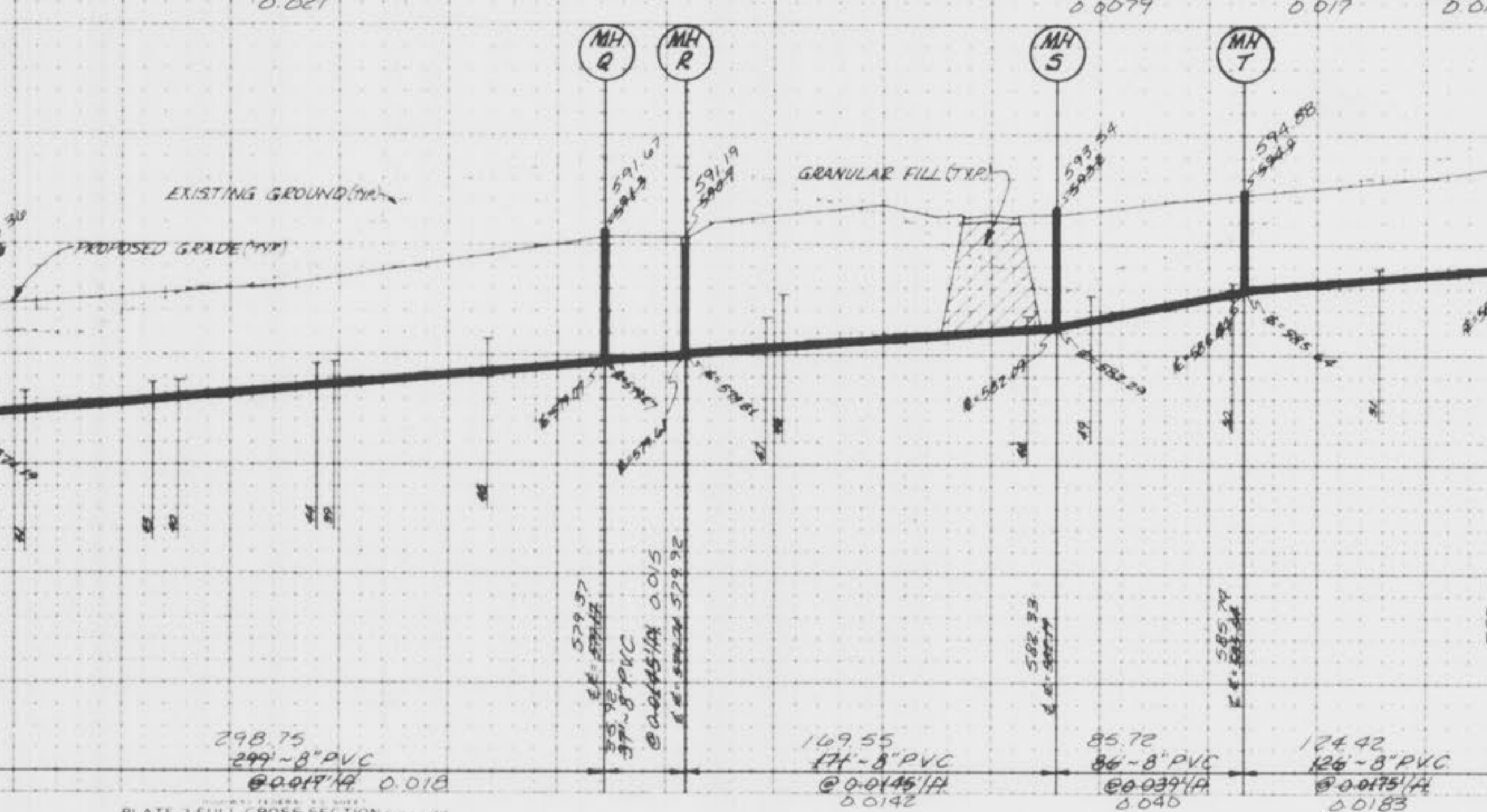
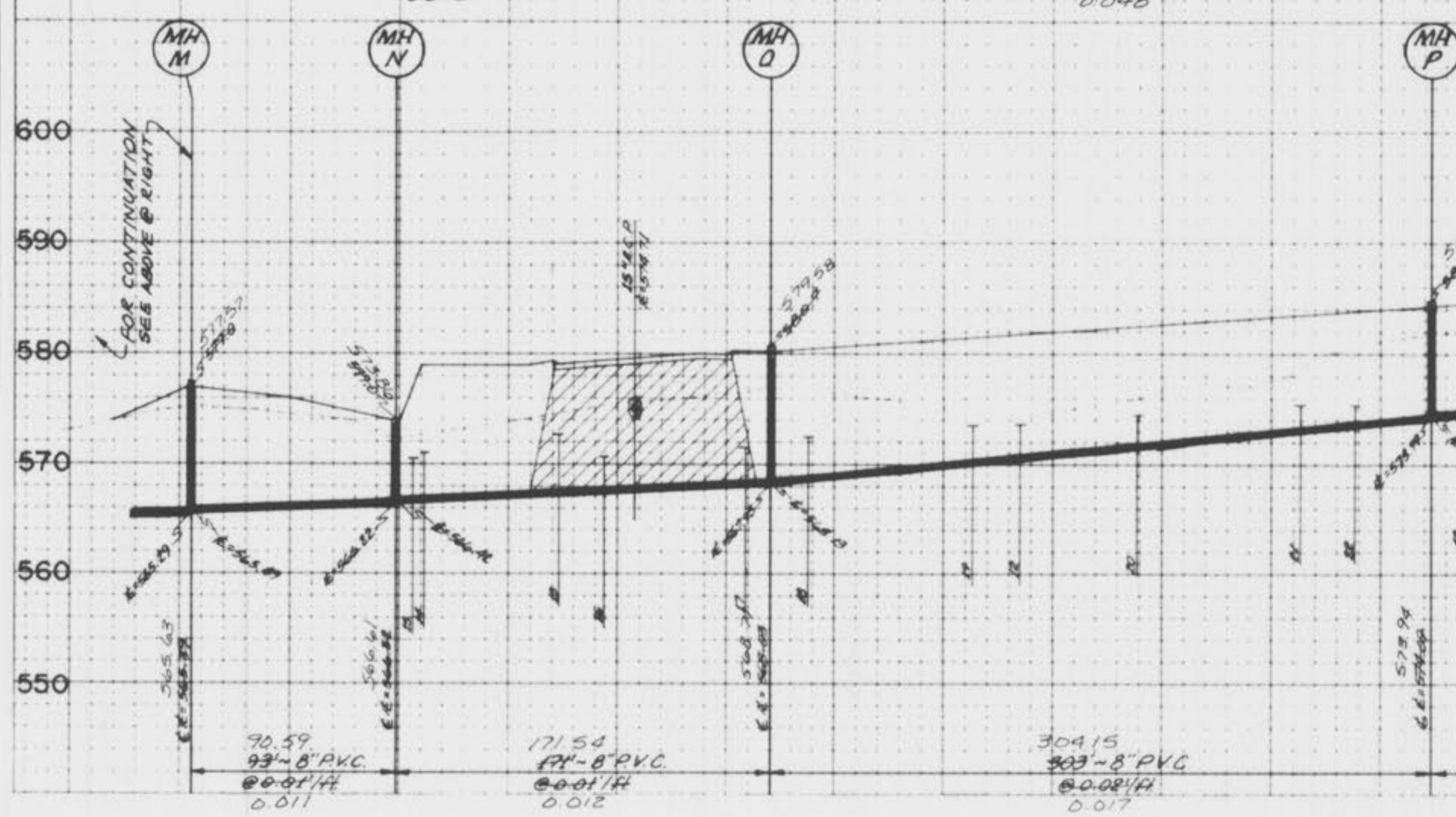
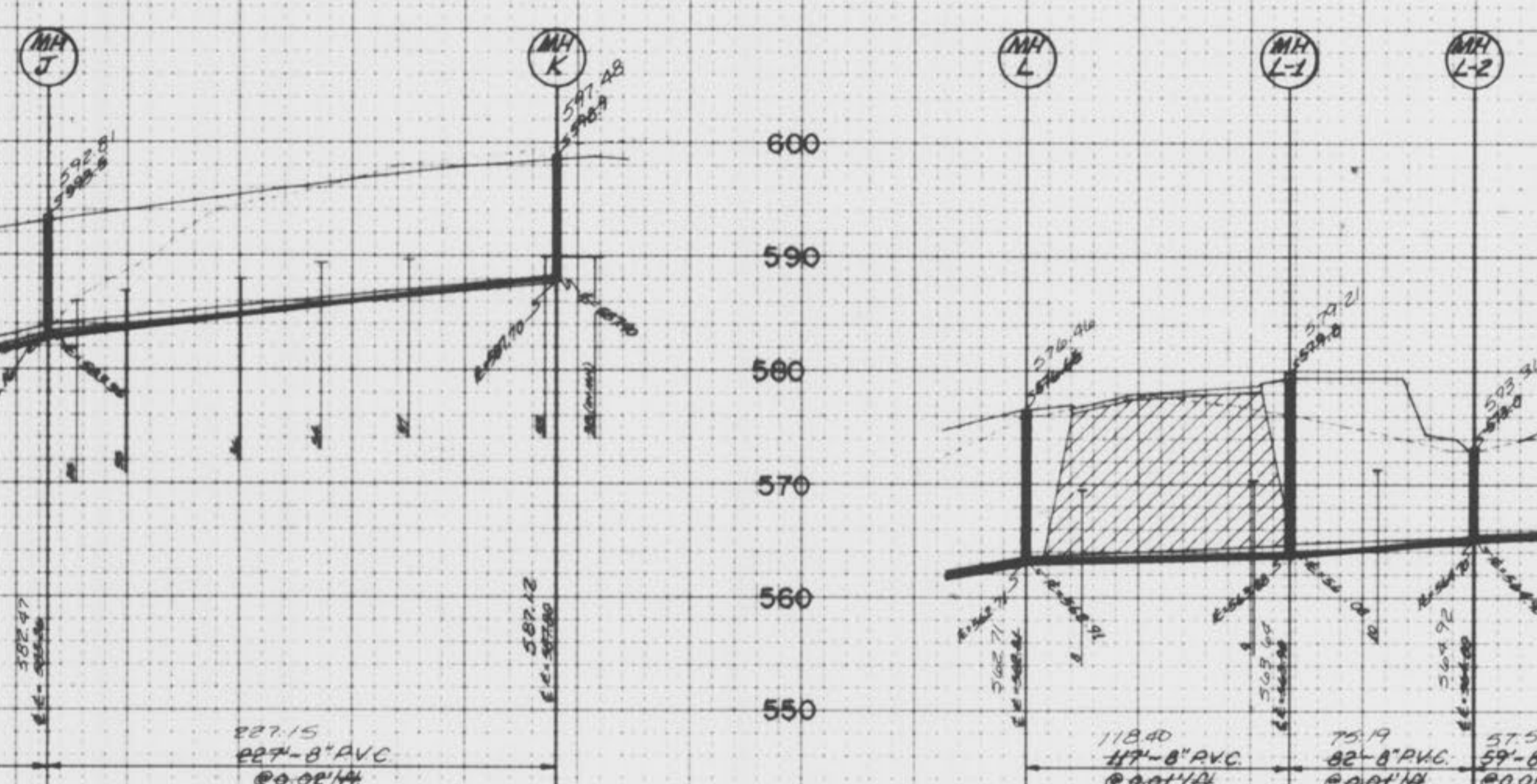
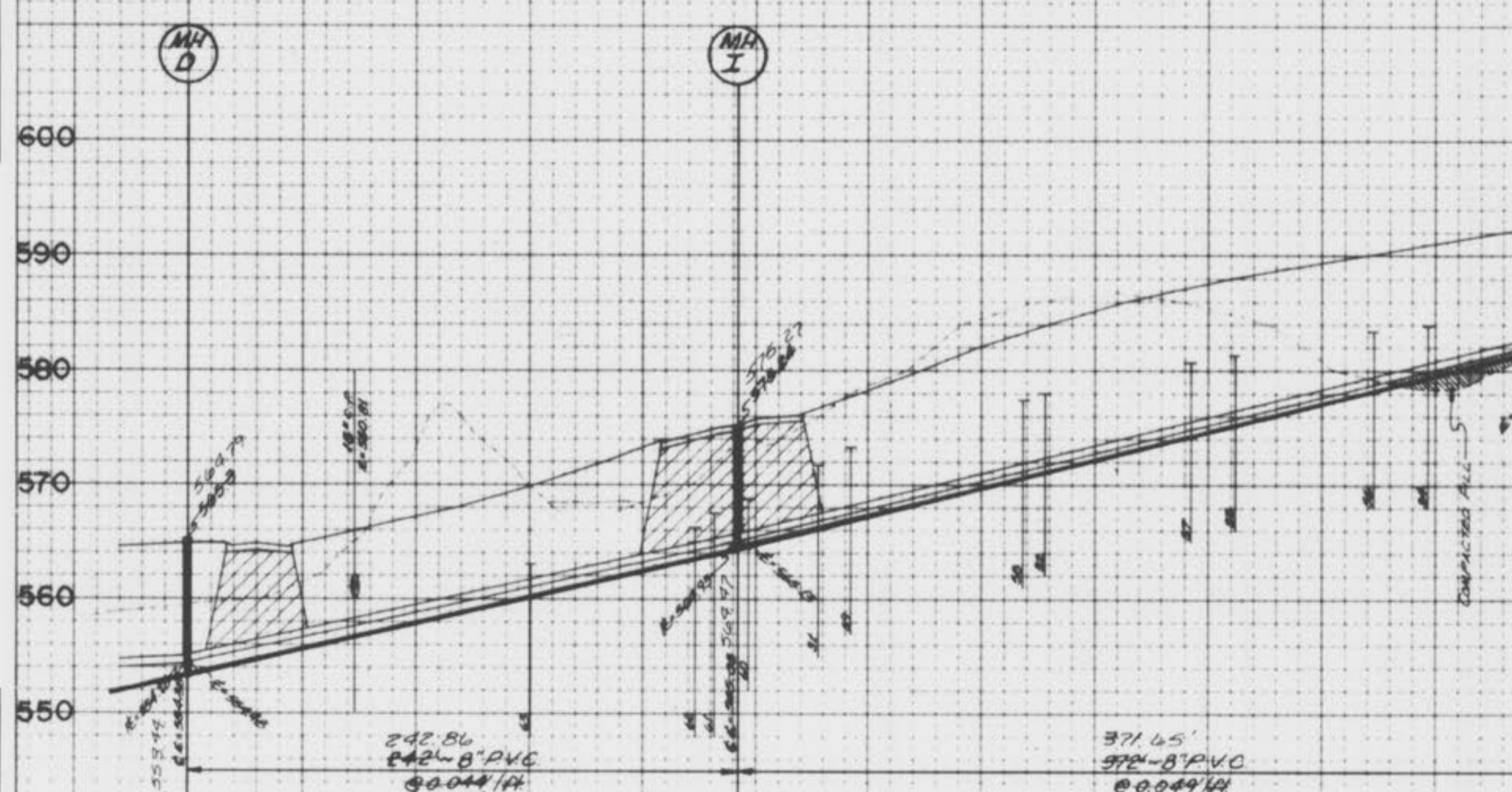
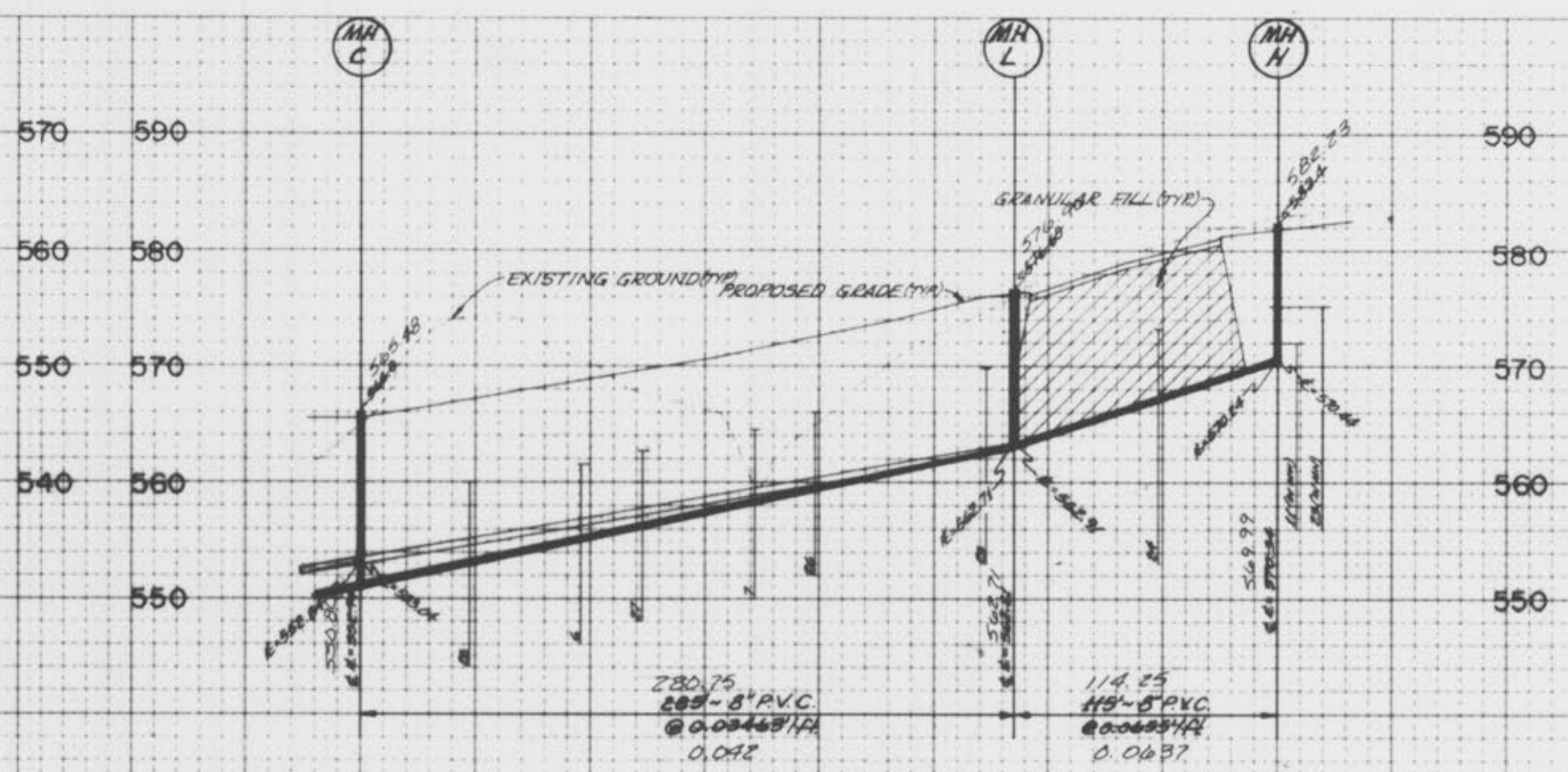
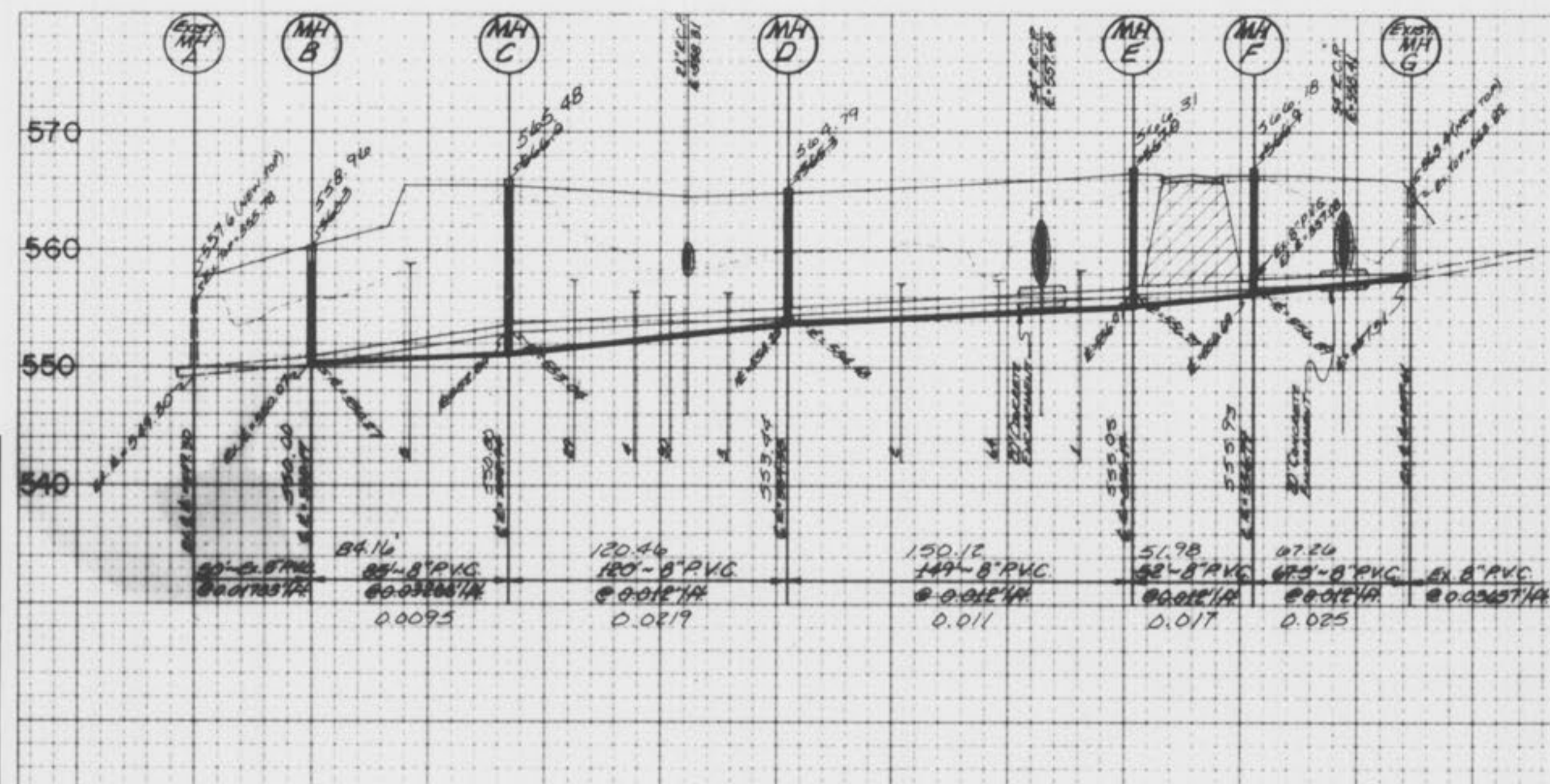


"CURVE TABLE"

①	Δ = 05° 09' 18"	R = 500.00'	A = 44.99'
②	Δ = 04° 49' 54"	R = 150.00'	A = 222.09'
③	Δ = 38° 05' 17"	R = 290.00'	A = 166.19'
④	Δ = 43° 21' 29"	R = 150.00'	A = 113.51'
⑤	Δ = 43° 21' 29"	R = 150.00'	A = 113.51'



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



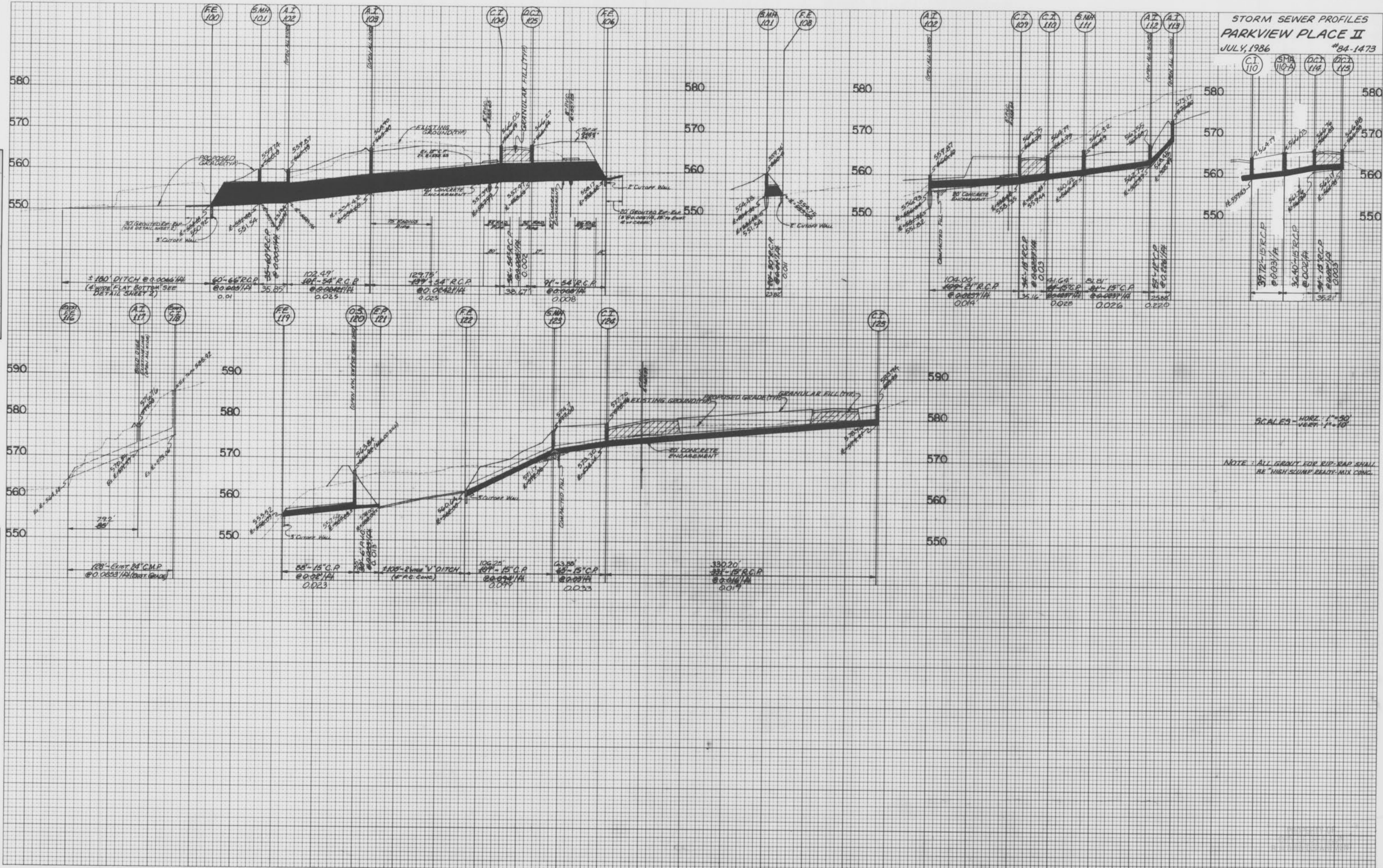
FINAL SURVEY
 DATE: _____
 BY: _____

ORIGINAL SURVEY
 DATE: _____
 BY: _____

PLATE 3 FULL CROSS SECTION FULL LINE

PROPERTY OF
 CITY OF GRALLON
 BUILDING DEPARTMENT

STORM SEWER PROFILES
 PARKVIEW PLACE II
 JULY, 1986 #84-1473



SCALE - HORIZ: 1"=30'
 VERT: 1"=10'

NOTE: ALL GRUNT FOR RIP-RAP SHALL BE HIGH-SUMP READY-MIX CONC.

FINAL SURVEY PLOTTED TEMPLATE NOTE BOOK AREA NO. AREA CHECKED

ORIGINAL SURVEY PLOTTED TEMPLATE NOTE BOOK AREA NO. AREA CHECKED