

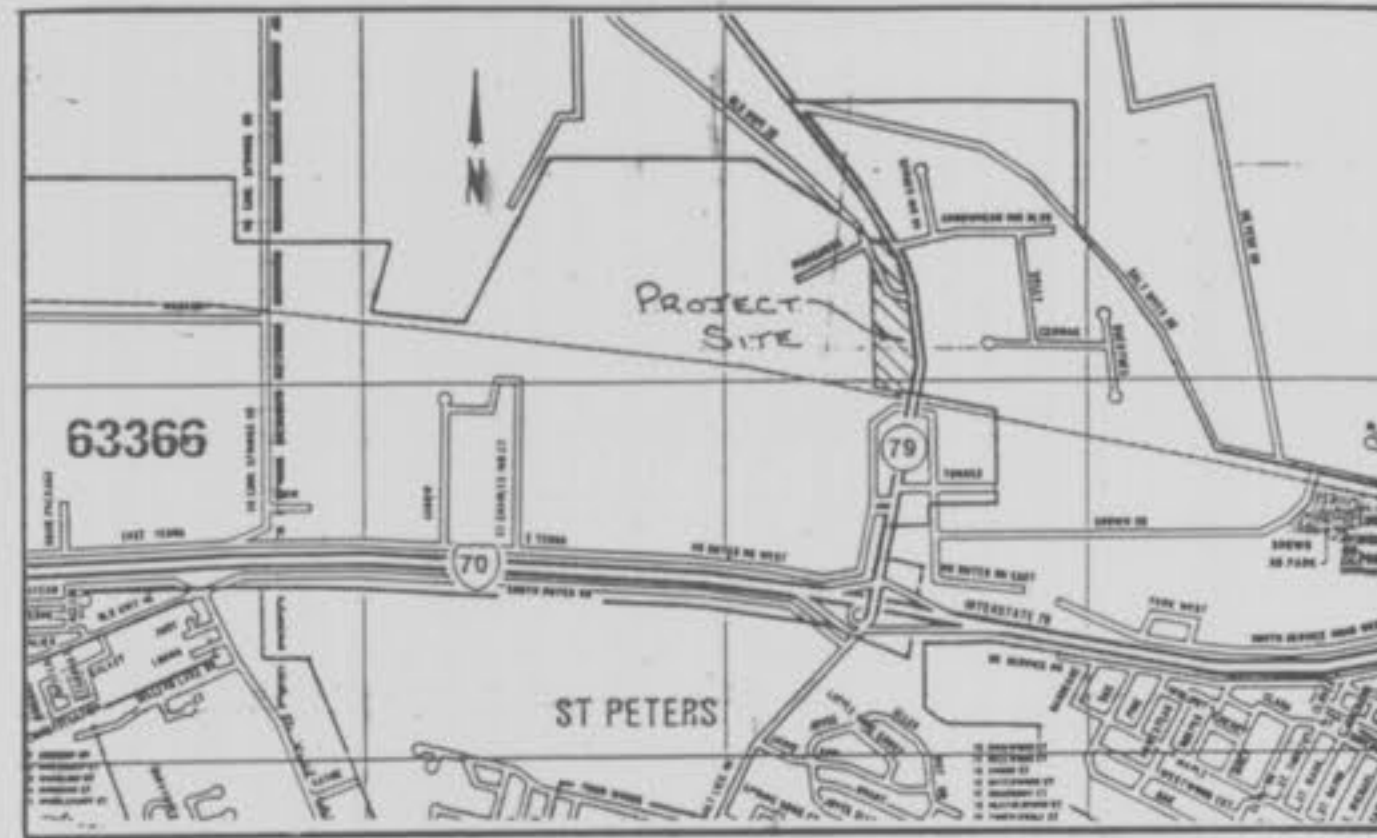
City of O'Fallon

General Notes

1. 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.
2. 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.
3. 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.
4. Storm sewers 18" in diameter or smaller shall be ASTM C-14.
5. Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
6. 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.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge.
8. 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.
9. 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.
10. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
11. 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.
12. No area shall be cleared without the permission of the developer.
13. All grade shall be within 0.2 feet (more or less) of those shown on the grading plan.
14. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
15. 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.
16. 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.
17. All standard street curb inlets to have front of inlet 2 feet behind curb.
18. 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.
19. Water Lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
20. 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.
21. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
22. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
23. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
24. All PVC sanitary sewer pipe shall be DR-35 or equal with crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" above the top of the pipe.
25. 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.
26. All streets must meet the specifications and installation requirements of the City of O'Fallon.
27. All sanitary manhole tops shall be set 0.2' higher than the proposed ground except in pavement areas.
28. All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
29. All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for Single-family developments.
30. Manhole frame and cover shall be Clay and Bailey No. 2008 for Neenah R-1736 or Deeter 1315 or approved equal.
31. A drop of 0.2 feet is required through each sanitary manhole.
32. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
33. Brick shall not be used on manholes.
34. 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.
35. This tract is served by:
 - Electric - Union Electric Company
 - Sanitary - City of O'Fallon
 - Water - City of O'Fallon
 - Telephone - Continental Telephone Company
 - Natural Gas - St. Charles Gas Company
 - Fire District - St. Peters Fire District

LOT 1
SALT RIVER INDUSTRIAL PARK
 A TRACT OF LAND BEING PART OF U.S. SURVEY 731
 TOWNSHIP 47 NORTH RANGE 3 EAST
 ST. CHARLES COUNTY, MISSOURI

"AS-BUILTS"



Location Map

Index

Sheet	Description
①	COVER SHEET
②	SITE PLAN
③	DRAINAGE AREA MAP
④	SEWER PROFILES
⑤	LANDSCAPE PLAN
⑥-10	CONSTRUCTION DETAILS

Benchmark

- RM 70 A standard disc. stamped H-149 1980, in the middle of the West pier base under Highway 79 at Norfolk & Western Railroad, Reset 1980. Elev. 505.026
- TBM 70-1 Top 2" dip at the Southwest corner of property. Elev. 503.96
- TBM 70-3 Found "a" chiseled in box culvert at Sta. 518+00, 30' Lt. - Highway 79.

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		

WAS SALT RIVER IND.
 RIVERSIDE IND.
"AS-BUILTS"
 Prepared per City of O'Fallon B.C. 10-30-90
 Revised per City of O'Fallon B.C. 10-17-90

This is to certify to CITY OF O'FALLON that these "As-Built" Sewer plans are based on actual field surveys conducted during May, 1991 and the results are shown here on.

by Pickett Ray & Silver

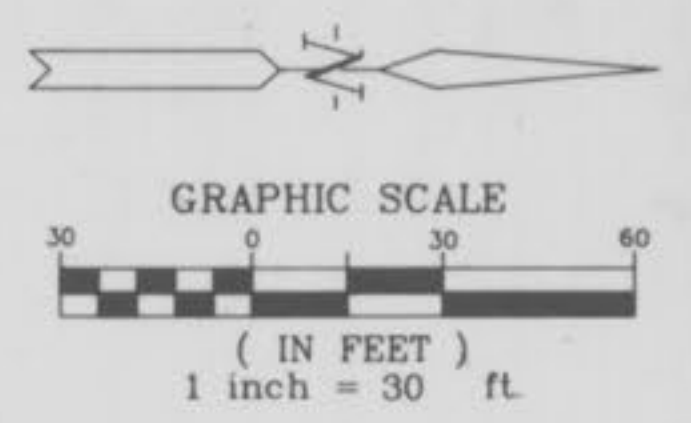
Delmar F. Vincent
 Delmar F. Vincent
 MO R.L.S. No 1869

Date 5/15/91

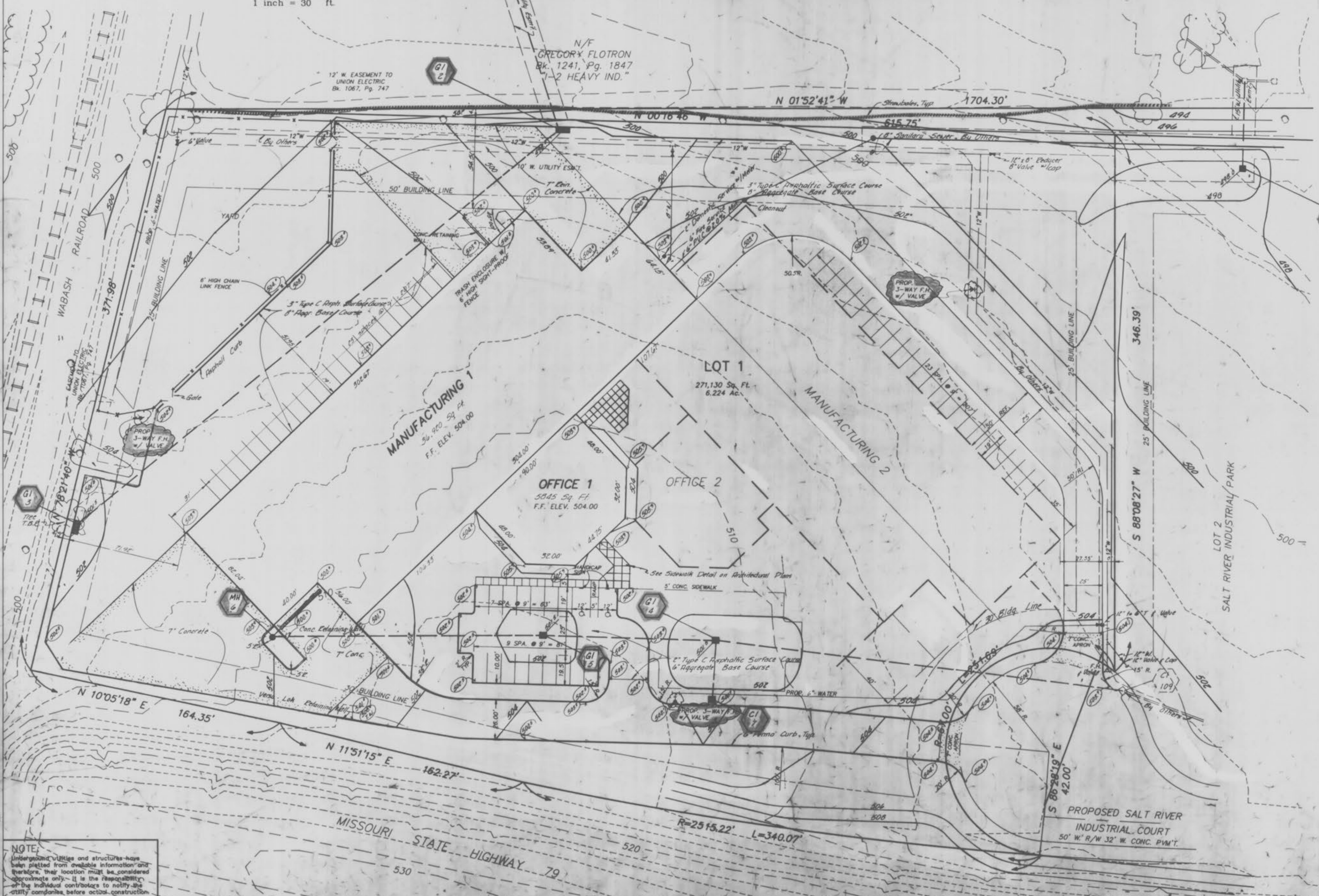
ENGINEERS AUTHENTICATION	
The responsibility for professional engineering liability on the project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.	
PICKETT, RAY & SILVER, INC.	
 P. RAY P. SILVER E. 880	
PICKETT RAY & SILVER	
Civil Engineers	333 Mid Rivers Mall Dr. St. Peters, MO 63376 441-1211 278-1211
Planners	
Land Surveyors	
PREPARED FOR:	
DIDION MANUFACTURING CO.	
30 Patmos Court St. Peters, MO. 63376 (314) 928-1940	
DRAWN <u>B.C.</u>	DATE <u>4-27-90</u>
CHECKED <u>R.B.</u>	DATE <u>4-27-90</u>
FIELD BOOK <u>435</u>	PROJECT # <u>88-1608</u>
	JOB ORDER # <u>19504</u>

LOT 1 OF SALT RIVER INDUSTRIAL PARK

A TRACT OF LAND BEING PART OF U.S. SURVEY 731
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI



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



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PICKETT, RAY & SILVER, INC.

RAY
PICKETT
E. 19395

SITE PLAN

"AS-BUILTS"
11-13-90 Revised Bldg. B.C.

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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

Prepared For:
DIDION MANUFACTURING CO.
30 Patmos Court
St. Peters, MO 63376
(314) 928-1940

DRAWN	B.K.C.	DATE	SEPT. 27, 1990
CHECKED	D.W.B.	DATE	SEPT. 27, 1990
FIELD BOOK	435	PROJECT #	88-1808
		JOB ORDER #	19502

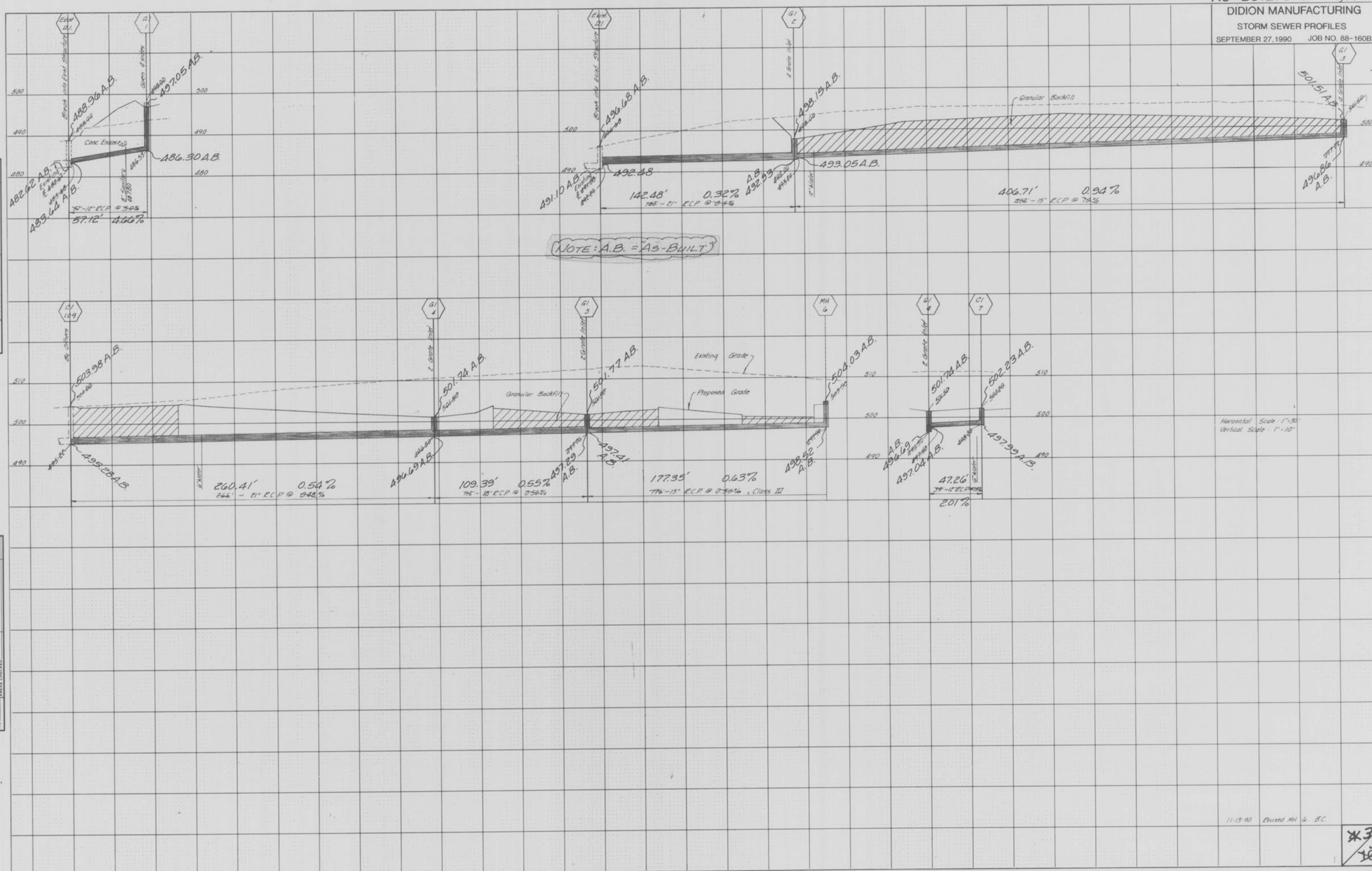
NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractor to notify the utility companies before actual construction.

Salt River Ind. Park
Riverside Lot 1

1-16-91, B.C. Revised 8" W to 6" W
1-21-91 Revised Per City of O'Fallon - 50' Bldg. Line
3-28-91 Revised grades @ retaining wall B.C.
4-4-91 Revised drainage @ retaining wall B.C.

DATE _____ BY _____
 SURVEYED _____
 PLOTTED _____
 CHECKED _____
 NOTE BOOK NO. _____
 AREAS CHECKED _____

DATE _____ BY _____
 SURVEYED _____
 PLOTTED _____
 CHECKED _____
 NOTE BOOK NO. _____
 AREAS CHECKED _____



11-15-90 Revised MH 6, BC

*3/3/88