

GENERAL NOTES

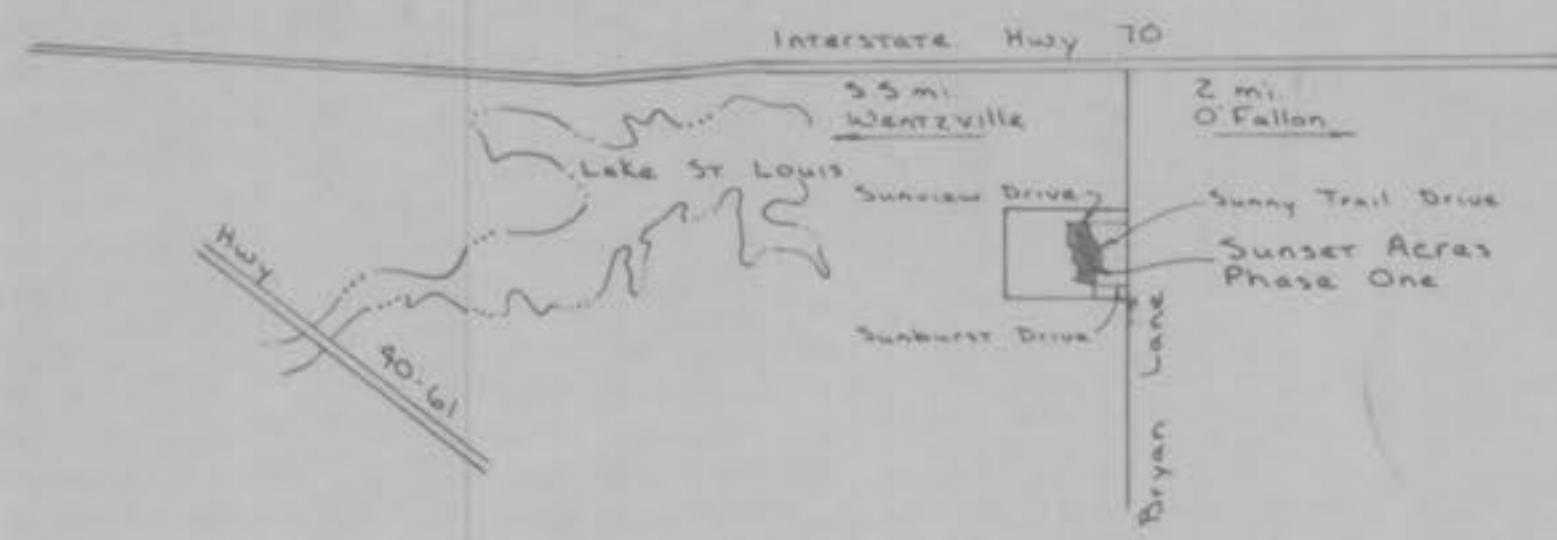
SUNSET ACRES

INDEX

NOTES

1. COVER SHEET
2. SITE PLAN & GRADING PLAN
3. SITE PLAN & GRADING PLAN
4. SANITARY SEWER PROFILES
5. STORM SEWER PROFILES
6. DETAIL SHEET
7. DETAIL SHEET

1. 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.
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, SDR35.
4. Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14.
5. Storm sewers 21" diameter or larger shall be A.S.T.M. C-76, Class II.
6. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class II) unless noted otherwise on the plans.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, A.A.S.H.O.
8. All filled places under buildings, proposed storm and sanitary 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" (A.S.T.M. D-1557) unless otherwise specified by local governing authority specifications. All tests shall be verified by a Soils Engineer.
9. All filled places in paved 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" (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications. All tests shall be verified by a Soils Engineer.
10. Trench backfills within the road right-of-way will be water jetted and granular backfill 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 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 2:1 and shall be either sodded or seeded and mulched.
15. Barricades will consist of three standard 12"x 36" red and white striped scotchlite hazard markers mounted on two pound "U" channel sign post, with bottom of marker seven feet above pavement surface.
16. All manhole and catch basin 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 catch basins 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 not less than two and one half feet (2-1/2').
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 P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
24. All P.V.C. sanitary sewer pipe to 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 7/10 of the pipe dia. above the bottom 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. Sewer laterals to be a minimum of 6" at a minimum grade of 2.0% and shall conform to the requirements of the City of O'Fallon.
27. Elevations shown are to U.S.G.S. Datum.
28. Sewer Elevations are from "As Built" plans. Sewer Contractor shall verify existing lateral elevations prior to starting extensions, any discrepancy shall be reported immediately to the Engineer.



LOCATION MAP
NTS

BENCH MARK

Pk nail at C.L.-C.L. Sunview Drive and Sunny Trail Drive.
Elev. 613.26

LEGEND

- | | |
|---------|--------------------------|
| CB. | Catch basin |
| D.C.B. | Double catch basin |
| Y.C.B. | Yard catch basin |
| 2G.C.B. | Two grate catch basin |
| 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. | Corrugated metal pipe |
| C.I.P. | Cast iron pipe |
| P.V.C. | Polyvinyl chloride pipe |
| V.C.P. | Vitrified clay pipe |
| C.O. | Clean out |
| V.T. | Vent trap |
| — | Storm sewer |
| — | Sanitary sewer |
| — | Existing contour |
| — | Proposed contour |
| — | Street sign |
| — | End of lateral |
| — | Lateral |
| 5 | Lot or building number |
| — | Depth of rock |
| — | Existing fence line |
| — | Existing tree line |

AS BUILTS 11-12-84

		CIVIL ENGINEERS LAND SURVEYORS	1 6/15/84 SANITARY SEWER REV. B.I. J.T.S. REV. DATE
		WICK BUILDING SYSTEMS INC. PO BOX 598 MOBERLY, MO 65270 616-263-7400	April, 1984 77-0548 J.T.S.

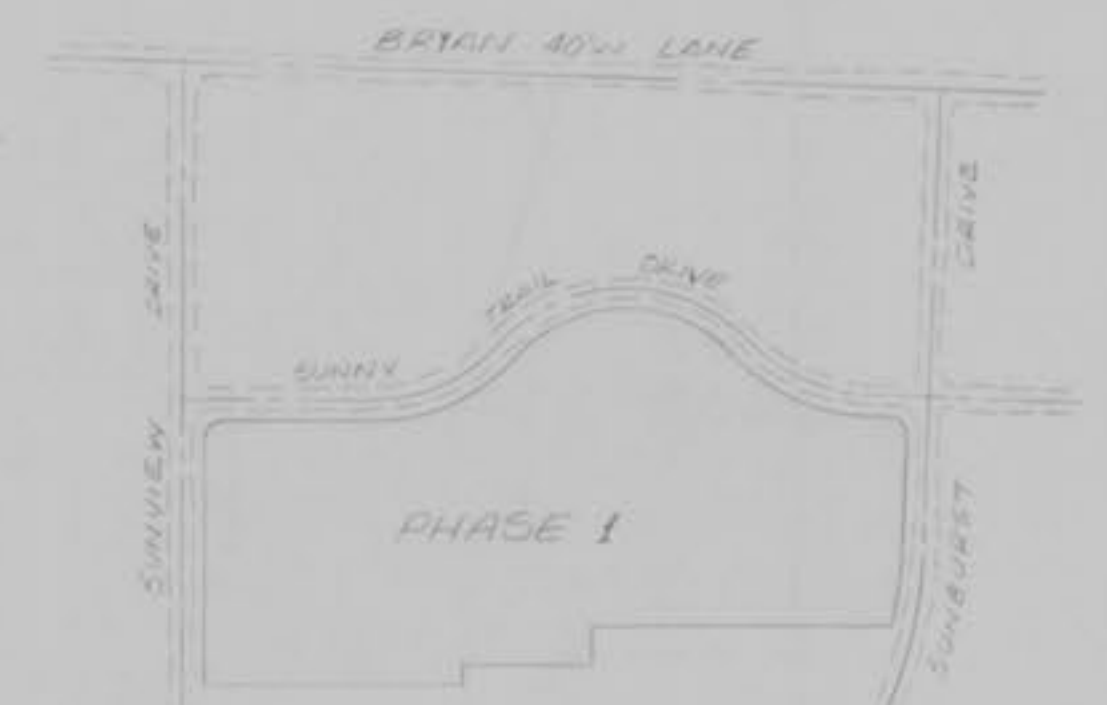
RAY PICKETT, P.E. - 14395 211 3RD RIVERS DRIVE 278-1211
ST. PETERS, MO 65376 441-1211



LOCATION MAP
N.T.S.

TABULATIONS

6.01 ACRES
16 BUILDINGS
89 UNITS
14.8 UNITS/ACRE



KEY MAP
N.T.S.

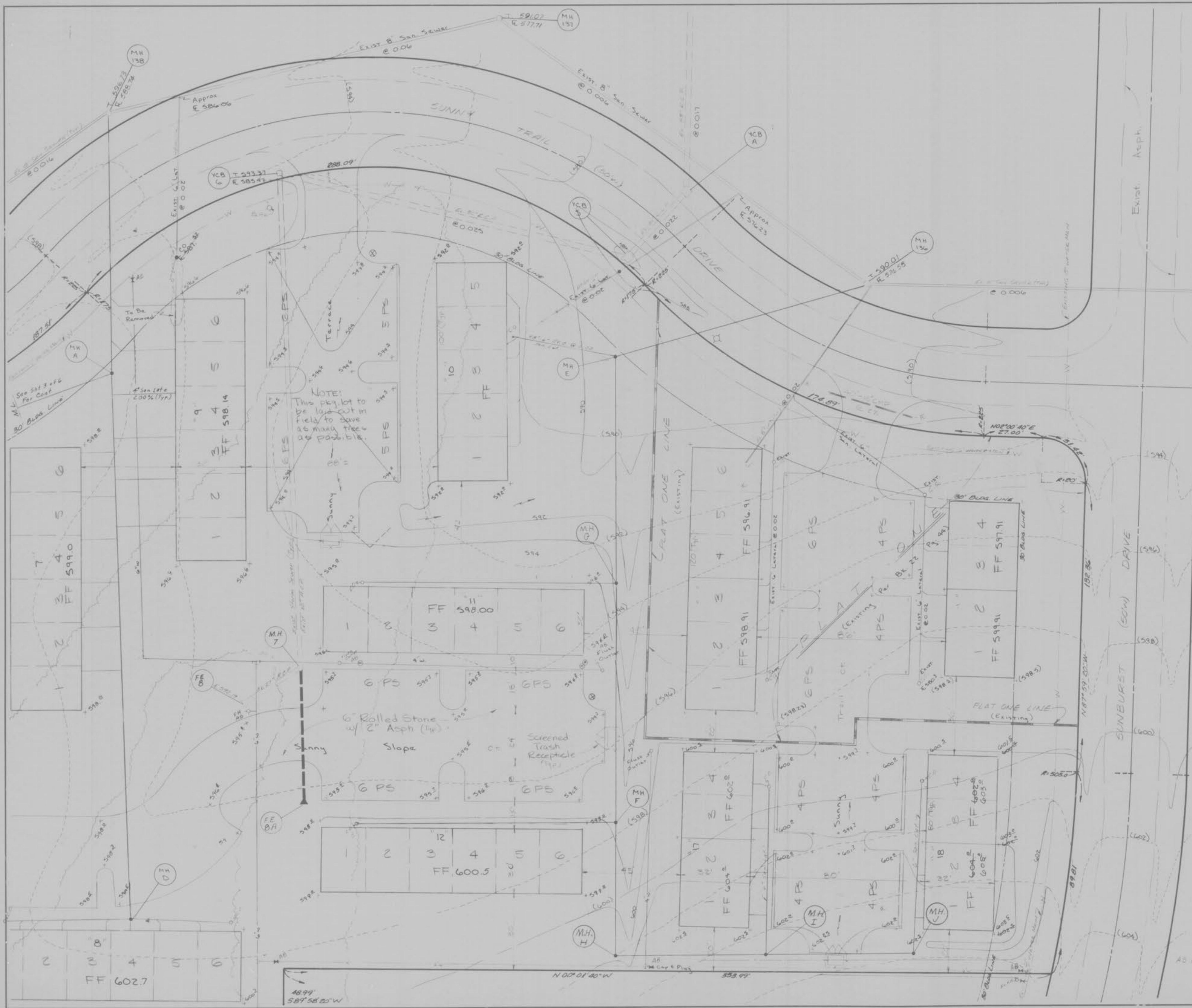
- Lights (S-24-84)
- 4 CITY
- ⊗ 8 PRIVATE

Notes

1. Excess Excavation to be hauled to area at southwest corner of Sunny Trail Drive and Sunburst Drive.
2. Contact St. Charles County Water District #2 to flag existing water main. A minimum amount of excavation shall be done over the main to provide adequate cover.
3. Provide drainage away from bottom of window sills in basements.
4. Sewer Contr to Provide all 4" San Sewer Laterals, Wyes & CO. In Addition to All other Sewer Work.

SITE PLAN & GRADING PLAN

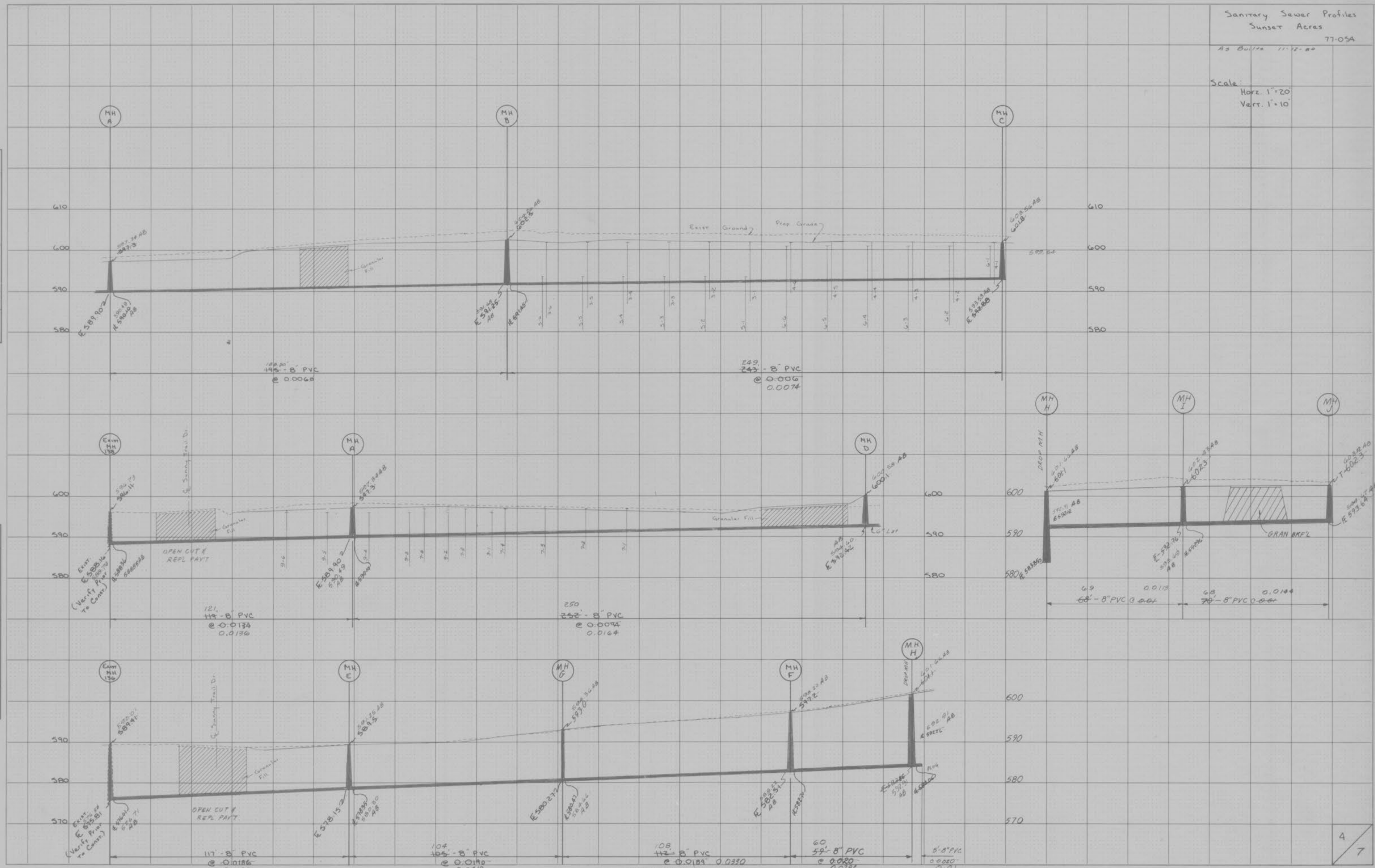
Side No. 10 Raised 7-16-84



Scale:
Horz. 1"=20'
Vert. 1"=10'

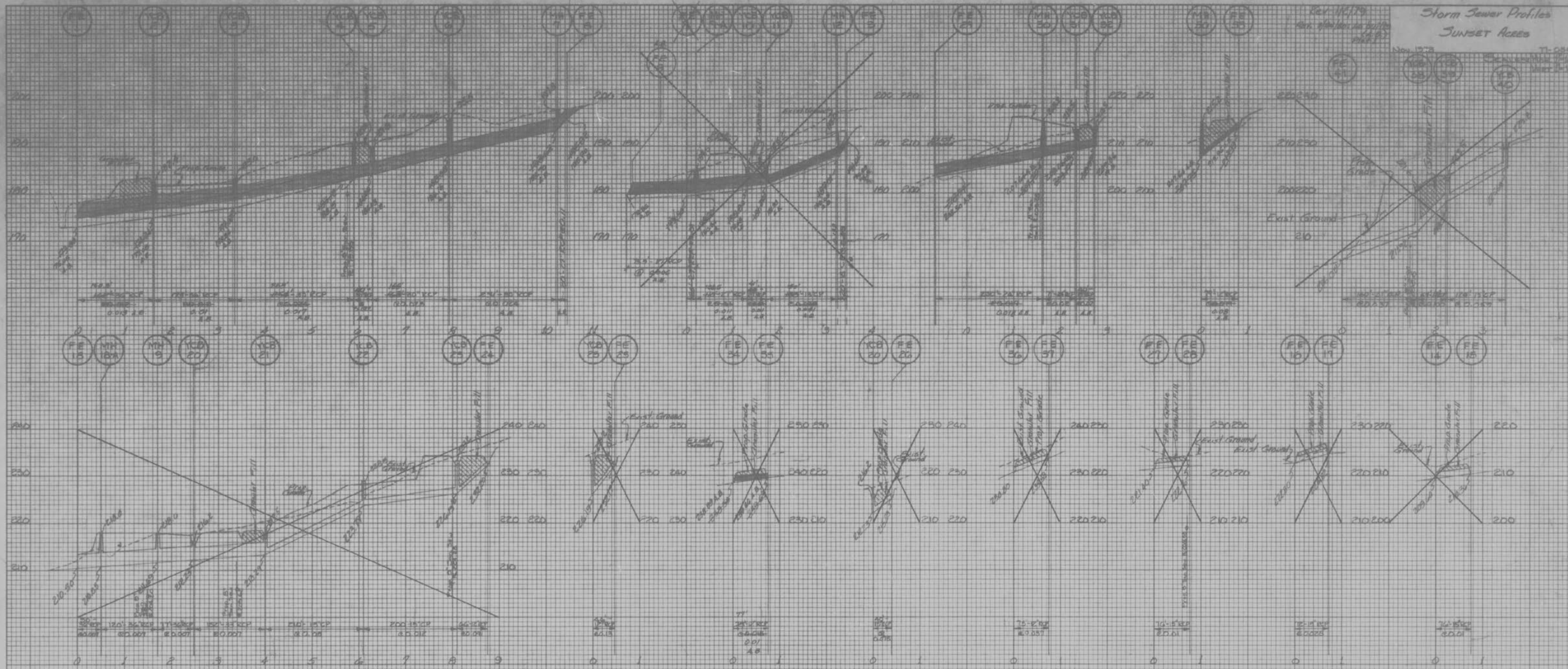
DATE: _____
BY: _____
CHECKED: _____
DESIGNED: _____
DRAWN: _____
NO. _____

DATE: _____
BY: _____
CHECKED: _____
DESIGNED: _____
DRAWN: _____
NO. _____



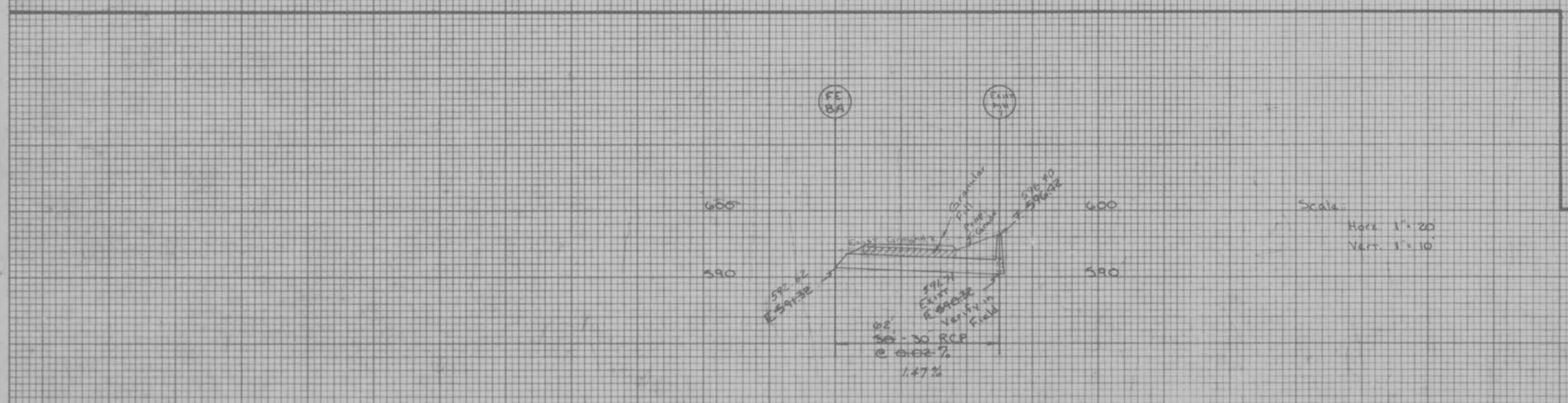
AS BUILT
PLATE 3-FULL CROSS SECTION LINE & DOT
SCALE
PRINTED IN U.S.A.

Storm Sewer Profiles
SUNSET ACES



AS BUILTS

ADD 396.91 TO CONVERT TO USGS DATUM



Scale:
HORIZ. 1" = 20'
VERT. 1" = 10'

PROPOSED
AS BUILTS 11-12-84

DATE: _____
BY: _____
CHECKED: _____
APPROVED: _____
FINAL SURVEY WHITE BOOK AREAS CHECKED

DATE: _____
BY: _____
CHECKED: _____
APPROVED: _____
ORIGINAL SURVEY WHITE BOOK AREAS CHECKED