

# "AS-BUILTS"

## VILLAGES AT DARDENNE

### OAKLAND-VILLAGE

#### 113 LOTS

#### IMPROVEMENT PLANS

### 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-76, Class III.
5. Storm sewers 21" in diameter or larger shall be ASTM C-76, Class III.
6. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe ASTM C-76, Class III.
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 grades 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," and 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 not less than two and one-half feet (2-1/2').
19. Water lines, valves, 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 manholes top 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. 200R or Neenah R-1736 or Deane 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. All sanitary manholes shall be watergrouted on the outside in accordance with Missouri D.N.R. Specification 10CSR-8.100 (7)(E).
36. NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon the location, size and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps.
37. This site is served by:  
A. Water - St. Charles County Water District No. 2  
B. Electric - Union Electric Company  
C. Telephone - G.T.E.  
D. Sewers - Duckett Creek Sanitary District  
E. Gas - St. Charles Gas Company  
F. Fire Protection - O'Fallon Fire Protection District  
G. School District - Fort Zumwalt  
H. Mail Service - St. Charles Post Office
38. This tract is within the Flood Plain boundaries as per FEMA Map No. C0105D, effective date December 15, 1992.
39. Blow-off hydrants and water meters shall not be located in sidewalks or driveways.
40. Public Water Supply District No. 2 shall be notified at least twenty-four (24) hours prior to the start of water line installation for inspection coordination.
41. The contractor shall prevent any and all stormwater, mud or construction debris from entering the existing sanitary sewer system.



LOCATION MAP

### DRAWING INDEX

Sheet	Description
1	COVER SHEET
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<del>8</del>	<del>STREET PROFILES + DETAILS</del>
<del>9</del>	<del>STREET PROFILES</del>
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<del>11-12</del>	<del>SANITARY SEWER PROFILES</del>
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<del>15-16</del>	<del>DRAINAGE AREA MAPS</del>
<del>17-21</del>	<del>CONSTRUCTION DETAILS</del>

### LEGEND

—●— Sanitary Sewer (Proposed)	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
—○— Sanitary Sewer (Existing)	Storm Structure	C.M.P.	Corrugated Metal Pipe
—■— Storm Sewer (Proposed)	Test Hole	C.I.P.	Cast Iron Pipe
—□— Storm Sewer (Existing)	Power Pole	P.V.C.	Polyvinyl Chloride
—x— Water Line & Size	Light Standard	V.C.P.	Vitrified Clay Pipe
—Ex— Existing water line	●● Double Water Meter Setting		
—T— Tee & Valve	● Single Water Meter Setting	C.O.	Clean Out
—H— Hydrant	C.I. Curb Inlet	V.T.	Vent Trap
—C— Cap	S.C.I. Skewed Curb Inlet	T.B.R.	To Be Removed
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.R. & R.	To Be Removed & Relocated
—x— Existing Fence Line	G.I. Grate Inlet	T.B.P.	To Be Protected
—x— Existing Tree Line	A.I. Area Inlet	T.B.A.	To Be Abandoned
—S— Street Sign	D.A.I. Double Area Inlet	B.C.	Base Of Curb
—x— Existing Contour	C.C. Concrete Collar	T.C.	Top Of Curb
—x— Proposed Contour	F.E. Flared End Section	T.W.	Top Of Wall
—x— Grouted Rip-Rap	E.P. End Pipe	B.W.	Base Of Wall
—x— End of Lateral	E.D. Energy Dissipator	(TYP)	Typical
—x— Asphalt Pavement	M.H. Manhole	U.N.O.	Unless Noted Otherwise
—x— Concrete Pavement	C.P. Concrete Pipe	U.I.P.	Use in Place

### SITE BENCHMARK

BM #1 "0" IN OPEN ON FIRE HYDRANT ON WEST SIDE OF HENNING ROAD AT 250' NORTH OF S.E. CORNER OF RAUP TRACT. ELEV. = 501.32 (BASED ON F.I.R.M. B.M. RM#57, ELEV. = 486.44)

### REVISIONS

10-10-96 STORM SEWER AS-BUILT  
REV. 9-3-95 per city of O'Fallon Comments L58

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DRAWN	DWD	DATE	JULY 1995
CHECKED	JC	DATE	JULY 1995
FIELD BOOK	575	PROJECT #	94-195
		JOB ORDER #	33433

# PICKETT RAY & SILVER

Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
397-1211 FAX 397-1104

This is to certify to Pickett Creek Sanitary Dist. that these "As-Built" Storm Sewer plans are based on actual field surveys conducted during Feb., 1995 and the results are shown here on.

by Pickett Ray & Silver

Delmar F. Vincent  
M.O. R.L.S. No 1869  
Date 7/19/95

ENGINEERS AUTHENTICATION  
The responsibility for professional engineering liability on this project is hereby limited to the seal of those who are the signatories and date hereunder attached. Responsibility is disclaimed for all other engineering plans created by this project and specifically includes revisions after the date unless re-authenticated.

PICKETT, RAY & SILVER, INC.



DEVELOPER  
PREPARED FOR:  
WHITTAKER CONSTRUCTION, INC.  
355A MID RIVERS MALL DRIVE  
ST. PETERS, MO. 63376  
Phone: (314) 970-1511

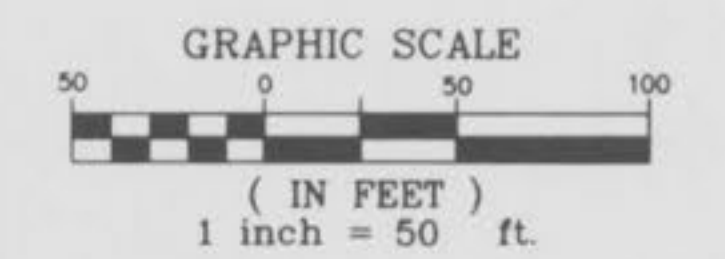
### "AS-BUILTS"



N/F  
 JAMES C. & NORMA M.  
 STOLTZ  
 1690/694

N/F  
 DOROTHY SPRINGMEIER  
 1096/910

N/F  
 McCLUER REAL ESTATE  
 LIMITED PARTNERSHIP  
 1625/31



NOTE: Shaded "Balloons"  
 Indicate "As-Built" Structures

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.

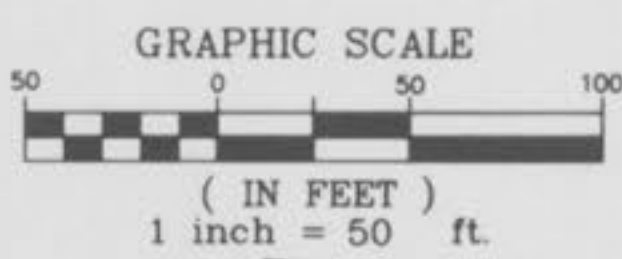
"AS-BUILTS"

25  
 24



FLAT PLAN  
Villages At Dardenne West

July 1995 Job No. 94-195  
Rev. 9-5-95 per city of Dallas comments L-96  
10-10-96 STORM SEWER AS-BUILT



NOTE: Shaded "Balloons" Indicate "As-Built" Structures

N/F  
HAROLD AND VERNETTA  
NESSLAGE  
488/759



SEE SHEET 2

N/F  
ROBERT R. & VIRGINIA C.  
LALL  
835/251

COMMON GROUND

N84°37'48"W

1322.51'

N/F  
ROBERT R. & VIRGINIA C.  
LALL  
835/251

SEE OFF-SITE SANITARY SEWER  
PLAN & PROFILE

"AS-BUILTS"

3/5

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.

Villages @ Dardenne - Oakleaf Village AS-BUILTS



STORM SEWER PROFILES  
Villages At Dardenne (West)

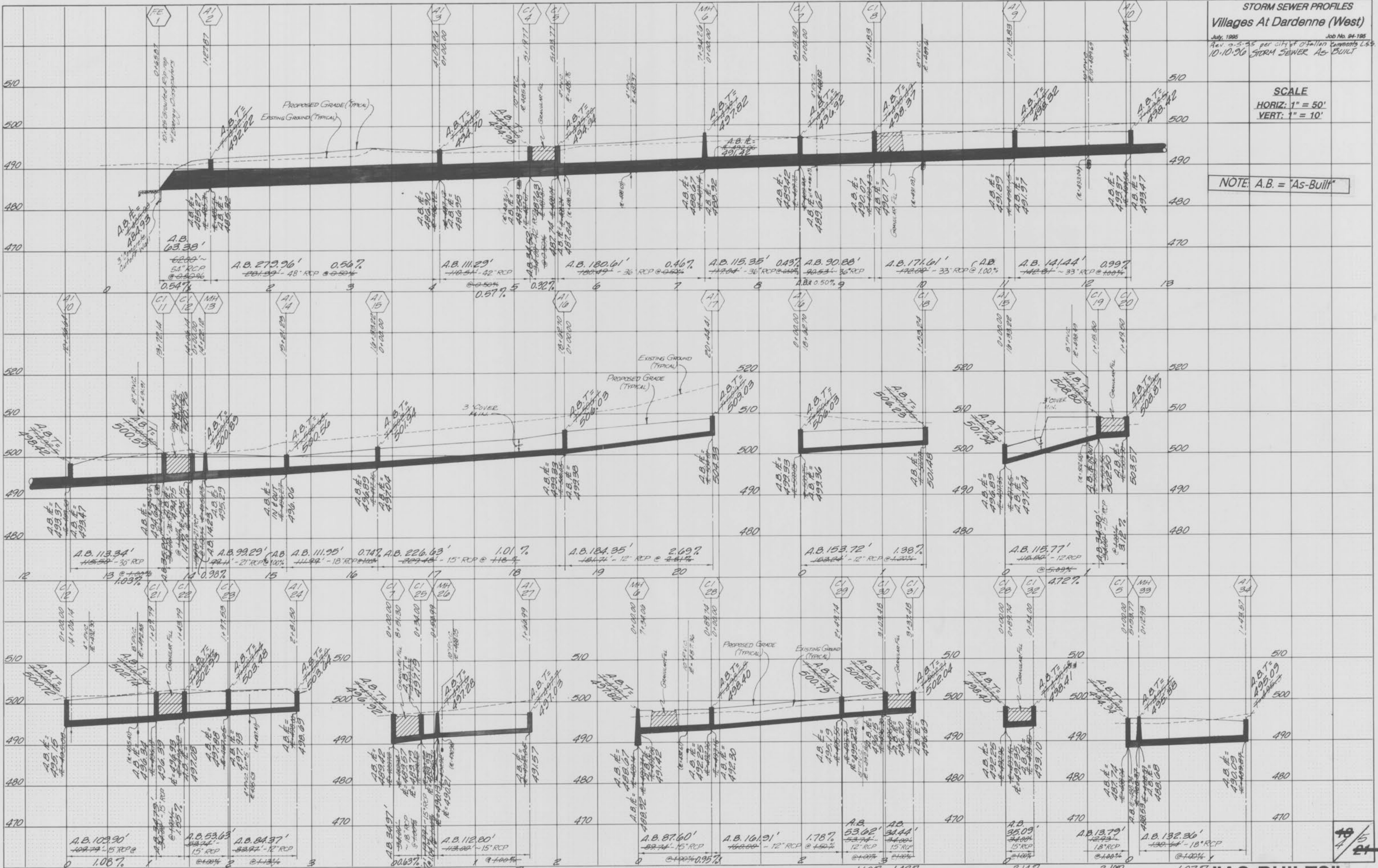
July, 1995 Job No. 94-195  
Rev 2-5-95 per City of Dallas Comments L&S  
10-10-96 STORM SEWER AS-BUILT

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

NOTE: A.B. = 'As-Built'

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
FINAL SURVEY PLOTTED: \_\_\_\_\_  
NOTE BOOK: \_\_\_\_\_  
AREA CHECKED: \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
ORIGINAL SURVEY PLOTTED: \_\_\_\_\_  
NOTE BOOK: \_\_\_\_\_  
AREA CHECKED: \_\_\_\_\_



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16/5  
4/21  
"AS-BUILTS"



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

NOTE: A.B. = "As-Built"

FINAL SURVEY PLOTTED AREAS CHECKED

ORIGINAL SURVEY PLOTTED AREAS CHECKED

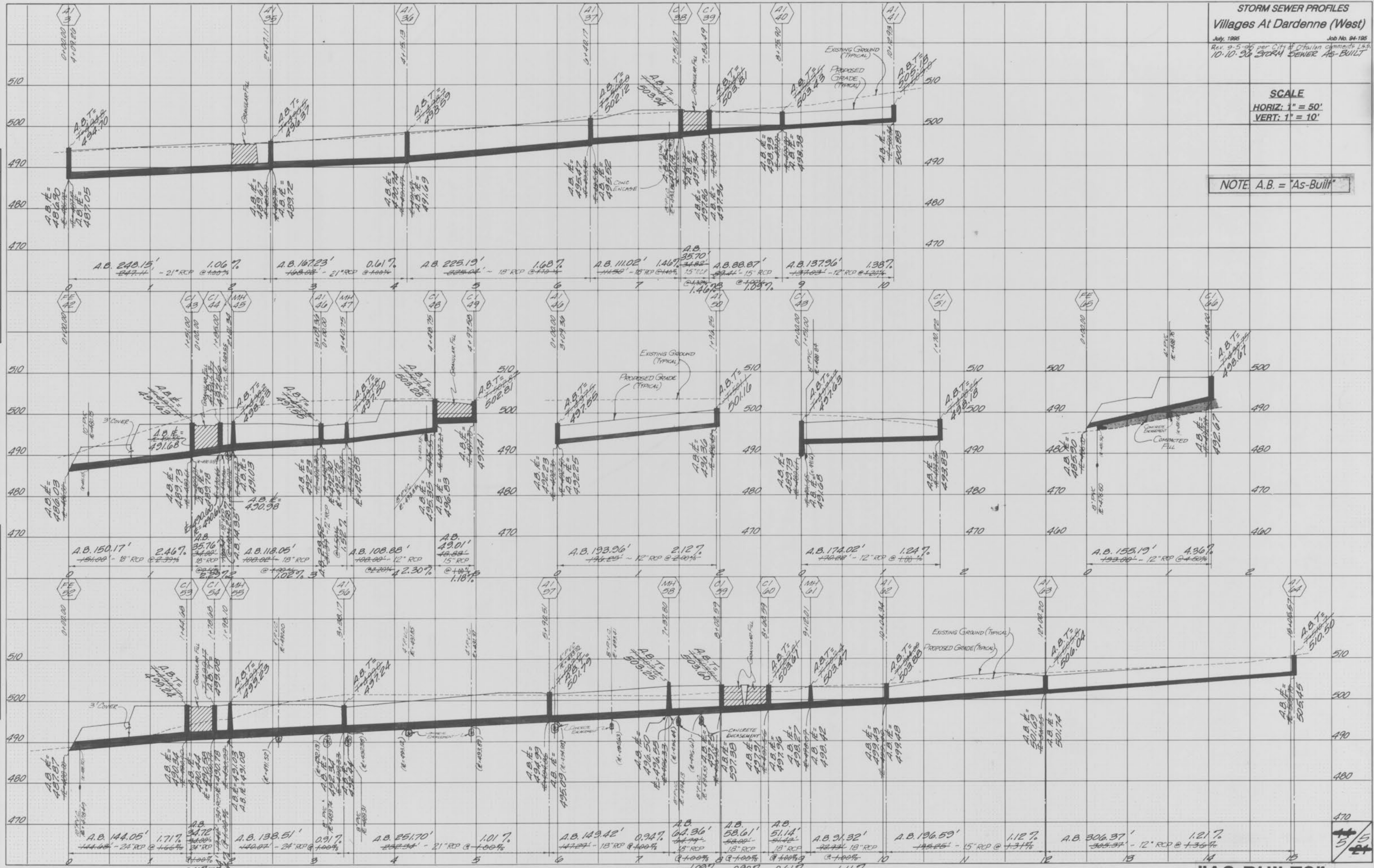


PLATE 3-FULL CROSS SECTION (LINE & DOT)  
 NATIONAL INSTRUMENT PRINTED U.S.A.

"AS-BUILTS"