

THE VILLAGES OF HUTCHINGS FARM

PHASE ONE 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. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
5. All storm sewer pipe shall be Class III reinforced concrete pipe.
6. 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.T.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.
7. 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.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
8. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
9. Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plot. See record plot for location and size of easements. This does not apply to house laterals.
10. No area shall be cleared without the permission of the developer.
11. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
12. No slope shall be greater than .3:1 and shall be either sodded or seeded and mulched.
13. 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.
14. 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.
15. All standard street curb inlets to have front of inlet 2 feet behind curb.
16. 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').
17. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
18. 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.
19. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
20. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
21. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
22. All streets must meet the specifications and installation requirements of the City of O'Fallon.
23. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
24. All sanitary manholes shall have a 3/16" thick coat of coal tar pitch waterproofing.
25. All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single-family developments.
26. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
27. A drop of 0.2 feet is required through each sanitary manhole.
28. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
29. Brick shall not be used on manholes.
30. NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades, swales 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.
31. As needed, siltation fence shall be installed as a protective barrier for trees to remain.
32. This tract is in or served by:
 - A. Electric - Union Electric Company
 - B. Telephone - G.T.E. Missouri
 - C. Sewers - Duckett Creek Sanitary District - St. Charles County P.W.S.D. No. 2
 - D. Gas - St. Charles Gas Company
 - E. Fire Protection - O'Fallon Fire Protection District
 - F. School District - Fort Zumwalt
 - G. Mail Service - O'Fallon
 - H. Water - St. Charles County P.W.S.D. No. 2
33. Lot Data:
 - A. Total Number of Lots - 406
 - B. Minimum Lot Size - 8,250 Sq. Ft.
 - C. Minimum Lot Width at Building Line - 75 Ft.
34. Yard and Setback Requirements:
 - A. Front - 25 Feet
 - B. Side - 6 Feet
 - C. Rear - 25 Feet
35. The contractor will be responsible to insure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
36. The contractor will be responsible for the removal and disposal of all existing improvements, except those designated to be left in place, from within the limits of the construction area.
37. The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
38. Property is not located within the Flood Plain boundaries as per FIRM map No. 2918C0239E, revised on August 2, 1996.
39. All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
40. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
41. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
42. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
43. All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. of Natural Resources specifications 10 CSR-8.120(7)(E).
44. All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
45. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
46. All creek crossings shall be grouted rip-rap as directed by Duckett Creek Sanitary District inspectors. (All grout shall be high slump ready-mix concrete).
47. Trees required to be replaced per "Tree Preservation Ordinance":
 - 15 Trees / Acre of clearing -
 - Trees Required: 23.47 acres x 15 Trees / acre = 352 Trees
48. Landscaping to be installed per the approved Planning & Zoning plans.
49. All internal intersections meet sight distance requirements.
50. Blue-off hydrants and water meters shall not be located in walkways or driveways.
51. All fire hydrants must be installed with an auxiliary valve.
52. Pre-Manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/misunion-type couplings will not be allowed.

A TRACT OF LAND BEING PART OF SECTION 4
TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

211 LOTS

(203 Lots to Duckett Creek Sanitary District
Lots 1-128, 333-406, & RECREATION AREA)



LOCATION MAP "AS-BUILTS"

BENCHMARK :
B.M. (U.S.G.S.) ELEVATION = 462.06
CHISELED "□" SQUARE ON NORTH WING WALL @ EAST
END OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK.
(BASED ON FIRM B.M. RM#727

SITE BENCHMARK :
B.M. No.2 (U.S.G.S.) ELEVATION = 568.69
CHISELED "□" ON WEST SIDE OF 2' DIA. CONC. BASE OF
FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN,
EAST SIDE OF HWY "K" ± 106' NORTH OF BABLE CREEK.

This is to certify to Duckett Creek Sanitary Dist. that these "As-Built" plans are based on actual field surveys conducted during 12/27/96 and the results are shown here on.

by Pickett Ray & Silver
Delmar F. Vincent
MO R.L.S. No 1869
Date

DRAWING INDEX

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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
— Water Line & Size	⊙ Light Standard	V.C.P. Vitrified Clay Pipe
— Existing water line	⊙ Double Water Meter Setting	
⊙ Tee & Valve	⊙ Single Water Meter Setting	C.O. Clean Out
⊙ Hydrant	⊙ Curb Inlet	V.T. Vent Trap
⊙ 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
— Existing Fence Line	G.I. Grate Inlet	T.B.P. To Be Protected
— Existing Tree Line	A.I. Area Inlet	T.B.A. To Be Abandoned
⊙ Street Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
— Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
— Proposed Contour	F.E. Flared End Section	T.W. Top Of Wall
⊙ Grouted Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
— End of Lateral	E.D. Energy Dissipator	(TYP) Typical
⊙ Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
⊙ Concrete Pavement	C.P. Concrete Pipe	U.I.P. Use in Place

REVISIONS

1. 11-15-96; per City of O'Fallon; E.J.S.
 2. 11-15-96; per Duckett Creek; E.J.S.
 3. 11-21-96; per Duckett Creek; D.W.D.
 4. 11-25-96; Water Plans addition; R.D.W.
 5. 11-26-96; per City of O'Fallon; D.W.D.
 6. 2-3-97; Add Bike Path & Drainage Easements; RM
 7. 2-19-97 per City of O'Fallon; RM
 8. 2-28-97 per D.W.D.; RM
- REV. AS-BUILTS 8-22-97 DM**
REV. AS-BUILTS 10-21-97

PICKETT RAY & SILVER

Civil Engineers 333 Mid Rivers Mall Dr.
Planners St. Peters, MO 63376
Land Surveyors 397-1211 FAX 397-1104

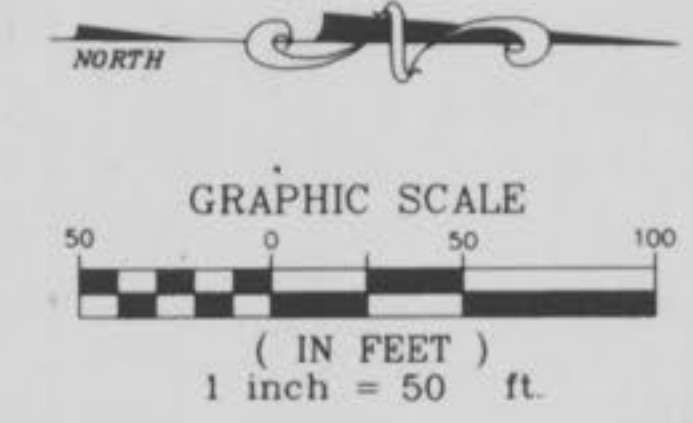
ENGINEERS AUTHENTICATION		DEVELOPER	
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after the date unless reauthorized. PICKETT, RAY & SILVER, INC. RAY PICKETT MISSOURI 2-14-1992 Signature: <i>Ray Pickett</i> Date: 12-23-96		HARDESTY DEVELOPMENT COMPANY L.L.C. 232 Chesterfield Ind. Blvd. Chesterfield, MO. 63005 (314) 530-9777	
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DRAWN <u>DWD</u> DATE <u>9-30-96</u> CHECKED <u>JC</u> DATE <u>9-30-96</u>	PROJECT # <u>95-234</u> JOB ORDER # <u>34869</u>	1 3314	

80234CVR 11/26/96

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.

NOTE: SEE PREVIOUSLY APPROVED GRADING PLANS FOR SEDIMENT AND EROSION CONTROL.

NOTE: SERVICE BY DUCKETT CREEK SANITARY DISTRICT.



Project No. 85-234
Villages Of Hutchings Farm
SITE PLAN
Sept. 1996

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SEE SHEET 2

SEE SHEET 4

"AS-BUILTS"

"AS-BUILTS"

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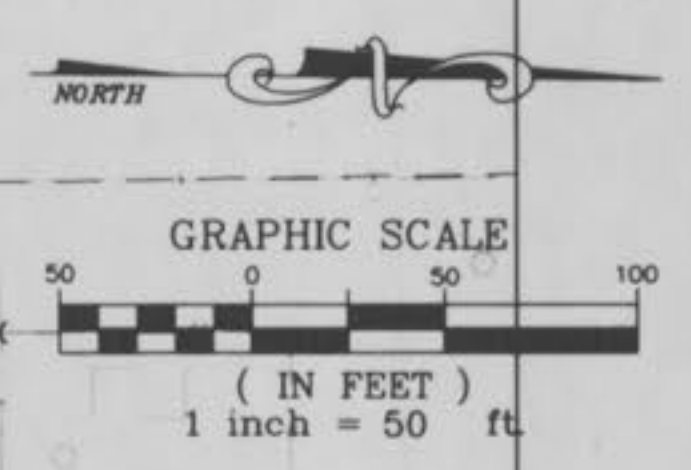
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"AS-BUILT"



N/F
 ST. CHARLES COUNTY PUBLIC
 WATER SUPPLY DISTRICT
 BR 1489 PC 169

N/F
 JAMES & EDNA BASTI
 BR 963 PC 99

SEE SHEET 3

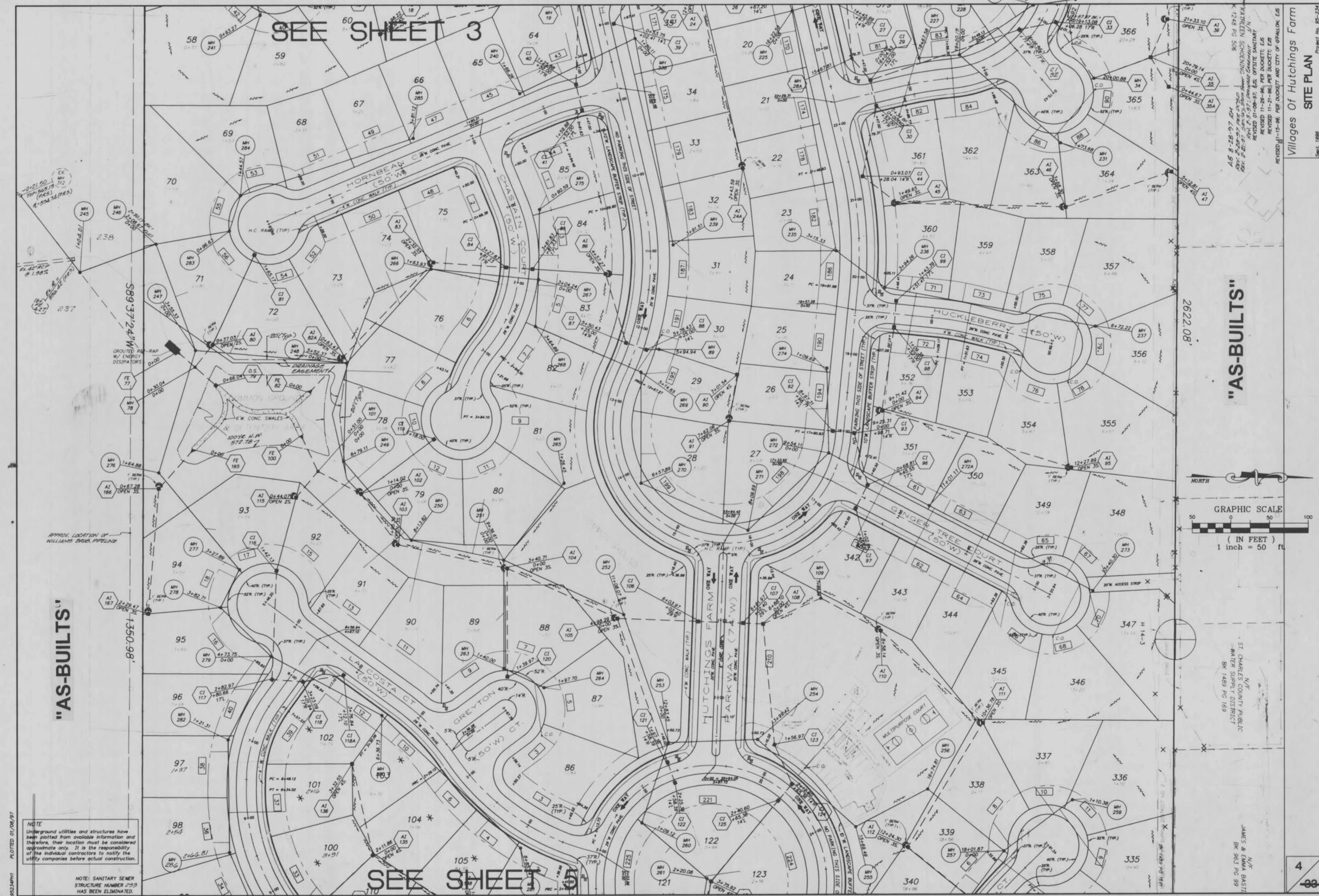
SEE SHEET 5

"AS-BUILT"

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.

NOTE: SANITARY SEWER STRUCTURE NUMBER 2-93 HAS BEEN ELIMINATED.

95254PH1 PLOTTED 07/06/97



Villages Of Hutchings Farm
SANITARY SEWER PROFILES

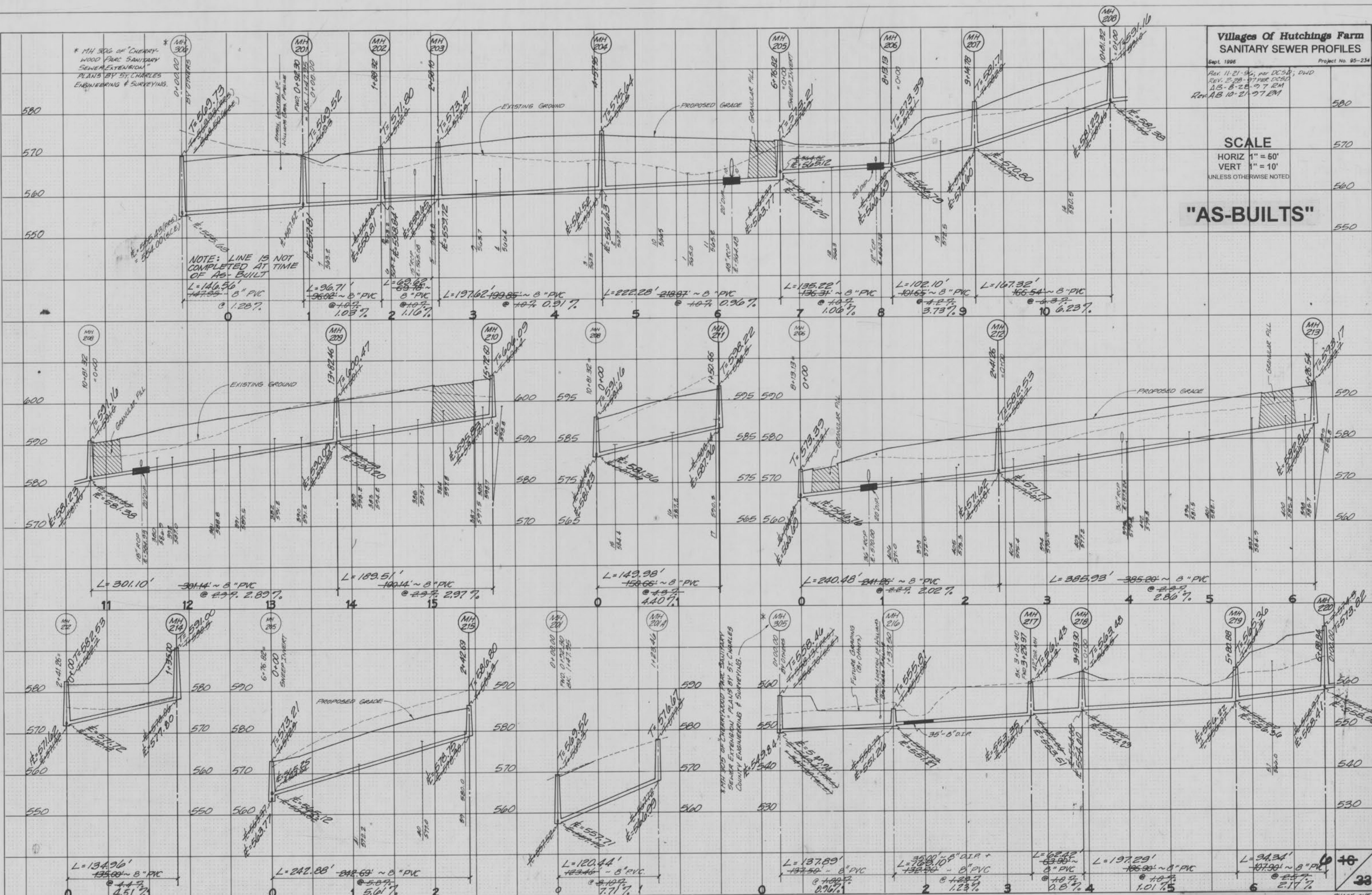
Sept. 1996 Project No. 95-234
Rev. 11-21-96, per DCSB, DWD
Rev. 2-28-97 per DCSB
13-8-28-97 RM
Rev. 10-21-97 RM

SCALE
HORIZ 1" = 60'
VERT 1" = 10'
UNLESS OTHERWISE NOTED

"AS-BUILTS"

DATE: _____
BY: _____
FINAL SURVEY: _____
NOTED: _____
NOTE BOOK: _____
NO. _____
AREAS CHECKED: _____

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BY: _____
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NOTED: _____
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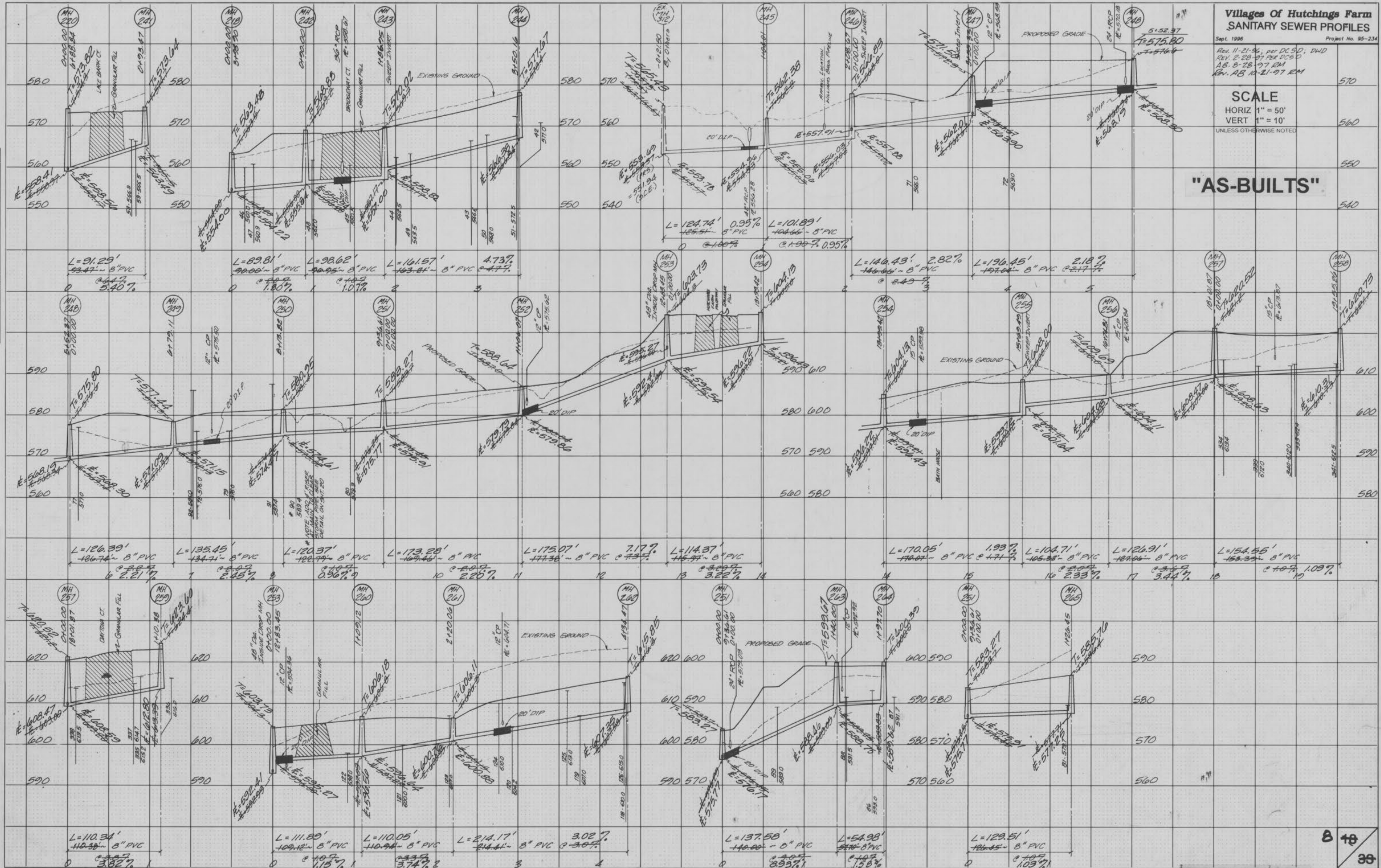
"AS-BUILTS"

**Villages Of Hutchings Farm
SANITARY SEWER PROFILES**

Sept. 1996 Project No. 95-234
 Rev. 11-21-96, per DC SD, DWD
 Rev. 2-28-97 per PCS D
 A.B. 8-28-97 RM
 Rev. AB 10-21-97 RM

SCALE
 HORIZ 1" = 50'
 VERT 1" = 10'
 UNLESS OTHERWISE NOTED

"AS-BUILTS"



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Villages of Hutchings Farm
SANITARY SEWER PROFILES

Sept. 1996 Project No. 95-234

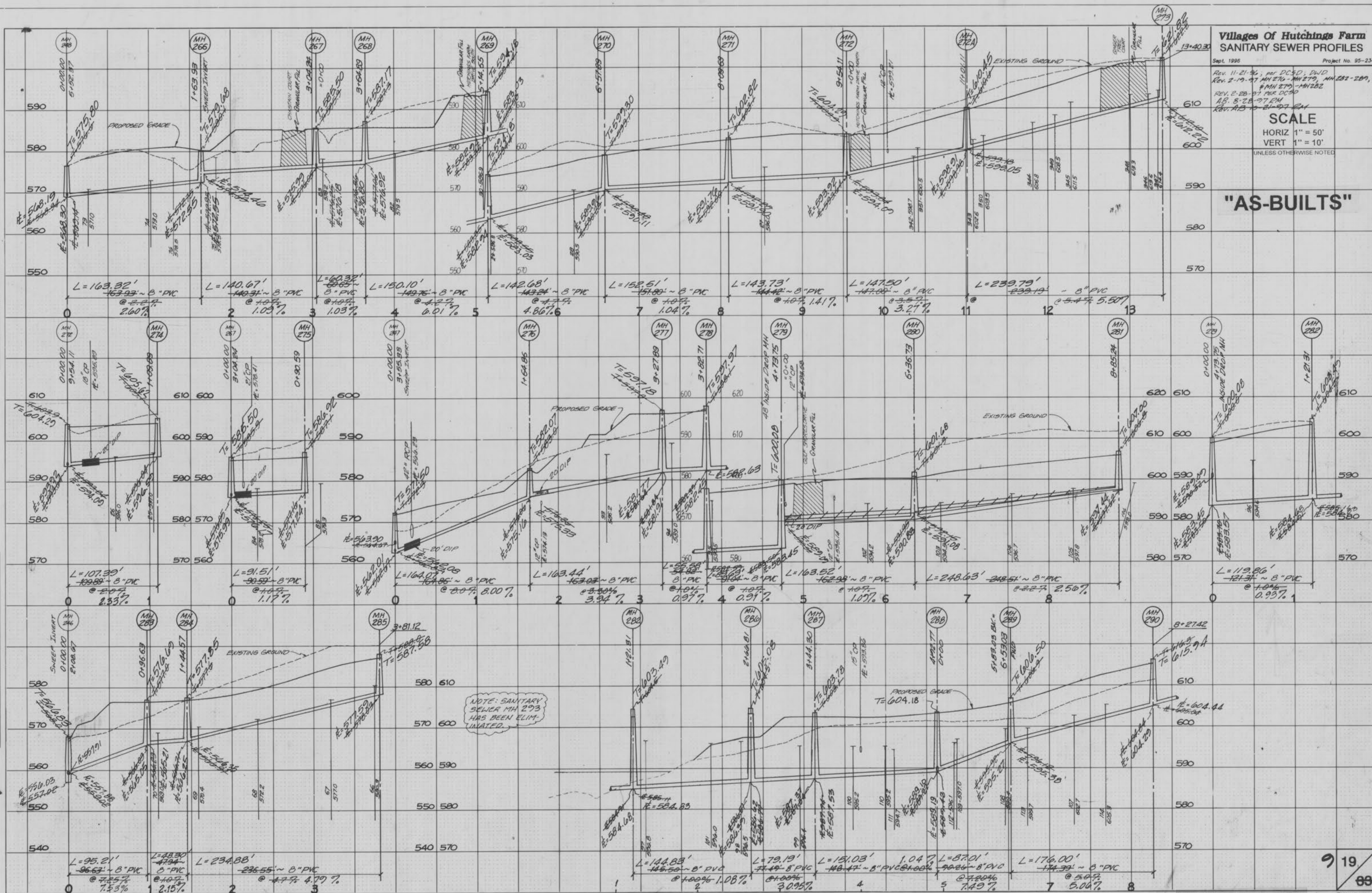
Rev. 11-21-96, per DC&D, D&D
Rev. 2-19-97 MH 270 - MH 279, MH 282-289,
MH 279 - MH 282
Rev. 2-28-97 per DC&D
AS, 8-28-97 EM
Rev. AS, 10-21-97 EM

SCALE
HORIZ 1" = 50'
VERT 1" = 10'
UNLESS OTHERWISE NOTED

"AS-BUILTS"

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

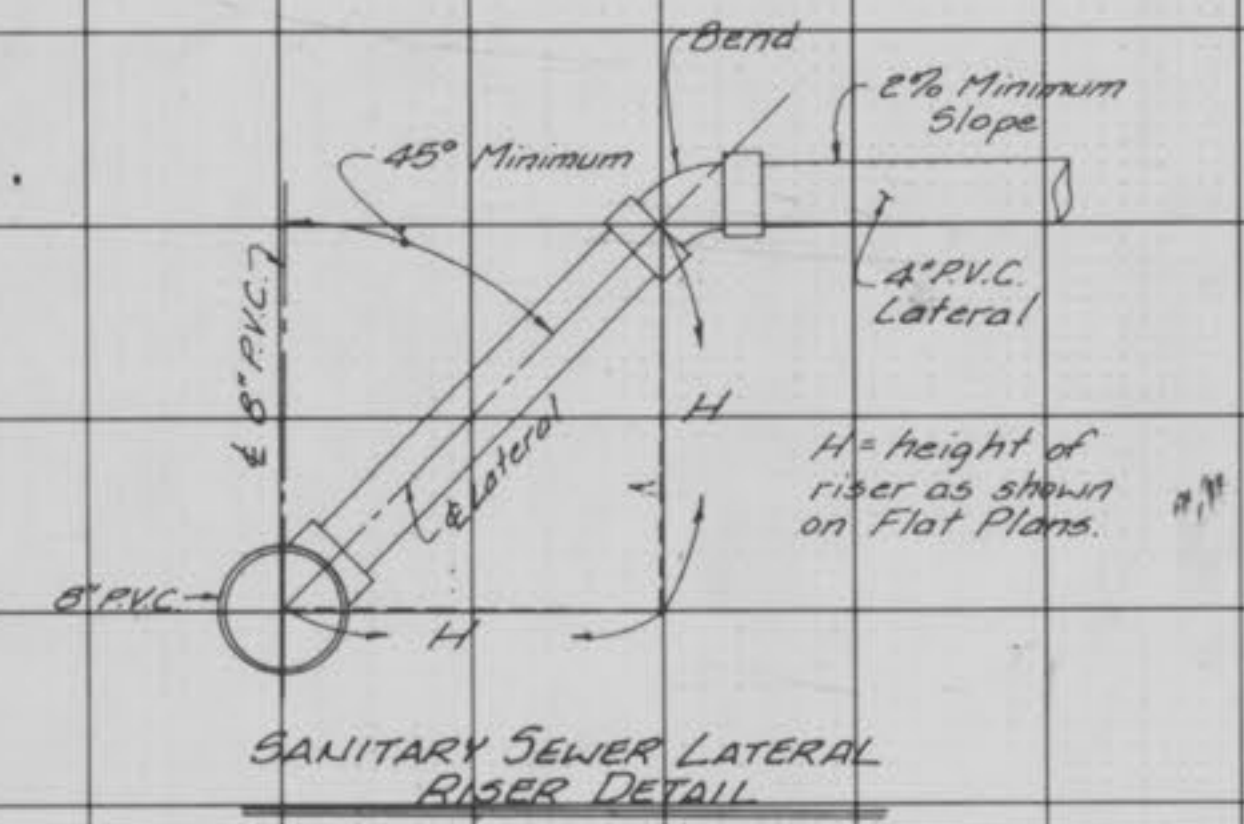
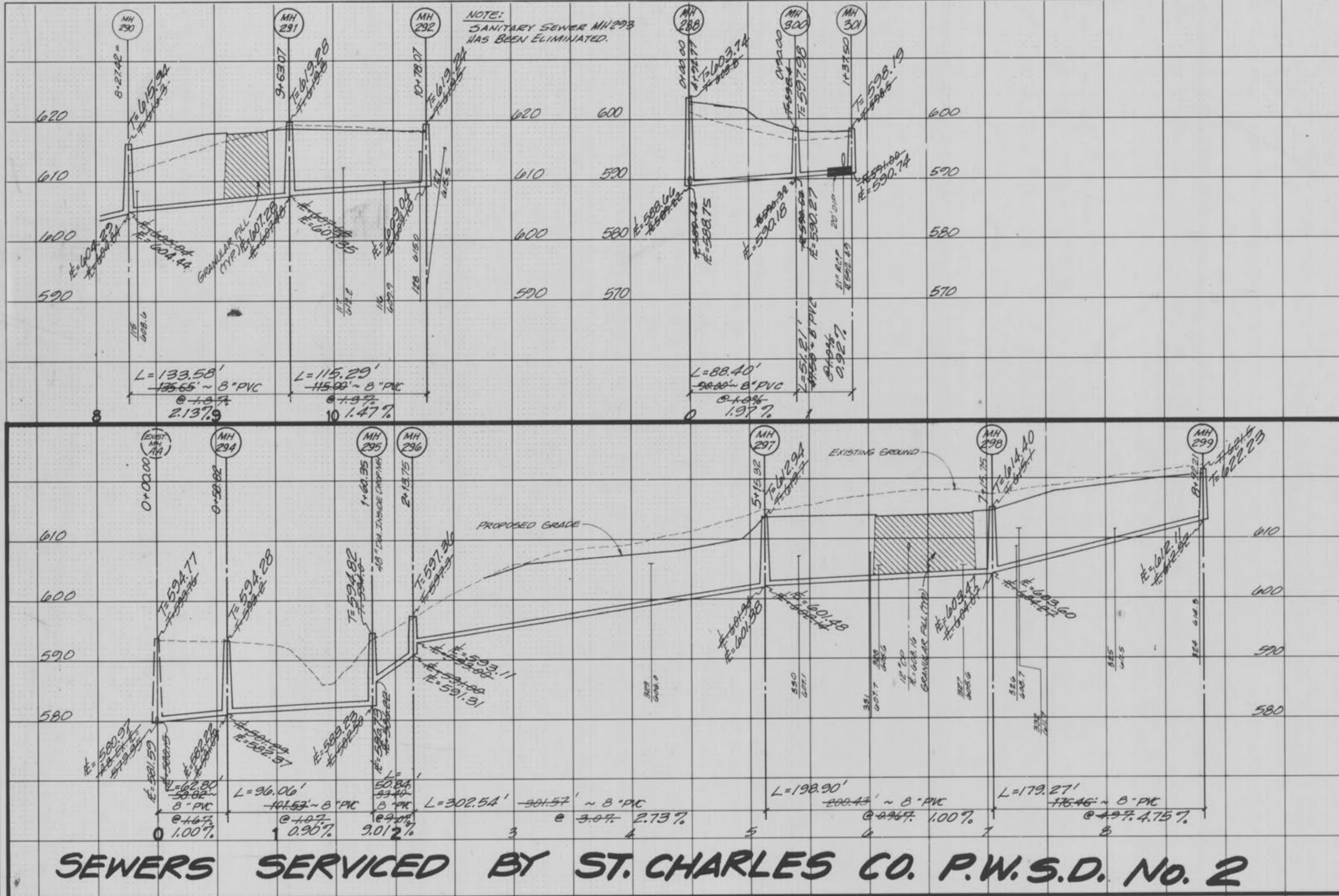
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SCALE
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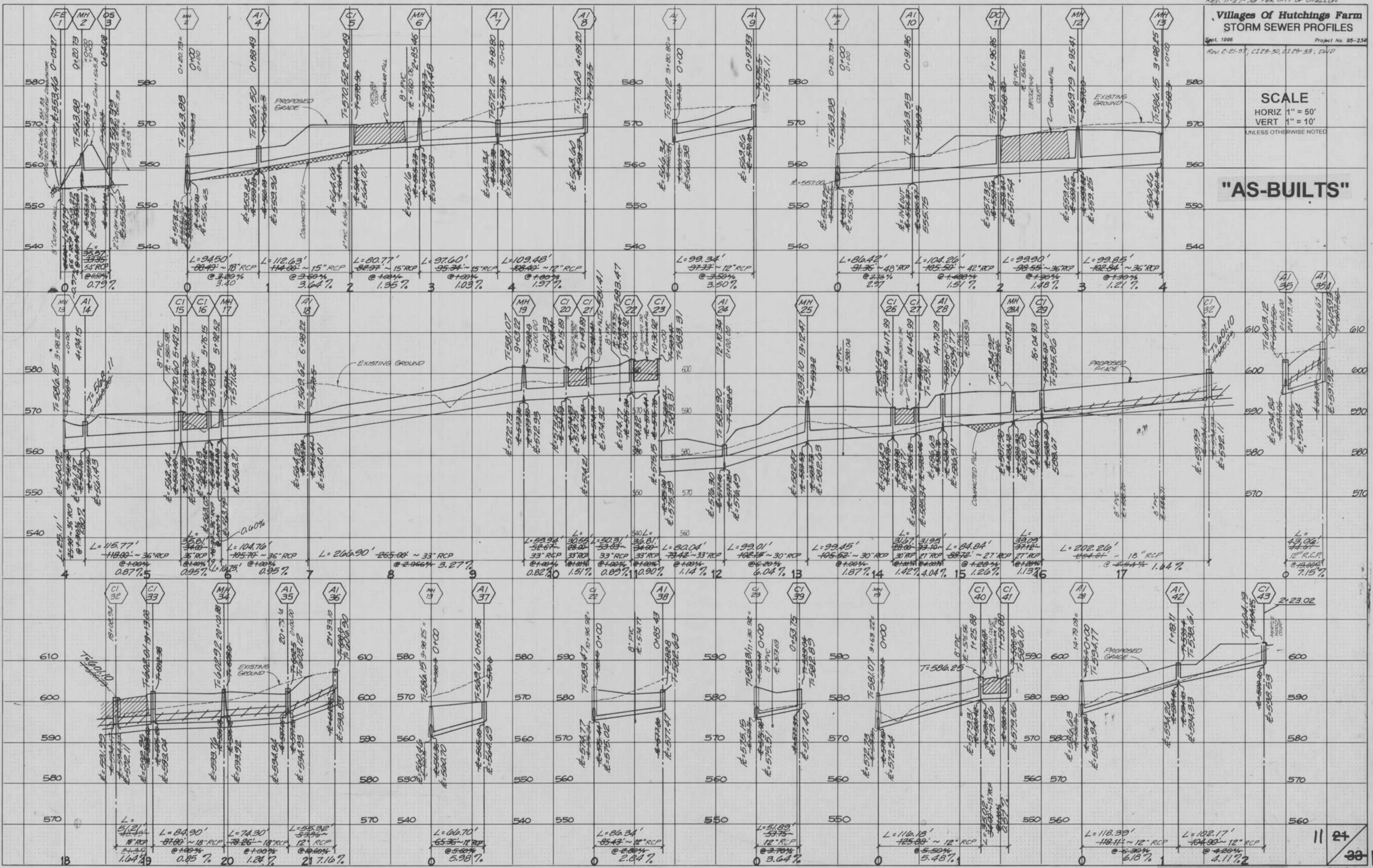


SCALE
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HIGHWAY FEDERAL AID SHEET
 PLATE 3-FULL CROSS SECTION LINE & DOT
 NATIONAL PRIORITY
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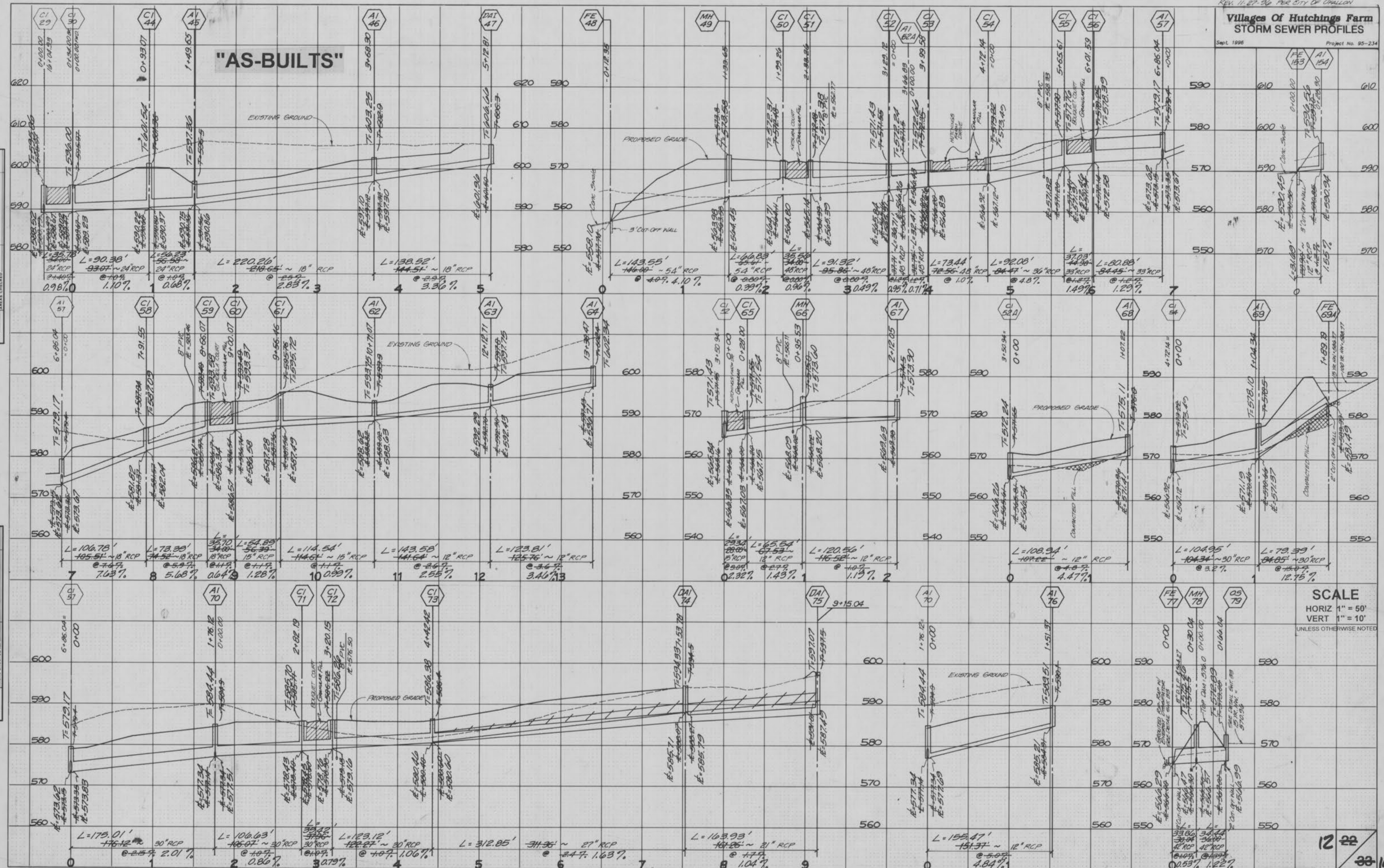
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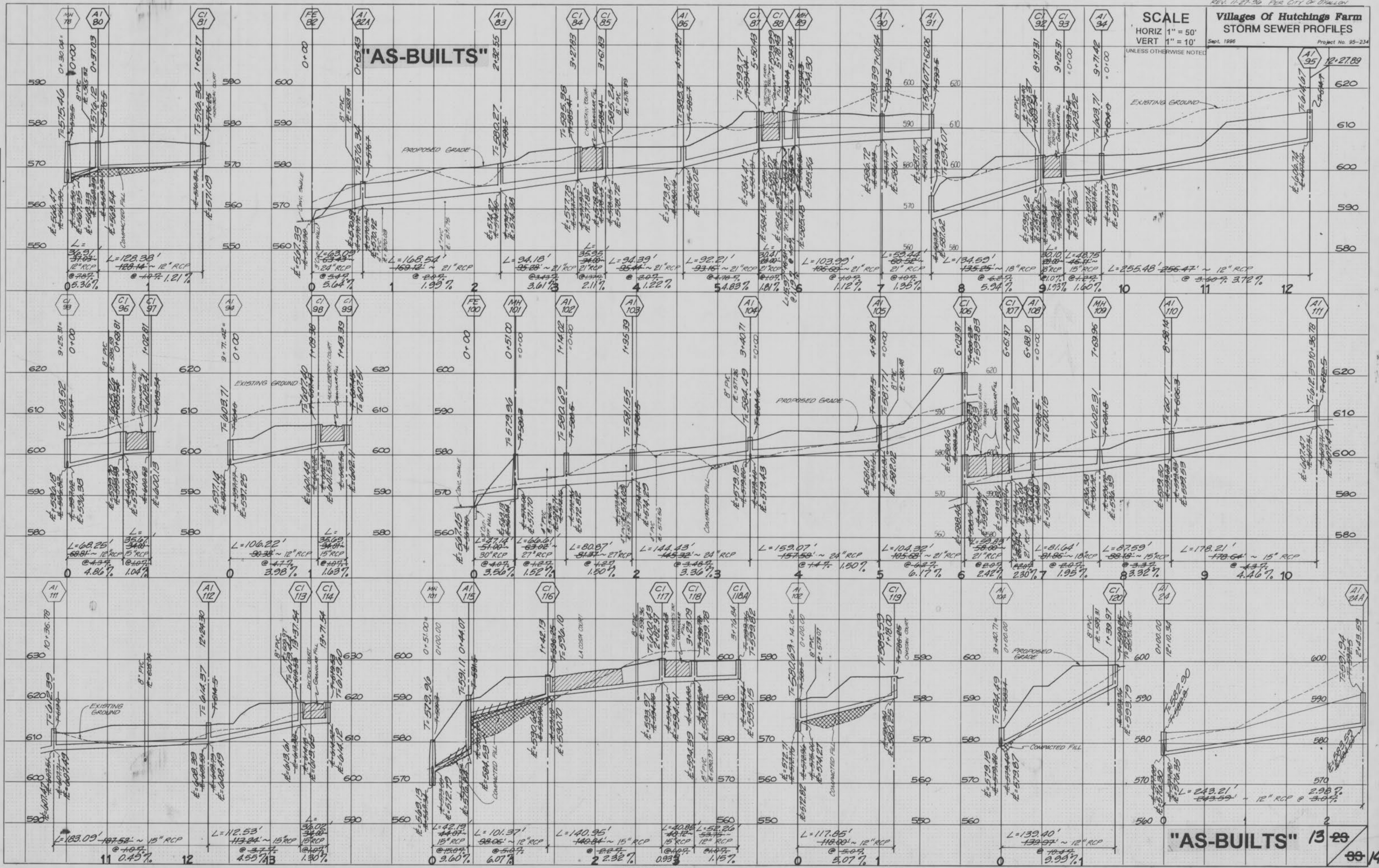
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SCALE
HORIZ 1" = 50'
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UNLESS OTHERWISE NOTED

DATE _____ BY _____
FINAL SURVEY PLOTTED _____
NOTE BOOK NO. _____
AREA CHECKED _____

DATE _____ BY _____
ORIGINAL SURVEY PLOTTED _____
NOTE BOOK NO. _____
AREA CHECKED _____



Villages Of Hutchings Farm
 STORM SEWER PROFILES

SCALE
 HORIZ 1" = 50'
 VERT 1" = 10'
 UNLESS OTHERWISE NOTED

FINAL SURVEY
 SURVEYED PLOTTED
 NOTE BOOK TEMPLATE
 NO. AREAS CHECKED

ORIGINAL SURVEY
 SURVEYED PLOTTED
 NOTE BOOK TEMPLATE
 NO. AREAS CHECKED

