

GENERAL NOTES

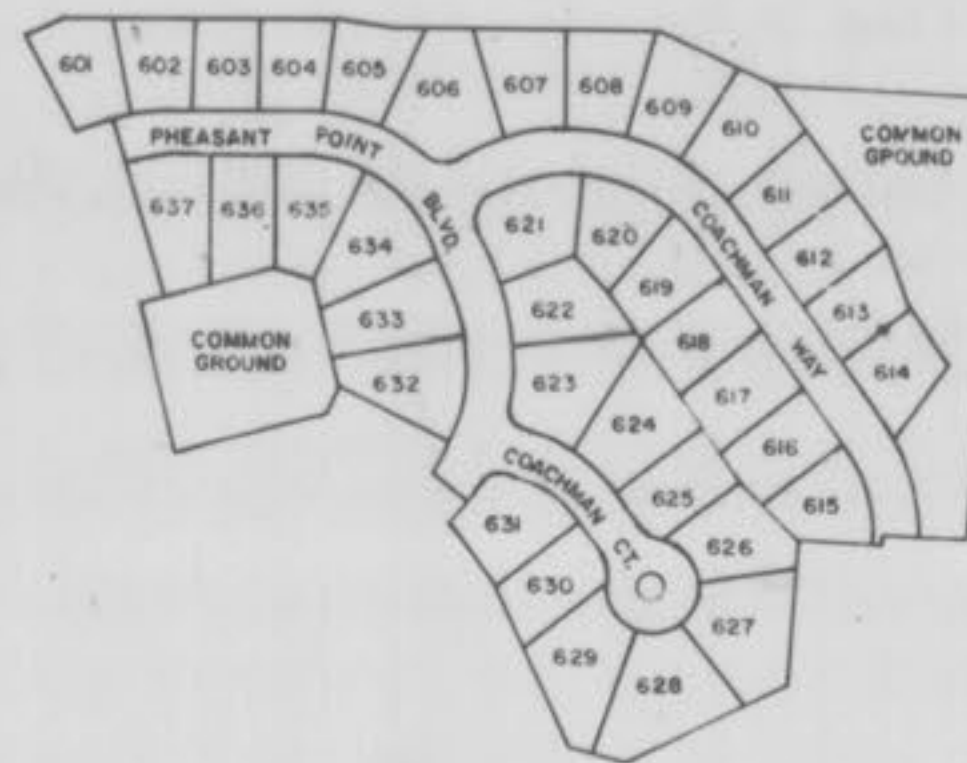
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
- The existing underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- All filled places in public right-of-way (State, County or City roads) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99", Method C (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications, or by soils report for this project. All test shall be verified by the inspecting soils engineer.
- 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.T.O. T-100 Compaction Test" (A.S.T.M. D-1557) unless otherwise specified by local governing authority specifications, or by soils report for this project. All tests shall be verified by the inspecting soils engineer.
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-100 compaction test," (A.S.T.M. D-1557. All trench backfills may be earth material free of large clods or stones) and will be water jetted.
- No area shall be cleared without permission of the developer.
- All grades shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- Siltation control devices shall be as shown on plans, and approved by the local governing authority. Additional siltation control, if required, will be placed at the discretion of the soils engineer on site and the local governing authority prior to placement.
- Grading operations on this project shall comply with the soils report by Geotechnology, Inc.
- All grading on City or County right-of-way shall be seeded and mulched and all disturbed right-of-way surfaces shall be reset at the completion of grading.
- Polyvinyl chloride (PVC) sanitary sewer pipe shall meet the following requirements: A.S.T.M. D-3034 (SDR-35, with wall thickness compression joint A.S.T.M. D-3212. An appropriate waterstop as approved by Duckett Creek Sewer District shall be installed between PVC pipe and structure.
- The minimum vertical distance from the low point of the basement or slab floor to the flowline of a sanitary sewer at the corresponding house or building connection shall not be less than the diameter of the main line sanitary sewer plus a vertical distance not less than two and one half feet (2-1/2').
- All P.V.C. sanitary sewer pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 4" below the pipe to 1/4 of the pipe diameter above the bottom of the pipe.
- All sanitary sewer service shall be a minimum of 4" diameter for single-family developments.
- Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14, unless otherwise shown on plans.
- Storm sewers 21" diameter or larger shall be A.S.T.M. C-76, Class II, unless otherwise shown on plans.
- All storm sewer pipes under pavement, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III) unless noted otherwise on the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, A.A.S.H.T.O. See plans for gauge.
- All manholes and inlet tops shall be built to the elevations shown on these plans. If no top elevation is shown, it will be the responsibility of the contractor to contact the engineer for such information prior to construction. 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.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- Basements 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.
- All P.V.C. water pipe shall have a minimum pressure rating of PN-300 or SDR-21.
- All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water lines shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
- All ductile iron pipe for water mains shall conform to A.W.W.A. specifications C-106 and/or C-108. The ductile iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details.
- All streets within the public right-of-way must meet specifications and installation requirements of the City of O'Fallon.
- Hazard markers will consist of three (3) Standard Specifications, "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.
- The City of O'Fallon and Duckett Creek Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- All sanitary sewer construction shall be in accordance with Duckett Creek Sewer District specifications.

SANITARY AND STORM SEWER AS-BUILTS

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

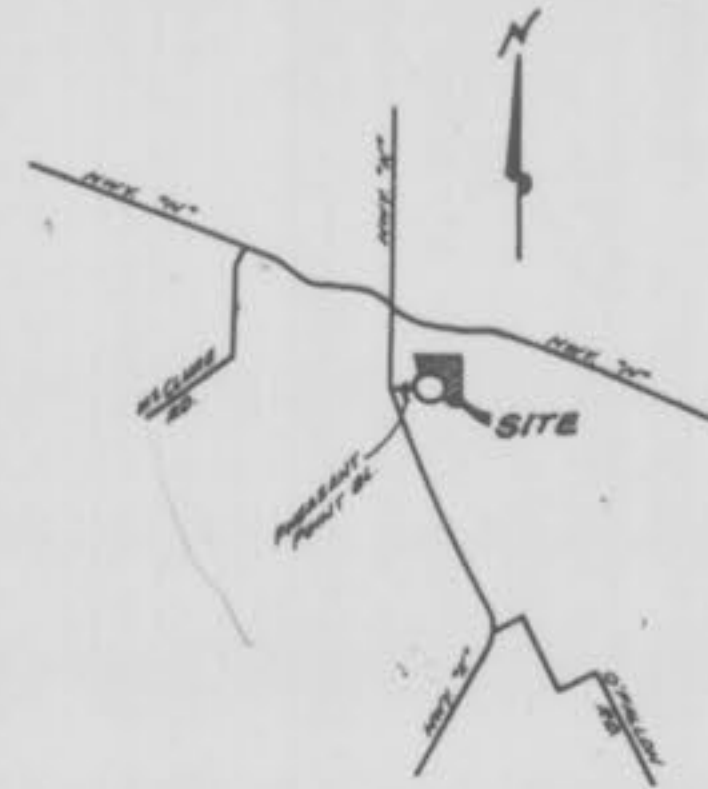
**THE VILLAGES
OF
PHEASANT POINT
PHASE 6**

**A TRACT OF LAND BEING PART OF
LOT 1 U.S. SURVEY 1696, IN FRACTIONAL
SECTION 9 AND 16, T.46 N., R.3 E.
ST. CHARLES COUNTY, MISSOURI**



KEY MAP

N.T.S.



LOCATION MAP

N.T.S.

EXISTING		PROPOSED	
--- 400 ---	Contours	--- (400) ---	Contours
--- 451 ---	Spot Elevation	--- (456) ---	Spot Elevation
---	Building Line	---	Building Line
---	Property Line	---	Property Line
---	Center Line	---	Center Line
---	Structures	---	Structures
---	Tree or Bush	---	Tree or Bush
---	Fence	---	Fence
---	Sanitary Sewer	---	Sanitary Sewer
---	Storm Sewer	---	Storm Sewer
---	Curb or Area Catch Basin	---	Curb or Area Catch Basin
---	Grated Inlet	---	Grated Inlet
---	Manhole	---	Manhole
---	Flared End Section	---	Flared End Section
---	Cleanout	---	Cleanout
---	Utility or Power Pole	---	Utility or Power Pole
---	Fire Hydrant	---	Fire Hydrant
---	Soil Boring	---	Soil Boring
---	Railroad	---	Railroad
---	Gas Main	---	Gas Main
---	Water Main	---	Water Main
---	Telephone	---	Telephone
---	Electric	---	Electric
---	Use in Place	---	Use in Place
---	To Be Removed	---	To Be Removed
---	To Be Removed & Replaced	---	To Be Removed & Replaced
---	Light Standard	---	Light Standard
---	Handicapped	---	Handicapped

INDEX

SHEET NO.	DESCRIPTION
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3	WATER PLAN
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5	STREET PROFILES
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4	STORM SEWER PROFILES
8	DRAINAGE AREA MAP
9-13	CONSTRUCTION DETAILS

This is to certify that the following as-builts locations were located in the field and the results shown herein.

Daniel M. Ehlmann
Daniel M. Ehlmann
Mo. Reg. L.S. #2215

DEVELOPMENT NOTES

- GROSS AREA OF PHASE 6
 - PRESENT ZONING OF TRACT "R 4" APARTMENT HOUSE DISTRICT WITHIN CITY OF OFFALON
 - PROPOSED DEVELOPMENT PLANNED UNIT DEVELOPMENT "P.U.D."
 - PROPOSED NUMBER OF LOTS 37 LOTS
 - SITE IS LOCATED IN OR SERVED BY THE FOLLOWING:
FORT ZUMWALT SCHOOL DISTRICT
DUCKETT CREEK SEWER DISTRICT
WATER DISTRICT NO. 2
UNION ELECTRIC COMPANY
ST. CHARLES GAS COMPANY
OFFALON FIRE PROTECTION DISTRICT
CONTINENTAL TELEPHONE COMPANY
- LOT SETBACK REQUIREMENTS
MINIMUM FRONT YARDS 20 FEET
MINIMUM SIDE YARDS 6 FEET
MINIMUM REAR YARDS 10 FEET

BENCH MARKS :

U.S.G.S. BENCH MARK
ELEVATION - 487.13
Chiseled square " " on center of the South headwall of culvert for Tributary "B" under County Highway "N" 0.33 miles East of intersection with County Highway "K"
(BENCH MARK TAKEN FROM "PRELIMINARY - FLOOD INSURANCE RATE MAP (FIRM)" FOR ST CHARLES COUNTY MISSOURI PANEL 115 OF 120 - COMMUNITY - PANEL NO. 290315 - 0115B.)
SITE BENCH MARK
ELEVATION - 529.85
Chiseled cross " " at Tailor Lane at Tailor Square

	BAX ENGINEERING CO., INC. 221 Point West Blvd. St. Charles, Missouri 63301 946-6588 724-3330
	DEVELOPER : MLS INVESTMENT CO. 11443 ST. CHARLES ROCK RD BRIDGETON MO 63044 739-3100
DATE _____ ENGINEER HAROLD J. BAX, P.E.	R 3-7-89 E V _____ ORDER NO 88-3003 SHEET 1 OF 4



AS-BUILTS ADDED MAY, 1991



PROPERTY N/F
FRED J. LOEFFLER, ETAL
BK. 298 PG. 111

AS-BUILTS ADDED MAY, 1991
AS-BUILTS ADDED SEPTEMBER 1990



SANITARY SEWER PROFILES
THE VILLAGE OF PHEASANT POINT

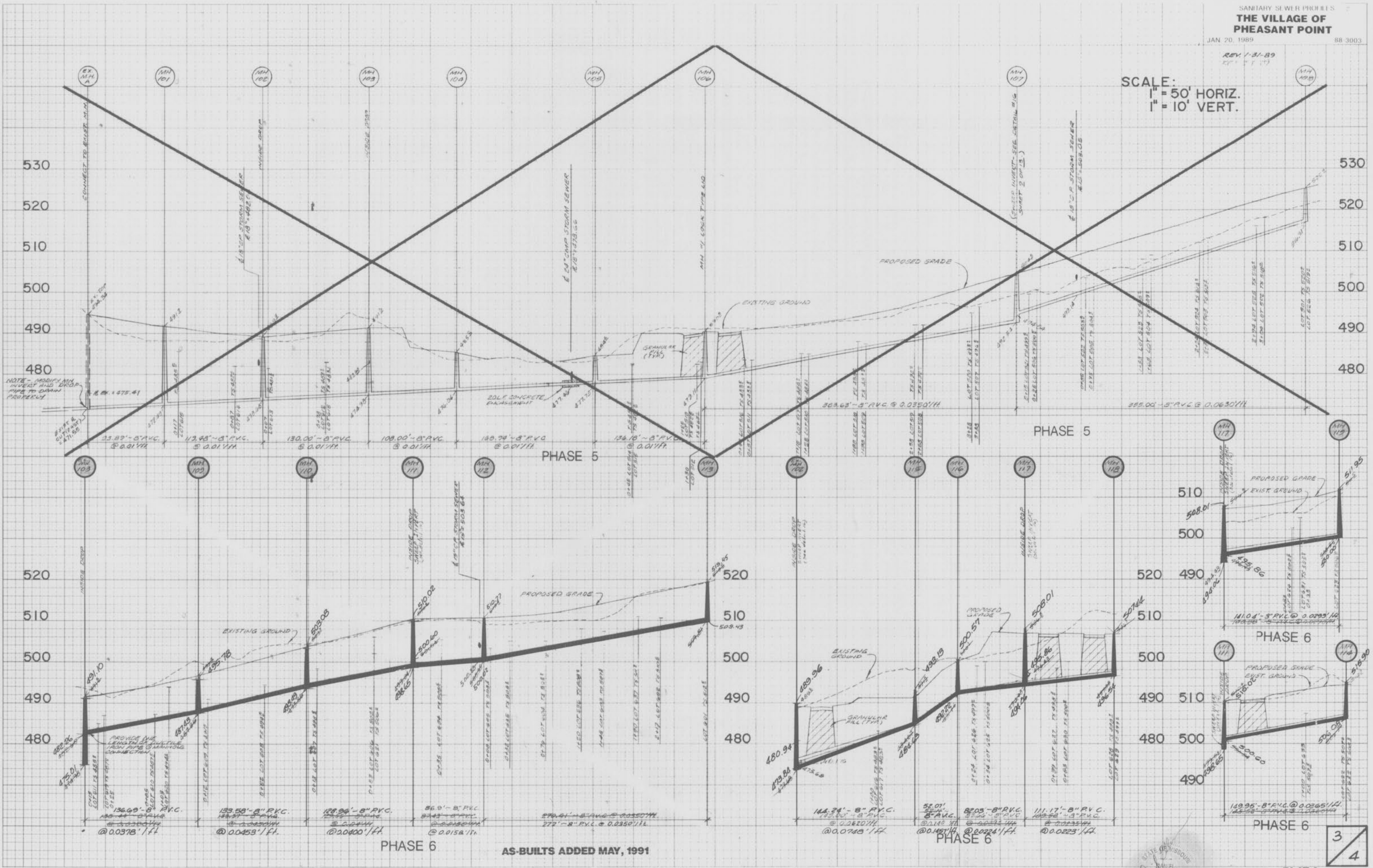
JAN 20, 1989 88-3003

REV 1-31-89
 (DATE & TIME)

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

FINAL SURVEY
 DATE: _____
 BY: _____
 CHECKED: _____
 APPROVED: _____
 TITLE: _____
 NO. _____

ORIGINAL SURVEY
 DATE: _____
 BY: _____
 CHECKED: _____
 APPROVED: _____
 TITLE: _____
 NO. _____



PHASE 6 AS-BUILTS ADDED MAY, 1991

PLATE 3-FULL CROSS SECTION FULL LAY
 NUMBER 18-2215

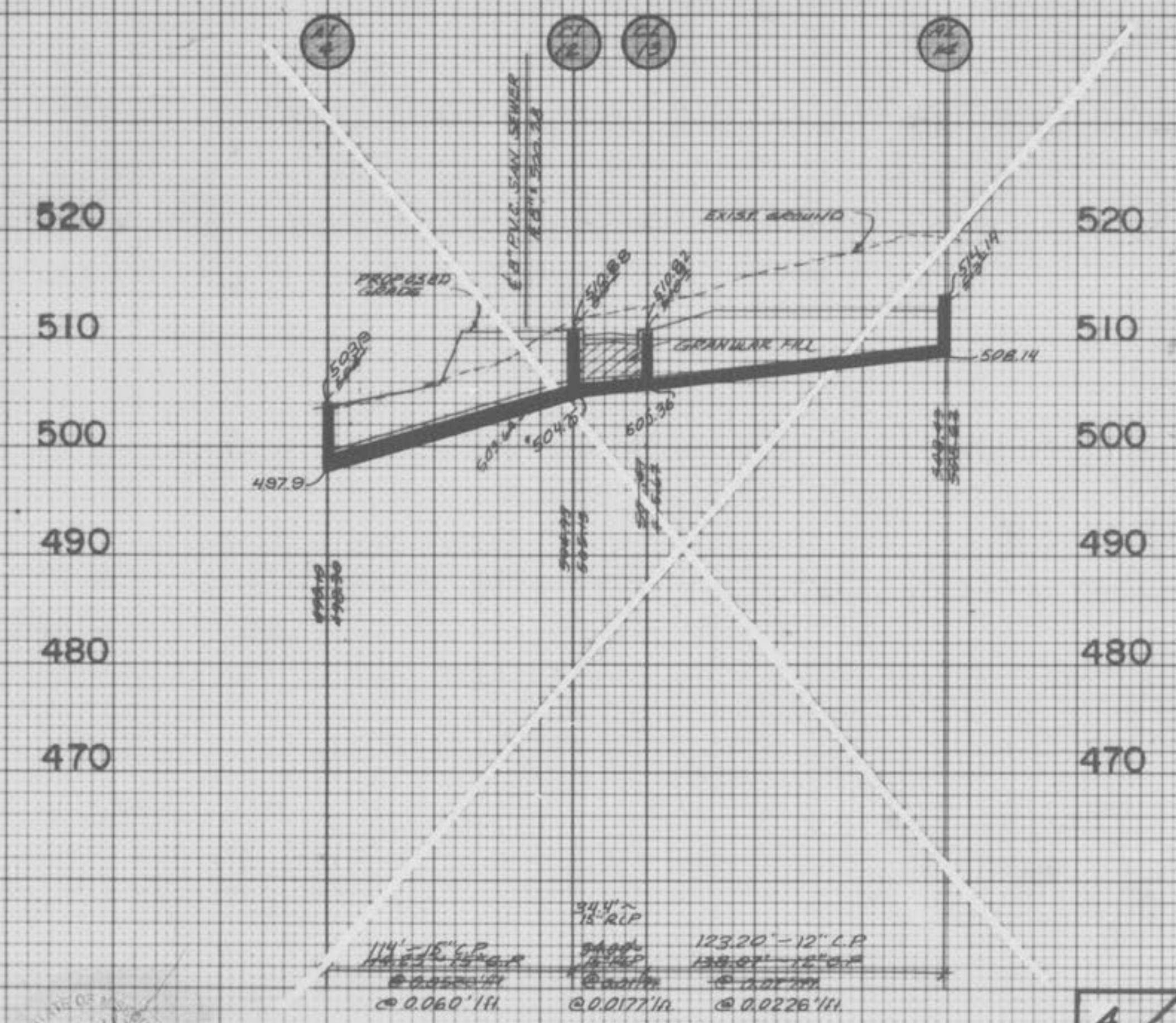
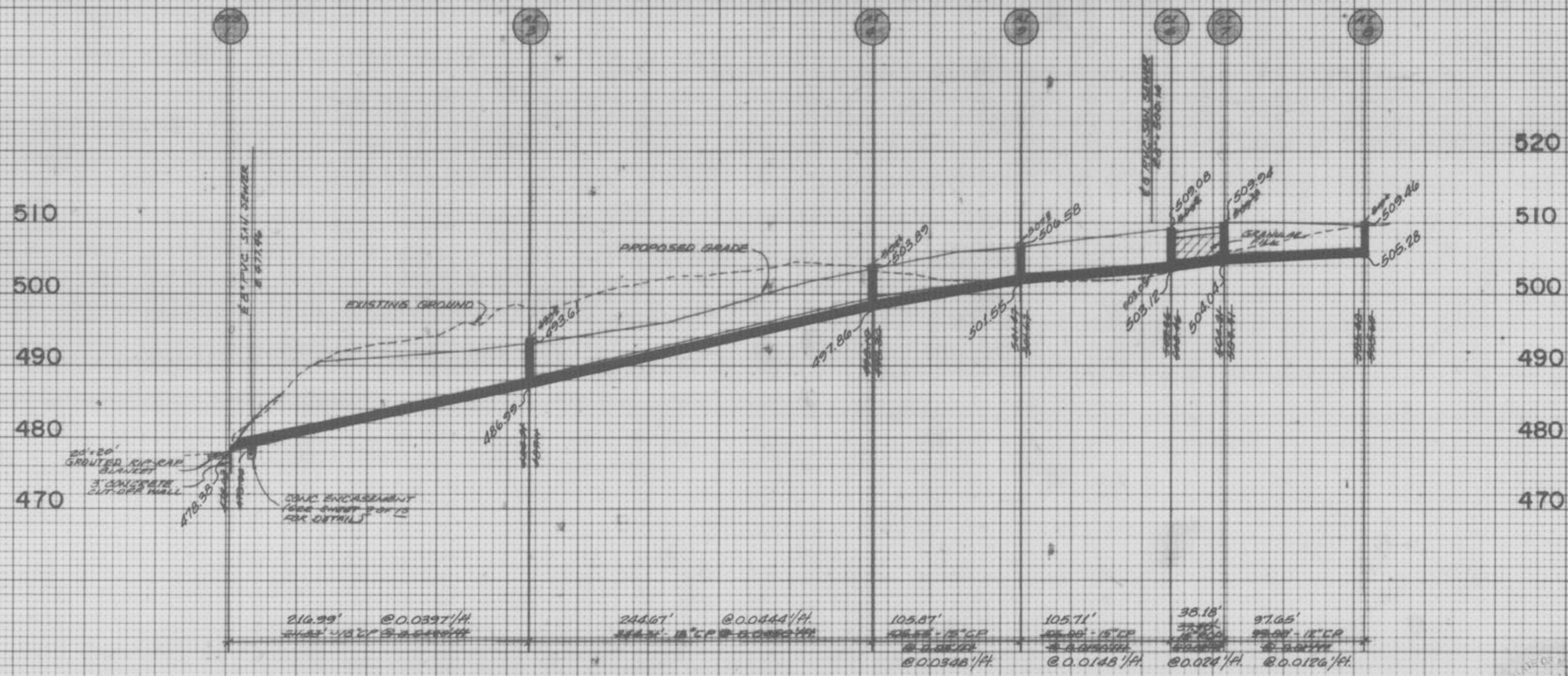
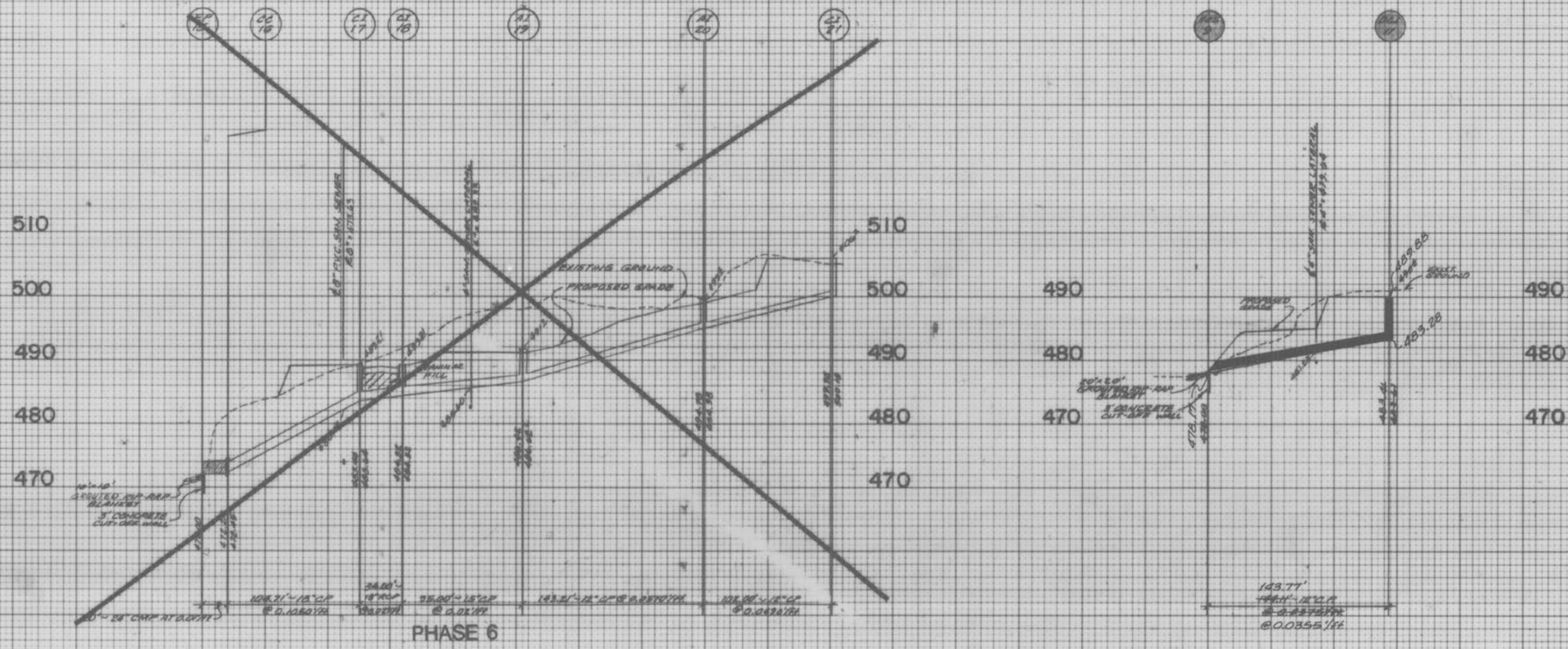


3
 4
 PLAT 6

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

DATE: _____ BY: _____
 FINAL SURVEY DRAWING PLOTTED FROM: _____
 NOTE BOOK: _____
 AREA CHECKED: _____

DATE: _____ BY: _____
 ORIGINAL SURVEY DRAWING PLOTTED FROM: _____
 NOTE BOOK: _____
 AREA CHECKED: _____



PHASE 6
 AS-BUILTS ADDED MAY, 1991
 AS-BUILTS ADDED SEPTEMBER, 1989 PLAT 5