

# BJC FAMILY HEALTH CENTER

A TRACT OF LAND BEING PART OF  
SECTION 4, T.46 N., R.3 E.,  
ST. CHARLES COUNTY, MISSOURI

RECEIVED  
DEC - 3 1997  
BUILDING DEPT.

88

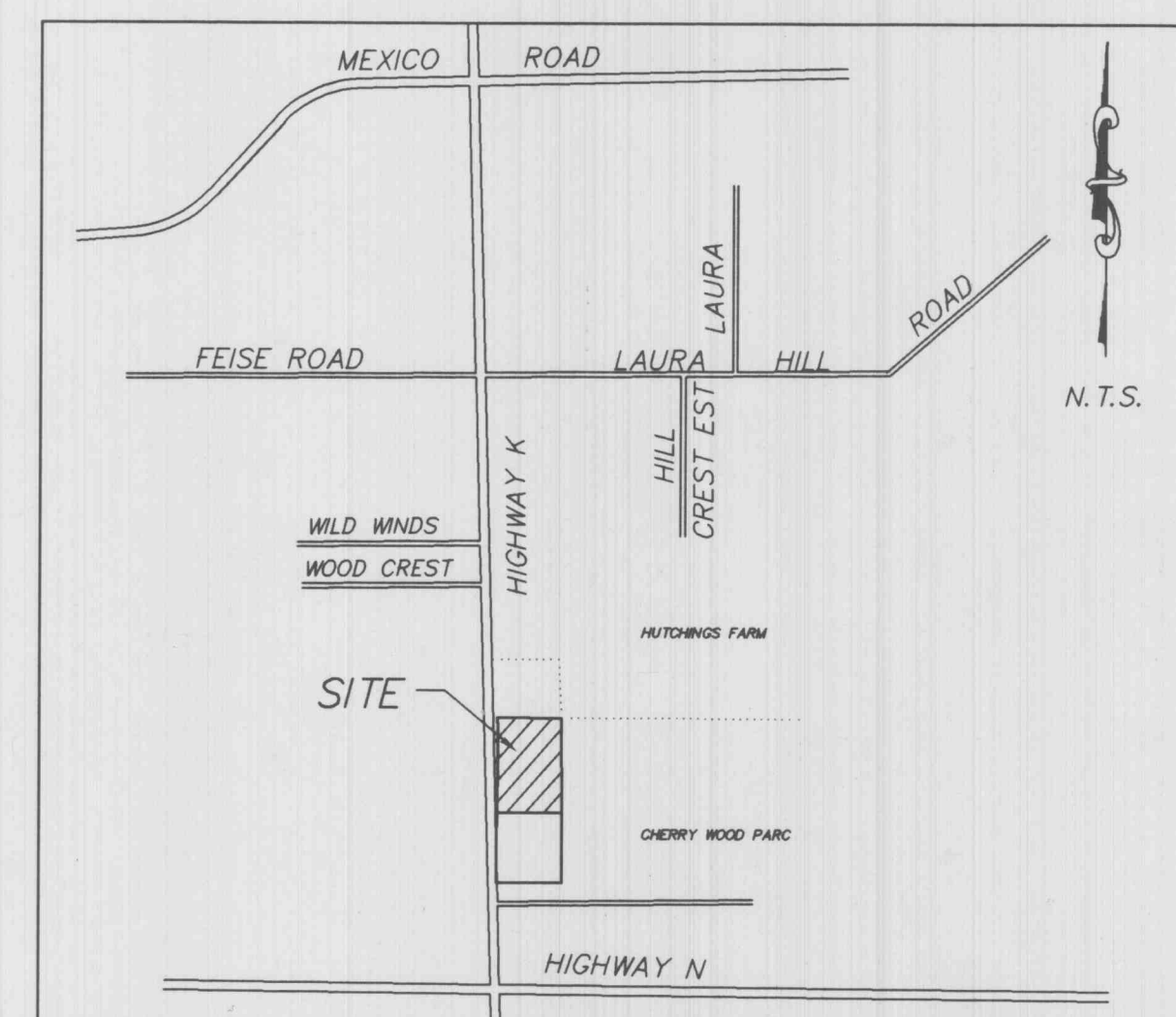
BJC 12.97-BU-1535  
2630 HWY 1 &  
BLDG & SITE PLANS

## CITY OF O'FALLON GENERAL NOTES

- 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.
- 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.
- 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.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
- 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.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.T.O. See plans for gauge.
- 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-190 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
- 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.
- All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
- 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.
- No area shall be cleared without the 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.
- 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.
- 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.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- 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').
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.

- 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.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All PVC sanitary sewer pipe shall 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.
- 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.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 31 mil thick coat of cool tar pitch waterproofing.
- All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single-family developments.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- Duckett Creek Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on manholes.
- 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.
- Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coat-tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-449. Asphalt shall conform to the requirements of ASTM D-449. Cool-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.
- 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.

## LOCATION MAP



## DRAWING INDEX

Sheet	Description
C1	COVER SHEET
C2	SITE PLAN
C3	GRADING PLAN
C4	LANDSCAPE PLAN
C5	IRRIGATION PLAN
C6	SEWER PROFILES
C7	CONSTRUCTION DETAILS
C8	DRAINAGE AREA MAP

## 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)	—P	Power Pole	P.V.C.	Polyvinyl Chloride
—8"	Water Line & Size	■	Light Standard	V.C.P.	Vitrified Clay Pipe
—EX W—	Existing water line	⊙	Double Water Meter Setting		
+	Tee & Valve	⊙	Single Water Meter Setting	C.O.	Clean Out
⊕	Hydrant	C.I.	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
—x—	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
—S—	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

THESE DRAWINGS ARE HEREBY APPROVED FOR PERMIT AND ANNOTATED AS NEEDED TO MEET THE REQUIREMENTS OF THE CITY.

DATE OF 12/24/97  
Office Copy

## SITE BENCHMARK

TBM: Sq. on 2'Dia. conc. base of flashing signal light east side of Hwy. K 106'± north of Bobble Creek Lane  
ELEVATION = 568.69

## REVISIONS

REVISED 11-14-97

# PICKETT RAY & SILVER

Civil Engineers  
Planners  
Land Surveyors

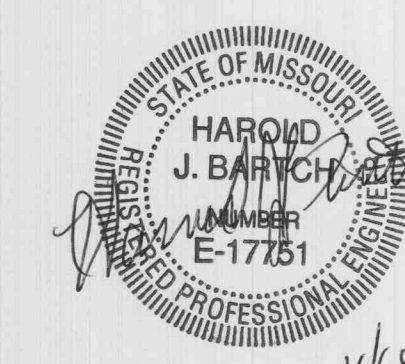
333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
397-1211 FAX 397-1104

Celebrating 25 Years of Service

## ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated 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 reauthenticated.

PICKETT, RAY & SILVER, INC.



12/9/97

## DEVELOPER

PREPARED FOR:  
WISCHMEYER ARCHITECTS  
1221 LOCUST STREET  
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DRAWN	B.K.C.	DATE	10-29-97	C1
CHECKED		DATE		
FIELD BOOK	PROJECT #	95-234.1		C8
	JOB ORDER #			