

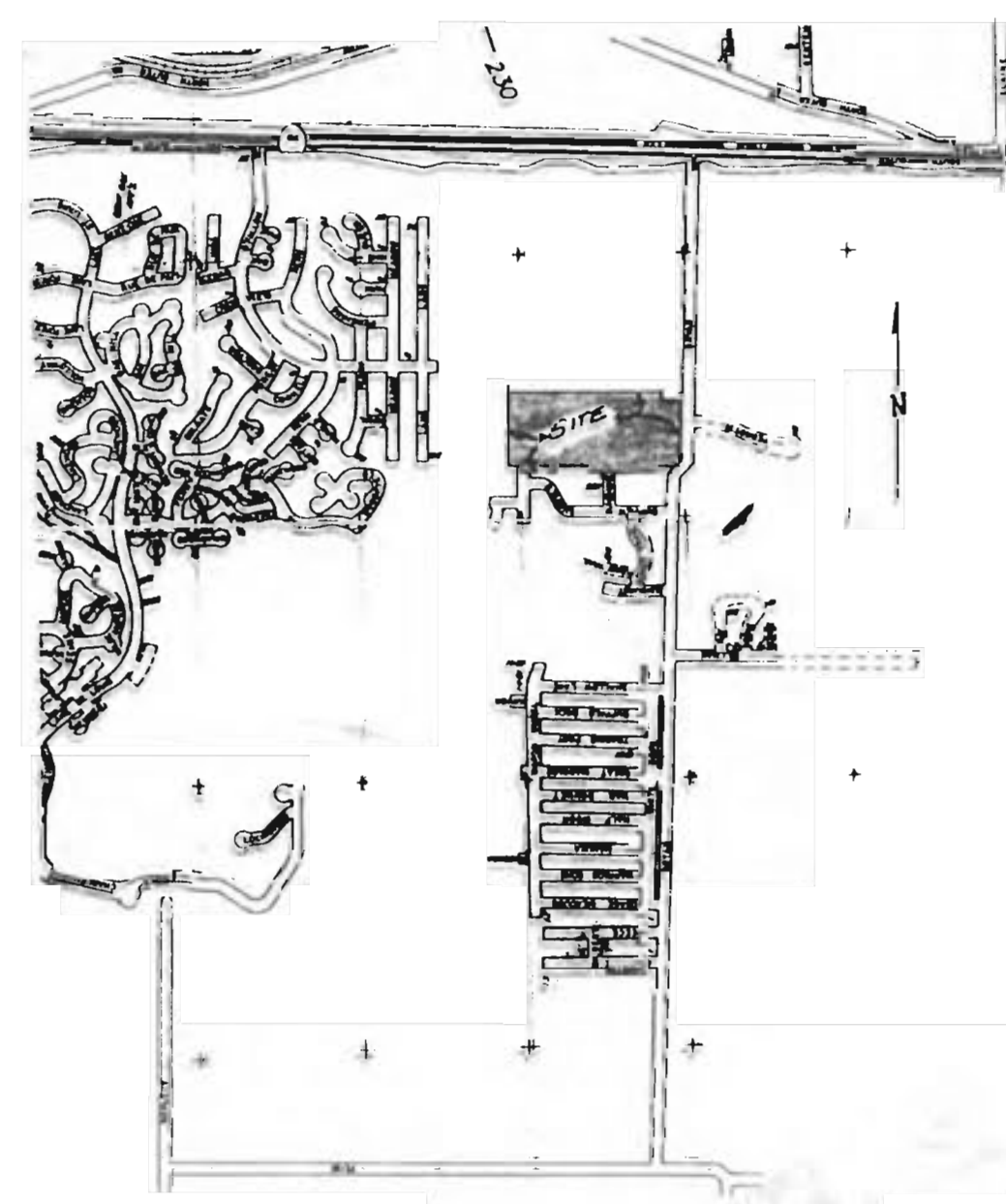
APPROVED
Concurrent on calculations for
6" water main along Chambers Drive
See approval letter
Jim King
5.5.98

BRYAN VALLEY

A TRACT OF LAND BEING PART OF
U.S. SURVEY 1780, T.47 N., R.2 & 3 E.,
ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS 168 LOTS

LOCATION MAP



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-14.
5. Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
6. 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.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O.
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-190 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 plot. See record plot 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," end of roadway markers mounted on two (2) pound "T" 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 lowline 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 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. 2008 or Neenah R-1736 or Deeter 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. ~~Waterproofing shall be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coal-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. Coal-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.~~
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36. This site is served by:
FIRE - O'FALLON FIRE DISTRICT
SCHOOL - HEITZVILLE SCHOOL DISTRICT
TELEPHONE - QTE
GAS - ST. CHARLES GAS CO.
ELECTRIC - UNION ELECTRIC CO.
WATER - CITY OF O'FALLON
SANITARY SEWERS - CITY OF O'FALLON

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4-5	GRADING PLANS
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12-15	STORM SEWER PROFILES
16	WATER PLAN
17-18	DRAINAGE AREA MAPS
19-23	CONSTRUCTION DETAILS

LEGEND

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

SITE BENCHMARK

RR SPIKE, 0.5' HIGH, IN SOUTH FACE PP
WEST SIDE BRYAN RD., 1st. POLE NORTH
OF S.E. CORNER OF SITE.
ELEV. 599.45

REVISIONS

3-08-98 City of O'Fallon 100%
2-28-95 City of O'Fallon 100%
5-8-94 City of O'Fallon 100%
5-1-94 City of O'Fallon 100%
8-12-94 City of O'Fallon 100%

PICKETT RAY & SILVER

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Land Surveyors
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St. Peters, MO 63376
397-1211 FAX 397-1104

Celebrating 25 Years of Service

ENGINEERS AUTHENTICATION PICKETT, RAY & SILVER, INC.	DEVELOPER PREPARED FOR: BRYAN VALLEY PARTNERSHIP 7283 HIGHWAY N O'FALLON, MISSOURI 63366 (314) 281-3763	Copyright 1994 by Pickett, Ray & Silver CONFIDENTIAL PROPRIETARY MATERIAL The use, reproduction and sales rights drawing are reserved by Pickett, Ray & Silver
	DRAWN: <u>TR/RY</u> DATE: <u>7-15-94</u> CHECKED: _____ DATE: _____ FIELD BOOK: _____ PROJECT # <u>77-088</u> JOB ORDER # _____	