

# CALUMET RANCH

## (EAST PORTION)

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 3,  
AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

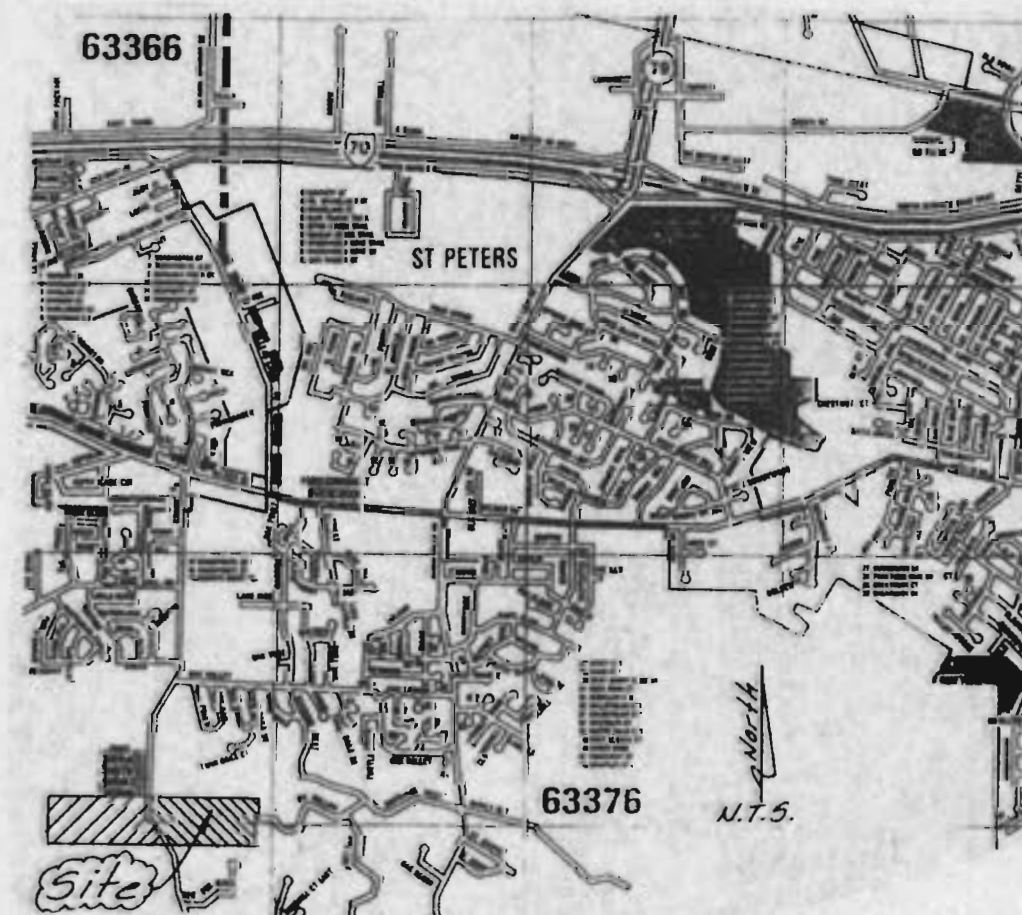
### 92 LOTS

APPROVED  
Additional signing for  
entrances may be required  
if sight distance is limited.  
J.B.S.

### 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.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.O. T-100 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority's 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.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority's 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 specifications "Manual on Uniform Traffic Control Devices," and of roadway markers mounted on two (2) pound "T" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflector and panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All manholes and curb inlet traps 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 not place 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 show 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 (2-1/2) feet.
- 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 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.
- 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 coal 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 City and Bailey No. 2008 or Neenah R-1736 or Deister 1315 or approved equal.
- All pipes shall have positive drainage through manholes. No flat base structures.
- Public Water Service District #2 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 14" vertical separation between all storm sewers and the sludge farm main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- Waterproofing: Waterproofing will be required on the exterior of all manholes, in accordance with Missouri Dept. of Natural Resources Form 200 (C.R. 101.16).
- 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 the finished grading conforms to drainage area maps.
- This tract is located in and served by:  
A. Port Zumwalt School District  
B. O'Fallon Fire Protection District  
C. St. Charles Gas Company  
D. Olin Electric Company  
E. Missouri Gas & Water  
F. S.T.E. Telephone  
G. Public Water Service District #2
- NOTE: See previously approved grading plans for site-dialer control.
- All exterior sewer manholes shall be water-proofed on the exterior in accordance with Missouri Department of Natural Resources Specifications 10 CSR-8.120 (1) (E).
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- The contractor shall prevent all storm surface water, mud and construction debris from entering the existing sanitary sewer mains.
- This tract is not within the flood plain boundaries per FEMA map 29183C0116 effective date December 15, 1992.

### LOCATION MAP



### DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	SITE PLANS
4-5	GRADING PLANS
6-7	STREET PROFILES
8-9	SANITARY SEWER PROFILES
10	LIFT STATION DETAILS
11	FORCE MAIN PROFILE
12-13	STORM SEWER PROFILES
14-15	DRAINAGE AREA MAPS
16-20	CONSTRUCTION DETAILS

### 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
—W— Water Line & Size	⊗ Light Standoff	V.C.P. Vitrified Clay Pipe
—W— 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
—E— Cap	S.C.I. Skewed Curb Inlet	T.B.R. To Be Removed
—N— Lot or Building Number	D.C.I. Double Curb Inlet	T.B.R.R. To Be Removed & Relocated
—X— Existing Fence Line	G.I. Gate Inlet	T.B.P. To Be Protected
—T— 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
—C— Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
—P— Proposed Contour	F.E. Flared End Section	T.W. Top Of Wall
—G— Grouted Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
—L— End of Laterals	E.D. Energy Dissipator	(TYP.) Typical
—A— Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
—C— Concrete Pavement	C.P. Concrete Pipe	U.L.P. Use in Place

### SITE BENCHMARK

RM 72  
BRASS DISK ON WEST END OF NORTH ABUTMENT  
OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK.  
ELEV. 469.34'

### REVISIONS

Rev 16-07-95 per PWS# 65  
Rev 10-02-95 per CIVIL MAP O'FALLON COMMENTS L.S.P.  
Rev 3-04-95 per Comments L.S.P.

# 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 engineering, liability on this project is hereby limited to the set of plans authoritatively 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 under represented.

PICKETT, RAY & SILVER, INC.



### DEVELOPER

Kaplan Development and Investment Co.  
P.O. Box 339  
St. Peters, MO. 63376  
Phone: (314) 397-4562

Copyright 1994 by Pickett, Ray & Silver Inc.

CONFIDENTIAL PROPRIETARY MATERIAL  
The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.

DRWN	DMD/TDZ	DATE	DEC, 1994	1
CHECKED	JC	DATE	DEC, 1994	
FIELD BOOK	565	PROJECT #	92-120A	20
		JOB ORDER #	31820	