

Rack

CALUMET RANCH (WEST 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

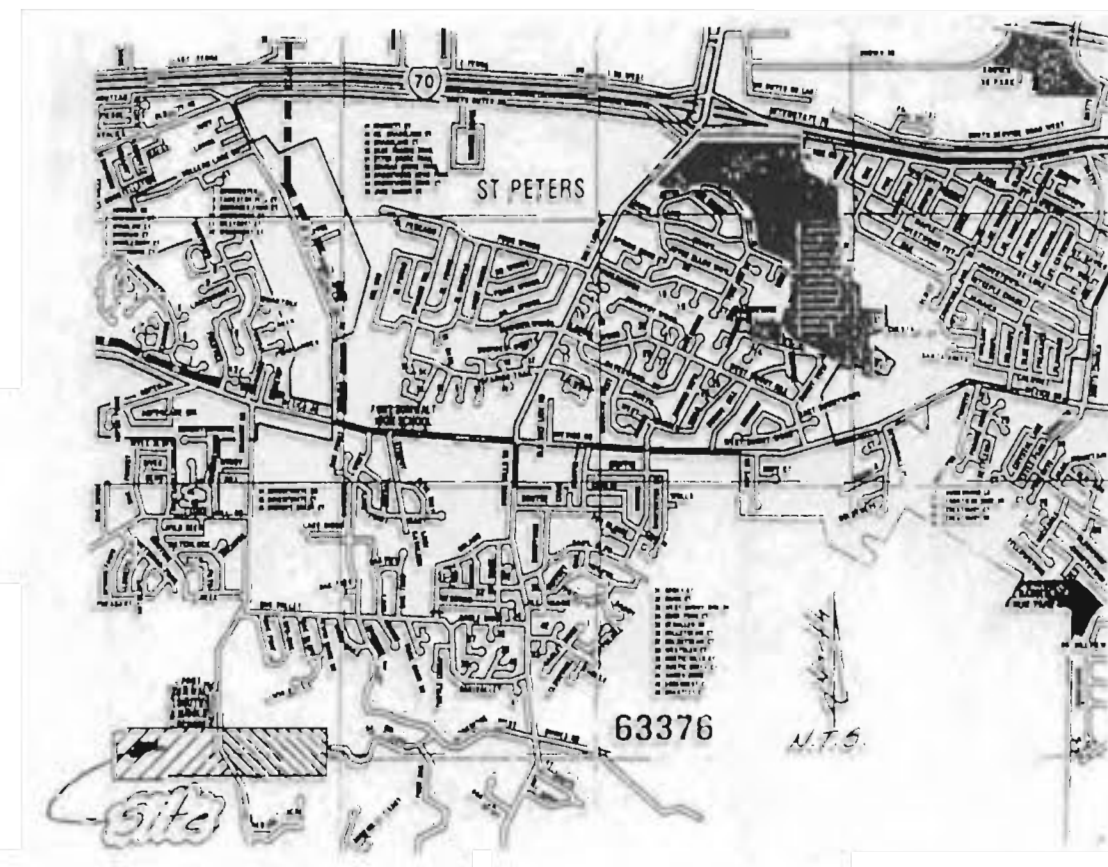
(231 LOTS)

DRAWING INDEX

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 SPM 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-180 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.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 plot. See record plot 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 "3" 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 fail 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 pavement to the flowline of a sanitary sewer or 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 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 Clay and Bailey No. 2006 or Neenah R-1736 or Dettw 1310 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- C.S.O. 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, coal-tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-49. Asphalt shall conform to the requirements of ASTM D-469. Coal-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 3/16 inch 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.
- This tract is located in and served by:
A. Fox Zumball School District
B. O'Fallon Fire Protection District
C. St. Charles Gas Company
D. Union Electric Company
E. Missouri Cities Water
F. G.T.S. Telephone
G. DICKCREEK SANITARY DISTRICT
- NOTE: See previously approved grading plans for siting control.
- 7" Pavement is required for 30' wide streets.

LOCATION MAP



APPROVED
as noted
John Linnell
6-22-95

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Size
- Existing water line
- Tree & Valve
- Hydrant
- Cap
- Lot or Building Number
- Existing Fence Line
- Existing Tree Line
- Street Sign
- Existing Contour
- Proposed Contour
- Grouted Rip-Rap
- End of Lateral
- Asphalt Pavement
- Concrete Pavement

LEGEND

- Sanitary Structure
- Storm Structure
- Test Hole
- Power Pole
- Light Standard
- Double Water Meter Setting
- Single Water Meter Setting
- Curb Inlet
- Skewed Curb Inlet
- Double Curb Inlet
- Grate Inlet
- Area Inlet
- Double Area Inlet
- Coverable Collar
- Flared End Section
- Eng Inlet
- Energy Dissipator
- Manhole
- Concrete Pipe
- JUNCTION BOX
- R.C.P. Reinforced Concrete Pipe
- C.M.P. Corrugated Metal Pipe
- C.I.P. Cast Iron Pipe
- P.V.C. Polyvinyl Chloride
- V.C.P. Vitrified Clay Pipe
- C.C. Clean CUI
- V.T. Vent Trap
- T.B.R. To Be Removed
- T.B.R.R. To Be Removed & Relocated
- T.B.P. To Be Protected
- T.B.A. To Be Abandoned
- B.C. Base of Curb
- T.C. Top of Curb
- T.W. Top of Wall
- B.W. Base of Wall
- (TIP) Typical
- U.N.O. Unless Noted Otherwise
- U.I.P. Use in Place

SITE BENCHMARK

RM 72
BRASS DISK ON WEST END OF NORTH ABUTMENT
OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK
ELEV. 465.36

REVISIONS

1. 6.5.95 LSS/tpj Per City of O'Fallon

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
387-1251 FAX 387-1104

Celebrating 25 Years of Service

ENGINEER'S AUTHENTICATION

The responsibility for professional engineering work on this project is hereby accepted by the seal of the undersigned. The seal is not valid unless the seal number and date are stamped on the project and specified within 180 days after the date shown hereunder.

HAROLD J. BARTON
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-17751
DATE 6/26/95

DEVELOPER

Kaplan Development and Investment Co.
P.O. Box 339
St. Peters, MO. 63376
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DRAWN: DKB/762 DATE: MAR, 1995
CHECKED: JLC DATE: MAR, 1995

FIELD BOOK: 565 PROJECT #: 92-720A
JOB ORDER #: 37820

1/27