

THE ESTATES OF CHATEAU WOODS FORMERLY KNOWN AS (MOLITOR FARMS) - OFFSITE SEWER

CITY OF ST. PETERS 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. All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to at least 90% of maximum dry density as determined by the "Modified A.A.S.H.T.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.
4. All filled places in paved State, County or City roads (highways) shall be compacted to at least 90% of maximum dry density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test," (ASTM D-1557), unless otherwise specified by local governing authority specifications. All tests will be verified by a Soils Engineer.
5. Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test," (ASTM D-1557), and must be inspected and approved by a representative of the City, before paving can commence.
6. All grading on City of St. Peters' right-of-way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
7. The Developer and his contractors shall comply with the City of St. Peters' Grading Ordinance #1735 during the grading operation.
8. No area shall be cleared without permission of the developer.
9. All grades shall be within 0.2 feet more or less of those shown on the grading plan.
10. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
11. All grading for this development shall conform to the specifications in the soils report for this development prepared by Soils Consultants Inc. Dated December 1993.
12. The developer shall contract with a soil consultant firm registered in the State of Missouri during the grading operation to monitor cut and fills and to verify proper compaction has been achieved. A report shall be prepared by the soils consultant and provided to the City for verification of the grading operation.
13. Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and roads will be adequately protected.
14. The total yardage for this project is based on a 15.0% shrinkage factor.
15. The shrinkage factor is subject to change, due to soil conditions, (types and moisture content), weather conditions, and the percent compaction actually achieved at the time year grading is performed. As a result, adjustments in final grade may be required. If adjustments need to be made, the contractor shall contact Pickett, Ray & Silver, Inc. prior to completion of the grading.
16. Earth quantities were obtained from a topographic survey dated _____ with contours at two foot intervals, with a tolerance of plus or minus one foot or one-half (1/2) contour interval.
17. The computed bid yardage is to finish grades as shown, and includes the removal of subgrade where required.
18. Soil preparation and revegetation shall consist of Tall Fescue (TF) & Smooth Brome (SB) between March 1st and June 1st. at a rate of TF=30lbs/AC & SB=20lbs/AC. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
19. If straw bales or siltation fence are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by Contractor.
20. Proposed phasing of development (rough dates) including:
 - a. Clearing (estimated duration of exposed area).
 - b. Grading and construction (installation of temporary sediment control, storm drainage, paving).
 - c. Final Grading and Landscaping (vegetative cover).
21. Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible or during the next seeding period after grading has been completed. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
22. When grading operations are completed or suspended for more than 30 days, permanent grass must be established at sufficient density to prevent erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the designated officials recommendation. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
23. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
24. All disturbed areas shall be seeded and mulched at the rates defined in Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship.
25. All existing trash and debris on site must be removed and disposed of off-site.
26. The developer and his contractor shall be responsible for installing the siltation control as approved by the City of St. Peters prior to the commencing with the grading because of unfavorable ground conditions.
27. Construction Equipment access to development shall be directly off Belleau Creek Rd.
28. Development (is) (is not) located within the 100 Year Flood Plain Limits as shown on the F.E.M.A. Map for this area.
29. 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.
30. All P.V.C. sanitary sewer pipe to be SDR-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 7/10 of the pipe diameter above the bottom of the pipe.
31. All exterior sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications. 10 CSR 8.120 (7)(E).
32. Brick shall not be used on manholes.
33. The minimum vertical distance from the low point of the building to the flowline of a sanitary sewer at the corresponding building 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').
34. Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14.
35. Storm sewers 21" diameter or larger shall be A.S.T.M. C-76, Class II.
36. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, A.A.S.H.O. See plans for gauge.
37. All storm sewer pipe under pavement, regardless of size shall be reinforced concrete pipe (A.S.T.M. C-76, Class II) unless noted otherwise on the plans.
38. All manhole and catch basin 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.
39. All standard street curb inlets to have front of inlet flush with face of curb.
40. All gravel for rip-rap shall be high slump ready-mix concrete.
41. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
42. All storm and sanitary trench backfills will be water jetted. Granular backfill will be used under pavement areas. This is to be done in the presence of a City representative. Water jetting shall be at 100% complete and approved prior to paving. Seven days shall pass for setting time prior to paving.
43. 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 building laterals.
44. Barricades will consist of three 18" x 18" Type IV object markers with 9 Red Button Reflectors on red background mounted on two pound "U" channel sign post, with bottom of the marker 4 feet above top of pavement. (Sign No. DM4).
45. All streets must meet the specifications and installation requirements of the City of St. Peters.
46. Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority. There shall be a minimum of 18" vertical/10' horizontal separation between all water mains and sanitary services.
47. 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.
48. All water hydrants and valves shall be cast iron and installed in accordance with plans and details. All water hydrants shall be American Darling or Mueller Centurions.
49. All P.V.C. water pipe shall have a minimum pressure rate of PR-200 or SDR-21.
50. Developer shall comply with the City of St. Peters Stormwater Management Ordinance #753.
51. This tract is served by:

ELECTRIC	-UNION ELECTRIC CO	1-800-325-7002
FIRE DISTRICT	-FALLON FIRE DISTRICT	441-7539
GAS	-ST CHARLES GAS CO.	946-8937
SEWER	-CITY OF ST PETERS	278-2255
TELEPHONE	-GTE TELEPHONE	639-3928
WATER	-CITY OF ST PETERS	278-2255
SCHOOL	-FORT JOURNAL SCHOOL DISTRICT	272-6620
52. 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.
53. The minimum size MH is 42" dia (for an 8" line), and anything larger than an 8" line requires a 48" dia MH.

LOCATION MAP



DRAWING INDEX

Sheet	Description
1	Cover Sheet
2-3	Sewer Plan + Profiles
4-6	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	
—x— Water Line & Size	⊙ Light Standard	V.C.P.	Vitrified Clay Pipe	
—EX— Existing water line	⊙ Double Water Meter Setting			
—T— 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
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	N.N.O.	Unless Noted Otherwise
Concrete Pavement	C.P.	Concrete Pipe	U.L.P.	Use In Place

SITE BENCHMARK

Chiseled Square on Top West End, North Side of Conc. Bridge Rail.
Bridge Over Belleau Creek on South Service Road Just East of Belleau Creek Road
ELEV. 475.24

REVISIONS

9.29.95 Tdb
10.10.95 Tdb Per City of St. Peters
10.13.95 Tdb NWR #53
01-26-96 D.G. M.H. 100-101-200

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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

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 herein reauthenticated.

PICKETT, RAY & SILVER, INC.



Signature: _____ Date: 10-3-95

DEVELOPER

BRYAN VALLEY PARTNERSHIP

7283 HIGHWAY N
O'FALLON, MISSOURI 63366
314-281-3763

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DRAWN	DATE	AUGUST, 1995
CHECKED	DATE	
FIELD BOOK	PROJECT #	95-047
	JOB ORDER #	

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