

GENERAL NOTES

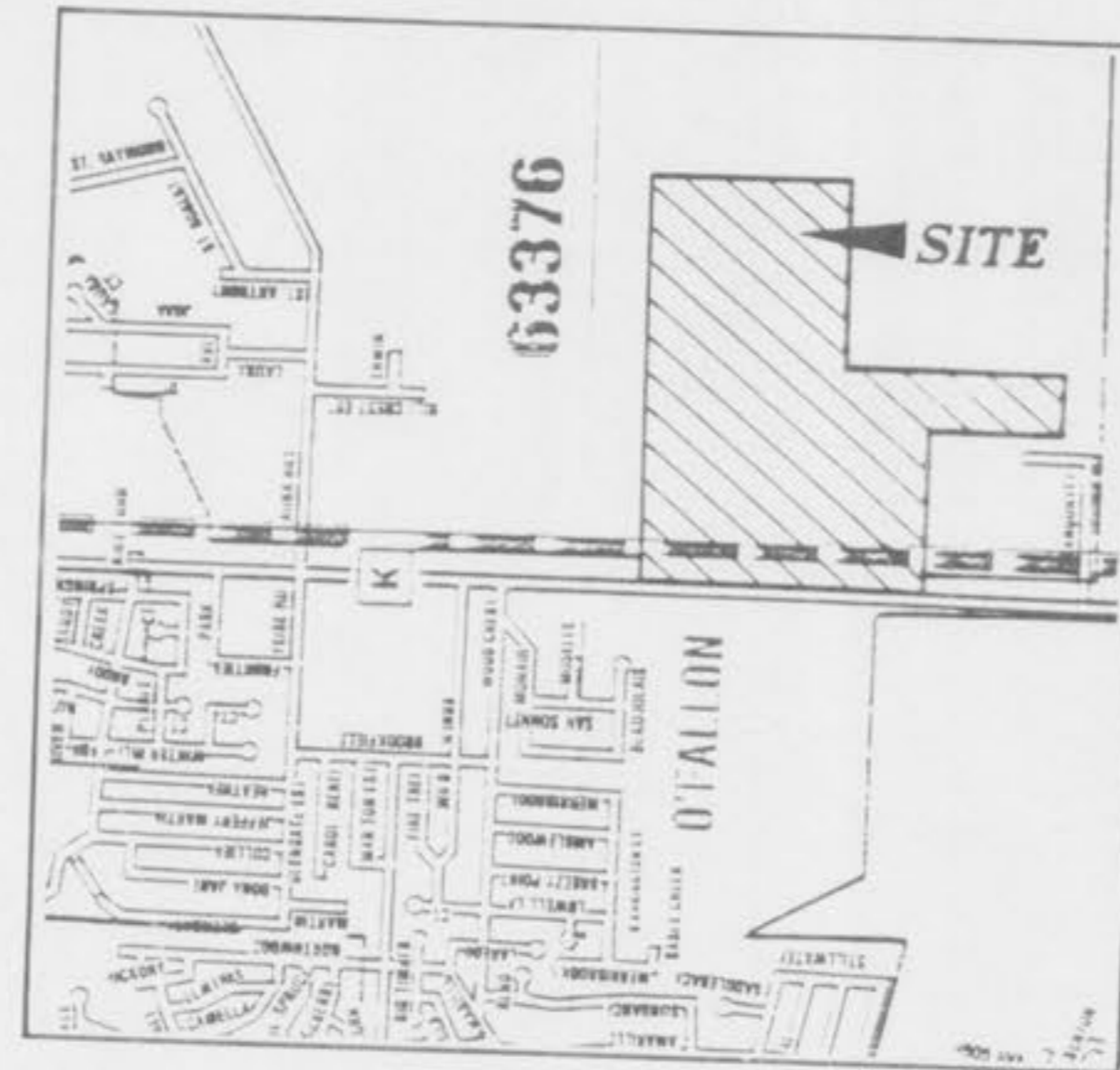
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on plans, shall be the responsibility of the contractor, and shall be done to any grading and/or construction of improvements.
- All standard curb inlets are to have level-of-inlet 2" (two feet) behind curb, within public right-of-way, unless otherwise noted.
- Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class II minimum).
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe AASHTO, M36, aluminumized or asphalt polymer coated.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M. D-3034 SDR35, with wall thickness compression joint A.S.T.M. D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- All filled places, including under paved areas, under buildings, under proposed storm and sanitary sewer lines, and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test", (A.S.T.M. D1557). Test shall be verified by a soils engineer.
- All trench backfills under paved areas shall be granular backfill, and water jetted. All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- No slope shall be steeper than 3:1. All slopes shall be seeded and mulched.
- Barricades will be constructed per the standard specifications as shown in the "Manual of Uniform Traffic Control Devices". End of roadway markers shall be mounted 4 feet above the pavement on two pound "U" channel sign posts. Each marker shall consist of an 18" diamond panel with red reflectors.
- All construction and materials used shall conform to current City of O'Fallon Standards and Specifications.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location size, and width of easements.
- All water line construction shall conform to current St. Charles Co. Water Dist. No. 2 Standards and Specifications.
- All sanitary sewer construction shall conform to current Duckett Crk. Sewer District Standards and Specifications.
- The length of the concrete encasement around the P.V.C. sanitary sewers and the concrete storm sewers shall extend at least 5' into undisturbed soil to bridge the pipe across the trench backfill. Reinforcing steel shall be placed in the concrete encasement for tensile strength.
- Erosion control shall not be limited to what is shown on the plan. The contractor shall take whatever means necessary to prevent siltation and erosion from entering adjacent roadways, properties, and ditches. Such control might include channeling runoff into sediment basins, channeling runoff into areas where an extra row of straw bales are used. A silt fence might be considered, if necessary.
- All construction and materials shall conform to O'Fallon Fire Protection District Standards.
- The minimum vertical distance from the low point of the basement to the flowline of the sanitary sewer at the corresponding house connection shall not be less than two and one half feet (2 1/2') plus the diameter of the sanitary sewer.
- The most stringent of the above requirements shall apply.
- All streets and right-of-ways shown on these improvement plans will be dedicated to the City of O'Fallon for public use forever.
- When grading operations are completed or suspended for more than 30 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City of O'Fallon Specifications.
- The contractor shall place all fire hydrants within (2) two feet of the street curb.
- The contractor shall place the "steamer" outlet of the fire hydrant toward the street.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri D.H.R. Specification 100SR-8.120 (7)(E).
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.
- All existing trash and debris on-site must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- Soft soils in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out, and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location.
- Concrete Pipe Joints shall be M.S.D. Type "A" Approved Compression Joints and shall conform to the requirements of the Specification for Joints and Circular Concrete Sewer and Culvert Pipe, using flexible, watertight, rubber-type gaskets A.S.T.M. C-443 Band-Type. Gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
- All sewer tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
- No area shall be cleared without permission of the developer.
- All sanitary laterals shown on plan are to be constructed of 4 inch P.V.C. pipe.
- Brick shall not be used on manholes.
- All grout for rip-rap shall be high slump ready-mix concrete.
- The Duckett Crk. Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspections.
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to springline of pipe to 6" above the top of pipe.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All streets within this set of improvement plans, shall be Publicly maintained.

SPECIFICATIONS

- Site preparation includes the clearing of all stumps, trees, bushes, shrubs, and "weed" matted and eroded areas. There are other surface obstructions from the site and the "weed" matted and removal of any masonry structures. The materials removed shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly mixed prior to the placement of any fill. The Soil Engineer shall approve the clearing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory rollers or high speed impact type drum rollers acceptable to the Soil Engineer. The rollers shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soil Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be performed on each lift of fill. Test results showing fill quality will be made to the Owner at regular intervals.
- The Soil Engineer shall notify the Contractor of rejection of a lift of fill at any time thereof. The Contractor shall remark the rejected portion of fill and obtain notification from the Soil Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 8 inches and then compacted to at least 85 percent of the maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM D1557). Natural slopes steeper than 1 vertical to 2 horizontal to receive fill shall have horizontal benches cut into the slope before the placement of any fill. The width and height to be determined by the Soil Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given herein. The Soil Engineer shall be responsible for determining the acceptability of soils placed. No unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and reoperation of the sequence. The acceptable moisture content during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture content during the filling operation to the remaining areas are from 2 to 8 percent above the optimum moisture content.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a day's work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished according to the fill, it shall be scarified before proceeding with the placement of any more fill. Fill shall not be placed in frozen ground, nor shall filling operation continue when the temperature is such as to prevent the lower water placement in freeze.
- Fill placed within proposed street R.O.W. shall be compacted to 90% M.S.D. Proctor and to 25% below to 65% above of the moisture content.
- Soil tests in the bottom and back of any existing or former pond site should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.

CHERRY WOOD PARC

A TRACT OF LAND BEING PART OF SECTION 4,
TOWNSHIP 46 N., RANGE 3 E.,
CITY OF O'FALLON, ST. CHARLES CO., MO.



LOCATION MAP
N.T.S.

PROJECT BENCHMARK
FIRE HYDRANT AT S.E. CORNER
OF DARDENNE ELEMENTARY SCHOOL
"M" IN MUELLER
U.S.G.S. DATUM ELEV. 574.74

DEVELOPMENT NOTES:

- AREA OF TRACT 95.01
- PRESENT ZONING R-4 SINGLE FAMILY RESIDENTIAL
- PROPOSED USE SINGLE FAMILY RESIDENTIAL SUBD.
- TOTAL LOTS PROPOSED 323
- MINIMUM LOT AREA 7,500 SQ. FT.
- SITE IS LOCATED IN OR IS SERVED BY THE FOLLOWING:

WATER DISTRICT - ST. CHARLES CO. WATER DISTRICT NO. 2
SANITARY - DUCKETT CRK. SEWER DISTRICT
ELECTRIC - UNION ELECTRIC CO.
GAS - ST. CHARLES GAS CO.
TELEPHONE - G.T.E.



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 excludes revisions after this date unless re-authenticated.

ST. CHARLES ENGINEERING AND SURVEYING

Michael Newell Meiners
MICHAEL NEWELL MEINERS
MISSOURI PROFESSIONAL ENGINEER NUMBER E-22483

APPROVED

Continued on:
Adding an inlet to intercept water above A1 to so as to 7 limit overlaid flow to less than 4.0 cfs.
Review by GBA
G. B. A.
11-21-94

LEGEND

- BUILDING LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WOOD AREA
- SILTATION CONTROL
- CREEK OR DITCH
- FLOWLINE
- GAS MAIN
- TELEPHONE CABLE
- WATER MAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- STREET SIGN
- GENERAL SURFACE DRAINAGE
- LIGHT STANDARD
- CLEARING AND GRADING LIMITS
- STORM SEWER DESIGNATOR
- SANITARY MANHOLE DESIGNATOR

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PREPARED FOR

OWEN & SONS DEVELOPMENT CO.
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Revised Oct. 5, 1994, Oct. 15, 1994, Dec. 15, 1994, Nov. 4, 1994 per City of O'Fallon

Sheet 1 of 23
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Order No. 94-306
Date 7/12/94