

**UTILITY CONSTRUCTION NOTES:**

- All proposed utilities will be located underground.
- Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if found not to be in compliance with City standards.
- Electric contractor shall set a new transformer pad in the location shown; shall install conduits and cable between utility pole and transformer pad and between transformer pad and buildings; shall install meter base at transformer all in accordance with Ameren UE's "Specification for Developer Installed Commercial Underground Distribution Facilities" latest revision.
- Water main, fire and domestic services shall be installed in accordance with standard details and specifications required by the PS Water District #2. New services shall be installed, pressure tested, disinfected and put in service either prior to or at the same time old service is disconnected. New water main and services shall be Class 52 ductile iron pipe conforming to AWWA C-151, C-110, and C-111.
- Grease Trap shall be 1200 gallon, minimum and rated for H-20 loading.
- Water main, service laterals, and appurtenances shall be located not less than ten feet from storm and sanitary sewer mains, laterals, and appurtenances. Crossings shall be close to right angle and (sewer and water pipe) joints spaced such that they are not less than nine feet from the center of the crossing.
- In that the water main alignment affects the location of other utilities, sewers, and easements; contractor's failure to construct the mains and appurtenances in the location shown on the plans shall be subject to rejection and the requirement that the water improvements be removed and reconstructed in the proper alignment at contractor's expense.
- Horizontal and vertical alignment of storm and sanitary sewers shall take precedence over natural gas, electric, telephone and water related improvements.
- In order to provide front protection and to coordinate with sewers and utilities, the private water main shall be installed with 42" cover over the top of the pipe. The 12" water main to be constructed under the proposed Page Avenue Extension and South Outer Road contained in the 18" steel casing pipe shall be installed with a 48" minimum cover over the top of the pipe.
- Contractor is responsible for determining what bends, tees, reducers, etc. are necessary to complete the project in accordance with PS Water District #2's Standard Specifications for Installation of Water Facilities, Water Main Installation Details. Be advised, purchasing incorrect fittings and/or insufficient number of fittings may cause significant construction delays.
- Thrust blocks shall be installed at all horizontal and vertical bends and at all tees. Thrust blocks shall bear against undisturbed earth. If undisturbed earth is non-existent or if thrust block will be disturbed by the installation of other utilities and excavation, water main fittings shall be restrained by mechanical means.
- The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall be considered the developer's responsibility. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
- Contractor shall install a 4" PVC pipe to drain the water meter pit into the adjacent building air intake well. Well contains a drain to be constructed by others.

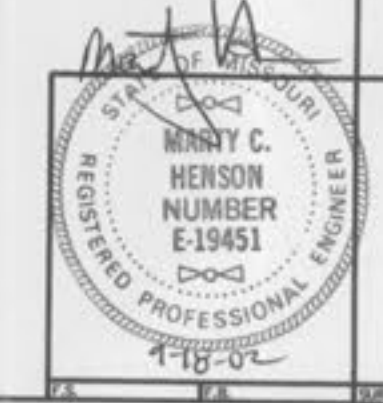
The original of this drawing is on file at the office of the Clayton Engineering Company. Any modifications to this drawing shall release said Clayton Engineering Company, the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications.

NO.	DATE	BY	REVISIONS
3	08/05/02	RKF	City of O'Fallon Comments

**UTILITY PLAN**  
**DELMAR GARDENS**  
 Highway N and Twin Chimneys Boulevard, O'Fallon, Missouri 63366

Prepared for:  
**DELMAR GARDENS ENTERPRISES, INC.**  
 101 South Hanley Road  
 St. Louis, Missouri 63105  
 (314) 862-0045

Designed: RKF  
 Drawn: RKF  
 Checked: MCH  
 Date: 05/21/02  
 Project Number: 00228.1  
 Sheet Number: C-7 of 16



FILE #5001

R-1 RESIDENTIAL WITH PUD