

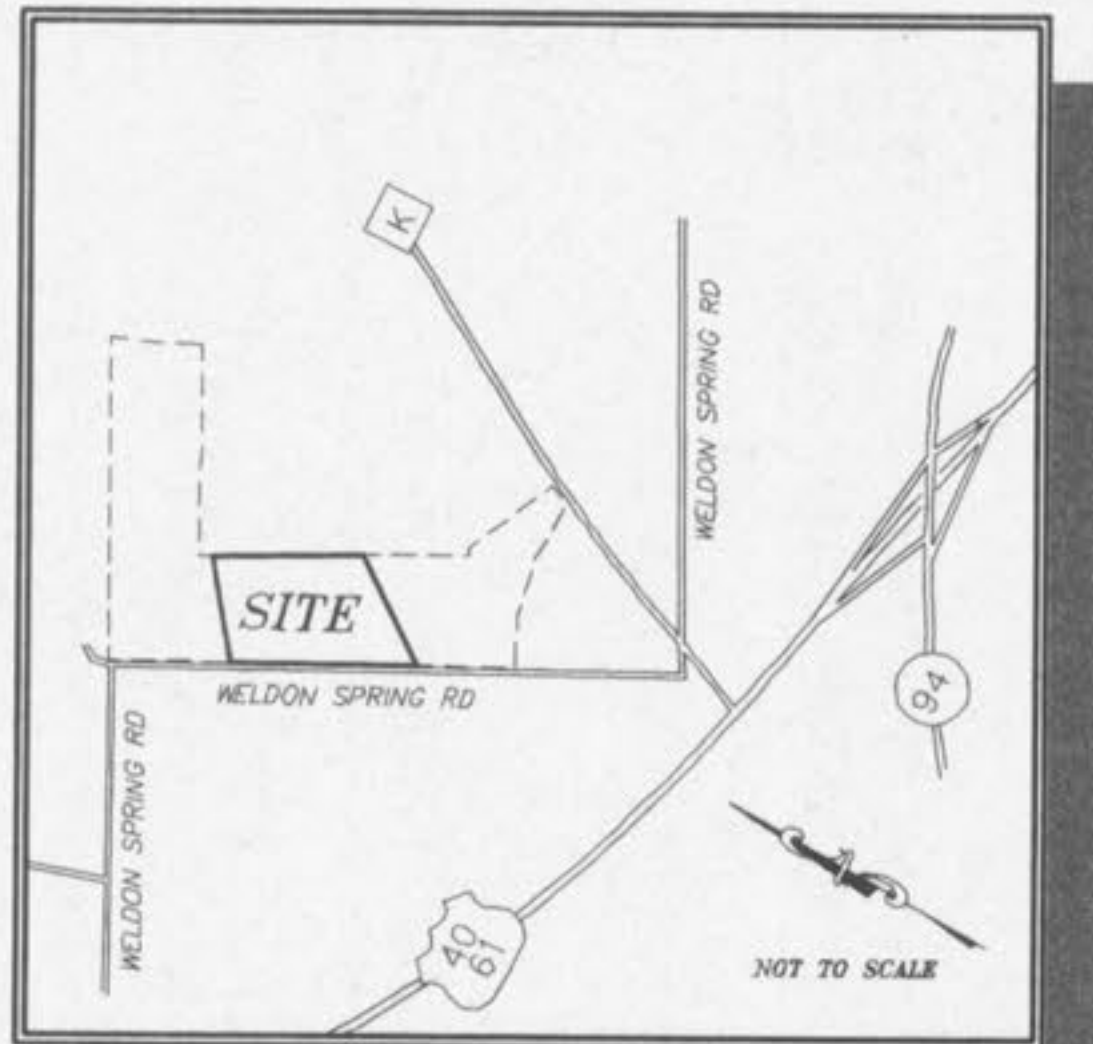
# IMPROVEMENT PLANS FOR FIELDSTONE FARMS PHASE ONE

## CITY OF O'FALLON 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. 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.
4. 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.
5. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.T.O. See plans for gauge.
6. 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.T.O. T-190 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
7. All earthen filled places within State, County, or City roads (highways) shall be compacted to 93% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
8. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
9. 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.
10. No area shall be cleared without the permission of the developer.
11. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
12. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
13. Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," and of roadway markers mounted on two (2) pound "J" 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.
14. 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.
15. All standard street curb inlets to have front of inlet 2 feet behind curb.
16. 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 feet (2-1/2').
17. Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
18. 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.
19. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
20. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
21. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
22. All streets must meet the specifications and installation requirements of the City of O'Fallon.
23. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
24. All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
25. All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single-family developments.
26. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
27. A drop of 0.2 feet is required through each sanitary manhole.
28. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
29. Brick shall not be used on manholes.
30. NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades, swales 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.
31. As needed, siltation fence shall be installed as a protective barrier for trees to remain.
32. This tract is in or served by:
  - A. Water - St. Charles Co. Public Water District No. 2
  - B. Electric - Union Electric Company
  - C. Telephone - Southwestern Bell Telephone Company
  - D. Sewers - Duckett Creek Sewer District
  - E. Gas - St. Charles Gas Company
  - F. Fire Protection - Coffeville Fire Protection District
  - G. School District - Francis Howell - R3
  - H. Mail Service - St. Charles Post Office
33. Lot Data:
  - A. Total Number of Lots - 292
  - B. Minimum Lot Size - 8,050 Sq. Ft.
  - C. Minimum Lot Width at Building Line - 70 Ft.
34. Yard and Setback Requirements:
  - A. Front - 25 Feet
  - B. Side - 6 Feet
  - C. Rear - 25 Feet
35. The contractor will be responsible to insure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
36. The contractor will be responsible for the removal and disposal of all existing improvements, except those designated to be left in place, from within the limits of the construction area.
37. The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
38. Property is located within the Flood Plain boundaries as per FEMA Maps No. 29183C0430E effective August 2, 1996.
39. All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
40. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
41. All sanitary sewer flowlines and laps built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
42. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
43. All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. of Natural Resources specifications 10 CSR-8.120(7)(E).
44. All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of some size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
45. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
46. All creek crossings shall be grouted rip-rap as directed by District inspectors. (All grout shall be high slump ready-mix concrete).
47. LANDSCAPE REQUIREMENTS
  - SITE DATA
  - 1. Total tree coverage 27.62 acres
  - 2. Total tree coverage preserved 10.20 acres
  - 3. Required tree coverage preserved (27.62 acres x .20) = 5.52 acres
  - 4. Excess tree coverage preserved (10.20 acres - 5.52 acres) = 4.68 acres
  - 5. Excess trees a percentage of all preserved trees (4.68 acres / 10.20 acres) = 45.88%
  - 6. Convert preserved tree masses to individual trees
    - a. Type I 9.01 ac x 4588 = 413 ac x 75 trees/ac = 310 trees
    - b. Type II 1.04 ac x 4506 = .029 ac x 90 trees/ac = 3 trees
    - c. Type III 1.77 ac x 4508 = .081 ac x 60 trees/ac = 5 trees
    - d. Type IV .95 ac x 4588 = .435 ac x 50 trees/ac = 22 trees
  - 7. Required street tree planting 27,380 lin. ft. frontage / 50 lin. ft./tree = 548 trees
  - a. Reduce street tree requirement (548 trees - 340 trees) = 208 trees
    - Type I Mature Woods Oak/Hickory/Blackberry (6" - 30") 75 trees/acre
    - Type II Young Woods Cherry/Redbud/Oak/Blackberry (6" - 15") 60 trees/acre
    - Type III Individual Trees Pine/Oak/Cedar/Blackberry/Boxelder 60 trees/acre
    - Type IV Linear Tree Groups Fence rows and drainage ways Cherry/Cedar/Sycamore/Oak, Maple 60 trees/acre

A TRACT OF LAND BEING PART OF  
U.S. SURVEY 1669  
AND PART OF LOTS 3, 14, and 25 OF  
JOHN D. COALTER'S OLD DARDENNE TRACT  
T. 46 N., R. 3 E.  
ST. CHARLES COUNTY, MISSOURI

103 LOTS



**LOCATION MAP**

**BENCHMARK :**

B.M. (U.S.G.S.) ELEVATION = 493.76  
"□" CHISELED SQUARE ON S.W. CORNER OF CONCRETE RETAINING WALL AT HENNING ROAD BRIDGE AT OLD DARDENNE CREEK. (BASED ON FIRM B.M. RM#57)

**SITE**

**BENCHMARK :**

B.M. No.2 (U.S.G.S.) ELEVATION = 563.64  
"M" IN MUELLER F.H. AT WEST SIDE OF WELDON SPRING ROAD AND SOUTH OF ASPHALT DRIVE TO WESSEL STABLES OPPOSITE TRAVERSE NAIL #3.

## DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4-5	GRADING PLANS
6-7	STREET PROFILES
8-9	SANITARY SEWER PROFILES
10-11	STORM SEWER PROFILES
12-13	DRAINAGE AREA MAPS
14-19	CONSTRUCTION DETAILS
19A	ENTRANCE DETAILS

File Copy  
**APPROVED**  
Contingent upon:  
① Receiving the Rec. Area site plan.  
② Receiving the water plan.  
③ Receiving Fire District approval letter.  
9/3/96 Colleen Krammel

## 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	C.O. Clean Out
—T— Tee & Valve	—●— Single Water Meter Setting	C.O. Clean Out
—H— Hydrant	C.I. Curb Inlet	V.T. Vent Trap
—C— 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	U.N.O. Unless Noted Otherwise
—●— Concrete Pavement	C.P. Concrete Pipe	U.I.P. Use In Place

## REVISIONS

REV. 08/06/96 PER DUCKETT CREEK SANITARY DISTRICT  
REV. 08/28/96 PER CITY COMMENTS

# 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 authorized by the seal, signature and date hereinafter attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes reviews after the date above reauthorized.

PICKETT, RAY & SILVER, INC.



**DEVELOPER**

**J & M JOINT VENTURE No. 5**  
13100 MANCHESTER ROAD  
ST. LOUIS, MO. 63131  
(314) 965-8000

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DRAWN	J.L.K.	DATE	JUNE 1996
CHECKED		DATE	
FIELD BOOK	600	PROJECT #	95-131
		JOB ORDER #	34962