

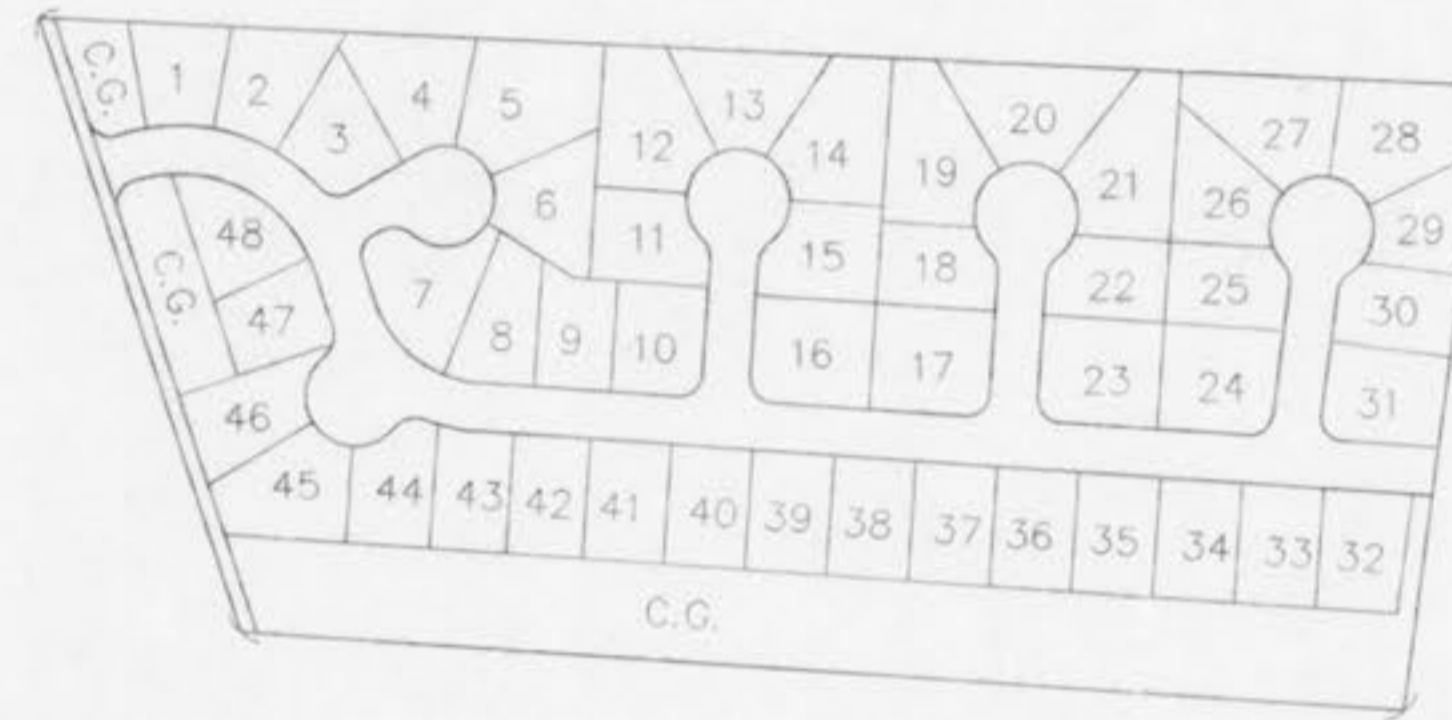
GENERAL NOTES

- 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.
- 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 PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR 35.
- Storm Sewers 18" diameter or smaller shall be ASTM C-14.
- Storm Sewers 21" 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 II) unless noted otherwise on these plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M 36, AASHTO. See plans for gauge.
- All filled places under buildings, proposed storm and sanitary sewer lines and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (AASHTO D-1557) unless otherwise specified by local governing authority specifications. All tests shall be verified by a Soils Engineer.
- All filled places in paved State, County or City roads (Highways) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHTO T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests shall be verified by a Soils Engineer.
- All storm and sanitary trench backfills will be water jetted. Granular backfill will be used under pavement areas.
- 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 house laterals. All existing and proposed monuments will be shown on the final record plat.
- No area shall be cleared without permission of the developer.
- All grade 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," end of roadway markers mounted on two (2) pound "U" channel sign posts. 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 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 staked. If normal face stakes fall in line with sewer construction the Engineer will set these stakes on a double off set. 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 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').
- 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. Hydrants shall meet all specifications and installation requirements of the local governing authority.
- All sanitary and storm sewers shall meet all specification and installation requirements of the local governing authority.
- All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SR-21.
- 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 within the public Right-of-Way must meet the Class "A" specifications and installation requirements of the local governing authority.
- This tract is served by:
A. CUIVRE RIVER ELECTRIC COOP.
B. ST. CHARLES GAS CO.
C. ST. CHARLES CO. WATER DISTRICT #2
D. DUCKETT CREEK SANITARY SEWER DISTRICT
E. SOUTHWESTERN BELL TELEPHONE CO.
F. O'FALLON FIRE DISTRICT
G. FORT ZUMWALT SCHOOL DISTRICT
- This contractor shall prevent all storm water, mud and construction debris from entering the existing sanitary sewer systems.
- All sanitary building connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus a vertical distance of 2-1/2 feet.
- All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications. 10 CSR-8.120 (7) (E).
- Brick shall not be used on sanitary manholes.
- The Duckett Creek Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- 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. Immediate backfill over pipe shall consist of same size "clean" or minus stone from springline of pipe to 6" above the top of pipe.
- All pipes shall have positive drainage through sanitary manholes. No flat base structures are allowed.

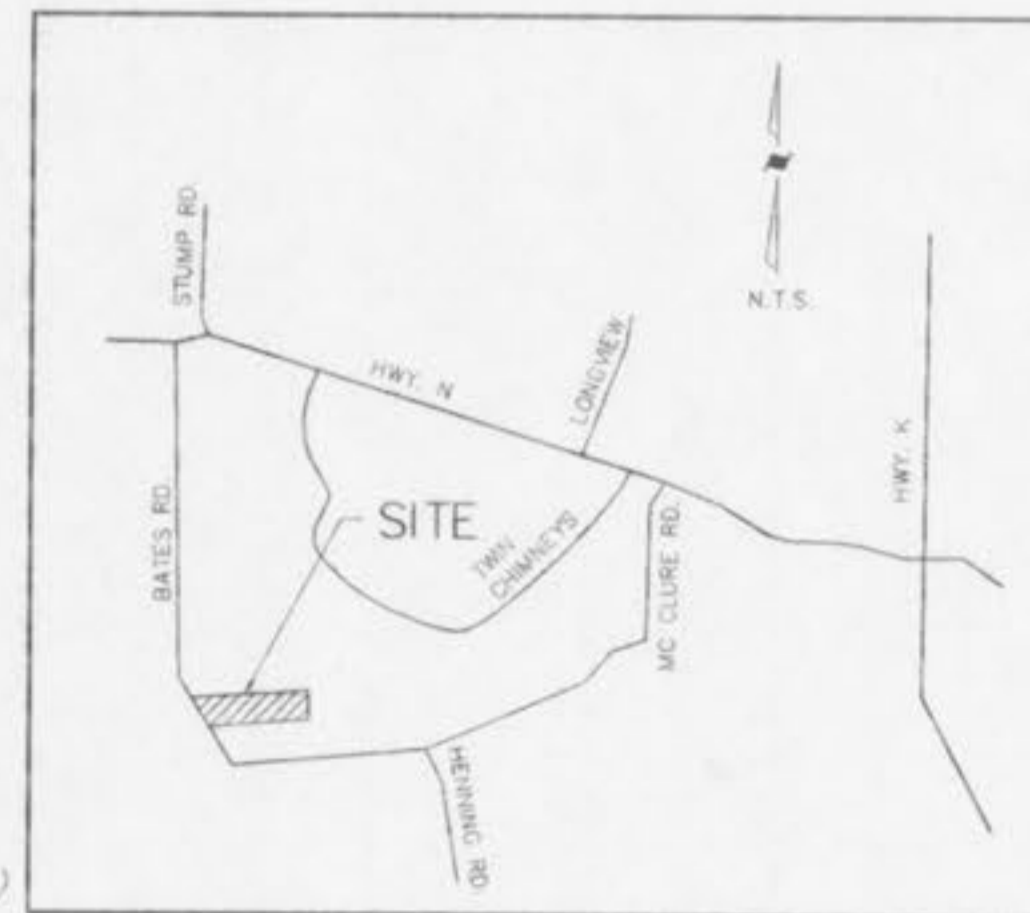
IMPROVEMENT PLANS FOR

THE HAMPTONS AT DARDENNE

A TRACT OF LAND IN PART OF LOT 16 OF
COALTERS WALNUT GROVE TRACT
IN U.S. SURVEY 1699
TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI



SITE PLAN



LOCATION MAP

PROJECT BENCHMARK

BENCHMARK: ELEV. 600.08 - OLD IRON PIPE AT SOUTHEAST PROPERTY CORNER OF MEYER PROPERTY
SITE BENCHMARK: ELEV. 538.79 - LARGE NAIL #1 IN BATES ROAD NEAR NORTHWEST PROPERTY CORNER

LEGEND

●	Sanitary Sewer (Proposed)	C.P.	Concrete Pipe
○	Sanitary Sewer (Existing)	R.C.P.	Reinforced Concrete Pipe
—	Storm Sewer (Proposed)	C.M.P.	Corrugated Metal Pipe
—	Storm Sewer (Existing)	P.V.C.	Polyvinyl Chloride Pipe
8" W	Water Line and size	C.I.P.	Cast Iron Pipe
+	Tee and Valve	V.C.P.	Vitrified Clay Pipe
+	Fire Hydrant	EP	End Pipe
+	Cap	F.E.	Flared End Section
+	Existing Fence Line	C.O.	Clean Out
+	Existing Tree Line	V.T.	Vent Trap
+	Existing Contour	M.H.	Manhole
(522)	Proposed Contour	C.I.	Curb Inlet
26	Lot or Building Number	D.C.I.	Double Curb Inlet
+	Street Sign	A.I.	Area Inlet
+	Power Pole with Guy Wire	D.A.I.	Double Area Inlet
+	Light Standard	G.I.	Grate Inlet
+	Gas Line	C.C.	Concrete Collar
+	Electric Line	U.I.P.	Use in Place
+	Telephone Line	T.B.R.	To Be Removed
+	Test Hole	T.B.R.&R.	To Be Removed & Relocated/Replaced
		Set I.R.	Set Iron Rod with Cap
		C.M.	Concrete Monument
		O.I.P.	Old Iron Pipe

SCALE: 1" = 200'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FLAT PLAN
3	GRADING PLAN
4	STREET PROFILES
5	SANITARY SEWER PROFILES
6	STORM SEWER PROFILES
7	DRAINAGE AREA MAP
8	SILTATION CONTROL PLAN
9	DETAILS
10	DETAILS
11	DETAILS
12	DETAILS

ENGINEERS AUTHENTICATION
The responsibility for Professional Engineering liability on this project is hereby specifically limited to the set of plans authenticated on each sheet by the Engineer's signature, original stamped Engineer's seal, and the original stamped date hereunder attached. All responsibility is disclaimed for all other plan sheets or sets involved in this project preceding this date and excludes all revisions after this date unless reauthenticated.

ZAVRADINOS ASSOCIATES, INC. DBA ENGINEERING & SURVEYING
DIMITRIOS ZAVRADINOS
120495
12-1-95
P.E. MISSOURI, #765 20163 DATE

No.	Date	Description	By
2	11-29-95	REV. STORM SEWERS, SANITARY SEWERS & STREET PROFILES	C.W.
1	11-14-95	REV. PER WATER DIST. & CITY COMMENTS	C.W.

Prepared For: **TIMELY DISBURSEMENTS, INC.**
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Drawn by: C.W.
Checked by: D.J.Z.
Date: 10-17-95
Job Number: 95177A
Sheet: 1 of 12