

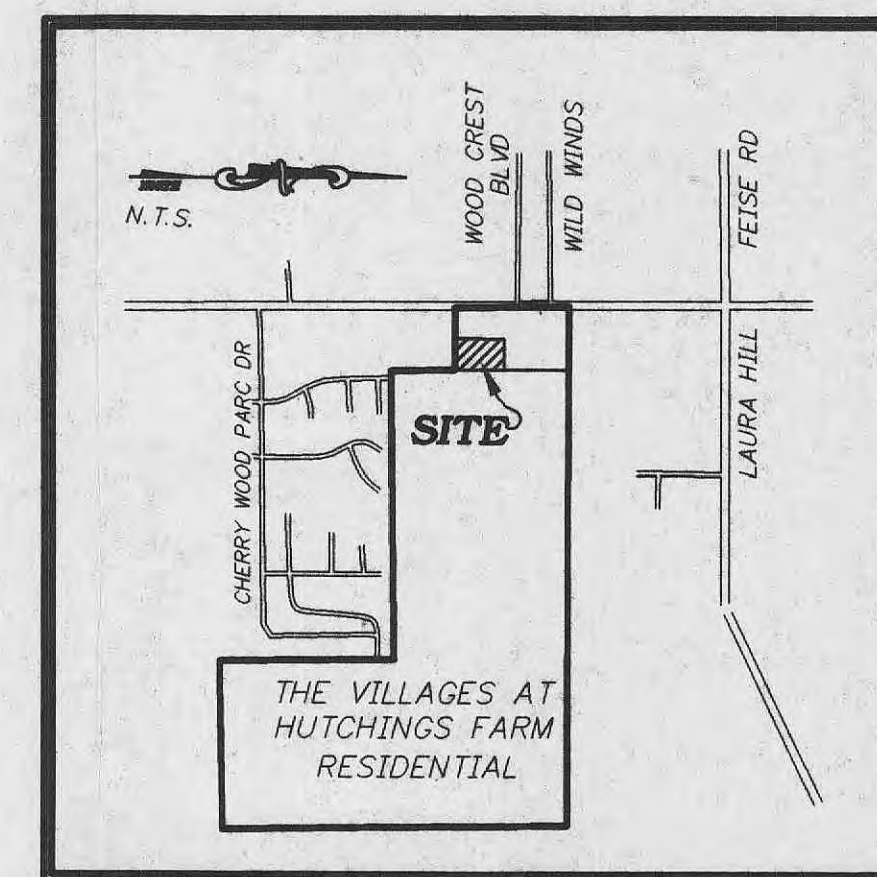
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IMPROVEMENT PLANS

A TRACT OF LAND BEING LOT 3 OF
THE VILLAGES AT HUTCHINGS FARM COMMERCIAL,
SECTION 4, TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

CITY OF O'FALLON GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including building laterals. Contact the Engineer prior to proceeding if discrepancies are found.
- 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.
- 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.
- All storm sewer pipe shall be Class III reinforced concrete pipe.
- 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 "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.
- All earthen filled places within State, County, or City roads (Highways) shall be compacted to 95% 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.
- All storm and sanitary trench backfills shall be water jetted. Granular shall be used under paved 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.
- No area shall be cleared without the permission of the developer.
- All grades 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.
- 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 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.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- 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 of 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-10B. 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 governing authority specifications.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary sewer laterals shall be 6" diameter.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on manholes.
- This tract is in or served by:
 - Electric - Union Electric Company
 - Telephone - G.T.E. Missouri
 - Sewers - Duckett Creek Sanitary District
 - Gas - St. Charles Gas Company
 - Fire Protection - O'Fallon Fire Protection District
 - Water - St. Charles County Water No. 2
- Yard and Setback Requirements:
 - Front - 25 Feet
 - Side - 0' (0' adjacent to R1b residential)
 - Rear - 10 Feet (as measured from transition strip)
- 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.
- 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.
- The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
- Property is not located within the Flood Plain boundaries as per FIRM map No. 29183C0239E, revised on August 2, 1996.
- All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. of Natural Resources specifications 10 CSR-B.120(7)(E).
- 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 same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- Existing sanitary sewer service shall not be interrupted.
- Premanufactured adapters shall be used at all P.V.C. to D.I.P. connections. Rubber boot-mission type couplings will not be allowed.
- Any permits, licenses, easements or approvals required to work on public or private properties or roadways are the responsibility of the developer.



LOCATION MAP

BENCHMARK :

B.M. (U.S.G.S.) ELEVATION = 462.06
CHISELED "Q" SQUARE ON NORTH WING WALL @ EAST
END OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK.
(BASED ON FIRM B.M. RM#727

SITE BENCHMARK :

B.M. No.2 (U.S.G.S.) ELEVATION = 568.69
CHISELED "Q" ON WEST SIDE OF 2' DIA. CONC. BASE OF
FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN,
EAST SIDE OF HWY "K" ± 106' NORTH OF BABBLE CREEK.

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	SEWER PROFILES AND SITE DETAILS
5	DRAINAGE AREA MAP

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
—8"— Water Line & Size	⊕ Light Standard	V.C.P.	Vitrified Clay Pipe
—EX W— Existing water line	⊗ Double Water Meter Setting		
⊕ Tee & Valve	⊗ Single Water Meter Setting	C.O.	Clean Out
⊕ Hydrant	C.I.	V.T.	Vent Trap
⊕ Cap	S.C.I.	T.B.R.	To Be Removed
18 Lot or Building Number	D.C.I.	T.B.R.&R	To Be Removed & Relocated
—x— Existing Fence Line	G.I.	T.B.P.	To Be Protected
⊕ Existing Tree Line	A.I.	T.B.A.	To Be Abandoned
⊕ Street Sign	D.A.I.	B.C.	Base Of Curb
⊕ Existing Contour	C.C.	T.C.	Top Of Curb
⊕ Proposed Contour	F.E.	T.W.	Top Of Wall
⊕ Grouted Rip-Rap	E.P.	B.W.	Base Of Wall
⊕ End of Lateral	E.D.	(TYP)	Typical
⊕ Asphalt Pavement	M.H.	U.N.O.	Unless Noted Otherwise
⊕ Concrete Pavement	C.P.	U.I.P.	Use In Place

File Copy
APPROVED
10/20/98
REVISIONS
Acan Cudde

REV. 10-13-98, PER CITY AND DUCKETT CREEK 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		OWNER																	
<p>The responsibility for professional engineering liability on this project is hereby limited to the seal 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 this date unless reauthenticated.</p> <p>PICKETT, RAY & SILVER, INC.</p>		<p>JEROME SILVERS 901 MAPLEWOOD DR., SUITE 14 JUPITER, FL. 33458 (561)743-3004 FAX (561)743-8683</p>																	
<p>Signature: _____ Date: _____</p>		<p>© Copyright 1998 by Pickett, Ray & Silver Inc.</p> <p>CONFIDENTIAL PROPRIETARY MATERIAL The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.</p> <table border="1"> <tr> <td>DRAWN</td> <td>E.N.DEVORE</td> <td>DATE</td> <td>9-3-98</td> </tr> <tr> <td>CHECKED</td> <td>R.J.TAYLOR</td> <td>DATE</td> <td>9-3-98</td> </tr> <tr> <td>FIELD BOOK</td> <td>617</td> <td>PROJECT #</td> <td>95-234E</td> </tr> <tr> <td></td> <td></td> <td>JOB ORDER #</td> <td>DKO</td> </tr> </table>		DRAWN	E.N.DEVORE	DATE	9-3-98	CHECKED	R.J.TAYLOR	DATE	9-3-98	FIELD BOOK	617	PROJECT #	95-234E			JOB ORDER #	DKO
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