

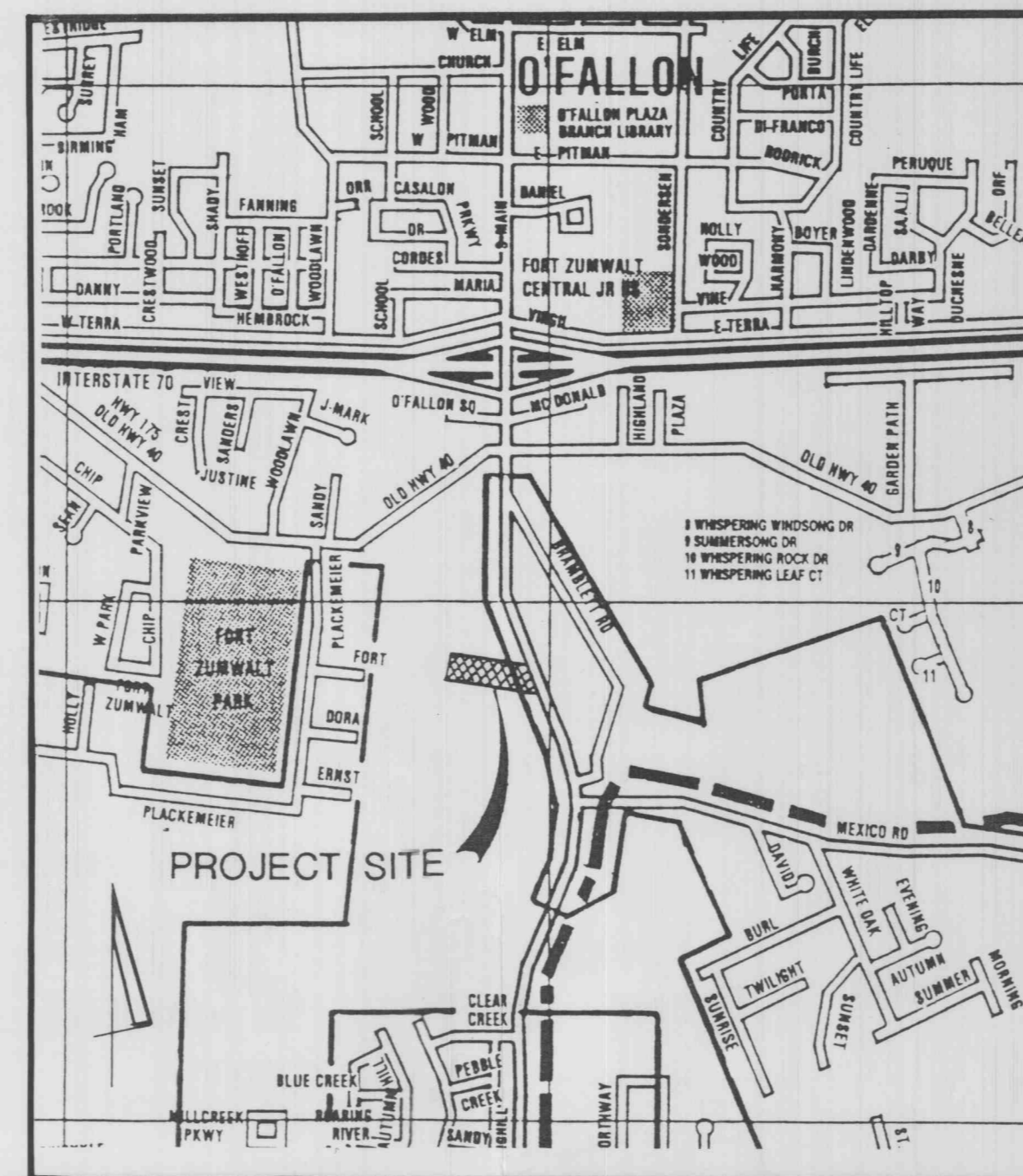
# LANDMARK BANK - O'FALLON

A TRACT OF LAND BEING PART OF U.S. SURVEY 55,  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
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 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" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in 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 III) unless noted otherwise on the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge.
- 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.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the 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 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.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 fill will 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 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 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.
- 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 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 of not less than 2-1/2 feet.
- 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.
- 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 PVC sanitary sewer pipe shall be DR-35 or equal with crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" above the top of the pipe.
- 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 must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manhole tops shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
- All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for Single-family developments.
- Manhole frame and cover shall be Clay and Bailey No. 2008 for 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.
- Sewer contractor shall maintain 24' vertical separation between all storm sewers and the sludge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- This tract is served by:
  - Electric - Union Electric
  - Water - City of O'Fallon
  - Sewer - City of O'Fallon
  - Gas - O'Fallon Gas Service, Inc.
  - Telephone - Continental Telephone
  - Fire - O'Fallon Fire District
  - R-2 Fort Zumwalt School District



Location Map

### Benchmark

"  " Cut on S.W. Side of triangular shaped concrete island at the S.W. corner of Intersection of Old Highway "40" and Highway "K."

Elev. 586.94

GBA's BM - "  " at Doctor's Office, West side of Highway "K" near Southeast corner of Building.

Elev. 571.81

### Index

Sheet	Description
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C4	DRAINAGE AREA MAP
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C6	STORM SEWER PROFILES
C7	SEWER DETAILS
C8	DETAILS

### Legend

	PROPOSED SANITARY SEWER		POWER POLE
	EXISTING SANITARY SEWER		LIGHT STANDARD
	PROPOSED STORM SEWER		STREET LIGHT
	EXISTING STORM SEWER		C.I. CURB INLET
	10" W WATER LINE AND SIZE		D.C.I. DOUBLE CURB INLET
	WATER VALVE		G.I. GRATE INLET
	FIRE HYDRANT		A.I. AREA INLET
	18 LOT OR BUILDING NUMBER		D.A.I. DOUBLE AREA INLET
	FENCE LINE		C.C. CONCRETE COLLAR
	TREE LINE		F.E. FLARED END SECTION
	STREET SIGN		E.P. END PIPE
	TRAFFIC FLOW		E.D. ENERGY DISSIPATOR
	52.4 EXISTING CONTOUR		M.H. MANHOLE
	52.40 PROPOSED CONTOUR		C.P. CONCRETE PIPE
	GRouted RIP-RAP		R.C.P. REINFORCED CONCRETE PIPE
	END OF LATERAL		C.M.P. CORRUGATED METAL PIPE
	HANDICAPPED PARKING SPACE		C.I.P. CAST IRON PIPE
	CONCRETE PAVEMENT		C.O. CLEAN OUT
	STORM/SANITARY STRUCTURE		P.V.C. POLYVINYL CHLORIDE
	TEST HOLE		W.M. WATER METER

APPROVED AS NOTED  
6-28-90 Revised 7/9/90  
Frank Godwin

APPROVED  
DATE 6/21/90  
P & Z

REVISIONS 6/21/90 REV PER CITY OF O'FALLON COMMENTS - FIRE CHIEF COMMENTS JES

PROJECT DESIGNER J. STRAUSS

ENGINEERS AUTHENTICATION		PICKETT RAY & SILVER	
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 this project and specifically excludes revisions after this date unless reauthenticated.		333 Mid Rivers Mall Dr. St. Peters, MO 63376 441-1211 278-1111	
PICKETT, RAY & SILVER, INC.		Civil Engineers Planners Land Surveyors	
Prepared For: LANDMARK BANK 100 North Main Street St. Charles, MO. 63301 (314) 946-6616		Date 5-1-90	
DRAWN J.E.S. DATE 5-1-90		CHECKED D.W.B. DATE 5-1-90	
FIELD BOOK 450		PROJECT # 89-137	
JOB ORDER # 18479		C1	
Signature Date		8	