

# THE MEADOWS AT SCHRADER FARM

A tract of land in the Northwest  
 Fractional Quarter of Section 34 and  
 part of Survey 1766 Township 47 North, Range 3 East  
 City of O'Fallon, St. Charles County, Missouri

Prepared For:  
**THE J.R. GREEN COMPANIES, INC.**  
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Prepared by:  
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LOCATION MAP



## GENERAL NOTES

- 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 any grading or construction of improvements.
- Topographic & Boundary survey by others.
- All proposed contours are shown to finished dirt and finished pavement grades. Grading contractor shall grade pavement areas to subgrade.
- All proposed grades shall be within 0.1 feet, more or less, of those shown on the grading plan.
- The maximum allowable slope is 5:1.
- The grading contractor is responsible for the installation and maintenance of all hay bales shown and other erosion control devices that may be required by the City of O'Fallon. Grading contractor to maintain hay bales & drainage ditches in working order at all times, so as not to allow silt to get into the swale or creek.
- All manholes and inlet tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Report all discrepancies to Loomis Debenport Boulton, Inc.
- All disturbed areas to be seeded or sodded as called for by developer.
- All filled places including trench backfills, under buildings, proposed storm & sanitary sewer lines, and/or paved areas shall be compacted in accordance with the soils report for this project.
- Trench backfills under paved areas shall be granular backfill.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards. A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- When P.V.C. pipe is used, appropriate rubber seal waterstop, as approved by the sewer district, shall be installed between P.V.C. pipe and masonry (concrete and brick) structures.
- All storm sewer pipe to be a minimum class III reinforced concrete pipe.
- All construction and materials used shall conform to current (1989) M.S.D. and City of O'Fallon standards.
- Dimensions are to face of curb and face of building unless otherwise noted.
- All trench backfills within the public right-of-way shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public right-of-way may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHTO Compaction Test.
- No area shall be cleared without the permission of the Project Engineer.
- All construction and materials used shall conform to current City of O'Fallon and St. Charles County Highway Department Standards.
- All P.V.C. sanitary pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from below the pipe to 12" of crushed stone bedding above top of pipe.
- All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 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.
- All water lines shall be laid at least 10 feet horizontally from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet horizontally, of any sewer or drain it crosses.
- All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
- All ductile iron pipe for water mains shall conform to A.W.W.A. specifications C-106 and/or C-108. The ductile iron fitting shall conform to A.W.W.A. specifications C-110. All rubber gasket joints for water ductile iron pressure pipe fittings shall conform to A.W.W.A. specifications C-11.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details.
- Hazard markers will consist of four (4) standard specifications, "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.
- The minimum vertical distance from the low point of the basement to flowline of a sanitary sewer at the corresponding house connections shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than 2 1/2 feet.
- The City of O'Fallon shall be notified 48 hours prior to start of construction of sanitary sewers for coordination and inspection.
- All grading on City and County right-of-way markers shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
- Brick will not be used in the construction of sanitary sewer manholes and all sanitary sewer manholes shall have 31 mil. thick coat of coal tar pitch waterproofing.
- The developer shall comply with current tree preservation Ordinance No. 1689 and provide landscaping as set forth in the City of O'Fallon zoning ordinance.
- All curb and area inlet openings shall have a 1/2" diameter, #4 rebar placed horizontally in the middle and the opening.

## INDEX:

1 of 8	SITE PLAN
2 of 8	GRADING PLAN
3 of 8	STREET PROFILES
4 of 8	SANITARY/STORM SEWER PROFILES
5 of 8	DRAINAGE AREA MAP
6 of 8	WATER LAYOUT
7 of 8	CONSTRUCTION DETAILS
8 of 8	CONSTRUCTION DETAILS

APPROVED  
 DATE 6/15/90 JP  
 P & Z

## LEGEND:



APPROVED AS NOTED  
 6-28-90

**SITE BENCHMARK:**  
 SITE BENCHMARK ELEVATION 517.79, TOP AREA INLET AT REAR CORNER OF LOTS 60 AND 61.

