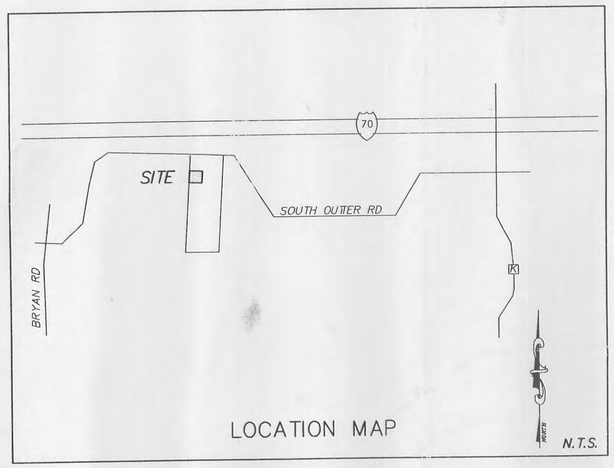
LOTS 17 & 18 of MIDPOINT INDUSTRIAL PARK

A Tract of Land in U.S. Survey No. 55
Township 47 North, Range 3 East
O'FALLON, MISSOURI

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. Storm sewers 18" in diameter or smaller shall be ASTM C-14.
5. Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
6. 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.
7. 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-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
8. 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.
9. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
10. 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.
11. No area shall be cleared without the permission of the developer.
12. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
13. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
14. 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.
15. 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.
16. All standard street curb inlets to have front of inlet 2 feet behind curb.
17. 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').
18. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
19. 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.
20. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
21. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
22. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
23. 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.
24. All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way markers shall be reest at the completion of grading.
25. All streets must meet the specifications and installation requirements of the City of O'Fallon.
26. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
27. All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
28. All sanitary service lines shall be 6" diameter.
29. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
30. A drop of 0.2 feet is required through each sanitary manhole.
31. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
32. Brick shall not be used on manholes.
33. Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coat-tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-41. Asphalt shall conform to the requirements of ASTM D 449. Coal-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.
34. The contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/ or the City of O'Fallon and/ or MoDOT. The contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/ or the City of O'Fallon and/ or MoDOT may at their option direct the Contractor in hs methods as deemed fit to protect property and imrovements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/ or the City of O'Fallon and/ or MoDOT.
35. Developer must supply City construction inspectors with soils reports prior to or during site soil testing.
36. Project is Served By:
    A. City of O'Fallon Water
    B. St. Charles Gas Company
    C. Centurytel Telephone Company
    D. City of O'Fallon Sewer
    E. AmerenUE Electric Company
    F. O'Fallon Fire Protection District



LOCATION MAP N.T.S.

DRAWING INDEX

LEGEND

Sanitary Sewer (Proposed)		M.H. 20	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
Sanitary Sewer (Existing)		C.I. 30	Storm Structure	C.M.P.	Corrugated Metal Pipe
Storm Sewer (Proposed)			Test Hole	C.I.P.	Cast Iron Pipe
Storm Sewer (Existing)		PP	Power Pole	P.V.C.	Polyvinyl Chloride
8"W Water Line & Size			Light Standard	V.C.P.	Vitrified Clay Pipe
EX W Existing water line			Double Water Meter Setting	C.O.	Clean Out
WV Tee & Valve			Single Water Meter Setting	V.T.	Vent Trap
Hydrant		C.I.	Curb Inlet	T.B.R.	To Be Removed
Cap		S.C.I.	Skewed Curb Inlet	T.B.R.&R	To Be Removed & Relocated
18 Lot or Building Number		D.C.I	Double Curb Inlet	T.B.P.	To Be Protected
x Existing Fence Line		G.I.	Grate Inlet	T.B.A.	To Be Abondoned
Existing Tree Line		A.I.	Area Inlet	B.C.	Base Of Curb
S Street Sign		D.A.I.	Double Area Inlet	T.C.	Top Of Curb
Existing Contour		C.C.	Concrete Collar	T.W.	Top Of Wall
Proposed Contour		F.E.	Flared End Section	B.W.	Base Of Wall
Grouted Rip-Rap		E.P.	End Pipe	(TYP)	Typical
End of Lateral		E.D.	Energy Dissipator	U.N.O.	Unless Noted Otherwise
Asphalt Pavement		M.H.	Manhole	U.I.P.	Use in Place
Concrete Pavement		C.P.	Concrete Pipe	UGE	Underground Electric
7 Parking Quantity			Handicap Sign		Siltation Control
Drainage Direction					

SITE BENCHMARK

U.S.G.S. BM #54 F-149 1935:
LOCATED @ N.E. CORNER OF THE INTERSECTION R.R. TRACKS & HWY. "M", O'FALLON, MO
ELEV.=542.86

SITE BM #3:
RAILROAD SPIKE IN NORTH SIDE OF POWER POLE, 57.5'± EAST OF N.W. PROPERTY CORNER & 51'± SOUTH OF CENTERLINE SOUTH SERVICE ROAD (0.60' ABOVE GROUND)
ELEV.=618.12

Inspectors Field Copy
4/3/03
APPROVED

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376

397-1211 FAX 397-1104

CITY FILE: 98-166.03-4

PICKETT RAY & SILVER
CIVIL ENGINEERS

LOTS 17 & 18 OF MIDPOINT INDUSTRIAL PARK O'FALLON

REVISIONS NO.	DATE	
1	3.11.03	CITY COMMENTS
2	3.21.03	CITY COMMENTS
3	3.27.03	CITY COMMENTS

ENGINEERS AUTHENTICATION
The responsibility for professio
engineering liability on this proje
is hereby limited to the set of
authenticated by the seal, signa
and date hereunder attached.
Responsibility is disclaimed for a
other engineering plans involved
this project and specifically excl
revisions after this date unless
reauthenticated.
PICKETT, RAY & SILVER,

HAROLD J. BARTSCH NUMBER E-17751 PROFESSIONAL ENGINEER

DRAWN D.L.S.	DATE 01-03
CHECKED D.W.B.	DATE 01-03
PROJECT # 88134.UNPR.C	
TASK # 1	FIELD BOOK

LOTS 17 & 18 OF MIDPOINT INDUSTRIAL P
COVER SHEET
SHEET 1 OF