

# MONTICELLO MANOR (191 LOTS)

A TRACT OF LAND BEING LOT 14 OF  
JOHN D. COALTER'S HOWELL'S PRAIRIE TRACT  
AS RECORDED IN BOOK H #2  
U.S. SURVEY 1669 T. 46 N., R. 3 E.  
ST. CHARLES COUNTY, MISSOURI

Revised from 1981 to 1991  
**APPROVED**  
Original review by CBA  
3-21-95

## CITY OF O'FALLON GENERAL NOTES

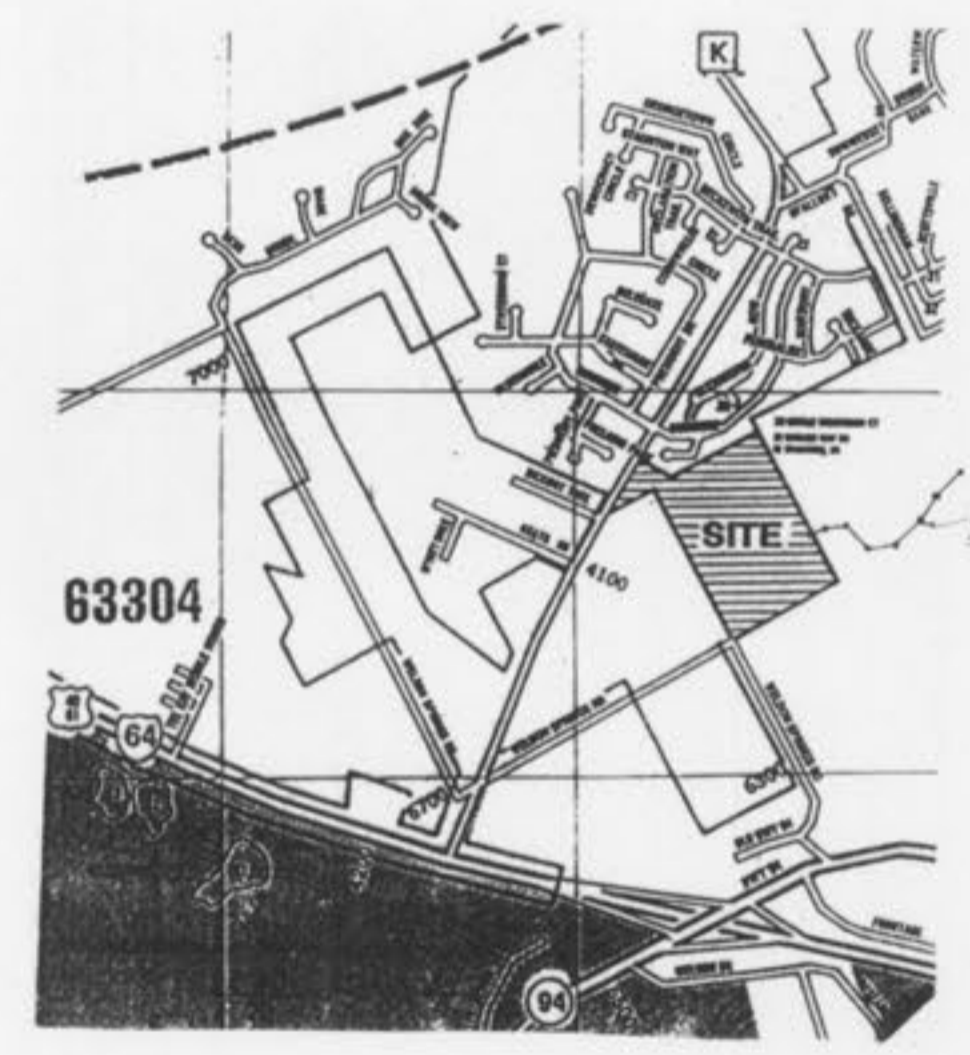
- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered 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 II) unless noted otherwise in 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 95% of maximum density as determined by the "Modified A.A.S.H.O. T-150 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 95% 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 plot. See record plot 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.
- 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 manholes 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 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.R.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.R.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.R.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 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 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 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 or Neenah R-1736 or Deeter 1315 or approved equal.
- 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.
- NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon the location, size and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps.
- This Tract is Served By Or Located in:  
Union Electric  
Southwestern Bell Telephone  
St. Charles County Water District #2  
St. Charles Gas Company  
Duckett Creek Sanitary District  
Cottleville Fire Protection District  
Francis Howell R-3 School District
- All exterior sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications. 10 CSR-9.120 (7) (E).
- The City of O'Fallon and the Duckett Creek San. 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 manholes. No flat base structures are allowed.

## DRAWING INDEX

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23-25	CONSTRUCTION DETAILS
25A-25B	CULVERT DETAILS

\*omit sheet 16 of 25

## LOCATION 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
Water Line & Size	Light Standard	V.C.P. Vitrified Clay Pipe
Existing water line	Double Water Meter Setting	
Tee & Valve	Single Water Meter Setting	C.O. Clean Out
Hydrant	C.I. Curb Inlet	V.T. Vent Trap
Cap	S.C.I. Skewed Curb Inlet	T.B.R. To Be Removed
Lot or Building Number	D.C.I. Double Curb Inlet	T.B.R.&R. To Be Removed & Relocated
Existing Fence Line	G.I. Grate Inlet	T.B.P. To Be Protected
Existing Tree Line	A.I. Area Inlet	T.B.A. To Be Abandoned
Street Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
Proposed Contour	F.E. Flared End Section	T.W. Top Of Wall
Grouted Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
End of Lateral	E.D. Energy Dissipator	(TYP) Typical
Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
Concrete Pavement	C.P. Concrete Pipe	U.I.P. Use in Place

## SITE BENCHMARK

BM #1  
CROSS @ CENTERLINE/CENTERLINE INTERSECTION OF  
ALEXANDRIA AND DUNMORE DRIVE  
ELEV. 549.34

## REVISIONS

Rev. 1-25-95 16 (4/25)  
Rev. 1-25-95 16 (4/25)  
11-29-94 16 (4/25)  
Rev. 9-29-94 L.S.S.  
Rev. 8-10-94 L.S.S.

## DEVELOPER

WHITTAKER CONSTRUCTION, INC.  
355A MID RIVERS MALL DRIVE  
ST. PETERS, MO. 63376  
Phone: (314) 970-1511

ENGINEERS AUTHENTICATION  
The responsibility for professional engineering liability on this project is hereby limited to the set of plans automatically the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans, drawings, in the project and applicable notices released after this date unless reworked.

PICKETT, RAY & SILVER, INC.

# PICKETT RAY & SILVER

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Planners  
Land Surveyors

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DRAWN	DWD/KAW	DATE	6-29-94
CHECKED	JC/TDZ	DATE	6-29-94
FIELD BOOK	4165	PROJECT #	94010
		JOB ORDER #	31749