

# NORDYNE INC.

## IMPROVEMENT PLANS

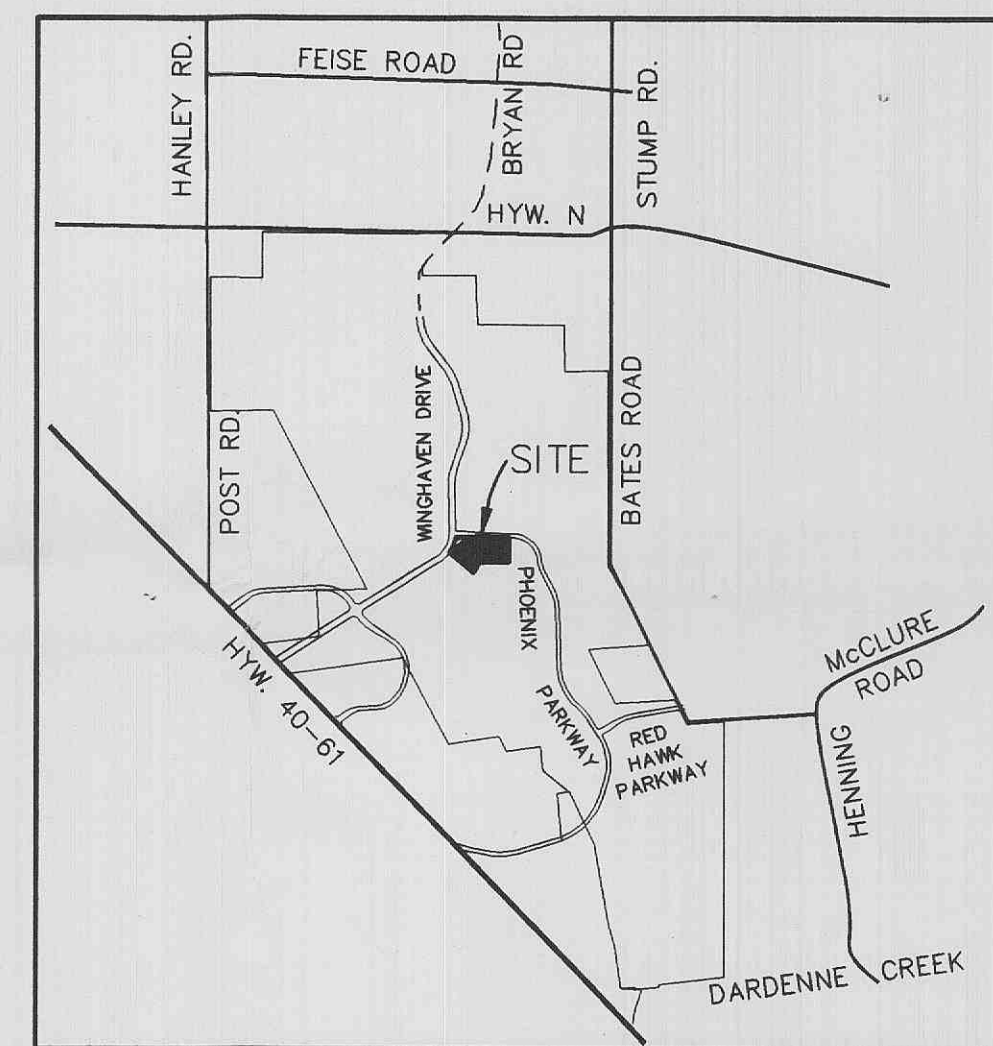
BUDGET COST LIST  
**APPROVED**  
 5-21-99  
 [Signature]  
 CHIEF ENGINEER

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669 IN TOWNSHIP 46 NORTH, RANGES 2 & 3 EAST, OF THE 5TH PRINCIPLE MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND PART OF MONSANTO ANIMAL AGRICULTURAL FARM, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 165  
**CITY OF O'FALLON GENERAL NOTES** OF THE RECORDER'S OFFICE IN ST. CHARLES COUNTY, MISSOURI

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 building laterals. Contact the Engineer prior to proceeding if discrepancies are found.
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. 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.
5. All storm sewer pipe shall be Class III reinforced concrete pipe.
6. 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 "Standard Proctor Compaction Test" (ASTM D-698) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
7. 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.
8. All storm and sanitary trench backfills shall be water jetted. Granular shall be used under paved areas.
9. 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.
10. No area shall be cleared without the permission of the developer.
11. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
12. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
13. 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.
14. All standard street curb inlets to have front of inlet 2 feet behind curb.
15. 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').
16. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
17. 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.
18. All water hydrants and valves shall be cast iron and installed in accordance with governing authority specifications.
19. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
20. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
21. All streets must meet the specifications and installation requirements of the City of O'Fallon.
22. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
23. All sanitary sewer laterals shall be 6" diameter.
24. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
25. A drop of 0.2 feet is required through each sanitary manhole.
26. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
27. Brick shall not be used on manholes.
28. This tract is in or served by:
  - A. Electric - Union Electric Company
  - B. Telephone - G.T.E. Missouri
  - C. Sewers - Duckett Creek Sanitary District
  - D. Gas - St. Charles Gas Company
  - E. Fire Protection - Wentzville Fire Protection District
  - F. Water - St. Charles County Water No. 2
29. Yard and Setback Requirements per the City of O'Fallon:
  - Front - 25'
  - Side - 0'
  - Rear - 0'
 Setback and yard requirements per Wingham restrictions:
  - Front parking and bldg. setback along Wingham Dr. = 50'
  - Front parking and bldg. setback along Phoenix Parkway = 25'
  - Side - 0'
  - Rear - 0'
30. 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.
31. 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.
32. The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
33. Property is not located within the 100 year Flood Plain per FEMA Map no. 29183c0240, revised on August 2, 1996.
34. All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
35. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
36. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
37. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
38. 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).
39. 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.
40. All pipes shall have positive drainage through manholes. No flat base structures are allowed.

### DRAWING INDEX

Sheet	Description
C-1	COVER SHEET
C-2	SITE PLAN
C-3	GRADING PLAN
C-4	SEWER PROFILES AND SITE DETAILS
C-5	WATERLINE DETAILS
C-6	DRAINAGE AREA MAP



LOCATION MAP

### LEGEND

●	Sanitary Sewer (Proposed)	MA 20	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
○	Sanitary Sewer (Existing)	CS 36	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" 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
T	Tee & Valve	⊙	Single Water Meter Setting	V.T.	Vent Trap
⊙	Hydrant	C.I.	Curb Inlet	S.C.I.	Skewed Curb Inlet
⊖	Cap	D.C.I.	Double Curb Inlet	G.I.	Grate Inlet
18	Lot or Building Number	A.I.	Area Inlet	D.A.I.	Double Area Inlet
---	Existing Fence Line	C.C.	Concrete Collar	F.E.	Flored End Section
---	Existing Tree Line	E.P.	End Pipe	M.H.	Manhole
---	Street Sign	E.D.	Energy Dissipator	C.P.	Concrete Pipe
---	Existing Contour				
---	Proposed Contour				
---	Grouted Rip-Rap				
---	End of Lateral				
---	Asphalt Pavement				
---	Concrete Pavement				

### PROJECT BENCHMARK (U.S.G.S. DATUM )

SC-13  
 2.70 MILES N/NW OF THE INTERSECTION OF HIGHWAY 94 AND HIGHWAY D, ON THE NORTH SIDE OF THE WESTBOUND LANES OF HIGHWAY 40, 29.55' NE OF A PK NAIL IN THE CENTERLINE OF HWY 40, 39.2' SW OF THE CENTER OF THE TOP OF THE NW END OF A CMP 10.0' NW OF THE CENTER OF A FIELD ENTRANCE. ELEVATION = 499.38

### SITE BENCHMARK :

B.M. No.2 (U.S.G.S.) ELEVATION = 568.69  
 CHISELED "□" 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.

### REVISIONS

- REV. 3-30-99, ADD SITE PLAN NOTES NUMBERS 15 & 16
- REV. 3-22-99, ADDED TRUCK DOCK, TRENCH DRAIN-11 AT EXIST. TRUCK DOCK, PROFILE FROM 2G1-2 TO T.D.-11, AND REV. FL. AND TOP IN PROFILE M.H.-3 TO T.D.-10
- REV. 11-12-98, REV. SHIT. NO'S, ADD TD TO CALLOUT, REV. PIPE SIZES

# PICKETT RAY & SILVER

Civil Engineers  
 Planners  
 Land Surveyors

333 Mid Rivers Mall Dr.  
 St. Peters, MO 63376  
 397-1211 FAX 397-1104

<b>ENGINEERS AUTHENTICATION</b> 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 the project and specifically includes revisions after this date unless reauthenticated. PICKETT, RAY & SILVER, INC. [Signature] [Date]	<b>OWNER</b> McEAGLE DEVELOPMENT 689 CRAIG ROAD ST. LOUIS, MISSOURI 63141 CONTACT: ROWDY MONTGOMERY PHONE: (314)432-4320 FAX: (314)432-4578	© Copyright 1999 by Pickett, Ray & Silver Inc.
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DRAWN I.L.MIZELL DATE 11-5-98 CHECKED R.J.TAYLOR DATE 11-5-98	PROJECT # 98-501.B01 JOB ORDER # DKO	C-1