

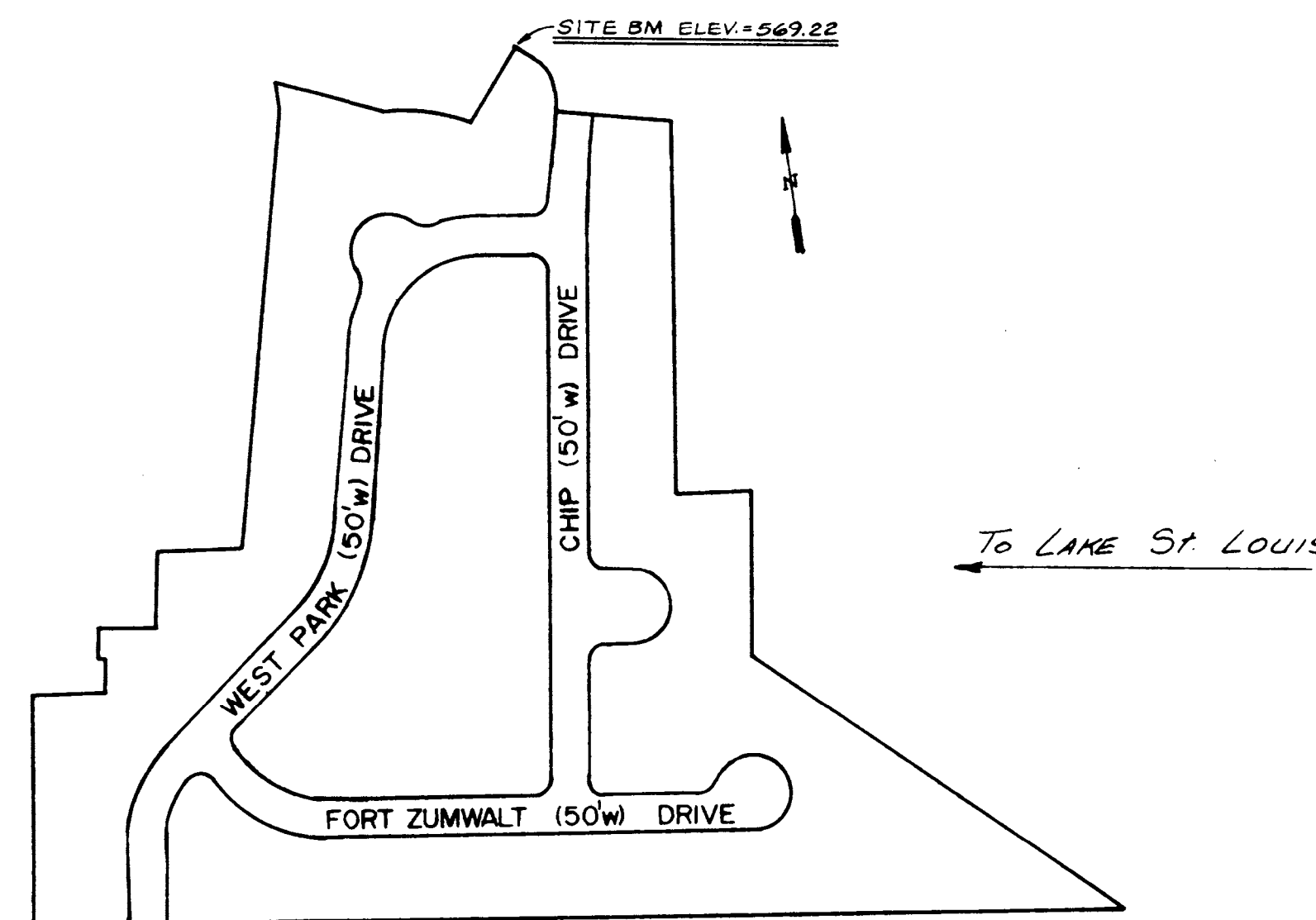
**PLANS FOR CONSTRUCTION OF  
SANITARY SEWERS, STORM SEWERS,  
GRADING, PAVING, AND WATER MAINS  
FOR**

# PARKVIEW PLACE II

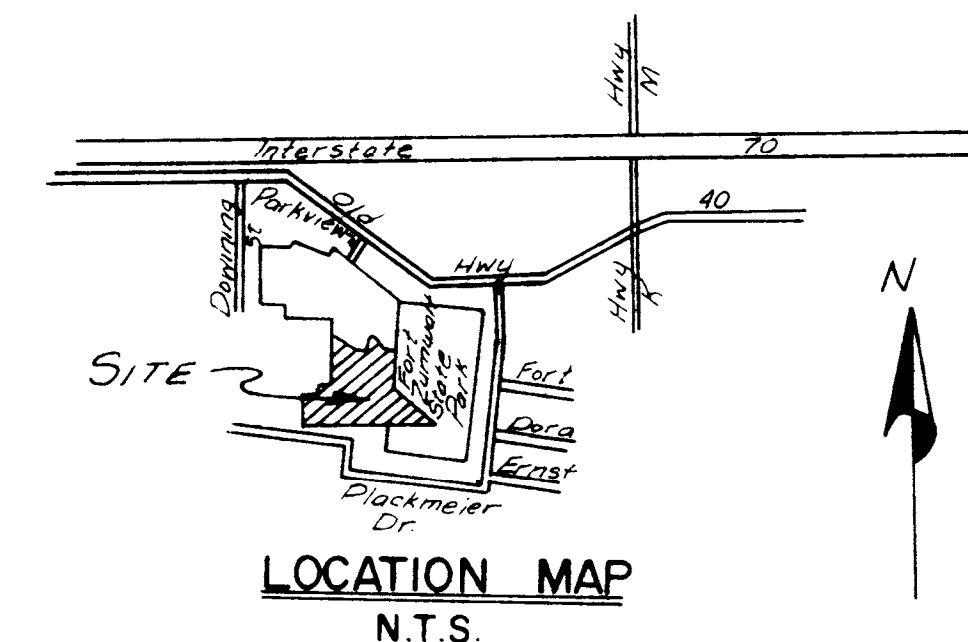
**A TRACT OF LAND BEING PART OF LOT 6  
OF THE D. HEALD HOME PLACE IN U.S. SURVEY 55 IN  
T.47N., R.3E., ST. CHARLES COUNTY, MISSOURI**

**GENERAL NOTES**

- 1) Underground utilities have been plotted from available information and therefore their locations shall 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.
- 2) All Manhole and Inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer contractor.
- 3) All Standard curb Inlets to have front of inlet 2' (foot) behind curb.
- 4) Storm Sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- 5) Storm Sewer 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- 6) All storm sewer pipe in the right-of-way shall be Reinforced Concrete Pipe (A.S.T.M. C-76 Class II minimum).
- 7) Corrugated Metal Pipe shall conform to the standard specifications for corrugated culvert pipe M36, AASHO. See plans for gauge.
- 8) 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 districts shall be installed between P.V.C. Pipe and masonry structures.
- 9) All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified AASHO T-180 Compaction Test." (A.S.T.M.-D-1557) All filled places within public roadways shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHO T-99, Method C." (A.S.T.M. D-698)
- 10) All trench backfills within the public R.O.W., shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public R.O.W. may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHO Compaction Test.
- 11) No area shall be cleared without the permission of the project Engineer.
- 12) All grades shall be within 0.2 feet of those shown on the grading plan.
- 13) No slope shall be steeper than 3:1 or as called for in the Soils Report for the project. All slopes shall be sodded or seeded and mulched.
- 14) All construction and materials used shall conform to current City of O'Fallon standards.
- 15) All P.V.C. Sanitary Sewer Pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- 16) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 17) A 25' (foot) Building Line shall be established along all public right-of-way



**KEY MAP**  
N.T.S.



**LOCATION MAP**  
N.T.S.

**LEGEND**

C.I.	Curb Inlet
D.C.I.	Double Curb Inlet
A.I.	Area Inlet
M.H.	Manhole
F.E.	Flared End Section
E.P.	End Pipe
C.P.	Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugate Metal Pipe
C.I.P.	Cast Iron Pipe
P.V.C.	Poly Vinyl Chloride (Plastic Pipe)
C.O.	Clean Out
—●—	Fire Hydrant
—■—	Storm Sewer
—○—	Sanitary Sewer
- - -	Existing Contour
- - -	Proposed Contour
—S—	Street Sign
—E—	F.L. Elevation of House Connection
—S—	F.L. of Sanitary Sewer

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**DEVELOPMENT NOTES**

AREA OF TRACT: 18.88 ACRES  
PRESENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL) WITH P.U.D. ATTACHMENT  
TOTAL LOTS PROPOSED: 65  
MINIMUM LOT AREA: 7500 SQUARE FEET  
MINIMUM FRONT YARD: 25 FEET  
MINIMUM SIDE YARD: 6 FEET  
MINIMUM REAR YARD: 25 FEET

**UTILITY SERVICES FOR THE SITE**

SEWER: CITY OF O'FALLON  
WATER: CITY OF O'FALLON  
ELECTRIC: MISSOURI EDISON AND CUIVRE RIVER ELECTRIC COOPERATIVE  
GAS: ST. CHARLES GAS COMPANY  
TELEPHONE: CONTINENTAL TELEPHONE COMPANY  
SCHOOL DISTRICT: FORT ZUMWALT, R-2  
FIRE DISTRICT: CITY OF O'FALLON

**BENCHMARK:**

U.S.G.S. BM: RM 44 CROSS CUT ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF HILLMAN RD. AND BRYAN RD. ELEV. = 575.63

**SITE BM:**

OLD CROSS ON CURB BETWEEN PROPOSED LOT 65 OF PARKVIEW PLACE 11 AND EXISTING LOT 8 OF PARKVIEW PLACE PLAT ONE. ELEV. = 569.22

Approved  
G.B.A.-G.R.H.  
9-15-86

**BAX ENGINEERING CO., INC.**  
530 Madison Street St. Charles, MO. 63301  
946-6588 724-3330

DEVELOPER:  
**BLUE RIBBON HOMES, INC.**  
3877 HIGHWAY 70  
ST. CHARLES, MO. 63303

DATE: JULY, 1986 SEPTEMBER 4, 1986

ENGINEER:  
HAROLD J. BAX P.E.

ORDER NO. 84-1473 SHEET 1 OF 12