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 considerd approximate only. The verification of the location of all underground utilities, either shown or not shown on these plan, 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 on the plans.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge.
8. 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.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.
9. 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.
10. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
11. 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.
12. No area shall be cleared without the permission of the developer.
13. All grade shall be within 0.2 feet (more or less) of those shown on the grading plan.
14. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
15. 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.
16. 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.
17. All standard street curb inlets to have front of inlet 2 feet behind curb.
18. 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 of not less [illegible]
19. Water Lines [illegible] local gover[illegible] .cc. shall meet all specifications and installation requirements of the
20. All cast ir[illegible] fittings sh[illegible] pipe and fitt[illegible] conform to A.W.W.A. specification C-106 and/or C-108. The cast iron [illegible] ation C-110. All rubber gasket joints for water cast iron pressure shall conform [illegible] specification C-111.
21. All water hydrants and valves shall [illegible] st iron and installed in accordance with plans and details.
22. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
23. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
24. 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.
25. All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way markers shall be reset at the completion of grading.
26. All streets must meet the specifications and installation requirements of the City of O'Fallon.
27. All sanitary manhole tops shall be set 0.2' higher than the proposed ground except in pavement areas.
28. All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
29. All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for Single-family developments.
30. Manhole frame and cover shall be Clay and Bailey No. 2008 for Neenah R-1736 or Deeter 1315 or approved equal.
31. A drop of 0.2 feet is required through each sanitary manhole.
32. The City of O'Fallon shall be notified at least 48 hours prior to construciton of sanitary sewers for coordination and inspection.
33. Brick shall not be used on manholes.
34. 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.
35. This tract is served by:

Union Electric
GTE
St. Charles Co. Water District #2
St. Charles Gas Co.
MMEI
O'Fallon Fire District
Fort Zumwalt School District

36. 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.

TREE PRESERVATION DURING DEVELOPMENT:
EXISTING TREES:
AREA OF TREES TO BE SAVED = 2.75 ACRES
AREA OF TREES TO BE REMOVED = 21.25 ACRES
TOTAL AREA OF EXISTING TREES = 24.00 ACRES

TREES REQUIRED:
24.00 ACRES x 80% = 19.20 ACRES
24.00 ACRES - 19.20 ACRES = 4.80 ACRES
4.80 ACRES - 2.75 ACRES (EXISTING) = 2.05 ACRES
15 TREES/ACRE x 2.05 ACRES = 30.75 = 31 TREES

Patriot's Landing

IMPROVEMENT PLANS

A TRACT OF LAND BEING PART OF SECTIONS 5 AND 6, T. 46 N., R. 3 E., AND SECTIONS 32 AND 33, T. 47 N., R. 3 E., ST. CHARLES COUNTY, MISSOURI

(486 LOTS)

Location Map

SCALE: 1" = 2000'

APPROVED as reviewed by John Choinka of CBA
w/ Following:
1. Extend San. S. to the east between lots 116 and 117
2. Verify easement or ROW available for construction of the storm sewer existing DCI & MH 247.
3. Provide correspondance notifying utilities of work

Items addressed in memo from P.R.I.S. dated 11-14-94. SRK

Jim Kruger 10/27/94

Index

Benchmark

TOP OFF WEST END ROLLED CONC. CURB AT THE N.W. INTERSECTION OF FEISE ROAD & COTTONWOOD LANE ELEV. 615.66

Legend

Sanitary Sewer (Proposed)	C.I. Curb Inlet
Sanitary Sewer (Existing)	D.C.I. Double Curb Inlet
Storm Sewer (Proposed)	G.I. Grate Inlet
Storm Sewer (Existing)	A.I. Area Inlet
6W Water Line & Size	D.A.I. Double Area Inlet
Tee & Valve	C.C. Concrete Collar
Hydrant	F.E. Flared End Section
Cap	E.P. End Pipe
18 Lot or Building Number	E.D. Energy Dissipator
Existing Fence Line	M.H. Manhole
Existing Tree Line	C.P. Concrete Pipe
Street Sign	R.C.P. Reinforced Concrete Pipe
Direction of Proposed Residence	C.M.P. Corrugated Metal Pipe
594.2 Existing Contour	C.I.P. Cast Iron Pipe
594.2 Proposed Contour	P.V.C. Polyvinyl Chloride
Grouted Rip-Rap	V.C.P. Vitrified Clay Pipe
End of Lateral	C.O. Clean Out
Asphalt Pavement	V.T. Vent Trap
Concrete Pavement	
Storm/Sanitary Structure	
Test Hole	
Power Pole	
Light Standard	

REV. 9-19-94. DUCKETT CREEK CHANGE
REV. 8-23-94 L.S.S. Per LIFT STAT
Rev. 6-27-94 To City of O'Fallon
Rev. 5-10-94 To City of O'Fallon

ENGINEERS AUTHENTICATION
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 excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.
STATE OF MISSOURI HAROLD J. BARTCH NUMBER E-17751 REGISTERED PROFESSIONAL ENGINEER
Signature Date

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