

IMPROVEMENT PLANS POST MEADOWS

PART OF FRACTIONAL SECTION 12
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

CITY OF O'FALLON GENERAL NOTES

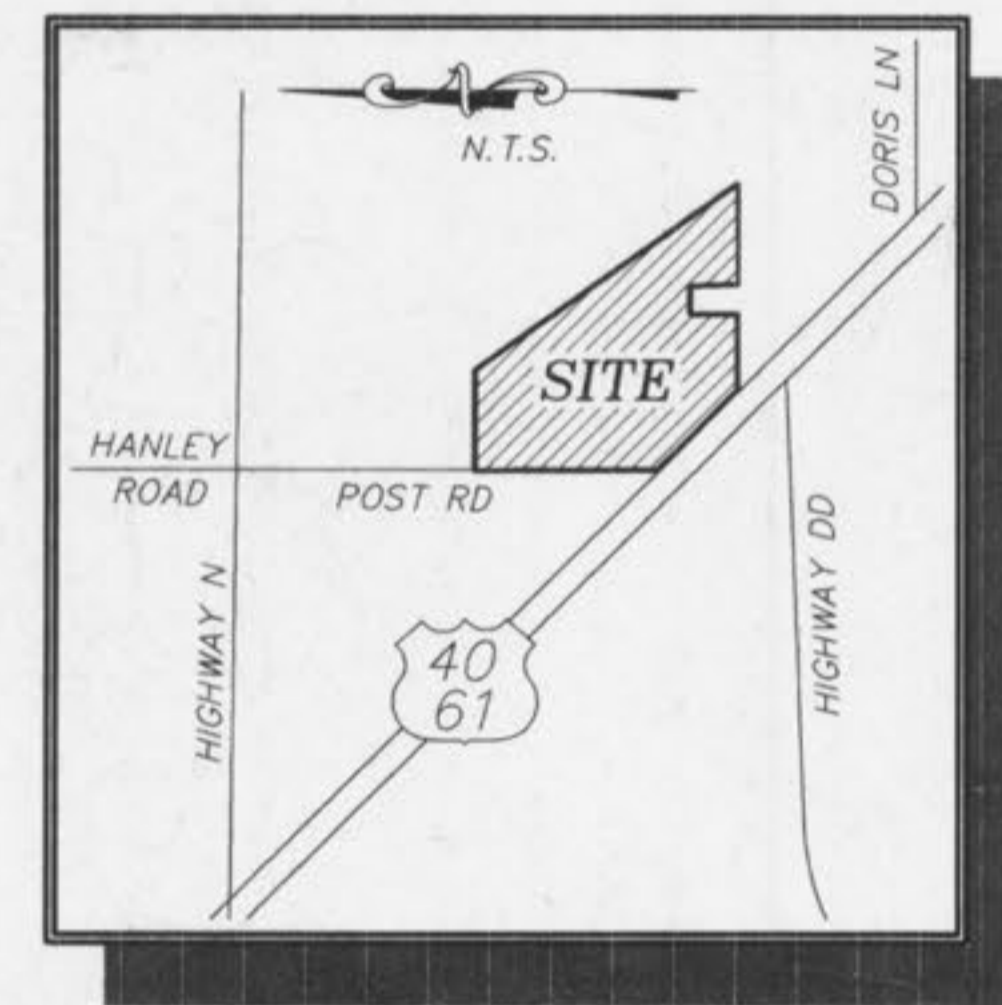
160 LOTS

DRAWING INDEX

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.
6. All storm sewer pipe regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class II) unless noted otherwise in the plans.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.T.O. See plans for gauge.
8. All fills, 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.
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.T.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 grades 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 not less than two and one-half feet (2-1/2').
19. Water lines, valves, steves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
20. 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.
21. All water hydrants and valves shall be cast 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 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 immediately backfill over pipe shall consist of same size "bags" or "mats" stone from springline of pipe to 6 inches above the top of 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 manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
28. All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-0.120 (7/96).
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 or Heenoh R-1736 or Deeter 1315 or approved equal.
31. A drop of 0.2 feet is required through each sanitary manhole.
32. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- 32a. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
33. Brick shall not be used on manholes.
34. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- 34a. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
35. All creek crossings shall be grouted rip rap as directed by District inspectors. (All gravel shall be high slump ready-mix concrete).
- 35a. Premanufactured adapters shall be used at all PVC to DIP connections. Rubber boot/mason type couplings will not be allowed.
36. 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.
37. As needed, siltation fence shall be installed as a protective barrier for trees to remain.
38. This tract is in or served by:
A. WATER - St. Charles Co. Public Water District No. 2
B. SEWER - Duckett Creek Sanitary District
C. ELECTRIC - Union Electric Company
D. TELEPHONE - G.T.E. Telephone Company
E. GAS - St. Charles Gas Company
F. FIRE - Wentzville Fire Protection District
G. SCHOOL - Wentzville School District
39. The contractor shall be responsible for insuring that all areas within the grading limits that have been disturbed shall be seeded and mulched within ninety (90) days of completion.
40. The contractor shall 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.
41. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction of sanitary sewers, for coordination and inspection.
42. All intersections within this subdivision meet the sight distance requirements.

43. The existing sewer esmt (1783-160) will be vacated by separate instrument. A new, relocated esmt will be established on the subd plat, to encompass the new relocated sewer trunk line, as shown hereon; no house will be close to the new esmt.

LOCATION MAP



File Copy
APPROVED
Contract upon approval from the following:
1. St. Charles County for the entrances,
2. Duckett Creek Sanitary District,
3. St. Charles Co. Public Water Dist #2, and
4. Fire District.
4/9/97
Colleen Kluame

Sheet	Description
1	COVER SHEET
2-5	FLAT PLANS
6-9	GRADING PLANS
10-13	STREET PROFILES
14-16	STORM PROFILES
17-19	SANITARY PROFILES
20-23	WATER PLANS
24	ENTRANCE DETAILS
25-28	DRAINAGE AREA PLANS
29-34	CONSTRUCTION DETAILS

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	C.O.	Clean Out
Tee & Valve	Single Water Meter Setting	V.T.	Vent Trap
Hydrant	Curb Inlet	S.C.I.	Skewed Curb Inlet
Cap	D.C.I.	T.B.R.&R	To Be Removed & Relocated
18 Lot or Building Number	G.I.	T.B.P.	To Be Protected
Existing Fence Line	A.I.	T.B.A.	To Be Abandoned
Existing Tree Line	D.A.I.	B.C.	Base Of Curb
Street Sign	C.C.	T.C.	Top Of Curb
Proposed Contour	E.E.	T.W.	Top Of Wall
Existing Contour	E.P.	B.W.	Base Of Wall
Grouted Rip-Rap	E.D.	(TYP)	Typical
End of Lateral	M.H.	U.N.O.	Unless Noted Otherwise
Asphalt Pavement	C.P.	U.I.P.	Use In Place
Concrete Pavement			

SITE BENCHMARK

RM #39
CHISELED "I" SQUARE ON NORTH END OF WEST HEADWALL OF POST ROAD BRIDGE OVER TRIBUTARY NO. 15.
ELEV. 556.90 (NGVD & USGS)

REVISIONS

REV 10/23/96 PER CITY OF O'FALLON COMMENTS
REV 10/28/96 SHS 2-9, 17-13 San. Sewers
REV 11/06/96 PER DUCKETT CREEK COMMENTS
REV 11/19/96 PER CITY OF O'FALLON COMMENTS
REV 1-10-97 PER CITY OF O'FALLON COMMENTS (SHEETS 2, 3, 6 & 29)
REV 1-14-97 PER D.C.S.D. COMMENTS (SHEETS 2, 3, 5, 9, 17, 18 & 20)
REV 1-24-97 PER CITY OF O'FALLON COMMENTS (SHEETS 3, 5, 7, 9, 6, 21, 23, 26, 28)
REV 3-18-97 (P.E. III) SHEETS 2, 5, 7, 9, 16, 26, 28

DEVELOPER

L.A.D. PROPERTIES, L.L.C.
2458 OLD DORSETT ROAD
SUITE 110
ST. LOUIS, MISSOURI 63043
PHONE: (314) 298-5108

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DRAWN	R.D.W.	DATE	09/96
CHECKED	K.J.D.	DATE	09/96
FIELD BOOK	PROJECT #	96-028	
	JOB ORDER #	34917	

PICKETT RAY & SILVER

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Land Surveyors
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397-1211 FAX 397-1104

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the seal of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans included in the project and specifically includes revisions after this date unless reauthorized.
PICKETT, RAY & SILVER, INC.
HAROLD RAY
Professional Engineer
E-17251