

# A SET OF IMPROVEMENT PLANS FOR SAINT DOMINIC ESTATES

A TRACT OF LAND BEING PART OF  
SECTION 19 AND SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST,  
OF THE FIFTH PRINCIPAL MERIDIAN  
ST. CHARLES COUNTY, MISSOURI

## GRADING NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and backfilling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- All trash and debris on site, either existing or from construction, must be removed and properly disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries or on any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture content.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- Fill and backfill should be compacted to the criteria specified in the following table:

CATEGORY	MINIMUM PERCENT COMPACTION
Fill in building areas below footings	90%
Fill under slabs, walks, and pavement	90%
Fill other than building areas	88%
Natural subgrade	88%
Pavement subgrade	90%
Pavement base course	90%

Measured as a percent of the maximum dry density as determined by modified Proctor Test (ASTM-D-1557).

Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

## GENERAL NOTES

- 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 the improvements.
- All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- 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 district shall be installed between P.V.C. pipe and masonry structures.
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus the vertical distance of 2 1/2 feet.
- No area shall be cleared without the permission of the Project Engineer.
- All P.V.C. sanitary sewer shall have clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate backfill over pipe shall consist of same size "clean" or minus stone from springline of pipe to 12" above the top of pipe.
- All soils test shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- Easements shall be provided for sanitary sewers, and all utilities on the Record Plat. See Record Plat for location and size of easements.
- Maintenance and upkeep of the common ground area shall be the responsibility of the developer and/or successors.
- A 25' building line shall be established along all Public Right-Of-Way.
- All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. 18" vertical clearance from outside of pipe to outside of pipe shall be maintained wherever water lines must cross sanitary sewers, laterals, or storm drains. The water line shall be laid at such an elevation that the bottom of the water line is above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet horizontally, of any sewer or drain it crosses.
- Existing sanitary sewer service shall not be interrupted.
- Access to existing residential driveways and streets shall be maintained at all times.
- All PVC water pipe 6" and larger in size shall be Class C-900 per the City of O'Fallon Specifications. All other mains shall have a minimum pressure rating of PR-200 or SDR-21. NOTE: Ultra-Blue PVC (MO) Pressure Pipe with a minimum pressure rating of 200 p.s.i. shall also be considered acceptable.
- Water lines, valves, sleeves, meters, and fittings shall meet all specifications and installation requirements of the City of O'Fallon.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details. All ductile iron pipe for water mains shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron fittings shall conform to A.W.W.A. Specification CC-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- All sanitary manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications 10 CSR-B.120 (7).

## LEGEND

CL	COVER INLET	○	STREET LIGHT
D.C.I.	DOUBLE COVER INLET	---	EXISTING CONTOUR
A.I.	AREA INLET	---	PROPOSED CONTOUR
M.H.	MANHOLE	---	STREET SIGN
F.E.	FLANGED END SECTION	---	NO PARKING SIGN
E.P.	END PIPE	○	WATER VALVE
C.P.	CONCRETE PIPE	○	BLOW OFF ASSEMBLY
R.C.P.	REINFORCED CONCRETE PIPE	○	
C.M.P.	COMBUSTIBLE METAL PIPE	○	
C.I.P.	CAST IRON PIPE	○	
P.V.C.	POLY VINYL CHLORIDE (PLASTIC)	○	
C.S.	CLEAN OUT	○	
○	FIRE HYDRANT	---	FLORINE ELEVATION OF HOUSE CONNECTION
---	STORM SEWER	---	FLORINE ELEVATION OF SEWER MAIN
---	SANITARY SEWER		

- Brick will not be used in the construction of sanitary sewer manholes.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All sanitary sewer manholes to be 42 inch minimum inside diameter in accordance with Missouri Department of Natural Resources specification 10 CSR 20-8.
- The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon Sewer.
- All creek crossings shall be grouted rip rap as directed by district inspector.
- No flushing hydrants or water meters shall be located in driveways and or walkways.
- All swales shall be established with permanent vegetation by use of commercial erosion control blankets or sod.
- The use of high density polyethylene corrugated pipe will be permitted as an acceptable alternative to reinforced concrete pipe. Pipe shall meet A.S.T.M. D-2321 and AASHTO M-294-291. Concrete flared end sections and inlet structures shall be required. Pipe must have smooth interior wall and inlet to be used inside the public right-of-way.



## KEY MAP

- If HDPE pipe is used, city of O'Fallon specifications or manufacturers specifications or manufacturers specifications, whichever are more stringent, shall be followed.
- The use of high density polyethylene corrugated pipe, ADS N-12 or equal, will be permitted as an acceptable alternative to reinforced concrete pipe. Pipe shall meet A.S.T.M. D-2321 and AASHTO M-294-921, concrete flared end sections and inlet structures not to be used inside the public right-of-way.
- All concrete pipe or HDPE shall be installed with o-ring rubber type gaskets per M.S.D. standard construction specifications or manufacturers specifications.
- In typical conditions, the minimum trench width is determined by the size of the pipe and the ability to get compaction equipment between the pipe and the trench walls. The minimum trench width should not be less than the outside diameter plus 16 inches or the pipe outside diameter times 1.25 plus 12 inches, whichever is greater. High speed trenchers may enable satisfactory installation of pipe in narrower trenches. Poor in situ soil conditions such as peat, muck, running sands, or expansive clays will require substantially wider backfill as well as deeper foundation and bedding. Trench width and foundation depth should be based on a thorough site investigation.
- Backfill in the area up to the springline should be carefully placed and compacted to achieve a minimum E value of 1,000 psi as detailed in ASTM D2321. A minimum of 12" of backfill should be placed and compacted above the crown of the pipe. It is typical for trenches to be backfilled entirely with Type 1 or Type 2 materials when under pavement.
- Flexible pipe should never be installed in a concrete cradle, as done for rigid pipe in a Class A installation. This type of installation could create concentrated forces at the ends of the cradle when the pipe has deformed.

## GRADING QUANTITY

118,400 cu.yds.  
(INCLUDES 15% SHRINKAGE)

The above yardage is an approximation only, NOT FOR BIDDING PURPOSES. Contractors shall verify quantities prior to construction.

It is the intention of the Engineer for the earthwork to balance on-site. The Engineer shall be notified if any difficulties arise in achieving the balance.

- Area of Tract:
- Existing Zoning:
- Proposed Use:
- Number of Lots Proposed:
- Minimum Lot Area Proposed:
- Average Lot Area (not including common ground):
- Average Lot Area including Common Ground:
- The proposed height and lot:  
Minimum Front Yard:  
Minimum Side Yard:  
Minimum Rear Yard:  
Maximum Height of Building:
- Site is served by:  
City of O'Fallon Sanitary Sewer  
Union Electric Company  
Laclede Gas Company  
City of O'Fallon Water  
GTE Telephone Company  
Fort Zumwalt School District  
O'Fallon Fire Protection District
- No Flood Plain exists on this tract per
- Topographic information is per Walker and
- Boundary information is per deed and re. Box Engineering Co., during April, 1997.
- All streets will be constructed to City of O'Fallon. Streets will consist of 26 foot wide concrete pavement centered in a 50 foot right-of-way. A minimum centerline radius shall be 150 feet.
- All cul-de-sacs and bubbles will have pavement right-of-way radii of 52 feet. Street intersections minimum rounding radius of 25 feet with pavement radii.
- Minimum street grades shall be 1%.
- All homes shall have a minimum of 2 off-street parking spaces.
- All new utilities must be located underground.
- All Lot Lines must have a minimum lot width of 80 ft. at the
- A 4' foot wide concrete sidewalk shall be constructed on all lots as indicated on plan.
- The developer realizes that they will comply with the current Ordinance Number 1689 and provide landscaping as set forth the City of O'Fallon Zoning Ordinance.
- The following lots are susceptible to street movement: Lots 31,36,37,38,44,46,47,50,51,59,60,66.

## SHEET INDEX

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