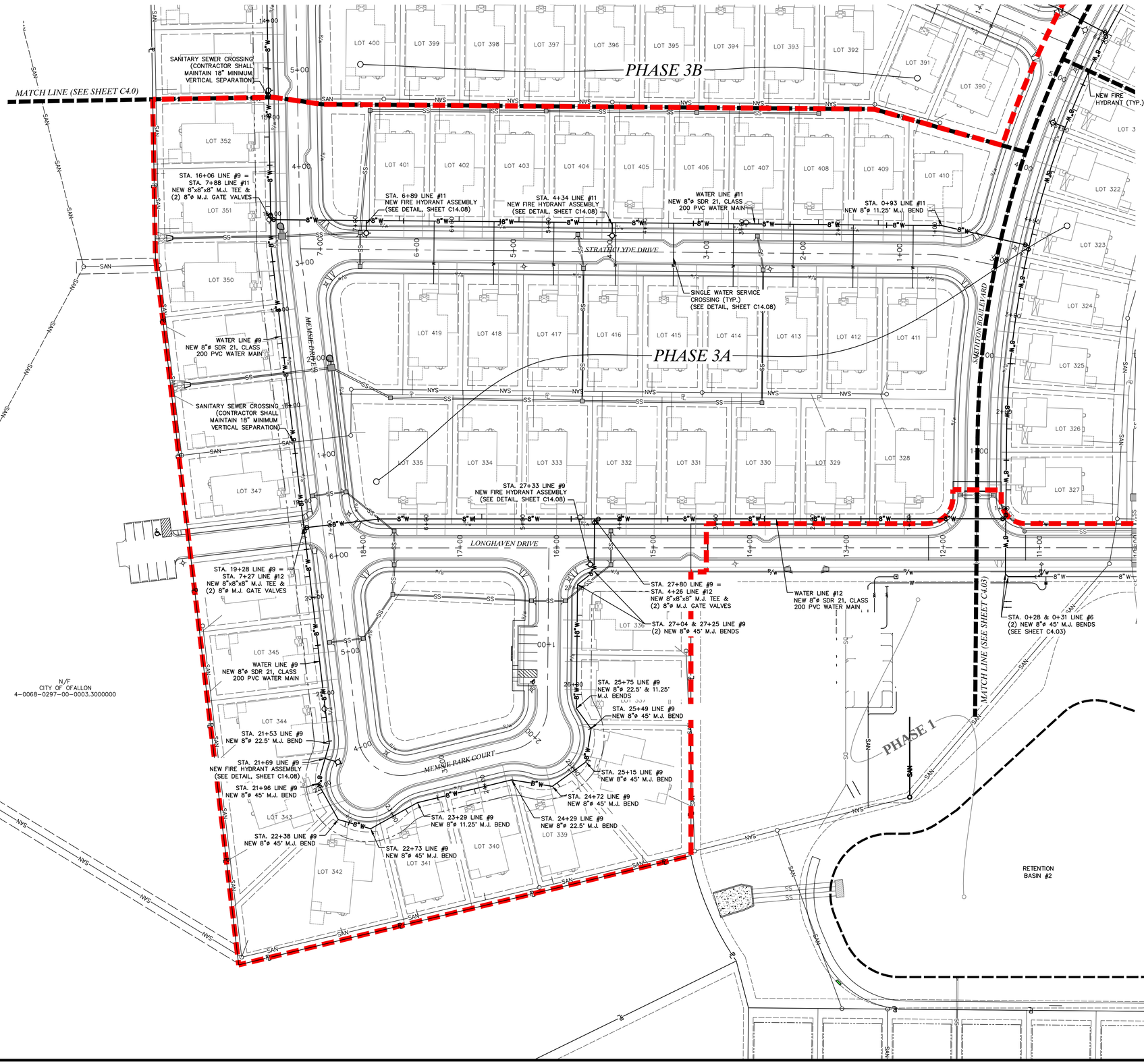
WATER PLAN - PHASE 3



MAY, 2021

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	LOT LINE	
	EASEMENT	
	BUILDING SETBACK	
UGE	UNDERGROUND ELECTRIC	UGE
UGT	UNDERGROUND TELEPHONE	UGT
FO	UNDERGROUND FIBER OPTIC	FO
SAN	SANITARY SEWER	SAN
	SANITARY MANHOLE	
SS	STORM SEWER	SS
	INLET	
	GRATED INLET	
	FLARED END SECTIONS	
G	GAS LINE	G
W	WATER LINE	W
	FIRE HYDRANTS	
	WATER VALVE	
	FENCE	
	LIGHT	
	ASPHALT PAVEMENT	

NOTES:

1. WATER DISTRICT REQUIRES A MINIMUM OF 42" AND A MAXIMUM OF 72" OF COVER OVER IT'S WATER MAINS.
2. ALL STREET CROSSINGS SHALL HAVE FULL DEPTH COMPACTED GRANULAR BACKFILL.
3. ALL VERTICAL BENDS TO INCLUDE RETAINER GLANDS.
4. ALL METER PITS MUST BE INSTALLED IN GREEN SPACE PER PWSD 2 SPECIFICATIONS.
5. ALL OFF-SITE WATER SYSTEM WORK MUST BE RESTORED WITH SOD UNLESS OTHER CONSIDERATION IS REQUESTED BY THE OFF-SITE PROPERTY OWNER.
6. IT WILL BE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS. COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO THE WATER DISTRICT PRIOR TO CONSTRUCTION.
7. WATER EXTENSION AGREEMENTS WILL BE REQUIRED FOR EACH PHASE BEFORE CONSTRUCTION CAN BEGIN.
8. WATER DISTRICT REQUIRES AT LEAST 18" OF HORIZONTAL SEPARATION BETWEEN CROSSINGS.
9. WATER DISTRICT REQUIRES ONE (1) WEEK NOTICE BEFORE THE START OF CONSTRUCTION.
10. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PWSD#2 OF ST. CHARLES COUNTY GUIDELINES AND SPECIFICATION AS APPROVED BY MODNR REVIEW NO. 6050805-13.
11. ALL PROPOSED CONNECTIONS TO AN EXISTING PUBLIC WATER MAIN SHALL BE MADE PER THE WATER DISTRICT'S SPECIFICATIONS.

PROVIDE GRANULAR BACKFILL TO ALL WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WIHTIN TEN (10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.

OWNER/DEVELOPER:
DD LAND DEVELOPMENT, LLC
10407 BAUR BLVD. SUITE B
ST. LOUIS, MO 63132

636-584-0540 (ea.)
636-584-0512 (fax)
mail@ochranengineering.com
530A E. Independence Dr.
Union, Missouri 63084
OCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

There working days prior to the start of any excavation on this site, contractor shall call Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of excavation and trenching plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STATE OF MISSOURI
ELLIOTT R. REED
NUMBER PE-2006002845
PROFESSIONAL ENGINEER

THE STREETS OF CALEDONIA
PHASE 3 RESIDENTIAL
O'FALLON, MISSOURI

DATE:	REVISION:	DRN. BY:	APPD. BY:
06-29-21	REVIEW COMMENTS	JMM	ERR

WATER PLAN - PHASE 3

DRN. BY:	JMM
APPD. BY:	ERR
DATE:	MAY 25, 2021
SCALE:	1" = 50'
PROJ. NO:	17-6821
DWG. NO:	C4.01

Drawing name: F:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCad Drawings\6821 - Plan Sheets\Construction Drawings\Ph3 Residential Plans\08_Water Plan Phase 3.dwg Tab: WATER PLAN PH3-2 Plotted on: Dec 09, 2021 - 8:16am Plotted by: jmeyer