

# SUBURBAN SERVICE PARKING PLAN

## IMPROVEMENT PLANS

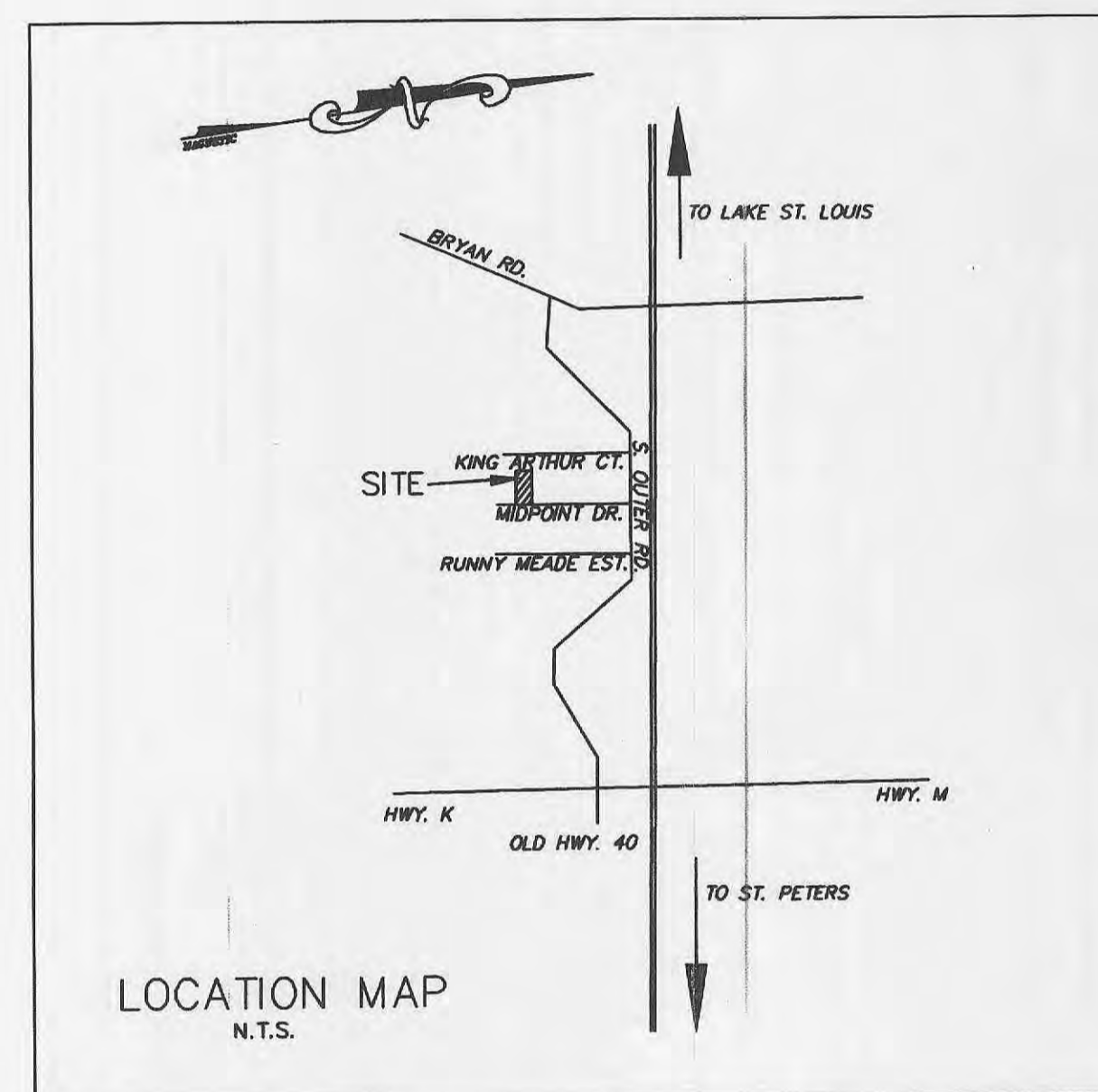
LOT 11 "MIDPOINT INDUSTRIAL PARK" AS RECORDED IN PLAT BOOK 32, PGS. 124, 125  
PART OF US SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI  
IN THE CITY OF O'FALLON, MISSOURI

### 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 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.
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 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 filled places under proposed roads, 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 AASHTO T-180 Compaction Test" or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
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 steeper than 3' (horizontal) to 1' (vertical) 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, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority. Water mains shall have a minimum of 42" of cover.
20. All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-10E. 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. All new utilities under City streets shall be bored.
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 reest 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 sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
29. All sanitary service lines shall have a 6" diameter.
30. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deester 1315 or approved equal.
31. A drop of 0.2 feet is required through each sanitary manhole. Minimum cover of 42" is required on all sanitary sewer mains.
32. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
33. Brick shall not be used on in the construction of sanitary or storm sewer structures.
34. 5/8" diameter trash bars shall be provided for all inlets.
35. 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.
36. All concrete pipe or ADS N-12 pipe shall be installed with "O-Ring" Rubber type gaskets per M.S.D. standard construction specifications or manufacturer.
37. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
38. All new utilities under City streets shall be bored.
39. All sanitary laterals and sanitary mains crossing under roadways must have the proper rock backfill and to required compaction.
40. HDPE pipe is to be N-12WT or equal and shall meet ASTM F1417 water tight field test.
41. Trees, organic debris, rubble, foundations and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
42. If intersecting roadway does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing roadway line.

### DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	SEDIMENT + EROSION CONTROL PLAN
5	DRAINAGE AREA MAP
6	CONSTRUCTION + EROSION DETAILS



5-8-06  
**APPROVED**

### 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	
—W— Water Line & Size	⊖ Light Standard	V.C.P.	Vitrified Clay Pipe	
-EX W- Existing water line	⊙ Double Water Meter Setting	C.O.	Clean Out	
⊕ Tee & Valve	⊙ Single Water Meter Setting	V.T.	Vent Trap	
⊕ Hydrant	C.I.	Curb Inlet	T.B.R.	To Be Removed
— Cap	D.C.I.	Double Curb Inlet	T.B.R.&R	To Be Protected
18 Lot or Building Number	G.I.	Grate Inlet	T.B.A.	To Be Abandoned
— x — Existing Fence Line	D.A.I.	Double Area Inlet	B.C.	Base Of Curb
⊕ Existing Tree Line	C.C.	Concrete Collar	T.C.	Top Of Curb
⊕ Street Sign	F.E.	Flared End Section	T.W.	Top Of Wall
⊕ Existing Contour	E.P.	End Pipe	B.W.	Base Of Wall
⊕ Proposed Contour	E.D.	Energy Dissipator	(TYP)	Typical
⊕ Grouted Rip-Rap	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
⊕ End of Lateral	C.P.	Concrete Pipe	U.I.P.	Use in Place
⊕ Asphalt Pavement				
⊕ Concrete Pavement				

**BENCH MARKS**  
U.S.G.S. BENCHMARK  
Southeast Corner of headwall, 59 feet right of Station 703+50,  
Interstate 70.  
ELEVATION = 618.94

PLANNING AND ENGINEERING DEPT.:  
FILE NUMBER: 102.02  
APPROVAL DATE: DEC. 1, 2005

**NOT APPROVED FOR CONSTRUCTION**

**PICKETT RAY & SILVER**  
CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS

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St. Peters, MO 63376  
Phone (636) 397-1211  
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**SUBURBAN SERVICE PARKING PLAN**  
**IMPROVEMENT PLANS**  
O'FALLON, MISSOURI

Prepared For:  
**RUSS HOLLOWAY**

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ST. PETERS, MO 63376  
(636) 397-1211

REVISIONS	NO.	DATE	REVISED PER	CITY COMMENTS
	1	3.13.06		

**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 this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT RAY & SILVER, INC.  
STATE OF MISSOURI  
REGISTERED PROFESSIONAL ENGINEERS  
J. BARTON  
NUMBER  
E-1171

**APPROVED**  
MAY 08 2006  
ENGINEERING DEPARTMENT

DRAWN K.LYONS	DATE 2.14.06
CHECKED S.MARION	DATE 2.14.06
PROJECT # 05220.SUSE.00C	
TASK # X	FIELD X
	BOOK X

SUBURBAN SERVICE  
COVER SHEET

SHEET **1** OF **6**

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