

IMPROVEMENT PLANS

VILLAGES AT DARDENNE - BA

A TRACT OF LAND BEING PART OF  
 LOTS 1, 2 AND 3 OF THE JAMES CAMPBELL  
 ESTATE AS RECORDED IN PLAT BOOK 3, PAGE 51,  
 WITHIN U.S. SURVEY 3225, TOWNSHIP 46 NORTH, RANGE 3 EAST,  
 ST. CHARLES COUNTY, MISSOURI

CITY OF O'FALLON GENERAL NOTES

- 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.
- 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.
- 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.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class II) unless noted otherwise in the plans.
- 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.
- 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.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.
- 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.
- All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
- 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.
- No area shall be cleared without the permission of the developer.
- All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," end of roadway markers mounted on two (2) pound "J" 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.
- 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.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- 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').
- Water lines, valves, steves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
- 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.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- 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.
- 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.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single-family developments.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
- The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on manholes.
- Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coal-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.

195 LOTS

LOCATION MAP



APPROVED  
 6/26/96  
 Colleen Kramme

Sheet
1
2-5
6-9
10-13
14-17
18-21
22-25
26-31

COVER SHEET  
 SITE PLAN  
 GRADING PLAN  
 STREET PROFILE  
 SANITARY SEWER  
 STORM SEWER PLAN  
 DRAINAGE AREA  
 CONSTRUCTION DETAILS

LEGEND

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

GENERAL NOTES - CONTINUED

- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resource Specification 10 CRS-812Q(7)(E).
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All creek crossings shall be grouted rip-rap as directed by District Inspectors. (All grout shall be high slump ready-mix concrete).

- Lot Data:
  - Total Number of Lots - 195
  - Minimum Lot Size - 9,000 Sq. Ft.
  - Minimum Lot Width at Building Line - 75 Ft.
- Yard and Setback Requirements:
  - Front - 25 Feet
  - Side - 8 Feet
  - Rear - 25 Feet
- The contractor will be responsible to insure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
- The contractor will 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.
- 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 sanitary sewer flowlines and tops built elevations furnished by the engineer will be the responsibility of the sewer contractor.
- All construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.

PICKETT RAY & SILVER

Civil Engineers  
 Planners  
 Land Surveyors

333 Mid Rivers Mall Dr.  
 St. Peters, MO 63376  
 397-1211 FAX 397-1104

ENGINEERS AUTHENTICATION  
 The responsibility for professional engineering liability on this project is hereby limited to the act of those authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after this date unless re-authenticated.

PICKETT, RAY & SILVER, INC.

Signature: *Ray Pickett* Date: \_\_\_\_\_



DEVELOPER

WHITTAKER CONSTRUCTION CO., INC.  
 355A MID RIVERS MALL DRIVE  
 ST. PETERS, MO. 63376  
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DRAWN	R.D.M.	DATE	2-21-1996
CHECKED		DATE	
FIELD BOOK	FB	PROJECT #	95-080
		JOB ORDER #	34202