

PHASE 2

PHASE 1

COMMON GROUND

ISSUE	DATE / REMARKS
1	8-10-2016 Initial Submittal
2	9-1-2016 PWSO #2 & DCSD Comments
3	10-24-16 City Comments
4	11-15-16 DCSD Comments
5	12-21-16 City Comments
6	12-24-16 DCSD Comments
7	11-18-17 PWSO #2 Comments
8	11-26-17 Fire District Comments
9	12-27-17 City Comments
10	2-1-18 City Comments

PROJECT TITLE

WESTLEIGH

OFFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348



Date: 3/01/2017
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

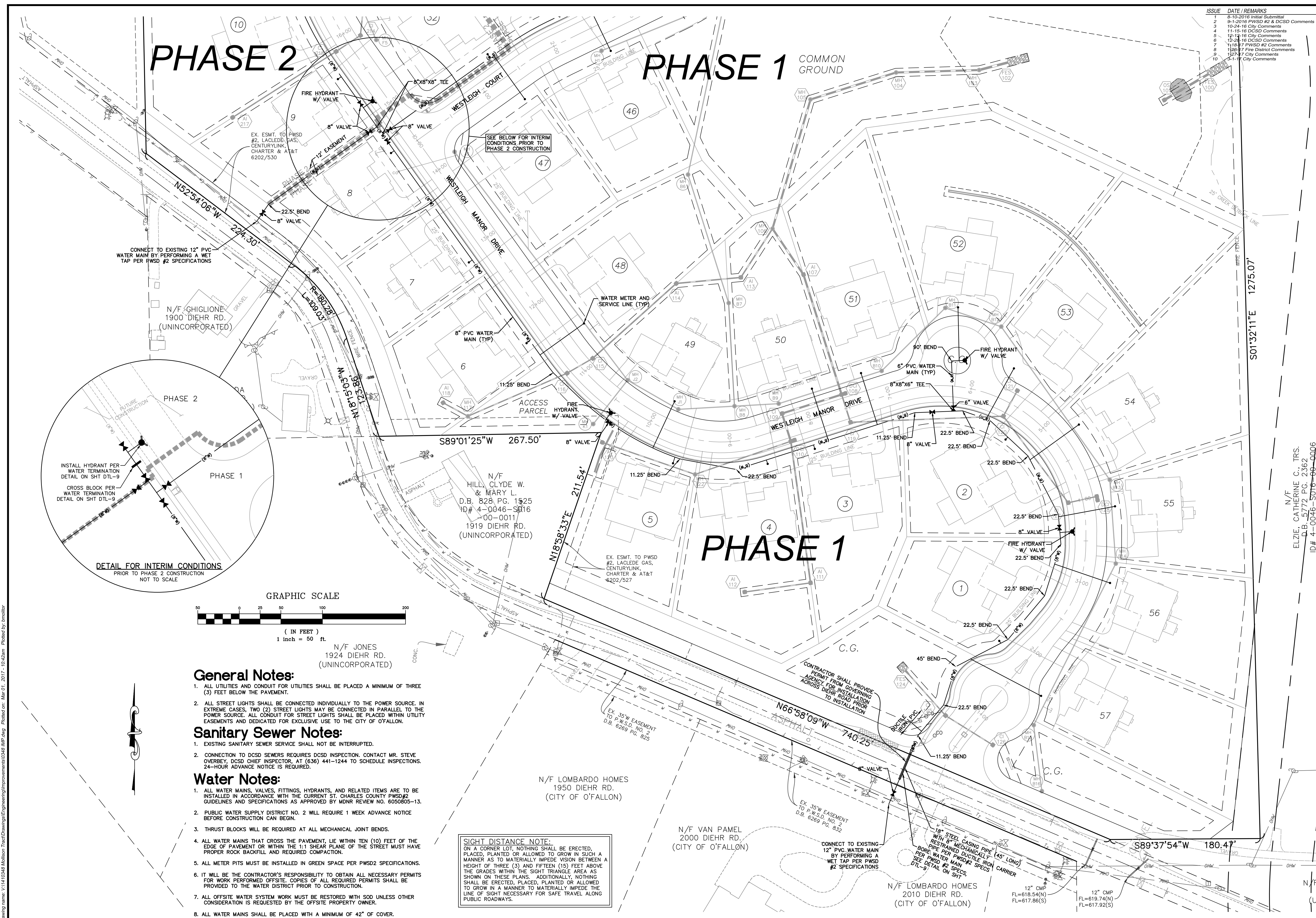
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph: (636) 265-2710
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UTILITY PLAN

P+Z No. P&Z NO
City No. 15-162-SP
Date: 3/01/2017
Job No. 14-10-348

Page No.
5.1

IMP



CONNECT TO EXISTING 12" PVC WATER MAIN BY PERFORMING A WET TAP PER PWSO #2 SPECIFICATIONS

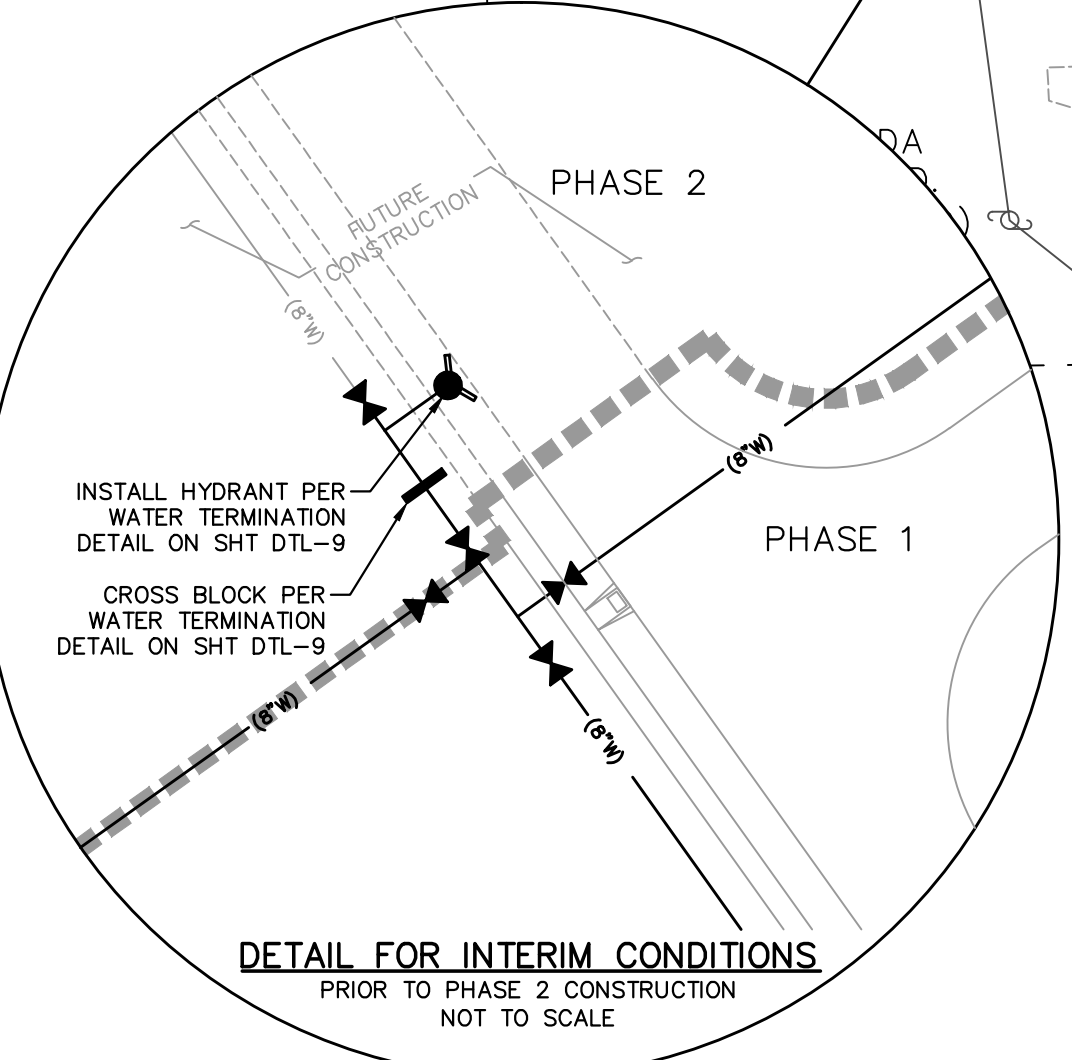
N/F GHIGLIONE 1900 DIEHR RD. (UNINCORPORATED)

N/F HILL, CLYDE W. & MARY L. D.B. 828 PG. 1525 ID# 4-0046-S016 00-0011 1919 DIEHR RD. (UNINCORPORATED)

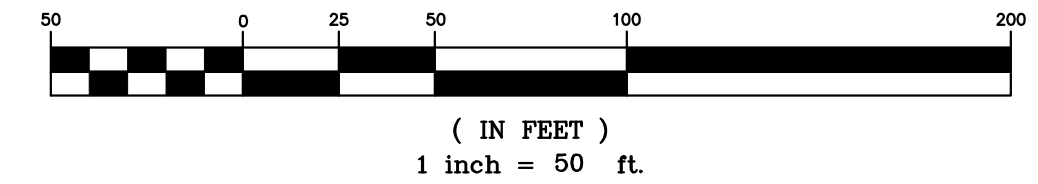
N/F LOMBARDO HOMES 1950 DIEHR RD. (CITY OF O'FALLON)

N/F VAN PAMEL 2000 DIEHR RD. (CITY OF O'FALLON)

N/F LOMBARDO HOMES 2010 DIEHR RD. (CITY OF O'FALLON)



GRAPHIC SCALE



N/F JONES 1924 DIEHR RD. (UNINCORPORATED)

General Notes:

- ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.
- ALL STREET LIGHTS SHALL BE CONNECTED INDIVIDUALLY TO THE POWER SOURCE. IN EXTREME CASES, TWO (2) STREET LIGHTS MAY BE CONNECTED IN PARALLEL TO THE POWER SOURCE. ALL CONDUIT FOR STREET LIGHTS SHALL BE PLACED WITHIN UTILITY EASEMENTS AND DEDICATED FOR EXCLUSIVE USE TO THE CITY OF O'FALLON.

Sanitary Sewer Notes:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONNECTION TO DCSD SEWERS REQUIRES DCSD INSPECTION. CONTACT MR. STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT (636) 441-1244 TO SCHEDULE INSPECTIONS. 24-HOUR ADVANCE NOTICE IS REQUIRED.

Water Notes:

- ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWSO #2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDNR REVIEW NO. 6050805-13.
- PUBLIC WATER SUPPLY DISTRICT NO. 2 WILL REQUIRE 1 WEEK ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
- THRUST BLOCKS WILL BE REQUIRED AT ALL MECHANICAL JOINT BENDS.
- ALL WATER MAINS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
- ALL METER PITS MUST BE INSTALLED IN GREEN SPACE PER PWSO2 SPECIFICATIONS.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR WORK PERFORMED OFFSITE. COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO THE WATER DISTRICT PRIOR TO CONSTRUCTION.
- ALL OFFSITE WATER SYSTEM WORK MUST BE RESTORED WITH SOD UNLESS OTHER CONSIDERATION IS REQUESTED BY THE OFFSITE PROPERTY OWNER.
- ALL WATER MAINS SHALL BE PLACED WITH A MINIMUM OF 42" OF COVER.

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

Drawing name: V1410248 (Missouri) TraceDrawings\Improvements\0248 IMP.dwg Plotter on: Mar 01, 2017 - 10:02am Plotted by: jmolitor