

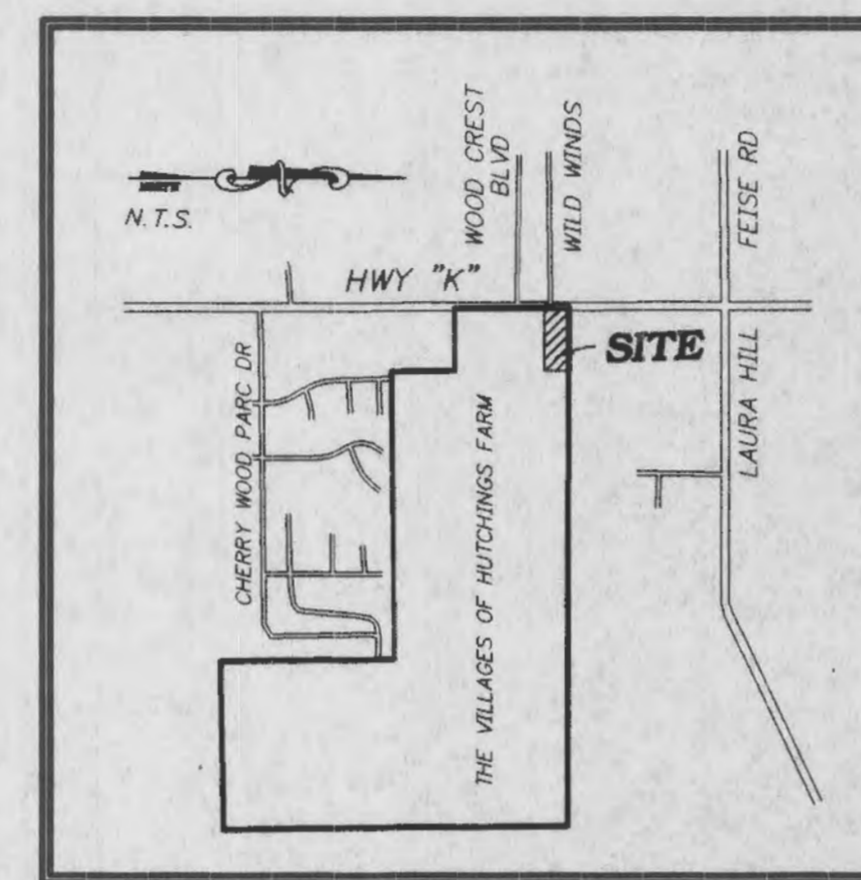
# THE WILCOXEN BUILDING

## IMPROVEMENT PLANS

A TRACT OF LAND BEING PART OF SECTION 4  
TOWNSHIP 46 NORTH, RANGE 3 EAST  
CITY OF O'FALLON, 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 F5M Polyvinyl Chloride (PVC) Sewer Pipes and Fittings, SDR-35.
- 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.
- All storm sewer pipe shall be Class III reinforced concrete pipe.
- 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 "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.
- 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, sleeves, 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 streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
- All sanitary sewer laterals shall be 6" diameter.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- 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.
- This tract is in or served by:
  - Electric - Union Electric Company
  - Telephone - G.T.E. Missouri
  - Sewers - Duckett Creek Sanitary District - St. Charles County P.W.S.D. No. 2
  - Gas - St. Charles Gas Company
  - Fire Protection - O'Fallon Fire Protection District
  - School District - Fort Zumwalt
  - Mail Service - O'Fallon
  - Water - St. Charles County P.W.S.D. No. 2
- Yard and Setback Requirements:
  - Front - 25 Feet
  - Side - 0' (10' When adjacent to R1B residential)
  - Rear - 10 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.
- The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
- Property is not located within the Flood Plain boundaries as per FIRM map No. 29183C0239E, revised on August 2, 1996.
- All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
- 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 without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- 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 Missouri Dept. of Natural Resources specifications 10 CSR-8.120(7)(5).
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- 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 Duckett Creek Sanitary District inspectors. (All grout shall be high slump ready-mix concrete).
- All fire hydrants must be installed with an auxiliary valve.



LOCATION MAP

### BENCHMARK :

B.M. (U.S.G.S.) ELEVATION = 462.06  
CHISELED "□" SQUARE ON NORTH WING WALL @ EAST END OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK. (BASED ON FIRM B.M. RM#727)

### SITE BENCHMARK :

B.M. No.2 (U.S.G.S.) ELEVATION = 568.69  
CHISELED "□" ON WEST SIDE OF 2' DIA. CONC. BASE OF FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN, EAST SIDE OF HWY "K" ± 106' NORTH OF BABBLE CREEK.

### DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE AND GRADING PLAN
3	SEWER PROFILES AND DETAILS
4	DRAINAGE AREA MAP

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

### REVISIONS

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<b>ENGINEERS AUTHENTICATION</b> The responsibility for professional engineering liability on this project is hereby limited to the set of plans 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 reauthorized.  PICKETT, RAY & SILVER, INC.  Signature _____ Date _____	<b>DEVELOPER</b>  <b>DEAN WILCOXEN</b> 1 CENTRE POINTE DRIVE ST. PETERS, MO 63304 (314) 447-6006	Copyright 1997 by Pickett, Ray & Silver Inc.  CONFIDENTIAL PROPRIETARY MATERIAL The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.  DRAWN <u>GJP</u> DATE <u>3-20-97</u> CHECKED _____ DATE _____ FIELD BOOK 617 PROJECT # <u>95-234A</u> JOB ORDER # <u>35436</u>
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