## COBBLESTONE TERRACE

A TRACT OF LAND IN U.S. SURVEY 287, TOWNSHIP 47 NORTH, RANGE 2 EAST ST. CHARLES COUNTY, MISSOURI

### IMPROVEMENT PLANS 7 LOTS

#### CITY OF LAKE SAINT LOUIS GENERAL NOTES

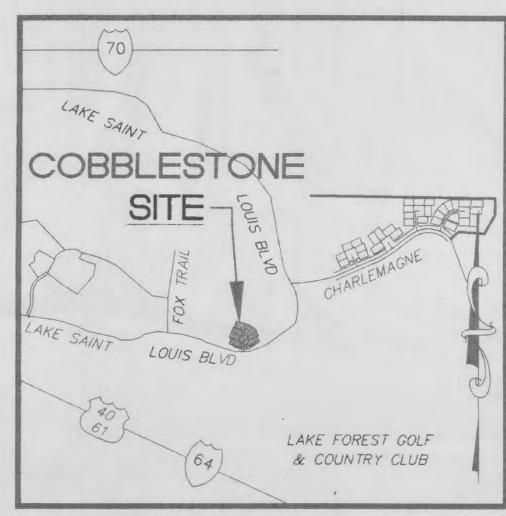
- 1. Gos, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- 2. Underground utilities have been plotted from available information and, therefore, their locations must be considered 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 far the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings,
- 4. Starm sewers 18" in diameter or smaller shall be ASTM
- 5. Storm sewers 21" in diameter ar larger shall be ASTM C-76, Closs II.
- 6. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless nated 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. Tapsail shall be stored and used for the finishing of lot grading.
- 9. All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills, and all earthen filled places within State, County, or City roads (Highways), shall be compacted to at least 90% of the maximum dry 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.
- 10. All starm and sanitary trench backfills shall be water jetted. 1" clean rock compacted in place will be 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 City Engineer and Developer.
- 13. All proposed grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- 14. No slape shall be greater than 3:1 and shall be either sodded or seeded and mulched ar stabilized as determined by the City Engineer.
- 15. 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 stakeout 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
- 16. All standard street curb inlets to have front of inlet 2 feet behind curb.
- 17. The minimum vertical distance fram the low point of the bosement to the flowline of a sanitary sewer at the carresponding 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').
- 18. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing outharity.

- 19. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- 20. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing outhority.
- 21. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- 22. 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.
- 23. All grading on Missouri State Highway and City of Lake Soint Louis Right-of-way shall be seeded and mulched and all disturbed Right-of-way markers shall be reset at the completion of grading.
- 24. All streets must meet the specifications and installation requirements of the City of Lake Saint Louis.
- 25. All sanitary monholes tap shall be set 0.2' higher than the proposed ground except in povement areas.
- 26. All sanitary monholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
- 27. All sanitary service lines shall have a 6" diameter for Multi-family and a 6" diameter for single-family
- 28. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
- 29. A drop of 0.2 feet is required through each sanitary manhole.
- 30. The City of Loke Saint Louis shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- 31. Brick shall not be used on manholes.
- 32. Sewer contractor shall maintain 24" vertical separation between all storm sewers and the sludge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- 33. Waterpraofing: 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. Asphait 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.
- 34. The grading and elevations shown on the grading plan are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon the location, size and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps
- 35 All excovations, grading,, or filling shall have a finished grade not to exceed a 3: 1 slope (33%) Steeper grades may be approved by the City Engineer if the excovation is through rock or the excovation or the fill is adequately protected o designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4), feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the City Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- 36. Sediment and erosion control plans for sites shall provide for sediment or debris bosins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the City Engineer. Temporory siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to Provide erosion cantrol on the site. (Refer to Appendix A.)
- 37. Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion - Permanent type grosses shall be established within 30 days or less or during the next seeding period after grading has been completed. (Refer to Appendix A.)

38. When grading operations are completed or suspended for more than 30 days permanent grass Must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer. recommendation. (Refer to Appendix A.) All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched

and tacked at the rate of 100 pounds per 1,000 square feet

- 39. Provisions shall be made to accommodate the increased runoff caused by changed soil and surface conditions during and after grading, unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erasion control blankets or lined with rock riprap or concrete or other suitable materials as approved by the City engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps. (Refer to Appendices B, C, D, E, and F.)
- 40. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequences of erosion. Run-off water from developed amos (parking lats, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground autlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer. (Refer to Appendices B, C. D, E and F.)
- 41. Front and side yards shall be sodded. Rear yards shall be seeded or sodded. Cash escrows can be established during winter months to allow occupancies during unfovorable
- 42. All erosion control devices shall be constructed and in place prior to grading. A staging orea shall be provided next to the grading area. This area will be used for storage and project staging. The staging shall have all erasion control devices in place priar to
- 43. All erosion control must be installed as shown on Sediment / Erosion Control Detail sheet.
- 44. Site is served by or located in the following: A) Water - St. Charles County Water District No. 2 B) Sonitary Sewers - St. Charles County Water District No. 2 C) Gas - St. Charles Gos Company ) Telephone - Verizon E) Fire - Lake St. Louis Fire Protection District F) Electric - Cuivre River Electric G) School - Wentzville "R-4" School District H) Cable TV - AT&T



LOCATION MAP NTS

#### BENCH MARK: U.S.G.S. DATUM

ELEVATION = 508.91 CHISELED CROSS (+) ON NORTHWEST WINGWALL ON U.S. HIGHWAY 40-61 BRIDGE WESTBOUND LANES OVER PERUQUE CREEK AT SOUTH END OF LAKE SAINT LOUIS.

#### DRAWING INDEX

Sheet	Description			
1	COVER SHEET			
2	SITE PLAN			
3	PROFILES AND DETAILS			
4	EROSION CONTROL DETAILS			
5-10	CONSTRUCTION DETAILS			

#### LEGEND

-	Sanitary Sewer (Proposed)	M.H. 20	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
	Sanitary Sewer (Existing)	(C.1.)	Storm Structure	C.M.P.	Corrugated Metal Pipe
	-Storm Sewer (Proposed)	•	Test Hole	C.I.P.	Cost Iron Pipe
==	=Storm Sewer (Existing)	-OPP	Power Pole ·	P.V.C.	Polyvinyl Chloride
<b>/</b>	Water Line & Size	20-00	Light Stondard	V.C.P.	Vitrified Clay Pipe
W-	Existing water line	23	Double Water Meter Setting		
<del>-</del>	Tee & Voive	9	Single Water Meter Setting	C.O.	Clean Out
	Hydrant	C.1.	Curb Inlet	V.T.	Vent Trap
	Сар	S.C.I.	Skewed Curb Inlet	T.B.R.	To Be Removed
3	Lot or Building Number	D. C.1	Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
-	Existing Fence Line	G. l.	Grate Inlet	T.B.P.	To Be Protected
ىردى	Existing Tree Line	A.1.	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
9	Grouted Rip-Rap	E.P.	End Pipe	B. W.	Base Of Woll
	End of Lateral	E.D.	Energy Dissipator	(TYP)	Typical
	Aspholt Pavement	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
	Concrete Pavement	C.P.	Concrete Pipe	U.I.P.	Use in Place

#### REVISIONS

# PICKETT RAY & SILVER INC.

333 Mid Rivers Mall Dr. St. Peters, MO 63376 PHONE (636) 397-1211 FAX (636) 397-1104 EMAIL pickett3@prs3.com

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 the project and specifically includes revisions after this date unless PICKETT, RAY & SILVER, INC.



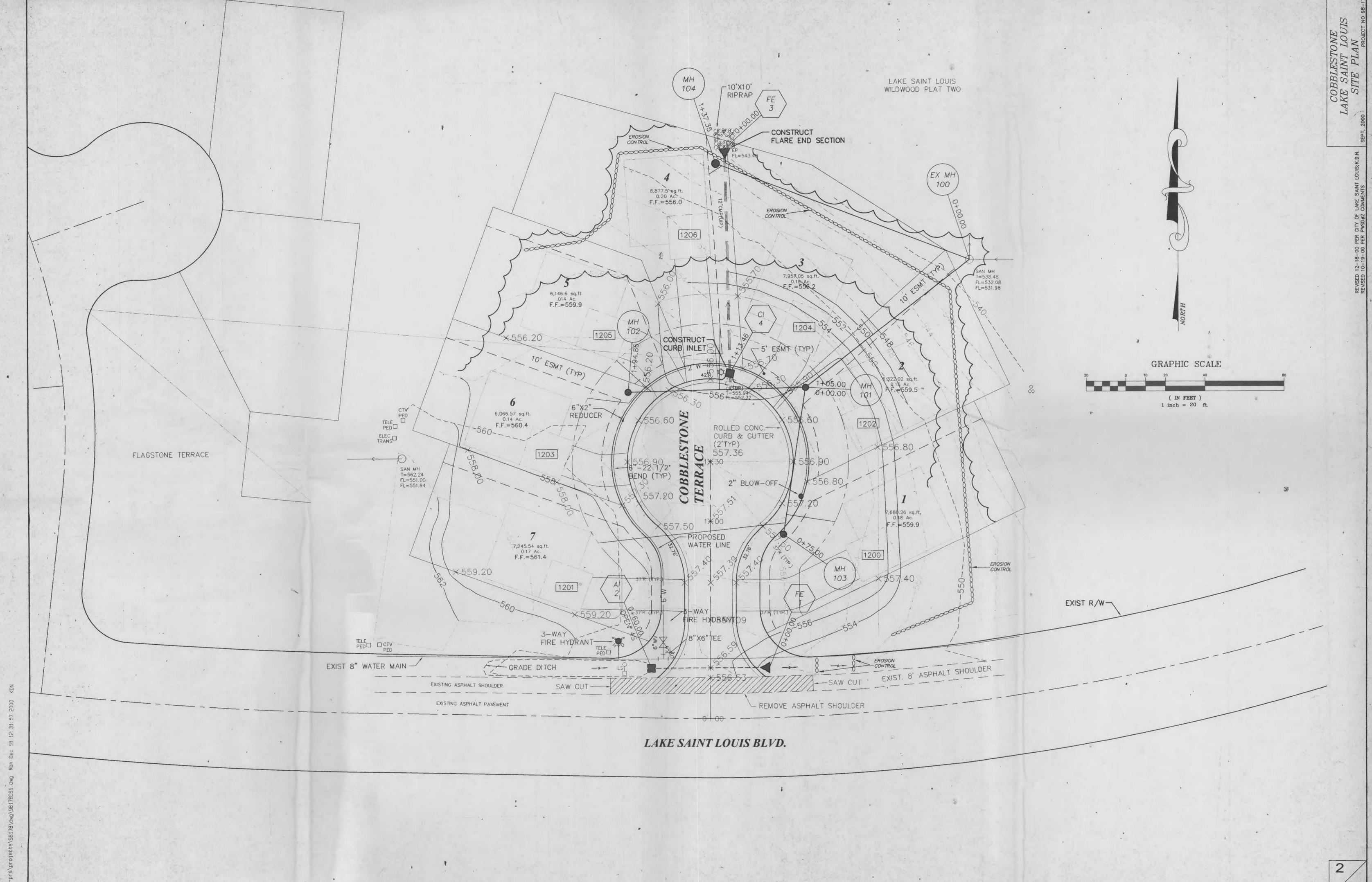
#### DEVELOPER

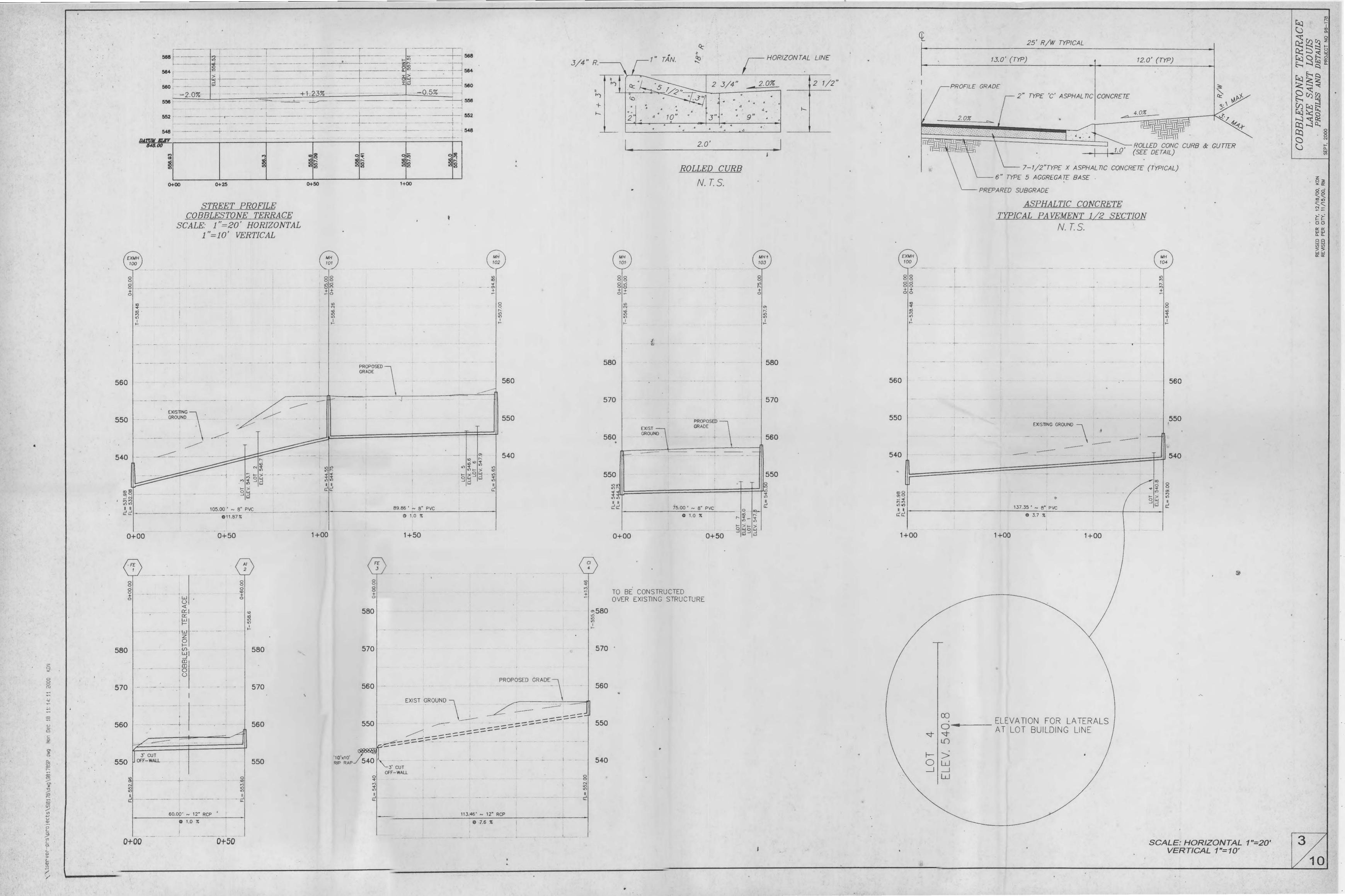
#### GREATER MISSOURI BUILDERS INC.

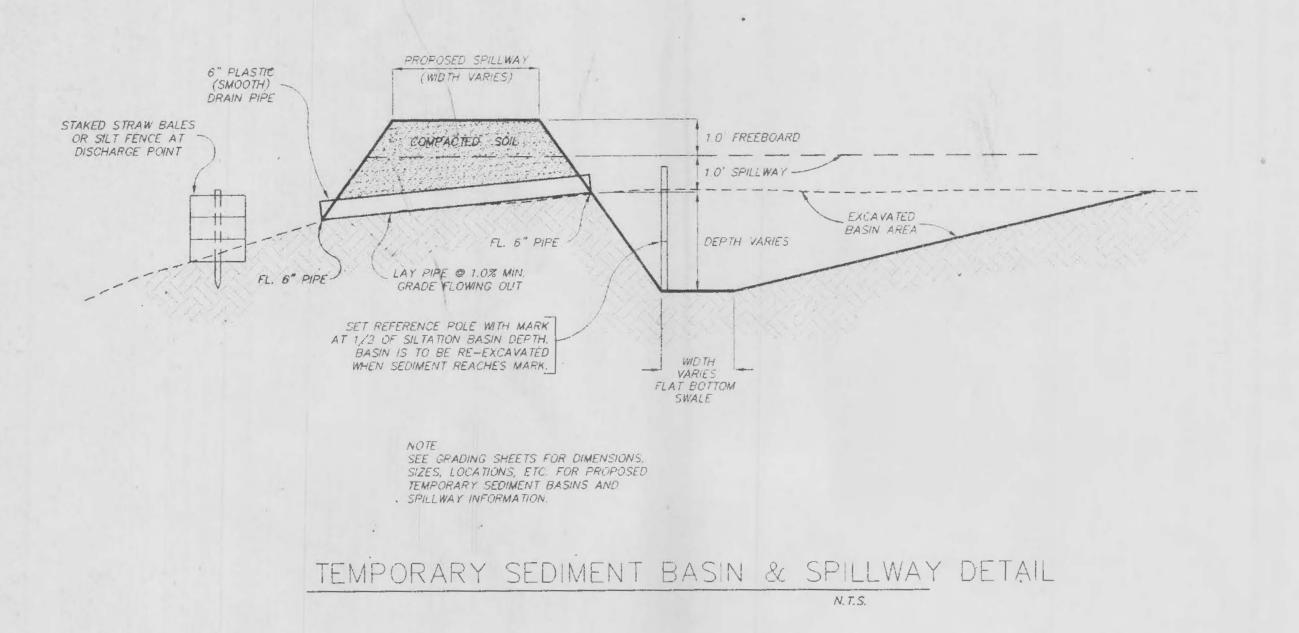
1550 WALL STREET SUITE 31 ST. CHARLES, MO. 63303

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DATE 9-1-0 PROJECT # 98178GRMI.03R BOOK JOB ORDER # \_\_\_







APPENDIX A

Seeding Rates:

Permanent:

Tall Fescue — 30 lbs./ac. Smooth Brome — 20 lbs./ac. Combined: Fescue ❷ 15 lbs./ac. <u>and</u> Brome ❷ 10 lbs./ac.

Temporary:

Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
Oats - 120 lbs./ac. (2.75 lbs. per square foot)

Seeding Periods:

Fescue ar Brame – March 1 to June 1 August 1 to October 1

Wheat or Rye - March 15 to Navember 1 Oats - March 15 to September 15

Mulch rates: 100 lbs. per 1,000 sq. ft. (4,356 lbs. per acre)

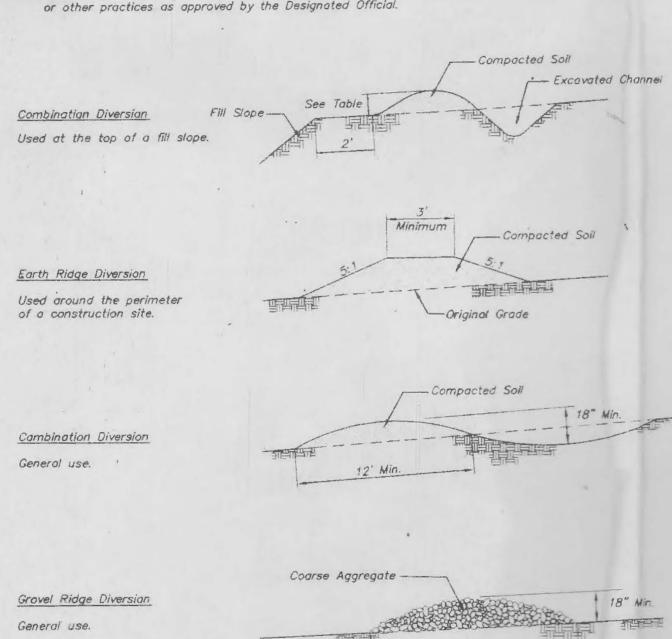
Fertilizer rates: Nitragen 30 ibs./ac.
Phosphate 30 ibs./ac.
Potossium 30 ibs./ac.
Lime 600 ibs./ac. ENM\*

\*ENM = effective neutralizing material as per State evaluation of quarried rock.

DIVERSIONS For Urban Development Sites

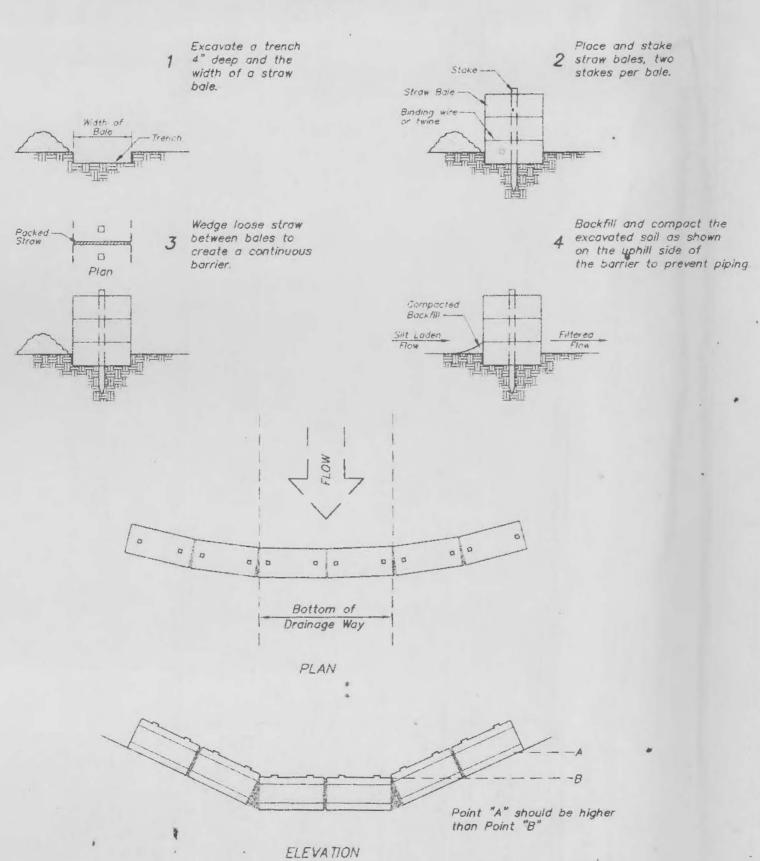
APPENDIX B

Outlets for diversions must be stable. Stable outlets consist of grass waterways, earthen channels with capacity adequate to prevent gully erosion, grade stabilization structures or other practices as approved by the Designated Official.



STRAW BALE BARRIERS
For Urban Development Sites

APPENDIX C



Placement and Construction of a Straw Bale Barrier

SYNTHETIC FILTER BARRIERS For Urban Development Sites

APPENDIX D

 Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

MAINTENANCE

tely

3. Sediment deposits should be removed ofter each storm event. They must be removed when deposits reach approximately half the height of the barrier.

4. Any sediment deposits remaining in place after the silt fence or filter barrier is no

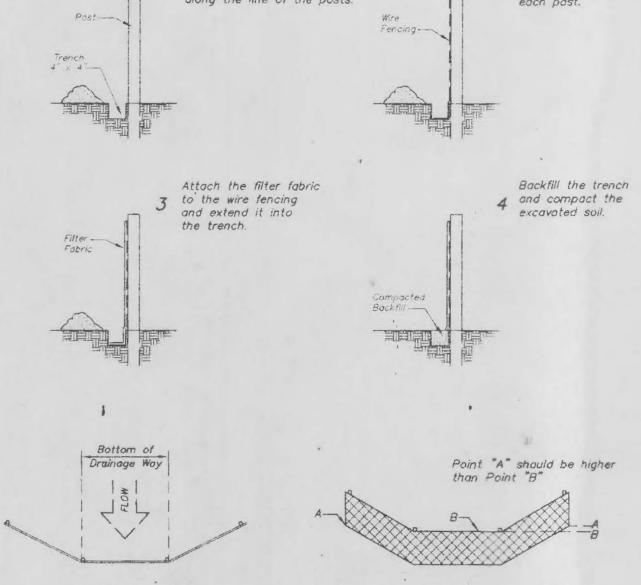
 Should the fabric decompose ar become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.

longer required shall be dressed to conform with the existing grade, prepared and seeded.

1 Set posts and excavate a 4" x 4" trench upslope along the line of the posts.

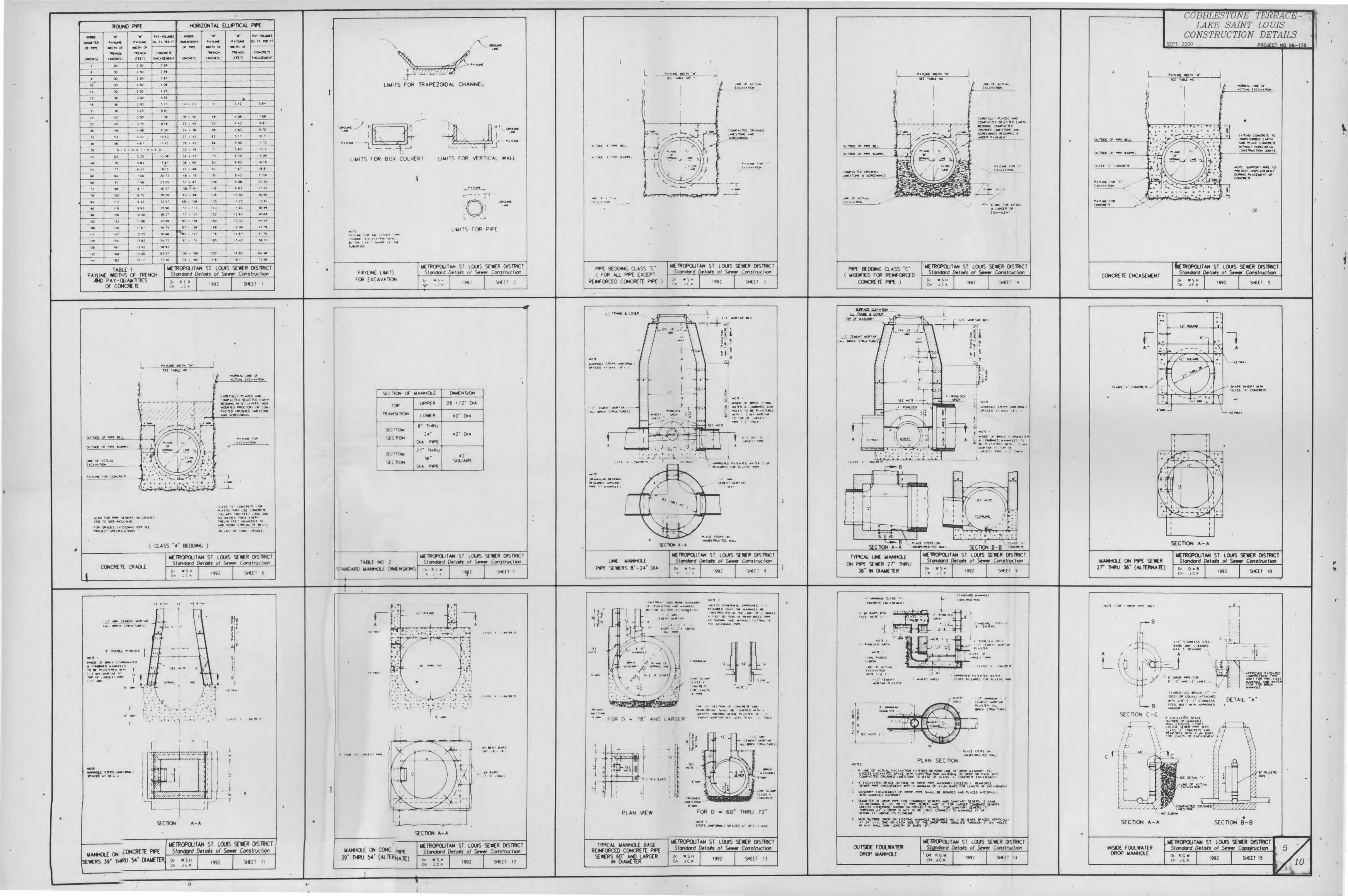
1 Set posts and excavate mesh fencing to each past.

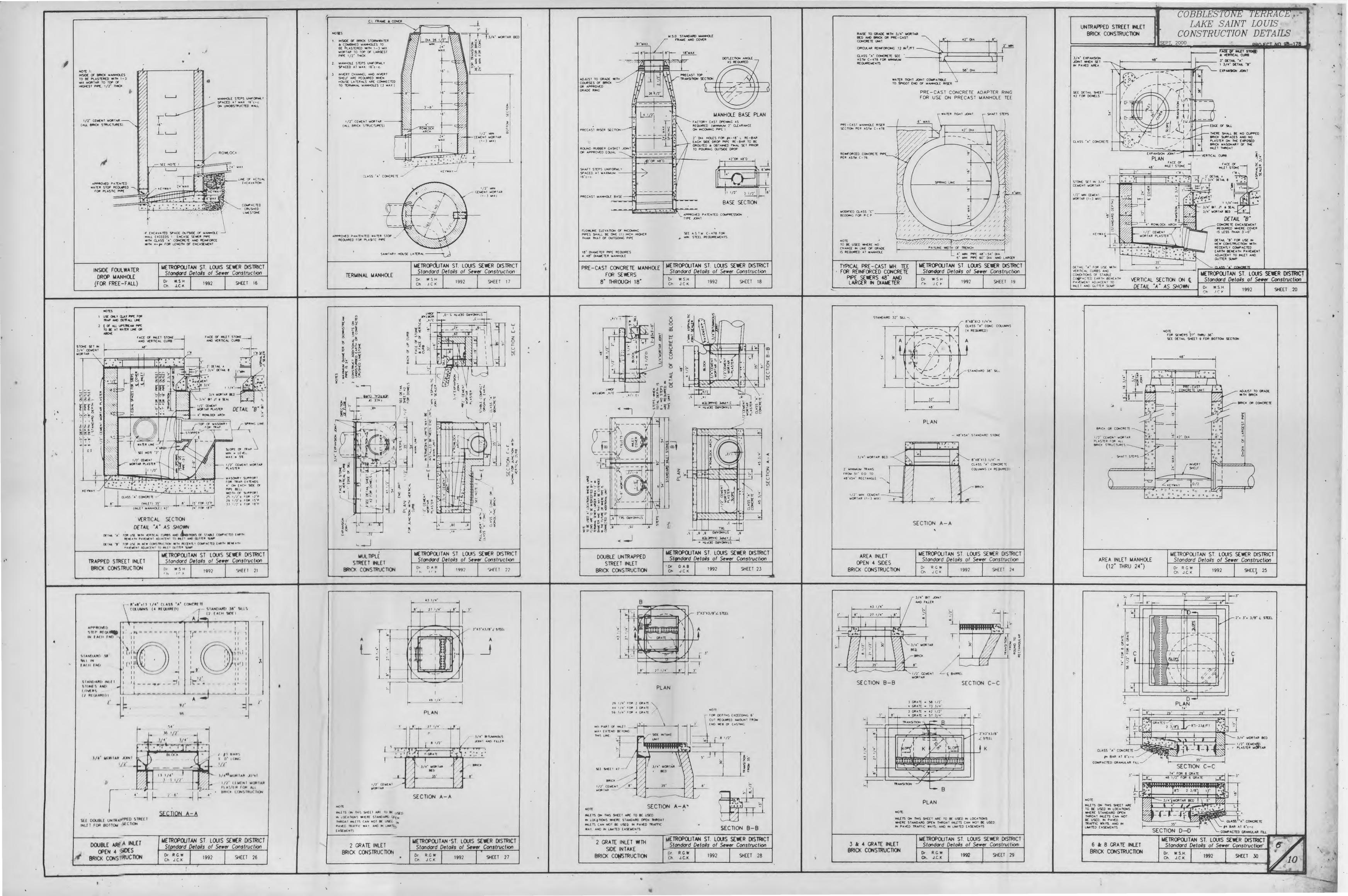
ELEVATION

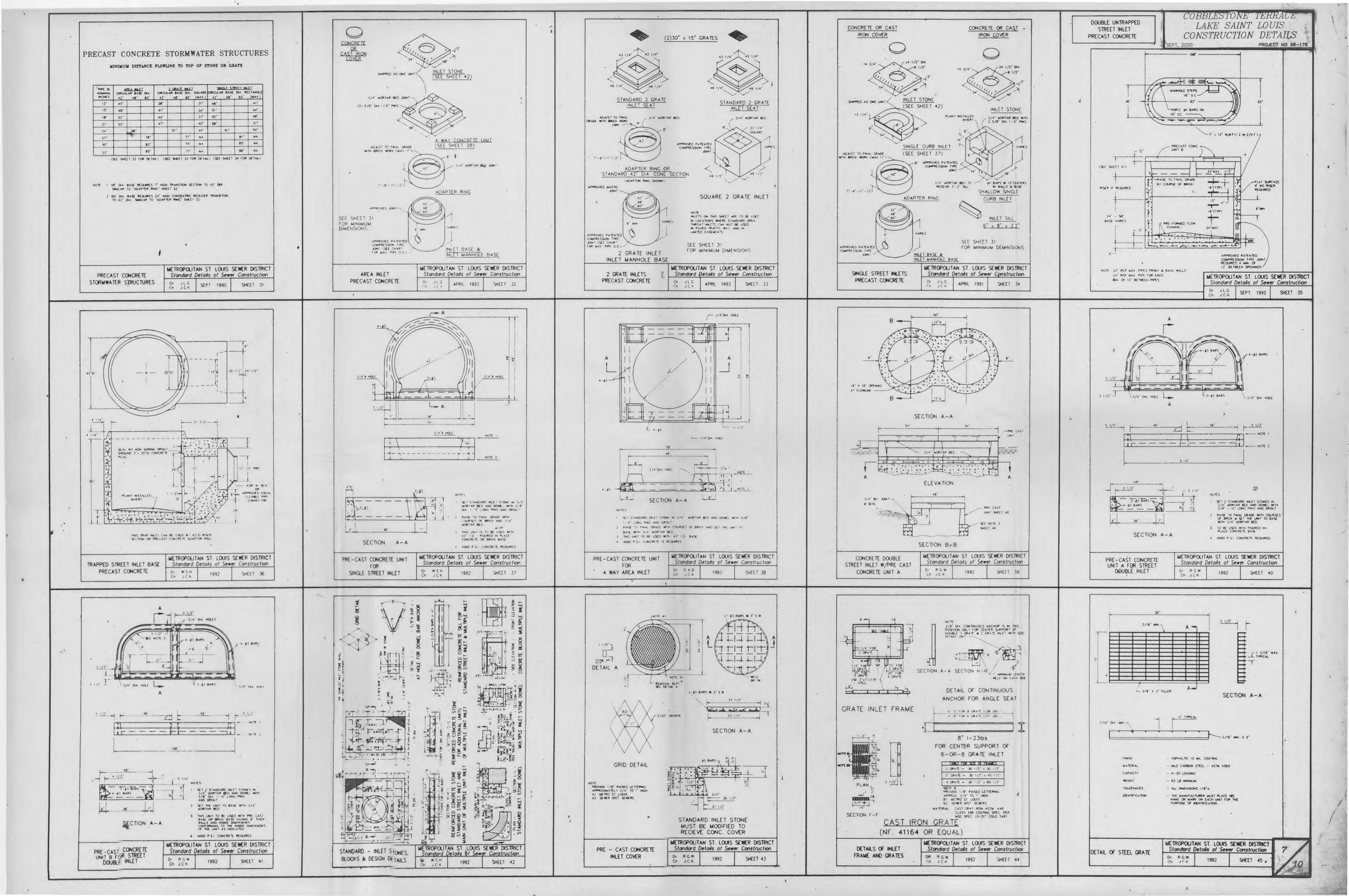


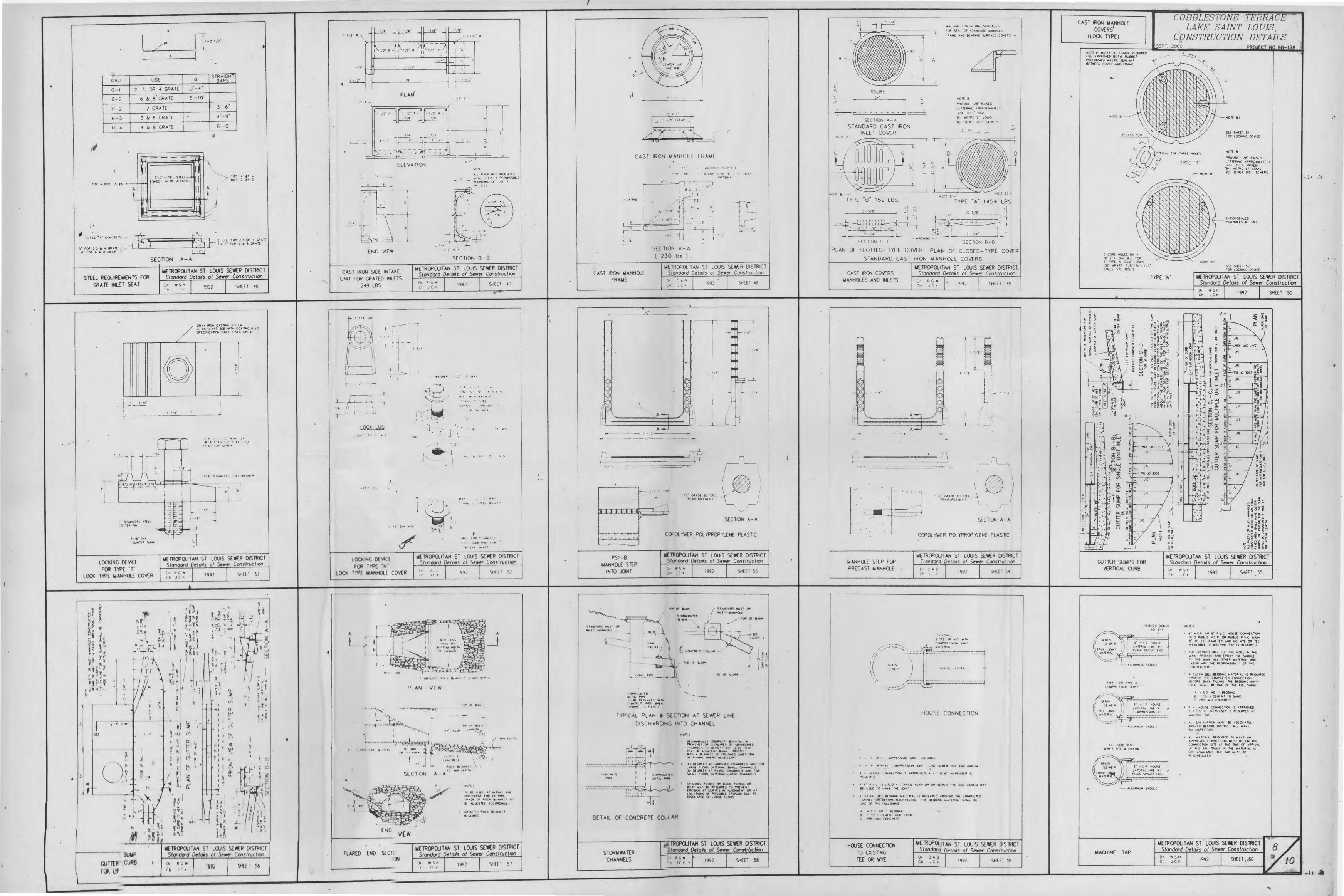
Placement and Construction of a Synthetic Filter Barrier

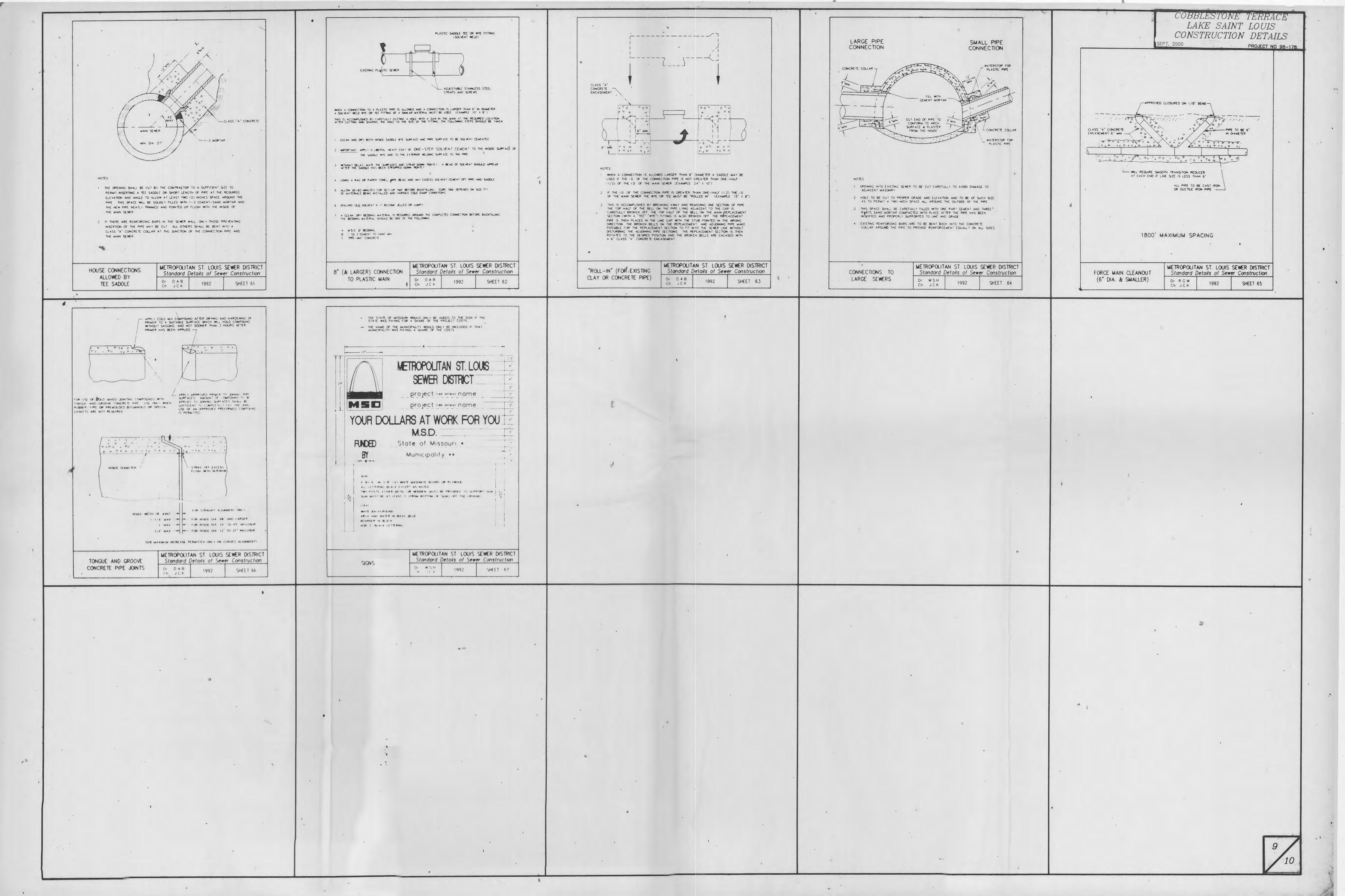
PLAN

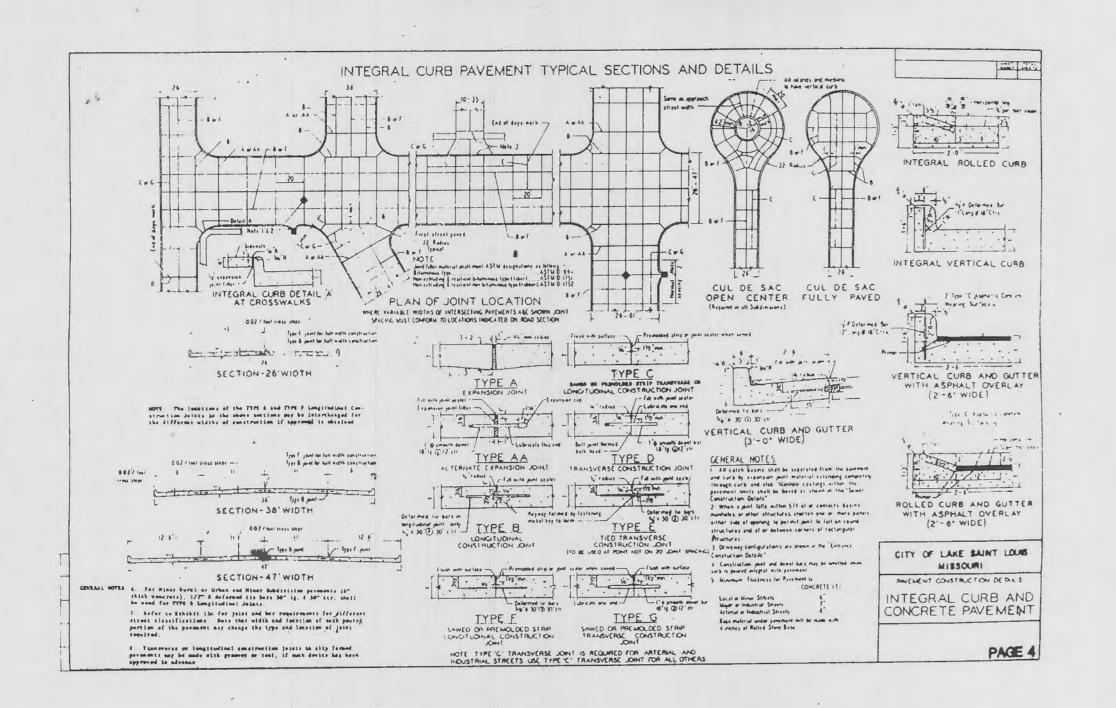


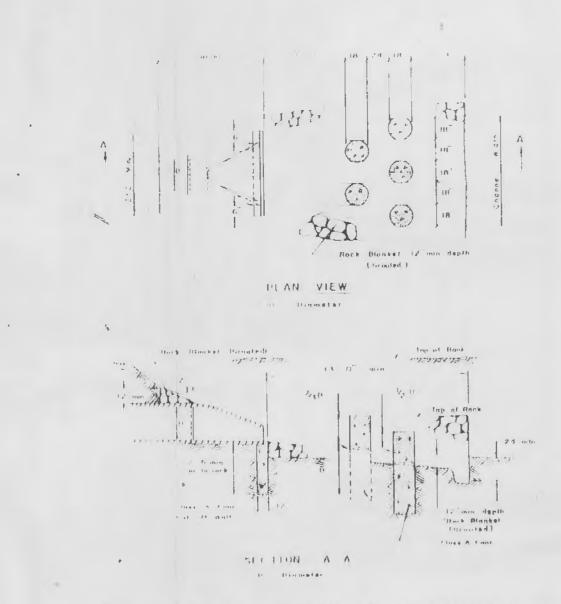




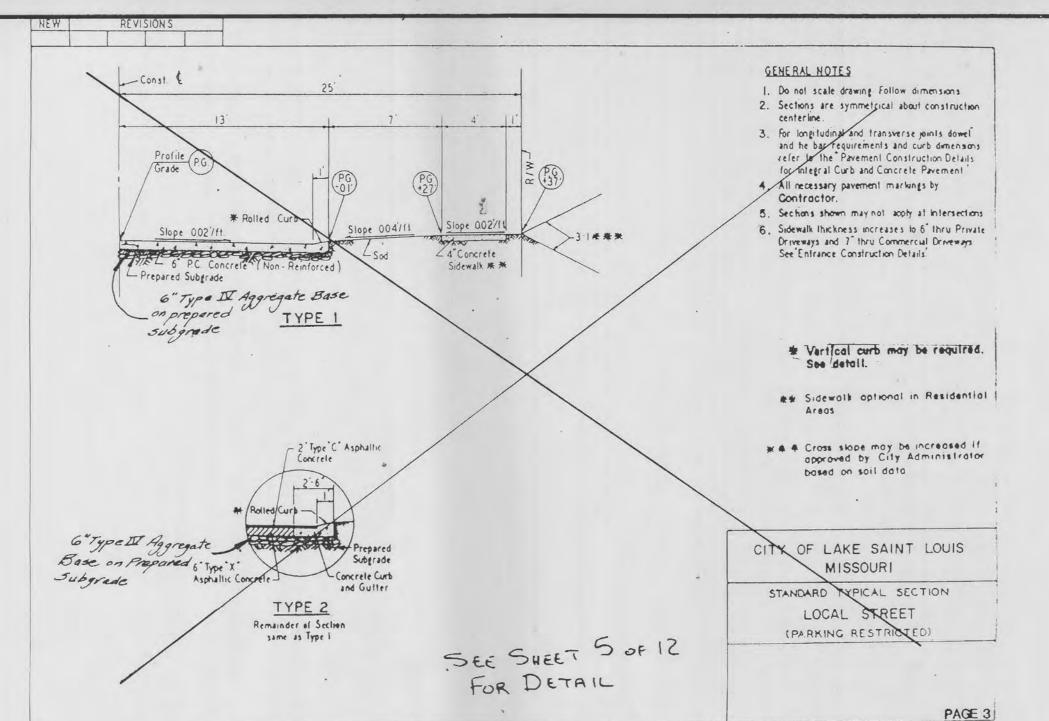








Flared Lnd Section with Energy Dissipator



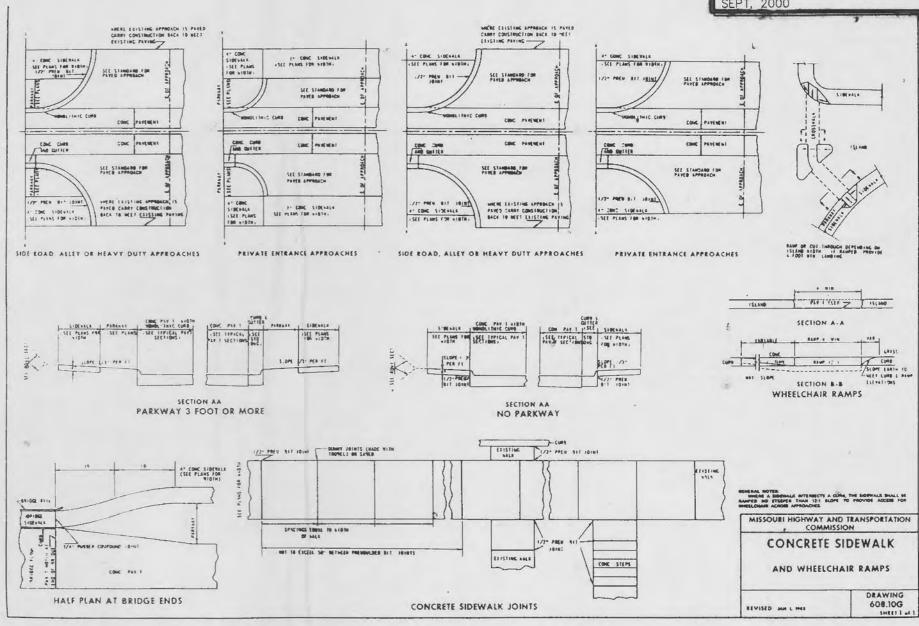
- "A six inch aggregate base, Type 4, as per the Missouri State Highway Specifications shall be required for all street construction."
- Perforated tile drain 4" in diameter with fabric sleeve shall be provided at all low spots within the vertical profile of the streets and connected to curb inlets.
- 3) Longitudinal and transverse joint reinforcing is required for all concrete pavements. Per page 4 of Appendix A pavement construction details.

COBBLESTONE TERRACE

LAKE SAINT LOUIS

CONSTRUCTION DETAILS

PROJECT: NO 98-178



Placement and Construction of a filtraw bala barrier

talely ofter each rainfall and at least dady during prolonged rainfall. Any required repoirs shall be made homedately.

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 Should the taboic decompose or become ineffective prior to the end of the expected

Maintenance

APPENDER D

when deposits reach approximately half the height of the harrier

4 Any sediment deposits renorming in place offer the sitt fence or filter burner is or longer required shall be dressed to conform with the existing grade, prepared and

Placement and Construction of a Synthetic Filter Barrier

STRAW BALE BARRIERS

For Urban Development Sites

APPENDIX C

STRAW BALE BARRIERS
For Urthan Development Sites