

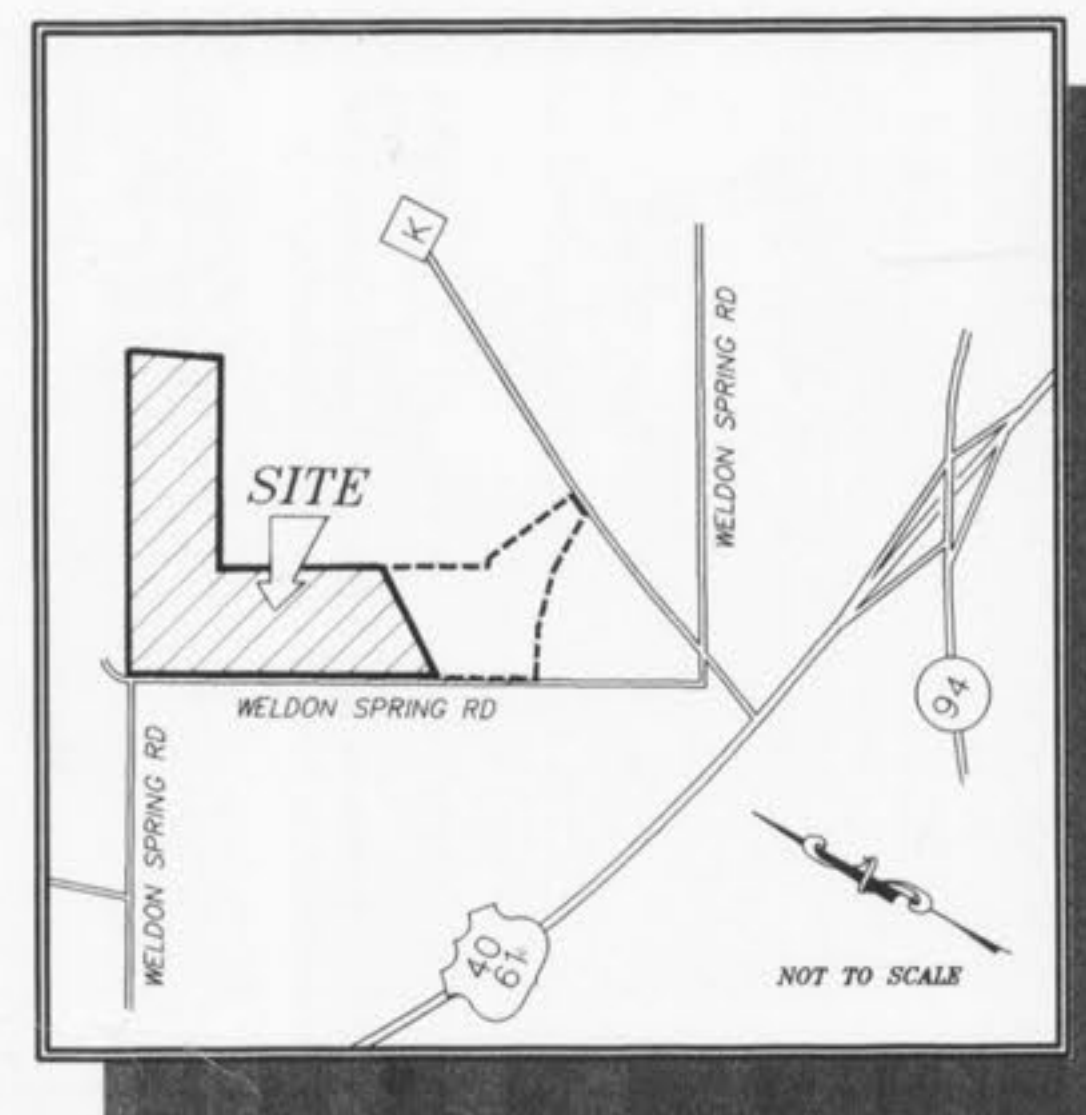
ROUGH GRADING FIELDSTONE FARMS

A TRACT OF LAND BEING PART OF
U.S. SURVEY 1669
AND PART OF LOTS 3, 14, and 25 OF
JOHN D. COALTER'S OLD DARDENNE TRACT
T. 46 N., R. 3 E.
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 III) 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," and 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 fail 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 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 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 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. 208 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.
- 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. Coat-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.
- NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades, swales 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.
- As needed, siltation fence shall be installed as a protective barrier for trees to remain.
- This tract is in or served by:
A. Water - St. Charles Co. Public Water District No. 2
B. Electric - Union Electric
C. Telephone - Southwestern Bell Telephone Co.
D. Sewers - Duckett Creek Sanitary District
E. Gas - St. Charles Gas
F. Fire Protection - Cottleville Fire Protection District
G. School District - Francis Howell - R3
H. Mail Service - St. Charles Post Office
- Lot Data: A. Total Number of Lots - 292
B. Minimum Lot Size - 8,050 Sq. Ft.
C. Minimum Lot Width at Building Line - 70 Ft.
- Yard and Setback Requirements:
A. Front - 25 Feet
B. Side - 5 Feet
C. 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.
- The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
- Property is located within the Flood Plain boundaries as per FEMA Maps No. 29183 C0105D and 29183C0115D, effective date December 15, 1992.
- Trees required to be replaced per "Tree Preservation Ordinance":
15 Trees / Acre of clearing -
Trees Required: 21.42 acres x 15 Trees / Acre = 321.3 Trees
Use 322 Trees Required
* Excludes trees preserved and meet street tree requirements.
- All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.

292 LOTS



LOCATION MAP

BENCHMARK :

B.M. (U.S.G.S.) ELEVATION = 493.76
"□" CHISELED SQUARE ON S.W. CORNER OF CONCRETE
RETAINING WALL AT HENNING ROAD BRIDGE AT OLD
DARDENNE CREEK. (BASED ON FIRM B.M. RM#57)

SITE

BENCHMARK :

B.M. No.2 (U.S.G.S.) ELEVATION = 563.64
"M" IN MUELLER F.H. AT WEST SIDE OF WELDON SPRING
ROAD AND SOUTH OF ASPHALT DRIVE TO WESSEL STABLES
OPPOSITE TRAVERSE NAIL #3.

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-5	GRADING PLANS
6	SEDIMENT / EROSION CONTROL DETAILS

APPROVED
Contingent upon access
permit onto Weldon Spring
7/24/96
Colleen Kramme

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
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.	V.T.	Vent Trap
Cap	S.C.I.	T.B.R.	To Be Removed
Lot or Building Number	D.C.I.	T.B.R. & R	To Be Removed & Relocate
Existing Fence Line	G.I.	T.B.P.	To Be Protected
Existing Tree Line	A.I.	T.B.A.	To Be Abandoned
Street Sign	D.A.I.	B.C.	Base Of Curb
Existing Contour	C.C.	T.C.	Top Of Curb
Proposed Contour	F.E.	T.W.	Top Of Wall
Grouted Rip-Rap	E.P.	B.W.	Base Of Wall
End of Lateral	E.D.	(TYP)	Typical
Asphalt Pavement	M.H.	U.N.O.	Unless Noted Otherwise
Concrete Pavement	C.P.	U.I.P.	Use in Place

REVISIONS

REV. 7-19-96 CITY COMMENTS

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 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 reauthenticated.

PICKETT, RAY & SILVER, INC.



Signature

Date

DEVELOPER

J & M JOINT VENTURE No. 5
13100 MANCHESTER ROAD
ST. LOUIS, MO. 63131
(314) 965-8000

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DRAWN	J.L.K.	DATE	JUNE, 1996
CHECKED		DATE	
FIELD BOOK	600	PROJECT #	95-131
		JOB ORDER #	34962