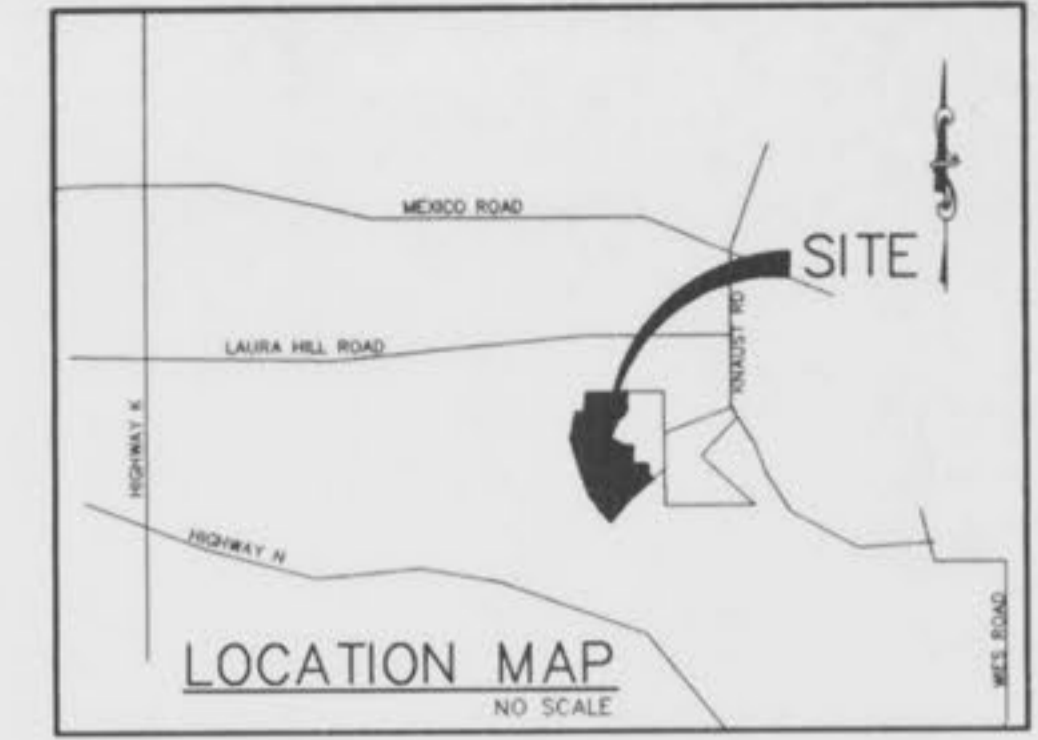


SANITARY AND STORM SEWER AS-BUILTS AVONDALE HEIGHTS PHASE THREE PLAT THREE, LOTS 430 THRU 459

A TRACT OF LAND BEING LOTS 45 THRU 54 AND 60 THRU 67 OF DARDENNE FARMS PLAT 2
AND A TRACT OF LAND IN SECTION 10, TOWNSHIP 46 NORTH, RANGE 3 EAST,

CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI
PLAT BOOK 33 PAGES 327-328



THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF JULY, 1998, BY ORDER OF TOM JOHNSON CONSTRUCTION EXECUTED AN AS-BUILT SURVEY OF THE STORM AND SANITARY SEWERS, FOR "AVONDALE HEIGHTS PLAT 3" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35 PAGES 114-115 OF THE ST. CHARLES COUNTY RECORDS. THE SANITARY LATERALS IF ANY WERE TAKEN FROM INFORMATION SUPPLIED TO BAX ENGINEERING BY THE CONTRACTOR, THEREFORE THEIR LOCATION IS ASSUMED APPROXIMATE. ALL SEWERS SHOWN LIE WITHIN THE EASEMENTS AS SHOWN ON SAID SUBDIVISION PLAT UNLESS OTHERWISE NOTED. THE RESULTS OF THIS AS-BUILT SURVEY ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DARREL R. OAKLEY
 BAX ENGINEERING CO., INC.
 MO REG. #LS 2265

C.I.	CURB INLET	⊙	STREET LIGHT
D.C.I.	DOUBLE CURB INLET		
A.I.	AREA INLET		
M.H.	MANHOLE		
F.E.	FLARED END SECTION	5'x5'	STREET SIGN
E.P.	END PIPE	---	NO PARKING SIGN
C.P.	CONCRETE PIPE	⊕	WATER VALVE
R.C.P.	REINFORCED CONCRETE PIPE	B.O.	BLOW OFF ASSEMBLY
C.M.P.	CORRUGATED METAL PIPE		
C.I.P.	CAST IRON PIPE		
P.V.C.	POLY VINYL CHLORIDE (PLASTIC)		
C.O.	CLEAN OUT		
⊕	FIRE HYDRANT	---	FLOWLINE ELEVATION OF HOUSE CONNECTION
---	STORM SEWER	---	FLOWLINE ELEVATION OF SEWER MAIN
⊙	SANITARY SEWER		

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY: I hereby certify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

Copyright 1997
Bax Engineering Company, Inc.
All Rights Reserved

REVISIONS

SHEET INDEX

- 1 OF 4 - COVER SHEET
- 2 OF 4 - FLAT PLAN
- 3 & 4 OF 4 - SEWER PROFILES

LEGEND

C.I.	CURB INLET	⊙	STREET LIGHT
D.C.I.	DOUBLE CURB INLET	---	EXISTING CONTOUR
A.I.	AREA INLET	---	PROPOSED CONTOUR
M.H.	MANHOLE	5'x5'	STREET SIGN
F.E.	FLARED END SECTION	---	NO PARKING SIGN
E.P.	END PIPE	⊕	WATER VALVE
C.P.	CONCRETE PIPE	B.O.	BLOW OFF ASSEMBLY
R.C.P.	REINFORCED CONCRETE PIPE		
C.M.P.	CORRUGATED METAL PIPE		
C.I.P.	CAST IRON PIPE		
P.V.C.	POLY VINYL CHLORIDE (PLASTIC)		
C.O.	CLEAN OUT		
T.B.R.	TO BE REMOVED		
⊕	FIRE HYDRANT	---	FLOWLINE ELEVATION OF HOUSE CONNECTION
---	STORM SEWER	---	FLOWLINE ELEVATION OF SEWER MAIN
⊙	SANITARY SEWER		

SITE BENCHMARK: = 580.09

0' IN OPEN ON TOP OF FIRE HYDRANT AT S.E. CORNER OF HIGH TRAIL DRIVE AND KNAUST ROAD, APPROXIMATELY 205' FROM N.E. CORNER OF PHASE ONE.

GRADING QUANTITY
69,000 cu.yds.
(INCLUDES 15% SHRINKAGE)

The above yardage is an approximation only, NOT FOR BIDDING PURPOSES. Contractors shall verify quantities prior to construction.

It is the intention of the Engineer for the earthwork to balance ONSITE. The Engineer shall be notified if any difficulties arise in achieving the balance.

DEVELOPMENT NOTES

- Area of Tract: 40.67 Acres
- Existing Zoning: R-1
- Proposed Use: Single family homes
- Number of Lots Proposed: Plot Three = 30 Lots
Future Development = 70 Lots
- Minimum Lot Area Allowed Per Zoning: 10,000 Square Feet
- The proposed height and lot setbacks are as follows:
 Minimum Front Yard: 25 feet
 Minimum Side Yard: 6 feet
 Minimum Rear Yard: 25 feet
 Maximum Height of Building: 2 1/2 stories or 35 feet
- Current Owners of Property: Tom Johnson Construction
833 Avondale Dr.
St. Peters, MO 63376
- Site is served by:
 Duckett Creek Sewer District
 Union Electric Company
 St. Charles Gas Company
 St. Charles Public Water District #2
 GTE Telephone Company
 Fort Zumwalt School District
 O'Fallon Fire Protection District

- No Flood Plain exists on this tract per F.I.R.M. #29183C240 E dated August 2, 1996.
- Topographic information is per flown survey by Walker & Assoc.
- Boundary information is per deed and record information as compiled by Bax Engineering Co., during August, 1995.

BAX
ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

DATE	95-7230H
PROJECT NUMBER	
SHEET OF	
FILE NAME	
DCP	DRO
DRAWN	CHECKED

CONTINUED ON SHEET 2

SITE PLAN
AVONDALE PHASE THREE

DARDENNE FARMS PLAT TWO
PLAT BOOK 21, PAGE 79
ZONED R-1

95-7230 7-21-97
REVISD 2-10-98
REVISD 2-20-98
REVISD 3-5-98
REVISD 3-27-98
REVISD 5-21-98
REVISD 6-01-98

58

FRAC. SECTION 9
FRAC. SECTION 10

59

15

DARDENNE FARMS PLAT ONE
BOOK 20, PAGE 154 & 155
ZONED R-1

PROP. N/T
PROOST
BK 973 PG 58

16

DARDENNE FARMS PLAT ONE
BOOK 20, PAGE 154 & 155
ZONED R-1

44

45

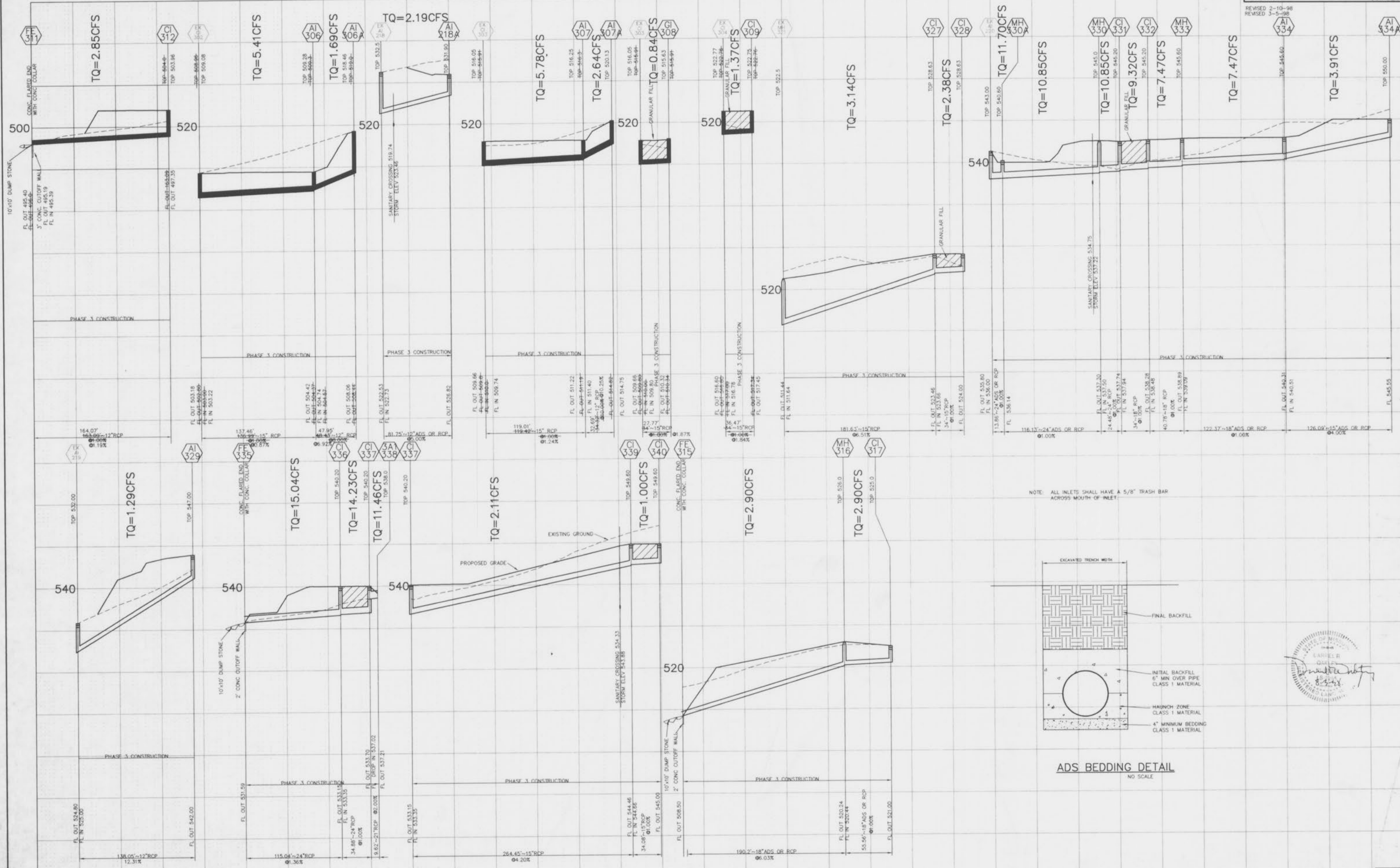


2
4

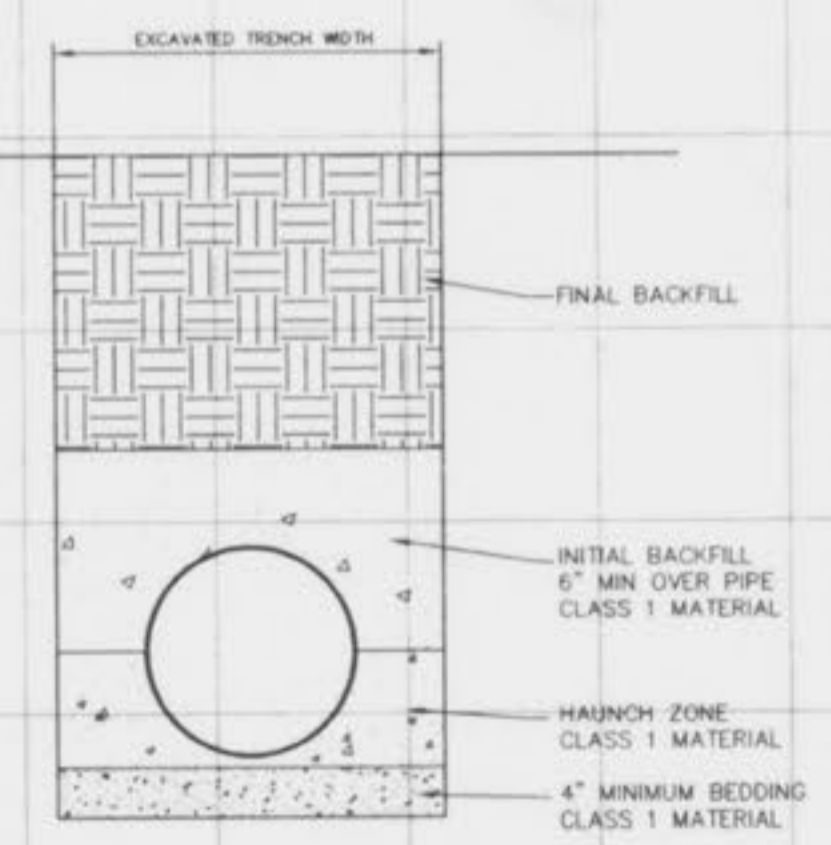
STORM SEWER PROFILES
AVONDALE HEIGHTS
PHASE THREE

9-12-97 95-7230H

REVISED 2-10-98
REVISED 3-5-98



NOTE: ALL INLETS SHALL HAVE A 5/8" TRASH BAR
ACROSS MOUTH OF INLET.



ADS BEDDING DETAIL
NO SCALE

SCALE: 1" = 50' HORIZ
1" = 10' VERT

C:\35361\dwg\1723\ASPH\A13.dwg Tue Jul 21 13:48:20 1998 DCF