

# CALUMET RANCH

## (EAST PORTION)

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 3,  
AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

### DRAWING INDEX

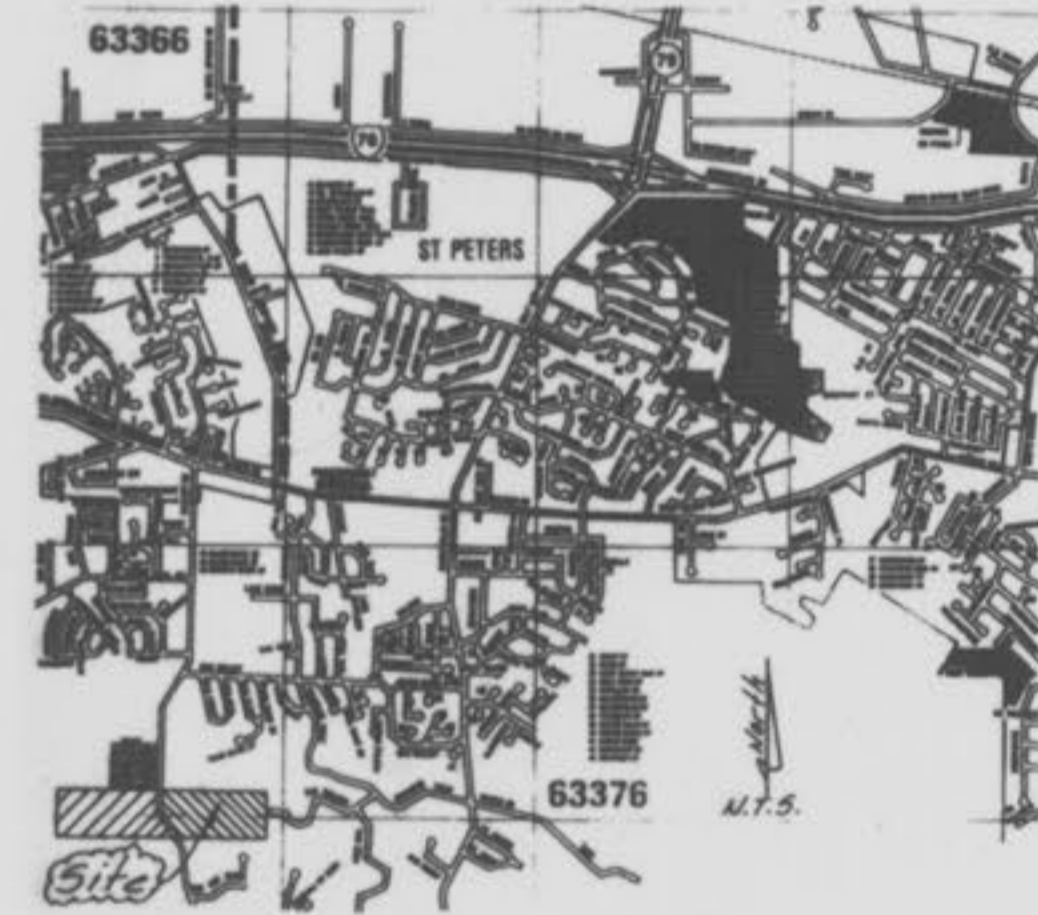
### CITY OF O'FALLON GENERAL NOTES

1. 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.
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 for the PSJ Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
4. Storm sewers 18" in diameter or smaller shall be ASTM C-14.
5. Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
6. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class II) unless noted otherwise in the plans.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge.
8. All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 95% of maximum density as determined by the "Modified A.A.S.H.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.
9. 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.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
10. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used 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 developer.
13. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
14. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
15. 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.
16. 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.
17. All standard street curb inlets to have front of inlet 2 feet behind curb.
18. The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer of 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').
19. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
20. All cast iron pipe for water mains shall conform to A.R.E.A. specification C-108 and/or C-108. The cast iron fittings shall conform to A.R.E.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.R.E.A. specification C-111.
21. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
22. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
23. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
24. 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.
25. All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way markers shall be reset at the completion of grading.
26. All streets must meet the specifications and installation requirements of the City of O'Fallon.
27. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
28. All sanitary manholes shall have a 3/4" thick coat of coal tar pitch waterproofing.
29. All sanitary service lines shall have a 6" diameter for multi-family and a 4" diameter for single-family developments.
30. Manhole frame and cover shall be Clay and Boltz No. 2008 or Heenan R-1736 or Deister 1315 or approved equal.
31. All manholes shall be constructed with 0.2 foot drop from inlet to invert.
32. Public Water Service District #2 shall be notified at least 48 hours prior to construction all sanitary sewers for coordination and inspection.
33. Brick shall not be used on manholes.
34. Sewer contractor shall maintain 24" vertical separation between of storm sewers and the sludge line main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
35. Waterproofing: Waterproofing will be required on the exterior of all manholes, in accordance with Missouri Dept. of Natural Resources Form: (see 2018.1001.10).
36. NOTE: The grading and elevations shown on the grading plans 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.
37. This tract is located in and served by:  
A. Fort Zumwalt School District  
B. O'Fallon Fire Protection District  
C. St. Charles Gas Company  
D. Union Electric Company  
E. Missouri Cities Water  
F. G.T.E. Telephone  
G. Public Water Service District #2
38. NOTE: See previously approved grading plans for attention control.
39. All exterior sewer manholes shall be water-proofed on the exterior in accordance with Missouri Department of Natural Resources Specifications 10 per 6.120 (7) (C).
40. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
41. The contractor shall prevent all storm surface water, mud and construction debris from entering the existing sanitary sewer main.
42. This tract is not within the flood plain boundary per FEMA map 2018C0118 effective date December 18, 1992.
43. All air release valves shall be APCO-200-A or approved equal.

**WARNING**  
**PETROLEUM PRODUCTS PIPELINE(S)**  
Excavation and/or Construction Prohibited Without Written Permission From  
**WILLIAMS PIPELINE COMPANY**  
Contact: Tari Cunningham, Right of Way Administrator  
10200 W. 75th Street, Suite 270  
Shawnee Mission, KS 66204  
913/677-2166 or 800/331-4020

## "AS-BUILTS"

### LOCATION MAP



Sheet	Description
1	COVER SHEET
2-3	SITE PLANS
4-5	<del>GRADING PLANS</del>
6-7	<del>STREET PROFILES</del>
8-9	4-5 SANITARY SEWER PROFILES
10	<del>LIFT STATION DETAILS</del>
11	<del>FORCE MAIN PROFILE</del>
12-13	6-7 STORM SEWER PROFILES
14-15	<del>DRAINAGE AREA MAPS</del>
16-20	<del>CONSTRUCTION DETAILS</del>

### 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.	Curb Inlet	V.T.	Vent Trap
— Cap	S.C.I.	Skewed Curb Inlet	T.B.R.	To Be Removed
18 Lot or Building Number	D.C.I.	Double Curb Inlet	T.B.R.R.	To Be Removed & Relocated
— Existing Fence Line	G.I.	Grate Inlet	T.B.P.	To Be Protected
— Existing Tree Line	A.I.	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
— Grouted Rip-Rap	E.P.	End Pipe	B.W.	Base Of Wall
— End of Lateral	E.D.	Energy Dissipator	(TYP)	Typical
— Asphalt Pavement	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
— Concrete Pavement	C.P.	Concrete Pipe	U.I.P.	Use In Place

### SITE BENCHMARK

RM 72  
BRASS DISK ON WEST END OF NORTH ABUTMENT  
OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK.  
ELEV. 469.34

### REVISIONS

5-22-96 "AS-BUILTS"  
Rev 6-27-95 Per PWS.D #2 G4  
Rev 6-6-95 Per CITY OF O'FALLON COMMENTS L.S.B.  
Rev 3-21-95 per Comments L.S.B.

# PICKETT RAY & SILVER

Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
307-1211 FAX 307-1104

*Celebrating 25 Years of Service*

by Pickett Ray & Silver

Delmar F. Vincent  
MO R.L.S. No 1869

**ENGINEERS AUTHENTICATION**

The responsibility for professional engineering liability on this project is hereby limited to the set of plans submitted by the user, and the date hereon attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after the date unless re-authorized.

PICKETT, RAY & SILVER, INC.

HAROLD J. BARTCH  
E-17751

12/19/94

**DEVELOPER**

Kaplan Development and Investment Co.  
P.O. Box 339  
St. Peters, MO. 63376  
Phone: (314) 397-4562

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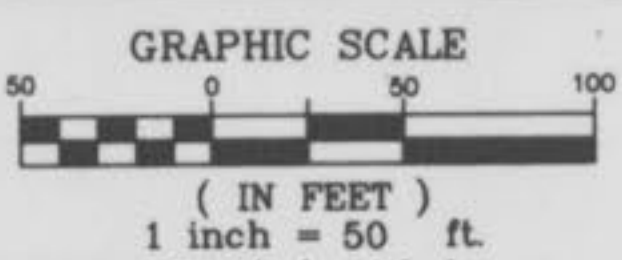
**CONFIDENTIAL PROPRIETARY MATERIAL**  
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DRAWN	DND/TDZ	DATE	DEC. 1994
CHECKED	vc	DATE	DEC. 1994
FIELD BOOK	565	PROJECT #	92-120A
		JOB ORDER #	31820

1/7  
20

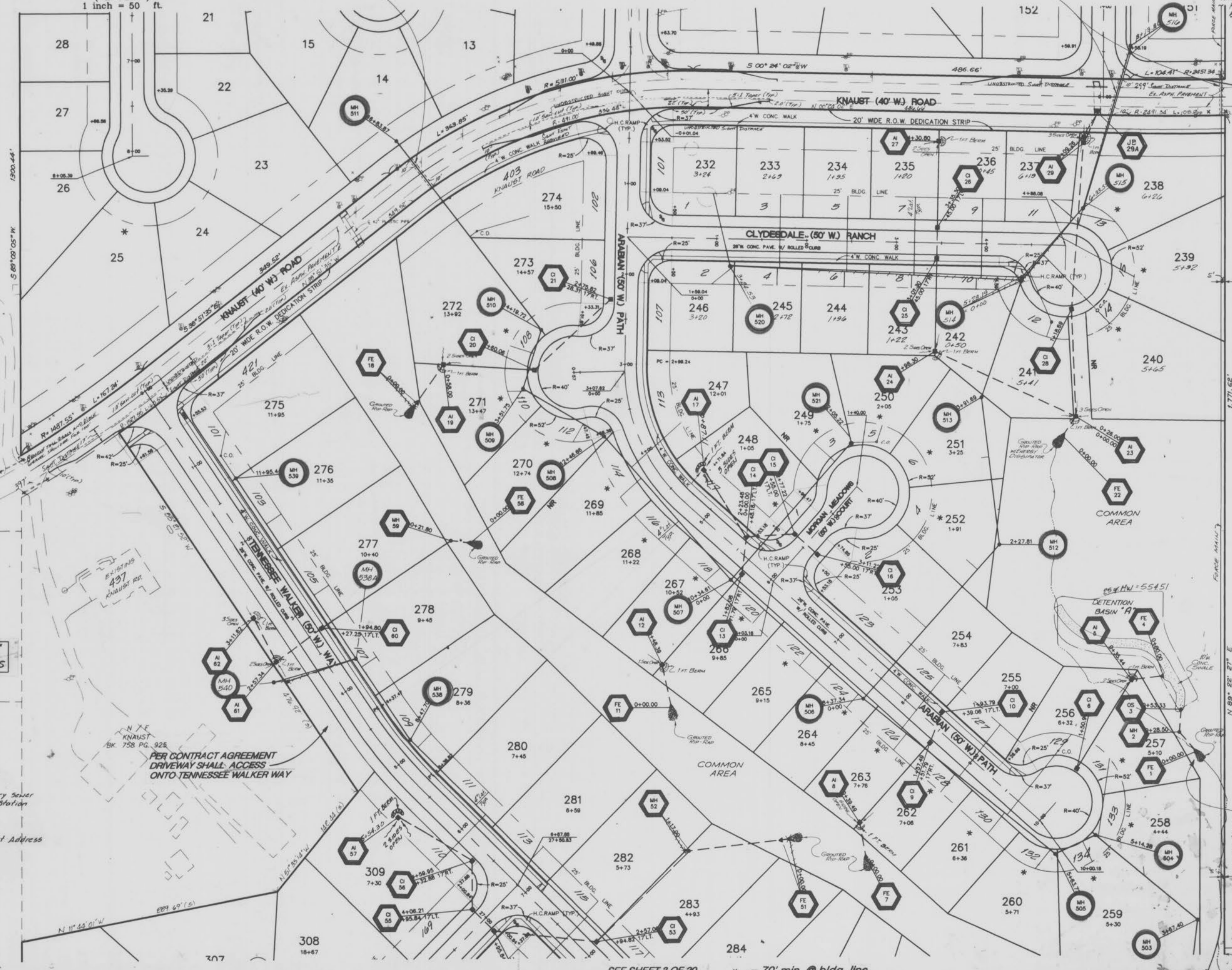
**SITE PLAN  
CALUMET RANCH  
(East Portion)**

December, 1994  
 Job No. 82-180A  
 REV. PER CITY OF O'FALLON 1-20-95  
 REV. PER CITY OF O'FALLON 3-21-95  
 REV. 8-1-95 L.S.  
 5'-22'-40" AS-BUILTS



BORE UNDER EXISTING ROAD -  
 SEE "PIPE BORE" DETAIL ON  
 SHEET 20 OF 20.

BORE UNDER EXISTING ROAD -  
 SEE "PIPE BORE" DETAIL ON  
 SHEET 20 OF 20.



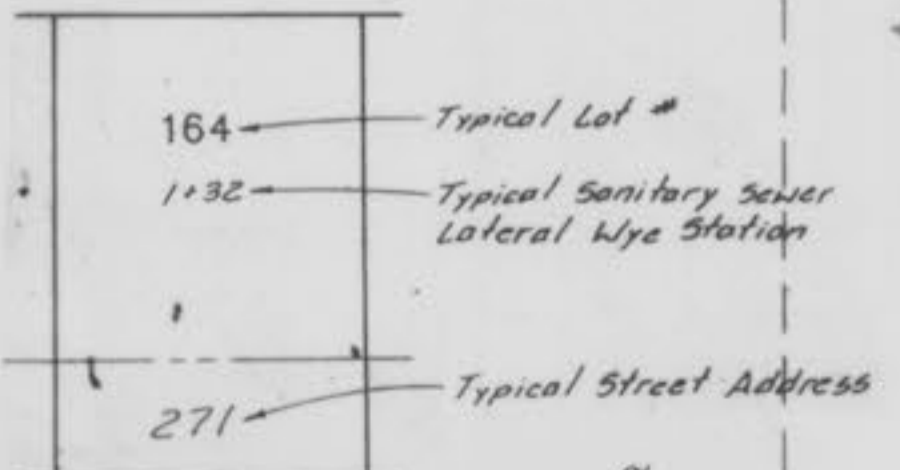
NOTE:  
 FOR EROSION CONTROL  
 PROTECT STORM  
 STRUCTURES WITH BARRICADES  
 OR FENCE UNTILL  
 GROUND COVER IS  
 ESTABLISHED.

NOTE:  
 MANHOLES # 517,  
 518 & 519  
 HAVE  
 BEEN OMITTED.

STATE OF MO  
 BK. 741 PG. 185

NOTE:  
 PROVIDE ADEQUATE SLOPE  
 PROTECTION JUST BELOW  
 F.E. 1. THE EXISTING  
 PIPELINE JUST OFFSITE  
 SHALL NOT BE AFFECTED  
 BY OUR DISCHARGE.

NOTE: Shaded "Balloons"  
 Indicate "As-Built" Structures



RED FOX ACRES  
 P.B. 7, PG. 3

NOTE:  
 Underground utilities and structures have  
 been plotted from available information and  
 therefore, their location must be considered  
 approximate only. It is the responsibility  
 of the individual contractors to notify the  
 utility companies before actual construction.

SEE SHEET 3 OF 20 \* = 70' min. @ bldg. line

27  
 -20-

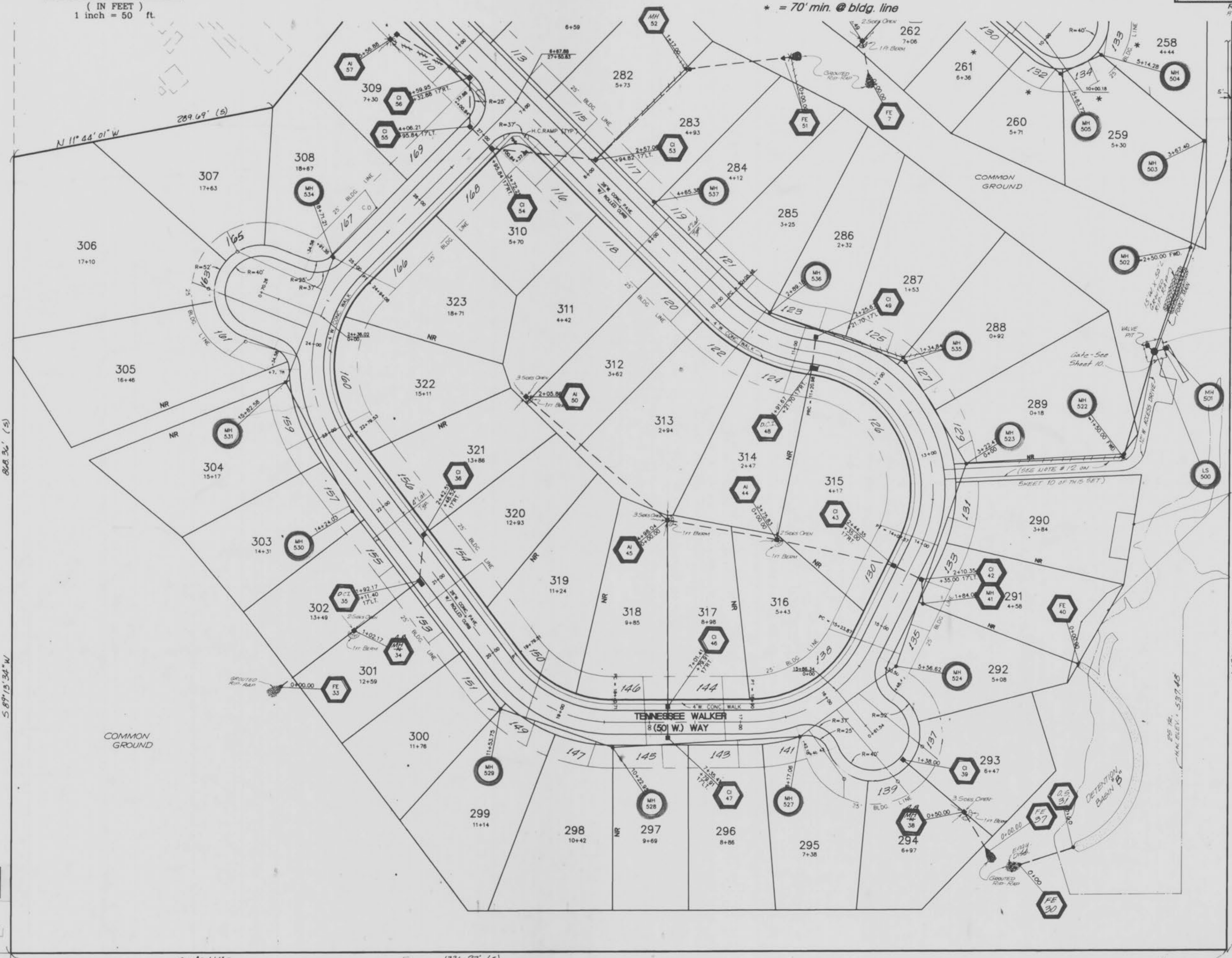
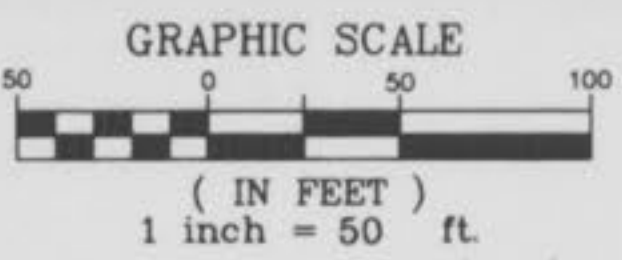
"AS-BUILTS" Calumet Ranch East

**SITE PLAN  
CALUMET RANCH  
(East Portion)**

December, 1994 Job No. 82-1204  
 REV. PER CITY OF FALLON 1-20-95  
 REV. PER CITY OF FALLON 6-6-95 (S)  
**5-22-96 AS-BUILTS**  
 REV. 1-27-98

State of Mo.  
 Bk 7d1 Pg 185

SEE SHEET 2



RED FOX ACRES  
 PB 7 PG 3

6' High Chain Link or Woven  
 Wire Fence, See Sheet 10.

Easement required for access to  
 proposed detention basin.

OAKRIDGE EST. PLAT 5  
 PB 20 PG 138-140

**NOTE: Shaded "Balloons"  
 Indicate "As-Built" Structures**

**NOTE:**  
 Underground utilities and structures have  
 been plotted from available information and  
 therefore, their location must be considered  
 approximate only. It is the responsibility  
 of the individual contractors to notify the  
 utility companies before actual construction.

Oakridge Est. Plat 5  
 PB 20 PG 138-140

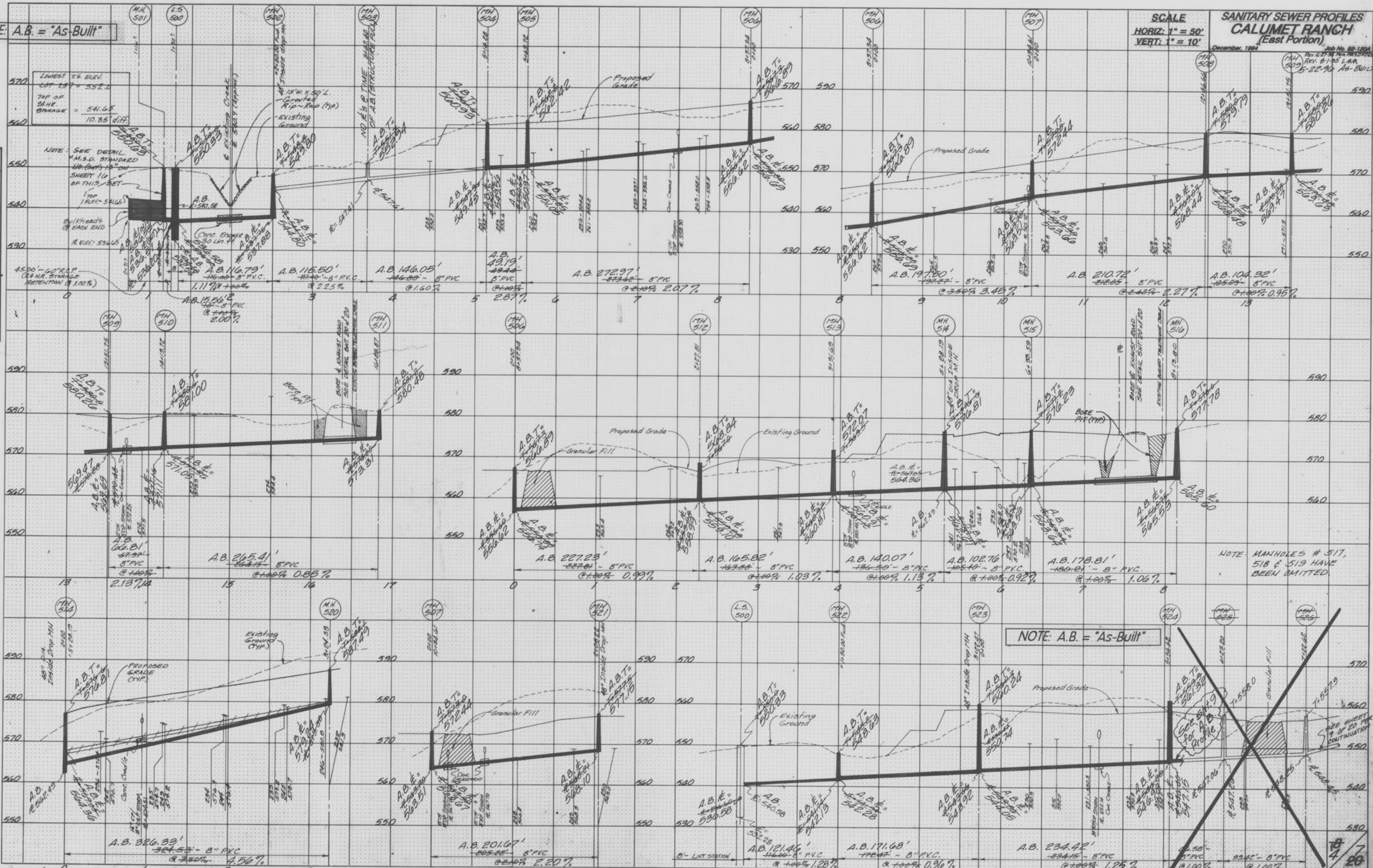
3  
 7  
 28

"AS-BUILTS"

NOTE: A.B. = "As-Built"

DATE	BY

DATE	BY



NOTE: MANHOLES # 517, 518 & 519 HAVE BEEN OMITTED

NOTE: A.B. = "As-Built"

NOTE: A.B. = "As-Built"

NOTE: A.B. = "As-Built"

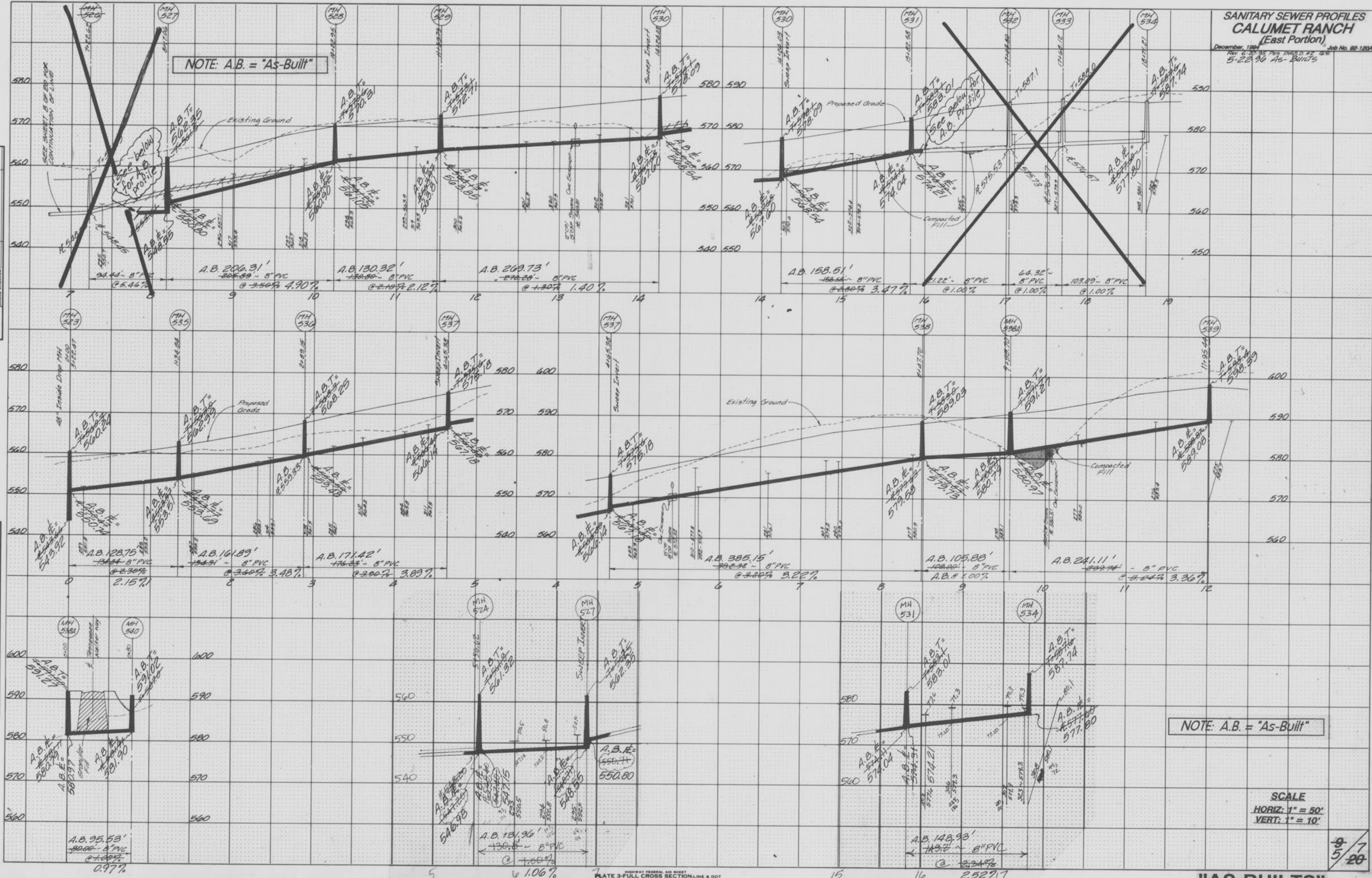
SCALE  
 HORIZ: 1" = 50'  
 VERT: 1" = 10'

"AS-BUILTS"

9/5/20

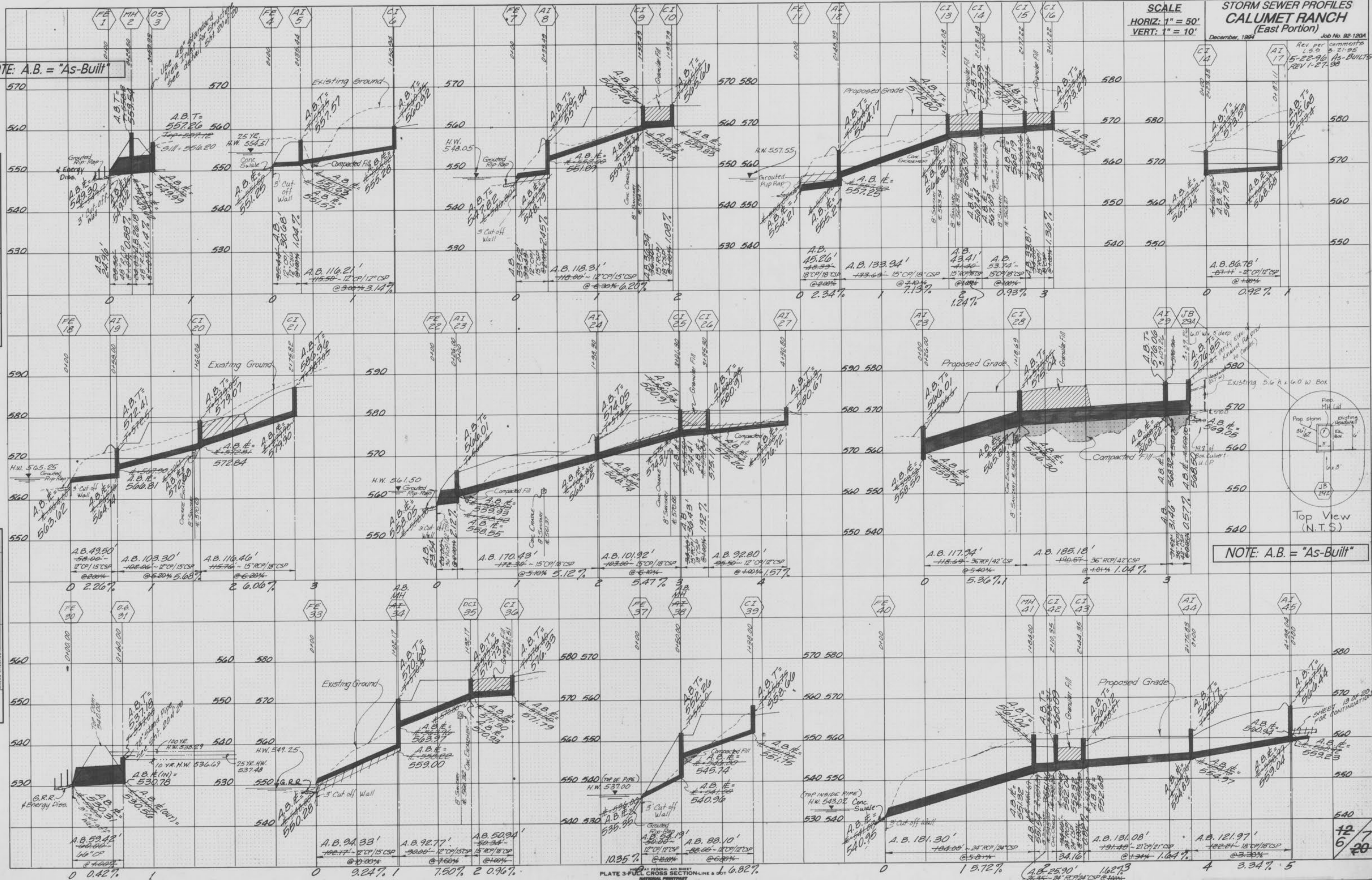
FINAL SURVEY DATE  
 REVISIONS  
 NO. DATE BY AREA CHECKED

ORIGINAL SURVEY DATE  
 PLOTTED  
 NOTE BOOK NO. AREA CHECKED



Rev. per comments  
 L.S. 5-21-95  
 AS-BUILTS  
 REV 1-27-96

NOTE: A.B. = "As-Built"



NOTE: A.B. = "As-Built"

DATE	
BY	
REVISION	
NO.	
DESCRIPTION	
DATE	
BY	
REVISION	
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DESCRIPTION	

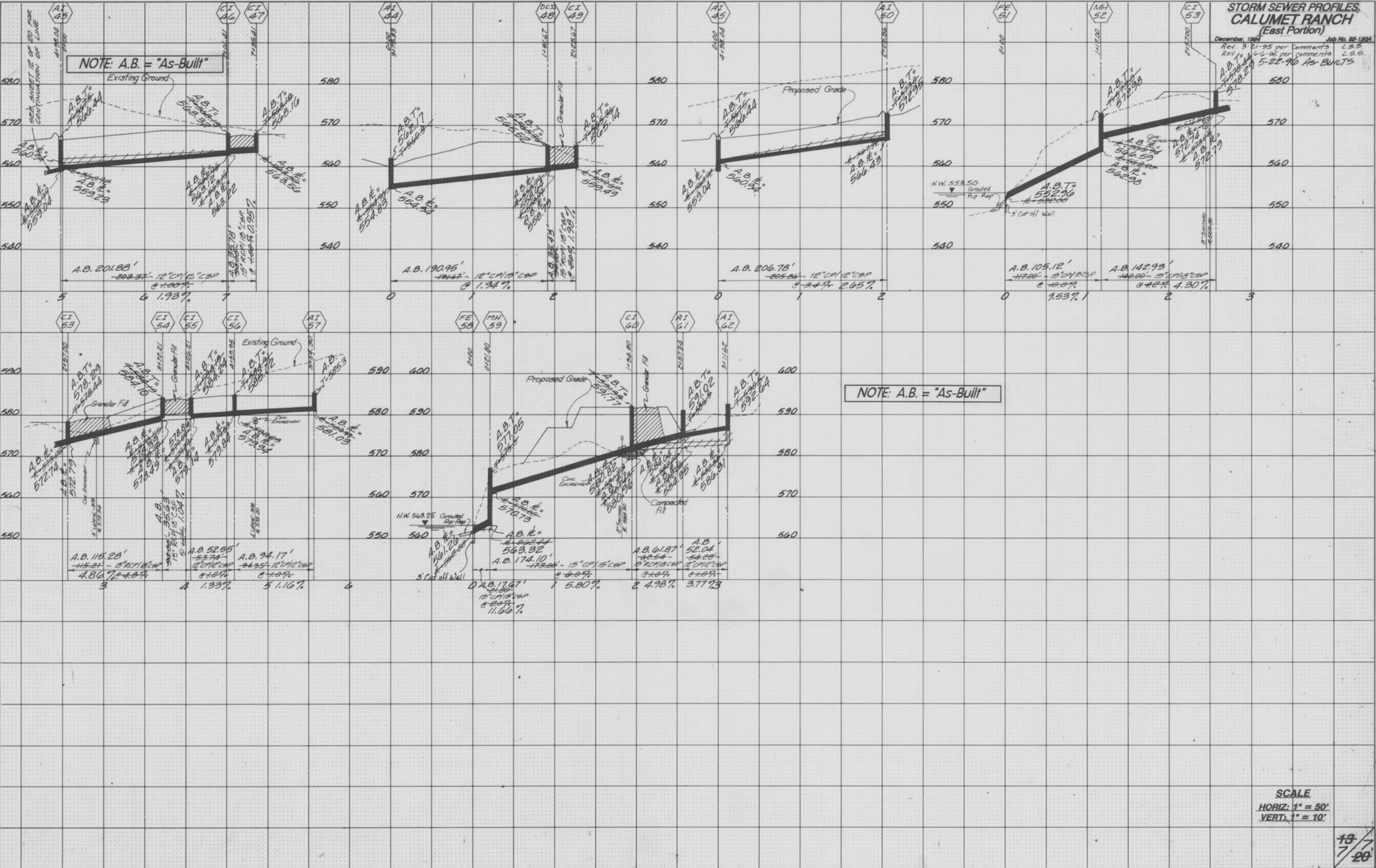
PLATE 3-FULL CROSS SECTION LINE & DIT 16.82%

"AS-BUILTS" Calumet Ranch East - Revised

**STORM SEWER PROFILES, CALUMET RANCH (East Portion)**  
 December, 1987  
 Rev. 3-27-95 per Comments L.S.S.  
 Rev. 10-10-95 per Comments L.S.S.  
 5-22-96 AS-BUILTS

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 ORIGINAL SURVEY PLOTTED: \_\_\_\_\_  
 TEMPLATE: \_\_\_\_\_  
 NOTE BOOK NO.: \_\_\_\_\_  
 AREAS CHECKED: \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 ORIGINAL SURVEY PLOTTED: \_\_\_\_\_  
 TEMPLATE: \_\_\_\_\_  
 NOTE BOOK NO.: \_\_\_\_\_  
 AREAS CHECKED: \_\_\_\_\_



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

13  
 7  
 20

**"AS-BUILTS"**

Calumet Ranch East  
 2/1/96