

CALUMET RANCH

(WEST 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

CITY OF O'FALLON GENERAL NOTES

(231 LOTS)

"AS-BUILTS"

DRAWING INDEX

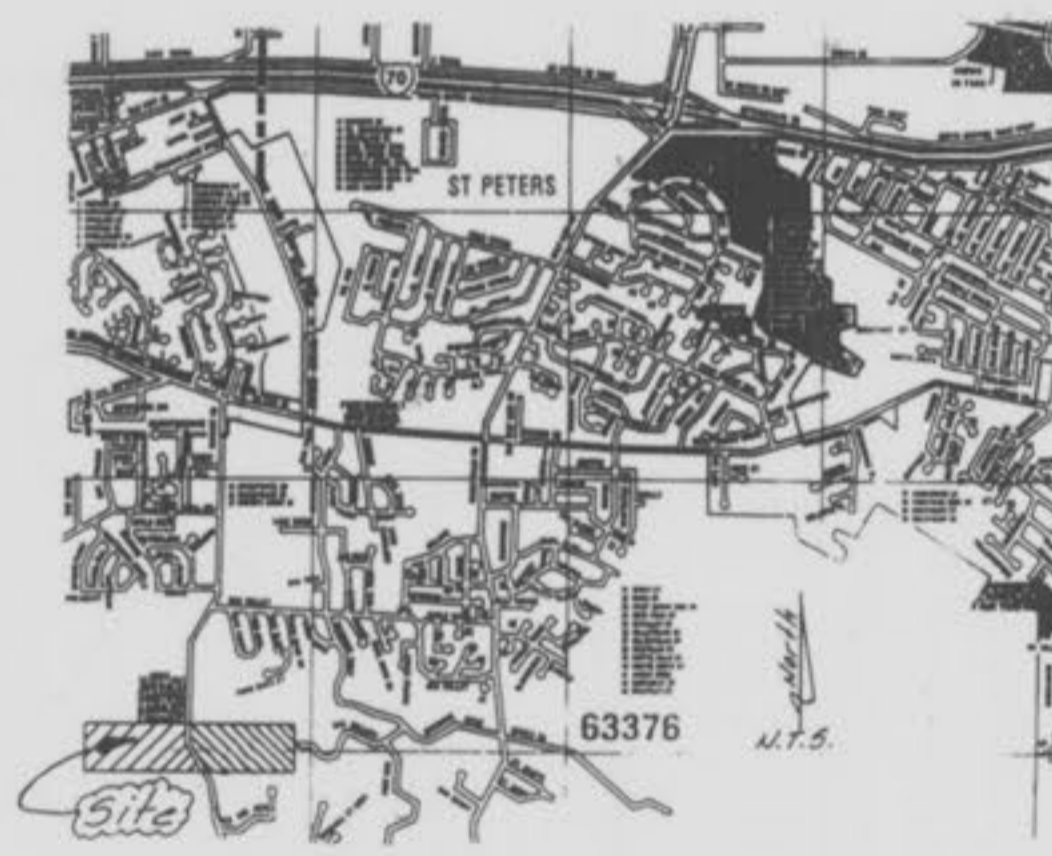
Sheet	Description
1	COVER SHEET
2-4	SITE PLANS
5-7	GRADING PLANS
8-12	STREET PROFILES
13-15 5-7	SANITARY SEWER PROFILES
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20-22	DRAINAGE AREA MAPS
23-27	CONSTRUCTION DETAILS

- 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.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class 2.
- 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.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.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.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.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 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 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 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.
- 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 City and Bailly No. 2008 or Neenan R-1736 or Deter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- P.W.S.D. #2 shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on manholes.
- 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.
- Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coat-for-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-for-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 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.
- 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
- NOTE: See previously approved grading plans for all-ation control.
- 7" Pavement is required for 30' wide streets.

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

LOCATION MAP



LEGEND

● Sanitary Sewer (Proposed)	○ Sanitary Sewer (Existing)	— Storm Sewer (Proposed)	— Storm Sewer (Existing)	— Water Line & Size	— Existing water line	— Tee & Valve	Hydrant	Cap	18 Lot or Building Number	— Existing Fence Line	Existing Tree Line	Street Sign	Existing Contour	Proposed Contour	Grouted Rip-Rap	End of Lateral	Asphalt Pavement	Concrete Pavement	Sanitary Structure	Storm Structure	Test Hole	Power Pole	Light Standard	Double Water Meter Setting	Single Water Meter Setting	C.I. Curb Inlet	S.C.I. Skewed Curb Inlet	D.C.I. Double Curb Inlet	G.I. Grate Inlet	A.I. Area Inlet	D.A.I. Double Area Inlet	C.C. Concrete Collar	F.E. Flared End Section	E.P. End Pipe	E.D. Energy Dissipator	M.H. Manhole	C.P. Concrete Pipe	J.B. Junction Box	R.C.P. Reinforced Concrete Pipe	C.M.P. Corrugated Metal Pipe	C.I.P. Cast Iron Pipe	P.V.C. Polyvinyl Chloride	V.C.P. Vitrified Clay Pipe	C.O. Clean Out	V.T. Vent Trap	T.B.R. To Be Removed	T.B.R. & R. To Be Removed & Relocated	T.B.P. To Be Protected	T.B.A. To Be Abandoned	B.C. Base Of Curb	T.C. Top Of Curb	T.W. Top Of Wall	B.W. Base Of Wall	TYP. Typical	U.N.O. Unless Noted Otherwise	U.I.P. Use in Place
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SITE BENCHMARK

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

REVISIONS

1. 6.5.95 LSS/tdy Per City of O'Fallon
2. 6.27.95 PWR/MSD #2 GS
5-23-90 AS-BUILTS

This is to certify to Public Water District #2 that these "As-Built" plans are based on actual field surveys conducted during Jan., 1996 and the results are shown here on.

by Pickett Ray & Silver

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

Date

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authentically the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after the date unless re-authenticated.

PICKETT, RAY & SILVER, INC.



DEVELOPER

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

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DRAWN	DWD/TDZ	DATE	MAR, 1995
CHECKED	J.C.	DATE	MAR, 1995
FIELD BOOK	565	PROJECT #	92-120A
		JOB ORDER #	31820

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

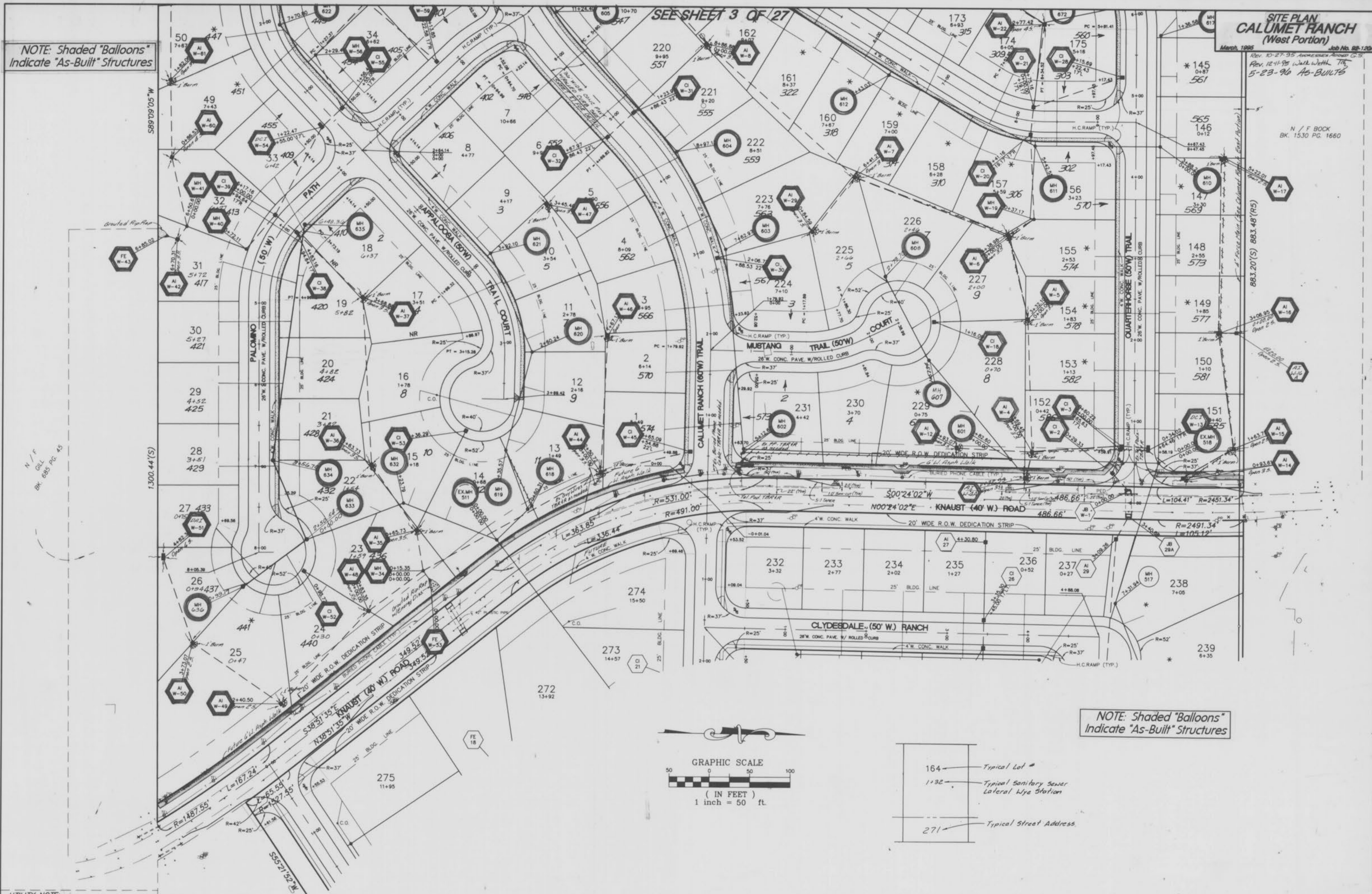
Celebrating 25 Years of Service

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

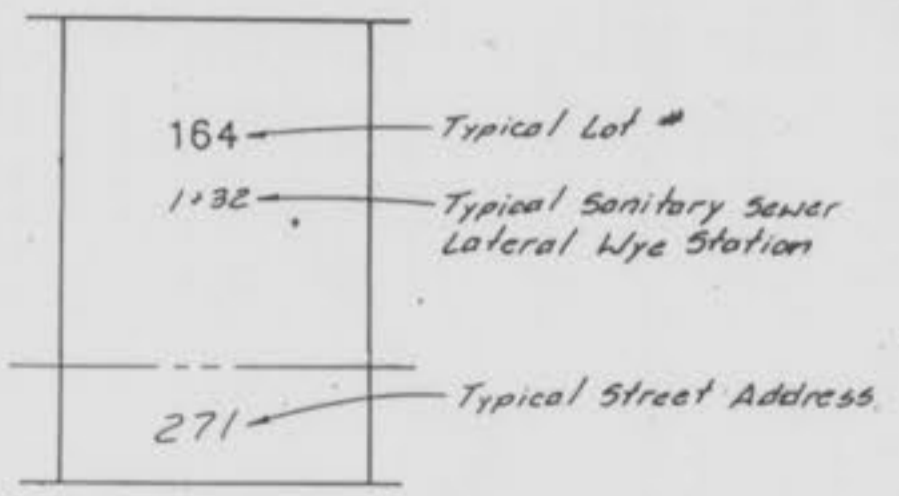
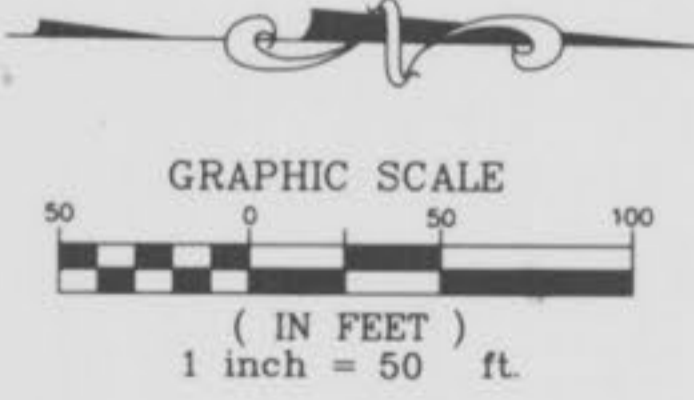
SITE PLAN CALUMET RANCH (West Portion)

March 1995
 Rev. 10-27-95 ADDRESS ADDRESS G.S.
 Rev. 12-14-95 (JULY WITH T.C.)
 5-23-96 AS-BUILTS

N / F BOCK BK. 1530 PG. 1660



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



UTILITY NOTE:
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

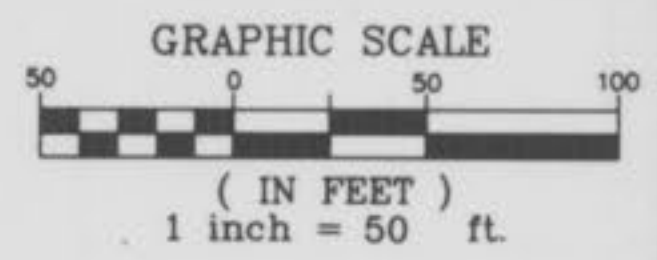
* 70' min. @ bldg. line

"AS-BUILTS" 2/11/27

Calumet Ranch West 7/95

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

March, 1995
Job No. DP-1904
Rev. 5-24-95 L.S.O.
Rev. 6-6-95 L.S.O.
Rev. 10-27-95 Approved As-Built
Rev. 12-10-95 Walkway
FIND PIPELINE
MARKER
5-23-96 AS-BUILTS



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

CENTERLINE OF EXISTING PIPELINE
AS LOCATED BY WILLIAMS PIPE
LINE COMPANY ON 7 JULY 94.

Future San Sewer
(By others)
Stub & Plug

Grated Rip-Rap w/ Energy
Dissipator, See Sht. 27.

Air Relief Valve

4" Force Main (See Calumet
Ranch - East Portion Plans)

N / F BOCK
BK. 1530 PG. 1660

Calumet
Ranch
West
3/11
-27
AS-BUILTS



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

UTILITY NOTE:
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VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND
FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE
THE RESPONSIBILITY OF THE CONTRACTOR.

SEE SHEET 2 OF 27

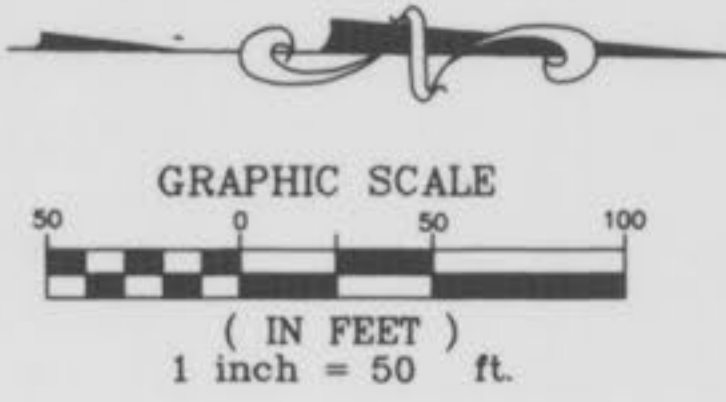
SEE SHEET 4 OF 27

* 70' min. @ bldg. line

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

March 1995 Job No. 88-1804
 Rev. 6-6-95 L.S.S.
 Rev. 10-27-95 ADDRESSSES ADDED G.S.
 Rev. 12-11-95 WALK WIDTH T.D.
 5-23-96 AS-BUILTS

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



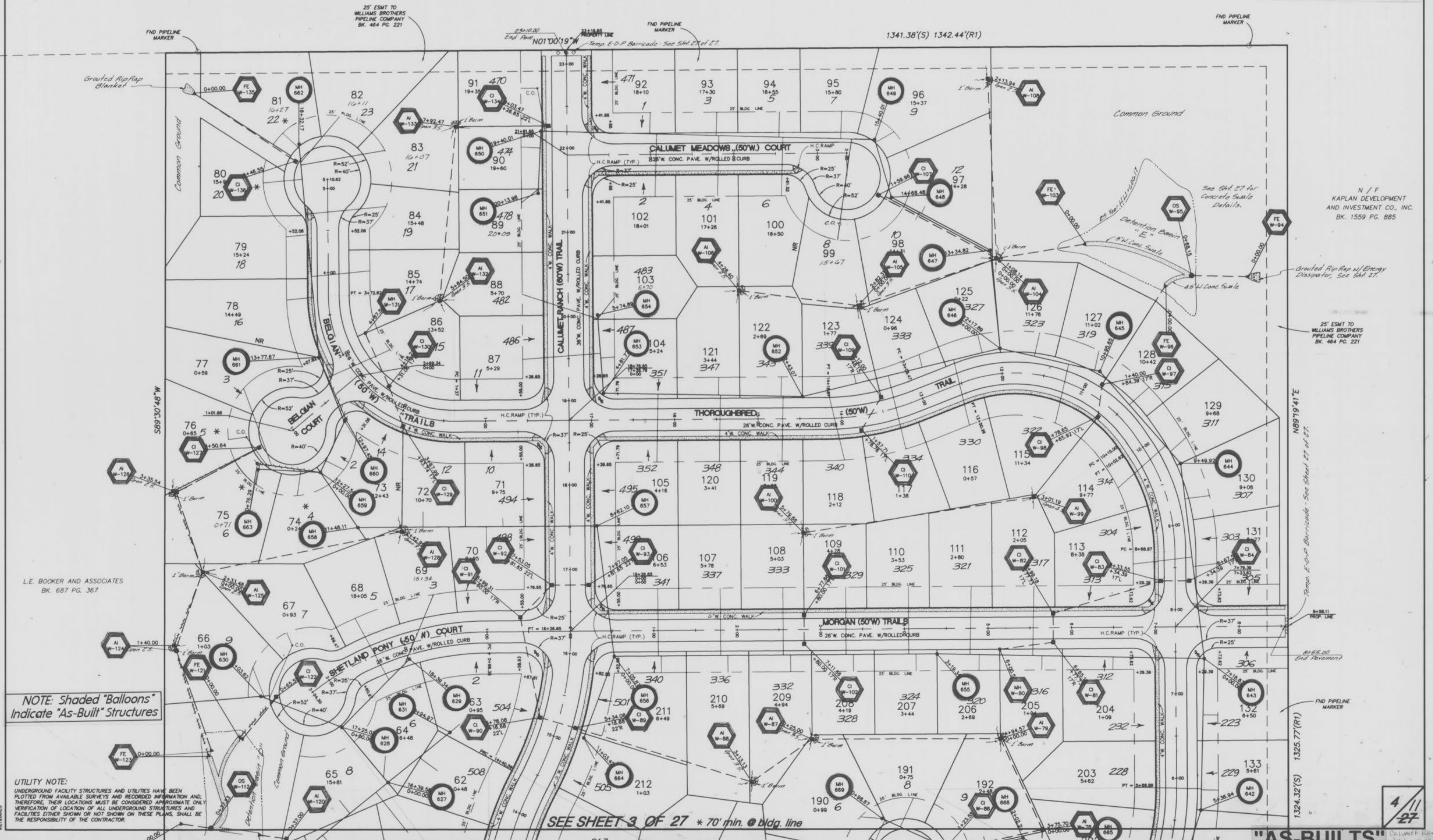
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 BARBARA M. HUTCHINGS
 TRUSTEE OF THE BARBARA M. HUTCHINGS
 REVOCABLE TRUST
 BK. 1339 PG. 2001

N / F
 KAPLAN DEVELOPMENT
 AND INVESTMENT CO., INC.
 BK. 1559 PG. 885

25' ESMT TO
 WILLIAMS BROTHERS
 PIPELINE COMPANY
 BK. 464 PG. 221

Temp. E-O-P Barricade - See Sheet 27 of 27.

Temp. E-O-P Barricade - See Sheet 27 of 27.



L.E. BOOKER AND ASSOCIATES
 BK. 687 PG. 367

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

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 THE RESPONSIBILITY OF THE CONTRACTOR.

SEE SHEET 3 OF 27 * 70' min. @ bldg. line

"AS-BUILTS"

SANITARY SEWER PROFILES
CALUMET RANCH
 (West Portion)
 March, 1985 Job No. 22-1204

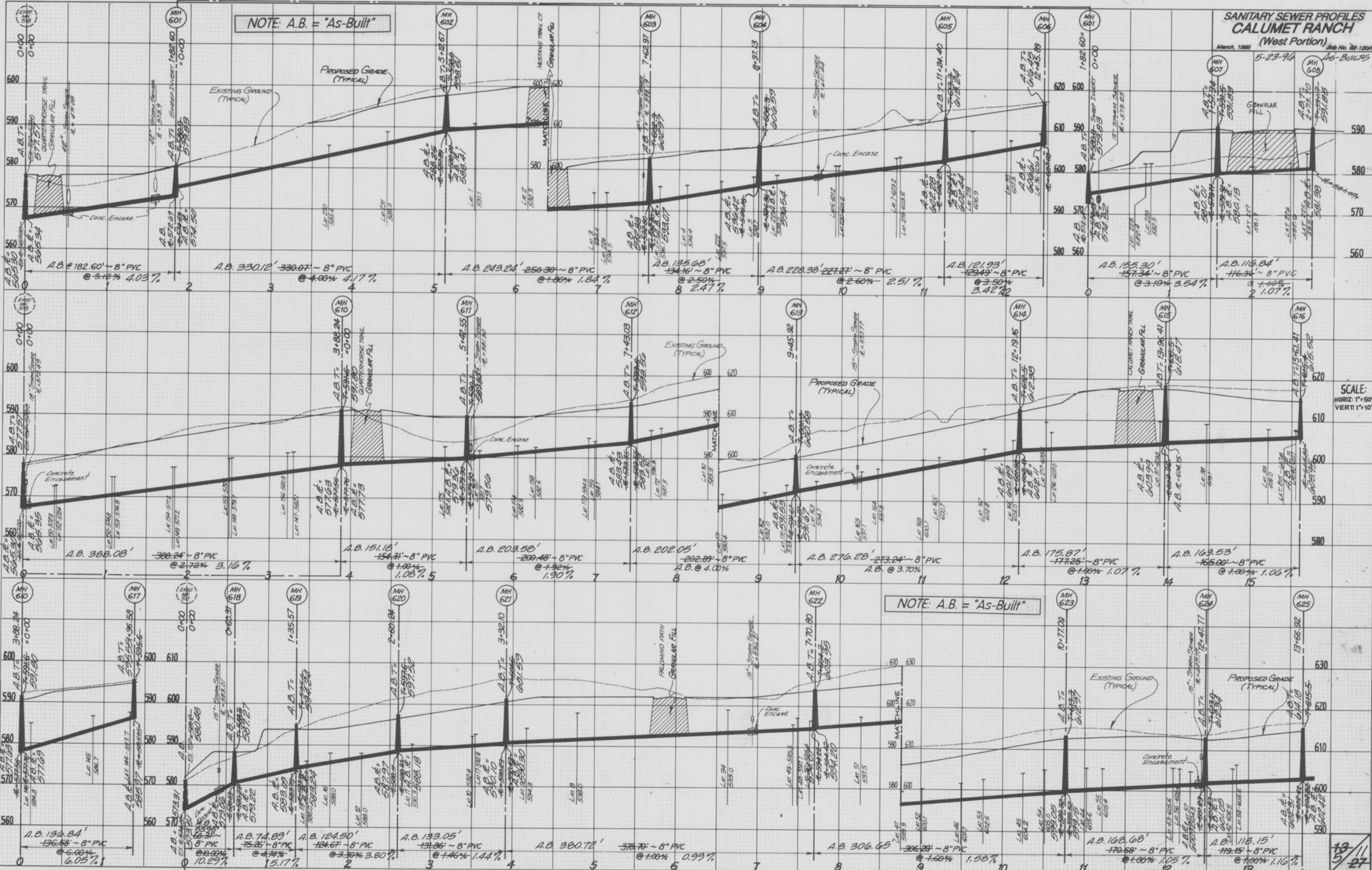
NOTE: A.B. = "As-Built"

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

"AS-BUILTS"

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

13
 5/27

CONTINUED ON
 NEXT SHEET

CONTINUED FROM PREVIOUS SHEET

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

SEE PREVIOUS SHEET

SANITARY SEWER PROFILES CALUMET RANCH (West Portion)

March, 1995
Rev. 5-24-95 L.S.S.
Job No. 92-1204
6-23-96 AS-BUILTS

DATE: _____ BY: _____

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NO.	DATE	DESCRIPTION

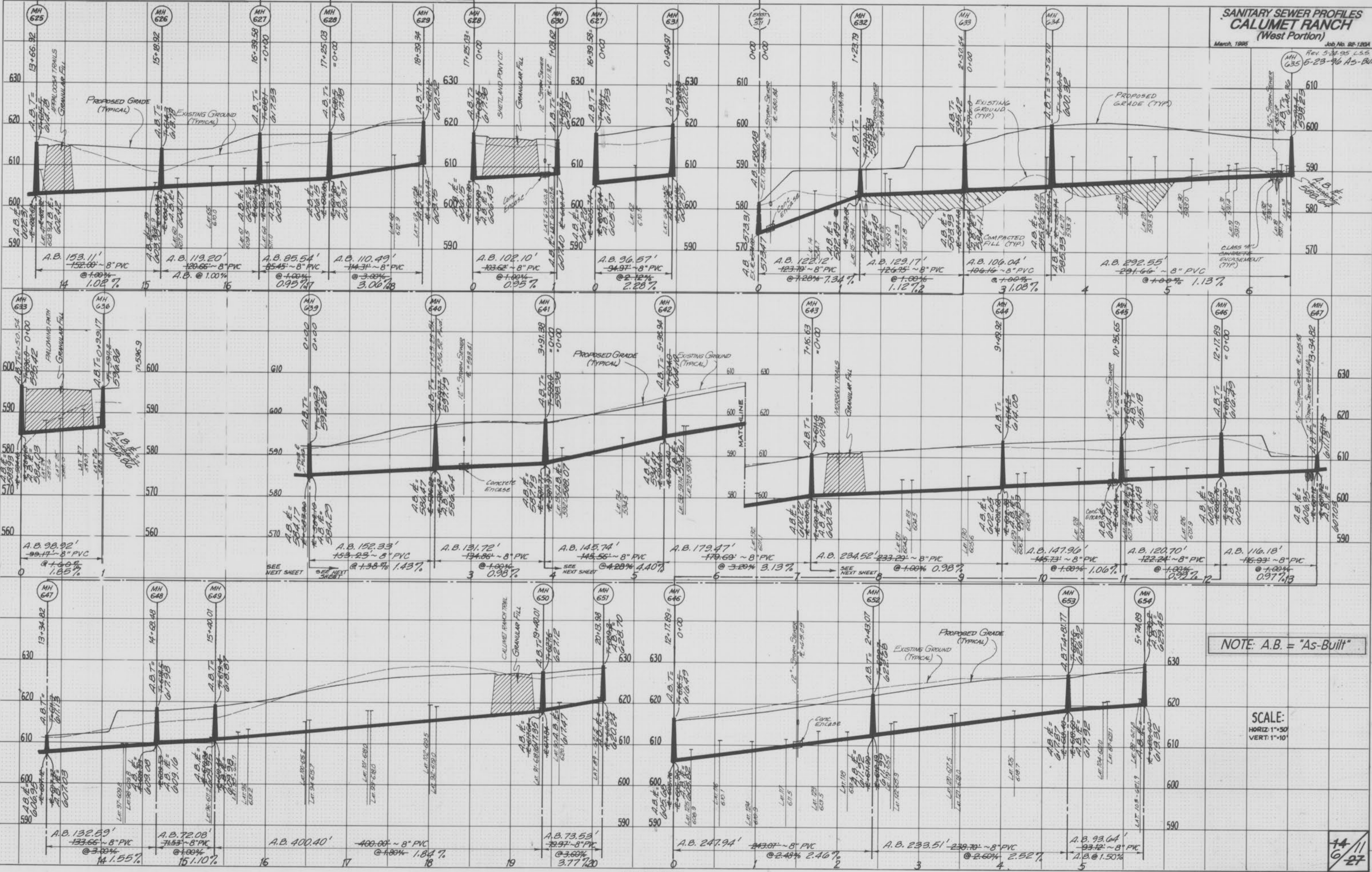
FINAL SURVEY PLOTTED
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ORIGINAL SURVEY PLOTTED
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NOTE: A.B. = "As-Built"

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

"AS-BUILTS"

14/11
6-27

SEE PREVIOUS SHEET

**SANITARY SEWER PROFILES
CALUMET RANCH
(West Portion)**
March, 1995 Job No. 88-120A
Rev. 5-24-95 L55
5-23-96 AS-BUILTS

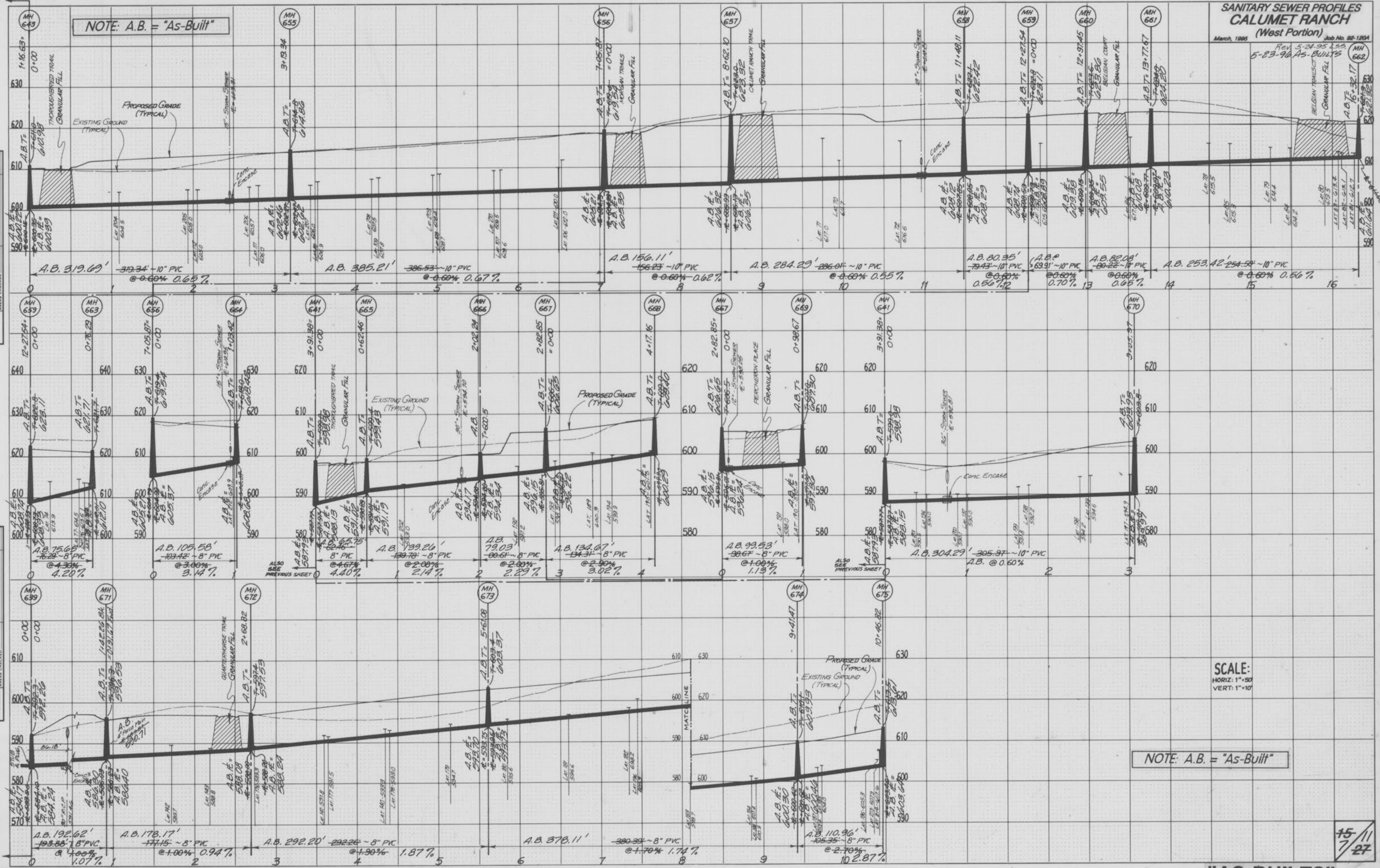
NOTE: A.B. = "As-Built"

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

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

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FINAL SURVEY	
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ORIGINAL SURVEY	
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STATE OF ILLINOIS
HIGHWAY FEDERAL AID SHEET
PLATE 3-FULL CROSS SECTION LINE & DOT
NATIONAL HIGHWAY
PRINTED IN U.S.A.

"AS-BUILTS"

15/11
7/27

Calumet Ranch West
7/19/96

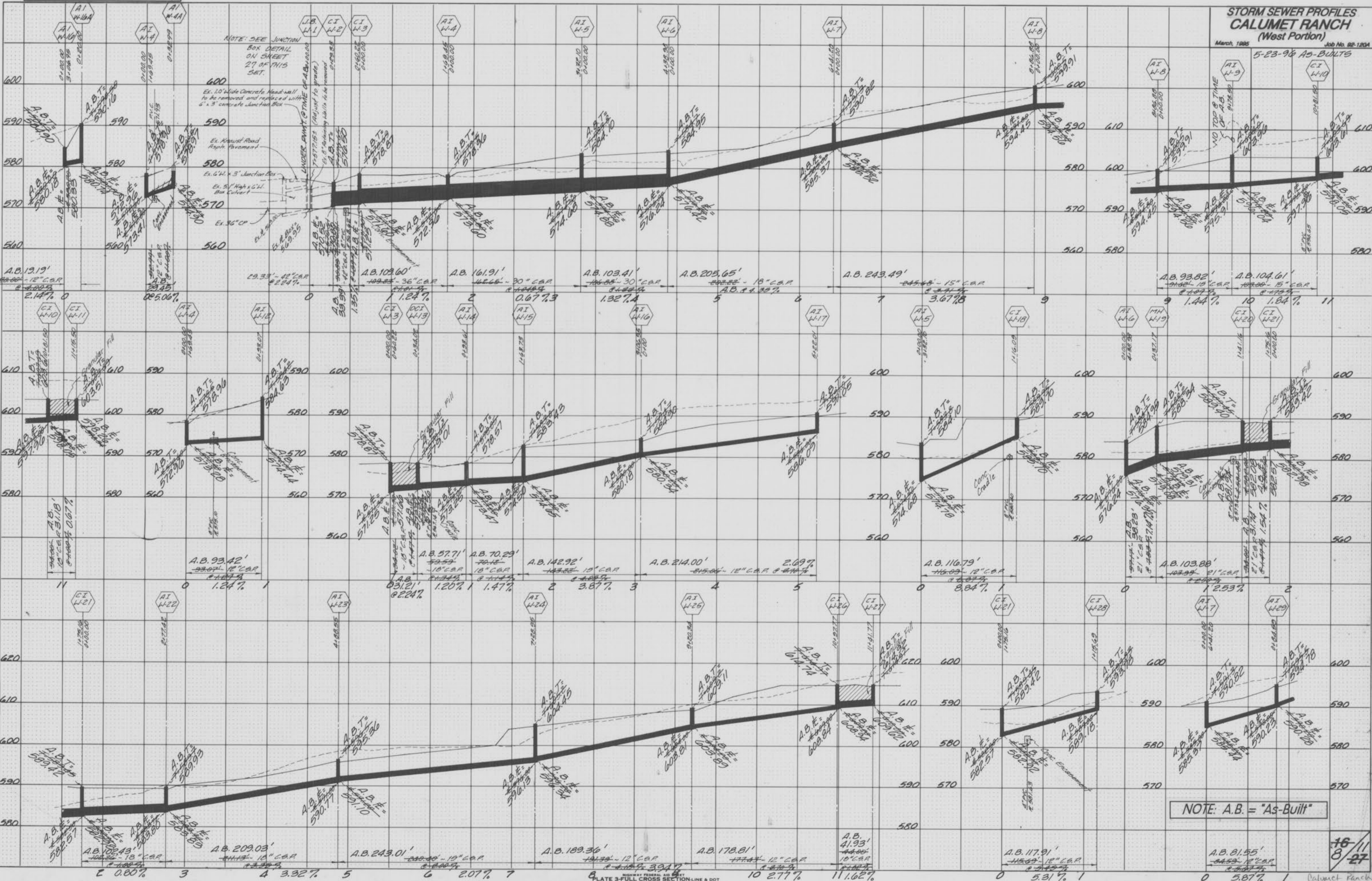
NOTE: A.B. = "As-Built"

STORM SEWER PROFILES CALUMET RANCH (West Portion)

March, 1985
5-23-96 AS-BUILTS
Job No. 82-1204

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

16/11
8/27

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

STORM SEWER PROFILES
CALUMET RANCH
(West Portion)
March, 1995 Job No. 82-1204
5-23-96 AS-BUILTS

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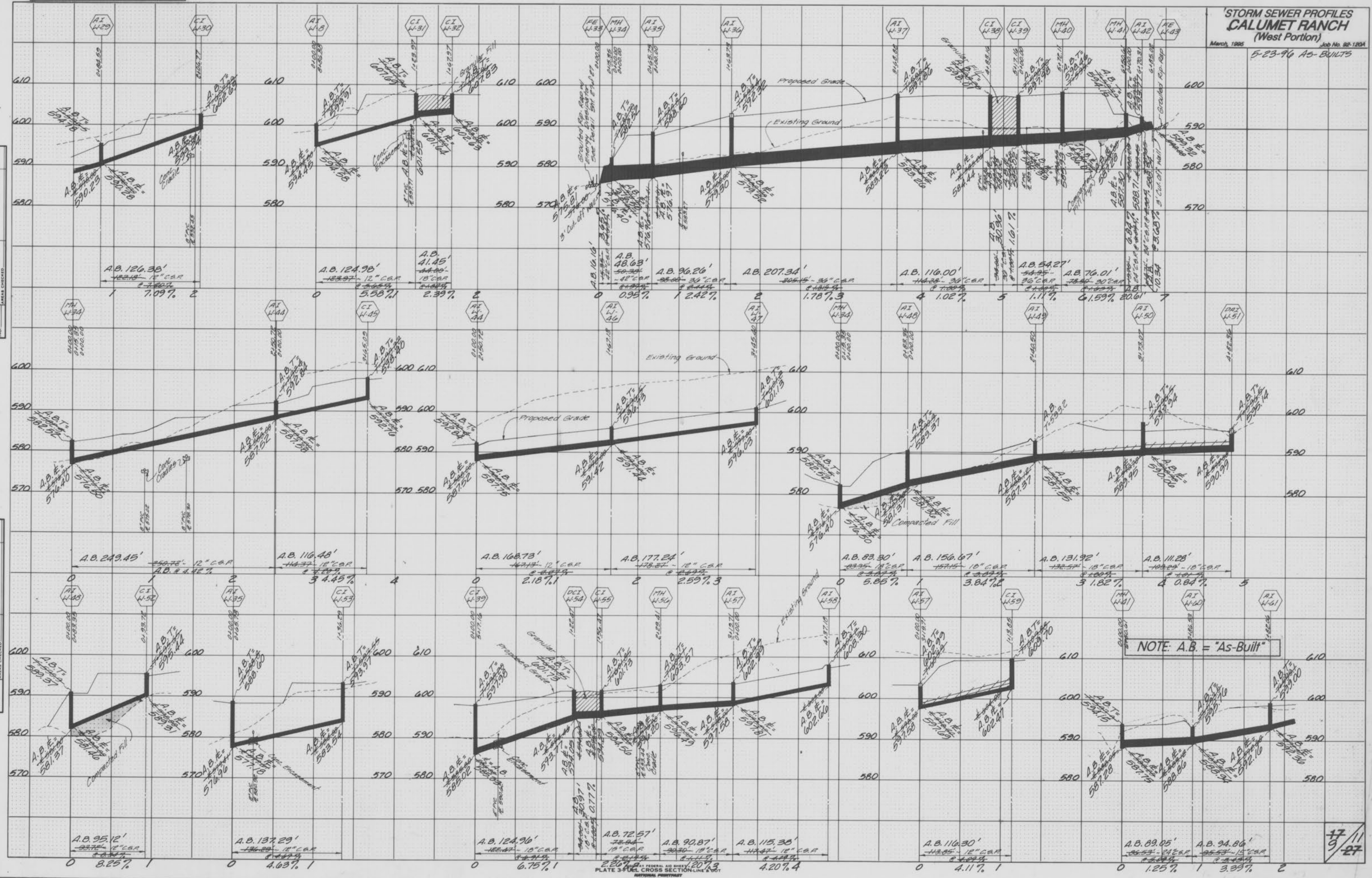


PLATE 3 - FULL CROSS SECTION LINE FOOT
INTERNATIONAL PROTECT
PRINTED U.S.A.

"AS-BUILTS"

Calumet Ranch West
-1196

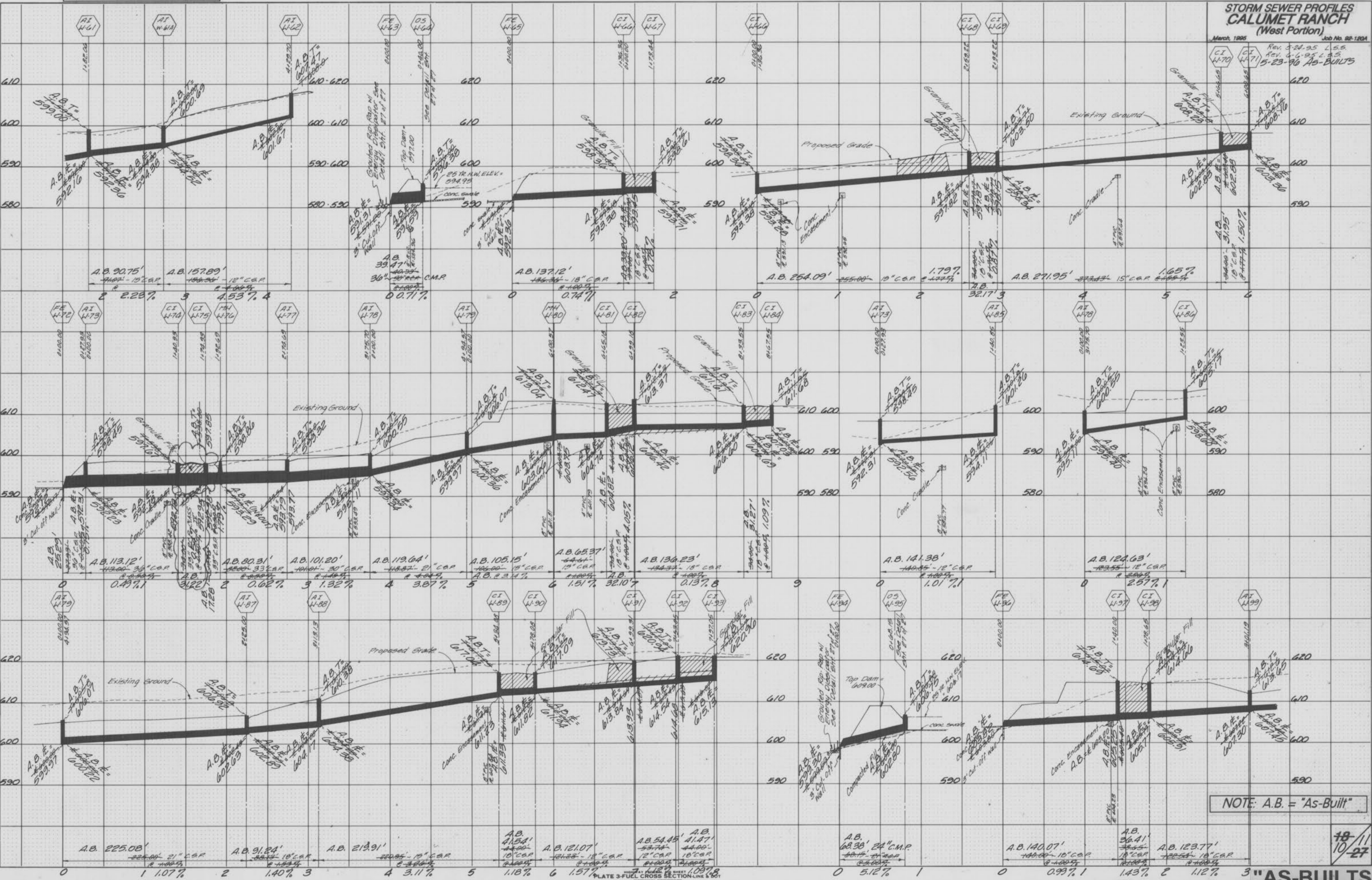
NOTE: A.B. = "As-Built"

STORM SEWER PROFILES CALUMET RANCH (West Portion)

March 1995 Rev. 5-24-95 L.S.S.
Rev. 6-6-95 L.S.S.
5-23-96 AS-BUILTS

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

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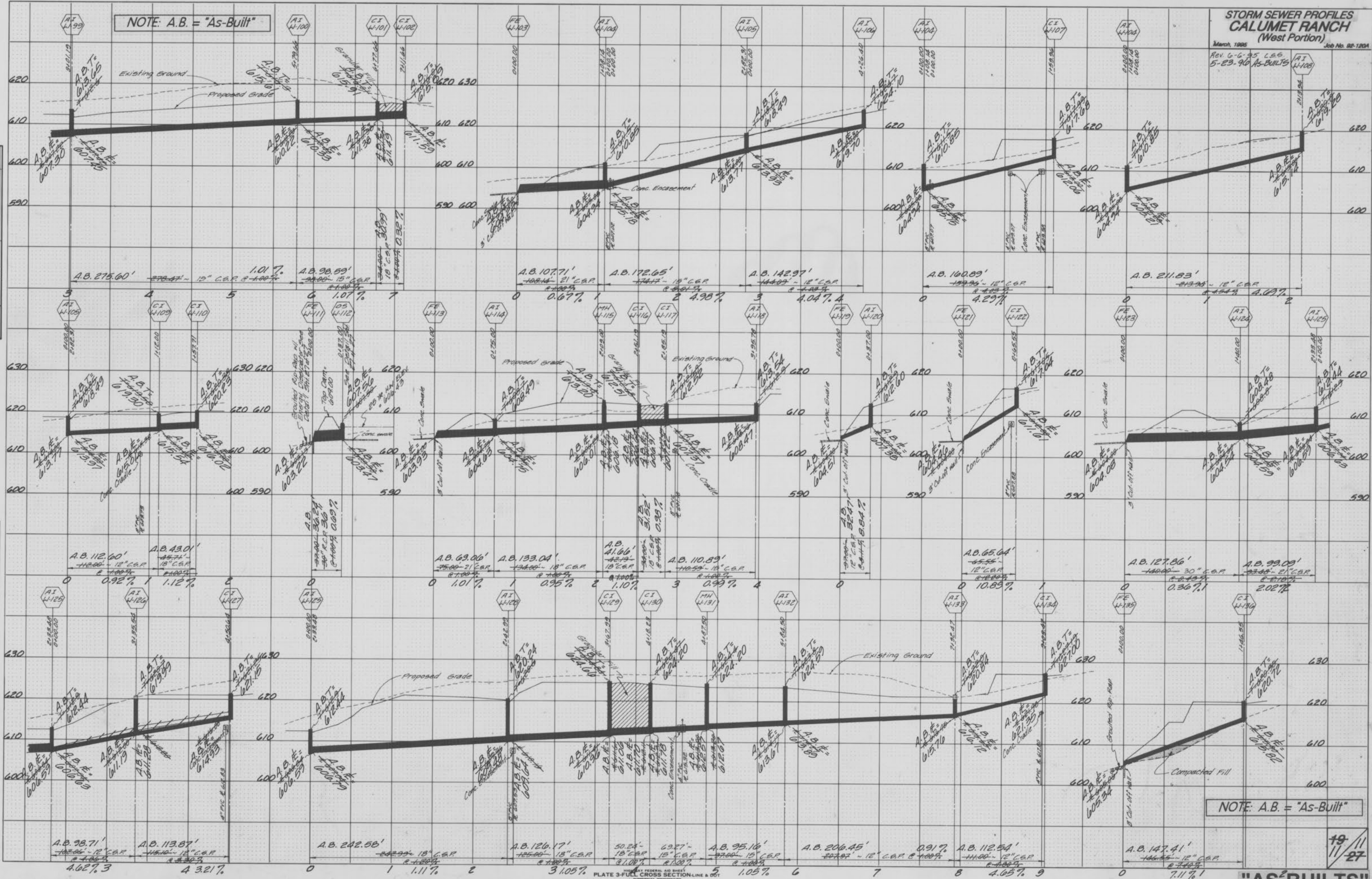
"AS-BUILTS"

**STORM SEWER PROFILES
CALUMET RANCH
(West Portion)**

March, 1995
Rev G-G-95 L&B
5-23-90 AS-BUILTS
Job No. 82-1204

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

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



DATE: _____
BY: _____
REVISED: _____
SURVEY: _____
PLOTTED: _____
TEMPLATE: _____
NOTE BOOK: _____
AREA: _____
CHECKED: _____

DATE: _____
BY: _____
REVISED: _____
SURVEY: _____
PLOTTED: _____
TEMPLATE: _____
NOTE BOOK: _____
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3/4\"/>

19
11
27

"AS-BUILTS"

Calumet Ranch West
2/1/90