

# IMPROVEMENT PLANS-176 LOTS

# GLENMARO

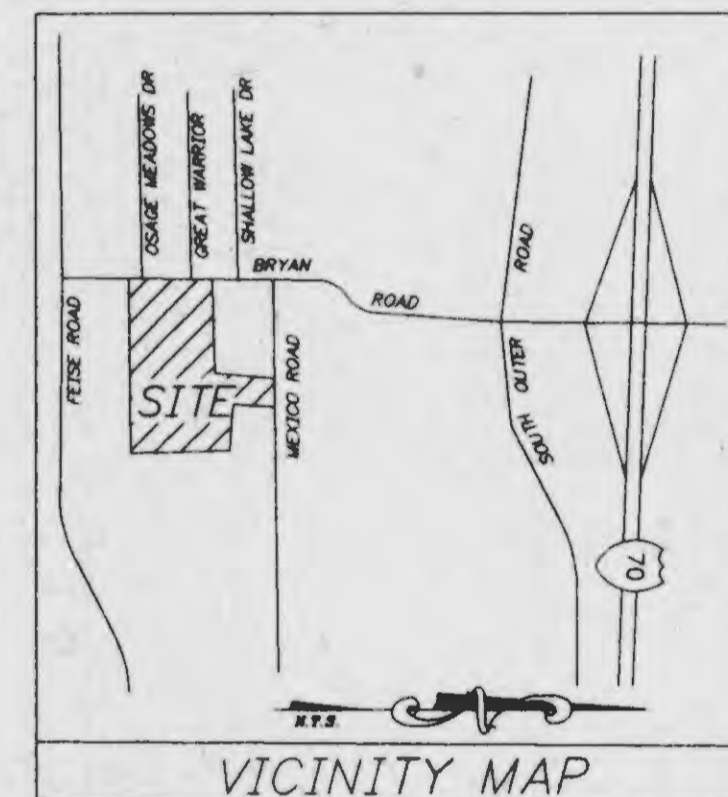
A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SEC. 31, TWP. 47 N., RNG. 3E., ST. CHARLES COUNTY, MISSOURI

## 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.
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- All storm sewer pipe to be dedicated, 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, AASHTO. 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 AASHTO T-190 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 AASHTO 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 Clay and Bailey No. 2008 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.
- 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, coal-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. Coal-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 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.
- Site served by:  
City of O'Fallon Sewer District  
Union Electric Company  
St. Charles Gas Company  
St. Charles County Water District #2  
GTE Telephone Company  
Fort Zumwalt School District  
O'Fallon Fire Protection District
- No flood plain exists on this property as per F.I.R.M. #29183 C0110 D.
- As needed, six fences shall be installed as a protective barrier for 12x12x20 frames.
- All lots shall provide 1 curb per 50 feet of street frontage per City of O'Fallon zoning Ordinance.
- Blow-off hydrants and water meters shall not be located in sidewalks or driveways.

## "AS-BUILTS"

### LOCATION MAP



VICINITY MAP

## DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-4	FLAT PLANS
5-7	GRADING PLANS
8-8B	WATER PLANS
9-11	STREET PROFILES
12	OFF-SITE SANITARY SEWER
13-15 5-7	SANITARY SEWER PROFILE
16-18 8-10	STORM SEWER PROFILE
19-21	DRAINAGE AREA MAPS
22-27	CONSTRUCTION DETAILS

## 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
—Ex W— 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

BM #1  
R.R. SPIKE, 0.5' HIGH IN THE EAST FACE OF 8" SHINGLE OAK  
77' SOUTH OF CENTERLINE STA. 50+39 (PROPOSED MEXICO ROAD)  
NEAR INTERSECTION OF HILLMAN ROAD (EXISTING MEXICO ROAD  
AND GLENMORE LANE.  
ELEV. 597.48

### As-Built 1.00 Draw REVISIONS

8-30-95 TB  
9-25-95 TB  
10-4-95 (R)  
10-16-95 TB, sheets B, B&B, No.  
10-18-95 TB, Note 41  
10-26-95 TB, Note 41  
05-28-97 DG, Sht. 6

This is to certify to City of O'Fallon Sewer District that these "As-Built" Sanitary Sewer plans are based on actual field surveys conducted during Nov-Dec. 1995 and the results are shown here on.

by Pickett Ray & Silver

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

Date

# 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 submitted by the user, 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.

Ray Pickett  
Signature

Date

### DEVELOPER

GLENMARO FIVE  
7283 HIGHWAY N  
O'FALLON, MO. 63366  
(314) 978-3763

### "AS-BUILTS"

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DRAWN	KJD/KAW	DATE	8-02-95
CHECKED	VC	DATE	8-02-95
FIELD BOOK	582	PROJECT #	95059
		JOB ORDER #	33306

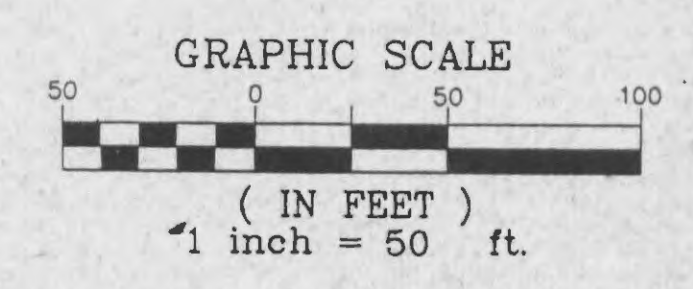
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**GLENMARO  
FLAT PLAN**

AUGUST, 1995 95-059  
 Rev. 8.31.95 *tbl* CROF  
 Rev. 9.25.95 *tbl* DAI 102 to AI 102  
 Rev. 10.1.95 *tbl* FOR CITY OF OKLAHOMA

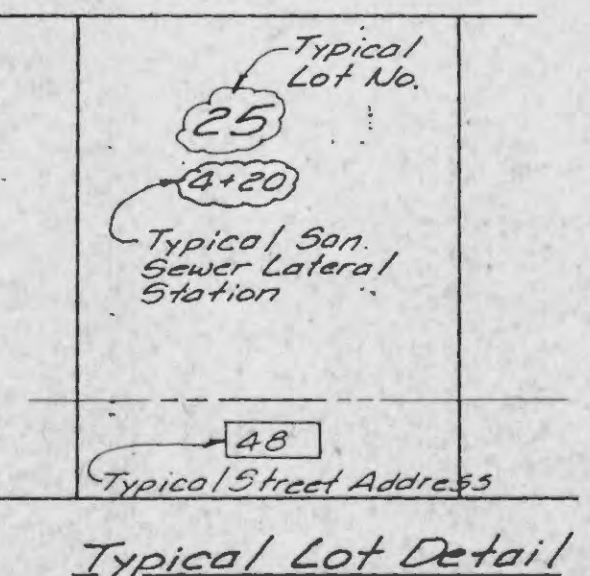
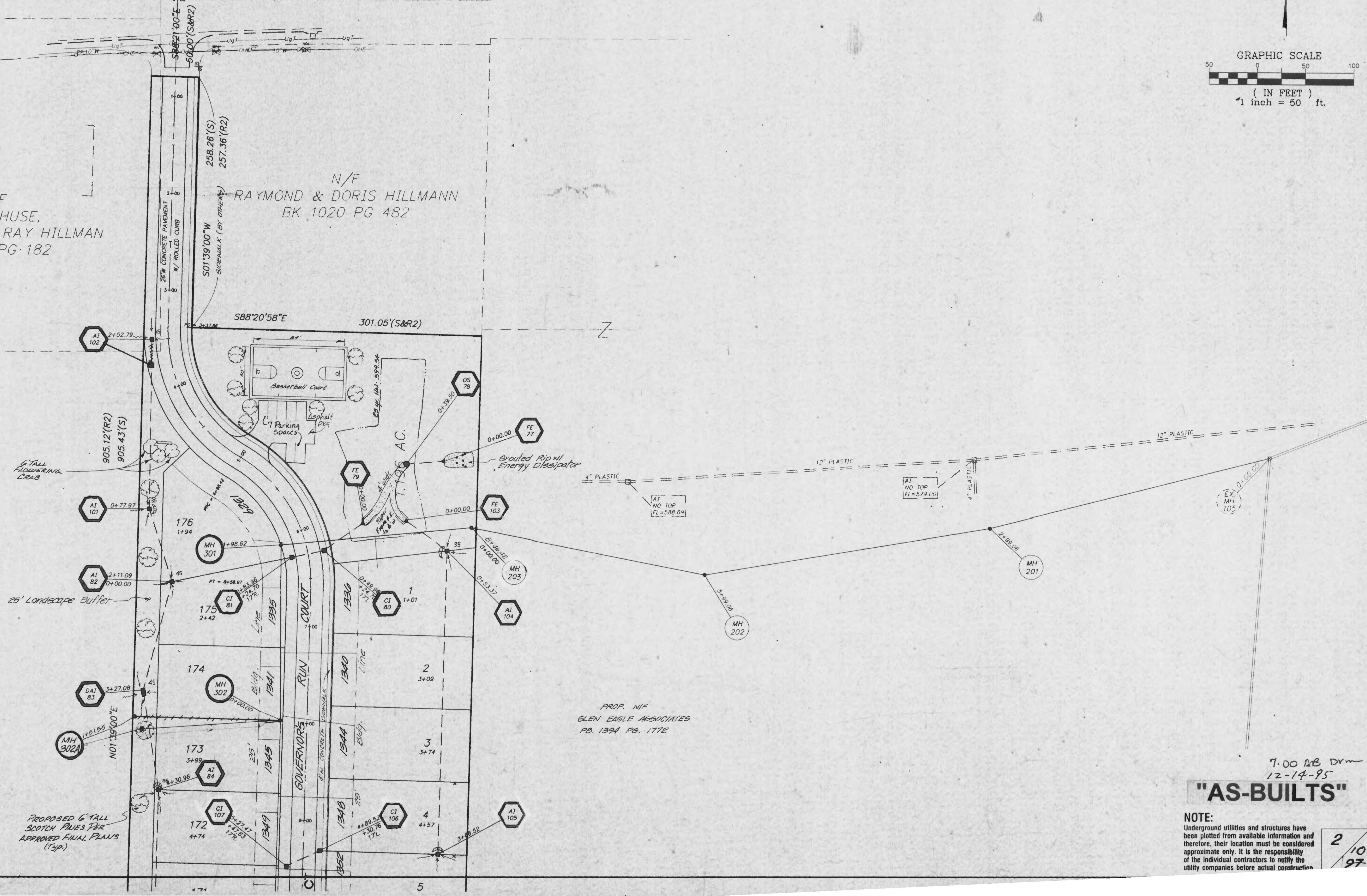


MEXICO ROAD  
 (VARIABLE WIDTH)  
 (FORMERLY HILLMANN ROAD)

N/F  
 CLEM & ESTHER HUSE  
 BK 734 PG 1423

N/F  
 ESTHER HUSE,  
 ROY HILLMAN & RAY HILLMAN  
 BK 1452 PG 182

N/F  
 RAYMOND & DORIS HILLMANN  
 BK 1020 PG 482



PROPOSED 6" TALL  
 SCOTCH PILES FOR  
 APPROVED FINAL PLANS  
 (13p)

PROP. NIF  
 GLEN EAGLE ASSOCIATES  
 PD. 1394 PG. 1772

7.00 AB DVM  
 12-14-95  
**"AS-BUILTS"**

**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.

2/10  
 97

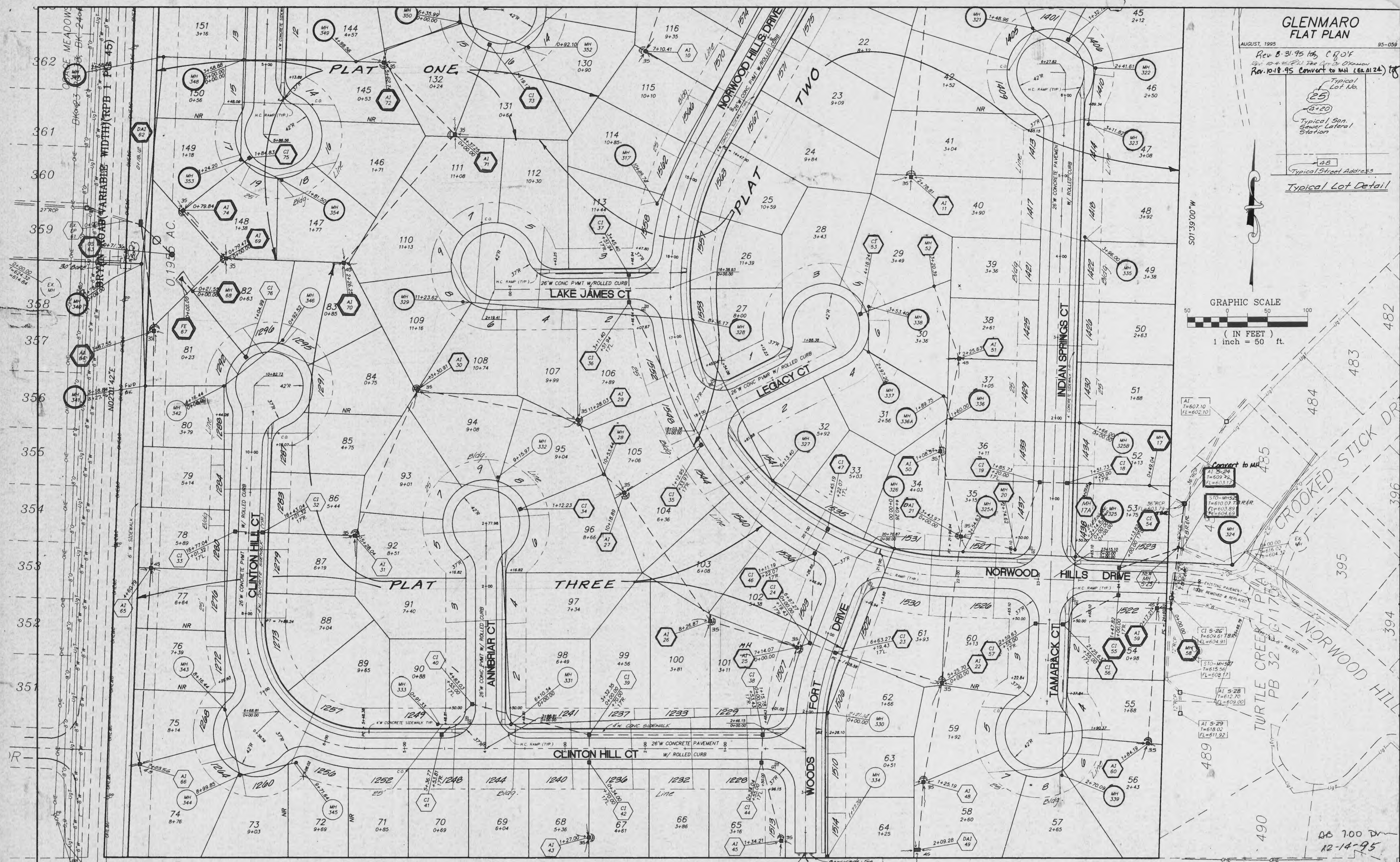
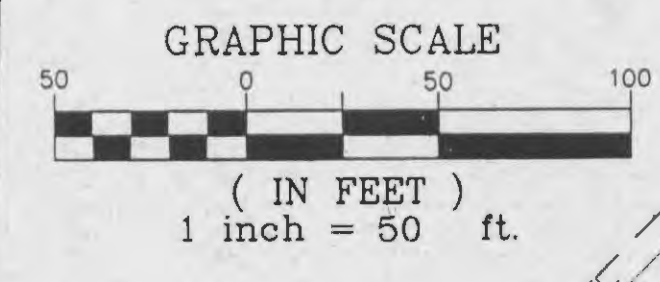
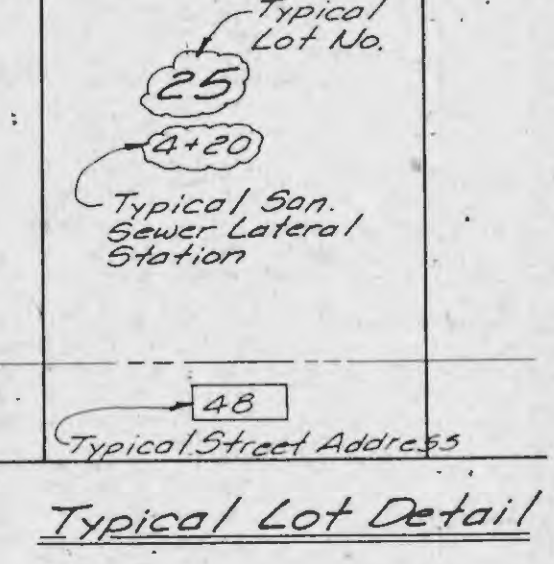






**GLENMARO FLAT PLAN**

AUGUST, 1995 95-059  
 Rev. 8-31-95 by C.R.O.F.  
 Rev. 10-4-95 by The City of Oshawa  
 Rev. 10-18-95 Convert to MH (See A124)



1313.40'(R)  
1313.54'(S)

N/F  
WENGER  
BK 652 PG 379

N89°58'27"W PAVE  
75.00

N/F  
FEISE  
BK 798 PG 210

AS-BUILTS UPDATED  
7-19-96

**"AS-BUILTS"**  
 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.



ORIGINAL SURVEY	SURVEYED	BY	DATE
NOTE BOOK NO.	PLOTTED		
	TEMPLATE		
	AREAS		
	CHECKED		

FINAL SURVEY	SURVEYED	BY	DATE
NOTE BOOK NO.	PLOTTED		
	TEMPLATE		
	AREAS		
	CHECKED		

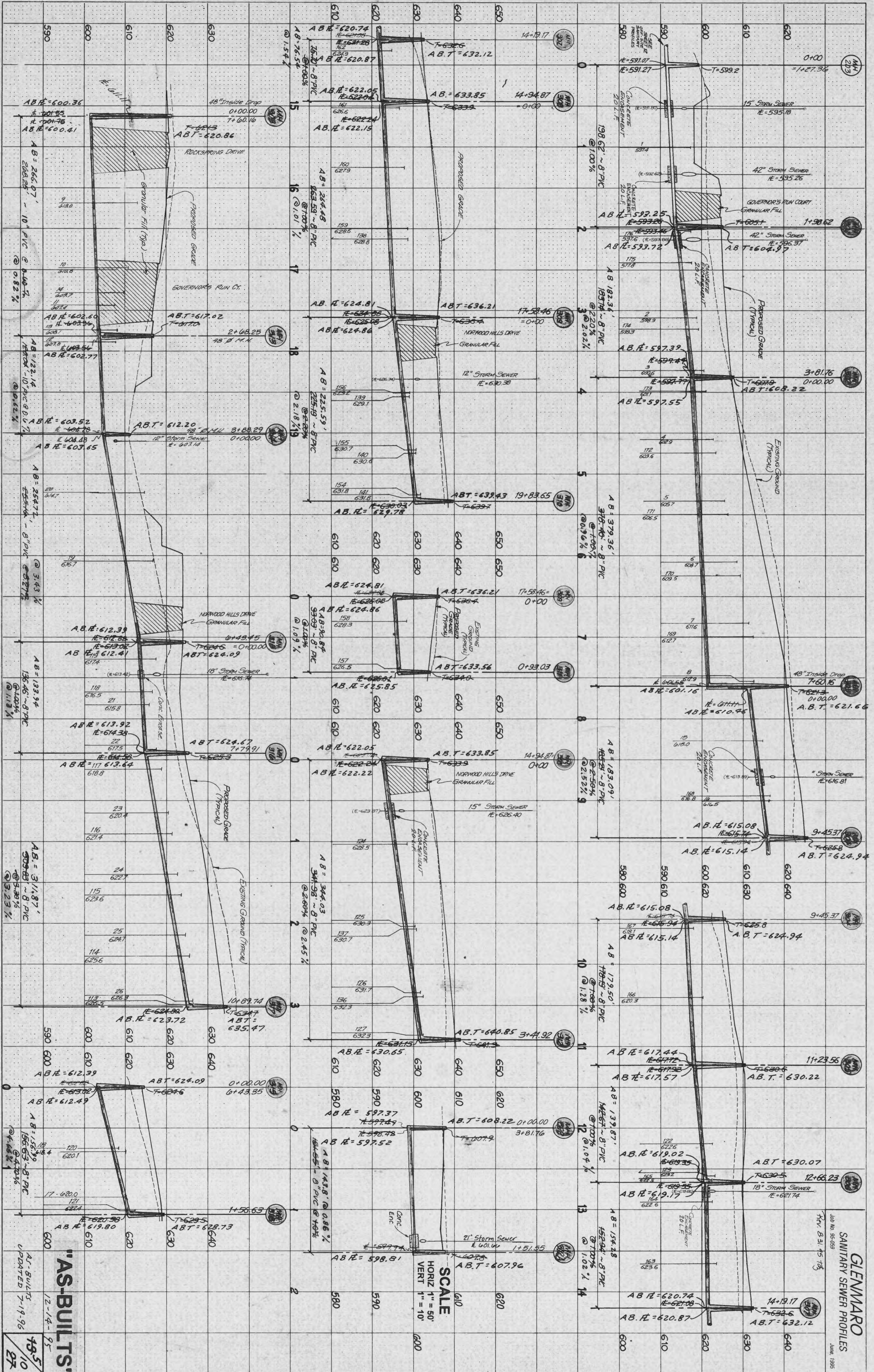


PLATE 3-FULL CROSS SECTION LINE & DOT  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

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

**"AS-BUILTS"**  
 12-14-95  
 10-10-95  
 27

GLENMARO  
 SANITARY SEWER PROFILES  
 Job No. 96-059  
 Mr. B. J. [Name]  
 June, 1996



ORIGINAL SURVEY	SURVEYED	BY	DATE
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AREAS CHECKED	TEMPLATE		
	AREAS		
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	AREAS CHECKED		

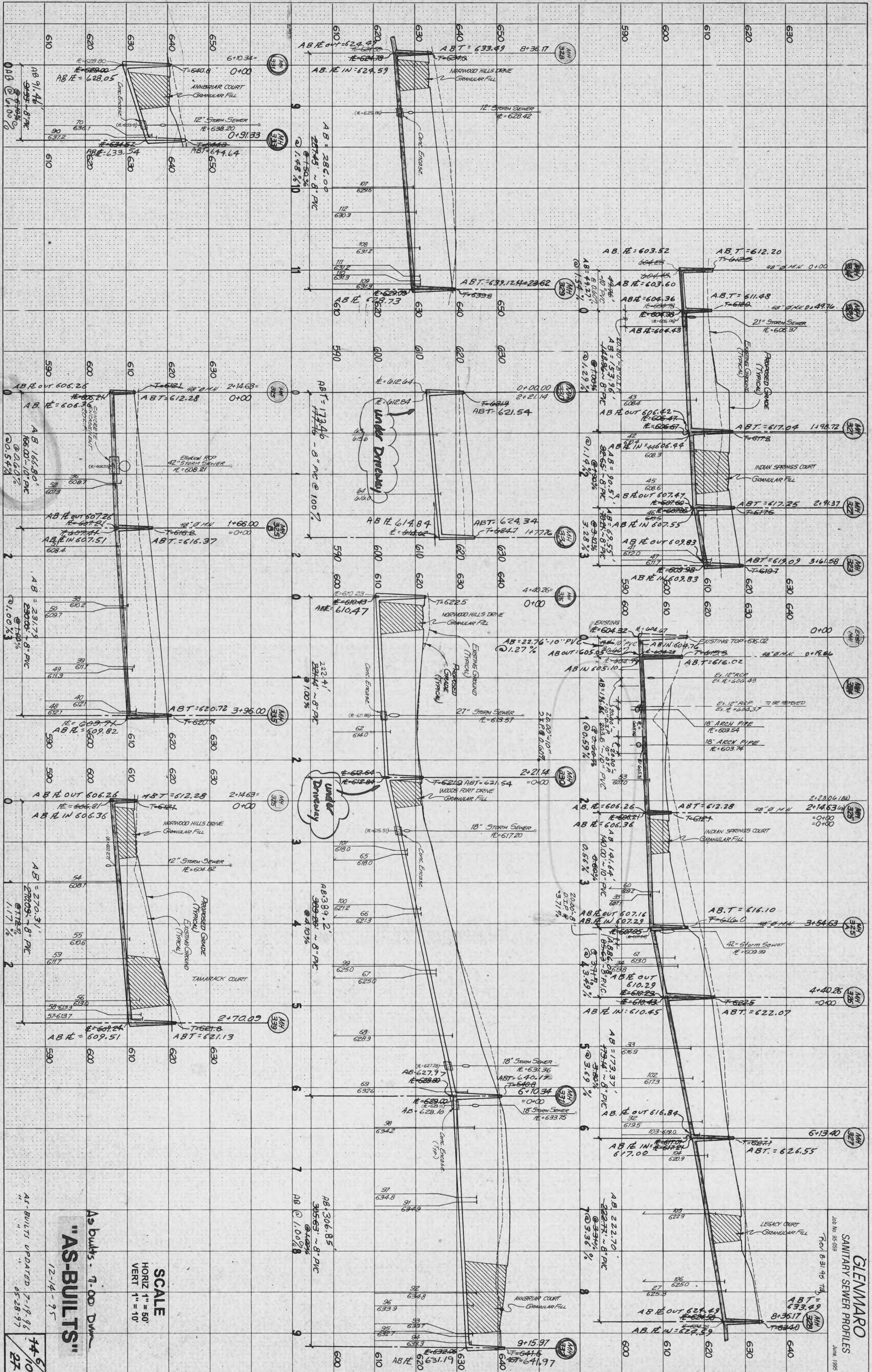


PLATE 3 OF 3  
 12-14-95  
 05-28-97  
 14/10  
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As-Builts - 71.00 Dwn  
**"AS-BUILTS"**  
 SCALE  
 HORIZ 1" = 50'  
 VERT 1" = 10'

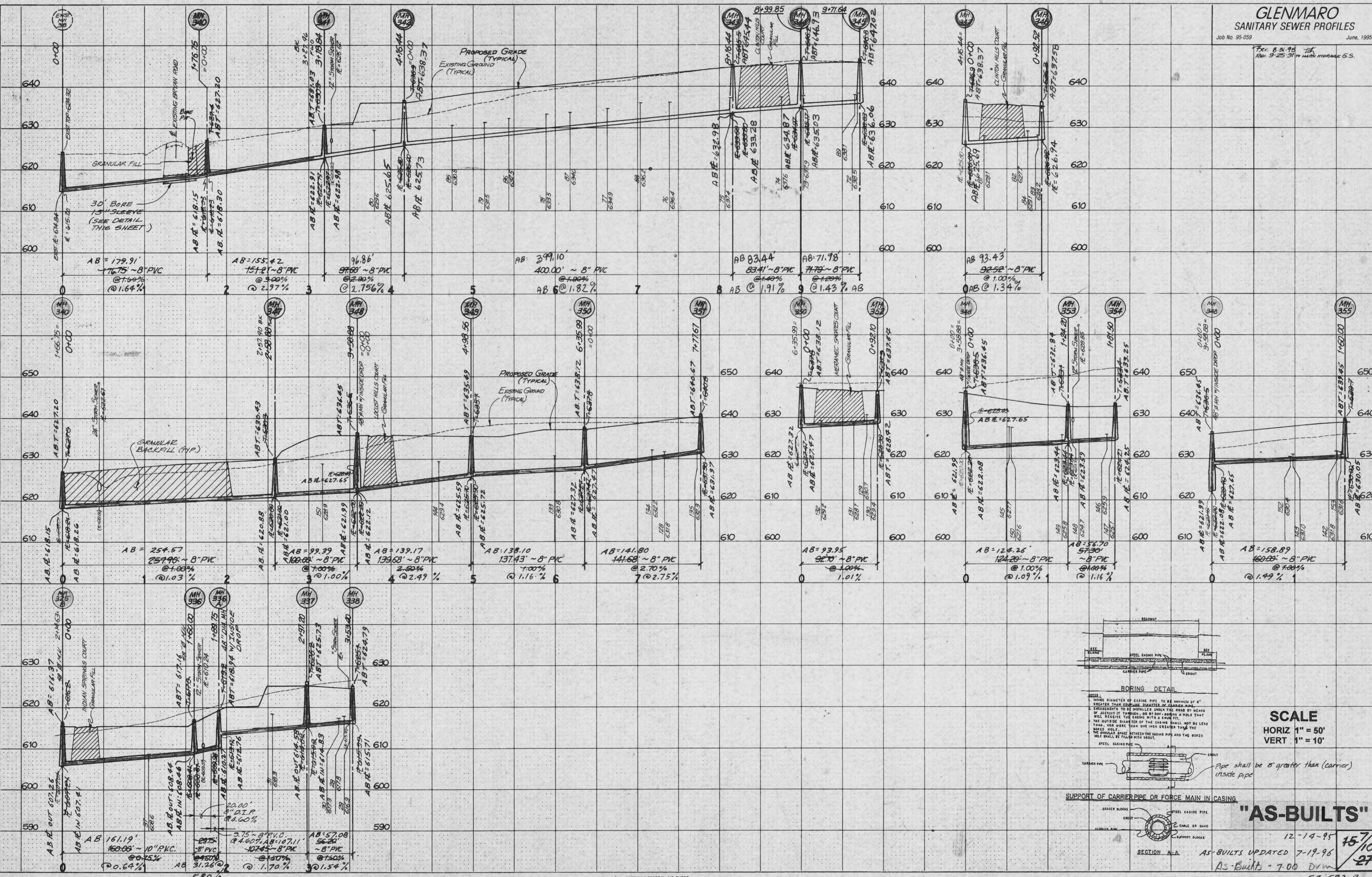
GLENMARO  
 SANITARY SEWER PROFILES  
 JUN 1995



Rev. 8-24-95 TK  
Rev. 9-25-97 to MATCH MORTGAGE G.S.

DATE \_\_\_\_\_ BY \_\_\_\_\_  
FINAL SURVEY PLANNED BY \_\_\_\_\_  
SURVEYED BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
NOTE BOOK NO. \_\_\_\_\_  
AREAS CHECKED \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_  
ORIGINAL SURVEY PLANNED BY \_\_\_\_\_  
SURVEYED BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
NOTE BOOK NO. \_\_\_\_\_  
AREAS CHECKED \_\_\_\_\_



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

**"AS-BUILTS"**

12-14-95  
AS-BUILTS UPDATED 7-19-96  
As-Built - 7.00 DVM  
FB 582-B

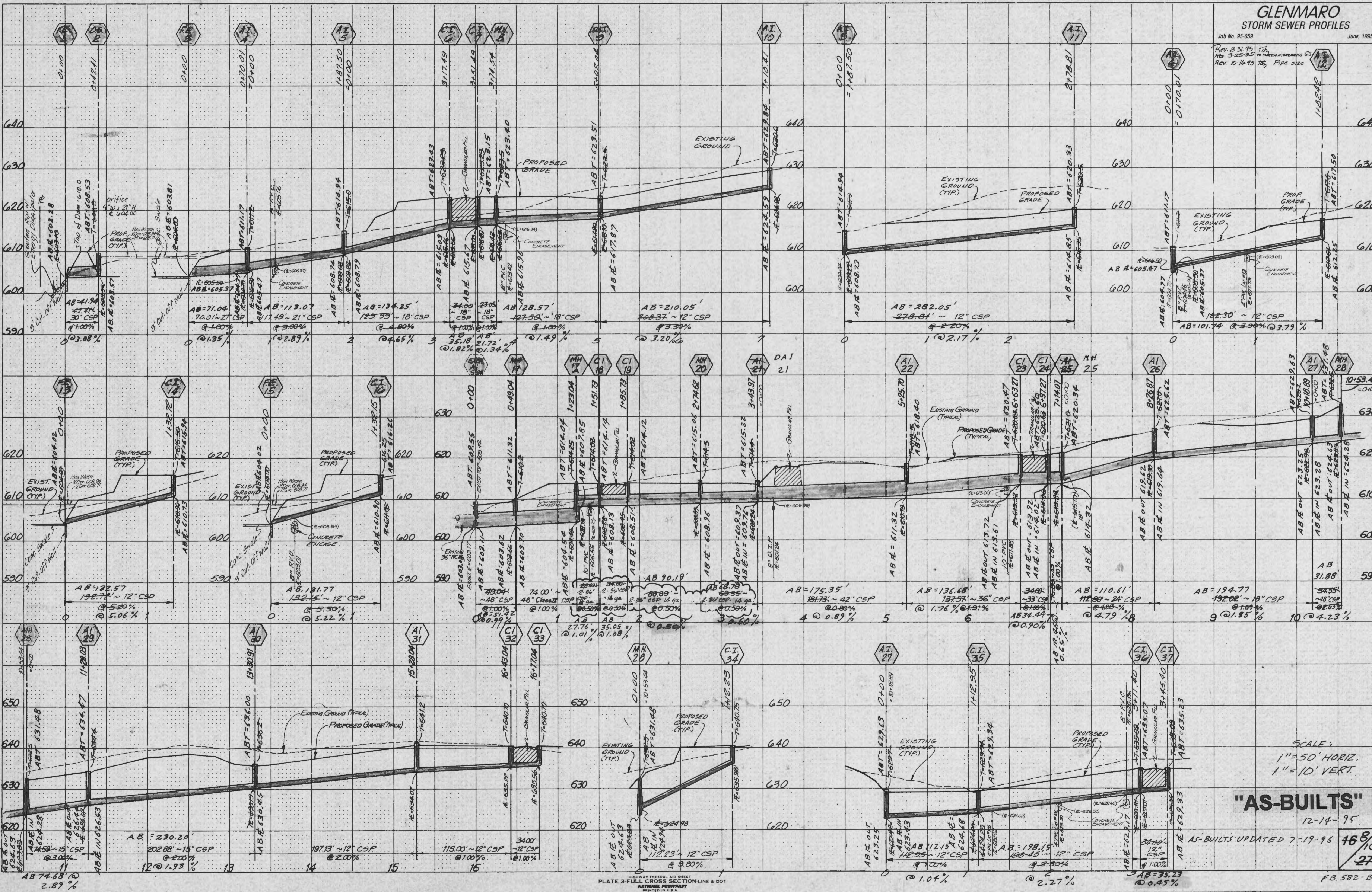


**GLENMARO**  
STORM SEWER PROFILES

Job No. 95-059  
June, 1995  
Rev. 8-31-95 1st  
Rev. 3-25-95 1st  
Rev. 10-16-95 1st

FINAL SURVEY  
DATE  
BY  
SURVEYED  
PLOTTED  
NOTE BOOK  
AREAS CHECKED

ORIGINAL SURVEY  
DATE  
BY  
SURVEYED  
PLOTTED  
NOTE BOOK  
AREAS CHECKED



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

**"AS-BUILTS"**  
12-14-95

AS-BUILTS UPDATED 7-19-96  
46 8/10  
27  
FB. 582-B



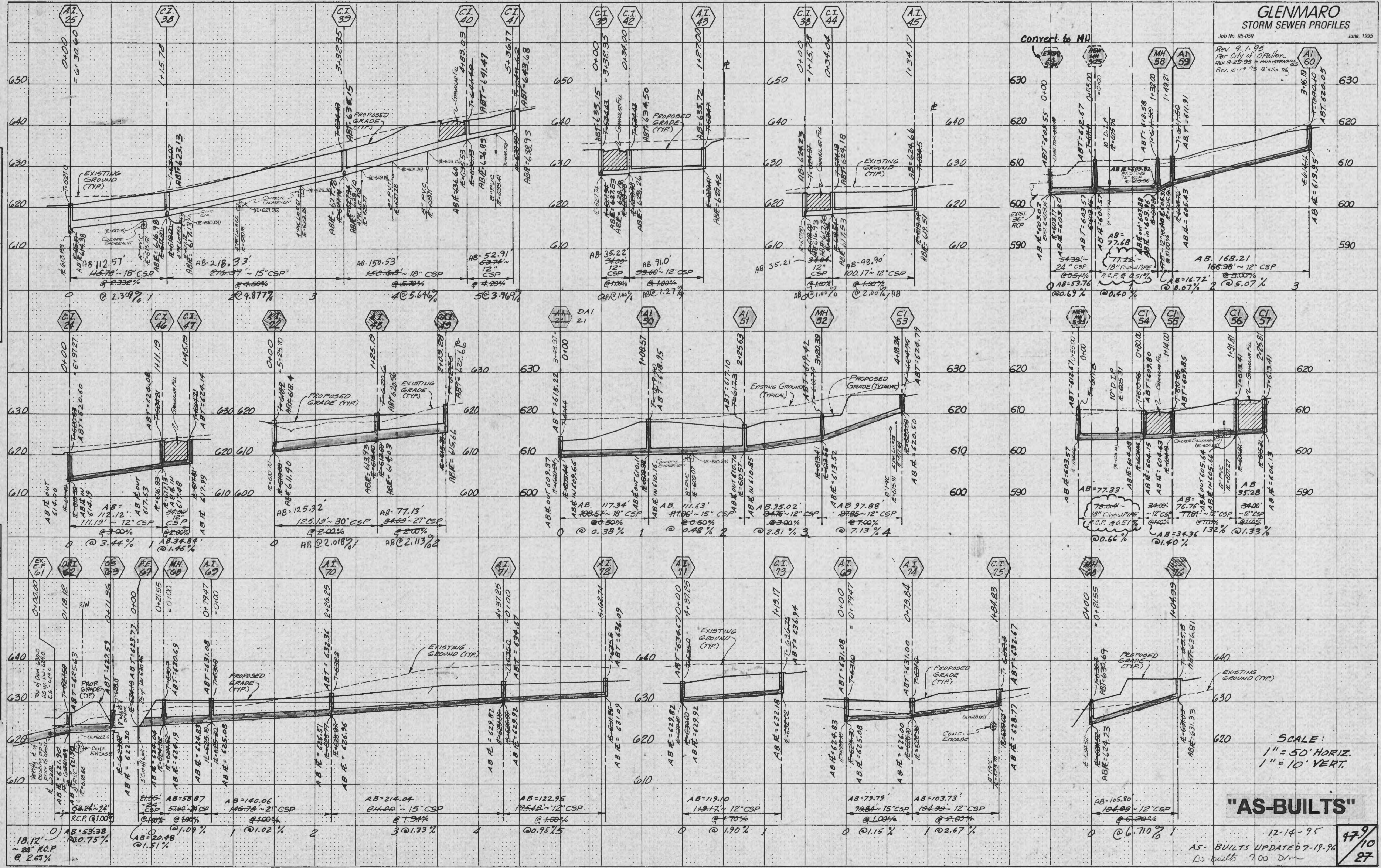
**GLENMARO**  
STORM SEWER PROFILES

Job No. 95-059 June, 1995

REV. 9-1-95  
BY City of O'Fallon  
REV. 3-25-95 BY MATH PROGRESS  
REV. 10-17-95 BY E.H.P. 75

DATE \_\_\_\_\_ BY \_\_\_\_\_  
FINAL SURVEY \_\_\_\_\_  
SURVEY \_\_\_\_\_  
TEMPLATE \_\_\_\_\_  
NO. \_\_\_\_\_  
AREAS CHECKED \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_  
ORIGINAL SURVEY \_\_\_\_\_  
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TEMPLATE \_\_\_\_\_  
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AREAS CHECKED \_\_\_\_\_



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

**"AS-BUILTS"**

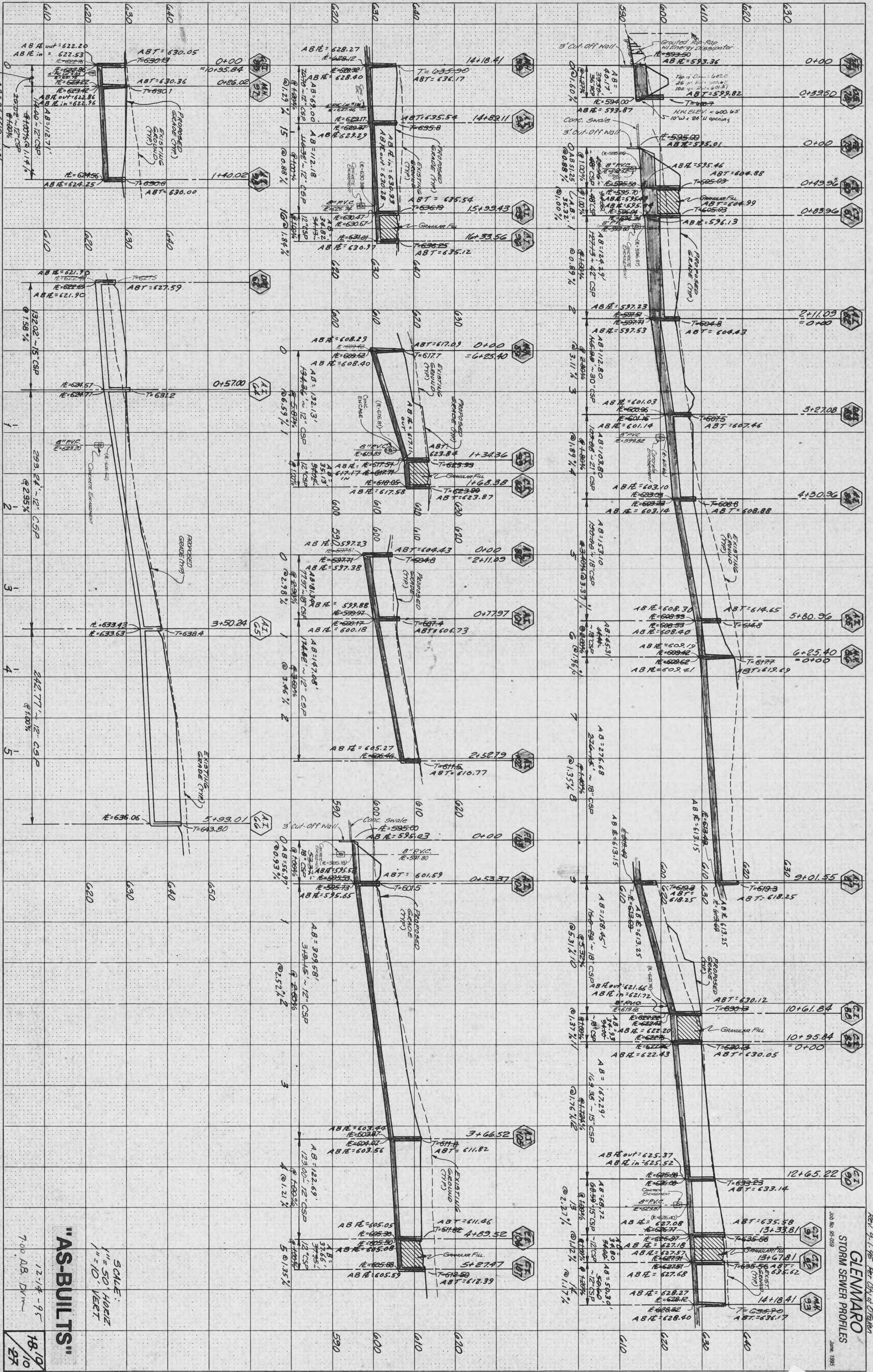
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AS-BUILTS UPDATE 7-19-96  
As built 700 DIM

47/10  
27



ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
NOTE BOOK		
AREAS		
CHECKED		

FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
NOTE BOOK		
AREAS		
CHECKED		



9-25-95  
 STORM SEWER PROFILES  
 GLENMARO  
 JUNE 1995

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

"AS-BUILTS"  
 12'-4" - 95'  
 7.00 AB DIM

18/10  
 27