IMPROVEMENT PLANS

HIGHGROVE PLACE (NORTH PORTION)

A TRACT OF LAND BEING PART OF
U.S. SURVEYS 469 AND 1790
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

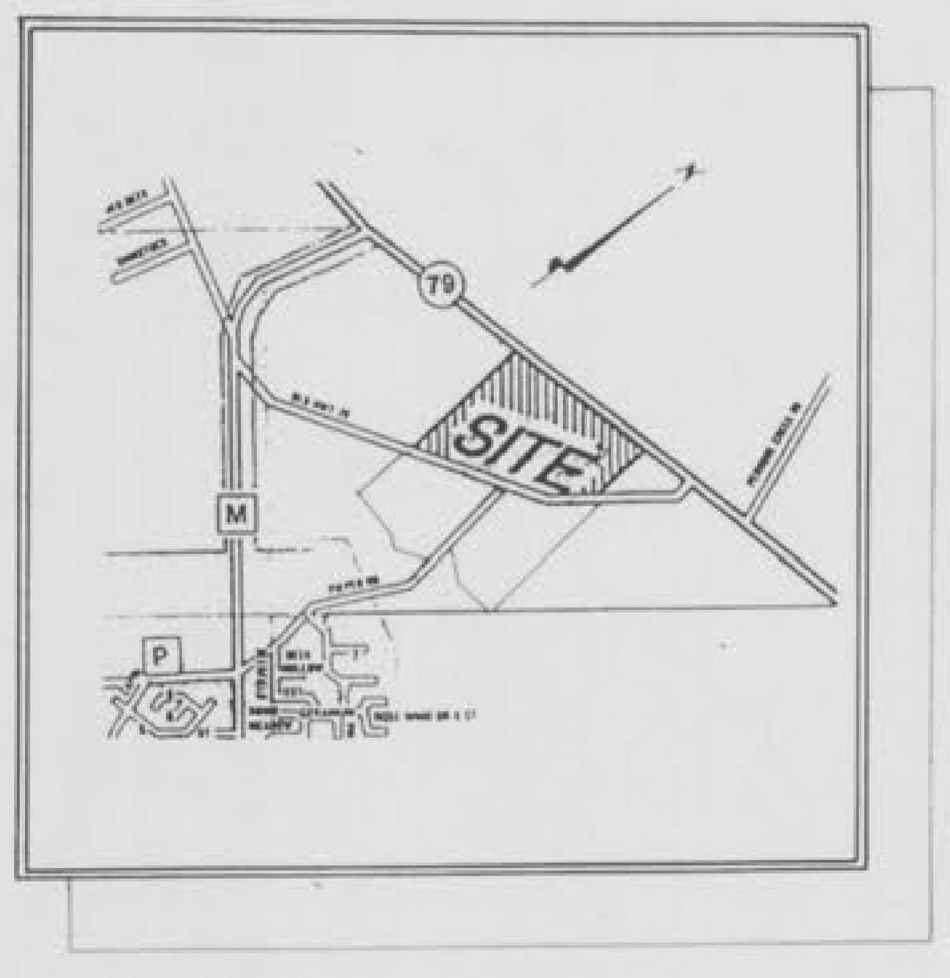
116 LOTS

"AS-BUILTS"

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 PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
4. 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.
5. 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.
6. 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.
7. 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.
8. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
9. 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.
10. No area shall be cleared without the permission of the developer.
11. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
12. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
13. 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.
14. 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.
15. All standard street curb inlets to have front of inlet 2 feet behind curb.
16. 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').
17. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
18. 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.
19. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
20. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
21. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
22. 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.
23. All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way markers shall be reest at the completion of grading.
24. All streets must meet the specifications and installation requirements of the City of O'Fallon.
25. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
26. All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
27. All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single-family developments.
28. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
29. A drop of 0.2 feet is required through each sanitary manhole.
30. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
31. Brick shall not be used on manholes.
32. 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.
33. 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.
34. As needed, siltation fence shall be installed as a protective barrier for trees to remain.
35. This tract is in or served by:
    - A. Water – City of O'Fallon Water
    - B. Electric – Union Electric
    - C. Telephone – G.T.E. Missouri
    - D. Sewers – City of O'Fallon
    - E. Gas – St. Charles Gas
    - F. Fire Protection – O'Fallon Fire Protection District
    - G. School District – Fort Zumwalt
    - H. Mail Service – O'Fallon
36. Lot Data:
    - A. Total Number of Lots – 116
    - B. Minimum Lot Size – 8,250 Sq. Ft.
    - C. Minimum Lot Width at Building Line – 75 Ft.
37. Yard and Setback Requirements:
    - A. Front – 25 Feet
    - B. Side – 6 Feet
    - C. Rear – 25 Feet
38. 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.
39. 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.
40. The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
41. Property is located in Zone X : area of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood. per Flood Insurance Rate Map for St. Charles County, Panel 120 of 250. Map No. 29183C0120 D; Effective Date : 12-15-92.
42. SEE NOTE 43 PER HIGHGROVE PLACE SOUTH PORTION COVER SHEET : 1 OF 23

LOCATION MAP
1" = 2000'



EACH CONTRACTOR, SUBCONTRACTOR, AND/OR UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF ANY SILTATION CONTROL PLACED ON THE DEVELOPMENT BY THE DEVELOPER AND SHALL NOT DISTURB THE SILTATION CONTROL EXCEPT AS ABSOLUTELY NECESSARY. IN THE EVENT OF ANY SUCH CONTRACTOR, SUBCONTRACTOR, OR UTILITY COMPANY; AS APPLICABLE, DISTURBING SUCH SILTATION CONTROL SHALL IMMEDIATELY REPLACE THE SAME AT SUCH CONTRACTOR'S, SUBCONTRACTOR'S, AND UTILITY COMPANY'S, AS APPLICABLE, EXPENSE. IN THE EVENT OF ANY FINES OR PENALTIES BEING LEVIED AS A RESULT OF THE DISTURBANCE OF ANY SUCH SILTATION CONTROL, THE PARTY DISTURBING SUCH SILTATION CONTROL SHALL BE LIABLE FOR PAYMENT OF SAME AND SHALL INDEMNIFY AND HOLD WHITTAKER CONSTRUCTION, INCORPORATED HARMLESS FROM ANY AND ALL LIABILITIES, DAMAGES, DEMANDS, PENALTIES, FINES, FEES, CLAIMS, CAUSES OF ACTION, JUDGMENTS, COSTS AND EXPENSES, INCLUDING, WITHOUT LIMITATION, ATTORNEY'S FEES ARISING FROM OR IN CONNECTION WITH ANY SUCH DISTURBANCES.

DRAWING INDEX

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 Abondoned
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

PROJECT BENCHMARK :

RM 70 (U.S.G.S.) ELEVATION = 505.026
STANDARD DISK STAMPED "H 149 1935" SET IN TOP OF WEST END OF THE BASE OF SOUTH PIER OF NORFOLK SOUTHERN RAILWAY OVER STATE HIGHWAY 79.

REVISIONS

REV. 7-16-96 CITY COMMENTS G.S.
REV. 8-20-96 CITY COMMENTS G.S.
REV. 1-11-97 SAN & STORM SEWERS
Rev. 4-24-97 Per Client - NOTE RH

This is to certify to City of O'Fallon that these "As-Built" San./Storm plans are based on actual field surveys conducted during Nov., 1997 and the results are shown here on.

by Pickett Ray & Silver

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

12-9-97
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 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.

STATE OF MISSOURI
HAROLD J. BARTCH
NUMBER E-17751
REGISTERED PROFESSIONAL ENGINEER

Signature 6/18/96 Date

DEVELOPER

WHITTAKER CONSTRUCTION CO., INC.
355A MID RIVERS MALL DRIVE
ST. PETERS, MO. 63376
(314)970-1511

12-9-97 **"AS-BUILTS"**

DRAWN J.L.K.	DATE MAY,1996		
CHECKED	DATE		
FIELD BOOK 609	PROJECT # 95-067	JOB ORDER # 34618	1/7 ~~/23~~

HIGHGROVE PLACE NORTH SEWER AS-BUILTS

HIGHGROVE PLACE
(NORTH PORTION)
FLAT PLAN

MAY, 1996 Job No. 95-067

REVISED 7-16-96 CITY COMMENTS
REVISED 8-20-96 CITY COMMENTS
REVISED 12-06-96 CITY COMMENTS
REVISED 1-11-97 SAN SEWER & LATERALS
REVISED 5-6-97 PED. PATH
AS-BUILTS 12-9-97

ZONE AE

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

COMMITMENT #9187
PARCEL NO.2
N/T
AGNES HUBER FARMS, INC.
1227/587

N/F
BERNIECE PRINSTER
(TAL 724/585
ZONED "A-1"

NOTE
OVERDIG BASIN 0.5 FEET TO ACCOMODATE 5 YEAR SEDIMENT ACCUMULATION

EXISTING POND TO REMAIN
AREA "C"
COMMON GROUND & DETENTION AREA
N.W. POND

15YR H.W. = 478.81
25YR H.W. = 479.04
100YR H.W. = 479.33

ASPHALT PARKING
3" TYPE A OVER 8" ROLLED STONE 6" VERTICAL CURB

APPROXIMATE LOCATION OF PROPOSED PATH. PATH SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING CONSTRUCTION.

REC. AREA

100' COOPERATIVE ELECTRIC POWER EASEMENT

MO. STATE HWY 79 (VARIABLE WIDTH)

HIGHGROVE PLACE (50' W.) COURT

HIGHGROVE PLACE (50' W.)

HEDGE DRIVE (50' W.)

SAPLING DRIVE (50' W.) (WEST)

ZONE PLACE (50' W.)

ESTATE DRIVE (50' W.)

OLD HWY. 79 (VARIABLE WIDTH)

26' WIDE CONCRETE PAVEMENT W/ ROLLED CURB

PROPOSED 4' WIDE CONCRETE SIDEWALK (TYPICAL)

SAW CUT EXISTING ASPHALT PAVEMENT TO A SMOOTH AND UNIFORM EDGE

SEE SHEET 5 OF 20

"AS-BUILTS"

2 7 ~~20~~

AREA "C" HIGHGROVE PLACE NORTH SEWER AS-BUILTS

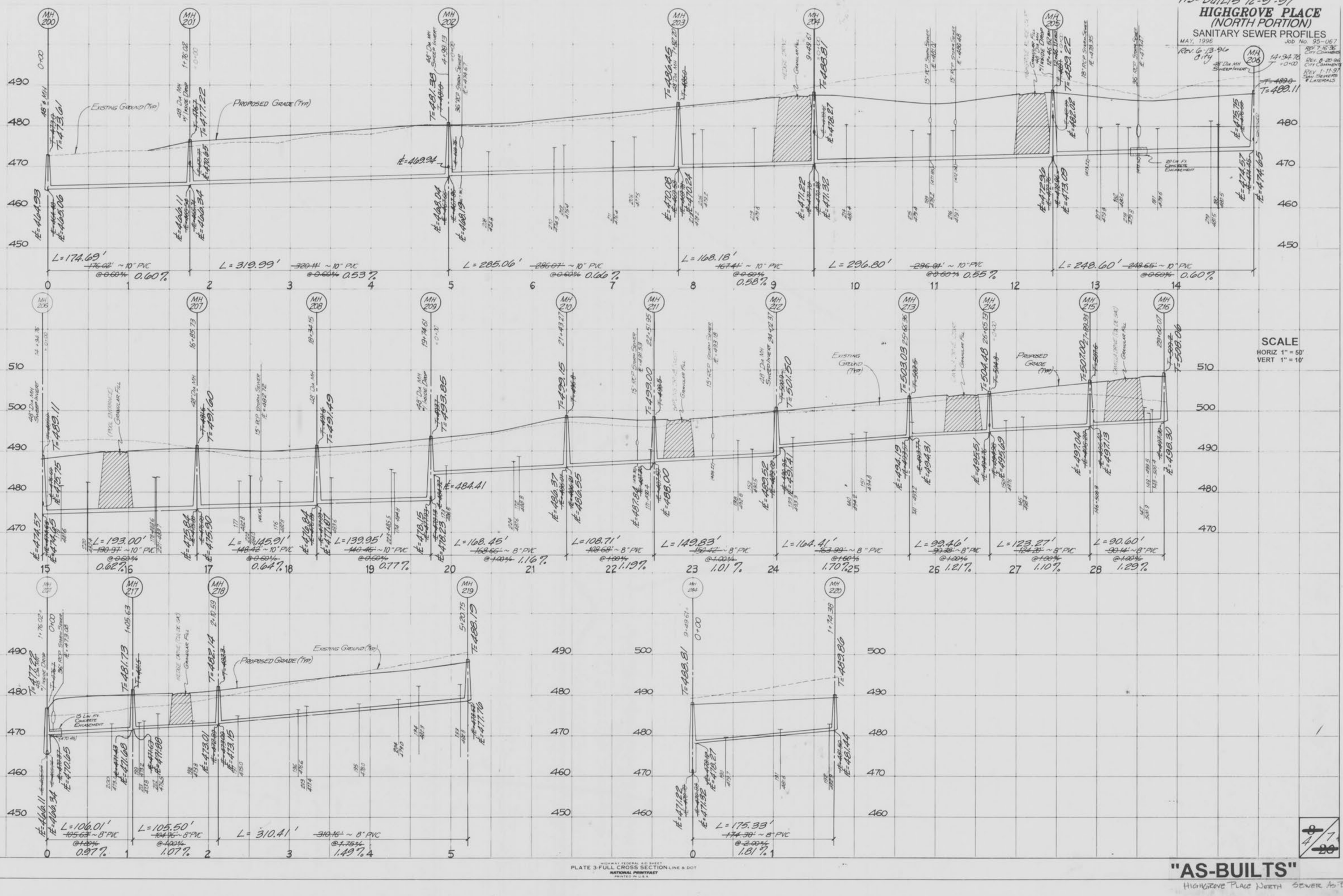

HIGHGROVE PLACE
(NORTH PORTION)
FLAT PLAN
MAY, 1996
Job No. 95-067
REVISED 7-16-96 CITY COMMENTS
REVISED 8-20-96 CITY COMMENTS
REVISED 12-06-96 CITY COMMENTS
REVISED 1-11-97 SAN SEWER & LATERALS
REVISED 5-6-97 PED. PATH
As-BUILTS 12-9-97
SEE SHEET 4 OF 20
GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.
APPROXIMATE LOCATION OF PROPOSED PATH. PATH SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING CONSTRUCTION.
AREA "C"
COMMON GROUND
&
DETENTION AREA
N.E. POND
EXISTING POND
(TO REMAIN)
N/F
KEEVEN
B762/P992
ZONED : "A-1"
MO. STATE HWY 79 (VARIABLE WIDTH)
OLD HWY. 79 (VARIABLE WIDTH)
SAPLING DRIVE
ESTATE DRIVE
HIGHGROVE PLACE
CAMILLA
GENTLEMANS FARM COURT
HIGHGROVE CT.
S45°04'09"W
951.41'(S)
S09°48'18"E
128.16'(S)
125.59'(R-1)(R-4)
N/F
RANDAL B. PRINSTER
1496/187
ZONED : "A-1"
AREA "B"
COMMON GROUND
"AS-BUILTS"
3/7
HIGHGROVE PLACE NORTH SEWER AS-BUILTS

AS-BUILTS 12-9-97

HIGHGROVE PLACE
(NORTH PORTION)
SANITARY SEWER PROFILES

MAY, 1996 — Job No. 95-067

Rev 6-13-96 City — Rev 7-16-96 City Comments — Rev 8-20-96 City Comments — Rev 1-11-97 Misc. Sewers & Laterals



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

FINAL SURVEY — ORIGINAL SURVEY

"AS-BUILTS"
HIGHGROVE PLACE NORTH SEWER AS-BUILTS

HIGHGROVE PLACE
(NORTH PORTION)
SANITARY SEWER PROFILES

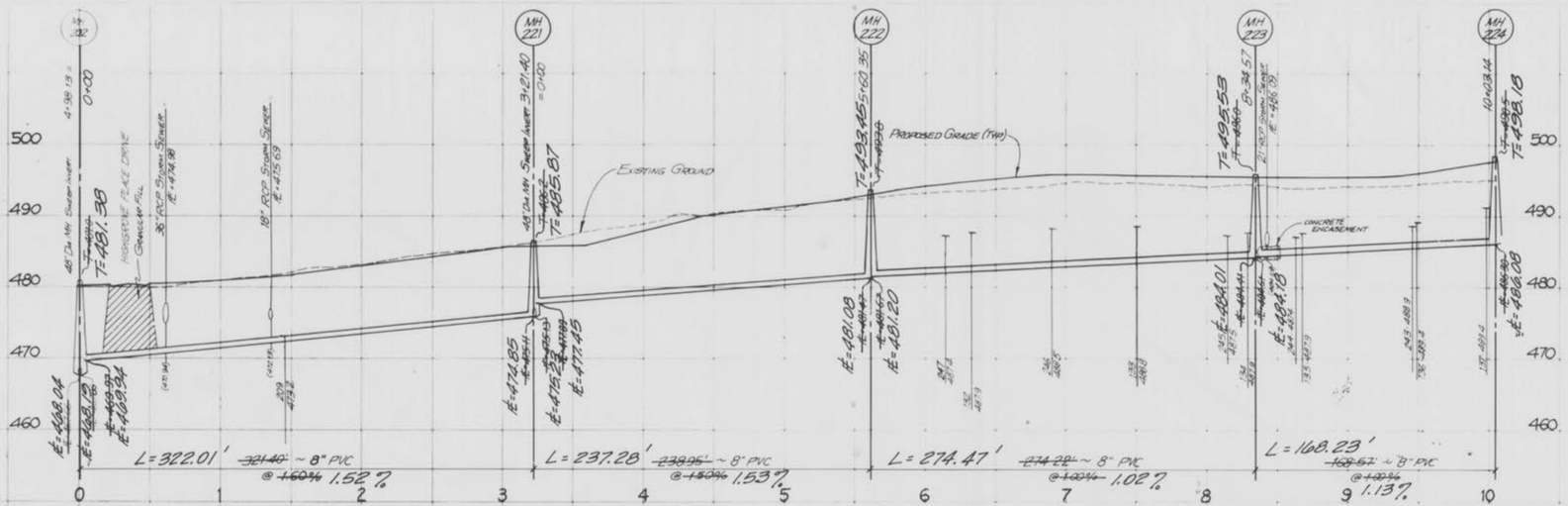
MAY, 1996 — Job No. 95-067

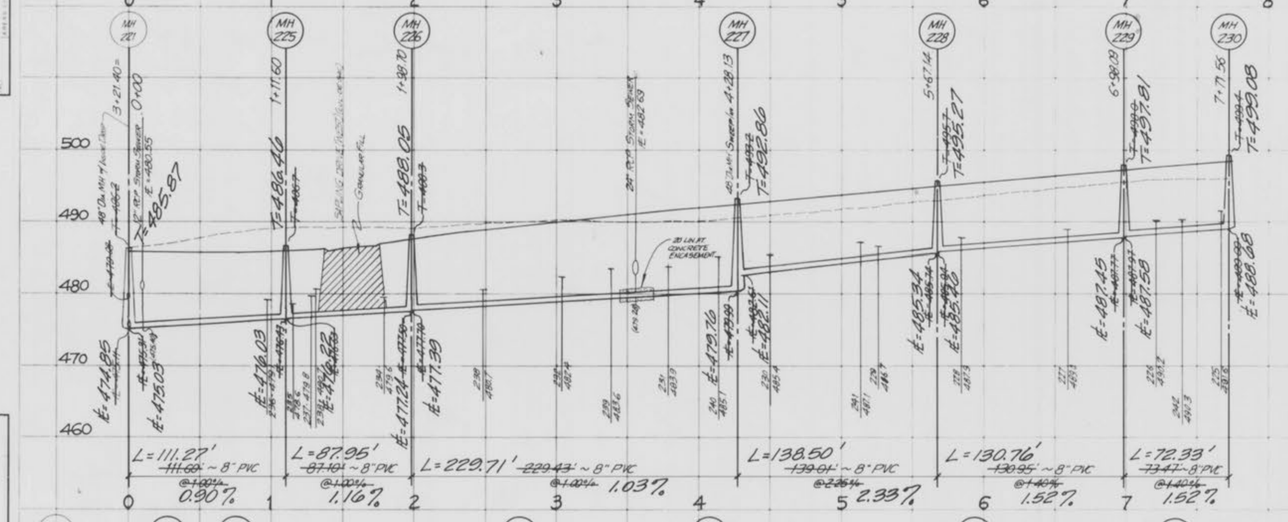
REV. 6-13-96 C.K.
REV. 7-15-96 CITY COMMENTS
REV. 8-20-96 CITY COMMENTS
REV. 1-11-97 SAN. SEWERS & LATERALS
AS-BUILTS 12-9-97

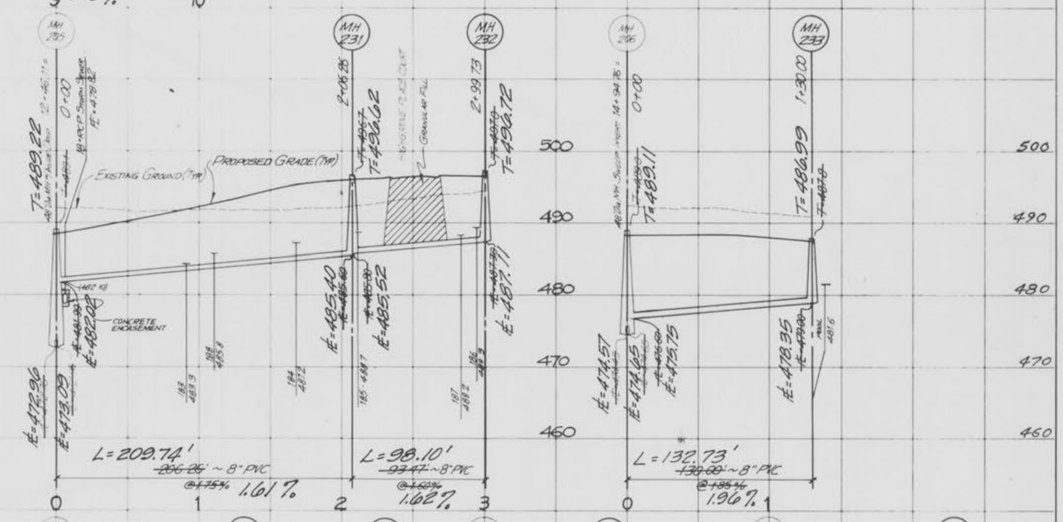
SCALE
HORIZ 1" = 50'
VERT 1" = 10'

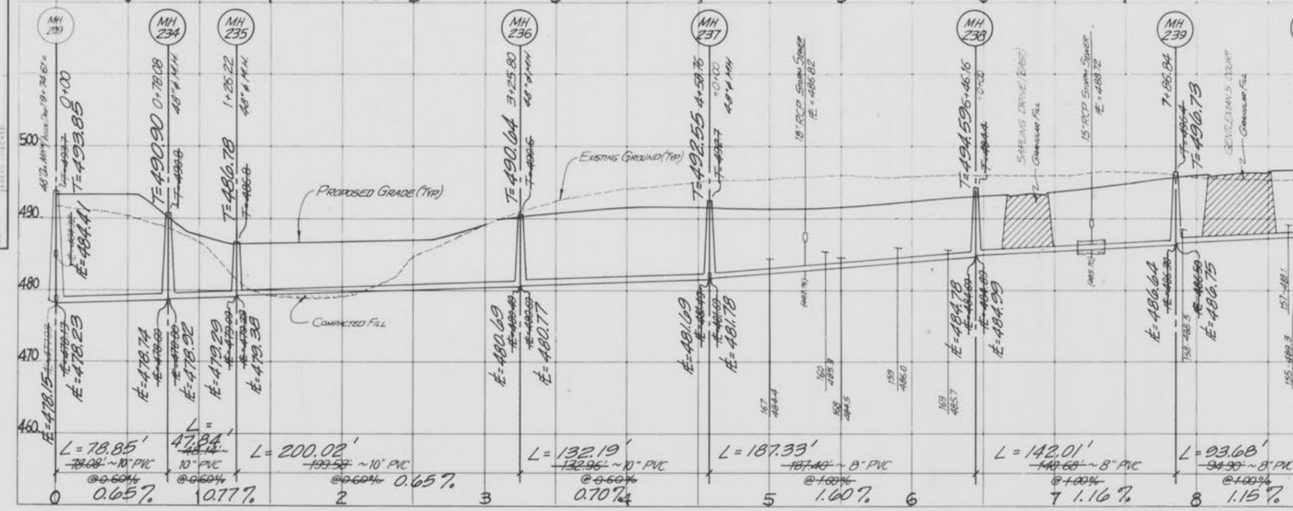
FINAL SURVEY

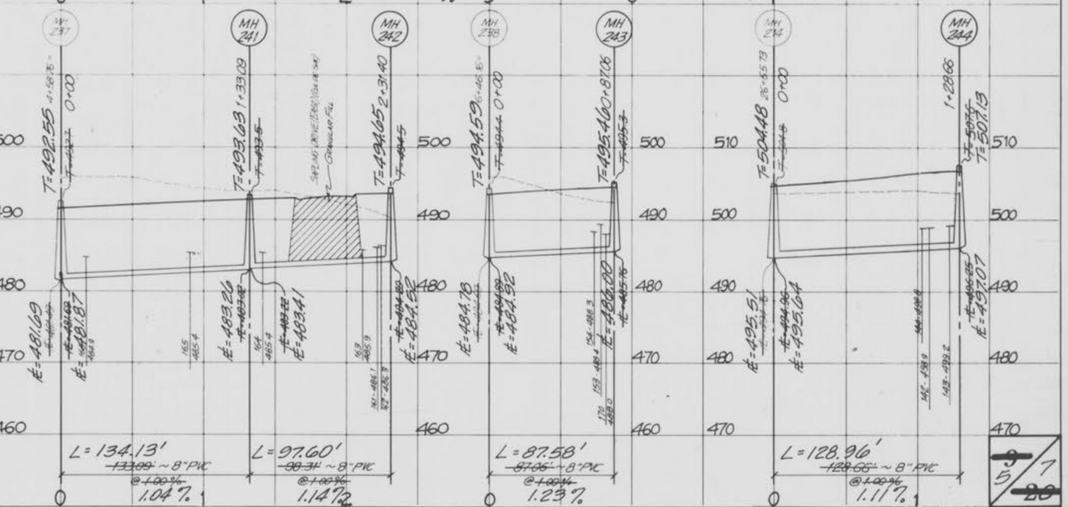
ORIGINAL SURVEY











5/7/26

HIGHWAY FEDERAL AID SHEET
PLATE 3-FULL CROSS SECTION LINE & DOT
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"AS-BUILTS"
HIGHGROVE PLACE NORTH SEWER AS-BUILTS

HIGHGROVE PLACE
(NORTH PORTION)
STORM SEWER PROFILES

MAY, 1996 Job No. 95-067

REV. 7-16-96 CITY COMMENTS
REV. 8-20-96 CITY COMMENTS
REV. 1-11-97 Sto. Sewer, Storm Sewer Changes
AS-BUILTS 12-9-97

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

FINAL SURVEY

ORIGINAL SURVEY

PLATE 3-FULL CROSS SECTION LINE & DOT

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PRINTED IN U.S.A.

"AS-BUILTS"

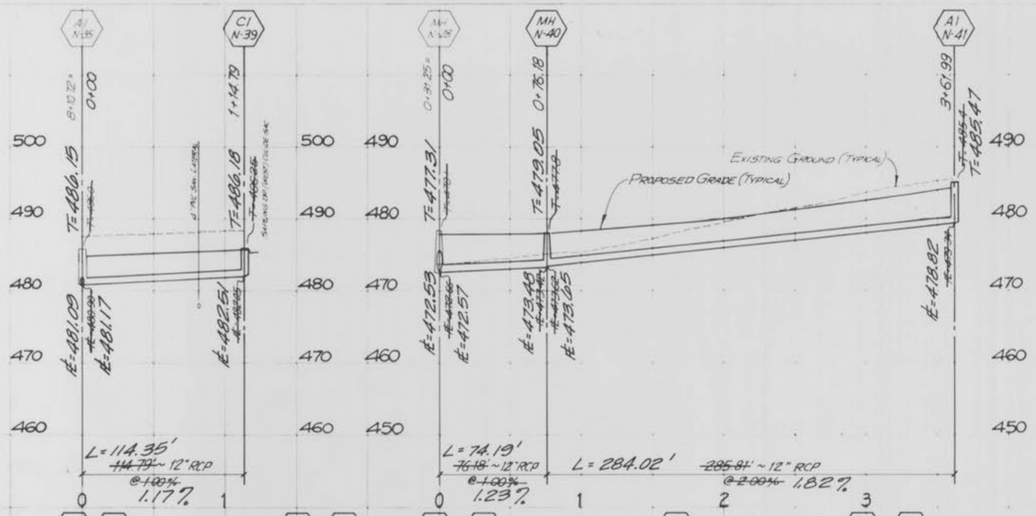
HIGHGROVE PLACE NORTH SEWER AS-BUILTS

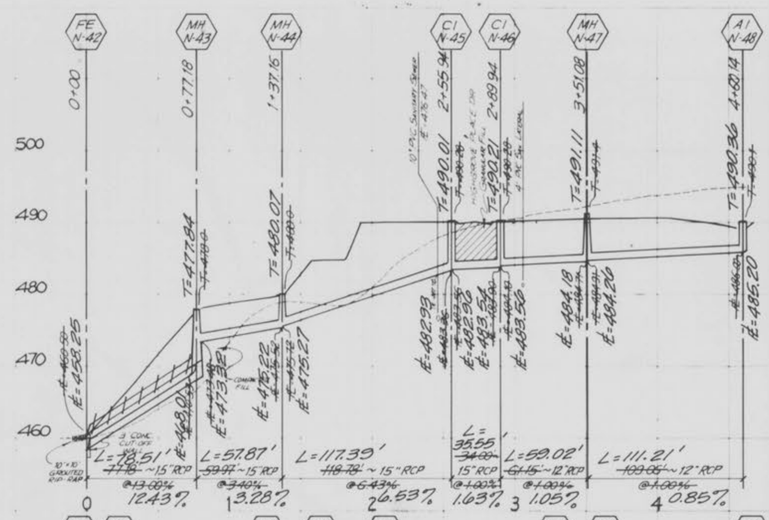
10/6/7/80

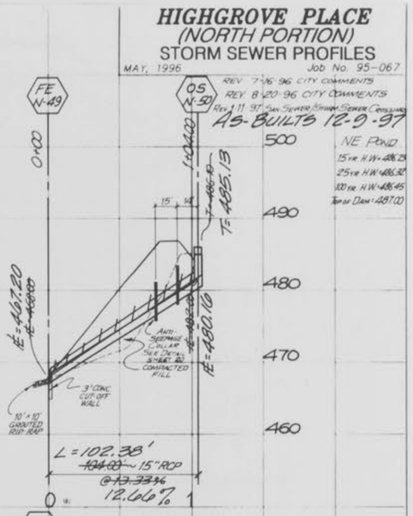
HIGHGROVE PLACE
(NORTH PORTION)
STORM SEWER PROFILES

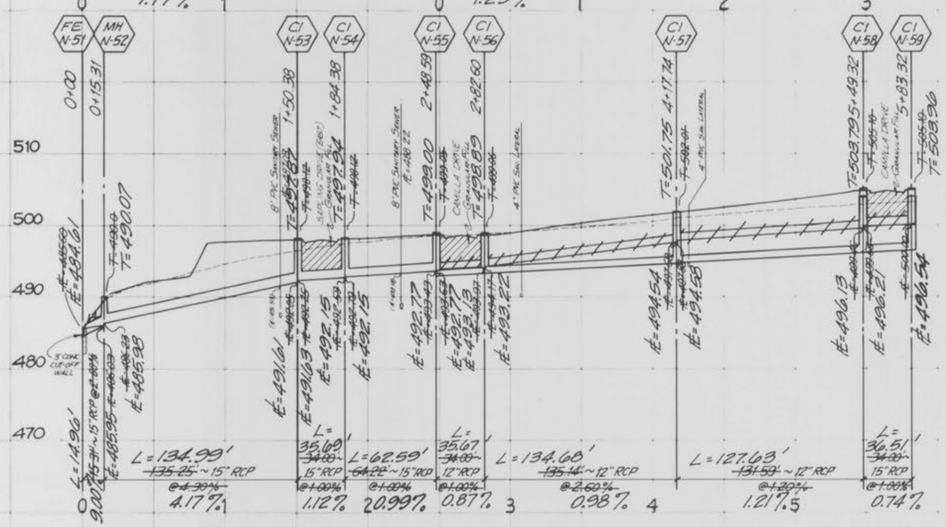
MAY, 1996 — Job No. 95-067

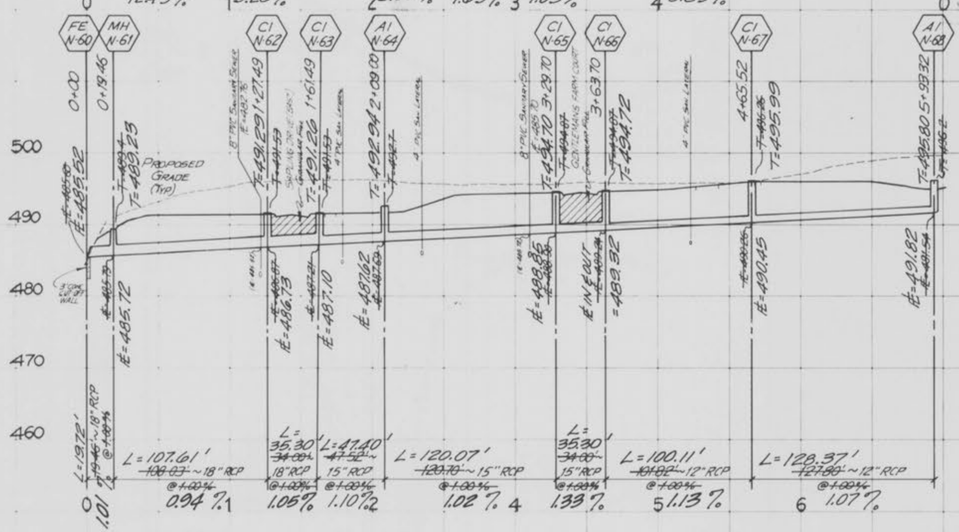
REV. 7-16-96 CITY COMMENTS
REV. 8-20-96 CITY COMMENTS
REV. 11-97 AS-BUILTS 12-2-97











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

FINAL SURVEY

ORIGINAL SURVEY

HIGHWAY FEDERAL 4/0 SHEET
PLATE 3-FULL CROSS SECTION-LINE & DOT
NATIONAL PRINTFAST
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"AS-BUILTS"
HIGHGROVE PLACE NORTH SEWER AS BUILTS