

AS-BUILT PLANS FOR
SANITARY SEWERS, STORM SEWERS, FIRE HYDRANTS AND WATER VALVES FOR
PINEHURST PLAT ONE - 42 LOTS

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST,
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI



KEY MAP



LOCATION MAP
NO SCALE

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF MAY, 1997, BY ORDER OF FIRST LAND COMPANY OF ST. CHARLES COUNTY, INC., EXECUTED AN AS-BUILT SURVEY OF THE EXISTING SANITARY SEWERS, STORM SEWERS, FIRE HYDRANTS AND WATER VALVES WITHIN "PINEHURST" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 PAGE 228 OF THE ST. CHARLES COUNTY RECORDS. THE SANITARY LATERALS THAT ARE SHOWN 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. WATER LINE SHOWN BASED ON PROPOSED SITE PLAN. 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.
DARREL R. OAKLEY
MO REG. L.S. #2265

DEVELOPMENT NOTES

- Area of Tract: 39.80 Acres
- Existing Zoning: R-1 (City of O'Fallon)
- Proposed Use: Single Family Homes
- Number of Lots Proposed: 106 Lots
- The proposed height and lot setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: 6 feet
Minimum Rear Yard: 25 feet
Minimum Lot Area: 10,000 square feet
Maximum Height of Building: 2 1/2 stories or 35 feet
- Current Owner of Property: First Land Company of St. Charles County, Inc. P.O. Box 176 St. Peters, MO. 63376
- Site is served by:
City of O'Fallon Sewer District
Union Electric Company
St. Charles Gas Company
St. Charles County Public Water District No. 2
GTE Telephone Company
Fort Zumwalt School District
O'Fallon Fire Protection District
- No Flood Plain exists on this site per F.I.R.M. #2918300237 E dated August 2, 1996.

SHEET INDEX

- 1 OF 9 - COVER SHEET
- 2 OF 9 - FLAT PLAN
- 3 OF 9 - OFFSITE SANITARY PROFILE
- 4 OF 9 - SANITARY PROFILE
- 5 OF 9 - STORM PROFILE
- 6 OF 9 - STORM PROFILE
- 7 OF 9 - STORM PROFILE
- 8 OF 9 - STORM PROFILE
- 9 OF 9 - STORM PROFILE

REVISED MAY, 1998 TO ADD
STORM SEWER STRUCTURES
100, #101 & #102

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents indicated to be authorized 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.

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REVISIONS	DATE	DESCRIPTION
5/14/98	ADDED	100-102 STORM STRUCTURES

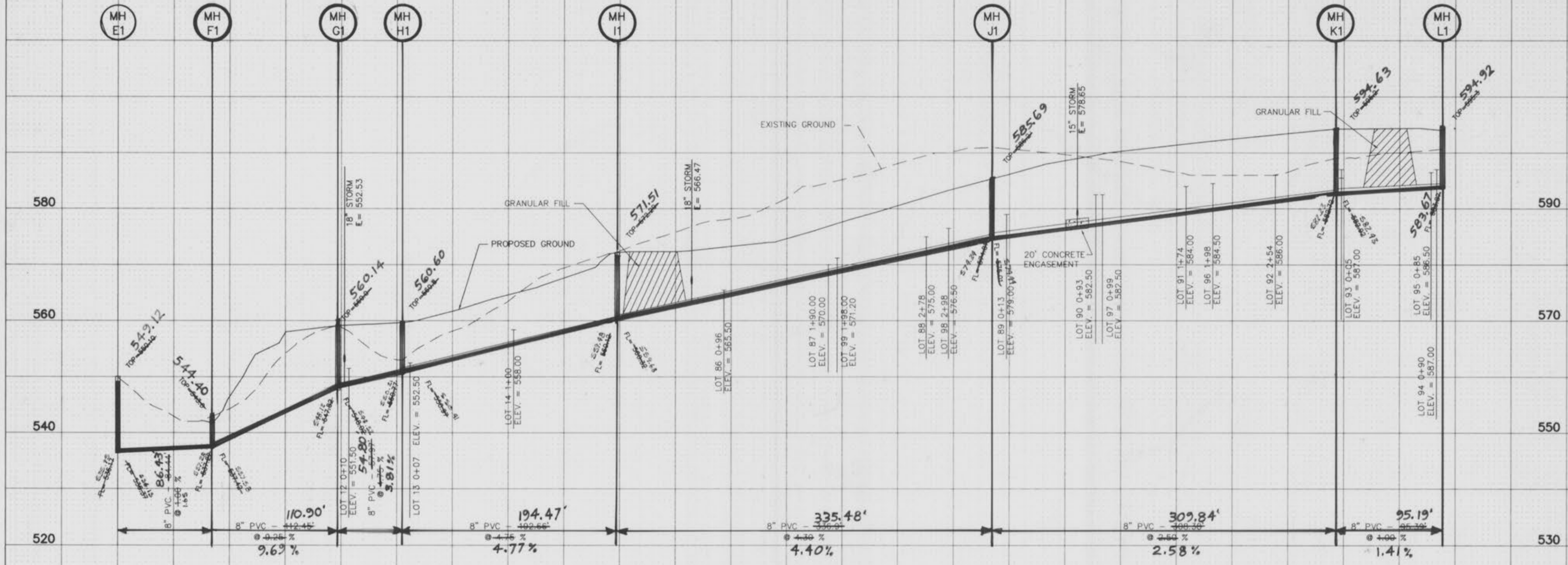
BAX
ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

MARCH, 1998
DATE
96-8115
PROJECT NUMBER
1 OF 9
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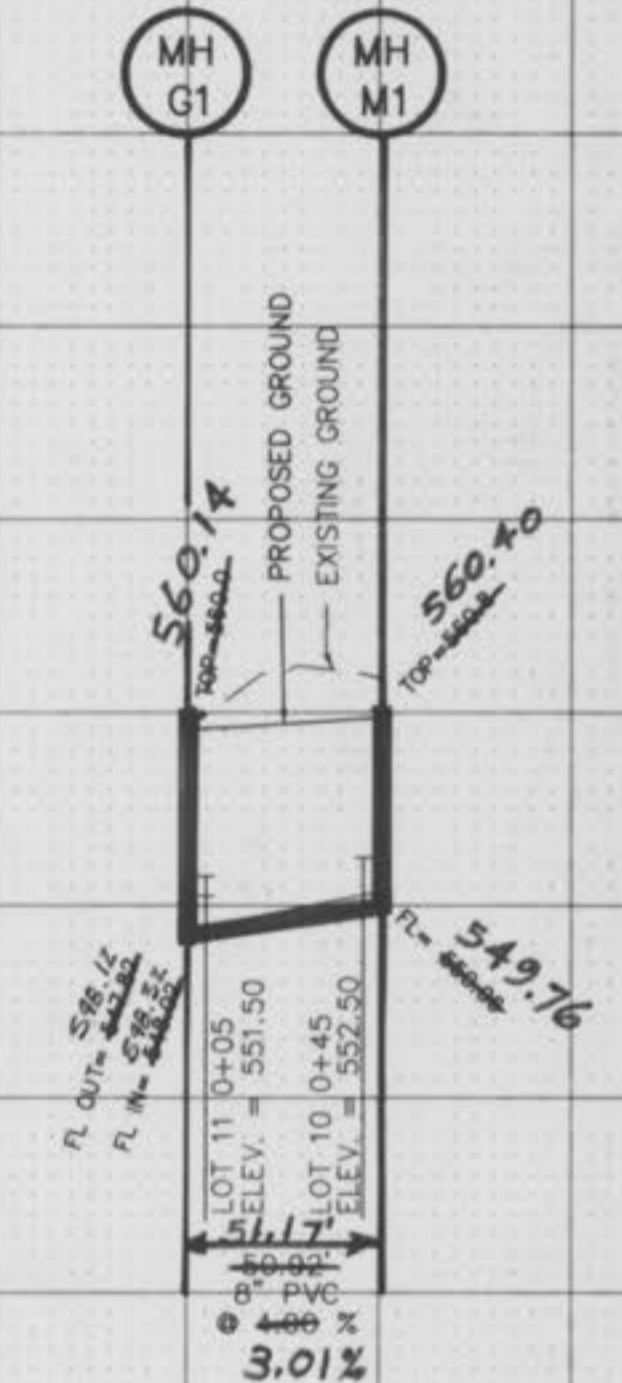
PREPARED FOR:
FIRST LAND COMPANY OF ST. CHARLES COUNTY, INC.
P.O. BOX 176
ST. PETERS, MO 63376
314-928-4988

Pinehurst Plat 1
As-Built

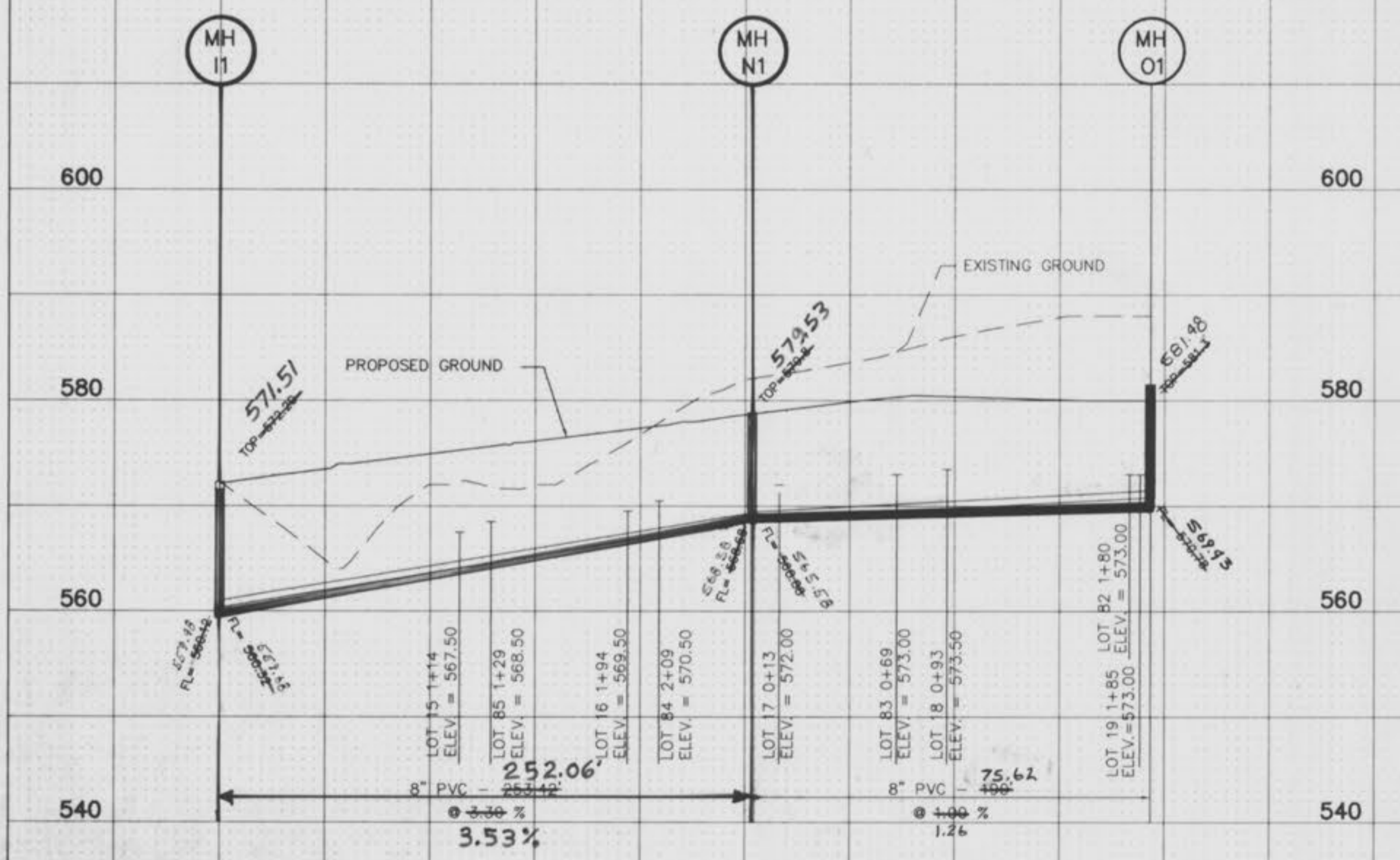
PLAT ONE



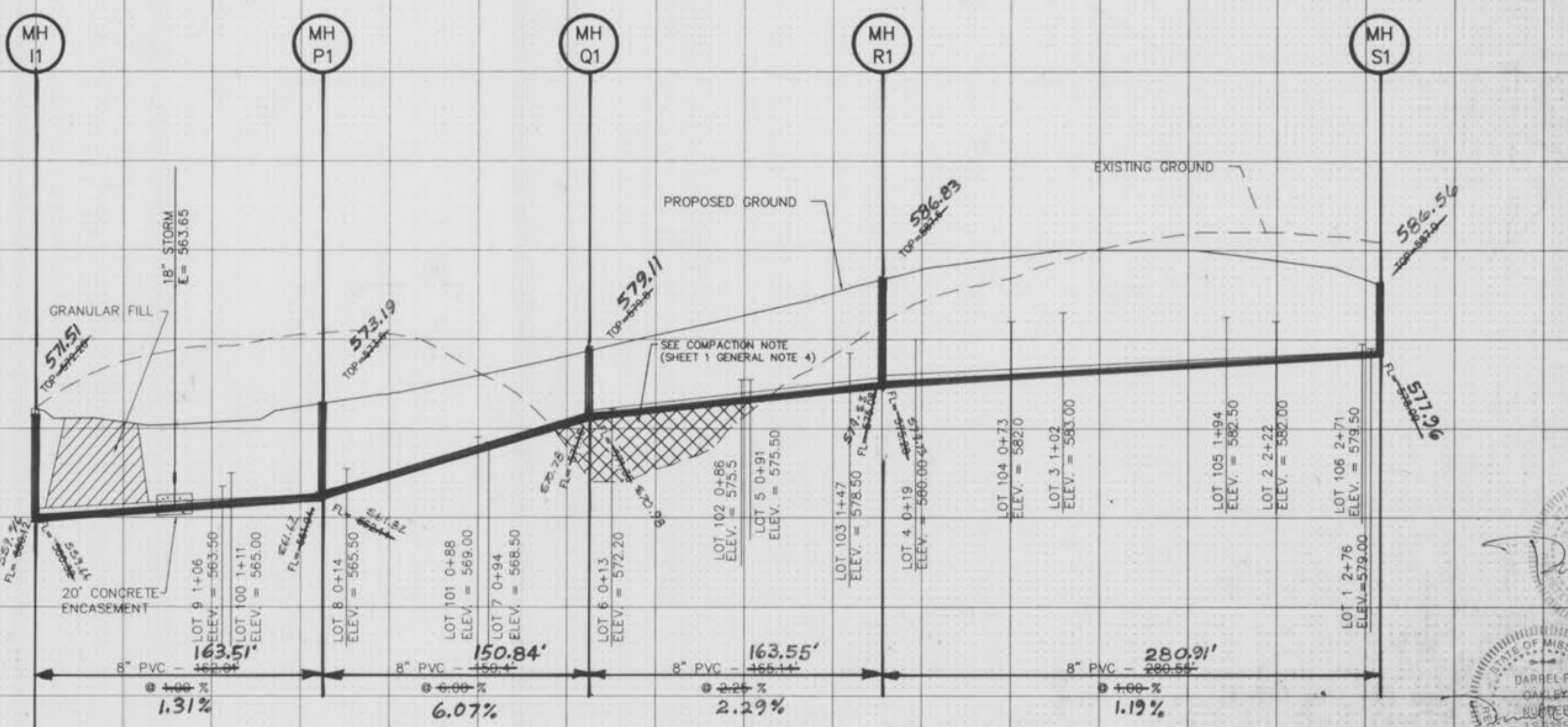
PLAT ONE



PLAT ONE



PLAT ONE



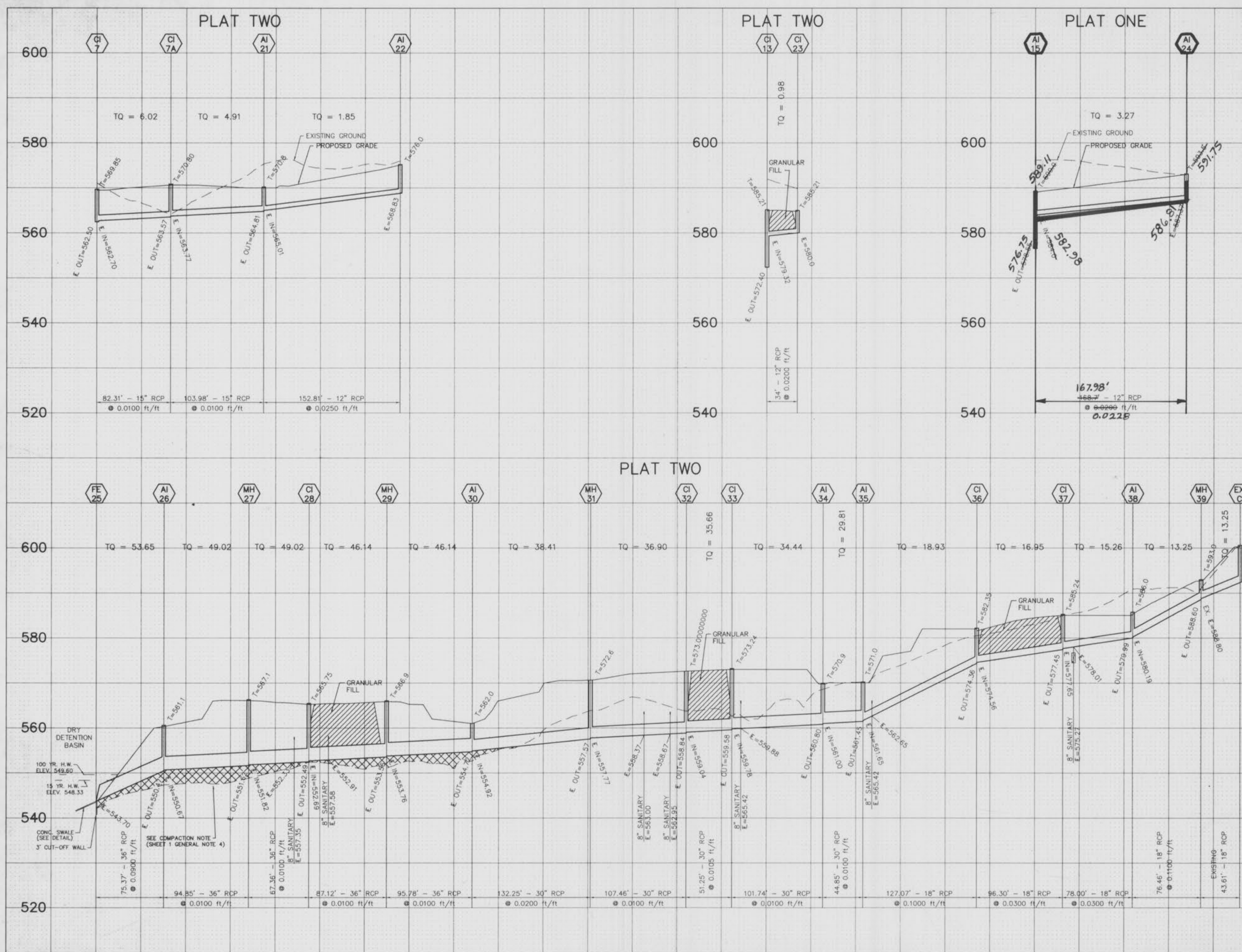
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 1" = 50' HORIZONTAL



AS-BUILTS ADDED MAY, 1997

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Pinehurst Plat 1/4
 As-Built



NOTE:
 The use of high density polyethylene corrugated pipe will be permitted as an acceptable alternative to reinforced concrete pipe. Pipe shall meet A.S.T.M. D-2321 and AASHTO M-294-921. Concrete flared end sections and inlet structures shall be required. Pipe must have smooth interior wall and is not to be used inside the public right-of-way.
 All concrete pipe shall be installed with O-Ring rubber type gaskets per M.S.D. Standard Construction Specifications.

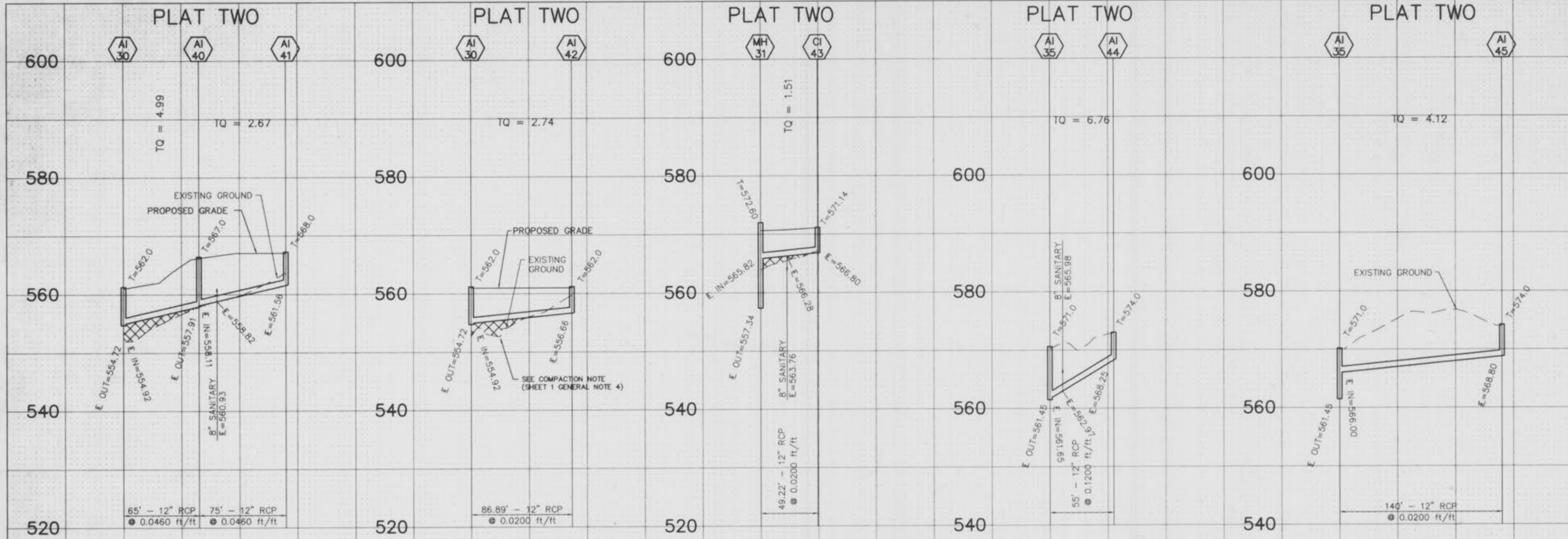
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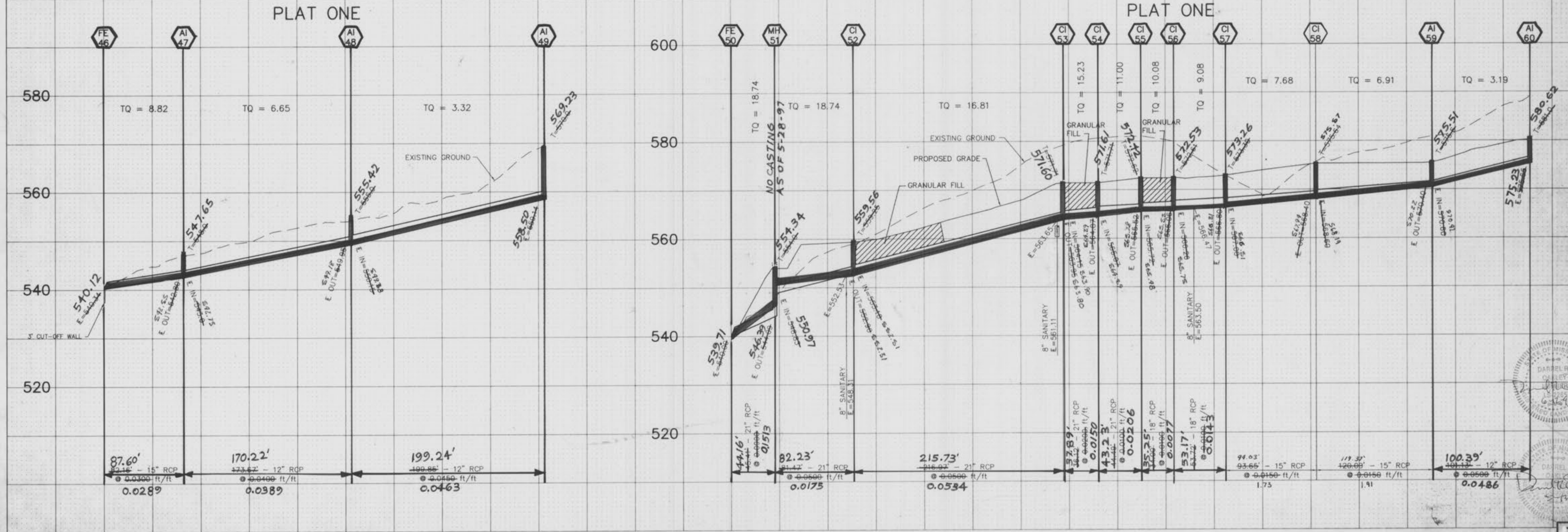
AS-BUILTS ADDED MAY, 1997 **6**

Pinehurst Plat 1 4/9
 As-Builts



NOTE:
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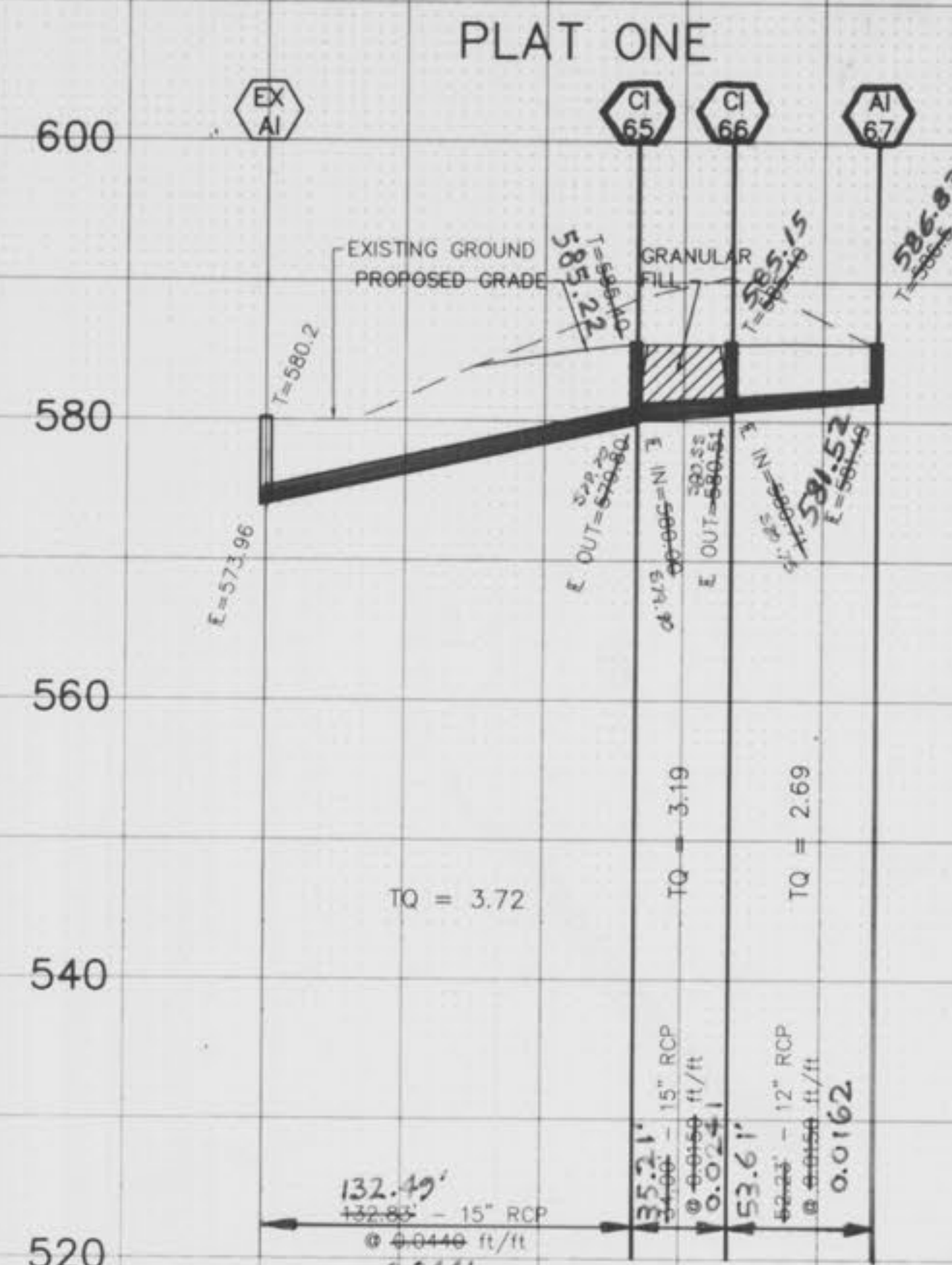
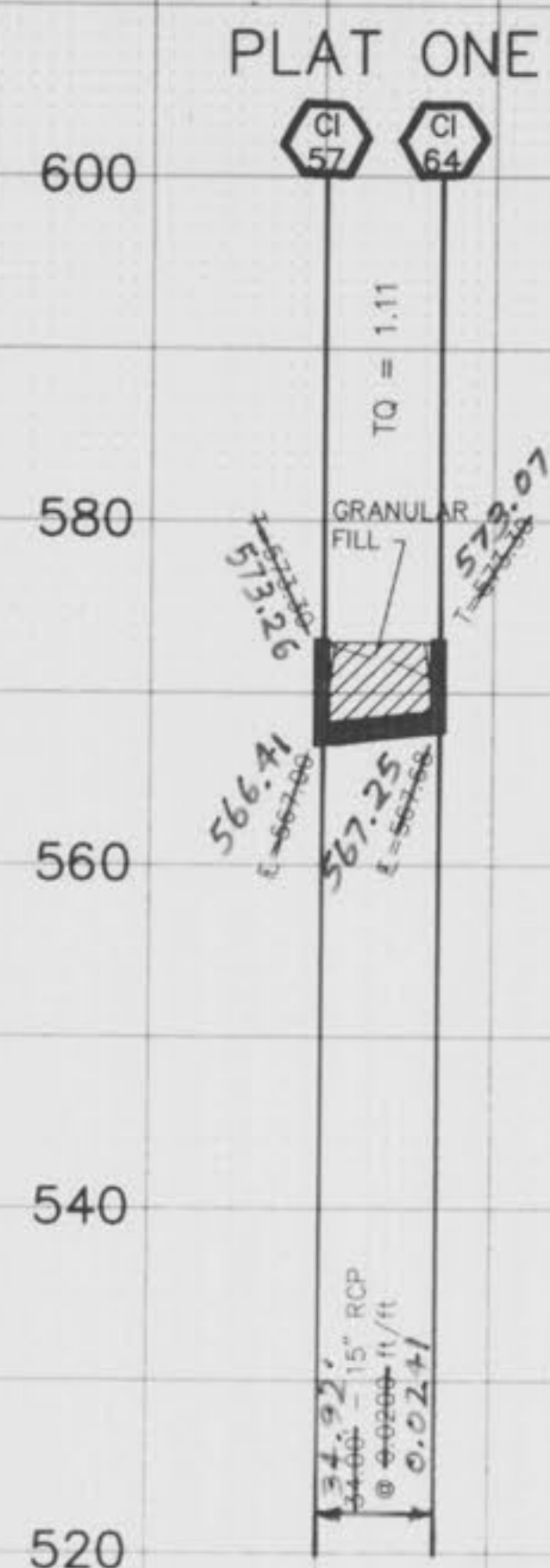
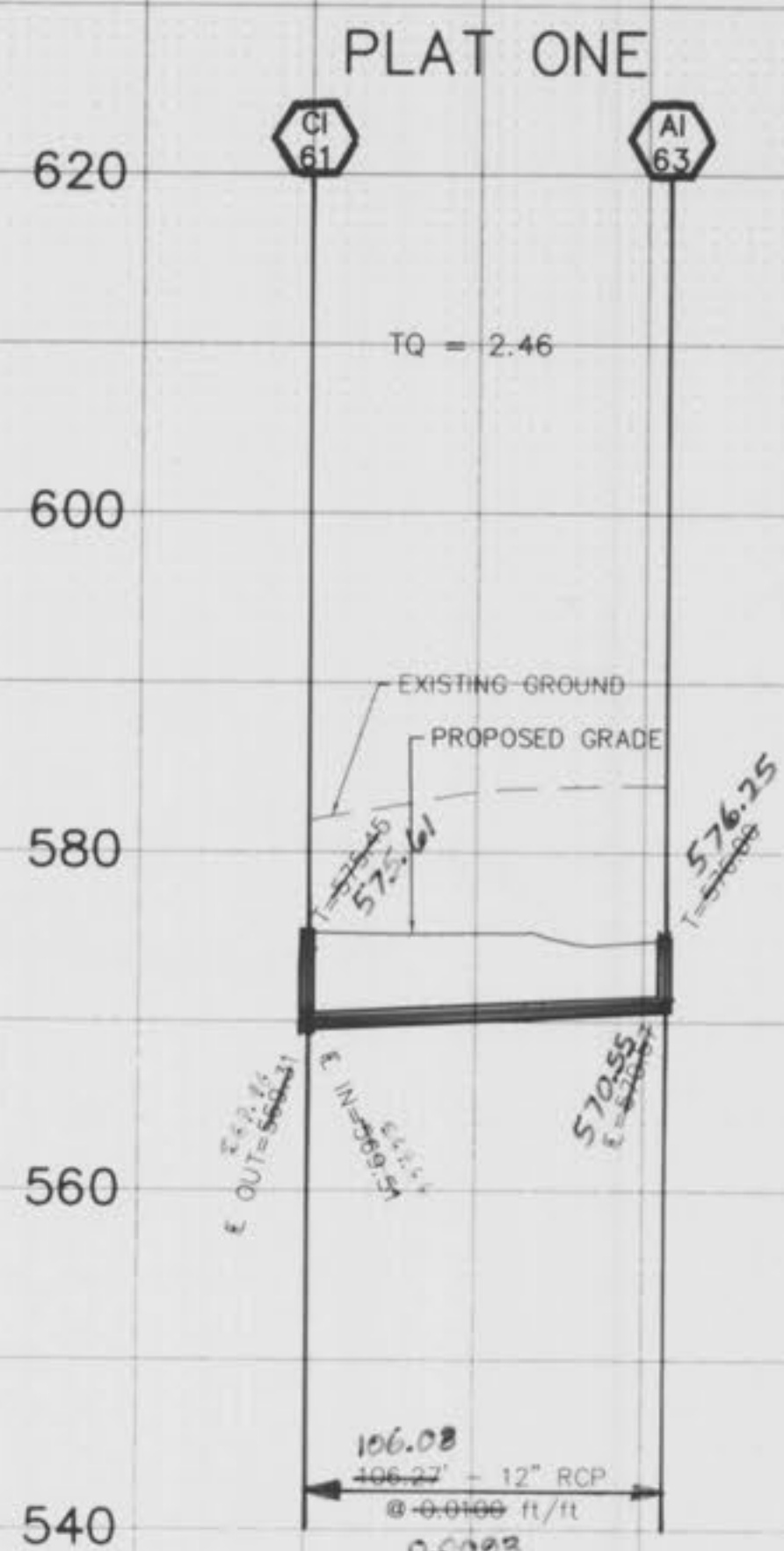
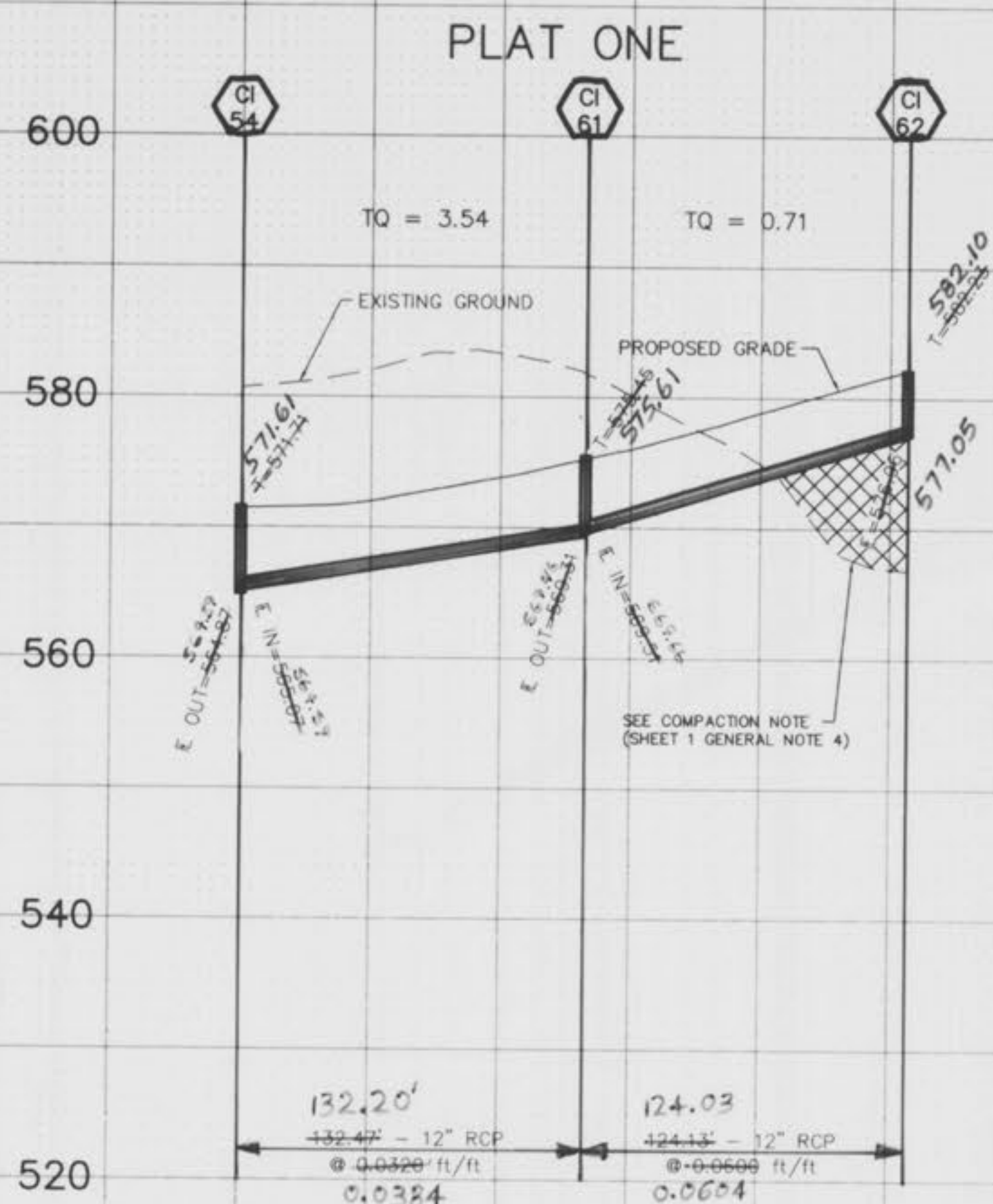
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 1" = 10' VERTICAL



AS-BUILTS ADDED MAY, 1997

Pinehurst Plat 1 7/9
 As-Builts

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NOTE: TOP OF EXISTING AREA INLET TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NOTE:

The use of high density polyethylene corrugated pipe will be permitted as an acceptable alternative to reinforced concrete pipe. Pipe shall meet A.S.T.M. O-2321 and AASHTO M-294-92. Concrete flared end sections and inlet structures shall be required. Pipe must have smooth interior wall and is not to be used inside the public right-of-way.

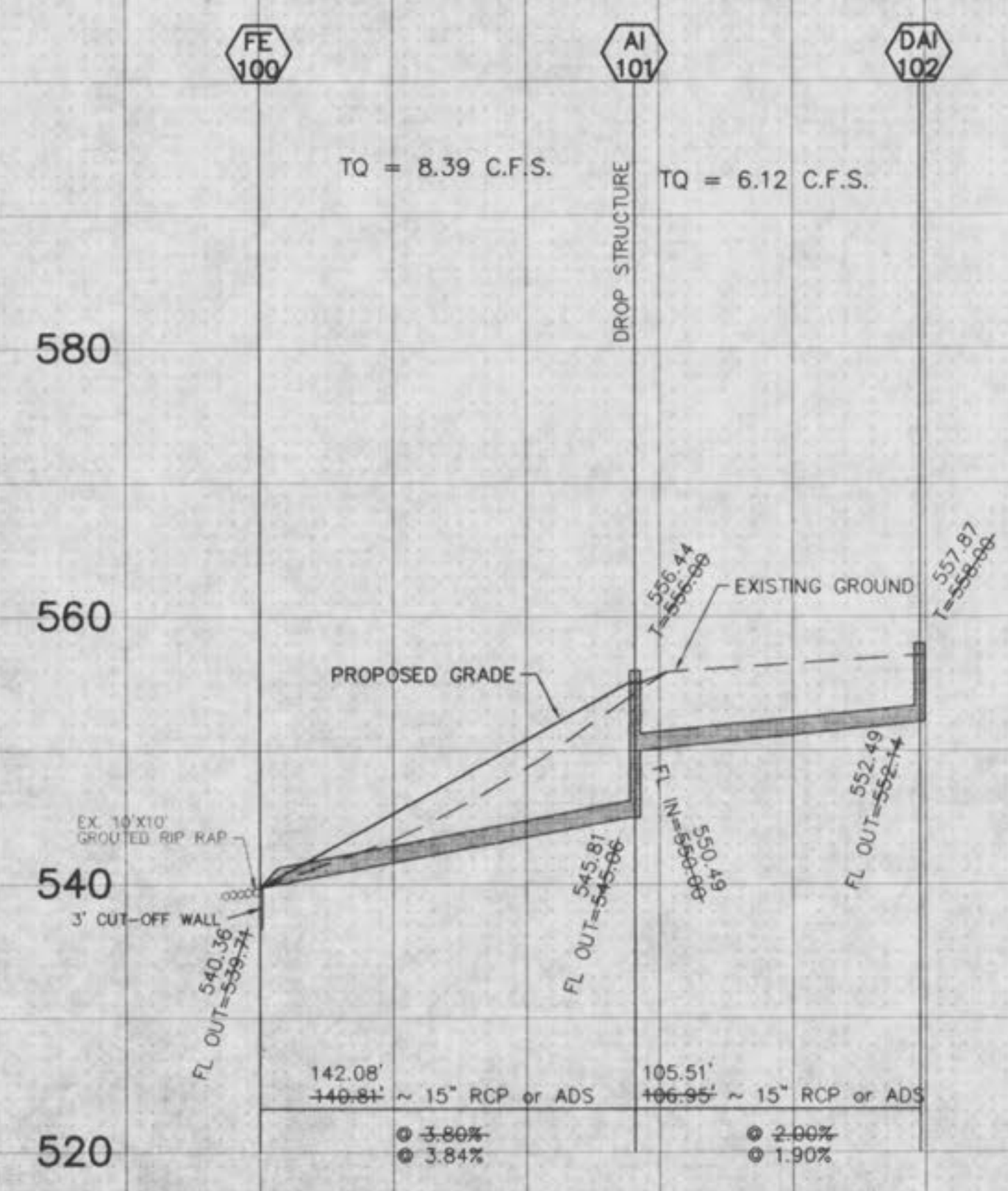
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SCALE: 1" = 50' HORIZONTAL
1" = 10' VERTICAL



AS-BUILTS ADDED MAY, 1997

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SCALE : 1" = 50' HORIZONTAL
 1" = 10' VERTICAL

