

AS-BUILT PLANS FOR
SANITARY SEWERS, STORM SEWERS, FIRE HYDRANTS AND WATER VALVES FOR
PINEHURST PLAT TWO - 64 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 _____ PAGE _____ 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: 5 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 7 - COVER SHEET
- 2 OF 7 - FLAT PLAN
- 3 OF 7 - SEWER PROFILE
- 4 OF 7 - SEWER PROFILE
- 5 OF 7 - SEWER PROFILE
- 6 OF 7 - SEWER PROFILE
- 7 OF 7 - SEWER PROFILE

PREPARED FOR:

FIRST LAND COMPANY OF ST. CHARLES COUNTY, INC.
P.O. BOX 176
ST. PETERS, MO 63376
314-928-4988

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be communicated 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

NO.	DATE	DESCRIPTION



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

MARCH, 1998
DATE
96-8115
PROJECT NUMBER
1 OF 7
SHEET OF
8115ASCV.DWG
FILE NAME
ZUF DRO
DRAWN CHECKED

*As-built
Pinehurst Plat 2*



PROPERTY N/F
 GLEN EAGLE ASSOCIATES, L.L.C.
 PLAT BOOK 1677 PAGE 1120
 ZONED R-1B ST. CHARLES COUNTY

FORT ZUMWALT MEADOWS
 PLAT BOOK 6 PAGE 28
 ZONED R-1B ST. CHARLES COUNTY

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY
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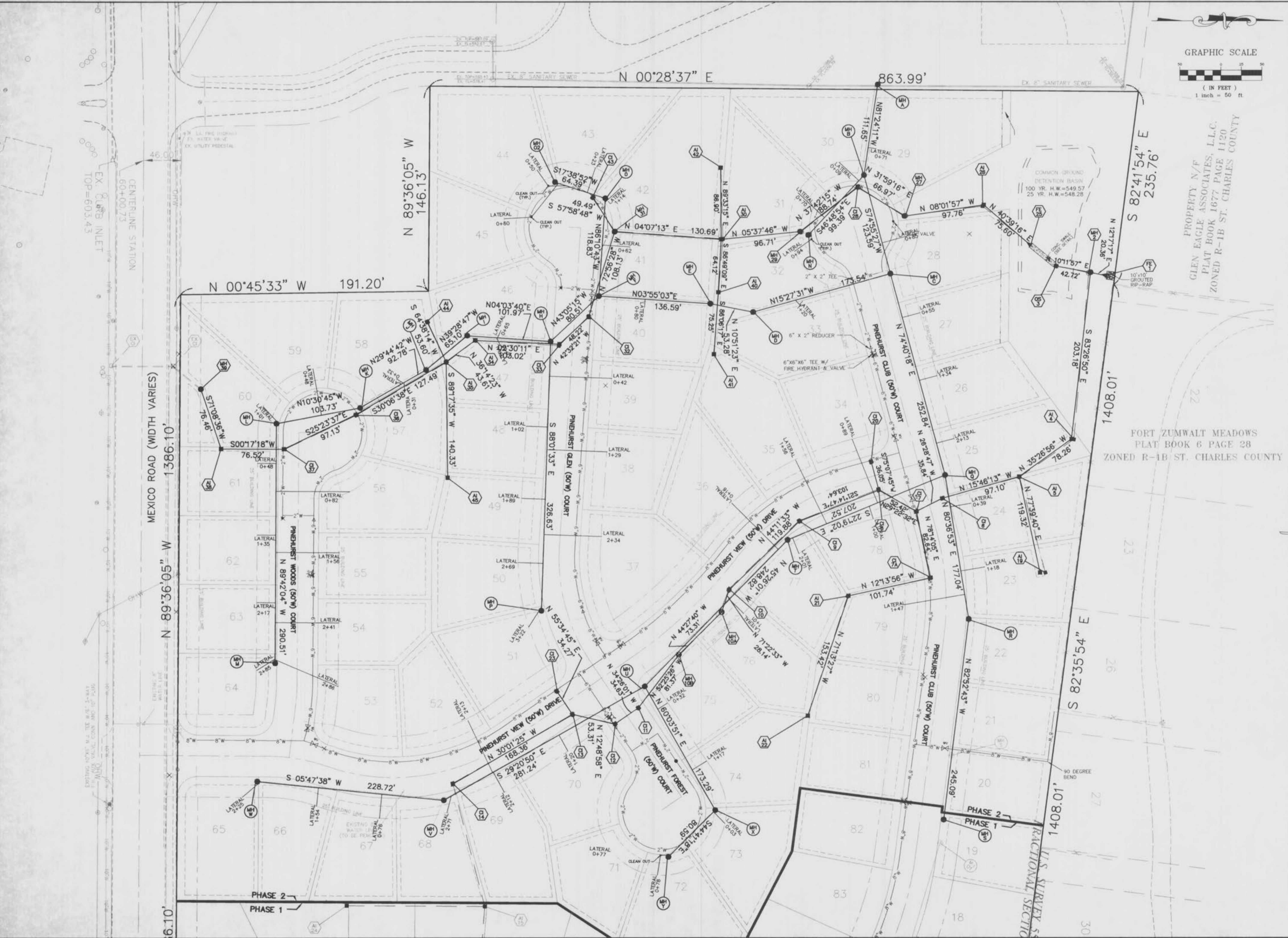
REVISIONS

NO.	DATE	DESCRIPTION

ENGINEERING
 PLANNING
 SURVEYING

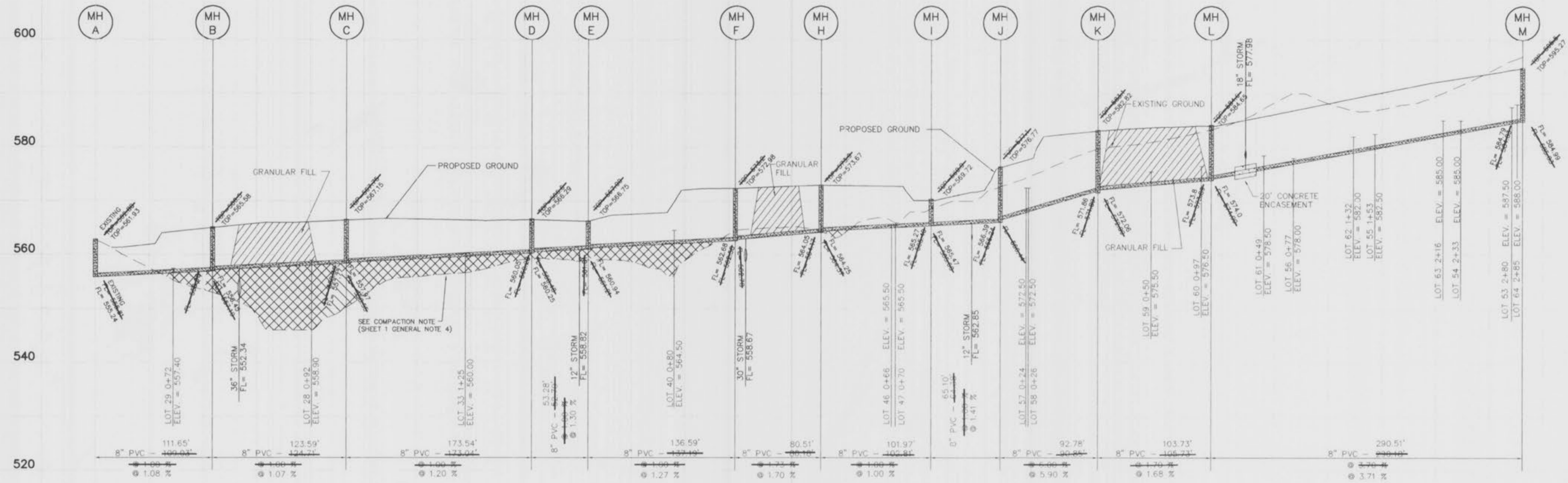
1052 South Cloverleaf Drive
 St. Peters, MO. 63376-6445
 314-928-5552
 FAX 928-1718

MARCH, 1998
 DATE
 96-8115
 PROJECT NUMBER
 2 OF 7
 SHEET OF
 8115ASB2.DWG
 FILE NAME
 SAP
 DRAWN CHECKED

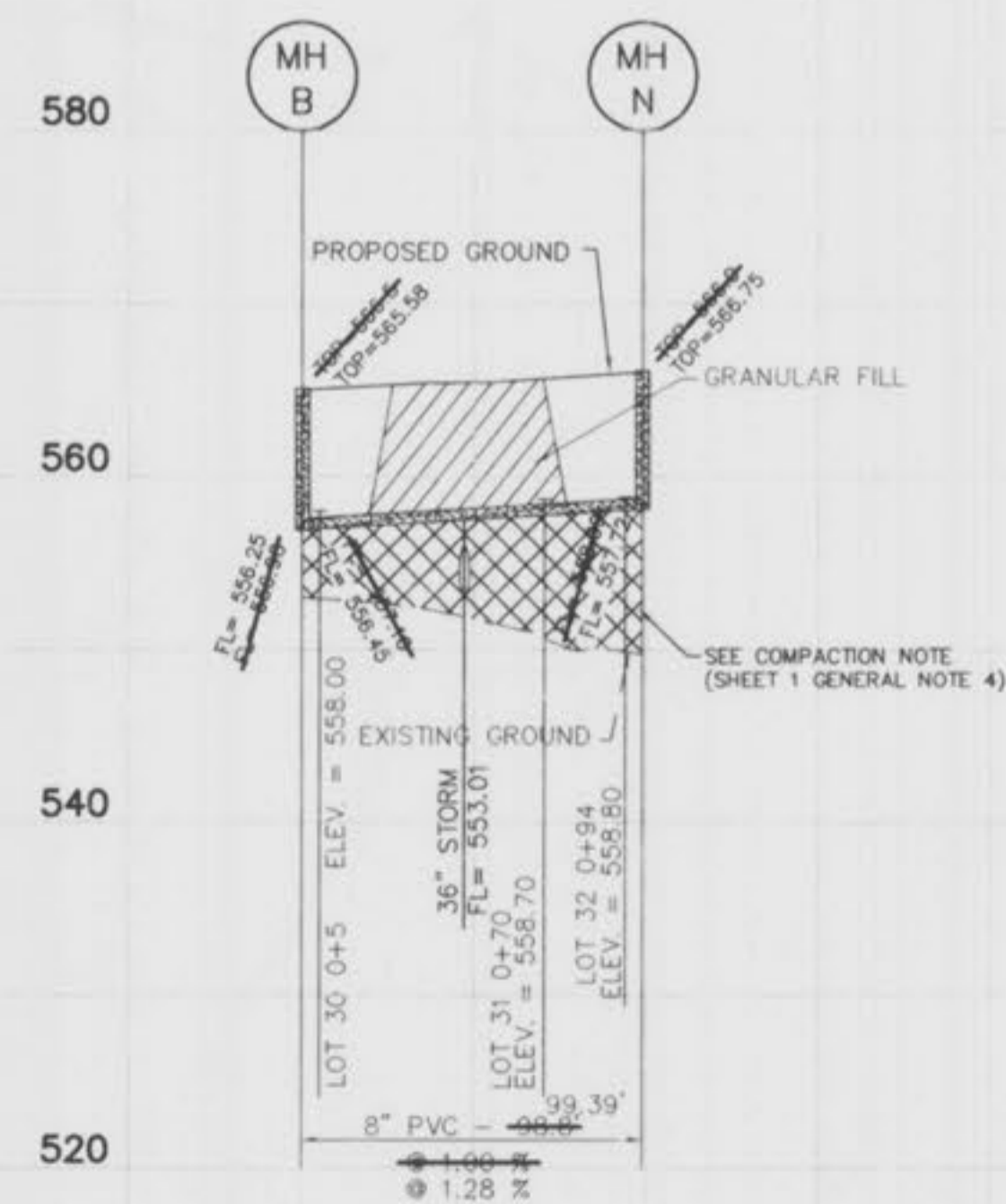


Pinhurst Plat 2
 As-Built

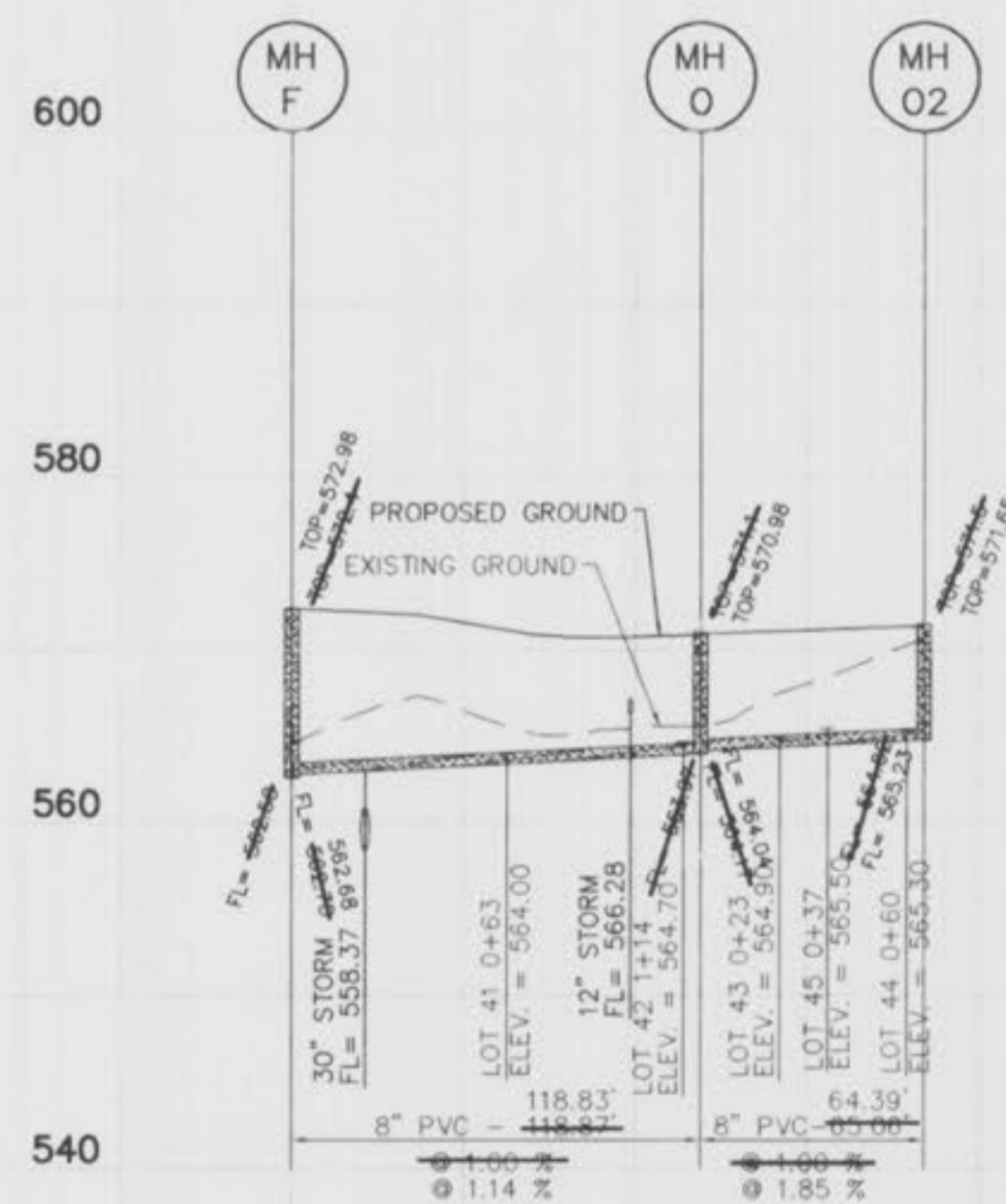
PLAT TWO



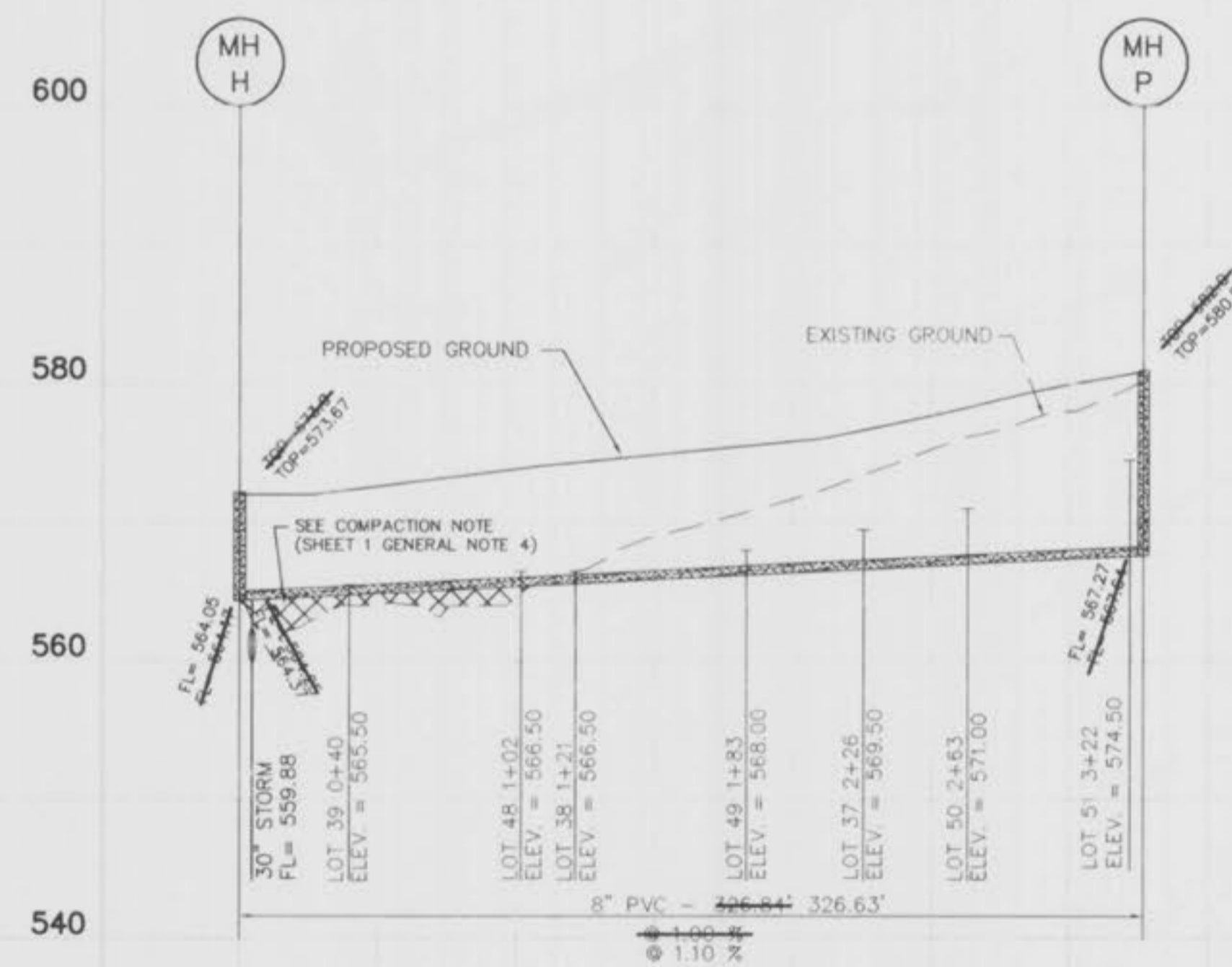
PLAT TWO



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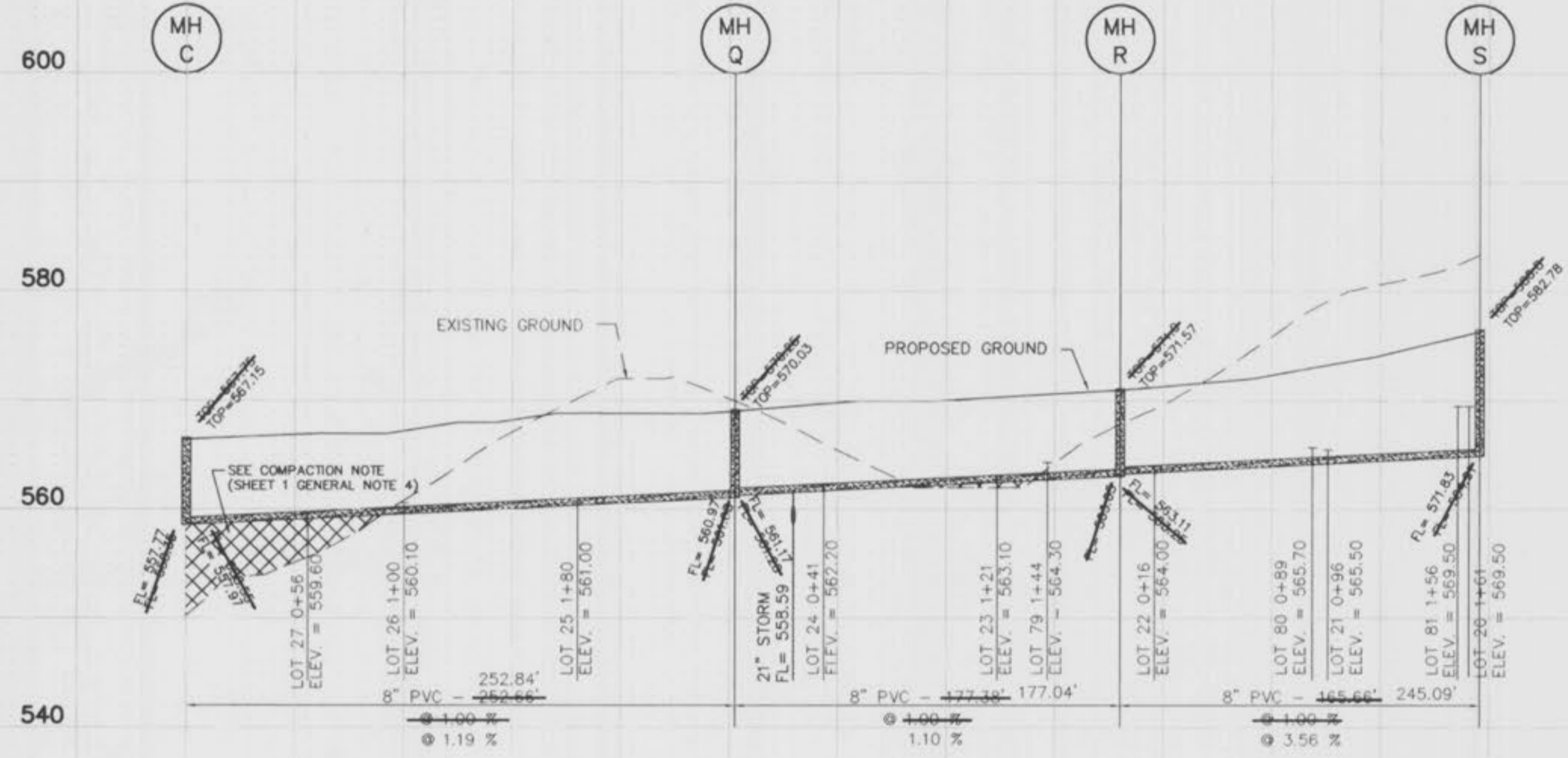
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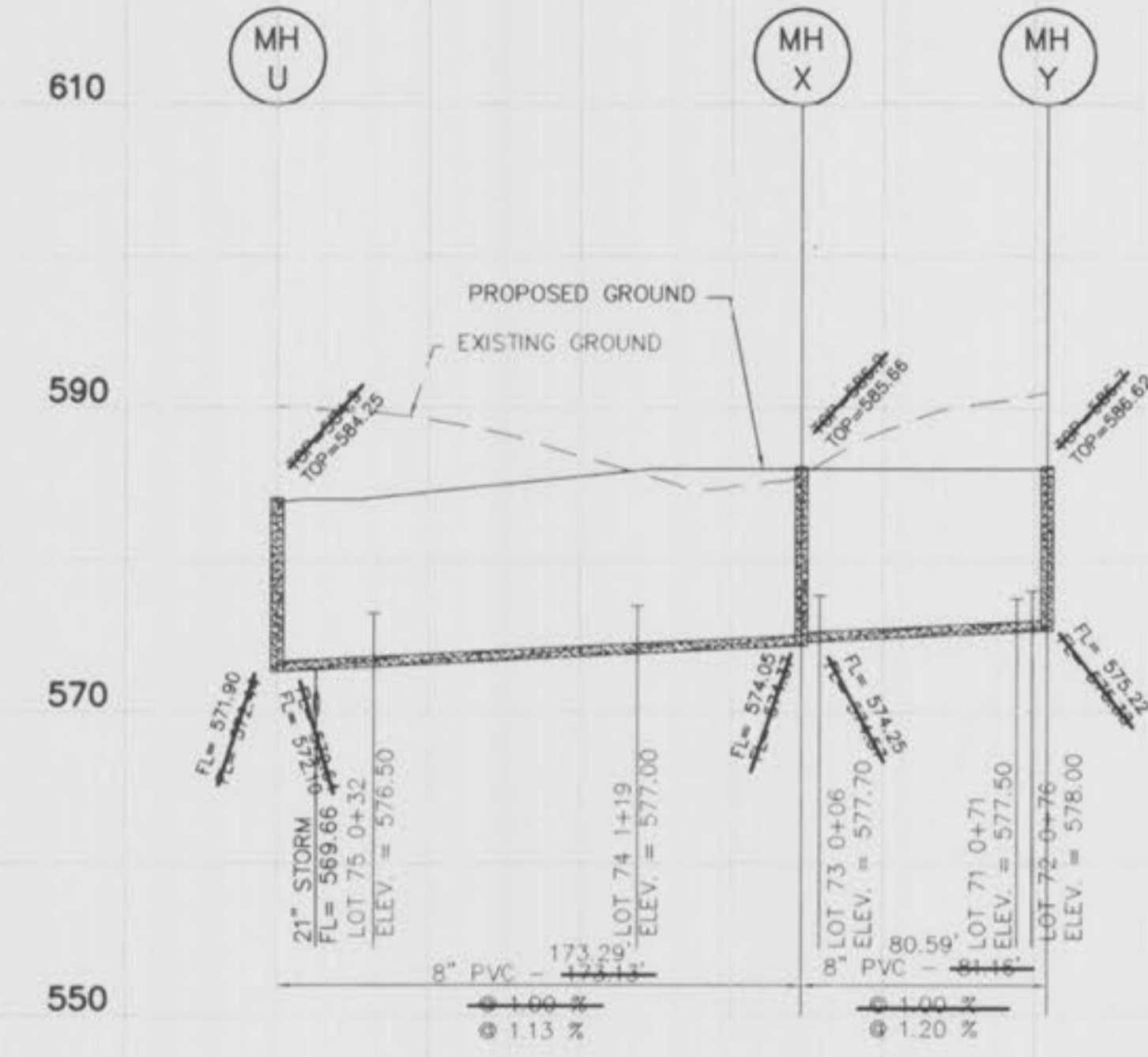
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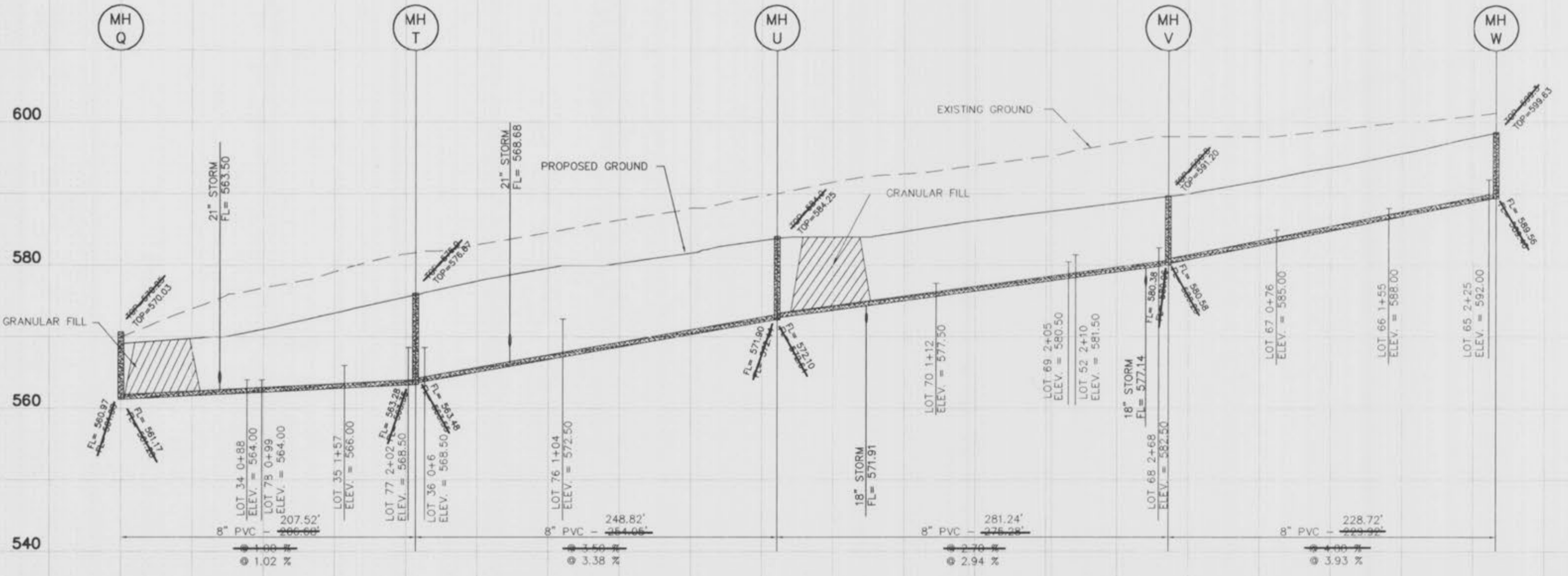
PLAT TWO



PLAT TWO



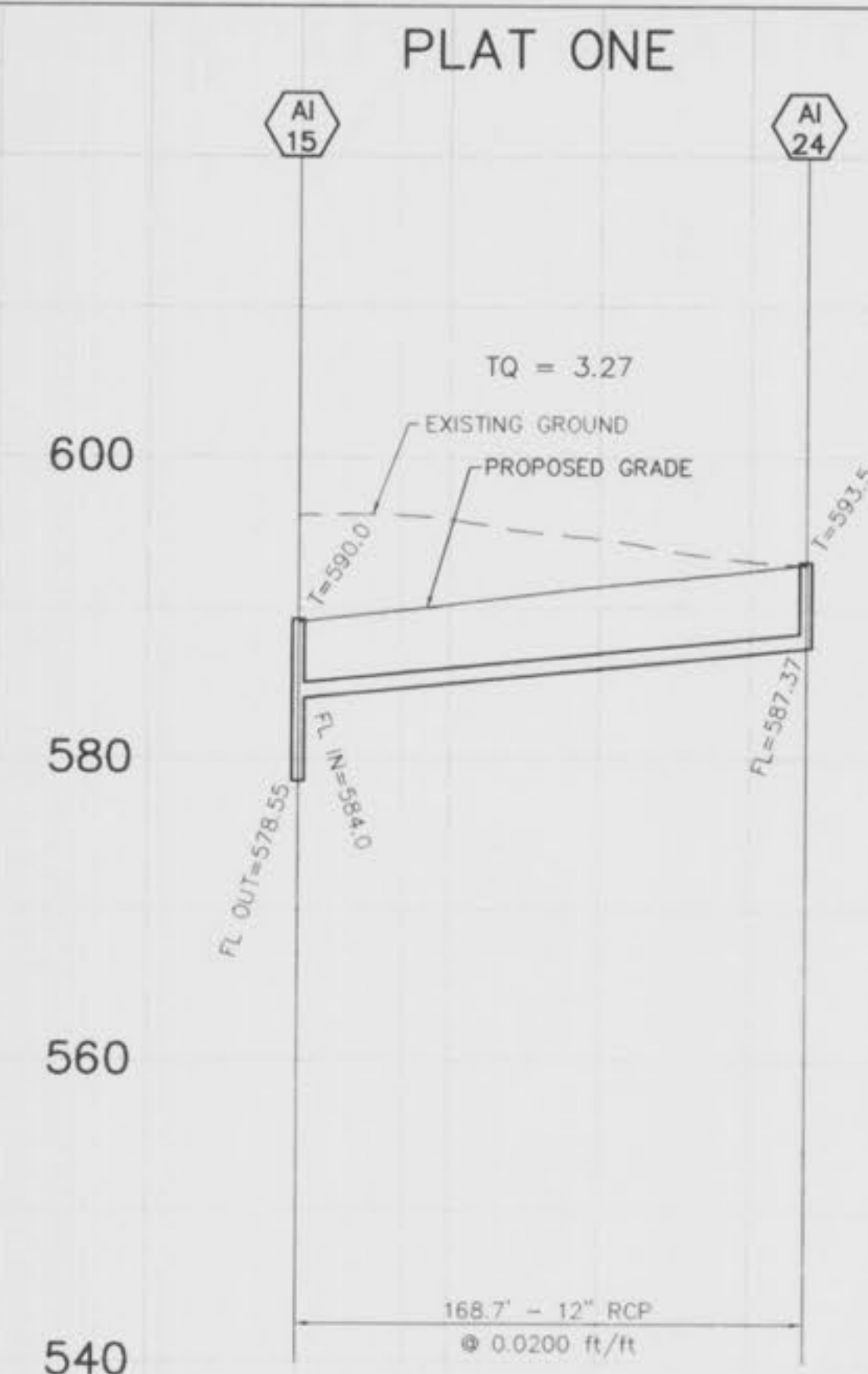
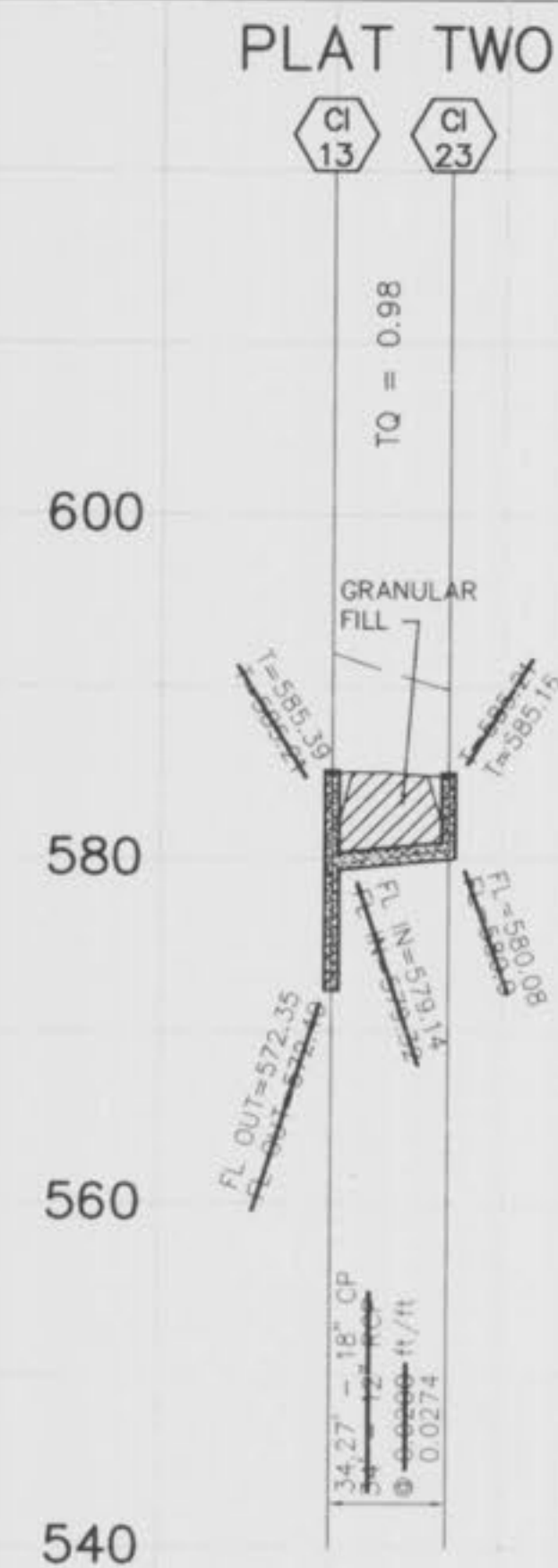
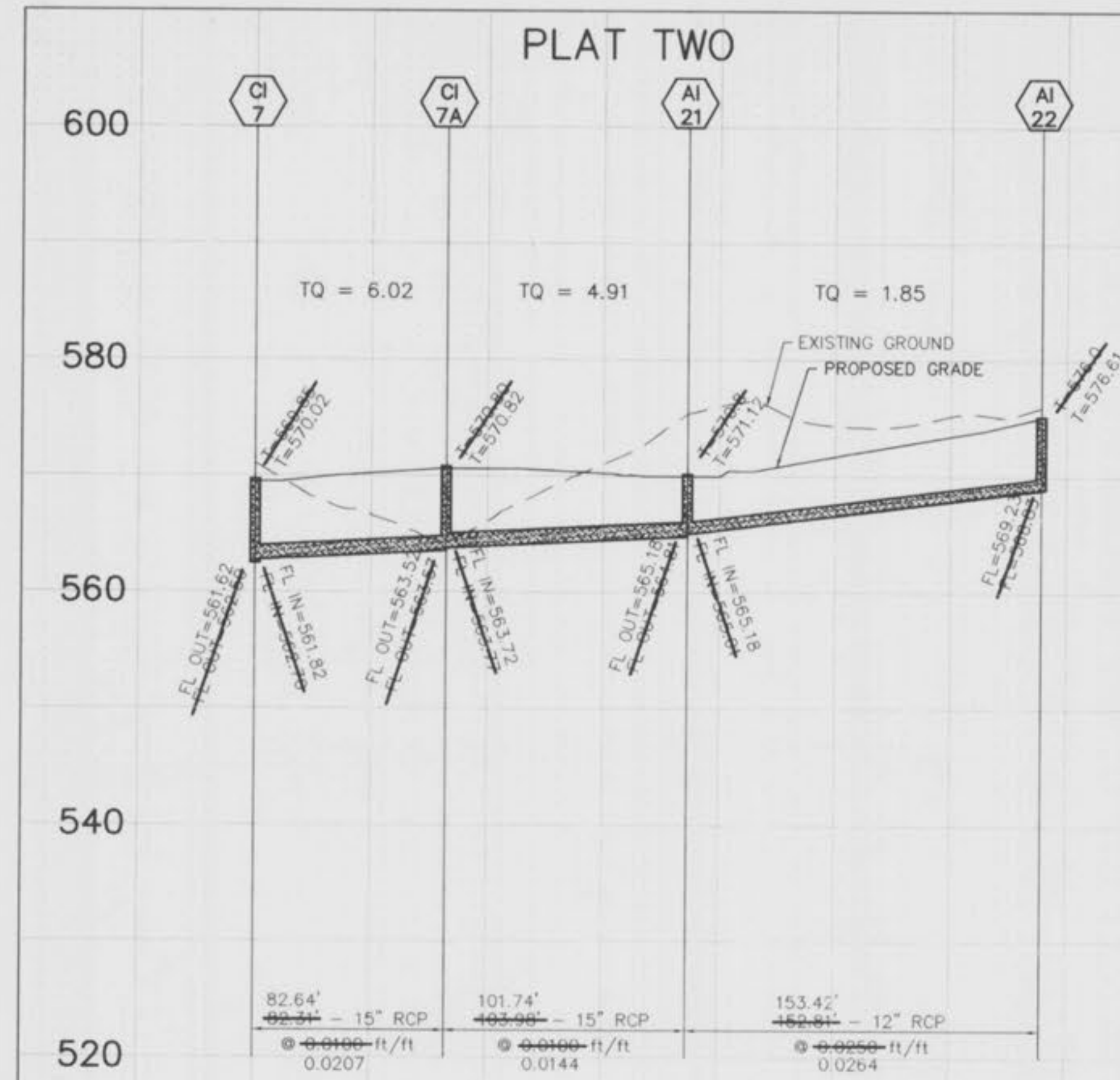
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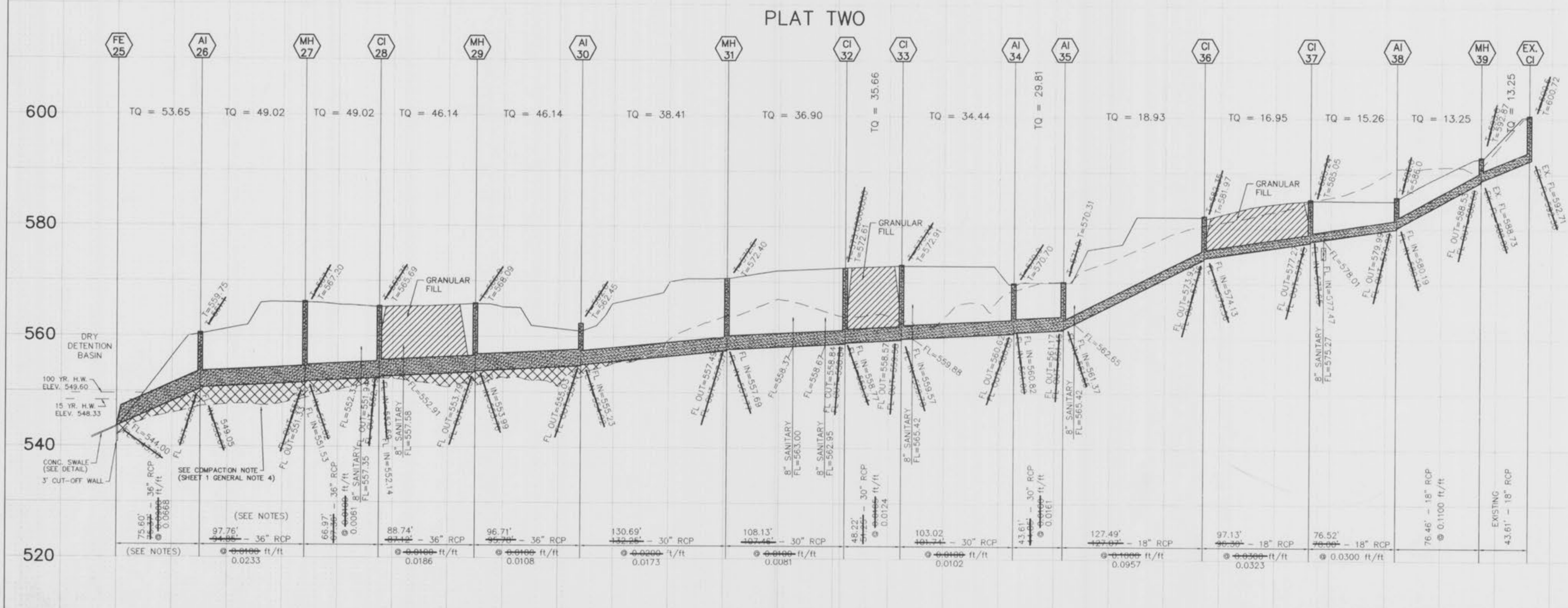
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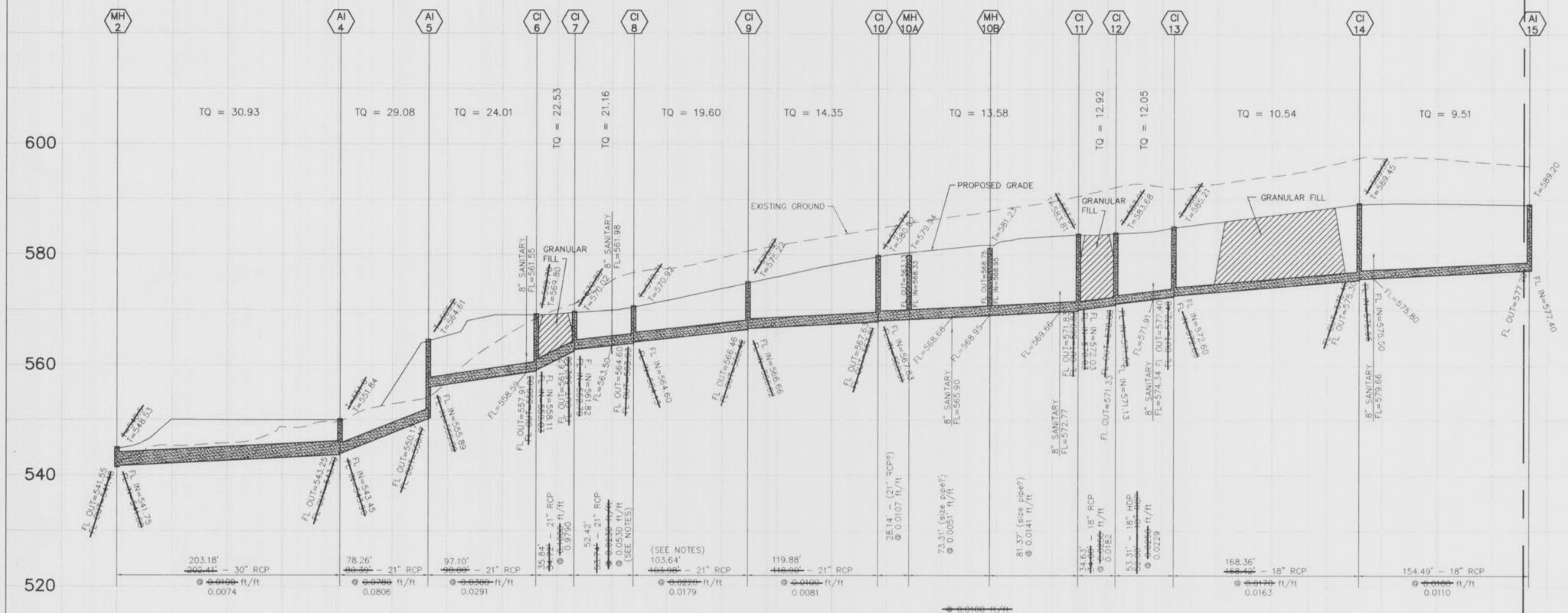
NOTE:
 The use of high density polyethylene corrugated pipe will be permitted as an acceptable alternative to reinforced concrete pipe. Pipe shall meet A.S.T.M. 0-2321 and AASHTO M-294-92. Concrete flared end sections and inlet structures shall be required. Pipe must have smooth interior wall and is not to be used inside the public right-of-way.
 All concrete pipe shall be installed with O-Ring rubber type gaskets per M.S.D. Standard Construction Specifications.



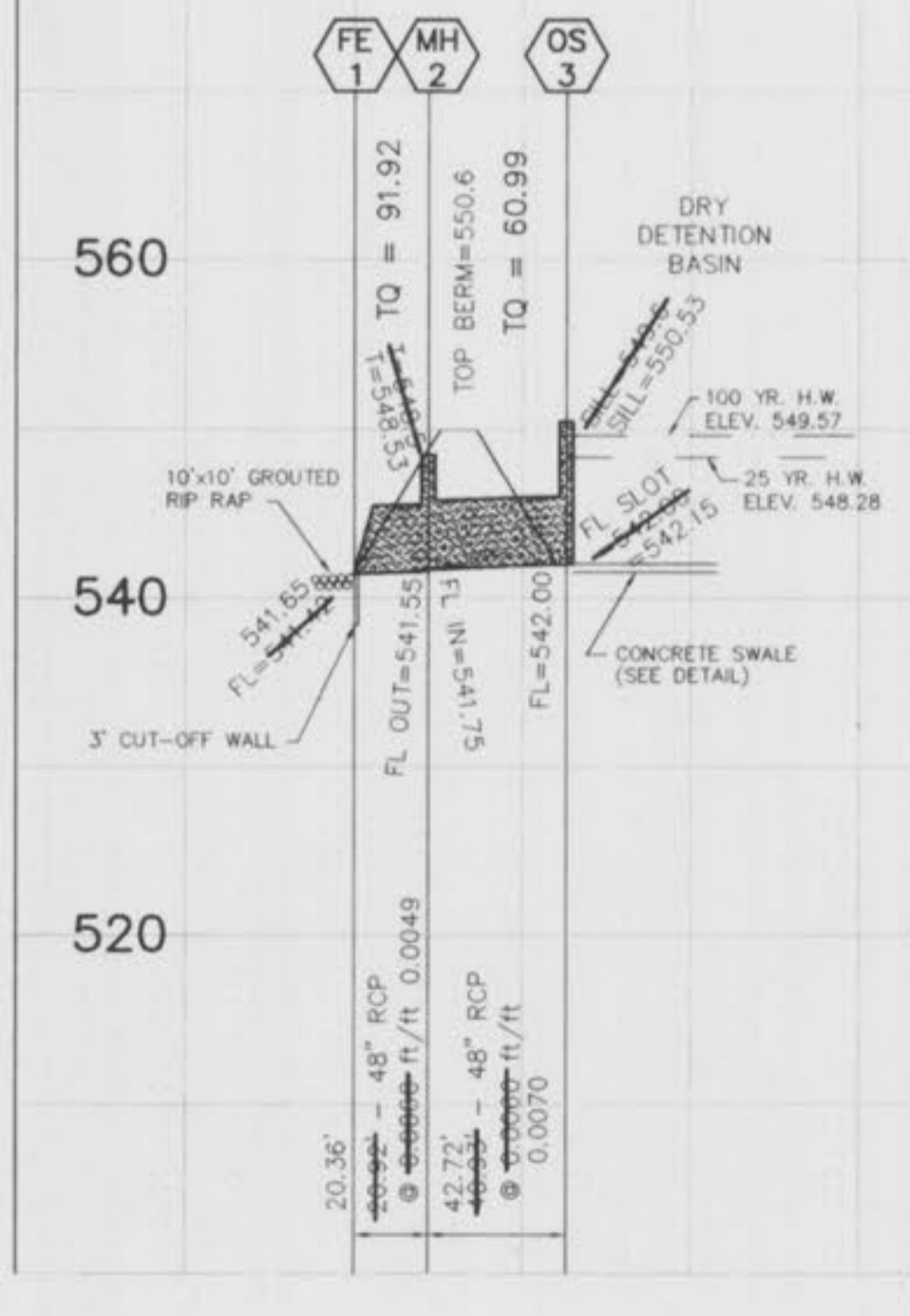
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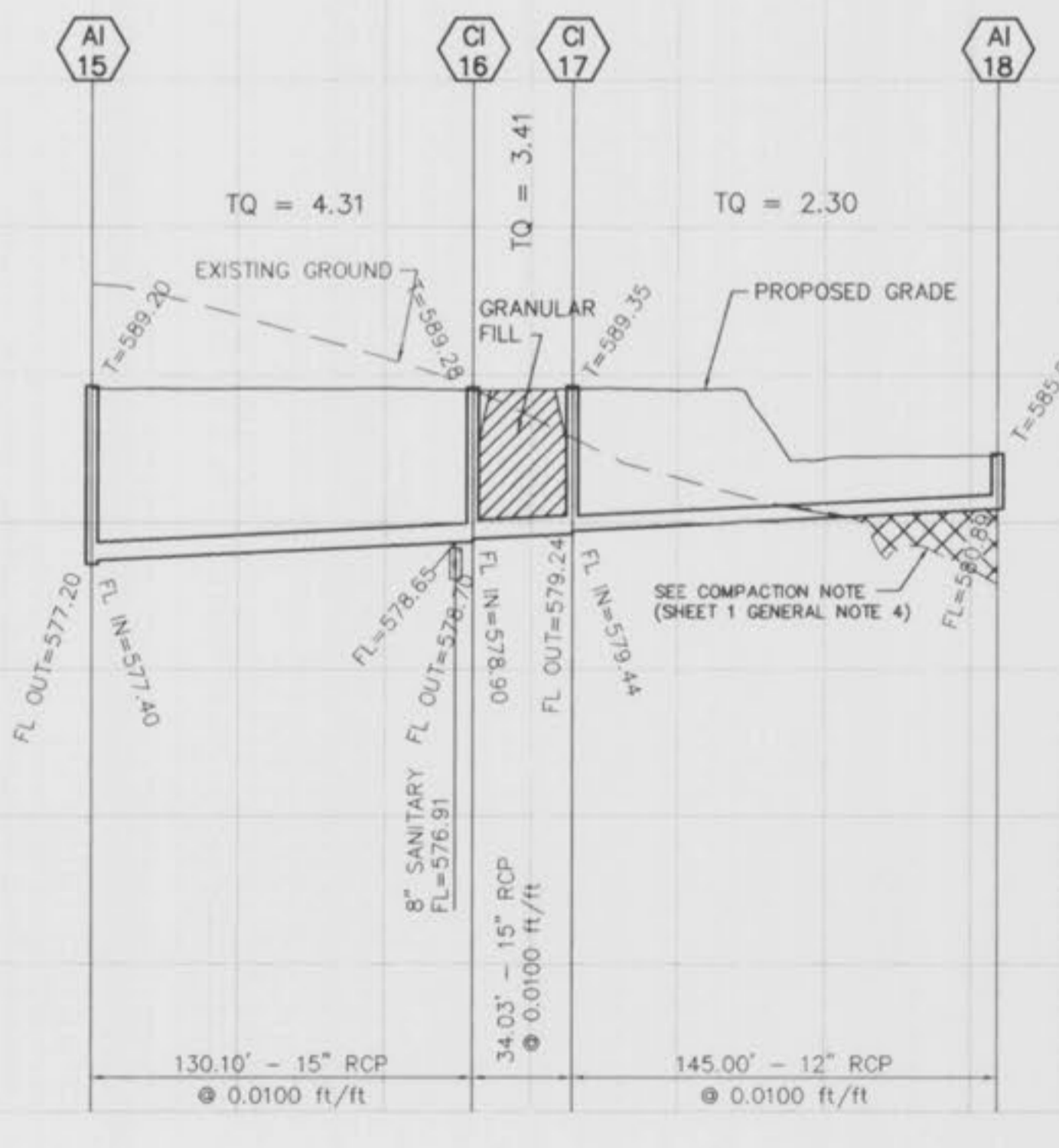
PLAT TWO PLAT ONE



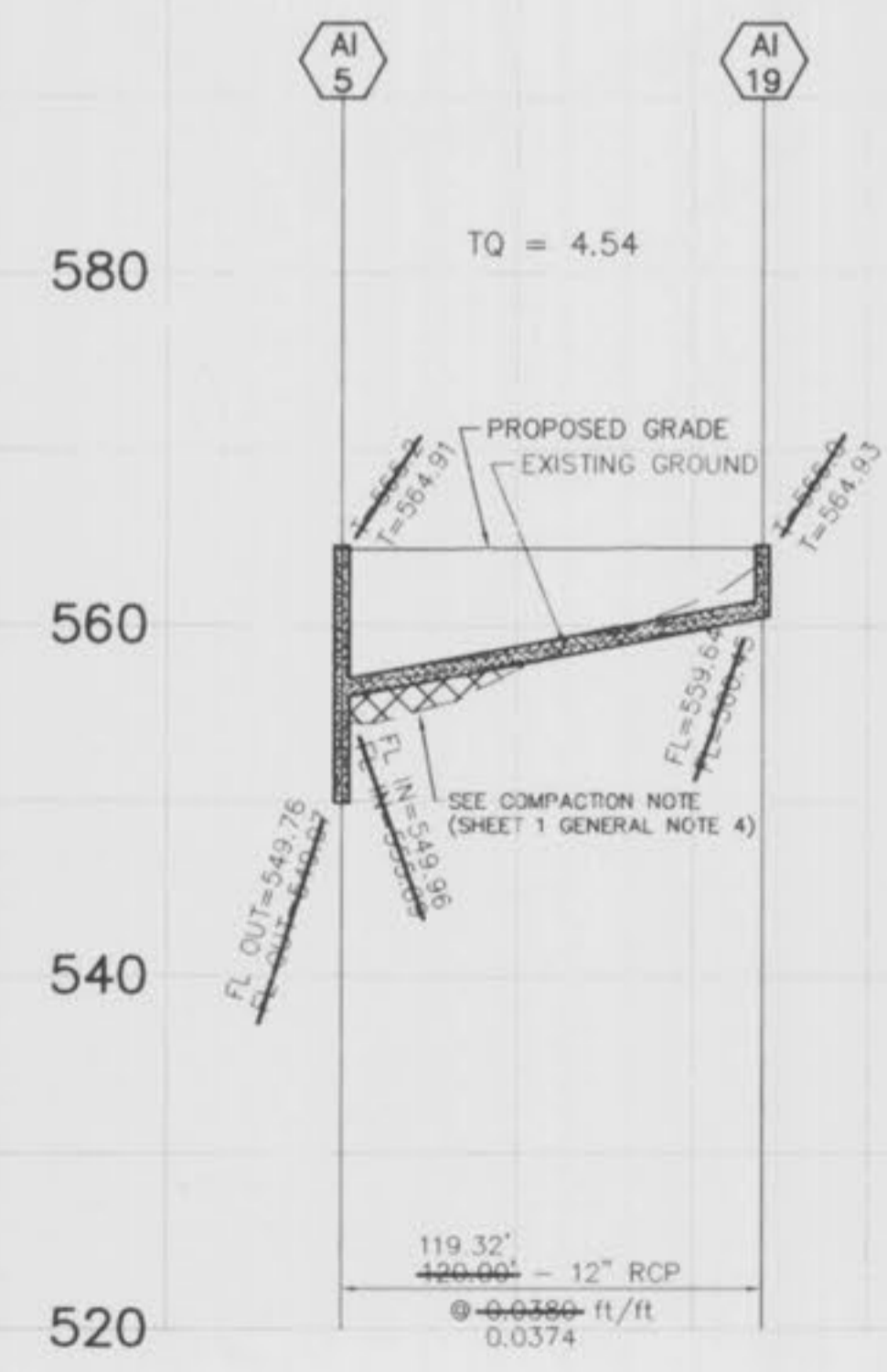
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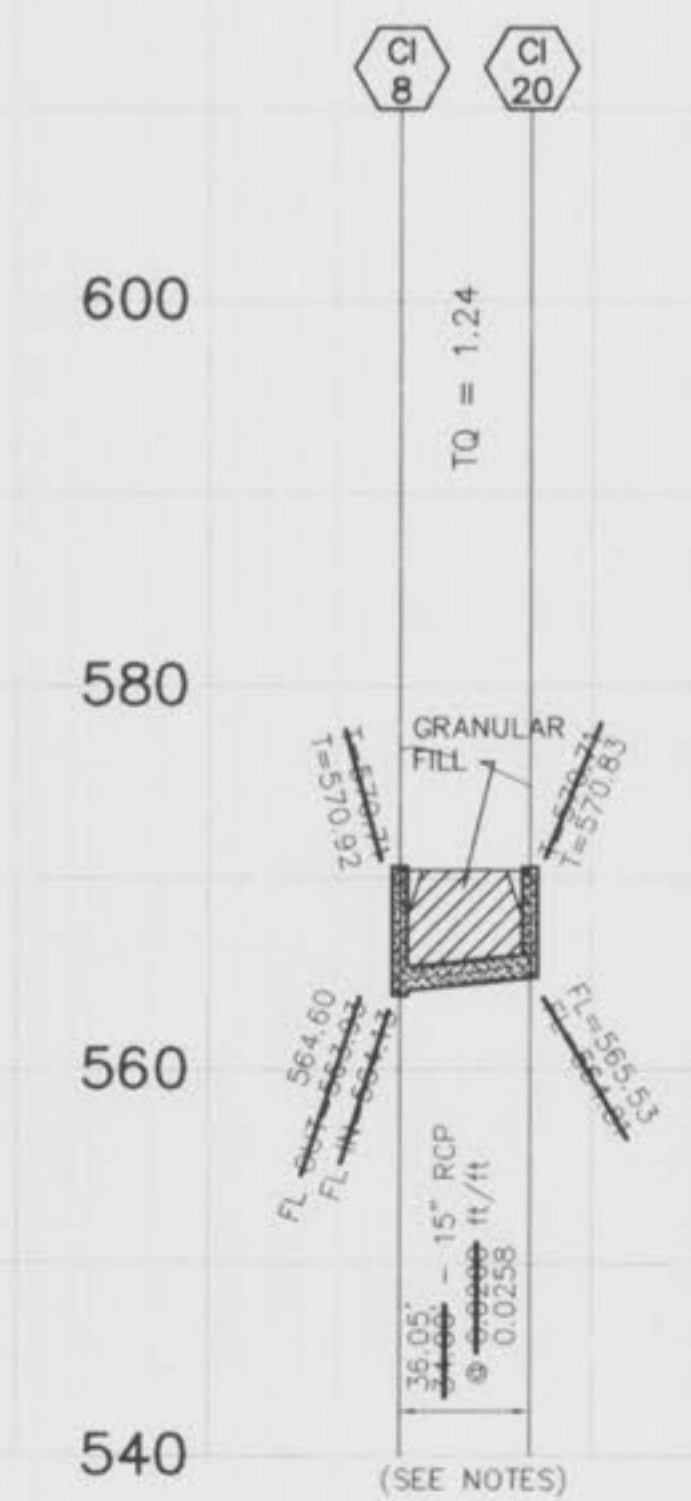
PLAT ONE



PLAT TWO



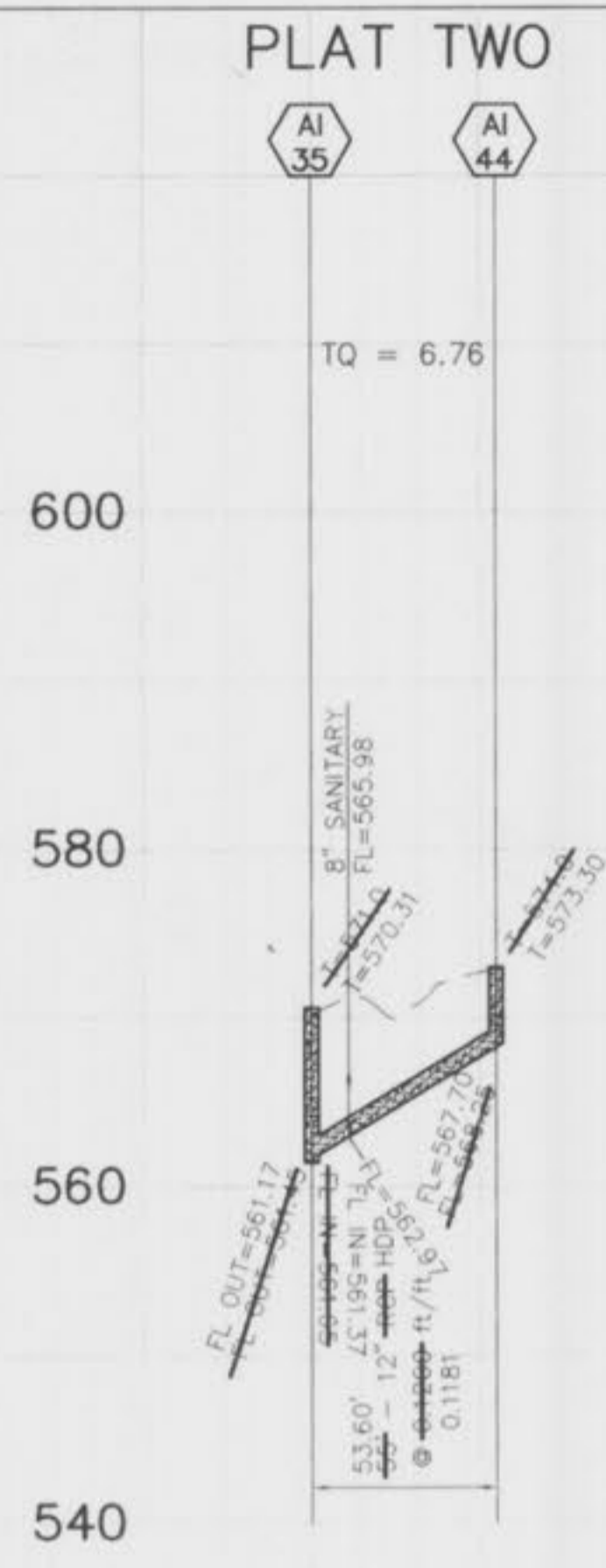
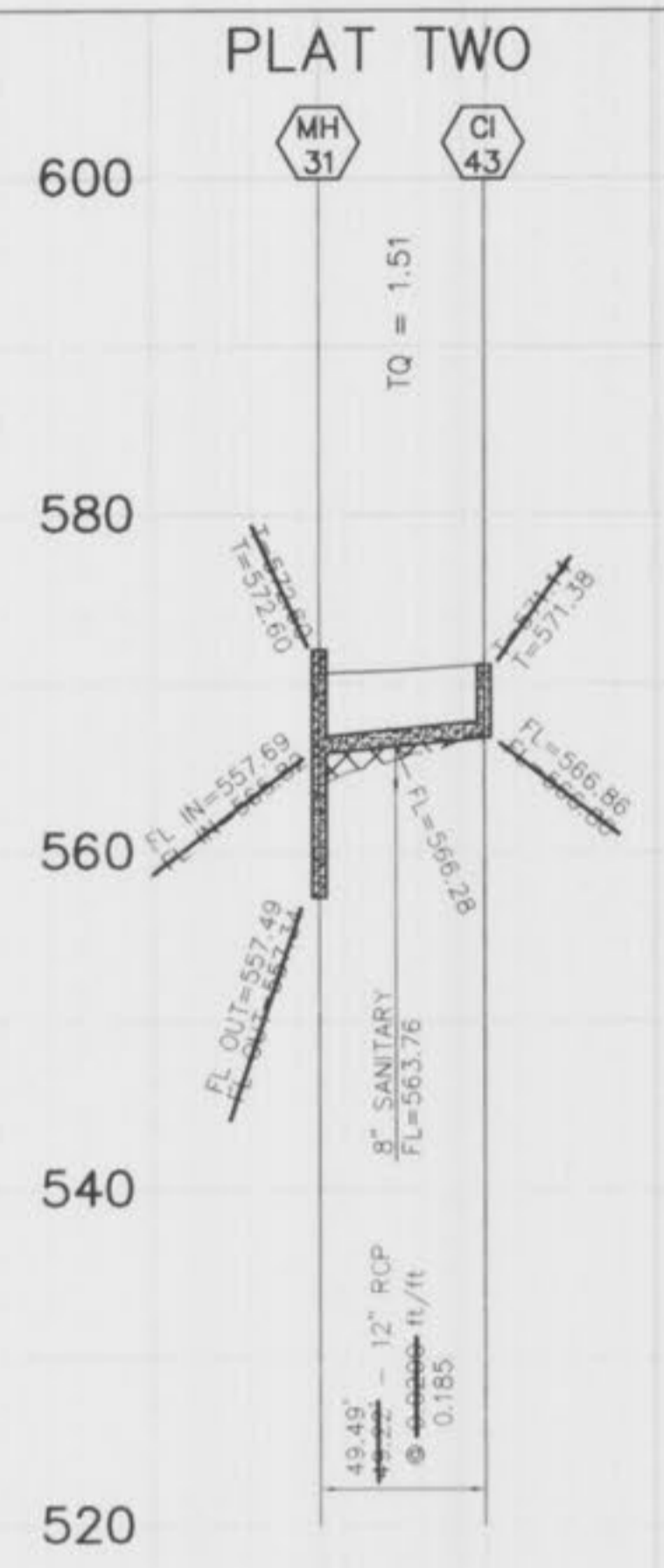
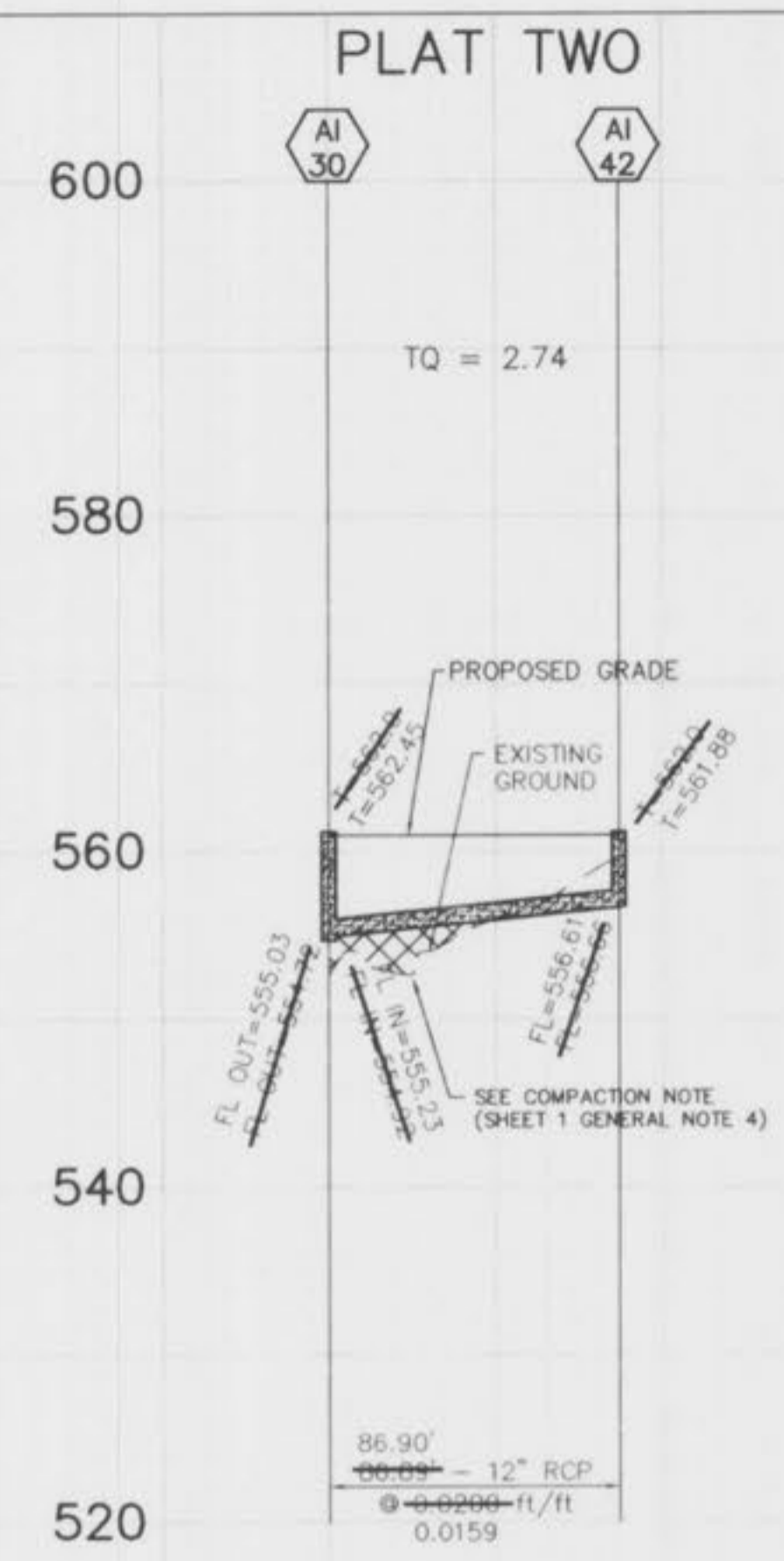
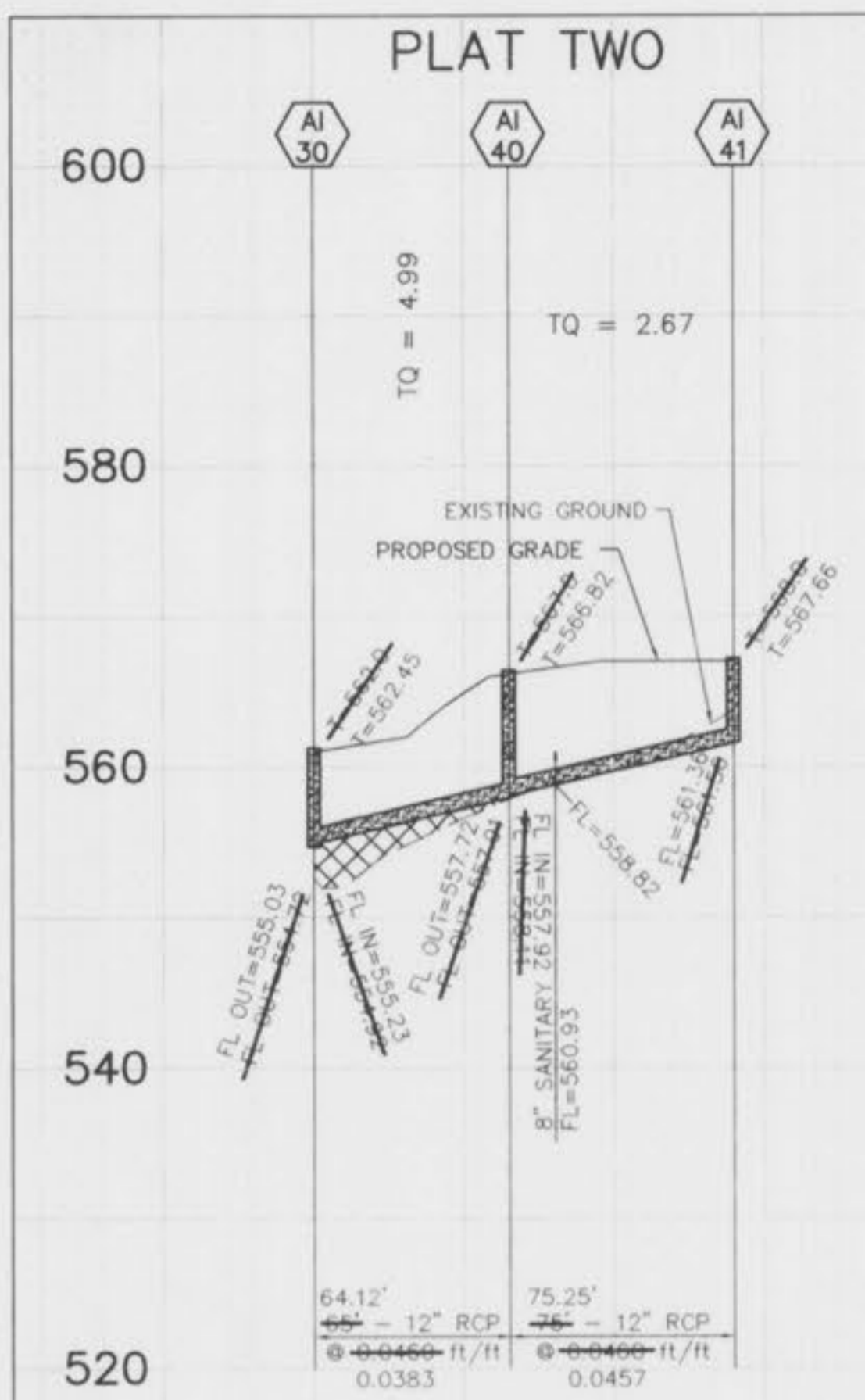
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