

IMPROVEMENT PLANS POST MEADOWS

PHASE TWO

PART OF FRACTIONAL SECTION 12
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

CITY OF O'FALLON GENERAL NOTES

160' LOTS

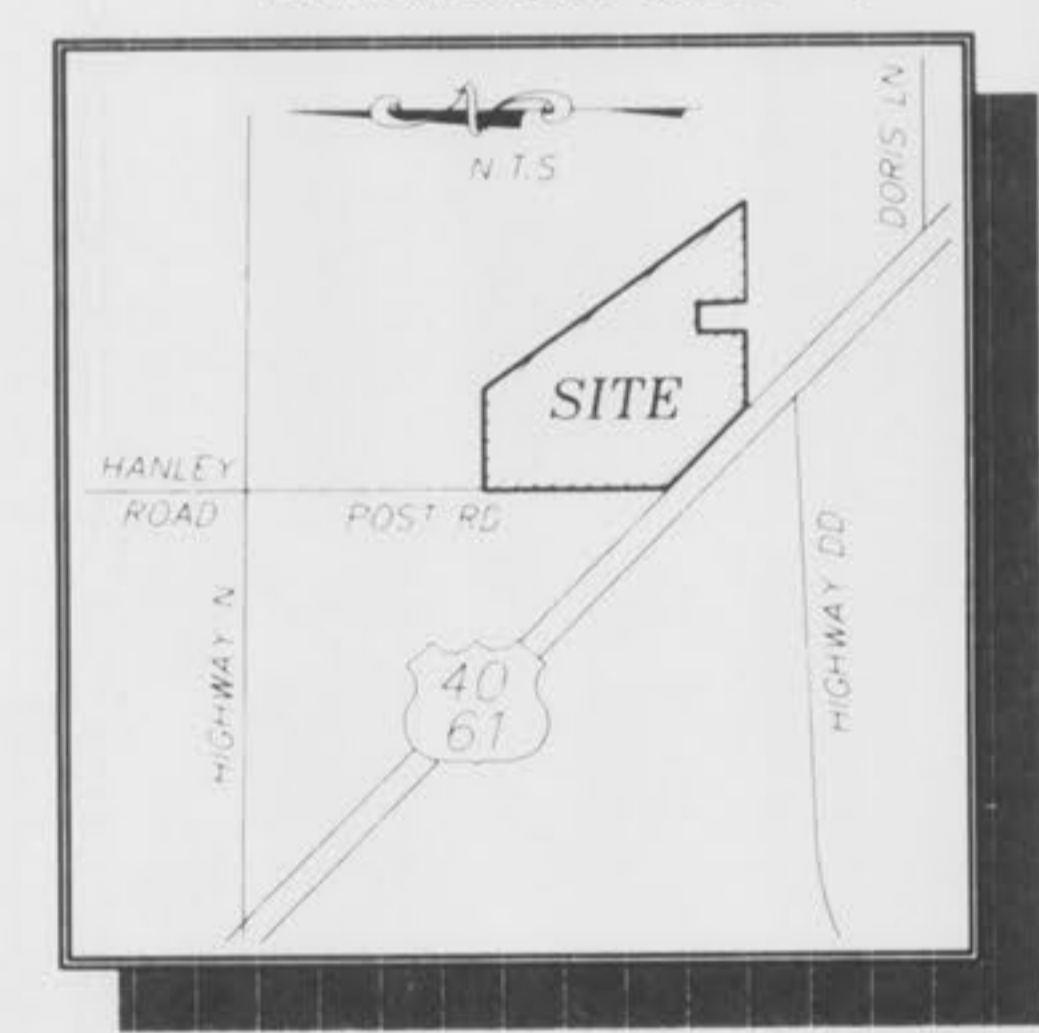
DRAWING INDEX

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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 an underground utility, 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.
6. All storm sewer pipe, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
7. 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.
8. 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. 1-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
9. 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. 1-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
10. All storm and sanitary trench backfills shall be water-jetted. Granular fill will be used under paved areas.
11. Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plot. See record plat for location and size of easements. This does not apply to house laterals.
12. No area shall be cleared without the permission of the developer.
13. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
14. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
15. 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.
16. 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.
17. All standard street curb inlets to have front of inlet 2 feet behind curb.
18. 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').
19. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
20. 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.
21. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
22. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
23. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
24. All PVC sanitary sewer pipe is to be SDR 35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. The bedding shall extend from 4 inches below the pipe to springline of pipe immediately backfill over pipe shall consist of same size clean or "minus" stone free granular pipe to girths above the top of pipe.
25. 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.
26. All streets must meet the specifications and installation requirements of the City of O'Fallon.
27. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
28. All exterior sanitary sewer manholes shall be waterproofed to the exterior in accordance with Missouri Dept. of Natural Resources specification RD CSR-B120(7)(E).
29. All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single-family developments.
30. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenan R-1736 or Deeter 1315 or approved equal.
31. A drop of 0.2 feet is required through each sanitary manhole.
32. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- 32a. The contractor shall prevent all storm, surface water, mud and other obstructions from entering the existing sanitary sewer system.
33. Brick shall not be used on manholes.
34. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- 34a. All sanitary sewer lines and lines built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
35. All creek crossings shall be grouted rip-rap as directed by District inspectors. (All grad shall be high slump ready-mix concrete).
- 35a. Premanufactured adapters shall be used at all PVC to D112 connections. Rubber boot / mason type couplings will not be allowed.
36. 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.
37. As needed, sitation fence shall be installed as a protective barrier for trees to remain.
38. This tract is in or served by:
A. WATER - St. Charles Co. Public Water District No. 2
B. SEWER - Duckett Creek Sanitary District
C. ELECTRIC - Union Electric Company
D. TELEPHONE - G.T.E. Telephone Company
E. GAS - St. Charles Gas Company
F. FIRE - Wentzville Fire Protection District
G. SCHOOL - Wentzville School District
39. The contractor shall be responsible for insuring that all areas within the grading limits that have been disturbed shall be seeded and mulched within ninety (90) days of completion.
40. The contractor shall 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.
41. The Duckett Creek Sanitary Dist. of shall be notified at least 48 hours prior to construction of sanitary sewers, for coordination and inspection.
42. All intersections within this subdivision meet the sight distance requirements.

43. The existing sewer csmf (1783-1601) will be vacated by separate instrument. A new, relocated csmf will be established on the sub-plat, to encompass the new relocated sewer trunk line, as shown hereon. No hours will be close to the new csmf.

LOCATION MAP



"AS-BUILTS"

41. The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.

42. This tract of land is located within the 100 year flood plain limits per FEMA Map No. 29183C-C-02202 & 29183C-0402 dated 08/02/96.

43. Yard and Set-back requirements:
A. FRONT - 25 feet
B. SIDE - 6 feet
C. REAR - 25 feet

44. Lot Data:
A. Total number of lots = 160
B. Minimum lot size = 10,000 Sq. Ft.
C. Minimum lot width at building line = 80 feet

This is to certify to City of O'Fallon that these "As-Built" plans are based on actual field surveys conducted during August, 1996 and the results are shown hereon.

By: *Daniel Ehlmann*
DANIEL EHLMANN, R.L.S., #2215
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

- 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

LEGEND

- Sanitary Structure
- Storm Structure
- Test Hole
- Power Pole
- Light Standard
- Double Water Meter Setting
- Single Water Meter Setting
- Curb Inlet
- Skewed Curb Inlet
- Double Curb Inlet
- Gate Inlet
- Area Inlet
- Double Area Inlet
- Concrete Cular
- Flared End Section
- End Pipe
- Energy Dissipator
- Manhole
- Concrete Pipe
- 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

SITE BENCHMARK

RM #39
CHISELED "□" SQUARE ON NORTH END OF WEST
HEADWALL OF POST ROAD BRIDGE OVER
TRIBUTARY NO. 15
ELEV. 556.90 (NGVD & USGS)

REVISIONS

REV. 10/23/96 PER CITY OF O'FALLON COMMENTS
REV. 10-28-96 shts 2-3, 17-19 San. Sewers
REV. 11-06-96 PER DUCKETT CREEK COMMENTS
REV. 11-19-96 PER CITY OF O'FALLON COMMENTS
REV. 1-18-97 PER CITY OF O'FALLON COMMENTS (SHEETS 2, 3, 5, 9, 17, 20, 21, 22, 23, 26, 28)
REV. 1-24-97 PER CITY OF O'FALLON COMMENTS (SHEETS 2, 3, 5, 9, 17, 20, 21, 22, 23, 26, 28)
REV. 3-18-97 (P.B. 111) SHEETS 2, 5, 7, 9, 14, 26, 28

"AS-BUILTS"

DEVELOPER

L.A.D. PROPERTIES, L.L.C.
2458 OLD DORSETT ROAD
SUITE 110
ST. LOUIS, MISSOURI 63043
PHONE: (314) 298-5108

ENGINEERS AUTHENTICATION
The responsibility for professional engineering activity on this project is hereby limited to the set of plans indicated by the seal, signature and date hereunder attached. This certificate is not valid for all other engineering plans in which the project and specifically includes those to which this seal applies.
PICKETT, RAY & SILVER, INC.
Daniel Ehlmann
18-2215

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

REFERENCES: 6/10/96 6/17/96

Plot Missouri Number

1/14
34

IMPROVEMENT PLANS POST MEADOWS

PHASE TWO

PART OF FRACTIONAL SECTION 12
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

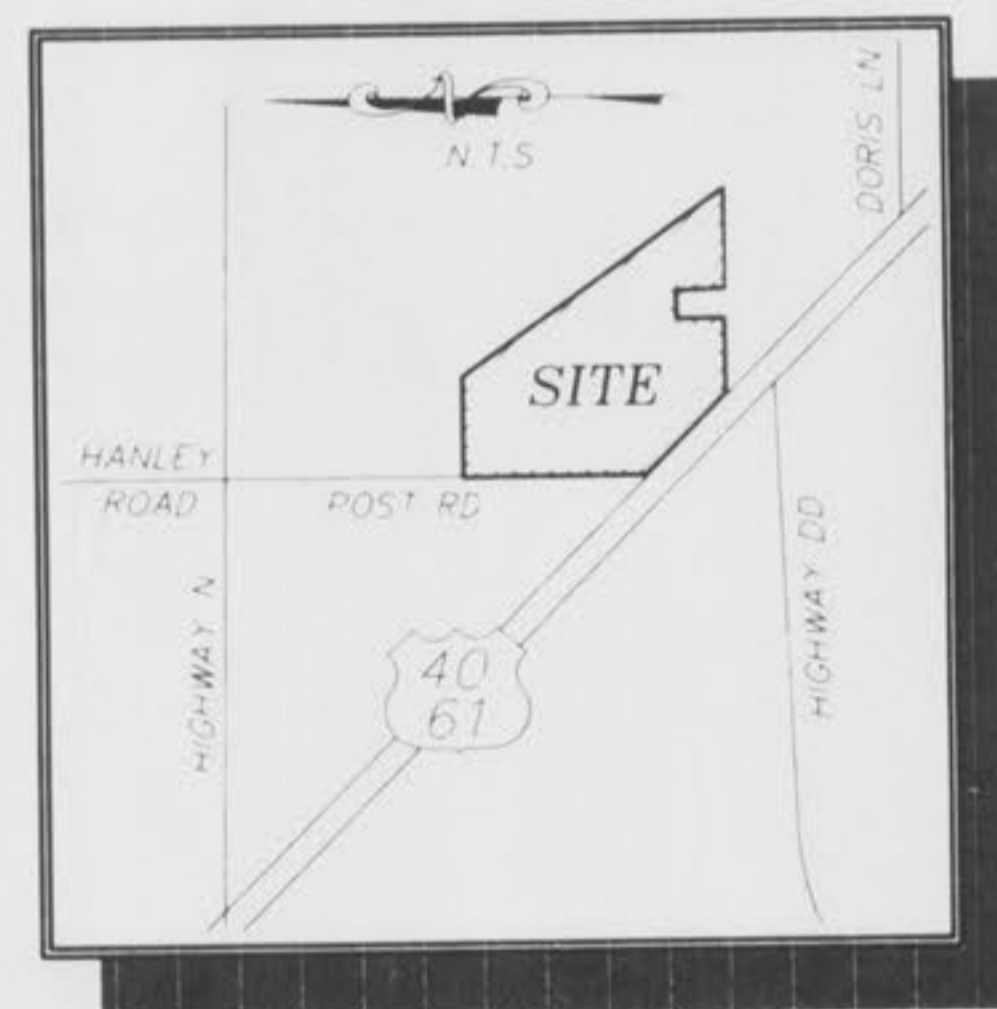
160 LOTS

CITY OF O'FALLON GENERAL NOTES

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- 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.
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- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenan R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
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- Brick shall not be used on manholes.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- All sanitary sewer lines and lines built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- All trench crossings shall be graded rip rap as directed by District Inspectors. (All gravel shall be high slump ready mix concrete).
- Manufactured adapters shall be used at all PVC to DIP connections. Rubber boot / mason type couplings will not be allowed.
- 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.
- As needed, siltation fence shall be installed as a protective barrier for trees to remain.
- This tract is in or served by:
A. WATER - St. Charles Co. Public Water District No. 2
B. SEWER - Duckett Creek Sanitary District
C. ELECTRIC - Union Electric Company
D. TELEPHONE - G.T.E. Telephone Company
E. GAS - St. Charles Gas Company
F. FIRE - Wentzville Fire Protection District
G. SCHOOL - Wentzville School District
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- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction of sanitary sewers, for coordination and inspection.
- All intersections within this subdivision meet the sight distance requirements.

43. The existing sewer easmt (1783-1801) will be vacated by separate instrument. A new, relocated easmt will be established on the sub plat, to encompass the new relocated sewer trunk line, as shown hereon. No house will be close to the new easmt.

LOCATION MAP



"AS-BUILTS"

- The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
- This tract of land is located within the 100 year flood plain limits per FEMA Map No. 29183C-C-0220E & 29183C-240E dated 08/02/96.
- Yard and Set-back requirements
A. FRONT - 25 feet
B. SIDE - 6 feet
C. REAR - 25 feet
- Lot Data
A. Total number of lots = 160
B. Minimum lot size = 10,000 Sq. Ft.
C. Minimum lot width at building line = 80 Feet

This is to certify to City of O'Fallon that these "As-Built" Plans are based on actual field surveys conducted during August, 1992 and the results are shown hereon.

By: Daniel Ehlmann, R.L.S., #2215
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

"AS-BUILTS"

DRAWING INDEX

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20-23	WATER PLANS
24	ENTRANCE DETAILS
25-28	DRAINAGE AREA PLANS
29-34	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.	Vertifired Clay Pipe
	Existing water line		Double Water Meter Setting		
	Tee & Valve		Single Water Meter Setting	C.O.	Clean Out
	Hydrant		Curb Inlet	V.T.	Vent Trap
	Cap		Skewed Curb Inlet	T.B.R.	To Be Removed
	Lot or Building Number		Double Curb Inlet	T.B.R. & R.	To Be Removed & Relocated
	Existing Fence Line		Grate Inlet	T.B.P.	To Be Protected
	Existing Tree Line		Area Inlet	T.B.A.	To Be Abandoned
	Street Sign		Double Area Inlet	B.C.	Base Of Curb
	Existing Contour		Concrete Collar	T.C.	Top Of Curb
	Proposed Contour		Flared End Section	T.W.	Top Of Wall
	Grouted Rip-Rap		End Pipe	B.W.	Base Of Wall
	End of Lateral		Energy Dissipator	(TYP)	Typical
	Asphalt Pavement		Manhole	U.N.D.	Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe	U.I.P.	Use In Place

SITE BENCHMARK

RM #39
CHISELED "□" SQUARE ON NORTH END OF WEST
HEADWALL OF POST ROAD BRIDGE OVER
TRIBUTARY NO. 15.
ELEV. 556.90 (NGVD & USGS)

REVISIONS

REV. 10/23/96 PER CITY OF O'FALLON COMMENTS
REV. 10-28-96 SHS 2-3, 17-19 San Sewers
REV. 11-06-96 PER DUCKETT CREEK COMMENTS
REV. 11-19-96 PER CITY OF O'FALLON COMMENTS
REV. 1-18-97 PER CITY OF O'FALLON COMMENTS (SHEETS 2, 3, 5, 9, 10, 16, 23)
REV. 1-24-97 PER CITY OF O'FALLON (SHEETS 3, 5, 7, 9, 16, 21, 23, 26, 28)
REV. 3-18-97 (FE 11) SHEETS 3, 5, 7, 9, 16, 26, 28

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104



ENGINEERS AUTHENTICATION		DEVELOPER																	
The responsibility for professional engineering work on this project is hereby assumed by the seal of a duly licensed professional engineer. The seal is required for all other engineering work on this project and specifically includes, but is not limited to, the design and specification of structures, machinery, electrical systems, and other engineering work.		L.A.D. PROPERTIES, L.L.C. 2458 OLD DORSETT ROAD SUITE 110 ST. LOUIS, MISSOURI 63043 PHONE: (314) 298-5108																	
PICKETT, RAY & SILVER, INC.		Copyright 1996 by Pickett, Ray & Silver Inc.																	
CONFIDENTIAL PROPRIETARY MATERIAL The use, reproduction and sales rights of this drawing are reserved by Pickett, Ray & Silver Inc.		<table border="1"> <tr> <td>DRAWN</td> <td>R.D.W.</td> <td>DATE</td> <td>09/96</td> </tr> <tr> <td>CHECKED</td> <td>K.J.D.</td> <td>DATE</td> <td>09/96</td> </tr> <tr> <td>FIELD BOOK</td> <td>PROJECT #</td> <td colspan="2">96-028</td> </tr> <tr> <td></td> <td>JOB ORDER #</td> <td colspan="2">34917</td> </tr> </table>		DRAWN	R.D.W.	DATE	09/96	CHECKED	K.J.D.	DATE	09/96	FIELD BOOK	PROJECT #	96-028			JOB ORDER #	34917	
DRAWN	R.D.W.	DATE	09/96																
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FIELD BOOK	PROJECT #	96-028																	
	JOB ORDER #	34917																	

SEE SHEET 3

POST MEADOWS
FLAT PLAN
12-10-97
MAY 1996
96-028

SEE SHEET 4

980.16'(S&R)

N89°06'22"E

CONNECT TO WATER LINE
AT EXISTING FIRE HYDRANT

POST ROAD(30'W) N01°13'11"W

1324.88'(R) 1324.59'(S)

SECTION -12

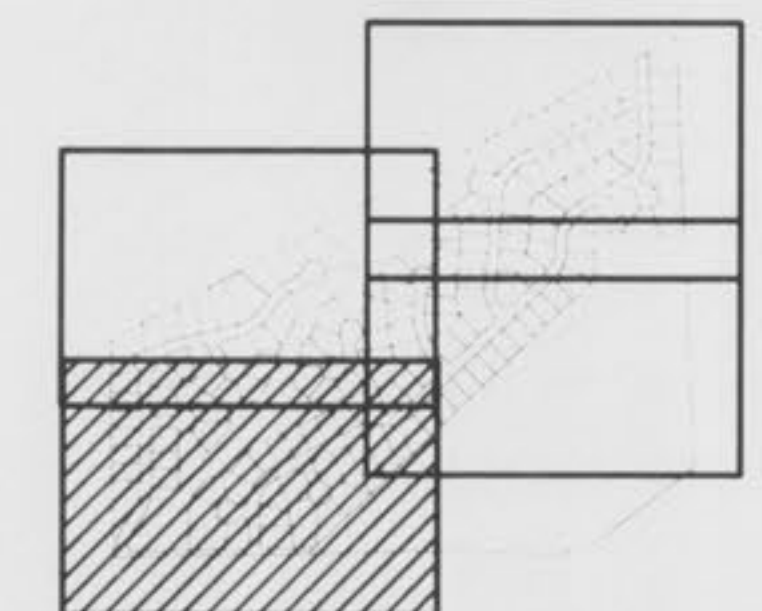
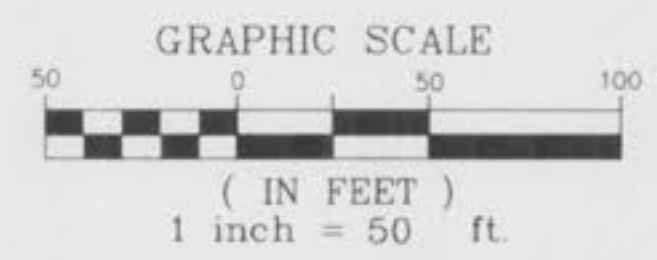
SECTION 11

POST

CCPB
(45)

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.

NOTE: THE EXISTING SANITARY SEWER EASEMENT, RECORDED IN BOOK 1783, PAGE 1601, WILL BE VACATED BY A SEPARATE INSTRUMENT. A NEW, RELOCATED EASEMENT WILL BE SHOWN ON THE SUBDIVISION RECORD PLAN, TO ENCOMPASS THE NEW, RELOCATED SEWER TRUNK LINE THAT IS SHOWN HEREON. THE NEW SEWER LINE AND EASEMENT WILL BE TOWARD THE REAR OF THE LOTS, AND WILL NOT INHIBIT THE CONSTRUCTION OF THE HOUSES.



KEY MAP

2/14
84

"AS-BUILTS"

POST MEADOWS
STORM SEWER PROFILES

96-028
REV. 10-23-96
REV. 11-28-96
REV. 1-28-97
REV. 2-14-97 PER ACIA



DATE: _____ BY: _____
 ORIGINAL SURVEY PLOTTED DATE: _____
 NOTE BOOK AREA: _____
 NO. _____

PLATE 3-FULL CROSS SECTION LINE & DOT
 NATIONAL PRINTFAST
 PRINTED IN U.S.A.

"AS-BUILTS"

NOTE:

PREMANUFACTURED ADAPTERS SHALL BE USED AT ALL PIC TO DIP CONNECTIONS.
RUBBER BOOT / MISSION TYPE COUPLINGS WILL NOT BE ALLOWED.

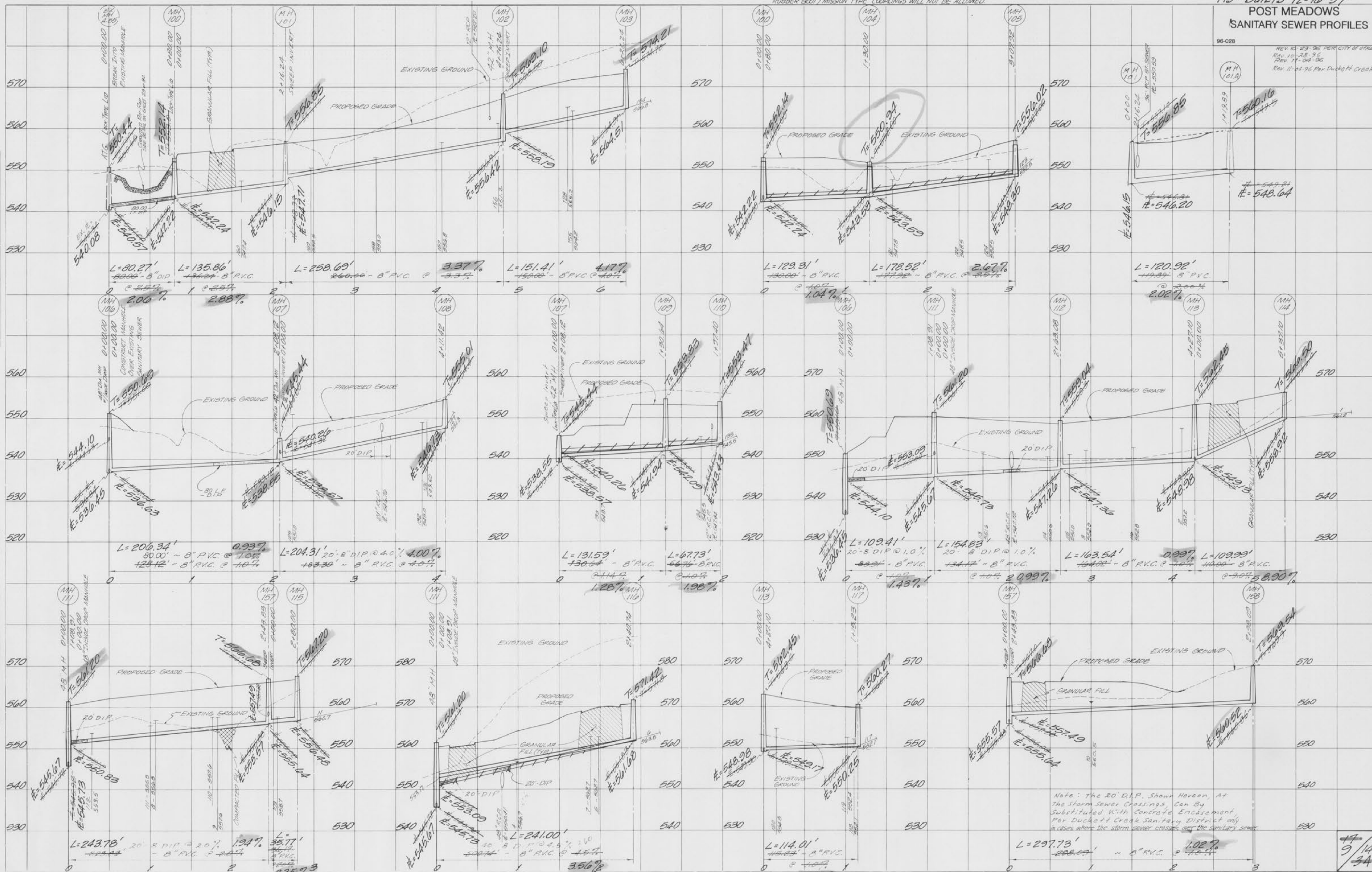
AS-BUILTS 12-16-97
POST MEADOWS
SANITARY SEWER PROFILES

96-028

REV. 10-29-96 PER CITY OF STAFF
REV. 10-28-96
REV. 11-04-96
REV. 11-04-96 PER DUCKHILL CREEK

FINAL SURVEY PLOTTED NOTE BOOK AREA CHECKED

ORIGINAL SURVEY PLOTTED NOTE BOOK AREA CHECKED



Note: The 20' DIP, Shown Hereon, At The storm sewer Crossings, Can Be Substituted With Concrete Encasement, Per Duckh Hill Creek Sanitary District only in cases where the storm sewer crosses over the sanitary sewer.

HIGHWAY FEDERAL AID SHEET
PLATE 3 FULL CROSS SECTION LINE & DOT
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