

PLANS FOR CONSTRUCTION OF  
SANITARY SEWERS, STORM SEWERS,  
GRADING, PAVING, AND WATER MAINS  
FOR

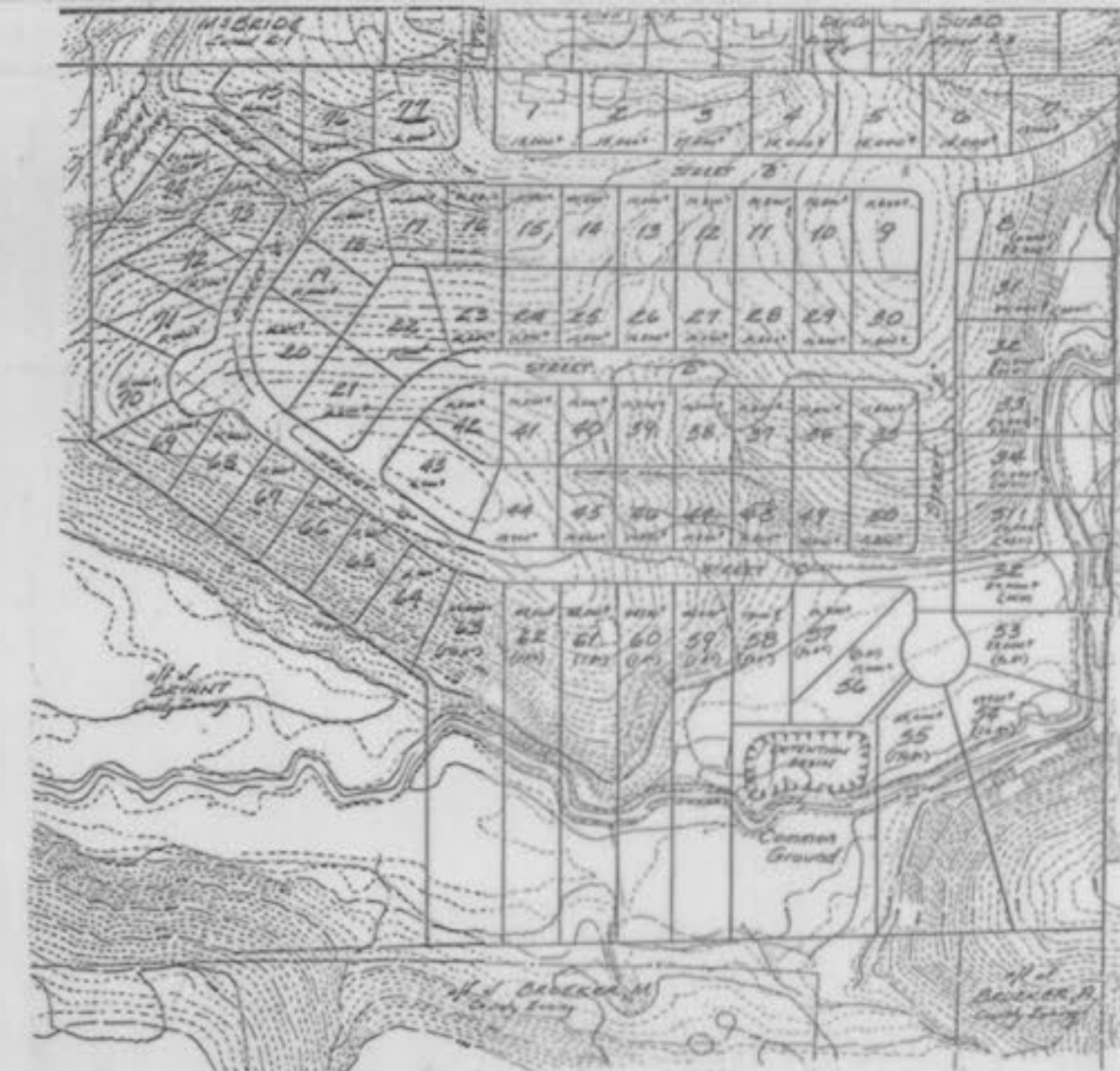
# TOWERWOOD ESTATES

A TRACT OF LAND IN SECTION 20  
T.47N., R.3E.  
O'FALLON, MISSOURI

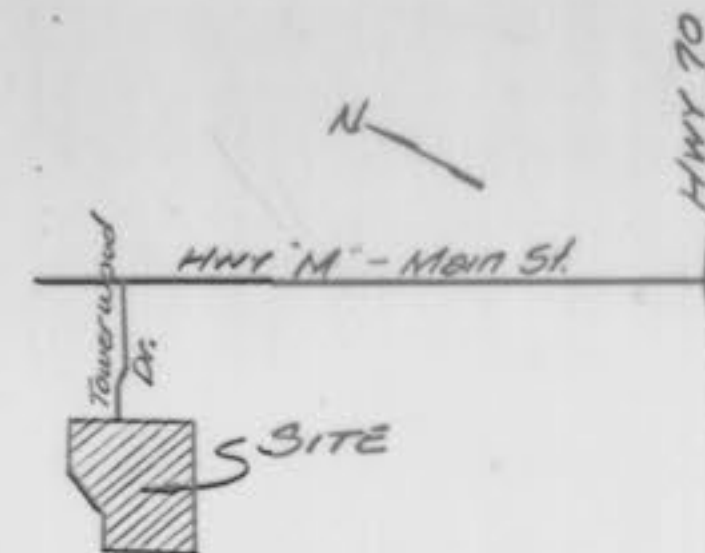
## SANITARY & STORM SEWER AS-BUILTS

### GENERAL NOTES

- 1) Underground utilities have been plotted from available information and therefore their locations shall 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 any grading or construction of the improvements.
- 2) All manhole and inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor.
- 3) All standard curb inlets to have front of inlet 2' (foot) behind curb, within public right-of-way.
- 4) Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- 5) Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- 6) All storm pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76 Class II minimum).
- 7) Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, AASHTO. See plans for gauge.
- 8) 8" P.V.C. sanitary sewer pipe shall meet the following standards. A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- 9) All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M. D-698).
- 10) All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- 11) All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus a vertical distance of 2 1/2 feet.
- 12) No area shall be cleared without the permission of the Project Engineer.
- 13) All grades shall be within 0.2 feet of those shown on the grading plan.
- 14) No slope shall be steeper than 2:1 or as called for in the Soils Report for the Project. All slopes shall be sodded or seeded and mulched.
- 15) Barricades will consist of three standard specifications "Manual or Uniform Traffic Control Devices," end or roadway markers mounted 4' (feet) above pavement on two pound "M" channel sign post. Each marker shall consist of an 18" diamond reflectorized red panel.
- 16) All construction and materials used shall conform to current City of O'Fallon standards.
- 17) All P.V.C. sanitary pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- 18) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 19) Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location size of easements.
- 20) Maintenance and upkeep of common areas shall be the responsibility of the developer and/or successors.
- 21) No individual driveways shall enter or exit on
- 22) A 25' Building Line shall be established along all public right-of-ways.



KEY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

### DEVELOPMENT NOTES

1. Area of tract: 35.5 Acres
2. Existing Zoning: R-1 Single Family with P.U.D.
3. Total Lots: 77
4. Minimum Yard Requirements:  
Front: 25'  
Side: 6'  
Rear: 25'
5. Minimum Lot Area: 10,000 sq. ft.

### BENCHMARKS:

BENCHMARK: U.S.G.S. MARKED F 149 1935 ELEVATION=542.88  
STANDARD DISK IN SOUTHEAST CORNER OF ST. MARY INSTITUTE

SITE BENCHMARK: ELEVATION=505.74 U.S.G.S. DATUM  
O.I.P. AT REAR OF LOTS 10/11 OF THE CORRECTED PLAT  
OF 'TOWERING OAK' SUBDIVISION

### LEGEND

C.I.	Curb Inlet
D.C.I.	Double Curb Inlet
A.I.	Area Inlet
M.H.	Manhole
F.E.	Flared End Section
E.P.	End Pipe
C.P.	Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugate Metal Pipe
C.I.P.	Cast Iron Pipe
P.V.C.	Poly Vinyl Chloride (Plastic Pipe)
C.O.	Clean Out
⊕	Fire Hydrant
—●—	Storm Sewer
—○—	Sanitary Sewer
---	Existing Contour
---	Proposed Contour
— —	Street Sign
— —	F.L. Elevation of House Connection
— —	F.L. of Sanitary Sewer
4	Lot Number

### INDEX

- SHEET 1 COVER SHEET  
SHEET 2,3 FLAT PLAN  
SHEET 4,5 GRADING PLAN  
SHEET 6,7,8 STREET PROFILES  
SHEET 9,10,11 SANITARY SEWER PROFILES  
SHEET 12,13 STORM SEWER PROFILES  
SHEET 14,15 DRAINAGE AREA MAP  
SHEET 16,17 DETAILS

THIS IS TO CERTIFY THAT THE FOLLOWING  
AS-BUILT LOCATIONS WERE LOCATED AND  
ARE CORRECTLY REPRESENTED ON THESE  
PLANS.

Thomas E. Smith  
THOMAS E. SMITH  
MO REG. L.S. 1462



PROPERTY OF  
CITY OF O'FALLON  
BUILDING DEPARTMENT



ENGINEER  
HAROLD J. BAX PE

**BAX ENGINEERING CO., INC.**  
221 Point West Boulevard St. Charles, MO. 63301  
946-6588 724-3330

### DEVELOPER:

C.L. TOWER CORP.  
314 SONDEREN  
O FALLON, MO. 63366  
TELEPHONE: 272-4456

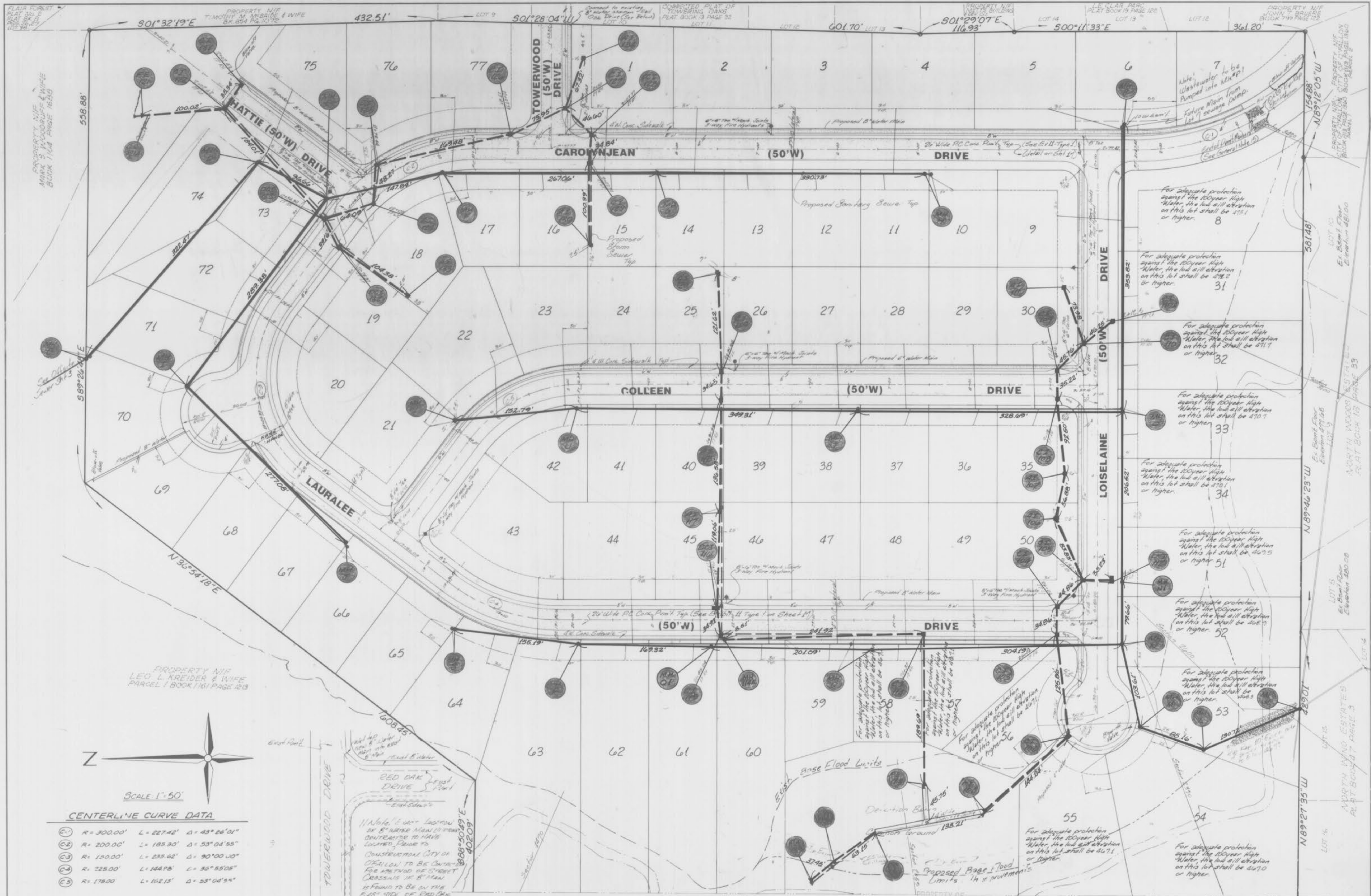
DATE DEC., 1987

ORDER NO. 85-1807 SHEET 1 OF 8

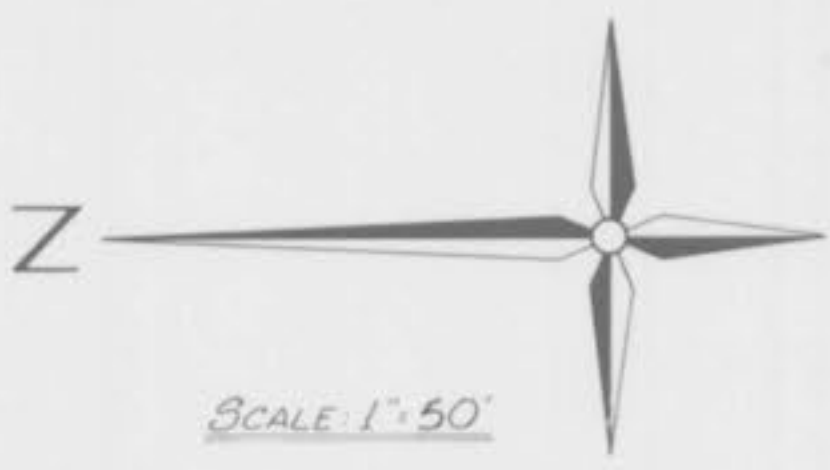
AS-BUILTS ADDED NOV. 10, 1988

TOWERWOOD ESTATES  
SAN. & STORM SEW. AS-BUILTS





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LEO L. KREIDER & WIFE  
PARCEL 1 BOOK 1161 PAGE 123



CENTERLINE CURVE DATA

C1	R = 300.00'	L = 227.42'	Δ = 43° 26' 01"
C2	R = 200.00'	L = 185.30'	Δ = 53° 04' 55"
C3	R = 150.00'	L = 235.62'	Δ = 90° 00' 00"
C4	R = 225.00'	L = 144.75'	Δ = 35° 55' 05"
C5	R = 175.00'	L = 162.15'	Δ = 53° 04' 54"

Note: Location of 8" WATER MAIN TO BE CONTRASTED TO HAVE LOCATED PER TO CONSTRUCTION CITY OF FALLON TO BE CONTRASTED FOR METHOD OF STREET CROSSINGS IF 8" MAIN IS FOUND TO BE ON THE EAST SIDE OF RED OAK DRIVE !!

Proposed 8" Water Main

See above for continuation of main of Lot 1

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 475.1 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 478.2 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 471.7 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 470.7 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 470.5 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 467.5 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 468.7 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 463.5 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 467.1 or higher.

For adequate protection against the 100-year High Water, the low sill elevation on this lot shall be 467.0 or higher.

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LINE SEE SHEET 3

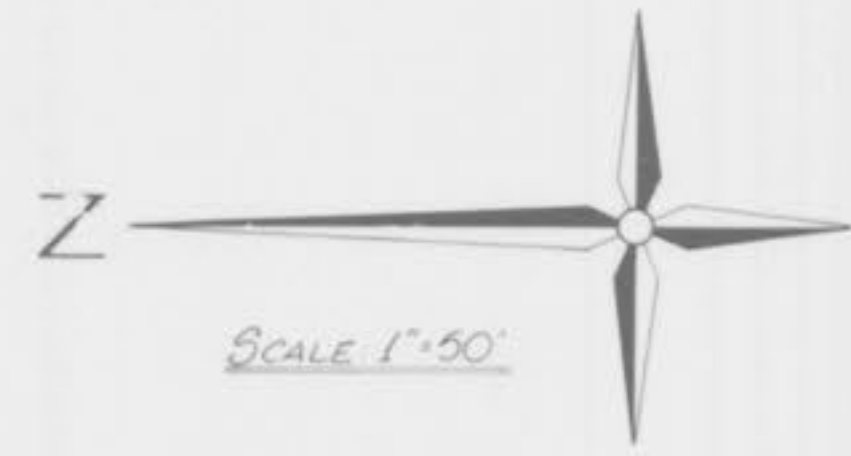
FLAT PLAN TOWERWOOD ESTATES

DECEMBER 1997 851807

Sheet 2 of 8 AS-BUILTS



Rev. 01/88  
Rev. 3/1/88



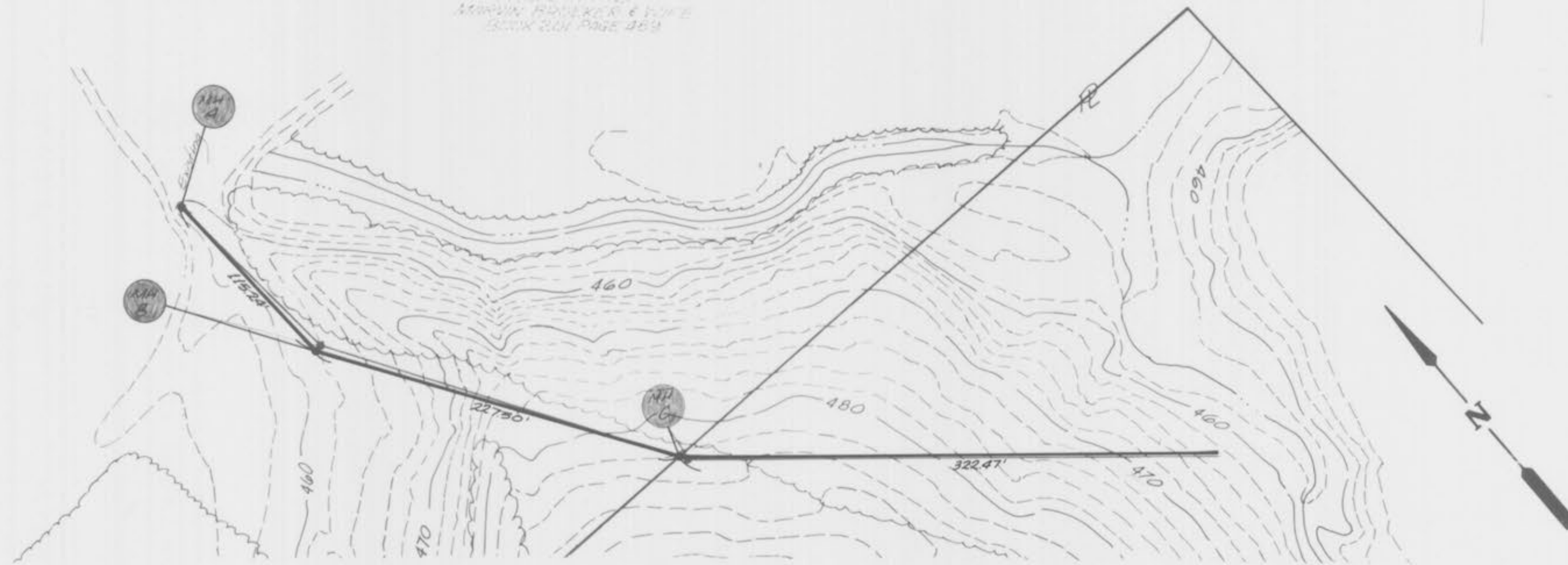
SCALE 1"=50'

PROPERTY NOT  
CONSIDERED TO BE A PART  
OF THIS PROJECT. SEE PAGE 213

PROPERTY NOT  
CONSIDERED TO BE A PART  
OF THIS PROJECT. SEE PAGE 207

PROPERTY NOT  
CONSIDERED TO BE A PART  
OF THIS PROJECT. SEE PAGE 209

PROPERTY NOT  
CONSIDERED TO BE A PART  
OF THIS PROJECT. SEE PAGE 208



OFF-SITE SANITARY SEWER

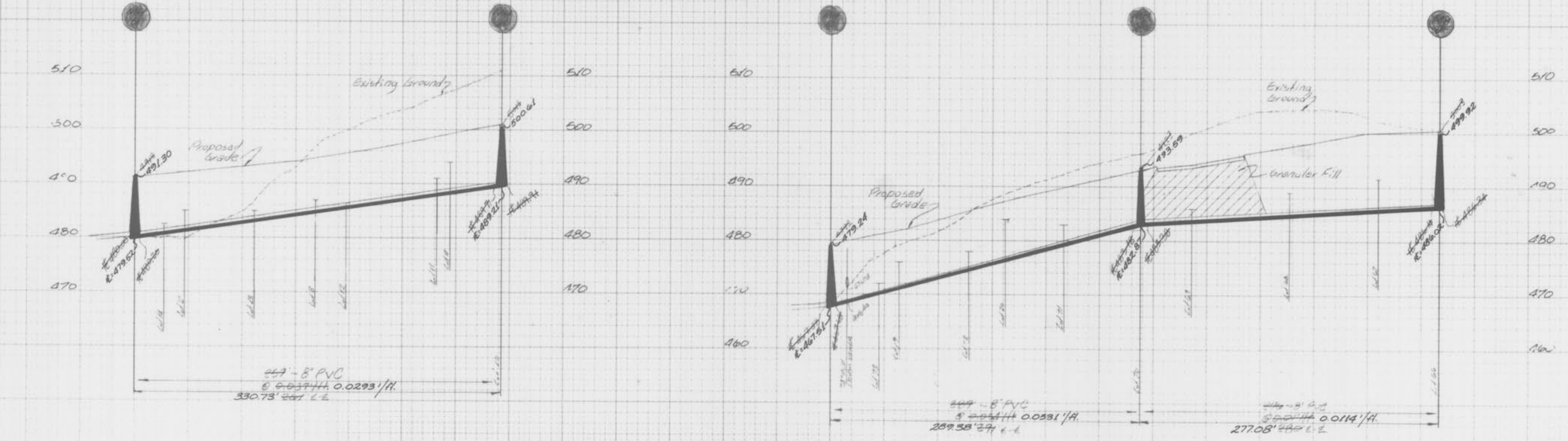
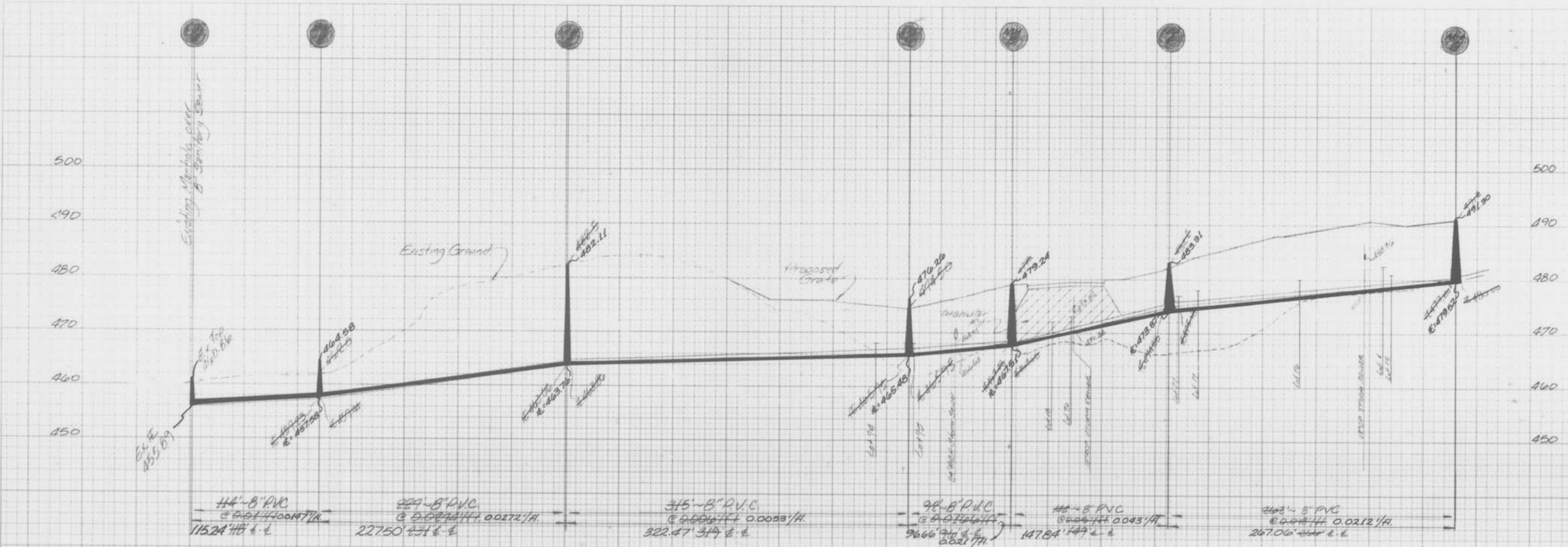
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BUILDING DEPARTMENT

AS-BUILTS ADDED NOV. 10, 1988



FINAL SURVEY

ORIGINAL SURVEY



Base  
 Nov. 1, 80  
 Var. 1, 1.10

**AS-BUILTS ADDED NOV. 10, 1988**

PLATE 3-FULL CROSS SECTION FULL LINE  
 WILEN  
 PRINTED IN U.S.A.

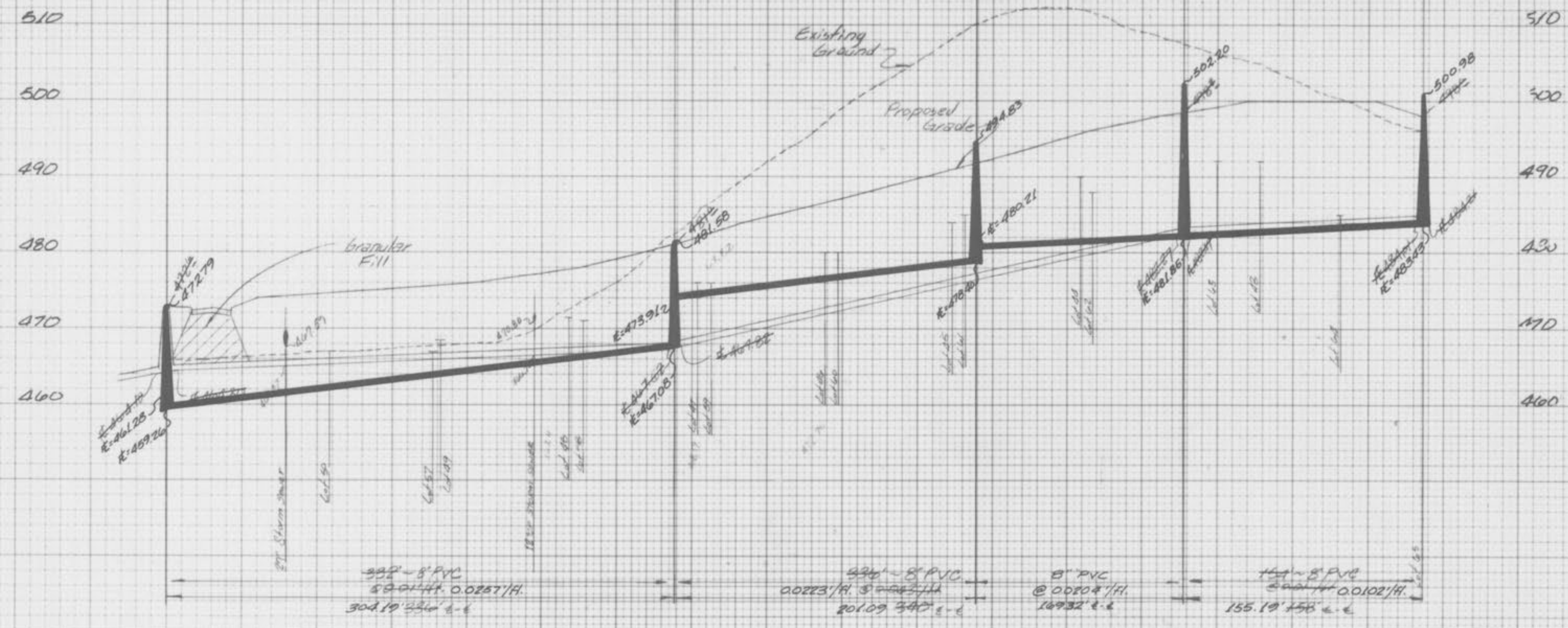
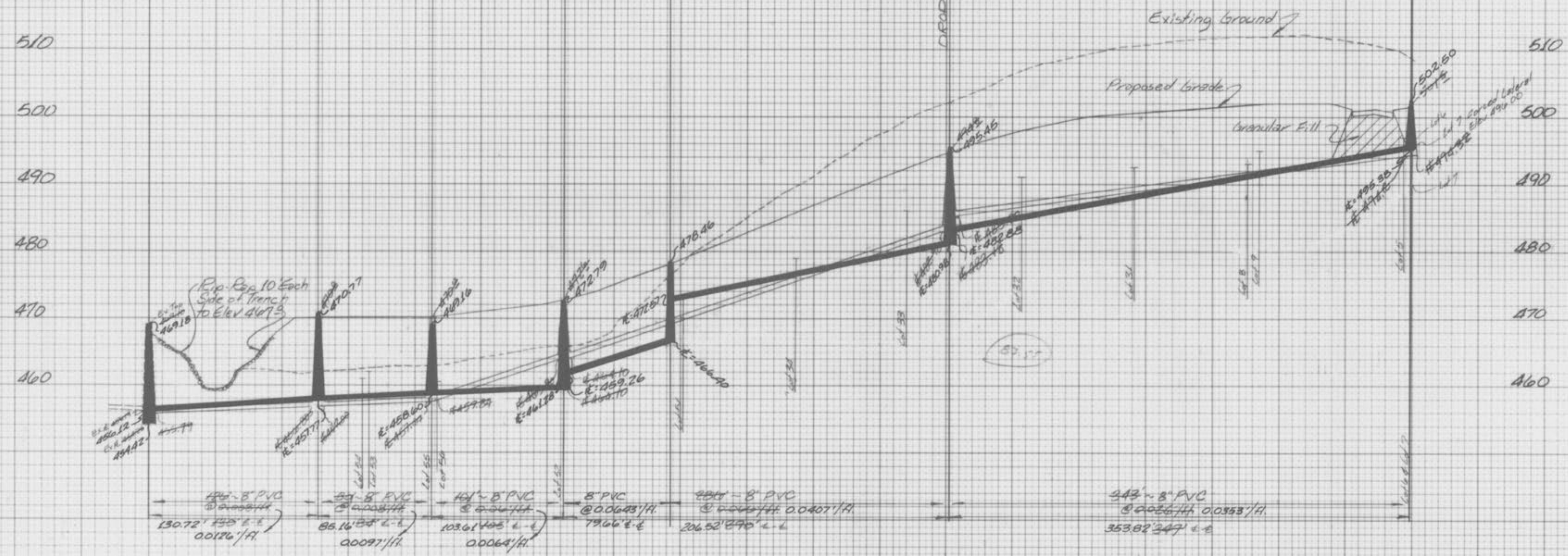
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 BUILDING DEPARTMENT



Rev. 11/1/88  
 Rev. 10/1/88

FINAL SURVEY  
 ROUTE 12  
 MAP 1000000000

ORIGINAL SURVEY  
 ROUTE 12  
 MAP 1000000000

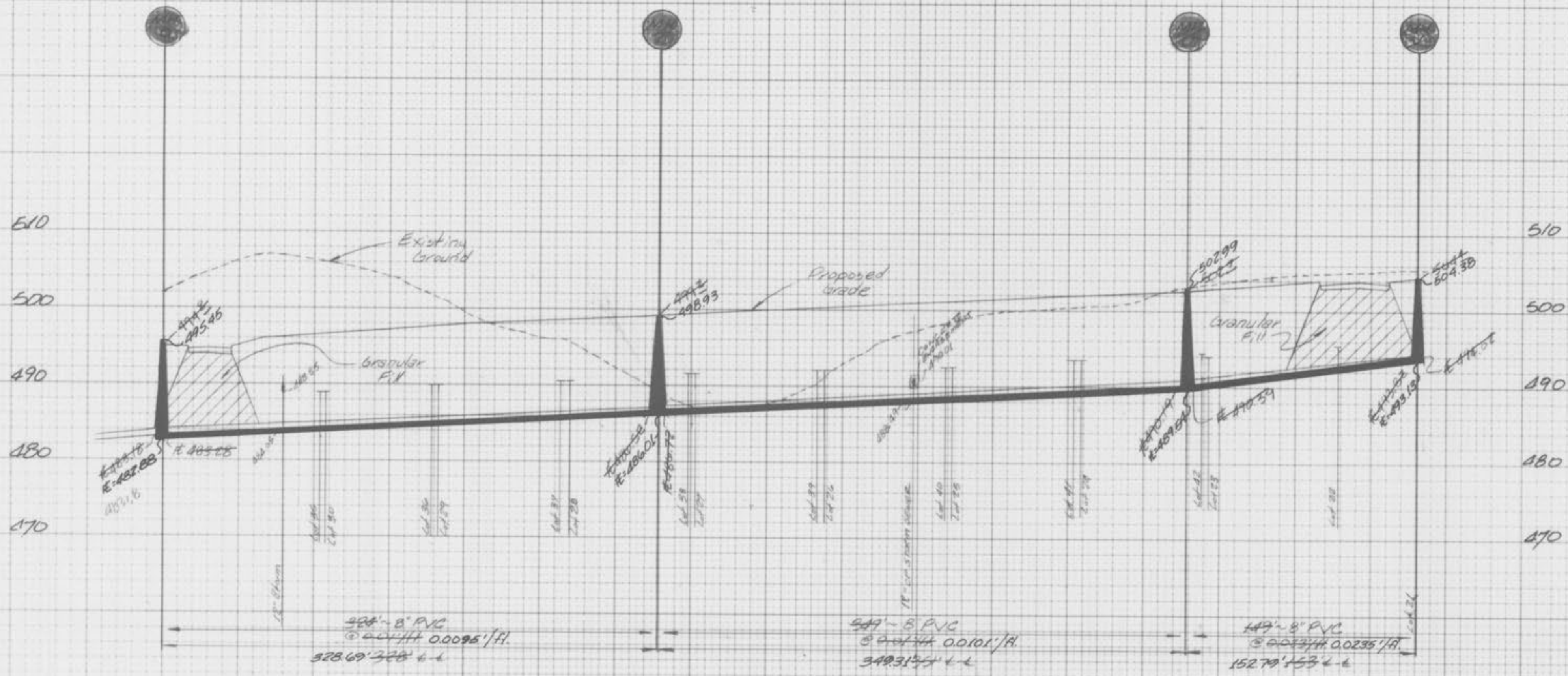


Scale  
 Hor. 1"=50'  
 Vert. 1"=10'

AS-BUILTS ADDED NOV. 10, 1988

PLATE 3-FULL CROSS SECTION-FULL LINE  
 PRINTED IN U.S.A.





Scale  
 Hor. 1"=50'  
 Vert. 1"=10'

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HIGHWAY FEDERAL 80 SHEET  
 PLATE 3-FULL CROSS SECTION FULL LINE  
 TELETYPE  
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 BUILDING DEPARTMENT

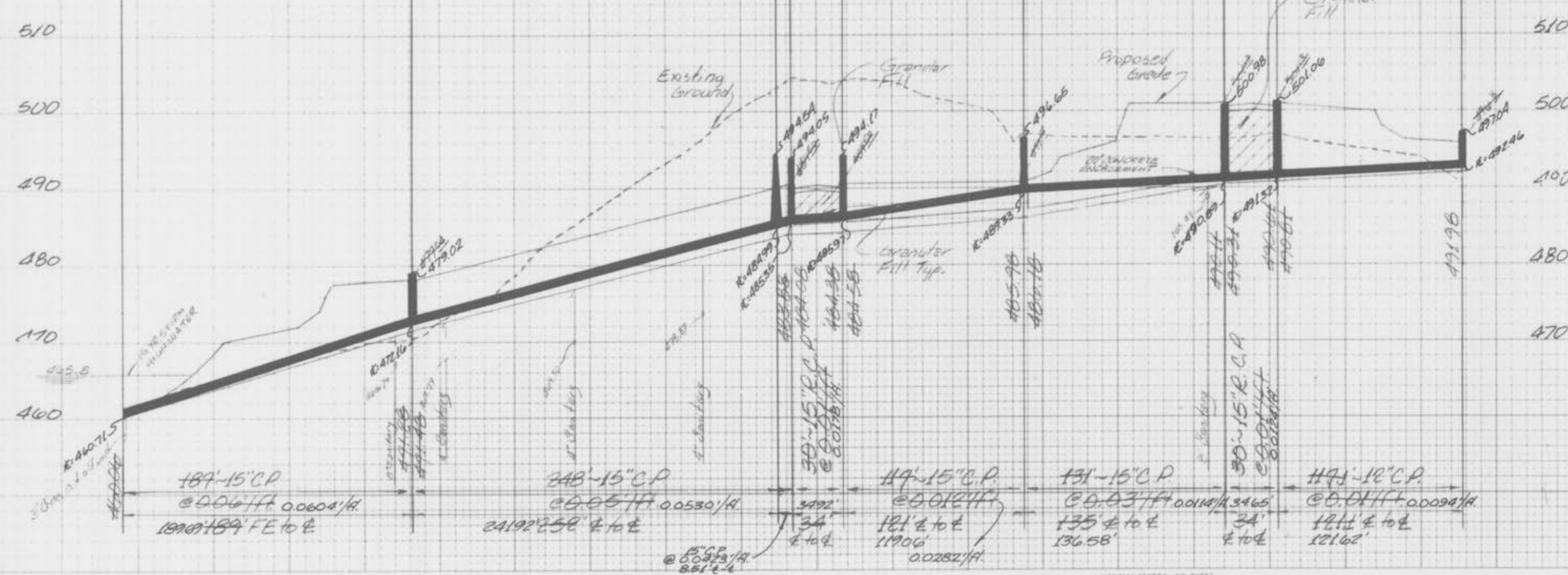
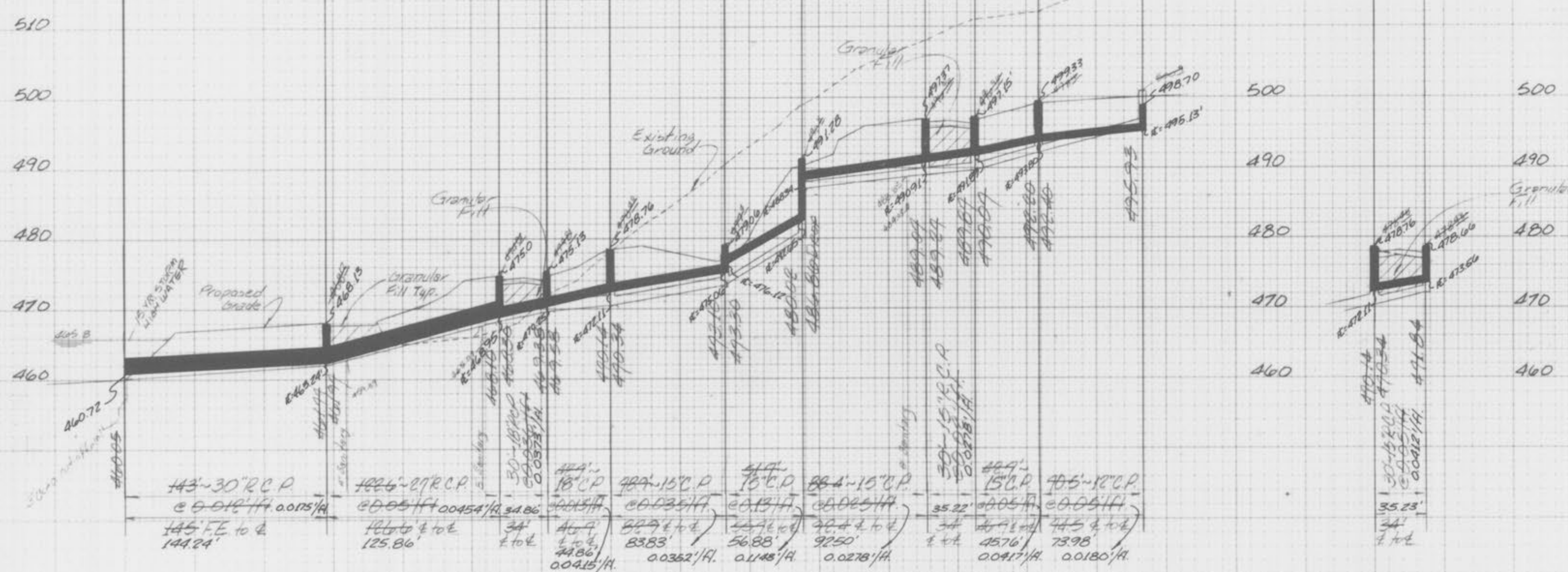
Sheet 6 of 8

TOWERWOOD ESTATES



FINAL SURVEY

AS-BUILTS



Scale  
 Hor. 1"=50'  
 Vert. 1"=10'

AS-BUILTS ADDED NOV. 10, 1988

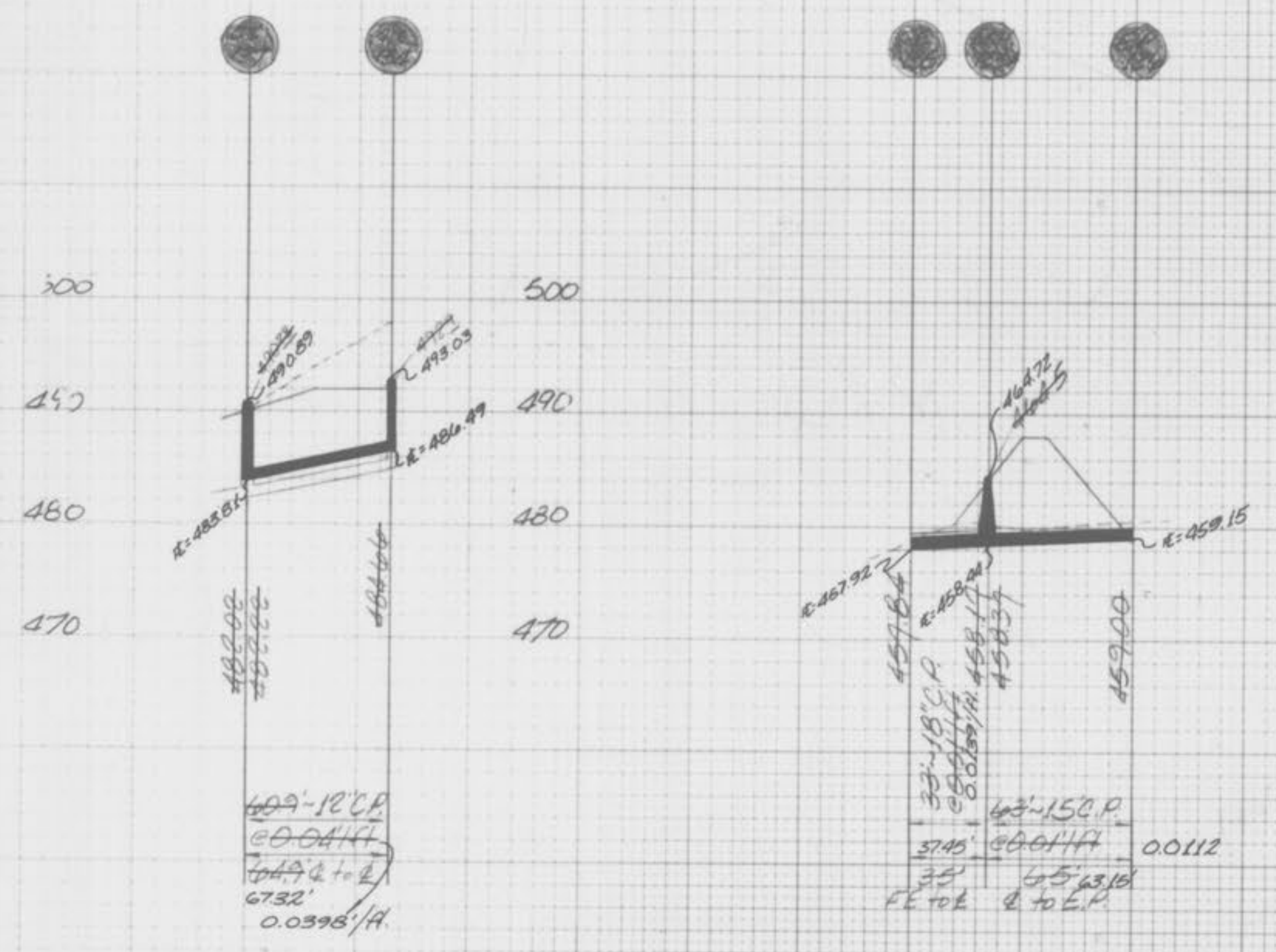
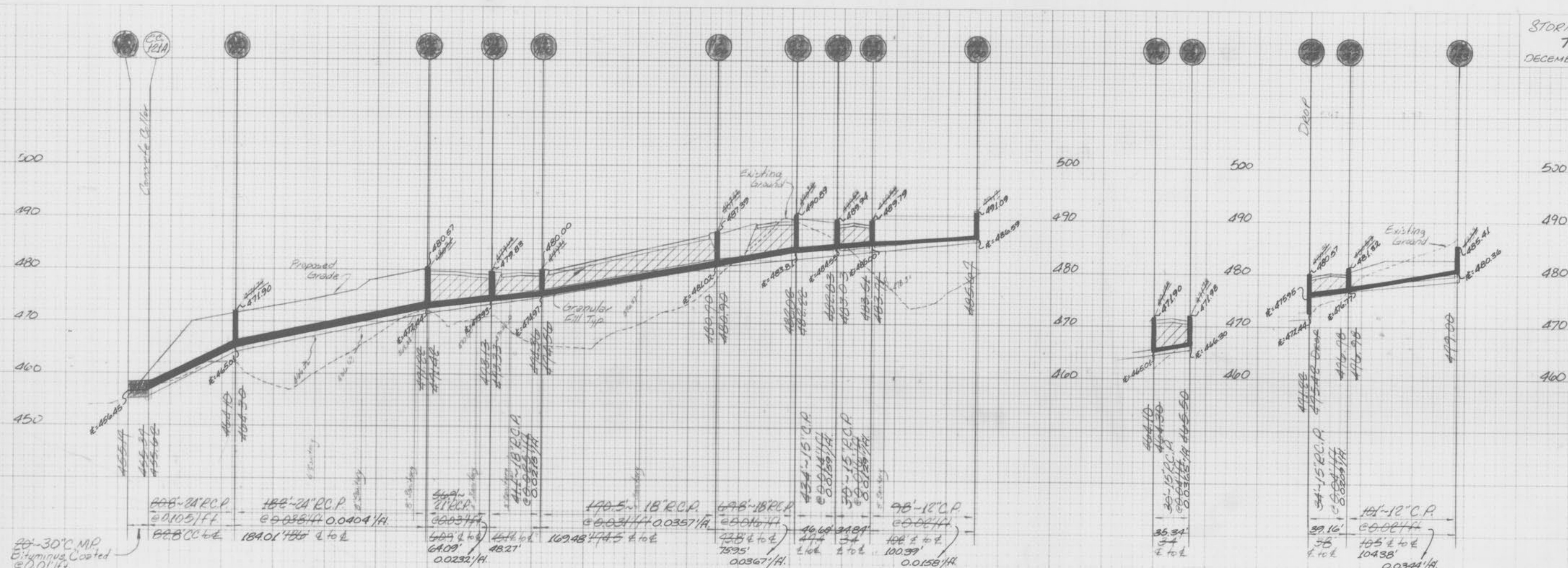
Sheet 7 of 8

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TOWERWOOD ESTATES A1, B1

PLATE 3 FULL CROSS SECTION FULL LINE





AS-BUILTS ADDED NOV. 10, 1988

PLATE 3-FULL CROSS SECTION FULL LINE  
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 CITY OF PEALTON  
 BUILDING DEPARTMENT