

City of O'Fallon
General Notes

- 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.
- 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.
- 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.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise on the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge.
- 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.O. T-190 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a Soils Engineer.
- 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.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a Soils Engineer.
- All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
- 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.
- No area shall be cleared without the permission of the developer.
- All grade shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- 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.
- 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.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- 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 of not less than 2-1/2 feet.
- 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.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- 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.
- 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.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manhole tops shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
- All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for Single-family developments.
- Manhole frame and cover shall be Clay and Bailey No. 2008 for Neenah R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on manholes.
- Sewer contractor shall maintain 24" vertical separation between all storm sewers and the sludge force main. Contractor shall be responsible for verifying separation prior to storm sewer installation.
- This tract is served by:

Union Electric
GTE Telephone Co.
St. Charles Gas Co.
City of O'Fallon Sewers
St. Charles Co Water Dist. #2
O'Fallon Fire District

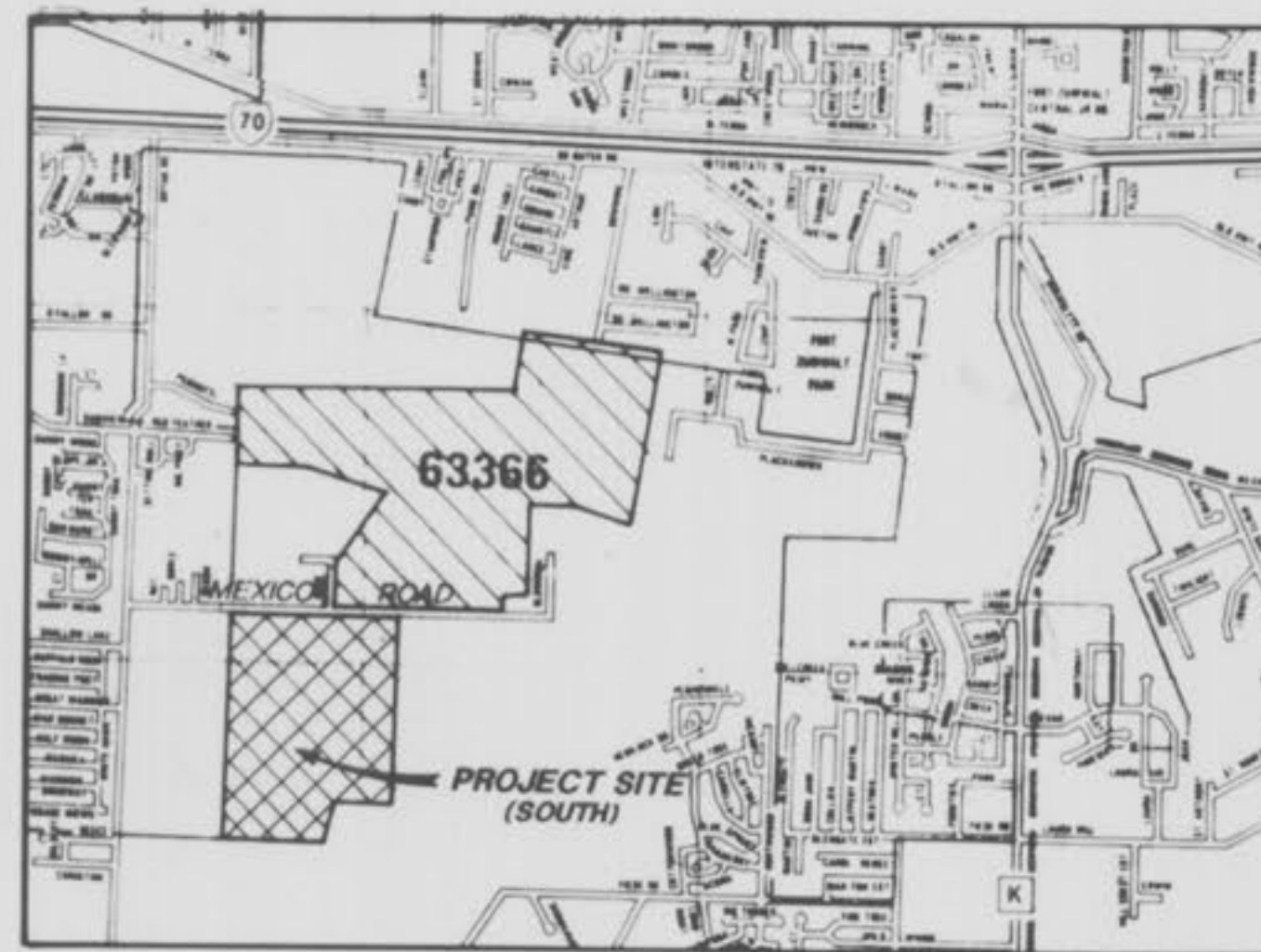
- Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coal tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-81. Asphalt shall conform to the requirements of ASTM D 449. Coal tar pitch shall conform to the requirements of ASTM D 450. Coating shall be 31 mils thickness.
- The Collector Rd. has been approved by the City of O'Fallon (5-20-98).

GLEN EAGLE MUNICIPAL GOLF COURSE

O'FALLON, MISSOURI

IMPROVEMENT PLANS (SOUTH OF MEXICO ROAD)

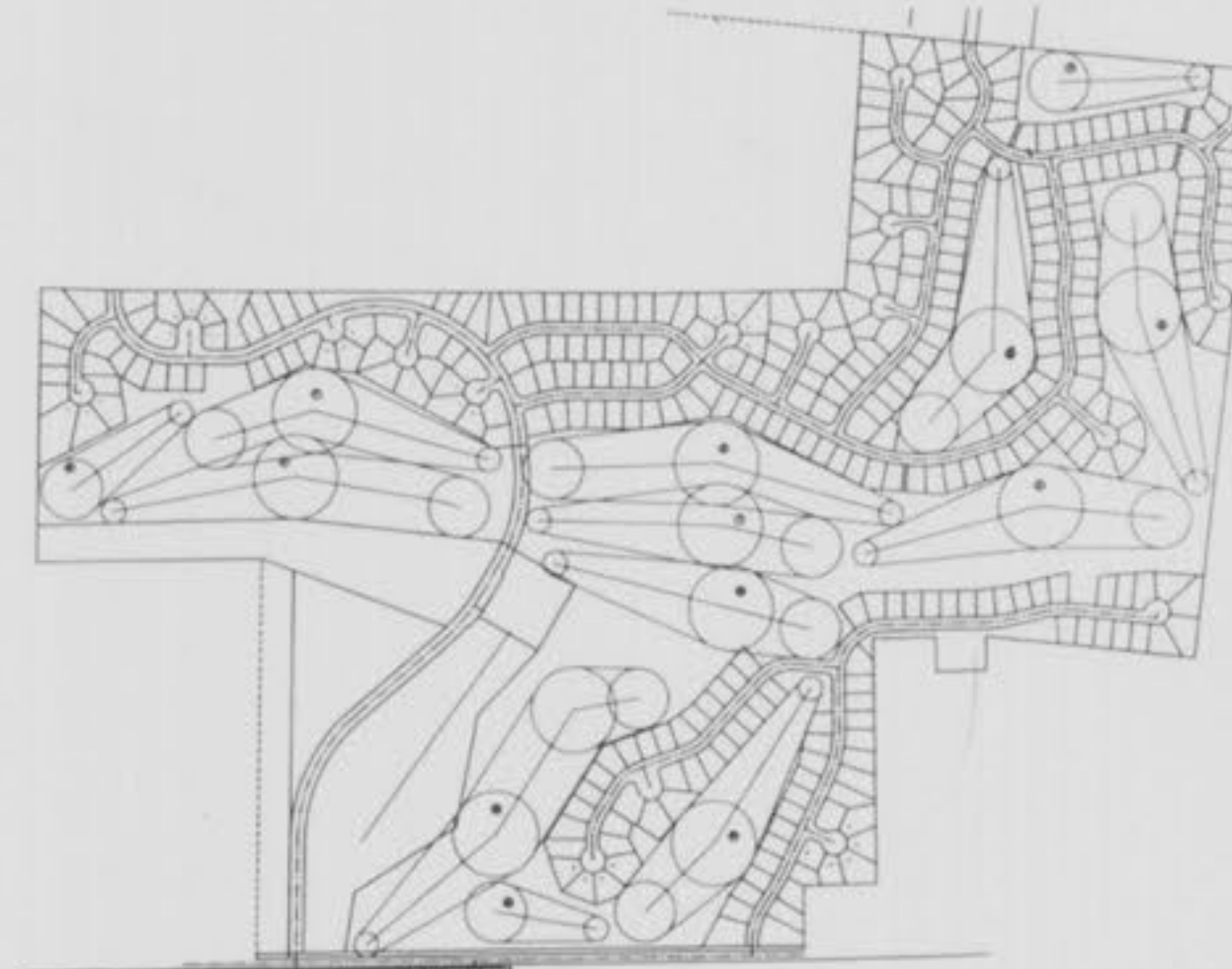
187 LOTS



Location Map

Scale: 1"=200'

"AS-BUILTS"



Key Map



This is to certify to City of O'Fallon that these "As-Built" Sanitary Sewer plans are based on actual field surveys conducted during June & May, 1995 and the results are shown here on?

by Pickett Ray & Silver

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

Date

NOTE:
PER THE CITY OF O'FALLON,
IF A SANITARY SEWER LINE
CAN NOT BE INSTALLED ON
A LOT LINE, A 7.5 FOOT
WIDE EASEMENT SHALL BE
REQUIRED.

NOTE: SEE PREVIOUSLY
APPROVED GRADING PLANS
FOR SILTATION CONTROL

Index

Sheet	Description
1	COVER SHEET
2-8	FLAT PLANS
9-15	GRADING PLANS
16-18	STREET PROFILES
19-22 3-12	SAN. SEWER PROFILES
22-24 12-14	STORM SEWER PROFILES
25-31	DRAINAGE AREA MAPS
32 15	WATER LAY-OUT PLAN
33-37	CONSTRUCTION DETAILS

Site Bench Mark:
R.R. Spike, 0.5' High in East face of
8" Shingle Oak, 77'± South of E. 5th.
50135 (Proposed Mexico Rd.) near
intersection of Hillman Rd. (Existing
Mexico Rd.) and Glenmore Lane.
Elevation = 597.08
Based off bolt of fire hydrant @ the
Northeast corner of intersection of
Hillman Rd. and Bryen Road.

Legend

Sanitary Sewer (Proposed)	C.I.	Curb Inlet
Sanitary Sewer (Existing)	D.C.I.	Double Curb Inlet
Storm Sewer (Proposed)	S.I.	Grate Inlet
Storm Sewer (Existing)	A.I.	Area Inlet
Water Line & Size	D.A.I.	Double Area Inlet
Well Casing	C.C.	Concrete Collar
Hydrant	F.E.	Flared End Section
Cap	E.P.	End Pipe
Lot or Building Number	E.D.	Energy Dissipator
Excavating Fence Line	M.H.	Manhole
Existing Tree Line	C.P.	Concrete Pipe
Street Sign	R.C.P.	Reinforced Concrete Pipe
Direction of Proposed Residence	C.M.P.	Corrugated Metal Pipe
Existing Contour	C.I.P.	Cast Iron Pipe
Proposed Contour	P.V.C.	Polyvinyl Chloride
Grouted Rip-Rap	V.C.P.	Vitrified Clay Pipe
End of Lateral	C.O.	Clean Out
Asphalt Pavement	V.T.	Vent Trap
Concrete Pavement		
Storm/Sanitary Structure		
Test Hole		
Power Pole		
Light Standard		

05-28-97 D.G. 54713
1-31-96 AS-BUILTS
Rev. 6-6-95 JGV AS BUILTS
Rev. 8-19-94 JGV, WD#2 Comments
Rev. 2-4-94 TB
Rev. 8-2-94 TB, City of O'Fallon Comments
Rev. 7-22-94 TB, San Sewer +
Rev. 7-19-94 TB, San Sewer Comments (O'Fallon)

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after the date unless reauthorized.

PICKETT, RAY & SILVER, INC.

HAROLD H. BARTCH
NUMBER E-17751
REGISTERED PROFESSIONAL ENGINEER

Signature: [Signature] Date: 5/15/98

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

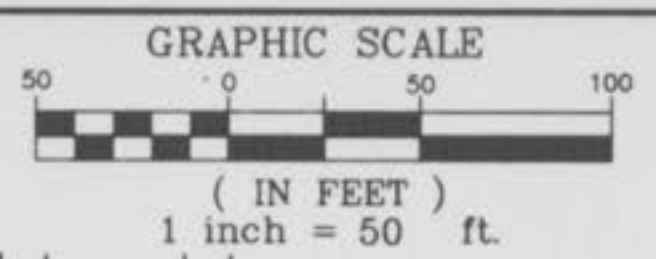
1111 North Illinois Street
St. Louis, MO 63116
778-1711

PREPARED FOR:
GLEN EAGLE ASSOC.
1300 Manchester Road Suite G-55
St. Louis, MO 63131 phone 965-8000

DRAWN: QWD/KAN DATE: MAY 11, 1998
CHECKED: J.C. DATE: MAY 11, 1998

FIELD BOOK: PROJECT # 89-204
JOB ORDER # 51227

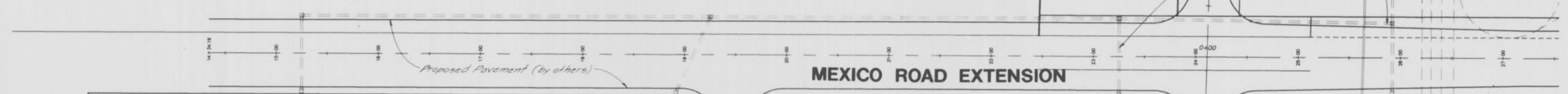
1/15
37



Prop. N/F of Hillman

FUTURE DEVELOPEMENT
 Mexico Road Improvements (by others)

Rev. 7-19-94 by San Sewer
 Rev. 7-22-94 PJ
 Rev. 8-22-94 by City of O'Fallon Comments
 Rev. 6-16-95 JGW 'As-Built'
V.24-96 AS-BUILTS



MEXICO ROAD EXTENSION

C-2 COMMERCIAL

NOTE: Shaded "Balloons" Indicate "As-Built" Structures

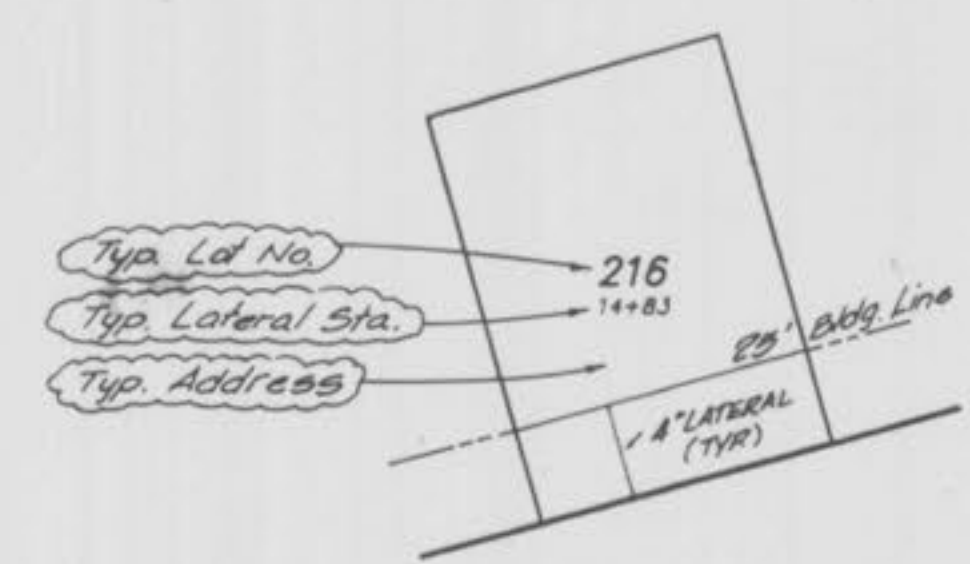
Approx. Hgt. elev. of 100 ft. (from 10.76 to 6)

Note: Lot 433 has been eliminated.

MULTI-FAMILY

SEE GOLF COURSE PLANS (BY OTHERS)

SEE SHEET 3



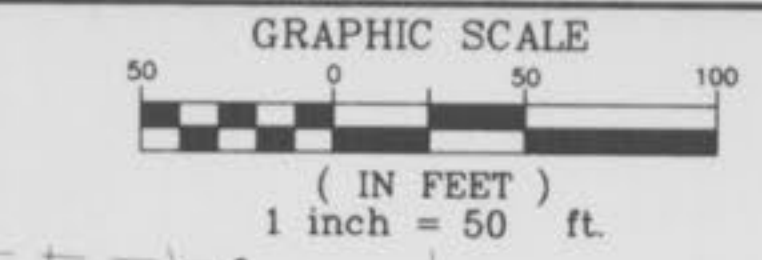
TYPICAL LOT
 SCALE 1" = 50'

NOTE: PER THE CITY OF O'FALLON, IF A SANITARY SEWER LINE CAN NOT BE INSTALLED ON A LOT LINE, A 7.5 FOOT WIDE EASEMENT SHALL BE REQUIRED.

SEE SHEET 4

NOTE: Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

FUTURE DEVELOPEMENT

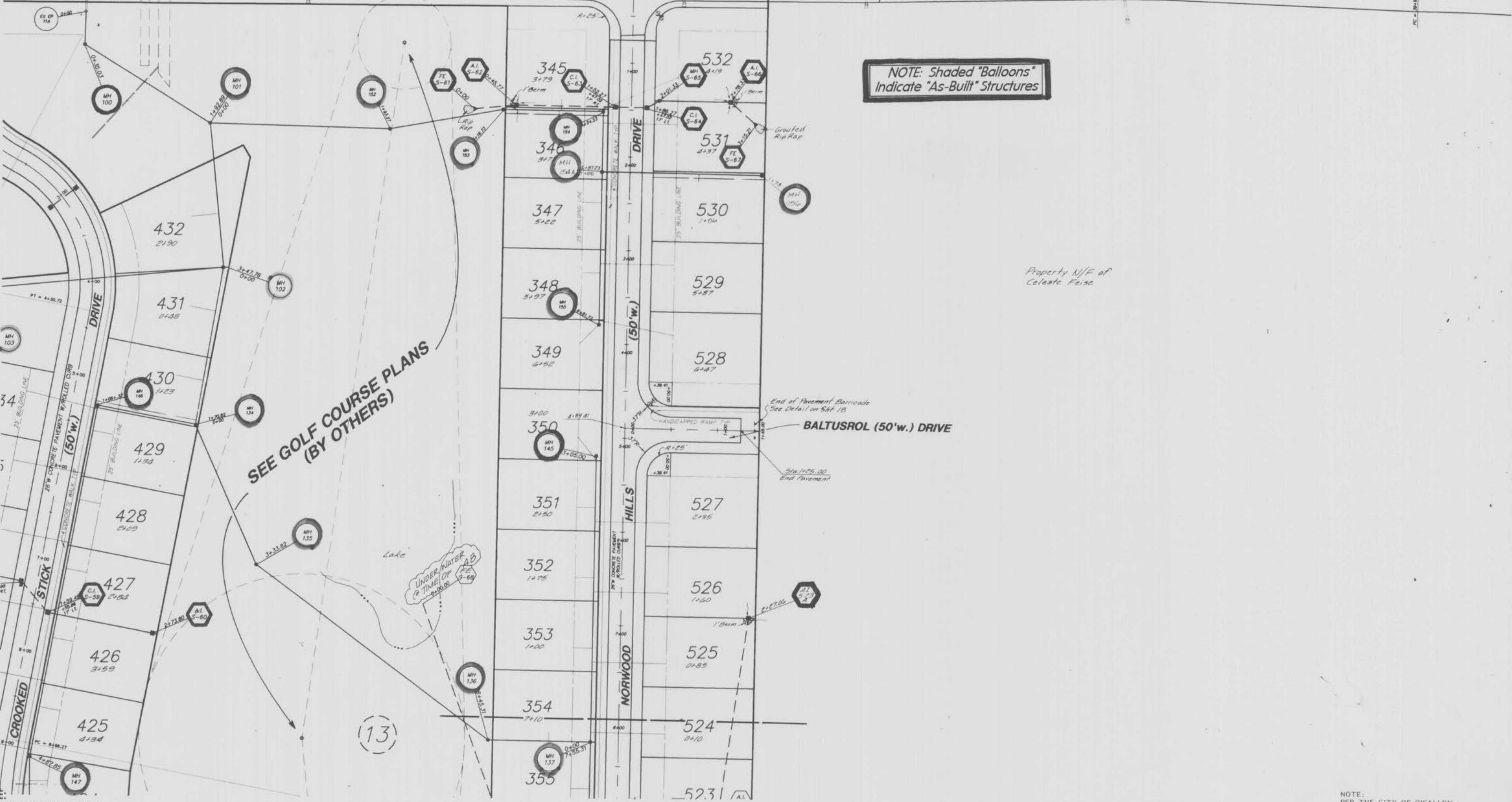


Rev. 7-19-94 TB, City of O'Fallon Comments (See)
Rev. 7-19-94 TB
Rev. 6-6-95 JGW 'As-Built'
1-21-96 AS-BUILTS

FUTURE DEVELOPEMENT



NOTE: Shaded "Balloons" Indicate "As-Built" Structures



SEE SHEET 2

SEE GOLF COURSE PLANS (BY OTHERS)

SEE SHEET 5

NOTE: Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

NOTE: PER THE CITY OF O'FALLON, IF A SANITARY SEWER LINE CAN NOT BE INSTALLED ON A LOT LINE, A 7.5 FOOT WIDE EASEMENT SHALL BE REQUIRED.

SEE SHEET 2



GLEN EAGLE
FLAT PLAN
MAY, 1994 89-204

Rev. 7-22-94
Rev. 6-25-95 JGW "AS-BUILTS"
1-31-96 AG-BUILTS

SEE GOLF COURSE PLANS
(BY OTHERS)

NOTE: Shaded "Balloons" Indicate "As-Built" Structures

Property N/E of Hillman

SEE SHEET 5



NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

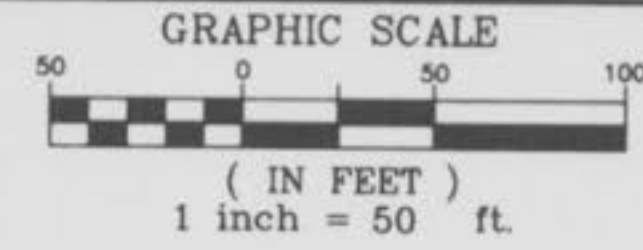
NOTE:
PER THE CITY OF O'FALLON, IF A SANITARY SEWER LINE CAN NOT BE INSTALLED ON A LOT LINE, A 7.5 FOOT WIDE EASEMENT SHALL BE REQUIRED.

SEE SHEET 6

4/15/37

Turtle Creek - South "AS-BUILTS"

SEE SHEET 3



GLEN EAGLE
FLAT PLAN
MAY, 1994 89-204

Rev. 7-19-94 by San Sewer (O'Fallon)
Rev. 7-22-94 by
Rev. 8-2-94 by
Rev. 6-6-95 JCH 'As-Built'
1-31-96 AS-BUILTS

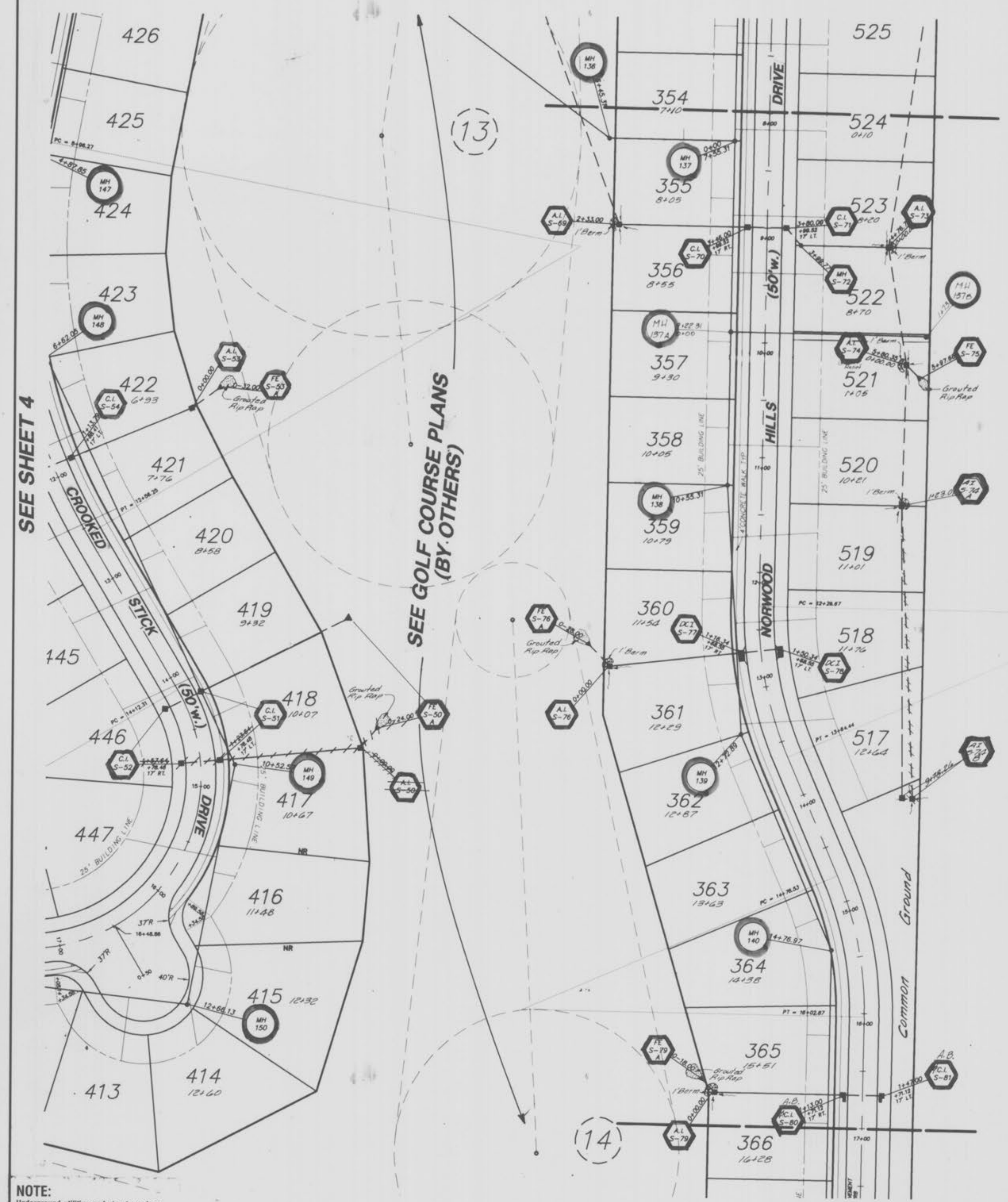
NOTE: Shaded "Balloons"
Indicate "As-Built" Structures

Property N/F of
Celeste Feise

SEE SHEET 4

SEE GOLF COURSE PLANS
(BY OTHERS)

SEE SHEET 7

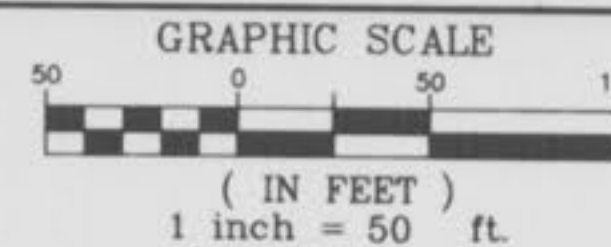


NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

NOTE:
PER THE CITY OF O'FALLON, IF A SANITARY SEWER LINE CAN NOT BE INSTALLED ON A LOT LINE, A 7.5 FOOT WIDE EASEMENT SHALL BE REQUIRED.

5/15/97
37

SEE SHEET 4



1-31-96 AS-BUILTS
GLEN EAGLE
FLAT PLAN
MAY, 1994
Rev. 7-19-93
Rev. 6-6-95 JGW 'AS-BUILTS'
Rev. 04-08-97
As-Built At Lot 486
89-204



SEE GOLF COURSE PLANS
(BY OTHERS)

SEE GOLF COURSE PLANS
(BY OTHERS)

NOTE: Shaded "Balloons"
Indicate "As-Built" Structures

SEE SHEET 7

GLENMARE SUBDIVISION
Property N/F of Hillman & Wife
For Additional As-Built Info.,
Refer to Glenmare Subd.

Property N/F
of
Charles Feise, Etal.

NOTE:
Underground utilities and structures have
been plotted from available information and
therefore, their location must be considered
approximate only. It is the responsibility
of the individual contractors to notify the
utility companies before actual construction.

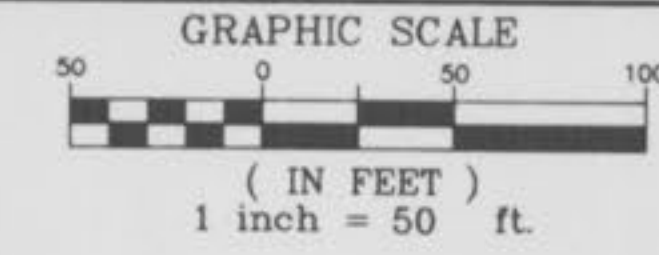
NOTE:
PER THE CITY OF O'FALLON,
IF A SANITARY SEWER LINE
CAN NOT BE INSTALLED ON
A LOT LINE, A 7.5 FOOT
WIDE EASEMENT SHALL BE
REQUIRED.

SEE SHEET 8

6
15
37

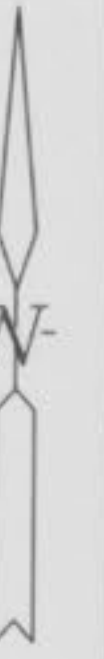
Turtle Creek - South "AS-BUILTS" Flat One

SEE SHEET 5



GLEN EAGLE
FLAT PLAN
MAY, 1994 89-204

Rev. 7-22-94 TB
Rev. 8-22-94 TB
Rev. 6-6-95 JGW 'AS BUILTS'
1-31-96 AG-BUILTS



SEE GOLF COURSE PLANS
(BY OTHERS)

NOTE: Shaded "Balloons"
Indicate "As-Built" Structures

Property N/F of
Celeste Feise

Property N/F of
Charles Feise, Etal.

Property N/F of
Charles Feise, Etal.

SEE SHEET 6

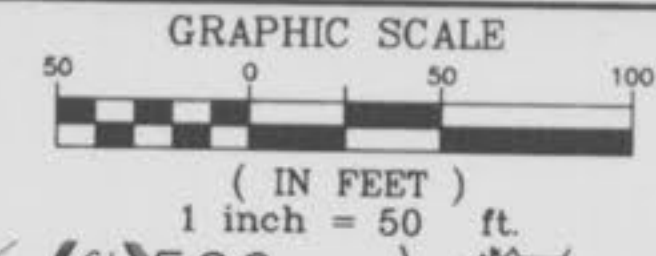
NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

NOTE:
PER THE CITY OF O'FALLON, IF A SANITARY SEWER LINE CAN NOT BE INSTALLED ON A LOT LINE, A 7.5 FOOT WIDE EASEMENT SHALL BE REQUIRED.

7/15/37

"AS-BUILTS" 3 Plat One Turtle Creek - South

SEE SHEET 6



GLEN EAGLE
FLAT PLAN
MAY, 1994
89-204
Rev. 7-19-94 Tdy San Sewer
Rev. 7-22-94 Tdy
Rev. 8-5-94 Tdy
Rev. 6-6-95 JGW 'AS-BUILTS'
1-31-90 AS-BUILTS

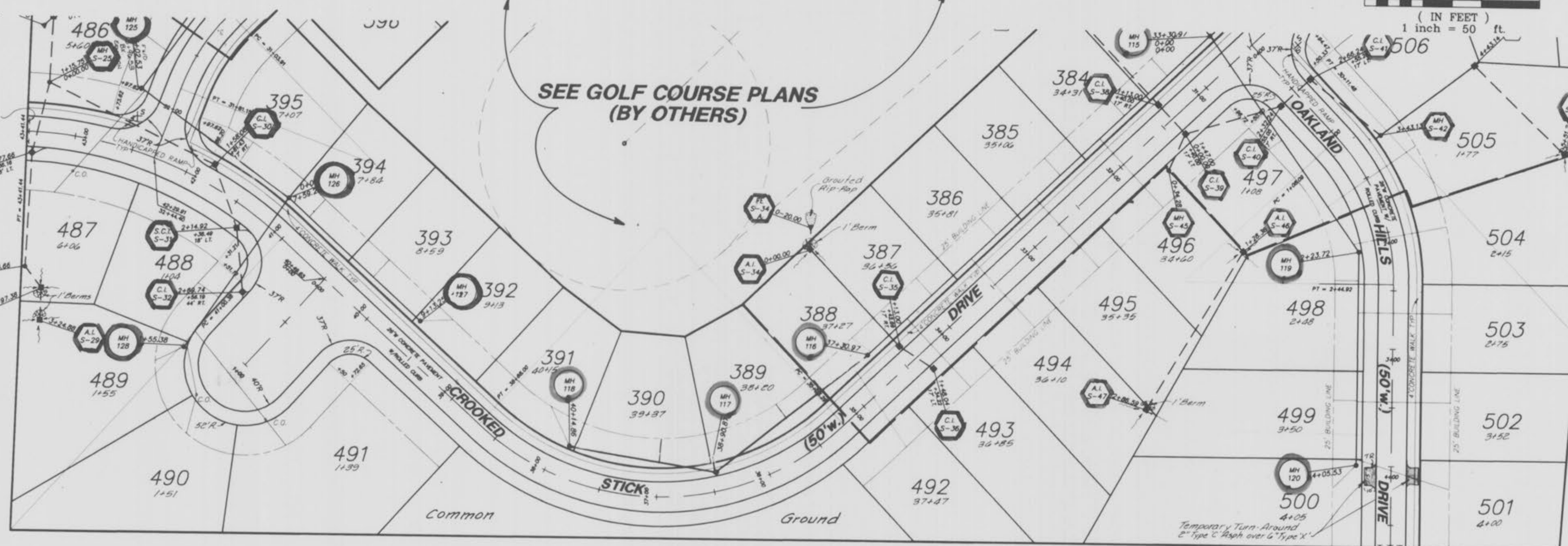


SEE GOLF COURSE PLANS
(BY OTHERS)

End of pavement
barricade.
(See detail on sht 18)

Property N/F of
Hillmont & Wice

Property N/F
of
Charles Feise, Etal.



NOTE: Shaded "Balloons" Indicate "As-Built" Structures

Property N/F
of Feise

Property N/F
of
Charles Feise, Etal.

End of Pavement Barricade
(See detail on sht. 18)

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

NOTE:
PER THE CITY OF O'FALLON, IF A SANITARY SEWER LINE CAN NOT BE INSTALLED ON A LOT LINE, A 7.5 FOOT WIDE EASEMENT SHALL BE REQUIRED.

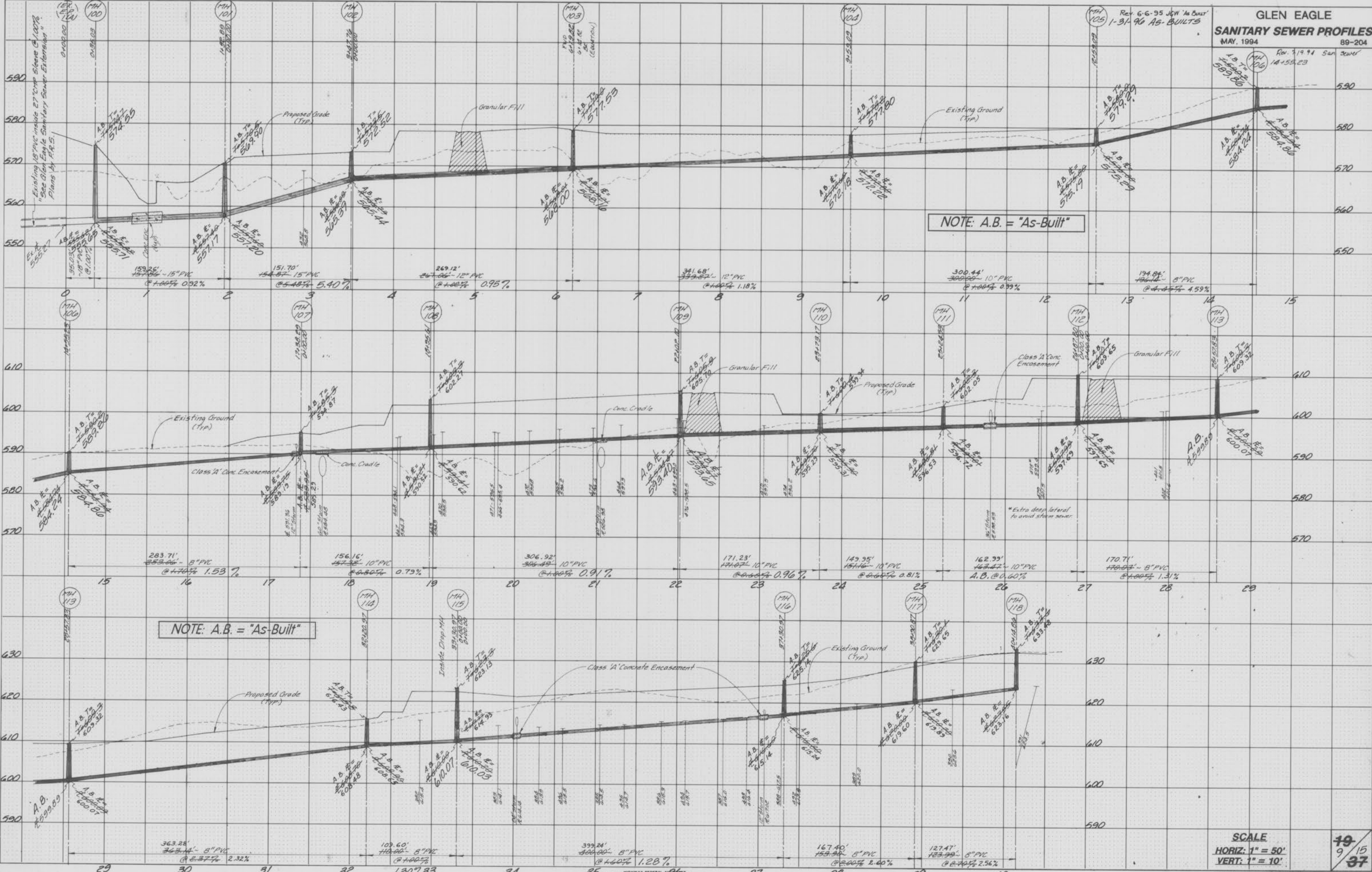
**GLEN EAGLE
SANITARY SEWER PROFILES**
MAY, 1994 89-204

REV. 6-6-95 JGW 'As-Built'
1-31-96 AS-BUILTS

Rev. 1/19/94 Sun 3/20/94
14-155-23

DATE: _____
BY: _____
SURVEYED: _____
PLOTTED: _____
CHECKED: _____
NOTE BOOK NO. _____
AREA CHECKED: _____

DATE: _____
BY: _____
SURVEYED: _____
PLOTTED: _____
CHECKED: _____
NOTE BOOK NO. _____
AREA CHECKED: _____



NOTE: A.B. = "As-Built"

NOTE: A.B. = "As-Built"

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

19
9/15
37

"AS-BUILTS" 5

Plot on
Turtle Creek - South

INTERNATIONAL FEDERATION OF
ENGINEERING CONSULTANTS
NATIONAL PRIORITY
PRINTED IN U.S.A.

**GLEN EAGLE
SANITARY SEWER PROFILES**
MAY, 1994 89-204

REV. 7-19-94 TO CITY OF GLEN EAGLE
REV. 6-6-95 JGV 'AS-BUILTS'
1-31-96 AG-BUILTS

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

NOTE: A.B. = "As-Built"

NOTE: SEE PLANS OF "GLENMARE" FOR AS-BUILTS OF MH 125 - MH 324 - MH 325 ETC.

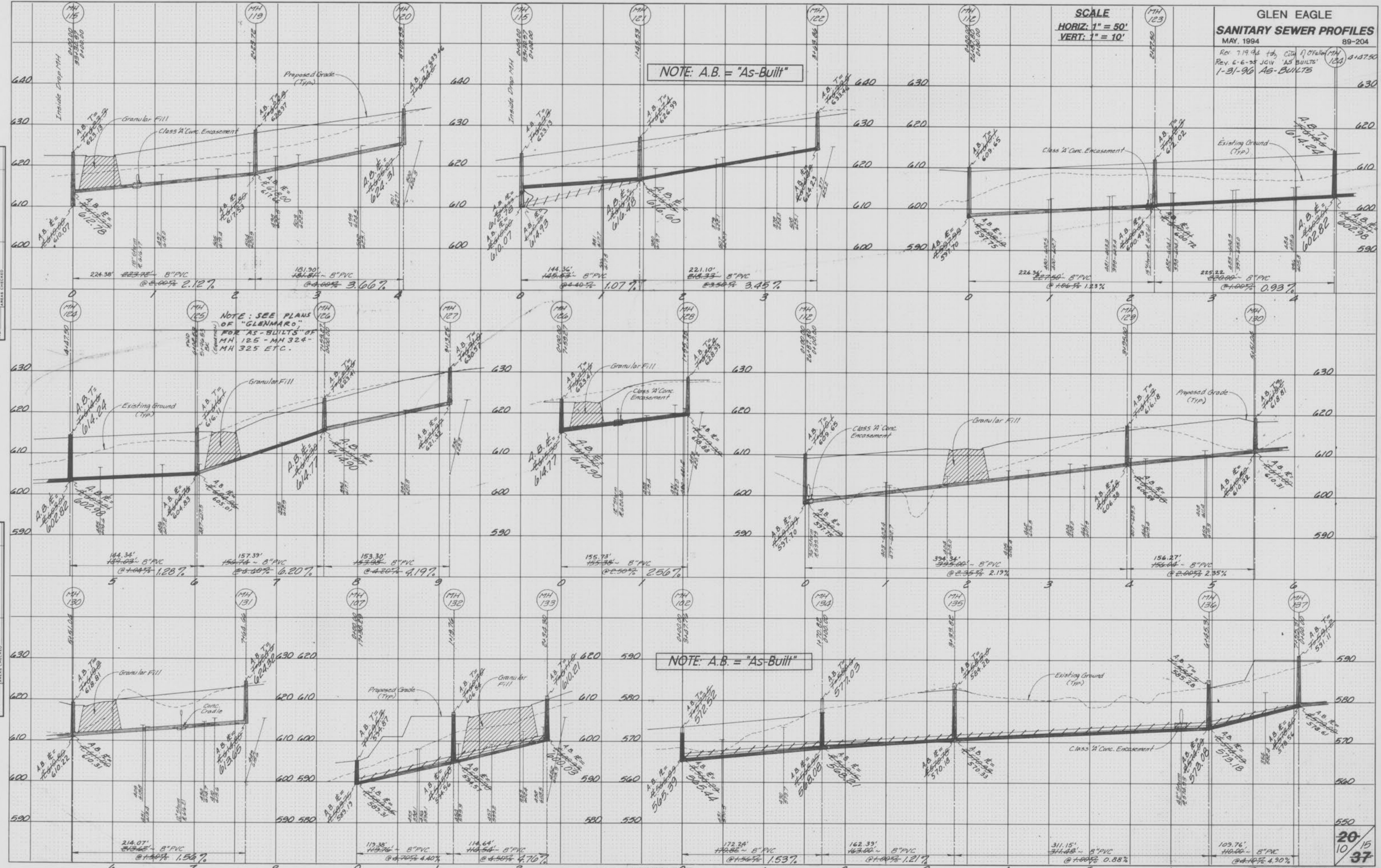
NOTE: A.B. = "As-Built"

"AS-BUILTS"

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

FINAL SURVEY BY DATE
REVISED BY DATE
PLOTTED BY DATE
NOTE BOOK NO. []
MAPS BY []
AREAS CHECKED []

ORIGINAL SURVEY BY DATE
REVISED BY DATE
PLOTTED BY DATE
NOTE BOOK NO. []
MAPS BY []
AREAS CHECKED []



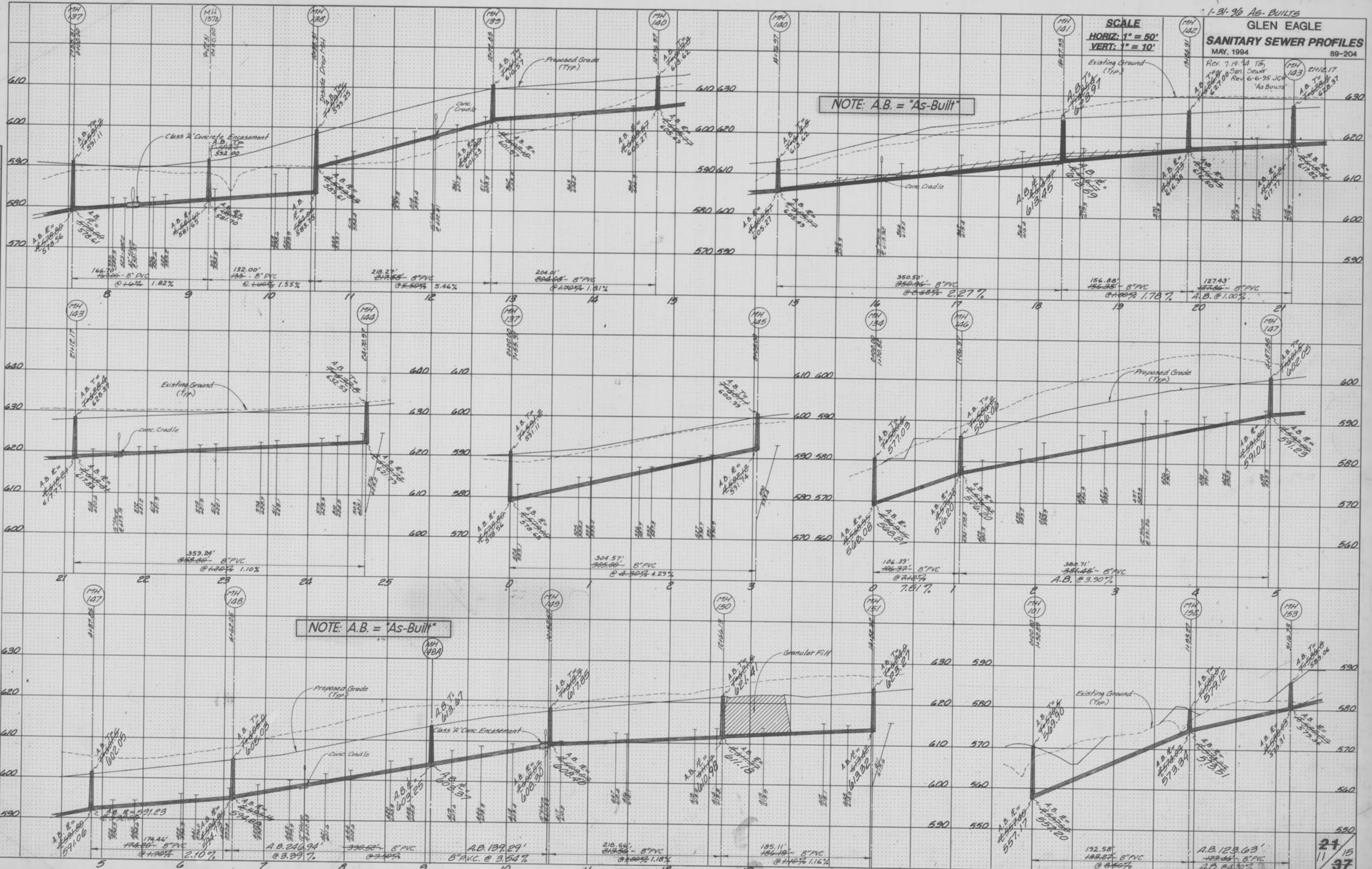
SCALE
 HORIZ: 1" = 50'
 VERT: 1" = 10'

Rev. 7-19-93 JCB
 Rev. 1-20-94 JCB
 Rev. 6-6-95 JCB
 'AS-BUILT'

NOTE: A.B. = "As-Built"

NOTE: A.B. = "As-Built"

21 15
 11 37
"AS-BUILTS"



DATE: _____ BY: _____
 SURVEYED: _____
 PLOTTED: _____
 TEMPLATE: _____
 NOTE BOOK: _____
 NO. _____
 AREAS CHECKED: _____

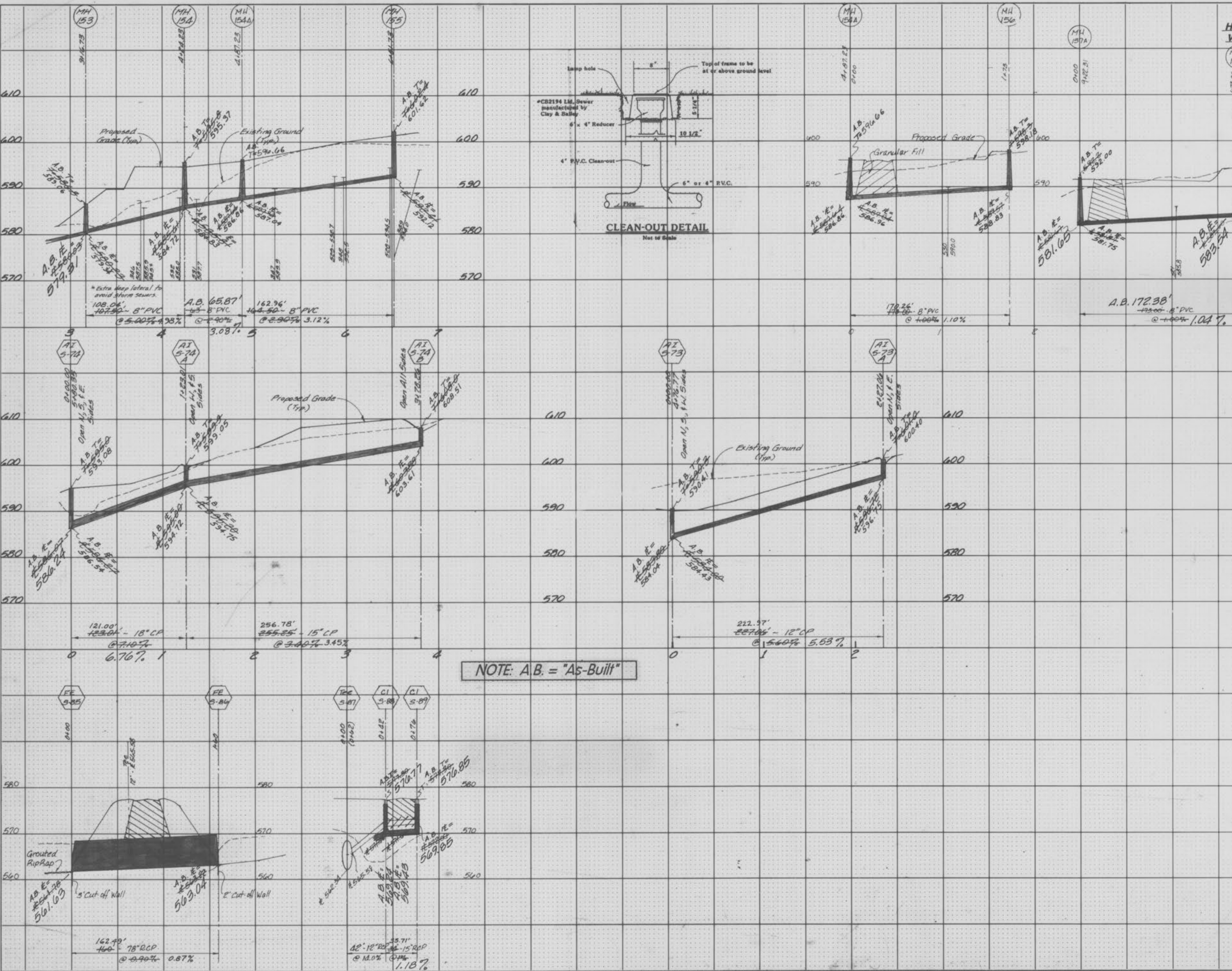
DATE: _____ BY: _____
 SURVEYED: _____
 PLOTTED: _____
 TEMPLATE: _____
 NOTE BOOK: _____
 NO. _____
 AREAS CHECKED: _____

DATE 3-FULL CROSS SECTION LINE & DOT
 PRINTED IN U.S.A.

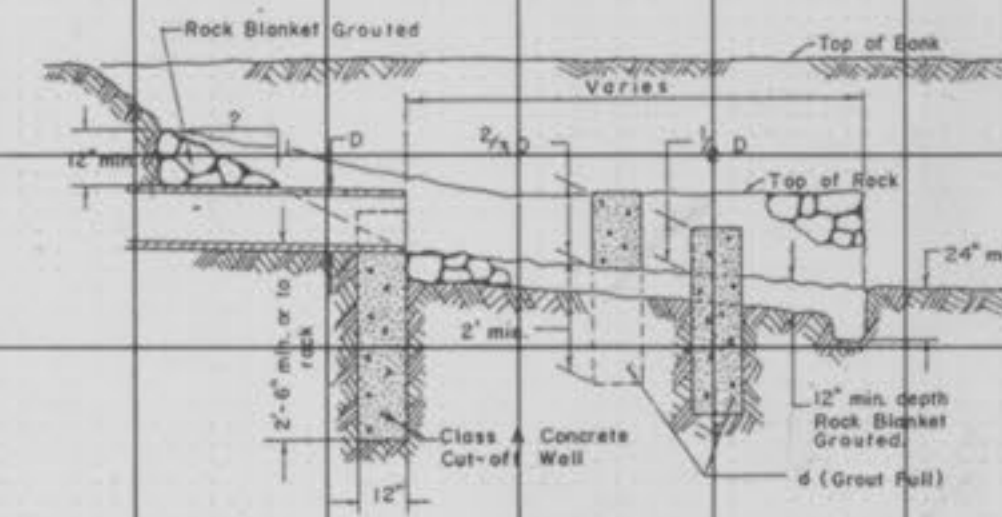
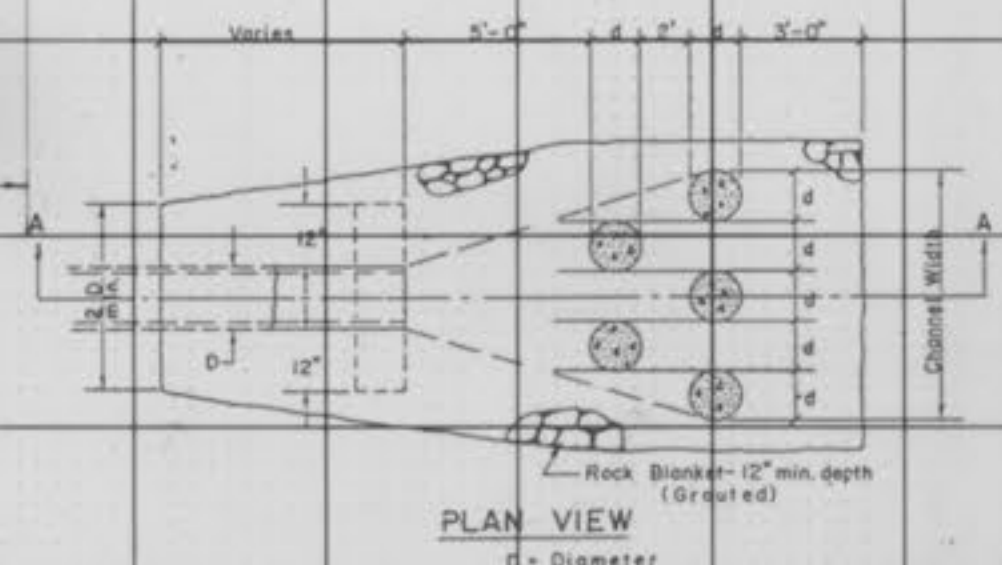
**GLEN EAGLE
SANITARY & STORM SEWER
PROFILES**

MAY, 1994 89-204
Rev. 7-19-92 T&E City of O'Fallon Comments
Rev. 6-6-95 JGV "As-Built"
1-31-90 AS-BUILTS

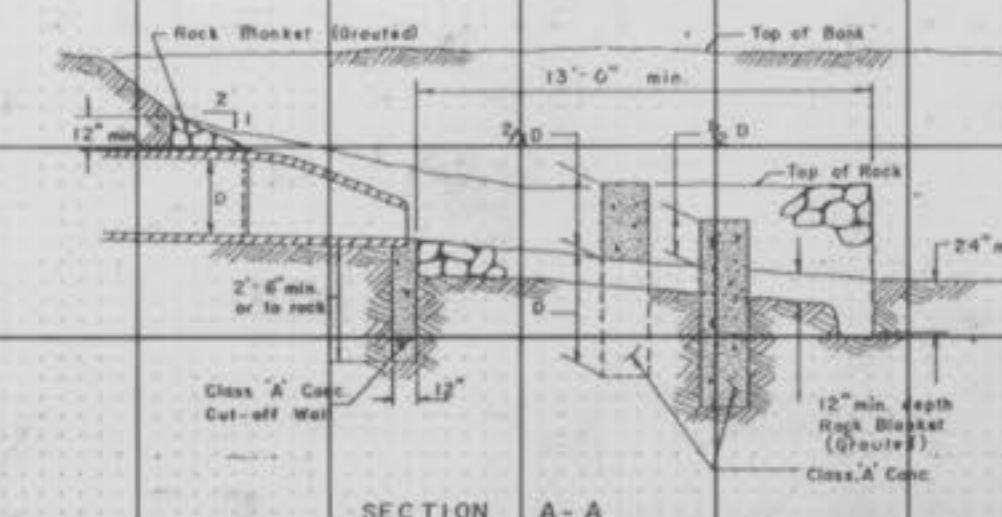
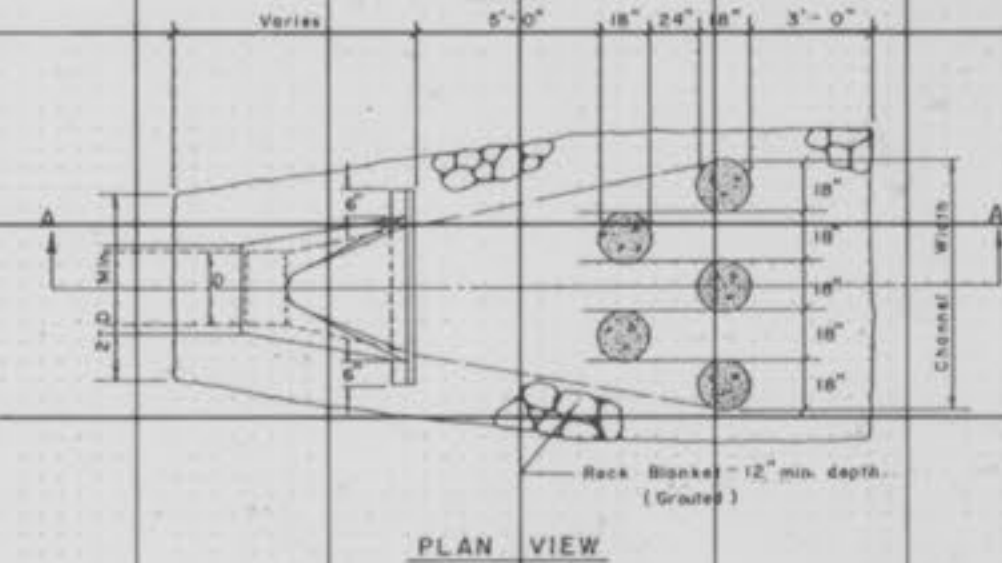
SCALE
HORIZ: 1" = 50'
VERT: 1" = 10'



NOTE: A.B. = \"As-Built\"



SECTION A-A
End of Pipe with Energy Dissipator
FOR 12\"/>



SECTION A-A
Flared End Section with Energy Dissipator
FOR 27\"/>

DATE: _____ BY: _____

FINAL SURVEY: _____

REVISIONS: _____

NOTE BOOK: _____

AREAS CHECKED: _____

DATE: _____ BY: _____

ORIGINAL SURVEY: _____

REVISIONS: _____

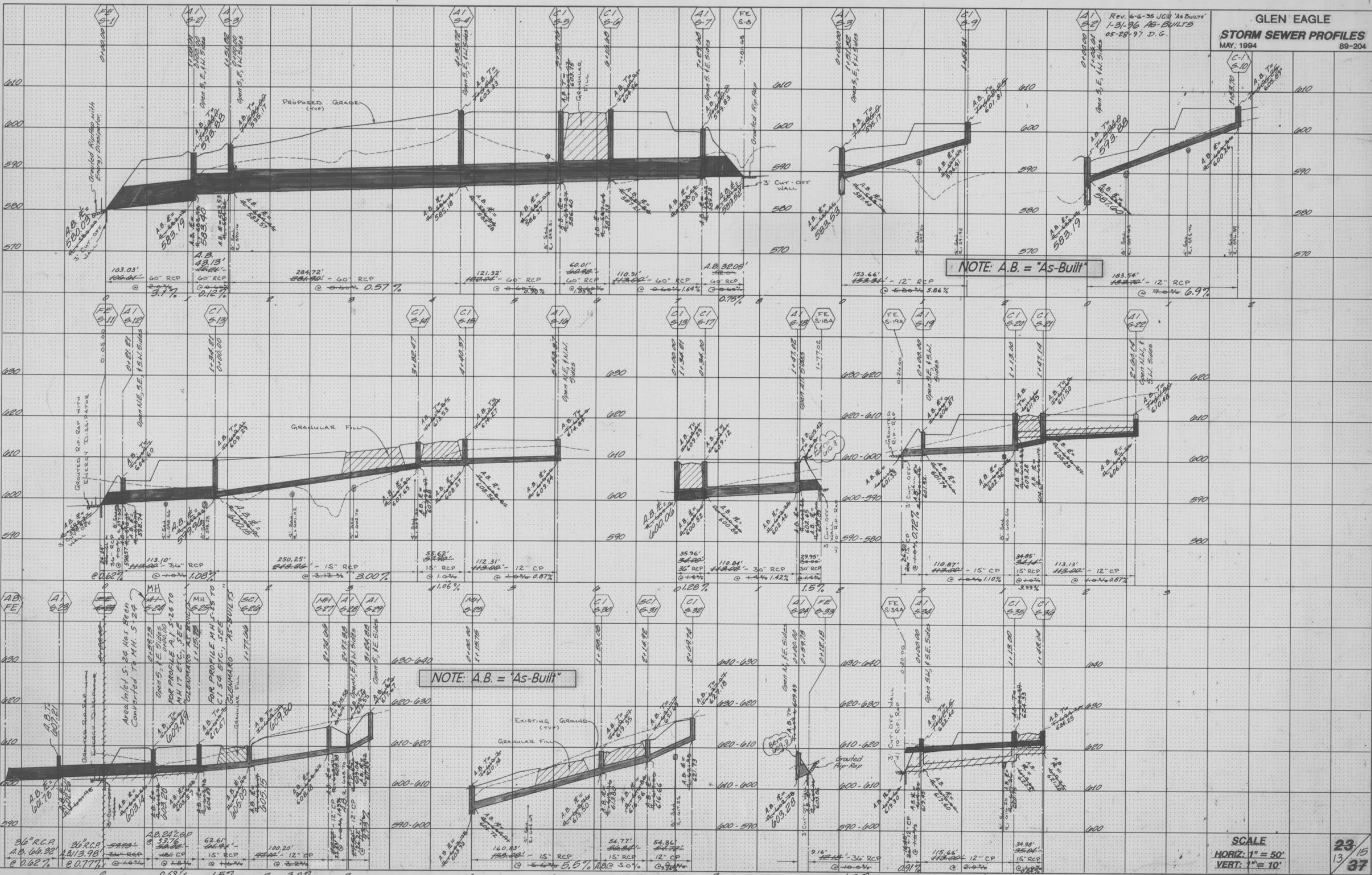
NOTE BOOK: _____

AREAS CHECKED: _____

Rev. 6-6-35 JGLW 'As-Built'
1-31-96 AS-BUILTS
05-28-97 D.G.

DATE _____
BY _____
SURVEYED _____
PLOTTED _____
TEMPERATURE _____
NOTE BOOK _____
AREA CHECKED _____

DATE _____
BY _____
SURVEYED _____
PLOTTED _____
TEMPERATURE _____
NOTE BOOK _____
AREA CHECKED _____



NOTE: A.B. = "As-Built"

NOTE: A.B. = "As-Built"

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

23/15
37

"AS-BUILTS" 5

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

Part One - Turtle Creek - South

**GLEN EAGLE
STORM SEWER PROFILES**
MAY, 1994
Rev. 8-2-94
Rev. 6-6-95 JGV 'AS-BUILTS'
1-31-96 AG-BUILTS

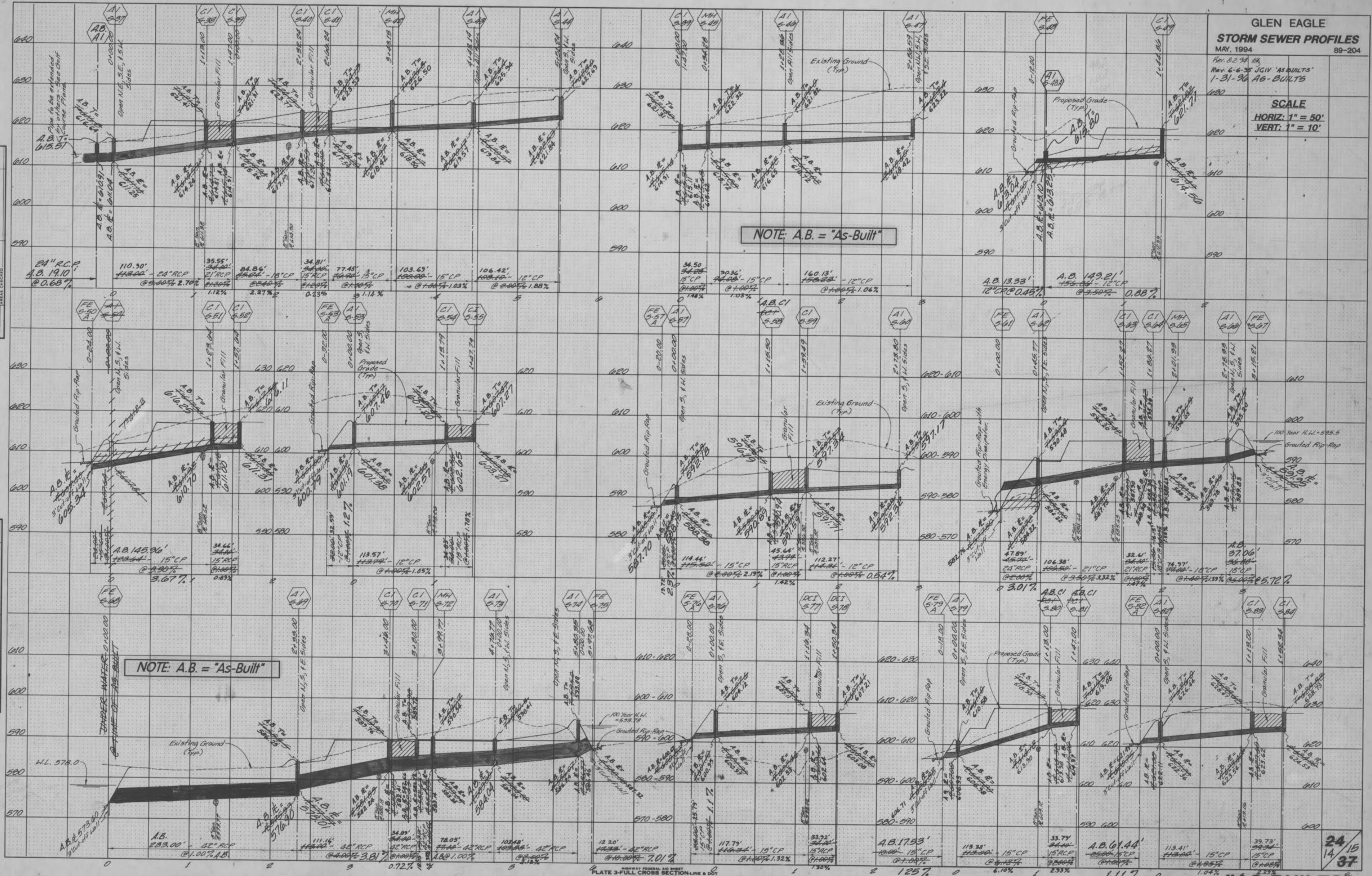
SCALE
HORIZ: 1" = 50'
VERT: 1" = 10'

DATE: _____ BY: _____
REVISED SURVEY PLOTTED: _____
TEMPLATE: _____
NOTE BOOK: _____
NO. _____ AREA CHECKED: _____

DATE: _____ BY: _____
REVISED SURVEY PLOTTED: _____
TEMPLATE: _____
NOTE BOOK: _____
NO. _____ AREA CHECKED: _____

NOTE: A.B. = "As-Built"

NOTE: A.B. = "As-Built"



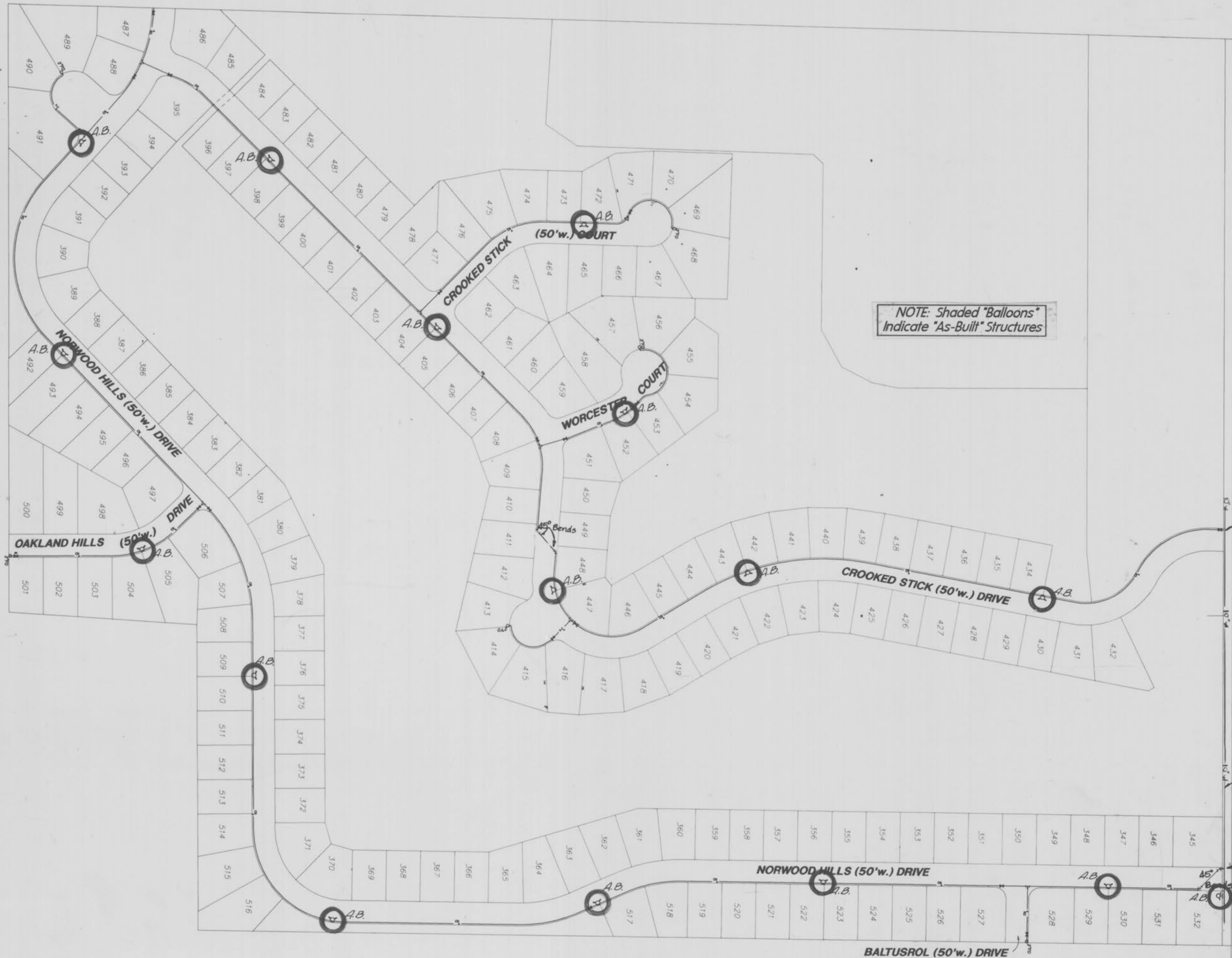
1257 0 6.10% 1 2.53% 1.11% 0 1.04%

24/15
14/37

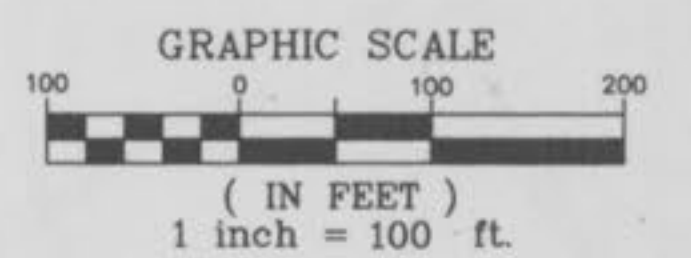
"AS-BUILTS"

Plot One - Turle Creek South AS-BUILTS

Rev. 8-17-94 Per WD#2
 8-19-94
 1-31-96 As-Built



NOTE: Shaded "Balloons" Indicate "As-Built" Structures



10" x 8" Tapping Sleeve w/ Valve & Valve Box

Contractor shall tap into existing water line along Mexico Rd. at Crooked Stick Dr. & Norwood Hills Dr.

LEGEND

- 2" FLUSH OUT
- FIRE HYDRANT
- TEE
- VALVE
- REDUCER

Existing 10" Water Line

Remove plug & connect to existing 10" x 8" cross.

32/15/37