

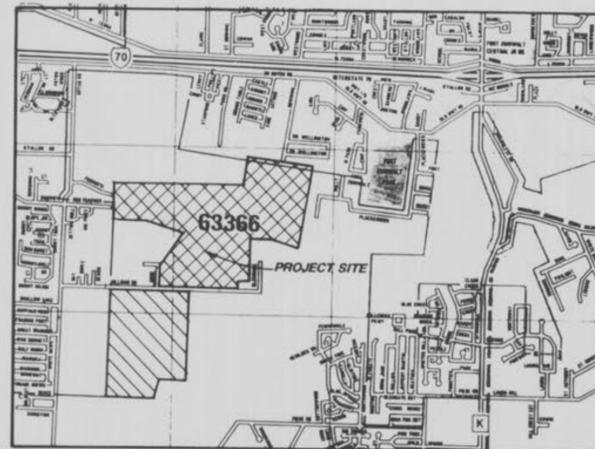
"AS-BUILTS" GLEN EAGLE

MUNICIPAL GOLF COURSE
O'FALLON, MISSOURI
IMPROVEMENT PLANS
NORTH OF MEXICO ROAD
344 LOTS

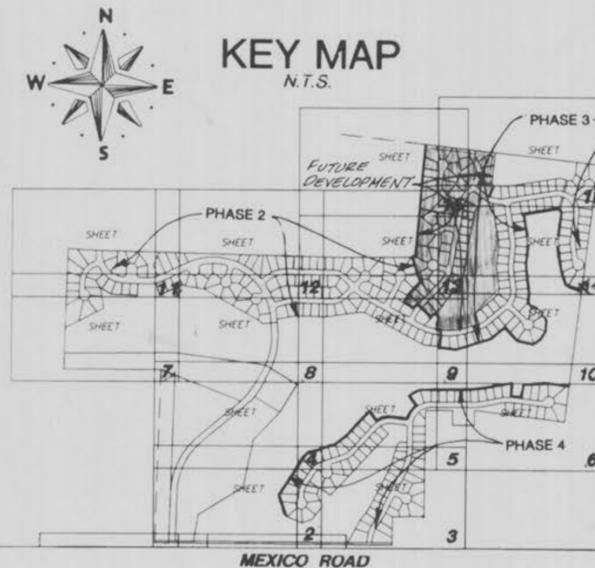
CITY OF O'FALLON GENERAL NOTES

- 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 II) unless noted otherwise in 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-180 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 grades 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," end of roadway markers mounted on two (2) pound "L" 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 table 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 not less than two and one-half feet (2-1/2').
- 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 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 manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 3/4" 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 or 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 sewer and the slope from manhole to storm sewer installation.~~
- Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coat-for-pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-41. Asphalt shall conform to the requirements of ASTM D-449. Coat-for-pitch shall conform to the requirements of ASTM D-450. Coating shall be 3/16" thick.
- 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.
- THIS TRACT IS SERVED BY:
UNION ELECTRIC
GTE TELEPHONE
ST. CHARLES GAS
CITY OF O'FALLON SEWERS
ST. CHARLES COUNTY WATER DISTRICT #2
O'FALLON FIRE DISTRICT
- The collector road has been approved by the City of O'Fallon (5-20-93).
- Per the City of O'Fallon, if a sanitary sewer line can not be installed on a lot line, a 10.0' wide easement shall be required.
- All lots within the floodplain are required to have a basement finished floor elevation 1 foot above floodplain elevation.
- All sanitary and storm sewers shall be completed in phase 2.

LOCATION MAP SCALE: 1" = 2000'



KEY MAP N.T.S.



NOTE: "KEY MAP SHEET NUMBERS CORRESPOND TO FLAT PLAN SHEET NUMBERS"

This is to certify to Charles Co. Water Dist. No. 2 that these "As-Built" San. Storm plans are based on actual field surveys conducted during May, 1997 and the results are shown here on.

by Pickett Ray & Silver

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

Date

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

Celebrating 25 Years of Service

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-16-2-5	FLAT PLAN
17-31	GRADING PLAN
32-35	STREET PROFILES
36-41-6-7	SANITARY SEWER PROFILES
42-46-8-10	STORM SEWER PROFILES
47-61	DRAINAGE AREA MAPS
62-66	CONSTRUCTION DETAILS
66A-66G-11-13	WATER PLAN
66D	CONSTRUCTION DETAILS (WATER)

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
—e— Water Line & Size	⊙ Light Standard	V.C.P. Vitrified Clay Pipe
—ex— Existing water line	⊙ Double Water Meter Setting	
—T— Tee & Valve	⊙ Single Water Meter Setting	C.O. Clean Out
—H— Hydrant	C.I. Curb Inlet	V.T. Vent Trap
—C— Cap	S.C.I. Skewed Curb Inlet	T.B.R. To Be Removed
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.R. & R To Be Removed & Relocated
—x— Existing Fence Line	G.I. Grate Inlet	T.B.P. To Be Protected
—T— Existing Tree Line	A.I. Area Inlet	T.B.A. To Be Abandoned
—S— Street Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
—C— Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
—P— Proposed Contour	F.E. Flared End Section	T.W. Top Of Wall
—R— Grouted Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
—E— End of Lateral	E.D. Energy Dissipator	(TYP) Typical
—A— Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
—C— Concrete Pavement	C.P. Concrete Pipe	U.I.P. Use in Place

SITE BENCHMARK

R.R. SPIKE, 0.5' HIGH IN EAST FACE OF 8" SHINGLE OAK
77± SOUTH OF CENTERLINE STATION 50+39
(OF PROPOSED MEXICO ROAD) NEAR INTERSECTION OF HILLMAN ROAD
(EXISTING MEXICO ROAD) AND GLENMORE LANE
ELEVATION = 597.48
BASED OFF BOLT OF FIRE HYDRANT ⊙ THE NORTHEAST CORNER
OF INTERSECTION OF HILLMAN ROAD AND BRYAN ROAD.

8-1-97 AS-BUILTS
10.05-27-97 DFG SH# 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

REVISIONS

8-10-97 75 Rev. SH# 7, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NOTE: SEE PREVIOUSLY
APPROVED GRADING PLANS
FOR SILTATION CONTROL

DEVELOPER

GLEN EAGLE ASSOCIATES
13100 MANCHESTER ROAD
SUITE G-55
ST. LOUIS, MISSOURI 63131
965-8000

"AS-BUILTS"

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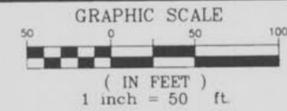
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DRAWN	RY/DD	DATE	08-10-94
CHECKED		DATE	
FIELD BOOK	PROJECT #	89-204	
	JOB ORDER #		

1/13
66

Turk Creek N - Plat 3A As-BUILTS

SEE SHEET 13



GLEN EAGLE
FLAT PLAN

AUG 1994 89-204

REV 12-6-93 MS
REV 6-2-95 LRS PER CITY OF DALLON COMMENTS
REV 8-25-95 KSD
8-1-97 AS-BUILTS

GENERAL NOTES

1. Unless noted otherwise, all pavement is 26' wide concrete and all right-of-way is 50' wide.
2. Typical street intersections: 37' pavement radius, 25' right-of-way radius.
3. Typical cul-de-sacs: 40' pavement radius, 52' right-of-way radius.



SEE SHEET 8

SEE SHEET 10

SEE GOLF COURSE PLANS (BY OTHERS)

"AS-BUILTS"

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.

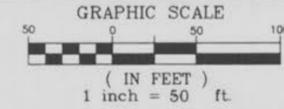
9/13/66

Turtle Creek N1-Plat 3A As-Built

GENERAL NOTES

1. Unless noted otherwise, all pavement is 26' wide concrete and all right-of-way is 50' wide.
2. Typical street intersections: 37' pavement radius, 25' right-of-way radius.
3. Typical cul-de-sacs: 40' pavement radius, 52' right-of-way radius.

SEE SHEET 14



GLEN EAGLE
FLAT PLAN

AUG. 1994 89-204
 Rev. 2-6-94 13
 Rev. 6-2-95 PER CITY OF FALLON COMMENTS
 6.5
 8-1-97 AS-BUILTS



182
3+11

81
5+36

SEE SHEET 9

BOUNDARIES



SEE GOLF COURSE PLANS
(BY OTHERS)

SEE GOLF COURSE PLANS
(BY OTHERS)

SEE SHEET 6

PROP. N/F
E&F INVESTMENT CO., INC.

"AS-BUILTS"

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.

10/3/13
 66

Turtle Creek N-Plat 3A As-Builts

SEE SHEET 16



GLEN EAGLE
FLAT PLAN

AUG 1994
Rev. 12-94 J.S.
Rev. 2-10-95 L.S./J.S.
Rev. 5-2-95 L.S. & J.S. OFFICE FALLON COMMENTS
Rev. 02-17-97 D.G. Storm Sewers
8-1-97 AS-BUILTS

GENERAL NOTES

1. Unless noted otherwise, all pavement is 26' wide concrete and all right-of-way is 50' wide.
2. Typical street intersections: 37' pavement radius, 25' right-of-way radius.
3. Typical cul-de-sacs: 40' pavement radius, 52' right-of-way radius.

SEE SHEET 13

SEE GOLF COURSE PLANS
(BY OTHERS)

SEE GOLF COURSE PLANS
(BY OTHERS)

SEE SHEET 10

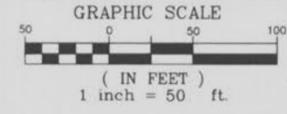


"AS-BUILTS"

14/13
4/66

GENERAL NOTES

1. Unless noted otherwise, all pavement is 26' wide concrete and all right-of-way is 50' wide.
2. Typical street intersections: 37' pavement radius, 25' right-of-way radius.
3. Typical cul-de-sacs: 40' pavement radius, 52' right-of-way radius.



Rev. 12-6-94
Rev. 6-2-95 L&S PRE CITY OF PALM BEACH COMMENTS
Rev. 02-19-97 D.G. Storm Sewers
Rev. 05-27-97 D.G. FE 112 A
8-1-97 AS-BUILTS

SEE SHEET 15



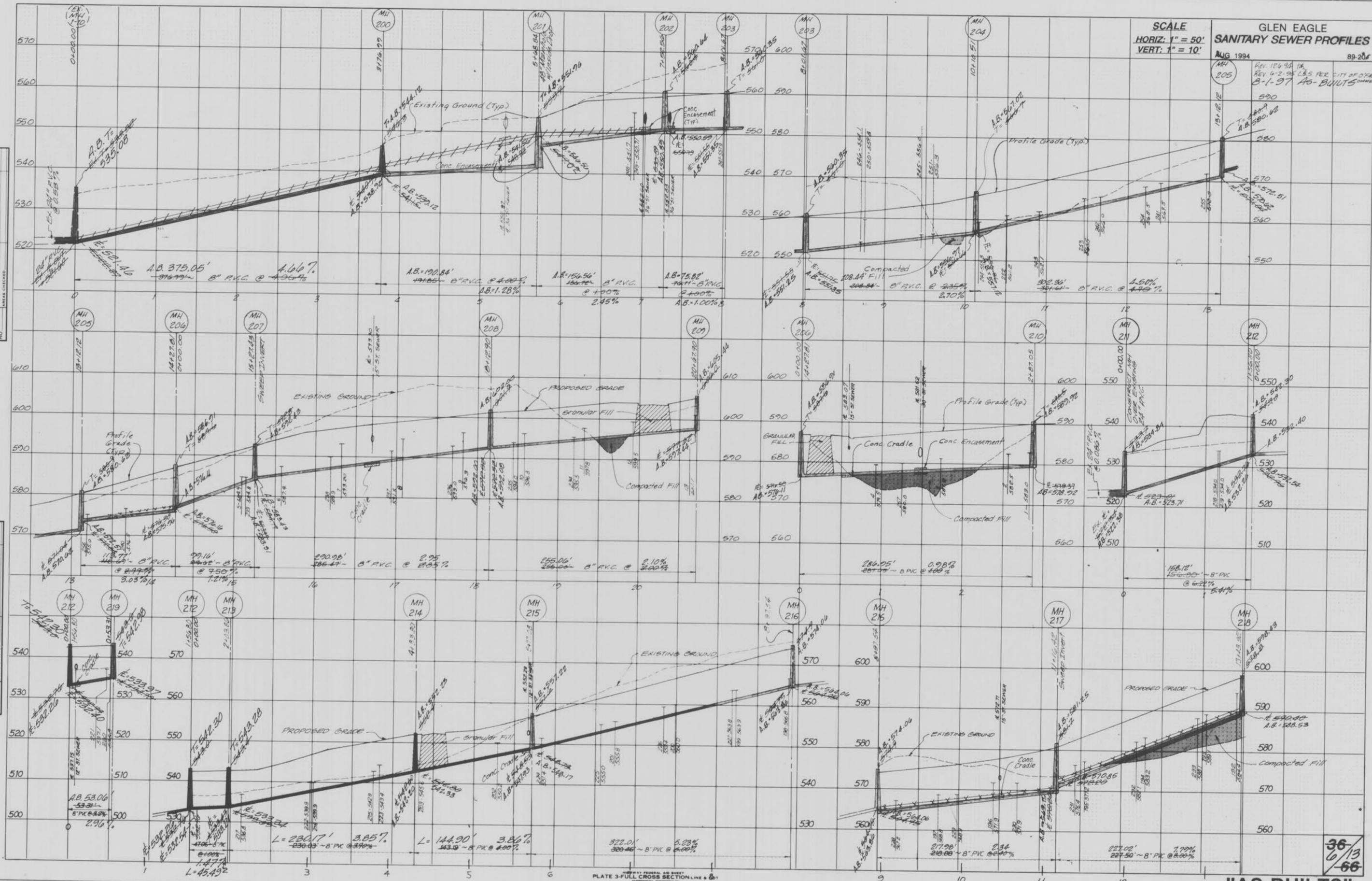
"AS-BUILTS"

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.

16/5/96

FINAL SURVEY PLOTTED TEMPLATE NOTE BOOK NO. AREA CHECKED

ORIGINAL SURVEY PLOTTED TEMPLATE NOTE BOOK NO. AREA CHECKED



FEDERAL ROAD SHEET
 PLATE 3-FULL CROSS SECTION LINE & 51
 NATIONAL HIGHWAY
 PRINTED IN U.S.A.

36
 0/13
 -66

"AS-BUILTS"

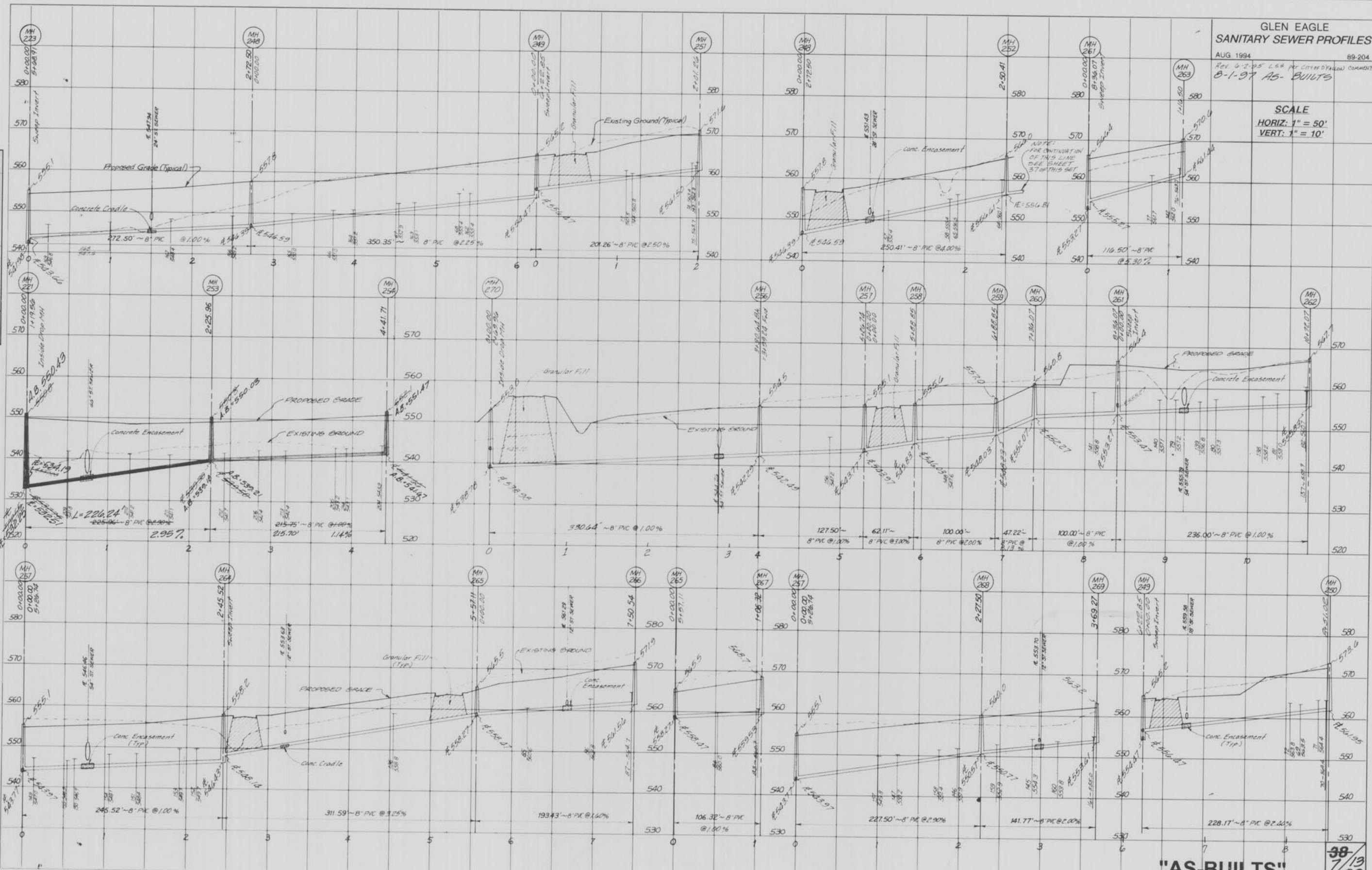
GLEN EAGLE
SANITARY SEWER PROFILES

AUG 1994 89-204
Rev. 6-2-95 L.S. per CITY OF D'AVENEX COMMENTS
8-1-97 AS-BUILTS

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

FINAL SURVEY PLOTTED BY DATE
NOTE BOOK AREA NO. AREA CHECKED

ORIGINAL SURVEY PLOTTED BY DATE
NOTE BOOK AREA NO. AREA CHECKED



"AS-BUILTS" 38/13-66

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

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

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

GLEN EAGLE
 STORM SEWER PROFILES

AUG 1994
 Rev. 10-94 T.C. Rev. 1-3-95 G.S.
 Rev. 2-0-95 T.C. LOS
 Rev. 6-2-95 L.S.D.
 Rev. 8-25-95 K.I.D.
 600
 Rev. 02-19-97 D.G. Storm Sewer
 8-1-97 AS-BUILTS

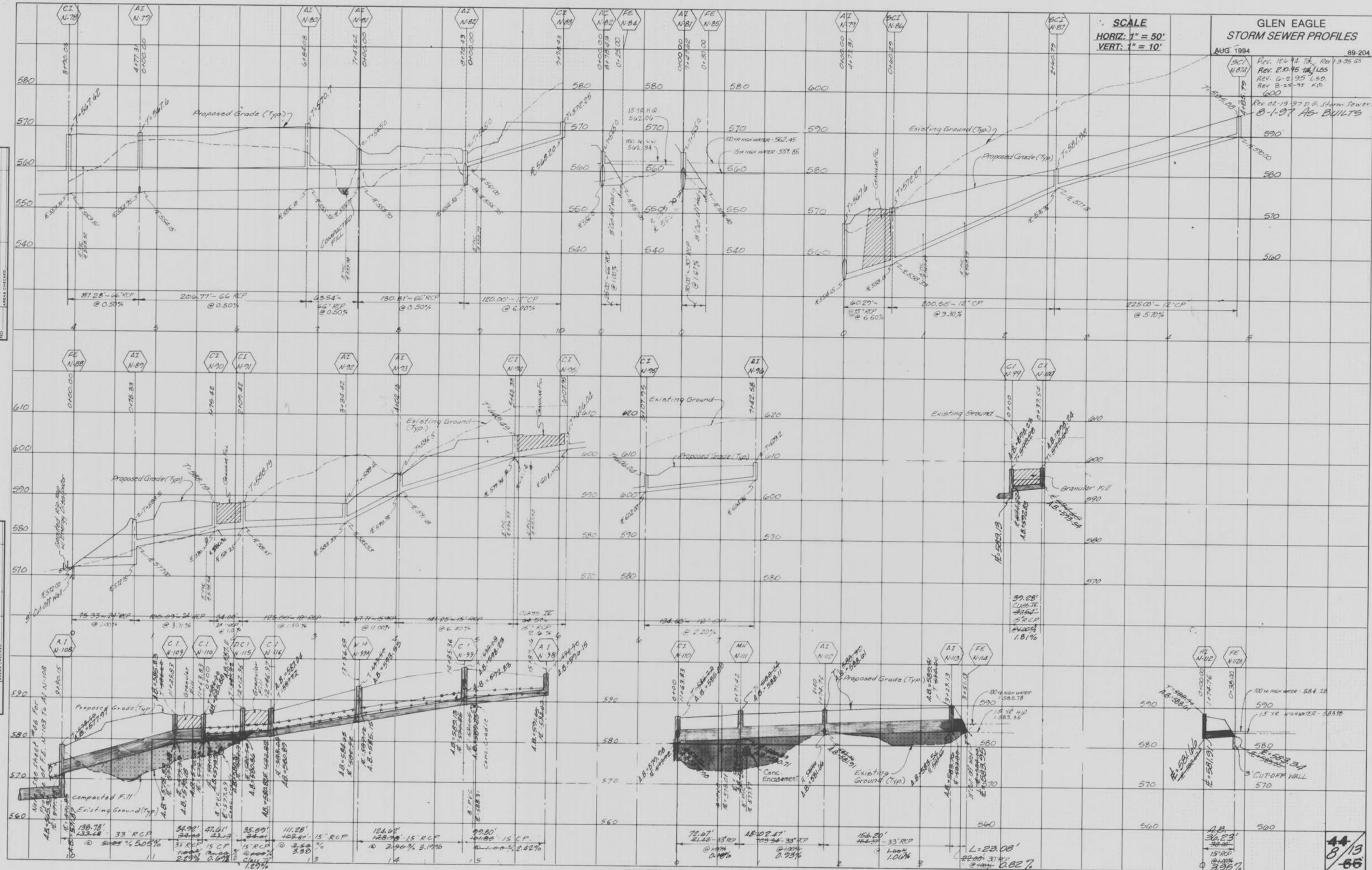


PLATE 3-FULL CROSS SECTION LINE & DOT
 NATIONAL HIGHWAY SYSTEM
 PRINTED IN U.S.A.

"AS-BUILTS"

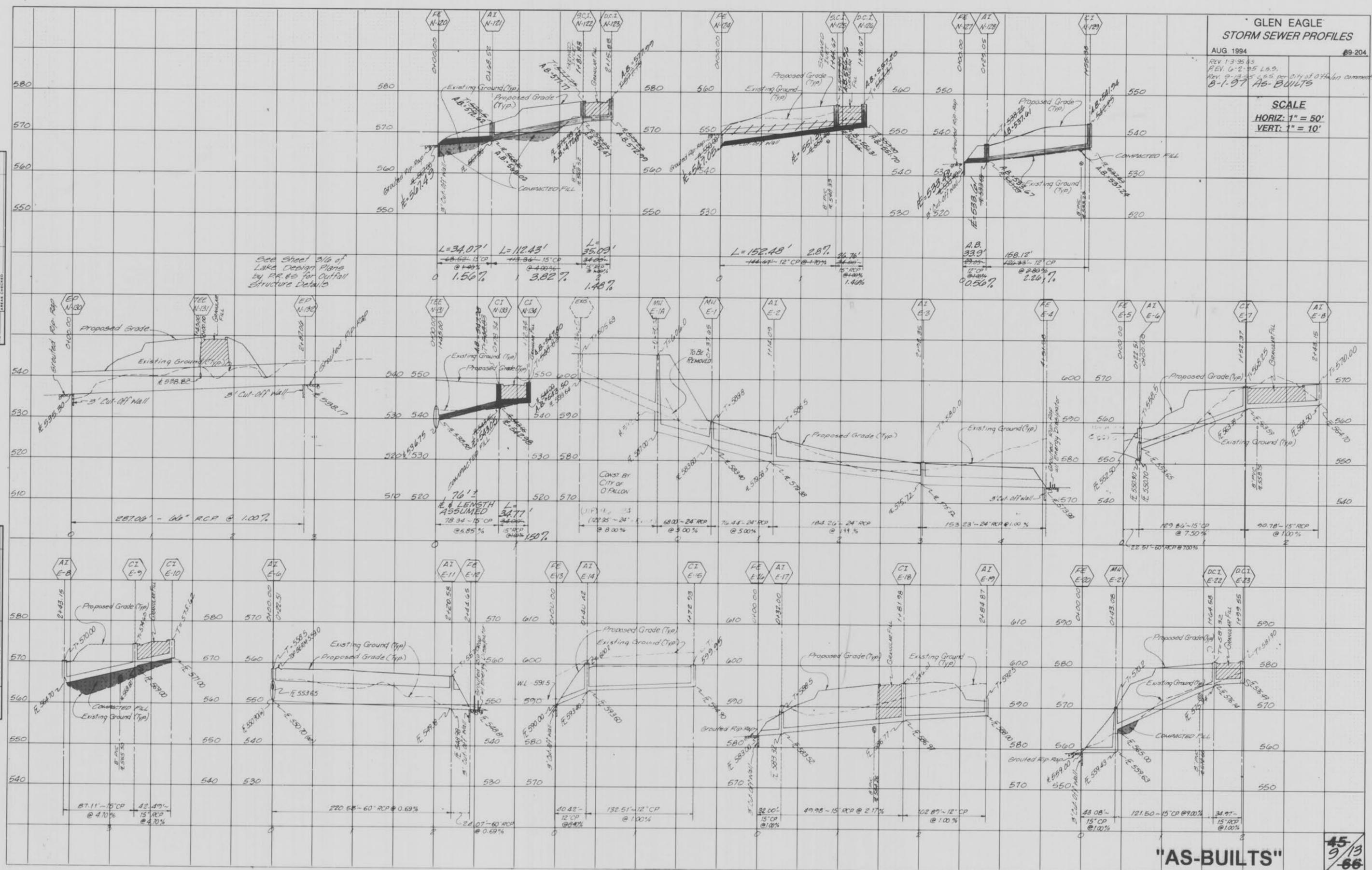
44
 8/13
 66

REV. 1-3-95 BS
REV. 6-2-95 L.S.
REV. 9-13-95 L.S. per City of Glen Eagle comments
8-1-97 AS-BUILTS

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

DATE
BY
SURVEY
PLOTTED
TEMPLATE
NOTE BOOK
NO.
AREAS CHECKED

DATE
BY
SURVEY
PLOTTED
TEMPLATE
NOTE BOOK
NO.
AREAS CHECKED



See Sheet 3/6 of
Lake Design Plans
by PR. 86 for Outfall
Structure Details

GLEN EAGLE
STORM SEWER PROFILES

AUG 1994
 Rev. 12-6-94 TD, Rev. 1-3-95 GS
 Rev. 2-10-95 L59/16
 Rev. 6-2-95 L65/182 CITY OF O'FALLON COMMENTS
 Rev. 9-12-95 18, 155 Per City of O'Fallon
 Rev. 02-19-97 216 Storm Sewer

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

FINAL SURVEY
 PLOTTED
 NOTE BOOK
 TEMPLATE
 NO. AREAS CHECKED

ORIGINAL SURVEY
 PLOTTED
 NOTE BOOK
 TEMPLATE
 NO. AREAS CHECKED

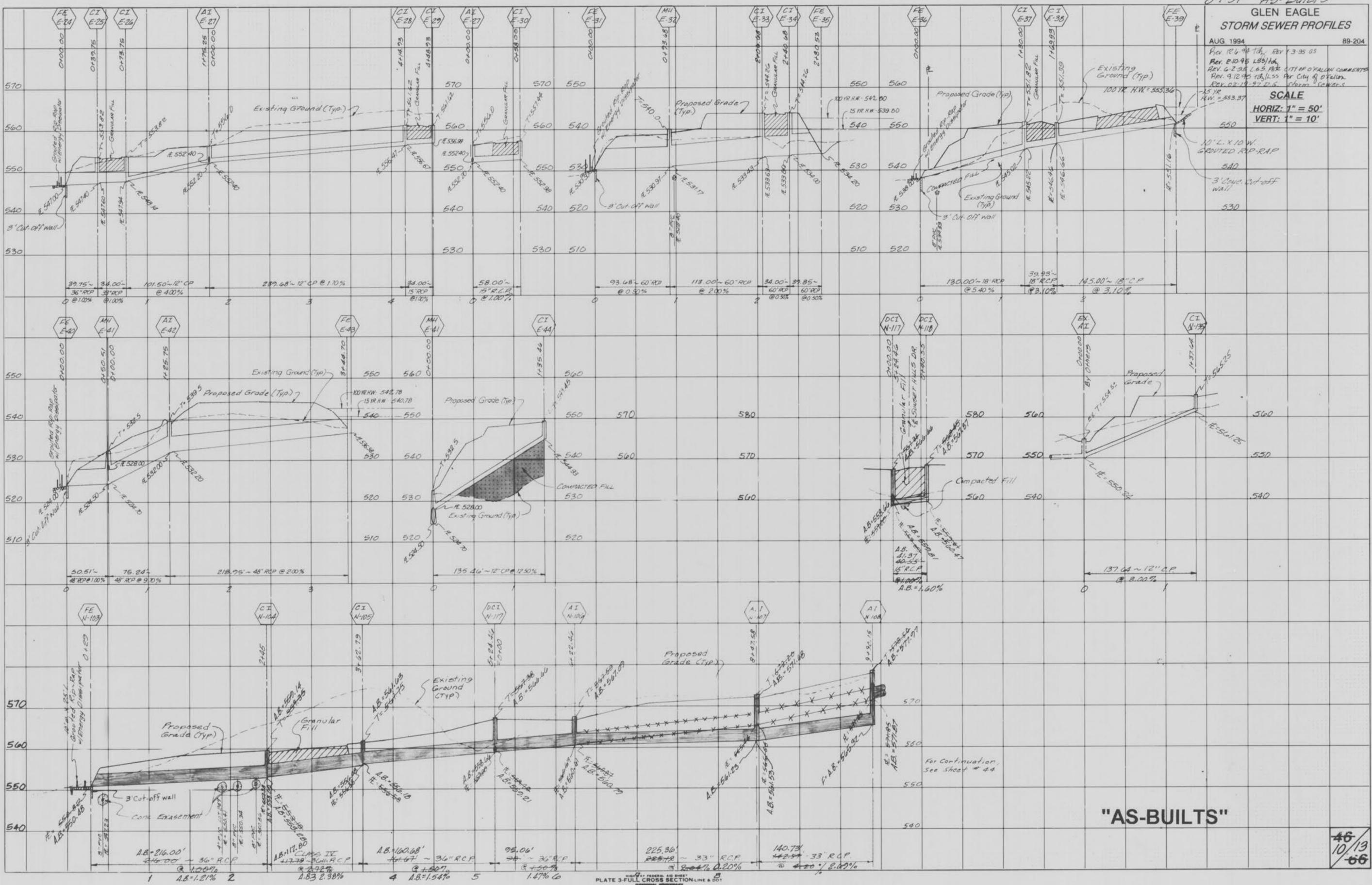
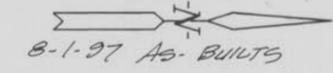


PLATE 3-FULL CROSS SECTION LINE & DOT
 REVISION HISTORY
 PRINTED IN U.S.A.

46/10/13-86

4-18-94 R.M. H.
SCALE: 1" = 100'



Stub Water Line For Future
Extension Through Redditt
Lane to Bryan Road (City of
O'Fallon To Obtain Easements)



Note: For construction purposes only, use P.W.S.D. 2 Water Lines.
After installation of City of O'Fallon water lines (North of
Bullou Creek), Valve shall be closed and P.W.S.D. 2 Water
shall be used for emergency purposes only.

Rev. 10-25-95
Rev. 10-18-95

Note: If 10' Horizontal Separation
cannot be maintained between water
and sewer lines, a minimum of
18" vertical separation shall be
maintained.

LEGEND

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

66A
11/13
66+

GLEN EAGLE - NORTH
WATER PLAN

89-204

Rev. 7-14-94 to Rev. 1-3-95 65
SCALE: 1" = 100'

8-1-97 AS-BUILTS

Note: If 10' horizontal separation cannot be maintained between water and sewer lines, a minimum of 18" vertical separation shall be maintained



LEGEND

- ⊙ FLUSH OUT
- ⊕ FIRE HYDRANT
- ⊥ TEE
- ⊗ VALVE
- ▽ REDUCER

Rev. 10-25-95
Rev. 10-18-95

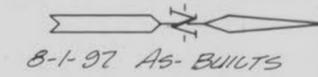
66B
12/13
-66

"AS-BUILTS"

532

5/20/02

Rev. 9-14-94
SCALE: 1" = 100'



LEGEND

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

66G
13/13
86

Rev. 10-18-95

"AS-BUILTS"