

# GLEN EAGLE "AS-BUILTS"

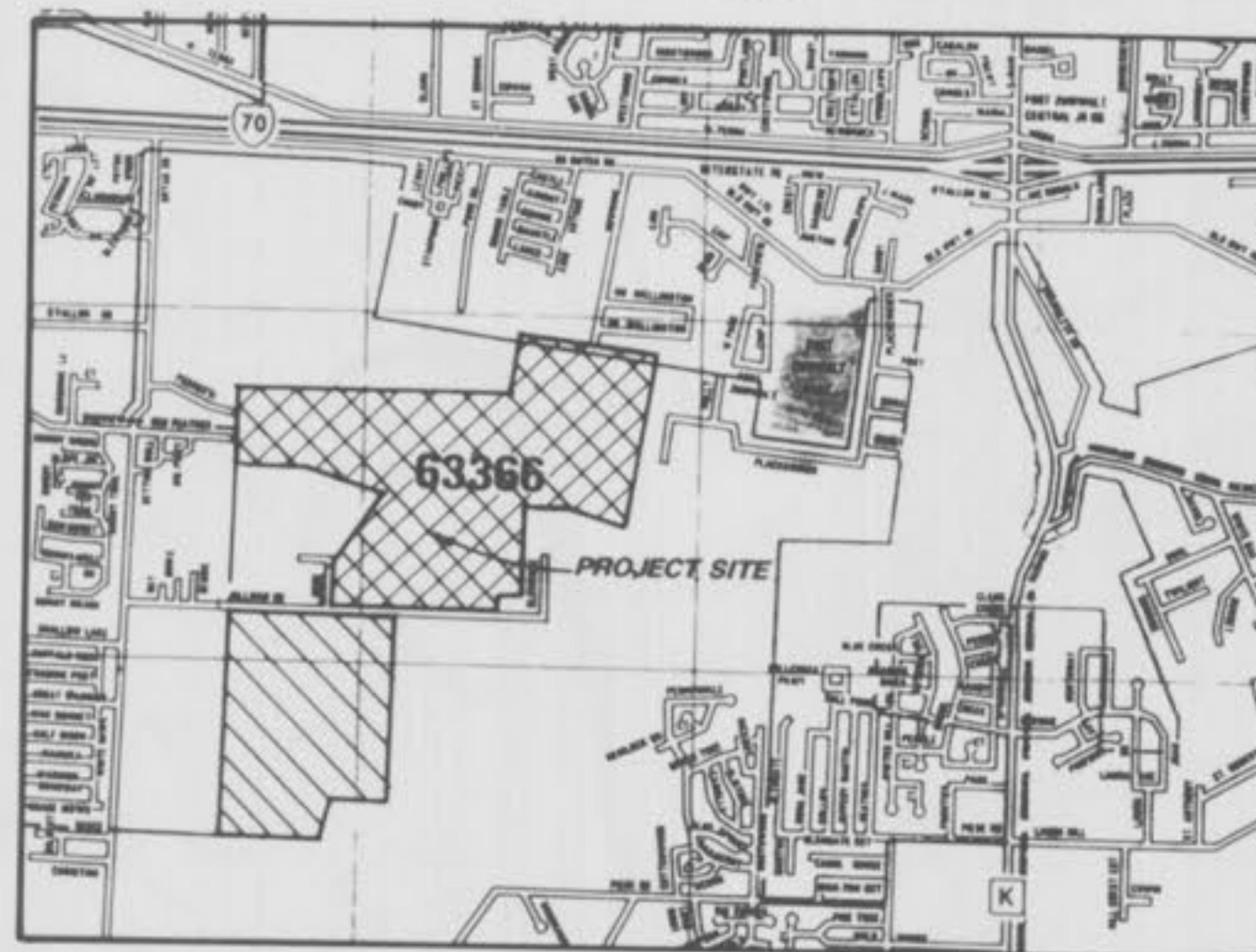
MUNICIPAL GOLF COURSE  
O'FALLON, MISSOURI  
IMPROVEMENT PLANS  
NORTH OF MEXICO ROAD  
344 LOTS

- Many of the sanitary manholes do not have the 0.2' drop  
- The storm sewer from N-15 to TEE N-13 does not have the capacity for the total Q.  
Colleen Krammel  
5/11/97

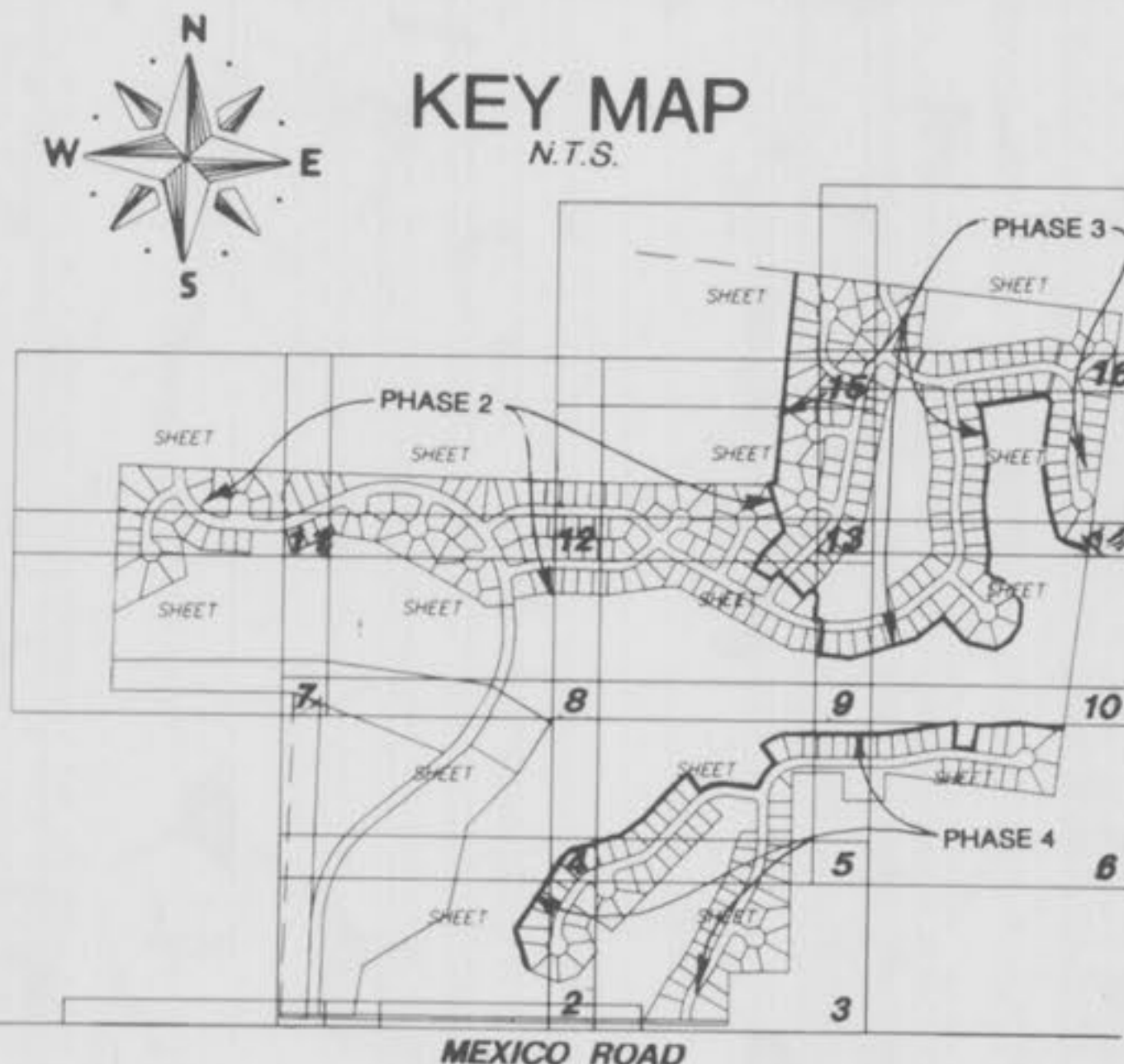
## CITY OF O'FALLON GENERAL NOTES

- 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" chevron 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 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 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 manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 3/16" 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 sewers and the slope face manhole. Contractor shall be responsible for verifying separation prior to storm sewer installation.~~
- 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-41. 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 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' 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 City of O'Fallon that these "As-Built" storm plans are based on actual field surveys conducted during March, 1996 and the results are shown here on.

NOTE: SEE PREVIOUSLY APPROVED GRADING PLANS FOR SILTATION CONTROL

## DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-16 7	FLAT PLAN
<del>17-31</del>	<del>GRADING PLAN</del>
<del>32-35</del>	<del>STREET PROFILES</del>
8-11	SANITARY SEWER PROFILES
12-15	STORM SEWER PROFILES
<del>47-61</del>	<del>DRAINAGE AREA MAPS</del>
<del>62-66</del>	<del>CONSTRUCTION DETAILS</del>
16-17	WATER PLAN
<del>66A-66G</del>	<del>CONSTRUCTION DETAILS (WATER)</del>
<del>66D</del>	

## 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. Vitrified Clay Pipe
Existing water line	Double Water Meter Setting	
Tee & Valve	Single Water Meter Setting	C.O. Clean Out
Hydrant	C.I. Curb Inlet	V.T. Vent Trap
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
Existing Fence Line	G.I. Grate Inlet	T.B.P. To Be Protected
Existing Tree Line	A.I. Area Inlet	T.B.A. To Be Abandoned
Street Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
Proposed Contour	F.E. Flared End Section	T.W. Top Of Wall
Grouted Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
End of Lateral	E.D. Energy Dissipator	(TYP) Typical
Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
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.

## REVISIONS

8-10-93 Rev. SHY 722, 62, 66A, 66B  
2-18-95 WATER LINES SHY 64, A, B, C, D, G  
6-9-95 L.S.S. CITY OF O'FALLON COMMENTS  
5-7-97 L.S.S. CITY OF O'FALLON COMMENTS  
4-6-95 L.S.S. CITY OF O'FALLON COMMENTS  
3-2-95 L.S.S. City of O'Fallon Comm.  
2-10-95 L.S.S. City of O'Fallon Comm.  
1-16-95 City of O'Fallon Comments  
11-8-94 156  
4-9-96 AS-BUILTS PHASE THREE

by Pickett Ray & Silver

Delmar F. Vincent  
MO R.L.S. No. 1869  
4/11/96  
Date

ENGINEERS AUTHENTICATION  
The responsibility for professional engineering liability on this project is hereby assumed by the signatory herein. Responsibility is assumed for all other engineering plans included in the project and the signatory includes a true and correct copy of the same.  
PICKETT, RAY & SILVER, INC.



## DEVELOPER

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

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

# 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

Turtle Creek Plat 3 North "AS-BUILTS" Turtle Creek Plat 3 (North)

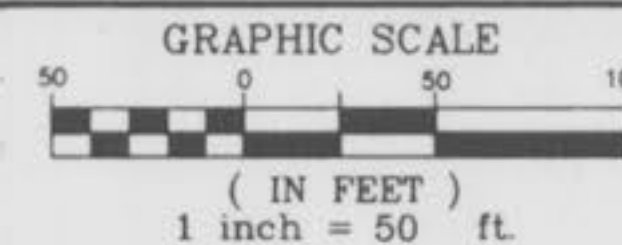






SEE SHEET 12

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.

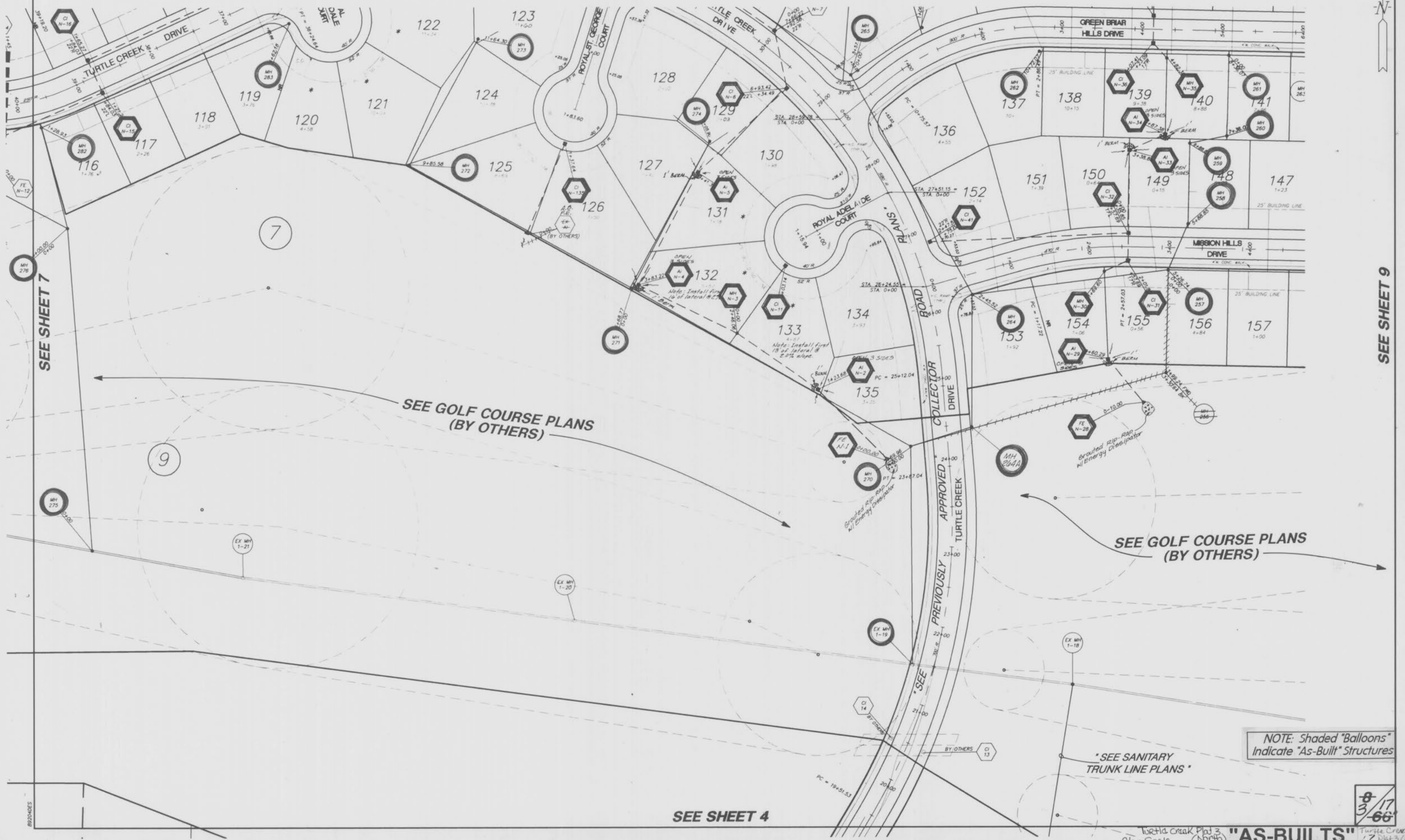


GLEN EAGLE FLAT PLAN  
AUG. 1994  
Rev. 12-6-93-13,  
Rev. 6-2-95 L.S.S. FOR CITY OF O'FALLEN COMMENTS  
4-9-96 AS-BUILTS RAW

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.

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



SEE SHEET 7

SEE SHEET 9

SEE GOLF COURSE PLANS (BY OTHERS)

SEE GOLF COURSE PLANS (BY OTHERS)

SEE SANITARY TRUNK LINE PLANS

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

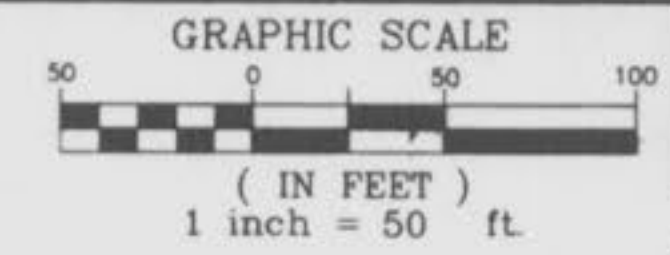
SEE SHEET 4

8/17/66

Turtle Creek Plat 3, Glen Eagle (North) "AS-BUILTS" Plat 3 (North)



SEE SHEET 13



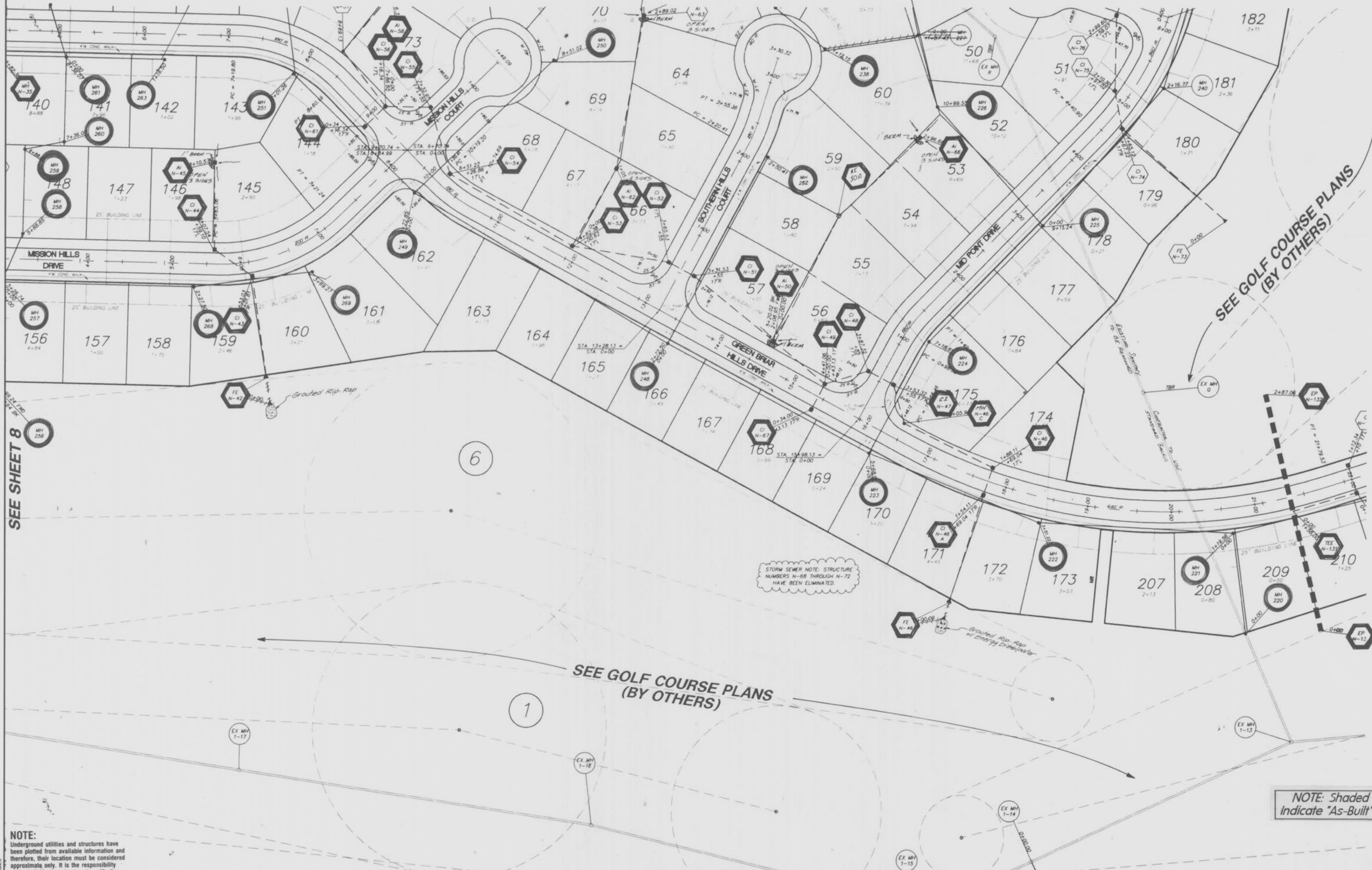
GLEN EAGLE FLAT PLAN

AUG. 1994 89-204

REV. 12-6-94 JKS  
REV. 6-2-95 LBS FOR CITY OF TALLAHASSEE COMMENTS  
REV. 8-25-95 KSD  
4-9-96 AS-BUILTS KAW

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SEE GOLF COURSE PLANS (BY OTHERS)

SEE SHEET 8

SEE SHEET 10

SEE GOLF COURSE PLANS (BY OTHERS)

SEE SHEET 5

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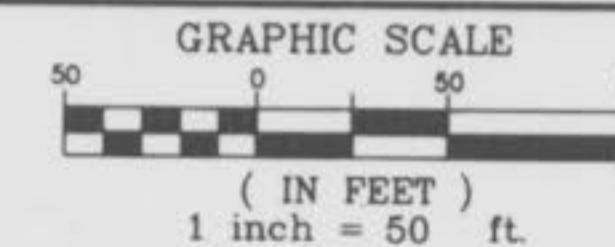
9/17/96



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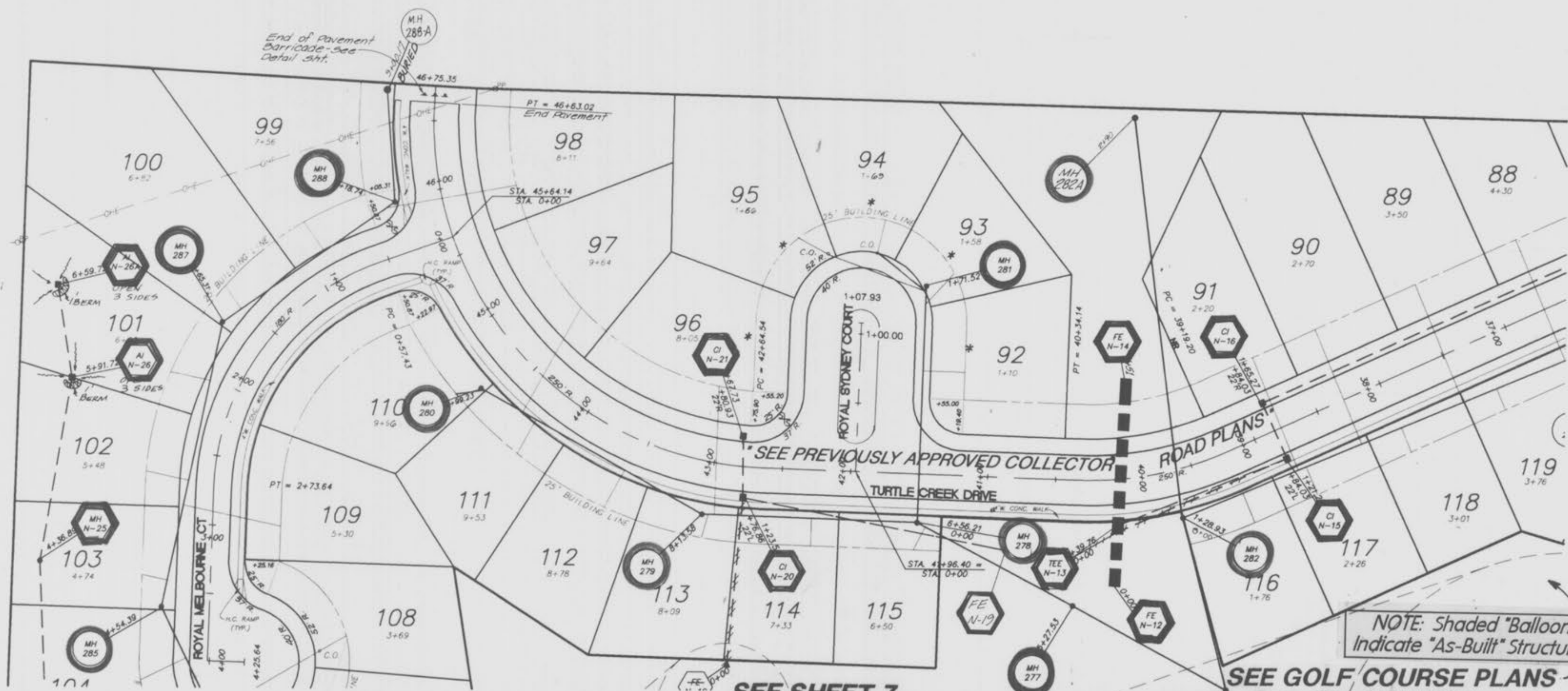
GLEN EAGLE  
**FLAT PLAN**  
 AUG 1994  
 REV. 8-16-94 PER CITY OF O'FALLON  
 REV. 12-6-94 1st  
 REV. 6-2-95 L.S.S. PER CITY OF O'FALLON COMMENTS  
 REV. 8-25-95 KJD  
 REV. 3-13-95 L.S.S. per city of O'Fallon  
 4-9-96 AS-BUILTS *comp* RAW

SEE SHEET 12

PROP. NIF  
 FLAYAN

PROP. NIF  
 MIDWESTERN COMPANY  
 LIMITED

PROP. NIF  
 HIDDEN MEADOWS



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

SEE GOLF COURSE PLANS (BY OTHERS)

SEE SHEET 7

Turtle Creek Plat 3 North  
 Glen Eagle  
**"AS-BUILTS"**  
 Plat 3

11  
 5/17  
 68

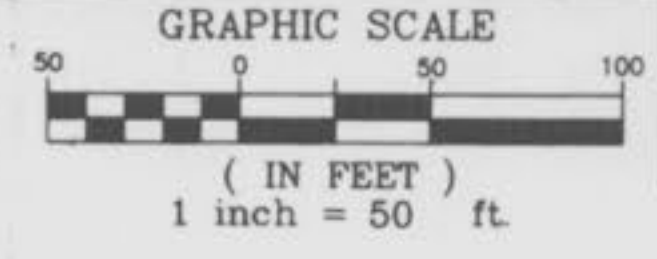


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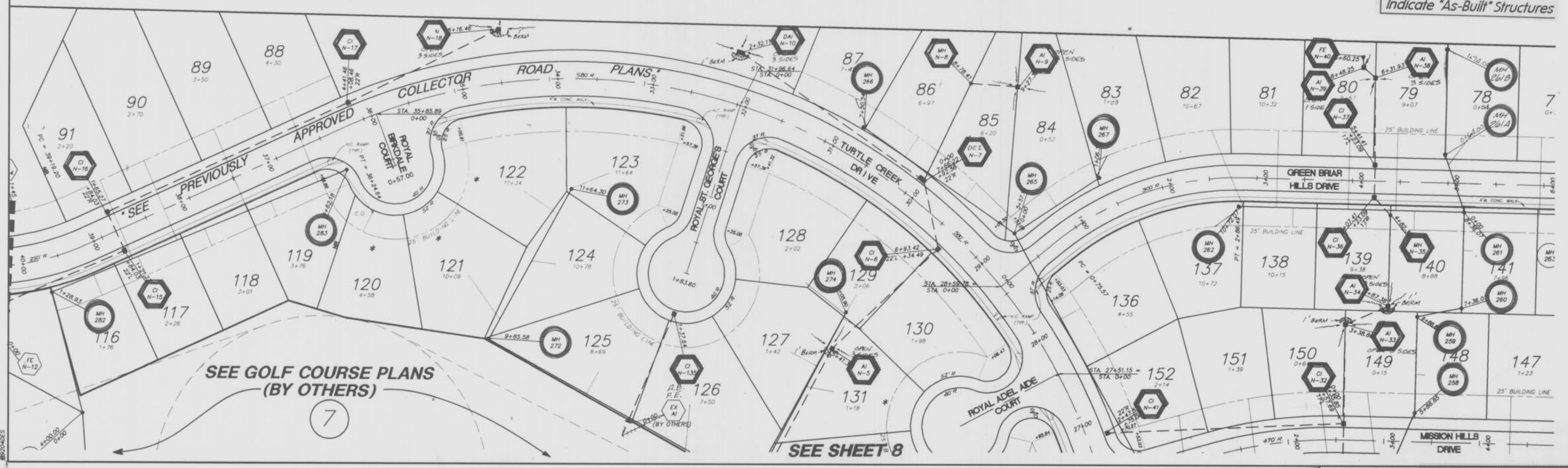
GLEN EAGLE  
**FLAT PLAN**  
 AUG. 1994  
 Rev. 12-6-94 TCB - San Sewer Ext.  
 Rev. 2-10-95 LBB/tdh  
 Rev. 6-2-95 L.S.S. FOR CITY OF OYANCON COMMENTS  
 4-9-96 AS-BUILTS KAW

PROP. N/F  
MIDWESTERN COMPANY  
LIMITED

SEE SHEET 11

SEE SHEET 13

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



SEE GOLF COURSE PLANS (BY OTHERS)

SEE SHEET 8

12/17/96

Turtle Creek North "AS-BUILTS" Plat 3 Glen Eagle



SEE SHEET 15

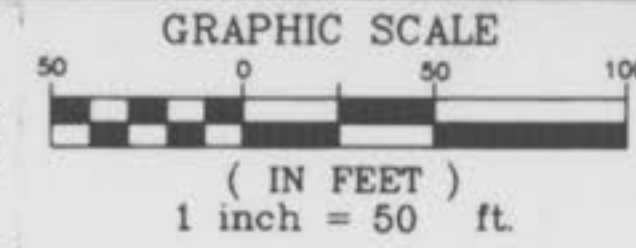
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PROP NIF  
MIDWESTERN COMPANY  
LIMITED

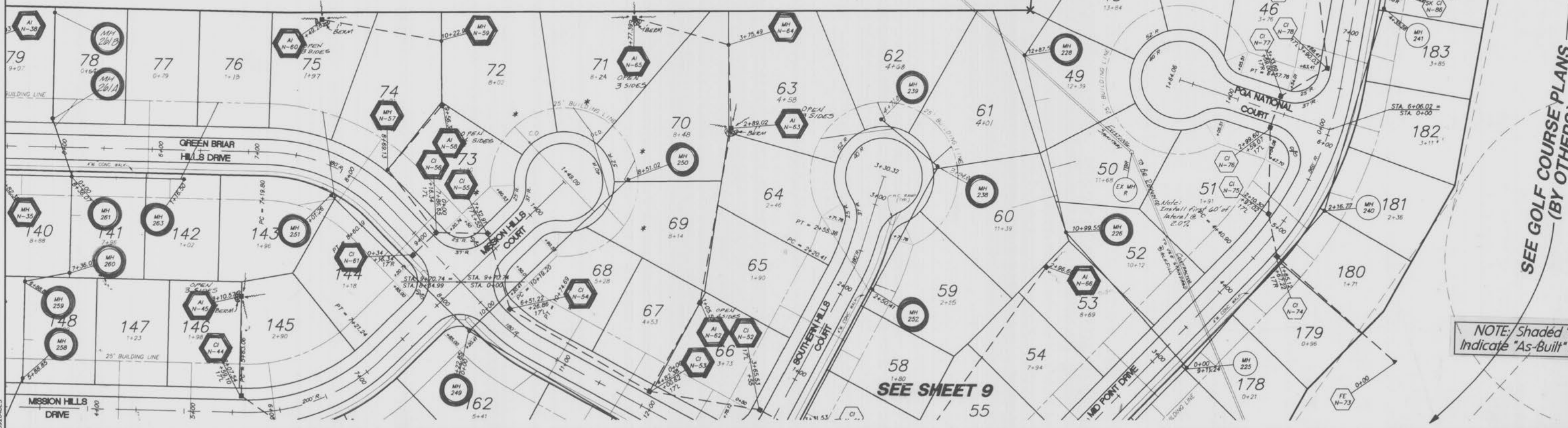
NOTE:  
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



GLEN EAGLE  
FLAT PLAN

AUG. 1994  
REV. 12-6-93 JLB  
REV. 6-2-95 LSS PER CITY OF DALLAS COMMENTS  
REV. 8-25-95 KJD  
4-9-96 AS-BUILTS KAW

SEE SHEET 12



SEE SHEET 14

SEE GOLF COURSE PLANS  
(BY OTHERS)

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

SEE SHEET 9

13  
7/17  
63







GLEN EAGLE  
SANITARY SEWER PROFILES

AUG 1994 89-204  
REV. 6-7-95 L.S.R. PER CITY OF DENVER COMMENTS  
4-9-96 AS-BUILTS KAN

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

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

FINAL SURVEY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISIONS:  
NO. DATE DESCRIPTION

ORIGINAL SURVEY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISIONS:  
NO. DATE DESCRIPTION

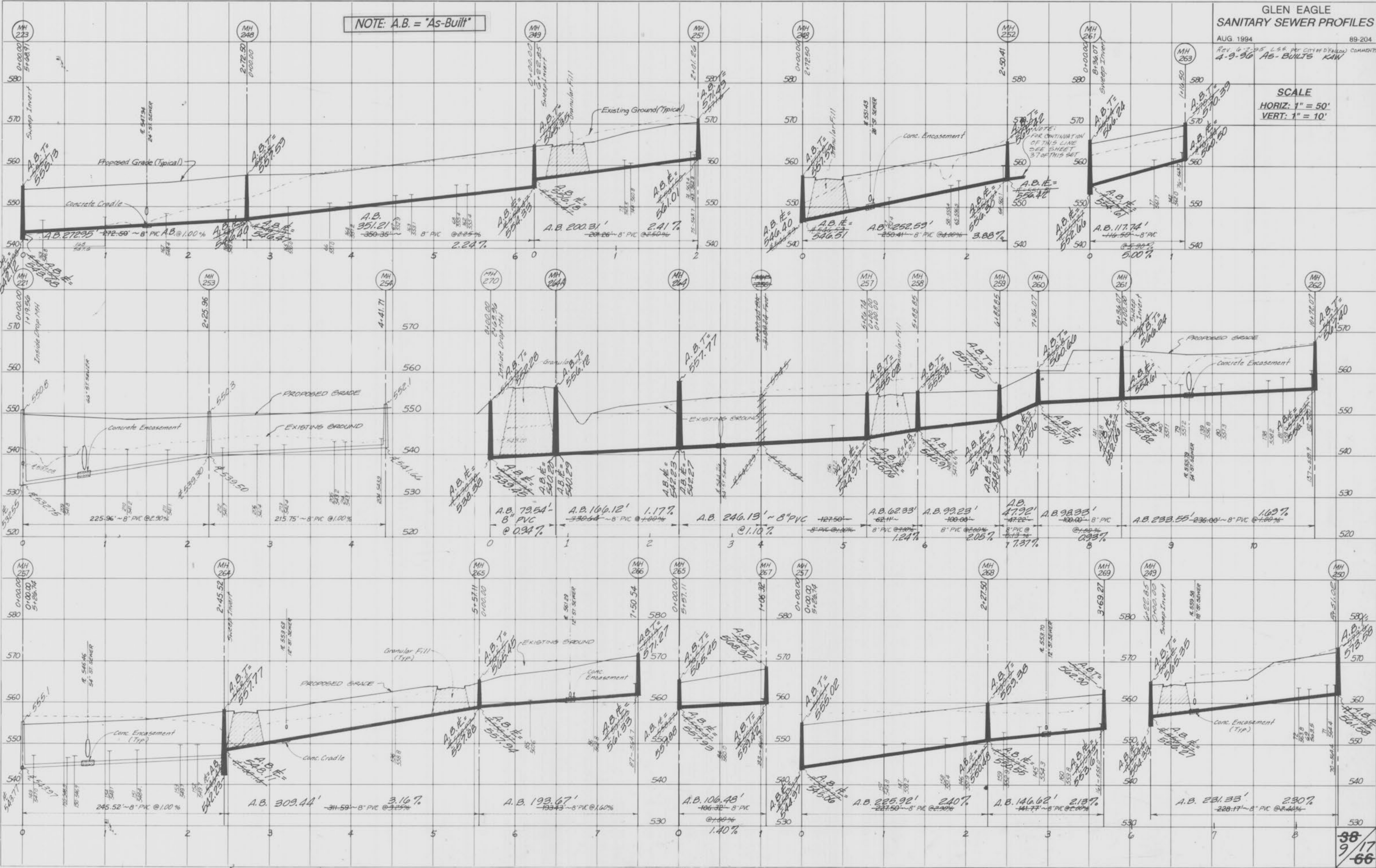


PLATE 3-FULL CROSS SECTION LINE & DOT  
NATIONAL PRIORITARY  
MADE IN U.S.A.

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

"AS-BUILTS"

38  
9/17  
66

Turtle Creek (North) Plat 3  
Glen Eagle, As-Built



**GLEN EAGLE  
SANITARY SEWER PROFILES**

AUG 1994 89-204  
 Rev. 12-94 Td.  
 Rev. 6-2-95 L.S.S. PER CITY OF FALLON COMMENTS  
 Rev. 3-13-95 L.S.S. PER CITY OF FALLON COMMENTS  
 4-9-96  
**AS-BUILTS**

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

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

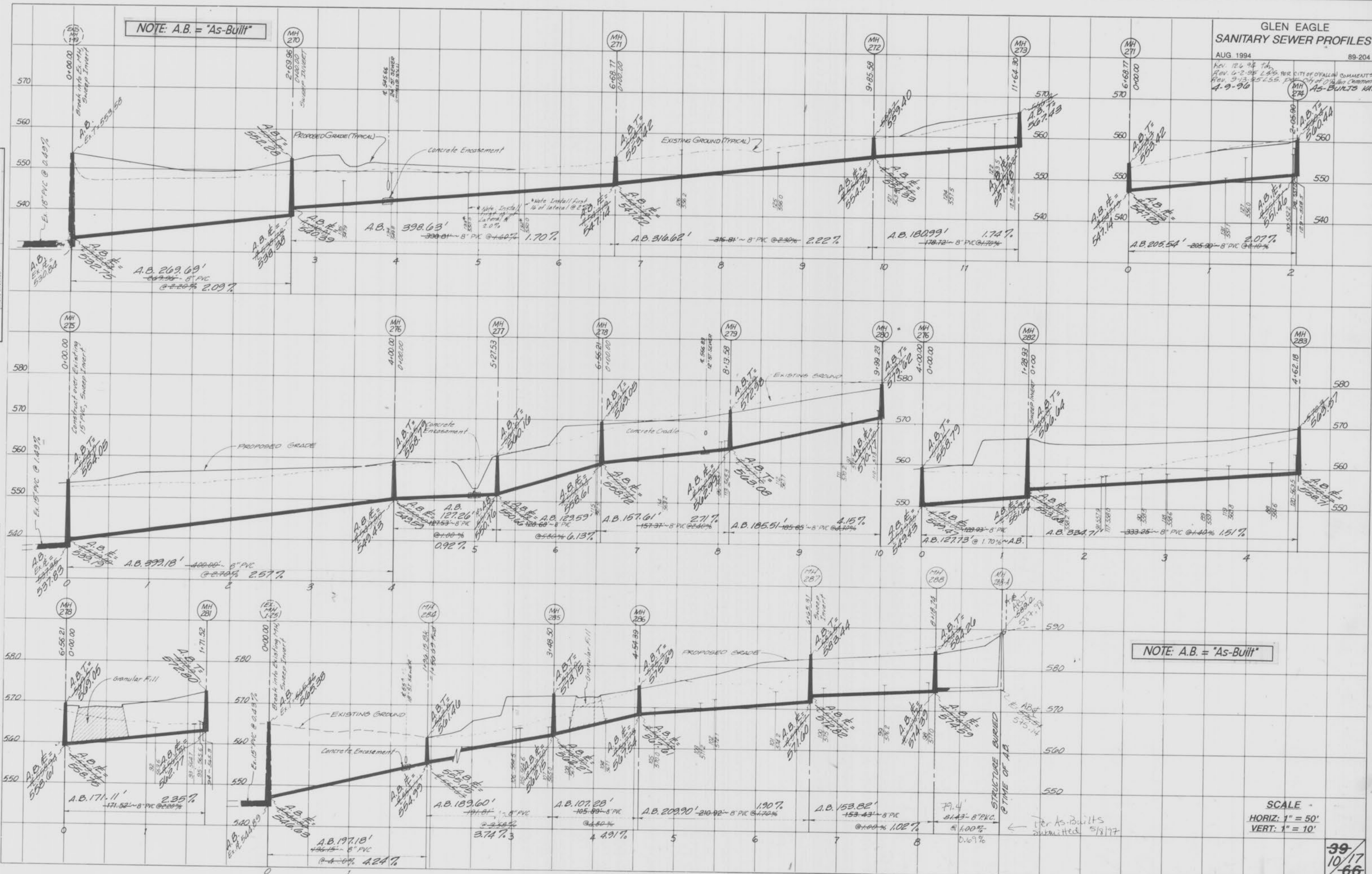
SCALE  
 HORIZ: 1" = 50'  
 VERT: 1" = 10'

39/10/17/66

FINAL SURVEY  
 NUMBERED  
 LISTED  
 NOTE BOOK  
 MAPS  
 AREAS CHECKED

ORIGINAL SURVEY  
 NUMBERED  
 LISTED  
 NOTE BOOK  
 MAPS  
 AREAS CHECKED

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



Turtle Creek North  
 Plat 3  
 Glen Eagle Asbuilts  
 Plat 3



GLEN EAGLE  
SANITARY SEWER PROFILES

AUG 1994 89-204

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

Rev. 10-6-93 T&E, S&M, E&D, B&A&B  
Rev. 6-2-95 L&S, P&E, C&I/O&P  
Rev. 6-10-95 T&E  
Rev. 4-9-96 A&B-BUILTS PLAN

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
FINAL SURVEY: \_\_\_\_\_  
NOTE BOOK: \_\_\_\_\_  
NO. \_\_\_\_\_ AREA CHECKED: \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
ORIGINAL SURVEY: \_\_\_\_\_  
NOTE BOOK: \_\_\_\_\_  
NO. \_\_\_\_\_ AREA CHECKED: \_\_\_\_\_

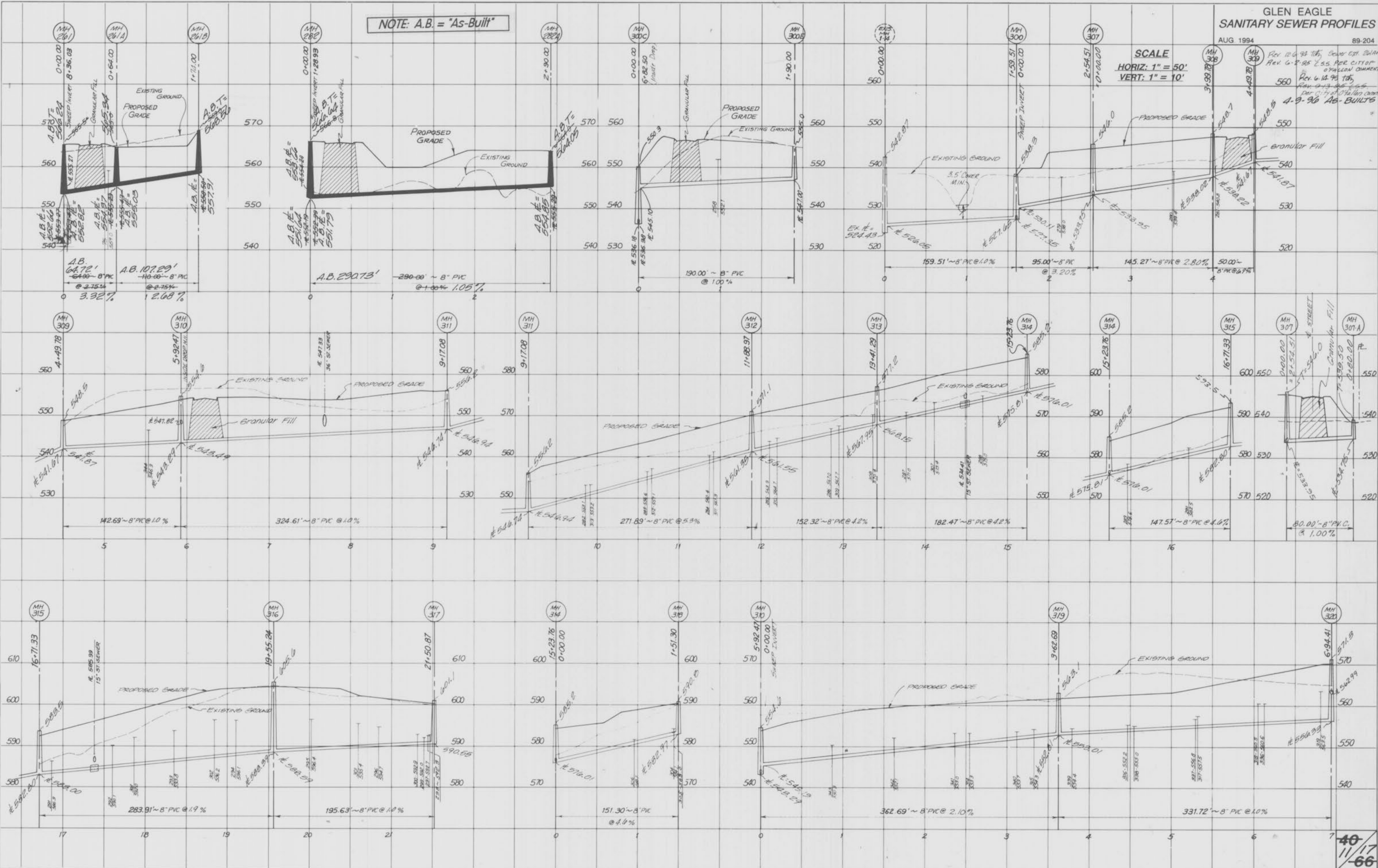


PLATE 3-FULL CROSS SECTION LINE & DOT  
NATIONAL INSTRUMENTS  
PRINTED IN U.S.A.

"AS-BUILTS"

Turtle Creek North Plat 3 Turtle Creek (North)  
Glen Eagle As-Built Plat 3



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

### GLEN EAGLE STORM SEWER PROFILES

AUG 1994 89-204  
Rev. 12-4-94 1st, Rev. 1-3-95GS  
Rev. 2-10-95 L55/16,  
Rev. 6-2-95 PEE COMMENTS L. & G.  
Rev. 10-27-95 D.G.  
4-9-96 AS-BUILTS KAW

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

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
FINAL SURVEY  
NOTED BOOK  
NO. \_\_\_\_\_  
AREA CHECKED

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
ORIGINAL SURVEY  
NOTED BOOK  
NO. \_\_\_\_\_  
AREA CHECKED

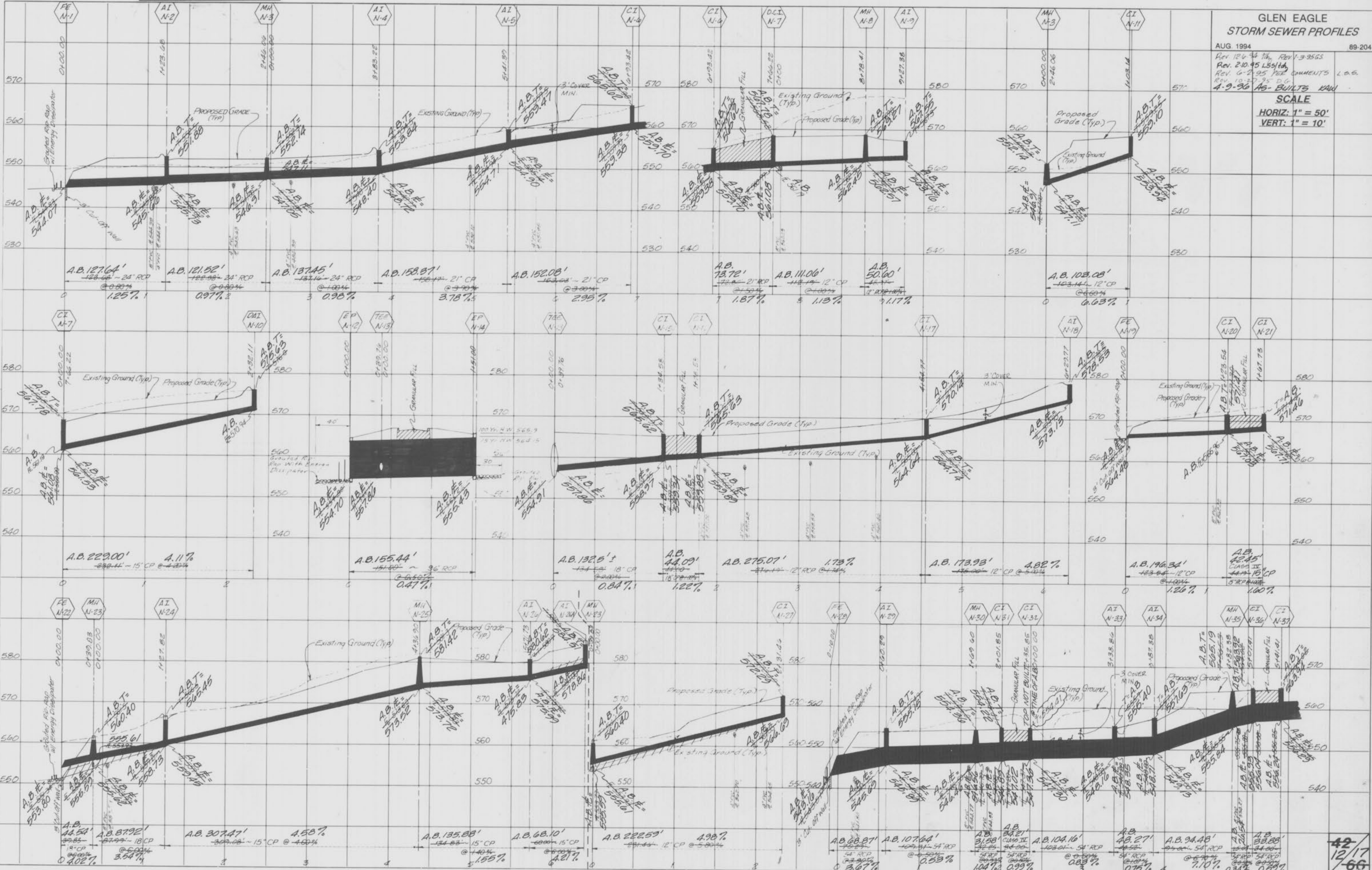


PLATE 3-FULL CROSS SECTION LINE & DOT  
NATIONAL PRINTING

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

"AS-BUILTS"

42  
12/17  
-66

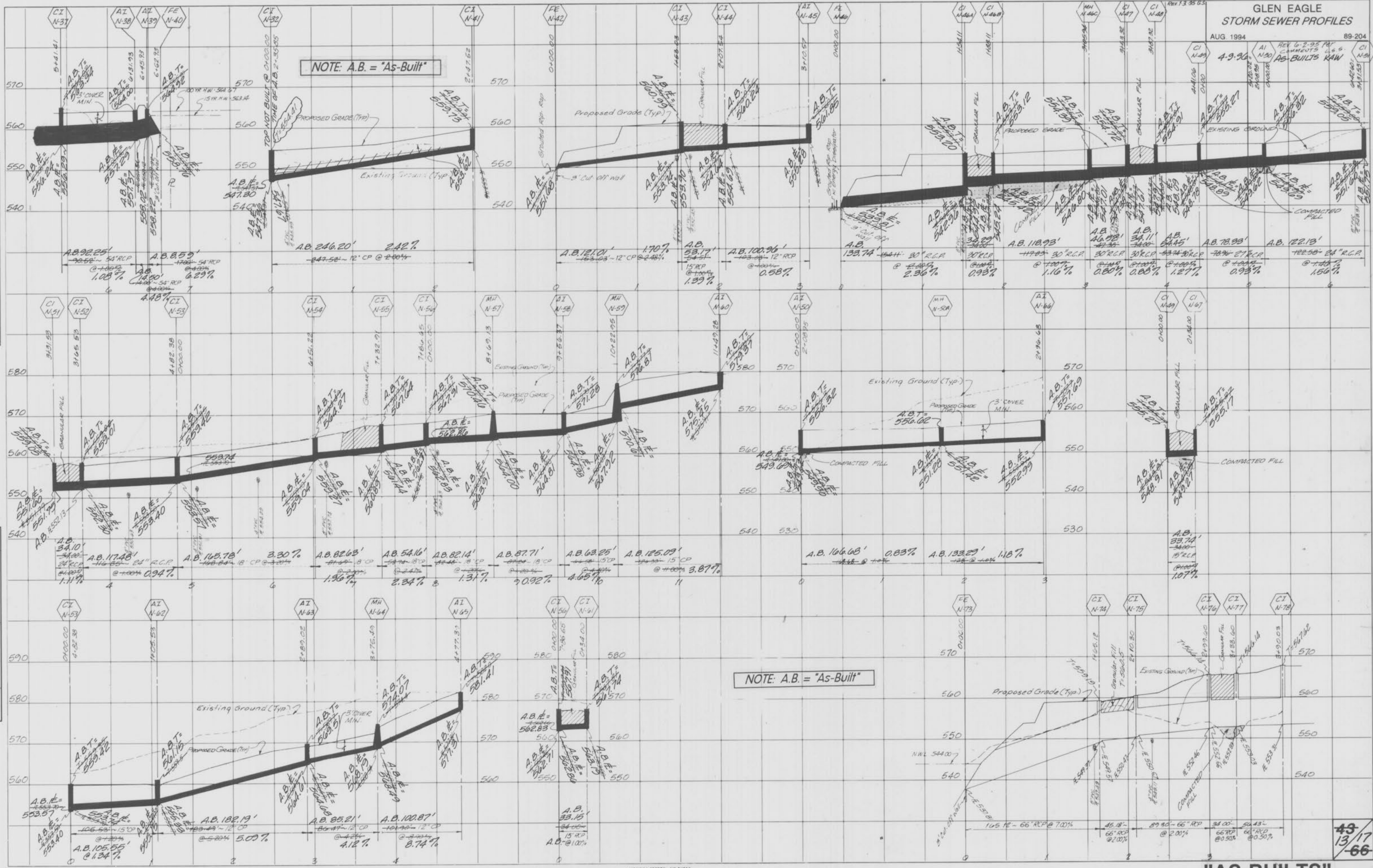


GLEN EAGLE  
STORM SEWER PROFILES

AUG 1994  
REV 10-2-95 PA COMMENTS L.S. AS-BUILTS KAW  
89-204

FINAL SURVEY  
DRAWING  
DATE  
BY  
NO. 1  
NO. 2  
NO. 3  
NO. 4  
NO. 5  
NO. 6  
NO. 7  
NO. 8  
NO. 9  
NO. 10  
NO. 11  
NO. 12  
NO. 13  
NO. 14  
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NO. 16  
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NO. 100

ORIGINAL SURVEY  
DRAWING  
DATE  
BY  
NO. 1  
NO. 2  
NO. 3  
NO. 4  
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NO. 98  
NO. 99  
NO. 100



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

"AS-BUILTS"

43  
13/17  
-66

PLATE 3-FULL CROSS SECTION LINE & DOT  
NATIONAL PRIORITY



GLEN EAGLE  
STORM SEWER PROFILES

AUG 1994 89-204  
REV. 1-3-95 L.S.  
REV. 6-2-95 L.S.  
REV. 9-23-95 L.S. per City of O'Fallon comments  
4-9-96 AG-BUILTS KAV

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

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

See Sheet 016 of  
Lake Design Plans  
by P.R. 66 for Outfall  
Structure Details

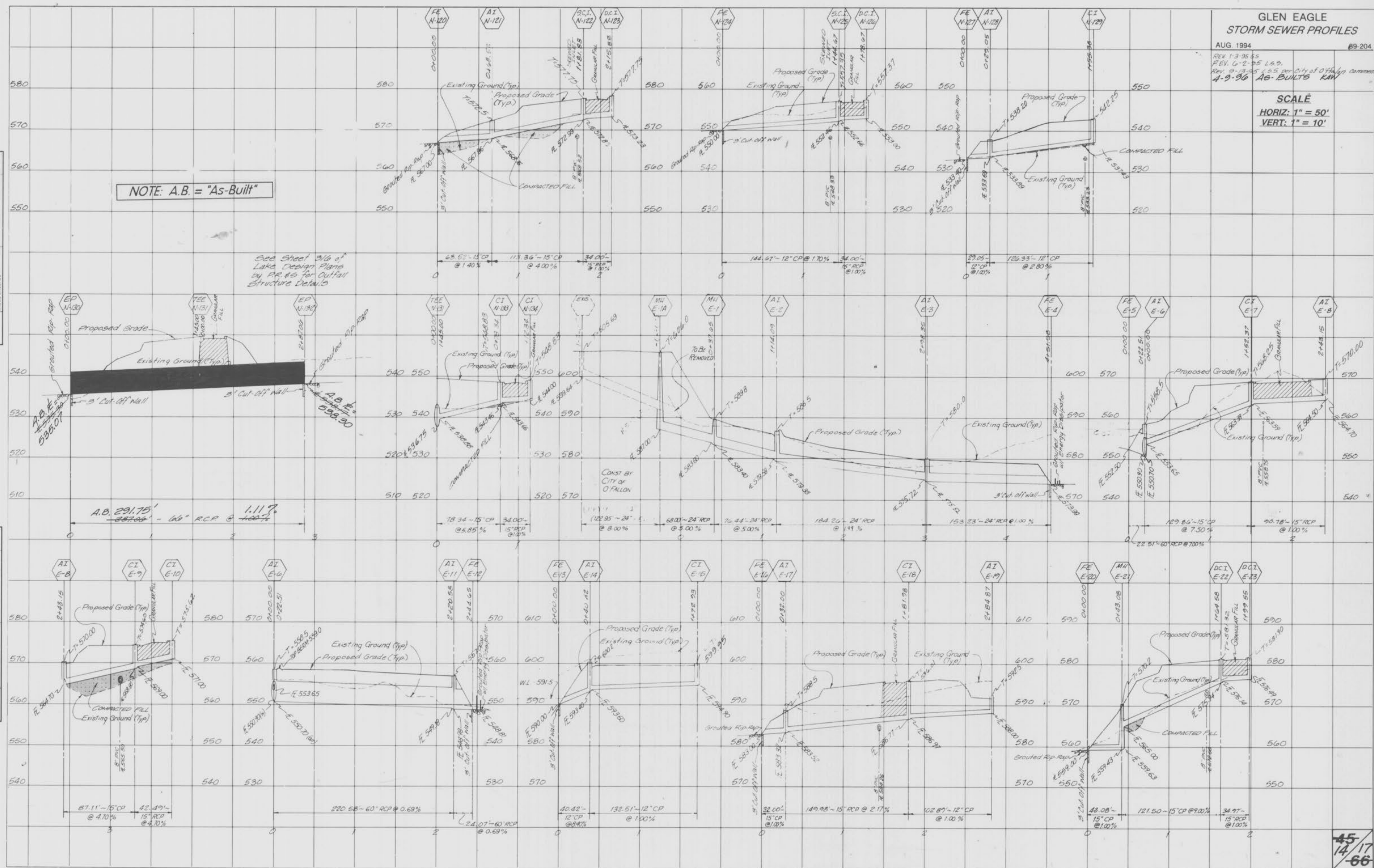
HIGHWAY FEDERAL AID SHEET  
PLATE 3-FULL CROSS SECTION LINE & DOT  
NATIONAL HIGHWAY  
PRINTED IN U.S.A.

"AS-BUILTS"

Turtle Creek (North)  
Turtle Creek North Plat 13 Plat 3  
Glen Eagle As-Built

DATE  
BY  
FINAL SURVEY  
REVISED SURVEY  
TEMPLATE  
NOTE BOOK  
NO.  
DATE CHECKED  
BY

DATE  
BY  
ORIGINAL SURVEY  
REVISED SURVEY  
TEMPLATE  
NOTE BOOK  
NO.  
DATE CHECKED  
BY



45-14-17-66



**GLEN EAGLE  
STORM SEWER PROFILES**

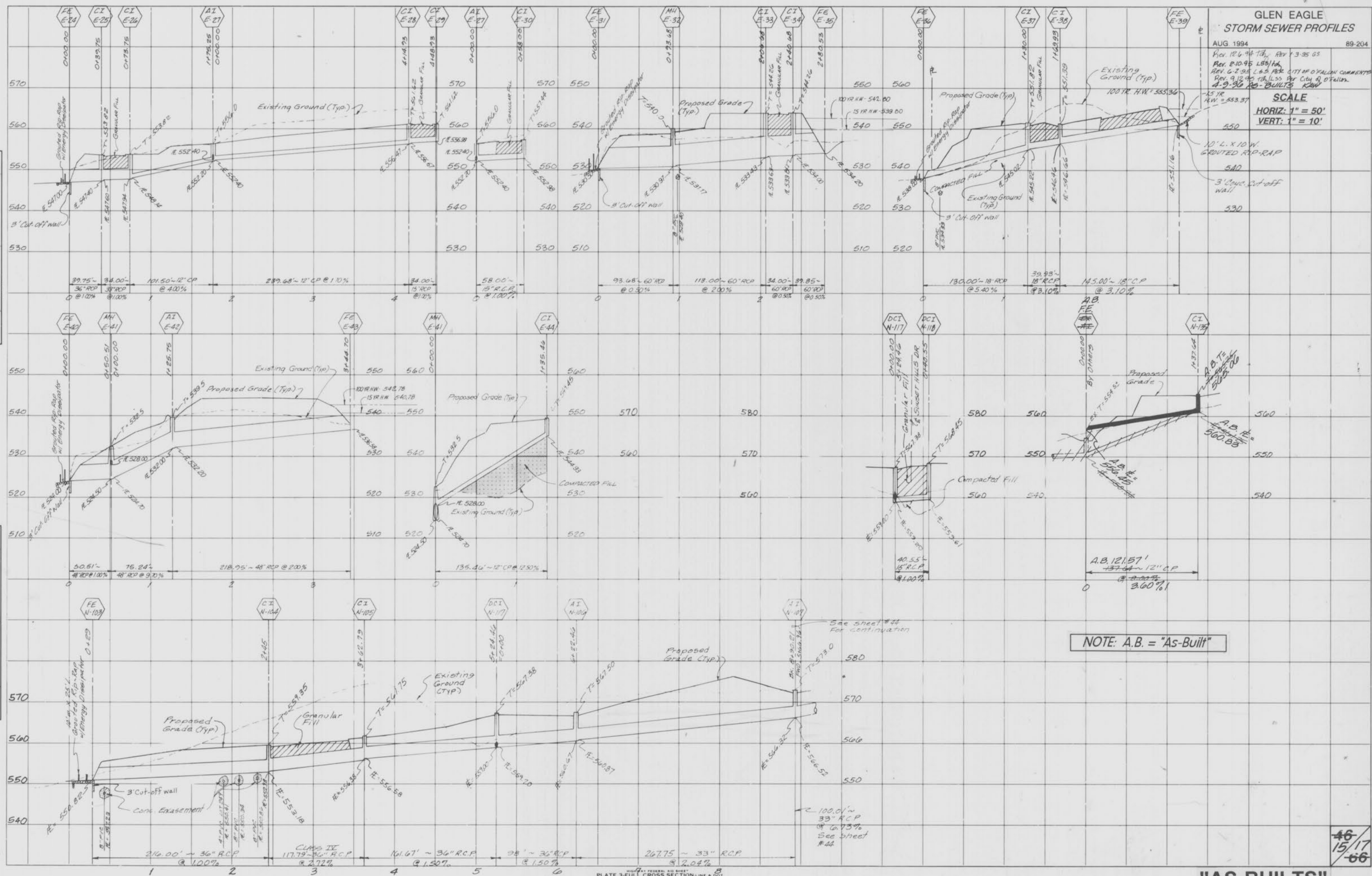
AUG 1994  
 Rev. 12-6-94 T.C. Rev. 1-3-95 G.S.  
 Rev. 2-10-95 L.S.B./H.A.  
 Rev. 6-2-95 L.S.B. PER CITY OF GLEN EAGLE COMMENTS  
 Rev. 9-12-95 T.C. L.S.B. PER CITY OF GLEN EAGLE  
**AS-BUILTS** K.A.W.

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

10' L. X 10' W.  
 GROUTED R.P.-RAP  
 3' Conc. Cut-off wall

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 ORIGINAL SURVEY PLATY: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO. \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 ORIGINAL SURVEY PLATY: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO. \_\_\_\_\_



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

46  
 15/17  
 66

**"AS-BUILTS"**

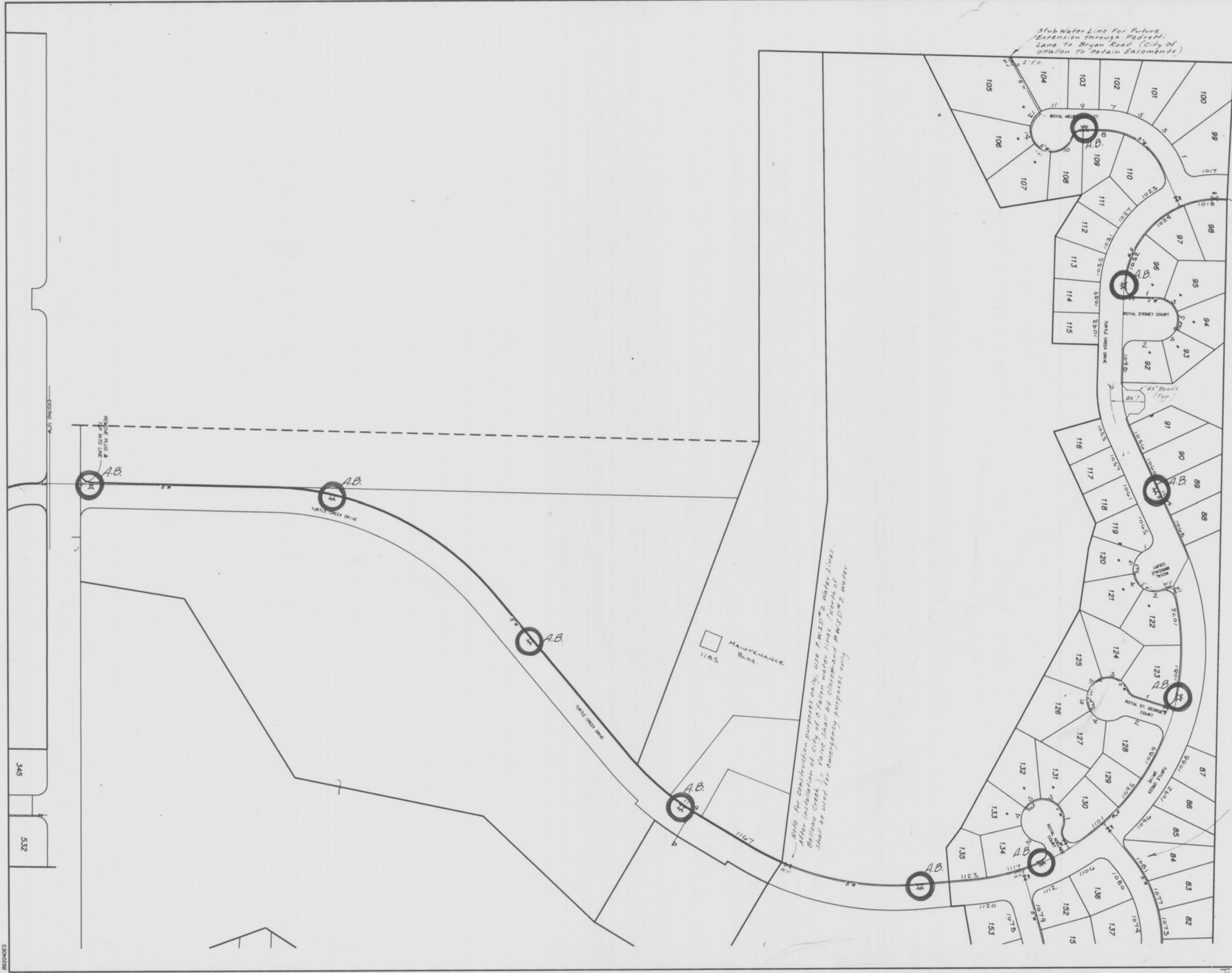
Turtle Creek (North)  
 Turtle Creek Plat 3 North (at 3)  
 Glen Eagle As-Built



4-12-96  
SCALE: 1" = 100'

4-9-96 AS-BUILTS KAW

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



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

LEGEND

- 2"Ø FLUSH OUT
- ⊗ FIRE HYDRANT
- T TEE
- V VALVE
- △ REDUCER

66A  
16/17  
-66-



