

# GLEN EAGLE

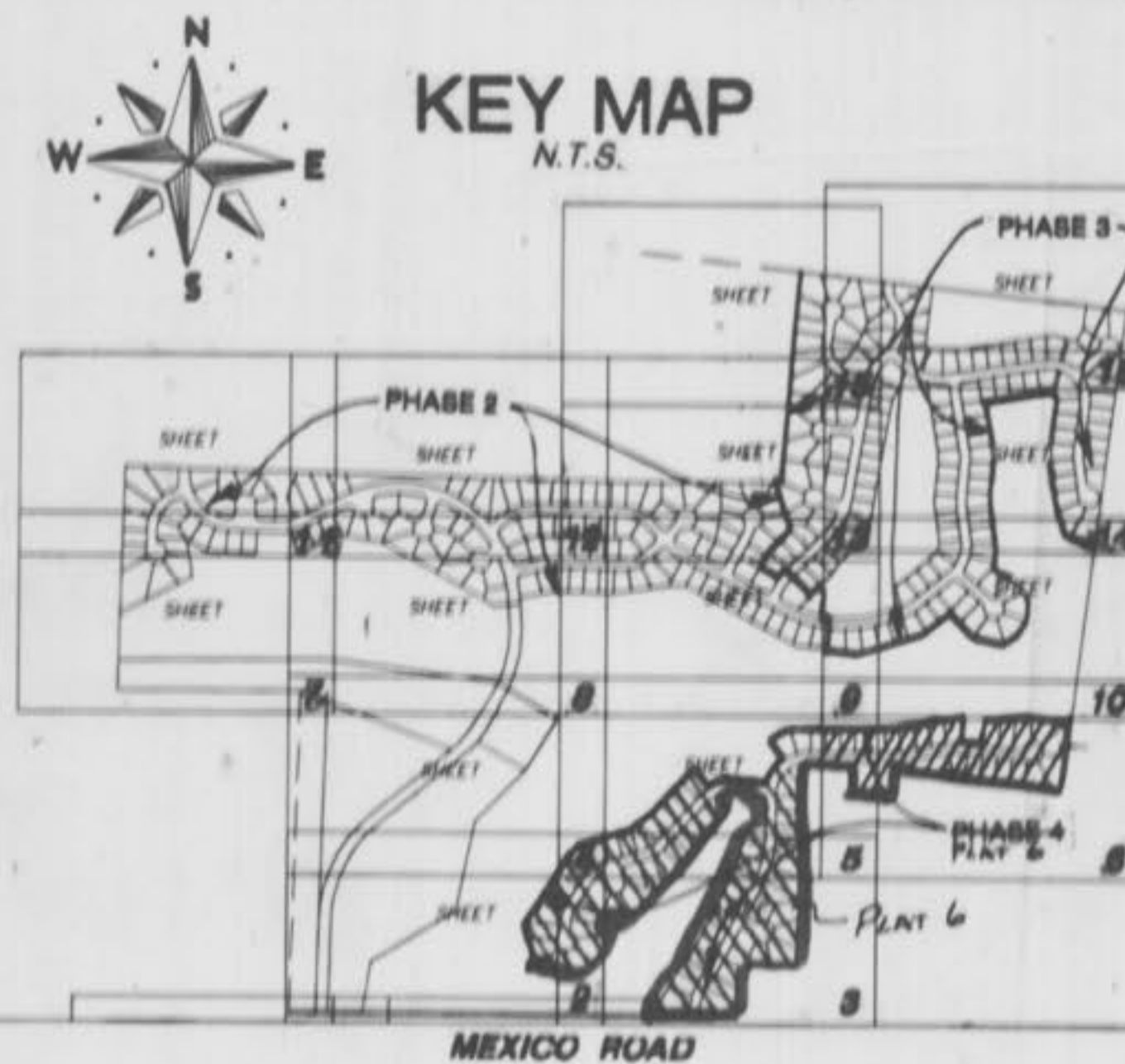
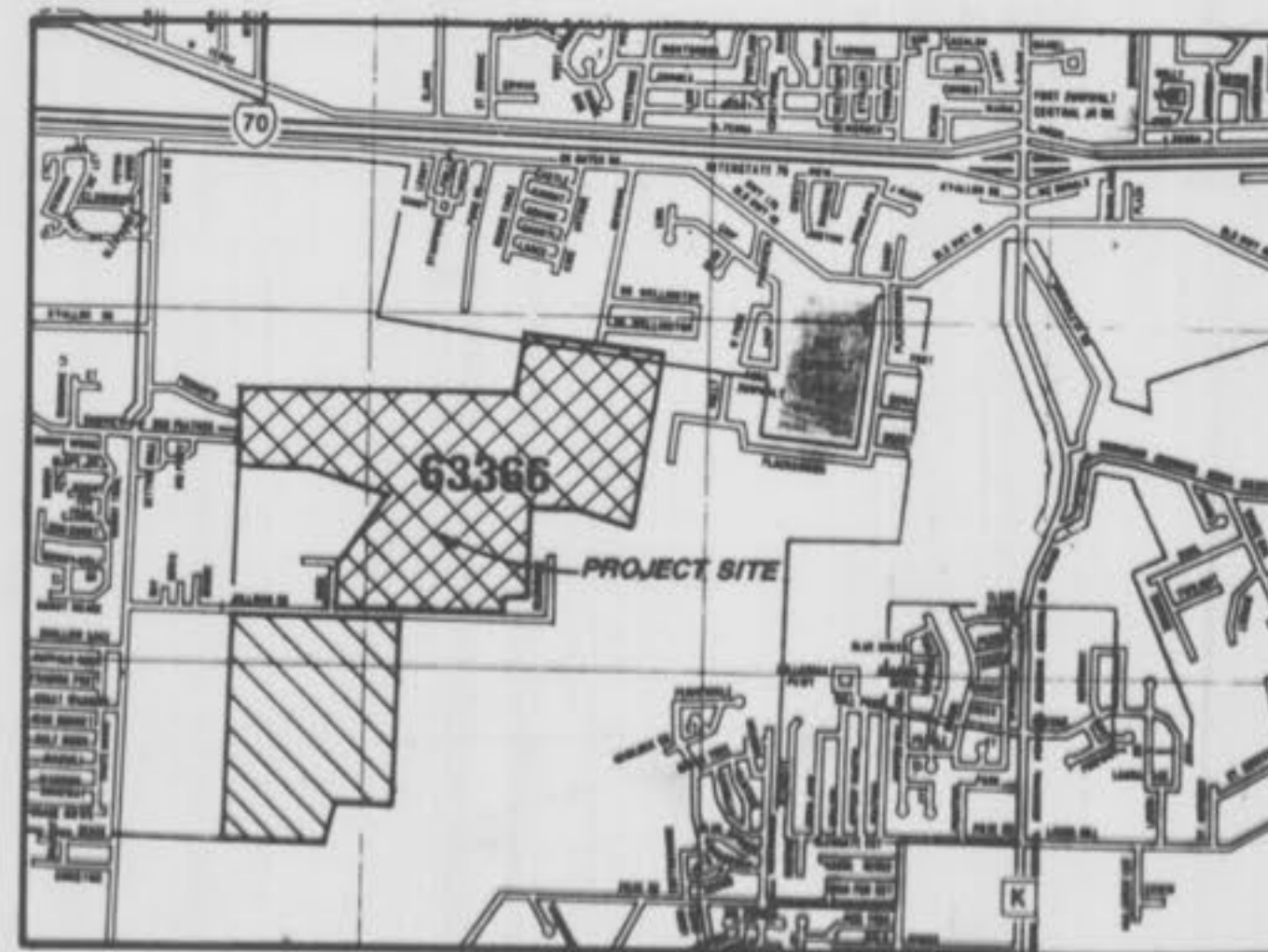
MUNICIPAL GOLF COURSE  
O'FALLON, MISSOURI  
IMPROVEMENT PLANS  
NORTH OF MEXICO ROAD  
344 LOTS

# AS-BUILT PLAT 6

## 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 I.
- 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 gauges.
- 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 with 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 filled. 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 seeded or seeded and mulched.
- Hazard markers will consist of three (3) standard specifications, "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 manholes 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 fail 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 finished 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-108 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 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 Boley No. 2008 or Neenan R-4736 or Deater 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 247' vertical separation between all storm sewers and the sewage force main. 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 31 mils thickness.
- 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  
SITE 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 (9-20-93)
- For the City of O'Fallon, if a sanitary sewer line can not be installed on a lot line, a 30.0' 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'



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

This is to certify to \_\_\_\_\_ that these "As-Built" \_\_\_\_\_ plans are based on actual field surveys conducted during \_\_\_\_\_ 1994 and the results are shown herein.

By \_\_\_\_\_  
DANIEL DILMANN, P.L.S., #2915  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D

NOTE: SEE PREVIOUSLY APPROVED GRADING PLANS FOR SILTATION CONTROL

## DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-16	FLAT PLAN
<del>17-31</del>	<del>GRADING PLAN</del>
<del>32-35</del>	<del>STREET PROFILES</del>
36-41	SANITARY SEWER PROFILES
42-46	STORM SEWER PROFILES
<del>47-61</del>	<del>DRAINAGE AREA MAPS</del>
<del>62-66</del>	<del>CONSTRUCTION DETAILS</del>
66A-66C	WATER PLAN
<del>66D</del>	<del>CONSTRUCTION DETAILS (WATER)</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		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.#	To Be Removed & Relocated
	Existing Fence Line		Grate Inlet	T.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 Curb	T.O.	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.O.	Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe	U.I.P.	Use In Place

## SITE BENCHMARK

R.R. SPIRE, 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

10	05-27-94	100	100	100
9	05-18-94	100	100	100
8	05-10-94	100	100	100
7	05-02-94	100	100	100
6	04-24-94	100	100	100
5	04-16-94	100	100	100
4	04-08-94	100	100	100
3	03-30-94	100	100	100
2	03-22-94	100	100	100
1	03-14-94	100	100	100

## 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 #	88-204	JOB ORDER #
			68

# 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



ENGINEERS AUTHENTICATION  
The responsibility for professional engineering liability on this project is hereby limited to the act of those individuals whose name and signature are hereon contained. Responsibility is not assumed for all other engineering work shown on this project and especially where it involves other disciplines.

PICKETT, RAY & SILVER, INC.

AS-BUILT - Glen Eagle  
TURTLE CREEK PLAT 6 AS-BUILT



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.



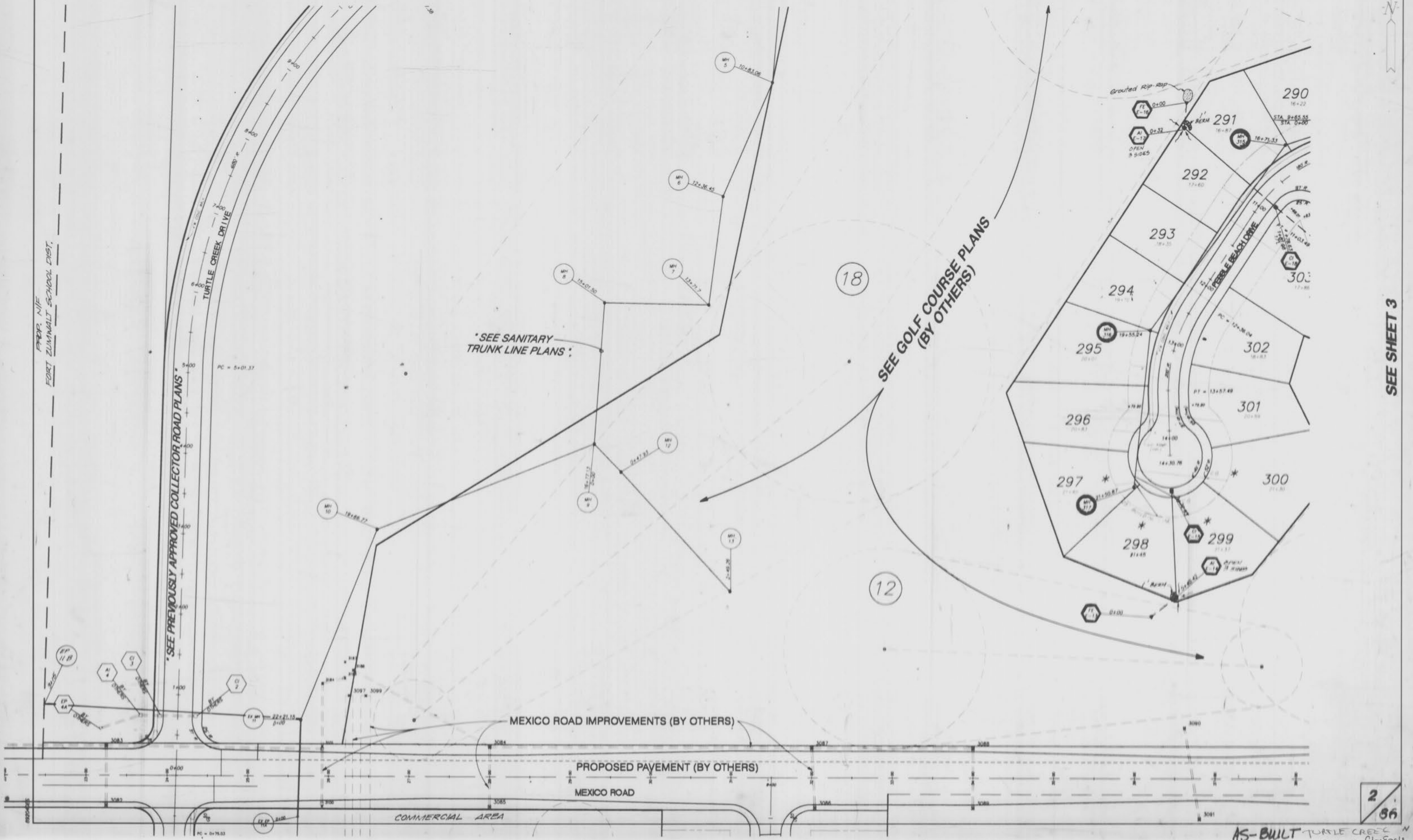
GLEN EAGLE  
FLAT PLAN

AUG 1994 89-204

REV. 12-6-94 (R.D.)  
REV. 6-2-95 (L.S. PER CITY OF FALLON COMMENTS)

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.



PROP. N/E  
FORT ZUMWALT SCHOOL DIST.

\*SEE PREVIOUSLY APPROVED COLLECTOR ROAD PLANS\*

\*SEE SANITARY TRUNK LINE PLANS\*

SEE GOLF COURSE PLANS (BY OTHERS)

MEXICO ROAD IMPROVEMENTS (BY OTHERS)

PROPOSED PAVEMENT (BY OTHERS)

MEXICO ROAD

COMMERCIAL AREA

SEE SHEET 3

2  
36

AS-BUILT TURTLE CREEK  
PLAN 60 Glen Eagle



SEE SHEET 5

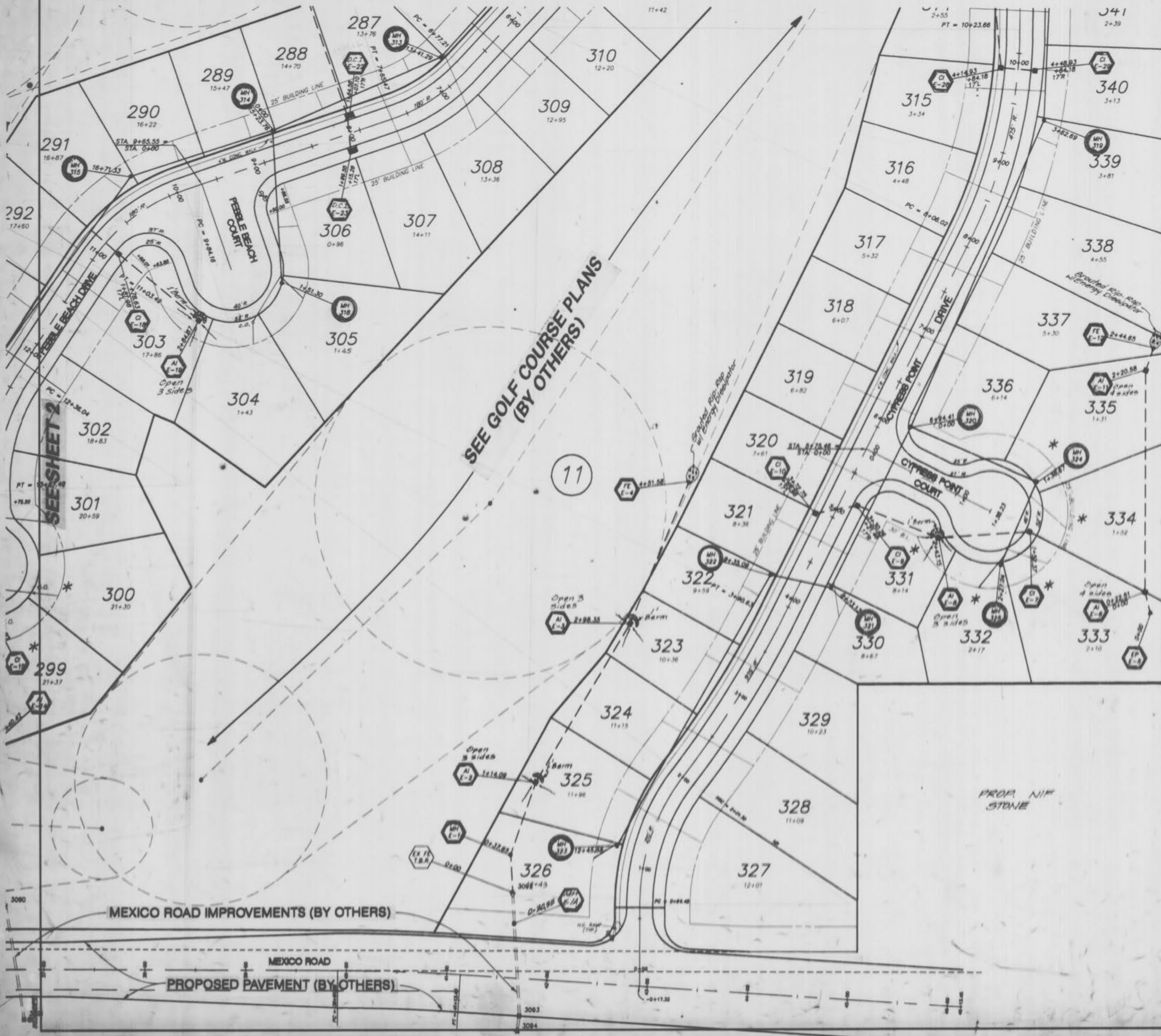


GLEN EAGLE FLAT PLAN

AUG 1994 89-204

Rev. 12-6-93 by (Pads)  
Rev. 2-10-95 LSA/LL  
Rev. 6-2-95 L.S. PER CITY OF OKLAHOMA COMMENTS

- GENERAL NOTES**
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SEE GOLF COURSE PLANS (BY OTHERS)

PROP. NIP BLAIR

PROP. NIP STONE

PROP. NIP HEFFERMANN

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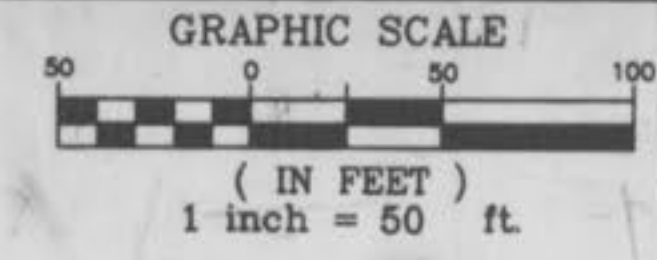
3

AS-BUILT PLAN  
Glen Eagle PLAT 6



SEE SHEET 8

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PROP. N/F  
FORT ZUMWALT SCHOOL DIST.

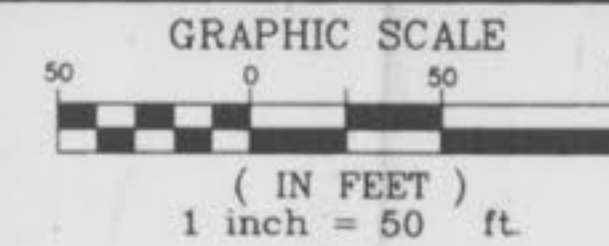
SEE SHEET 5

SEE SHEET 2





SEE SHEET 9



GLEN EAGLE  
FLAT PLAN  
AUG. 1984 89-204

Rev. 12-6-94 L.S.  
Rev. 2-10-95 L.S./th  
Rev. 7-27-95 L.S.  
Rev. 9-13-95 L.S. per city of O'Fallon  
comments

GENERAL NOTES

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SEE GOLF COURSE PLANS (BY OTHERS)

10

Field Change  
Revised 7-96

FINISHED FLOOR ELEVATIONS 1 FT. ABOVE FLOOD PLAN

Grouted Rip-Rap in Energy Dissipator

SEE SHEET 4

SEE SHEET 6

SEE GOLF COURSE PLANS (BY OTHERS)

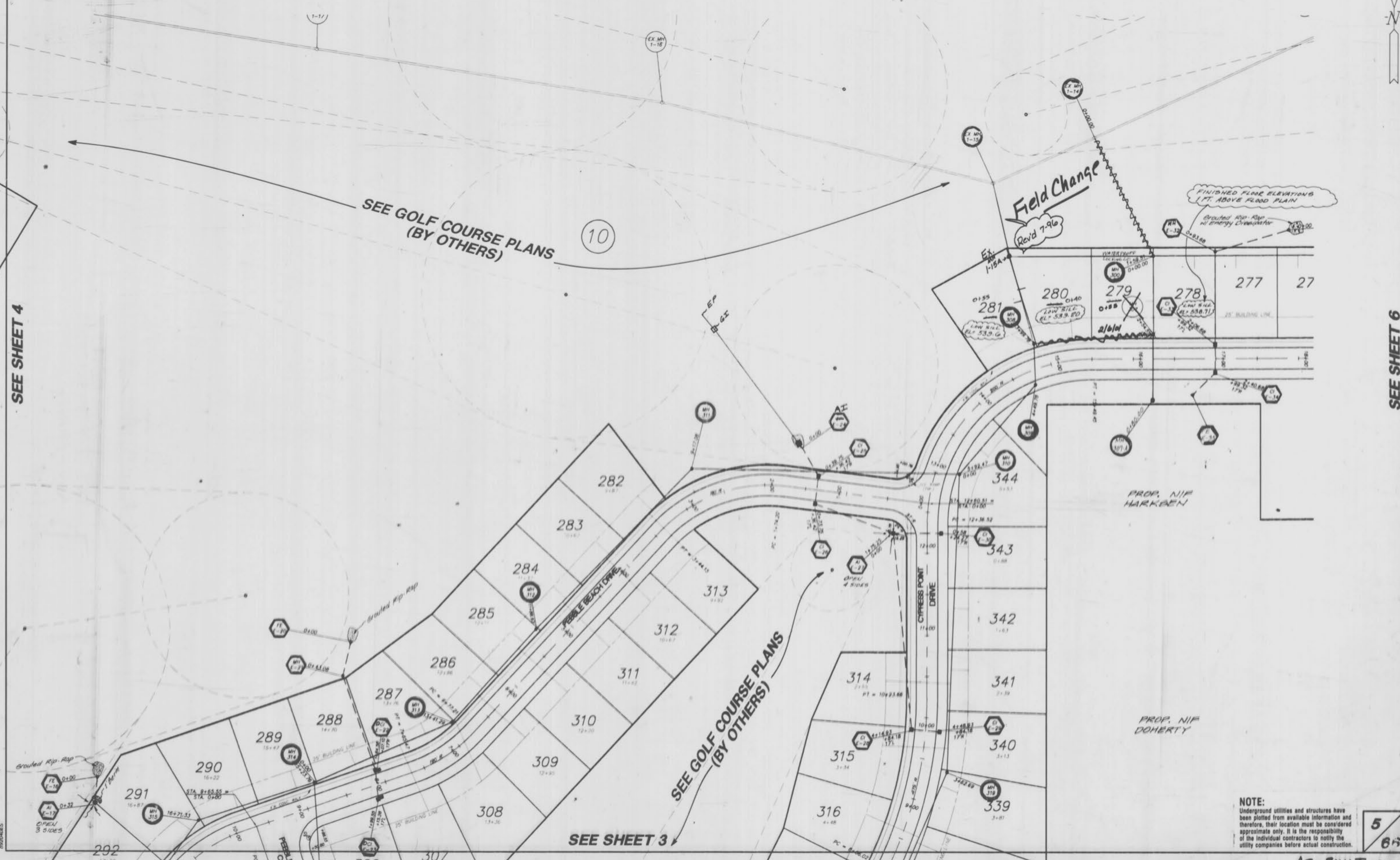
SEE SHEET 3

NOTE:  
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5  
6

AS-BUILT  
Glen Eagle

89204005









GLEN EAGLE  
SANITARY SEWER PROFILES

AUG 1994 89-204

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

Rev. 12-6-93 T&E Sewer Est. 201AB  
Rev. 6-7-95 2.55 PER CIVITOP  
Rev. 6-12-95 T&E  
Rev. 7-17-95  
Per City of Glen Eagle comments

DATE  
BY  
FINAL SURVEY  
SUBMITTED  
PLANNED  
NOTED BOOK  
TEMPLATE  
NO. 1  
AREAL CHECKED

DATE  
BY  
ORIGINAL SURVEY  
SUBMITTED  
PLANNED  
NOTED BOOK  
TEMPLATE  
NO. 1  
AREAL CHECKED

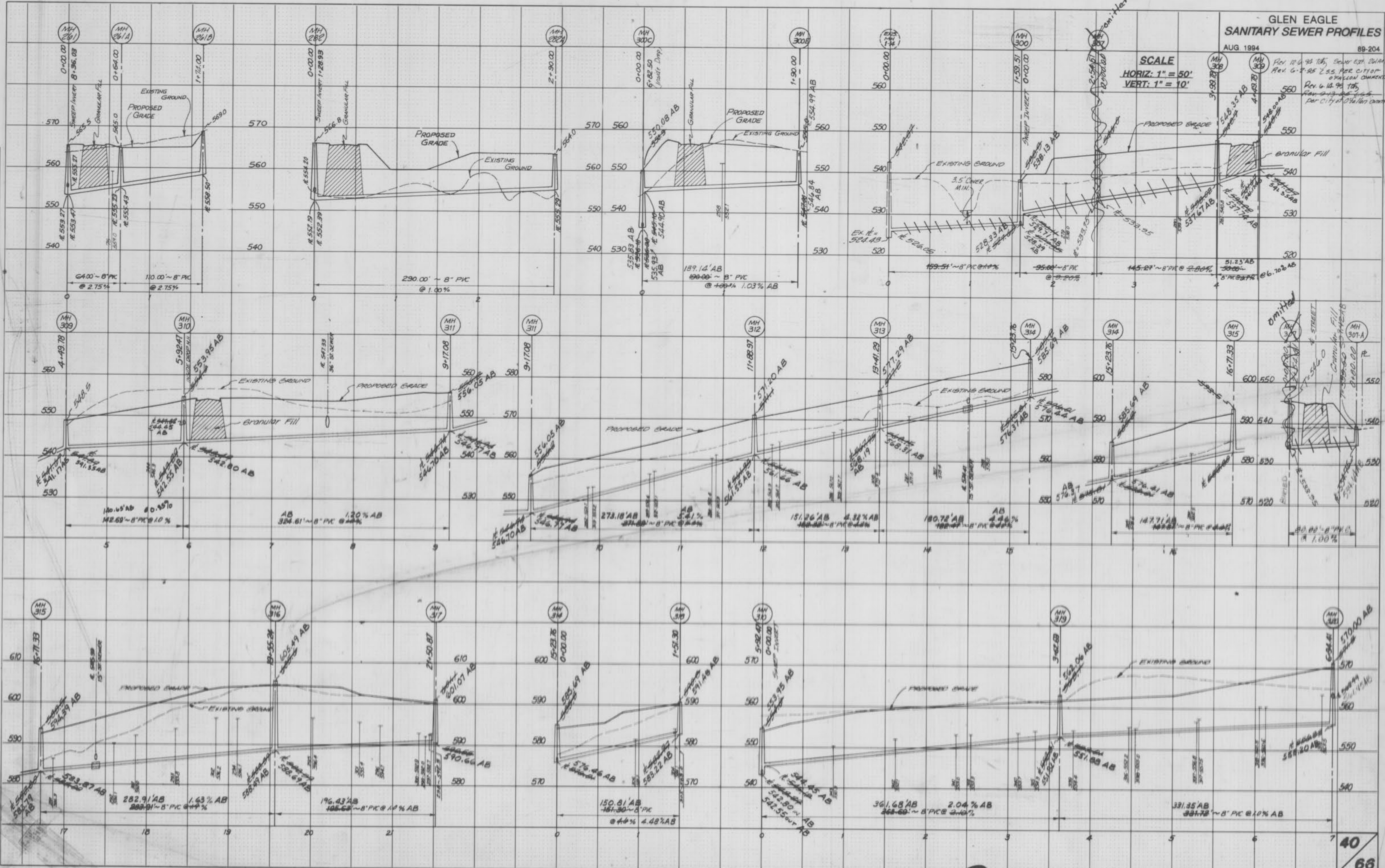


PLATE 3-FULL CROSS SECTION LINE & DOT  
NATIONAL INSTRUMENT  
MADE IN U.S.A.

PLAT 6

"AB" - DENOTES AS-BUILT  
ELEVATIONS & DISTANCES

TURTLE CREEK  
PLAT 6  
Glen Eagle  
AS-BUILT







REV. 1-3-95 GS  
REV. 6-2-95 L.S.  
REV. 9-13-95 L.S. per City of Glenview comments

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
FINAL SURVEY PLATTED NOTE BOOK AREA CHECKED

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
ORIGINAL SURVEY PLATTED NOTE BOOK AREA CHECKED

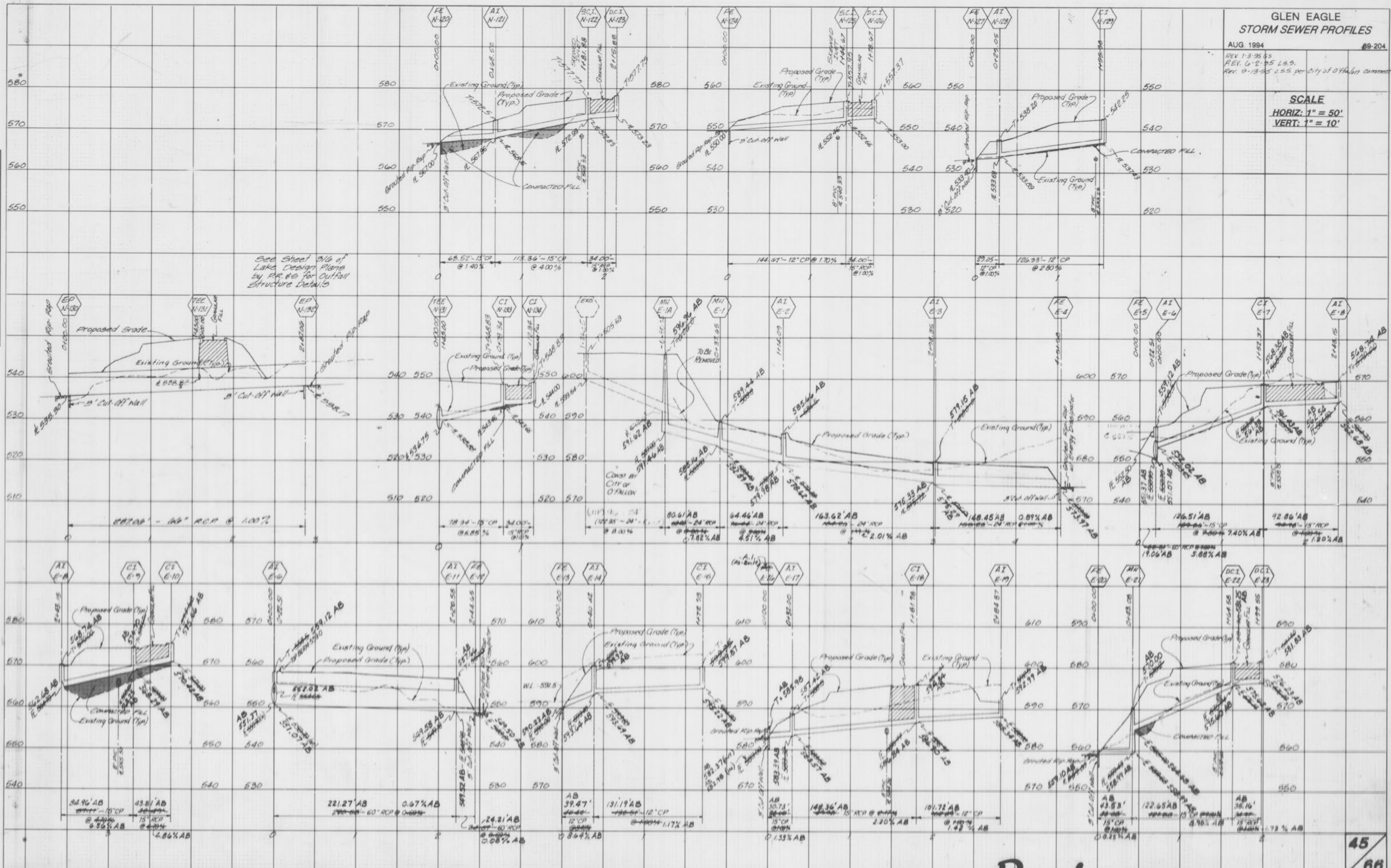


PLATE 3-FULL CROSS SECTION LINE & DOT  
PRINTED IN U.S.A.

**PLAT 6**  
"AB" - DENOTES AS-BUILT ELEVATIONS & DISTANCES  
Glenview TURTLE CREEK PLAT 6 AS-BUILT



**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.L.  
 Rev. 6.2.95 L.S.B./H.L. CITY OF FALLON COMMENTS  
 Rev. 9.12.95 H.S./L.S.S. FOR CITY OF FALLON  
 Rev. 12.15.97 T.C.S. (CROSS SECTION)  
 89-204

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

DATE: \_\_\_\_\_  
 SURVEYED: \_\_\_\_\_  
 ADJUSTED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 FINAL SURVEY NOTE BOOK NO. \_\_\_\_\_

DATE: \_\_\_\_\_  
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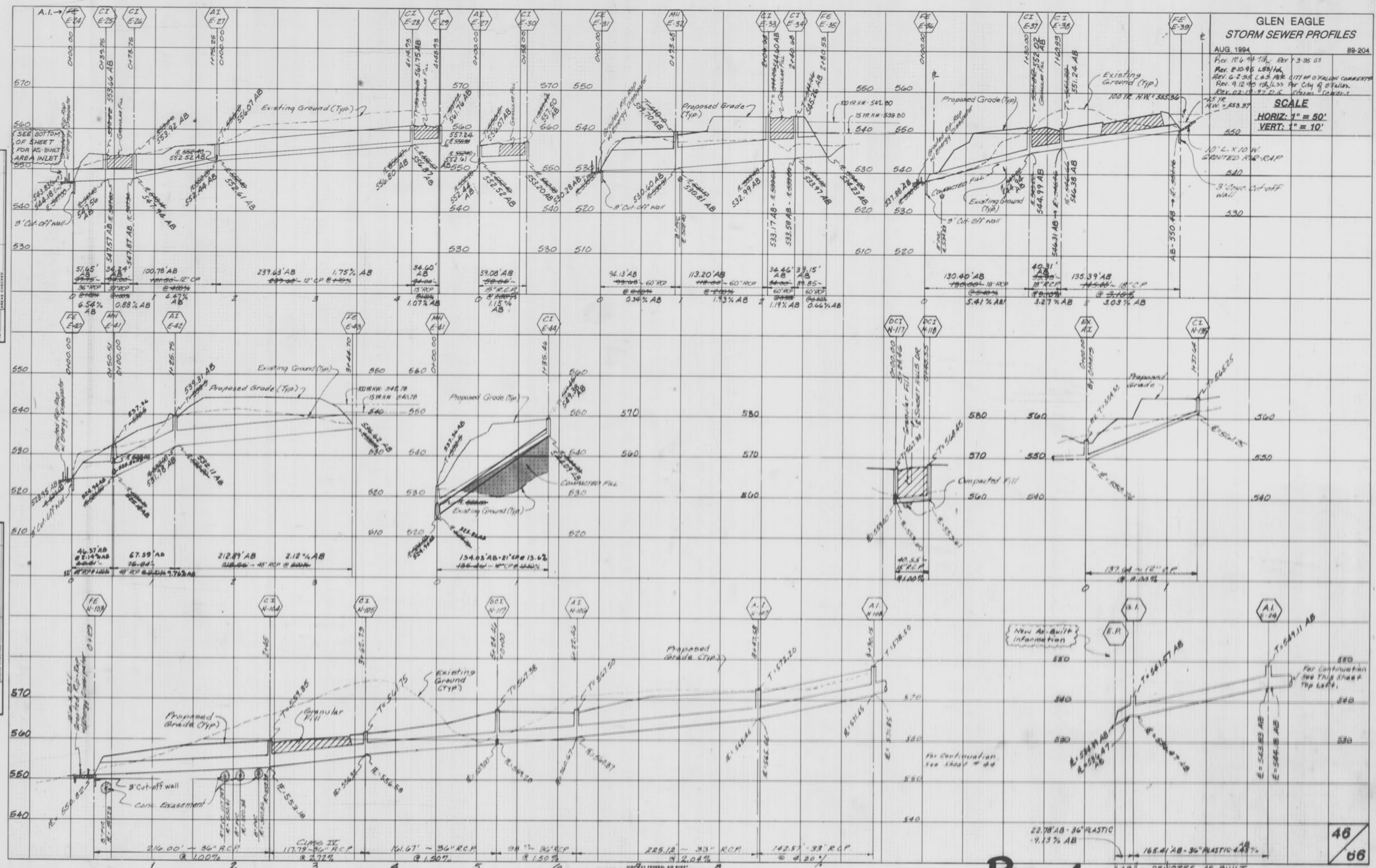


PLATE 3-FULL CROSS SECTION LINE & CUT

**PLAT 6**  
 "AB" - DENOTES AS-BUILT ELEVATIONS & DISTANCES  
 Glen Eagle  
 TAMMIE CREEK  
 AS-BUILT