

PROP. N/F
JAMES A. HANLEY & WIFE
BK. 786 PG. 1143

PROP. N/F
STEPHEN G. WITTE & WIFE
BK. 939 PG. 114

PROP. N/F
H.C. BOWDEN & WIFE
BK. 902 PG. 1310

BATES ESTATES
P. BK. 11 PG. 11

PROP. N/F
MEYER, KENNETH & ARLENE

PROPERTY N/E
TWIN CHIMNEYS PARTNERSHIP
BK. 1241 PG. 753 & 754

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents prepared by me and submitted to you were prepared by me and I am not responsible for any errors or omissions in the same. I am not responsible for any errors or omissions in the same. I am not responsible for any errors or omissions in the same.

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All Rights Reserved

NO.	DATE	DESCRIPTION



ENGINEERING
PLANNING
SURVEYING
1022 South Cloverleaf Drive
St. Peters, MO, 63376-8445
314-928-5552
FAX 928-1710

10-18-95
DATE
88-2906H
PROJECT NUMBER
1 of 5
SHEET OF
2906HCON.DWG
FILE NAME
PJS
DRAWN CHECKED

ASBUILTS ADDED OCTOBER, 1995

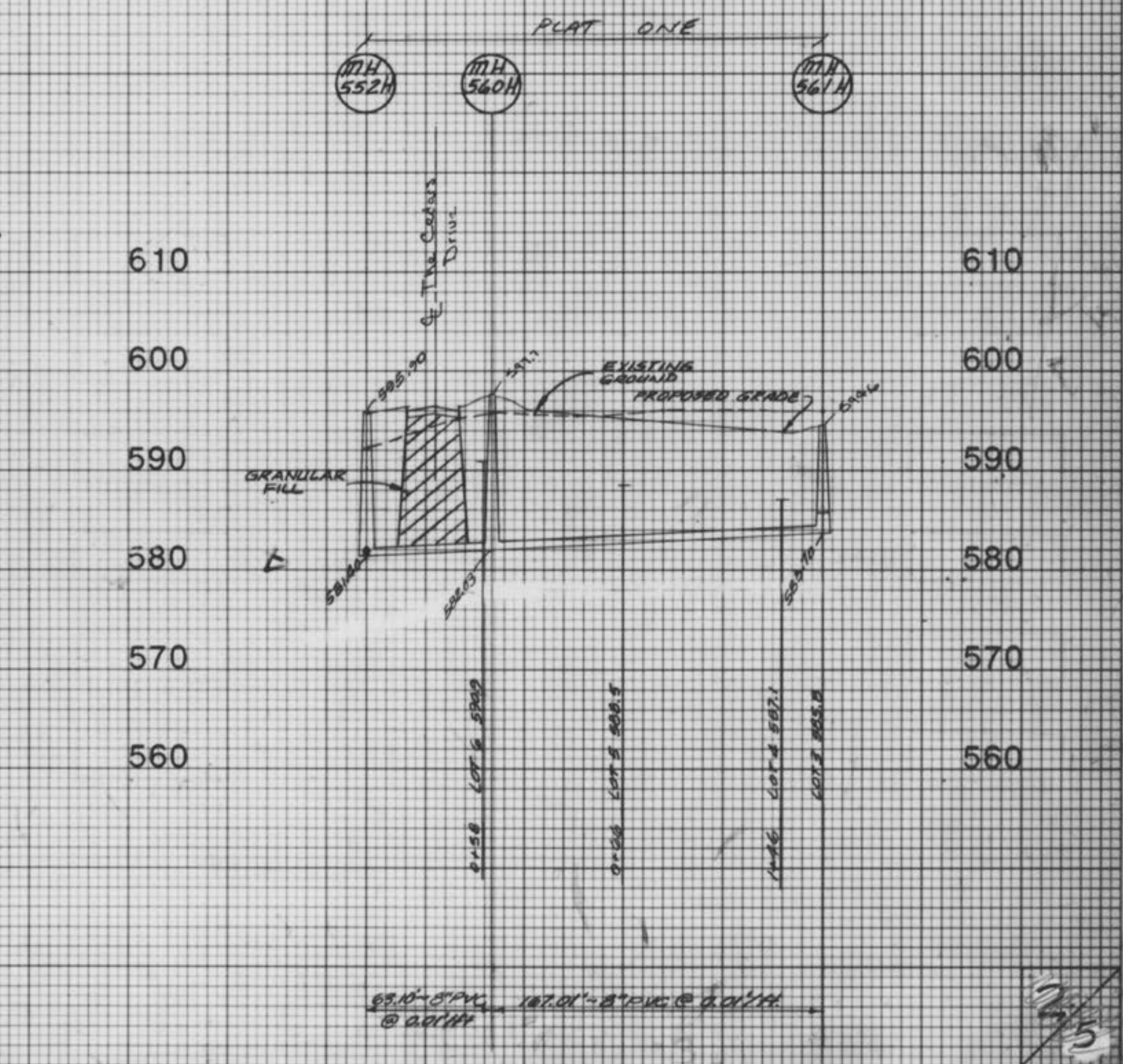
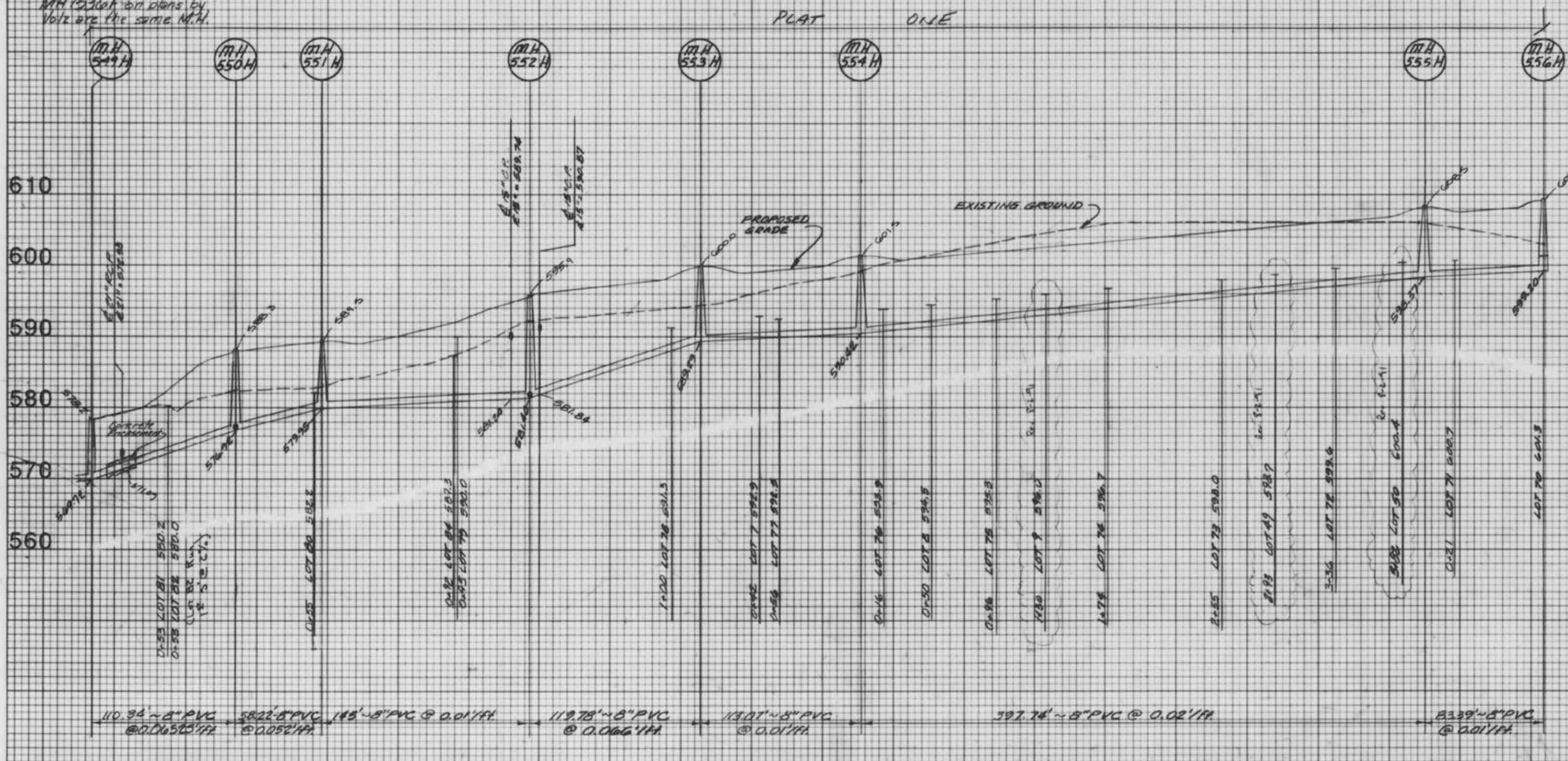
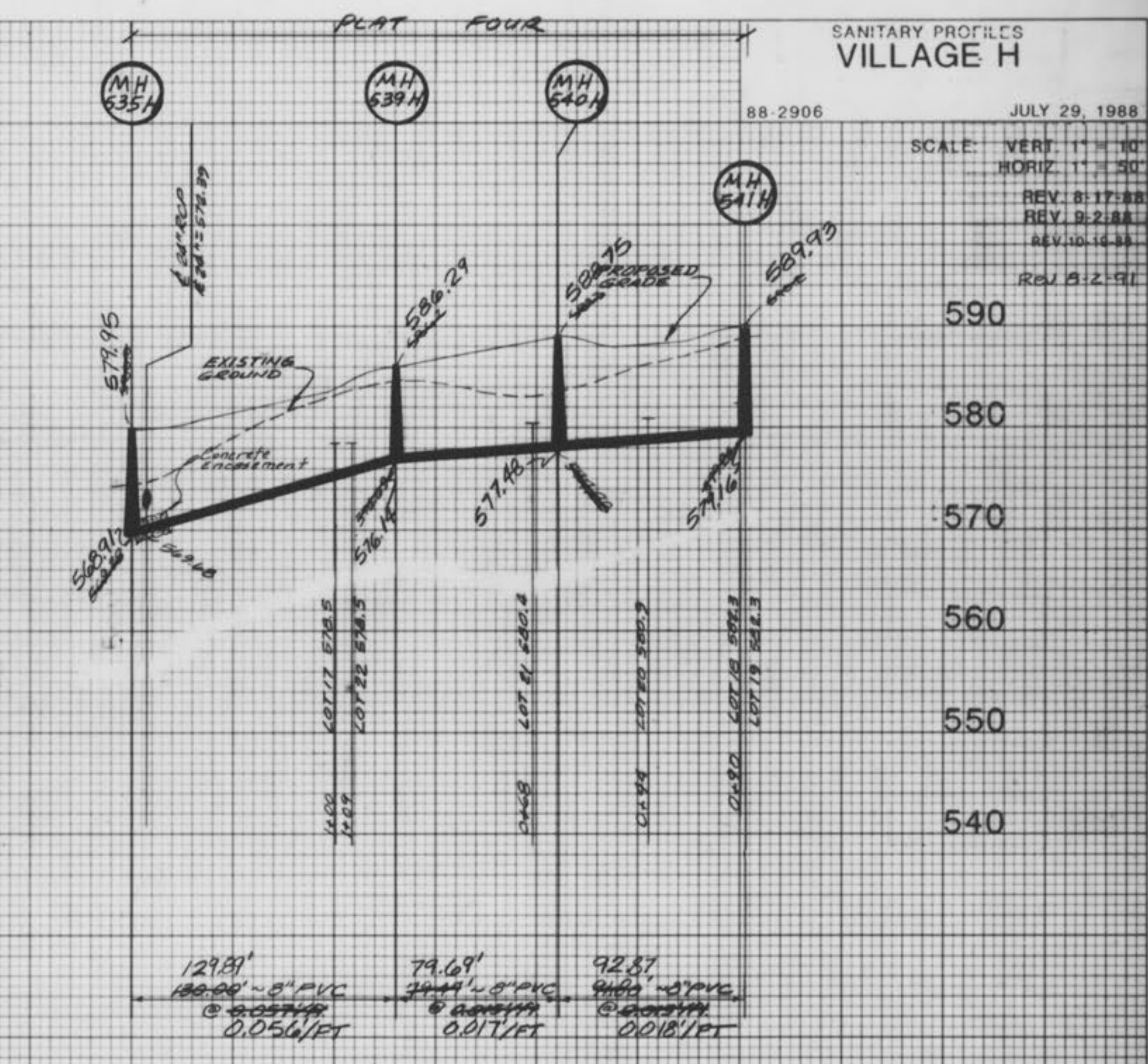
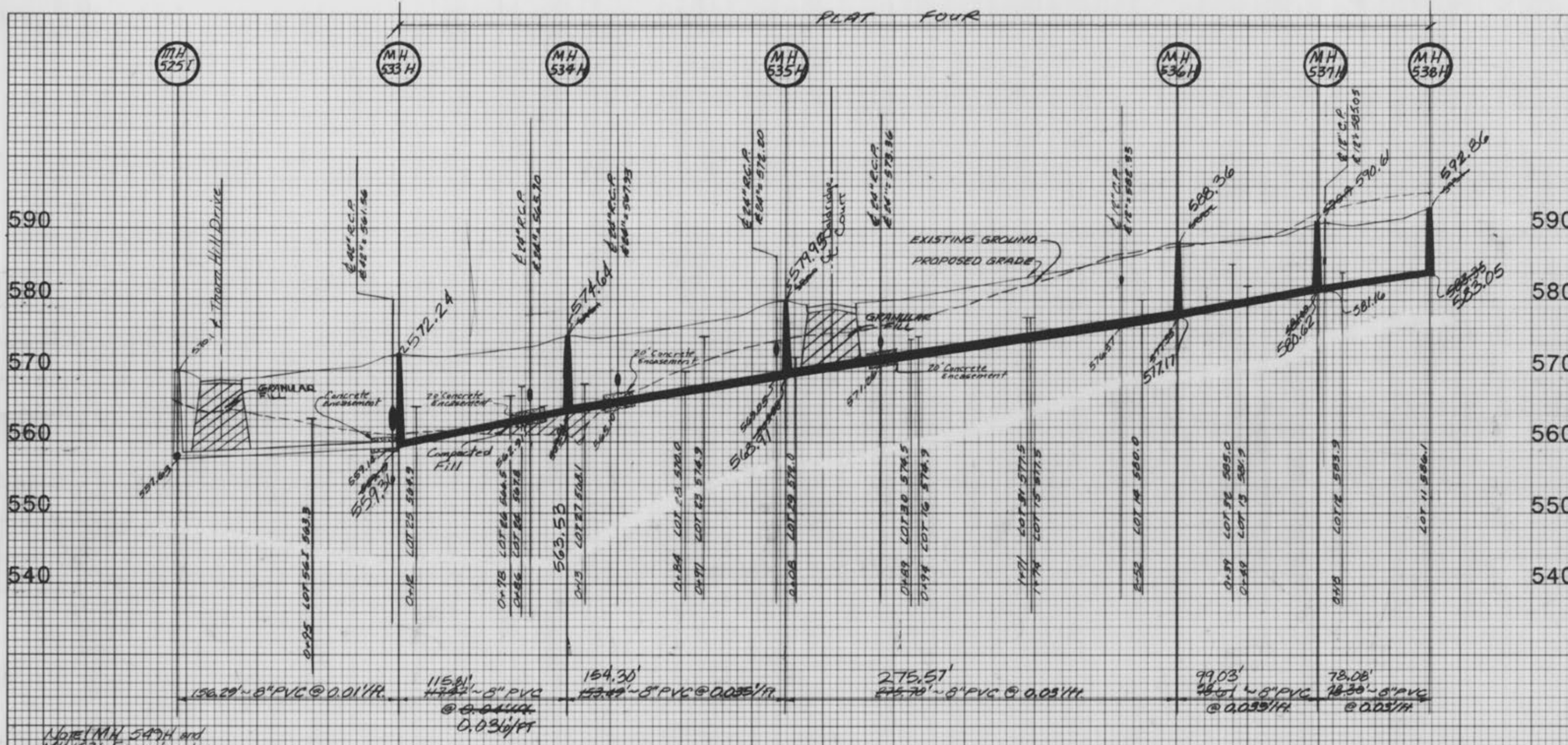
Twin Chimneys - Village H
AS-BUILTS
1/18

SANITARY PROFILES
VILLAGE H

88 2906 JULY 29, 1988
SCALE: VERT. 1" = 10'
HORIZ. 1" = 50'
REV. 8-17-88
REV. 9-2-88
REV. 10-16-88
REV. 5-2-91

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

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



ASBULTS ADDED OCTOBER, 1995

Twin Chimneys - Village H
ASBULTS

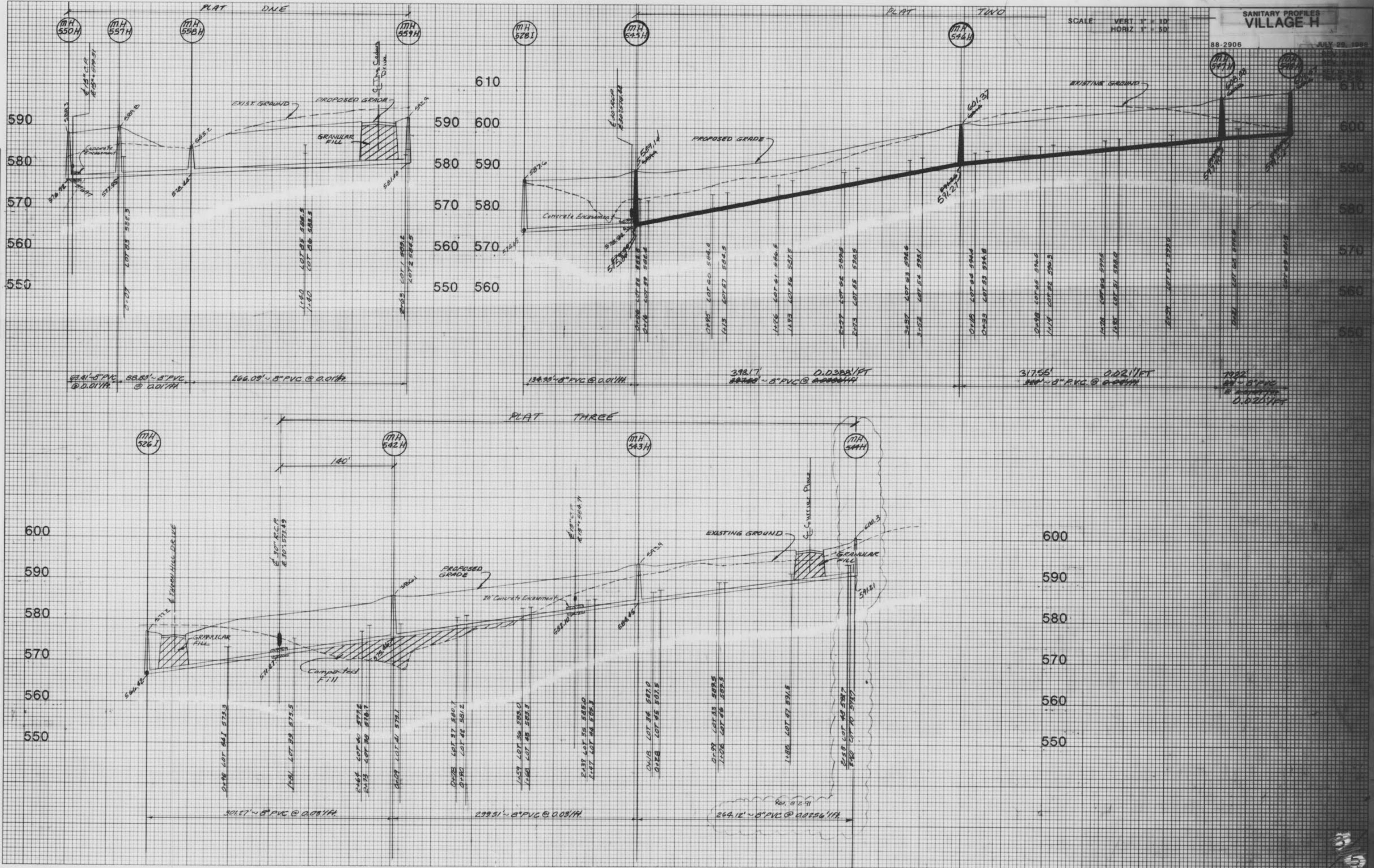
SANITARY PROFILES
VILLAGE H

88-2906 JULY 29, 1988

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

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NO. [blank]

ORIGINAL SURVEY BY: [blank]
DATE: [blank]
CHECKED: [blank]
NO. [blank]



ASBULTS ADDED OCTOBER, 1995

STORM PROFILES
VILLAGE H

88-2906 JULY 29, 1988

SCALE VERT 1" = 10'
HORIZ 1" = 50'
REV. 8-17-88
REV. 9-2-88
REV. 10-10-88

FINAL SURVEY
DATE
BY
REVISIONS
NO. DATE
BY
REASON
NO. DATE
BY
REASON

ORIGINAL SURVEY
DATE
BY
REVISIONS
NO. DATE
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REASON

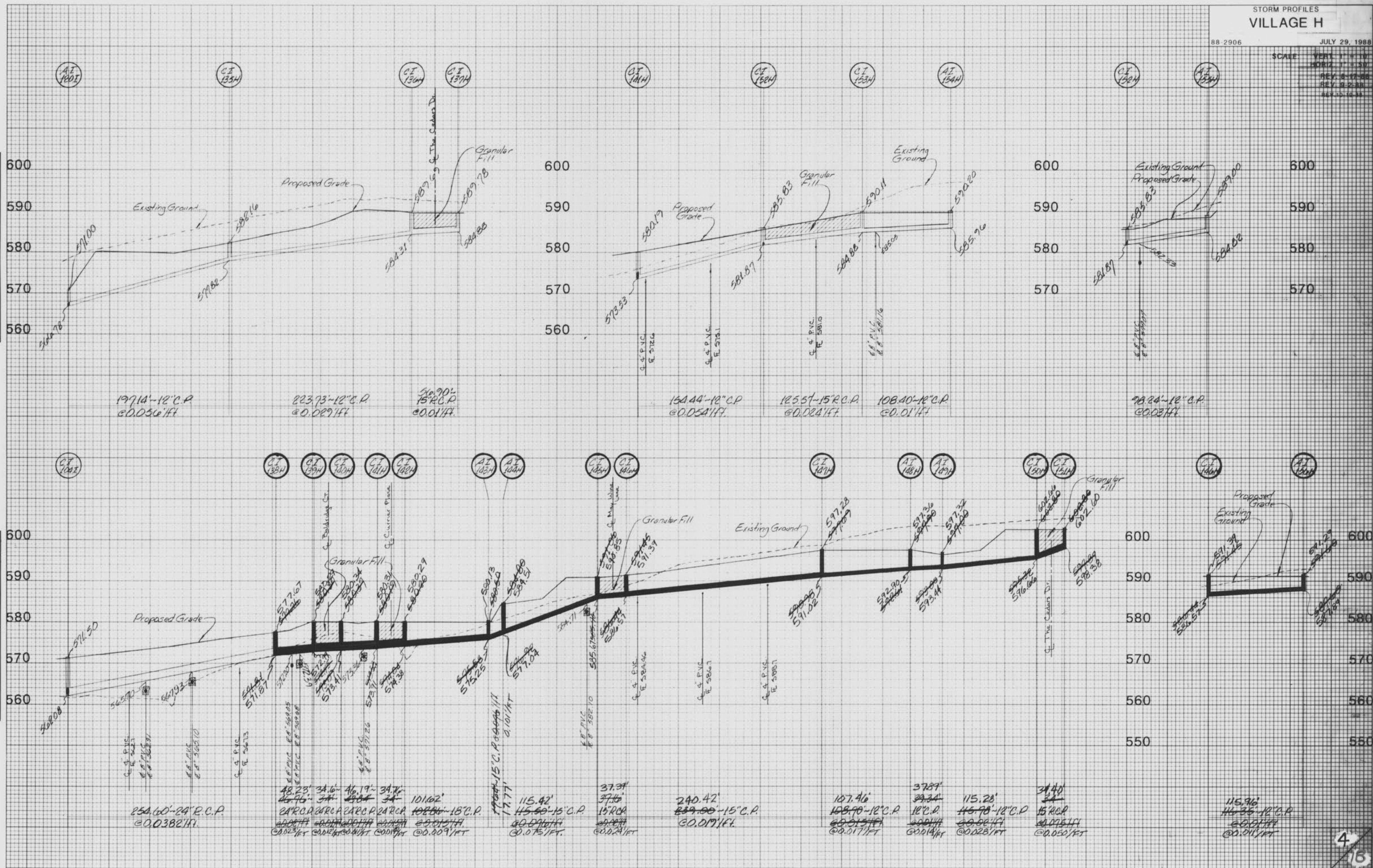


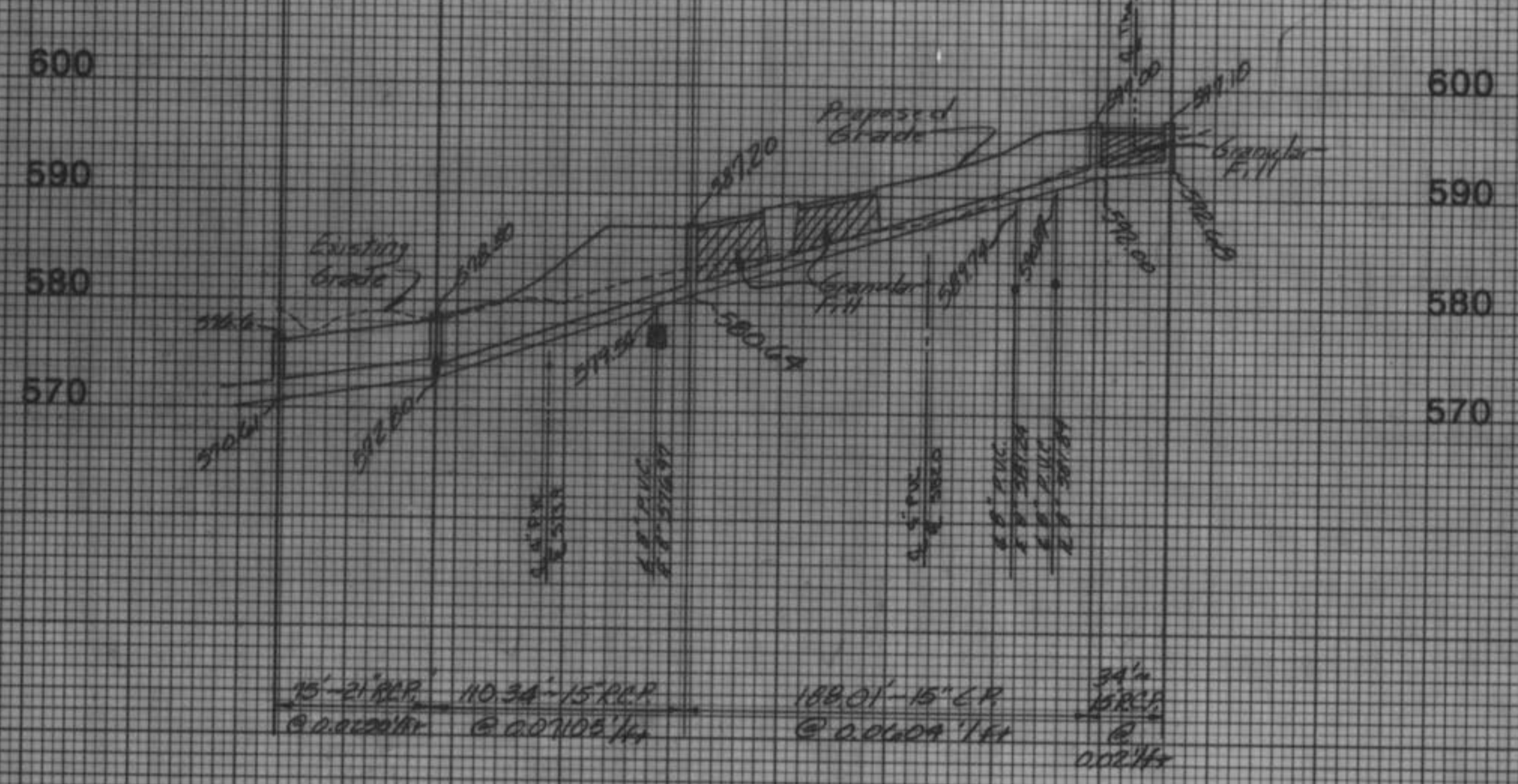
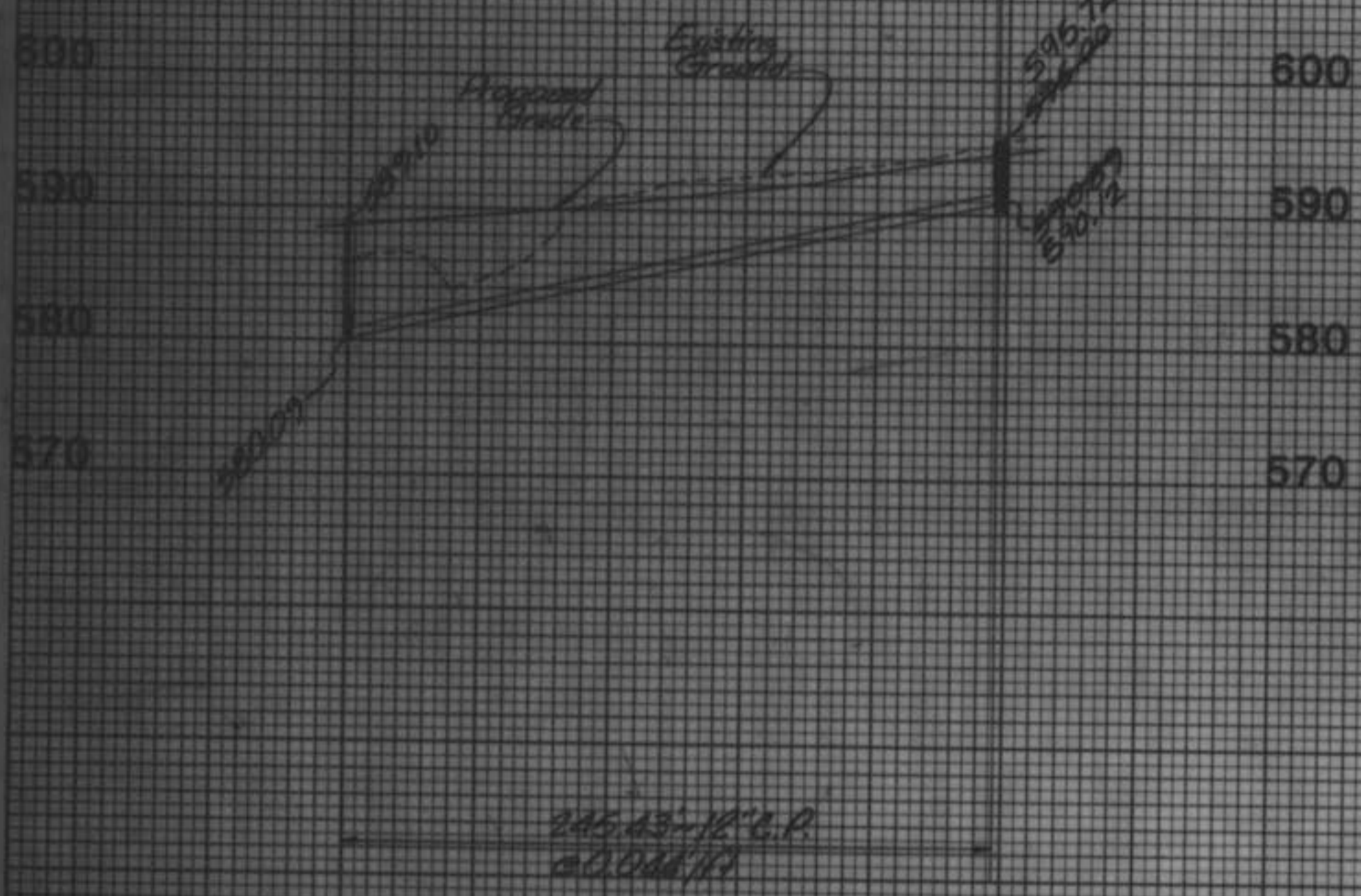
PLATE 3-FULL CROSS SECTION FULL LINE
W/ TELEPHONE
PRINTED IN U.S.A.

ASBUILTS ADDED OCTOBER, 1995

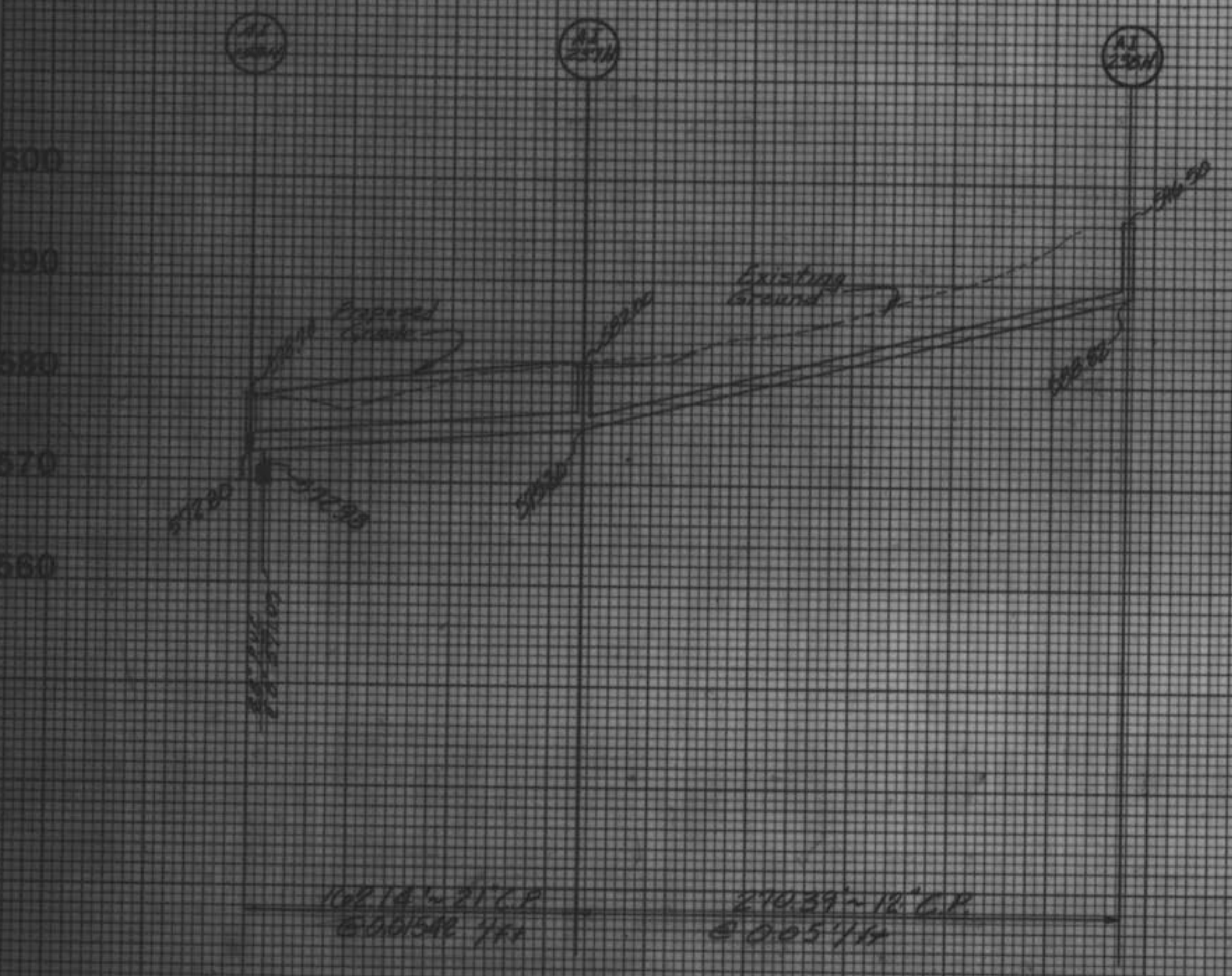
STORM PROFILES
VILLAGE H

88-2906 JULY 29, 1988
SCALE: VERT. 1" = 10'
HORIZ. 1" = 50'
REV. 1: 11/88
REV. 2: 2/89
REV. 3: 10/95
REV. 4: 10/95

FINAL SURVEY
NOTE BOOK NO. 1000
DATE 10/95



ORIGINAL SURVEY
NOTE BOOK NO. 1000
DATE 10/95



ASBUILTS ADDED OCTOBER, 1995

**SANITARY & STORM SEWER AND WATER AS-BUILTS
PHASE TWO**

TWIN CHIMNEYS

THE CEDAR VILLAGE

VILLAGE H

IMPROVEMENT PLANS

PREPARED FOR:

J.L. MASON OF MISSOURI, INC.

1819 CLARKSON ROAD
Suite 200
CHESTERFIELD, MISSOURI 63017
(314)-532-1100

CIVIL ENGINEER:

BAX ENGINEERING CO., INC.

221 Point West Blvd.
St. Charles, MO. 63301
946-6588 724-3330

AS-BUILTS ADDED FEBRUARY , 1993.

This is to certify that the following as-built locations were located in the field and are correctly shown herein.

Neal J. Niewald, MO. Reg. L.S. # 2117

County Site

M.S.D.

Ordinance

Wunnenberg Map

BAX 88-2906

AS-BUILTS

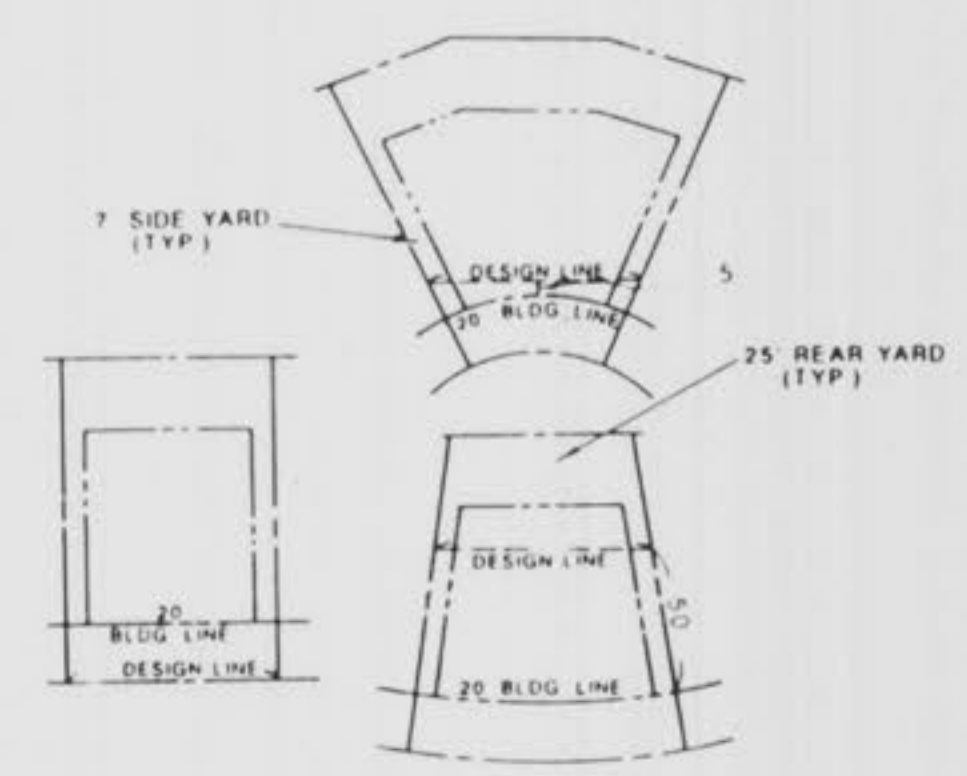
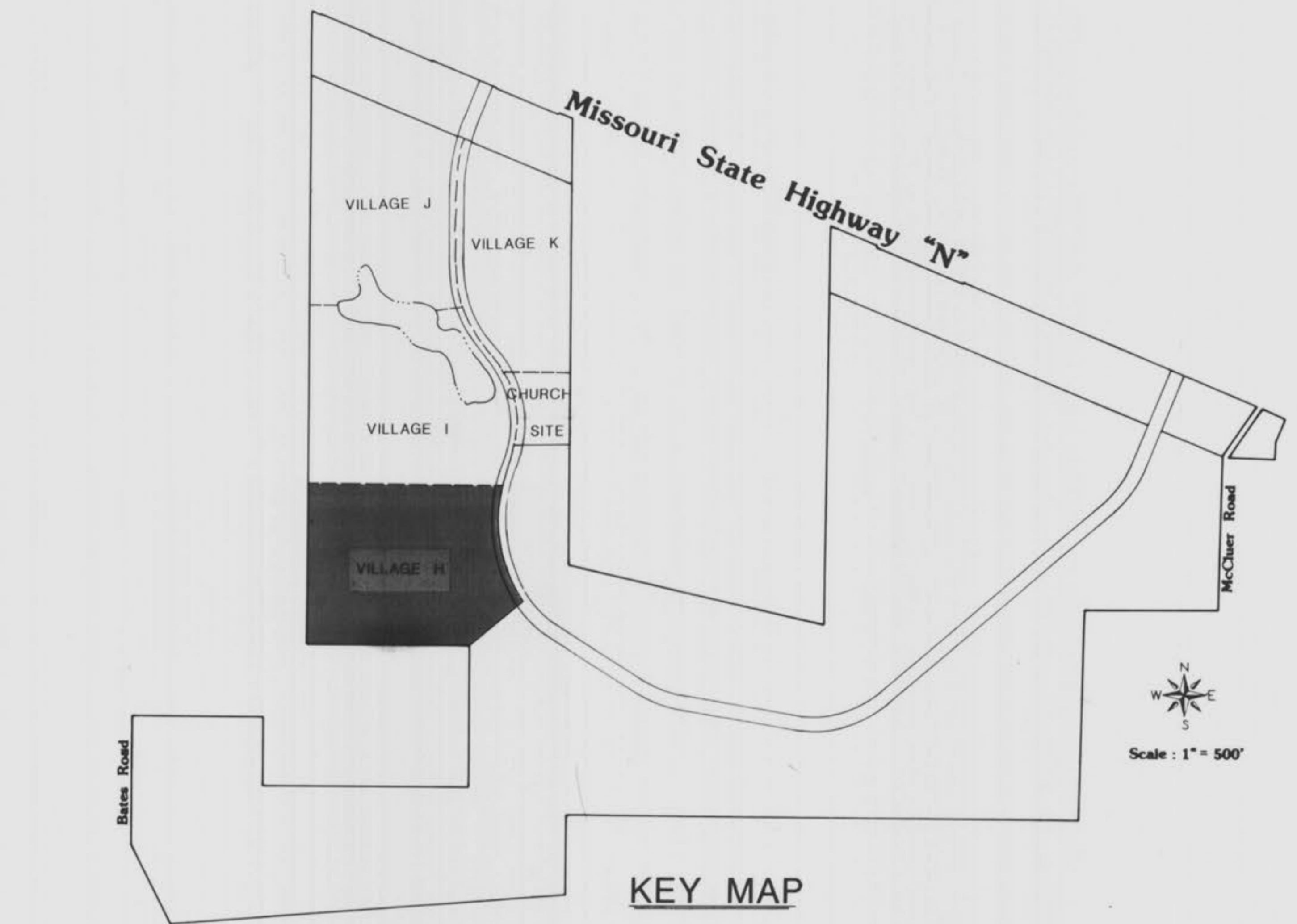
Twin Chimneys - Village H

0/18

CITY OF O'FALLON

GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
- The existing underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- All filled places in public right-of-way (State, County or City roads) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99", Method C (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications, or by soils report for this project. All test shall be verified by the inspecting soils engineer.
- All filled places under buildings, proposed storm and sanitary 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.T.O. T-180 Compaction Test" (A.S.T.M. D-1557) unless otherwise specified by local governing authority specifications, or by soils report for this project. All tests shall be verified by the inspecting soils engineer.
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- No area shall be cleared without 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.
- Siltation control devices shall be as shown on plans, and approved by the local governing authority. Additional siltation control, if required, will be placed at the direction of the soils engineer on site and the local governing authority prior to placement.
- Grading operations on this project shall comply with the soils report by Geotechnology, Inc. dated July 31, 1987.
- 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.
- Polyvinyl chloride (PVC) sanitary sewer pipe shall meet the following requirements: A.S.T.M. D-3034 SDR-35, with wall thickness conformance to A.S.T.M. D-3212. An appropriate waterstop as approved by the sewer district shall be installed between PVC pipe and masonry (concrete and brick) structure.
- The minimum vertical distance from the low point of the basement or slab floor to the flowline of a sanitary sewer at the corresponding house or building connection shall not be less than the diameter of the main line sanitary sewer plus a vertical distance not less than two and one half feet (2-1/2").
- All P.V.C. sanitary sewer 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 diameter above the bottom of the pipe.
- All sanitary sewer service shall be a minimum of 4" diameter for single-family developments.
- Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14, unless otherwise shown on plans.
- Storm sewers 21" diameter or larger shall be A.S.T.M. C-76, Class II, unless otherwise shown on plans.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III) unless noted otherwise on the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, A.A.S.H.T.O. See plans for gauge.
- All manhole and inlet tops shall be built to the elevations shown on these plans. If no top elevation is shown, it will be the responsibility of the contractor to contact the engineer for such information prior to construction. 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.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- 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.
- All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water lines shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- 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. specifications 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 streets within the public right-of-way must meet specifications and installation requirements of the City of O'Fallon.
- Hazard markers will consist of three (3) Standard Specifications, "Manual on Uniform Traffic Control Devices", end of roadway markers mounted on two (2) pound "T" 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.
- The City of O'Fallon, shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.



LOT DESIGN CRITERIA



LOCATION MAP N.T.S.

- This Tract Is Served By Or Located In:**
- CENTRAL ELECTRIC POWER COOPERATIVE - TRANSMISSION LINE
Contact - Mr. Donald Shaw: phone 1-634-2454
 - CUivre ELECTRIC POWER COOPERATIVE - SECONDARY POWER SOURCE
Contact - Mr. Dan Brown: phone 441-7410
 - UNION ELECTRIC COMPANY - PRIMARY POWER SOURCE
Contact - Mr. Ralph Crank, Jr.: phone 327-6203
 - CONTINENTAL TELEPHONE COMPANY
Contact - Mr. Jeff Heeger: phone 1-327-3054
 - LUCKETT CREEK SEWER DISTRICT
Contact - Mr. Barry Smith: phone 441-1244
 - ST. CHARLES COUNTY WATER DISTRICT NO. 2
Contact - Mr. Vic Kappelmann: phone 239-3480
 - O'FALLON FIRE PROTECTION DISTRICT
Contact - Mr. Dave House: phone 1-272-3493
 - ST. CHARLES GAS COMPANY
Contact - Mr. Jim Cameron-Residential: phone 1-723-0495
Contact - Mr. Gene Bohler-Commercial: phone 1-723-0495

U.S.G.S. BENCHMARK
U.S.G.S. BENCHMARK
Elevation = 667.596
Orf triangulation Sta., 3.5 mi. SW. of O'Fallon, 0.5 mi. NE. of Dardenne Church, 492 ft. NW. of dwelling on land belonging to Ben Orf, 131 ft. NW. of barn, 33 ft. N. of pond, in concrete post; U.S.C. & G.S. standard disk stamped "Orf 1931".
NOTE: To convert from project datum benchmarks to U.S.G.S. datum benchmarks, subtract 0.52 feet from all elevations shown.

PROJECT BENCHMARK
BENCHMARK #12
"O" IN OPEN - FIRE HYDRANT SOUTH SIDE HWY N, =900 WEST OF TWIN CHIMNEYS BLVD
COORDINATES 13,385 NORTH
4.718 EAST
ELEVATION 820.99

Index

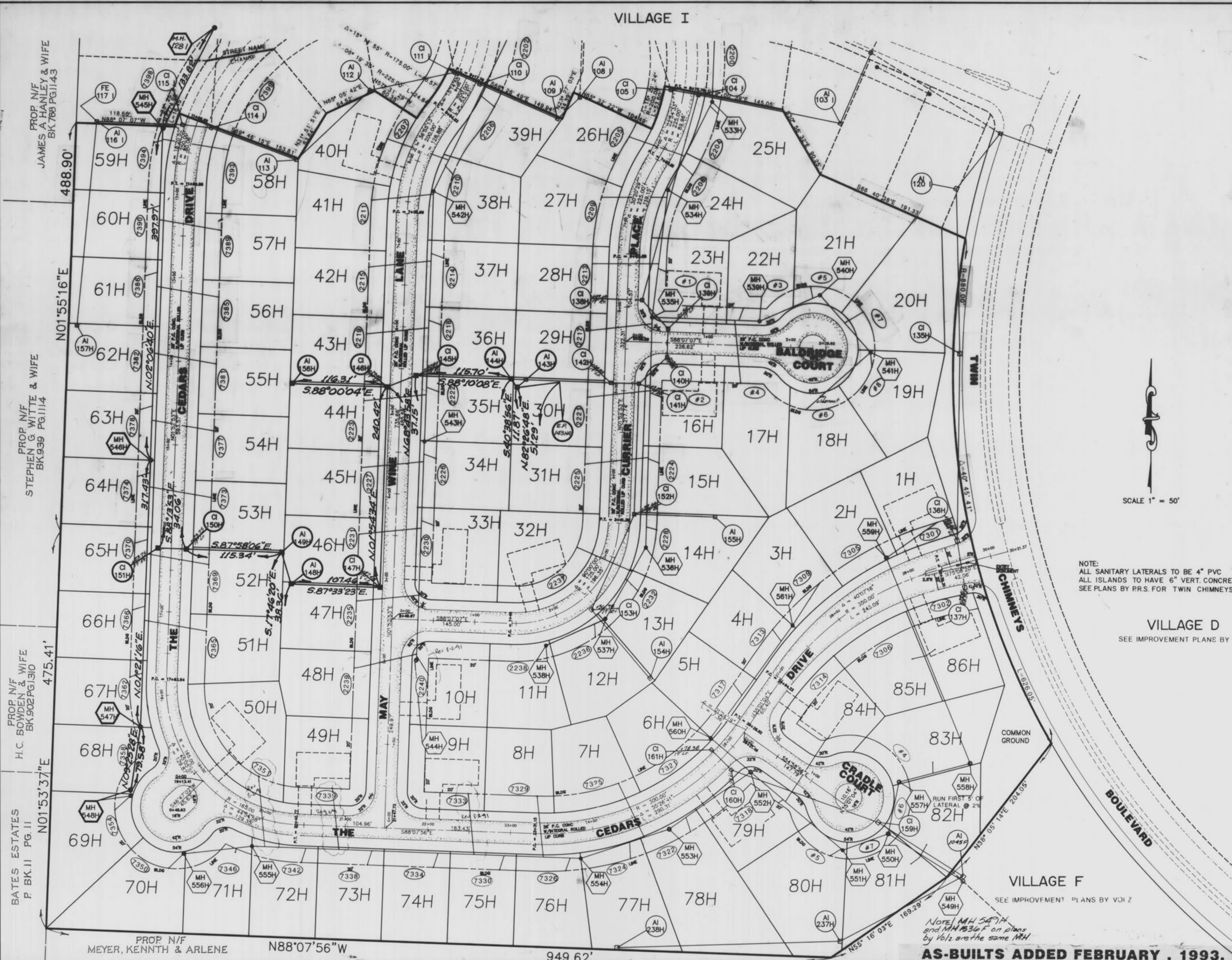
Sheet	Description
SHEET 1	COVER SHEET
SHEET 2	KEY SHEET
SHEET 3	SITE PLAN
SHEET 4	WATER PLAN
SHEET 5	GRADING PLAN
SHEET 6	STREET PROFILES
SHEET 5	SANITARY PROFILES
SHEET 6	STORM PROFILES
SHEET 7	DRAINAGE AREA MAP
SHEET 8	SILTATION CONTROL PLAN
SHEET 11-14	CONSTRUCTION DETAILS

Legend

	Sanitary Sewer (Proposed)	C.I.	Curb Inlet
	Sanitary Sewer (Existing)	D.C.I.	Double Curb Inlet
	Storm Sewer (Proposed)	G.I.	Grate Inlet
	Storm Sewer (Existing)	A.I.	Area Inlet
	Water Line & Size	D.A.I.	Double Area Inlet
	Tee & Valve	C.C.	Concrete Collar
	Hydrant	F.E.	Flared End Section
	Cap	E.P.	End Pipe
	18 Lot or Building Number	E.D.	Energy Dissipator
	Existing Fence Line	M.H.	Manhole
	Existing Tree Line	C.P.	Concrete Pipe
	Street Sign	R.C.P.	Reinforced Concrete Pipe
	Light Standard	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		
	2164 Street Address		

AS-BUILTS ADDED FEBRUARY, 1993.

BAX ENGINEERING CO., INC.
221 Point West Blvd. St. Charles, Missouri 63301
946-6588 724-3330
Date: JULY 29, 1988 Order No.: 88-2906
Twin Chimneys - Village H
AS-BUILTS



NOTE:
 ALL SANITARY LATERALS TO BE 4" PVC
 ALL ISLANDS TO HAVE 6" VERT. CONCRETE CURB
 SEE PLANS BY P.R.S. FOR TWIN CHIMNEYS BOULEVARD

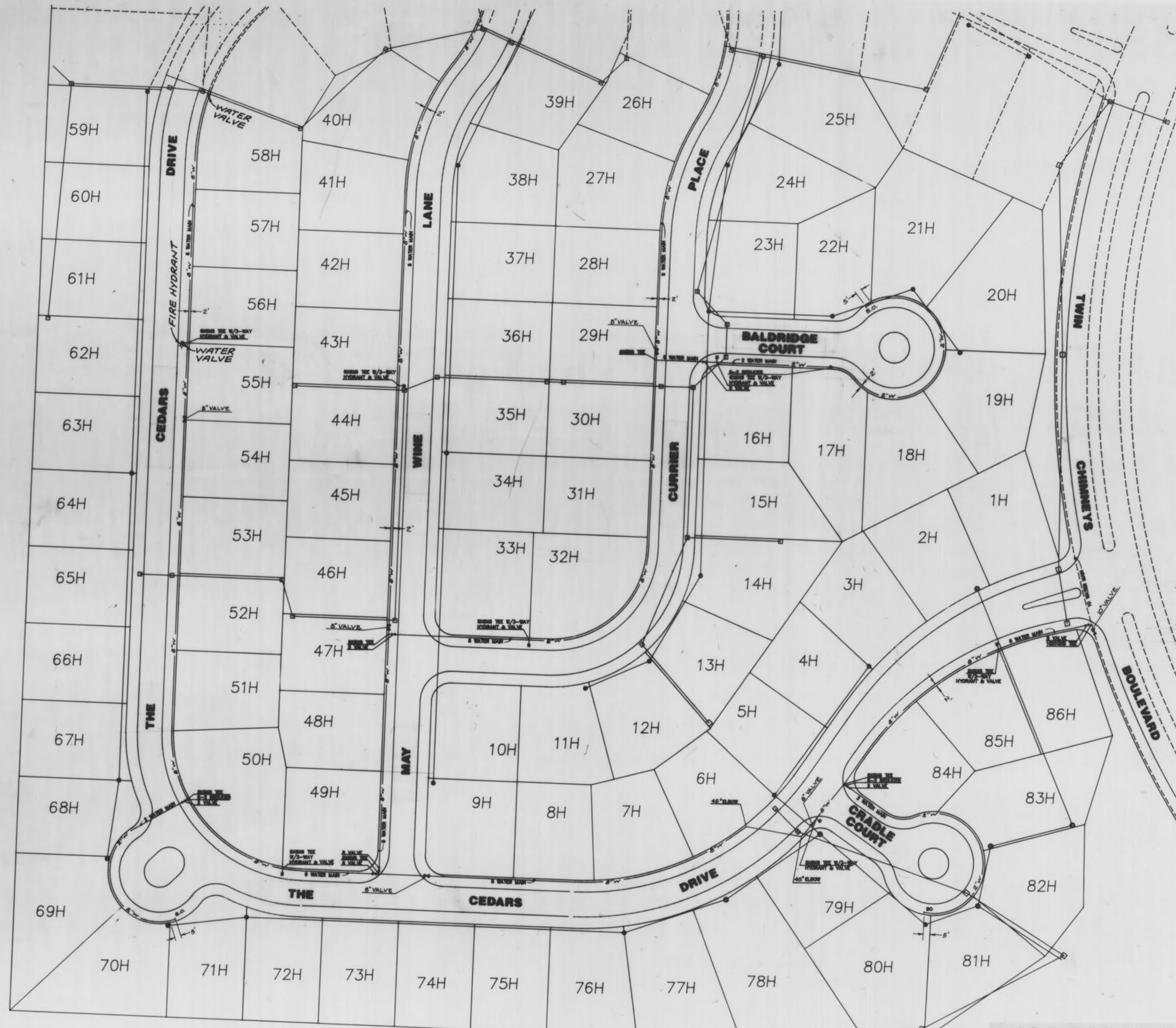
VILLAGE D
 SEE IMPROVEMENT PLANS BY P.R.S.

VILLAGE F
 SEE IMPROVEMENT PLANS BY P.R.S.

NOTE: MH 547H and MH 536F on plans by Vol. are the same MH
AS-BUILTS ADDED FEBRUARY, 1993.



PROP N/F JAMES A HANLEY & WIFE BK 768 PG 1143
 PROP N/F STEPHEN G WITTE & WIFE BK 939 PG 1114
 PROP N/F H.C. BOWDEN & WIFE BK 902 PG 1310
 BATES ESTATES P. BK. II PG. II N01°53'37"E 475.41'
 PROP N/F MEYER, KENNETH & ARLENE N88°07'56"W 949.62'



NOTE:
 - ALL HYDRANTS SHALL BE 5' BEHIND BACK OF CURB
 - FOR TYPICAL INSTALLATION DETAILS SEE SHEET 17



AS-BUILTS ADDED FEBRUARY, 1993.
THIS PLAN FOR WATER LAYOUT PURPOSES ONLY

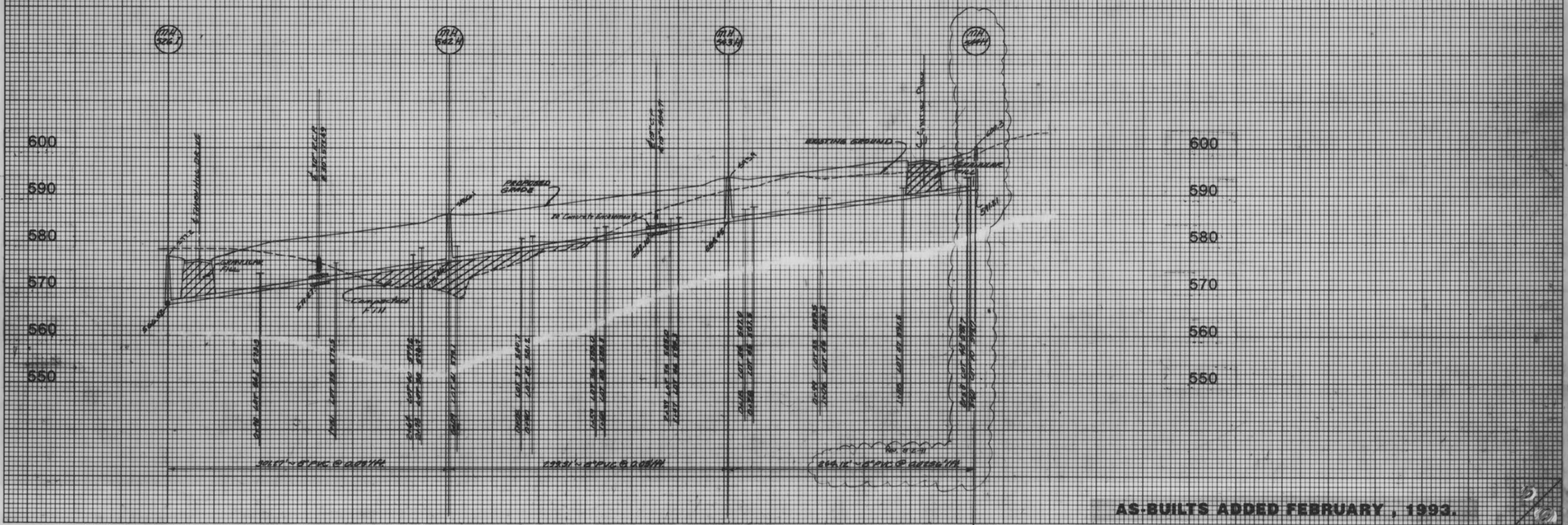
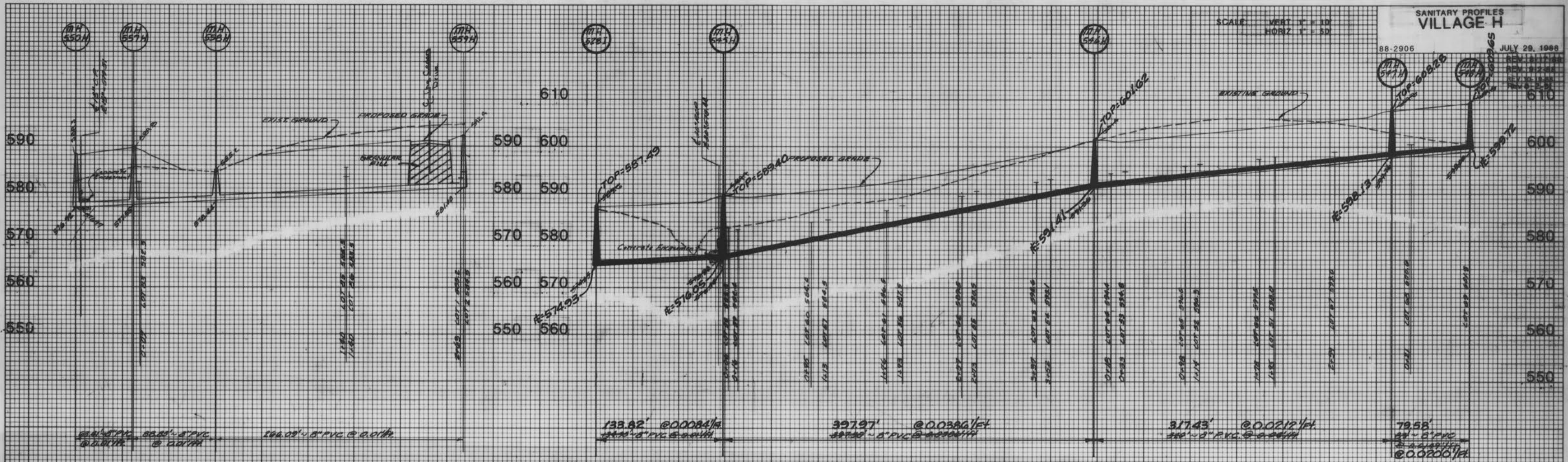
FINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE
NO. AREA CHECKED

ORIGINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE
NO. AREA CHECKED

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

SANITARY PROFILES
VILLAGE H

88-2906
JULY 29, 1988
REV. 10/27/88
REV. 02/28/88
REV. 06/15/88
REV. 08/25/88



AS-BUILTS ADDED FEBRUARY, 1993.

STATE OF MISSISSIPPI
PLATE 3-FULL CROSS SECTION-FULL LINE
SCALE 1" = 10' VERT
1" = 50' HORIZ
PRINTED IN U.S.A.

STATE OF MISSISSIPPI
Twin Chimneys
Village H
AS-BUILTS
10/18

TWIN CHIMNEYS

THE CEDAR VILLAGE

VILLAGE H

~~IMPROVEMENT PLANS~~

STORM AND SANITARY SEWER AS-BUILTS

PREPARED FOR:

J.L. MASON OF MISSOURI, INC.

1819 CLARKSON ROAD

Suite 200

CHESTERFIELD, MISSOURI 63017

(314)-532-1100

CIVIL ENGINEER:

BAX ENGINEERING CO., INC.

221 Point West Blvd.

St. Charles, MO. 63301

946-6588 724-3330

This is to certify that the following as-built locations were located in the field and are correctly shown herein.

Neal J. Niewald, MO. Reg. L.S. # 2117



REVISED FEB. 1995

NEAL J. NIEWALD, MO. REG. L.S. # 2117

AS-BUILTS ADDED NOVEMBER, 1991

County Site
M.S.D.
Ordinance
Wunnenberg Map

BAX 88-2906

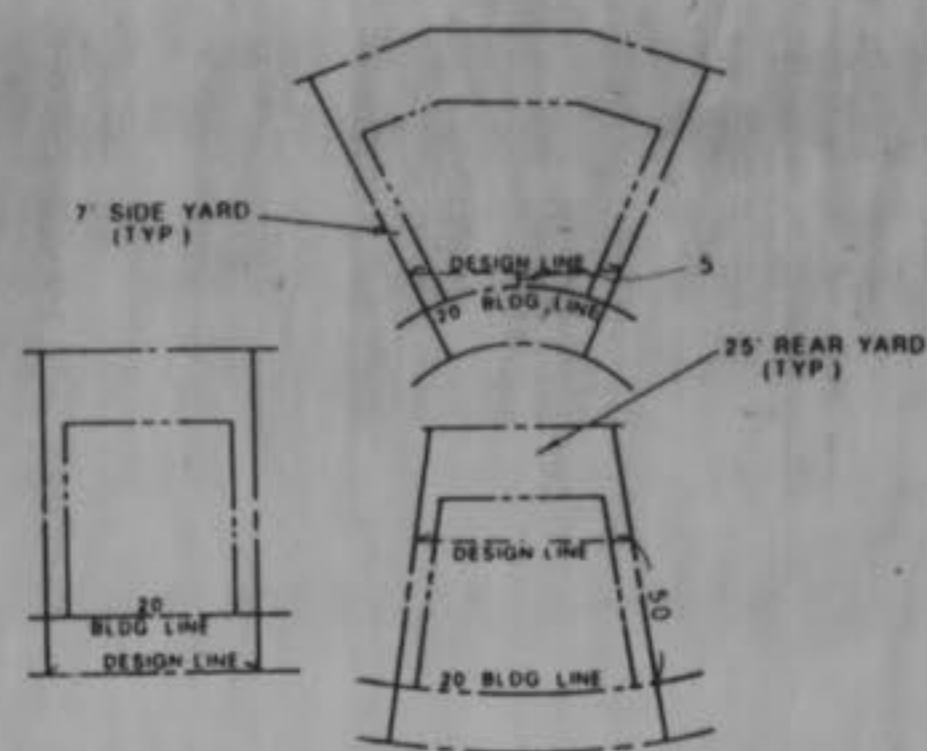
Twin Chimneys - Village H
AS-BUILTS

1/7

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- CUTVIE ELECTRIC POWER COOPERATIVE - SECONDARY POWER SOURCE
Contact - Mr. Dan Brown: phone 441-7410
- UNION ELECTRIC COMPANY - PRIMARY POWER SOURCE
Contact - Mr. Ralph Crank, Jr.: phone 327-6203
- CONTINENTAL TELEPHONE COMPANY
Contact - Mr. Jeff Hoger: phone 1-327-3054
- MCKEY CREEK SEWER DISTRICT
Contact - Mr. Barry Smith: phone 441-1244
- ST. CHARLES COUNTY WATER DISTRICT NO. 2
Contact - Mr. Vic Kappelman: phone 233-3480
- O'FALLON FIRE PROTECTION DISTRICT
Contact - Mr. Dave House: phone 1-272-3493
- ST. CHARLES GAS COMPANY
Contact - Mr. Jim Carbron-Residential: phone 1-223-0495
Contact - Mr. Gene Bohler-Commercial: phone 1-723-0495

U.S.G.S. BENCHMARK

U.S.G.S. BENCHMARK:
Elevation = 667.596
Orf triangulation Sta., 3.5 mi. SW. of O'Fallon, 0.5 mi. NE. of Dardenne Church, 492 ft. NW. of dwelling on land belonging to Ben Orf, 131 ft. NW. of barn, 33 ft. N. of pond, in concrete post; U.S.C. & G.S. standard disk stamped "Orf 1931".

NOTE: To convert from project datum benchmarks to U.S.G.S. datum benchmarks, subtract 0.52 feet from all elevations shown.

PROJECT BENCHMARK

BENCHMARK #12
"O" IN OPEN - FIRE HYDRANT SOUTH SIDE HWY N, ±900 WEST OF TWIN CHIMNEYS BLVD
COORDINATES: 13,385 NORTH
4.718 EAST
ELEVATION 820.92

AS-BUILTS ADDED NOVEMBER, 1991

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Sheet	Description
SHEET 1	COVER SHEET
SHEET 2	KEY SHEET
SHEET 3	SITE PLAN
SHEET 4	WATER PLAN
SHEET 5	GRADING PLAN
SHEET 6-7	STREET PROFILES
SHEET 4-5	SANITARY PROFILES
SHEET 6-7	STORM PROFILES
SHEET 12	DRAINAGE AREA MAP
SHEET 10	SILTATION CONTROL PLAN
SHEET 14-16	CONSTRUCTION DETAILS

Legend

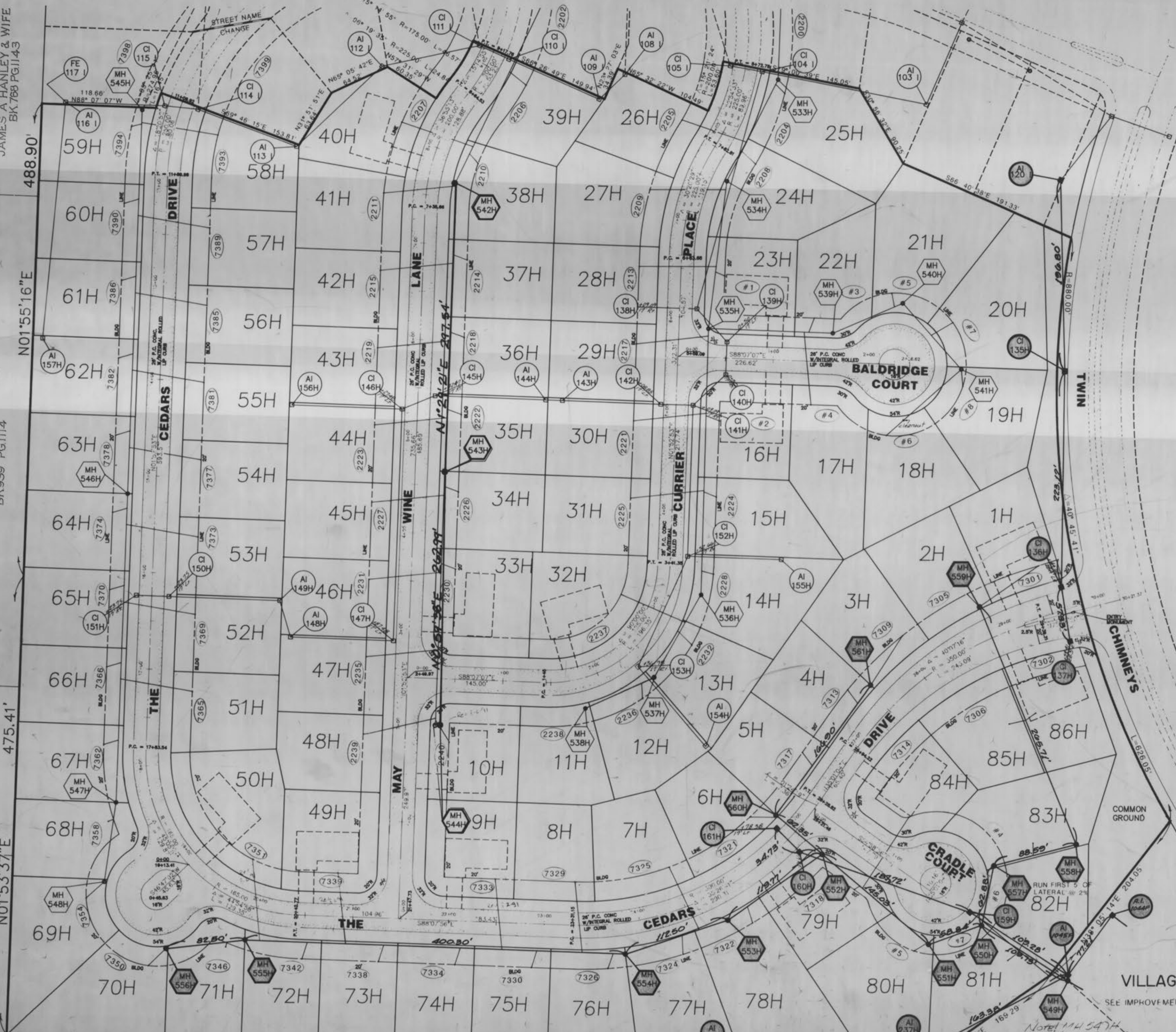
	Sanitary Sewer (Proposed)	C.I.	Curb Inlet
	Sanitary Sewer (Existing)	D.C.I.	Double Curb Inlet
	Storm Sewer (Proposed)	G.I.	Grate Inlet
	Storm Sewer (Existing)	A.I.	Area Inlet
	Water Line & Size	D.A.I.	Double Area Inlet
	Tee & Valve	C.C.	Concrete Collar
	Hydrant	F.E.	Flared End Section
	Cap	E.P.	End Pipe
	18 Lot or Building Number	E.D.	Energy Dissipator
	Existing Fence Line	M.H.	Manhole
	Existing Tree Line	C.P.	Concrete Pipe
	Street Sign	R.C.P.	Reinforced Concrete Pipe
	Light Standard	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		
	2164 Street Address		



BAX ENGINEERING CO., INC.
221 Point West Blvd. St. Charles, Missouri 63301
946-6588 724-3330
Date: JULY 29, 1988 Order No.: 88-2906

VILLAGE I

PROP N/F JAMES A HANLEY & WIFE BK 768 PG 11.43
 488.90'
 N01°55'16"E
 PROP N/F STEPHEN G WITTE & WIFE BK 939 PG 11.4
 475.41'
 N01°53'37"E
 BATES ESTATES P. BK. II PG. II
 PROP N/F H.C. BOWDEN & WIFE BK 902 PG 13.10
 475.41'
 N01°53'37"E



NOTE:
 ALL SANITARY LATERALS TO BE 4" PVC
 ALL ISLANDS TO HAVE 6" VERT. CONCRETE CURB
 SEE PLANS BY P.R.S. FOR TWIN CHIMNEYS BOULEVARD

VILLAGE D
 SEE IMPROVEMENT PLANS BY P.R.S.

VILLAGE F
 SEE IMPROVEMENT PLANS BY V.J.L.Z.

PROP N/F MEYER, KENNETH & ARLENE
 N88°07'56"W
 949.62'

Note: MH 547H and MH 1526F on plans by V.J.L.Z. are the same MH

FEBRUARY, 1995
AS-BUILTS ADDED NOVEMBER, 1991

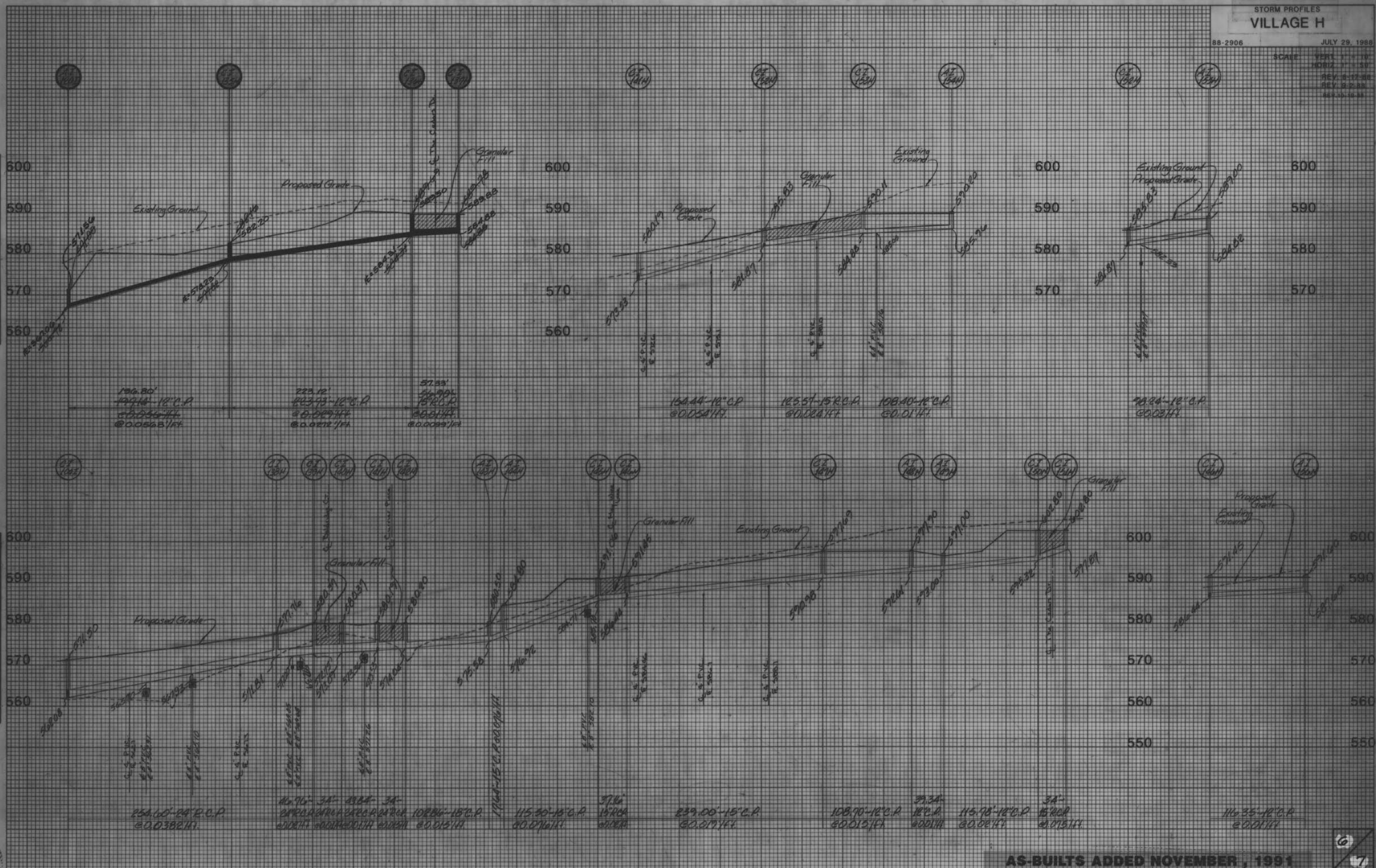


STORM PROFILES
VILLAGE H

88-2906 JULY 29, 1988
SCALE: VERT. 1" = 10'
HORIZ. 1" = 50'
REV. 8-17-88
REV. 8-2-88
REV. 10-18-88

FINAL SURVEY NUMBERED PLATTED NOTE BOOK AREA NO. 1000000000

ORIGINAL SURVEY NUMBERED PLATTED NOTE BOOK AREA NO. 1000000000



AS-BUILTS ADDED NOVEMBER, 1991

STATE OF MISSOURI
NEAL JOHN NIEWAL
REGISTERED LAND SURVEYOR
NO. 1000000000

6
7

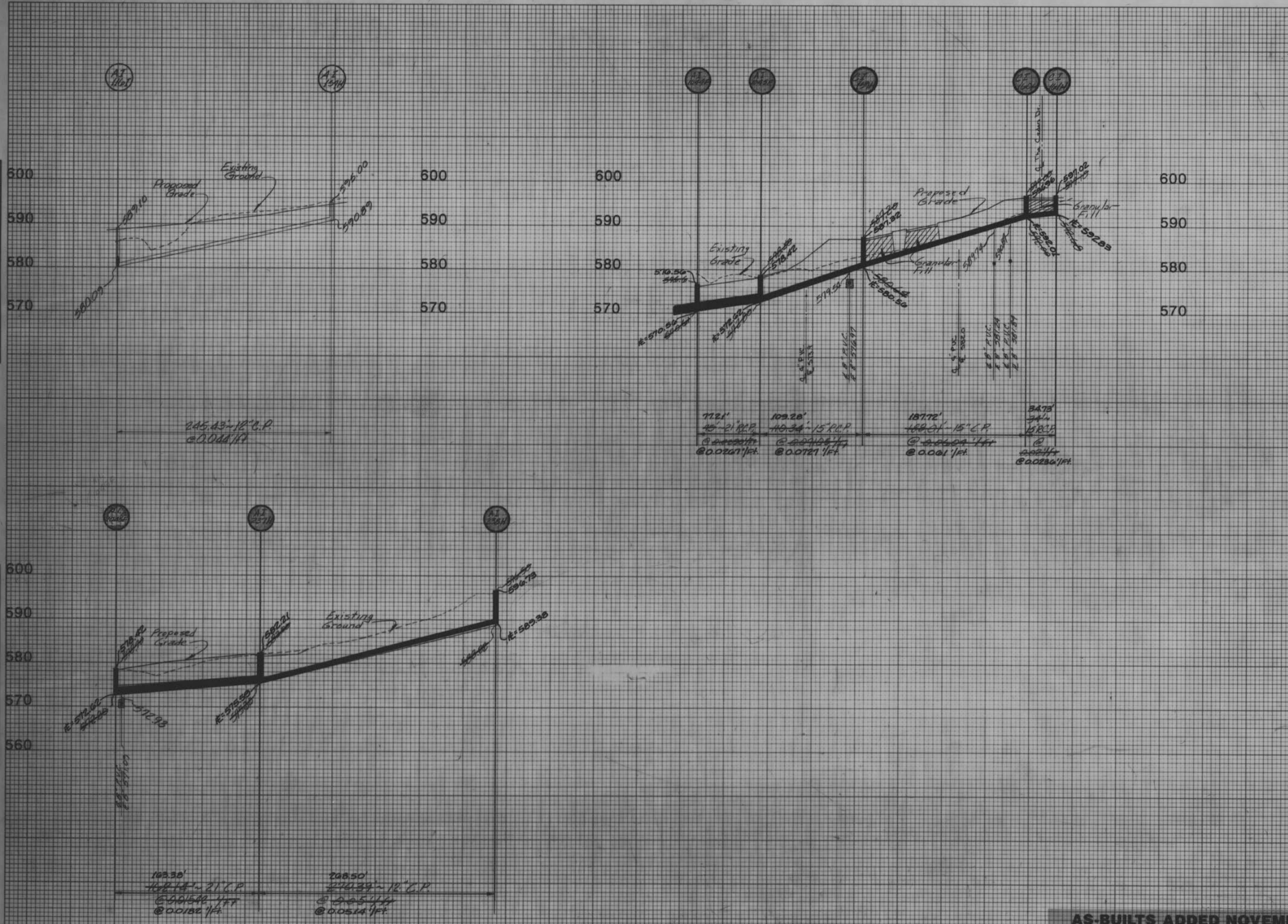
Twin Channels
Village H
AS-BUILTS

STORM PROFILES
VILLAGE H

88-2906 JULY 29, 1988
SCALE: VERT 1" = 10'
HORIZ 1" = 50'
REV. 8-17-88
REV. 9-2-88
REV. 10-16-88
REV. OCT. 20, 1988

DATE
BY
REVISIONS
NO. DATE
FINAL SURVEY
NOTE BOOK
NO. DATE
NO. DATE

DATE
BY
REVISIONS
NO. DATE
ORIGINAL SURVEY
NOTE BOOK
NO. DATE
NO. DATE



ROADWAY FEDERAL AID SHEET
PLATE 3-FULL CROSS SECTION-FULL LINE
4" TELEPHONE
PRINTED IN U.S.A.

AS-BUILTS ADDED NOVEMBER, 1991

Twin Chimneys
Village H
AS-BUILTS 1/8