

THE VILLAGES OF HUTCHINGS FARM

PHASE TWO AS-BUILTS IMPROVEMENT PLANS

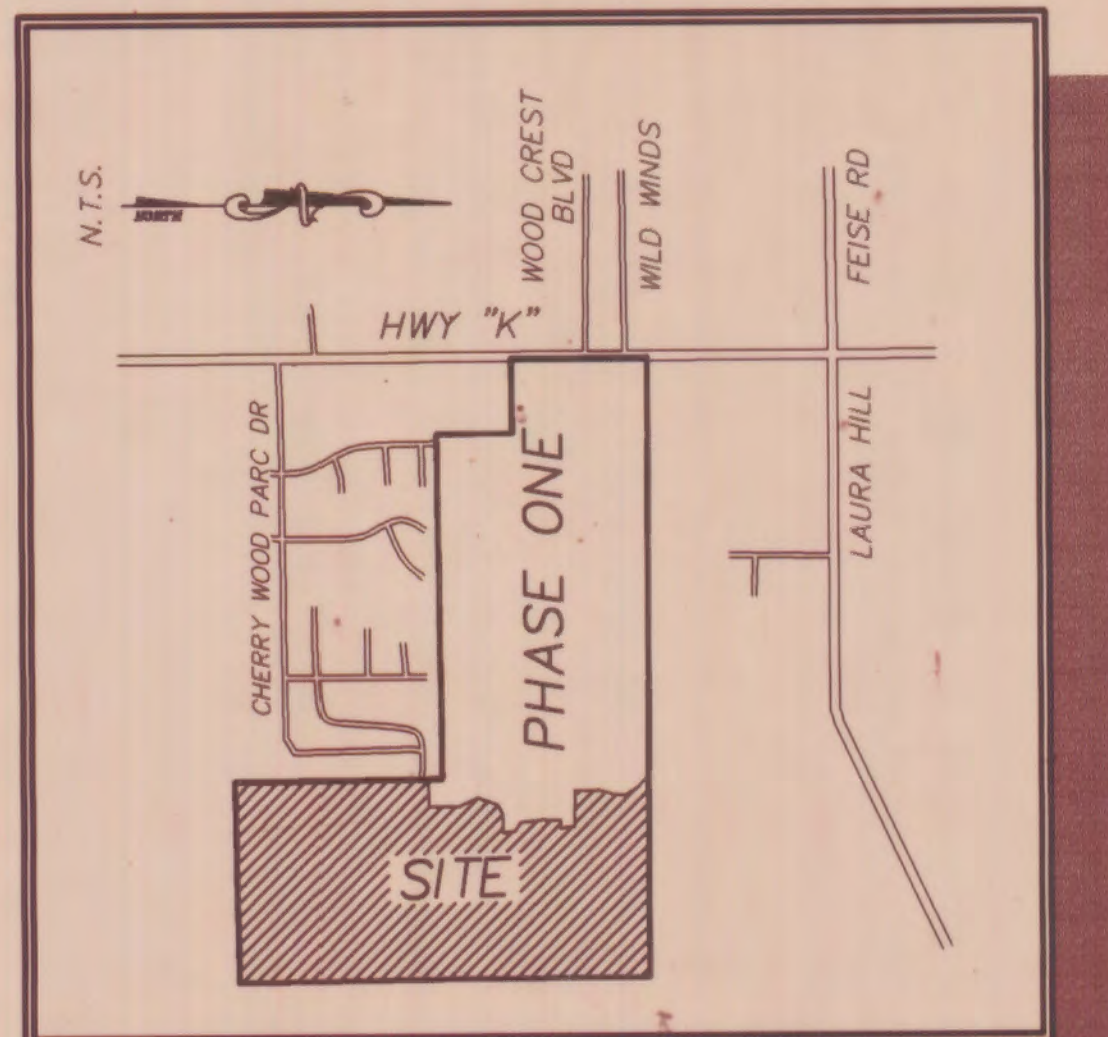
CITY OF O'FALLON GENERAL NOTES

- 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.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
- All storm sewer pipe shall be Class III reinforced concrete pipe.
- 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.T.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 northern 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.T.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 or 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 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 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 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.
- NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades, 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.
- As needed, siltation fence shall be installed as a protective barrier for trees to remain.
- This tract is in or served by:
 - Electric - Union Electric Company
 - Telephone - G.T.E. Missouri
 - Sewers - Duckett Creek Sanitary District - St. Charles County P.W.S.D. No. 2
 - Gas - St. Charles Gas Company
 - Fire Protection - O'Fallon Fire Protection District
 - School District - Fort Zumwalt
 - Mail Service - O'Fallon
 - Water - St. Charles County P.W.S.D. No. 2
- Lot Data:
 - Total Number of Lots - 406
 - Minimum Lot Size - 8,250 Sq. Ft.
 - Minimum Lot Width at Building Line - 75 Ft.
- Yard and Setback Requirements:
 - Front - 25 Feet
 - Side - 5 Feet
 - Rear - 25 Feet
- The contractor will be responsible to insure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
- The contractor will be responsible for the removal and disposal of all existing improvements, except those designated to be left in place, from within the limits of the construction area.
- The existing structures to be removed from the site will be recycled for future use in accordance with applicable laws.
- Property is not located within the Flood Plain boundaries as per FIRMA map No. 29183C0239E, revised on August 2, 1996.
- All existing improvements to be demolished will be transported and disposed of offsite in an authorized landfill.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. of Natural Resources specifications 10 CSR-8.120(7)(E).
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All creek crossings shall be grouted rip-rap as directed by Duckett Creek Sanitary District Inspectors. (All grout shall be high slump ready-mix concrete).
- Trees required to be replaced per "Tree Preservation Ordinance":
 - 15 Trees / Acre of clearing - 23.47 acres x 15 Trees / acre = 352 Trees
- Landscaping to be installed per the approved Planning & Zoning plans.
- All internal intersections meet sight distance requirements.
- Blow-off hydrants and water meters shall not be located in walkway or driveways.
- All fire hydrants must be installed with an auxiliary valve.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/misalon-type couplings will not be allowed.
- Subdivision traffic control and lighting will be forthcoming and provided by the City of O'Fallon.
- Granular backfill is to be provided within 1:1 shear plane within right-of-way.
- Existing sanitary sewer service shall not be interrupted.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

A TRACT OF LAND BEING PART OF SECTION 4
TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

195 LOTS

45 Lots to St. Charles County P.W.S.D. No.2
Lots 129-133, 280-283, 288-323



LOCATION MAP

DRAWING INDEX

Sheet	Description
1	COVER SHEET
1A	SANITARY SEWER TESTING NOTES
2-5	SITE PLANS
6-9	GRADING PLANS
10-12,12A	STREET PROFILES
13-16	SANITARY SEWER PLANS
16-19	STORM SEWER PLANS
20-23	DRAINAGE AREA MAPS
24-27	WATER PLANS
28	WATER CONSTRUCTION DETAILS
29-33	CONSTRUCTION DETAILS

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		C.O. Clean Out
	Tee & Valve		Single Water Meter Setting		V.T. Vent Trap
	Hydrant		Curb Inlet		T.B.R. To Be Removed
	Cap		Skewed Curb Inlet		T.B.R.&R. To Be Removed & Relocated
	Lot or Building Number		Double Curb Inlet		T.B.P. To Be Protected
	Existing Fence Line		Grate Inlet		T.B.A. To Be Abandoned
	Existing Tree Line		Area Inlet		B.C. Base Of Curb
	Street Sign		Double Area Inlet		T.C. Top Of Curb
	Existing Contour		Concrete Collar		T.W. Top Of Wall
	Proposed Contour		Flared End Section		B.W. Base Of Wall
	Grouted Rip-Rap		End Pipe		(TYP) Typical
	End of Lateral		Energy Dissipator		U.N.O. Unless Noted Otherwise
	Asphalt Pavement		Manhole		U.I.P. Use In Place
	Concrete Pavement		Concrete Pipe		

REVISIONS

REVISED 2-5-98; WILLIAMS PIPELINE & LOTS 218-227; DND
REVISED 9-30-98; PER CITY OF O'FALLON; DND
REVISED 1-27-00; PER CITY OF O'FALLON; KDN
REVISED 4-21-00; PER DUCKETT CREEK SANITARY DISTRICT; DND
REVISED 8-20-00; PER CLIENT, T.L.T.
AS-BUILTS = 08/18/2000

BENCHMARK :

B.M. (U.S.G.S.) ELEVATION = 462.06
CHISELED "□" SQUARE ON NORTH WING WALL @ EAST
END OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK.
(BASED ON FIRM B.M. RM#727)

SITE

BENCHMARK :

B.M. No.2 (U.S.G.S.) ELEVATION = 568.69
CHISELED "□" ON WEST SIDE OF 2' DIA. CONC. BASE OF
FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN,
EAST SIDE OF HWY "K" ± 106' NORTH OF BABBLE CREEK.

This is to certify to City of O'Fallon, Mo. that these "As-Built" plans are based on actual field surveys conducted during 5/27-28/00 and the results are shown hereon.

By:
DANIEL EHLMANN, P.L.S. #2218
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

DEVELOPER

HARDESTY DEVELOPMENT COMPANY L.L.C.
232 Chesterfield Ind. Blvd.
Chesterfield, MO. 63005
(314) 530-9777

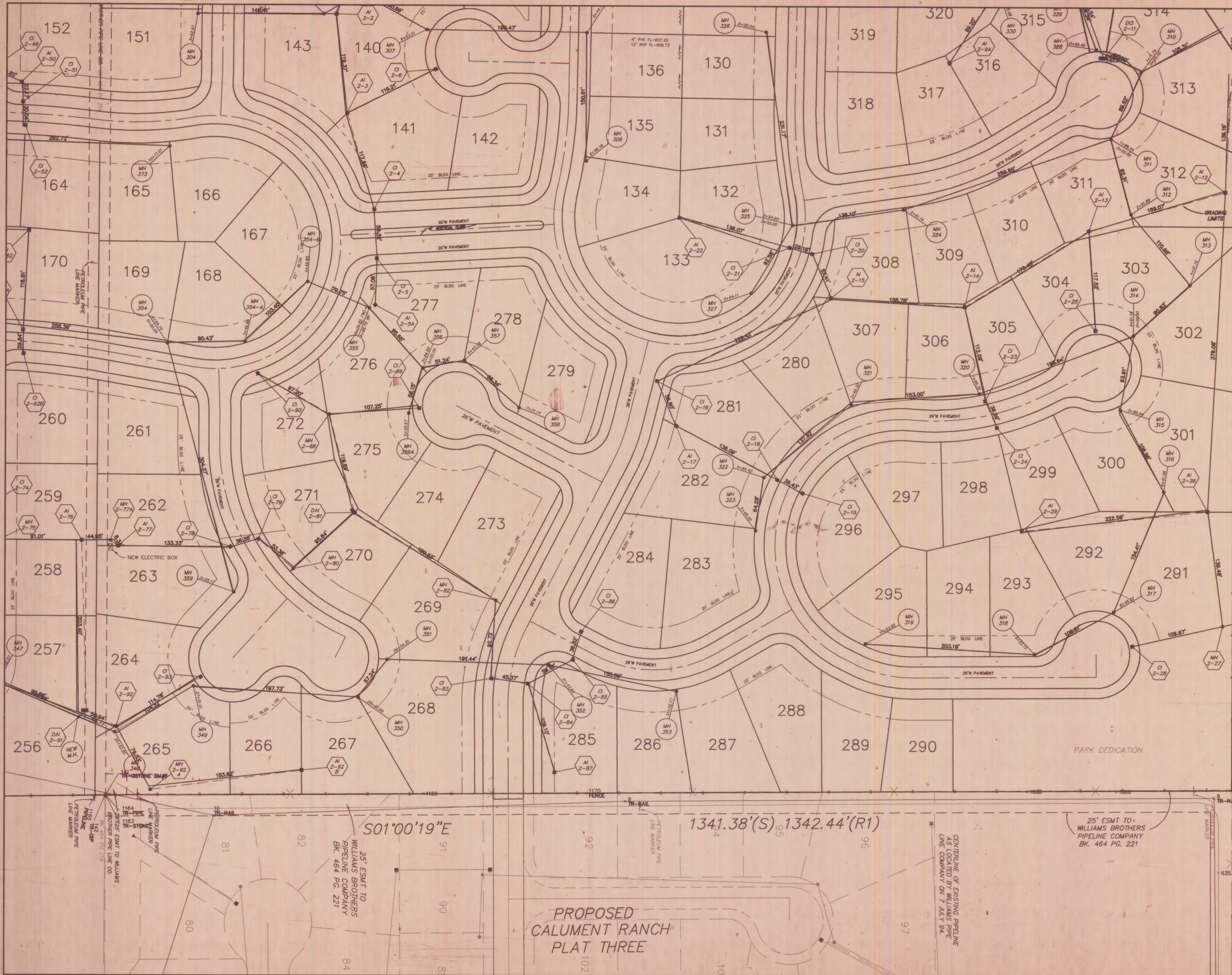
AS-BUILTS

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DRAWN	E.V.S.	DATE	JAN.1998
CHECKED	J.C.	DATE	JAN.1998
FIELD BOOK	617	PROJECT #	95-234
		JOB ORDER	35536

PICKETT RAY & SILVER

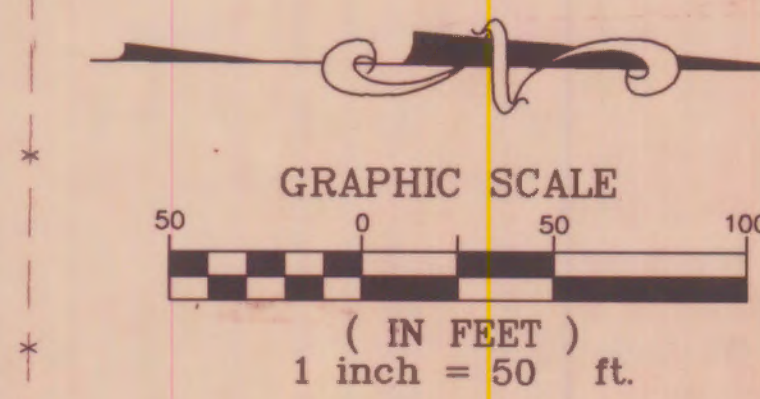
Civil Engineers
Planners
Land Surveyors

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



N89°27'41"E

1290.97'(S)



THE VILLAGES OF HUTCHINGS FARM PHASE 2 GRADING PLAN JAN. 1998

N / F KAPLAN DEVELOPMENT AND INVESTMENT CO., INC. BK. 1559 PG. 885

REVISIONS:
 1-27-02: PER CITY OF OFTALON; KDN
 1-11-02: PER D.C.S.D.; EJS
 8-27-02: PER CITY OF OFTALON; EJS
 2-23-02: PER CITY OF OFTALON; EJS
 2-23-02: ST. CHARLES COUNTY P.W.D. NO. 2; EJS
 2-23-02: DETENTION BASIN; DND

REVISIONS:
 4-24-02: PER DND
 6-20-02: PER CLIENT T.L.I.
 AS-BUILTS = 09/18/2000

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

AS-BUILTS

NOTE:
 Underground utilities are shown as located by Williams Brothers Pipeline Company on 7 JULY 94.

3 33

S01°00'19"E

1341.38'(S) 1342.44'(R)

PROPOSED CALUMET RANCH PLAT THREE

25' ESMT TO WILLIAMS BROTHERS PIPELINE COMPANY BK. 464 PG. 221

CENTERLINE OF EXISTING PIPELINE AS LOCATED BY WILLIAMS BROTHERS PIPELINE COMPANY ON 7 JULY 94.

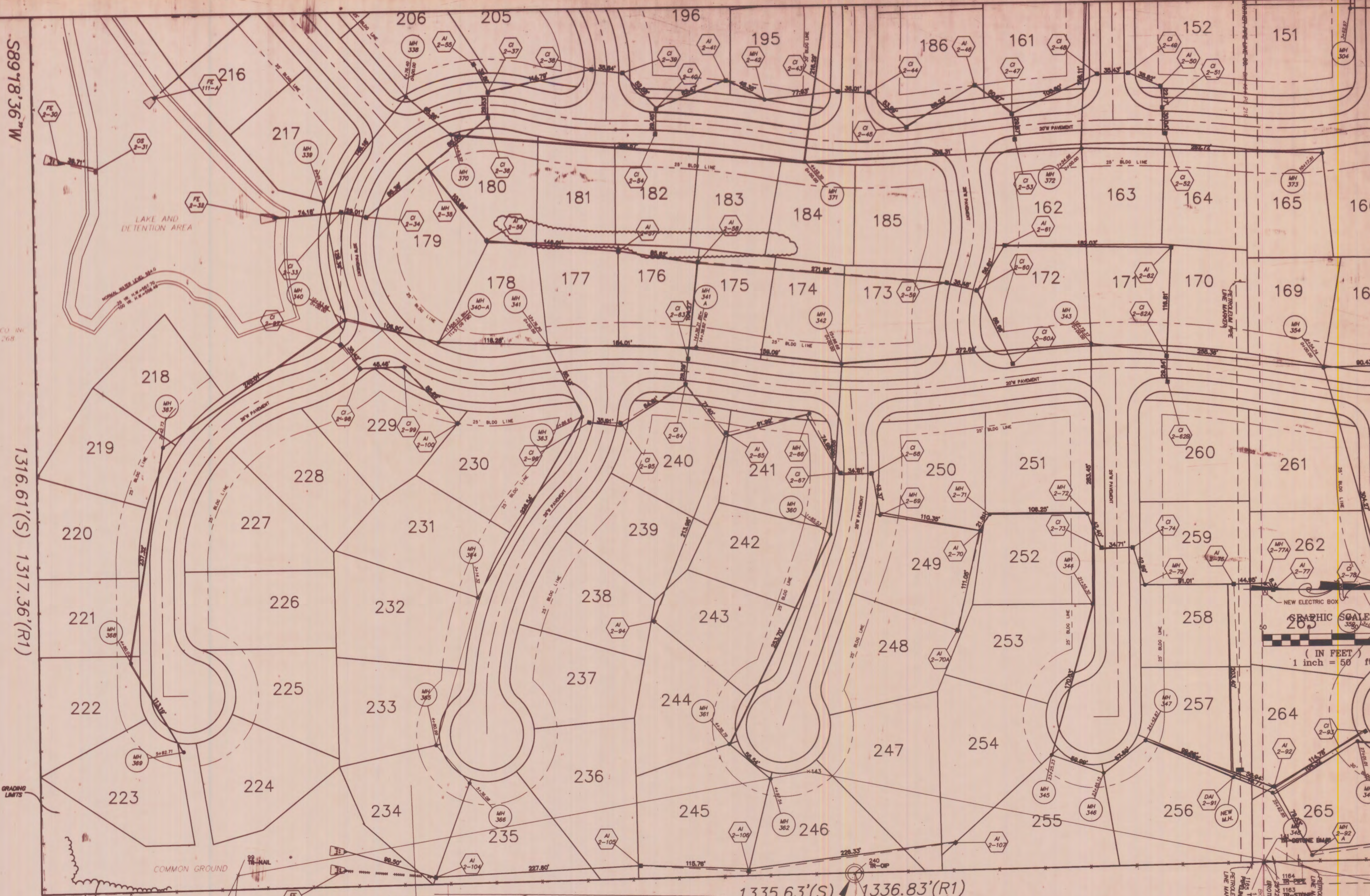
25' ESMT TO WILLIAMS BROTHERS PIPELINE COMPANY BK. 464 PG. 221

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 667 TR-PIPE
 666 TR-PIPE
 665 TR-PIPE
 664 TR-PIPE
 663 TR-PIPE
 662 TR-PIPE
 661 TR-PIPE
 660 TR-PIPE
 659 TR-PIPE
 658 TR-PIPE
 657 TR-PIPE
 656 TR-PIPE
 655 TR-PIPE

REVISED 3-27-02 PER CITY OF OFTALON, MD
REVISED 1-17-06 PER ACCORD, ES
REVISED 2-23-06 CITY OF OFTALON, ES
REVISED 2-23-06 ST. CHARLES COUNTY P.D. NO. 2, ES
REVISED 2-5-06 DETENTION BASIN, DMD

REVISED 4-24-02 PER DCS&D, DMD
REVISED 6-20-02 PER CLIENT T.L.T.
AS-BUILT 10/19/2000

NOTE:
Underground utilities and structures have been located by hand-dug test pits. Their location must be confirmed by the contractor. It is the contractor's responsibility to verify the utility companies before construction.



S89°18'36"W

1316.61'(S) 1317.36'(R1)

S01°29'36"E

1335.63'(S) 1336.83'(R1)

N/F JOHN & THELMA HILL BK. 652 PG. 7

N/F L.E. BOOKER AND ASSOCIATES BK. 687 PG. 367

N/F LARRY & ERLYS LEIN BK. B36 PG. 197

APPROXIMATE POS. OF
UNDERGROUND UTILITY
LINES
LOCATED BY
HAND-DUG TEST PITS
BY
GROVER PIPE LINE CO.
BK. 451 PG. 219

FND IP

GRADING LIMITS

CLEARING LIMITS

LAKE AND DETENTION AREA

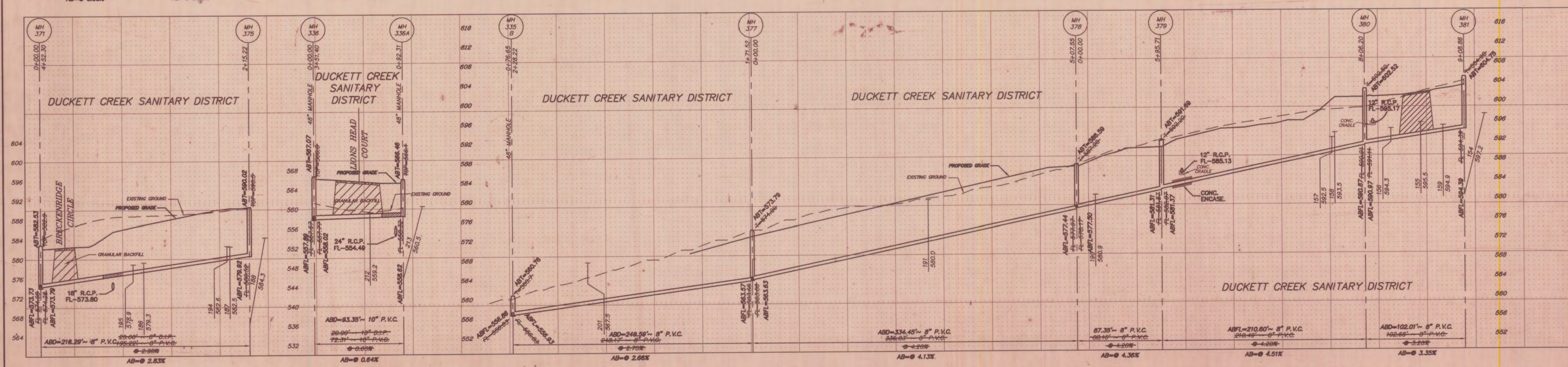
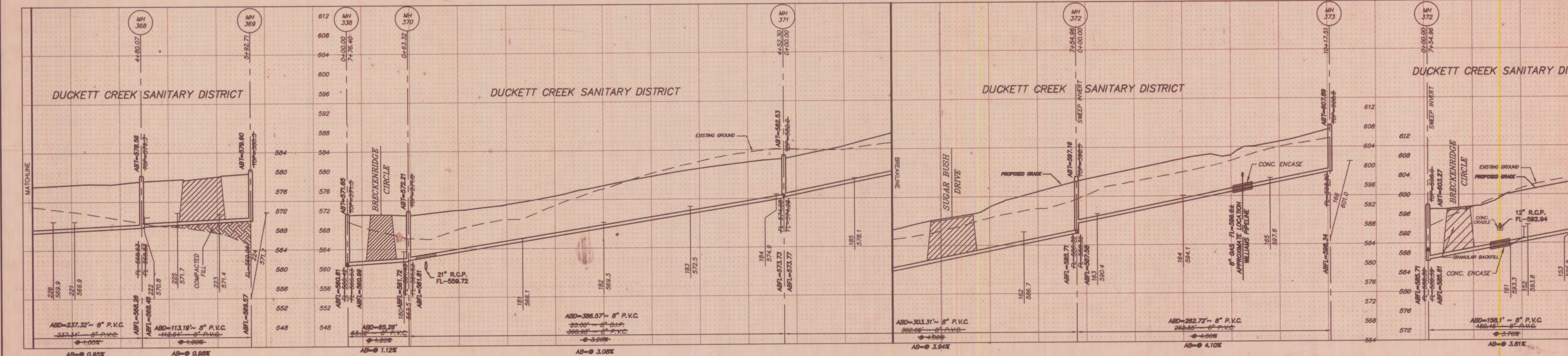
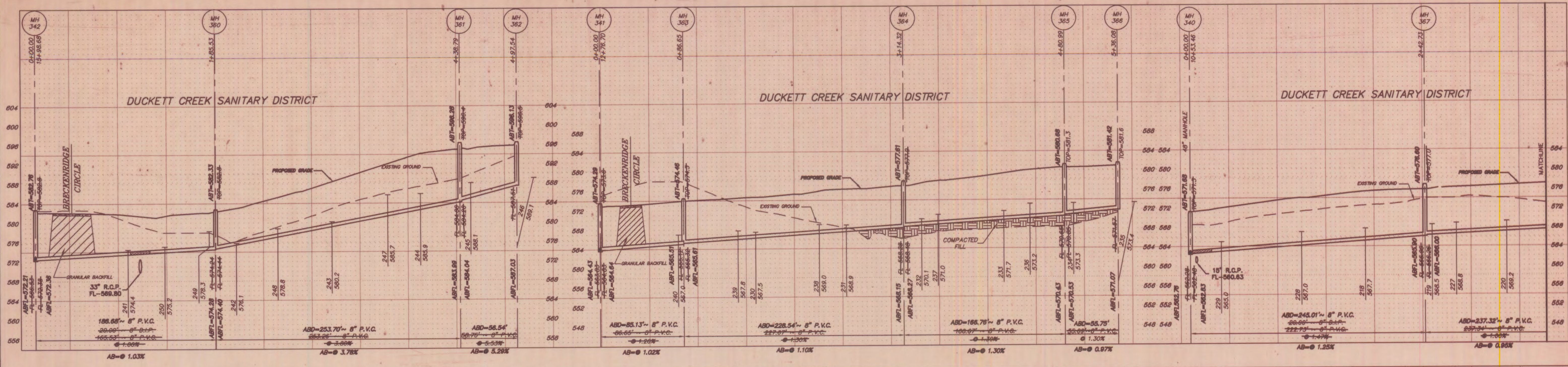
COMMON GROUND

NEW ELECTRIC BOX

NEW M.A.

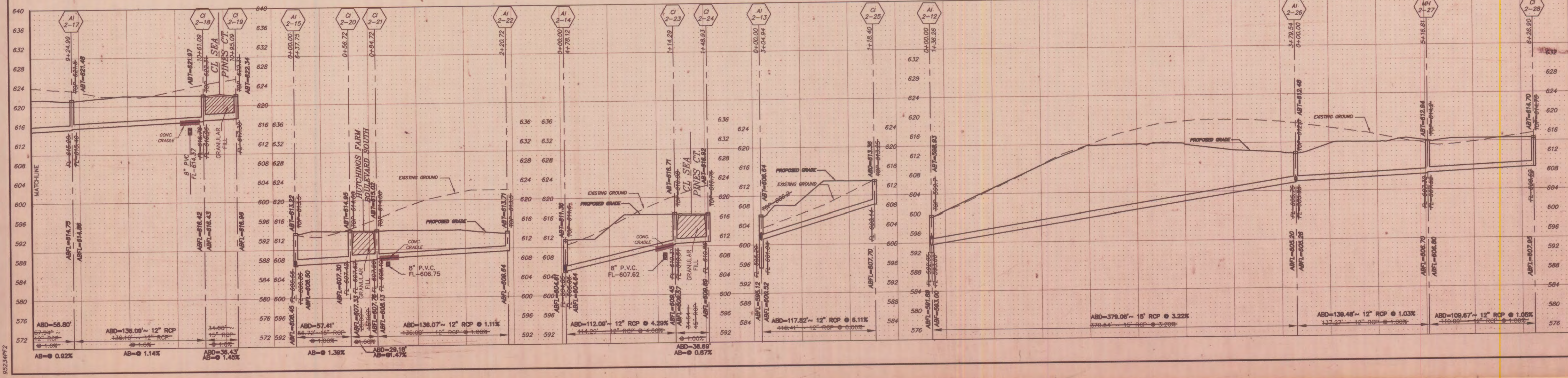
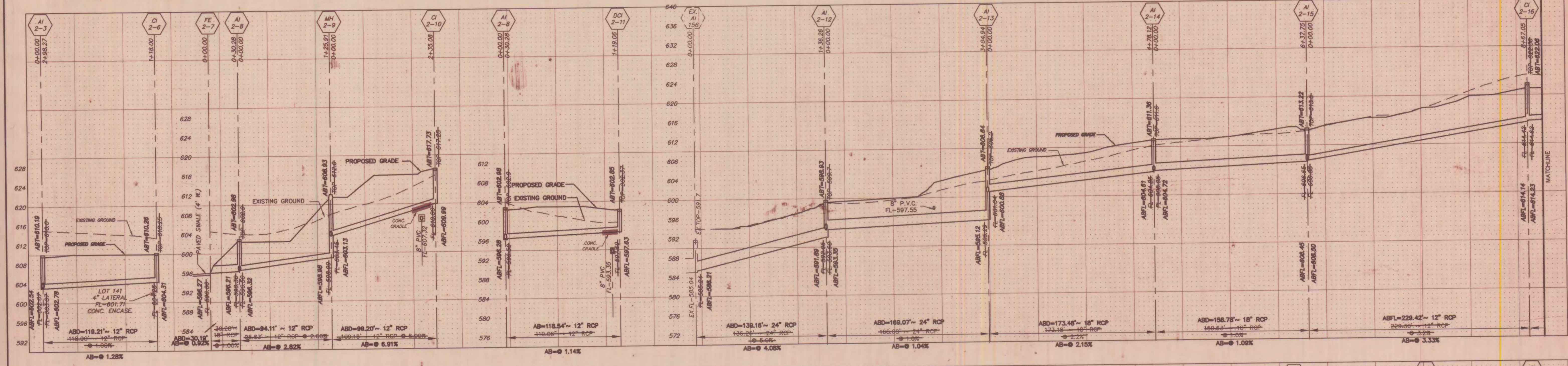
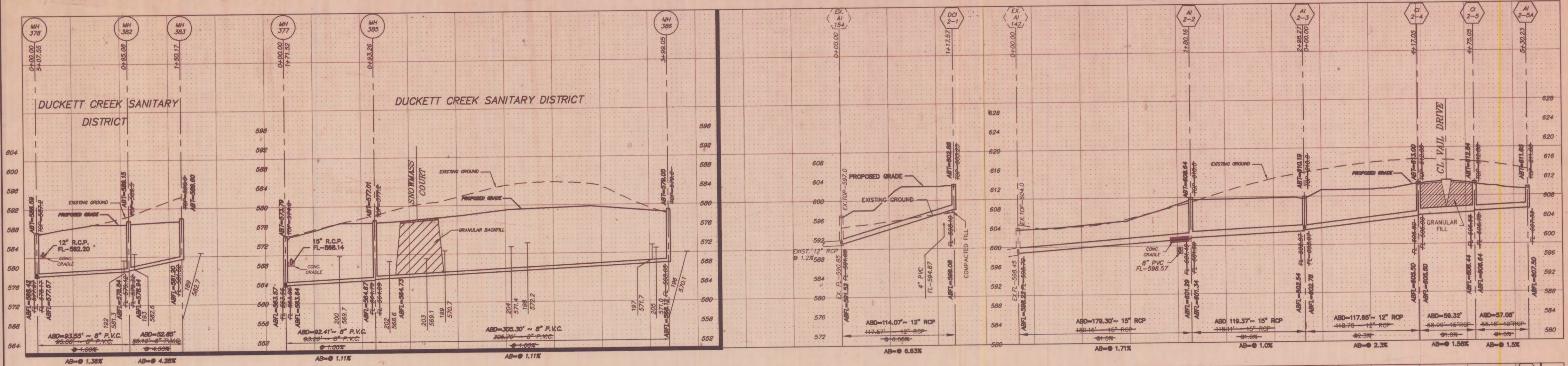
APPROXIMATE POS. OF UNDERGROUND UTILITY LINES LOCATED BY HAND-DUG TEST PITS BY GROVER PIPE LINE CO. BK. 451 PG. 219

N/F KAPLAN LUMBER CO. BK. 1413 PG. 268



REVISED 2-5-98; WILLIAMS PIPELINE & M'S 367-369, DND
 THE VILLAGES OF HUTCHINGS FARM
 PHASE 2
 SANITARY SEWER PROFILES
 JOB # 85-234
 JAN. 1998

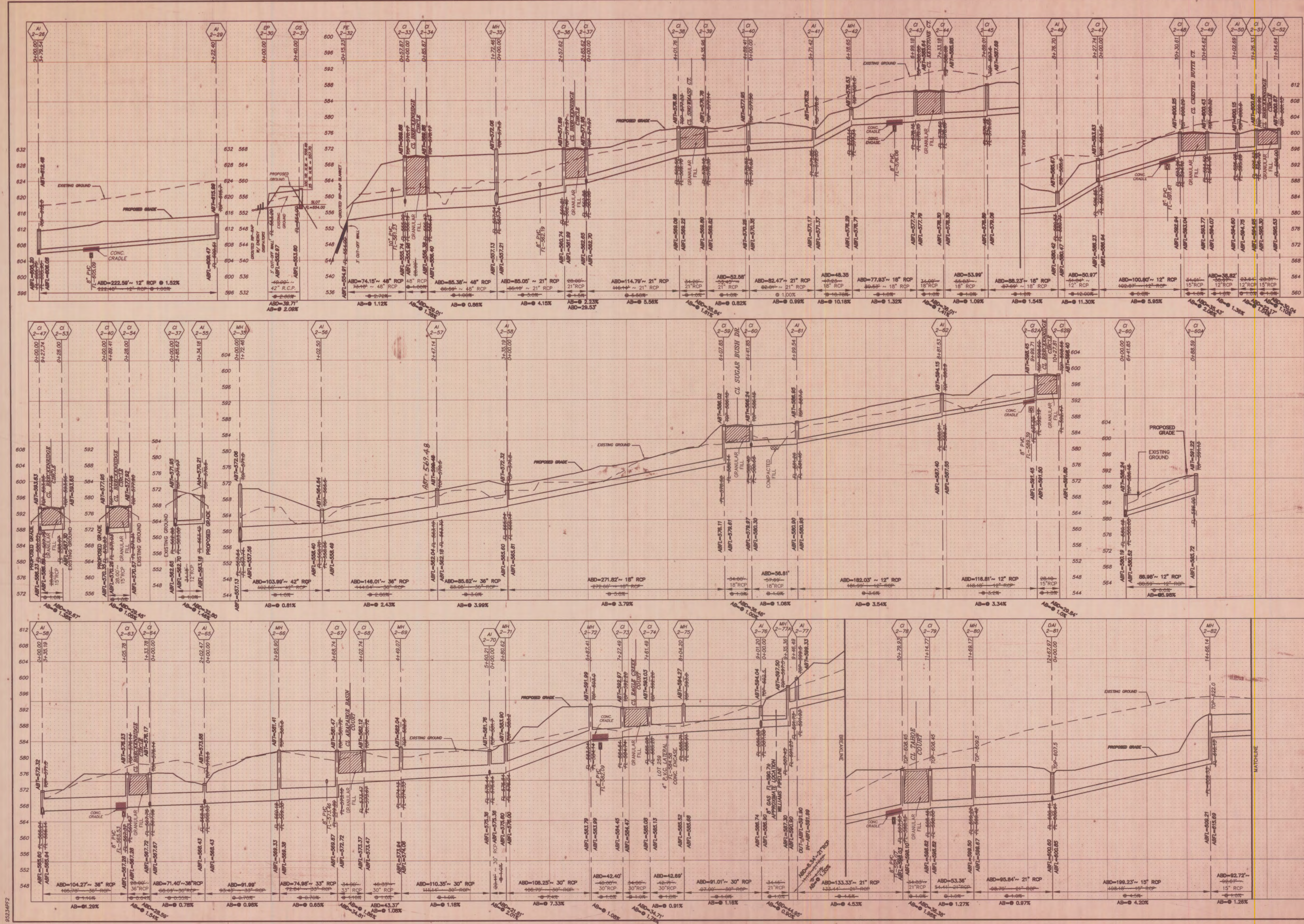
AS-BUILTS
 09/18/2000
 HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 10'
 15
 33



THE VILLAGES OF HUTCHINGS FARM
 PHASE 2
 SANITARY SEWER PROFILES AND
 STORM SEWER PROFILES
 JOB # 95-234
 REVISION PER CITY OF OTTAWA; IOM 3-27-00
 REVISION PER CITY OF OTTAWA; E.S. 01-11-99
 REVISION PER CITY OF OTTAWA; E.S. 4-27-98
 REVISION PER DUCKET CREEK SANITARY DISTRICT; E.S. 2-26-98
 HORIZONTAL SCALE 1" = 10'
 VERTICAL SCALE 1" = 10'

REVISION PER D.C.S.D.; DMD 4-24-00
 REVISION PER D.C.S.D.; DMD 4-24-00

AS-BUILTS
 AS-BUILTS = 09/18/2000

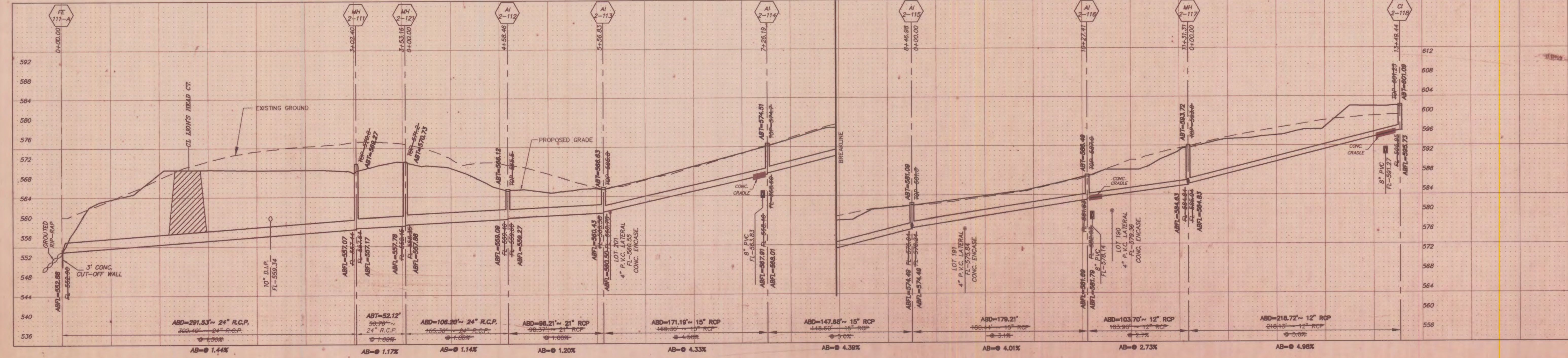
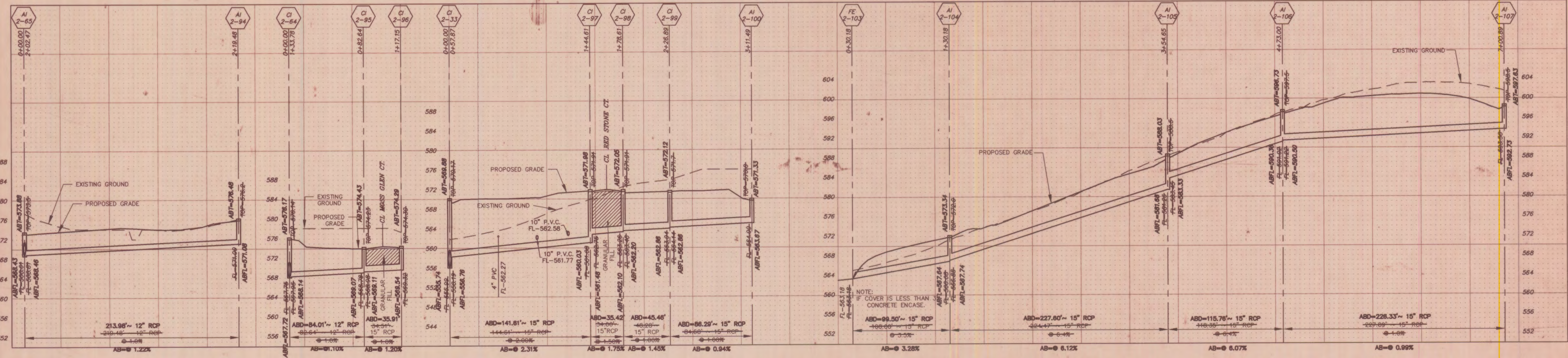
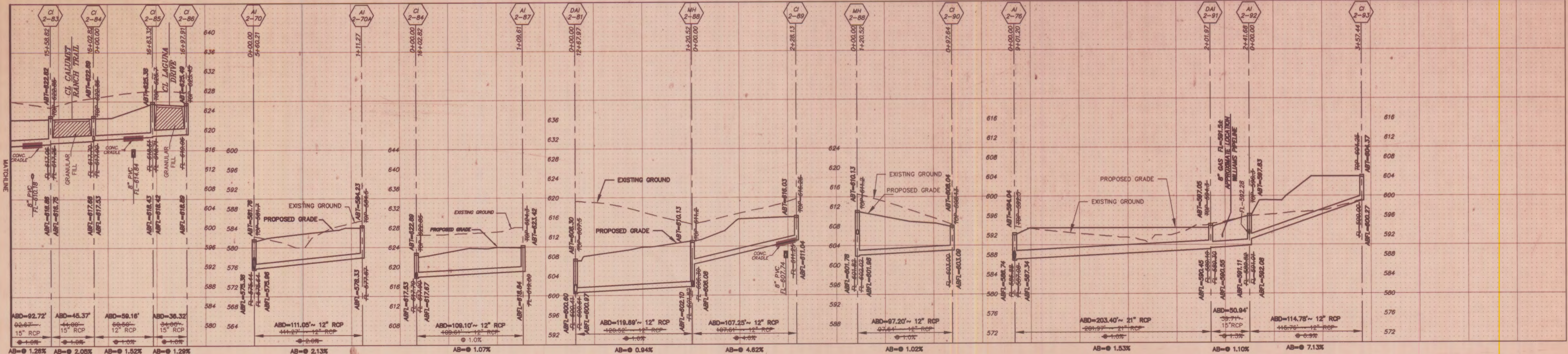


REVISED 2-4-88 WILLIAMS FIELDING, DTD
 THE VILLAGES OF HUTCHINGS FARM
 PHASE 2
 STORM SEWER PROFILES
 JOB # 85-234

REVISED PER CITY OF OTTAWA; CON 3-27-00
 REVISED PER D.C.S.D.; E.S. 01-11-99
 REVISED PER CITY OF OTTAWA; E.S. 4-21-98
 REVISED 6-20-00; PER CLIENT, T.L.I.

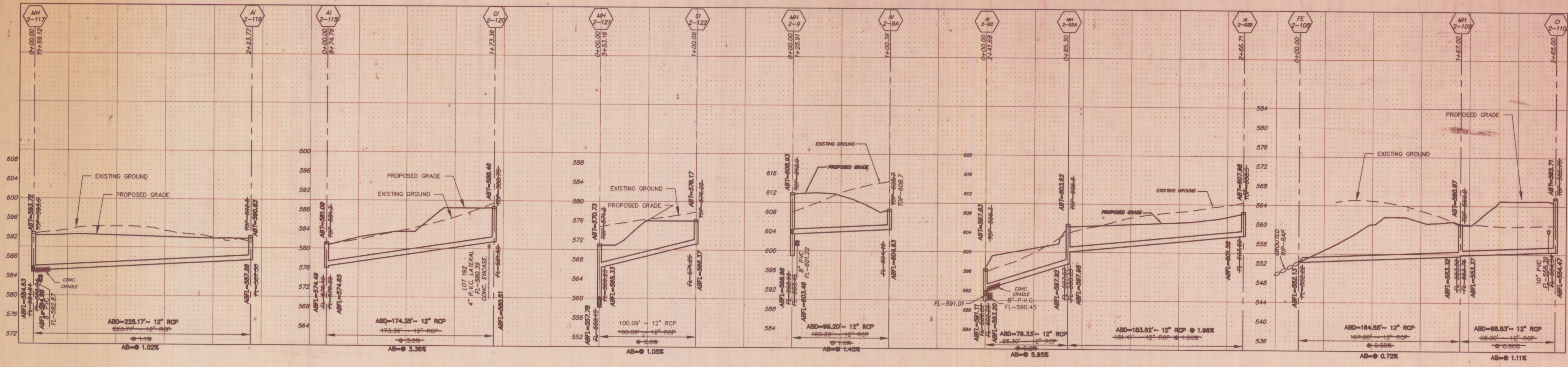
HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 10'

AS-BUILTS
 AS-BUILTS = 09/18/2000
 17
 33
 PHASE TWO



REVISED 2-4-98; WILLIAMS PIPELINE, DMD
 THE VILLAGES OF HUTCHINGS FARM
 PHASE 2
 STORM SEWER PROFILES
 JOB # 85-234
 REVISED PER D.C.S.D.; E/S 01-11-99
 REVISED PER CITY OF OTTAWA; E/S 4-21-98
 REVISED PER CITY OF OTTAWA; E/S 2-26-98
 REVISED PER D.C.S.D.; DMD 4-24-00
 REVISED 6-20-00; PER CLIENT, T.L.I.

AS-BUILTS HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 10'
 18
 33
 DWG DATE



THE VILLAGES OF HUTCHINGS FARM
 PHASE 2
 STORM SEWER PROFILES
 JOB # 95-234
 JAN. 1998

HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 10'
 REVISION PER D.C.S.D.: E.S. 01-11-99
 REVISION PER CITY OF FALLON: E.S. 4-21-98
 REVISION PER CITY OF FALLON: E.S. 2-25-98

AS-BUILTS
 AS-BUILTS = 08/16/2000