

WHITEGATE VILLAS

ADDITION

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

SITE DEVELOPMENT NOTES

- Area of Site = 13.80 Acres.
- LOT DATA:** 64 UNITS
- SETBACKS:**
 - FRONT YARD = 15'
 - SIDE YARD = 6'
 - REAR YARD = 20'
- This tract is served by:
 - WATER - P.W.S.D. #2
 - ELECTRIC - AMERICA USE
 - TELEPHONE - VERIZON
 - SEWERS - CITY OF O'FALLON
 - GAS - ST. CHARLES GAS CO.
 - FIRE PROTECTION - O'FALLON FIRE PROTECTION DISTRICT
 - SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT
 - POST OFFICE - O'FALLON POST OFFICE
- Driveway locations shall not interfere with the sidewalk handicap ramps.
- All proposed fencing requires a separate permit from the Planning Department.
- City Approval of the construction site plans does not mean that single family and two family dwelling units can be constructed on the lots without meeting the building setback as required by the Zoning Code.
- Developer must provide City construction inspectors with soil reports prior to or during site soil testing.
- For sediment and siltation control measures, see previously approved rough grading plans.
- This site is not within the 100 yr. flood plain as shown on FIRM map panel number 29183C0239E, dated August 2, 1996.
- All existing improvements (excluding outlet) shall be removed.
- Existing wells and septic systems shall be removed per Soils Engineering requirements.
- City Approval of the construction site plans does not mean that single family and two family dwelling units can be constructed on the lots without meeting the building setback as required by the Zoning Code.
- For sediment and siltation control measures, see previously approved rough grading plans.
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and sizes. If any conflict occurs between the above information and the ADAAG guidelines, shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- All sign post and backs and bracket arms shall be painted black using Carolina Standard Prenter Sealer SG and Carolina 13MB paint (or equivalent as approved by the City).
- All sign locations and sizes must be approved separately through the Planning Division.
- There shall be a 5/8" trash bar on all curb and area inlets.
- All proposed utilities shall be located underground.
- Retaining walls are to be maintained by the homeowners association as specified in Section 4D (common elements) of the covenants and restrictions.

SANITARY SEWER NOTES

- All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- 87% V.C. sanitary sewer pipe shall meet the following standards. A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint. Flat back structures are allowed. Structures shall have a 0.2" min. difference in invert elevation.
- All filled places, including trench back fills, under buildings, proposed storm and sanitary sewer lines and/or paved areas shall be compacted to 95% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C"
- All sign post and backs and bracket arms shall be painted black using Carolina Standard Prenter Sealer SG and Carolina 13MB paint (or equivalent as approved by the City).
- All sign locations and sizes must be approved separately through the Planning Division.
- There shall be a 5/8" trash bar on all curb and area inlets.
- All proposed utilities shall be located underground.
- Retaining walls are to be maintained by the homeowners association as specified in Section 4D (common elements) of the covenants and restrictions.

UTILITY NOTES

- Underground utilities have been plotted from available information and therefore their locations shall 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 any grading or construction of the improvements.
- All filled places, including trench back fills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C"
- All trench back fills under paved areas shall be granular back fill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench back fills may be earth material (free of large clods or stones). All trench back fills shall be water jetted.
- All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus the vertical distance of 2 1/2 feet.
- All P.V.C. sanitary sewer is to be SDR-35 or equal with clean 1 1/2" to 1" granular bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate back fill over pipe shall consist of some size "clean" or minus stone from spring line of pipe to 12" above the top of the pipe.

GRADING NOTES

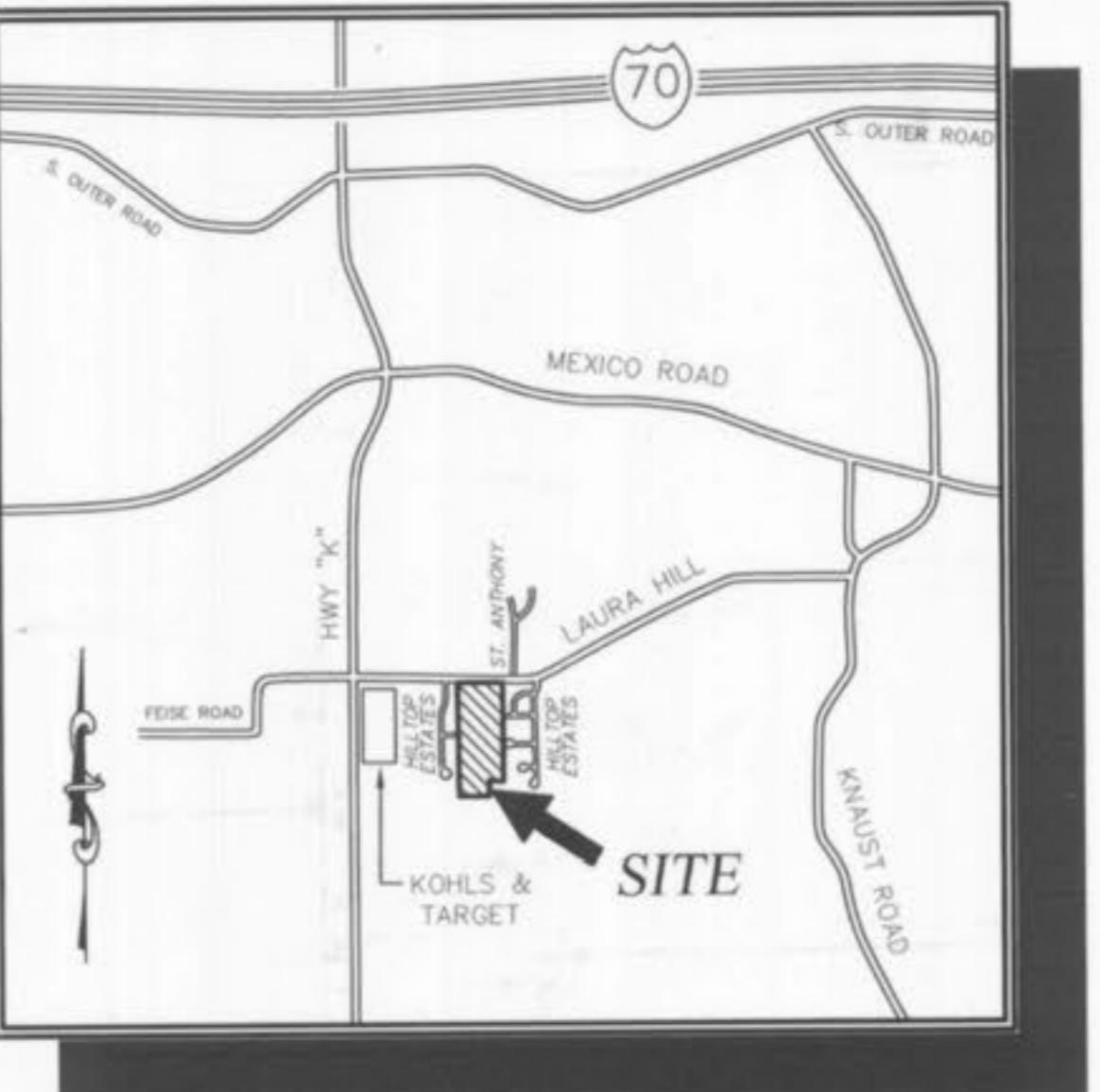
- All soils tests shall be verified by a Soils Engineer concurrent with the grading and back filling operations.
- All grades shall be within 0.2 feet of those shown on the grading plan.
- No slope shall be steeper than 3:1. All slopes shall be sodded or seeded and mulched.

DEMOLITION NOTES

- Contractor shall remove and dispose of all asphalt, concrete, rock, building materials, and all other debris at an approved landfill in accordance with all rules and regulations, including Missouri Department of Natural Resources (MDNR), St. Charles County, and the City of O'Fallon.
- Contractor shall remove rock base when removing pavements.
- Structures shall be considered incidental to removals.
- Contractor shall remove concrete sidewalk at joint nearest the limits of removal.

IMPROVEMENT PLANS

LOCATION MAP



STRIPING NOTES

- Existing striping shall be removed as shown on plan and as directed by the Engineer.
- Contractor shall paint oil striping. See specification for type of paint.
- Striping and pavement markings shall be in accordance with the current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD) and current ADA standards.

STORM SEWER NOTES

- All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- All filled places, including trench back fills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C"
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- Brick will not be used in the construction of storm sewer manholes.
- All piping shall pass through manholes. No flat base structures are allowed. Structures shall have a 0.2" min. difference in invert elevation.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon.
- All sanitary and storm sewer trench back fills shall be water jetted. Granular back fill will be used under pavement areas.
- Concrete pipe for storm sewers shall be Class III, A.S.T.M. C-76 with a minimum diameter of 12" except in the R.O.W. it shall be 15".
- The ADS N-12 shall have a smooth interior wall.
- Concrete pipe joints shall be MSD type "A" approved compression-type joints and shall conform to the requirements of A.S.T.M. C-443. Bond-type gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
- When HDPE pipe is used, City of O'Fallon specifications or manufacturers specifications, whichever are more stringent, shall be followed.
- The use of High Density Polyethylene Corrugated pipe, ADS N-12 HC shall be used for all ADS pipe greater than 36". Pipe shall meet A.S.T.M.-D-2321 reinforced concrete pipe.
- All bored end sections and inlet structures will be concrete.
- All storm sewer pipe installed in the Public Right-of-Way shall be reinforced concrete Class III pipe.
- All concrete pipe or ADS N-12 pipe shall be installed with "O-Ring" Rubber type gaskets per M.S.D. standard construction specifications or manufacturer.
- All construction methods and practices shall conform with current OSHA standards.
- Provide a 5/8" bedding in all inlet openings.

WATER NOTES

- All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. 18" vertical clearance from outside of pipe to outside of pipe shall be maintained wherever water lines must cross sanitary sewers, laterals, or storm drains. The water line shall be laid at such an elevation that the bottom of the water line is 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 far apart as possible. This vertical separation shall be maintained for the portion of the water line that crosses any sewer or drain it crosses.
- All PVC water pipe shall conform to A.S.T.M.-D-2241, SDR 21 Standard Specification for P.V.C. Pressure Pipe, 200 P.S.I. working pressure for water, with approved joint.
- Water lines, valves, sleeved, meters, and fittings shall meet all specifications and installation requirements of Public Water Supply District No. 2 of St. Charles County.
- All water hydrants shall be made of ductile iron and installed in accordance with plans and details. All ductile iron pipe fittings shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron fittings shall conform to A.W.W.A. Specification C-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- P.W.S.D. #2 shall be notified 48 hours prior to construction for coordination and inspection.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.

AS-BUILTS

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	STREET PROFILES
5	ENTRANCE DETAILS
6-7	SANITARY SEWER PROFILES
8-9	STORM SEWER PROFILES
10	DRAINAGE AREA MAPS
11	WATER LAY OUT
12	LANDSCAPE PLAN
13-14	RETAINING WALL / BASIN CROSS SECTIONS
15-22	CONSTRUCTION DETAILS

LEGEND

● Sanitary Sewer (Proposed)	R.C.P. Reinforced Concrete Pipe
○ Sanitary Sewer (Existing)	C.M.P. Corrugated Metal Pipe
- - - Storm Sewer (Proposed)	C.I.P. Cast Iron Pipe
—○— Storm Sewer (Existing)	P.V.C. Polyvinyl Chloride
—■— Water Line & Size	V.C.P. Vitrified Clay Pipe
—EX— Existing water line	
—T— Tee & Valve	
—V— Valve	
● Hydrant	
—Cap	
18 Lot or Building Number	
—x— Existing Fence Line	
—C— Existing Tree Line	
—S— Street Sign	
—E— Existing Contour	
—P— Proposed Contour	
—Rip-Rap	
—End of Lateral	
—Asphalt Pavement	
—Concrete Pavement	
—Proposed Swale	
● Sanitary Structure	R.C.P. Reinforced Concrete Pipe
○ Storm Structure	C.M.P. Corrugated Metal Pipe
● Test Hole	C.I.P. Cast Iron Pipe
—○— Power Pole	P.V.C. Polyvinyl Chloride
● Light Standard	V.C.P. Vitrified Clay Pipe
● Double Water Meter Setting	
● Single Water Meter Setting	C.O. Clean Out
● Curb Inlet	V.T. Vent Trap
● Skewed Curb Inlet	T.B.R. To Be Removed
● Double Curb Inlet	T.B.R.&R. To Be Removed & Relocated
● Grate Inlet	T.B.P. To Be Protected
● Area Inlet	T.B.A. To Be Abandoned
● Double Area Inlet	B.C. Base Of Curb
● Concrete Collar	T.C. Top Of Curb
● Flared End Section	T.W. Top Of Wall
● End Pipe	B.W. Base Of Wall
● Energy Dissipater	(TYP) Typical
● Manhole	U.N.O. Unless Noted Otherwise
● Concrete Pipe	U.P. Use In Place

This is to certify to the City of O'Fallon that these "As-Built" Sanitary & Storm plans are based on actual field surveys conducted during January, 2003 and the results are shown herein.

By: *[Signature]* 7-28-05
JAMES R. CHERVEK, P.L.S., #2211
STATE OF MISSOURI

PICKETT, RAY & SILVER, INC.
REGISTRATION NO. LS-54-0

SITE BENCHMARK :
ELEVATION = 613.79
CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF
HILLCREST ESTATES

PROJECT BENCH MARK

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

PER CITY OF O'FALLON
1 (one) tree per unit
+ 1 (one) extra tree on corner lots
70 trees required

Total trees PROVIDED = 99 trees

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.



Whitegate Villas Addition As-built

Sheet 1 of 22
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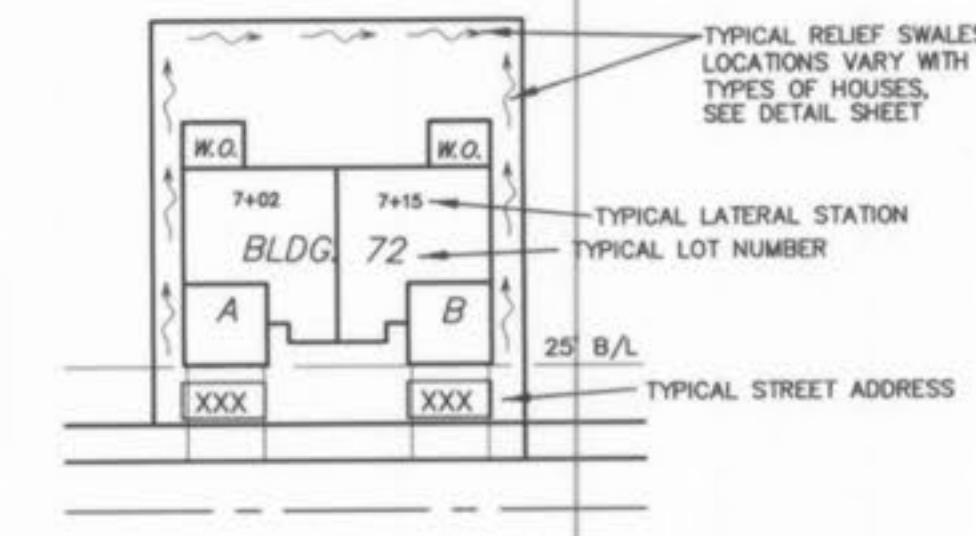
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CIVIL ENGINEERS
PLANNERS
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333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1104

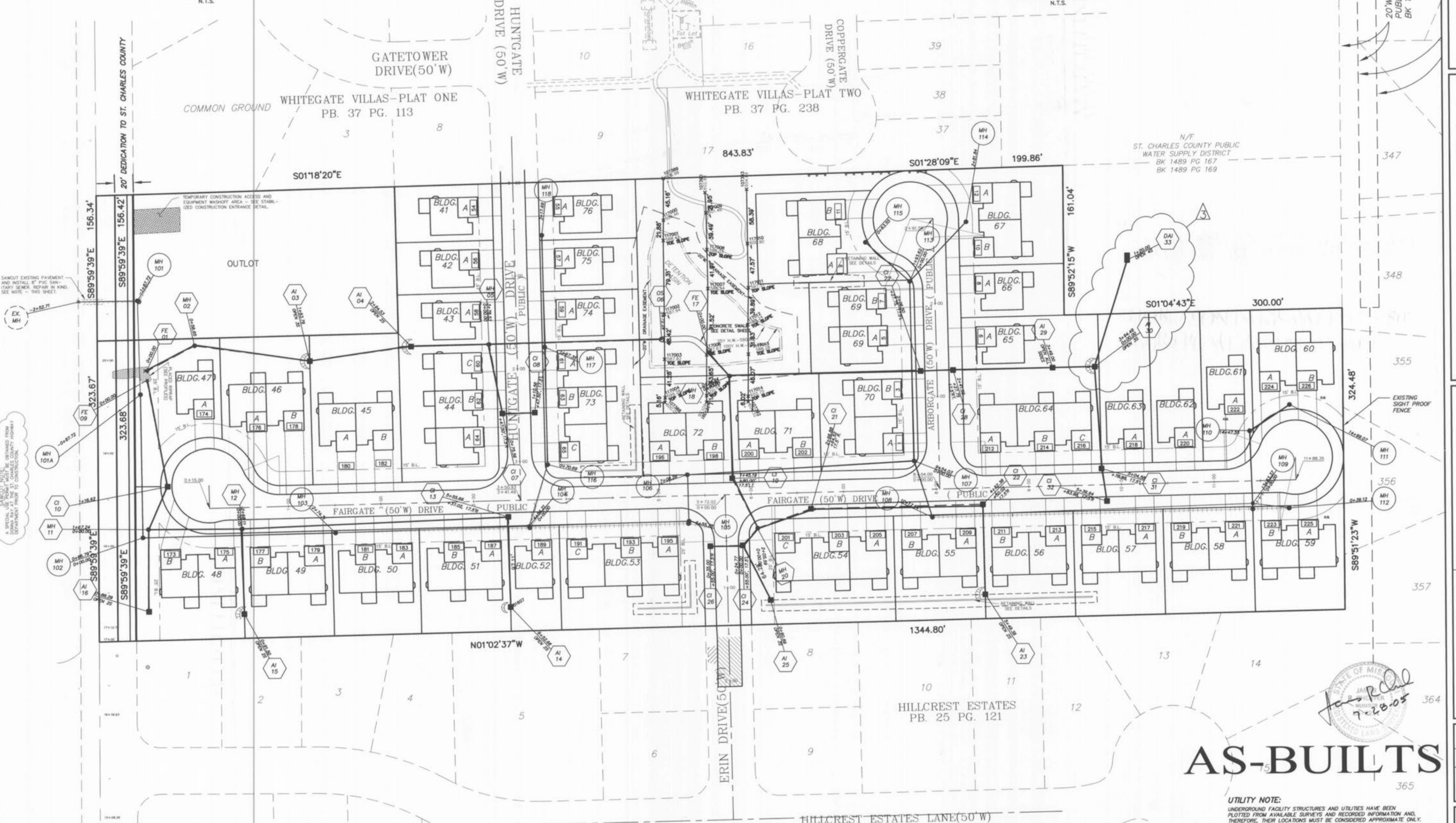
239 FOX HILL ROAD
ST. CLAIRSBURG, MO 65339
(636) 946-9300

Prepared For:
SUMMIT POINTE L.C.



TYPICAL LOT DETAIL

N.T.S.



AS-BUILTS

UTILITY NOTE:

UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE APPROXIMATE ONLY. IDENTIFICATION OF LOCATION OF UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WHITEGATE VILLAS ADDITION

SITE PLAN

PICKETT RAY & SILVER

Prepared For:
SUMMIT POINTE L.C.

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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636-540-9300

333 Mid Rivers Mall Drive
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Phone (636) 387-1211
Fax (636) 387-1104

REVISIONS	NO.	DATE
	1	09-06-02 REV. PER CITY OF O'FALLON
	2	09-23-02 REV. PER CITY OF O'FALLON
	3	11-04-02 REV. PER CLIENT & PSD#2

1/13/03 AS-BUILTS

ENGINEER AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereon attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC

DRAWN	DATE
ABK	07-11-02
CHECKED	07-11-02
DWD	07-11-02

PROJECT # 02041.SUP0.01R
TASK # 2 FIELD BOOK X

WHITEGATE VILLAS ADDITION
SITE PLAN

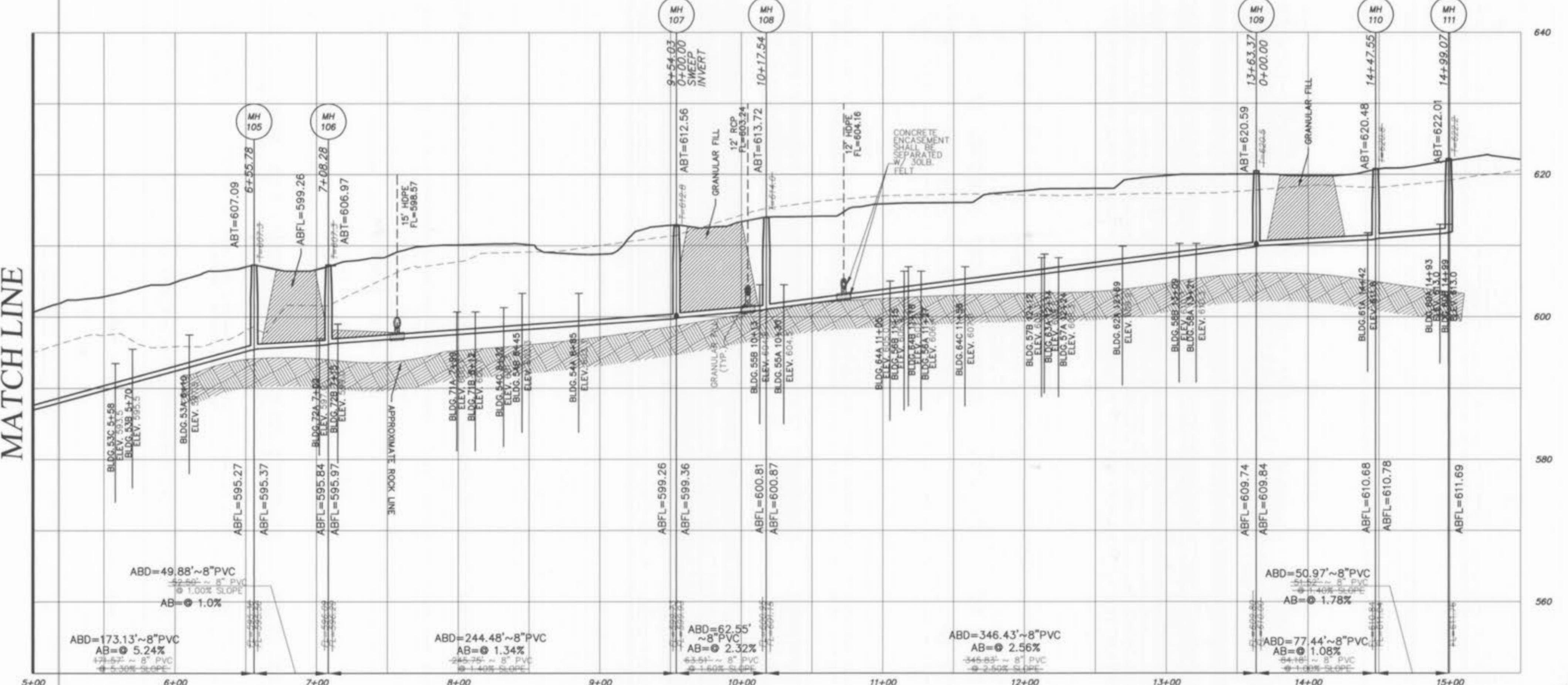
2 OF 22

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whiteGate Villas Addition
8/3/03 AS-B

As built

MATCH LINE



AS-BUILTS

Whitegate Villas Addition
8/15/05 ABT As-Builts

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DWD	07-09-02
PROJECT #	FIELD
2	BOOK

WHITEGATE VILLAS
SANITARY SEWER PROFILES

SHEET 6 OF 22

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WHITEGATE VILLAS	
SANITARY SEWER PROFILES	
Prepared For:	SUMMIT POINTE L.C.
333 Mid Rivers Mall Drive St. Peters, MO 63376 Phone (636) 397-1211 Fax (636) 397-1104	319 FOX HILL RD ST. CHARLES, MO 63301 636-946-9300
PICKETT, RAY & SILVER	CIVIL ENGINEERS PLANNERS LAND SURVEYORS

PICKETT RAY & SILVER

WHITEGATE VILLAS
SANITARY SEWER PROFILES
Prepared For:
SUMMIT POINTE L.C.

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ST. CHARLES, MO 63301
636-946-9398

REVISIONS	
NO. 1	DATE 08-06-02 REV. PER CITY OF O'FALON
2	08-23-02 REV. PER CITY OF O'FALON
3	1/15/03 AS-BUILTS

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PICKETT, RAY & SILVER, INC

DRAWN ABK	DATE 07-09-02
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WHITEGATE VILLAS
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SHEET 7 OF 22

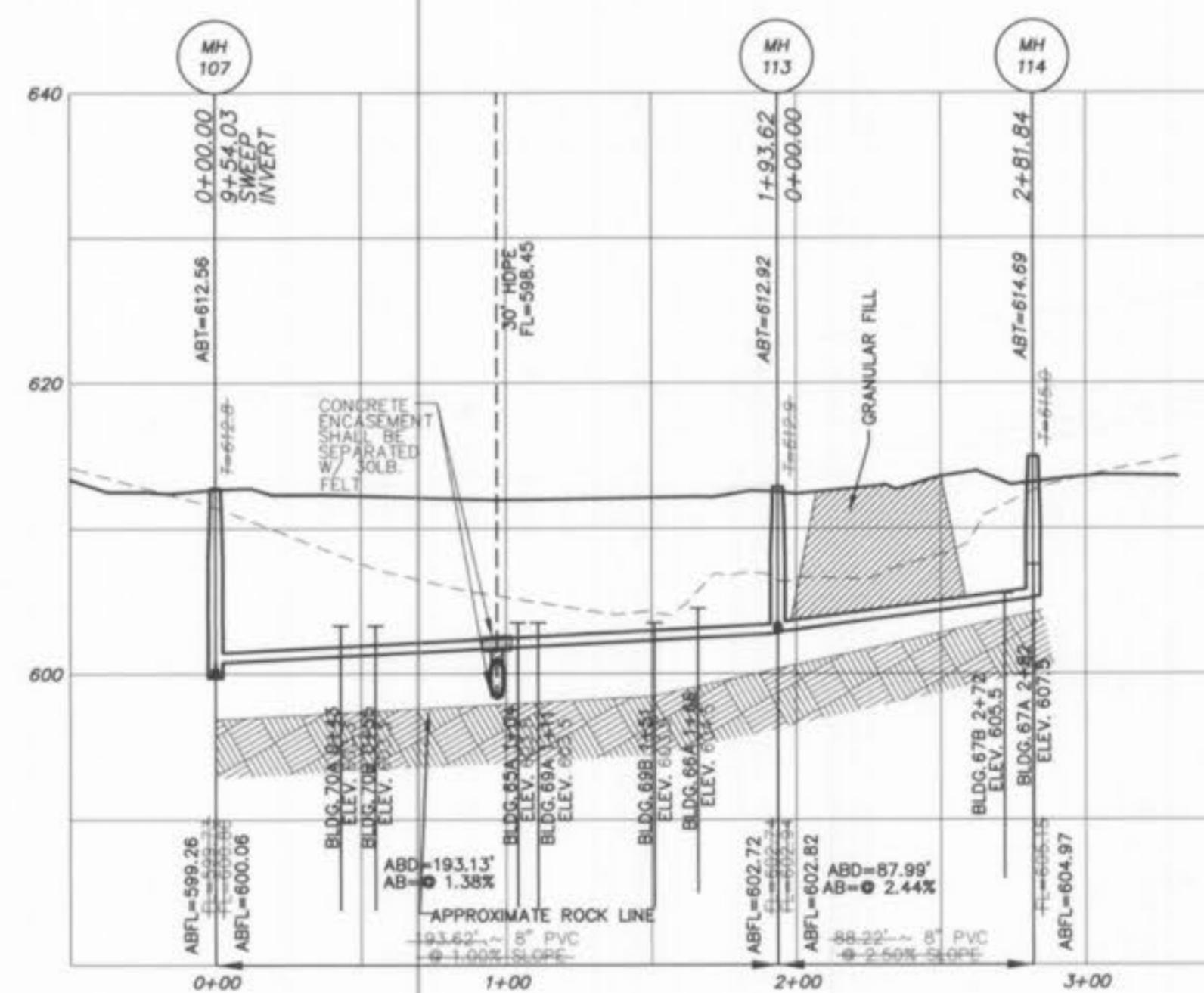
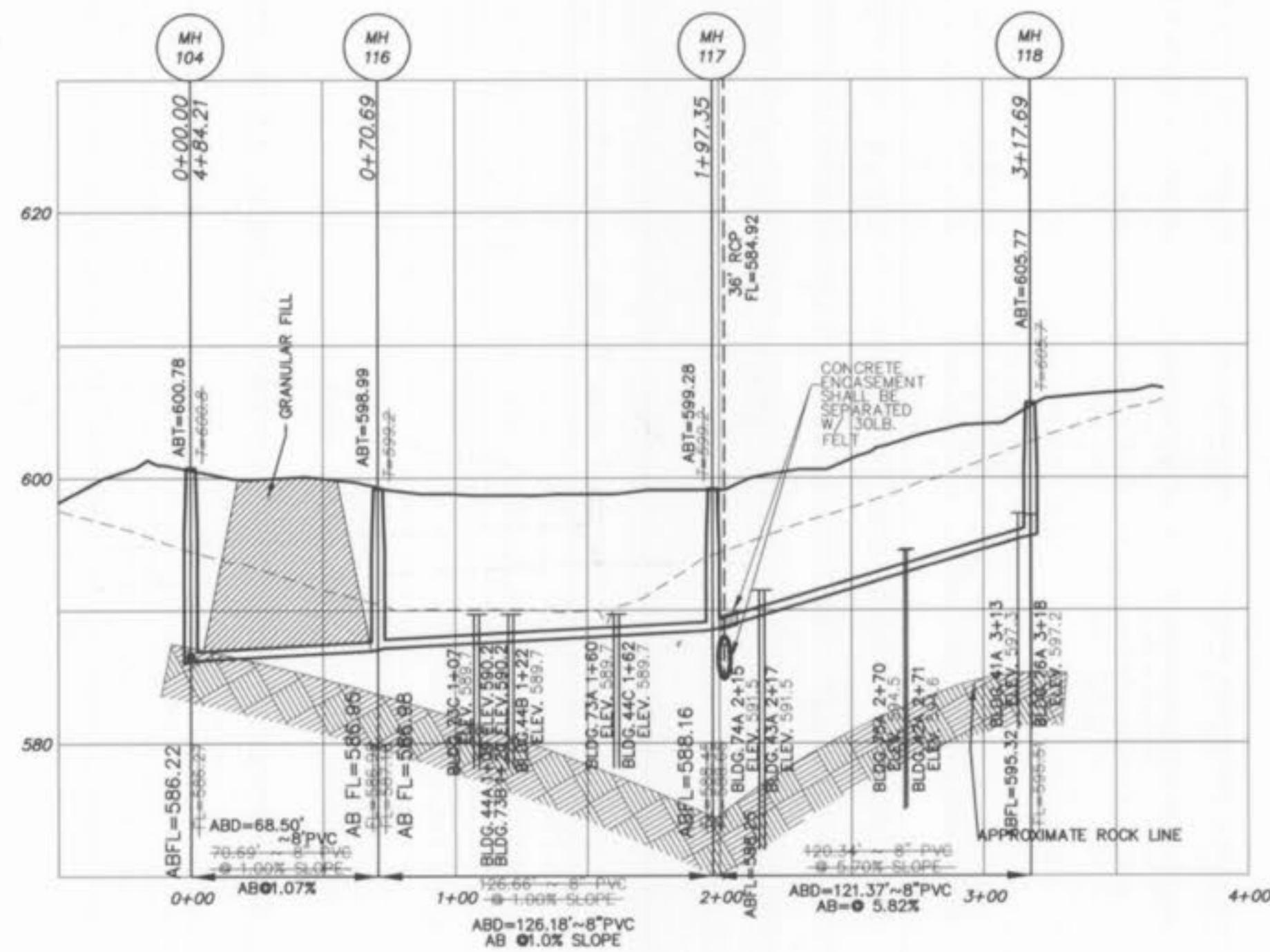
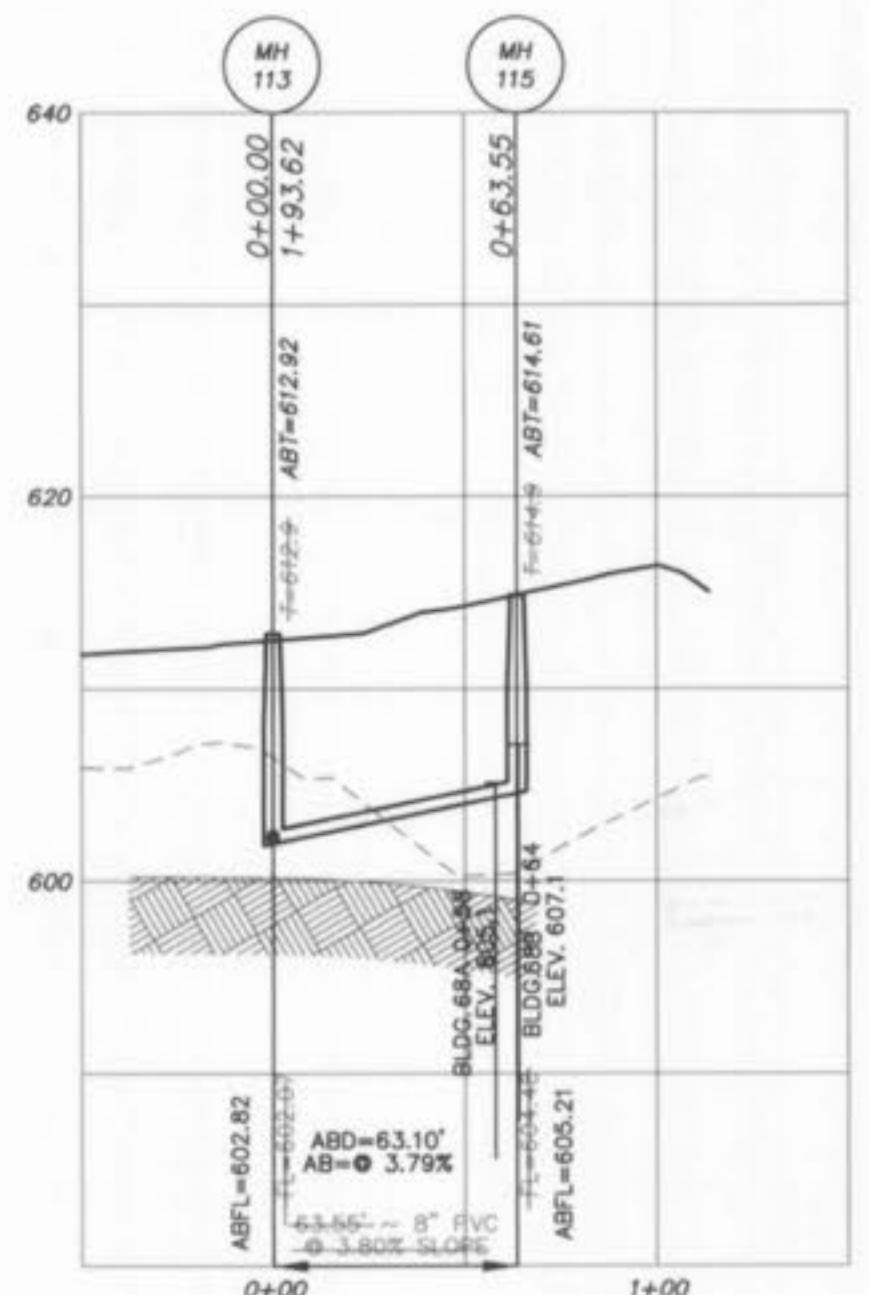
Whitegate Villas Add item
8/13/05 ABK As bu,14s



AS-BUILTS

NOTE:
DISTANCES SHOWN ARE FROM CENTER OF
STRUCTURE TO CENTER OF STRUCTURE.

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



PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

WHITEGATE VILLAS

STORM SEWER PROFILES

Prepared For:
SUMMIT POINTE L.C.

REVISIONS	
NO.	DATE
1	09-08-02 REV. PER CITY OF O'FALLOON
2	09-23-02 REV. PER CITY OF O'FALLOON
3	1/13/03 AS-BUILTS

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Responsible engineer is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

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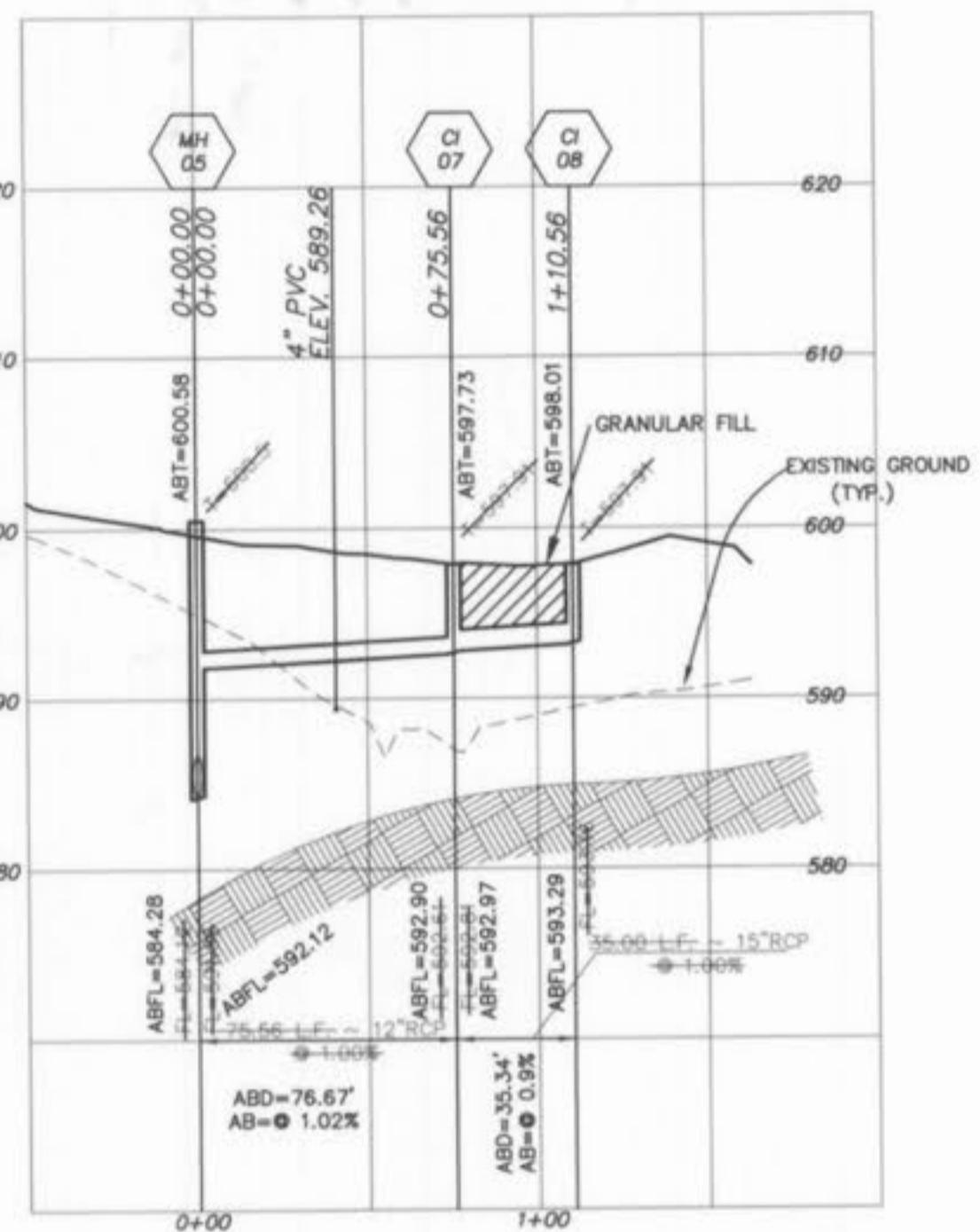
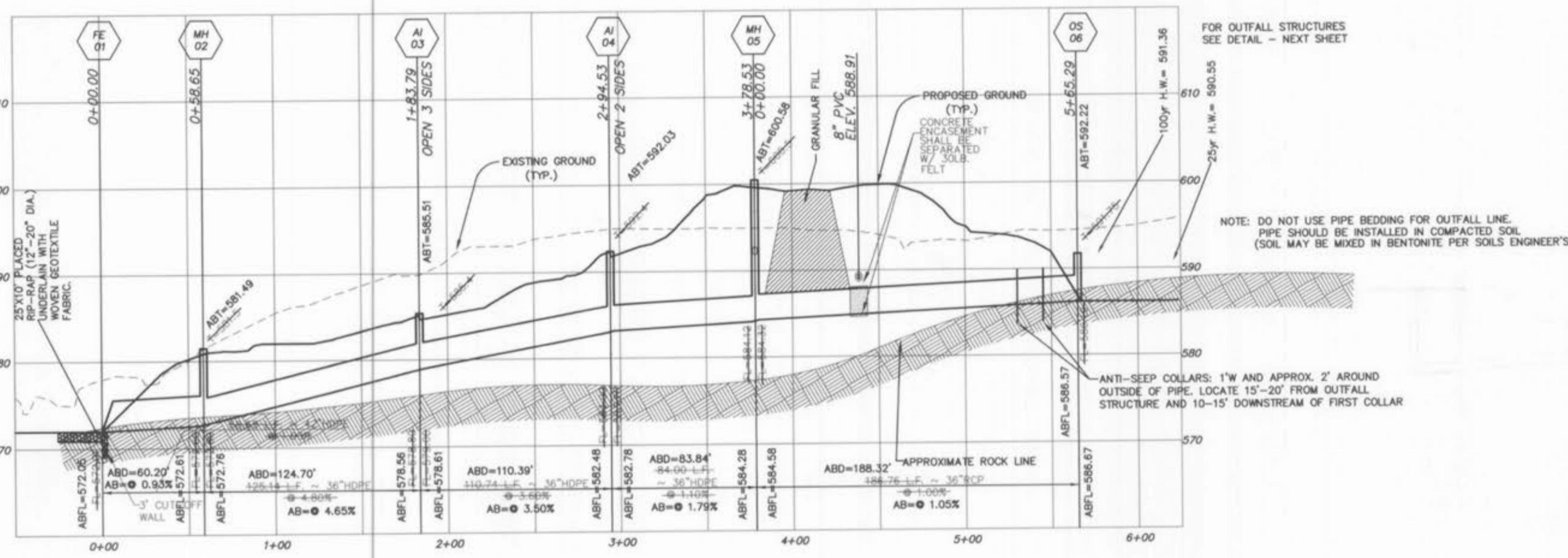
WHITEGATE VILLAS
STORM SEWER PROFILES

SHEET 8 OF 22

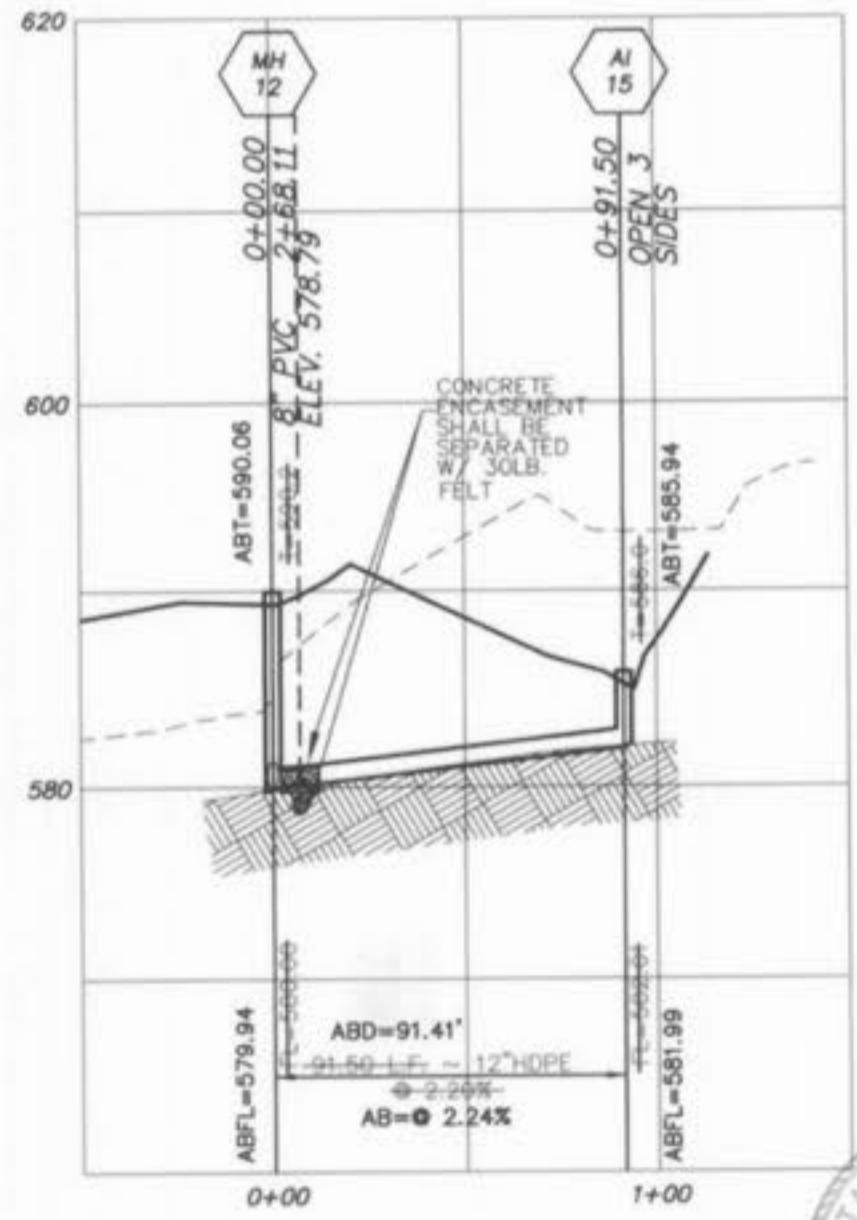
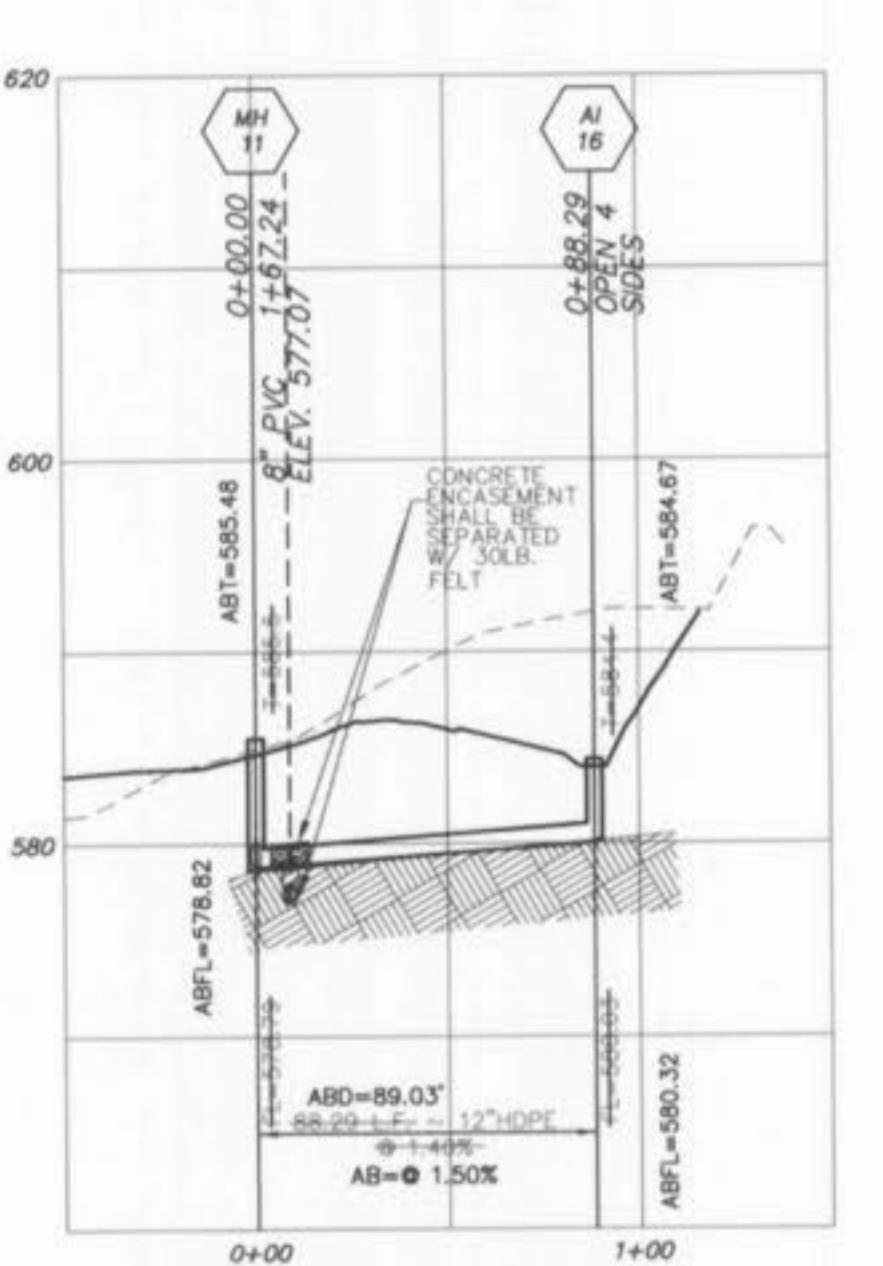
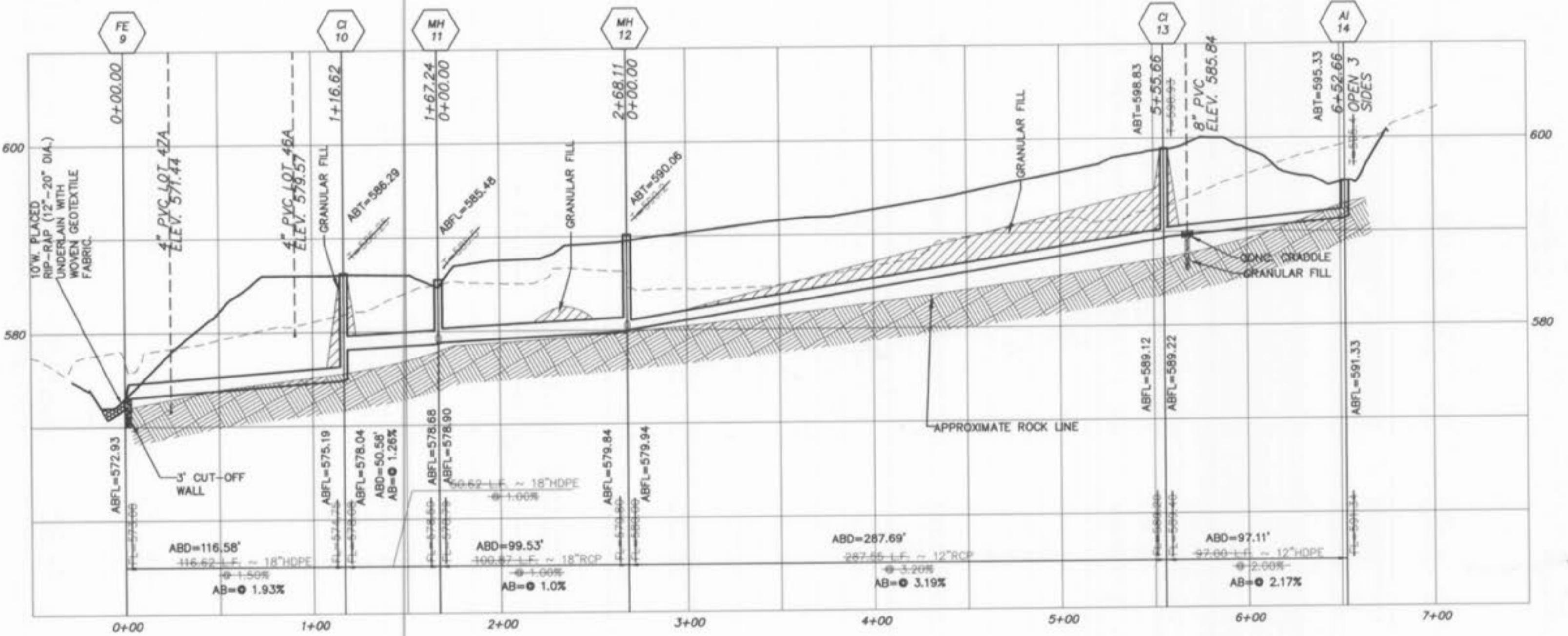
Whitegate Villas Addition
App '8/3/03 ABK As-built

HORIZONTAL SCALE 1" = 50'
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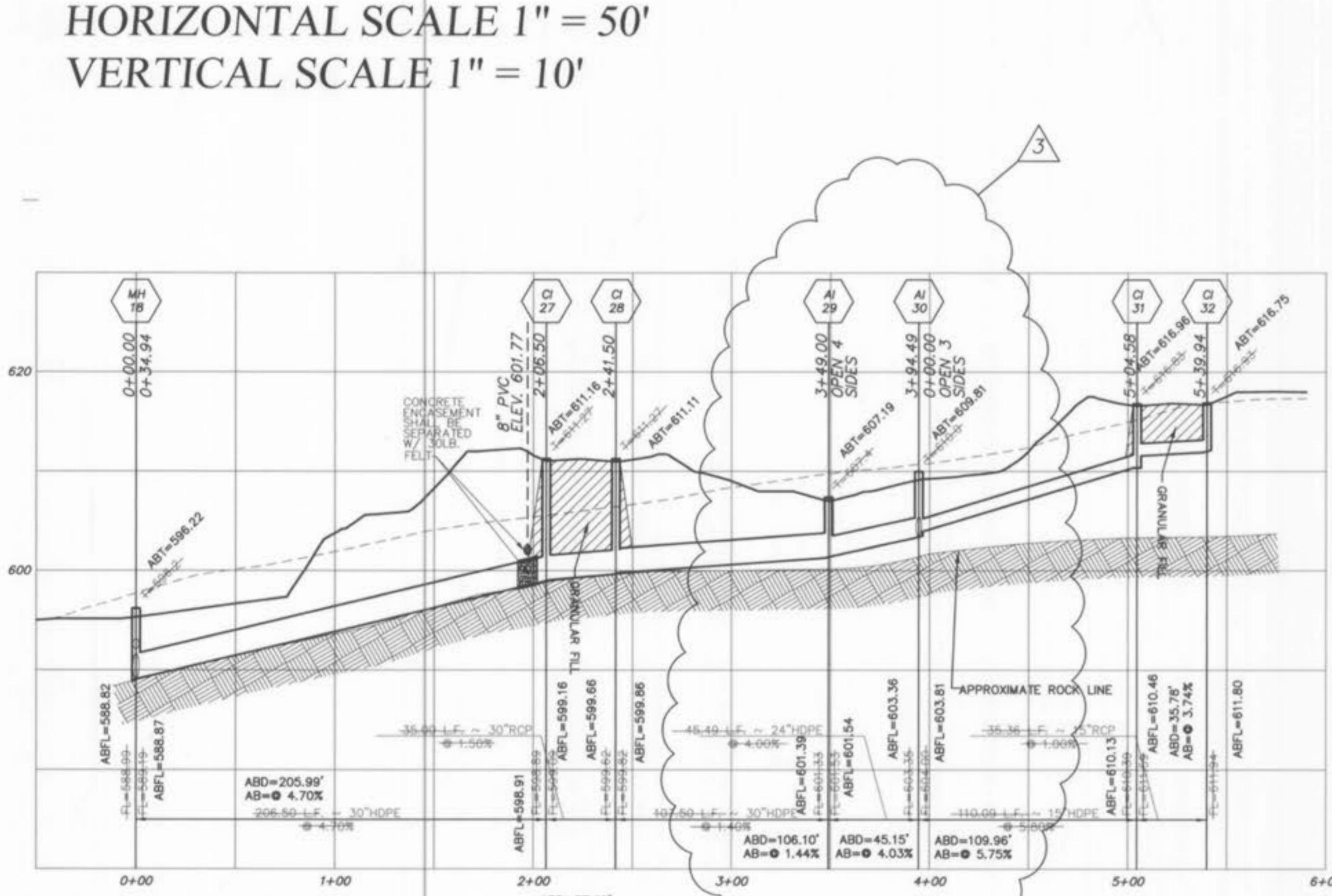
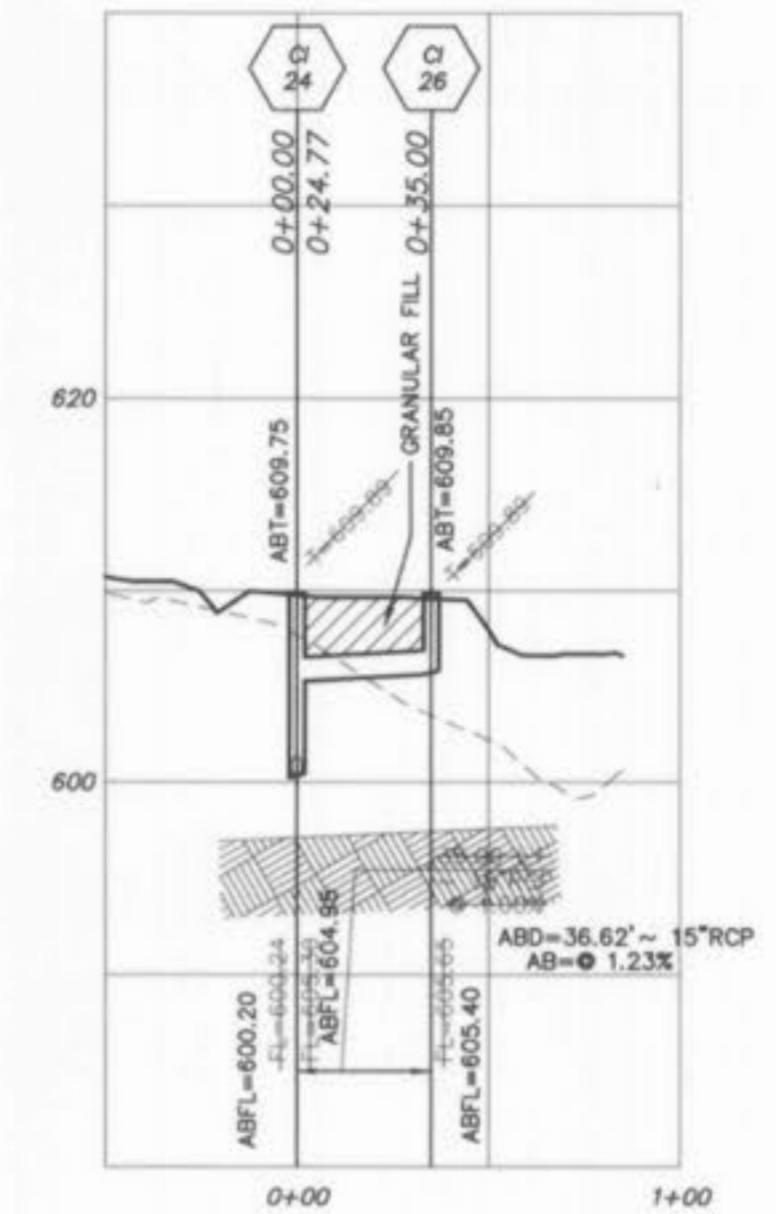
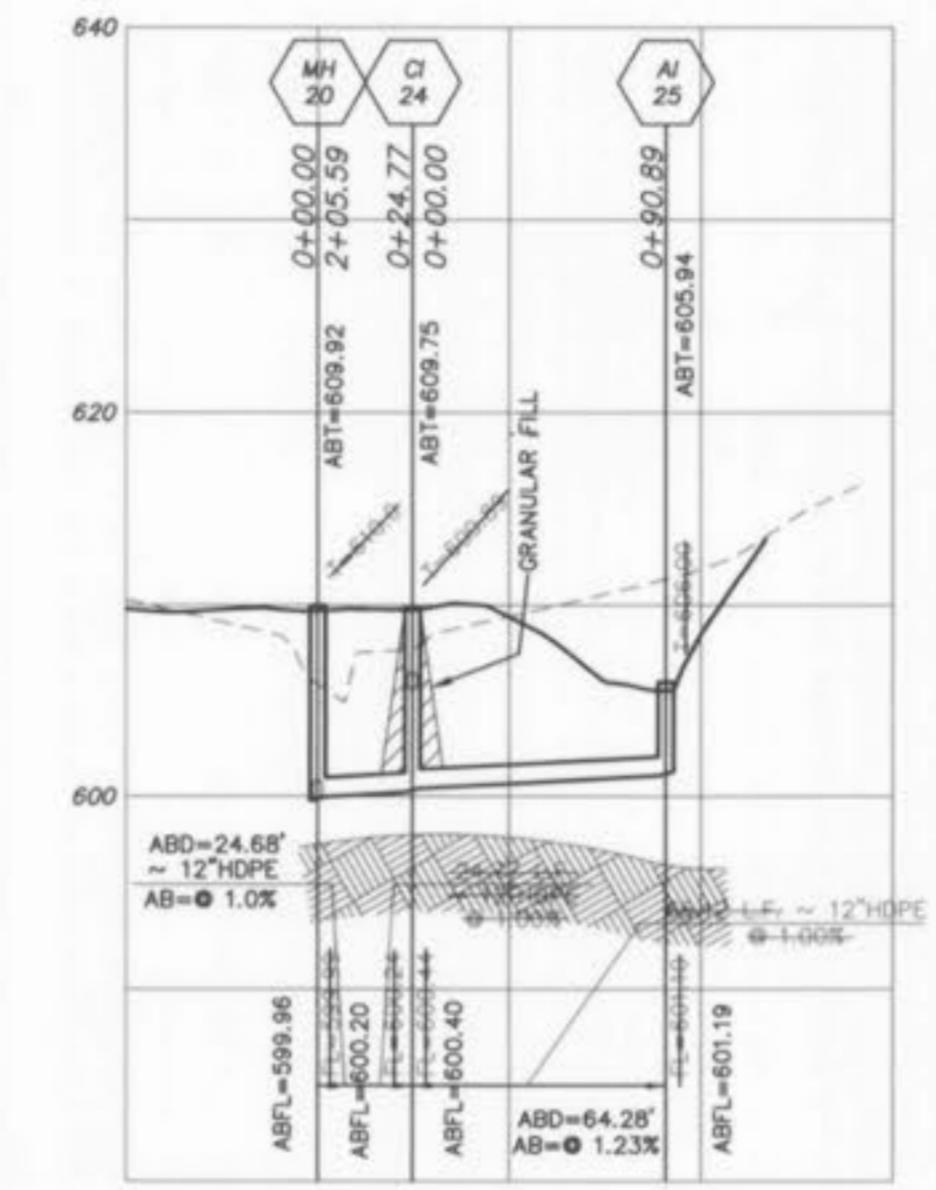
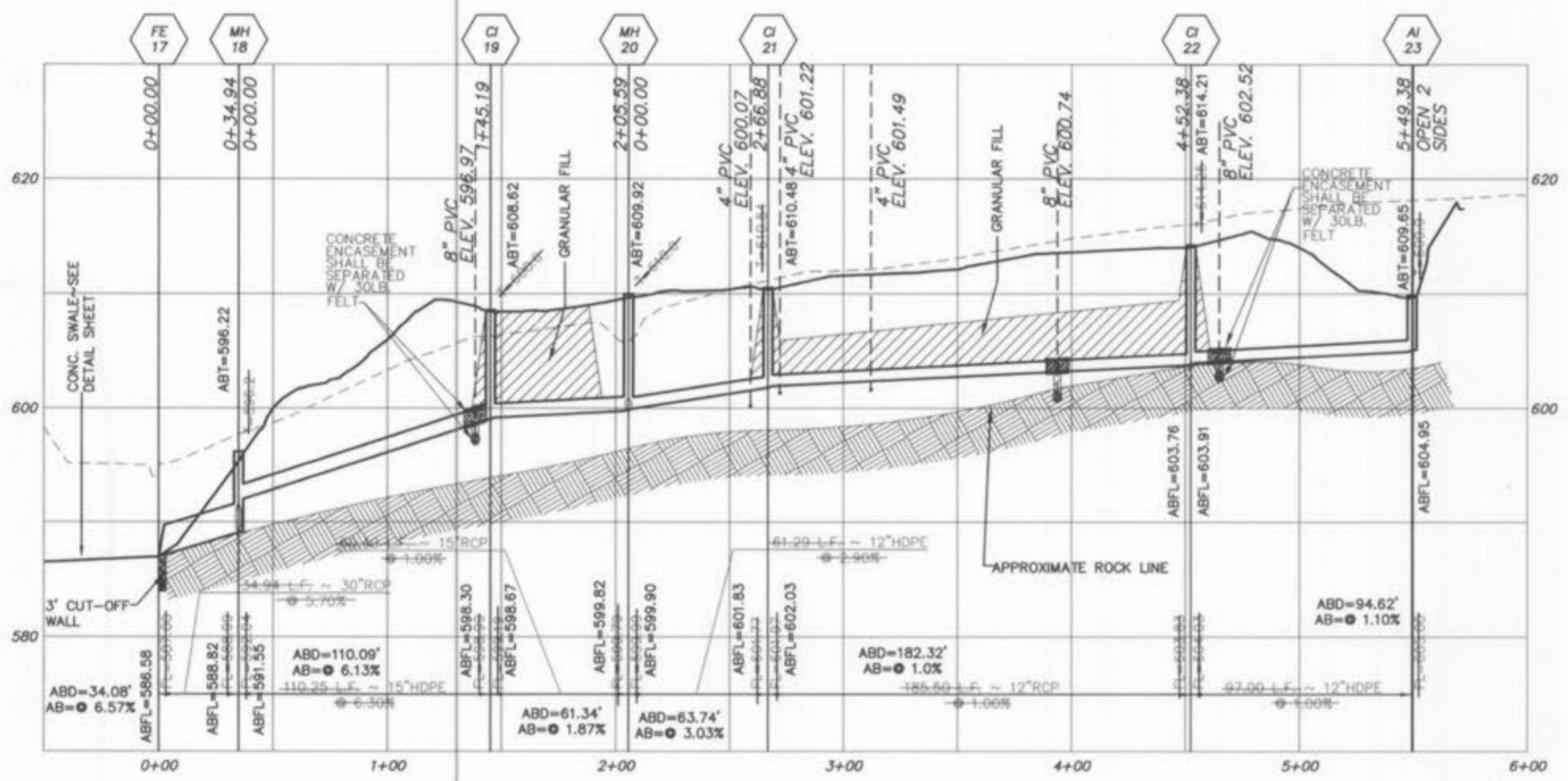
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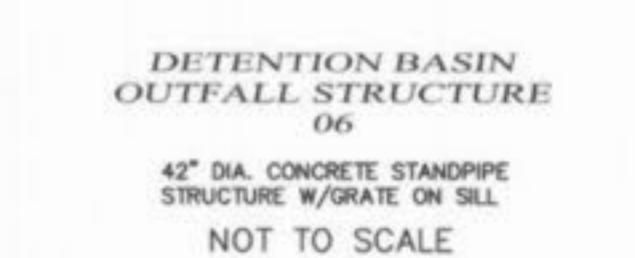
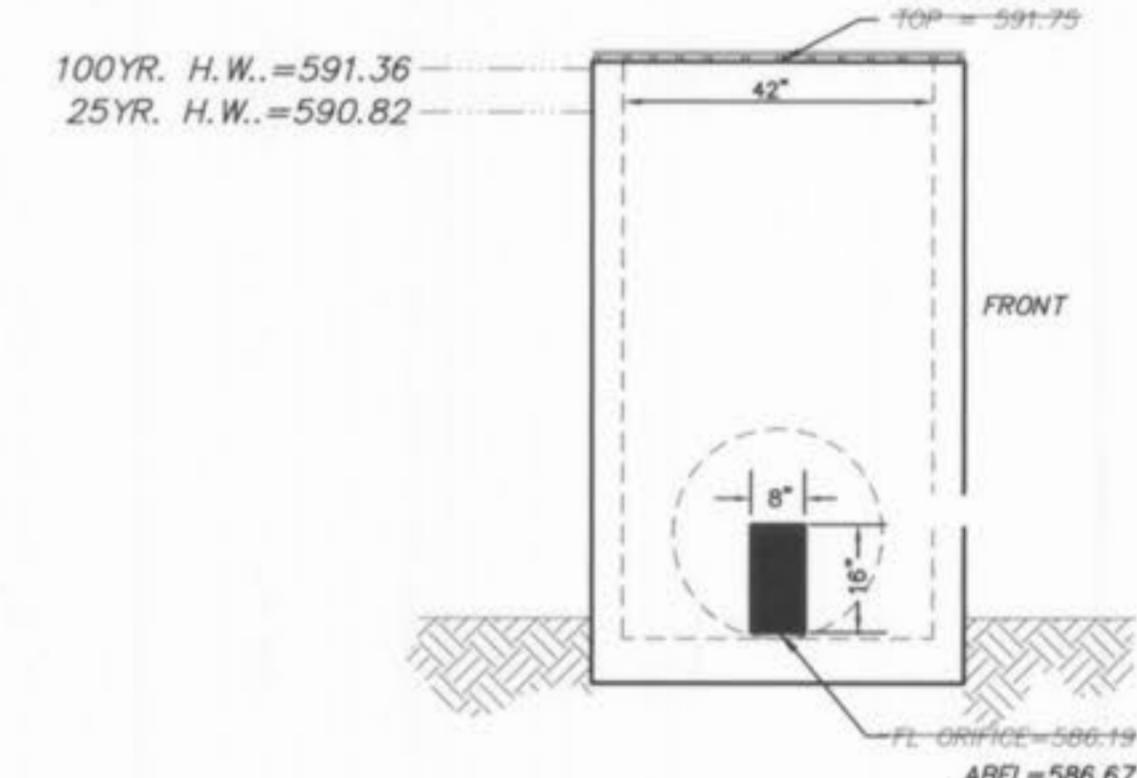
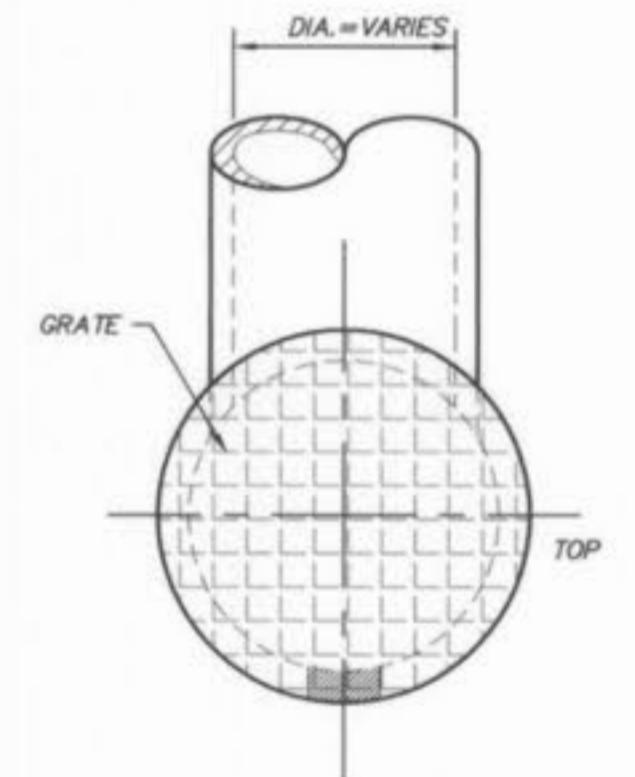
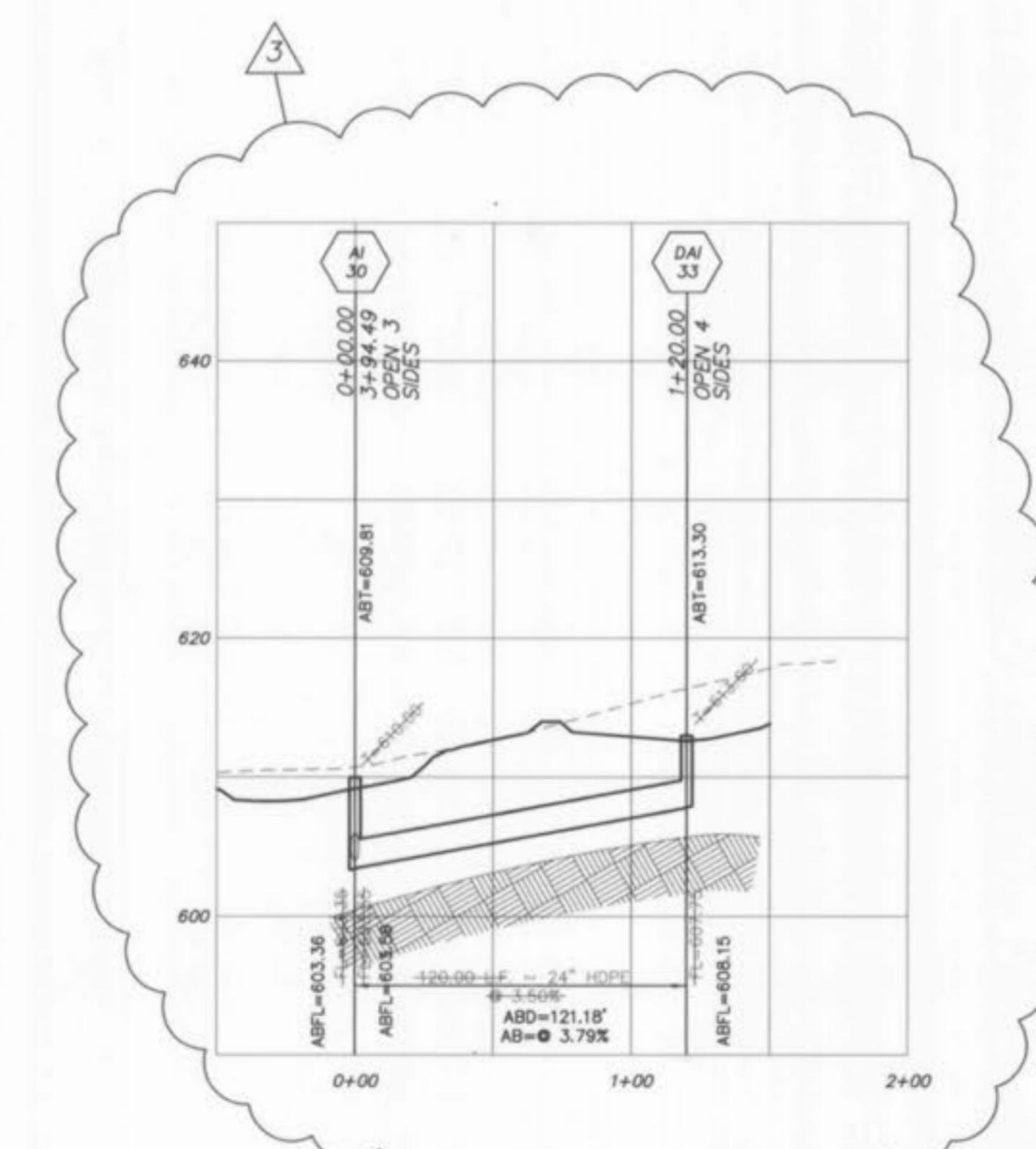
NOTE:
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Whitegate Villas Addition
App '8/3/03 ABK As-built



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AS-BUILTS

WHITEGATE VILLAS STORM SEWER PROFILES

Prepared For:

SUMMIT POINTE L.C.

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CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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REVISIONS		NO.	DATE
1	09-06-02	REV.	PER CITY OF O'FALLON
2	09-25-02	REV.	PER CITY OF O'FALLON
3	11-04-02	REV.	PER CLIENT AND PWSID #2
4	1/15/03	AS-BUILTS	

ENGINEERS AUTHENTICATION
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TASK #	2	FIELD - BOOK

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