

**A PRELIMINARY PLAN FOR  
PERSIMMON POINTE HOTEL DEVELOPMENT**

PARTS OF LOT 24 OF JOHN COALTIER'S  
SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN  
U.S. SURVEY 1669, TOWNSHIP 46 NORTH RANGE 3 EAST,  
ST. CHARLES COUNTY, MISSOURI

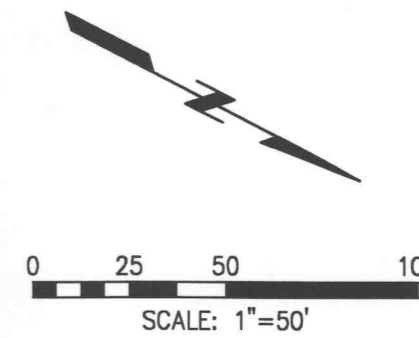
NOTE:  
SEWER ALIGNMENT PROVIDED BY:  
BAX ENGINEERING  
1052 SOUTH CLOVERLEAF DRIVE  
ST. PETERS, MO 63376-6445

**BENCHMARK**

BENCHMARK USED RM 57: ELEVATION= 548.01 PER FLOOD INSURANCE MAP COMMUNITY PANEL NO. 29183C 0430 E  
CHISELED SQUARE ON SOUTHWEST END OF SOUTH HEADWALL OF CULVERT LOCATED AT JUNCTION OF U.S. HIGHWAY  
40 AND MDDOT HIGHWAY K.

**GENERAL NOTES**

1. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
2. ALL EXISTING UNDERGROUND IMPROVEMENTS SHALL REMAIN UNLESS NOTED OTHERWISE.
3. THE EXISTING UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY BAX ENGINEERING AND MUST BE CONSIDERED AS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATIONS PRIOR TO COMMENCING WORK.
4. BACKFILL ALL UTILITY TRENCHES UNDER PAVEMENT WITH GRANULAR MATERIAL. SEE DETAIL SHEET C12.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TOPS AND FLOWLINES OF ALL EXISTING SEWERS PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PATIOS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND CONNECTING ALL UTILITIES (INCLUDING, BUT NOT LIMITED TO POWER, CABLE TV, TELEPHONE, WATER, SEWER, GAS, SANITARY LATERALS, ETC.) FROM LOCAL UTILITY COMPANY SOURCE TO BUILDING.
8. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF DUCKETT CREEK SEWER DISTRICT.
9. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM OR SANITARY SEWER STRUCTURES.
10. ALL JOINTS SHALL BE GASKETED O-RING TYPE.
11. ALL SANITARY SEWER LINES & WATERMANS SHALL HAVE A MINIMUM OF 42" OF COVER.
12. PROVIDE 20' OF DUCTILE IRON PIPE (X'DIA) WHERE SANITARY SEWER CROSSES NEW STORM SEWER.
13. A CONCRETE CRADLE FOR RCP AND ENCASUREMENT FOR HDPE WILL BE REQUIRED FOR ALL STORM SEWERS WHEN CROSSING MORE THAN THREE (3) FEET ABOVE SANITARY SEWER LINES.
14. ALL OUT-LOT OR LOTS WILL REQUIRE SEPARATE SITE PLAN APPROVALS AND SEPARATE PERMITS FROM ALL REVIEWING AGENCIES INCLUDING, BUT NOT LIMITED TO, DUCKETT CREEK SANITARY DISTRICT.



ENGINEERS  
ARCHITECTS  
SURVEYORS  
SCIENTISTS



**Farnsworth  
GROUP**

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**ISSUE:**

#	Date:	Description:
1	2/13/04	City of O'Fallon Comments
2	2/13/04	Duckett Creek Sanitary District Comments
3	2/13/04	Cottleville Fire Protection District Comments
4	2/13/04	MoDot Comments
5	2/13/04	Corps of Engineers Comments
6	3/15/04	Duckett Creek Sanitary District Comments
7	3/18/04	Revisions per Architect



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**PROJECT:**

PERSIMMON POINTE  
HOTEL DEVELOPMENT



#4130 HIGHWAY 40-61  
O'FALLON, MO

Date: 12-30-03

Design/Drawn: DB

Approved: JTB

Book No.:

**SHEET TITLE:**

**OFF-SITE SEWER  
SEWER**

**SHEET NUMBER:**

**OS1**

SHEET 31 OF 36

Project No.: 299163.12  
Planning & Zoning File: #3103.03

Xref Files: z:\299163\poin-11-25-03-r14 |  
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