

GRADING & CONSTRUCTION NOTES:

- All construction methods, materials and practices shall conform to all current applicable specifications of the governing agencies.
- Any destruction of existing improvements or features shall be repaired or replaced in kind by the contractor and shall remain the contractor's responsibility.
- 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.
- It shall be distinctly understood that failure to specifically mention any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
- Contractor shall keep road clear of mud and debris.
- All filled areas to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified AASHTO Compacting Test, ASTM D1557-78, or as specified by the soils engineer.
- It shall be the grading contractor's responsibility to notify the soils engineer prior to work in progress and to comply with recommendations by the soils engineer with regards to compaction, surface preparation, and placement of fill.
- It shall be the grading contractor's responsibility to provide the location of any existing underground utilities by notifying utility companies prior to grading operations.
- The grading contractor shall cut or fill to subgrade elevation under all areas to be paved. (Subgrade is figured at pavement depth). Rough grading is to be completed within ± 0.20'.
- All drainage swales shall be sodded or seeded and mulched to prevent erosion.
- All stumps, limbs, and other debris are to be removed from the site unless a suitable dump area is approved in advance by the owner after consulting with the soils engineer if burning is approved.
- Subgrade is included in the total bid yardage. (Subgrade is figured at pavement depth).
- Slopes to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
- If fill is to be placed in areas of soft soil, particularly in drows, drainage channels and other low lying areas, the soft soil shall be excavated until firm soil is encountered.
- Permanent areas shall comply with the soils engineer's recommendations.
- Permanent areas is required at completion of grading or a 30 day suspension of grading will be imposed.
- A drainage easement will be granted to the City of O'Fallon for any creeks to remain in the development on the record plat.
- Siltation control will be installed prior to any grading or construction operations and shall be inspected and maintained as necessary to insure their proper function until sufficient vegetation has been established to prevent erosion.
- The installation and maintenance of all siltation controls shall be the responsibility of the developer.
- Additional siltation control may be required as directed by the local governing authority.
- All grading areas shall be protected from erosion by erosion control devices and/or seeding and mulching as required by the City of O'Fallon.
- All fill placed under proposed storm and sanitary sewers, proposed roads, and/or paved areas shall be compacted to 90% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Final testing may be required to verify soil stability at the discretion of the City of O'Fallon.
- Erosion and sediment control structures shall be maintained throughout the construction process.
- The Developer shall provide the City of O'Fallon construction inspectors with soils reports prior to and during site soil testing.
- The contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, silted straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of any silt or mud on new or existing pavement or in new or existing sewers or seales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.
- All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Erosion control shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams, adjacent roadways, properties, ditches.
- No graded area shall remain bare for over 6 months without being seeded or mulched.
- No slope shall exceed 3:1 (Vert.).
- When deemed necessary, positive steps should be exercised to prevent the soil from damaging adjacent property and silt up all storm drainage systems whether on or off site.
- All low places whether on-site or off-site should be graded to allow drainage by installing temporary ditches.
- Any walls and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.
- All trash and debris on-site, either existing or from construction, must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site. All existing buildings and fencing is to be removed.
- Soft soils in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location. Dewatering of existing pond shall not exceed 50 GPM.
- Please notify the Director of Public Works for the City of O'Fallon 24 hours prior to the commencement of grading, no building permits will be issued by the City of O'Fallon until construction plans are approved and the final plat recorded.
- The sediment control plan should be implemented before grading begins. This should follow the guidelines in the model sediment and erosion control regulations by St. Charles Soil and Water Conservation District.
- The low sill elevation for any proposed structures adjacent to the flood plain shall be a minimum of 1(one) foot above the 100-year flood elevation.
- All grading adjustments shall be submitted to and receive approval from the City of O'Fallon.
- When utilized temporary siltation ponds/structures shall be completely removed following re-establishment of vegetation. Ponds shall be backfilled, compacted, and graded to provide positive drainage and then seeded and mulched.
- All paving to be accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the above grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- All street signs and traffic signs shall be colored black in accordance with the approved MoDOT specifications.
- All sign post, backs, and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint or equivalent as approved by the City and MoDOT.
- All sign locations and sizes must be approved separately through the Planning Division.

ESTIMATED CONSTRUCTION SCHEDULE

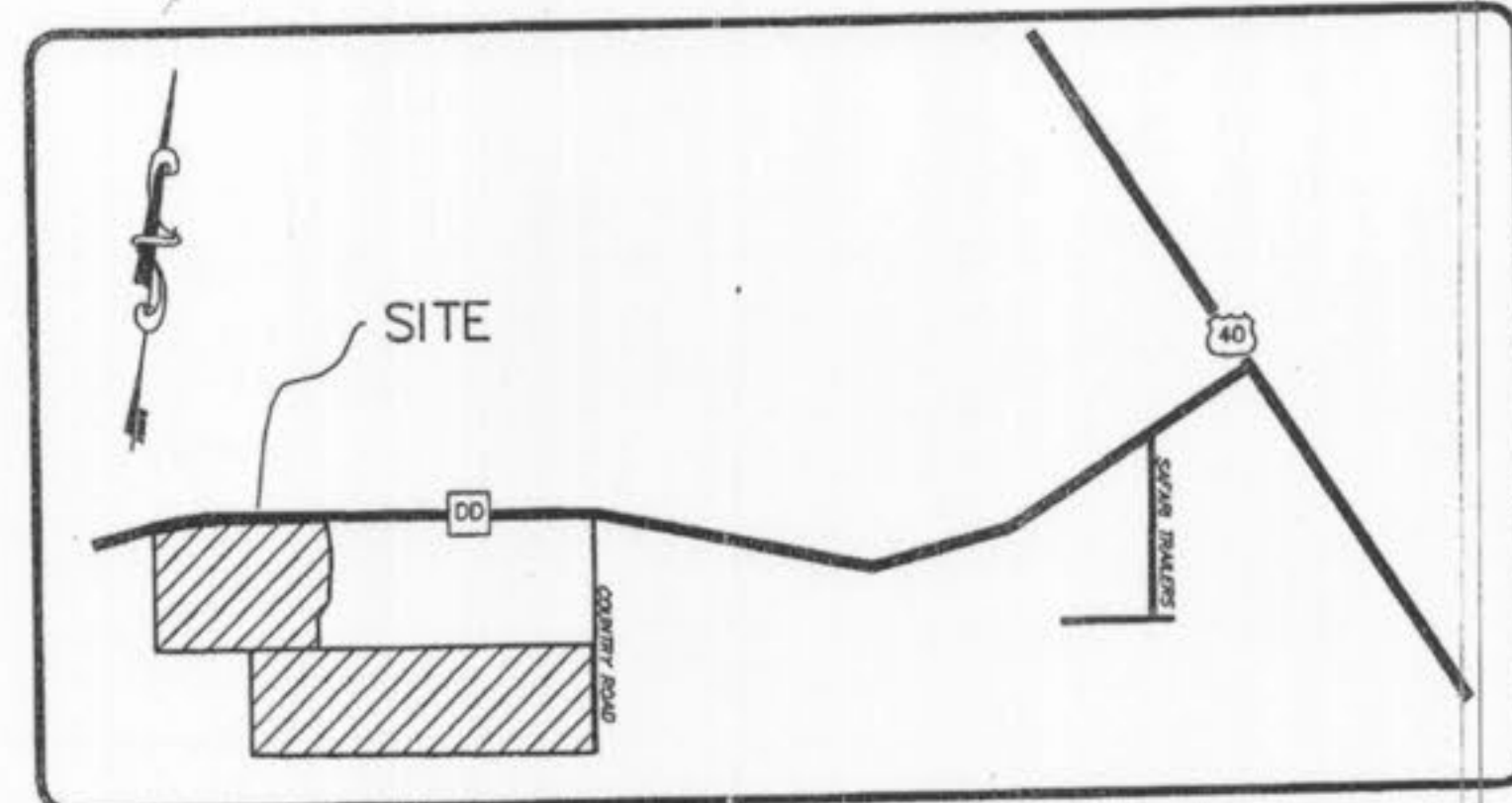
- CLEARING AND GRUBBING: PRESENT - APRIL 2004
- ROUGH GRADING: APRIL - JUNE 2004
- CONSTRUCTION OF SEWERS, UTILITIES, ROADS: JUNE - AUGUST 2004
- FINAL GRADING: SEPTEMBER 2004
- LANDSCAPING: SEPTEMBER 2004

FOX HAVEN

A Tract of Land Being a Part of U.S. Survey 1778,
in Township 46 North, Range 2 East,
City of O'Fallon, Missouri

IMPROVEMENT PLANS

AS-BUILT PLANS



LOCATION MAP
N.T.S.

**AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT**

I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the way locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
536	SPOT ELEVATIONS	(536)
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRATED INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	GAS MAIN & SIZE	(2")
---	WATER MAIN & SIZE	(6")
---	TELEPHONE	(T)
---	ELECTRIC (U) UNDERGROUND	(U)
---	ELECTRIC (O) OVERHEAD	(OH)
---	FLOW LINE	---
---	TO BE REMOVED	---
---	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	P.S.
---	YARD LIGHT	---

INDEX OF SHEETS

- 1 COVER SHEET
- 2-4 GRADING PLANS
- 5-7 SITE PLANS
- 8-12 STREET PROFILES
- 13-17 SANITARY SEWER PROFILES
- 18-22 STORM SEWER PROFILES
- 23-25 DRAINAGE AREA MAPS
- 26 HYDRAULIC CALC/LATERAL INFO
- 27 OUTFALL STRUCTURE DETAILS
- 28 DETENTION BASIN SECTIONS
- 29-30 WARPING DETAILS
- 31-31A TRAFFIC CONTROL PLAN
- 32-34 WATER DISTRIBUTION PLANS
- 35 PUMP STATION #1 PLAN
- 36-37 FORCEMAIN #1 PLAN/PROFILES
- 38-39 PUMP STATION #1 DETAILS
- 40-41 PUMP STATION #2 PLAN
- 42-45 FORCEMAIN #2 PLAN/PROFILES
- 46-48 PUMP STATION #2 DETAILS
- LS1 LANDSCAPE PLAN
- WD1 WATER DETAILS
- SC1 SILTATION CONTROL DETAILS
- CD1-CD2 ST. CHARLES COUNTY DETAILS
- CD3-CD6 MSD CONSTRUCTION DETAILS
- CD7-CD10 DCSD CONSTRUCTION DETAILS

○ = AS-BUILT

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES:

- Underground utilities have been plotted from available information and therefore their location 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 improvements.
- Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
- All existing site improvements, disturbed, damaged, or destroyed shall be repaired or replaced to closely matched preconstruction conditions.
- All fill including places under proposed storm and sanitary sewer lines, and paved areas include trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum dry density as determined by the Modified AASHTO Compaction Test, ASTM D1557. All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during preloading and compaction.
- The contractor shall prevent all storm, surface water, mud, and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and logs built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all sanitary sewers, storm sewers, and all utilities on the record plat.
- All construction and materials shall conform to the current construction standards of Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to flowline of the sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2-1/2 feet.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8120(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 sanitary and storm sewer trench backfills shall be water jettted. Granular backfills will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
- All creek crossings shall be grouted rip-rap as directed by District inspectors. (All grout shall be high slump ready-mix concrete).
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to existing residential driveways and streets.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber Boot/Mission Type coupling will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public properties or roadways are the responsibility of the developer.
- "Type N" Lock-Type Cover and Locking Device (Lock-Lugs) shall be used where lock-type covers are required.

LEGAL DESCRIPTION

A tract of land being a part of U.S. Survey 1778, Township 46 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the West line of U.S. Survey 1778 and the South line of State Highway "DD" (80 feet wide), said point also being the Northwest corner of the herein described tract; thence with the South line of State Highway "DD", North 87°50'12" East 24.16 feet to a point of curvature; thence along a curve to the right with a radius of 1870.08 feet and an arc length of 466.64 feet to a point of tangency; thence North 82°13'02" East 73.09 feet to a point; thence departing the South line of State Highway "DD", with the common line of a tract of land described in a deed to John F. Koranek recorded in Deed Book 1110 Page 829 and a tract of land described in a deed to Home Nursery Inc. recorded in Deed Book 2488 Page 737 of the St. Charles County Records the following bearings and distances: South 15°49'31" East a distance of 212.45 feet, South 05°09'38" East a distance of 333.70 feet, South 27°04'40" West a distance of 140.38 feet, and South 08°39'30" East a distance of 231.58 feet to a point; thence with the South line of State Highway "DD", North 82°13'02" East a distance of 1961.55 feet to a point on the centerline of "Country Roads" (Private 30' Wide Road Easement); thence with said centerline, South 07°40'36" East a distance of 771.83 feet to a point on the North line of a tract of land described in a deed to August A. Butch in Deed Book 128 of the St. Charles County Records; thence departing the North line of said Butch tract, with the distance of 2425.22 feet to a point thence departing the North line of said Butch tract, with the distance of 771.83 feet to a point thence departing the North line of said Butch tract, with the distance of 3492 Page 128 of the St. Charles County Records; thence departing the West line of a tract of land described in a deed to Stegmann Farms, LLC recorded in Deed Book 2471 Page 480 of the St. Charles County Records, North 08°14'43" West a distance of 744.99 feet to a point on the South line of the aforesaid Koranek Tract; thence with the South line of U.S. Survey 1778, thence with the West line of said U.S. Survey 1778, North 07°23'08" West a distance of 829.61 feet to a point of beginning and containing 2,912,389 square feet (66.8592 Acres), more or less, according to a Boundary Survey by The Sterling Company during the month of October, 2003.

GENERAL NOTES:

- This site is in the following Districts:
Public Water District No. 2
Wentzville Fire Protection District
Wentzville School District
- This site is in the following Utility Service Areas:
Duckett Creek Sewer District
A1&1 Broadband
Culver River Electric Company
St. Charles County Gas Company
- Sanitary sewer connections shall be approved by Duckett Creek Sewer District and the City of O'Fallon.
- Storm Water Management shall be designed pursuant to the requirements of City of O'Fallon and shall discharge at an adequate natural discharge point.
- Grading shall be per City of O'Fallon standards.
- Street trees, landscaping and street lights shall be plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these items or other utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. The provisions shall in no way, absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- The Source of topographic information is USGS Datum.
- All proposed utilities and sewers shall be covered by easements granted to the appropriate utility companies and municipalities.
- This project is in compliance with Article 28 of the City of O'Fallon's Zoning Code.
- This plat is not for record.
- Proposed light standards shall be 16" tall max.
- No known wetlands are on the subject property.
- All future uses on subject property will conform with Article XII of the Zoning Code.
- All necessary utilities (public or private) will be available, functioning and useable prior to the issuance of any occupancy permits.
- Any septic tanks or leach fields to be removed per St. Charles County requirements.
- If detention basin structure and pipes are being used as a sediment basin, installation of detention structure and pipes are at the developers own risk.
- Site information: Area of development - 66.86 acres, 148 Proposed Lots.
- Lot information: min. width at building line - 80', side yard - 6', front yard - 25', rear yard - 25'
- Drivers' Locations shall not interfere with the sidewalk accessible ramps.
- All utilities shall be located underground.
- City approved of the construction site plans do not mean single family and two family dwelling units can be constructed on the lots without meeting the building setbacks, as required by the zoning code.
- All lots within the subdivision shall only be accessed via a public right-of-way. Access to lots may not be permitted via private easements or drives. Lots 123, 124, & 148 shall not have direct access to Fox Haven Drive. Direct access to Highway DD will not be allowed from any lot.
- A 5/8" trash bar shall be provided in all inlets.
- All proposed fencing requires a separate permit through the Planning Department.

FLOOD PLAIN NOTE:

According to the Flood Insurance Rate Map of the County of St. Charles, Missouri, Unincorporated Areas (Community Panel Number 2918300410) Dated August 2, 1996. This property lies entirely outside of the 100 Year Flood Plain.

PROJECT BENCHMARK

- RM 19 ELEV. 536.06 Chiseled square on wingwall at northeast corner of County Highway DD bridge over Duckett Creek Sanitary District Dordenne Creek.
- RM 38 ELEV. 538.75 Chiseled U on southwest corner of northwest wingwall of old bridge over Kraut Run about 4,500 feet downstream of County Highway DD.

PER FIRM MAP # 2918300410 E

TREE ORDINANCE

Existing trees = 22.09 acres
Trees removed = 17.45 acres
Trees required = 20% x 22.09 ac. = 4.42 ac.
Existing trees retained = 4.64 ac.
No replacement trees required.

DRAWINGS APPROVED THIS DATE

OCT 04 2004
PERMIT NO. 2004-2-015
DUCKETT CREEK SANITARY DISTRICT

CHISELED U ON SW CORNER OF NW WINGWALL OF OLD BRIDGE OVER KRAUT RUN ABOUT 4,500 FEET DOWNSTREAM OF COUNTY HIGHWAY DD.

CHISELED SQUARE ON N.E. CORNER OF COUNTY HIGHWAY DD BRIDGE OVER DUCKETT CREEK SANITARY DISTRICT DORDENNE CREEK.

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ISSUE	REVISIONS
1	03-10-04 FIRST SUBMITTAL
2	05-15-04 REVISED PER CITY COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER CITY COMMENTS

PREPARED FOR:
**McBride & Son Homes
Land Development, Inc.**
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 537-2000



PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63114
(314) 987-8844
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: _____
DESIGNED: _____
CHECKED: _____

PROJECT: **FOX HAVEN**
SHEET TITLE: **COVER SHEET**

NO.	03 06 147
M.S.D.	1
SHEET	48

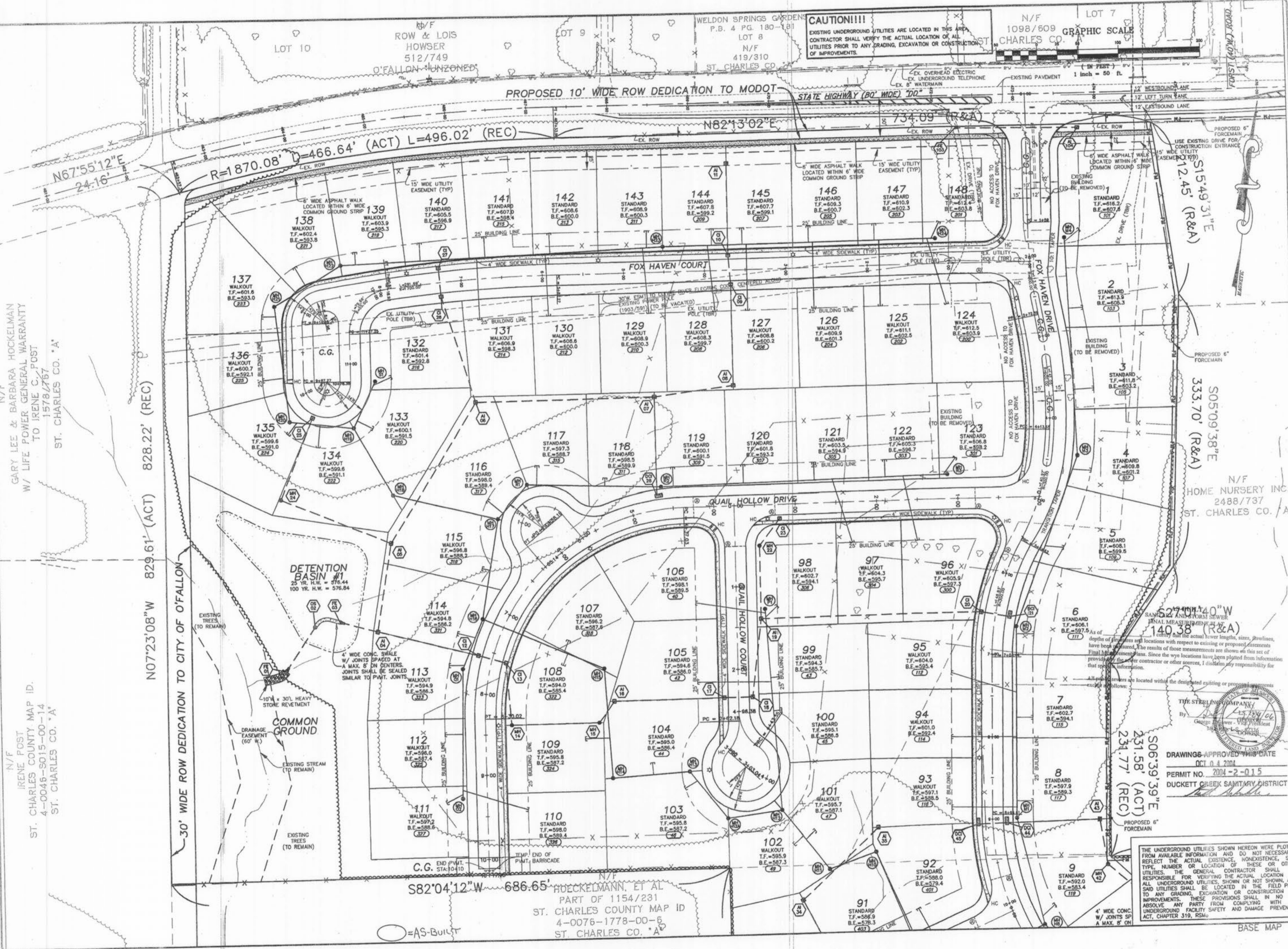
BASE MAP

RECEIVED AUG 06 2004
Foxhaven As Builts 1/22

Drawing name: K:\N\0306147 Fox Haven\IMPROVEMENTS\147\147.dwg Plotted on Aug 04, 2004 - 3:21pm Plotted by: jluettkenhaus

N/F
GARY LEE & BARBARA HOCKELMAN
W/ LIFE POWER GENERAL WARRANTY
TO IRENE C. POST
1578/767
ST. CHARLES CO. *A

N/F
IRENE POST
ST. CHARLES COUNTY MAP ID.
4-0046-5015-00-14
ST. CHARLES CO. *A



CAUTION!!!!
EXISTING UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA.
CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS.

N/F
1098/609
CHARLES CO.

GRAPHIC SCALE
1 inch = 50 ft.

ISSUE	REVISION	DATE	BY	DESCRIPTION
1	03-01-04			FIRST SUBMITTAL
2	06-16-04			REVISED PER CITY & DCSD COMMENTS
3	07-20-04			REVISED PER CITY COMMENTS
4	08-24-04			REVISED PER CITY COMMENTS

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ST. LOUIS, MO 63112
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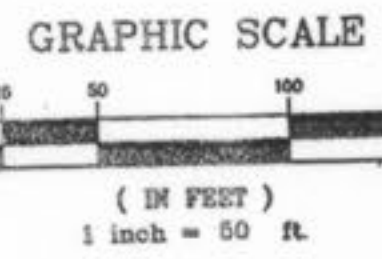
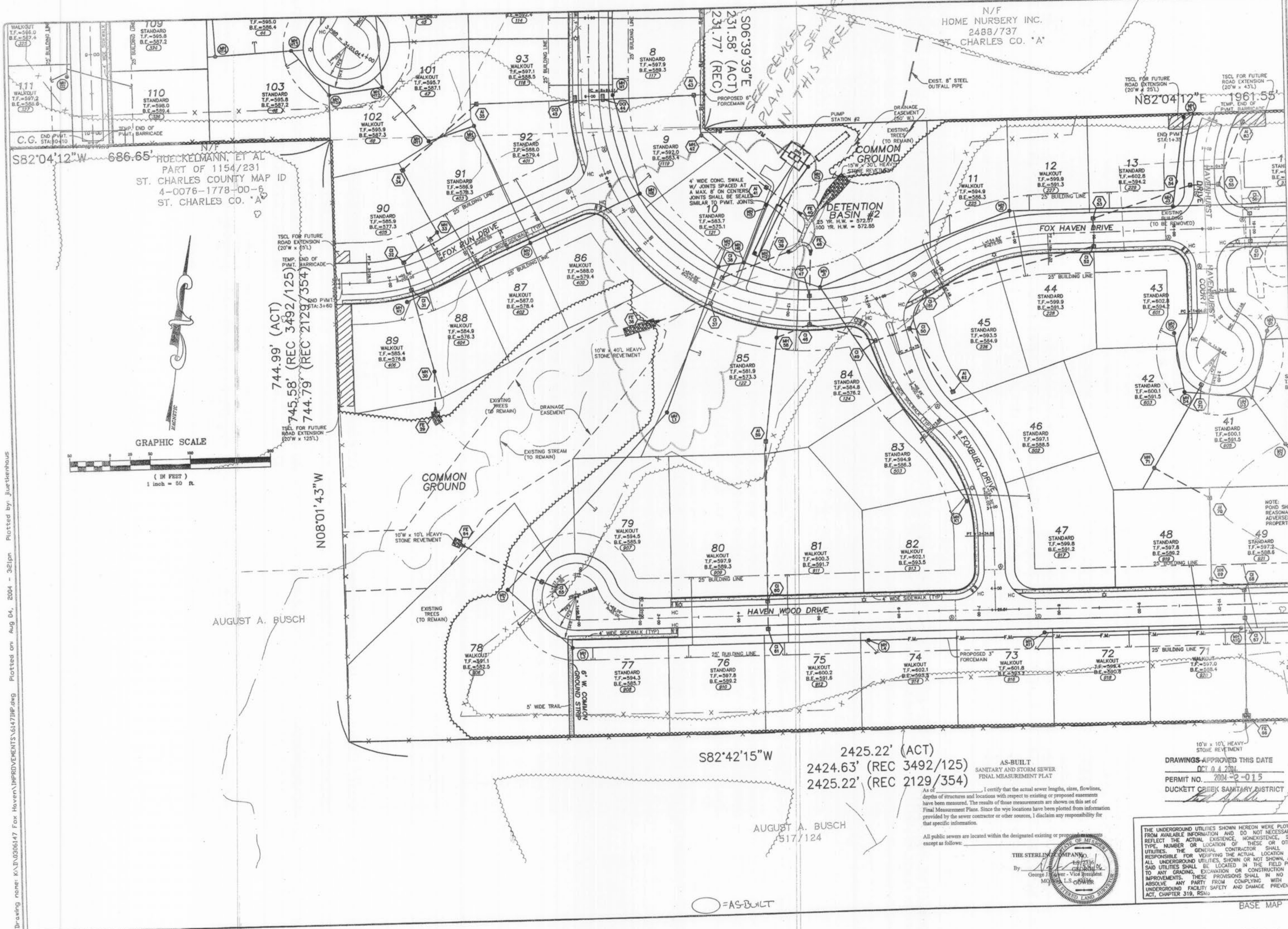
DRAWN: []
DESIGNED: []
CHECKED: []
PROJECT: **FOX HAVEN**
SHEET TITLE: **SITE PLAN**

NO.	03 06 147
M.S.D.	SHEET
PH	5
DIGITAL FILE LOCATION	48
FORMER-STERLING-2	

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF SAID UTILITIES SHOWN OR NOT SHOWN, AND ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE THE ABSOLUTE AND EXCLUSIVE RESPONSIBILITY OF THE UNDERGROUND FACILITY SAFETY AND PREVENTION ACT, CHAPTER 319, RSMo.

BASE MAP

Drawing name: K:\D\030617 Fox Haven\IMPROVEMENTS\6147\IMP.dwg Plotted on: Aug 04, 2004 - 3:21pm Plotted by: Juerthenhaus



2425.22' (ACT)
2424.63' (REC 3492/125)
2425.22' (REC 2129/354)

AUGUST A. BUSCH
517/124

As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT
DRAWINGS APPROVED THIS DATE
OCT 04 2004
PERMIT NO. 2004-2-015
DUCKETT CREEK SANITARY DISTRICT

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REVISIONS

NO.	DATE	REVISION
1	03-01-04	FIRST SUBMITTAL
2	05-15-04	REVISED PER CITY & DCSO COMMENTS
3	07-20-04	REVISED PER CITY COMMENTS
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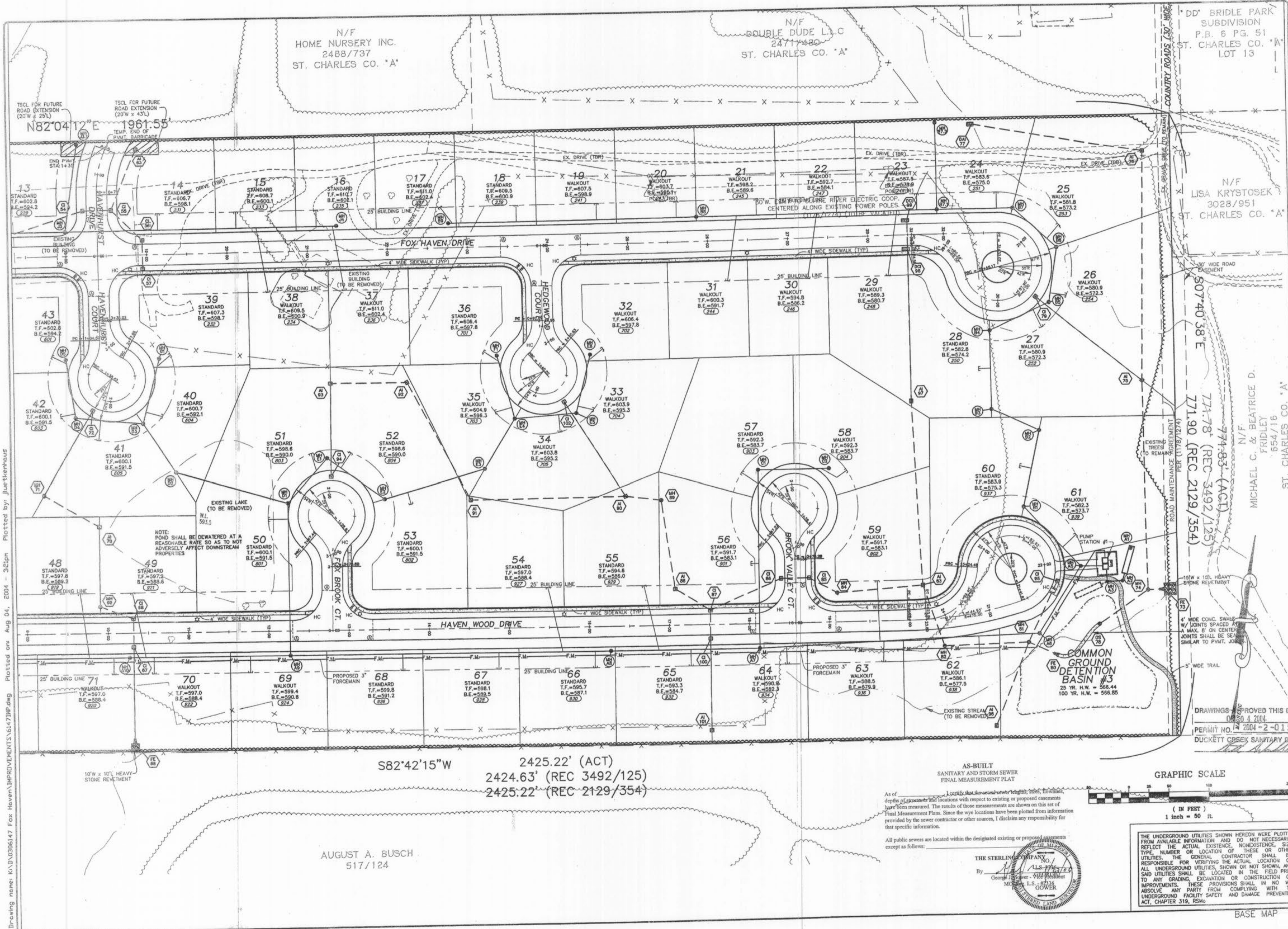
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THE STERLING CO.
ENGINEERS & SURVEYORS
505 N. W. BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8844
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: _____
DESIGNED: _____
CHECKED: _____

PROJECT: **FOX HAVEN**
SHEET TITLE: **SITE PLAN**

NO.	03 06 147
M.S.D.	6
SHEET	6
OF	48

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on Aug 04, 2004 - 3:21pm Plotted by Juerthienhaus



N/F HOME NURSERY INC. 2488/737 ST. CHARLES CO. 'A'

N/F DOUBLE DUDE L.L.C 24717480 ST. CHARLES CO. 'A'

DD' BRIDLE PARK SUBDIVISION P.B. 6 PG. 51 ST. CHARLES CO. 'A' LOT 13

N/F LISA KRSTOSEK 3028/951 ST. CHARLES CO. 'A'

N/F MICHAEL C. & BEATRICE D. FRIDLEY 654/716 ST. CHARLES CO. 'A'

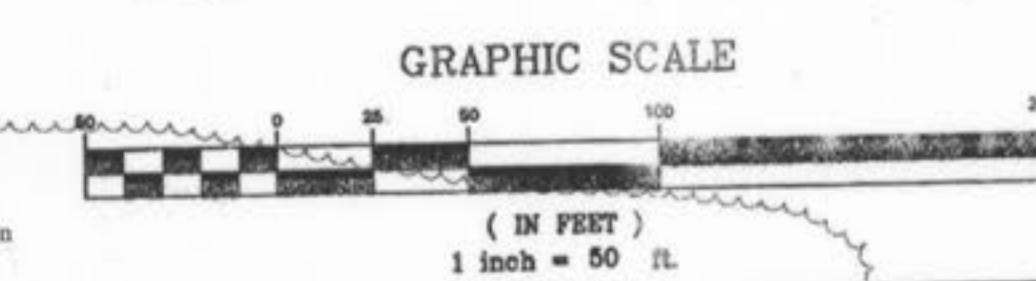
NOTE: POND SHALL BE DEWATERED AT A REASONABLE RATE SO AS TO NOT ADVERSELY AFFECT DOWNSTREAM PROPERTIES

COMMON GROUND DETENTION BASIN #3 25 YR. H.W. = 566.44 100 YR. H.W. = 566.85

S82°42'15"W 2425.22' (ACT) 2424.63' (REC 3492/125) 2425.22' (REC 2129/354)

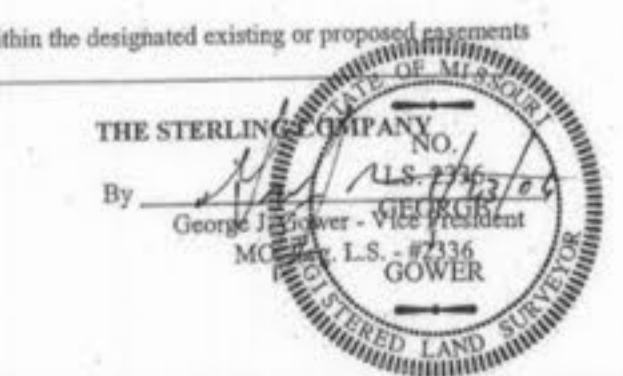
AUGUST A. BUSCH 517/124

AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAN



As of [blank] I warrant that the actual sewer depths, pipe sizes, depths of manholes and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



THE UNDERGROUND UTILITIES SHOWN HEREON 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 SAID UTILITIES 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.

DRAWINGS APPROVED THIS DATE 08/04/2004 PERMIT NO. 2004-2-015 DUCKETT CREEK SANITARY DISTRICT

ISSUE REMARKS/DATE table with 4 rows and 2 columns.

PREPARED FOR: McBride & Son Homes Land Development, Inc. #1 McBride & Son Center Drive Chesterfield, Missouri 63005 (636) 537-2000



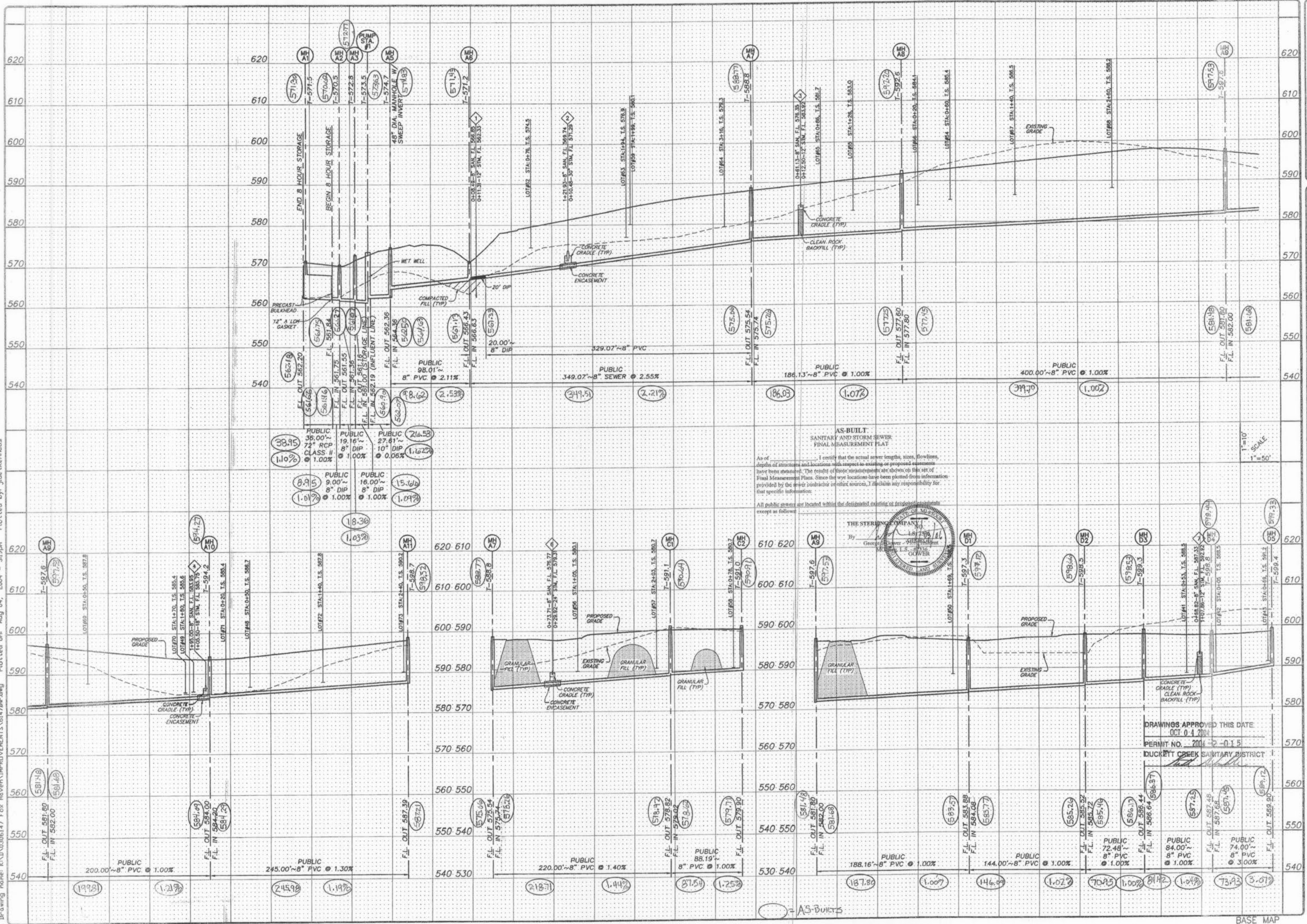
PREPARED BY: THE STERLING CO. ENGINEERS & SURVEYORS 5005 NEW BALMGARTNER ROAD ST. LOUIS, MISSOURI 63129 (314) 467-0440 FAX 487-8944 E-Mail: Sterling@sterling-eng-sur.com

DESIGNED, CHECKED, DRAWN table with 3 columns and 1 row.

PROJECT: FOX HAVEN SHEET TITLE: SITE PLAN

NO. 03 06 147 SHEET 7 OF 48 table.

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on Aug 04, 2004 - 3:19pm Plotted by: jluetkenhous



As of _____ I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing and proposed easements have been reported. The result of these measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



DRAWINGS APPROVED THIS DATE
OCT 04 2004
PERMIT NO. 2004-12-015
DUCKETT CREEK SANITARY DISTRICT

ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY & DCSD COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS

PREPARED FOR:
**McBride & Son Homes
Land Development, Inc.**
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 534-2000



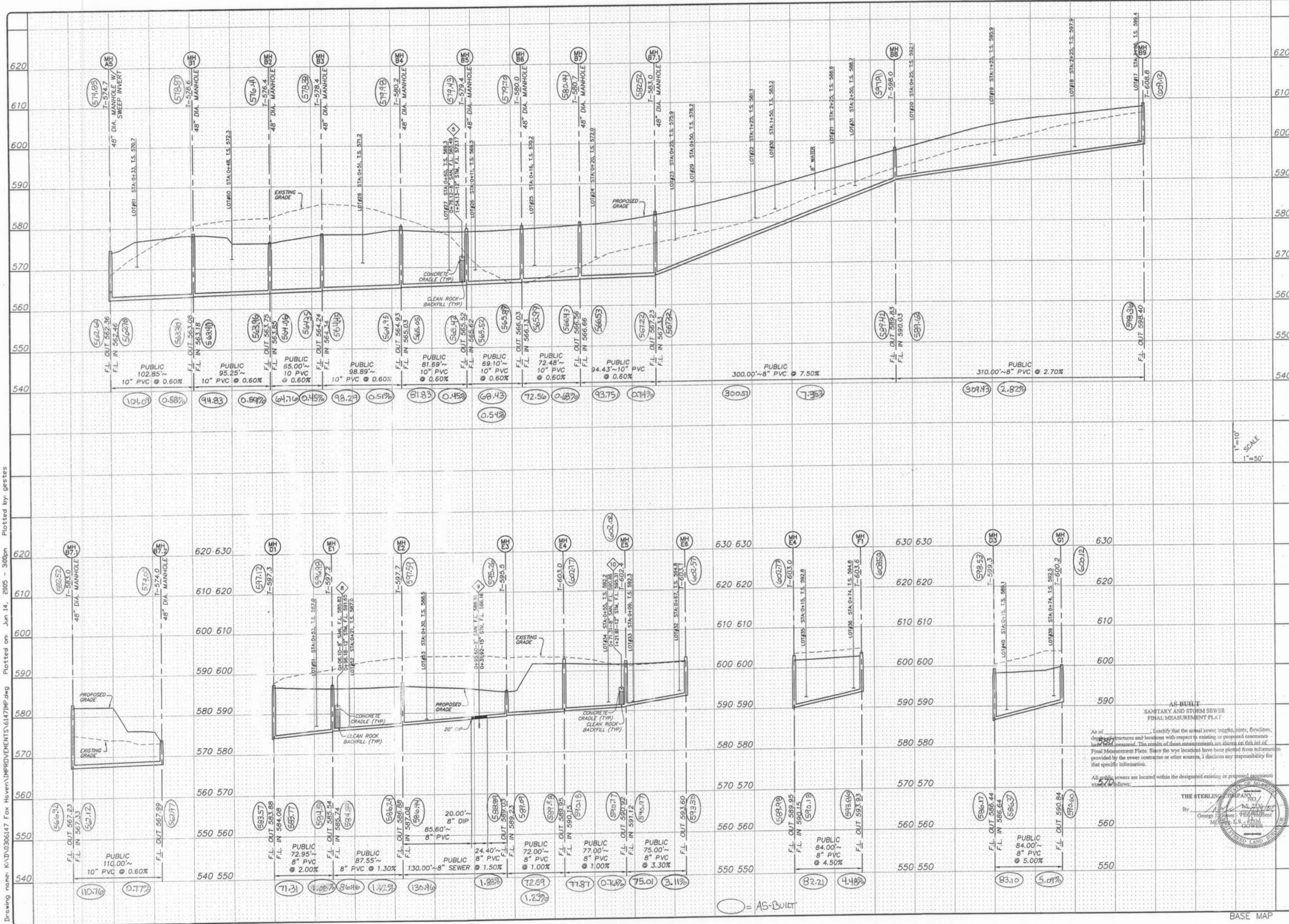
PREPARED BY:
THE STERLING COMPANY
ENGINEERS & SURVEYORS
5625 NEW HAVEN MISSOURI 63120
(314) 487-2440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **FOX HAVEN**

SHEET TITLE: **SANITARY SEWER PROFILES**

NO. 03 06 147	SHEET 13 OF 48
M.S.D. PW	13
DIGITAL FILE LOCATION: C:\WORK\0306147-2	OF 48

Drawing name: K:\NDV306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on: Jun 14, 2005 - 3:00pm Plotted by: gester



ISSUE REMARKS/DATE

1	03-01-04	FIRST SUBMITTAL
2	06-15-04	REVISED PER CITY & DSD COMMENTS
3	07-29-04	REVISED PER CITY COMMENTS
4	08-04-04	REVISED PER DSD COMMENTS
5	08-12-04	REVISED PER PWS&Z COMMENTS
6	10-18-04	REVISED PER DEVELOPER COMMENTS
7	04-21-05	REVISED OUTFALL STRUCTURE 02
8	06-14-05	REVISED COMMENTS PER DEVELOPER

PREPARED FOR:
McBride & Son Homes
 Land Development, Inc.
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 534-2000

PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 6055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63128
 (314) 487-0440 FAX 487-8844
 E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **FOX HAVEN**
 SHEET TITLE: **SANITARY SEWER PROFILES**

DRAWN: _____
 DESIGNED: _____
 CHECKED: _____

NO. **03 06 147**
 M.S.D. SHEET
 P# **14**
 DIGITAL FILE LOCATION: **SEWER-STERLING-2**
 OF **48**

AS-BUILT
 SANITARY AND STORM SEWER
 FINAL MEASUREMENT PLAT

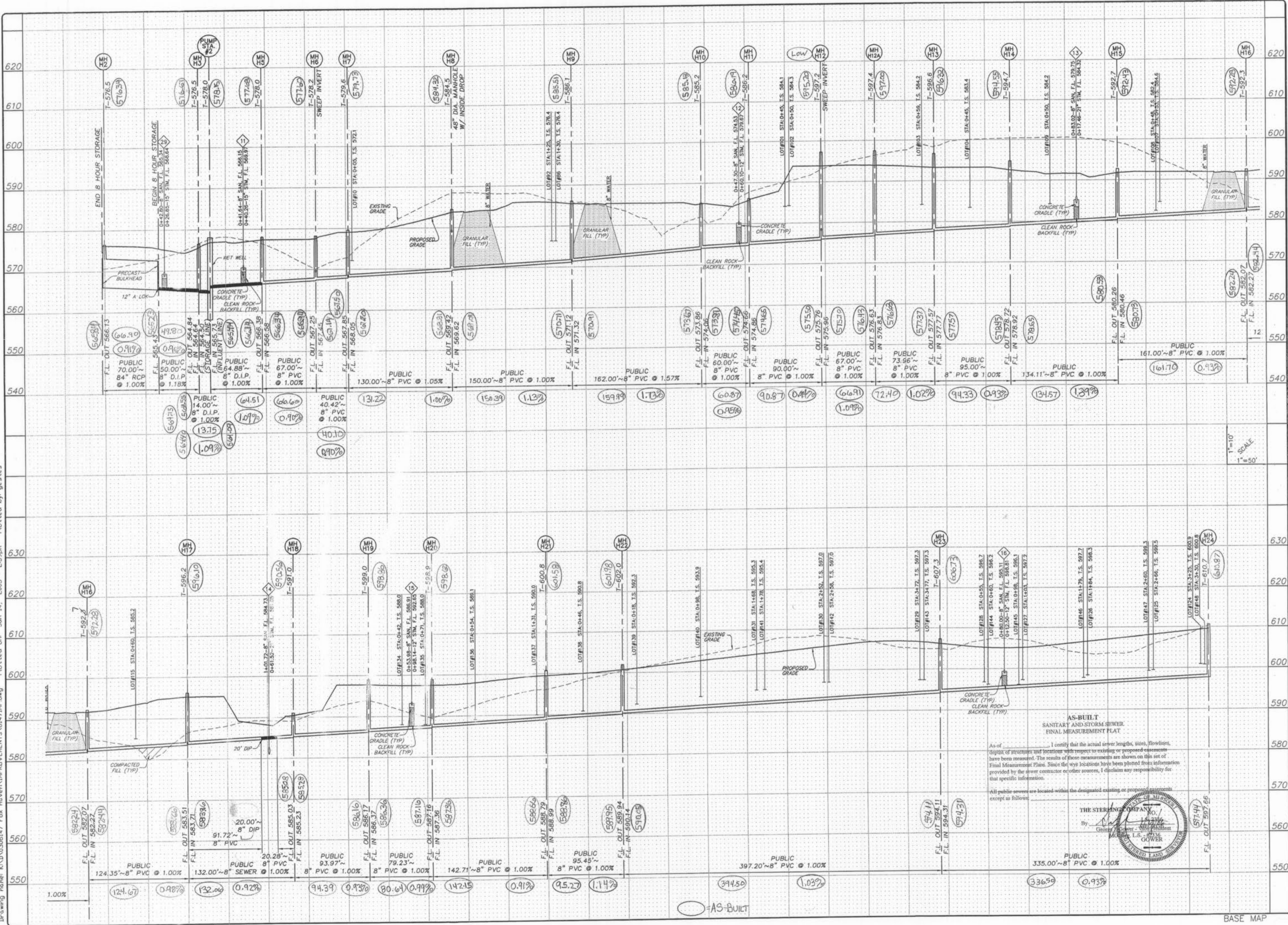
As indicated, identify that the actual sewer lengths, sizes, flowlines, depths, structures and locations with respect to existing or proposed casements have been measured. The results of these measurements are shown on this set of Final Measurement Plats. Since the sewer locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements as follows:



BASE MAP

Drawing name: K:\AD\0306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted by: gester Date: Jun 14, 2005 - 2:59pm



ISSUE REMARKS DATE

- 03-01-04 FIRST SUBMITTAL
- 06-15-04 REVISED PER CITY COMMENTS
- 07-20-04 REVISED PER CITY COMMENTS
- 08-04-04 REVISED PER DCSO COMMENTS
- 08-12-04 REVISED PER PWS&D COMMENTS
- 10-16-04 REVISED PER OUTFALL STRUCTURE 02
- 04-21-05 REVISED PER DEVELOPER
- 06-14-05 GRADING COMMENTS PER DEVELOPER

PREPARED FOR:
McBride & Son Homes
Land Development, Inc.
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 534-2000

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
6055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-4844 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

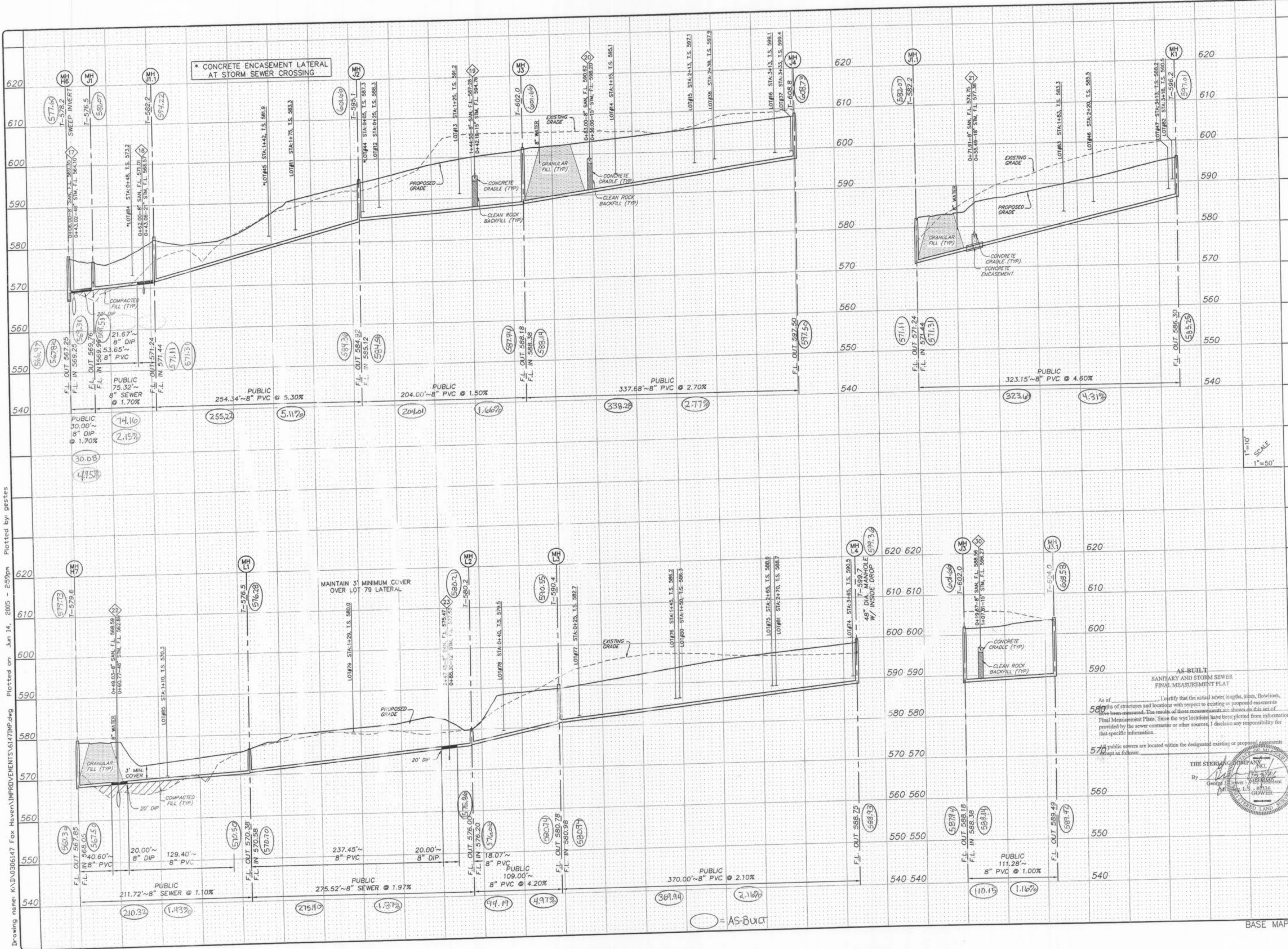
DRAWN: _____
DESIGNED: _____
CHECKED: _____

FOX HAVEN

SANITARY SEWER PROFILES

PROJECT: 03 06 147
M.S.D. SHEET
P# 15 OF 48
DIGITAL FILE LOCATION
K:\AD\0306147 IMP.dwg
05/14/05

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on Jun 14, 2005 - 2:59pm Plotted by gester



* CONCRETE ENCASUREMENT LATERAL AT STORM SEWER CROSSING

MAINTAIN 3' MINIMUM COVER OVER LOT 79 LATERAL

1"=10'
1"=50'

BASE MAP

ISSUE REMARKS/DATE

1	03-01-04	FIRST SUBMITTAL
2	06-15-04	REVISED PER CITY & DCSD COMMENTS
3	07-20-04	REVISED PER CITY COMMENTS
4	08-04-04	REVISED PER DCSD COMMENTS
5	08-12-04	REVISED PER DEVELOPER COMMENTS
6	10-18-04	REVISED PER DEVELOPER COMMENTS
7	04-21-05	REVISED OUTFALL STRUCTURE 02
8	06-14-05	GRADING COMMENTS PER DEVELOPER

PREPARED BY:
McBride & Son Homes Land Development, Inc.
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 534-2000

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5955 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63123
(314) 467-0440 FAX 467-8632
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: _____
DESIGNED: _____
CHECKED: _____

PROJECT: **FOX HAVEN**

SHEET TITLE: **SANITARY SEWER PROFILES**

NO.	03 06 147
M.S.D.	SHEET
P#	16
DIGITAL FILE LOCATION	OF 48

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

I certify that the actual sewer (length, depth, invert, flowlines, etc.) of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown in this set of Final Measurement Plans. Since the sewer locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

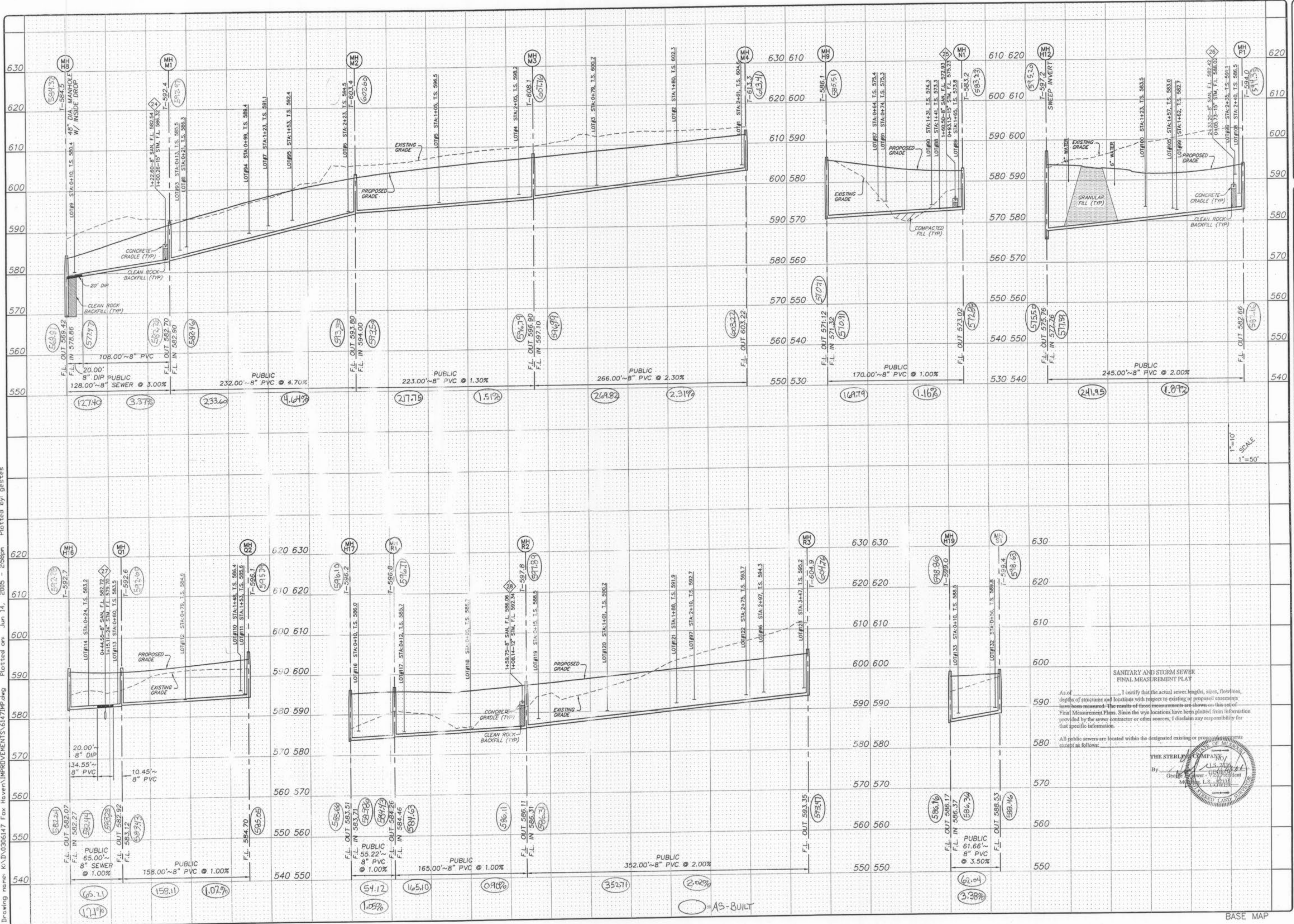
All public sewers are located within the designated existing or proposed easements except as follows:



○ = AS-BUILT

Foxhaven As Builts 8/22

Drawing name: K:\A\0306147 Fox Haven\IMPROVEMENTS\6147\MP.dwg Plotted on Jun 14, 2005 - 2:58pm Plotted by: gettes



ISSUE REMARKS/DATE

1	03-01-04	FIRST SUBMITTAL
2	06-15-04	REVISED PER CITY & DCSD COMMENTS
3	07-20-04	REVISED PER CITY COMMENTS
4	08-04-04	REVISED PER DCSD COMMENTS
5	08-04-04	REVISED PER DCSD COMMENTS
6	08-12-04	REVISED PER DEVELOPER COMMENTS
7	10-18-04	REVISED PER DEVELOPER COMMENTS
8	04-21-05	REVISED OUTFALL STRUCTURE 02
9	06-14-05	GRADING COMMENTS PER DEVELOPER

PREPARED FOR:
McBride & Son Homes
 Land Development, Inc.
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 534-2000

PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5665 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63112
 ST. LOUIS, MISSOURI 63112
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN: [] DESIGNED: [] CHECKED: []

PROJECT: **FOX HAVEN**

NO. 03 06 147
 M.S.D. SHEET
 PW 17
 OF 48

SHEET TITLE: **SANITARY SEWER PROFILES**

BASE MAP

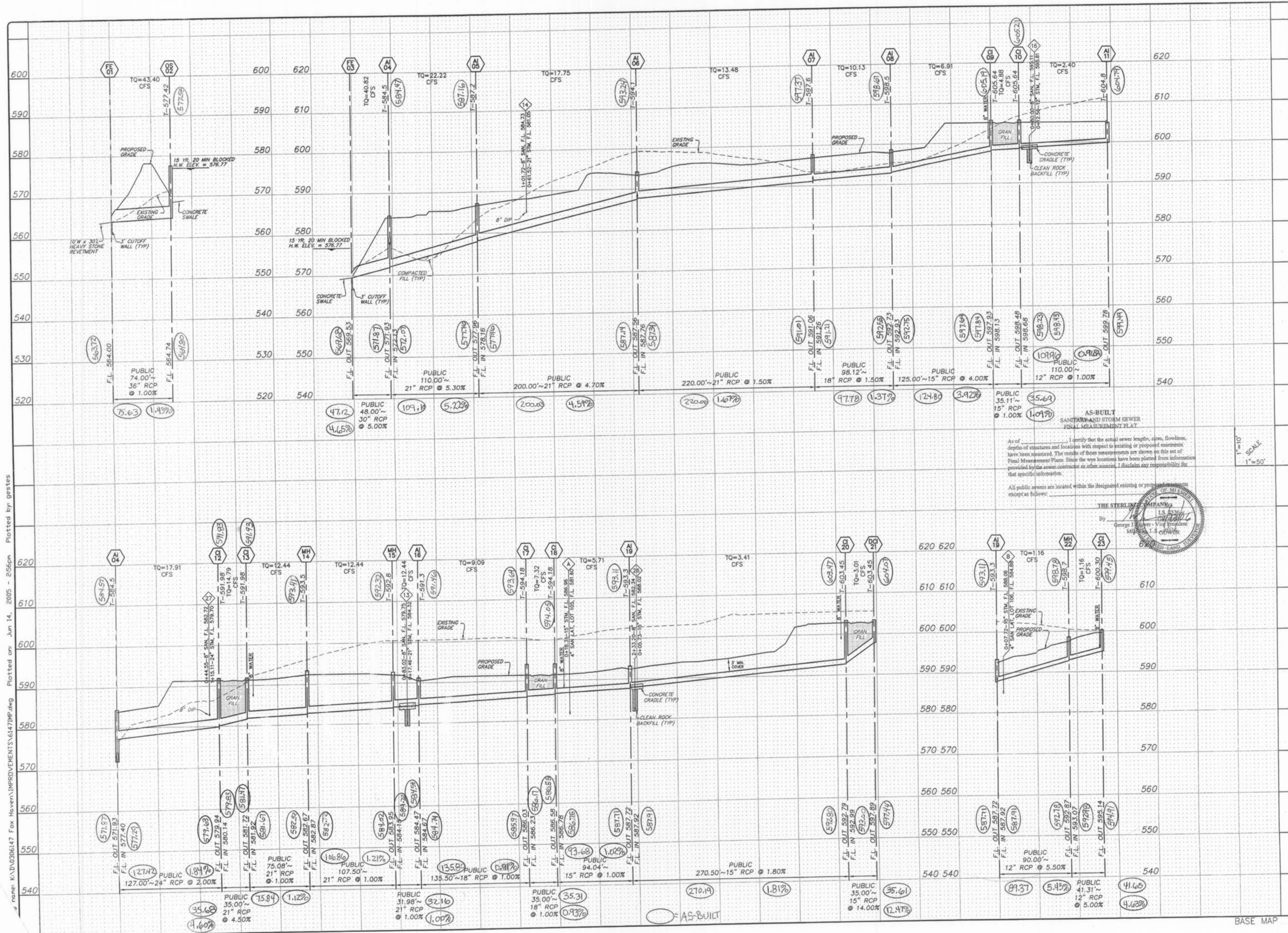
SANITARY AND STORM SEWER
 FINAL MEASUREMENT PLAN

As of [] I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the wire locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

THE STERLING COMPANY
 By: []
 GEORGE E. STERLING, P.E.
 VICE PRESIDENT
 MISSOURI REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 14828

name: K:\D0306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on: Jun 14, 2005 - 2:56pm Plotted by: grestes



As of _____ I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the ways locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



1" = 10'
1" = 50'

ISSUE	REVISION/DATE
1	05-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY & DCSD COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS
5	08-12-04 REVISED PER PWSDFW COMMENTS
6	10-18-04 REVISED PER DEVELOPER COMMENTS
7	04-21-05 REVISED OUTFALL STRUCTURE 02
8	06-14-05 GRADING COMMENTS PER DEVELOPER

PREPARED FOR:
McBride & Son Homes
Land Development, Inc.
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 634-2000

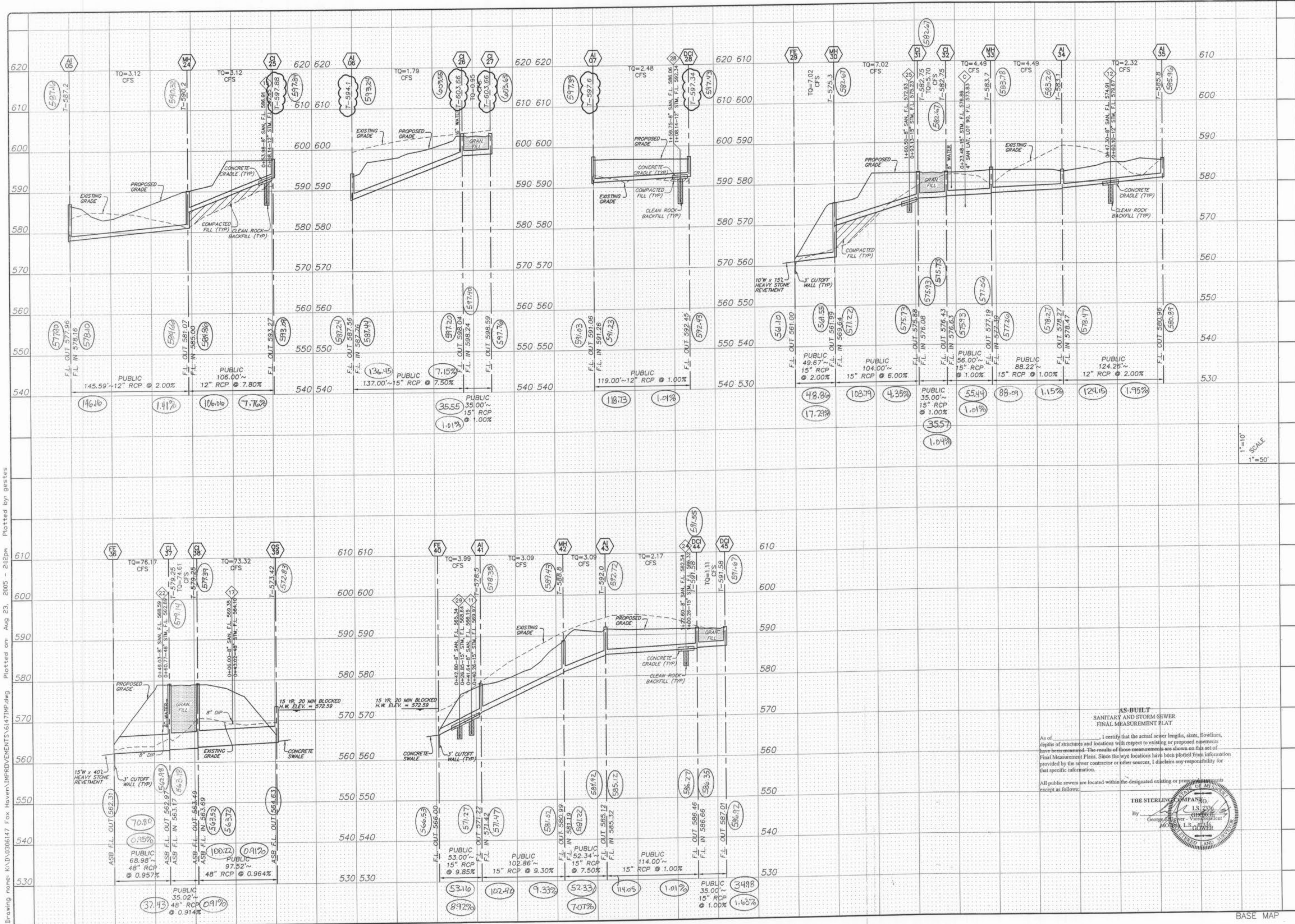
PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
 5005 NEW BAUNSGARTEN ROAD
 ST. LOUIS, MISSOURI 63112
 (314) 487-0440 FAX 487-5844
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN:	DESIGNED:	CHECKED:

PROJECT: **FOX HAVEN**
 SHEET TITLE: **STORM SEWER PROFILES**

NO	03 06 147
M.S.D.	SHEET
18	48
OF	48

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on: Aug 23, 2005 - 2:12pm Plotted by: gastes



ISSUE REMARKS/DATE

1	03-01-04	FIRST SUBMITTAL
2	06-15-04	REVISED PER CITY COMMENTS
3	07-20-04	REVISED PER CITY COMMENTS
4	08-04-04	REVISED PER DCSO COMMENTS
5	08-12-04	REVISED PER DCSO COMMENTS
6	10-18-04	REVISED PER DEVELOPER COMMENTS
7	04-21-05	REVISED OUTFALL STRUCTURE 02
8	06-14-05	GRAVING COMMENTS PER DEVELOPER

PREPARED FOR:
McBride & Son Homes
 Land Development, Inc.
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 534-2000



PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-8644
 E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **FOX HAVEN**

NO. 03 06 147
 P.S.D. SHEET
 P# 19
 ORIGINAL FILE LOCATION: SEWER-STERLING-2
 DATE: 11/27/04
 OF 48

BASE MAP

AS-BUILT
 SANITARY AND STORM SEWER
 FINAL MEASUREMENT PLAT

As of _____, I certify that the actual sewer lengths, sizes, elevations, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the pipe locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

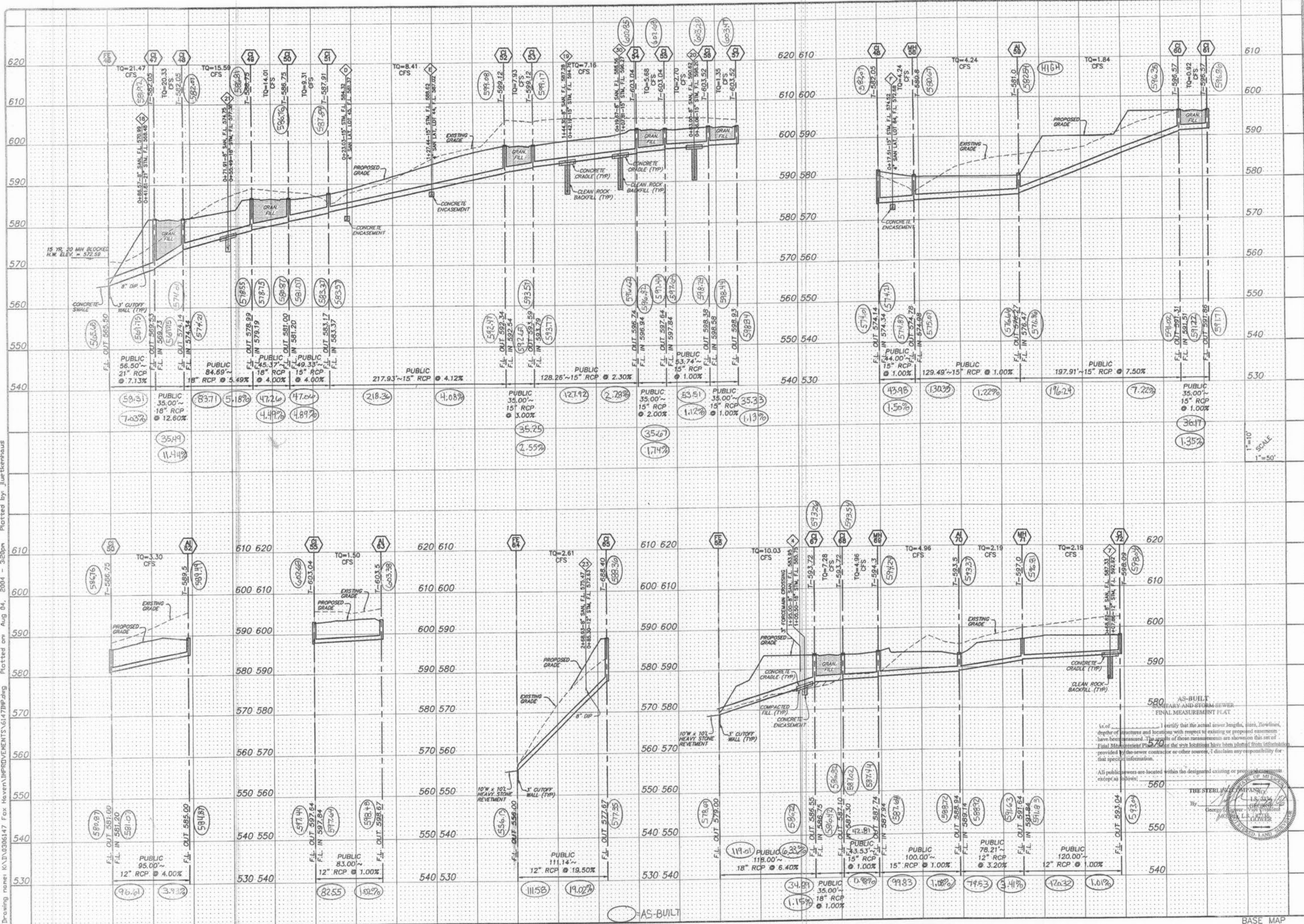
All public sewers are located within the designated existing or proposed easements except as follows:

THE STERLING COMPANY
 By: _____
 GEORGE J. STERLING, VICE PRESIDENT
 MISSOURI PROFESSIONAL ENGINEER NO. 12512

DRAWN: _____
 DESIGNED: _____
 CHECKED: _____

SHEET TITLE: STORM SEWER PROFILES

Drawing name: K:\D\0306147 Fox Haven IMPROVEMENTS\6147IMP.dwg Plotted on Aug 04, 2004 - 3:20pm Plotted by: j_luettnerhaus



I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurements. Please note the eye locations have been plotted from information provided by the sewer contractor or other sources. I disclaim any responsibility for that specific information.

All public easements are located within the designated existing or proposed easements except as follows:



BASE MAP

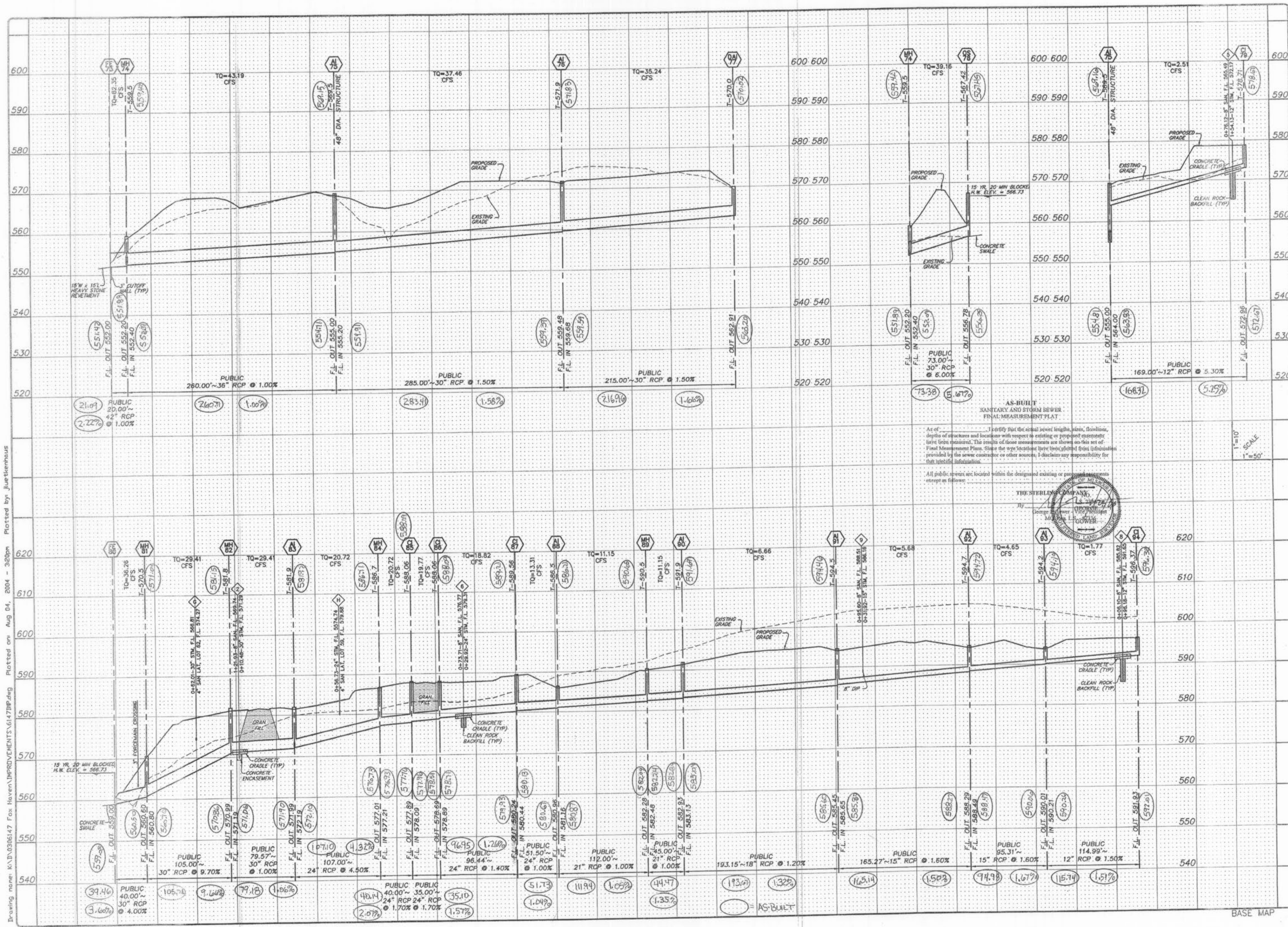
ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	05-15-04 REVISED PER CITY COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS

PREPARED FOR:
McBride & Son Homes
 Land Development, Inc.
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 534-2000

PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5655 NEW BAUMGARTNER ROAD
 (314) 487-0440 FAX 487-5844
 E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **03 06 147**
 SHEET: **20** OF **48**
 SHEET TITLE: **STORM SEWER PROFILES**

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on Aug 04, 2004 - 3:20pm Plotted by: jluetjenhaus



AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the eye location is not shown, I disclaim any responsibility for that location information.

All public sewers are located within the designated existing or proposed easements except as follows:



ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	05-15-04 REVISED PER CITY & DCSD COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS

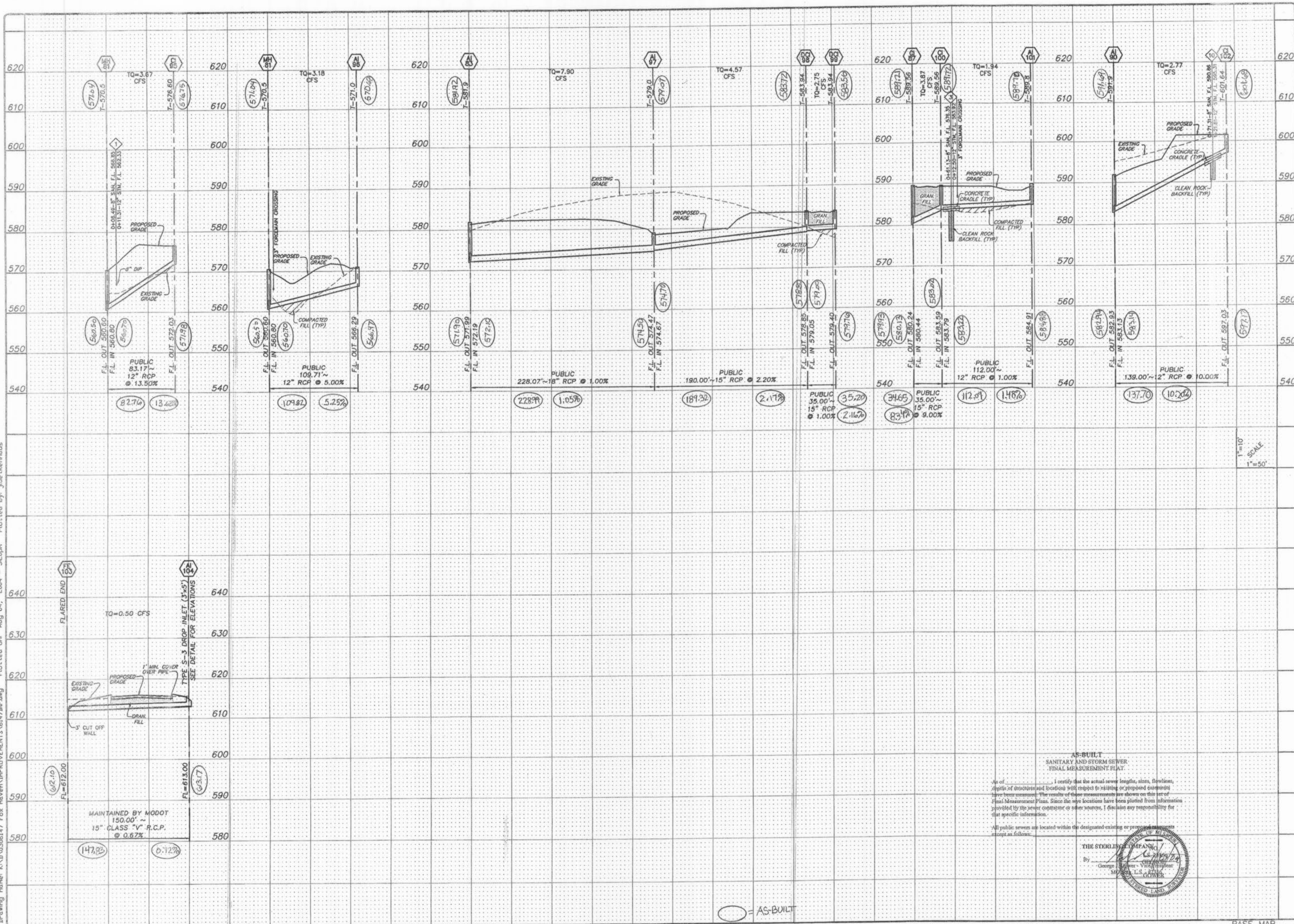
PREPARED FOR:
McBride & Son Homes, Inc.
Land Development, Inc.
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 534-2000

THE **STERLING CO.**
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-9944
E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **FOX HAVEN** SHEET TITLE: **STORM SEWER PROFILES**

DRAWN: _____ DESIGNED: _____ CHECKED: _____

NO. 03 06 147	SHEET
M.S.D.	21
OF	48



ISSUE REMARKS/DATE

1	03-01-04	FIRST SUBMITTAL
2	06-15-04	REVISED PER CITY COMMENTS
3	07-20-04	REVISED PER CITY COMMENTS
4	08-24-04	REVISED PER DCSO COMMENTS

PREPARED FOR:

**McBride & Son Homes
Land Development, Inc.**
#1 McBride & Son Center Drive
Chestertield, Missouri 63005
(636) 534-2000

PREPARED BY:

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63128
P: (314) 445-4040 F: (314) 467-8844
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: _____
DESIGNED: _____
CHECKED: _____

PROJECT: **FOX HAVEN**

SHEET TITLE: **STORM SEWER PROFILES**

NO.	03 06 147
M.S.D.	SHEET
PI#	22
DIGITAL FILE LOCATION	OF 48

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

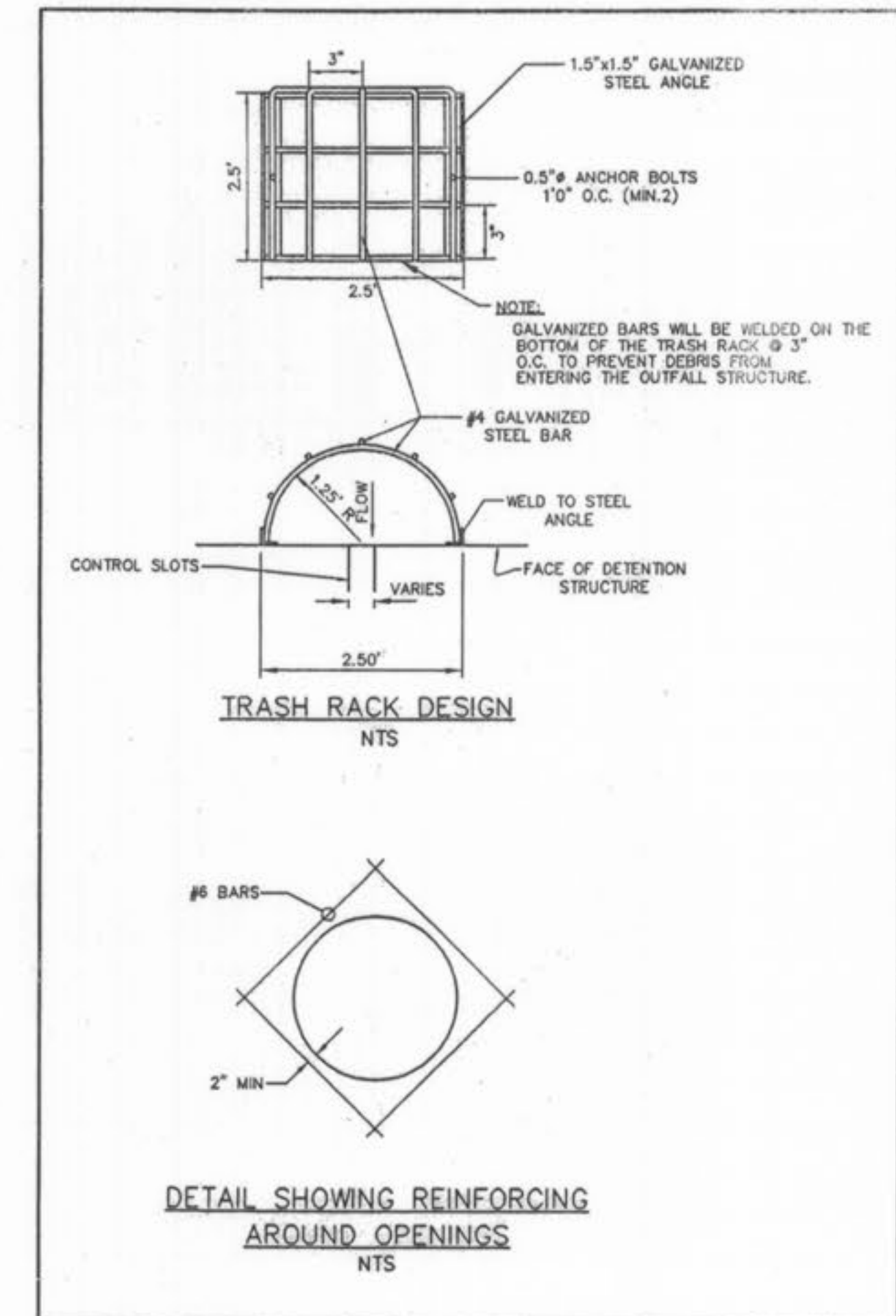
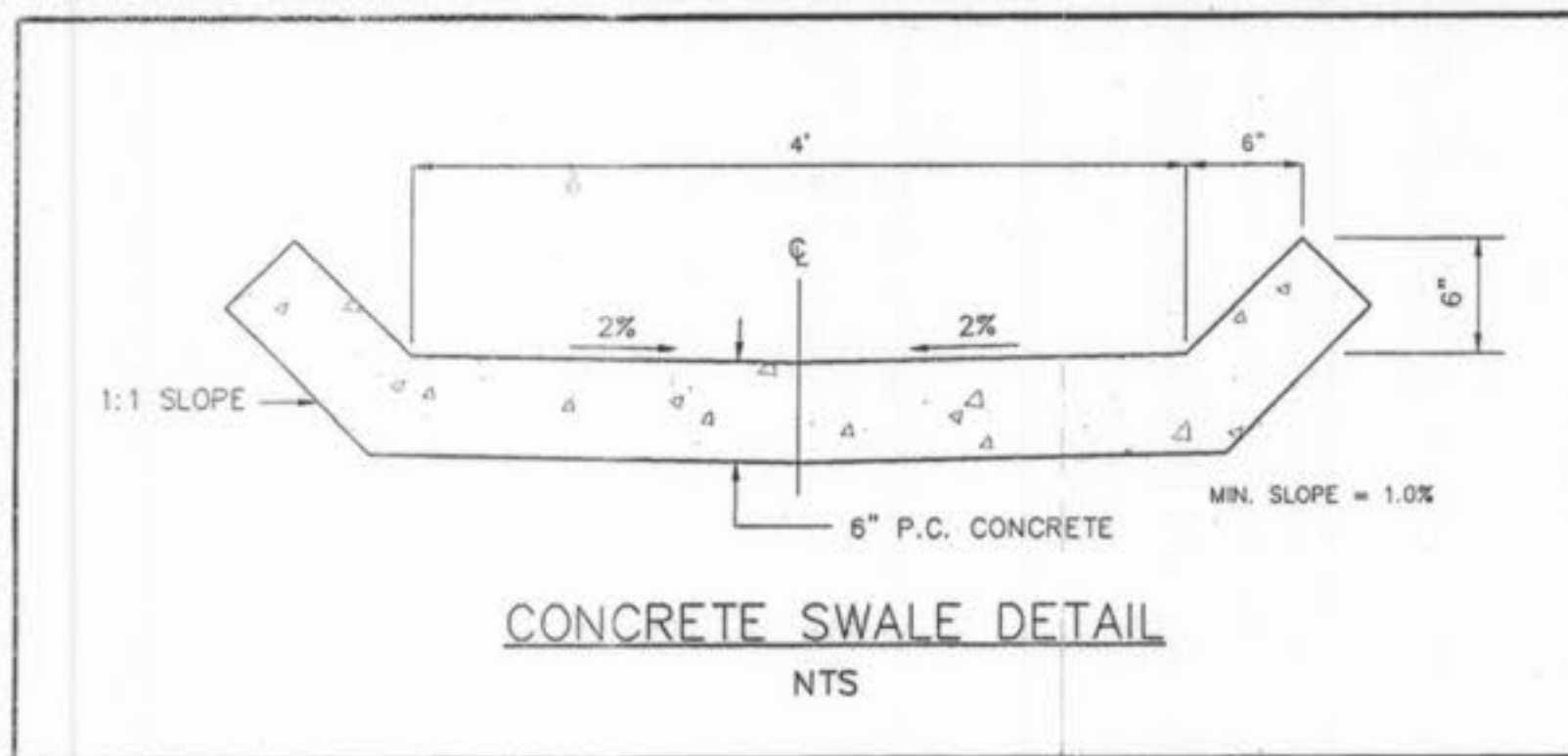
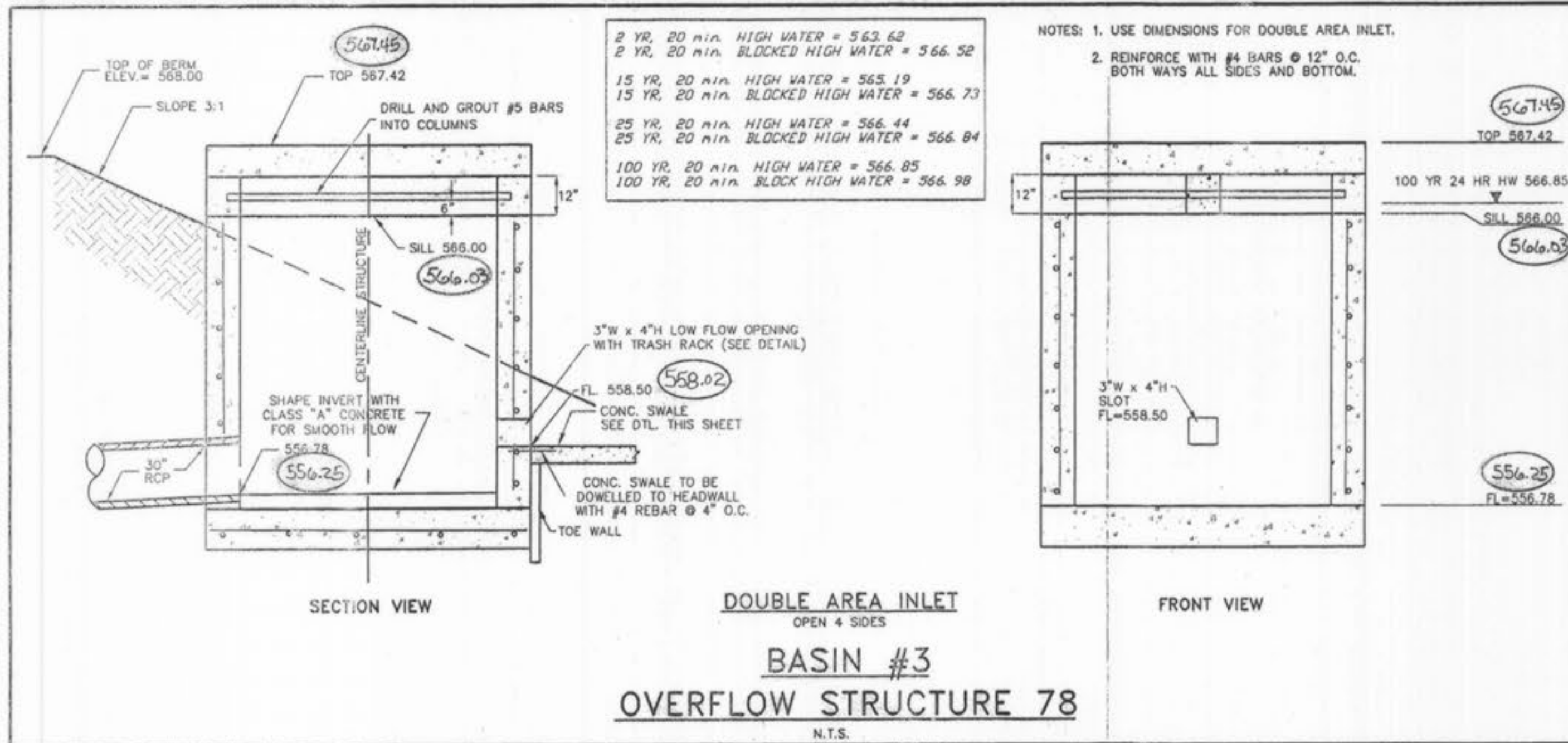
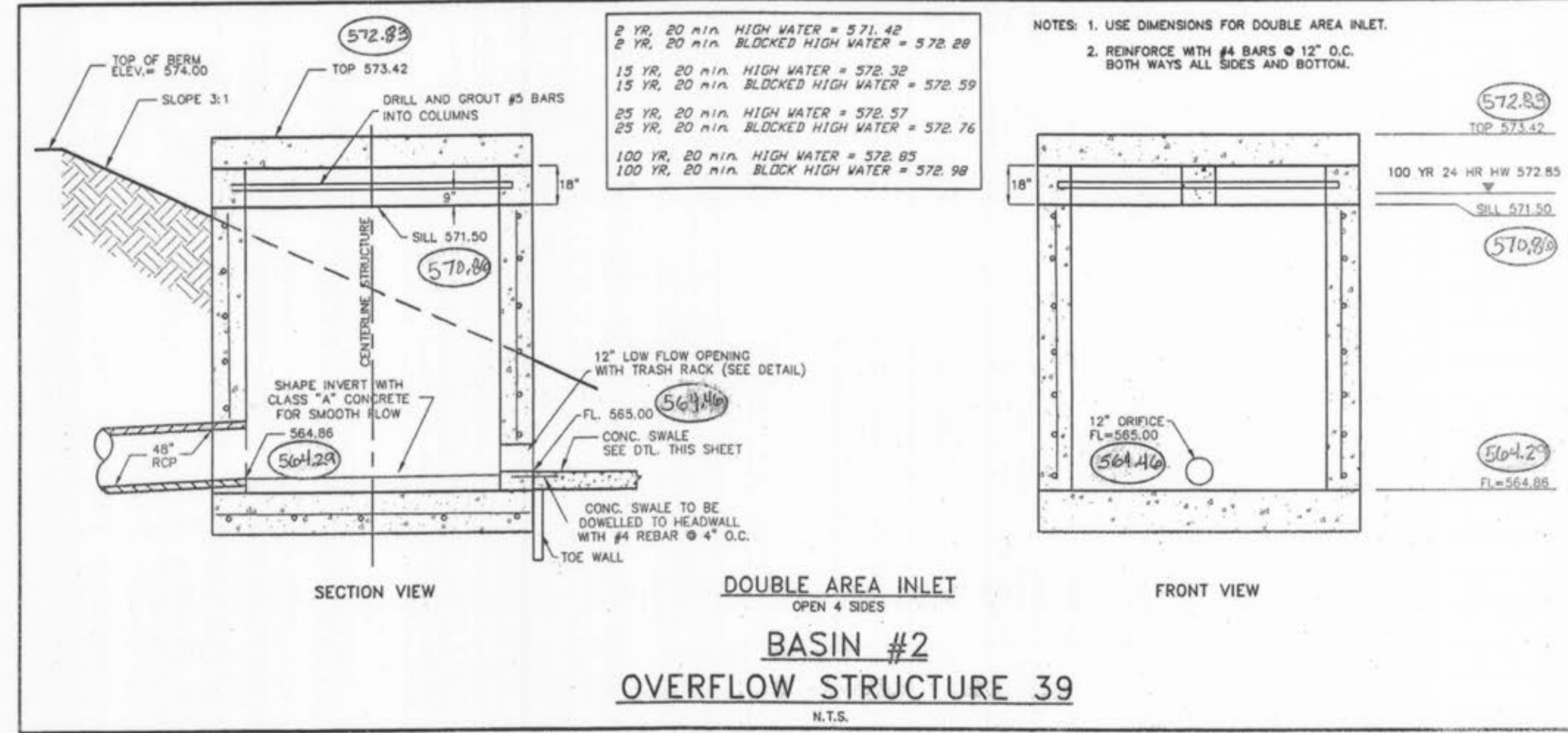
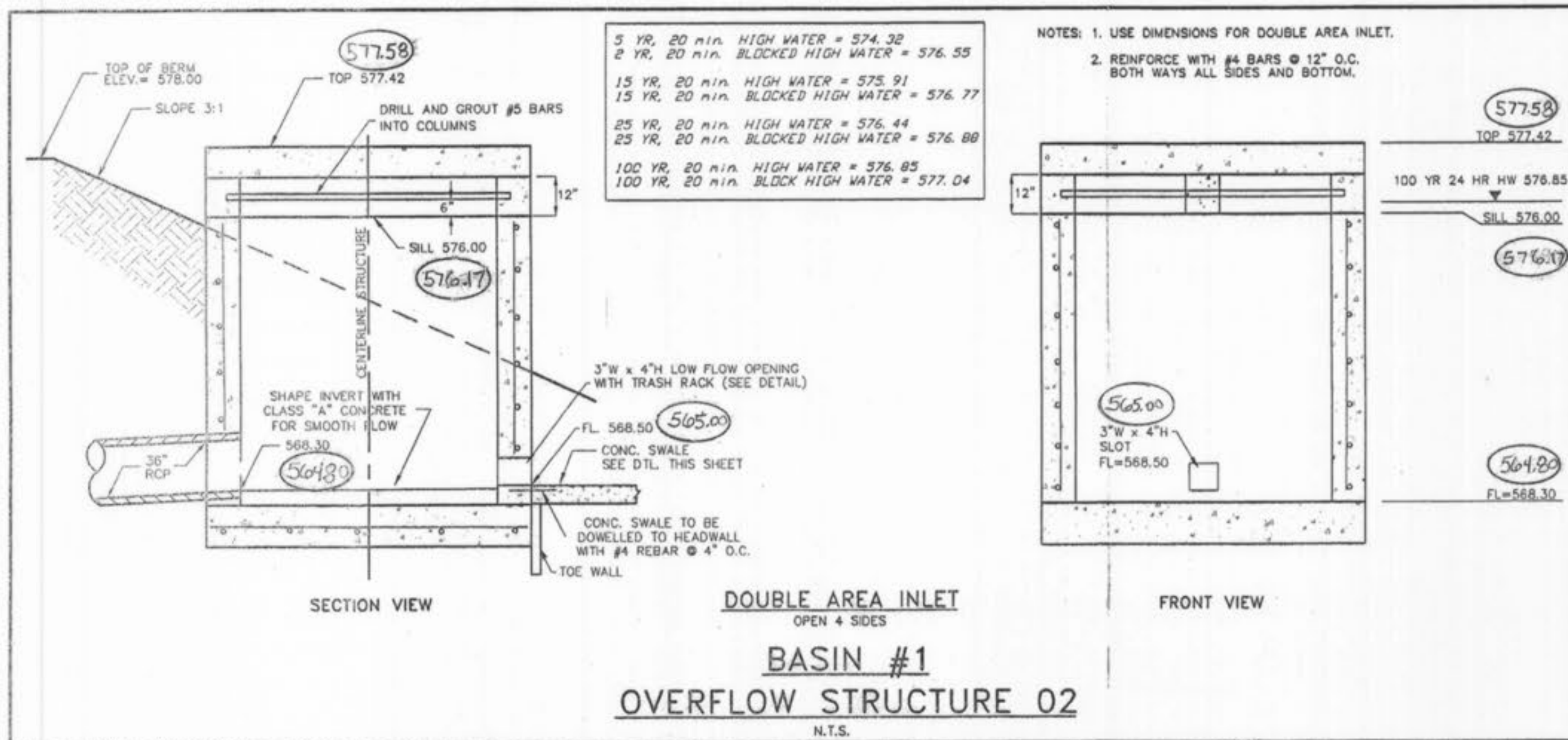
I, _____, certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the above locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



BASE MAP

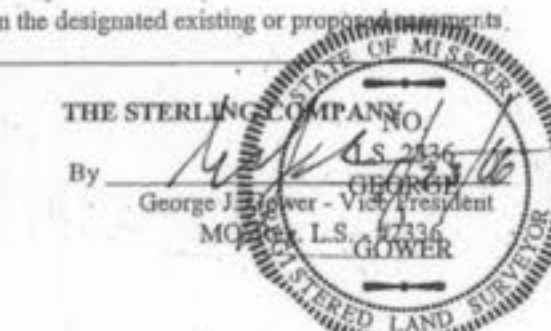
Drawing name: K:\D\0306147 - Fox Haven\IMPROVEMENTS\6147IMP.dwg Plotted on: Jul 20, 2004 - 9:52am Plotted by: juersthaus



AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed encumbrances have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed encumbrances except as follows: _____



○ = AS-BUILT

ISSUE	REVISION/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY & DCSD COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS

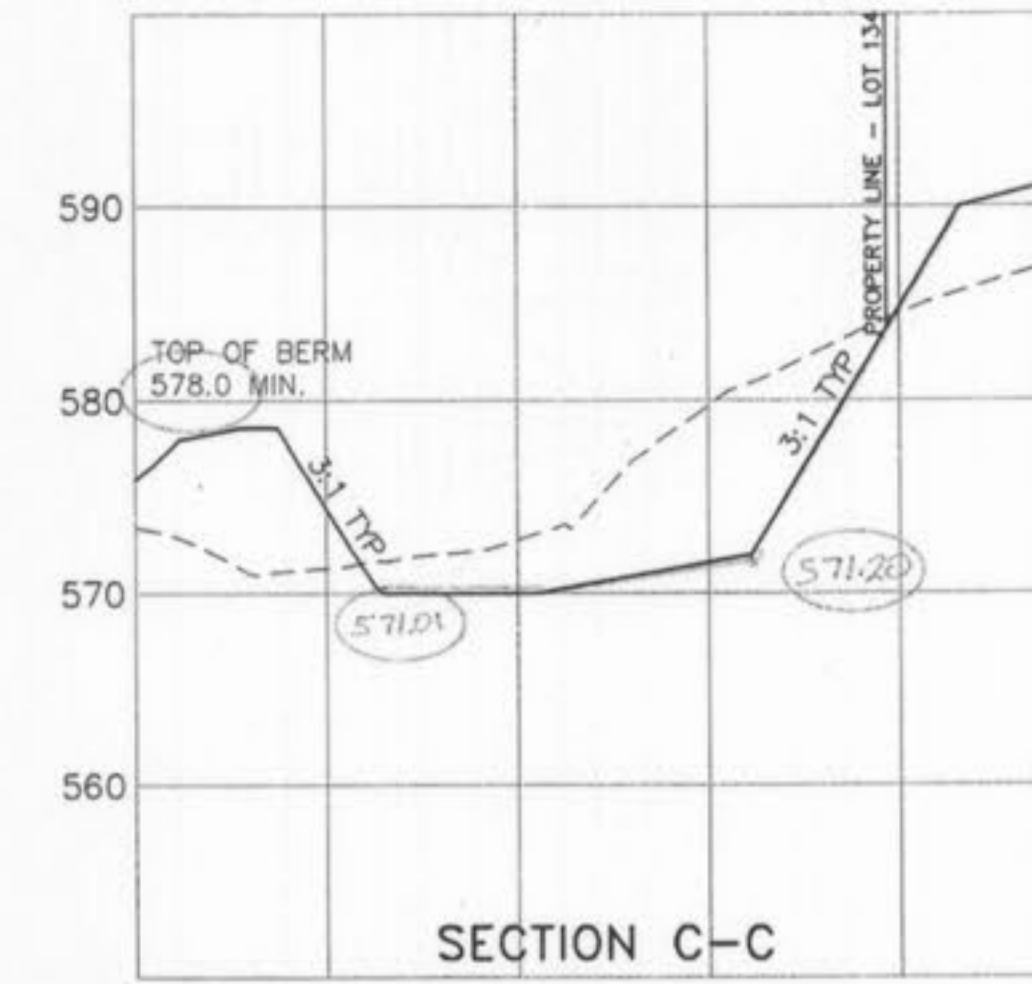
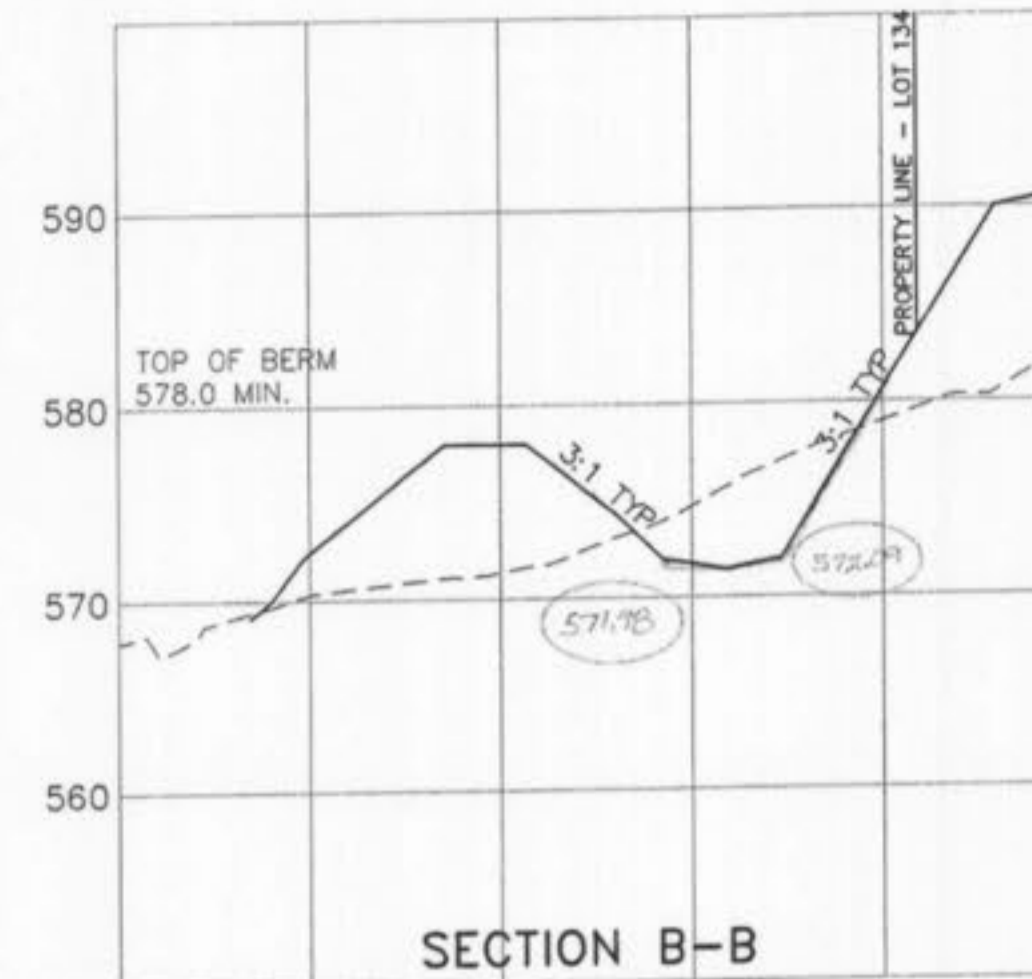
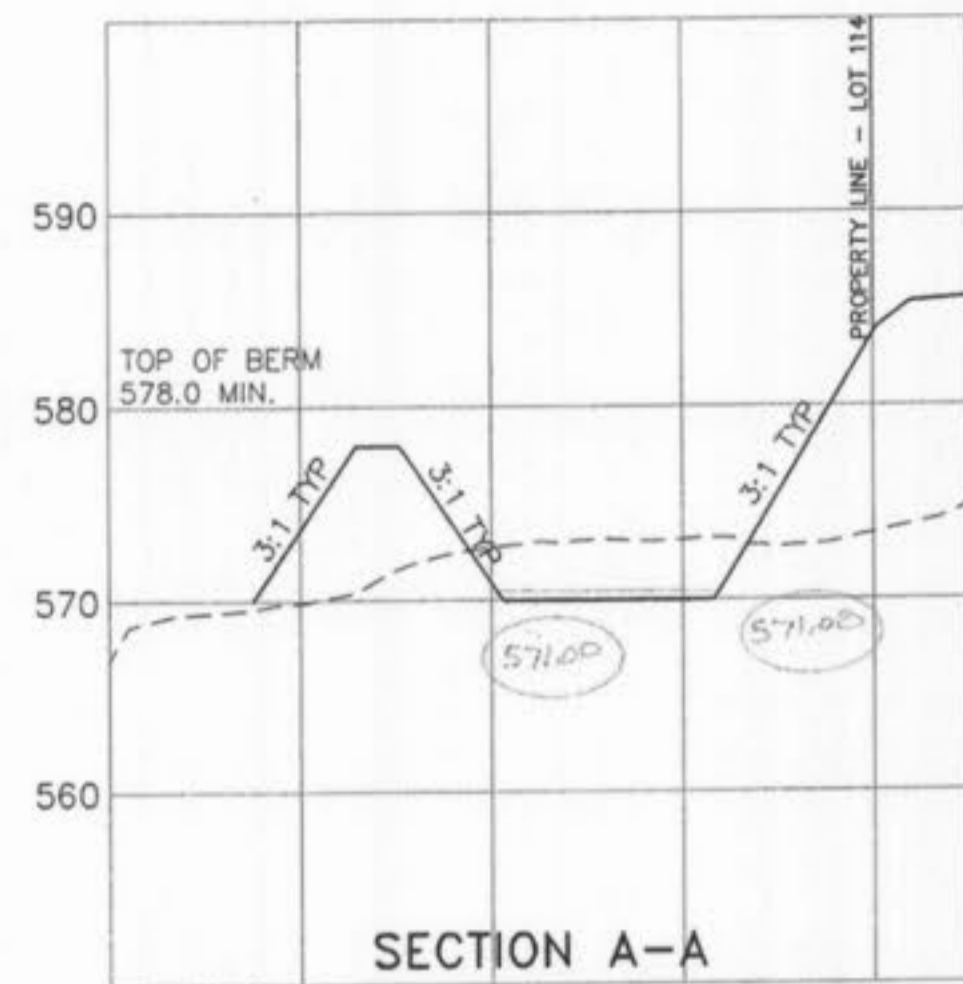
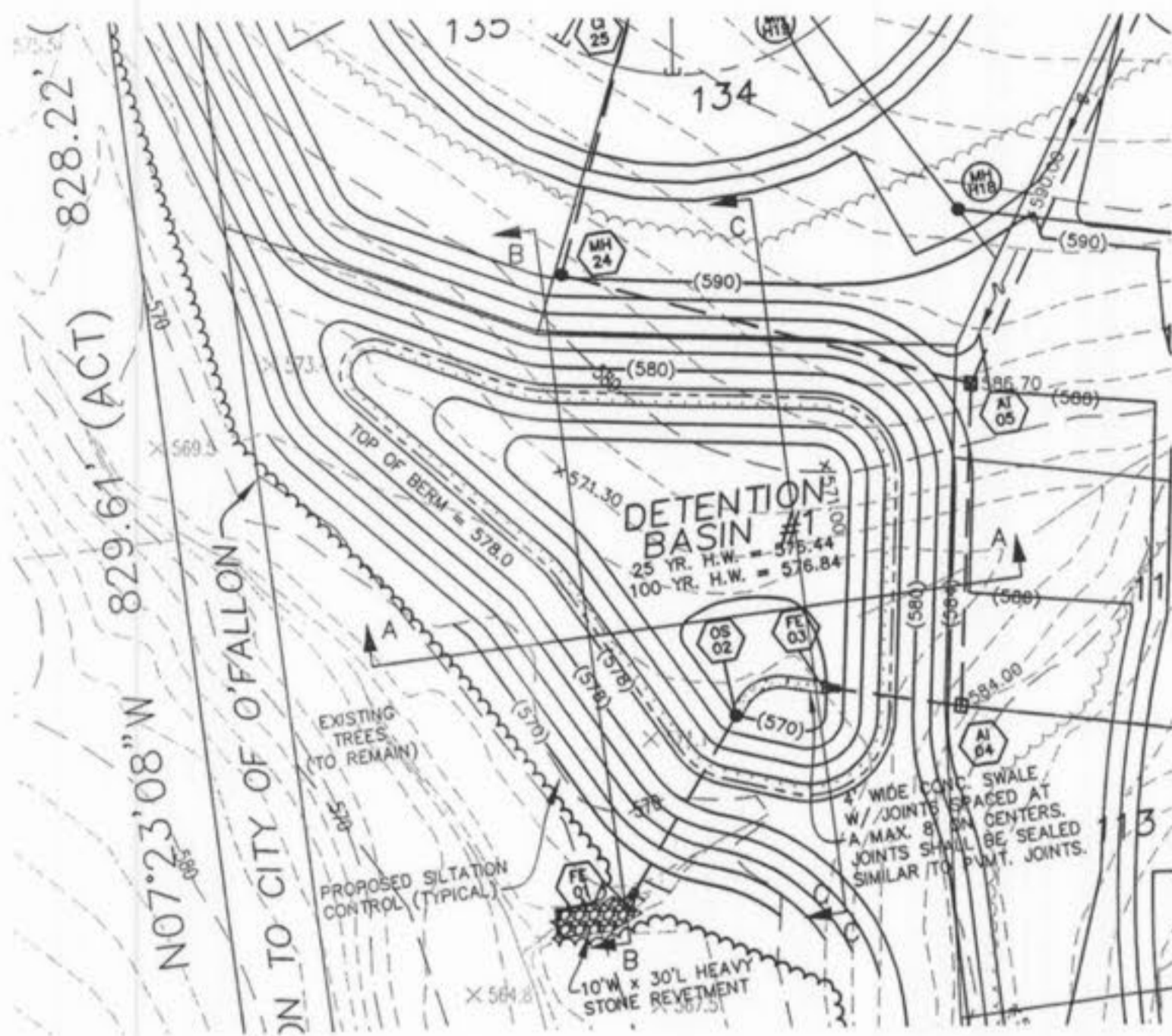
PREPARED FOR:
McCride & Son Homes Land Development, Inc.
#1 McCride & Son Center Drive
Chastierfield, Missouri 63005
(636) 537-2000

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5665 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

PROJECT:	FOX HAVEN
SHEET TITLE:	OUTFALL STRUCTURE DETAILS
NO.	03 06 147
M.S.D.	SHEET
P#	27
DIGITAL FILE LOCATION	48
SERVER=STERLING-2	
8/14/2004	

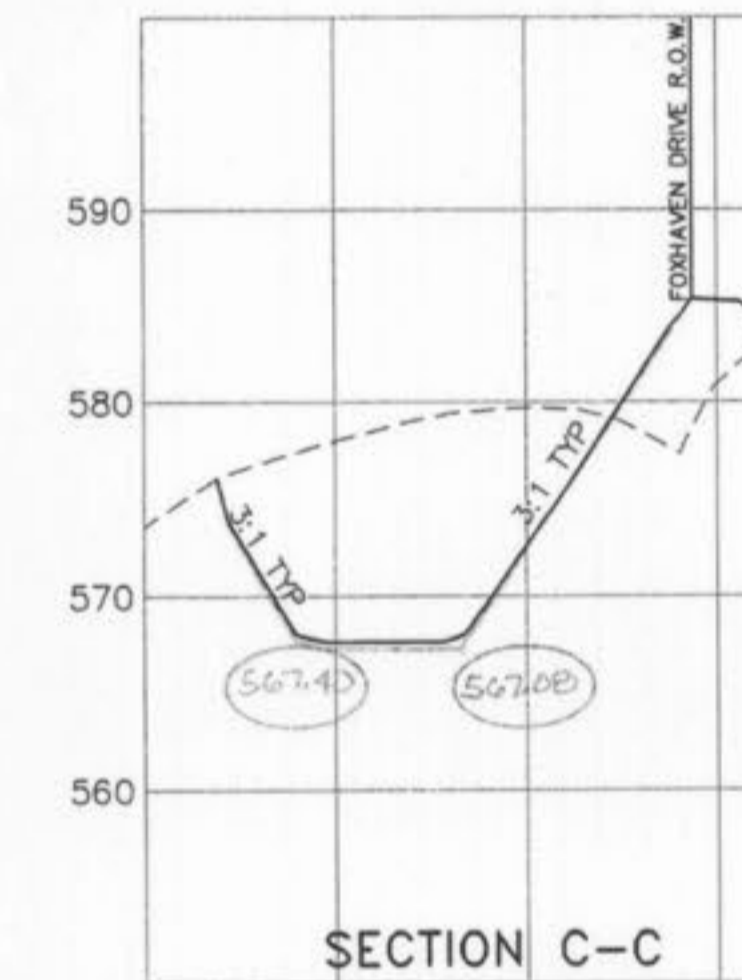
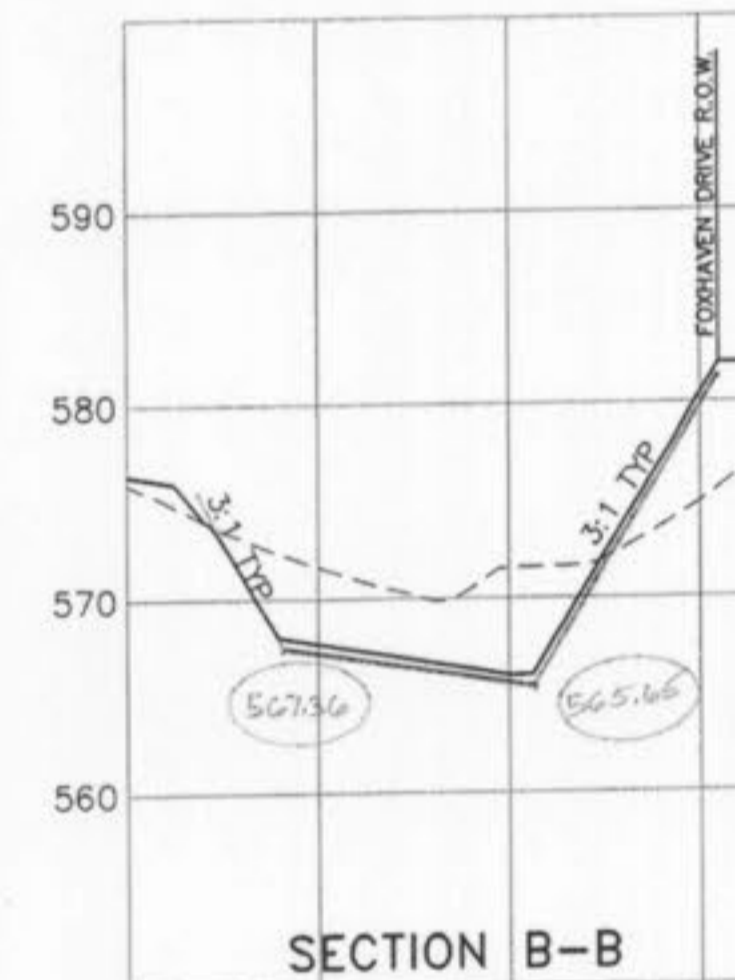
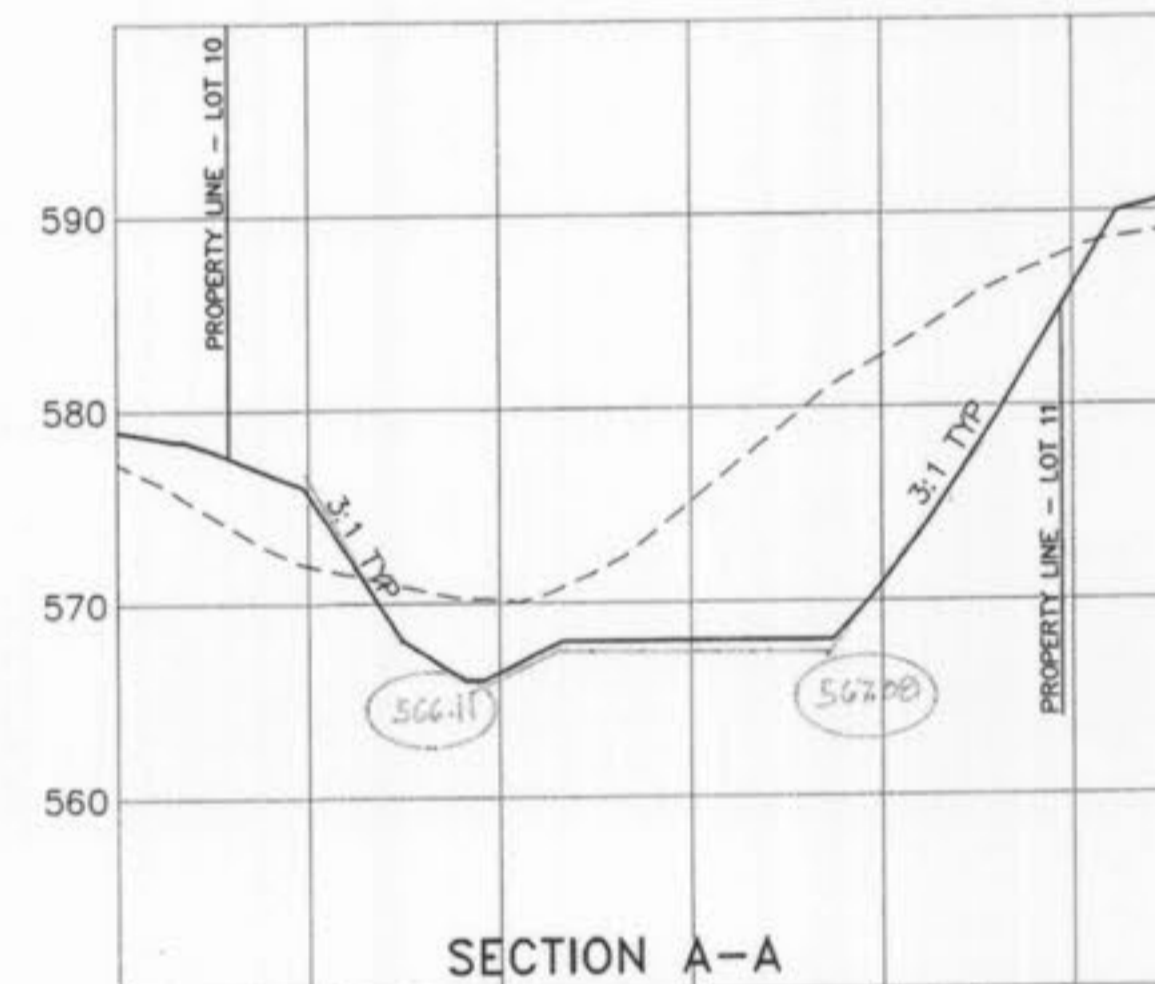
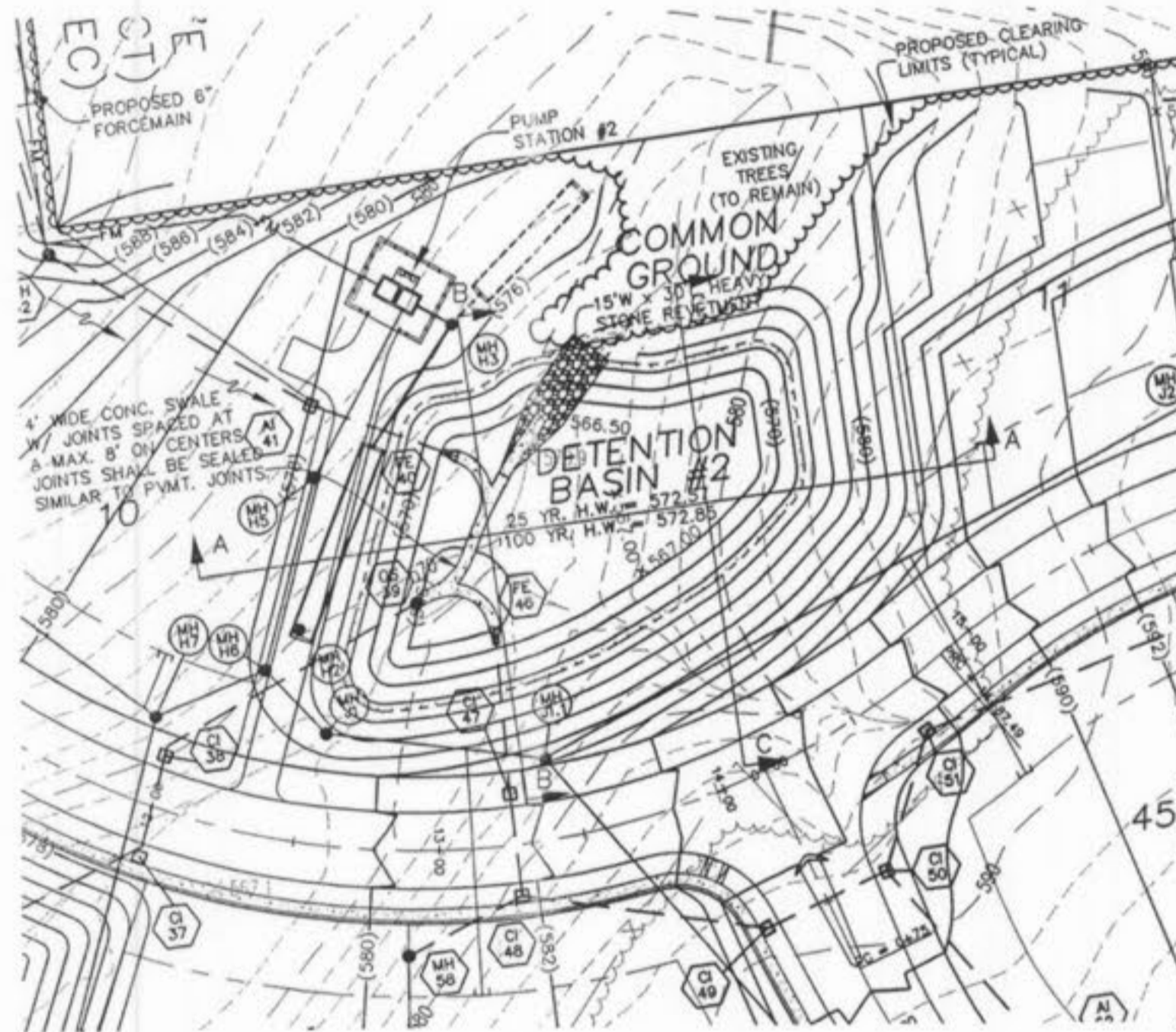
BASE MAP

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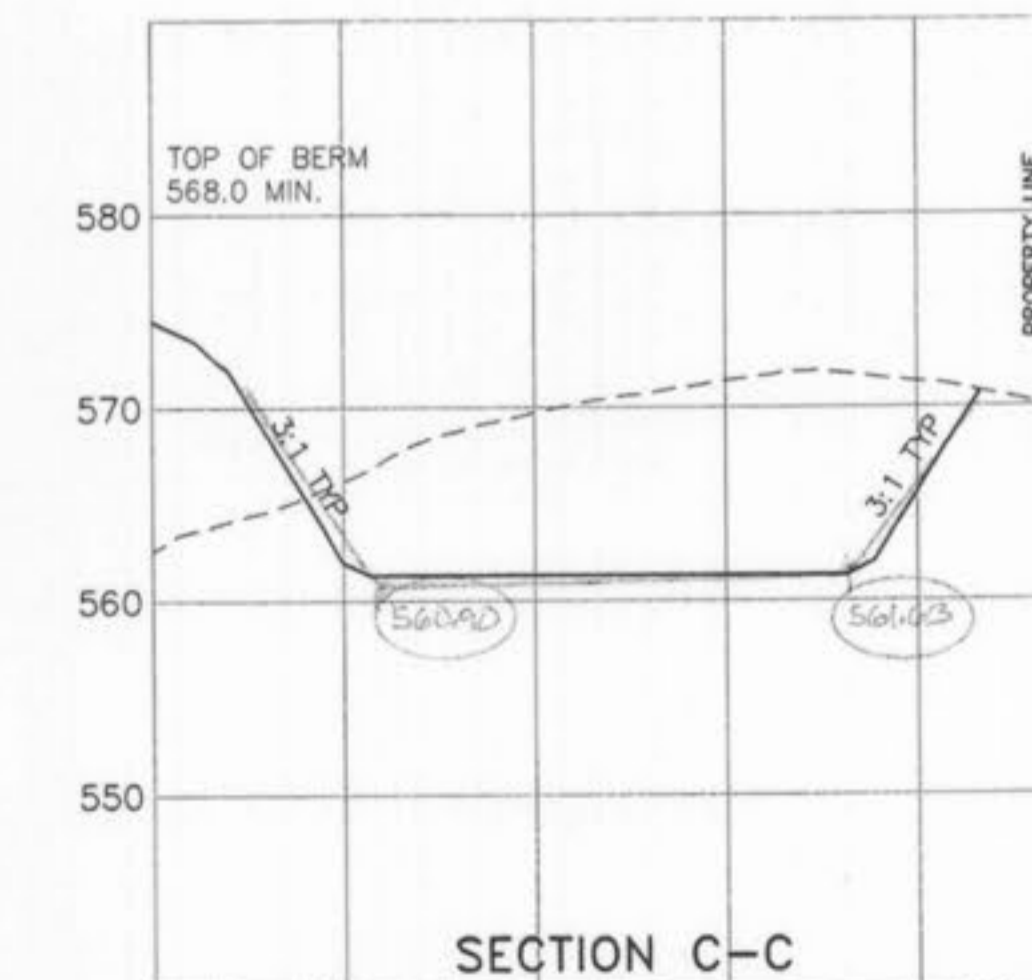
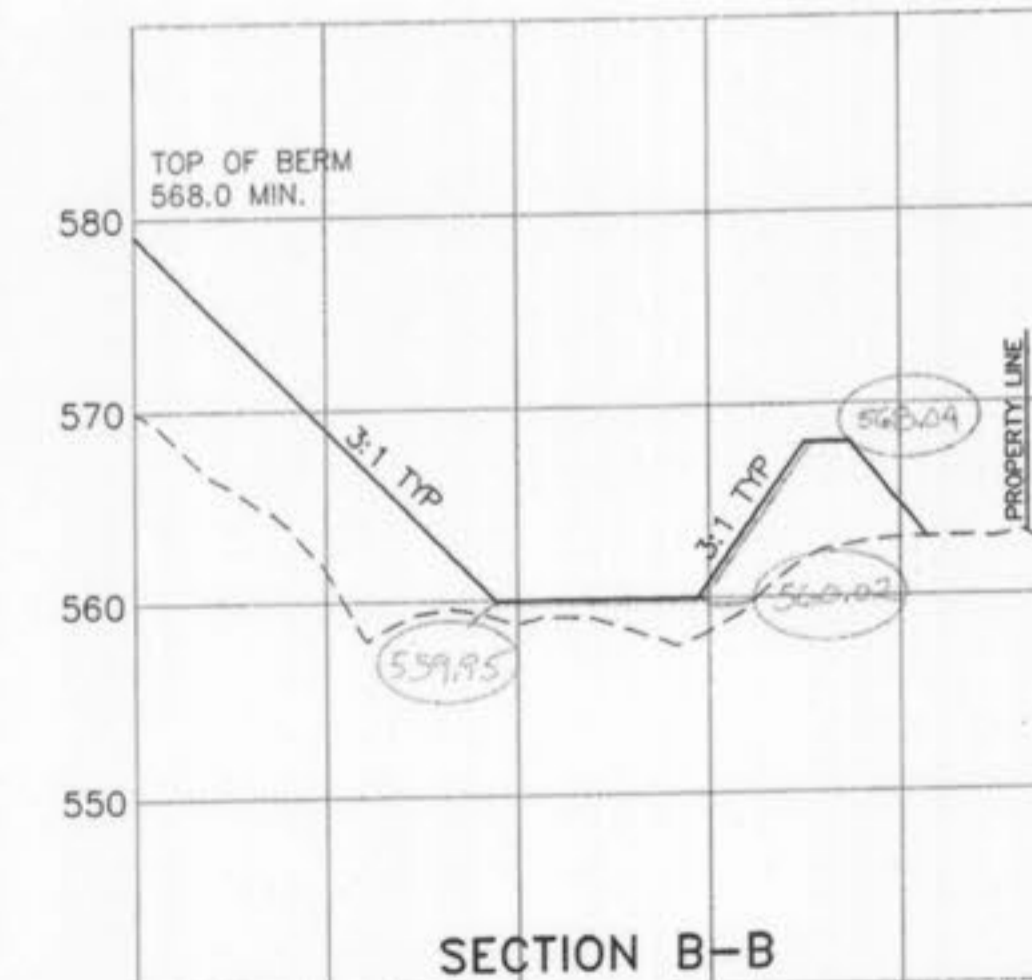
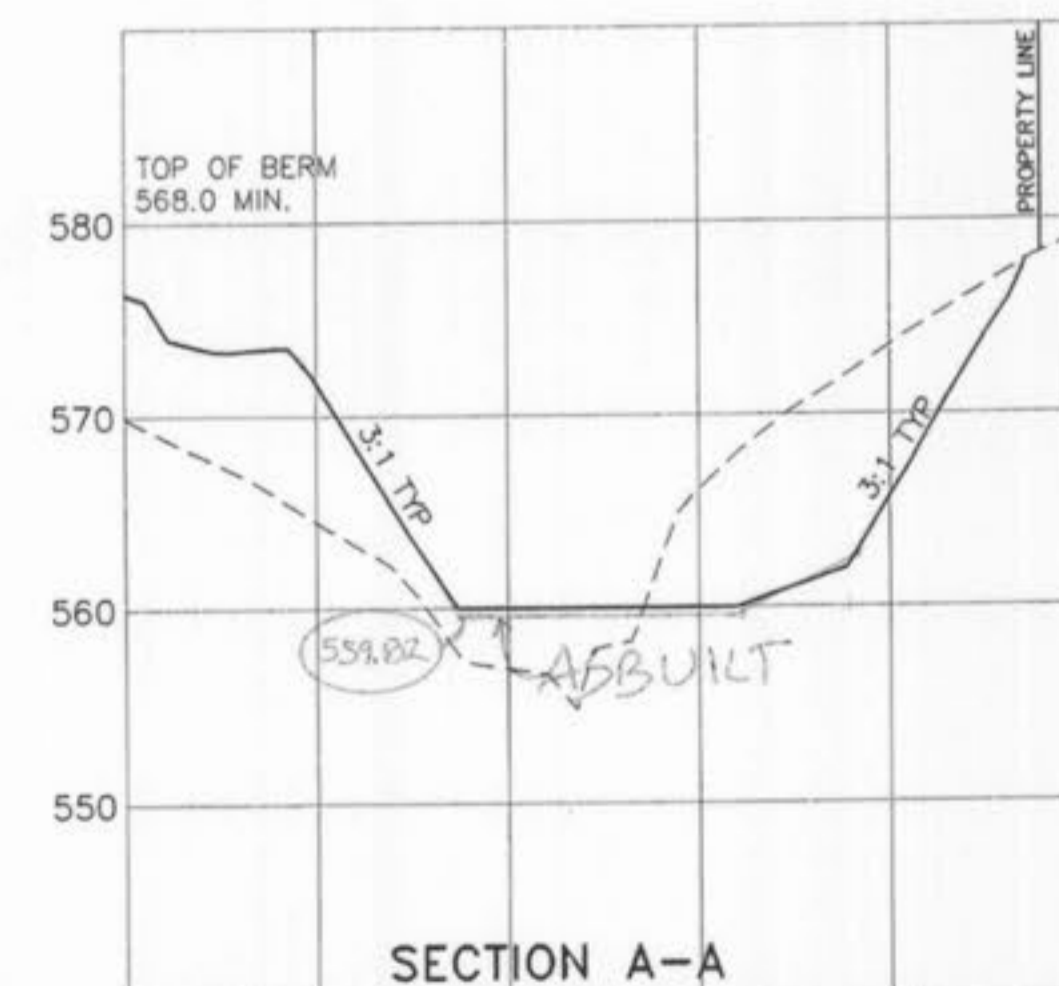
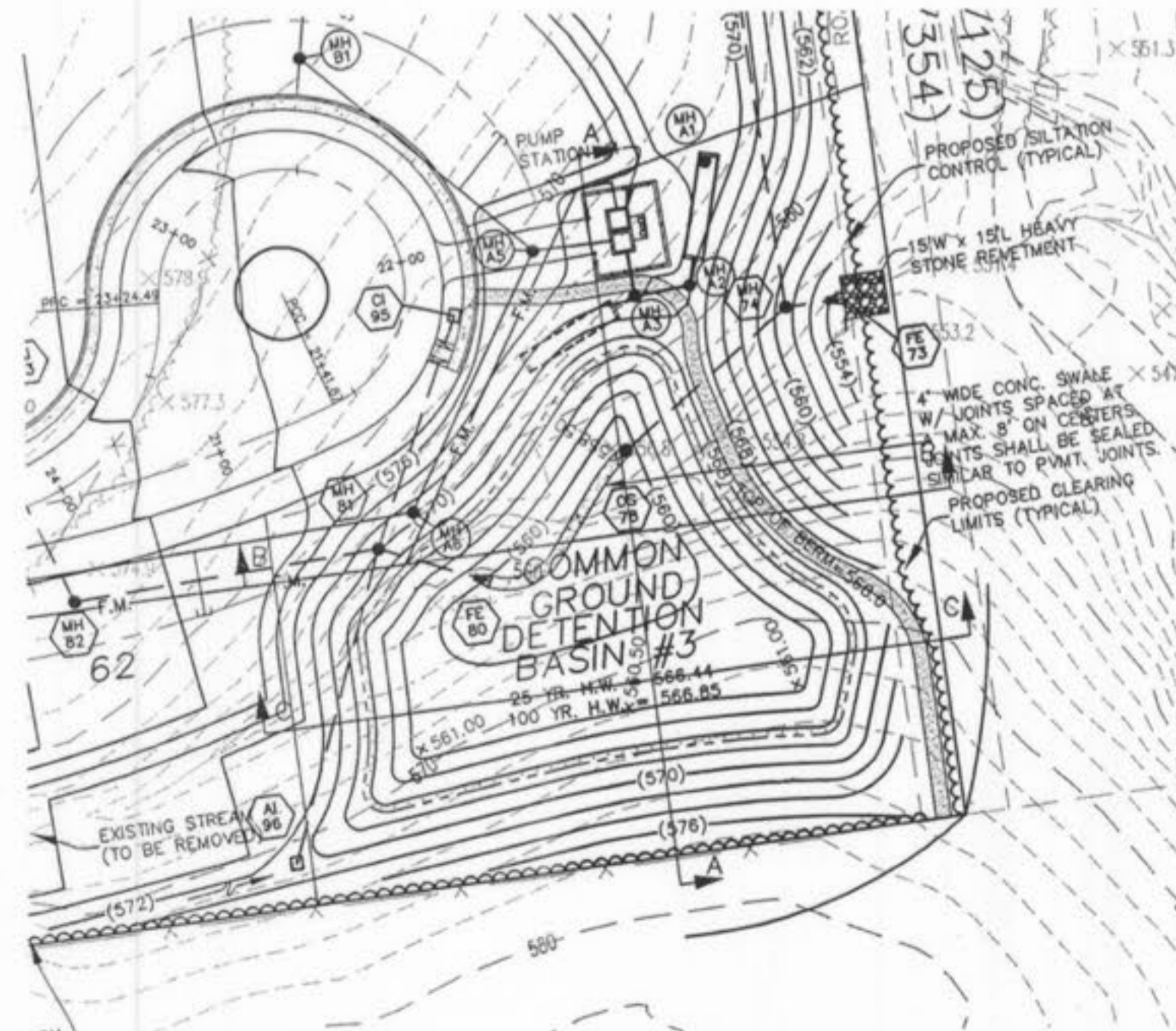
SECTION A-A
SECTION B-B
SECTION C-C

DETENTION BASIN #1
SCALE:
1" = 50' HOR.
1" = 10' VER.



SECTION A-A
SECTION B-B
SECTION C-C

DETENTION BASIN #2
SCALE:
1" = 50' HOR.
1" = 10' VER.



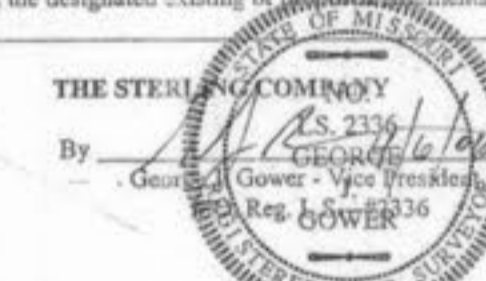
SECTION A-A
SECTION B-B
SECTION C-C

DETENTION BASIN #3
SCALE:
1" = 50' HOR.
1" = 10' VER.

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed assessments have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

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ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER CITY COMMENTS
5	08-12-04 REVISED PER PWS&D COMMENTS
6	10-18-04 REVISED PER DEVELOPER COMMENTS
7	04-21-05 REVISED PER UTILITY COMMENTS
8	06-14-05 GRADING COMMENTS PER DEVELOPER

PREPARED FOR:
McBride & Son Homes
Land Development, Inc.
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 537-2000



PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

PROJECT:
FOX HAVEN

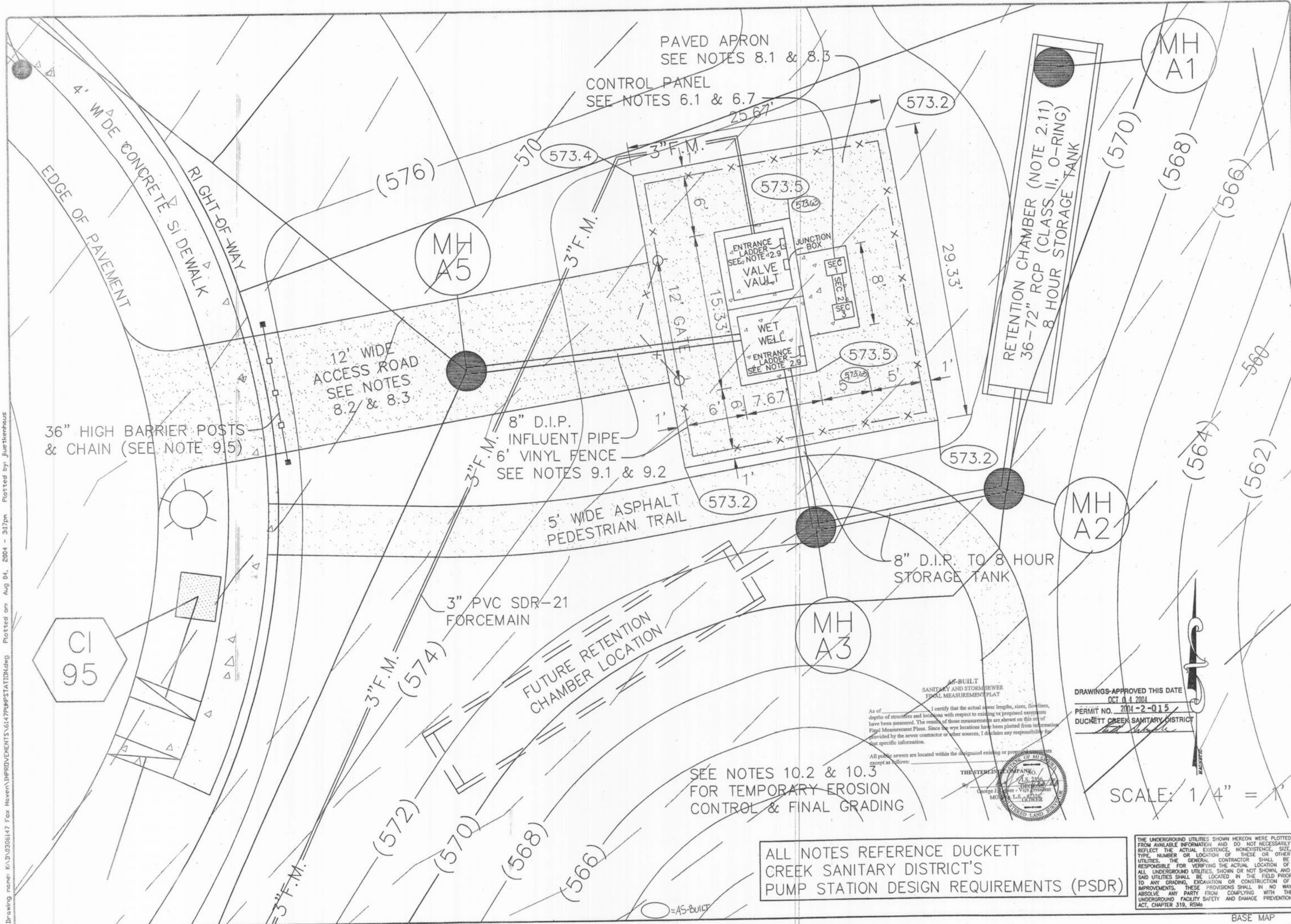
DRAWN:
DESIGNED:
CHECKED:

SHEET TITLE:
DETENTION BASIN SECTIONS

NO.	03 06 147
M.S.D.	SHEET
PH	28
DIGITAL FILE LOCATION	OF 48
SEWER-STERLING-2	
1/14/05.dwg	

BASE MAP

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147PUMPSTATION.dwg Plotted on: Aug 04, 2004 - 3:17pm Plotted by: juerterhaus



ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY & DCSD COMMENTS
3	07-25-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS

PREPARED FOR:
**McBride & Son Homes
Land Development, Inc.**
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 537-2000

PREPARED BY:
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ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng-survey.com

DRAWN: _____
DESIGNED: _____
CHECKED: _____

PROJECT: **FOX HAVEN**

SHEET TITLE: **PUMP STATION #1 PLAN**

DRAWINGS APPROVED THIS DATE
OCT 04 2004
PERMIT NO. 2004-2-015
DUCKETT CREEK SANITARY DISTRICT

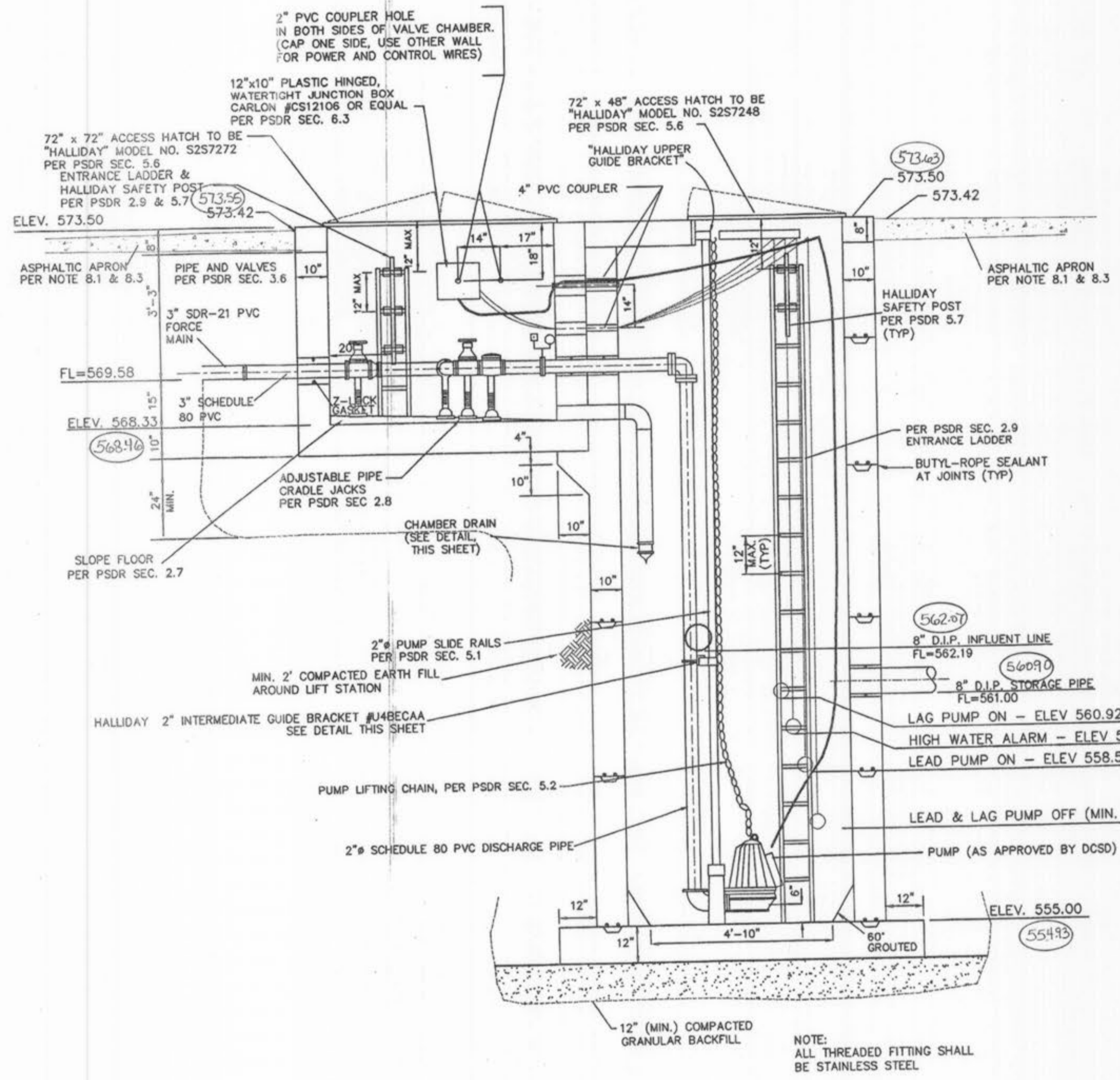
SCALE: 1/4" = 1'

ALL NOTES REFERENCE DUCKETT CREEK SANITARY DISTRICT'S PUMP STATION DESIGN REQUIREMENTS (PSDR)

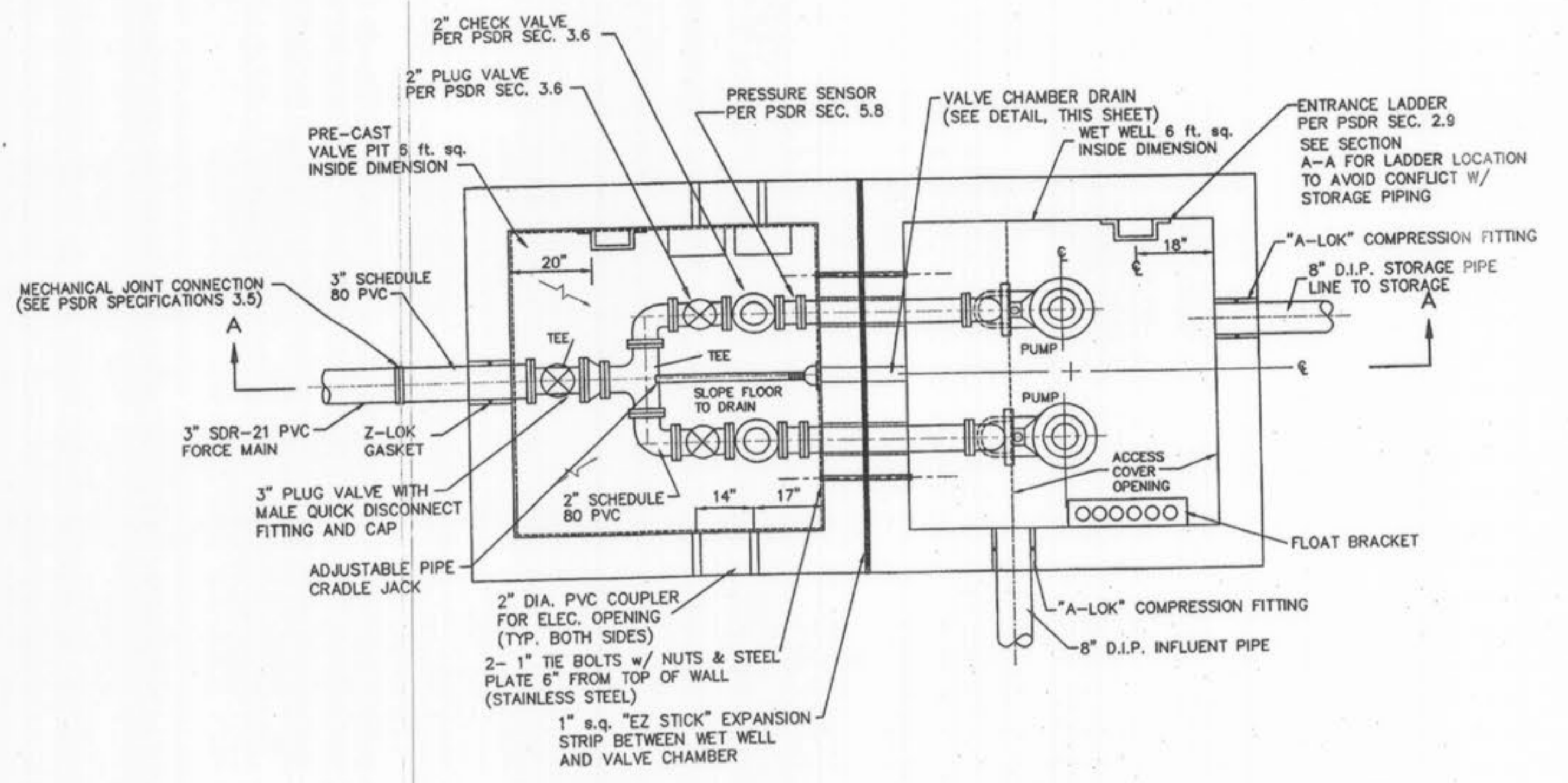
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND 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.

BASE MAP

Drawing name: K:\D\306147 Fox Haven IMPROVEMENTS\6147UMPDETAIL.dwg Plotted on: Aug 04, 2004 - 3:16pm Plotted by: Justenhaus



SECTION "A-A"
WET WELL AND VALVE CHAMBER
 SCALE: 1/2" = 1'-0"

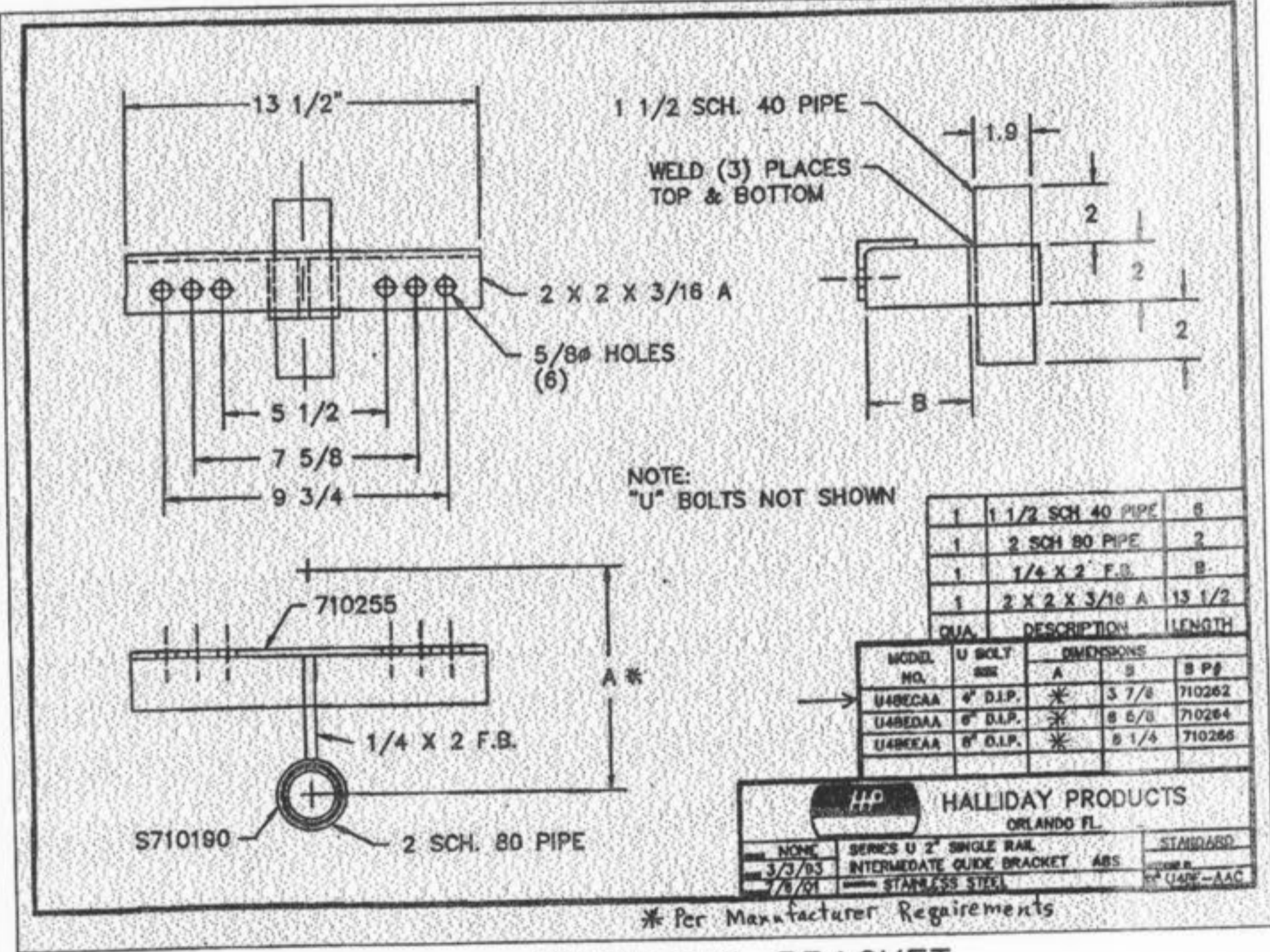


WET WELL AND VALVE CHAMBER
 SCALE: 1/2" = 1'-0"

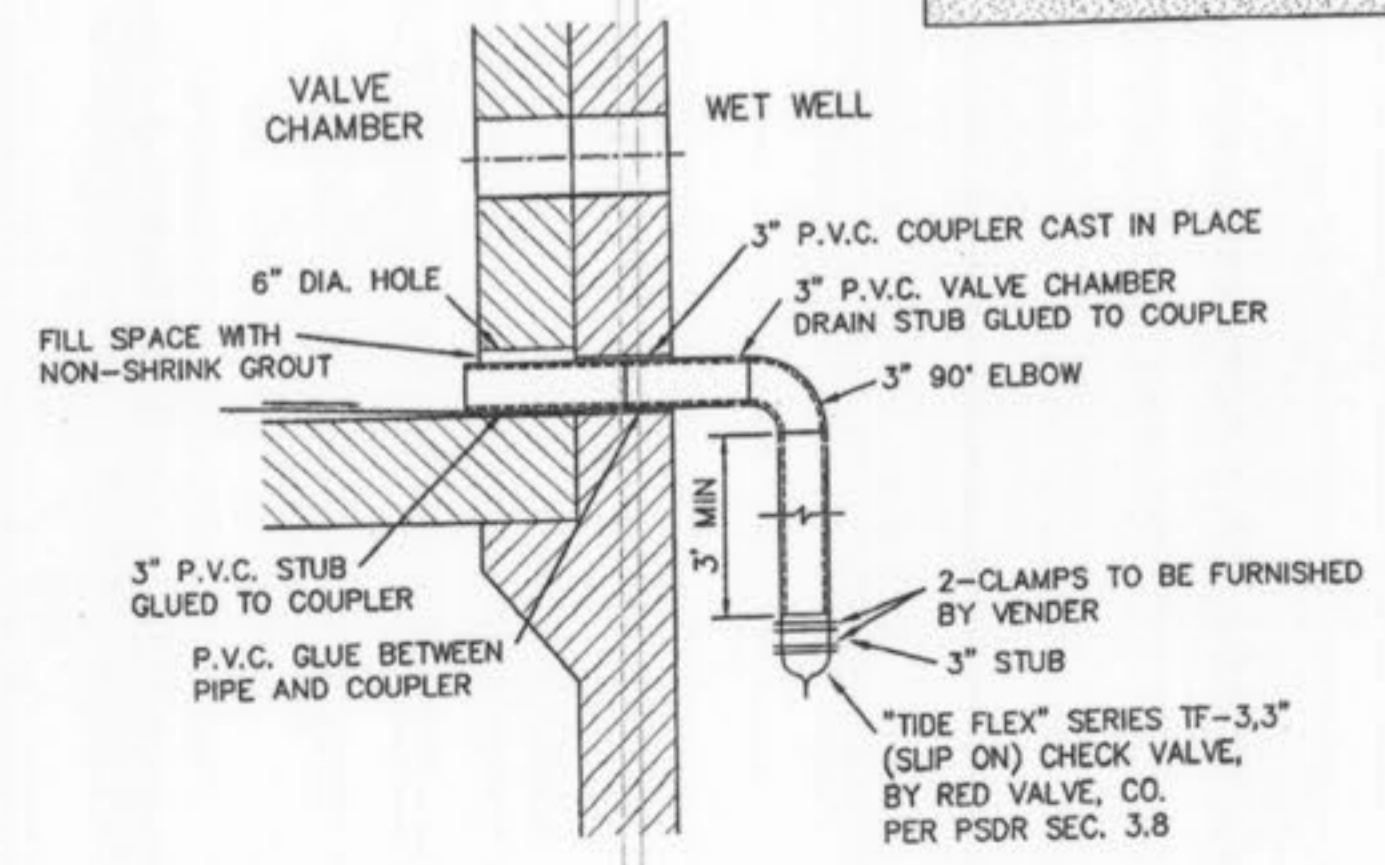
AS-BUILT
 SANITARY AND STORM SEWER
 FINAL MEASUREMENT PLAT

As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



GUIDE RAIL BRACKET
 N.T.S.



VALVE CHAMBER DRAIN DETAIL
 N.T.S.

NOTE:

- DEWATERING WILL BE REQUIRED FOR CONSTRUCTION OF THIS PUMP STATION & SEWERS
- ALL PIPING INSIDE LIFT STATION WILL BE 2" DIA. SCHEDULE 80 PVC
- SEE NEXT SHEET FOR PUMP STATION STRUCTURAL DETAILS

DRAWINGS APPROVED THIS DATE
 OCT 04 2004
PERMIT NO. 2004-2-015
 DUCHETT CREEK SANITARY DISTRICT

ISSUE	REVISION/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY & DCSD COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS

PREPARED FOR:
McBride & Son Homes
Land Development, Inc.
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 537-2000

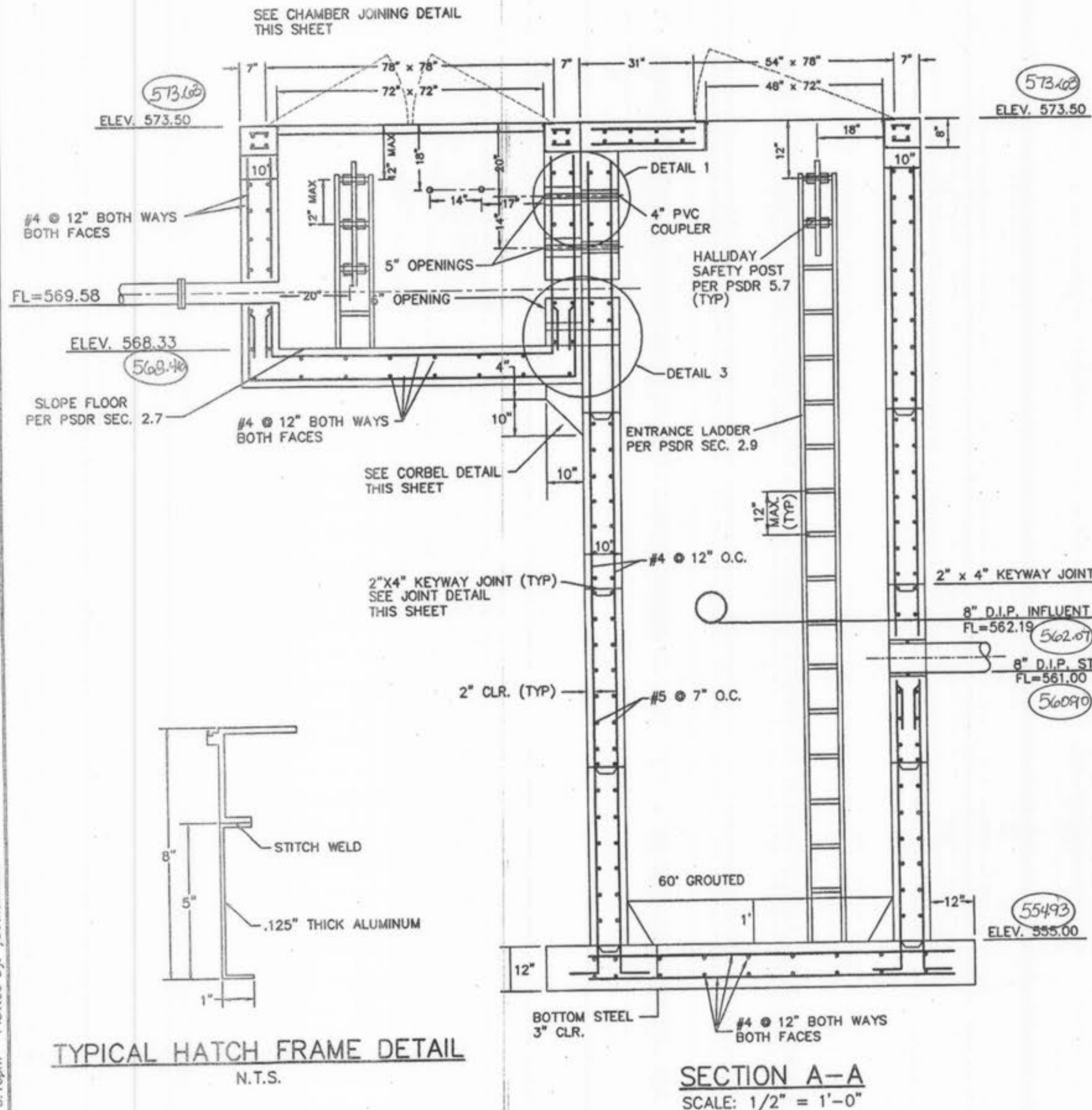


PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 6055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-8944
 E-Mail: Sterling@sterling-eng-survey.com

FOX HAVEN
 PUMP STATION #1 DETAILS

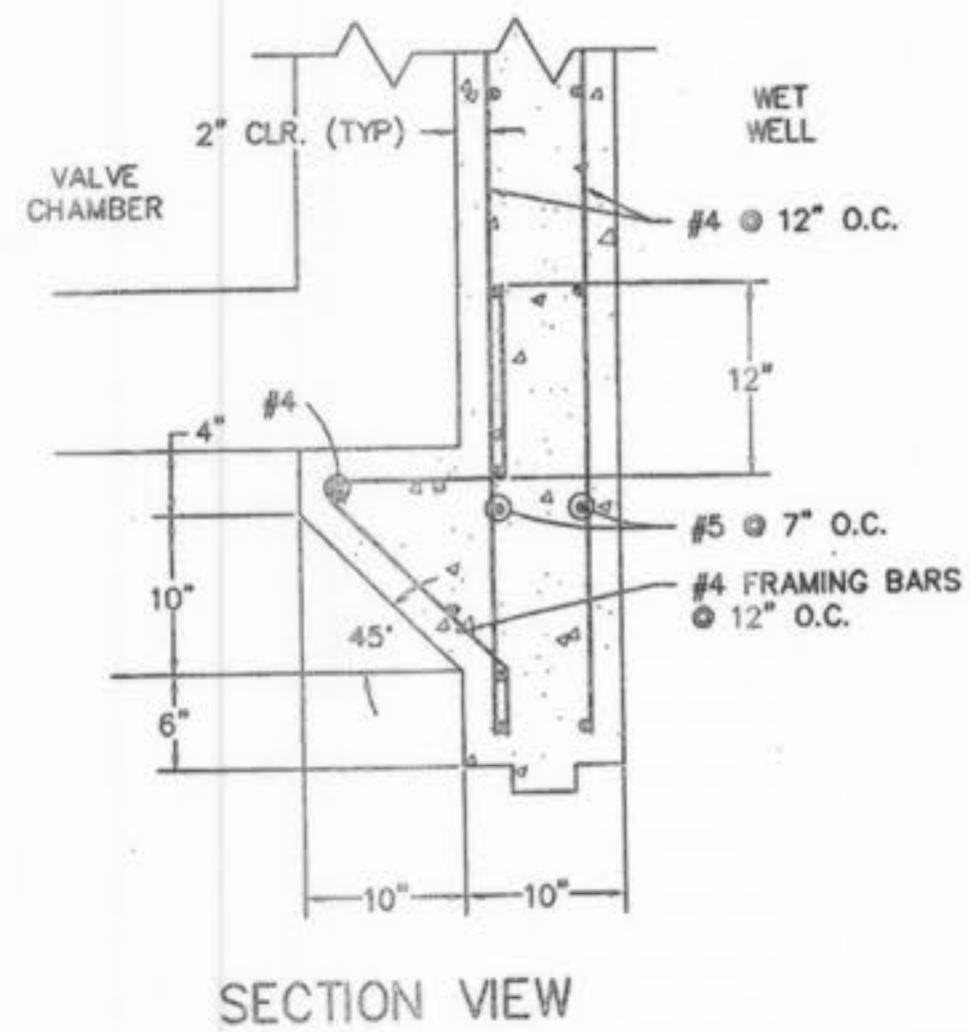
No.	03 06 147
M.S.D.	SHEET
P#	38
DIGITAL FILE LOCATION	8117MP.dwg
BASE MAP	48

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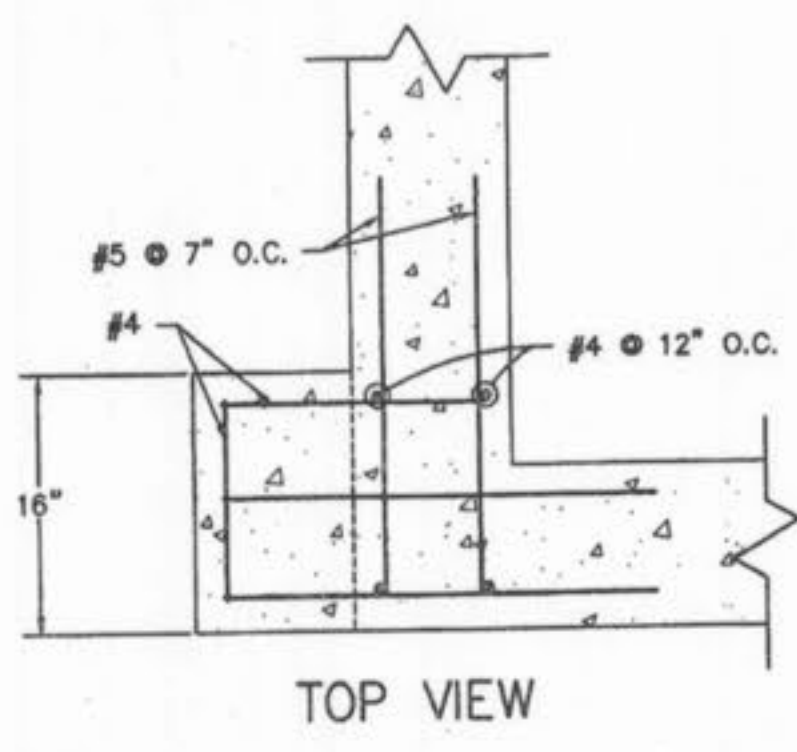
TYPICAL HATCH FRAME DETAIL
N.T.S.

SECTION A-A
SCALE: 1/2" = 1'-0"

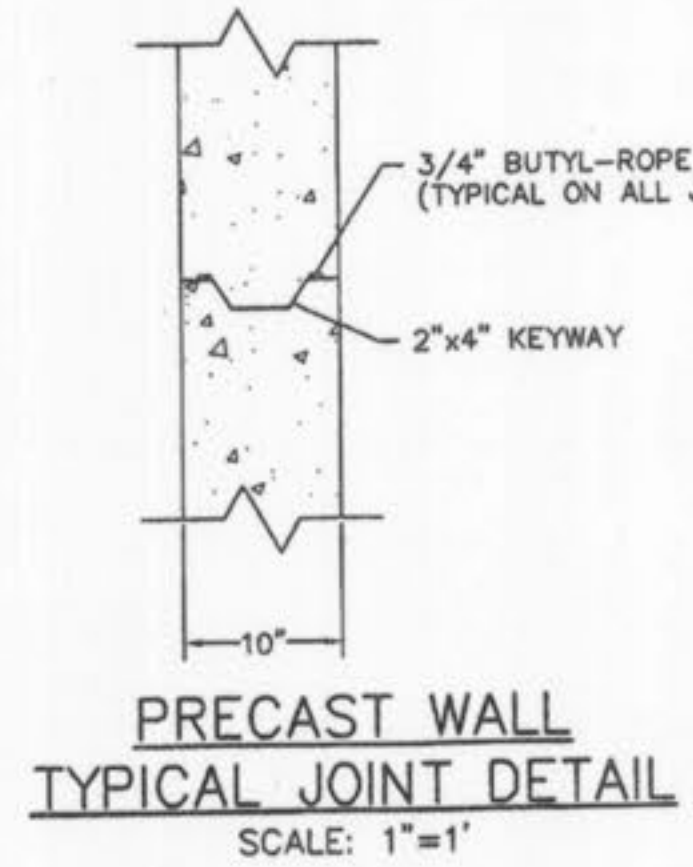


SECTION VIEW

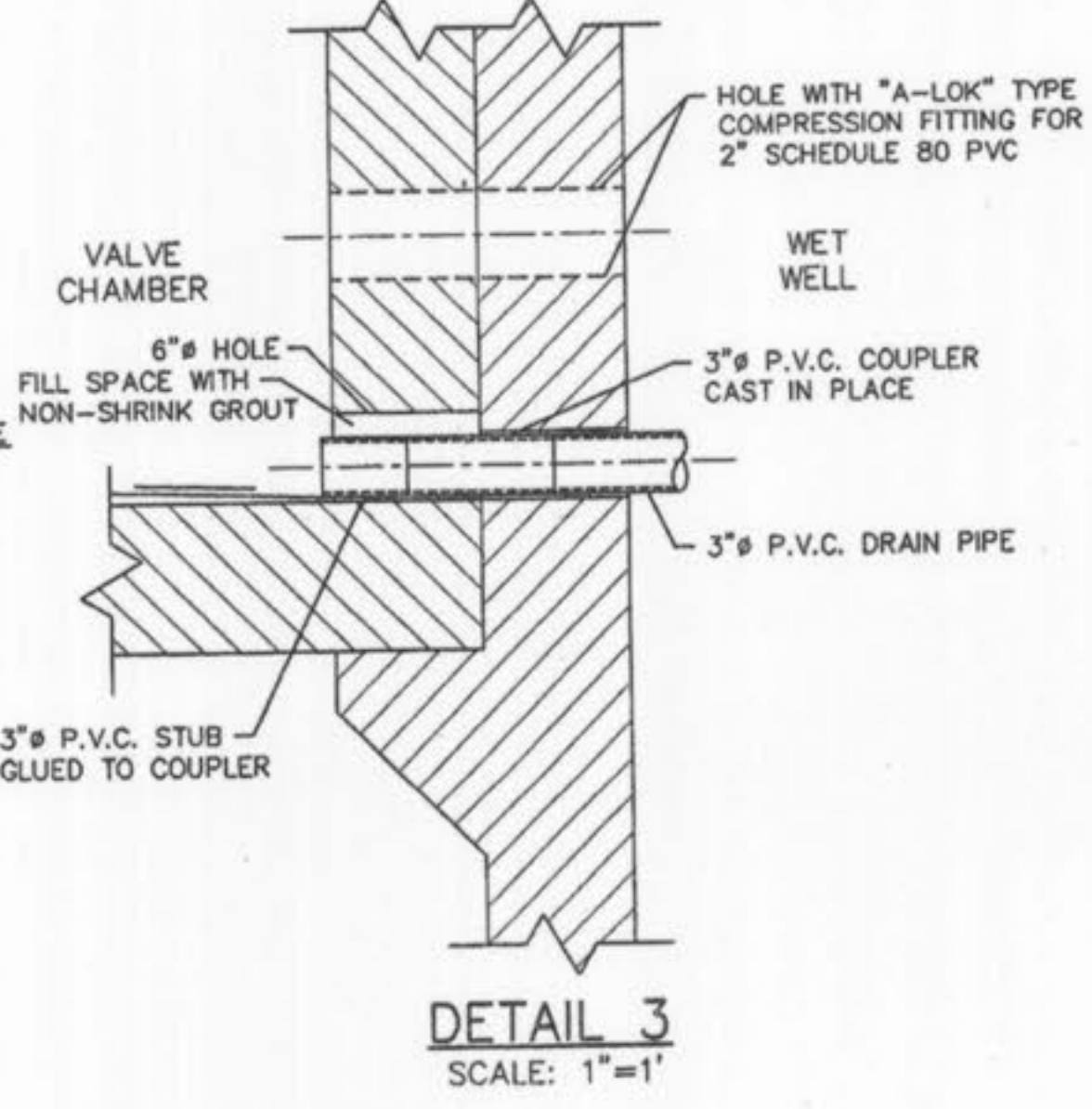
CORBEL DETAIL
SCALE: 1" = 1'-0"



TOP VIEW

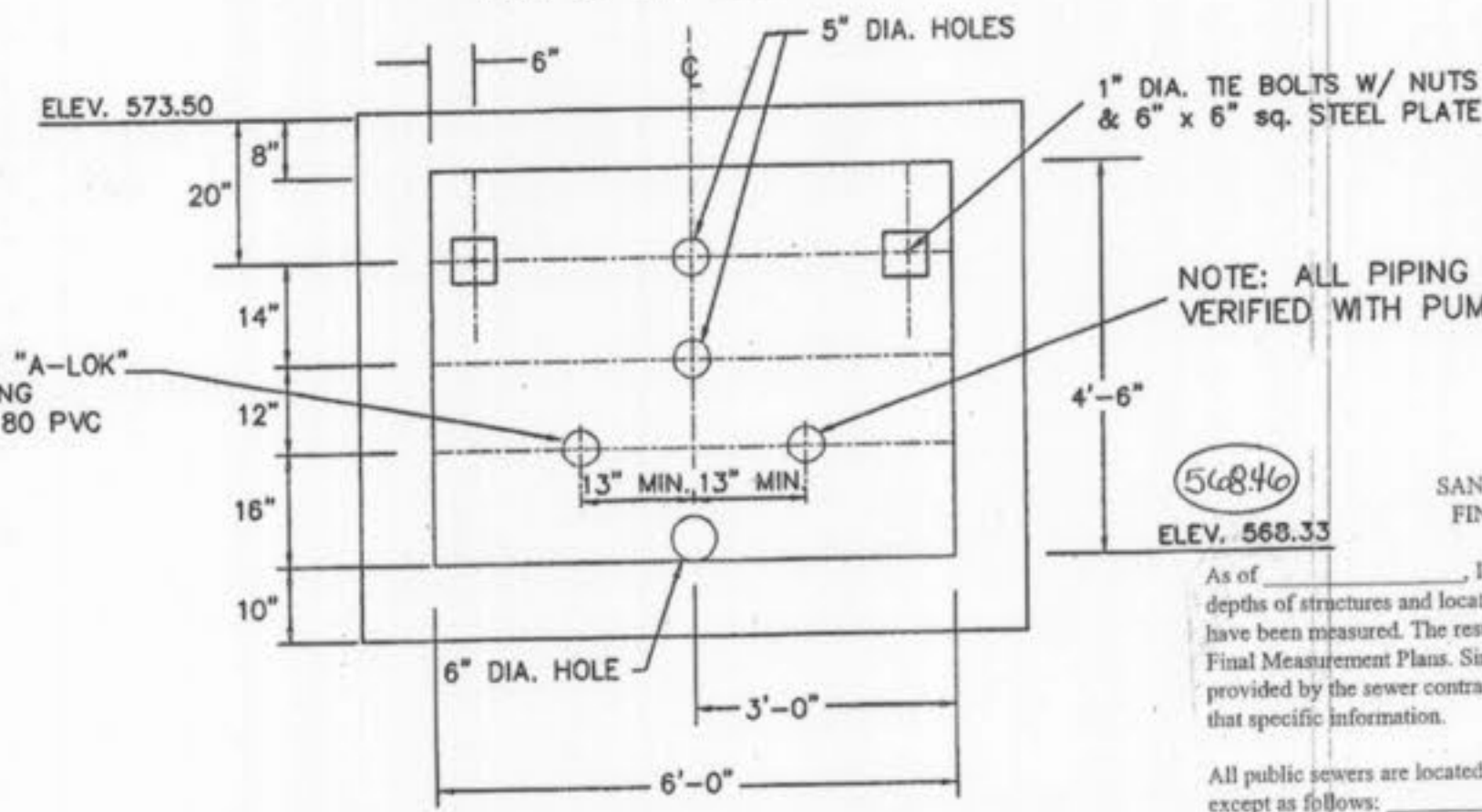


PRECAST WALL TYPICAL JOINT DETAIL
SCALE: 1" = 1'

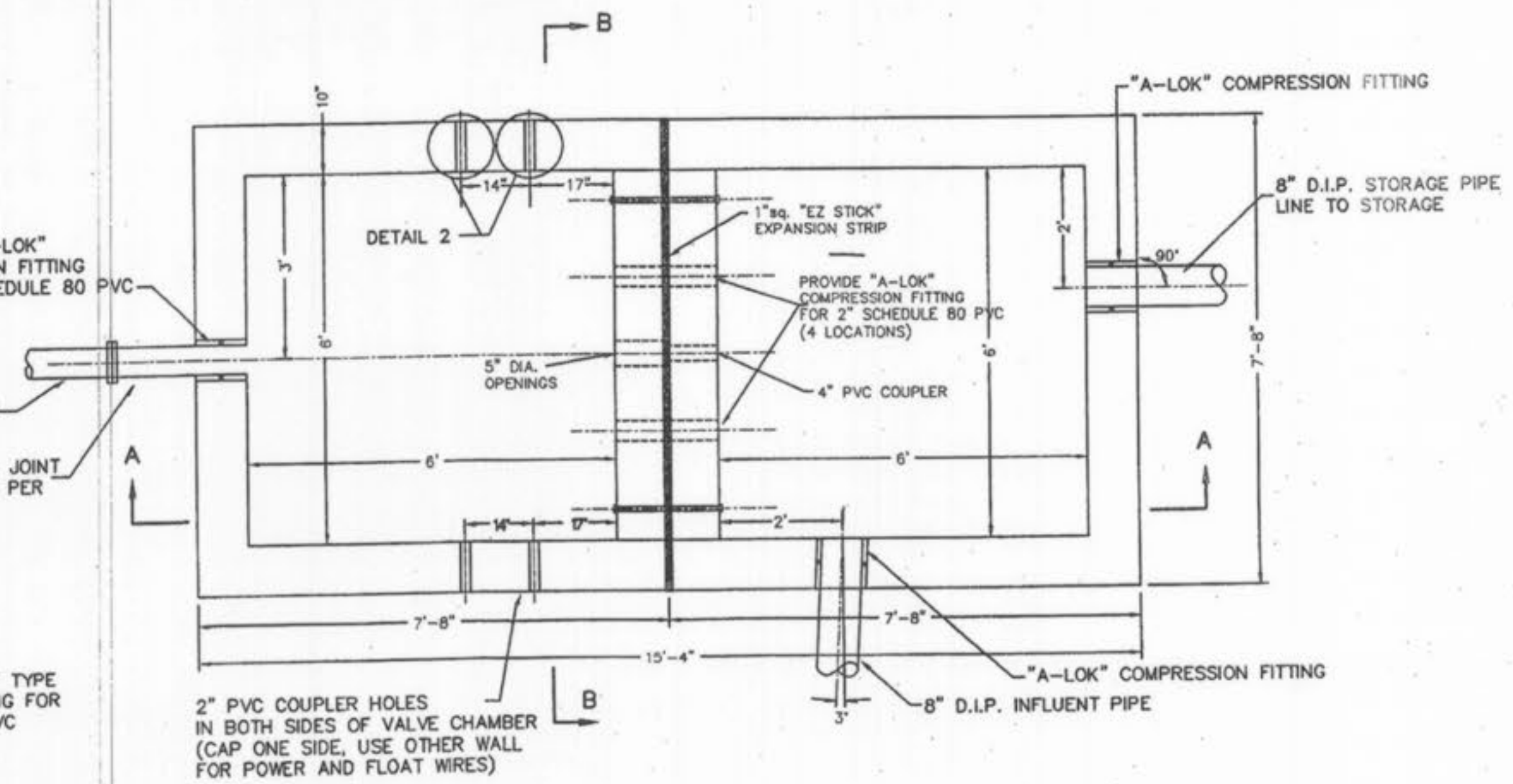


DETAIL 3
SCALE: 1" = 1'

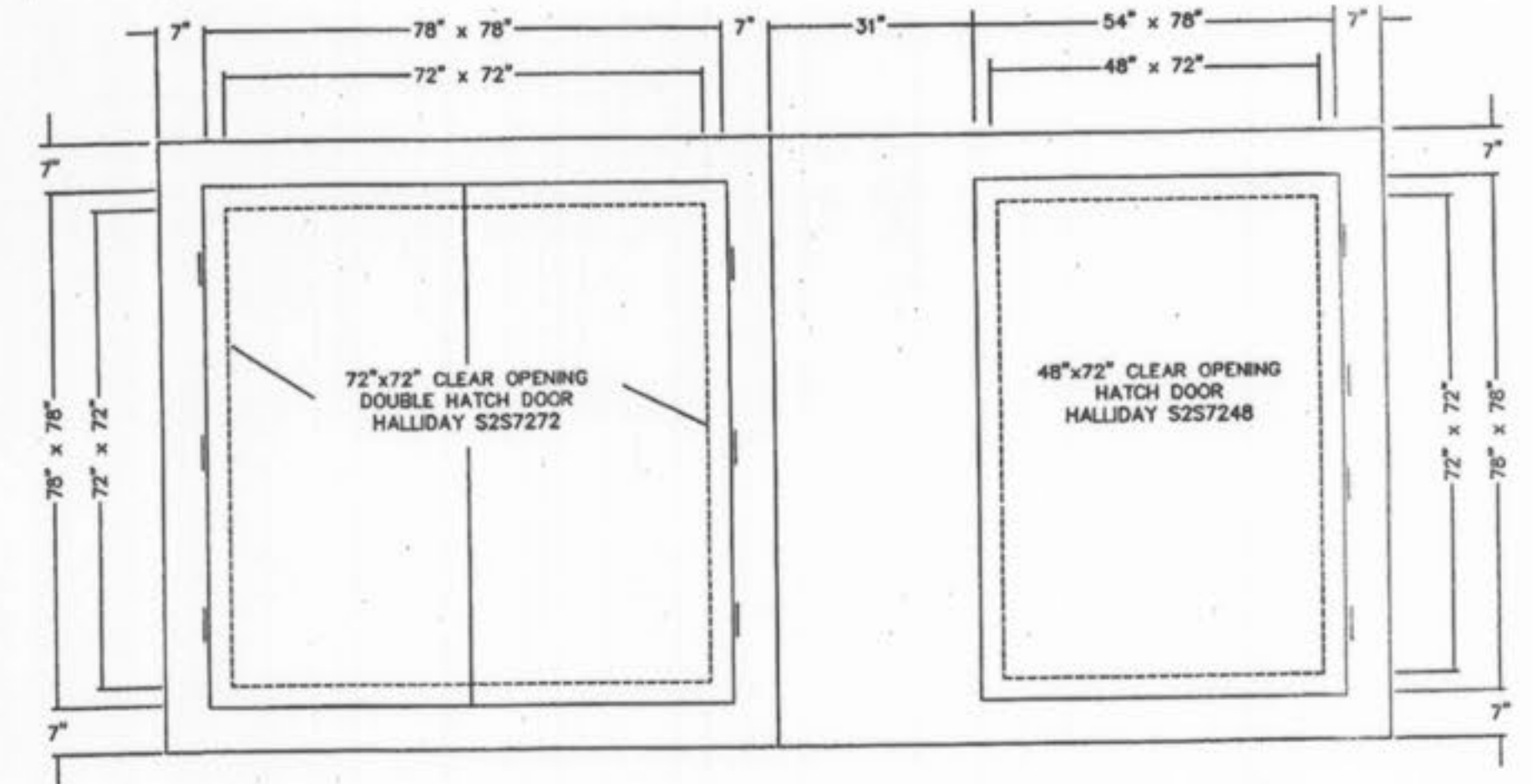
NOTE: 2" DIA. OPENINGS TO BE PLACED IN SAME LOCATION ON COMMON WALL OF WET WELL



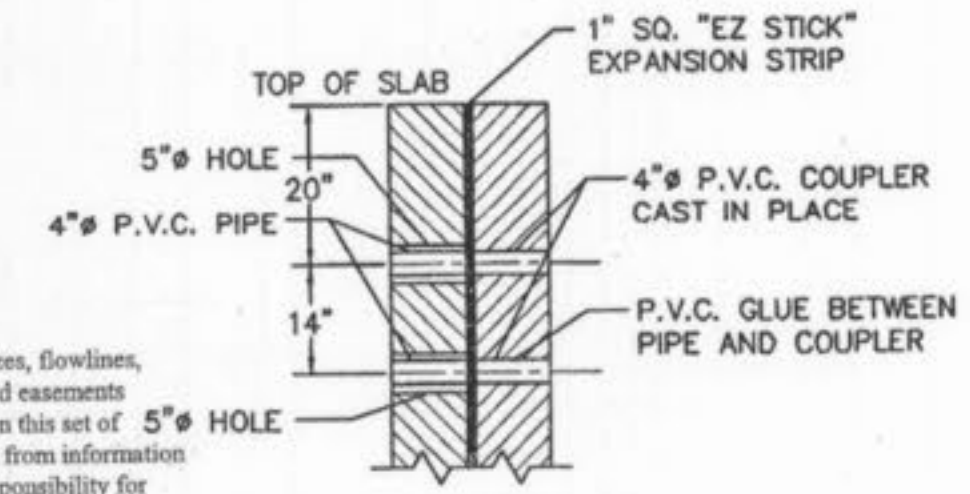
SECTION "B-B" VALVE CHAMBER WALL OPENING DETAIL
SCALE: 1/2" = 1'-0"



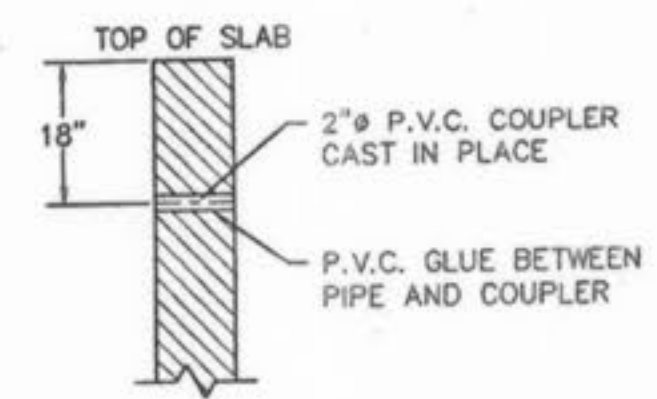
WET WELL & VALVE CHAMBER
SCALE: 1/2" = 1'-0"



HATCH LOCATION DETAIL PLAN
SCALE: 1/2" = 1'-0"



DETAIL 1
SCALE: 1/2" = 1'-0"



DETAIL 2
SCALE: 1/2" = 1'-0"

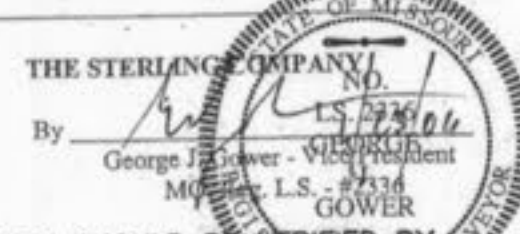
AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAT

As of _____ I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

By *George J. Miller*
M.S.E. - 7714
C.O.W.E.R.

EXCAVATION SHOULD BE SUPERVISED BY GEOTECHNICAL ENGINEER TO DETERMINE THAT SOILS ARE SUITABLE FOR PLACEMENT OF PUMP STATION.



THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

○ = AS-BUILT

ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS

PREPARED FOR:
McBride & Son Homes Land Development, Inc.
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 537-2000



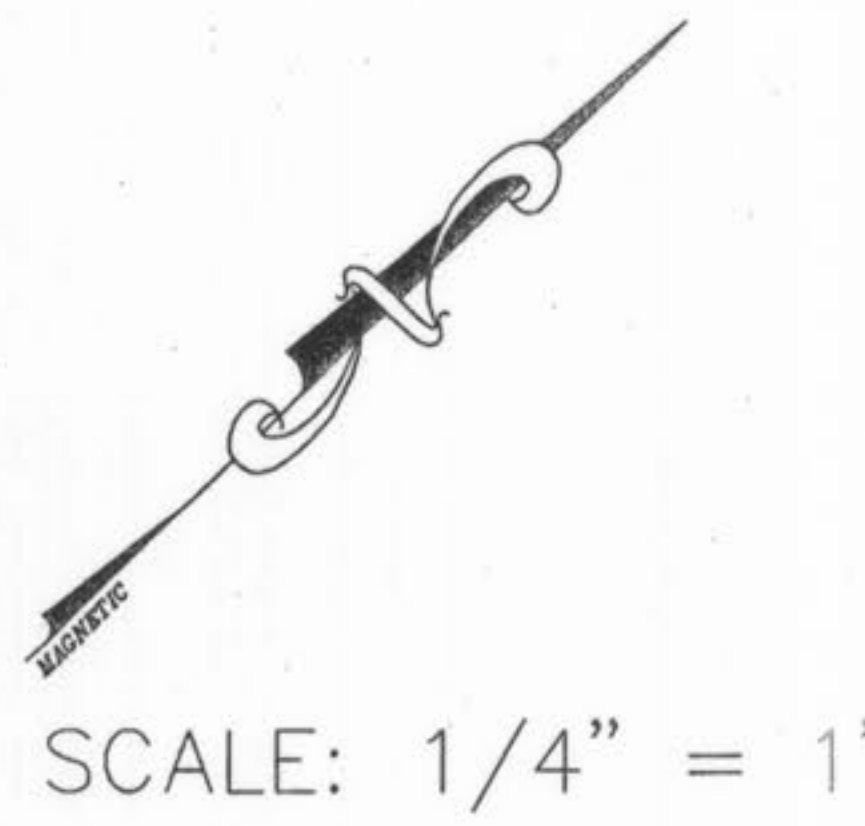
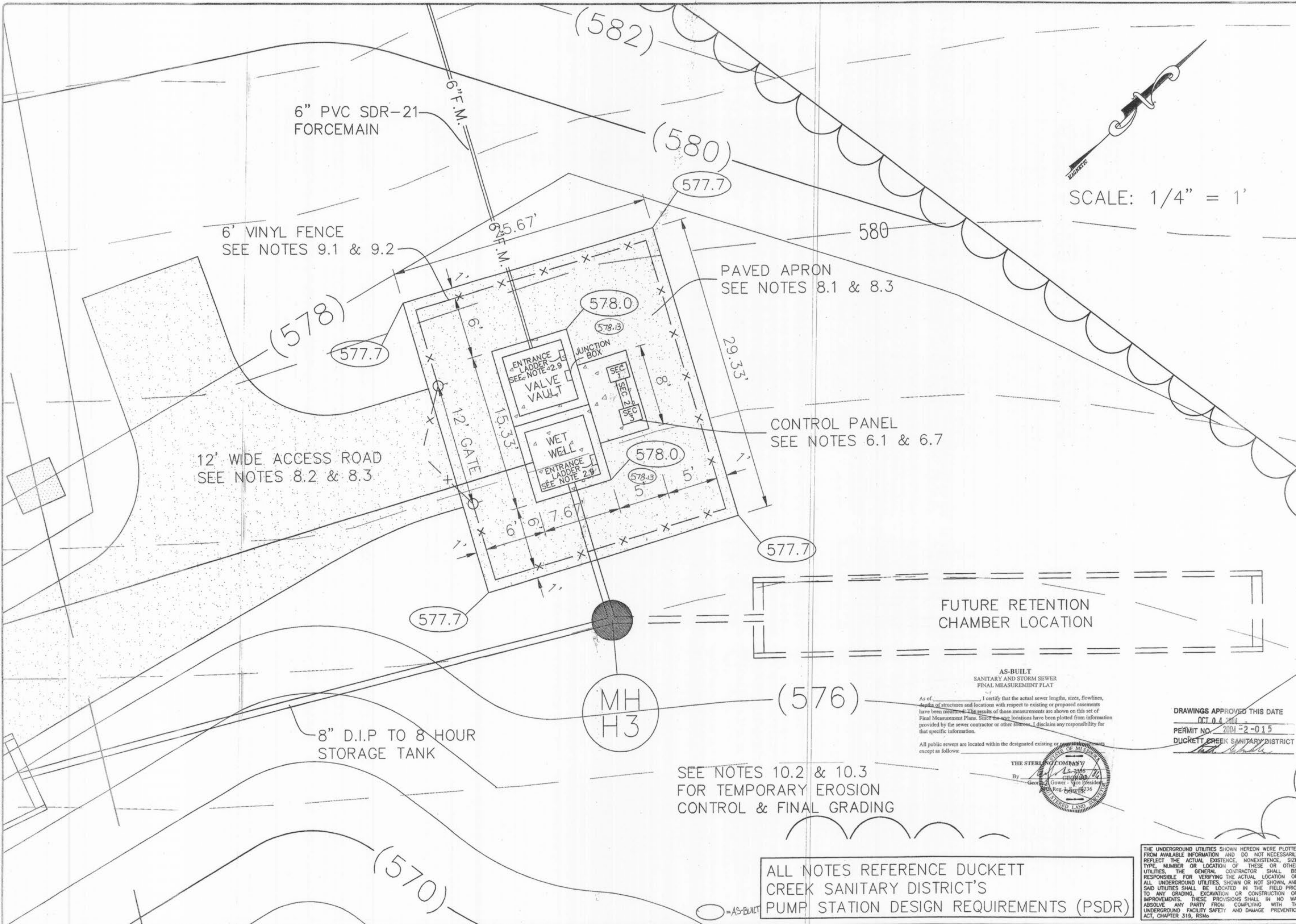
THE **STERLING CO.**
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440 FAX 487-5944
E-Mail: Sterling@sterling-engr.com

DRAWN: _____
DESIGNED: _____
CHECKED: _____

PROJECT: **FOX HAVEN**
SHEET TITLE: **PUMP STATION #1 DETAILS**

NO.	03	06	147
M.S.D.			SHEET
P#			39
DIGITAL FILE LOCATION	K:\D_0306147-2		
DATE	8/11/04		

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147PUMPSTATION.dwg Plotted on: Aug 04, 2004 - 3:44pm Plotted by: jluettgenhaus



ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY & DCSD COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCSD COMMENTS

PREPARED FOR:
**McBride & Son Homes
 Land Development, Inc.**
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 537-2000



PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5065 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 474-4000 FAX 467-8844
 E-Mail: Sterling@sterling-eng-survey.com

DRAWN: _____
 DESIGNED: _____
 CHECKED: _____
 PROJECT: **FOX HAVEN**
 SHEET TITLE: **PUMP STATION #2 PLAN**

NO.	03	06	147
M.S.D.	SHEET		
P#	40		
DIGITAL FILE LOCATION	48		

PAVED APRON
SEE NOTES 8.1 & 8.3

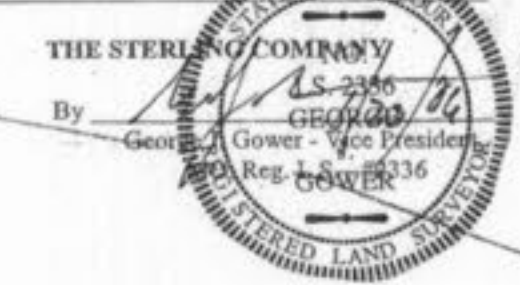
CONTROL PANEL
SEE NOTES 6.1 & 6.7

FUTURE RETENTION
CHAMBER LOCATION

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

As of _____ I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed statements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the age locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easement except as follows:



DRAWINGS APPROVED THIS DATE
OCT 04 2004
 PERMIT NO. **2004-2-015**
 DUCKETT CREEK SANITARY DISTRICT

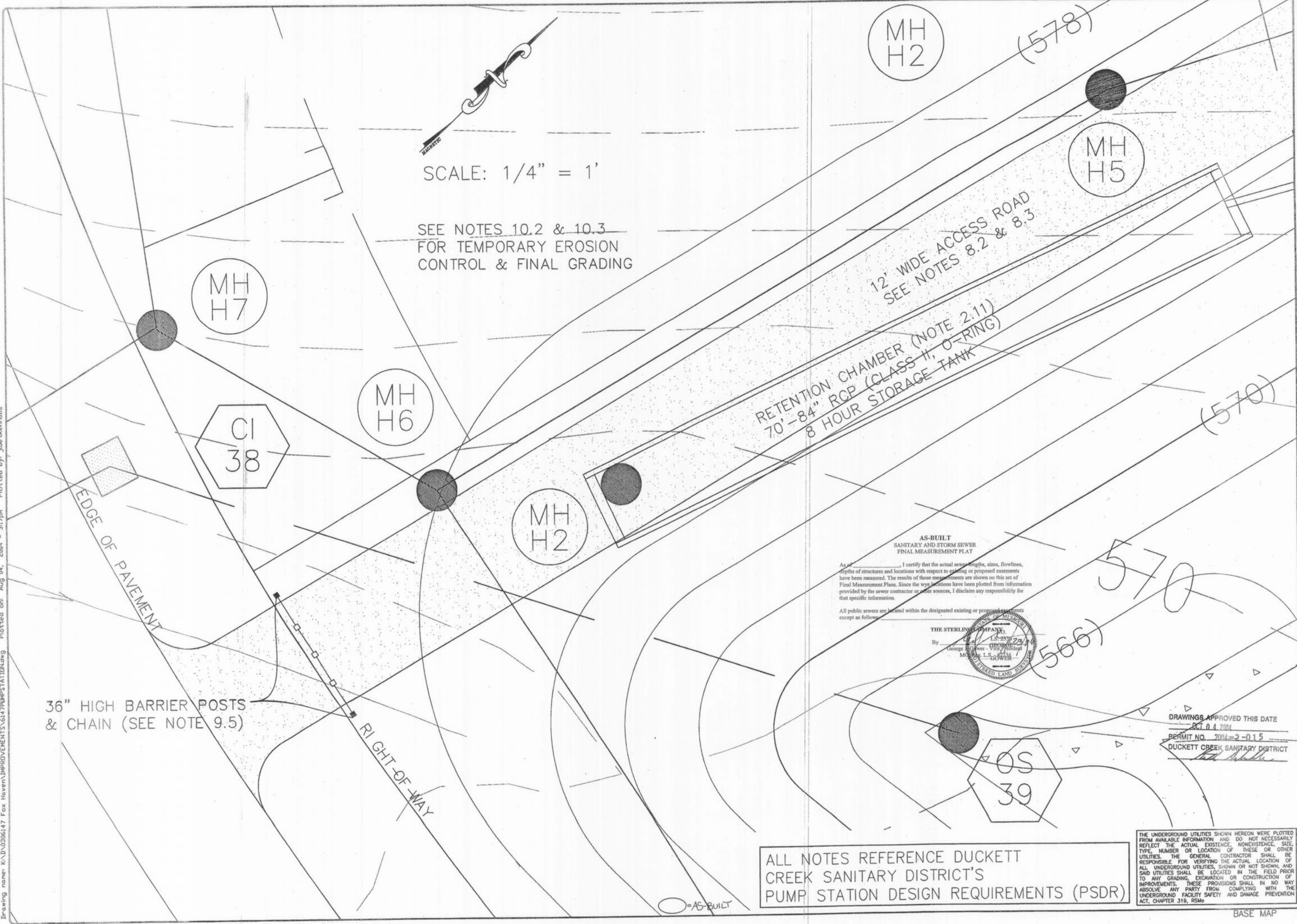
SEE NOTES 10.2 & 10.3
FOR TEMPORARY EROSION
CONTROL & FINAL GRADING

ALL NOTES REFERENCE DUCKETT
CREEK SANITARY DISTRICT'S
PUMP STATION DESIGN REQUIREMENTS (PSDR)

THE UNDERGROUND UTILITIES SHOWN HEREON 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 SAID UTILITIES 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.

BASE MAP

Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147PUMPSTATION.dwg Plotted on: Aug 04, 2004 - 3:17pm Plotted by: Juetkenhaus



SCALE: 1/4" = 1'

SEE NOTES 10.2 & 10.3 FOR TEMPORARY EROSION CONTROL & FINAL GRADING

12' WIDE ACCESS ROAD SEE NOTES 8.2 & 8.3

RETENTION CHAMBER (NOTE 2.11) 70'-84" RCP (CLASS II, O-RING) 8 HOUR STORAGE TANK

AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAT
I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the vwy locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

THE STERLING COMPANY
By: George E. Lower, Vice President
Missouri Professional Engineer License No. 15-2377-234
Professional Seal

DRAWINGS APPROVED THIS DATE
OCT 04 2004
PERMIT NO. 2004-2-015
DUCKETT CREEK SANITARY DISTRICT

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ISSUE	REMARKS/DATE
1	03-01-04 FIRST SUBMITTAL
2	06-15-04 REVISED PER CITY & DCCSD COMMENTS
3	07-20-04 REVISED PER CITY COMMENTS
4	08-04-04 REVISED PER DCCSD COMMENTS

PREPARED FOR:
McBride & Son Homes Land Development, Inc.
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 537-2000



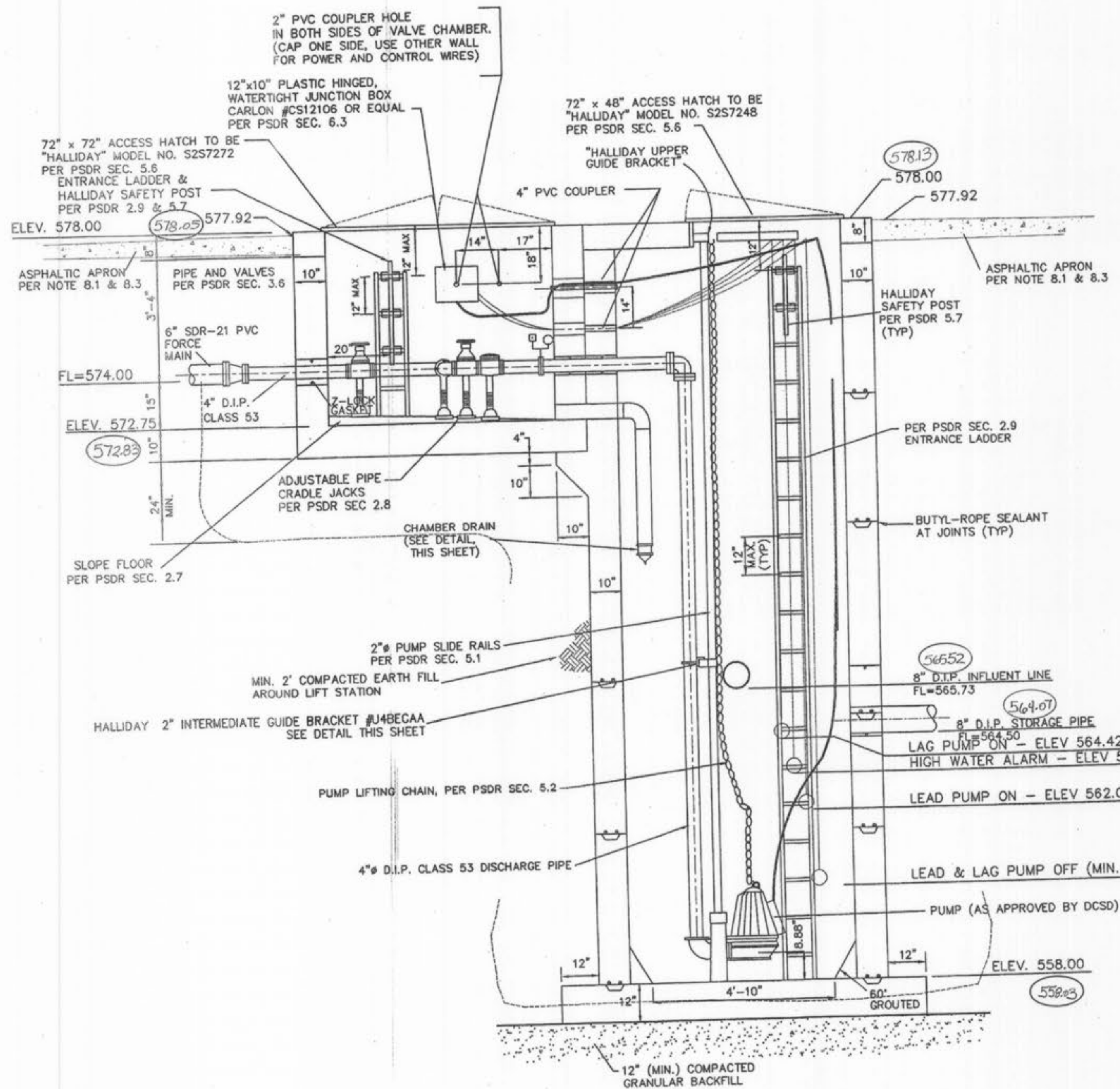
PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5955 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: [Blank]
DESIGNED: [Blank]
CHECKED: [Blank]
FOX HAVEN
PROJECT: [Blank]
SHEET TITLE: PUMP STATION #2 PLAN

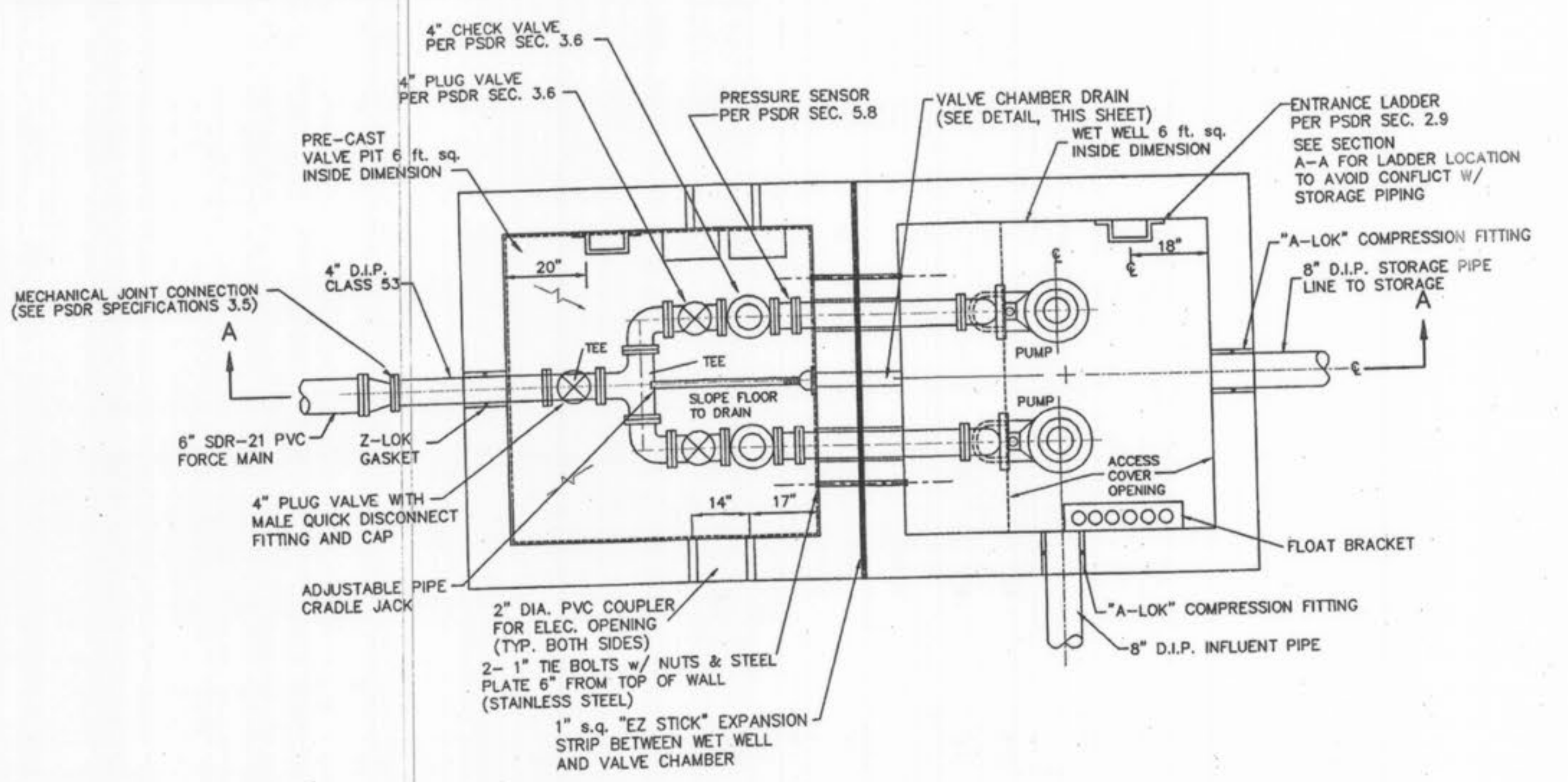
NO.	03	06	147
M.S.D.	SHEET		
PH	41		
FILE LOCATION	SERV-STERLING-2		
DATE	08/04/04		
BY	JLW		
48			

BASE MAP

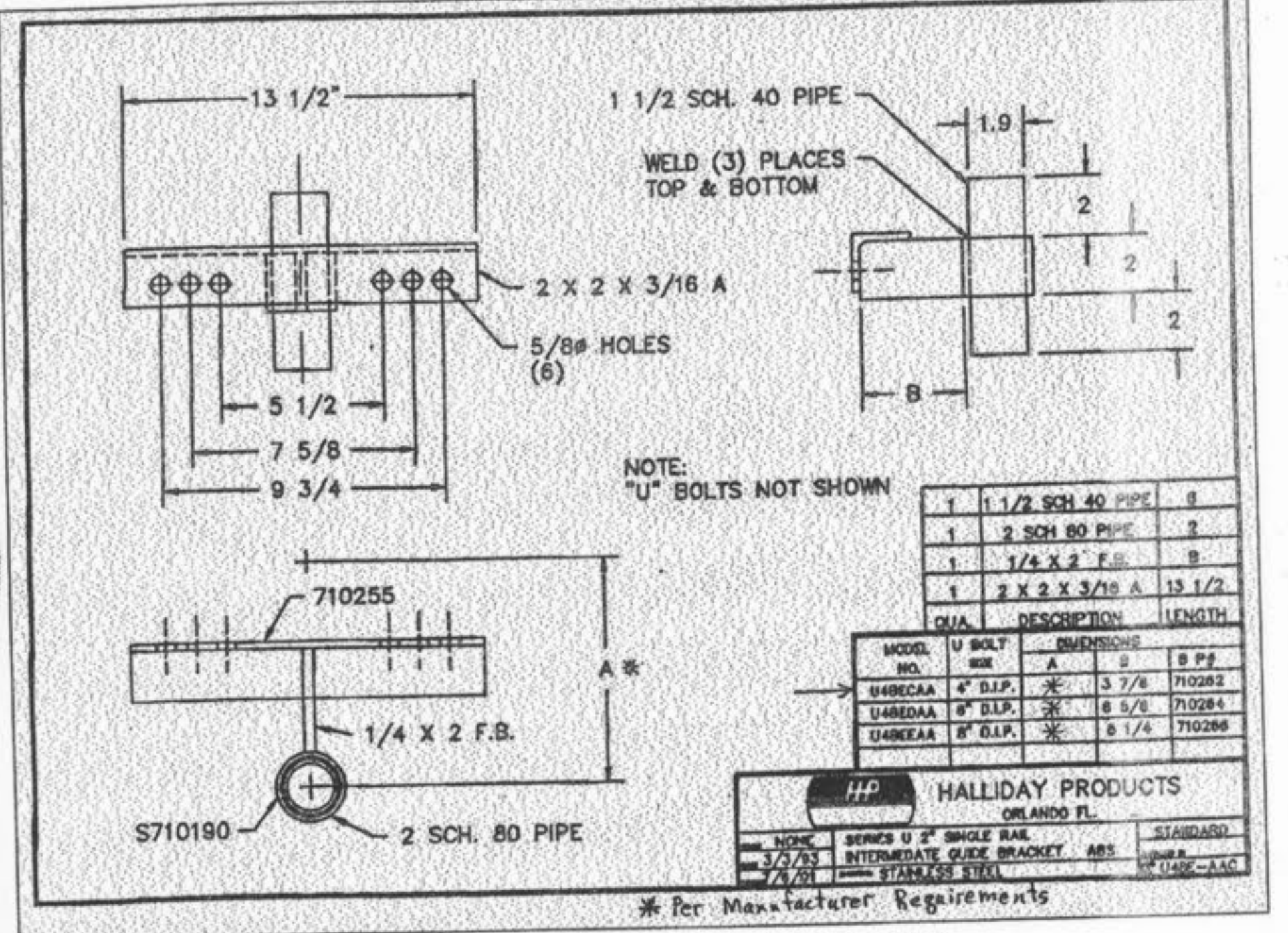
Drawing name: K:\D\0306147 Fox Haven IMPROVEMENTS\6147PUMPDETAIL.dwg Plotted on: Aug 04, 2004 - 3:16pm Plotted by: Justinhaus



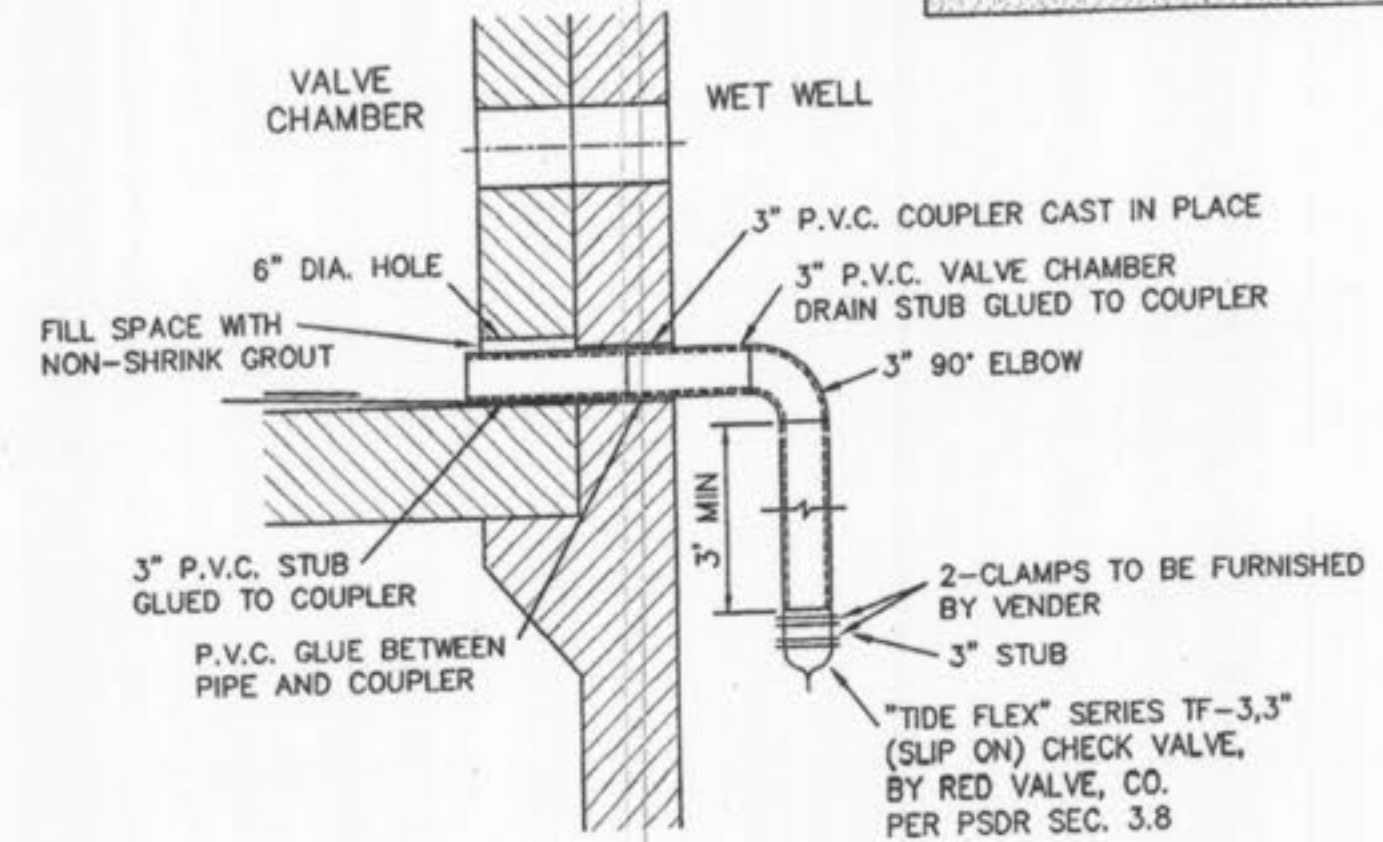
SECTION "A-A"
WET WELL AND VALVE CHAMBER
 SCALE: 1/2" = 1'-0"



WET WELL AND VALVE CHAMBER
 SCALE: 1/2" = 1'-0"



GUIDE RAIL BRACKET
 N.T.S.



VALVE CHAMBER DRAIN DETAIL
 N.T.S.

AS-BUILT
 SANITARY AND STORM SEWER
 FINAL MEASUREMENT PLAT

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All public sewers are located within the designated existing or proposed easements except as follows:



DRAWINGS APPROVED THIS DATE
 OCT 04 2004
 PERMIT NO. 2004-2-015
 DUCKETT CREEK SANITARY DISTRICT

- NOTE:
1. DEWATERING WILL BE REQUIRED FOR CONSTRUCTION OF THIS PUMP STATION & SEWERS
 2. ALL PIPING INSIDE LIFT STATION WILL BE 4" D.I.P. CLASS 53
 3. SEE NEXT SHEET FOR PUMP STATION STRUCTURAL DETAILS

ISSUE REMARKS/DATE

1	03-20-04	FIRST SUBMITTAL
2	05-15-04	REVISED PER CITY COMMENTS
3	07-20-04	REVISED PER CITY COMMENTS
4	08-04-04	REVISED PER DCSD COMMENTS

PREPARED FOR:
McBride & Son Homes
Land Development, Inc.
 #1 McBride & Son Center Drive
 Chesterfield, Missouri 63005
 (636) 537-2000



PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
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 (314) 487-0440 FAX 487-6944
 E-Mail: Sterling@sterling-engr.com

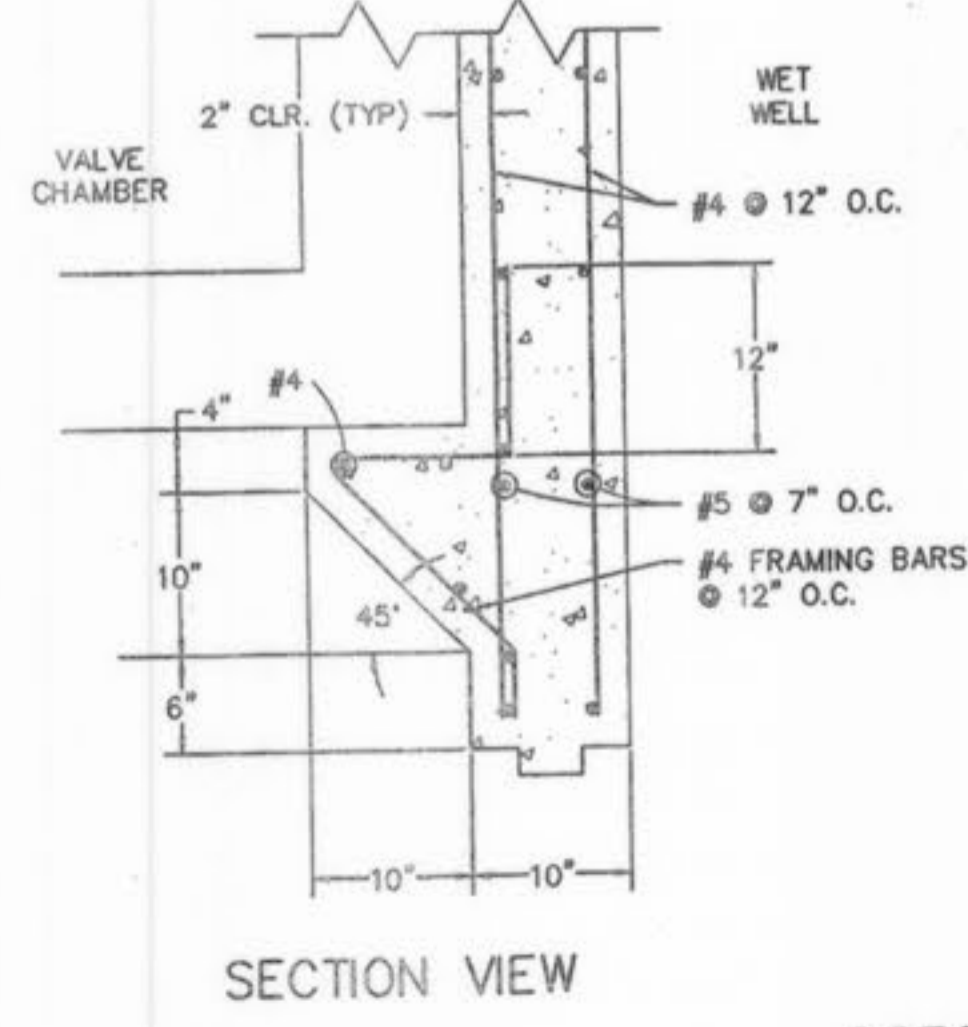
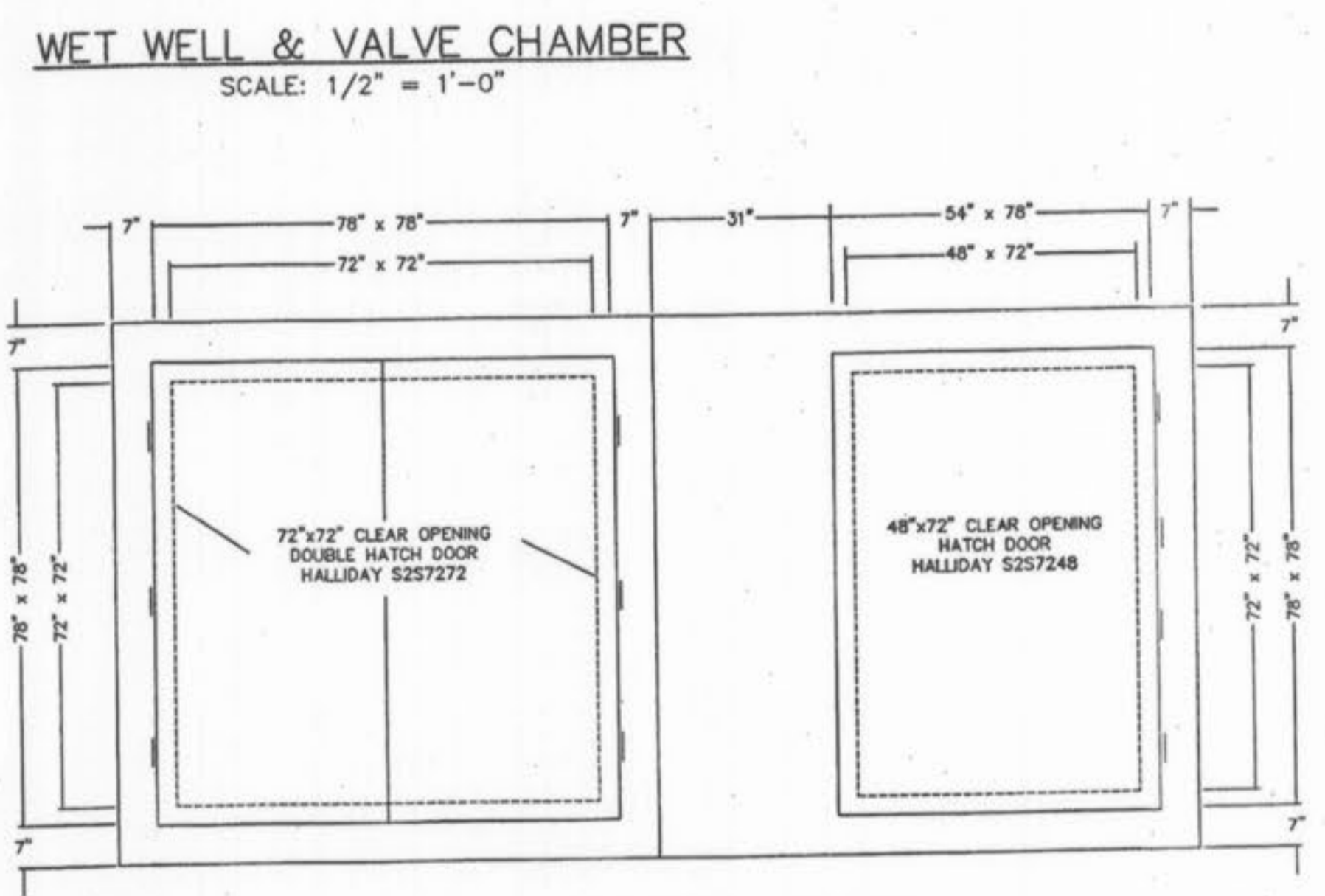
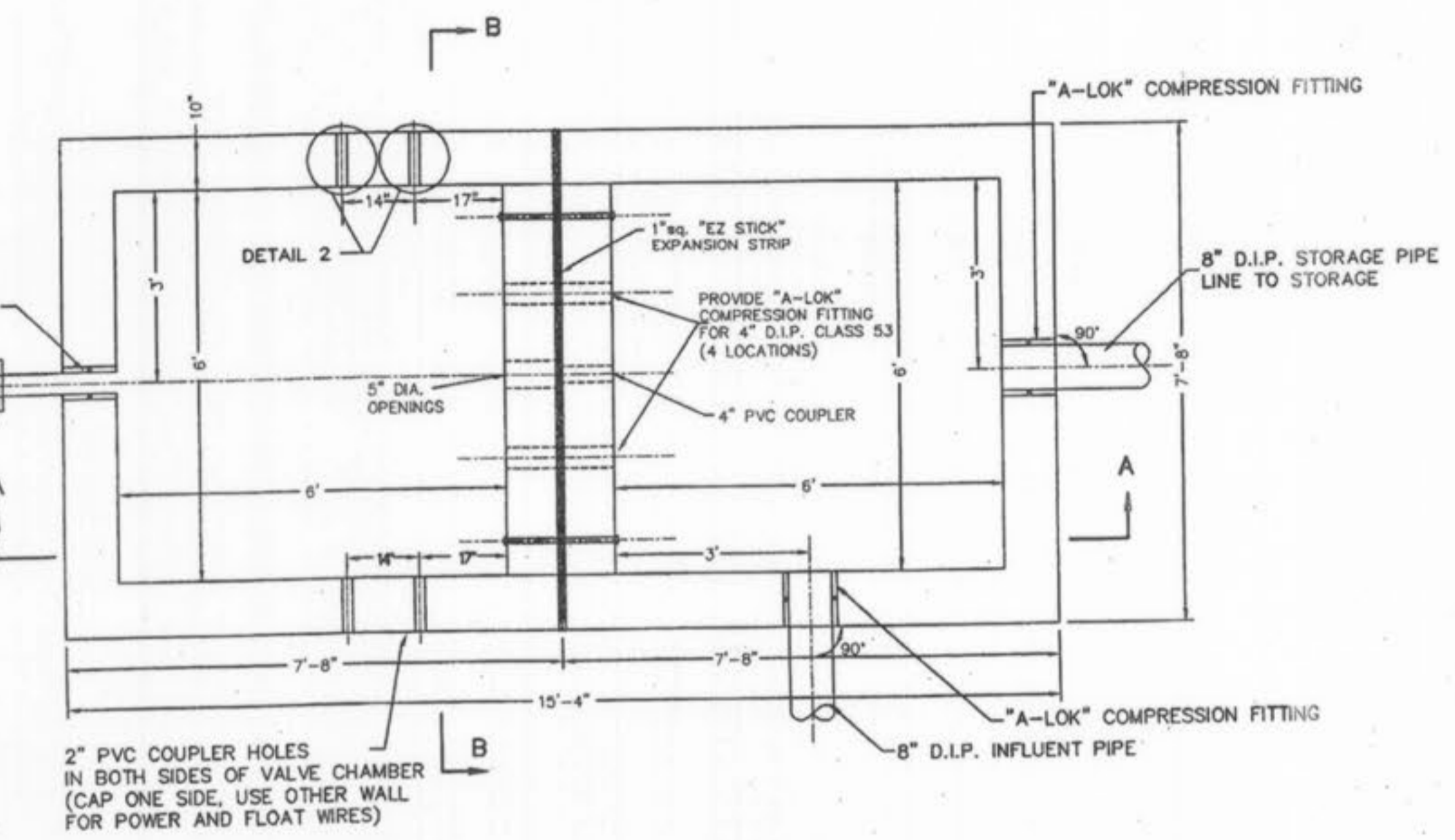
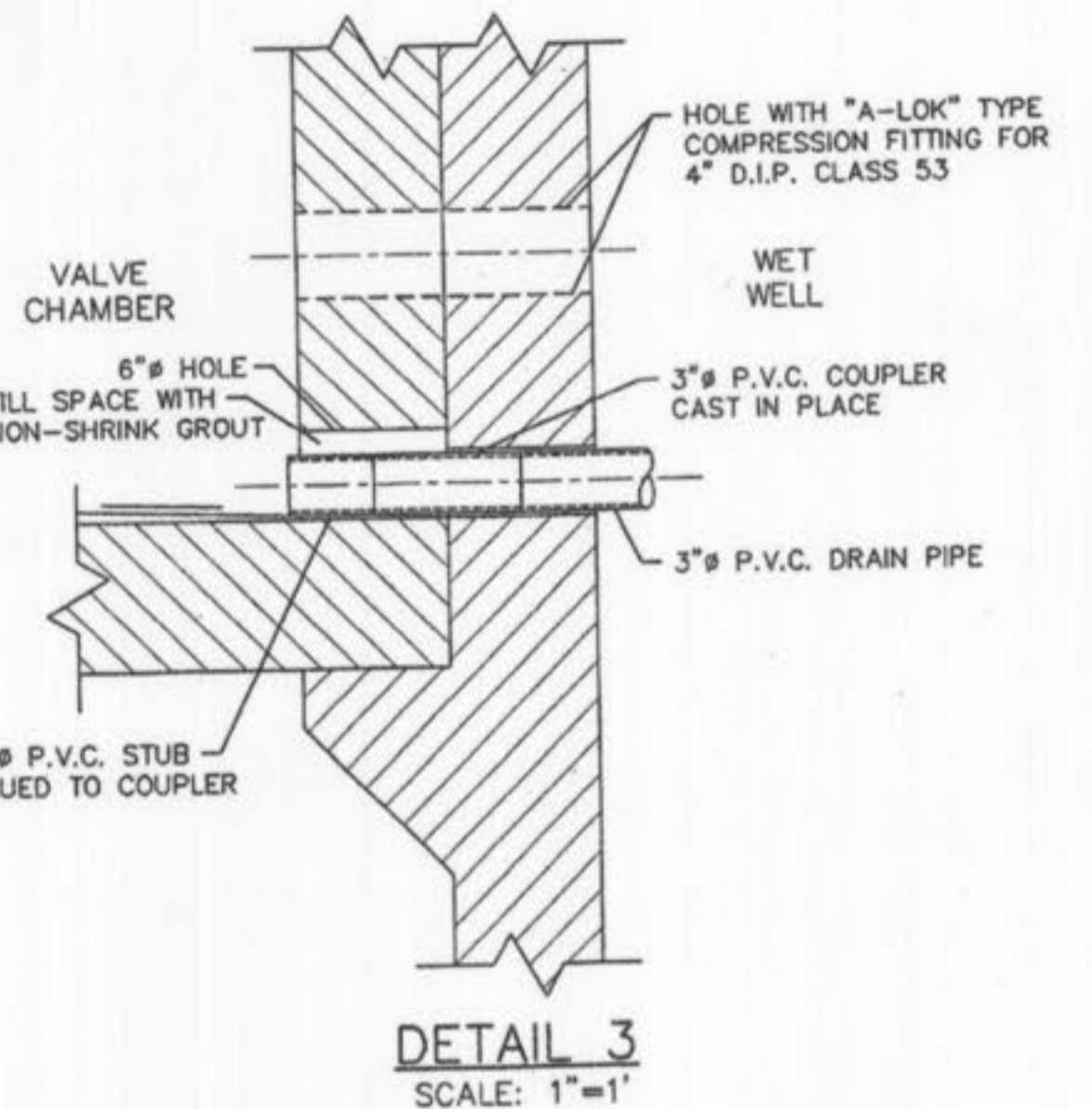
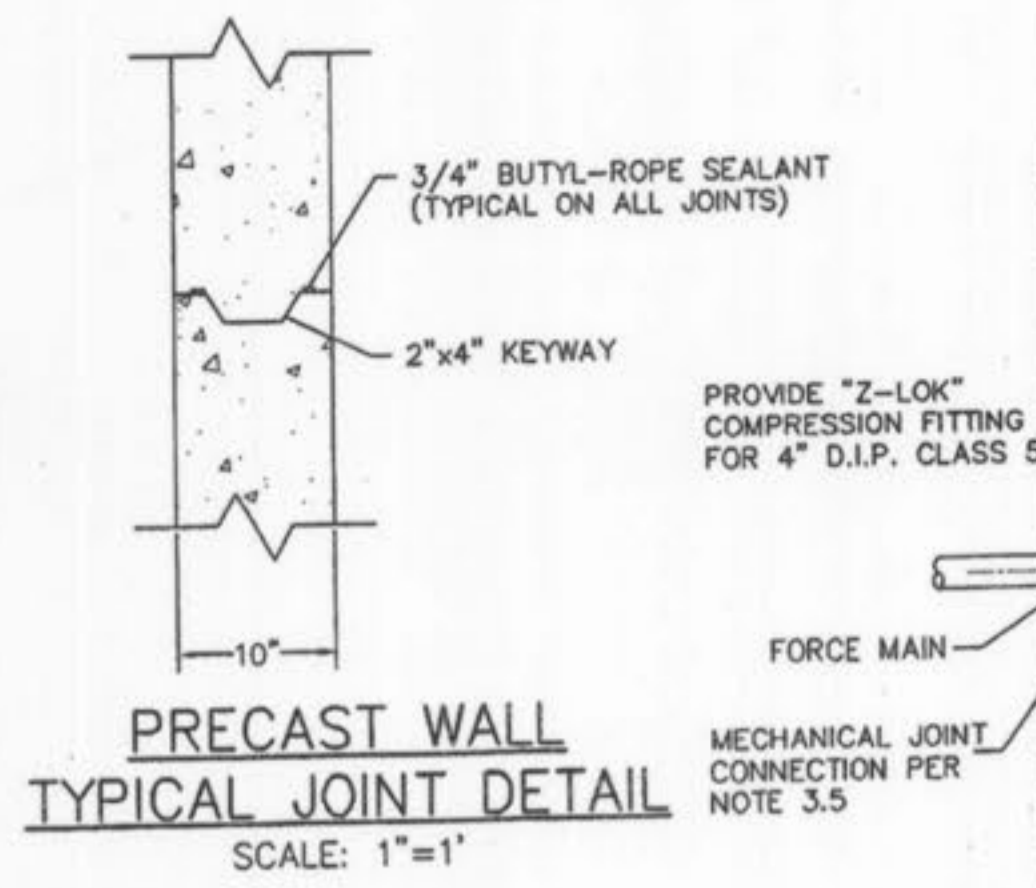
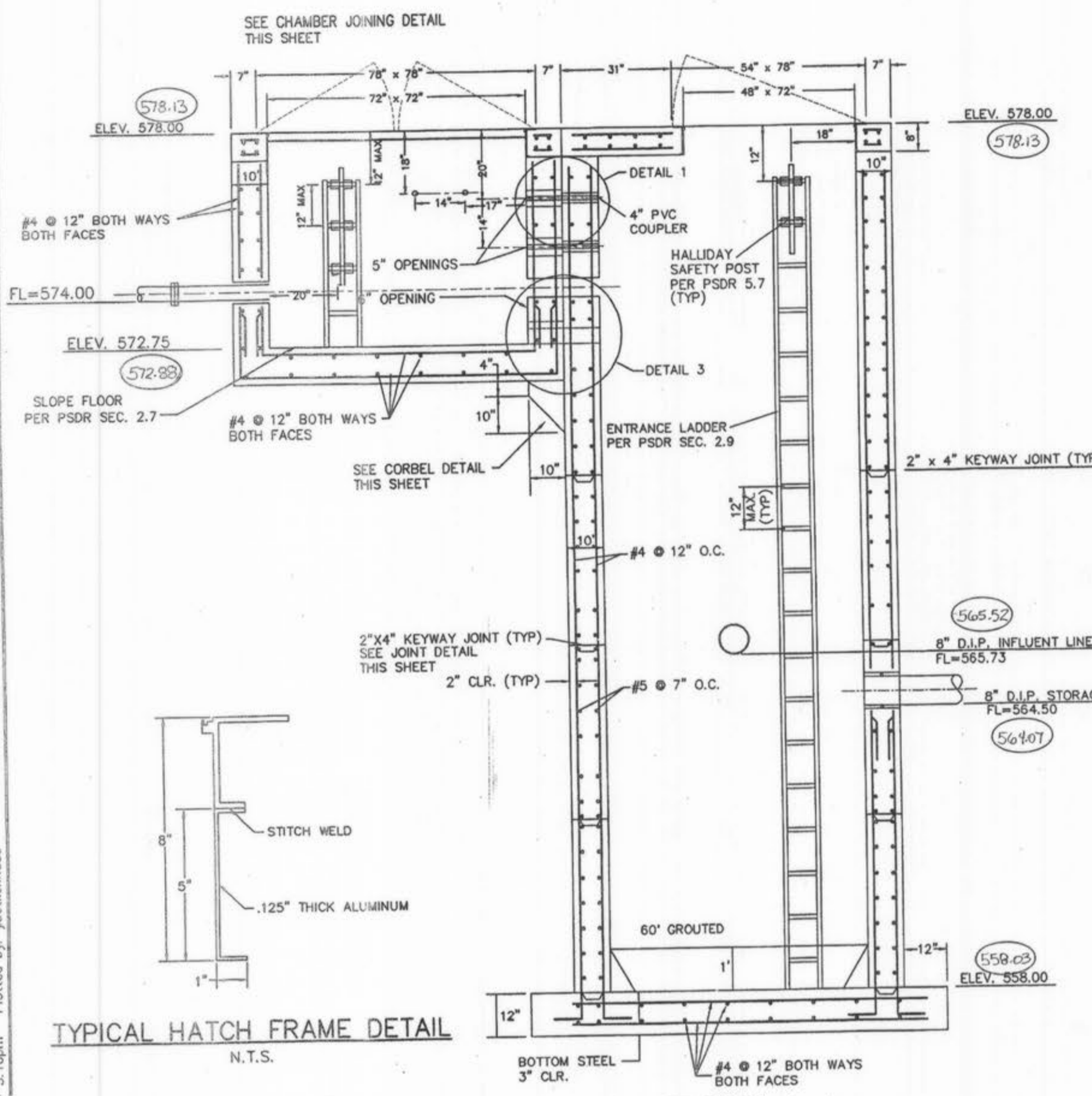
DRAWN: _____
 DESIGNED: _____
 CHECKED: _____

PROJECT:
FOX HAVEN
 SHEET TITLE: PUMP STATION #2 DETAILS

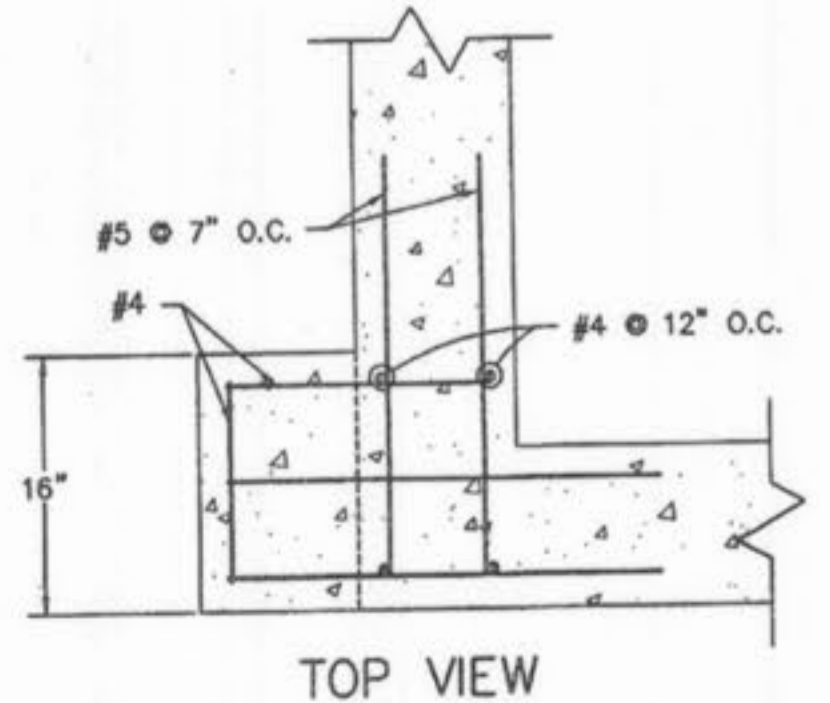
NO.	03 06 147
M.S.D.	SHEET
P#	46
DIGITAL FILE LOCATION	48

BASE MAP
 Foxhaven A/B 2/1/03

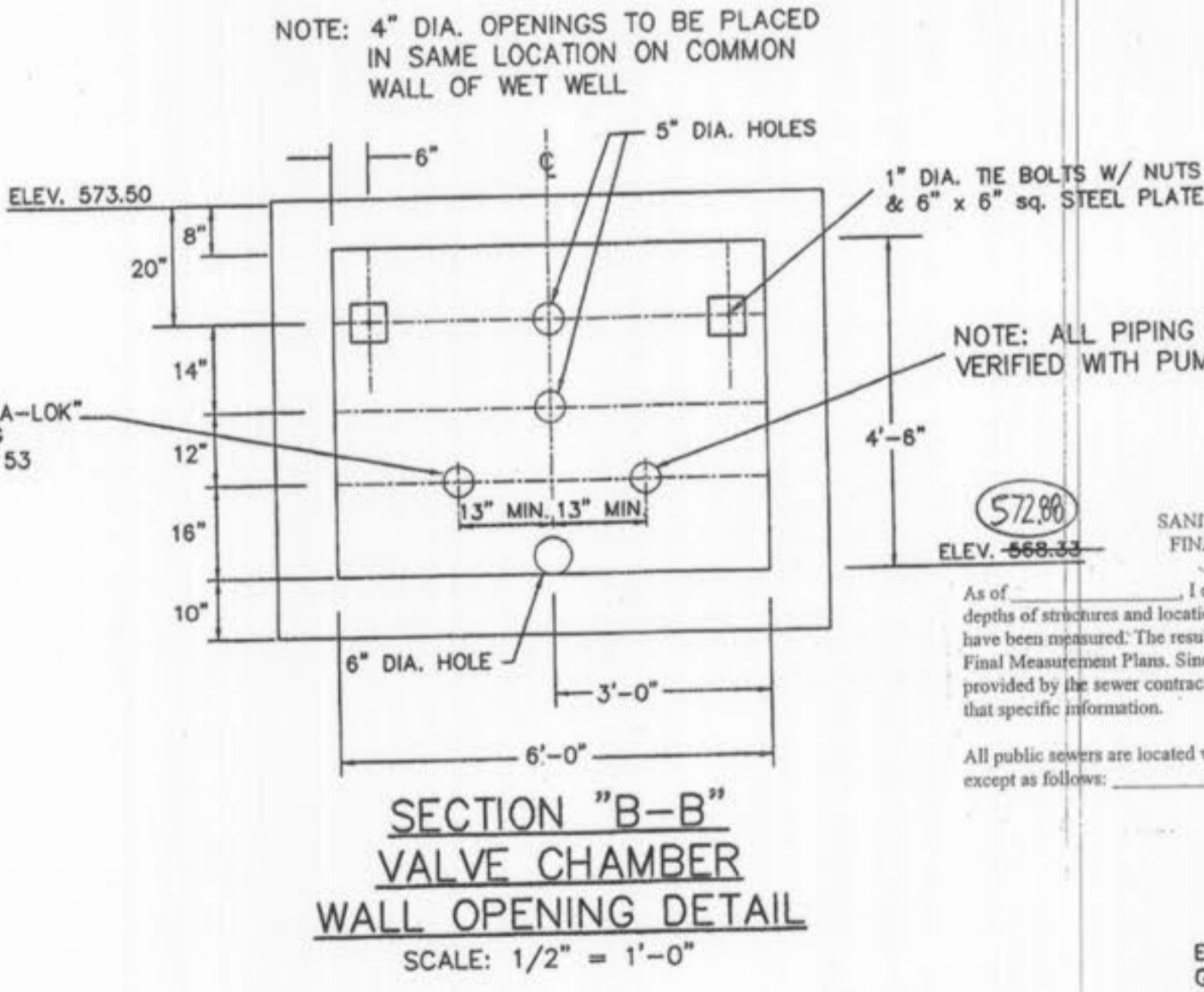
Drawing name: K:\D\0306147 Fox Haven\IMPROVEMENTS\6147PUMPDETAIL.dwg Plotted on: Aug 04, 2004 - 3:16pm Plotted by: Justenhous



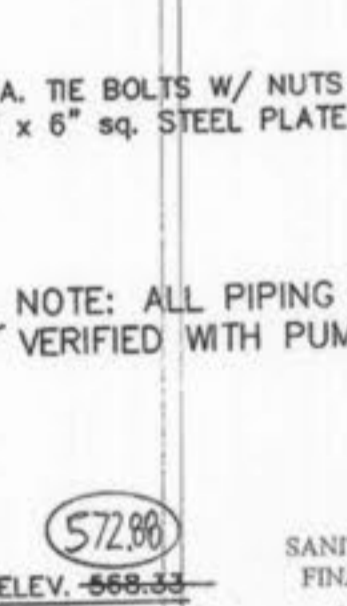
CORBEL DETAIL
SCALE: 1" = 1'-0"



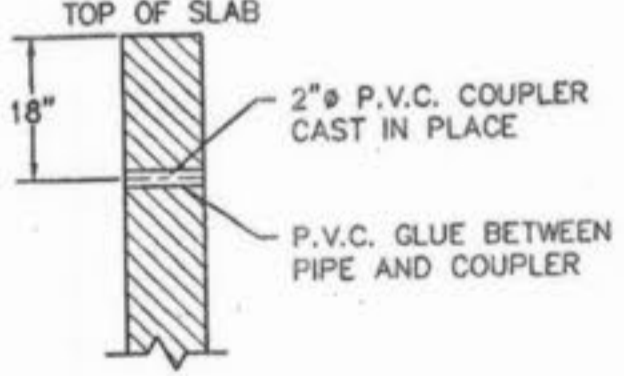
TOP VIEW



SECTION "B-B" VALVE CHAMBER WALL OPENING DETAIL
SCALE: 1/2" = 1'-0"



DETAIL 1
SCALE: 1/2" = 1'-0"



DETAIL 2
SCALE: 1/2" = 1'-0"

NOTE: ALL PIPING LOCATIONS TO BE VERIFIED WITH PUMP MANUFACTURER

AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAN

THE STERLING COMPANY
By: *[Signature]*
Geotechnical Engineer - No. 12272
Reg. No. 12272

EXCAVATION SHOULD BE VERIFIED BY GEOTECHNICAL ENGINEER TO DETERMINE THAT SOILS ARE SUITABLE FOR PLACEMENT OF PUMP STATION.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL, RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

○ = AS-BUILT

ISSUE	REVISION	DATE	BY	REASON
1	03-01-04	03-01-04	JK	ISSUE FOR PERMITS
2	06-15-04	06-15-04	JK	REVISED PER CITY COMMENTS
3	07-30-04	07-30-04	JK	REVISED PER CITY COMMENTS
4	08-04-04	08-04-04	JK	REVISED PER DCSO COMMENTS

PREPARED FOR:
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#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636) 537-2000



PREPARED BY:
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E-Mail: Sterling@sterling-eng-survey.com

DRAWN: DESIGNED: CHECKED:

PROJECT: **FOX HAVEN**

SHEET TITLE: **PUMP STATION #2 DETAILS**

NO.	03 06 147
M.S.D.	SHEET
P#	47
DIGITAL FILE LOCATION	48

BASE MAP