

TWIN CHIMNEYS

LINDEN WOOD VILLAGE - B
AS - BUILTS

PREPARED FOR:

J.L. MASON OF MISSOURI, INC.


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

CIVIL ENGINEER:

PICKETT RAY & SILVER

333 Mid Rivers Mall Drive
St. Peters, Mo. 63376
441-1211 278-1211

Rev. 1-5-89 JT (As-Builts)
Rev. 11-28-88 JT & G. (ORIGINAL LINDEN DETAIL & REVISIONS)
Rev. 11-10-88 TBG, PEE, VIC, KAPPELMAN - WATER
Rev. 10-7-88 TBG, CAT, SLS, B, LOCATION
Rev. 10-4-88 JT (As-Built)
Rev. 9-29-88 JT (Comments per Duckett Creek & G.B.A.)
Rev. 2/14/88 KAN 3 WBY P.H. CAT, SLS, B, ADDRESS

ENGINEERS AUTHENTICATION <small>The responsibility for professional engineering liability on the project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is not assumed for other engineering plans involved in the project and specifically excludes revisions after this date unless authorized.</small>	
	
PICKETT RAY & SILVER Civil Engineers Planners Land Surveyors	
TWIN CHIMNEYS VILLAGE B AS-BUILTS	
DRAWN: JT CHECKED: _____ FIELD BOOK: _____	DATE: 1-5-89 DATE: _____ PROJECT: B6-1621 JOB ORDER: 2456
1 10	

This is to certify that the as-constructed elevations, locations and distances shown hereon are correct and were taken in the field during November, 1988.

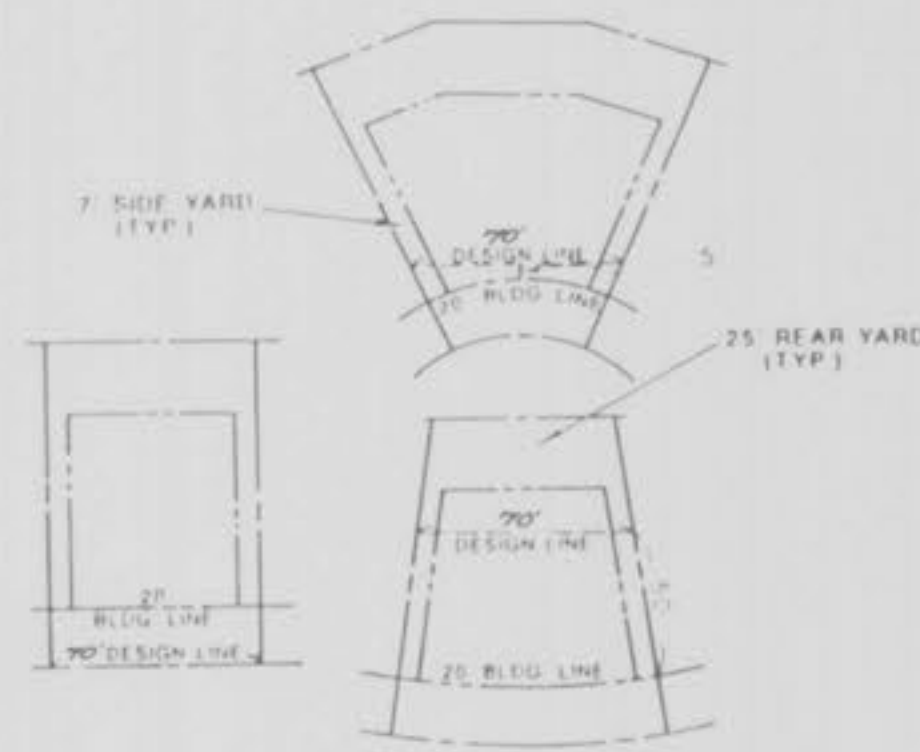
Ray Pickett
Mo. Reg. L.S. # 15106



CITY OF O'FALLON

GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
- The existing underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- All filled places in public right-of-way (State, County or City roads) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99" Method C (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications, or by soils report for this project. All test shall be verified by the inspecting soils engineer.
- All filled places under buildings, proposed storm and sanitary sewer lines and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test" (A.S.T.M. D-1557) unless otherwise specified by local governing authority specifications, or by soils report for this project. All tests shall be verified by the inspecting soils engineer.
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180 compaction test," (A.S.T.M. D-1557). All trench backfills may be earth material free of large clods or stones and will be water jetted.
- No area shall be cleared without permission of the developer.
- All grades shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- Siltation control devices shall be as shown on plans, and approved by the local governing authority. Additional siltation control, if required, will be placed at the direction of the soils engineer on site and the local governing authority prior to placement.
- Grading operations on this project shall comply with the soils report by Geotechnology, Inc. dated July 31, 1987.
- All grading on Missouri State Highway right-of-way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
- Polyvinyl chloride (PVC) sanitary sewer pipe shall meet the following requirements: A.S.T.M. D-3034 SDR-35, with wall thickness compression joint A.S.T.M. D-3212. An appropriate watertight as approved by the sewer district shall be installed between PVC pipe and masonry (concrete and brick) structure.
- The minimum vertical distance from the low point of the basement or slab floor to the flowline of a sanitary sewer at the corresponding house or building connection shall not be less than the diameter of the main line sanitary sewer plus a vertical distance not less than two and one half feet (2-1/2').
- All P.V.C. sanitary sewer pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe diameter above the bottom of the pipe.
- All sanitary sewer service shall be a minimum of 4" diameter for single-family developments.
- Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14, unless otherwise shown on plans.
- Storm sewers 21" diameter or larger shall be A.S.T.M. C-76, Class II, unless otherwise shown on plans.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III) unless noted otherwise on the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, A.A.S.H.T.O. See plans for gauge.
- All manhole and inlet tops shall be built to the elevations shown on these plans. If no top elevation is shown, it will be the responsibility of the contractor to contact the engineer for such information prior to construction. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction the Engineer will set these stakes a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- Easements shall be provided for storm sewers, sanitary sewers and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water lines shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
- All cast iron pipe for water mains shall conform to A.W.W.A. specifications C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All streets within the public right-of-way must meet specifications and installation requirements of the City of O'Fallon.
- Hazard markers will consist of three (3) Standard Specifications, "Manual on Uniform Traffic Control Devices", end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- The City of O'Fallon, shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.



LOT DESIGN CRITERIA



LOCATION MAP
N.T.S.

This Tract is Served By Or Located In:

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

U.S.G.S. BENCHMARK

U.S.G.S. BENCHMARK:
Elevation = 667.536

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

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

PROJECT BENCHMARK

KEY SHEET
VILLAGE B

August 22, 1988 86-164 J

REV 9-89-88 JT
REV 10-8-88 JT
REV 11-14-88 MR (FOR THE ENGINEER'S OFFICE)
REV 12-28-88 MR (FOR THE ENGINEER'S OFFICE)
REV 1-5-89 JT (As-Built)

Index

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19-23	CONSTRUCTION DETAILS

Legend

	Sanitary Sewer (Proposed)	C.I.	Curb Inlet
	Sanitary Sewer (Existing)	D.C.I.	Double Curb Inlet
	Storm Sewer (Proposed)	G.I.	Grate Inlet
	Storm Sewer (Existing)	A.I.	Area Inlet
	Water Line & Size	D.A.I.	Double Area Inlet
	Tee & Valve	C.C.	Concrete Collar
	Hydrant	F.E.	Flared End Section
	Cap	E.P.	End Pipe
	18	E.D.	Energy Dissipator
	Existing Fence Line	M.H.	Manhole
	Existing Tree Line	C.P.	Concrete Pipe
	Street Sign	R.C.P.	Reinforced Concrete Pipe
	Light Standard	C.M.P.	Corrugated Metal Pipe
	Existing Contour	C.I.P.	Cast Iron Pipe
	Proposed Contour	P.V.C.	Polyvinyl Chloride
	Grouted Rip-Rap	V.C.P.	Vitrified Clay Pipe
	End of Lateral	C.O.	Clean Out
	Asphalt Pavement	V.T.	Vent Trap
	Concrete Pavement	A.B.	As-Built
	Storm/Sanitary Structure		
	Test Hole		
	Power Pole		

TWIN CHIMNEYS Site Plan

August 22, 1988 86-164J

REV. 7-18-88 K&T Addressed
 REV. 9-22-88 JT (Per Duckett Creek & S.B.R.)
 REV. 10-4-88 JT (Per G.B.A.)
 REV. 10-7-88 mg Location
 REV. 11-11-88 M.R. Use KAPPELMAN WATER
 REV. 1-5-89 JT (As-Built)

Future Commercial Area
 See Plans By PR45

PROPERTY N/E
 DICKERBER, WILBERT & MARY

See off-site sanitary sewer plans.
 Discharge Extension for construction
 See plans by PR5

N 00° 28' 52" W
 2308.74'

578° 18' 36" E 1527.95'

Future Recreation Area
 See Plans By PR45.



A.B. = As-Built

TWIN CHIMNEYS VILLAGE A
 See Plans By P.R.S.

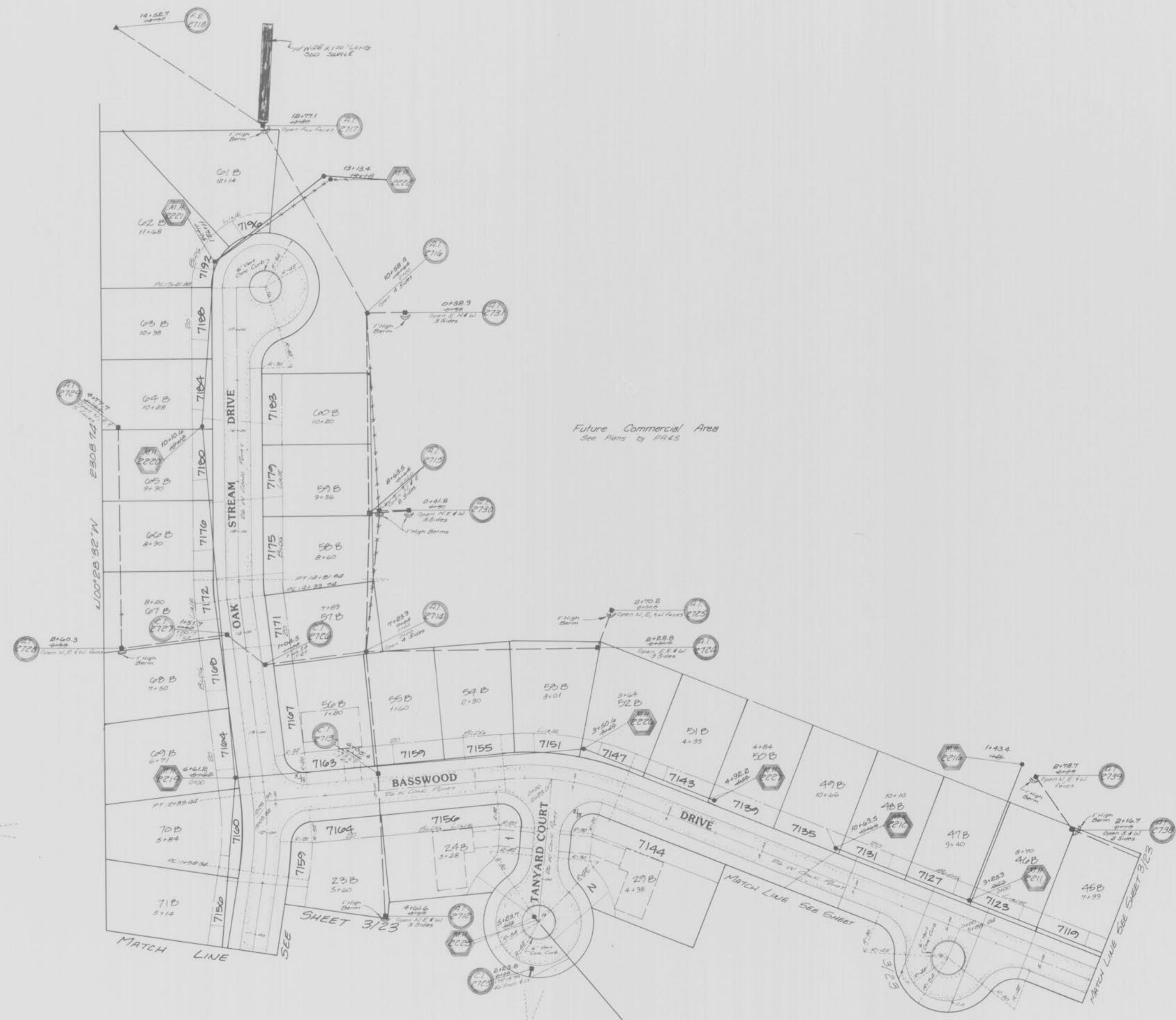


REV 9-14-88 KAN Addressed
 REV 9-29-88 JT (Per Dickhaut Creek & GBA)
 REV 10-4-88 JT (Per GBA)
 REV 11-19-88 MS PER VIC KAPPELMAN - WATER
 REV 1-5-89 JT (As-Built)



SCALE 1" = 50'

PROPERTY A/C
 DICHERBER, WILBERT & MARY

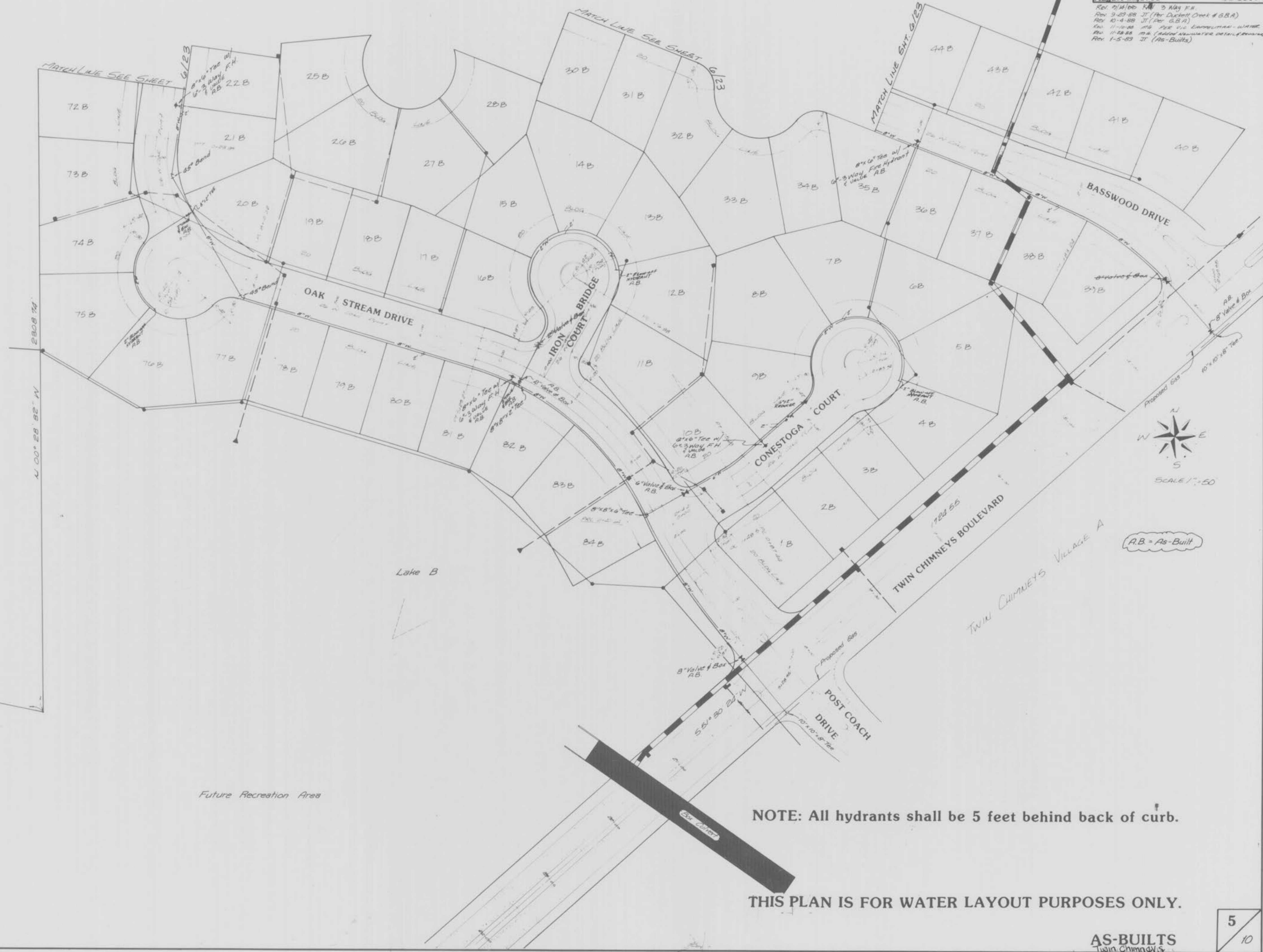


A.B. = As-Built

**TWIN CHIMNEYS
Water Plan**

August 22, 1988 86-164J
 Rev. 11-11-88 R.H. 3 Way F.H.
 Rev. 3-29-88 J.T. (Per Duckett Creek & G.B.A.)
 Rev. 10-4-88 J.T. (Per G.B.A.)
 Rev. 11-10-88 J.H. 200' 1/2" LUMBERMAN - W/100'
 Rev. 11-28-88 M.B. (Addition of water detail of driveway)
 Rev. 1-5-89 J.T. (As-Built)

PROPERTY N/F
 DICKERBER, WILBERT & MARY



A.B. = As-Built

NOTE: All hydrants shall be 5 feet behind back of curb.

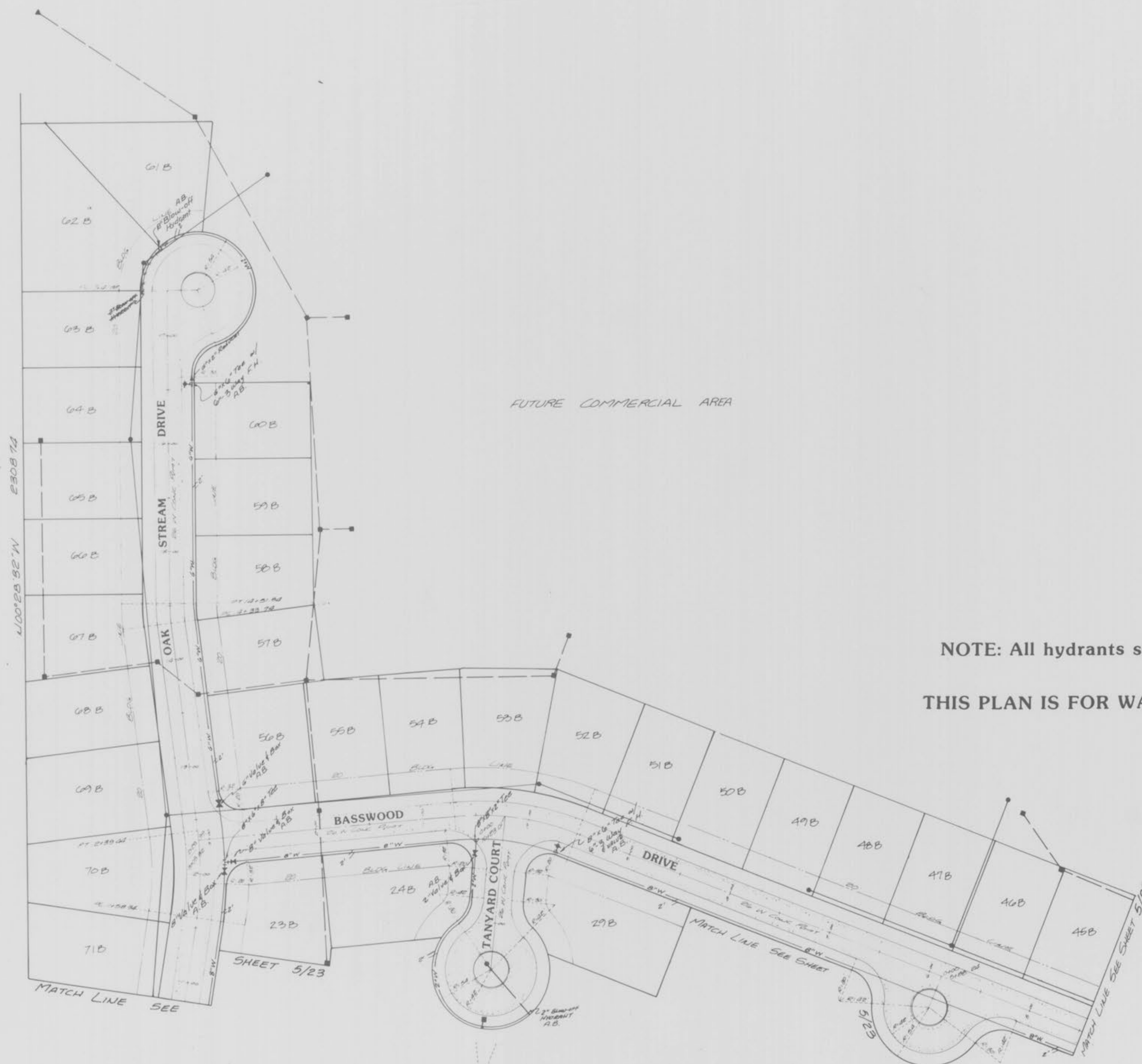
THIS PLAN IS FOR WATER LAYOUT PURPOSES ONLY.

Rev. 7/14/88 RAN B WBY F.H.
 Rev. 9-22-88 JT (Per District Dept. & S.B.A.)
 Rev. 10-4-88 JT (Per S.B.A.)
 Rev. 11-19-88 STW PER VEC. ENGINEER - WATER
 Rev. 11-28-88 STW (Added NEW WATER DETAIL & COMMENTS)
 Rev. 1-5-89 JT (As-Built)



SCALE 1"=50'

PROPERTY A/I/F
 DICKHERBER, WILBERT & MARY



NOTE: All hydrants shall be 5 feet behind back of curb.
THIS PLAN IS FOR WATER LAYOUT PURPOSES ONLY.

A.B. = As-Built

TWIN CHIMNEYS
Sanitary Sewer Profiles
August 22, 1988 86-164 J

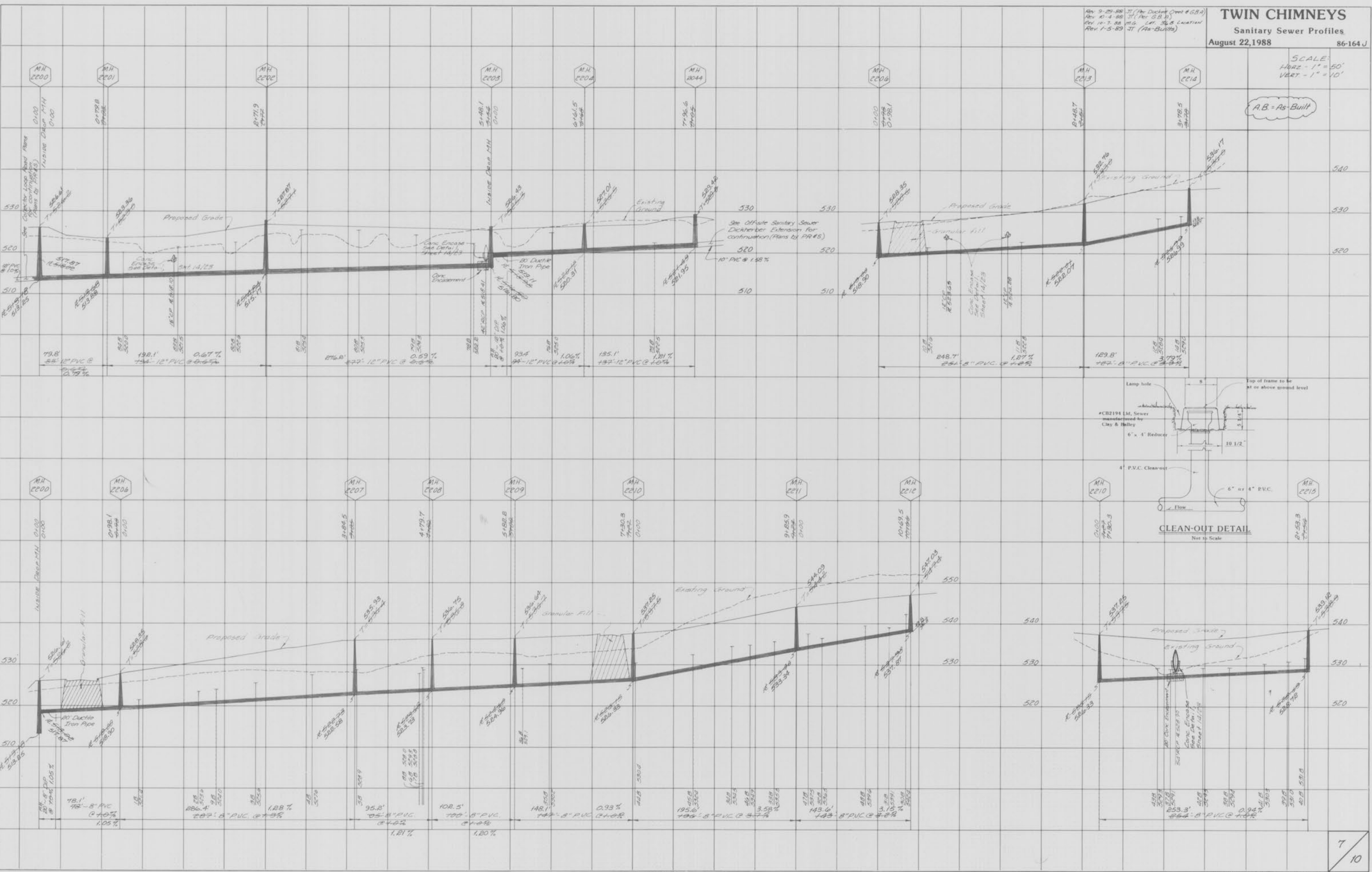
SCALE:
HORIZ - 1" = 50'
VERT - 1" = 10'

A.B. = As-Built

Rev. 9-25-88 JT (Per District Comm # 684)
Rev. 10-4-88 JT (Per G.B.M.)
Rev. 10-7-88 WLS (Per G.B.M.)
Rev. 1-5-89 JT (As-Built)

FINAL SURVEY PLOTTED TEMPLATE NO. 8745
DATE: _____

ORIGINAL SURVEY PLOTTED TEMPLATE NO. 8745
DATE: _____



TWIN CHIMNEYS
Sanitary Sewer Profiles
August 22, 1988 86-164J

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

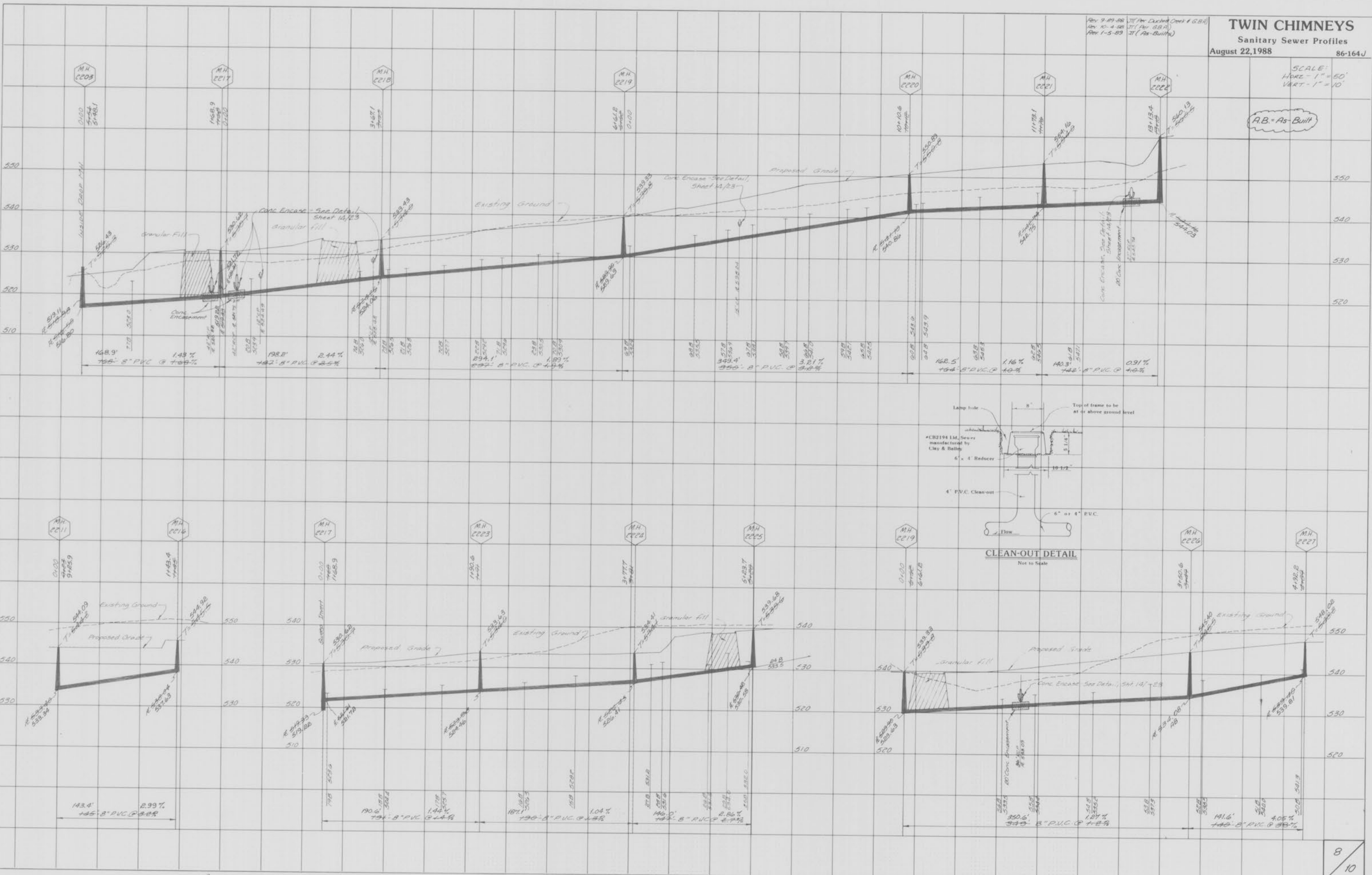
AB = As-Built

Rev. 9-89-BB
Rev. 10-4-88
Rev. 1-5-89

7/17/87 (Per Deck & GB)
3/1/88 (Per GB)
3/1/88 (As-Built)

FINAL SURVEY PLOTTED BY DATE
NOTE BOOK NO. DATE CHECKED
NO. AREAS CHECKED

ORIGINAL SURVEY PLOTTED BY DATE
NOTE BOOK NO. DATE CHECKED
NO. AREAS CHECKED



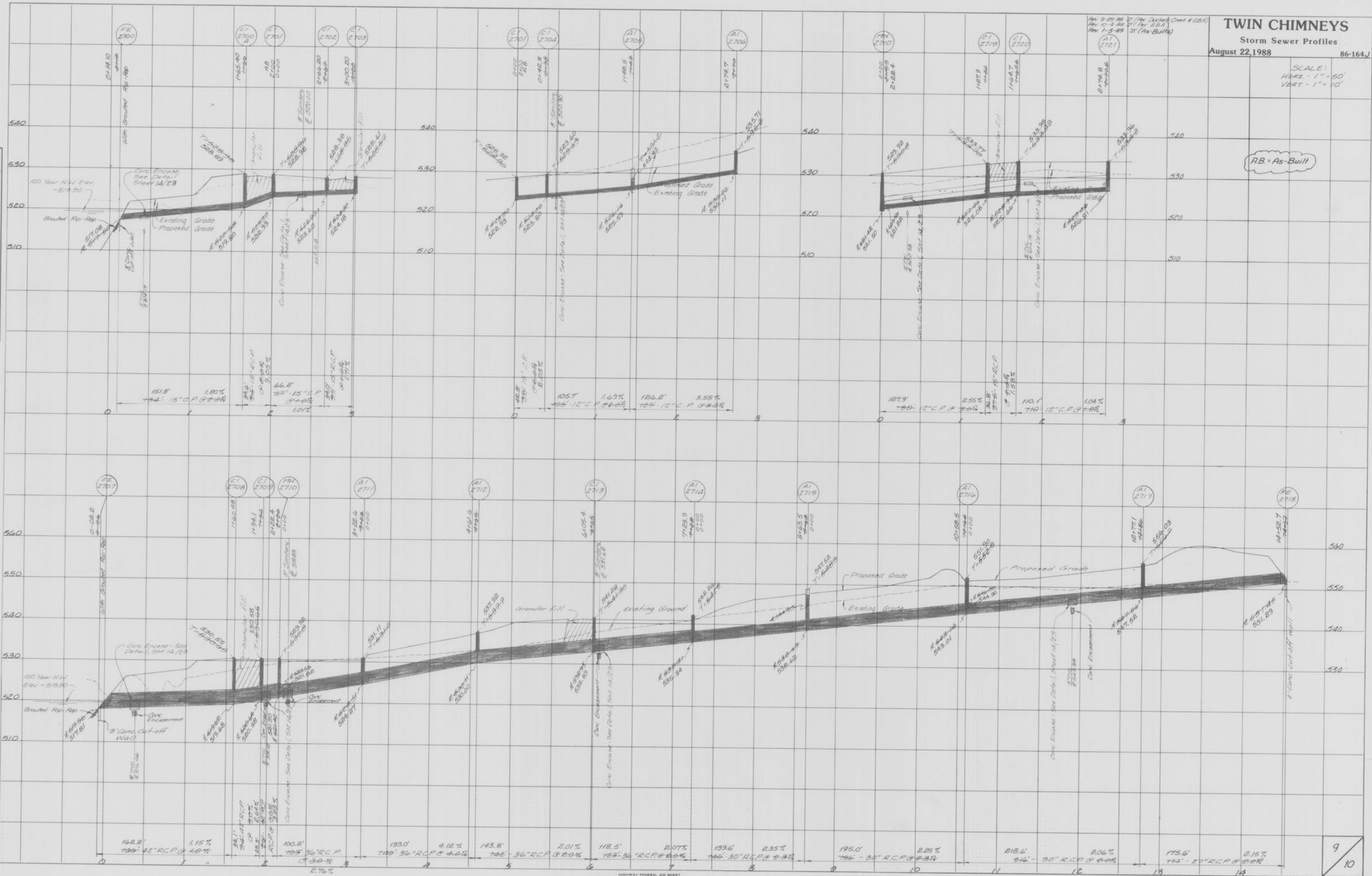
TWIN CHIMNEYS
Storm Sewer Profiles
August 22, 1988 86-164J

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

RB = As-Built

FINAL SURVEY
DATE: _____
BY: _____
REVISIONS:
NO. DATE BY DESCRIPTION

ORIGINAL SURVEY
DATE: _____
BY: _____
REVISIONS:
NO. DATE BY DESCRIPTION



TWIN CHIMNEYS

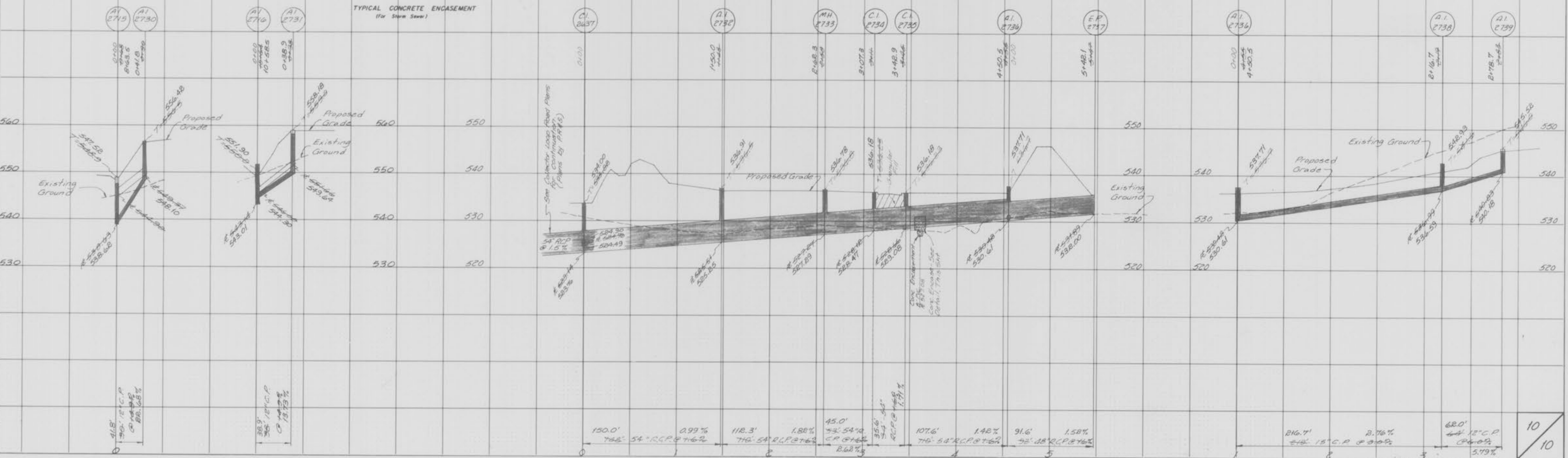
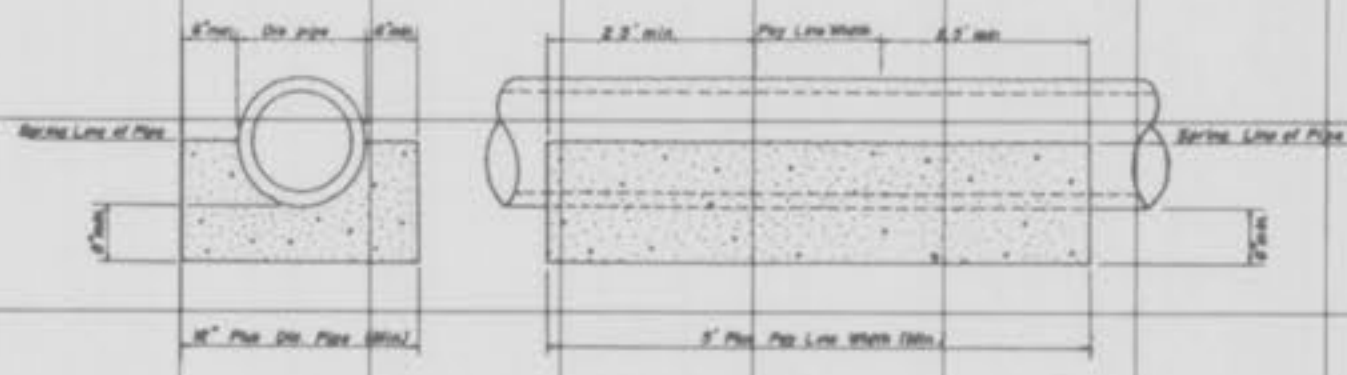
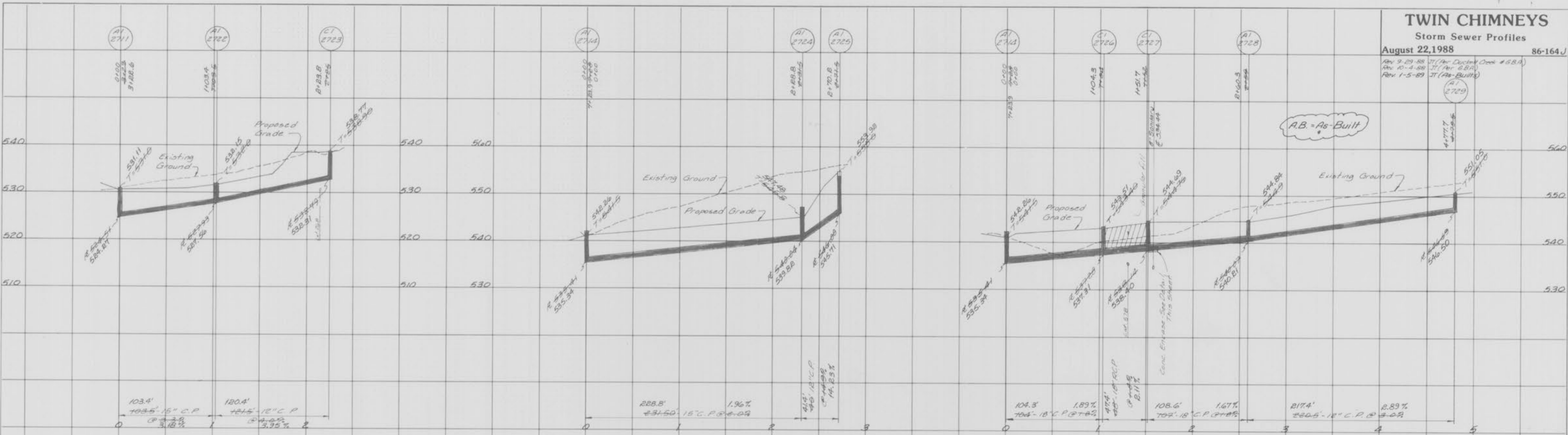
Storm Sewer Profiles

August 22, 1988 86-164J

Rev 9-29-88 JT (As-Built) (Sheet # 68A)
 Rev 10-4-88 JT (As-Built)
 Rev 1-5-89 JT (As-Built)

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

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



10
10