

LITTLE OAK VILLAGE

TWIN CHIMNEYS

VILLAGE F

PLAT THREE

and

PLAT FOUR

STORM & SANITARY SEWER MEASUREMENTS

PREPARED FOR:

THE JONES COMPANY CUSTOM HOMES

13100 MANCHESTER RD. SUITE G55

St. Louis, MO 63131

PHONE (314) 965-8000

CIVIL ENGINEER:

VOLZ

Engineering & Surveying, Inc.

10849 Indian Head Industrial Blvd.

St. Louis, MO 63132

Phone (314) 426-6212

Fax (314) 426-3864



THIS IS TO CERTIFY THAT THE AS-CONSTRUCTED ELEVATIONS, LOCATIONS, AND DISTANCES SHOWN HEREON ARE CORRECT AND WERE TAKEN IN THE FIELD DURING February, 1999.

Richard W. Norvell
RICHARD W. NORVELL, PRESIDENT
LAND SURVEY DIVISION
MO. REG. L. S. 1437

NO.	DATE	REVISION	BY

We have measured the existing sewer lengths sizes, flowlines, depths of structures and the results of these measurements are shown on this plan by lining out the planned number and indicating the measured number adjacent to the planned number. All other numbers have not been measured or verified.

1/13

VOLZ ENGINEERING AND SURVEYING, INC.
ELBRING SURVEYING COMPANY
 A SUBSIDIARY
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 10849 INDIAN HEAD IND'L. BLVD.
 ST. LOUIS, MISSOURI 63132
 # 88-3069 PHONE 314-426-6212

Rev. 9-15-88
 Rev. 10-10-88
 Rev. 10-31-88



VILLAGE H

NOTE:
 SEE IMPROVEMENT PLANS
 BY BAX ENGINEERING FOR
 VILLAGE "H".

SCALE 1" = 50'

VILLAGE "D"

SEE IMPROVEMENT PLANS
 BY PICKET, RAY / SILVER
 FOR CONSTRUCTION OF
 "TWIN CHIMNEYS BOULEVARD."

PLAN INFORMATION SHOWN
 ON THIS SHEET IS FOR PLAT
 ONE AND INCLUDED FOR
 INFORMATION ONLY.

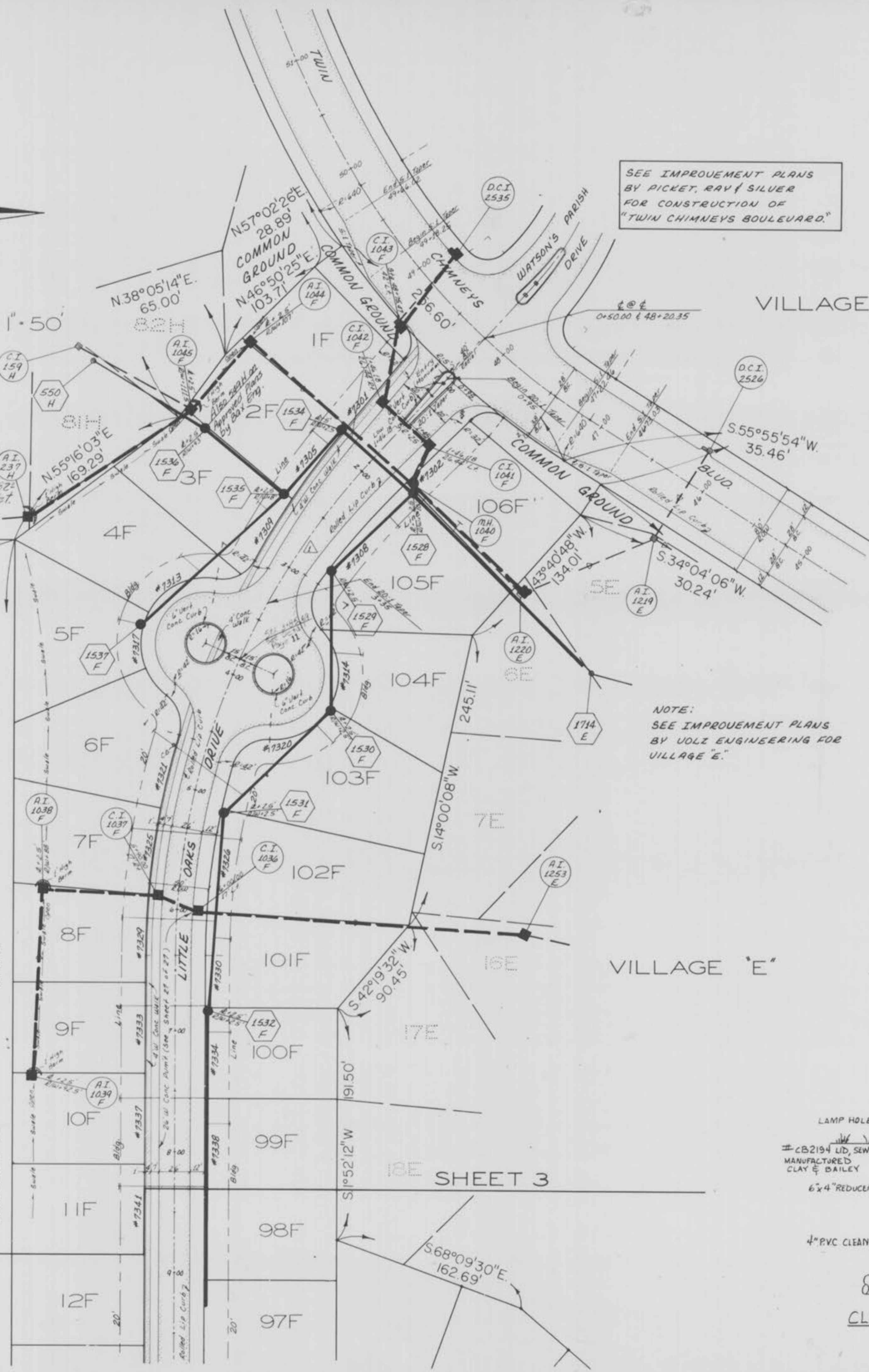
73H 74H 75H 76H 77H 78H

N.88°07'56"W. 94962'

CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC LENGTH	P.C. STATION	P.T. STATION
1	42° 43' 03"	600.00	447.33	1+90.73	6+38.06
2	90° 01' 24"	135.00	212.11	11+15.72	13+27.83
3	90° 01' 26"	160.00	251.39	1+41.05	3+92.44
4	85° 21' 30"	160.00	238.36	6+76.81	9+15.17
5	94° 38' 28"	175.00	289.06	17+51.84	20+40.90
6	35° 37' 25"	279.00	173.46	1+42.69	3+16.15
7	40° 15' 53"	150.00	105.42	3+16.15	4+21.57

- NOTES:
- All construction and materials used shall conform to current City of O'Fallon and Duckett Creek Sewer District standards.
 - All existing and required monuments will be shown on the final record plat.
 - The 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 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.

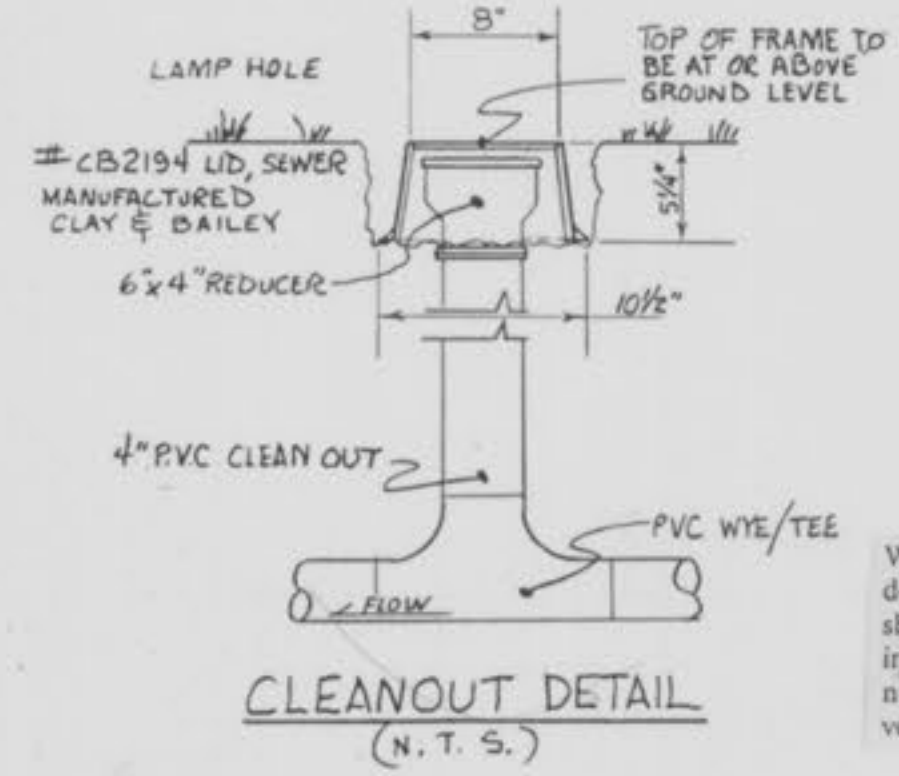


NOTE:
 SEE IMPROVEMENT PLANS
 BY UOLZ ENGINEERING FOR
 VILLAGE "E".

VILLAGE "E"

MATCH LINE

SHEET 3

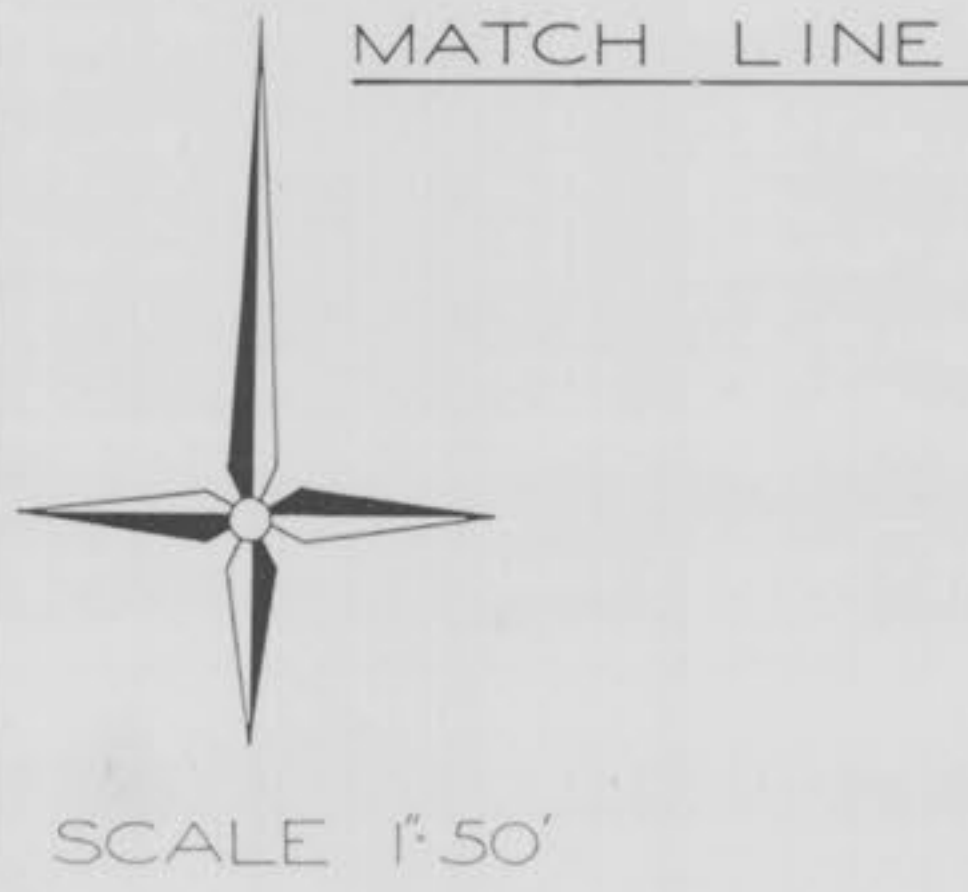


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 LAND SURVEY DIVISION
 MO. REG. L. S. 1437

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Rev 11-18-88
Rev 2-2-89
Rev 2-28-92
Rev 1-26-93
Rev 4-26-93

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SCALE 1"=50'



MATCH LINE

N01°55'40"E 746.9'

S01°53'36"W 40000'

S88°06'24"E 355.21'

S01°53'36"W 160.00'

N88°06'24"W 24.22'

VILLAGE "F"

SHEET 2

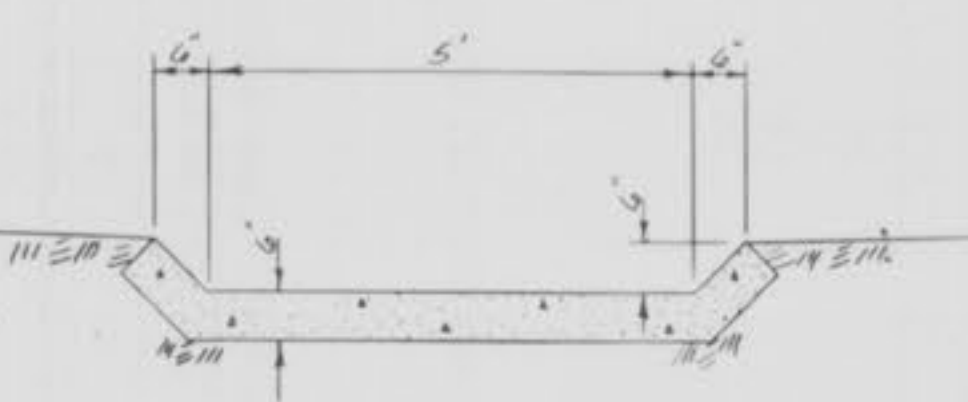
Note: See Improvement Plans By Voiz Engineering Village "F"

Exist Power Poles to adjusted

For Offsite Sewer Extension See Sheet 12R

Pump Station Detail See Sheet 12-16

See Village "F" For Continuation of Force Main

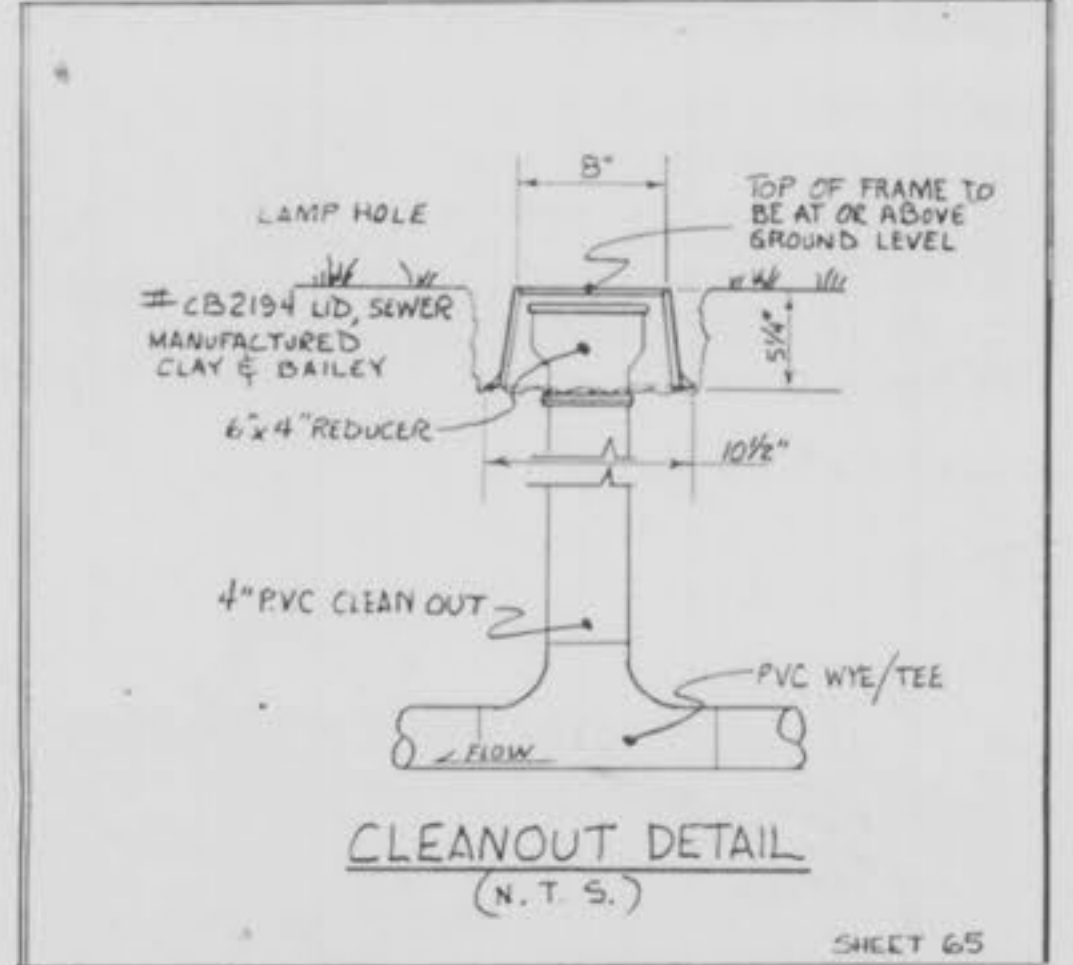
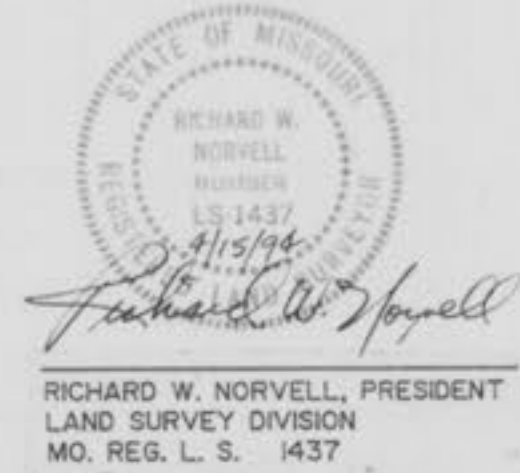


Paved Low Flow Swale

Property N/F of Joe Robbins Etal Parc II BK 1085 PG 1003

To Be Constructed With Twin Chimneys Village "F" Plat-3 Sanitary Sewer Improvements

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CLEANOUT DETAIL (N.T.S.)

(OR EQUAL)

SHEET 65

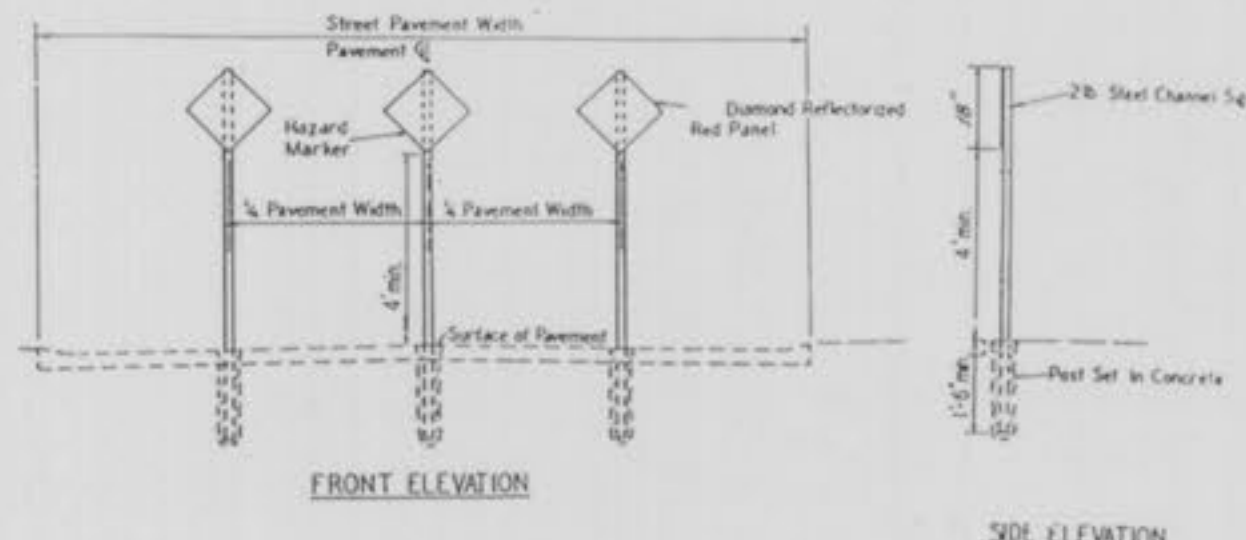
3/13

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Property N/F of
Kenneth & Arlene Meyer

MATCH LINE

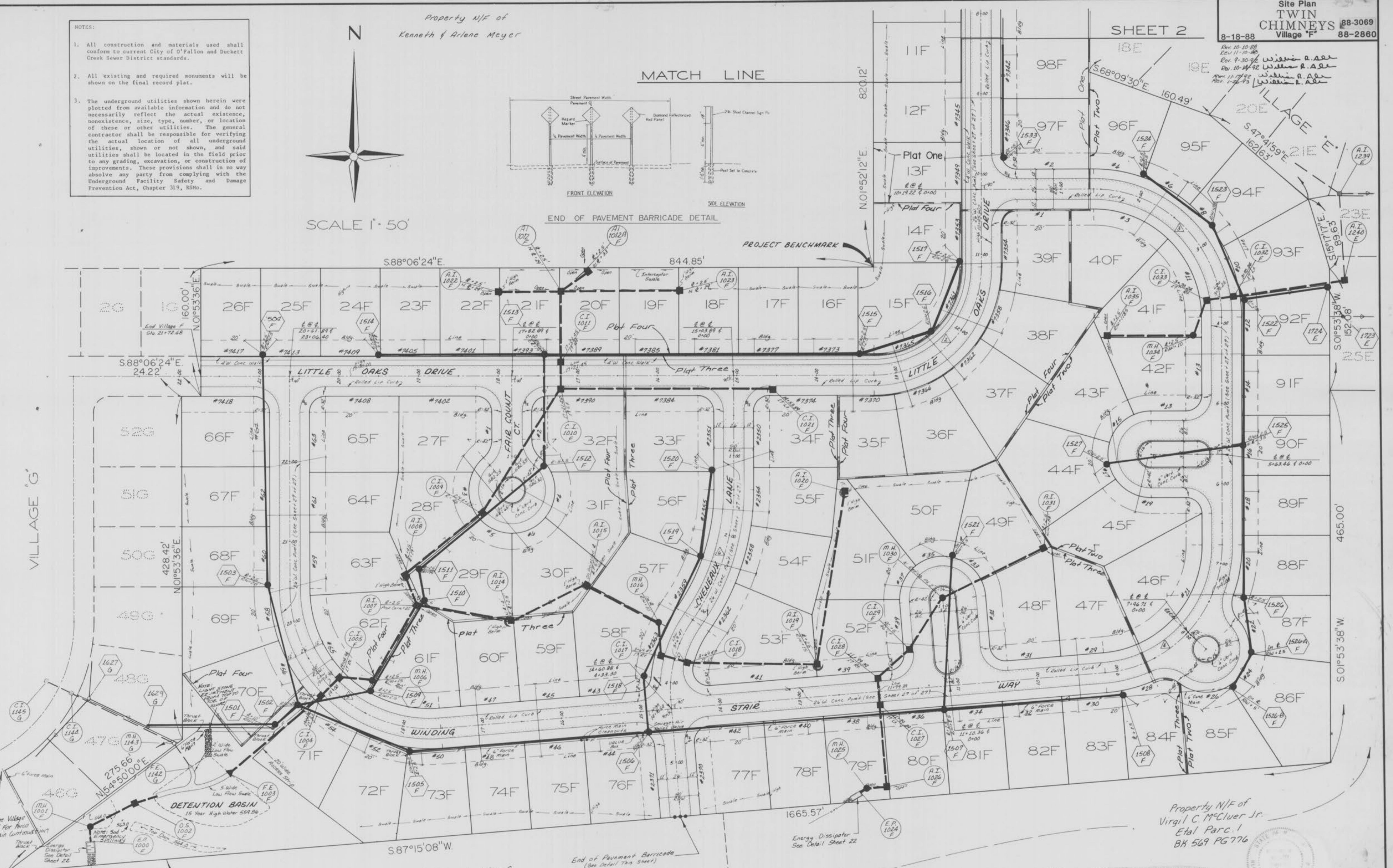


END OF PAVEMENT BARRICADE DETAIL

PROJECT BENCHMARK

Site Plan
TWIN
CHIMNEYS 88-3069
Village "F" 88-2860
8-18-88
REV 10-10-88
REV 11-10-88
REV 9-30-92
REV 10-14-92
REV 11-17-92
REV 1-27-93
عبدالله ر. احمد
عبدالله ر. احمد
عبدالله ر. احمد
عبدالله ر. احمد

SHEET 2



Note:
See Detail Sheet 22 for Outfall Structure,
Energy Dissipator, & Low Flow Swale Detail

Property N/F of
Joe Robbins
Etal Parc. II
BK 1085 PG 1003

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RICHARD W. NORWELL, PRESIDENT
LAND SURVEY DIVISION
MO. REG. L. S. 1437

4
13

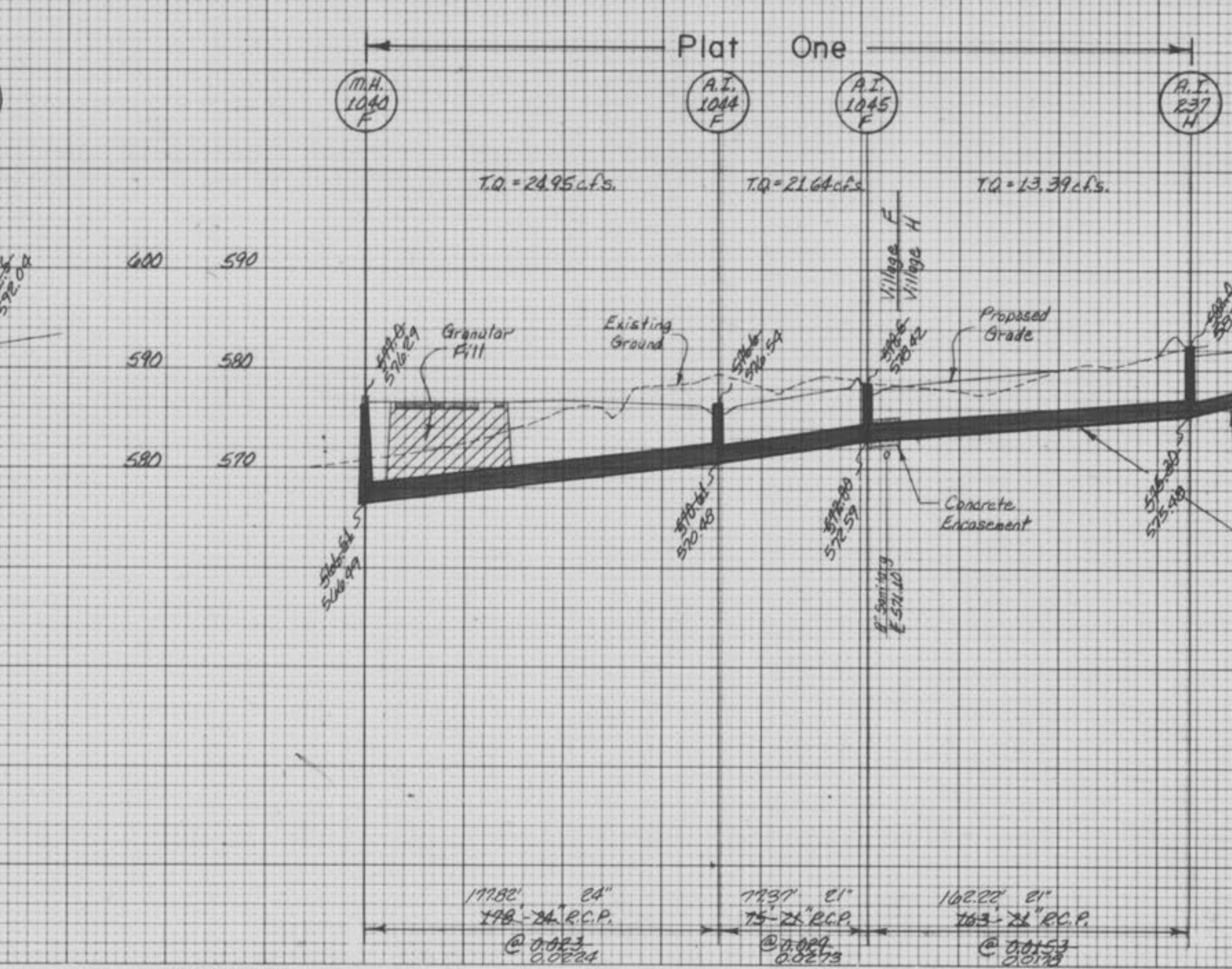
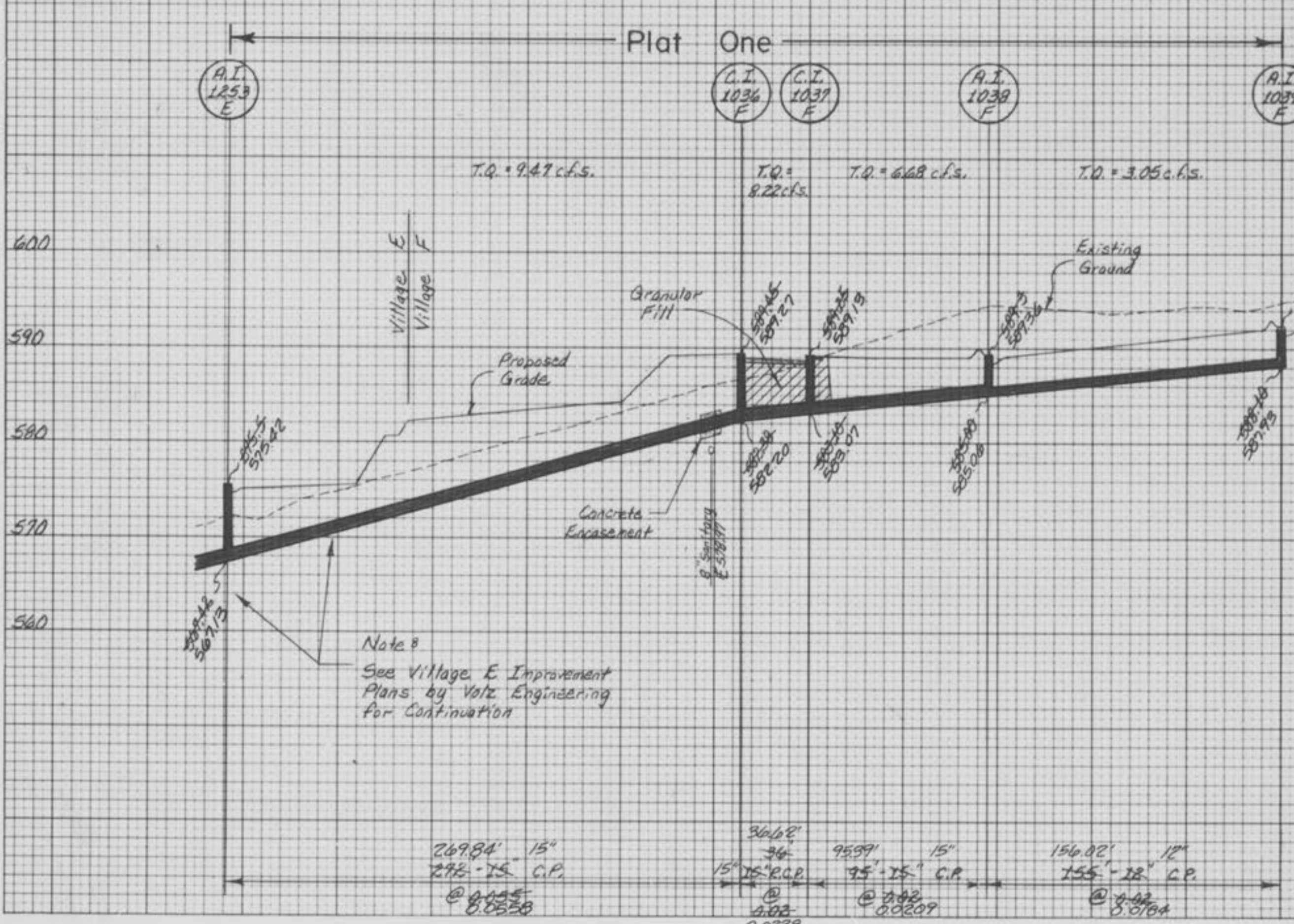
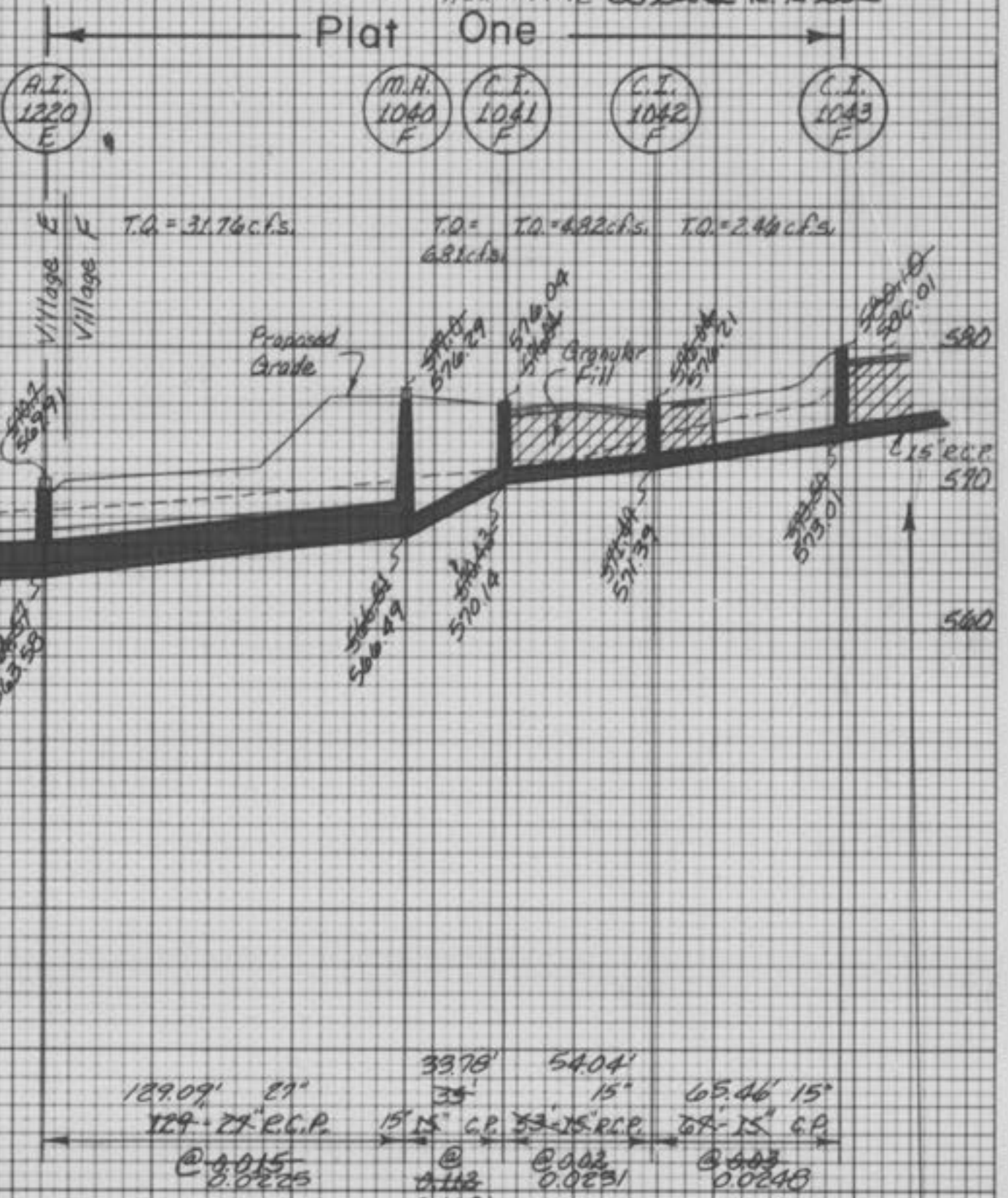
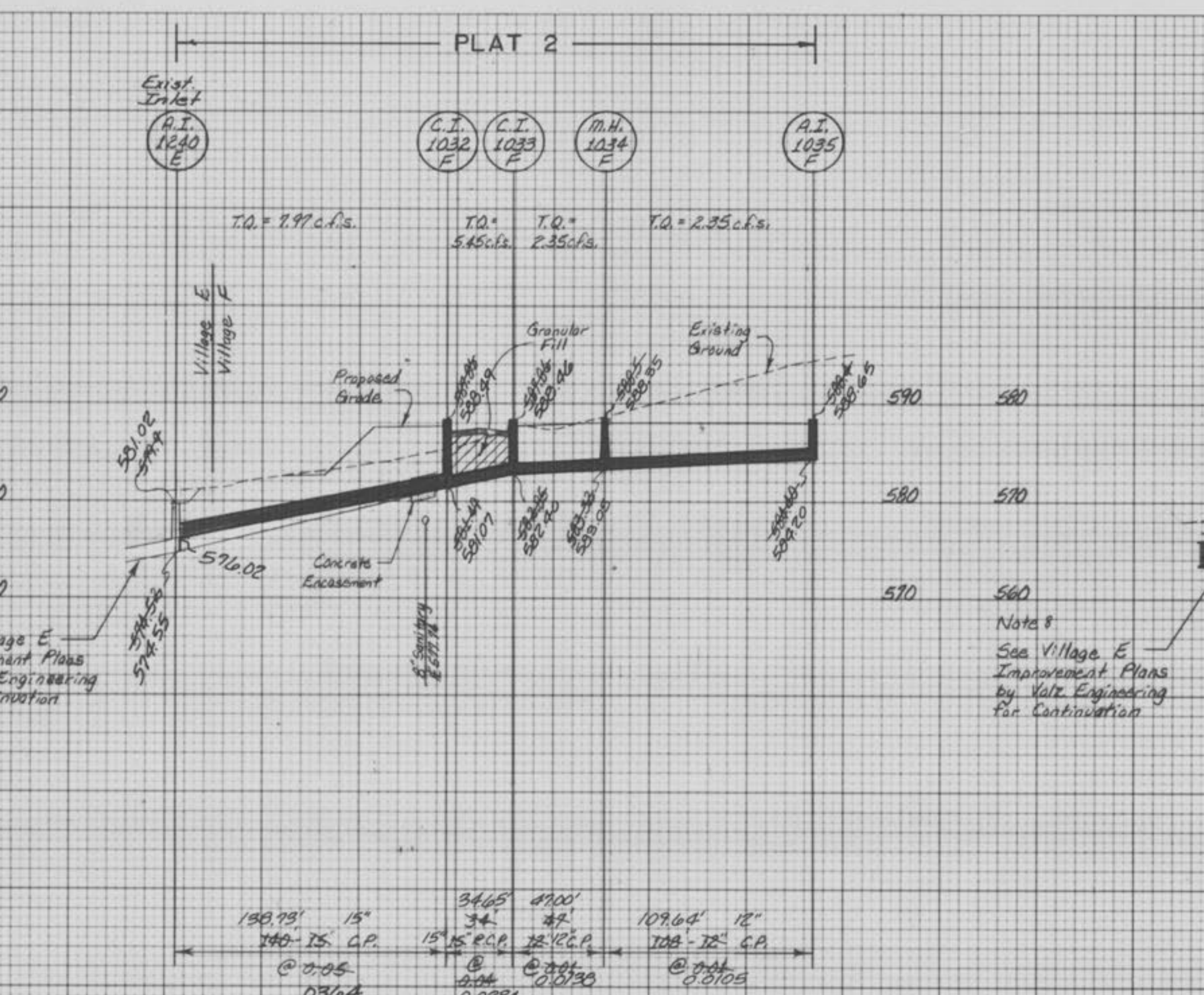
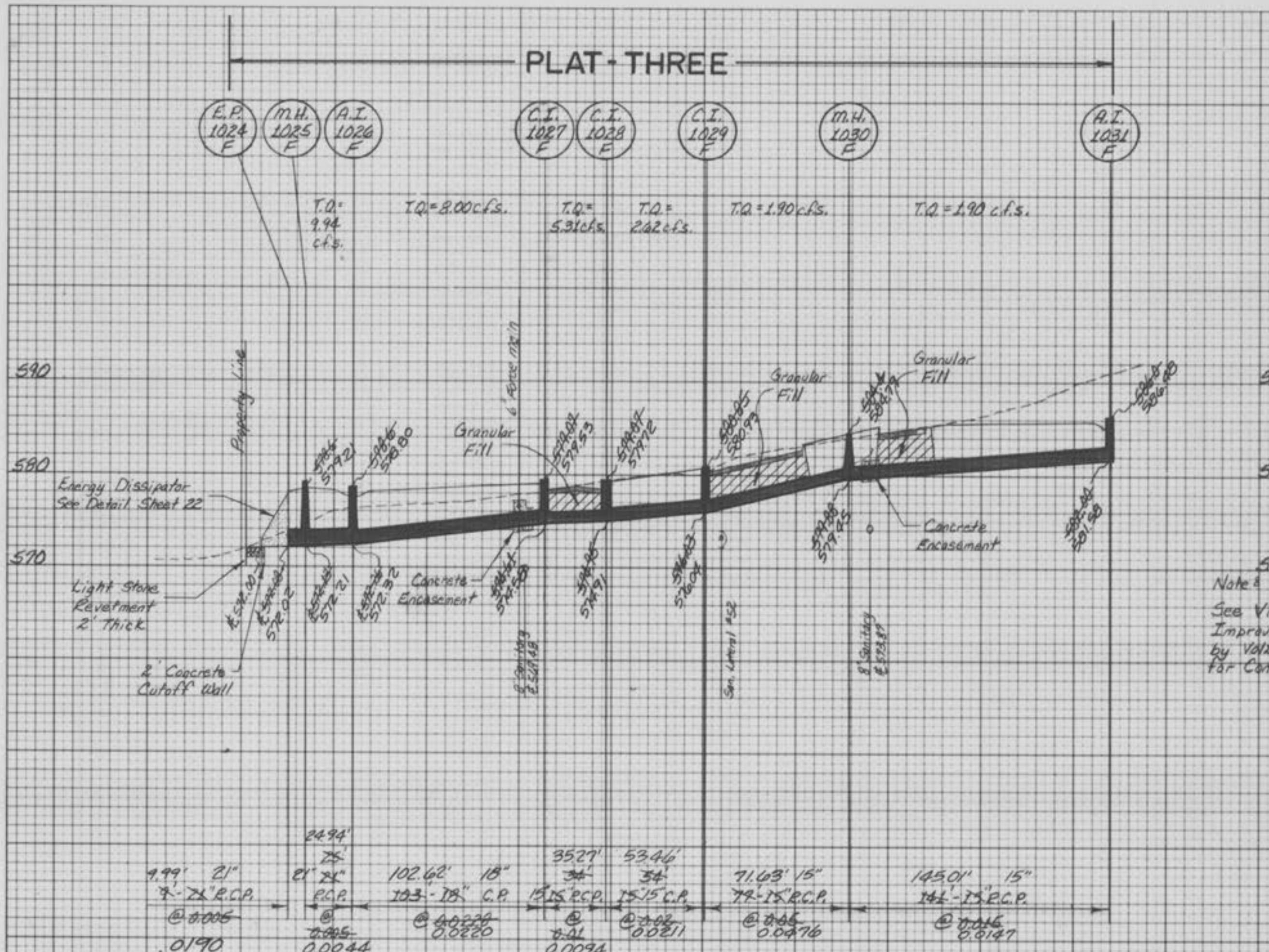
STORM & SANITARY SEWER MEASUREMENTS

Scale 1" = 10' Vert.
1" = 50' Horiz.

8-18-88
Rev. 10-10-88
Rev. 10-14-88
Rev. 11-17-88

DATE
BY
SURVEYED
PLOTTED
NOTE BOOK
AREAS CHECKED

DATE
BY
ORIGINAL SURVEY
PLOTTED
NOTE BOOK
AREAS CHECKED



- NOTES:**
- Concrete encasement is required to the upper pipe at all crossings of storm and sanitary sewer lines regardless of distance of separation.
 - Granular fill to be placed under all street pavement crossings, above all pipe reaches within two (2) feet of edge of pavement and under all sidewalk pavement crossings.
 - All grout for rip rap shall be high slump ready mix concrete.

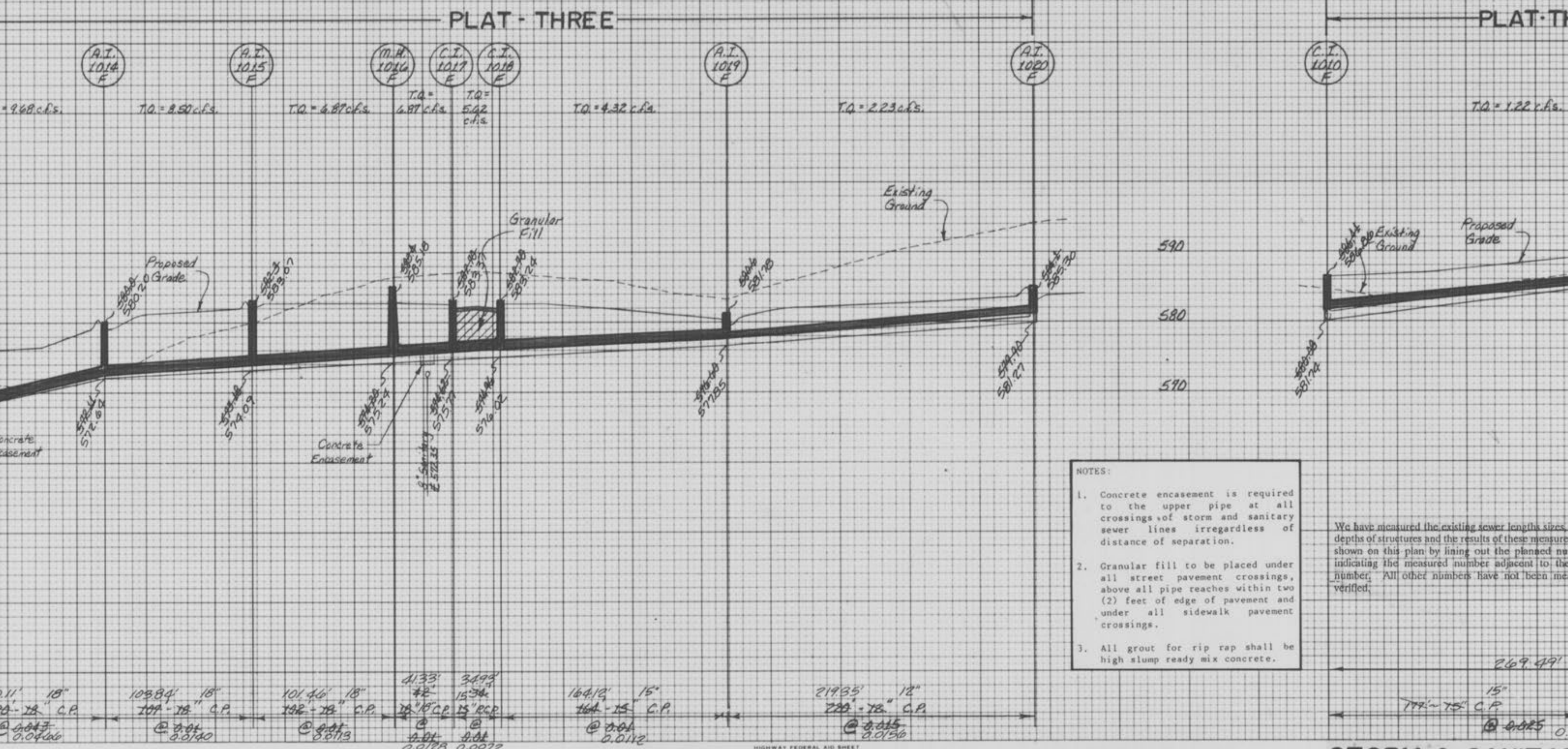
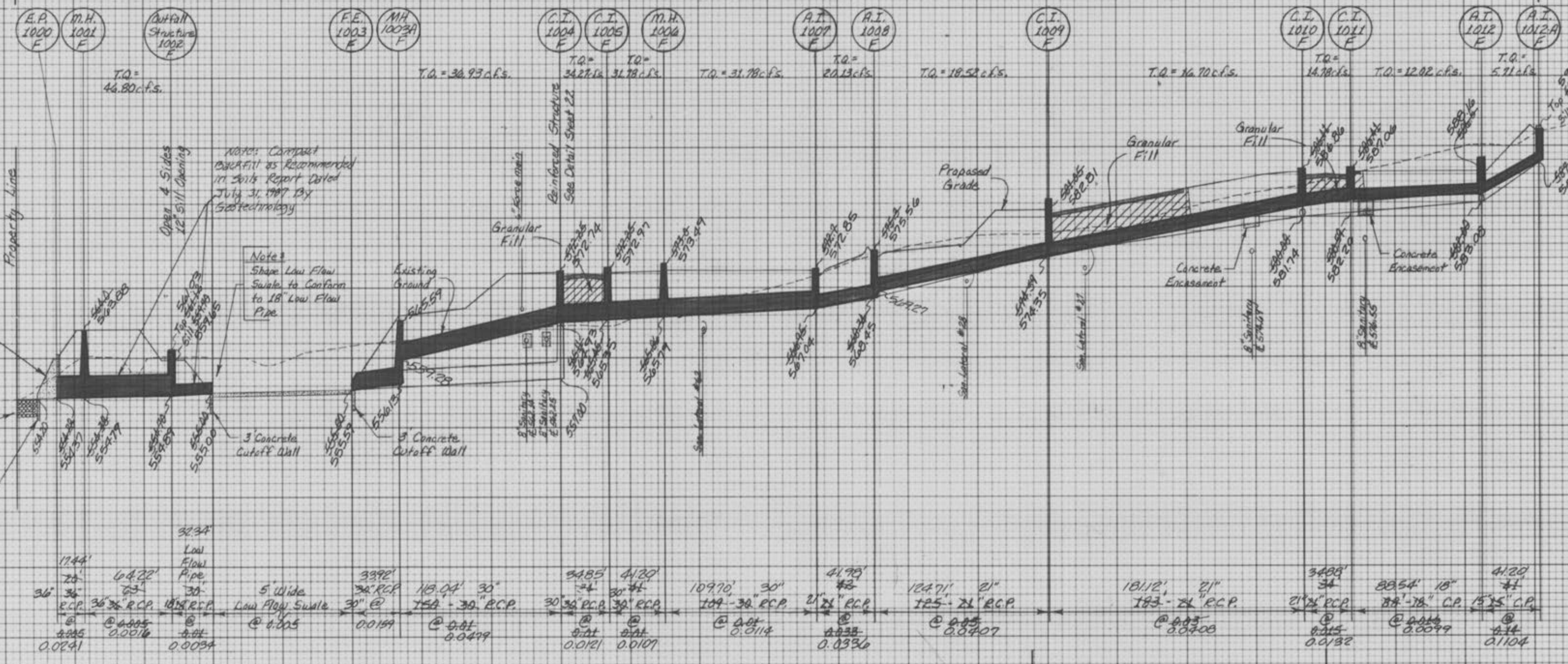
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RICHARD W. NORVELL, PRESIDENT
LAND SURVEY DIVISION
MO. REG. L. S. 1457

12/13

Scale: 1" = 10' Vert.
 1" = 50' Horiz.

PLAT - THREE



PLAT-3

- NOTES:
1. Concrete encasement is required to the upper pipe at all crossings of storm and sanitary sewer lines regardless of distance of separation.
 2. Granular fill to be placed under all street pavement crossings, above all pipe reaches within two (2) feet of edge of pavement and under all sidewalk pavement crossings.
 3. All grout for rip rap shall be high slump ready mix concrete.

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Richard W. Norvell
 RICHARD W. NORVELL, PRESIDENT
 LAND SURVEY DIVISION
 NO. REG. L.S. 4531

STORM & SANITARY SEWER MEASUREMENTS

13/13

FINAL SURVEY
 SURVEYED
 PLANNED
 TEMPLATE
 NOTE BOOK
 AREAS CHECKED

ORIGINAL SURVEY
 SURVEYED
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 TEMPLATE
 NOTE BOOK
 AREAS CHECKED