

# PLUM GROVE VILLAGE TWIN CHIMNEYS

VILLAGE E  
AS BUILTS

PREPARED FOR:

**J.L. MASON OF MISSOURI, INC.**

1819 CLARKSON ROAD  
Suite 300  
CHESTERFIELD, MISSOURI 63017  
(314)-532-1100

CIVIL ENGINEER:

**VOLZ**

Engineering & Surveying, Inc.  
10849 Indian Head Industrial Blvd.  
St. Louis, Mo. 63132  
314-426-6212

*Not Approved  
11-16-88*

This is to certify that the as-constructed elevations and distances shown hereon for sanitary sewers are correct and were taken in the field during 11-29-88.

*Richard M. Korvell*  
Richard M. Korvell, President  
Land Survey Division  
No. Reg. L.S. #1437

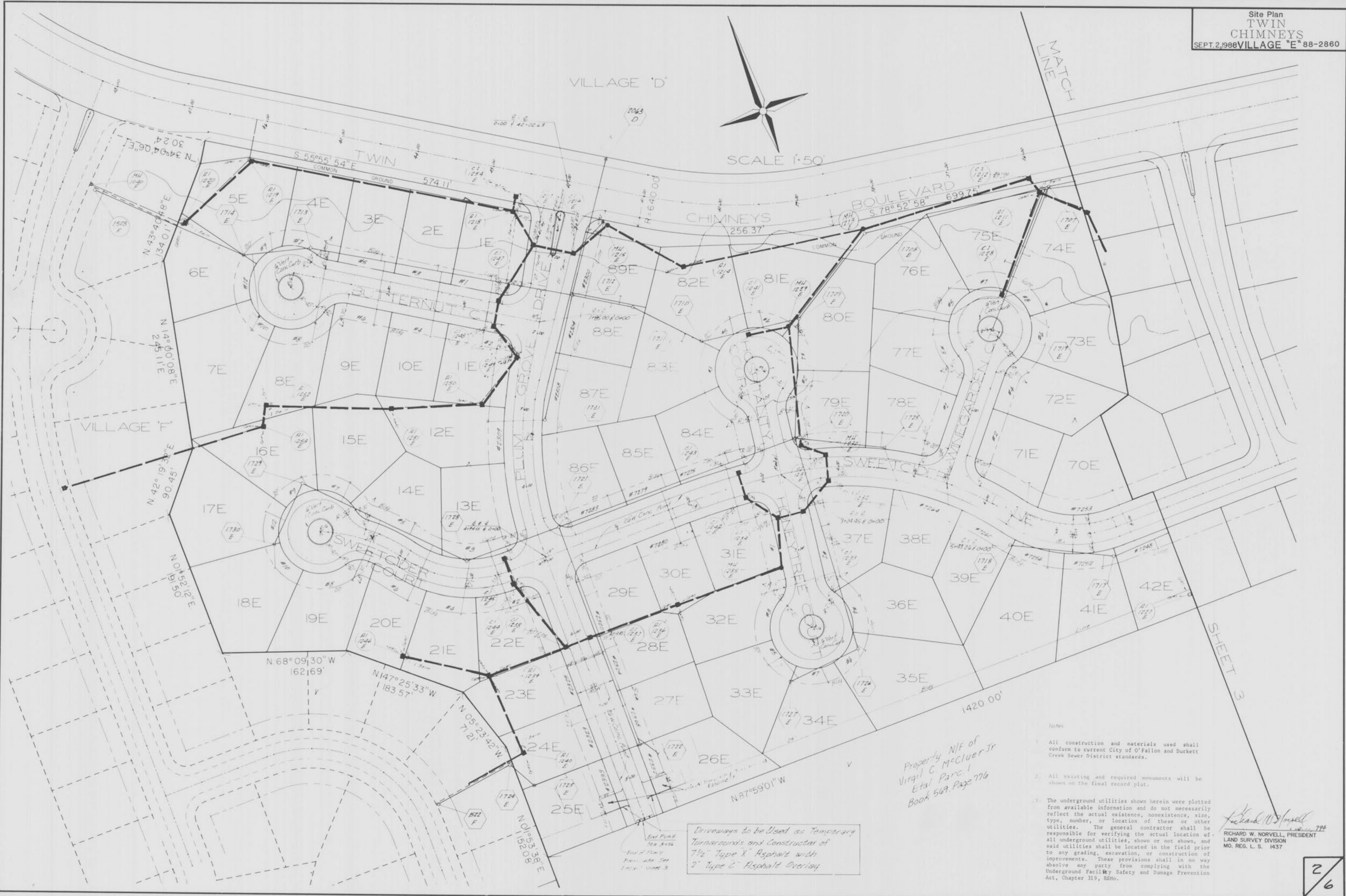
1/4

10-20-88	Revised Per Cochran (water), J.R.F.	
10-14-88	Revised Per C.G. Smith (water), M.A.S.	
9-15-88	Per By Decker, Street Layout, M.A.S.	
Date	Revision	By

**VOLZ 88-2860**

Plum Grove Twin Chimneys Vill E AS-BUILTS





VILLAGE 'D'

SCALE 1:50

MATCH LINE

VILLAGE 'F'

SHEET 3

Notes  
1. All construction and materials used shall conform to current City of O'Fallon and Duckett Creek Sewer District standards.

2. All existing and required monuments will be shown on the final record plat.

3. 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.

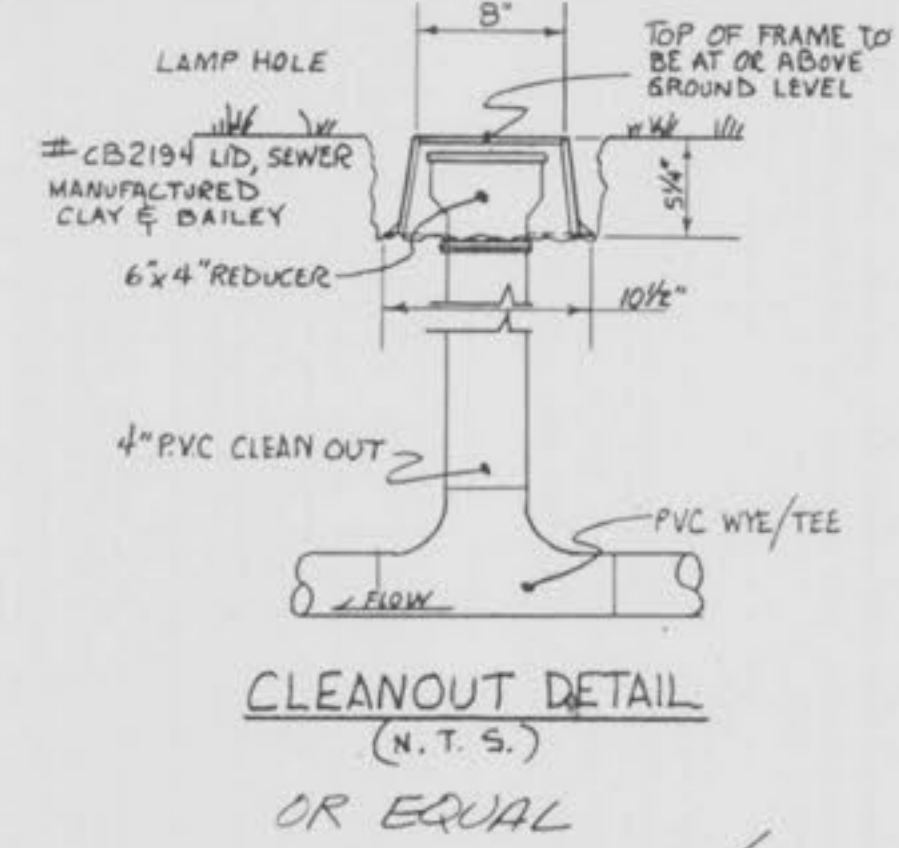
*Richard W. Norvell*  
RICHARD W. NORVELL, PRESIDENT  
LAND SURVEY DIVISION  
MO. REG. L. S. 1437

Property N/E of  
Virgil C. McCluer Jr  
Etal Parc. I  
Book 569, Page 776

Driveways to be Used as Temporary  
Turnarounds and Constructed of  
7 1/2" Type X" Asphalt with  
2" Type C" Asphalt Overlay

2/6





SCALE 1" = 50'

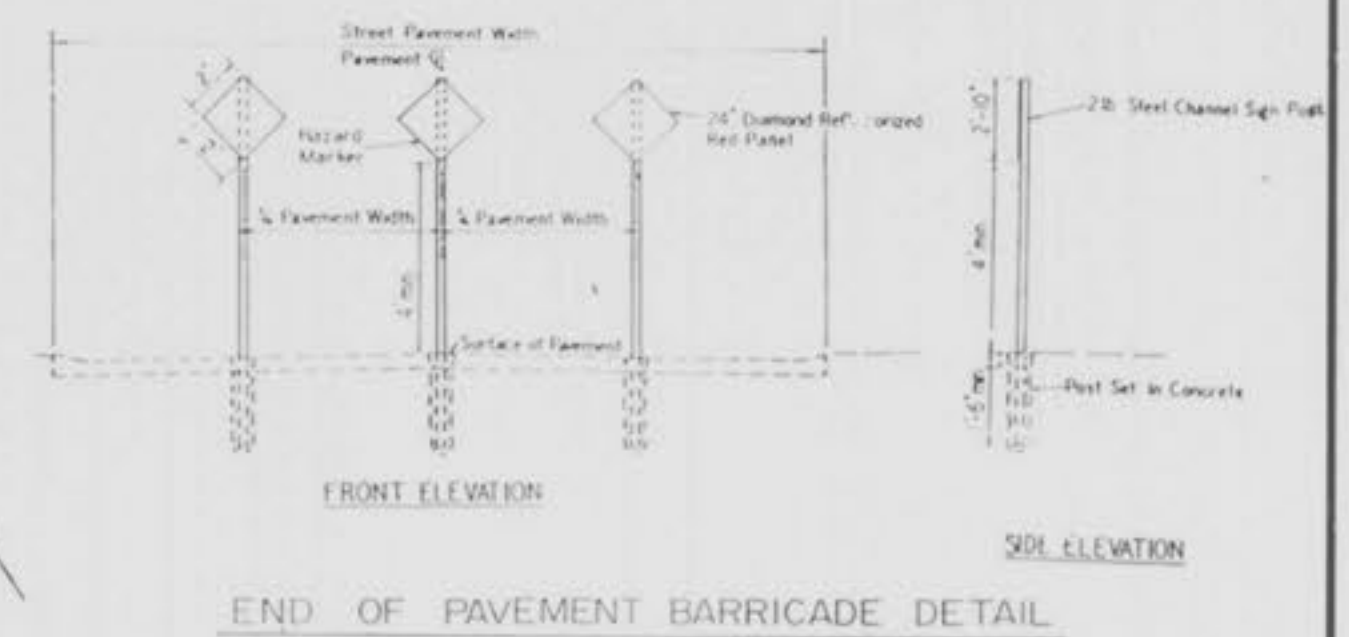


SHEET 2

VILLAGE "D"

CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC LENGTH	P.C. STATION	P.T. STATION
1	32° 03' 07"	400.00	223.77	2+58.96	4+82.73
2	54° 31' 59"	150.00	142.77	0+50.00	1+92.77
3	32° 05' 35"	210.00	117.63	1+92.77	3+10.40
4	07° 11' 24"	1,150.00	144.31	1+76.50	3+20.81
5	46° 53' 40"	387.00	316.75	3+20.81	6+37.56
6	54° 05' 04"	150.00	141.59	6+37.56	7+79.15
7	07° 33' 41"	1,000.00	131.97	10+70.92	12+02.89
8	97° 33' 41"	150.00	255.42	12+02.89	14+58.31
9	09° 06' 03"	1,400.00	222.37	1+05.11	3+27.48



N 87° 59' 01" W 1420.00'

Property N/E of  
Virgil C. McClellan, Jr.  
Etal. Parcel  
Book 569, Page 776

Refer Village C' Plans  
for Contribution From  
MH 1700R

Richard W. Norvell  
M.B. 23, 944  
RICHARD W. NORVELL, PRESIDENT  
LAND SURVEY DIVISION  
MO. REG. L. S. 1437

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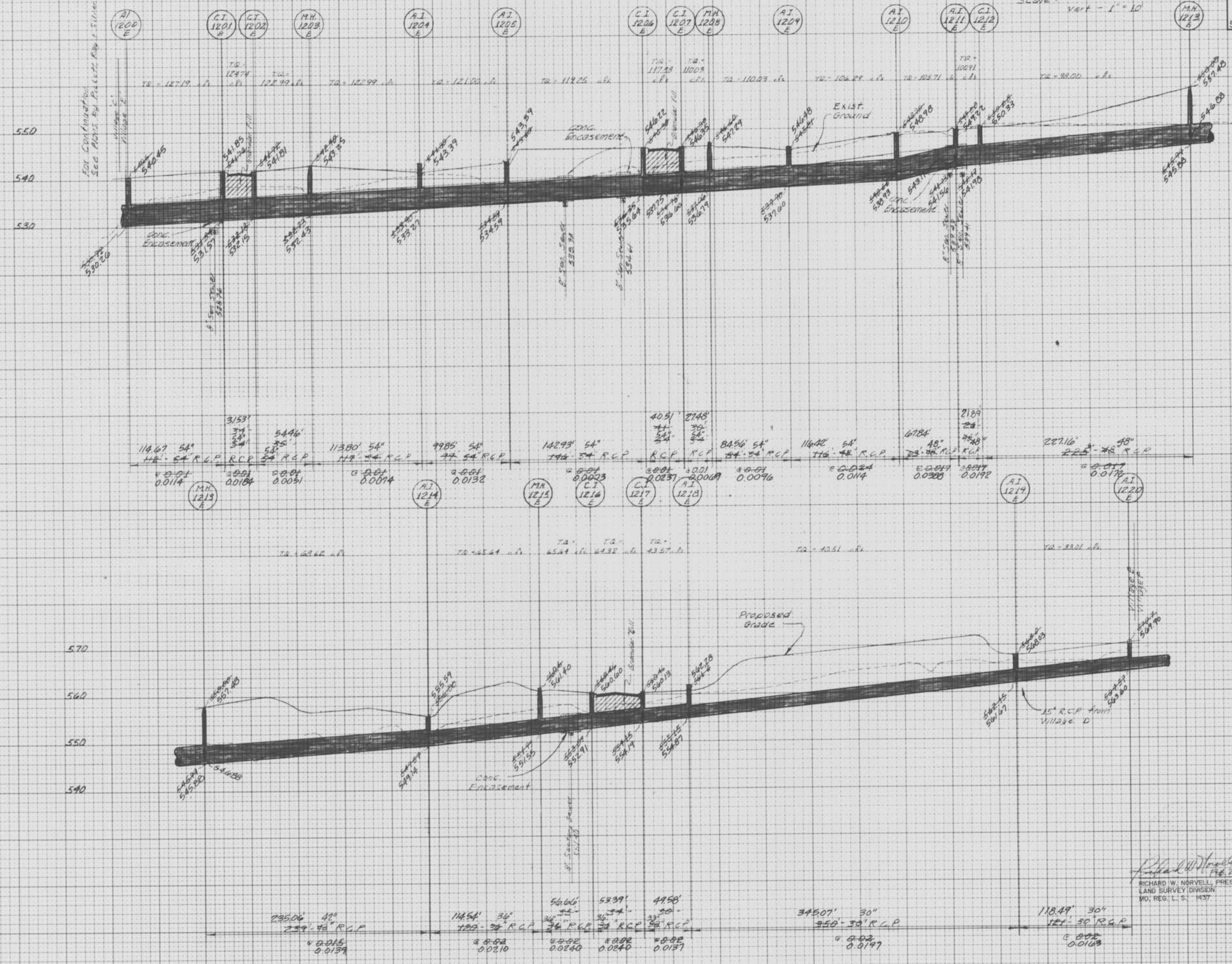
3/6



SCALE: Horiz. - 1" = 50'  
Vert. - 1" = 10'

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
FINAL SURVEY PLOTTED TEMPLATE AREAS CHECKED

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
ORIGINAL SURVEY PLOTTED TEMPLATE AREAS CHECKED



- 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.

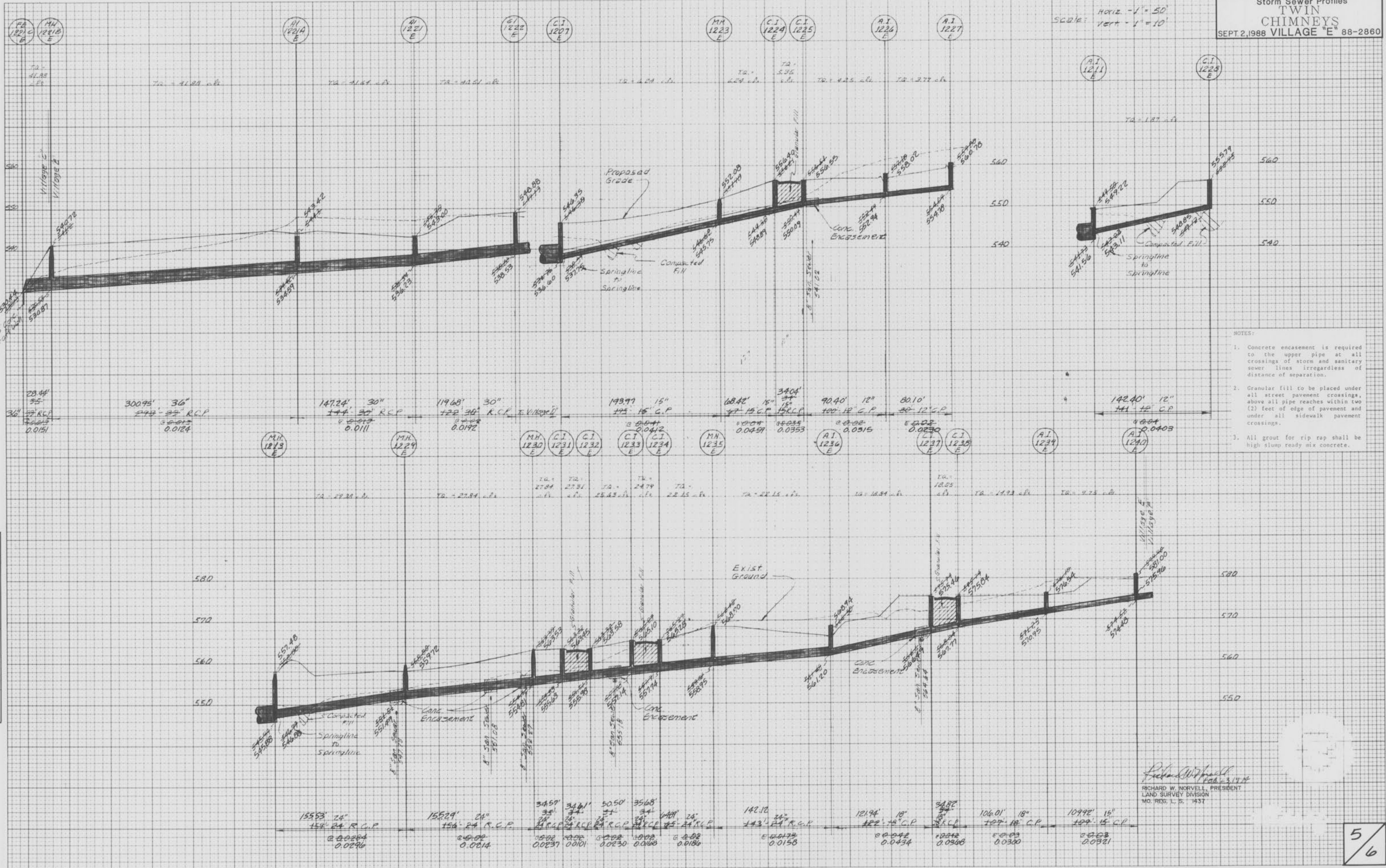
*Richard W. Norvell*  
RICHARD W. NORVELL, PRESIDENT  
LAND SURVEY DIVISION  
MO. REG. L. S. 1937



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

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 FINAL SURVEY PLOTTED  
 SURVEY BOOK TEMPLATE  
 NO. \_\_\_\_\_  
 AREAS CHECKED

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 ORIGINAL SURVEY PLOTTED  
 SURVEY BOOK TEMPLATE  
 NO. \_\_\_\_\_  
 AREAS CHECKED



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 LAND SURVEY DIVISION  
 MO. REG. L. S. 1937



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 VERT - 1" = 10'

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DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 SURVEYED \_\_\_\_\_  
 PLOTTED \_\_\_\_\_  
 NOTE BOOK \_\_\_\_\_  
 TEMPLATE \_\_\_\_\_  
 AMAL CHECKED \_\_\_\_\_  
 NO. \_\_\_\_\_

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 SURVEYED \_\_\_\_\_  
 PLOTTED \_\_\_\_\_  
 NOTE BOOK \_\_\_\_\_  
 TEMPLATE \_\_\_\_\_  
 AMAL CHECKED \_\_\_\_\_  
 NO. \_\_\_\_\_

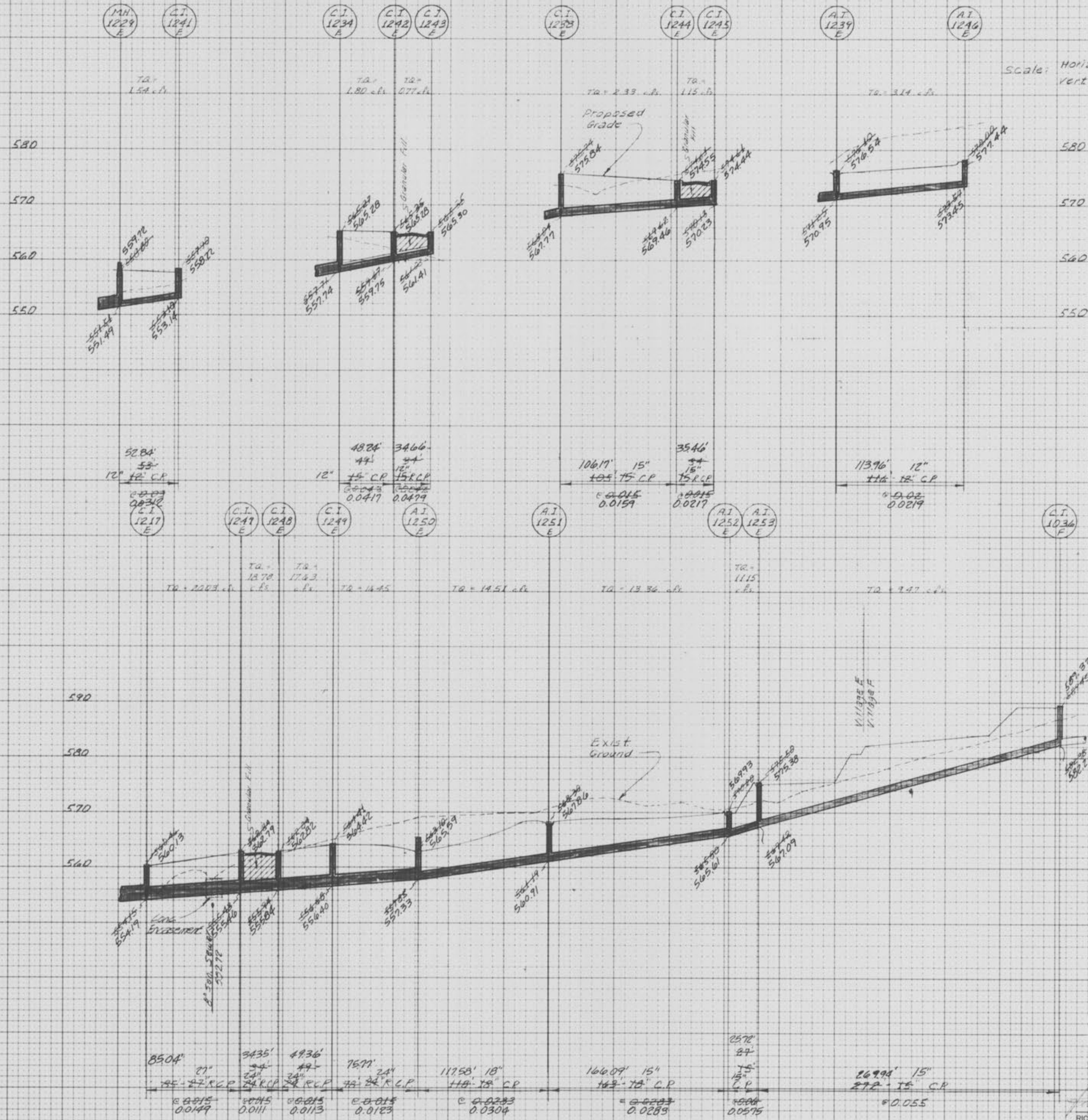


PLATE 3-FULL CROSS SECTION FULL LINE  
 PRINTED IN U.S.A.

**STORM SEWER AS-BUILTS**

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

6/6

Twin Chimneys Vill E  
 As Builts