

WALNUT GROVE VILLAGE TWIN CHIMNEYS

VILLAGE G

STORM & SANITARY SEWER MEASUREMENTS

PREPARED FOR:

THE JONES COMPANY CUSTOM HOMES

13100 MANCHESTER RD. SUITE G55
ST. LOUIS, MO. 63131

CIVIL ENGINEER:

VOLZ

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

THIS IS TO CERTIFY THAT THE AS-CONSTRUCTED ELEVATIONS, LOCATIONS,
AND DISTANCES SHOWN HEREON ARE CORRECT AND WERE TAKEN IN THE
FIELD DURING February, 1994.

Richard W. Norvell
RICHARD W. NORVELL, PRESIDENT
LAND SURVEY DIVISION
MO. REG. L. S. 1437 3/25/94

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.

Go-10-88 City of O'Fallon Letter dtd 2-18-88

Date	Revision	By
8-28-88	DICKETT CREEK REVISION	TJM
2-2-89	DICKETT CREEK REVISION	EAF
12-14-88	Monsanto Sewer Connection	JRF
11-18-88	Monsanto Sewer Connection	JRF
11-18-88	12" Storage Pipe / Mason	JRF
10-29-88	Revised Per Cochran (Water)	JRF

1/9

VOLZ 88-2860

Twin Chimneys V# G
As-Built
Plum Groves

Rev. 2-2-89
REV. 2-28-92

CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC LENGTH	P.C. STATION	P.T. STATION
1	39° 41' 31"	540.00	374.09	24+41.90	28+15.99
2	39° 41' 32"	245.00	169.72	28+15.99	29+85.71
3	89° 57' 59"	210.00	329.74	29+85.71	33+15.45
4	53° 36' 09"	355.00	331.90	33+78.43	37+10.33
5	41° 06' 27"	625.00	448.42	37+10.33	41+58.75
6	85° 21' 32"	185.00	275.61	42+44.35	45+19.96
7	36° 04' 56"	325.00	204.68	0+46.71	2+51.39
8	69° 10' 43"	75.00	90.56	1+96.92	2+87.48
9	42° 25' 30"	150.00	111.07	0+43.07	1+54.14
10	12° 16' 35"	340.00	72.85	1+51.50	2+24.75

- 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.



SCALE 1"=50'

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NOTE:
When existing power poles along Bates Road are adjusted the house services are to be underground.

Exist Power Poles to be adjusted

MATCH LINE

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Note: See Improvement Plans By Vote Engineering Village F

VILLAGE "F"
SHEET 3

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

2/9

Rev 11-18-88
Rev 2-2-89
Rev 8-28-92
Rev 1-26-93 *William R. Ash*

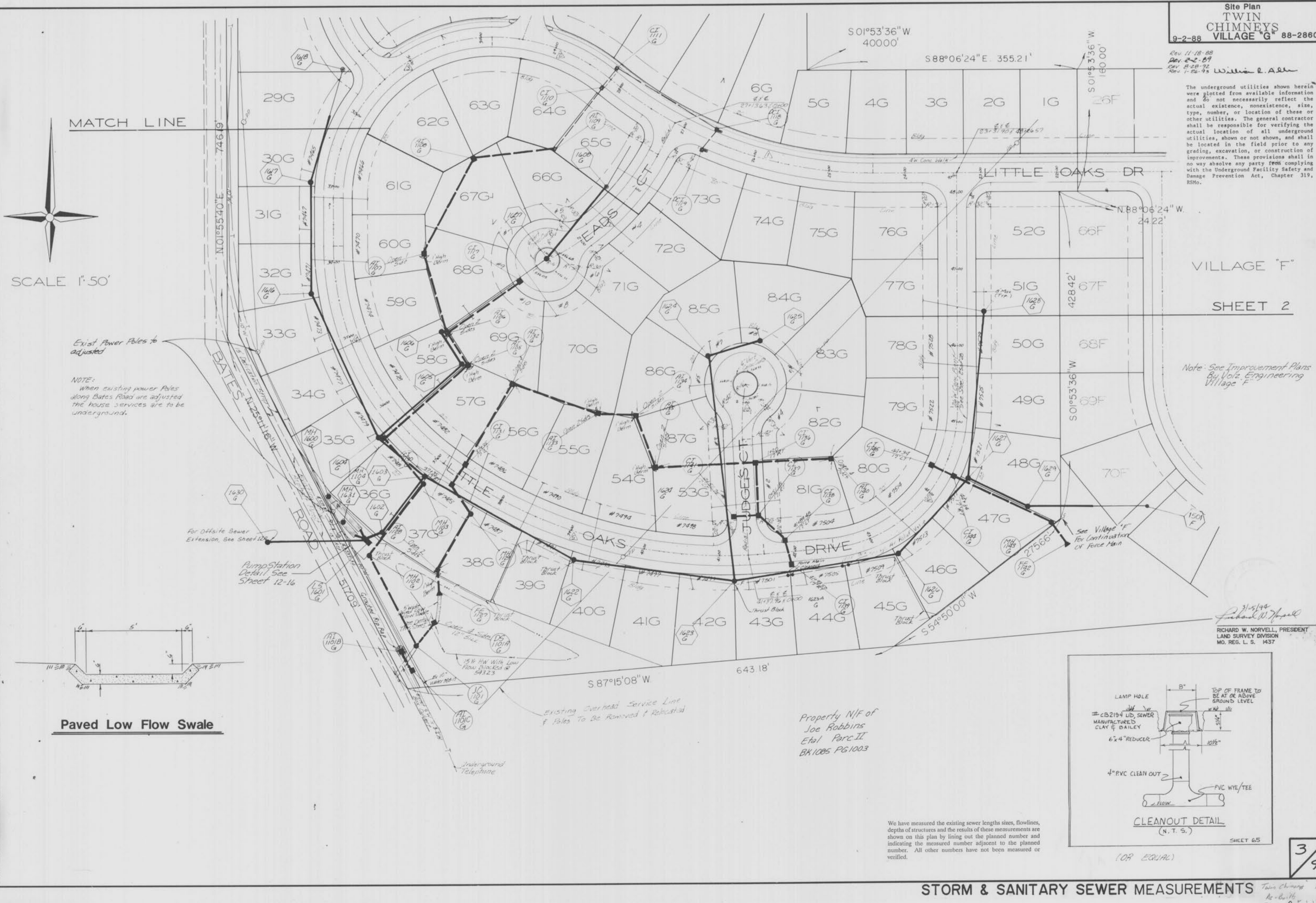
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VILLAGE "F"

SHEET 2

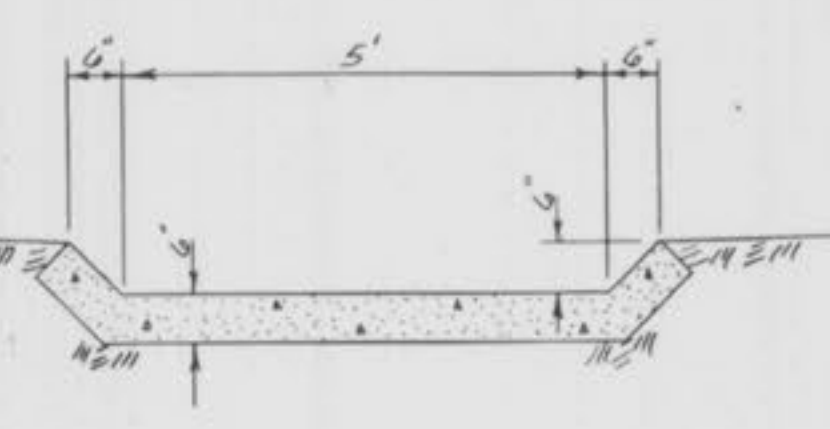
Note: See Improvement Plans By Volz Engineering Village F

3-5-94
Richard W. Howell
RICHARD W. NORVELL, PRESIDENT
LAND SURVEY DIVISION
MO. REG. L. S. 1437



MATCH LINE

NOTE:
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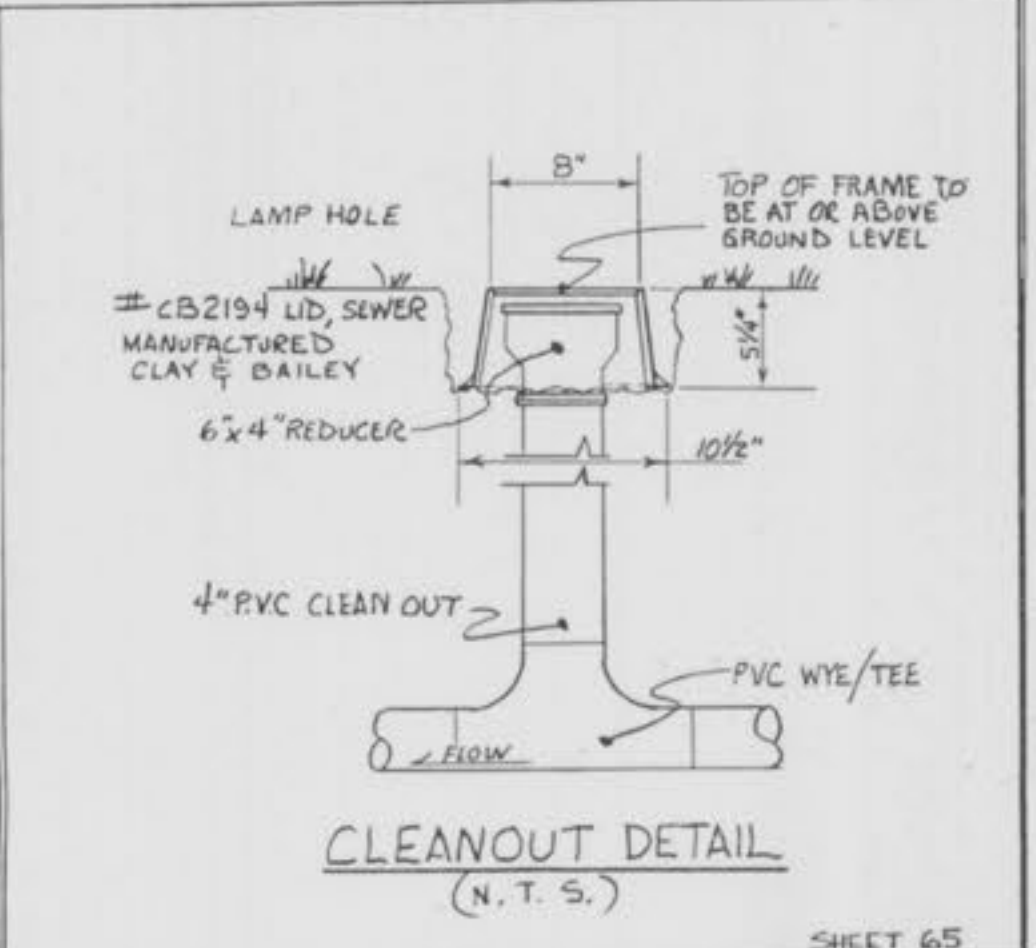


Paved Low Flow Swale

For Offsite Sewer Extension, See Sheet 12
Pump Station Detail, See Sheet 12-16

Existing Overhead Service Lines & Poles To Be Removed & Relocated

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



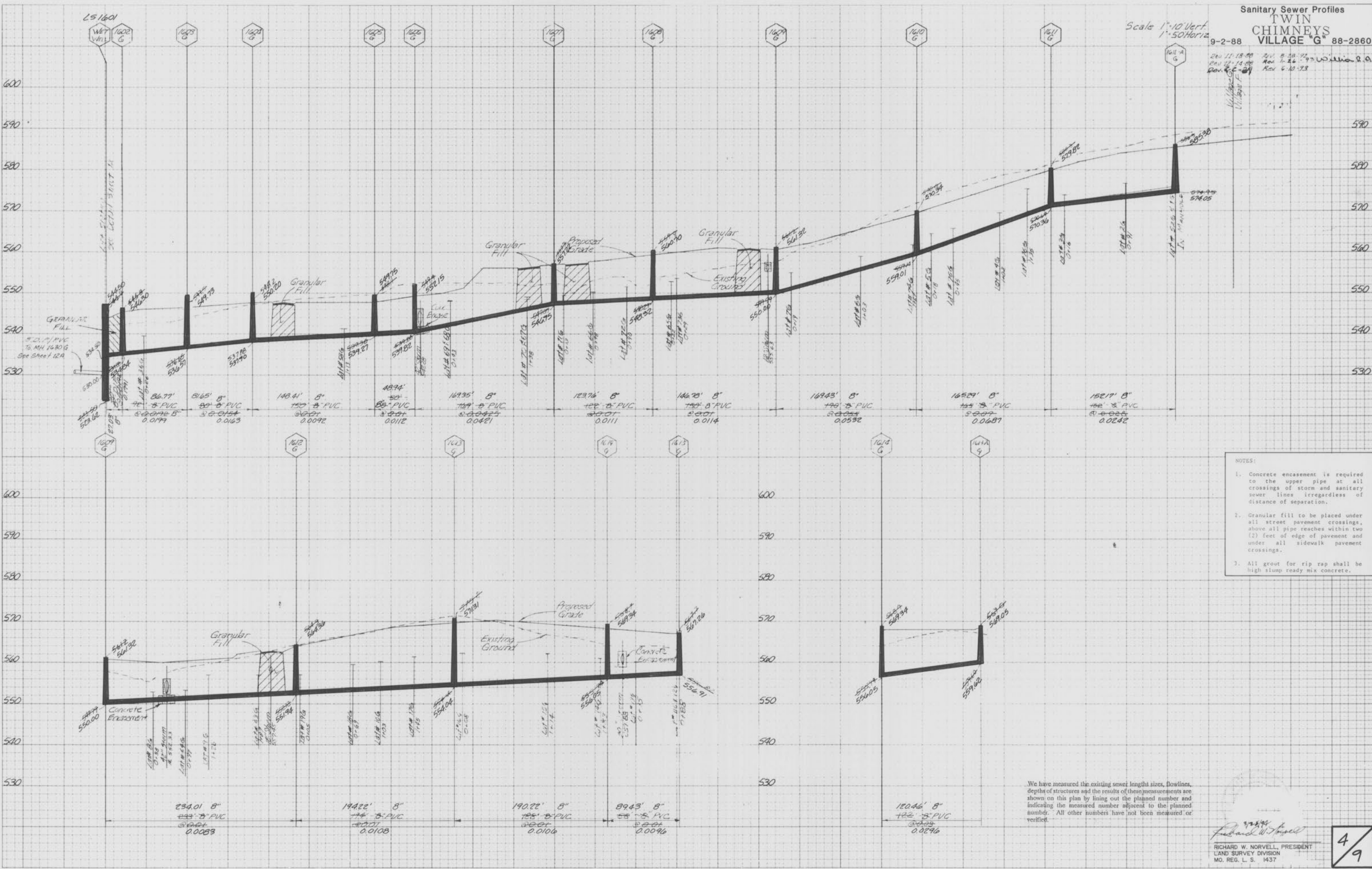
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(OR EQUAL)

Sanitary Sewer Profiles
TWIN CHIMNEYS VILLAGE "G" 88-2860

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

9-2-88
2nd 11-18-89
3rd 12-14-89
Rev. 1-24-90
Rev. 6-10-93
W. J. ...
...



- 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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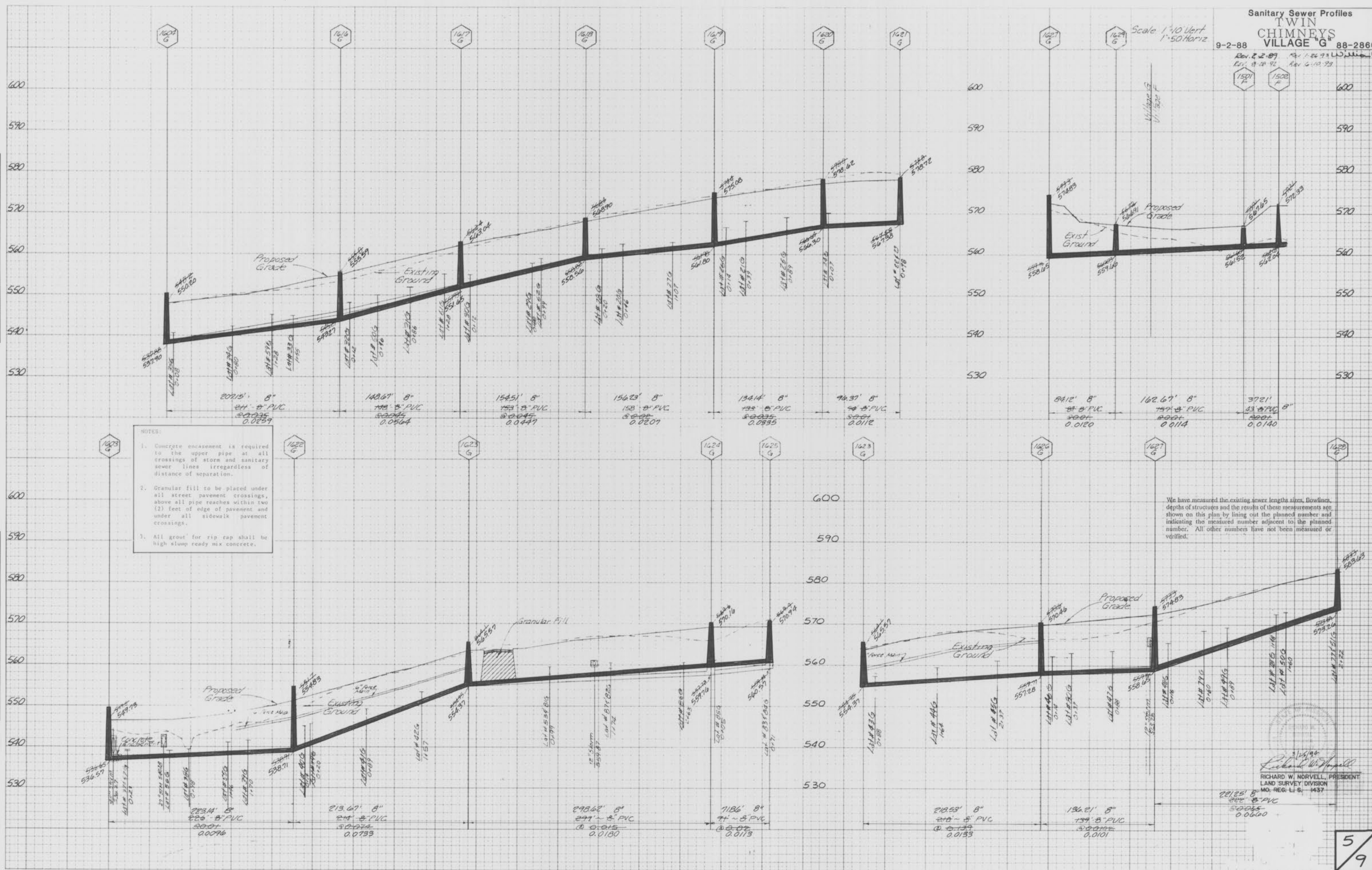
STORM & SANITARY SEWER MEASUREMENTS

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

Twin Chimneys Plumb

Scale 1"=10 Vert
 1"=50 Horiz

Rev. 2-2-87
 Rev. 3-28-92
 Rev. 1-26-93
 Rev. 6-10-93



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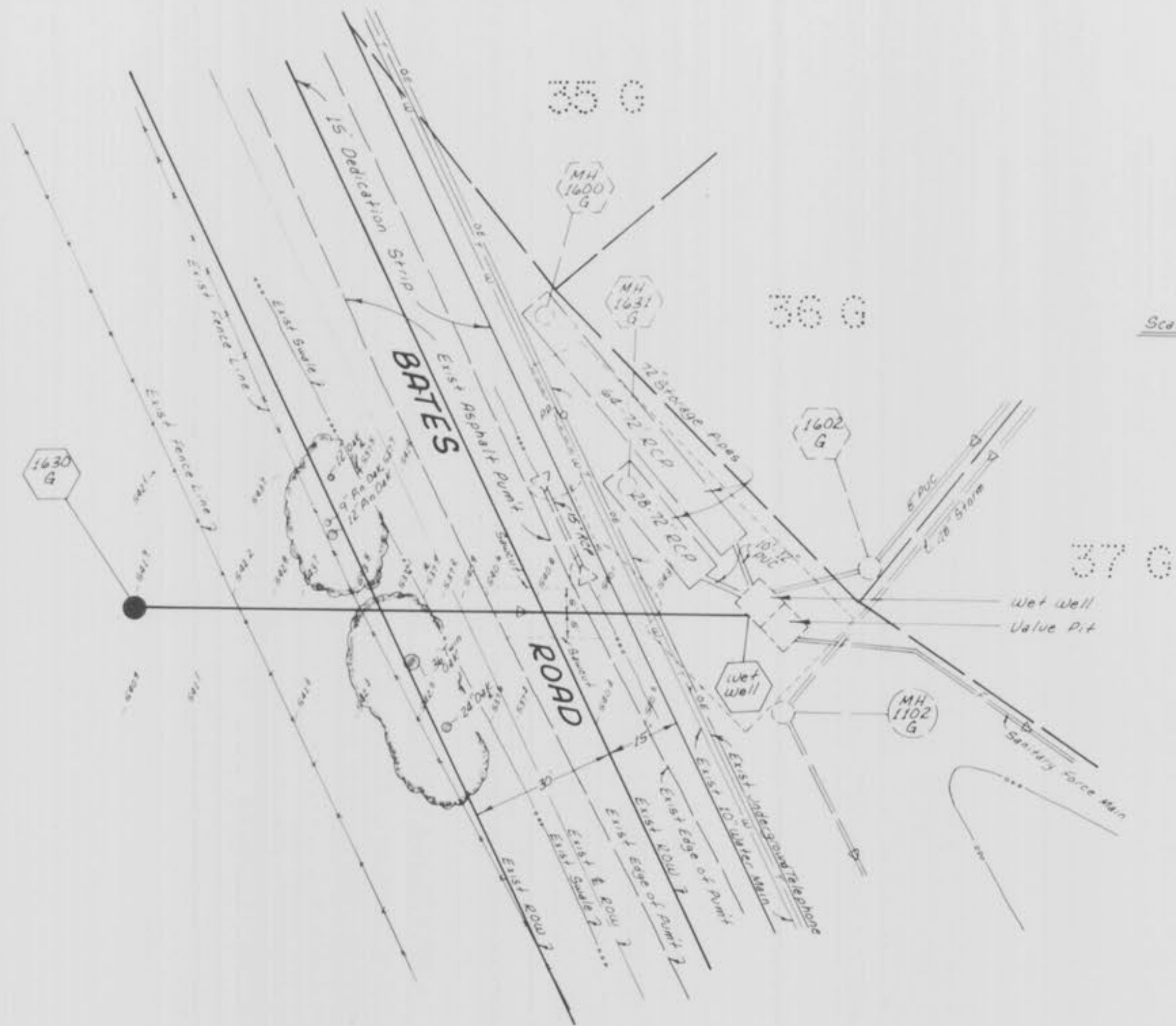
STORM & SANITARY SEWER MEASUREMENTS

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

Rev 12-14-88
Rev 2-2-89
Rev 6-10-93

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PROPERTY OF
MONSANTO COMPANY
956/821

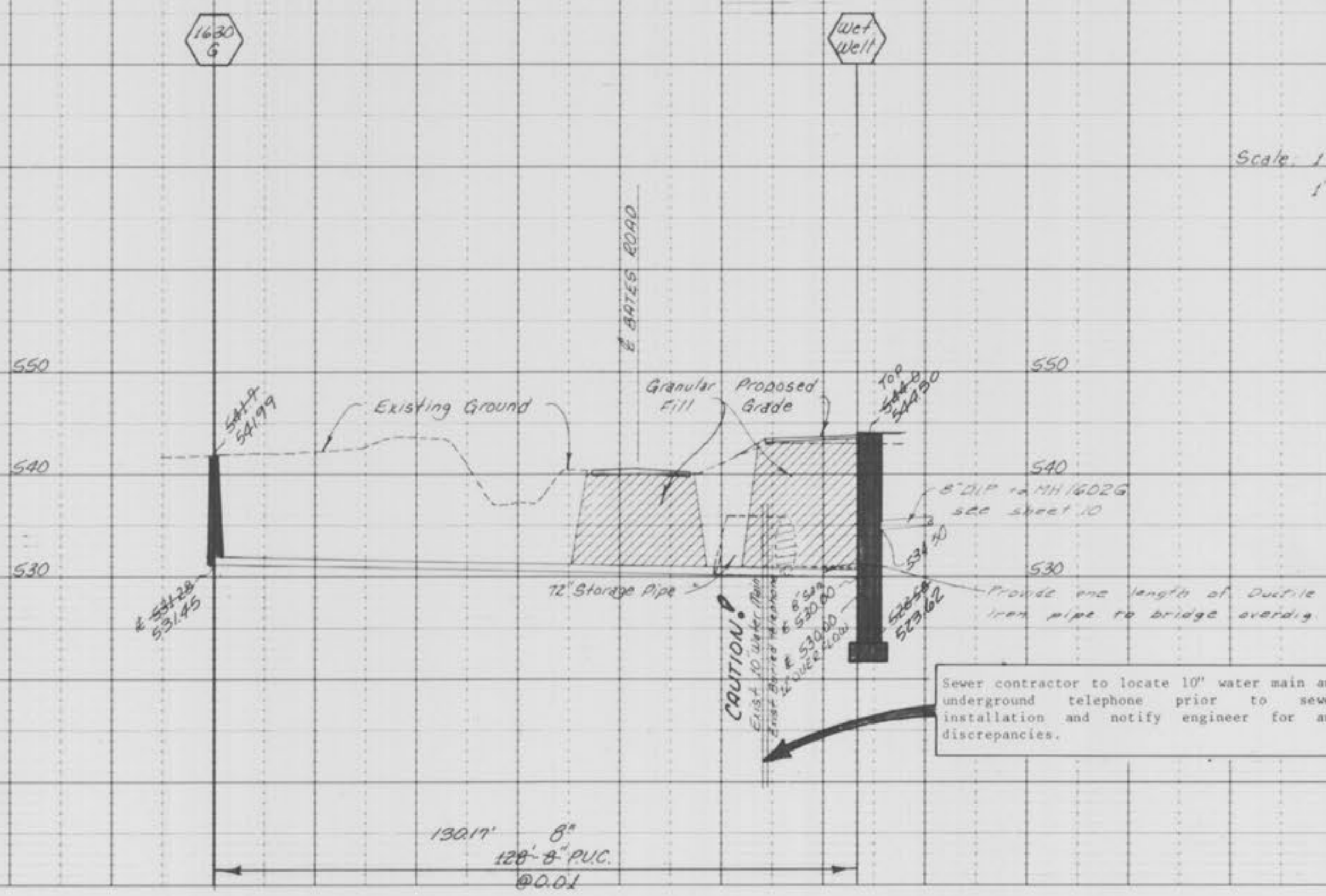


TWIN CHIMNEYS
VILLAGE G

- NOTES:
- Sawcut existing pavement 5' each side of sewer.
 - Maintain one lane of traffic open at all times.
 - All disturbed pavement to be replaced in like kind.
 - All utility conflicts to be resolved in advance to insure no delay of the proposed road work.
 - Sewer construction to be between the hours of 9:00 A.M. and 3:30 P.M.

PLAN	DATE	
	BY	
NOTE BOOK NO.	SURVEYED	
	ALIGNED	
	CHECKED	
	BY	

PROFILE	DATE	
	BY	
NOTE BOOK NO.	SURVEYED	
	GRADES CHECKED	
	STRUCTURE NOTATIONS CHKD	



Scale: 1" = 20' Horizontal
1" = 10' Vertical

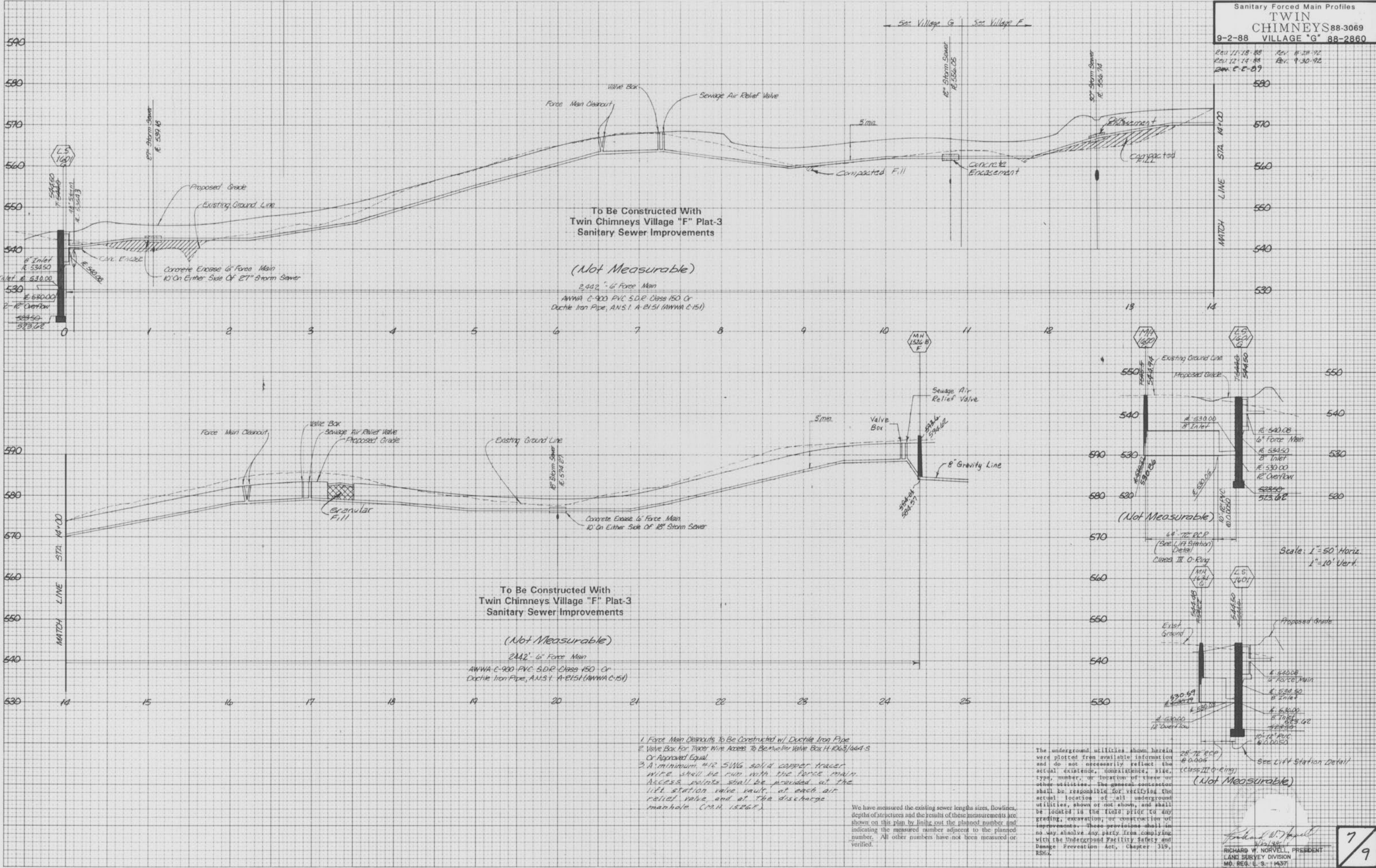
Sewer contractor to locate 10" water main and underground telephone prior to sewer installation and notify engineer for any discrepancies.

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3/25/94
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LAND SURVEY DIVISION
MO. REG. L. S. 1437

Twin Chimneys Village G
11-18-88
11-18-88

Rev. 11-18-88 Rev. 8-28-92
 Rev. 12-14-88 Rev. 9-30-92
 Rev. 8-8-89



FINAL SURVEY
 SURVEYED
 PLOTTED
 NOTE BOOK
 DATE
 BY
 AREAS CHECKED

ORIGINAL SURVEY
 SURVEYED
 PLOTTED
 NOTE BOOK
 DATE
 BY
 AREAS CHECKED

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

(Not Measurable)

2442" 6" Force Main
 ANWWA C-900 PVC SDR Class 150 Or
 Ductile Iron Pipe, ANS I A-21.51 (ANWWA C-151)

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

(Not Measurable)

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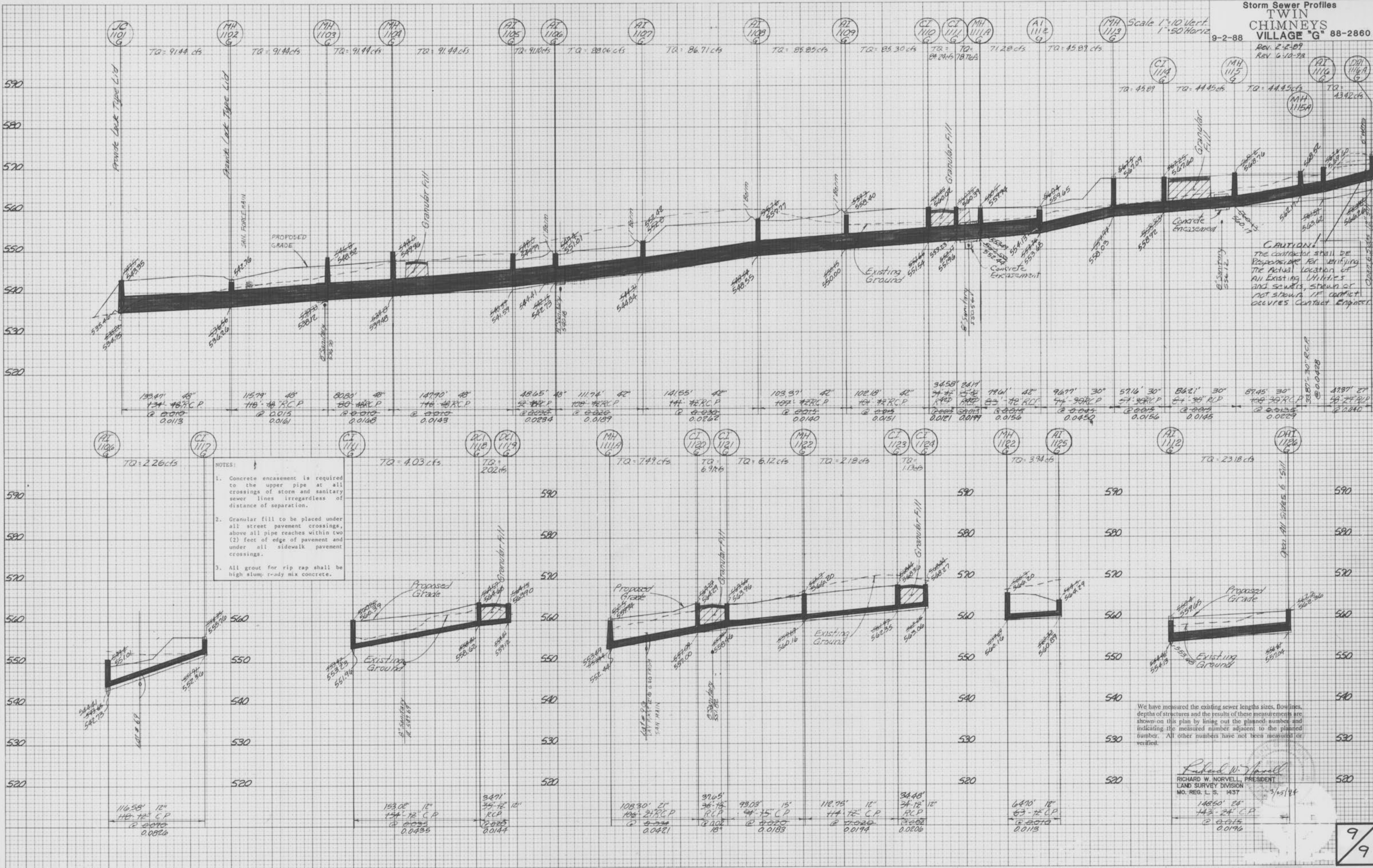
1. Force Main Cleanouts To Be Constructed w/ Ductile Iron Pipe
2. Valve Box for Tracer Wire Access To Be Mueller Valve Box H-1063/664-S Or Approved Equal
3. A minimum #18 SWG solid copper tracer wire shall be run with the force main. Access points shall be provided at the lift station valve vault, at each air relief valve, and at the discharge manhole (M.H. 1526F).

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 1"=50' Horiz.



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