

THE VILLAGES OF PHEASANT POINT

A TRACT OF LAND BEING PART OF LOT 1 OF U.S. SURVEY 1696, IN FRACTIONAL SECTION 9 & 16
TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

VILLAGES 2 & 5

LEGEND

CONTOURS
MANHOLE
INLET
GRATE INLET
FLARED END SECTION
1' HIGH BERM
SODDED SWALE
STREET ADDRESSES

EXISTING

502
500

PROPOSED

502
500



LOCATION MAP
TOTAL AREA OF TRACT : 12.61 ACRES
64 DETACHED SINGLE FAMILY LOTS
58 ATTACHED SINGLE FAMILY LOTS
TYPICAL LOT, 4,225 SQ. FT.

INDEX OF SHEETS

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BENCHMARK

ELEVATION 487.55 (NGVD)

CHISELED SQUARE ON NORTHWEST WINGWALL OF STATE
HIGHWAY K BRIDGE NO. L-15 OVER DARDENNE CREEK.



Sanitary reach "Ex D" to "N" and Storm Reach
F.E.S. 12-G.I. 13 - C.I. 14-G.I. 15 - A.I. 16 as
shown on these plans represent "As Built"
conditions. The "As Built" conditions have
been checked and verified for adequate
hydraulic performance.

"As-Built" (Partial) 12-19-85

PREPARED FOR:
FLOWER HOMES, INC.
CLARKSON EXECUTIVE CENTER
SUITE 164
ELLISVILLE, MISSOURI 63011
(314) 391-9333

PROPERTY OF
CITY OF FALLON
BUILDING DEPARTMENT

THE VILLAGES OF PHEASANT POINT

TITLE SHEET

Fox & Cole

Planning
Civil Engineering
Surveying
5000 Cedar Plaza Parkway
Suite 301
Saint Louis, Missouri 63128
Telephone (314) 849-6900

CONSULTING ENGINEERS

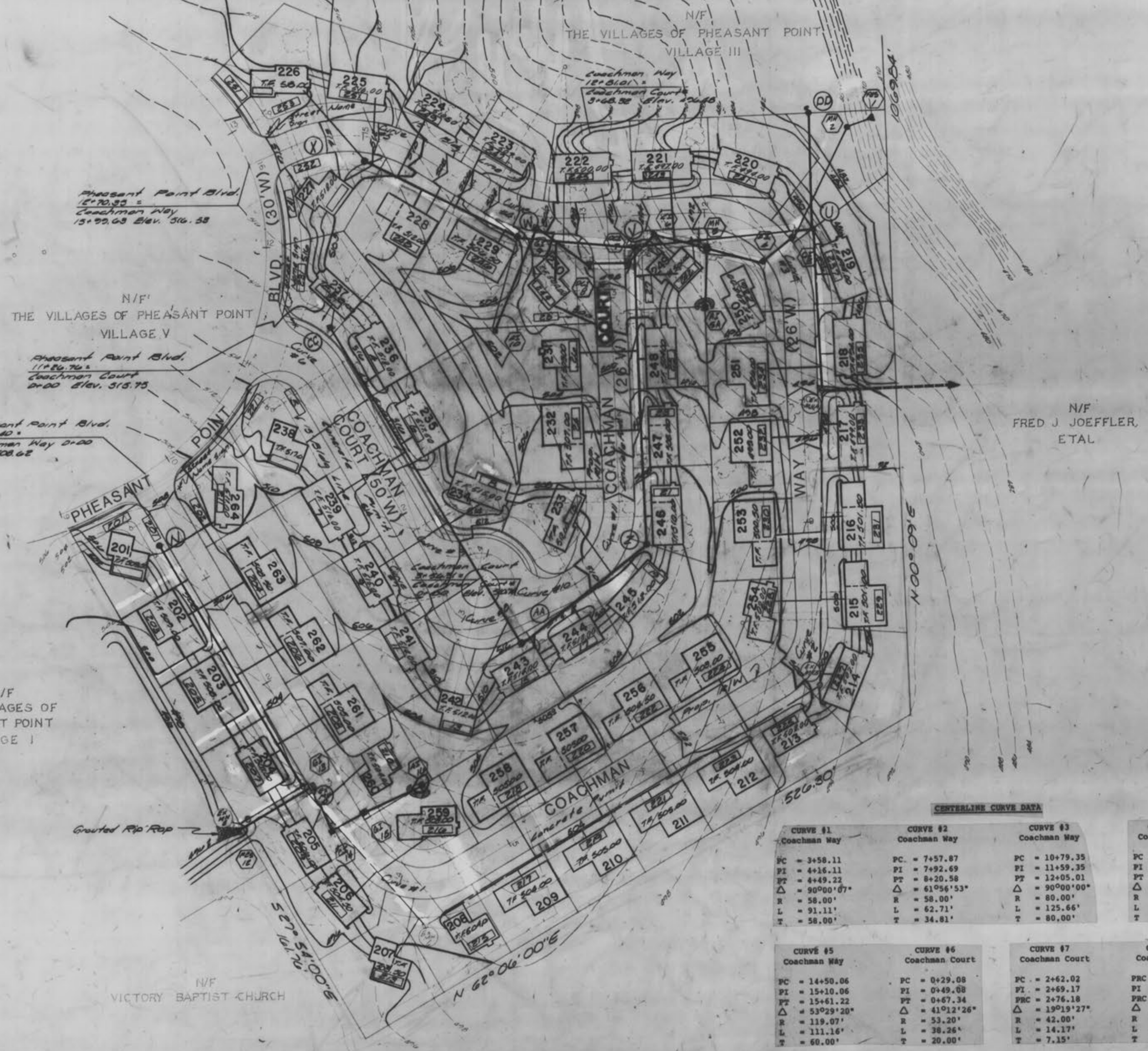
Drawn By KEW	Checked By MRK	Project Number 84-006	Sheet Number 1 OF 14
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Date 6-24-85

Revisions 8-15-85 8-21-85 9-2-85 9-27-85

THE VILLAGES OF PHEASANT POINT - TITLE SHEET
VILLAGES 2 & 5

Scale: 1" = 30'



- NOTES:**
1. TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY FOX & COLE CONSULTING ENGINEERS IN JANUARY, 1984.
 2. PROPOSED CONTOURS SHOWN ARE TO FINISH GRADE AND READ FROM TOP OF PAVEMENT AND FINISH DIRT GRADE.
 3. ALL FILL AREAS IN THE STREET SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY AS DETERMINED FROM THE MODIFIED A.A.S.H.T.O. COMPACTION TEST.
 4. ALL TRENCHES UNDER STREETS AND PAVED AREAS SHALL BE BACKFILLED FULL HEIGHT WITH GRANULAR MATERIAL AND ALL OTHERS SHALL BE JETTED OR TAMPED FULL HEIGHT TO INHIBIT SETTLEMENT.
 5. GRANULAR MATERIAL FOR TRENCH BACKFILL SHALL BE 3/4 INCH RIMUS CRUSHED LIMESTONE & CONFORM TO CITY OF O'FALLON CRITERIA.
 6. ALL CONSTRUCTION MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
 7. ALL MATERIAL AND METHOD OF CONSTRUCTION FOR SANITARY SEWERS AND STORM SEWERS SHALL BE IN ACCORDANCE WITH M.S.D. STANDARD SPECIFICATIONS AND STANDARD DETAILS.
 8. ALL CONCRETE PIPE SHALL CONFORM TO THE LATEST A.S.T.M. DESIGNATION C-14 STANDARD STRENGTH EXCEPT AS NOTED, REINFORCED CONCRETE PIPE SHALL CONFORM TO THE LATEST A.S.T.M. DESIGNATION C-76 CLASS III, EXCEPT AS NOTED.
 9. ALL STANDARD STREET CATCH BASINS SHALL BE LOCATED ONE FOOT BEHIND CURB AND INLET CURB TO BE LOCATED 0.25 FEET ABOVE TOP OF CURB, OR IF SLIP FORM IS USED, TWO FOOT BEHIND THE CURB.
 10. ALL EIGHT INCH MAIN AND FOUR INCH LATERALS TO BE CONSTRUCTED OF P.V.C. SDR-35 THICKWALL PIPE. A.S.T.M. D-3034.
 11. ALL EIGHT INCH MAIN AND FOUR INCH LATERALS JOINTS TO CONFORM TO A.S.T.M. STANDARD FR SDR-35 THICKWALL COMPRESSION JOINT FOR P.V.C.
 12. ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON PLUMBING CODE.
 13. TAILSTAKE ELEVATION SHALL BE 3.0 FEET BELOW THE BASEMENT OR LOWEST FLOOR ELEVATIONS.
 14. CLEANSOUTS SHALL BE LOCATED AT ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF FLOW OF HOUSE LATERALS.
 15. A CLEANSOUT SHALL BE PROVIDED FOR ANY SANITARY LATERAL 100 FEET OR LONGER.
 16. ALL MANHOLES, FRAMES AND COVERS SHALL BE M.S.D. STANDARD FRAME AND COVER.
 17. ALL FILL UNDER STORM OR SANITARY LINE CONSTRUCTED ABOVE THE ORIGINAL GRADE SHALL BE COMPACTED 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED A.A.S.H.T.O. COMPACTION TEST. (CURRENT A.S.T.M. SPECIFICATION D-1557).
 18. CONTRACTOR TO START LAYING SANITARY SEWER AT EXISTING MANHOLE AND LAY PIPE UPSTREAM.

N/F
FRED J. JOEFFLER,
ETAL

LOT	TYPE	HAND	STREET
201	WO	EITHER	201 PHEASANT POINT BLVD. OR 201 COACHMAN WAY
202	WO	LT	203 COACHMAN WAY
203	WO	LT	205 COACHMAN WAY
204	WO	LT	207 COACHMAN WAY
205	WO	RT	209 COACHMAN WAY
206	WO	RT	211 COACHMAN WAY
207	WO	RT	213 COACHMAN WAY
208	R	RT	215 COACHMAN WAY
209	R	RT	217 COACHMAN WAY
210	R	RT	219 COACHMAN WAY
211	R	RT	221 COACHMAN WAY
212	R	RT	223 COACHMAN WAY
213	WO	LT	225 COACHMAN WAY
214	WO	LT	227 COACHMAN WAY
215	WO	LT	229 COACHMAN WAY
216	WO	LT	231 COACHMAN WAY
217	WO	LT	233 COACHMAN WAY
218	WO	LT	235 COACHMAN WAY
219	WO	LT	237 COACHMAN WAY
220	WO	RT	241 COACHMAN WAY
221	WO	RT	243 COACHMAN WAY
222	WO	RT	245 COACHMAN WAY
223	WO	RT	247 COACHMAN WAY
224	WO	RT	249 COACHMAN WAY
225	WO	RT	251 COACHMAN WAY
226	WO	RT	253 COACHMAN WAY OR 251 PHEASANT POINT BLVD.
227	WO	RT	252 COACHMAN WAY OR 241 PHEASANT POINT BLVD.
228	R	RT	248 COACHMAN WAY
229	R	RT	246 COACHMAN WAY
230	R	RT	244 COACHMAN WAY OR 28 COACHMAN COURT
231	R	LT	26 COACHMAN COURT
232	R	LT	24 COACHMAN COURT
233	R	LT	18 COACHMAN COURT
234	WO	LT	8 COACHMAN COURT
235	WO	LT	6 COACHMAN COURT
236	WO	LT	4 COACHMAN COURT
237	WO	LT	2 COACHMAN COURT OR 231 PHEASANT POINT BLVD.
238	R	LT	5 COACHMAN COURT OR 221 PHEASANT POINT BLVD.
239	WO	LT	7 COACHMAN COURT
240	WO	LT	9 COACHMAN COURT
241	WO	LT	11 COACHMAN COURT
242	WO	RT	13 COACHMAN COURT
243	WO	RT	15 COACHMAN COURT
244	WO	RT	17 COACHMAN COURT
245	WO	LT	19 COACHMAN COURT
246	WO	LT	21 COACHMAN COURT
247	WO	LT	23 COACHMAN COURT
248	WO	LT	25 COACHMAN COURT
249	WO	LT	27 COACHMAN COURT OR 242 COACHMAN WAY
250	R	RT	236 COACHMAN WAY
251	R	LT	234 COACHMAN WAY
252	R	LT	232 COACHMAN WAY
253	R	LT	230 COACHMAN WAY
254	R	LT	228 COACHMAN WAY
255	R	LT	224 COACHMAN WAY
256	R	LT	222 COACHMAN WAY
257	R	LT	220 COACHMAN WAY
258	R	LT	218 COACHMAN WAY
259	R	LT	216 COACHMAN WAY
260	R	RT	210 COACHMAN WAY
261	R	LT	208 COACHMAN WAY
262	R	LT	206 COACHMAN WAY
263	R	LT	204 COACHMAN WAY
264	R	LT	202 COACHMAN WAY OR 211 PHEASANT POINT BLVD.

CENTERLINE CURVE DATA

CURVE #1 Coachman Way	CURVE #2 Coachman Way	CURVE #3 Coachman Way	CURVE #4 Coachman Way
PC = 3+58.11 PI = 4+16.11 PT = 4+49.22 Δ = 90°00'07" R = 58.00' L = 91.11' T = 58.00'	PC = 7+57.07 PI = 7+92.69 PT = 8+20.58 Δ = 61°56'53" R = 58.00' L = 62.71' T = 34.61'	PC = 10+79.35 PI = 11+59.35 PT = 12+05.01 Δ = 90°00'00" R = 80.00' L = 125.66' T = 80.00'	PC = 13+11.01 PI = 13+48.01 PT = 13+82.95 Δ = 33°02'18" R = 124.76' L = 71.94' T = 37.00'

CURVE #5 Coachman Way	CURVE #6 Coachman Court	CURVE #7 Coachman Court	CURVE #8 Coachman Court
PC = 14+50.06 PI = 15+10.06 PT = 15+61.22 Δ = 53°29'20" R = 119.07' L = 111.16' T = 60.00'	PC = 0+29.08 PI = 0+49.08 PT = 0+67.34 Δ = 41°12'26" R = 53.20' L = 38.26' T = 20.00'	PC = 2+62.02 PI = 2+69.17 PT = 2+76.18 Δ = 19°19'27" R = 42.00' L = 14.17' T = 7.15'	PC = 2+76.18 PI = 3+02.54 PT = 3+82.95 Δ = 4+15.61 R = 275°20'15" L = 139.43' T = 26.36'

CURVE #9 Coachman Court	CURVE #10 COACHMAN COURT*	CURVE #11 COACHMAN COURT*
PC = 4+15.61 PI = 4+48.51 PT = 4+71.43 Δ = 76°08'48" R = 42.00' L = 55.82' T = 32.90'	PC = 0+00 PI = 0+27.37 PT = 0+52.37 Δ = 41°01'44" R = 73.14' L = 52.37' T = 27.37'	PC = 0+52.37 PI = 0+97.31 PT = 1+33.32 Δ = 61°56'53" R = 74.07' L = 80.95' T = 44.94'

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the sets of "As-Built" plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project.

FOX & COLE, INC.

1-30-87

Date

Signature

UTILITIES HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.

"As-Built" (Partial) 12-19-85 2A, SA

THE VILLAGES OF PHEASANT POINT

SITE & GRADING PLAN

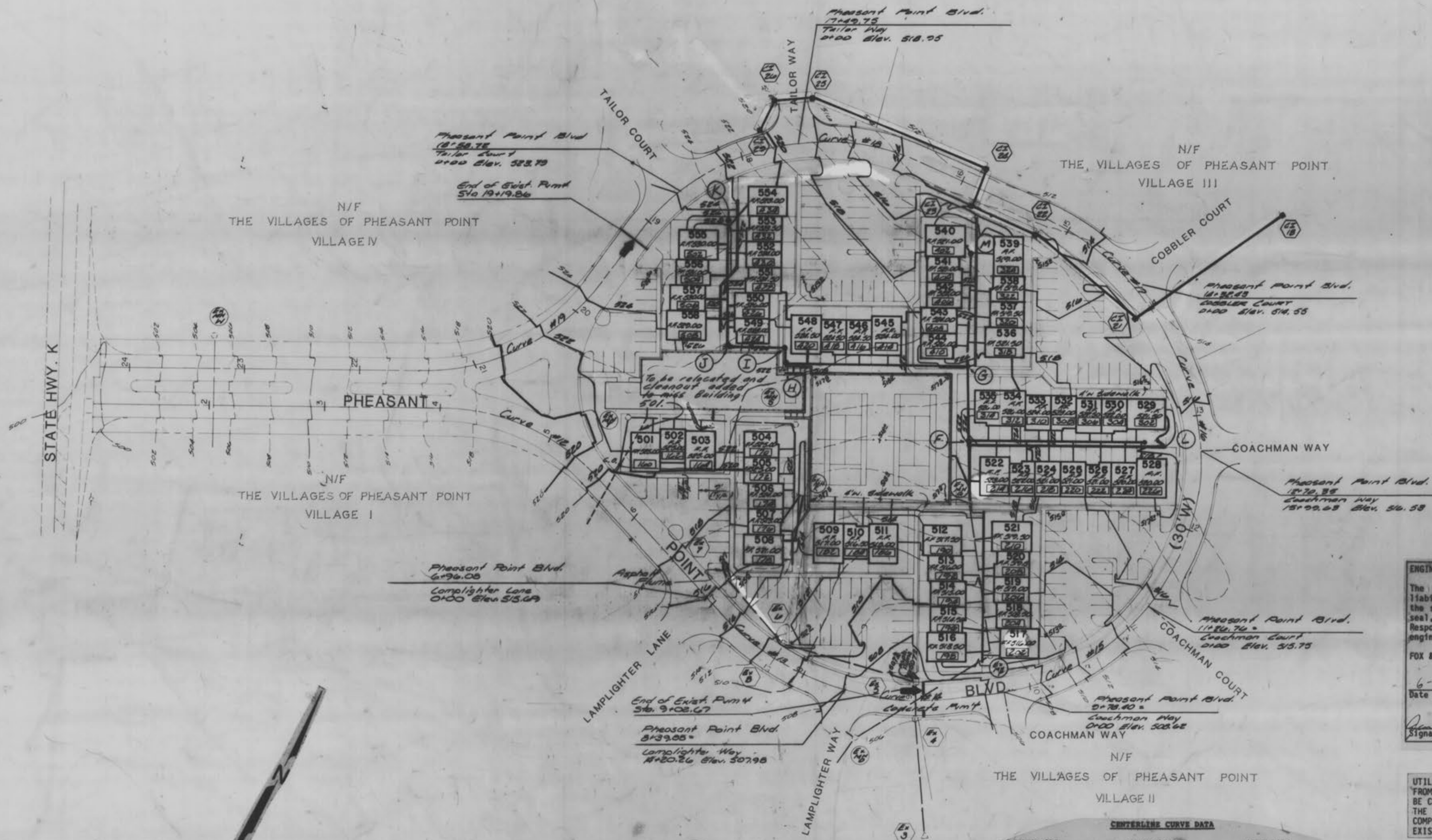
VILLAGE E

Fox & Cole

Planned Civil Engineering Surveyors

4400 South Park Parkway
Suite 901
O'Fallon, Missouri 63301
Telephone: (314) 249-6000

Drawn By: KEV
Checked By: MAK
Project Number: 84-006
Sheet Number: 4 OF 14
Date: 4-29-85
Revisions: 6-24-85, 8-5-85 (V-CC), 8-18-85, 9-30-85
9-3-85, 9-27-85, 9-30-85



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FOX & COLE, INC.
 6-30-87
 Date
James D. White
 Signature

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CENTERLINE CURVE DATA

CURVE #12 Pheasant Point Blvd.	CURVE #13 Pheasant Point Blvd.	CURVE #14 Pheasant Point Blvd.
PC = 3+97.67	PC = 7+13.07	PFC = 8+39.88
PI = 4+82.71	PI = 7+78.13	PI = 8+82.51
PT = 5+68.20	PFC = 8+39.88	PT = 9+24.19
Δ = 46°30'51"	Δ = 31°35'18"	Δ = 21°00'08"
R = 197.86'	R = 230.00'	R = 230.00'
L = 160.63'	L = 126.80'	L = 84.31'
T = 85.04'	T = 65.06'	T = 42.63'

CURVE #15 Pheasant Point Blvd.	CURVE #16 Pheasant Point Blvd.	CURVE #17 Pheasant Point Blvd.
PC = 9+59.19	PFC = 12+15.69	PC = 13+54.77
PI = 11+06.19	PI = 12+77.59	PI = 14+44.47
PFC = 12+15.69	PT = 13+35.16	PT = 15+25.48
Δ = 69°59'03"	Δ = 37°00'00"	Δ = 43°28'15"
R = 218.00'	R = 185.00'	R = 225.00'
L = 256.51'	L = 119.47'	L = 170.71'
T = 147.00'	T = 61.90'	T = 89.70'

CURVE #18 Pheasant Point Blvd.	CURVE #19 Pheasant Point Blvd.
PC = 16+40.42	PC = 19+61.18
PI = 18+05.07	PI = 20+62.16
PT = 19+17.86	PT = 21+47.97
Δ = 77°32'35"	Δ = 54°04'28"
R = 205.00'	R = 197.86'
L = 277.44'	L = 186.74'
T = 164.66'	T = 100.98'

BENCHMARK
 ELEVATION 487.55 (NGVD)
 CHISELED SQUARE ON NORTHWEST WINGWALL OF STATE HIGHWAY K BRIDGE NO. L-15 OVER DARDENNE CREEK.

As-Built's (Partial) 12-11-85 SA & 2A

THE VILLAGES OF PHEASANT POINT
SITE & GRADING PLAN
VILLAGE 5

Fox & Cole
 Planning
 Civil Engineering
 Surveying

3880 Cedar Plaza Parkway
 Suite 301
 Saint Louis, Missouri 63128
 Telephone: (314) 849-6000

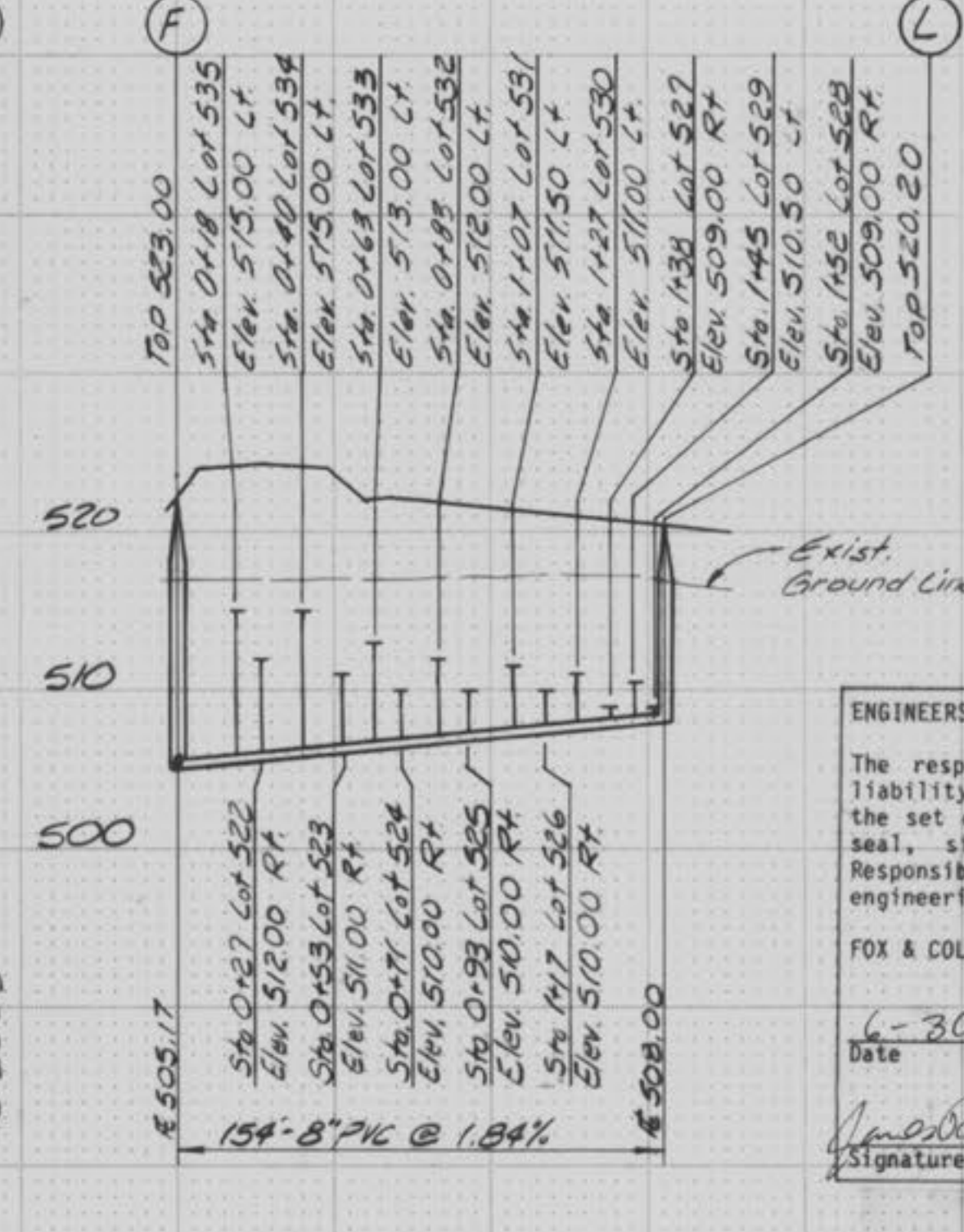
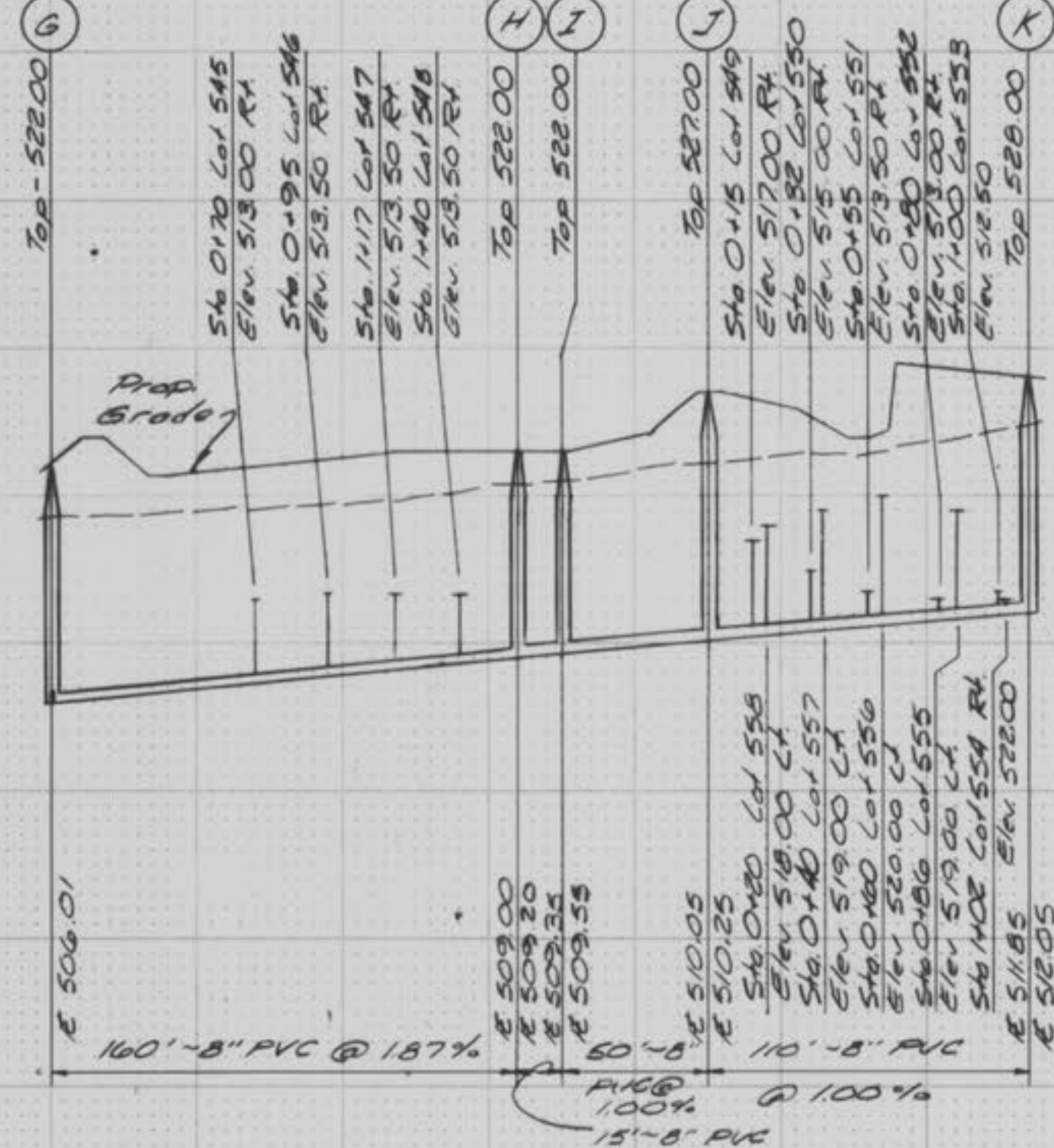
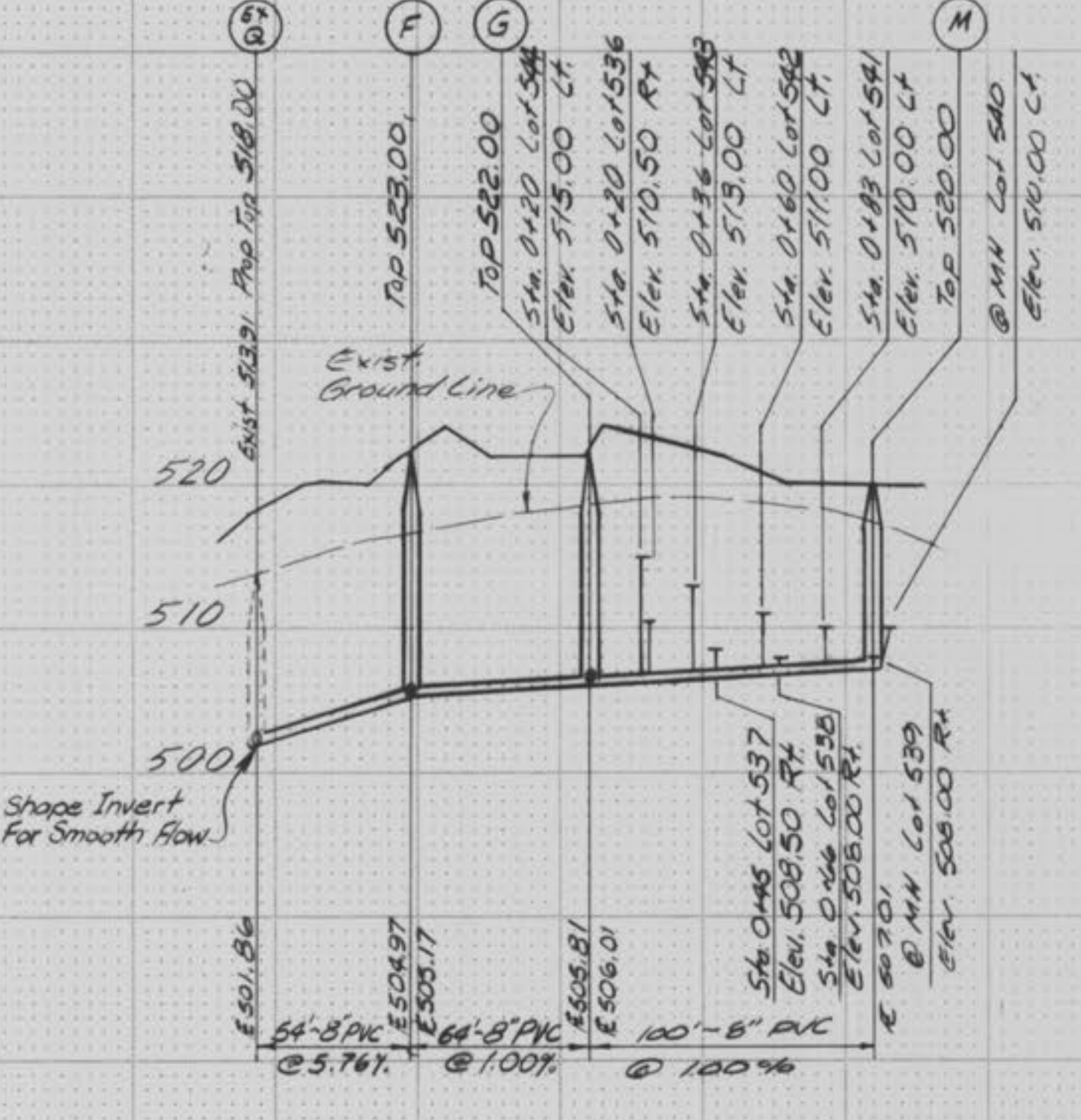
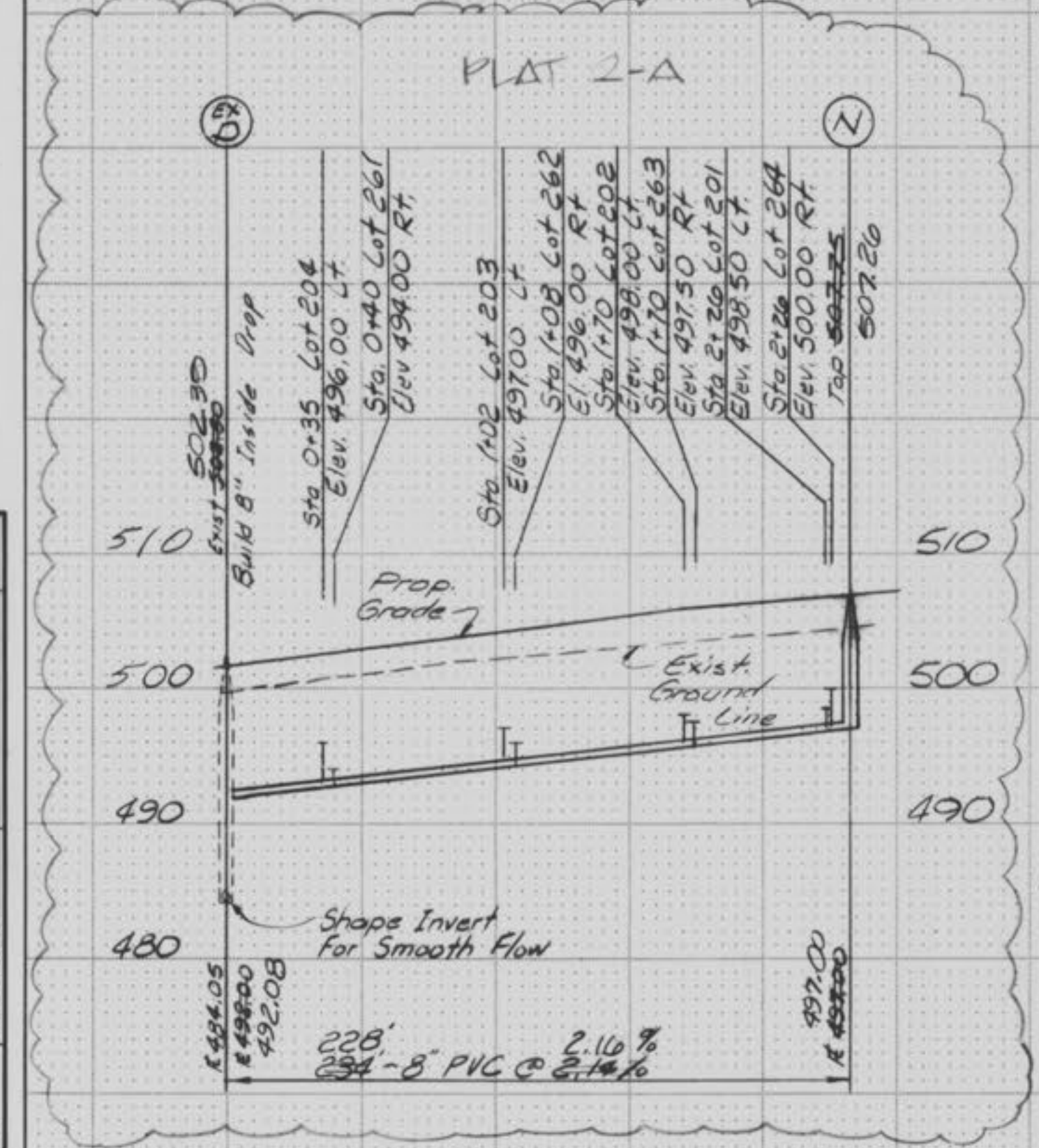
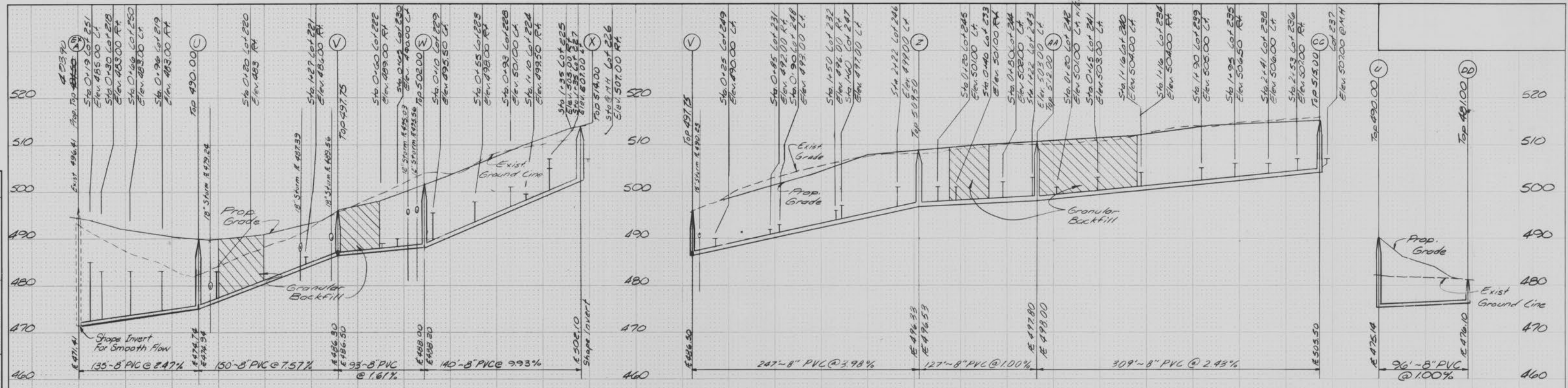
Drawn By KEW	Checked By MAK	Project Number BA-006	Sheet Number 5 OF 14
Date 4-29-85			
Revisions 6-24-85 0-21-86 9-3-85 9-30-85			

site + Grading Plan - Village 5

PROPERTY OF
 CITY OF FALLON
 BUILDING DEPARTMENT

DATE: _____ BY: _____
 SURVEY: _____
 TEMPLATE: _____
 NOTE BOOK: _____
 AREAS CHECKED: _____

DATE: _____ BY: _____
 SURVEY: _____
 TEMPLATE: _____
 NOTE BOOK: _____
 AREAS CHECKED: _____



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 FOX & COLE, INC.
 Date: 6-30-87
 Signature: [Signature]

NOTICE TO CONTRACTOR:
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Scale: 1"=50' Horiz.
 1"=10' Vert.

**THE VILLAGES OF PHEASANT POINT
 SANITARY SEWER PROFILES**

Fox & Cole
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 3880 Cedar Plaza Parkway
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Drawn By MG	Checked By MAK	Project Number 84-006	Sheet Number 8 of 14
Date 6-29-85			
Revisions 6-28-85, 8-5-85 (V-CC), 8-21-85 (W-X) per DWF			

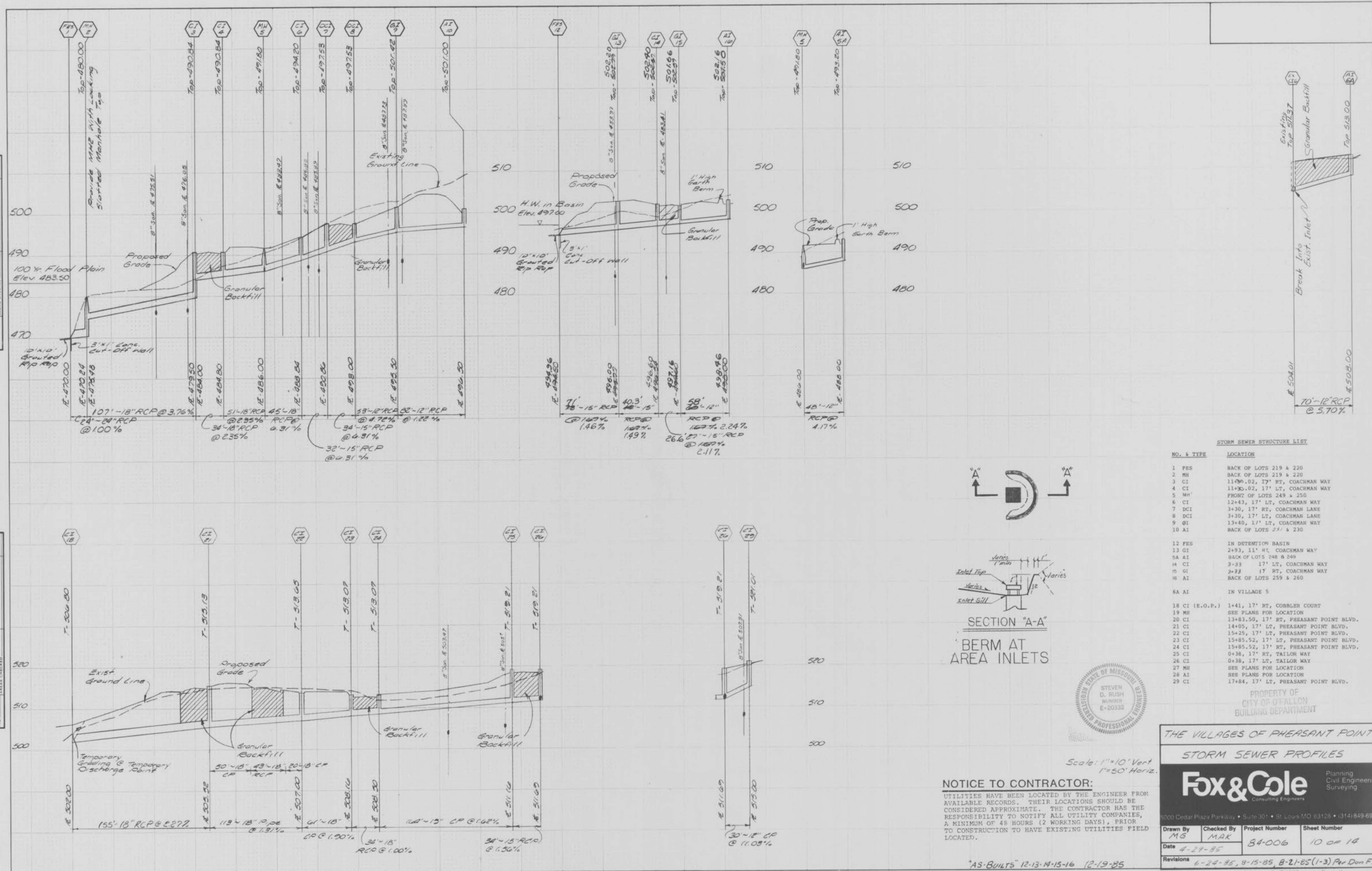
PROPERTY OF
 CITY OF UPLAND
 BUILDING DEPARTMENT

'As-Built' D-N 12-19-85

9-3-85

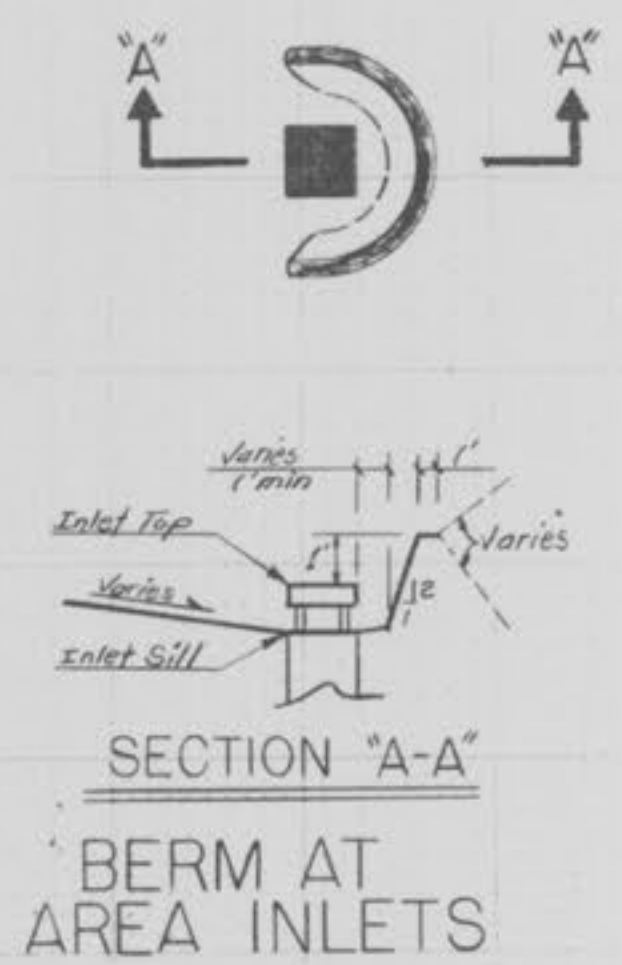
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DATE	
BY	
REVISIONS	
NO.	
DESCRIPTION	



STORM SEWER STRUCTURE LIST

NO. & TYPE	LOCATION
1 PES	BACK OF LOTS 219 & 220
2 MH	BACK OF LOTS 219 & 220
3 CI	11+30.02, 17' RT, COACHMAN WAY
4 CI	11+30.02, 17' LT, COACHMAN WAY
5 MH	FRONT OF LOTS 249 & 250
6 CI	12+43, 17' LT, COACHMAN WAY
7 DCI	3+30, 17' RT, COACHMAN LANE
8 DCI	3+30, 17' LT, COACHMAN LANE
9 CI	13+40, 17' LT, COACHMAN WAY
10 AI	BACK OF LOTS 251 & 230
12 PES	IN DETENTION BASIN
13 CI	2+93, 11' RT, COACHMAN WAY
5A AI	BACK OF LOTS 248 & 249
14 CI	3+33, 17' LT, COACHMAN WAY
15 CI	3+33, 17' RT, COACHMAN WAY
16 AI	BACK OF LOTS 251 & 260
6A AI	IN VILLAGE 5
18 CI (E.O.P.)	1+41, 17' RT, COBBLER COURT
19 MH	SEE PLANS FOR LOCATION
20 CI	13+83.50, 17' RT, PHEASANT POINT BLVD.
21 CI	14+05, 17' LT, PHEASANT POINT BLVD.
22 CI	15+25, 17' LT, PHEASANT POINT BLVD.
23 CI	15+85.52, 17' LT, PHEASANT POINT BLVD.
24 CI	15+85.52, 17' RT, PHEASANT POINT BLVD.
25 CI	0+38, 17' RT, TAILOR WAY
26 CI	0+38, 17' LT, TAILOR WAY
27 MH	SEE PLANS FOR LOCATION
28 AI	SEE PLANS FOR LOCATION
29 CI	17+84, 17' LT, PHEASANT POINT BLVD.



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



PROPERTY OF
 CITY OF FALLON
 BUILDING DEPARTMENT

THE VILLAGES OF PHEASANT POINT
STORM SEWER PROFILES

Fox & Cole Consulting Engineers		Planning Civil Engineering Surveying
6000 Cedar Plaza Parkway • Suite 301 • St. Louis, MO 63128 • (314) 849-6900	Drawn By MG	Checked By MAK
Date 4-24-85	Project Number 84-006	Sheet Number 10 OF 14
Revisions 6-24-85, 8-15-85, 8-21-85 (1-3) Per Don F.		