



ESTIMATE OF EARTHWORK

BULK CUT (To Subgrade)	19,034
BULK FILL (To Subgrade)	13,237
UNREMOVED TANKS (Based on Side Slopes)	
FORGOTTEN/POSSIBLE (Based on Side Slopes)	
INSURABLE MATERIALS (Cut and Removed from Site)	
Topsoil Stripping (Inches: S.V.)	
Brush, Trash, Etc. (As Indicated on Plans)	
Rock, Etc. (As Indicated on Plans)	
EXISTING PAVED SURF (As Indicated on Plans)	

* Assumed Shrinkage Factor = 15%

The Engineer has calculated the above quantities of earthwork to be required on an estimate of the bulk movement or redistribution of soils on this project. As an estimate, these quantities are intended for general use, and the Engineer assumes no liability for cost overruns due to errors, omissions or shortages of bill.

The quantities estimated for each of the improvement items listed above are based upon the horizontal and vertical location of the improvements as proposed on the site engineering plans prepared by Fox & Cole.

The Engineer's earthwork estimate includes only those improvement items listed above. Unlisted items requiring earthwork, that may be necessary for completion of the project include, but are not limited to, any additional underground conduits, including sewage lines and water lines less than twenty-four inches in diameter, standard telephone lines or frames, piping, electrical or telephone conduits, basic and light standards, building footings and foundations, etc.

The Engineer assumes no responsibility for the actual size of the final excavation made for the installation of underground structures, and he warrants the actual quantities of earthwork from each item may vary from the estimates shown above.

The estimated quantity of insurable materials to be removed from the site is shown above, and is based upon site conditions readily apparent to the Engineer. Actual quantities removed in the field may vary, and the Engineer assumes no responsibility for costs incurred due to the variations shown above.

Shrinkage factors used to determine the required bulk fill will vary on each project due to specific soil characteristics. The shrinkage factor used for this project is particularly so as indicated above, and the Engineer assumes no liability in the absence of a detailed soil investigation.

BOUNDARY DATA

LINE NO.	BEARING	DISTANCE
T-1	S 72°41'21" W	27.73'
T-2	S 17°18'39" E	35.05'
T-3	S 72°41'21" W	14.57'
T-4	N 17°18'39" W	20.00'
T-5	S 72°41'21" W	50.00'
T-6	N 17°18'39" W	6.00'
T-7	S 72°41'21" W	50.95'
T-8	N 17°18'39" W	72.51'
T-9	N 71°23'03" W	45.17'
T-10	S 18°36'52" W	41.32'

CURVE DATA

CURVE NO.	DATA	STREET
1	P.C. = 17 + 17.89 P.T. = 17 + 31.45 C.S. = 508.51' 36" R = 210.00' L = 186.41' T = 99.85'	Pheasant Point Blvd.
2	P.C. = 0 + 63.08 P.T. = 1 + 53.12 P.T. = 2 + 28.95 C.S. = 479.31' 07" R = 200.00' L = 165.87' T = 88.04'	Tailor Square
3	P.C. = 0 + 38.88 P.T. = 0 + 63.11 P.T. = 0 + 87.16 C.S. = 127.77' 40" R = 48.78' L = 24.23'	Tailor Court
4	P.C. = 0 + 87.16 P.T. = 2 + 60.12 P.T. = 3 + 21.41 C.S. = 1089.17' 23" R = 125.00' L = 236.25' T = 172.96'	Tailor Court
5	P.C. = 4 + 86.67 P.T. = 4 + 89.70 P.T. = 5 + 03.66 C.S. = 179.05' 10" R = 55.00' L = 17.04' T = 8.59'	Tailor Court
6	P.C. = 5 + 03.66 P.T. = 6 + 38.71 P.T. = 6 + 67.57 C.S. = 260.49' 41" R = 135.05'	Tailor Court
7	P.C. = 6 + 38.71 P.T. = 6 + 76.57 P.T. = 7 + 05.02 C.S. = 689.04' 31" R = 55.00' L = 66.31' T = 37.85'	Tailor Court
8	P.C. = 0 + 00.00 P.T. = 0 + 35.28 P.T. = 0 + 66.06 C.S. = 509.27' 57" R = 75.00' L = 66.06' T = 35.35'	Tailor Court Eyebrow
9	P.C. = 0 + 66.06 P.T. = 1 + 48.47 P.T. = 1 + 48.47 C.S. = 1629.48' 53" R = 25.00' L = 82.41' T = 191.92'	Tailor Court Eyebrow
10	P.C. = 1 + 48.47 P.T. = 1 + 83.91 P.T. = 2 + 14.63 C.S. = 509.27' 57" R = 75.00' L = 66.06' T = 35.35'	Tailor Court Eyebrow

- NOTES
- TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY FOX & COLE CONSULTING ENGINEERS IN JANUARY, 1984.
 - PROPOSED CONDITIONS SHOWN ARE TO FINISH GRADE AND READ FROM TOP OF ELEVATION AND FINISH DIST GRADE.
 - ALL FILL AREAS IN THE STREET SHALL BE COMPACTED TO AT LEAST 95% RELATIVE DENSITY AS DETERMINED FROM THE MODIFIED A.A.S.T.M. METHOD TEST.
 - ALL TRENCHES UNDER STREETS AND PAVED AREAS SHALL BE BACKFILLED FULL DEPTH WITH GRANULAR MATERIAL AND ALL OTHERS SHALL BE SETTED OR TAMPED FULL DEPTH TO STREET ELEVATION.
 - GRANULAR MATERIAL FOR TRENCH BACKFILL SHALL BE 3/4" MAXIMUM CRUSHED LIMESTONE CONFORM TO CITY OF FALLON CRITERIA.
 - ALL CONSTRUCTION MATERIALS USED SHALL CONFORM TO CURRENT CITY OF FALLON STANDARDS AND SPECIFICATIONS.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION FOR SANITARY SEWERS AND STORM SEWERS SHALL BE IN ACCORDANCE WITH M.S.D. STANDARD SPECIFICATIONS AND STANDARD DETAILS.
 - ALL CONCRETE SHALL CONFORM TO THE LATEST A.S.T.M. DESIGNATION C-14 STANDARD, EXCEPT AS NOTED. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE LATEST A.S.T.M. DESIGNATION D-20 (CLASS III), EXCEPT AS NOTED.
 - ALL STORM SEWER DITCH BASINS SHALL BE LOCATED THE FOOT OF DITCHES AND SHALL BE LOCATED 0.25 FEET ABOVE TOP OF CURB, OR IF SLOPE FROM DITCH, TWENTY FEET ABOVE THE CURB.
 - ALL FOUR INCH WATER AND FOUR INCH LATERALS TO BE CONSTRUCTED OF P.V.C. SIX (6) THICKNESS, A.S.T.M. S-2608.
 - ALL FOUR INCH WATER AND FOUR INCH LATERALS TO CONFORM TO A.S.T.M. STANDARD PER-25 THICKNESS CONSTRUCTION FOR P.V.C.
 - ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS FROM CITY OF FALLON PLUMBING CODE.
 - ALL LATERAL SEWER CONSTRUCTION SHALL BE 2.0 FEET BELOW THE BASEMENT OF LOWEST FLOOR ELEVATION.
 - CLEANOUTS SHALL BE LOCATED AT ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF FLOW OF SEWER LATERALS.
 - A CLEANOUT SHALL BE PROVIDED FOR ANY SANITARY LATERAL 100 FEET OR LONGER.
 - ALL MANHOLES, FRAMES AND COVERS SHALL BE M.S.D. STANDARD FORM AND COVER.
 - ALL FILL UNDER STORM OR SANITARY LINE CONSTRUCTED ABOVE THE ORIGINAL GRADE SHALL BE COMPACTED TO 95% RELATIVE DENSITY, AS DETERMINED BY MODIFIED A.A.S.T.M. COMPACTION TEST, EXCEPT A.S.T.M. SPECIFICATION D-1547.
 - CONTRACTOR TO START LAYING SANITARY SEWERS AT EXISTING MANHOLE AND LAY PIPE UPSTREAM.
 - THESE SHALL BE NO OBSTRUCTION OR INTERFERENCE TO SERVICE DURING THE CONSTRUCTION OF THE SANITARY LINE FROM M.S.D. TO M.H.I. TO M.H.P.
 - HOCKETT CREEK SEWER DISTRICT SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WORK DONE TO THE SANITARY SEWER LINE FROM M.S.D. TO M.H.I. TO M.H.P.

HOUSE SCHEDULE

LOT NO.	FINISHED FLOOR	HOUSE TYPE	STREET	
301	525.75	R	Pheasant Point	
334	514.75	R	Pheasant Point	
335	511.50	R	Pheasant Point	
336	511.00	R	Pheasant Point	
337	513.00	R	Pheasant Point	
345	523.25	R	Pheasant Point Blvd.	
346	525.50	R	Pheasant Point Blvd.	
401	511.50	R	Pheasant Point Blvd.	
402	511.50	R	Pheasant Point Blvd.	
403	513.00	R	Pheasant Point Blvd.	
404	516.50	WO	Pheasant Point Blvd.	
405	523.00	R	Pheasant Point Blvd.	
406	525.50	R	Tailor Square	
407	526.75	WO	Tailor Square	
408	527.00	WO	Tailor Square	
409	527.50	WO	Tailor Square	
410	527.75	WO	Tailor Square	
411	527.75	WO	Tailor Square	
412	527.75	R	Tailor Court	
413	521.00	R	Tailor Court	
414	518.75	R	Tailor Court	
415	517.50	R	Tailor Court	
416	517.00	R	Tailor Court	
417	517.00	WO	Tailor Court	
418	516.25	WO	L	Tailor Court
419	516.25	WO	L	Tailor Court
420	517.75	WO	L	Tailor Court
421	519.00	WO	L	Tailor Court
422	521.00	WO	L	Tailor Court
423	522.50	WO	L	Tailor Court
424	523.50	R	Tailor Court	
425	524.50	R	Tailor Court	
426	527.00	R	Tailor Court	
427	527.00	R	Tailor Court	
428	529.00	R	Tailor Court	
429	530.00	R	Tailor Lane	
430	530.00	R	Tailor Lane	
431	529.50	R	Tailor Lane	
440	526.75	R	Tailor Square	
441	527.50	R	Tailor Square	

STORM SEWER SCHEDULE

STRUCTURE	LOCATION	STATION	OFFSET L/R
MS 1	Backyard Lot 418/419	-	See Plan
MS 2	Tailor Court	5 + 28.19	17' R
MS 3	Backyard Lot 422/423	-	See Plan
MS 4	Tailor Square	2 + 94.66	17' R
MS 5	Pheasant Point Blvd.	19 + 97.00	18' R
CT 6	Tailor Square	0 + 44	17' L
CT 7	Tailor Square	0 + 44	17' R



ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set 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.

6-30-87

Date

Signature

JAMES DAVIS WHITEHEAD
REGISTERED PROFESSIONAL ENGINEER
19669

THE VILLAGES OF PHEASANT POINT
VILLAGE 2
FUTURE PLAT

ENCLOSURE

ELEVATION 487.55 (NOVD)

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

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.

PROPERTY OF
CITY OF FALLON
BUILDING DEPARTMENT

THE VILLAGES OF PHEASANT POINT
SITE & GRADING PLAN

Fox & Cole Planning Landscape Architecture Civil Engineering Surveying

5000 Cedar Plaza Parkway • Suite 301 • St. Louis MO 63128 • (314) 849-6900

Drawn By	Checked By	Project Number	Sheet Number
P.B.S.	R.M.S.	84-006	2 OF 10

Date 3/06/87

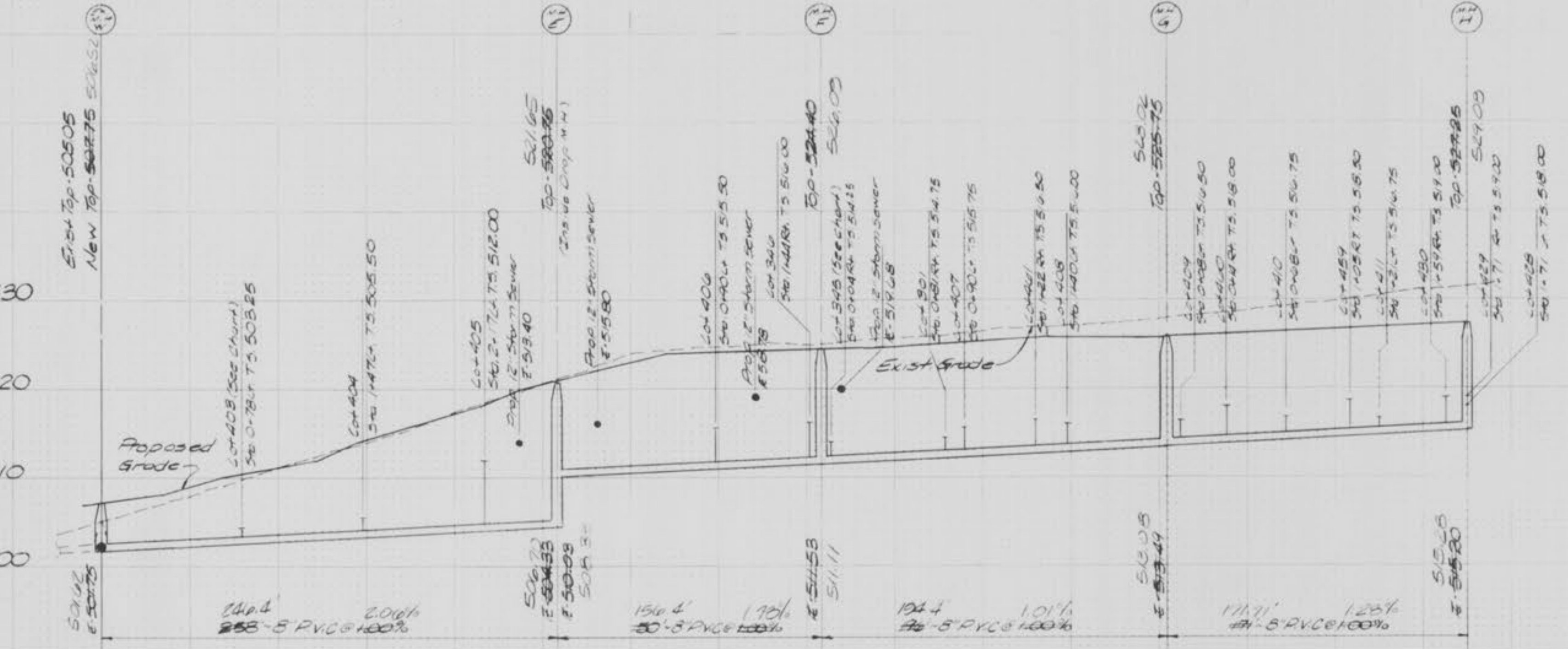
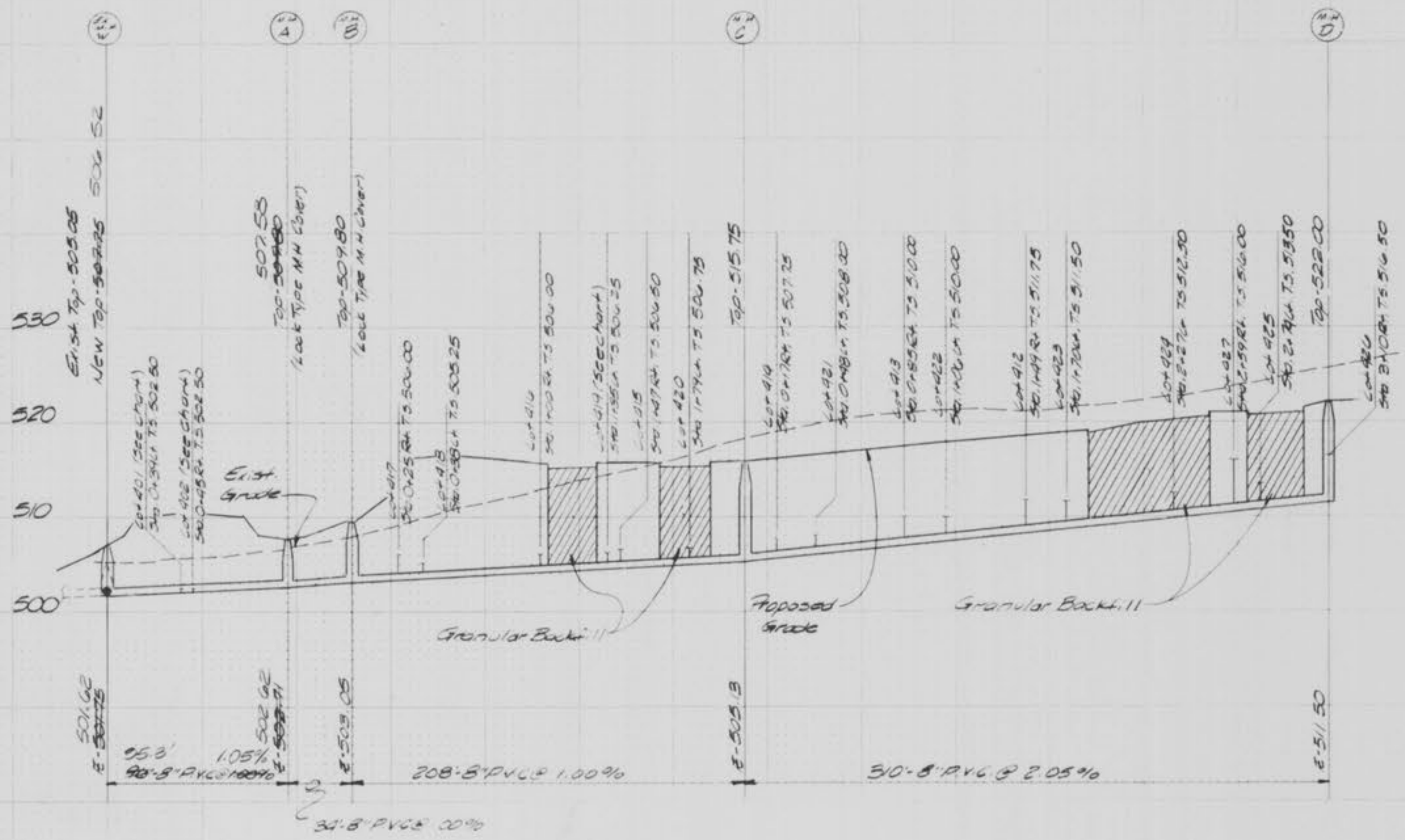
Revisions

Scale 1"=50'

DATE

FINAL SURVEY
 DATE
 BY
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 NOTE BOOK
 AREA
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ORIGINAL SURVEY
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- SPECIAL LOTS
- LOT 334
 - LOT 345
 - LOT 401
 - LOT 402
 - LOT 419
 - LOT 403
- NON-TYPICAL TALLSTAKES
- 9' DEPTH FROM HOUSE CONNECTION
 - 5' DEPTH FROM HOUSE CONNECTION
 - 5' DEPTH FROM HOUSE CONNECTION
 - 5' DEPTH FROM HOUSE CONNECTION
 - 10' DEPTH FROM HOUSE CONNECTION
 - 9' DEPTH FROM HOUSE CONNECTION

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FOX & COLE, INC.

Date: 6-30-87

Signature: [Signature]

THE VILLAGES OF PHEASANT POINT

STORM / SANITARY PROFILES

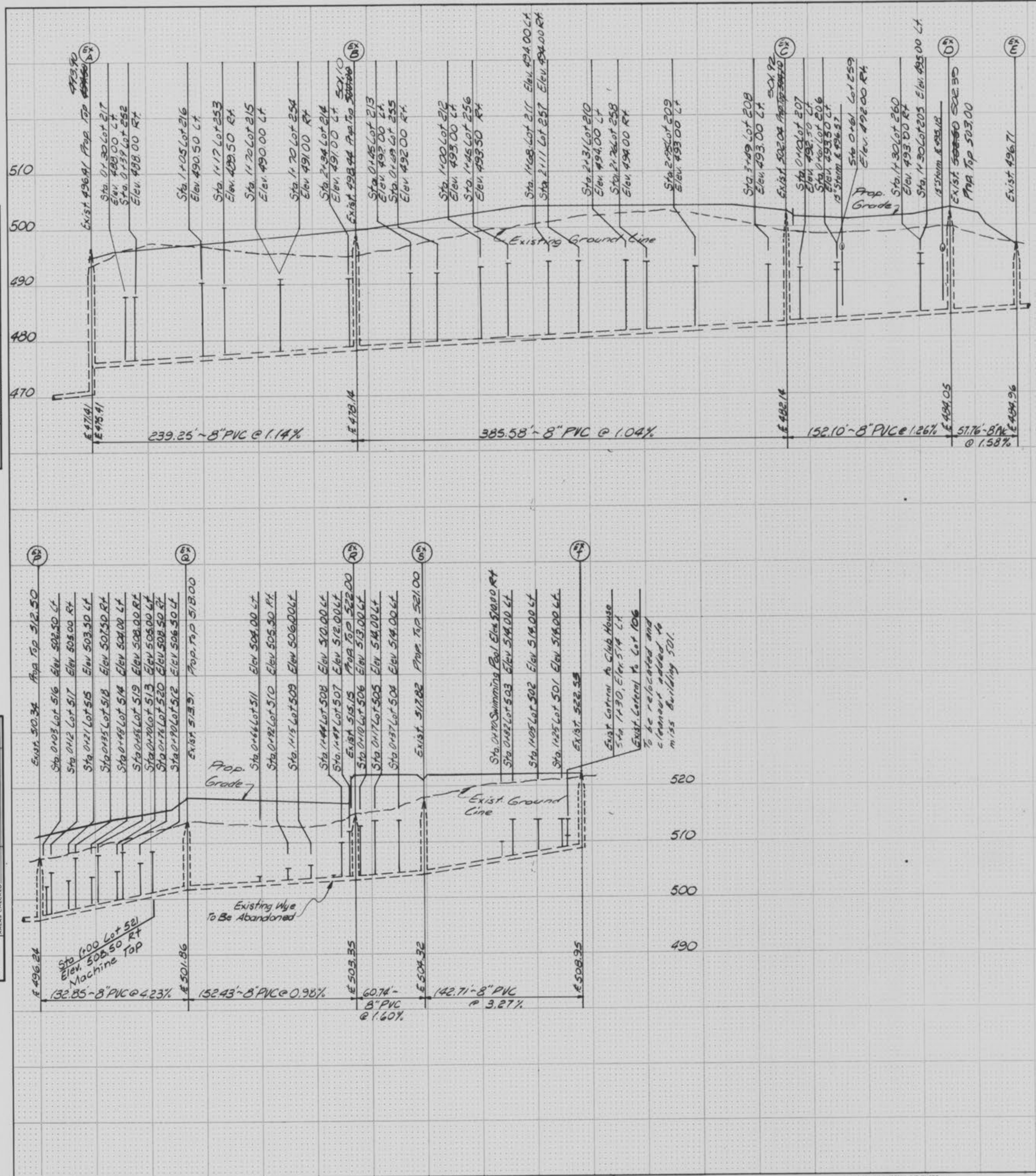
Fox & Cole
 Consulting Engineers

8000 Cedar Plaza Parkway • Suite 301 • St. Louis, MO 63128 • (314) 849-6900

Drawn By P.B.S.	Checked By R.M.S.	Project Number 84-006	Sheet Number 4 OF 10
Date 3/06/87		Revisions 3-17-87 2-02-87	

DATE	BY
REVISIONS	
NO.	
PLOTTED	
NO.	
NOTE BOOK	
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AREA CHECKED	

DATE	BY
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- NOTES:
1. ALL SEWERS SHOWN ON THIS SHEET ARE EXISTING. ALL WYES SHOWN ON LINE A-E ARE TO BE ADDED AS WELL THE WYE FOR LOT 521 ON LINE P-Q. EXCEPT FOR LOT 521, ALL WYES SHOWN ON LINE P-T ARE EXISTING. THE INDICATED WYE ON LINE Q-R IS TO BE ABANDONED.
 2. EXISTING MANHOLE TOPS TO BE ADJUSTED TO GRADE PER TOPS SHOWN OR ADJUSTED TO GRADE AFTER THE FINAL GRADING OPERATIONS IN THE AREA OF THE MANHOLES HAVE BEEN COMPLETED.
 3. EXISTING INFORMATION SHOWN IS FROM "AS-BUILT" DRAWINGS PREPARED IN DECEMBER 1984 BY FOX & COLE.
 4. EXISTING WYES PER "AS-BUILT" LOCATION BY FURLER CANNON SCHULTE, INC.

ENGINEERS AUTHENTICATION

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FOX & COLE, INC.

Date: June 30, 1987

Signature: [Handwritten Signature]

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

NOTICE TO CONTRACTOR:

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, A MINIMUM OF 48 HOURS (2 WORKING DAYS), PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED.

THE VILLAGES OF PHEASANT POINT

SANITARY SEWER PROFILES

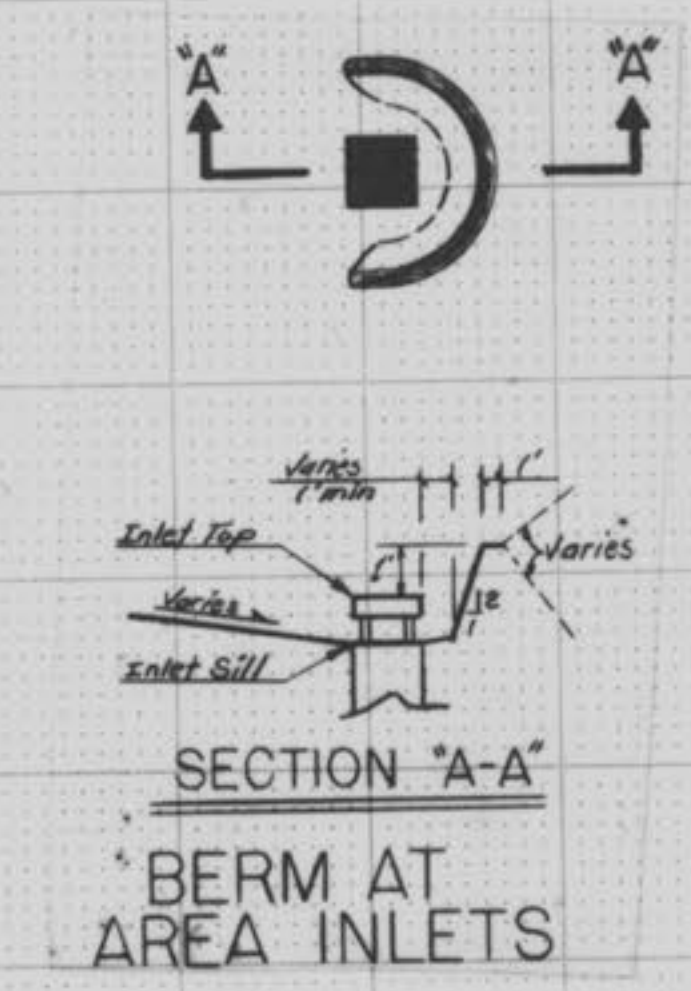
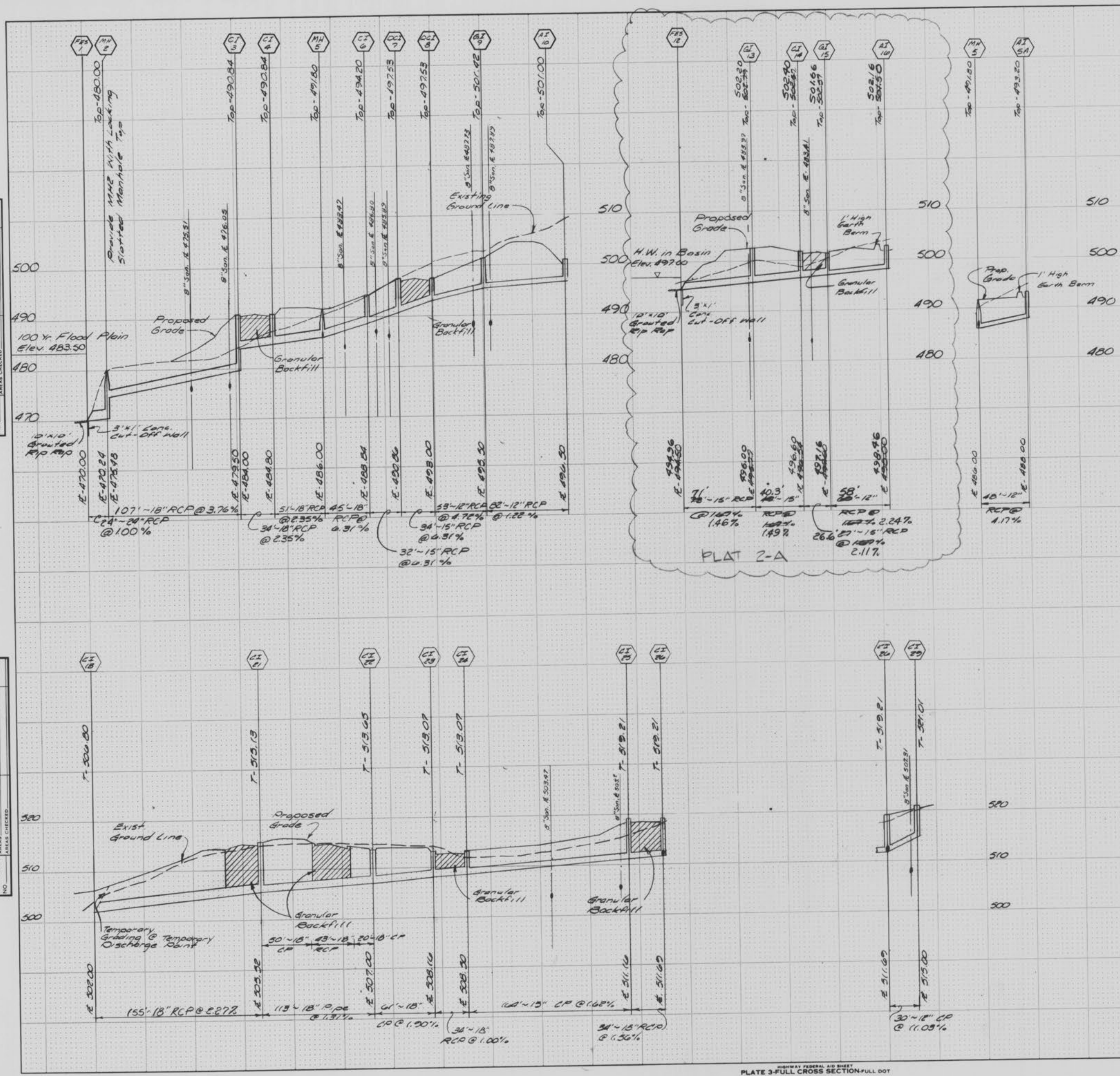
Fox & Cole
Consulting Engineers

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Drawn By	Checked By	Project Number	Sheet Number
VLB	MAK	84-006	9 of 14
Date			
4-29-85			
Revisions			
8-21-85 (rs. el. lot 208-212)			9-3-85

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

STORM SEWER STRUCTURE LIST

NO. & TYPE	LOCATION
1 FES	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 248 & 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 241 & 230
12 FES	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 259 & 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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THE VILLAGES OF PHEASANT POINT
 STORM SEWER PROFILES

Fox & Cole
 Consulting Engineers

5000 Cedar Plaza Parkway • Suite 301 • St. Louis, MO 63128 • (314) 849-6900

Drawn By: MG
 Checked By: MAK
 Date: 4-29-85
 Project Number: 84-006
 Sheet Number: 10 of 14

Revisions: 6-24-85, 8-15-85, 8-21-85 (1-3) Per Don F.
 9-3-85