

CAMELOT PHASE ONE

PART OF U.S. SURVEY 1787, FRACTIONAL SEC. 26, T.46N., R.3E.
ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

36 LOTS

CITY OF WELDON SPRING GENERAL NOTES

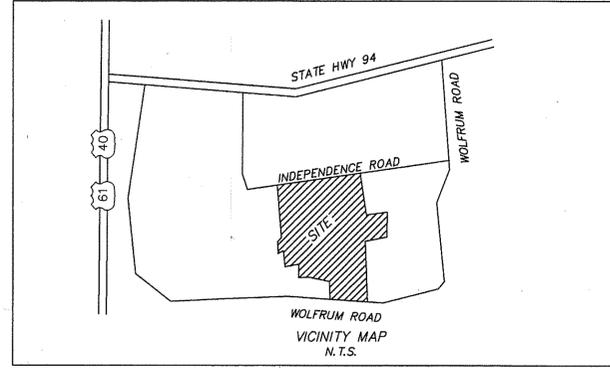
- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
- All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of the maximum dry density as determined by the "Modified A.A.S.H.T.O. Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
- All filled places in paved State, County or City roads (highways) shall be compacted to 90% of the maximum dry density as determined by the "Modified A.A.S.H.T.O. T-180" Compaction Test," (ASTM D-1557), unless otherwise specified by local governing authority specifications. All tests will be verified by a Soils Engineer.
- No area shall be cleared without permission of the developer.
- All grades shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- All grading for this development shall conform to the recommendations in the soils report for this development prepared by a soil consultant.
- The developer shall contract with a soil consultant firm registered in the State of Missouri during the grading operation to monitor cut and fills and to insure proper compaction has been achieved.
- Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and roads will be adequately protected.
- The total yardage for this project is based on a .15% shrinkage factor.
- The shrinkage factor is subject to change, due to soil conditions, (types and moisture content), weather conditions, and the percent compaction actually achieved at the time year grading is performed. As a result, adjustments in final grades may be required. If adjustments need to be made, the contractor shall contact Pickett, Ray & Silver, Inc., prior to completion of the grading.
- Earth quantities were obtained from aerial grid mapping with contours at two foot intervals, with a tolerance of plus or minus one foot or one-half (1/2) contour interval.
- The computed bid yardage is to finish grades as shown, and does not include the removal of subgrade where required.
- Developer shall conform to Weldon Spring Grading and Erosion Control Ordinance.
- If trees are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by Contractor.
- Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible or during the next seeding period after grading has been completed. Refer to Weldon Spring Grading and Erosion Ordinance.
- When grading operations are completed or suspended for more than 30 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the designated officials recommendation.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of Weldon Spring.
- All existing trash, debris and broken concrete pieces on site must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- Soft soils in the bottom and banks of any former pond sites should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location.
- Development is not located within the 100 Year Flood Plain Limits as shown on the F.E.M.A. Map Panel No. 29183C 0115D.
- All existing improvements damaged or destroyed during construction shall be replaced or repaired in kind.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- All P.V.C. sanitary sewer pipe to be SDR-35 or equal with clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the pipe to the springline of the pipe. Immediately backfill over pipe, this should consist of the same size or minus stone from springline of pipe to 6" above top of pipe.
- All exterior sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications: 10 CSR-8.12(7)(E).
- Brick shall not be used on manholes.
- The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one-half feet (2-1/2').
- Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14.
- Storm sewers 21" diameter or larger shall be A.S.T.M. C-76, Class II.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III) unless noted otherwise on the plans.
- All manhole and catch basin tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- All grout for rip-rap shall be high slump ready-mix concrete.
- The Duckett Creek Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All storm and sanitary trench backfills will be water jetted. Granular backfill will be used under pavement areas.
- Easements shall be provided for storm sewers, sanitary sewers and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," end of roadway markers mounted on two (2) pound "Y" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All street construction shall meet the City of Weldon Spring specifications.
- All existing and proposed monuments, as required, will be shown on the Final Record Plat.
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All P.V.C. water pipe shall have a minimum pressure rate of PR-200 or SDR-21.
- NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon the location, size, and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps.
- This tract is served by Missouri-American Water Company Duckett Creek Sanitary District Cuivre River Electric Southwestern Bell Telephone St. Charles Gas Company Cottleville Fire Protection District Francis Howell School District St. Charles Post Office
- All pipe shall have positive drainage through manholes. No flat base structures are allowed.
- The contractor shall prevent storm, surface water, mud and construction debris from entering existing sanitary sewer mains.

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	FLAT PLAN AND GRADING PLAN
4-5	SANITARY SEWER PROFILES
6-7	STORM SEWER PROFILES
8-10	STREET PROFILES
11-12	DRAINAGE AREA MAPS
13-17	CONSTRUCTION DETAILS

LEGEND

●	Sanitary Sewer (Proposed)	⊙	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
○	Sanitary Sewer (Existing)	⊙	Storm Structure	C.M.P.	Corrugated Metal Pipe
—	Storm Sewer (Proposed)	⊙	Test Hole	C.I.P.	Cast Iron Pipe
—	Storm Sewer (Existing)	⊙	Power Pole	P.V.C.	Polyvinyl Chloride
—	Water Line & Size	⊙	Light Standard	V.C.P.	Vitrified Clay Pipe
—	Existing water line	⊙	Double Water Meter Setting		
⊙	Tee & Valve	⊙	Single Water Meter Setting	C.O.	Clean Out
⊙	Hydrant	C.I.	Curb Inlet	V.T.	Vent Trap
—	Cap	S.C.I.	Skewed Curb Inlet	T.B.R.	To Be Removed
18	Lot or Building Number	D.C.I.	Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
—	Existing Fence Line	G.I.	Grate Inlet	T.B.P.	To Be Protected
—	Existing Tree Line	A.I.	Area Inlet	T.B.A.	To Be Abandoned
⊙	Street Sign	D.A.I.	Double Area Inlet	B.C.	Base Of Curb
—	Existing Contour	C.C.	Concrete Collar	T.C.	Top Of Curb
—	Proposed Contour	F.E.	Flared End Section	T.W.	Top Of Wall
—	Grouted Rip-Rap	E.P.	End Pipe	B.W.	Base Of Wall
—	End of Lateral	E.D.	Energy Dissipator	(TYP)	Typical
—	Asphalt Pavement	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
—	Concrete Pavement	C.P.	Concrete Pipe	I.P.	Use in Place



LOCATION MAP

SITE BENCHMARK

BM #1
R.R. SPIKE S.W. SIDE OF THE POWER POLE
1' HIGH ON THE N. SIDE OF INDEPENDENCE
HIGHTS ROAD AT THE N.W. CORNER.
ELEV. 585.67

REVISIONS

OCTOBER 25, 1995 STREETS & SEWERS

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the act of plans authorized by the title, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after this date unless reauthorized.

PICKETT, RAY & SILVER, INC.

HAROLD J. BARTCH
REGISTERED PROFESSIONAL ENGINEER
E-17751

Signature: *[Signature]* Date: 11-12-95

DEVELOPER

WHITTAKER CONSTRUCTION, INC.

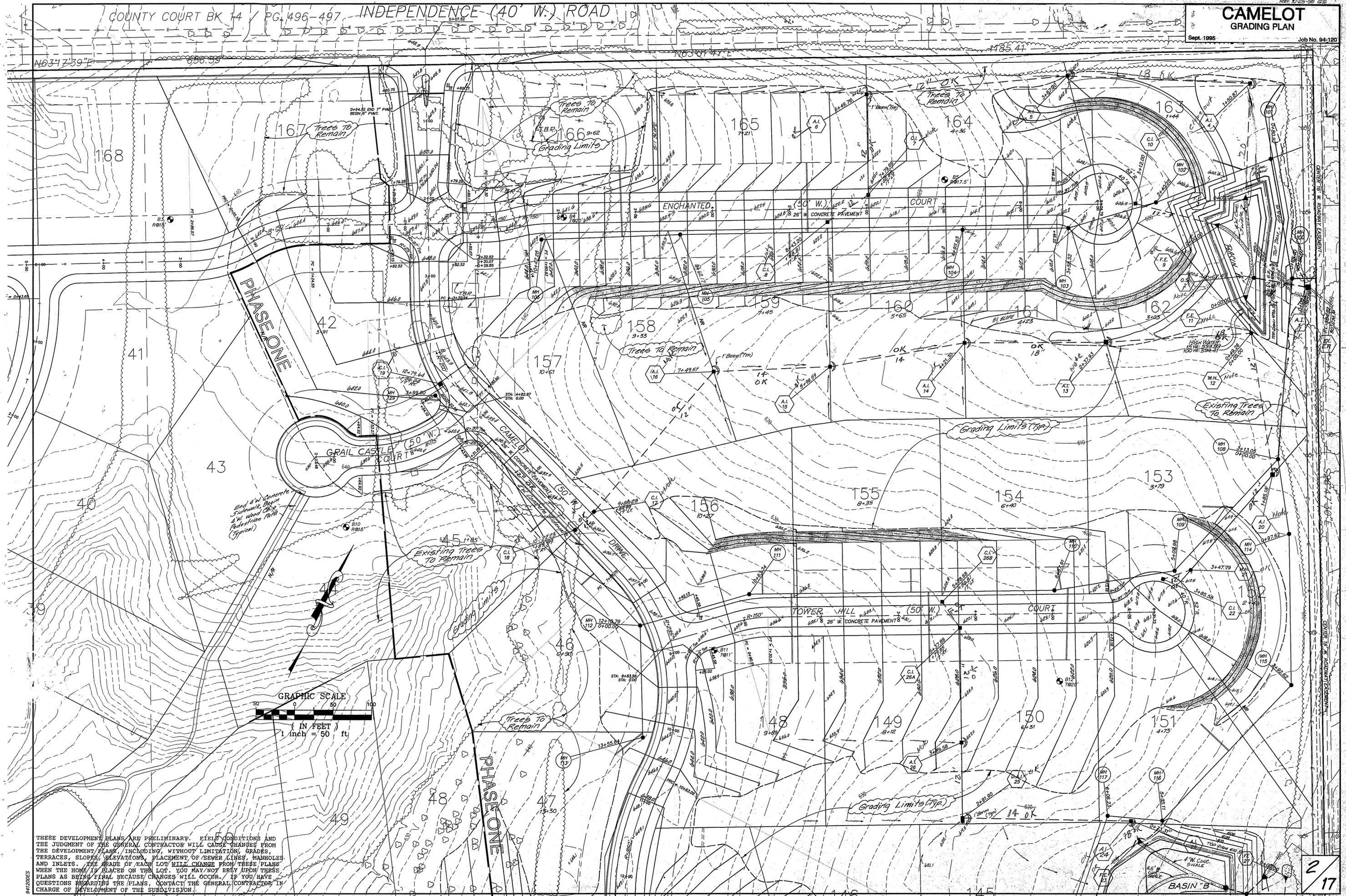
335A MID RIVERS MALL DRIVE
ST. PETERS, MO. 63376
970-1511

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DRAWN	KUD	DATE	SEPT., 1995
CHECKED		DATE	
FIELD BOOK	568	PROJECT #	94-120
		JOB ORDER #	33753

1/17

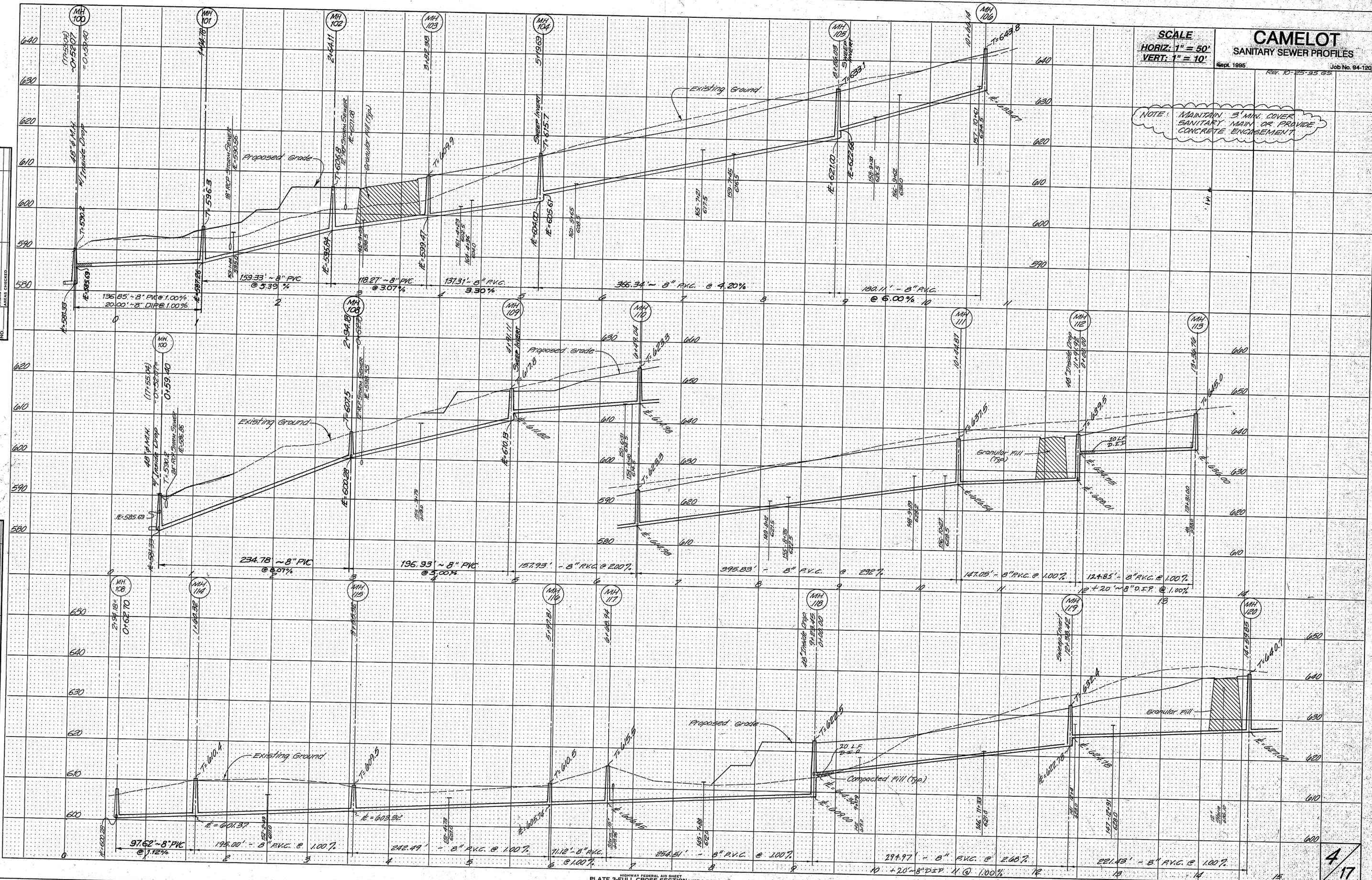


THESE DEVELOPMENT PLANS ARE PRELIMINARY. FIELD CONDITIONS AND THE JUDGMENT OF THE GENERAL CONTRACTOR WILL CAUSE CHANGES FROM THE DEVELOPMENT PLANS, INCLUDING, WITHOUT LIMITATION, GRADES, TERRACES, SLOPES, ELEVATIONS, PLACEMENT OF SEWER LINES, MANHOLES AND INLETS. THE GRADE OF EACH LOT WILL CHANGE FROM THESE PLANS WHEN THE HOME IS PLACED ON THE LOT. YOU MAY NOT RELY UPON THESE PLANS AS BEING FINAL BECAUSE CHANGES WILL OCCUR. IF YOU HAVE QUESTIONS REGARDING THE PLANS, CONTACT THE GENERAL CONTRACTOR IN CHARGE OF DEVELOPMENT OF THE SUBDIVISION.

NOTE: MAINTAIN 3' MIN. COVER
 SANITARY MAIN OR PROVIDE
 CONCRETE ENCASEMENT

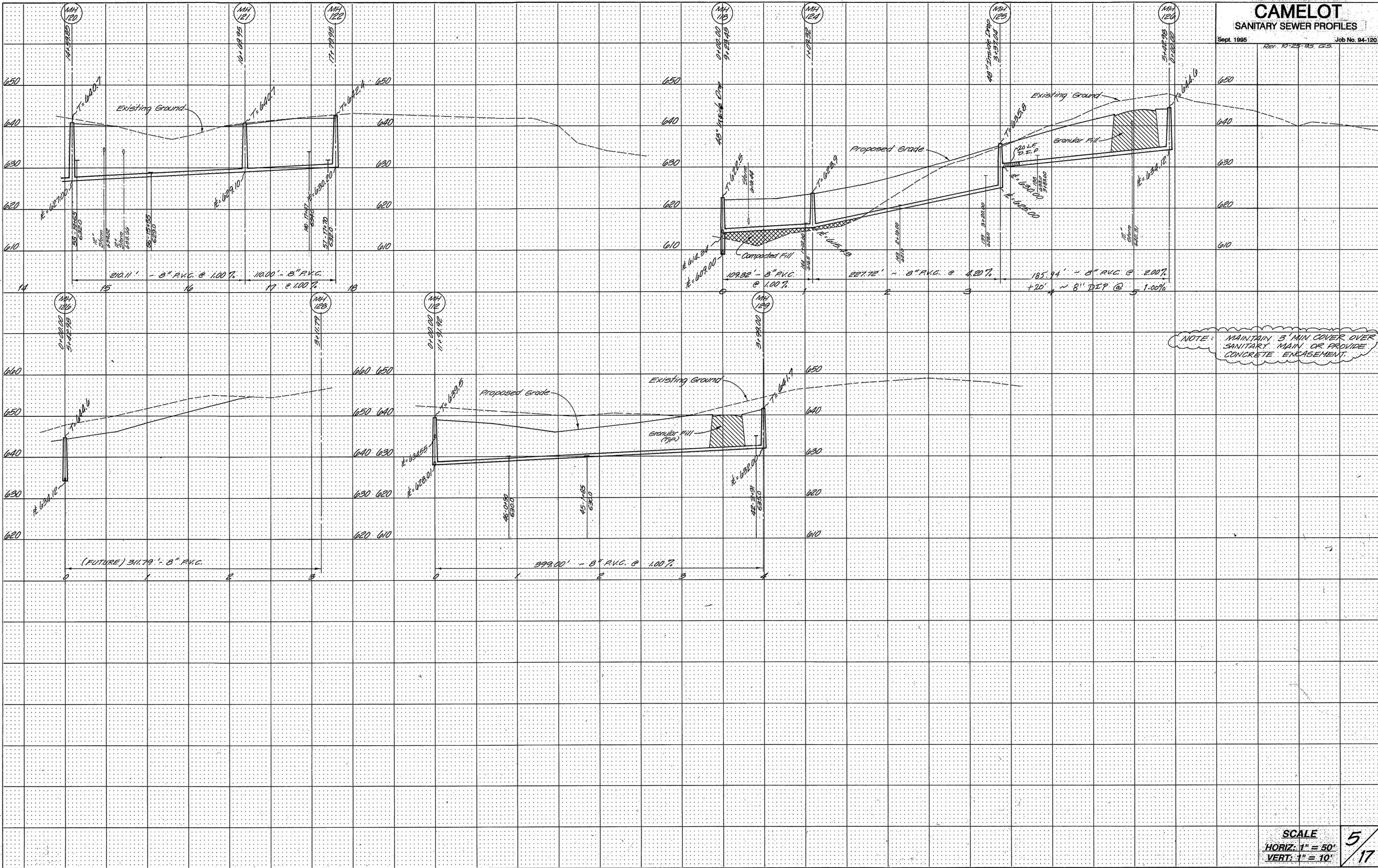
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REVISION	
TEMPLATE	
NOTE BOOK	
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REVISION	
TEMPLATE	
NOTE BOOK	
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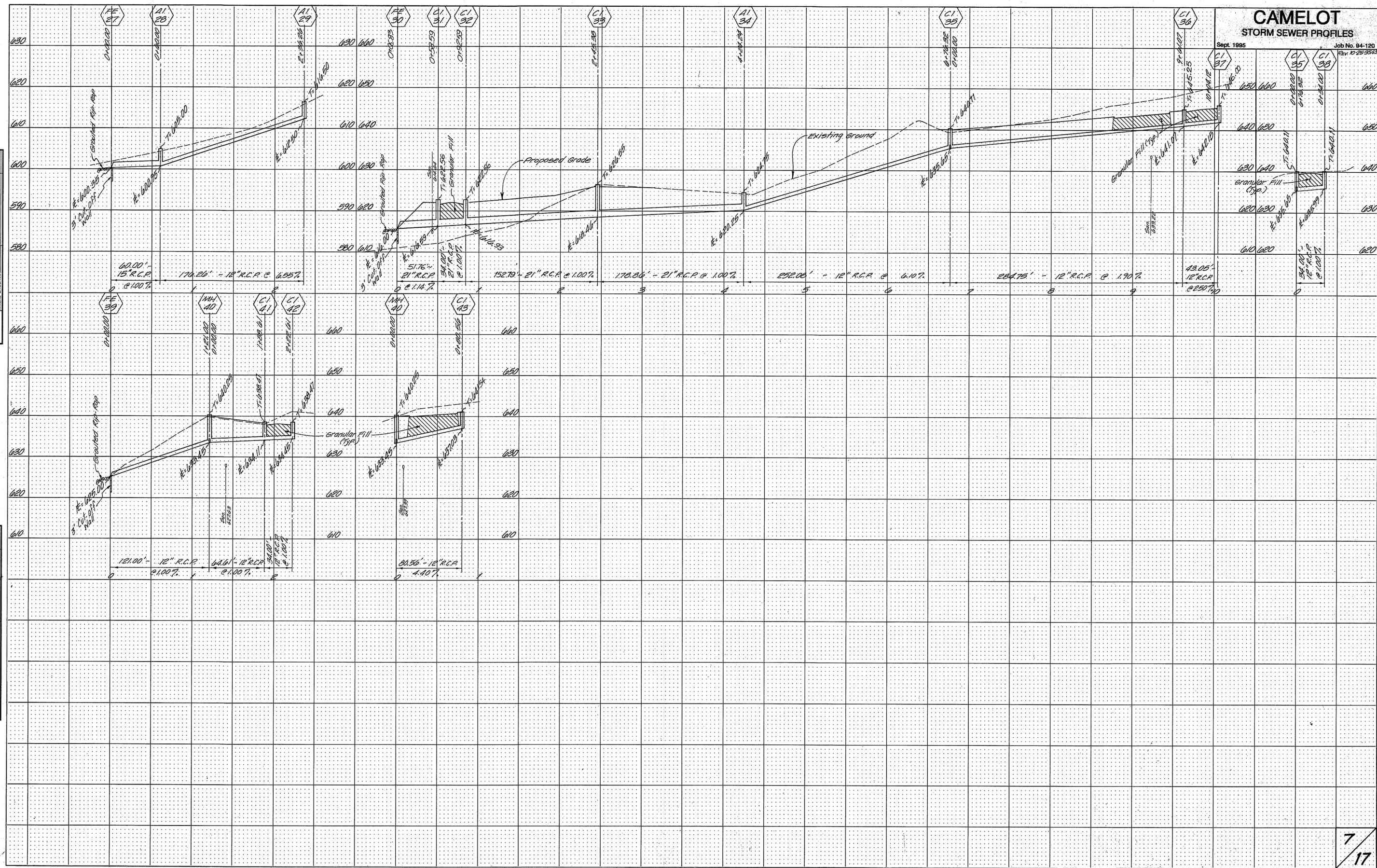
SCALE
 HORIZ: 1" = 50'
 VERT: 1" = 10'

5/17

CAMELOT

STORM SEWER PROFILES

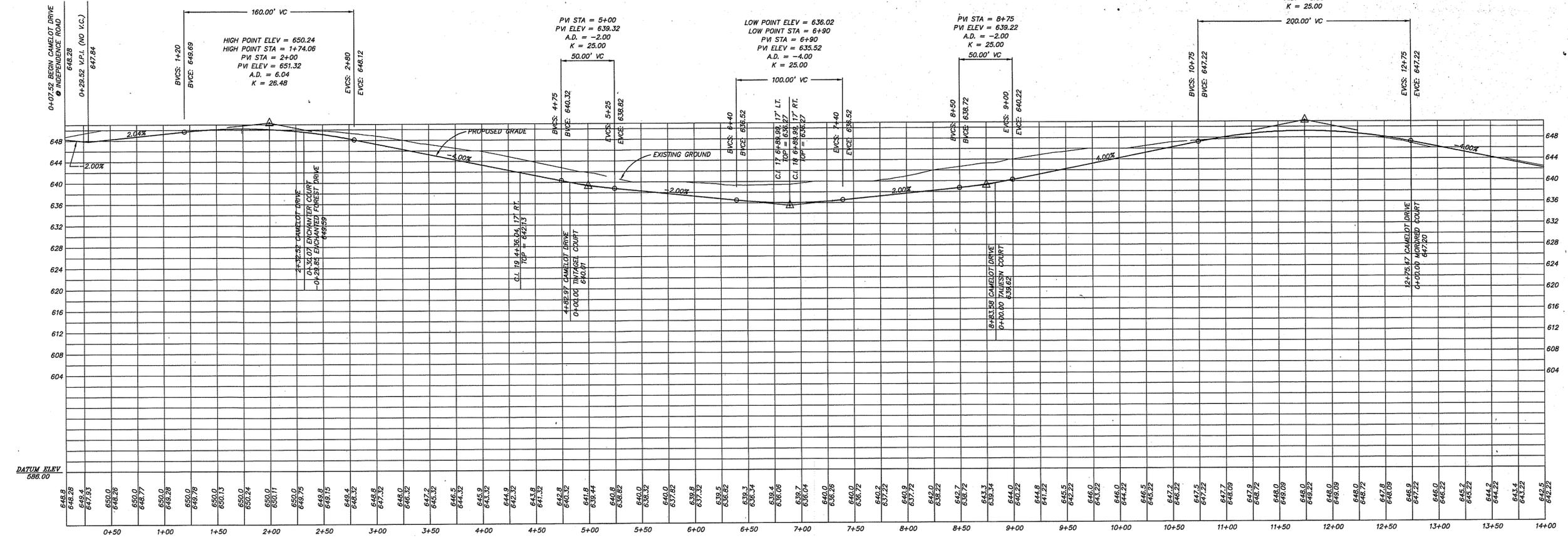
Sept 1985 Job No. 84-120
Rev. 10-25-85



FINAL SURVEY BY DATE
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NO. DATE
NO. DATE
AREAS CHECKED

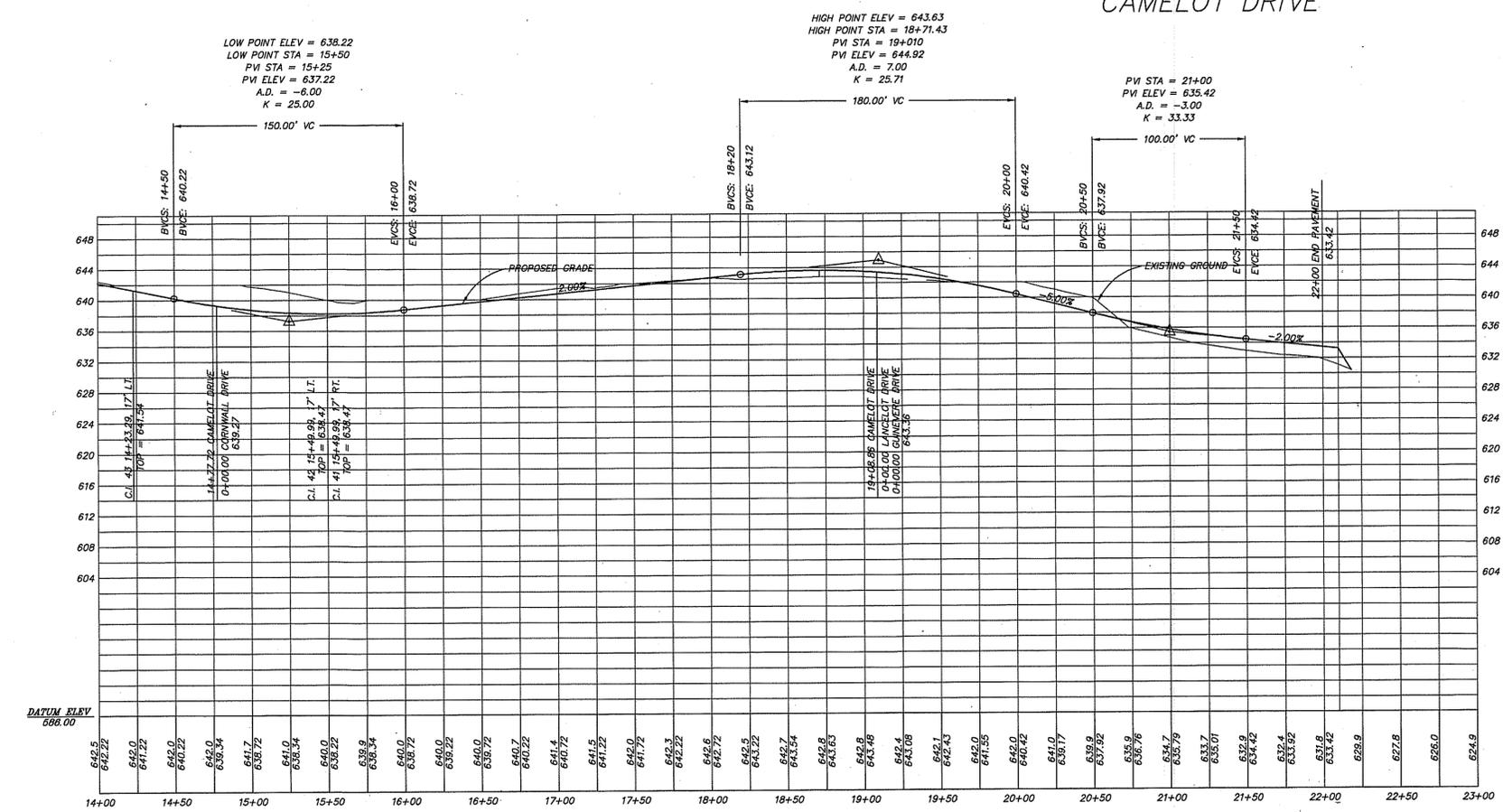
ORIGINAL SURVEY BY DATE
NO. DATE
NO. DATE
NO. DATE
AREAS CHECKED

HIGH POINT ELEV = 649.22
 HIGH POINT STA = 11+75
 PVI STA = 11+75
 PVI ELEV = 651.22
 A.D. = 8.00
 K = 25.00

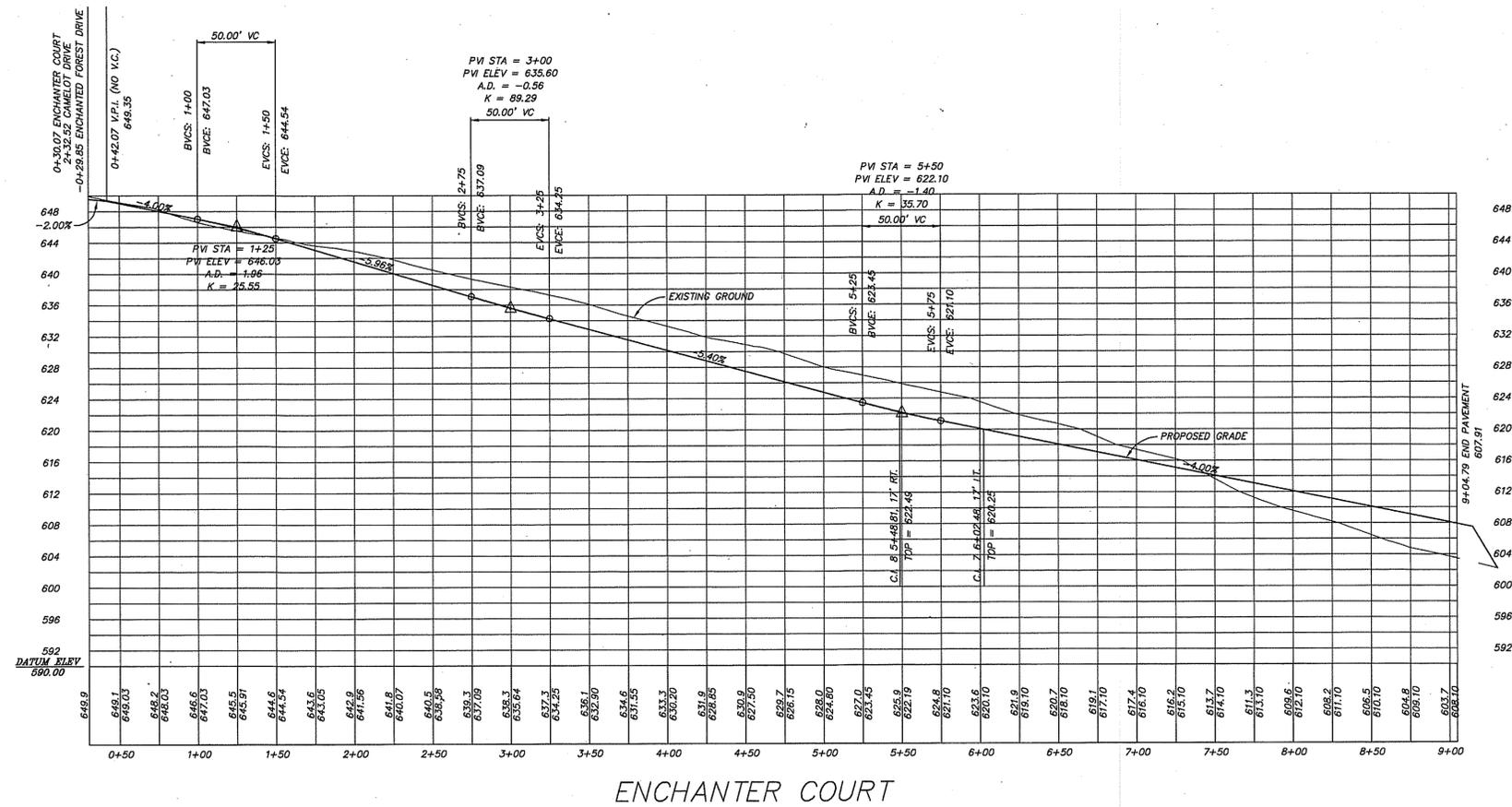


CAMELOT DRIVE

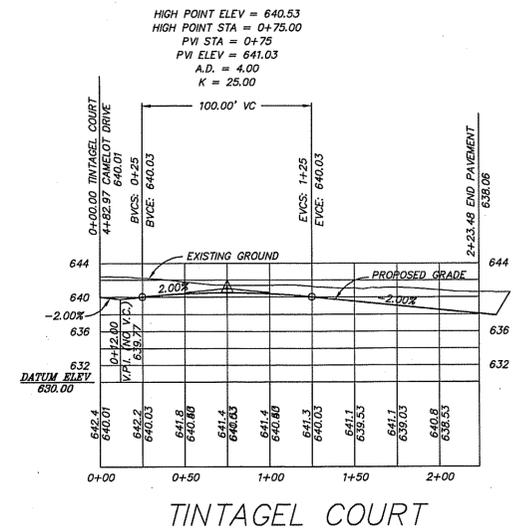
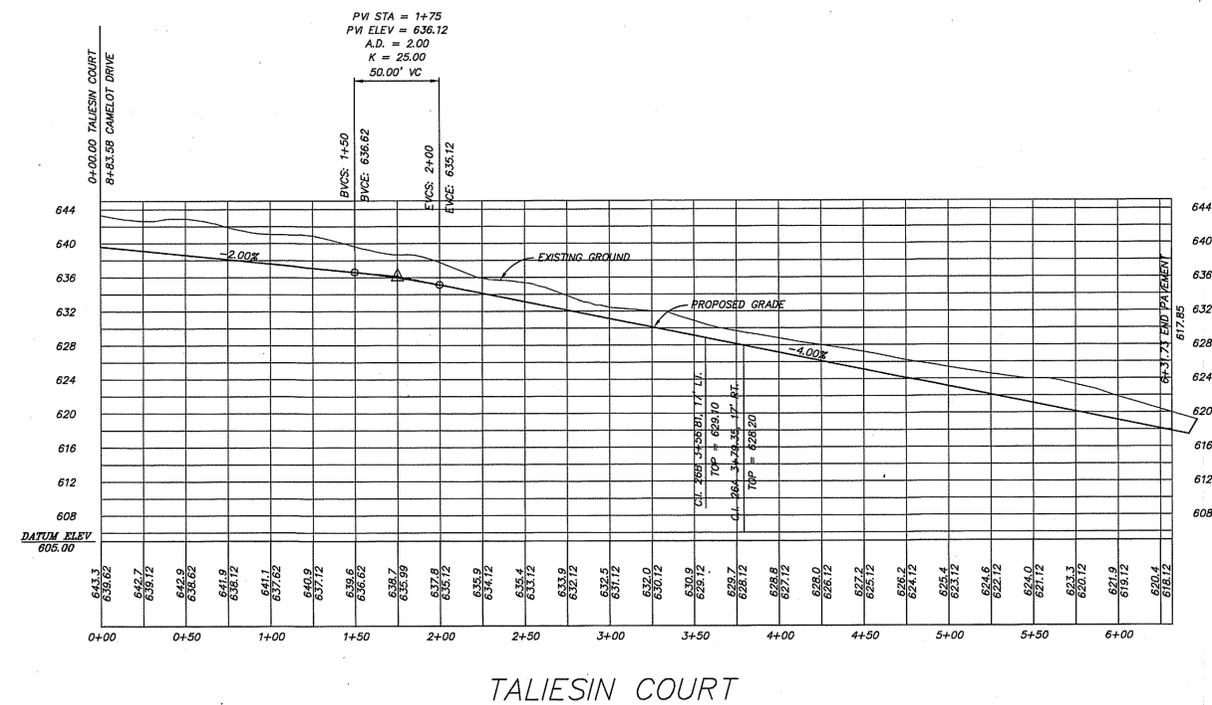
SCALES:
 1" = 50' HORIZ.
 1" = 10' VERT.

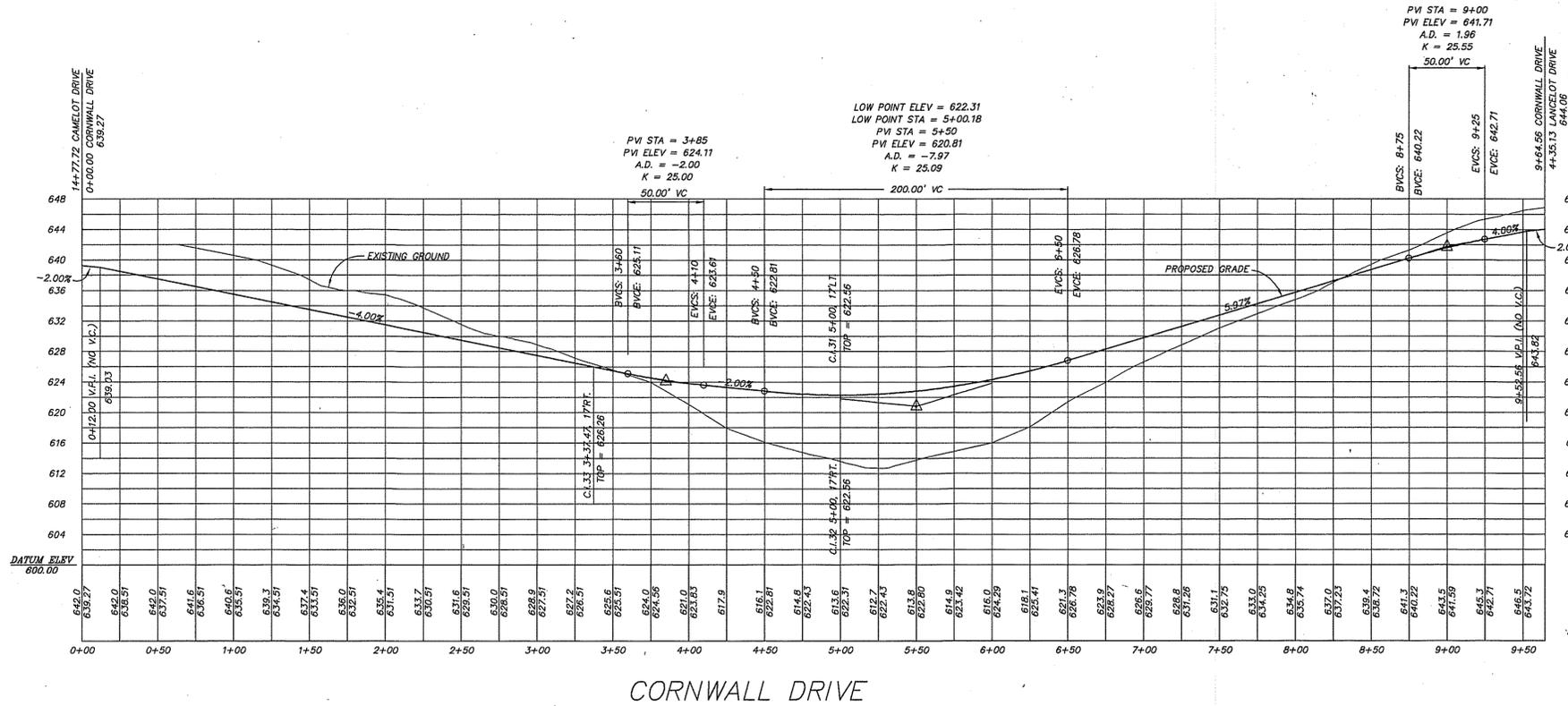


CAMELOT DRIVE

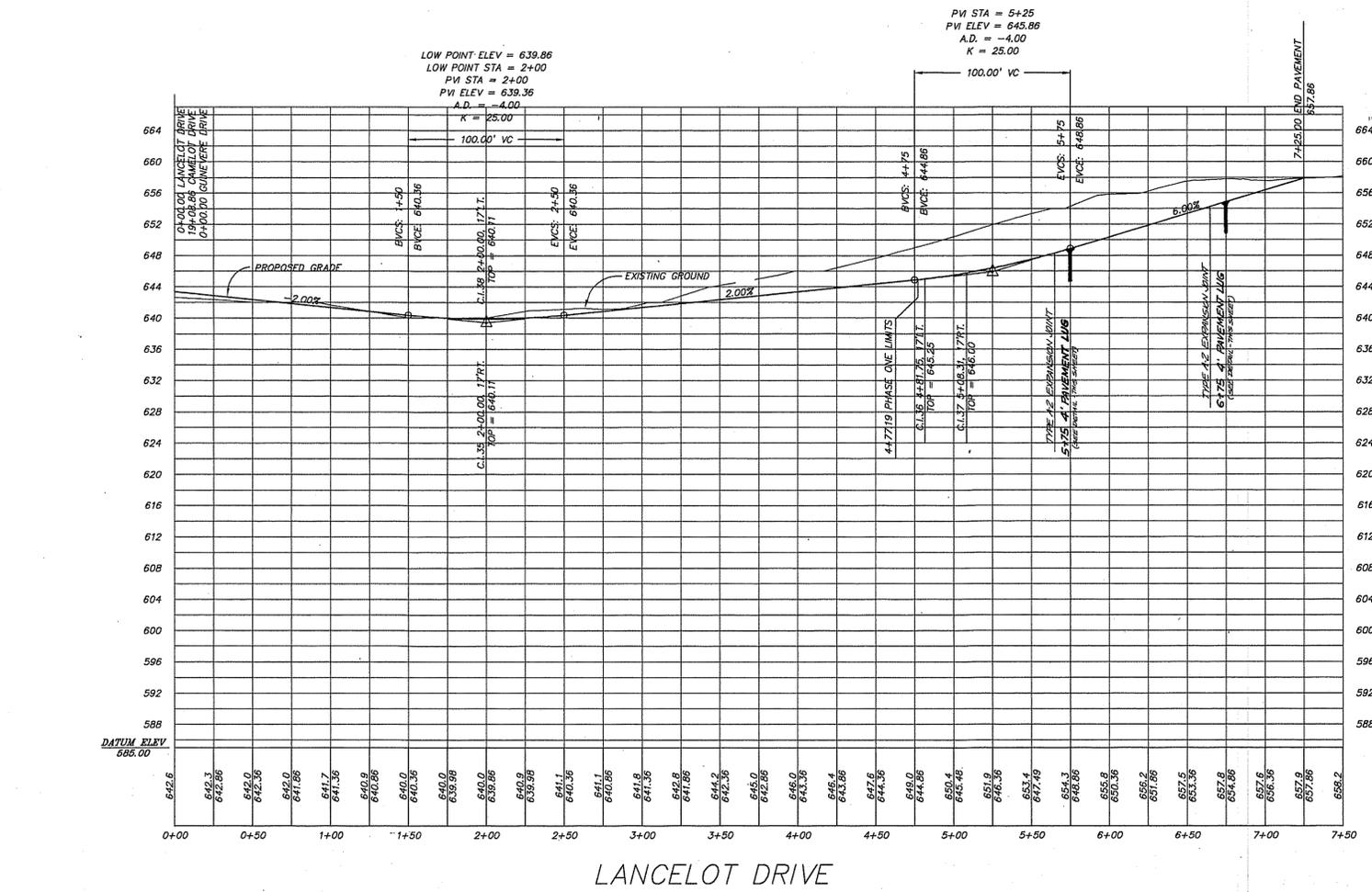


SCALES:
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1" = 10' VERT.



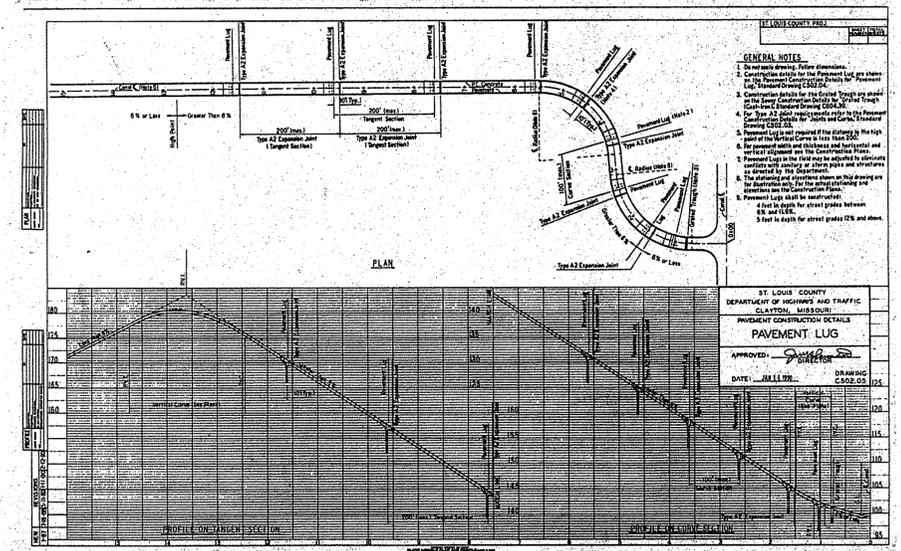
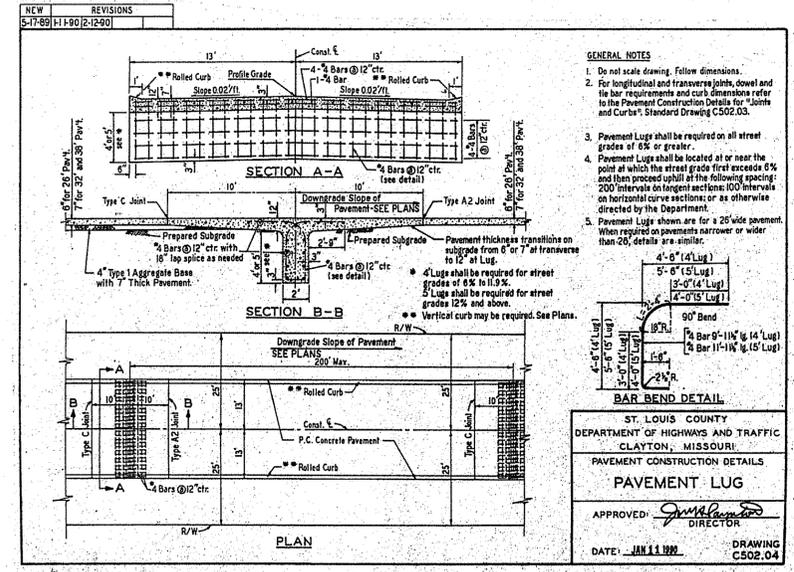


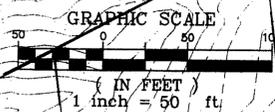
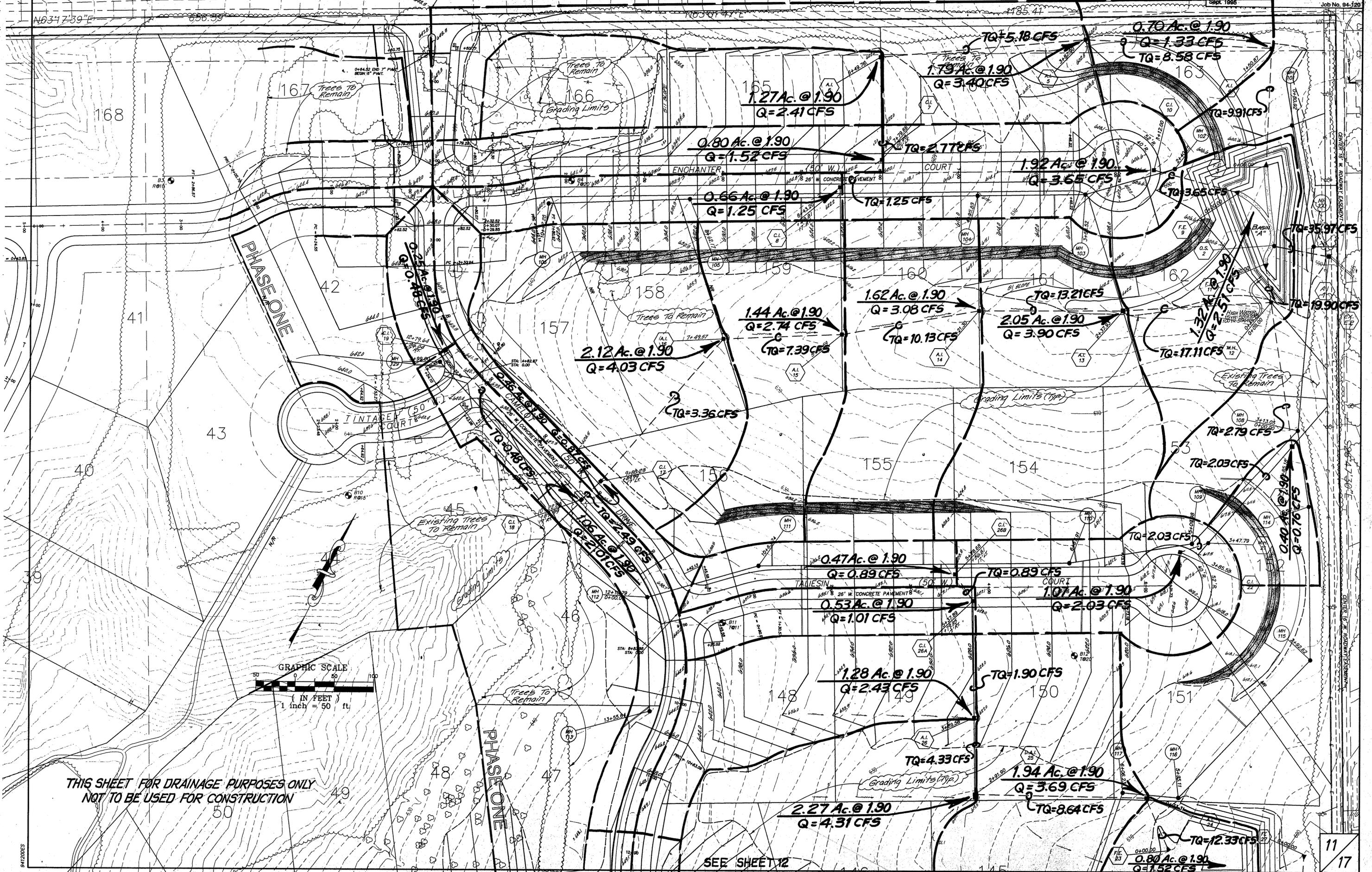
CORNWALL DRIVE



LANCELOT DRIVE

SCALES:
1" = 50' HORIZ.
1" = 10' VERT.



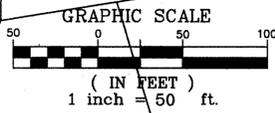
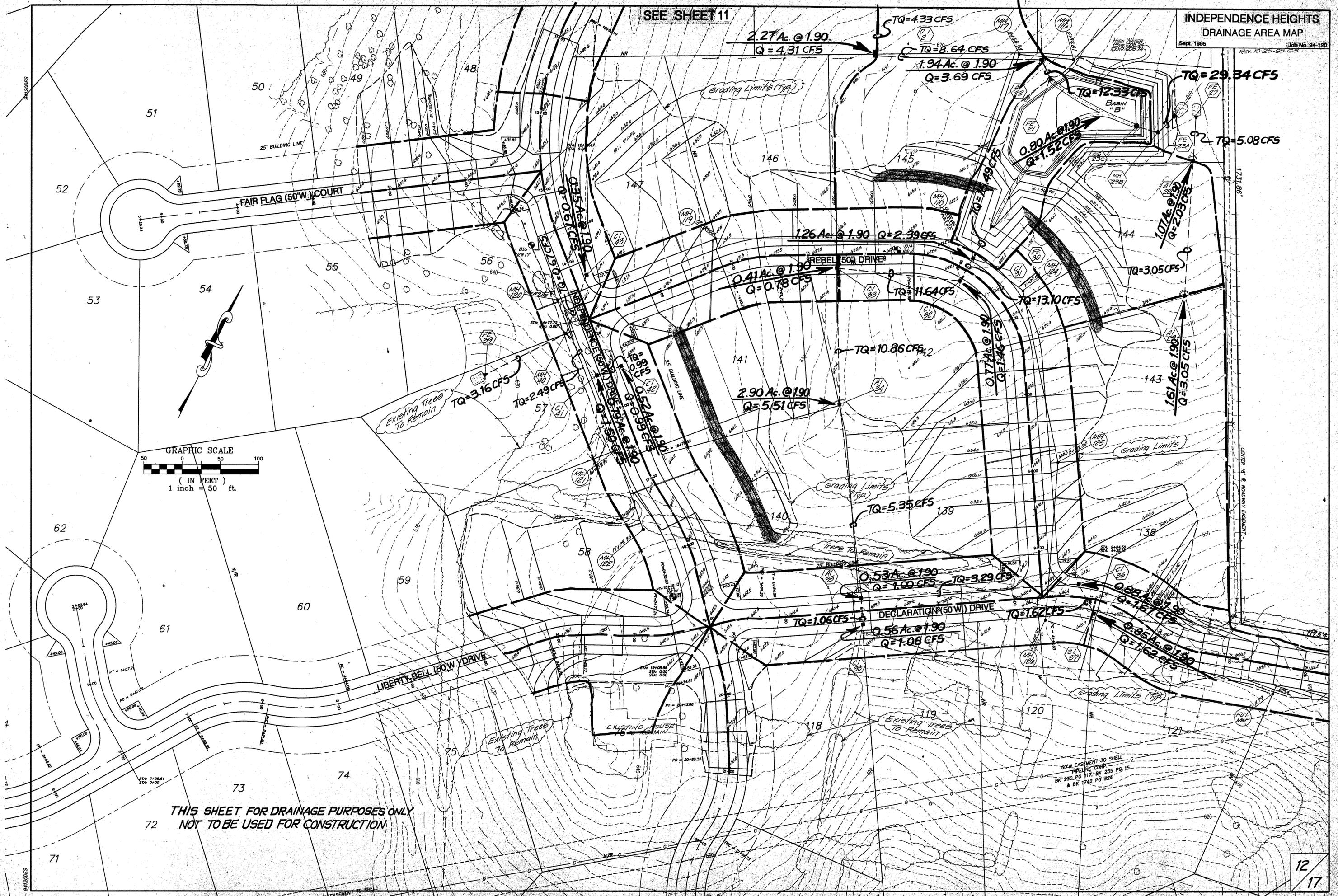


THIS SHEET FOR DRAINAGE PURPOSES ONLY
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SEE SHEET 12

11
17

SEE SHEET 11

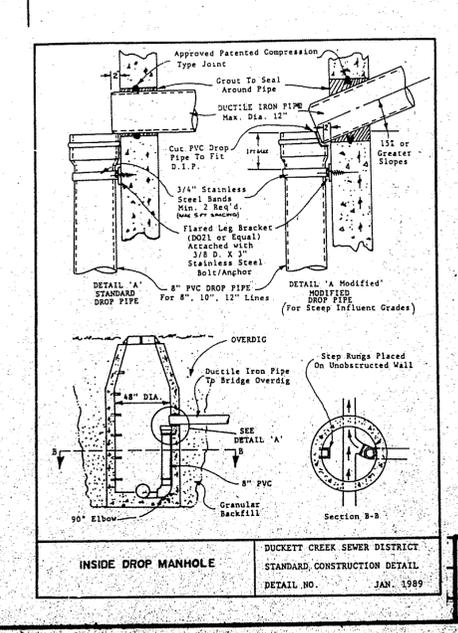
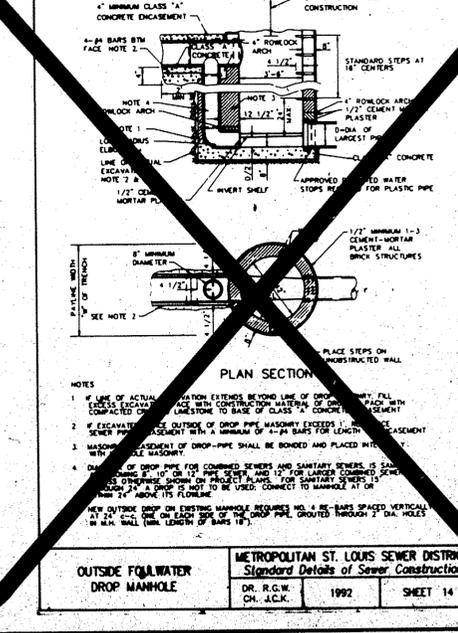
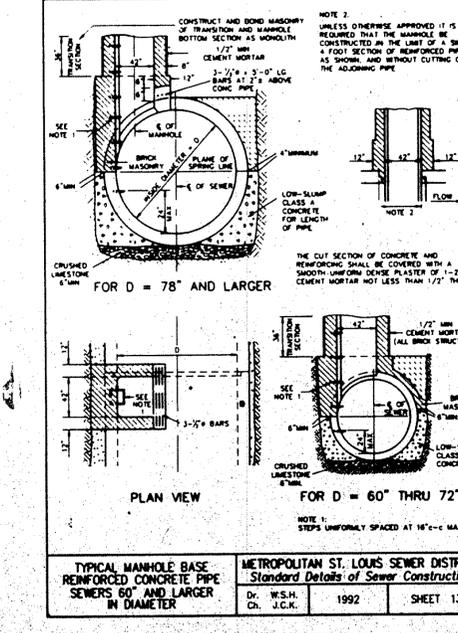
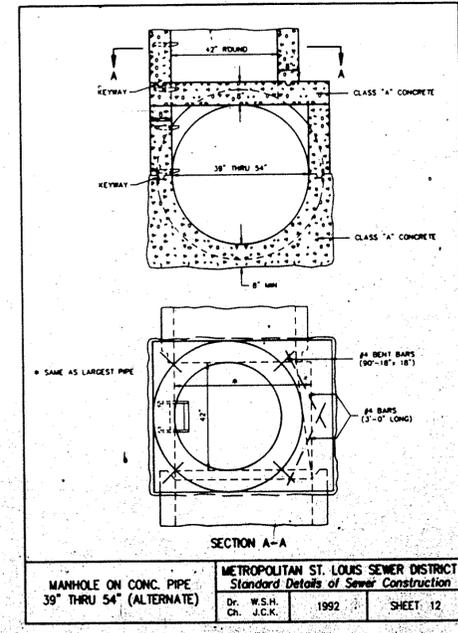
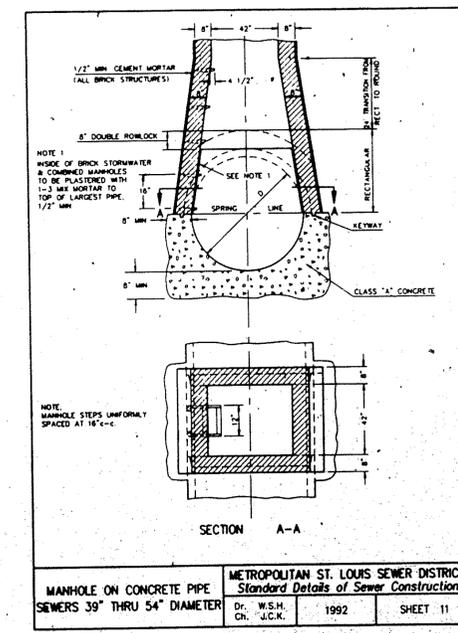
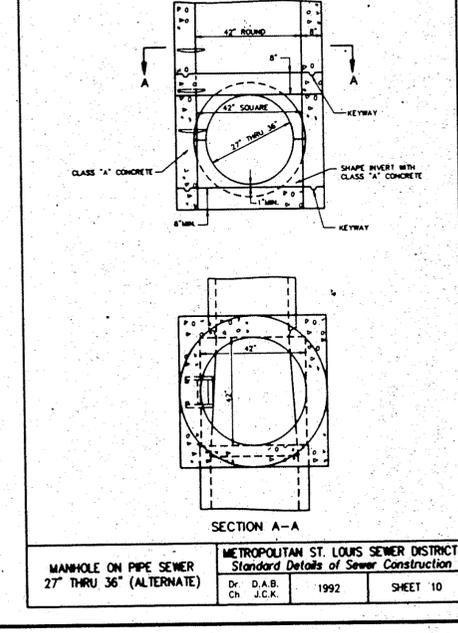
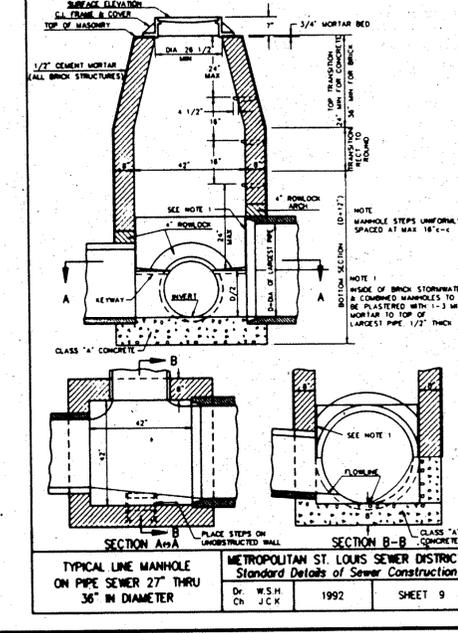
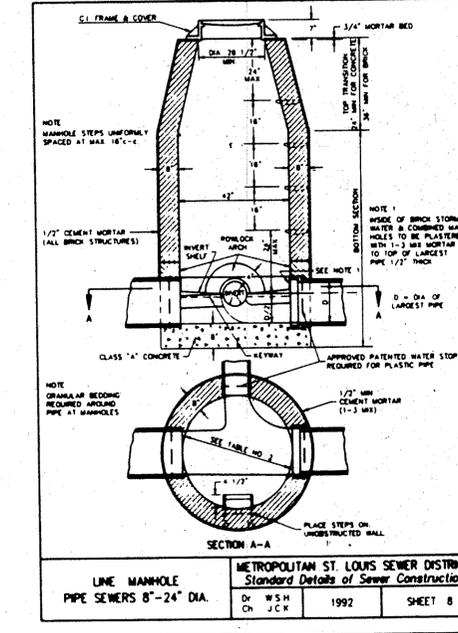
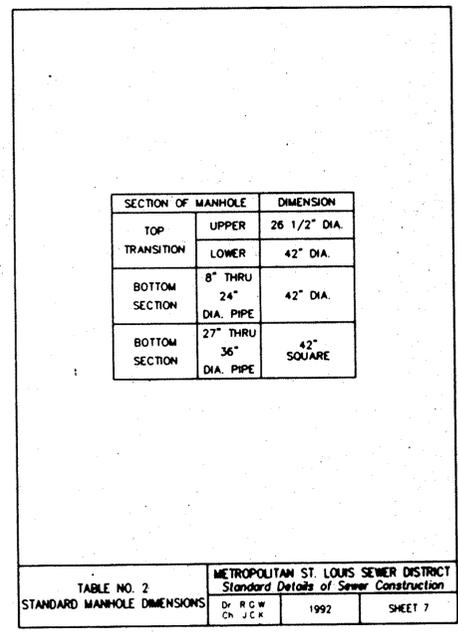
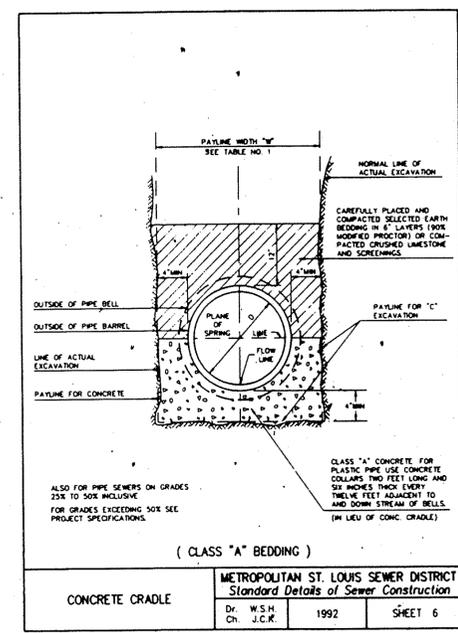
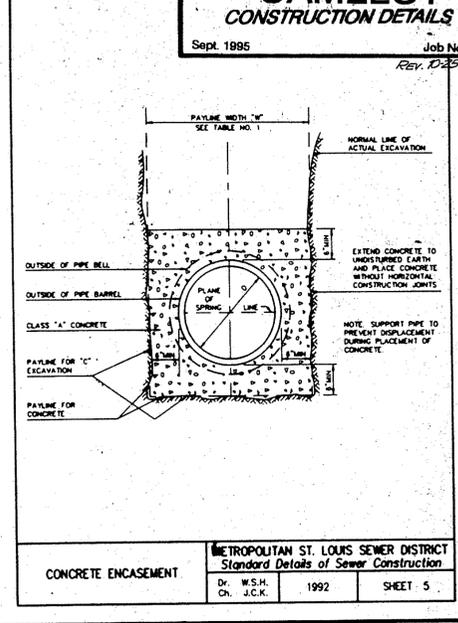
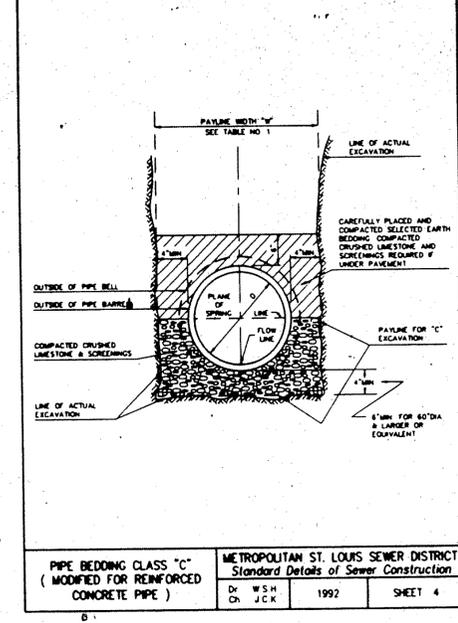
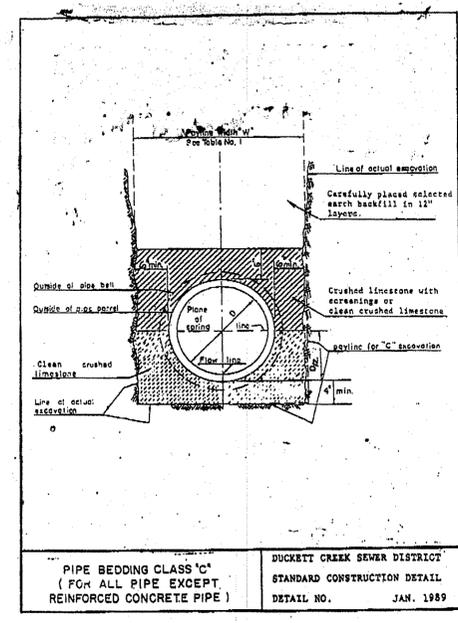
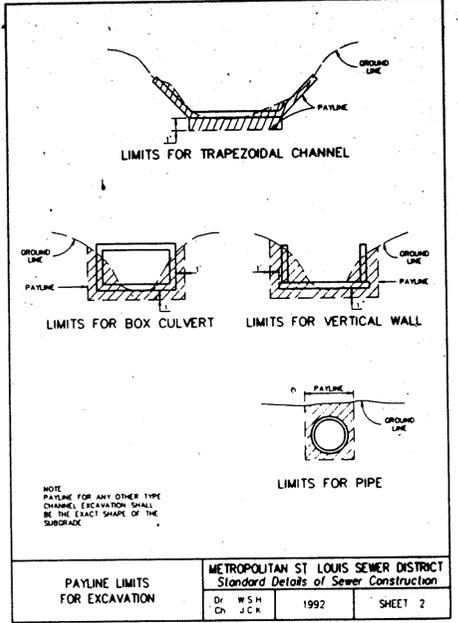


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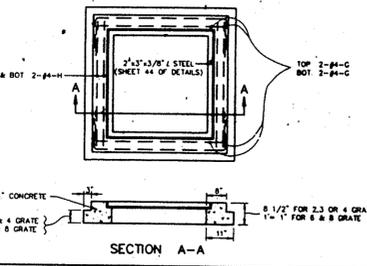
ROUND PIPE				HORIZONTAL ELLIPTICAL PIPE			
INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES OF E.F. PER FT. CONCRETE ENCASUREMENT	INSIDE DIMENSIONS OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES OF E.F. PER FT. CONCRETE ENCASUREMENT
4	30	2.50	3.38				
6	30	2.50	3.59				
8	30	2.50	3.87				
10	30	2.50	4.09				
12	30	2.50	4.25				
15	36	3.00	5.55				
18	36	3.00	5.77	14 x 23	41	3.42	5.94
21	36	3.25	6.81				
24	42	3.50	7.38	19 x 30	49	4.08	7.68
27	45	3.75	8.18	22 x 34	53	4.42	8.61
30	48	4.08	9.30	24 x 38	58	4.83	9.70
33	53	4.42	10.53	27 x 42	62	5.17	10.71
36	56	4.67	11.43	29 x 45	66	5.50	11.72
39	DISCONTINUED			32 x 49	71	5.92	13.14
42	63	5.25	13.38	34 x 53	75	6.23	14.05
48	70	5.83	15.87	38 x 60	83	6.92	16.10
54	77	6.42	18.15	43 x 68	92	7.67	18.81
60	84	7.00	20.73	48 x 76	101	8.42	21.59
66	91	7.58	23.43	53 x 83	109	9.08	24.35
72	98	8.17	26.37	58 x 91	118	9.83	27.45
78	105	8.75	29.38	63 x 98	126	10.50	30.50
84	112	9.33	32.57	68 x 106	135	11.25	33.91
90	119	9.92	35.90	72 x 113	143	11.92	36.99
96	126	10.50	39.37	77 x 121	152	12.67	40.89
102	133	11.08	42.99	82 x 128	160	13.33	44.45
108	140	11.67	46.75	87 x 136	168	14.00	47.79
114	147	12.25	50.66	92 x 143	176	14.67	51.70
120	154	12.83	54.72	97 x 151	185	15.42	56.01
126	161	13.42	58.92	106 x 168	202	16.83	64.48
132	168	14.00	63.27	116 x 180	218	18.17	73.59
144	182	15.17	72.40				

TABLE 1
PAYLINE WIDTHS OF TRENCH AND PAY-VOLUMES OF CONCRETE

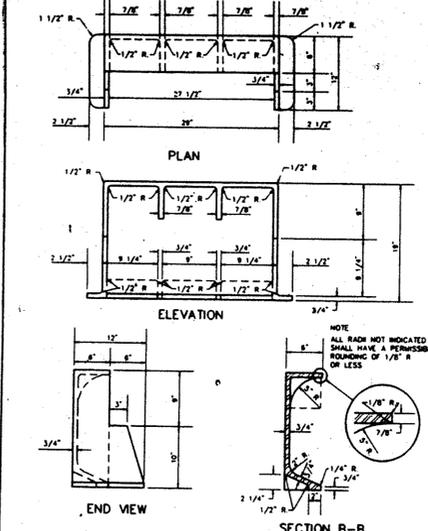
METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction
Dr. W.S.H. Ch. J.C.K. 1992 SHEET 1



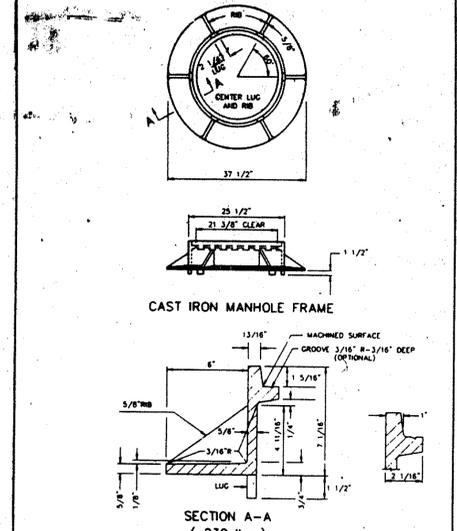
CALL	USE	G	STRAIGHT BARS
G-1	2, 3, OR 4 GRATE	3'-4"	
G-2	6 & 8 GRATE	5'-10"	
H-2	2 GRATE	3'-6"	
H-3	3 & 6 GRATE	4'-9"	
H-4	4 & 8 GRATE	6'-0"	



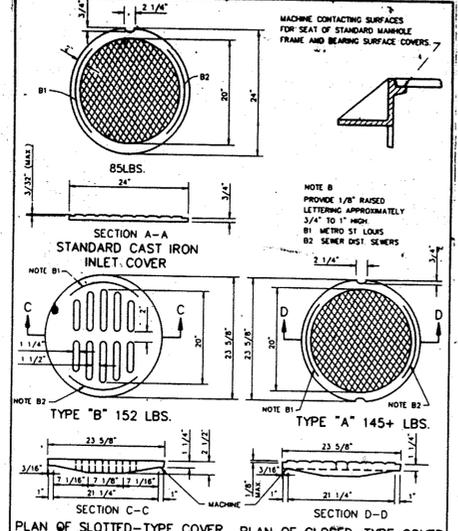
STEEL REQUIREMENTS FOR GRATE INLET SEAT
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. W.S.H. Ch. J.C.K. 1992 SHEET 46



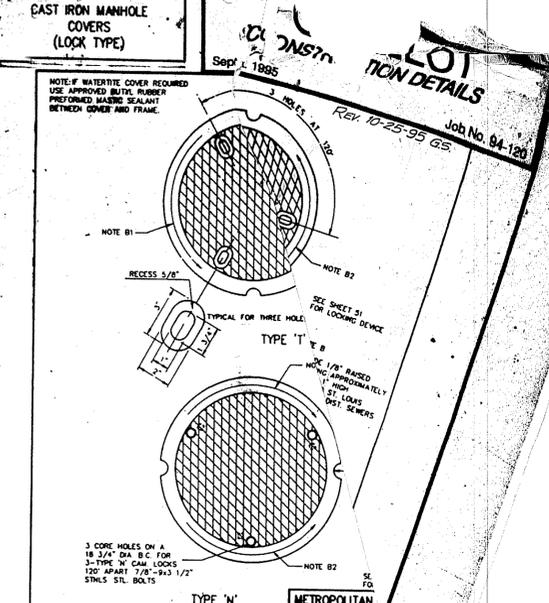
CAST IRON SIDE INTAKE UNIT FOR GRATED INLETS
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. R.G.W. Ch. J.C.K. 1992 SHEET 47



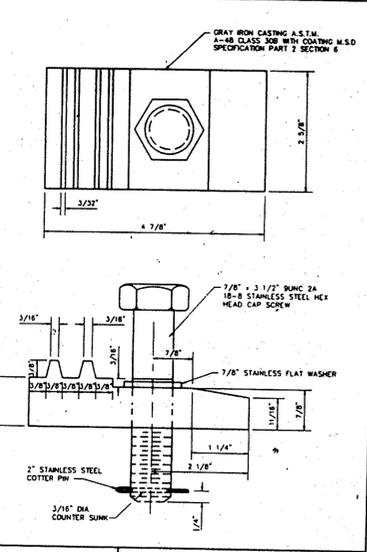
CAST IRON MANHOLE FRAME
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. D.A.B. Ch. J.C.K. 1992 SHEET 48



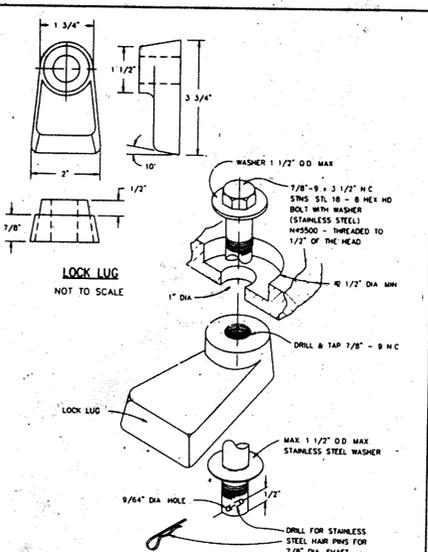
SECTION A-A STANDARD CAST IRON INLET COVER
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. R.G.W. Ch. J.C.K. 1992 SHEET 49



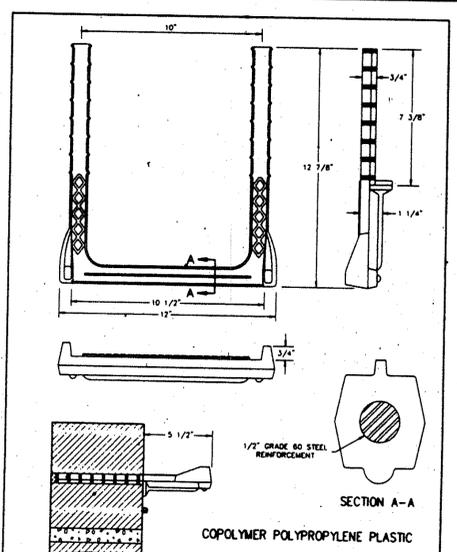
CAST IRON MANHOLE COVERS (LOCK TYPE)
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. W.S.H. Ch. J.C.K. 1992 SHEET 50



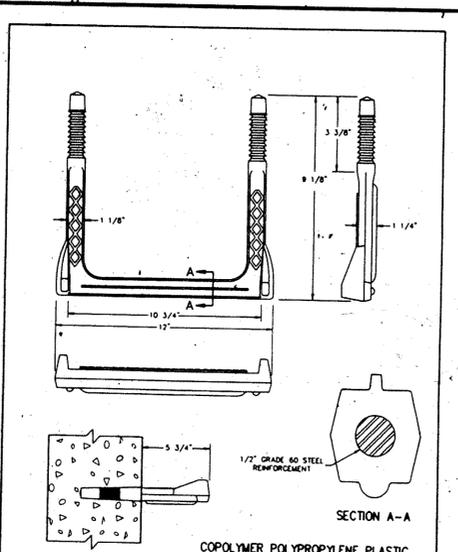
LOCKING DEVICE FOR TYPE 'T' LOCK TYPE MANHOLE COVER
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. R.G.W. Ch. J.C.K. 1992 SHEET 51



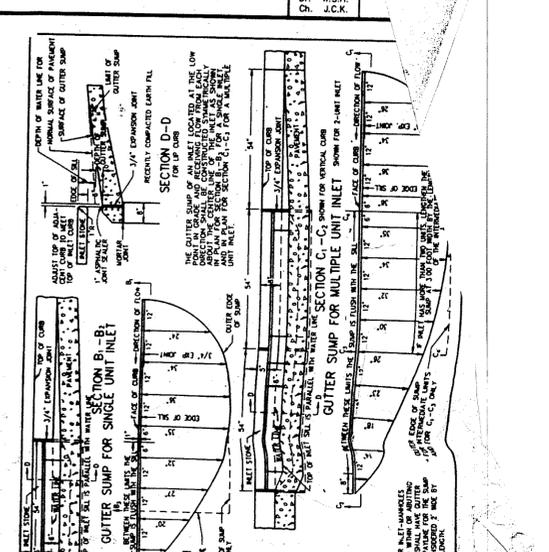
LOCKING DEVICE FOR TYPE 'N' LOCK TYPE MANHOLE COVER
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. J.L.C. Ch. J.C.K. 1992 SHEET 52



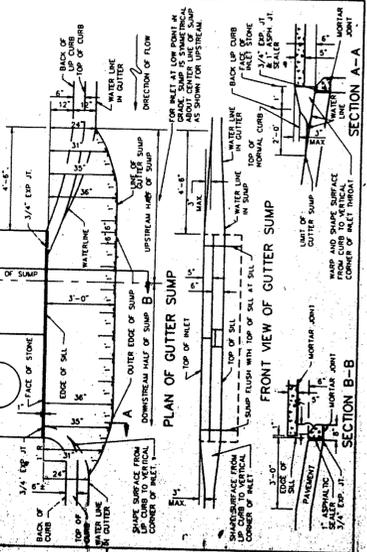
PSI-B MANHOLE STEP INTO JOINT
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. W.S.H. Ch. J.C.K. 1992 SHEET 53



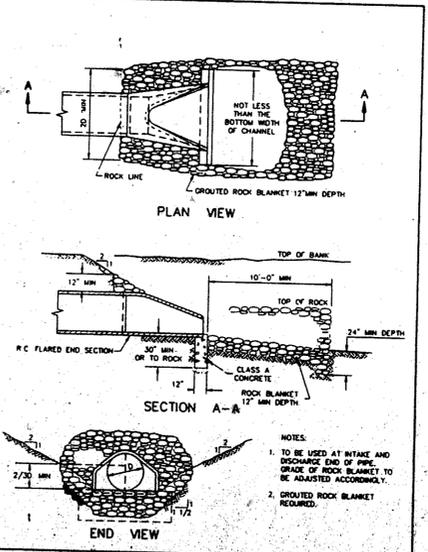
MANHOLE STEP FOR PRECAST MANHOLE
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. D.A.B. Ch. J.C.K. 1992 SHEET 54



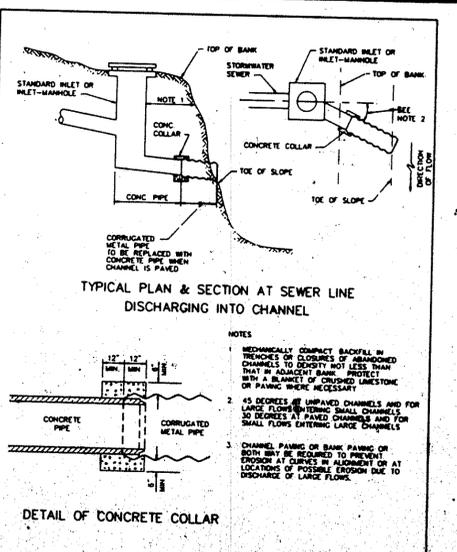
GUTTER SUMPS FOR VERTICAL CURB
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. W.S.H. Ch. J.C.K. 1992 SHEET 55



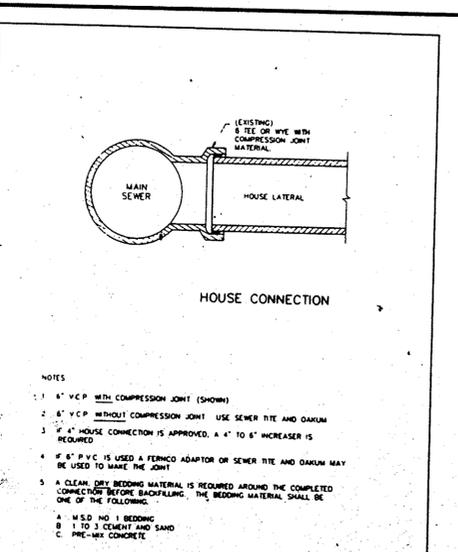
GUTTER SUMP FOR LIP CURB
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. R.G.W. Ch. J.C.K. 1992 SHEET 56



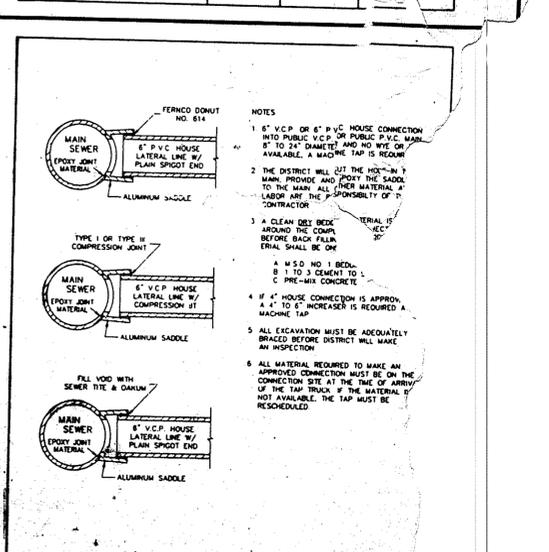
FLARED END SECTION
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. W.S.H. Ch. J.C.K. 1992 SHEET 57



TYPICAL PLAN & SECTION AT SEWER LINE DISCHARGING INTO CHANNEL
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. R.G.W. Ch. J.C.K. 1992 SHEET 58



HOUSE CONNECTION TO EXISTING TEE OR WYE
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. D.A.B. Ch. J.C.K. 1992 SHEET 59



MACHINE TAP
METROPOLITAN ST. LOUIS SEWER DISTRICT
 Standard Details of Sewer Construction
 Dr. W.S.H. Ch. J.C.K. 1992 SHEET 60