

NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

CAMELOT PHASE TWO

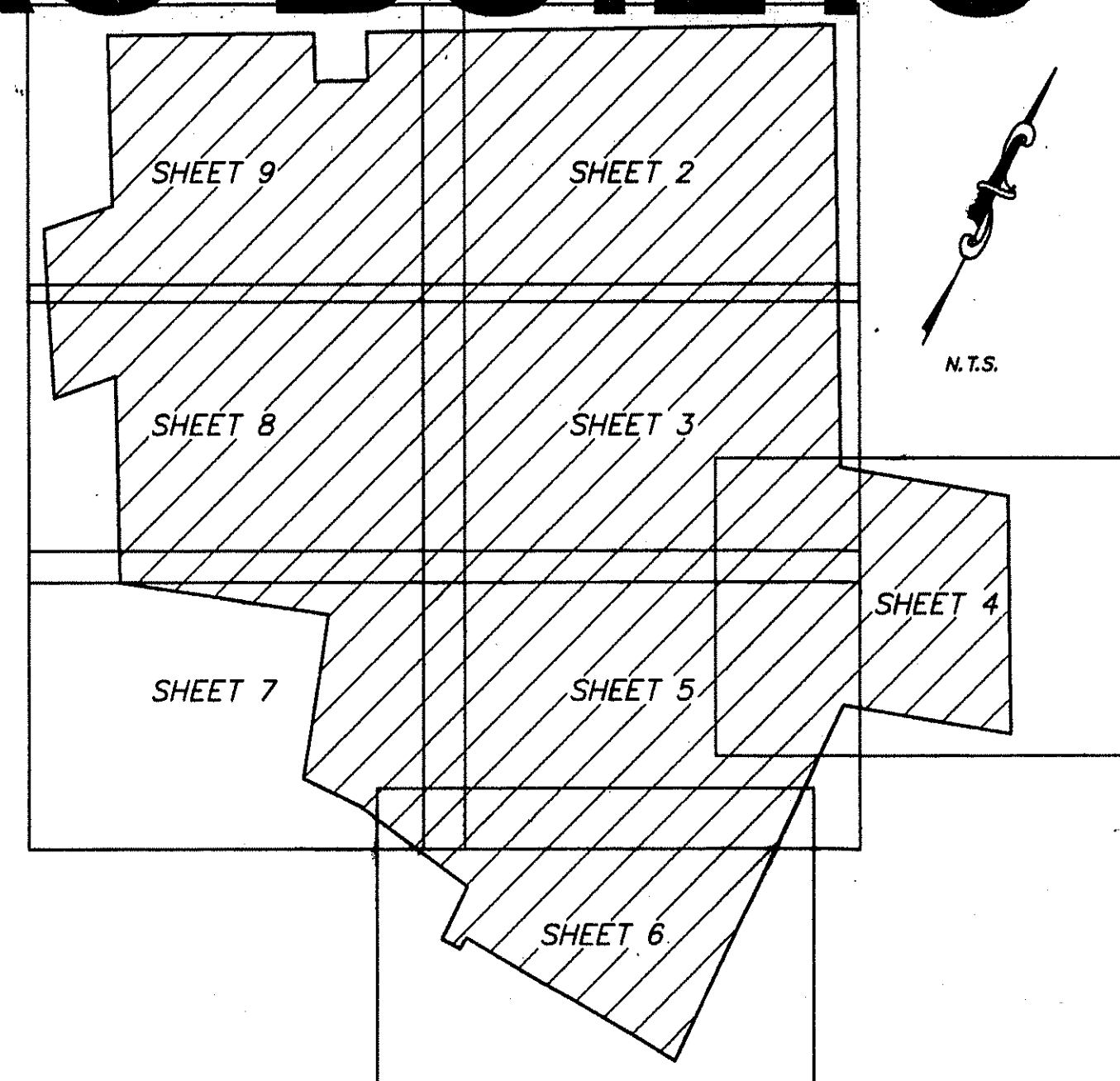
PART OF U.S. SURVEY 1787, FRACTIONAL SEC. 26, T.46N., R.3E.
ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

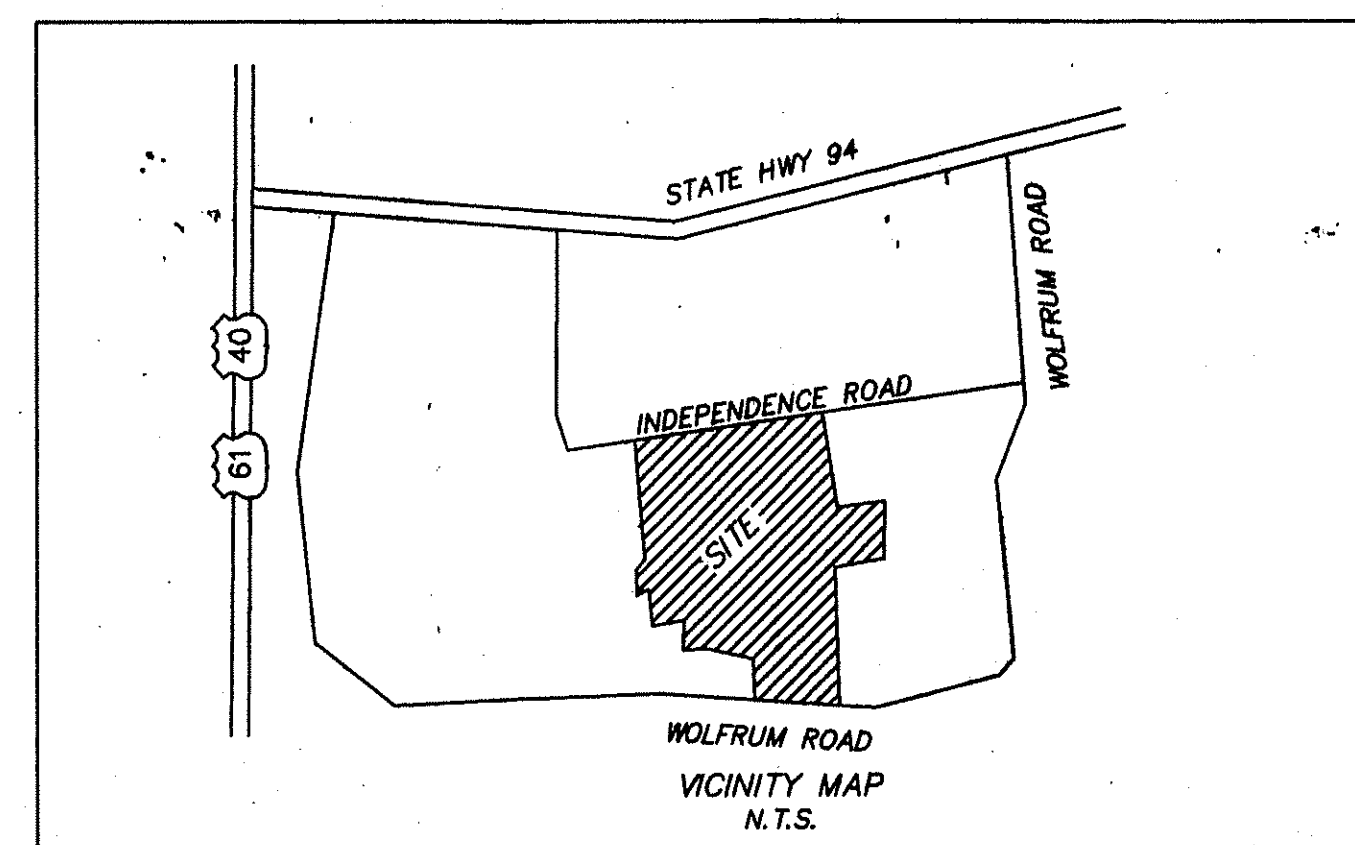
CITY OF WELDON SPRING GENERAL NOTES

- 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. 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 fill 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 grade 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 bales 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-8120(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 stakes 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 gravel 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," and of roadway markers mounted on two (2) pound "U" shaped 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, Culvers 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.
- NOTE: Install Sight Proof Fence per Duckett Creek Sanitary Sewer Dist. Specifications.
- Provide 1/2" conduit to nearest phone access before pavement is installed.
- Provide water service to lift station with a 1" Frost Proof Hydrant.
- Clean granular fill will be used as backfill for sanitary trench backfill that will support a storm sewer at sanitary sewer and storm sewer crossings.

134 LOTS "AS-BUILTS"



SHEET KEY MAP



LOCATION MAP

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-9	FLAT PLANS
10-17	GRADING PLANS
10-14	40-40
15-18	20-20
19-20	07-04
02	ENTRANCE PLAN
00-04	FORCE MAIN PROFILES
05-06	LIFT STATION DETAILS
07-14	DRAINAGE AREA MAPS
45-49	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		
Tree & Valve	Single Water Meter Setting	C.O.	Clean Out
Cap	Curb Inlet	V.T.	Vent Trap
18' Lot or Building Number	Skewed Curb Inlet	T.B.R.	To Be Removed
Existing Fence Line	Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
Existing Tree Line	Grate Inlet	T.B.P.	To Be Protected
Street Sign	Area Inlet	T.B.A.	To Be Abandoned
Existing Contour	Double Area Inlet	B.C.	Base Of Curb
Proposed Contour	Concrete Collar	T.C.	Top Of Curb
Grouted Rip-Rap	Flared End Section	T.W.	Top Of Wall
End of Lateral	End Pipe	B.W.	Base Of Wall
Asphalt Pavement	Energy Dissipator	(TYP)	Typical
Concrete Pavement	Manhole	U.N.O.	Unless Noted Otherwise
	Concrete Pipe	U.I.P.	Use in Place

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

REV. 2-16-90

3-24-91 "AS-BUILTS"

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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

This is to certify to Duckett Creek Sanitary Dist. that these "As-Built" Sanitary Sewer plans are based on actual field surveys conducted during Jan. 1997 and the results are shown here on.

by Pickett Ray & Silver

Date: 1/25/98

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal and 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.

DEVELOPER

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

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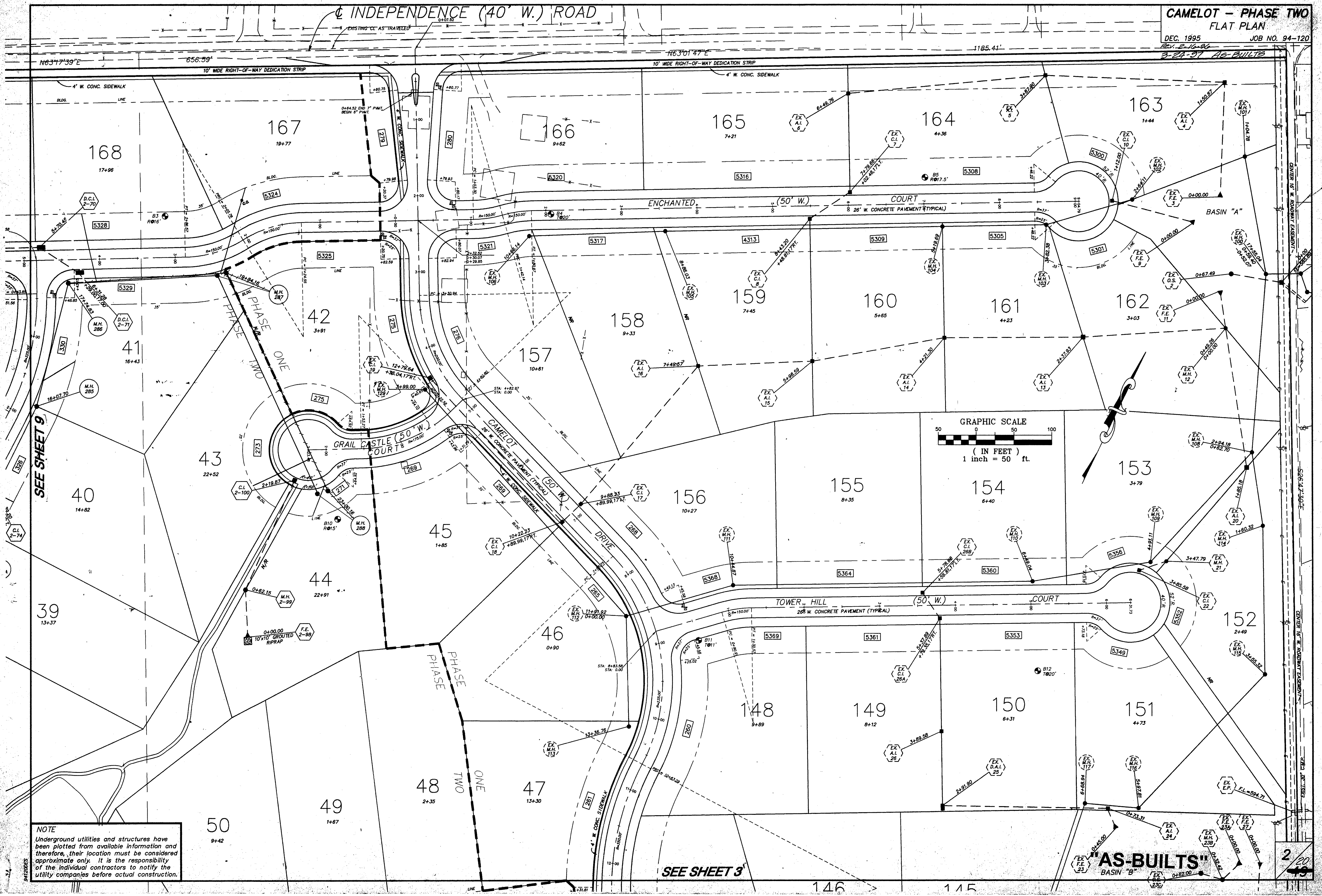
CONFIDENTIAL PROPRIETARY MATERIAL
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DATE	DATE	DATE
CHECKED	DATE	DATE
FIELD	PROJECT #	JOB ORDER #
BOOK	568	1

INDEPENDENCE (40' W.) ROAD

CAMELOT - PHASE TWO
FLAT PLAN

DEC. 1995 JOB NO. 94-120



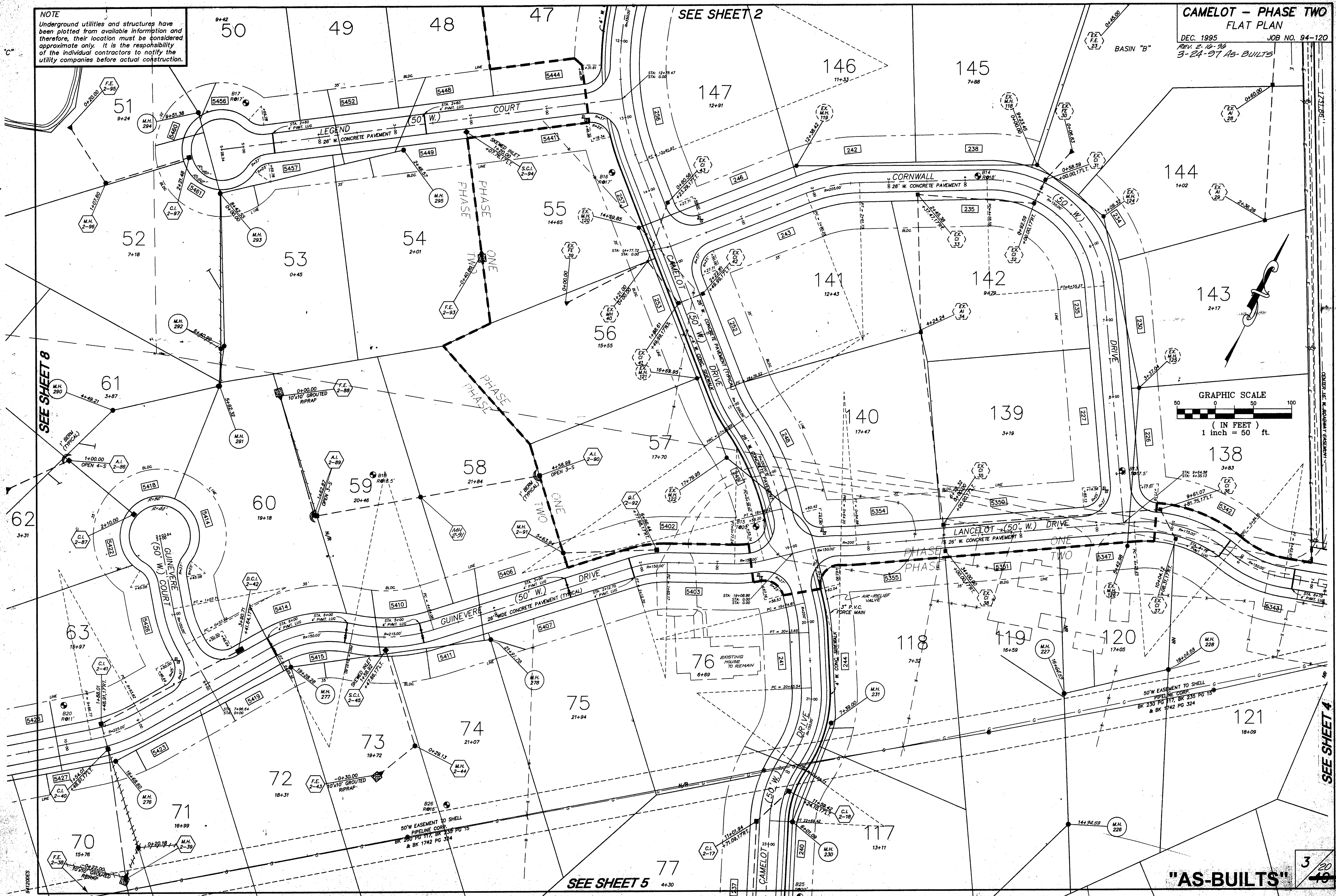
SEE SHEET 9

SEE SHEET 3

NOTE
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"AS-BUILTS"

2



CAMELOT - PHASE TWO
FLAT PLAN
 DEC. 1995
 REV. 2-16-96
 3-24-97 AG-BUILTS
 JOB NO. 94-120

SEE SHEET 2

SEE SHEET 8

SEE SHEET 4

SEE SHEET 5

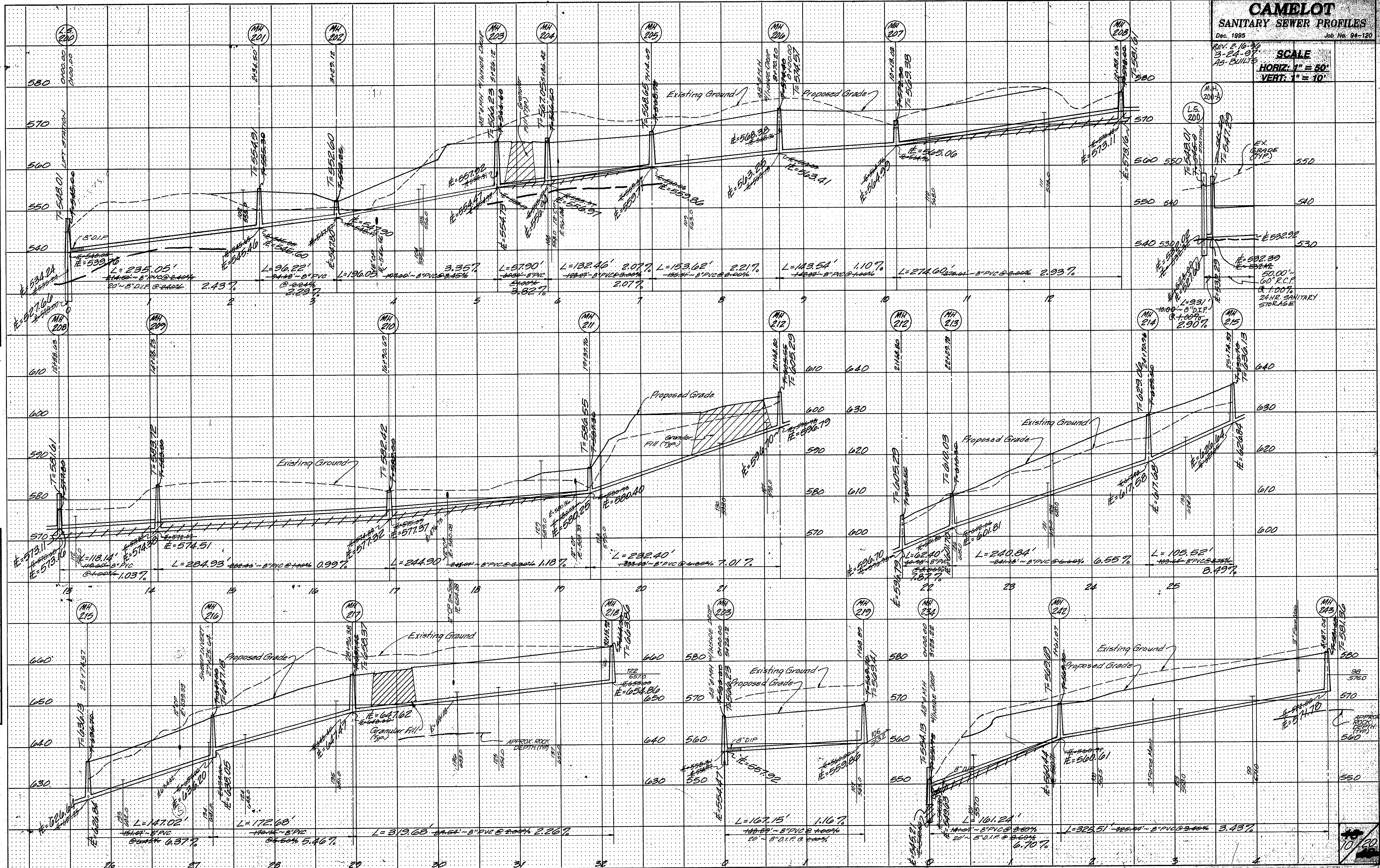
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CAMELOT SANITARY SEWER PROFILES

REV. 2-16-80
3-24-80
AS-BUILT

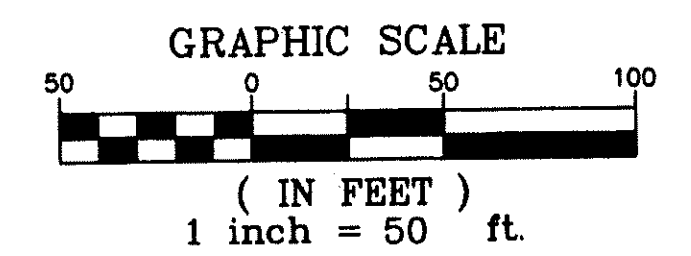
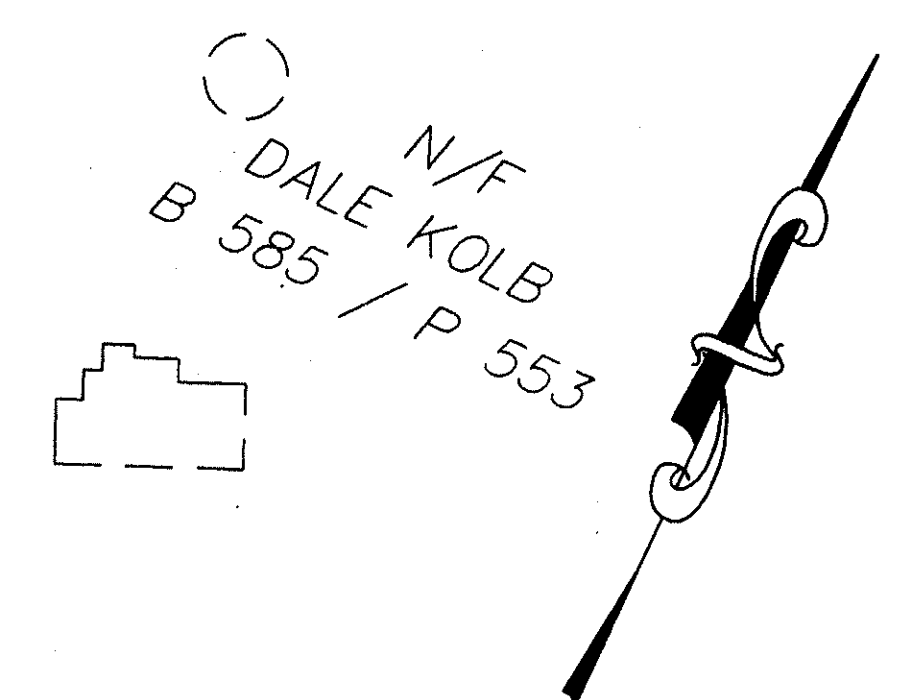
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VERT. 1" = 10'



"AS-BUILTS"

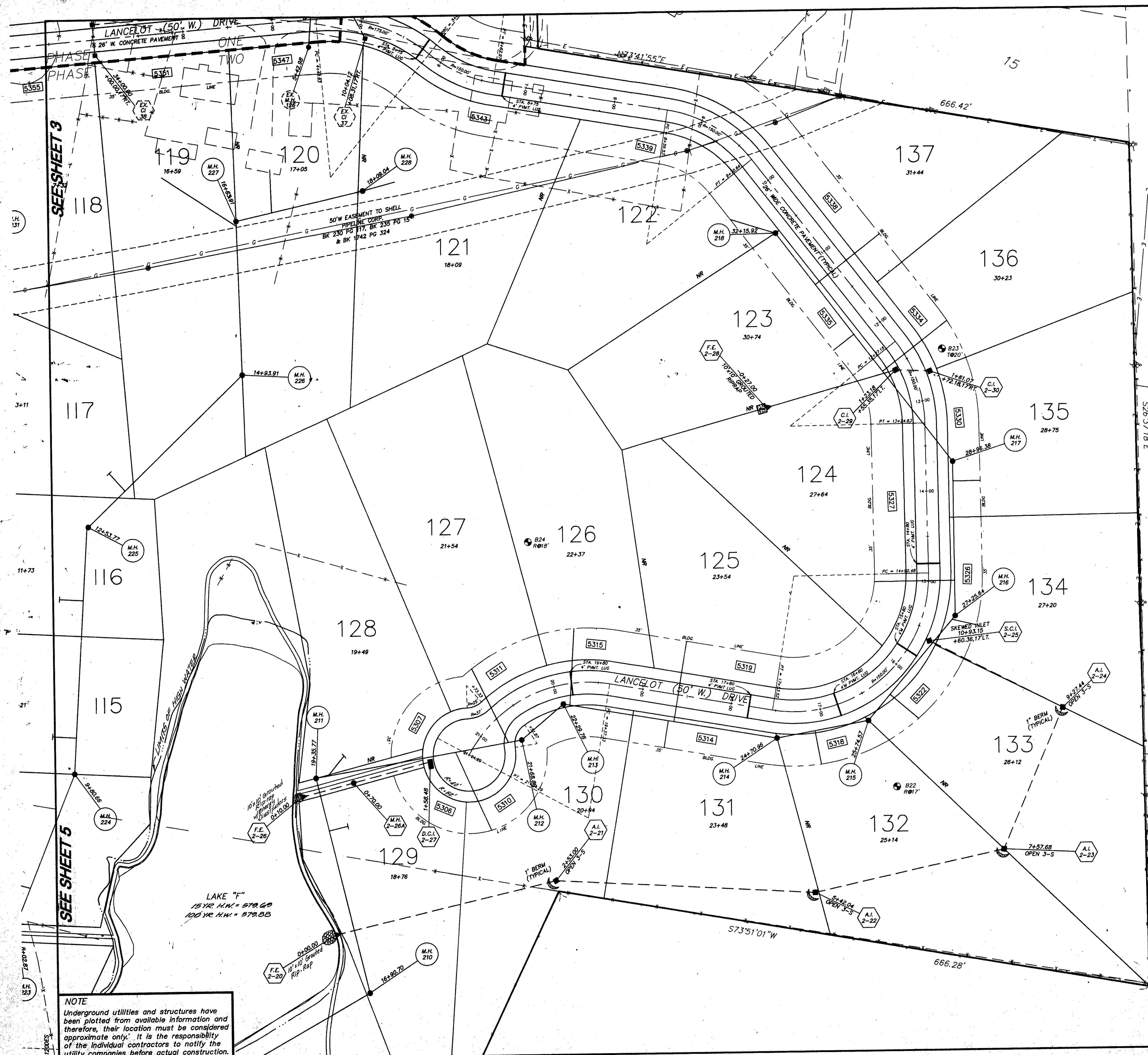
CAMELOT - PHASE TWO
FLAT PLAN

DEC. 1995 JOB NO. 94-120
REV. 2-10-96
3-24-97 AS-BUILTS



N/F
EGELHOFF
585/555

N / F
KOLB
BOOK 585 PAGE 551



NOTE
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U.S. SURVEY 1787
FRAC. SECTION 26,

"AS-BUILTS"

CAMELOT - PHASE TWO
FLAT PLAN

DEC. 1995 JOB NO. 94-120

REV 2-16-96
3-24-97 AG-BUILTS

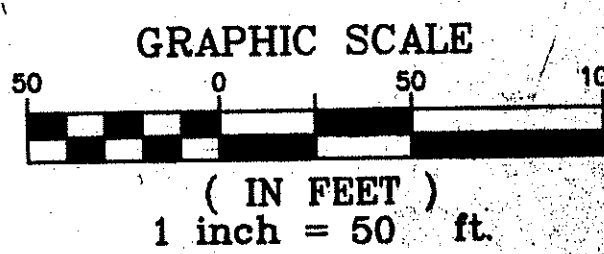
SEE SHEET 3

SEE SHEET 4

SEE SHEET 7

SEE SHEET 6

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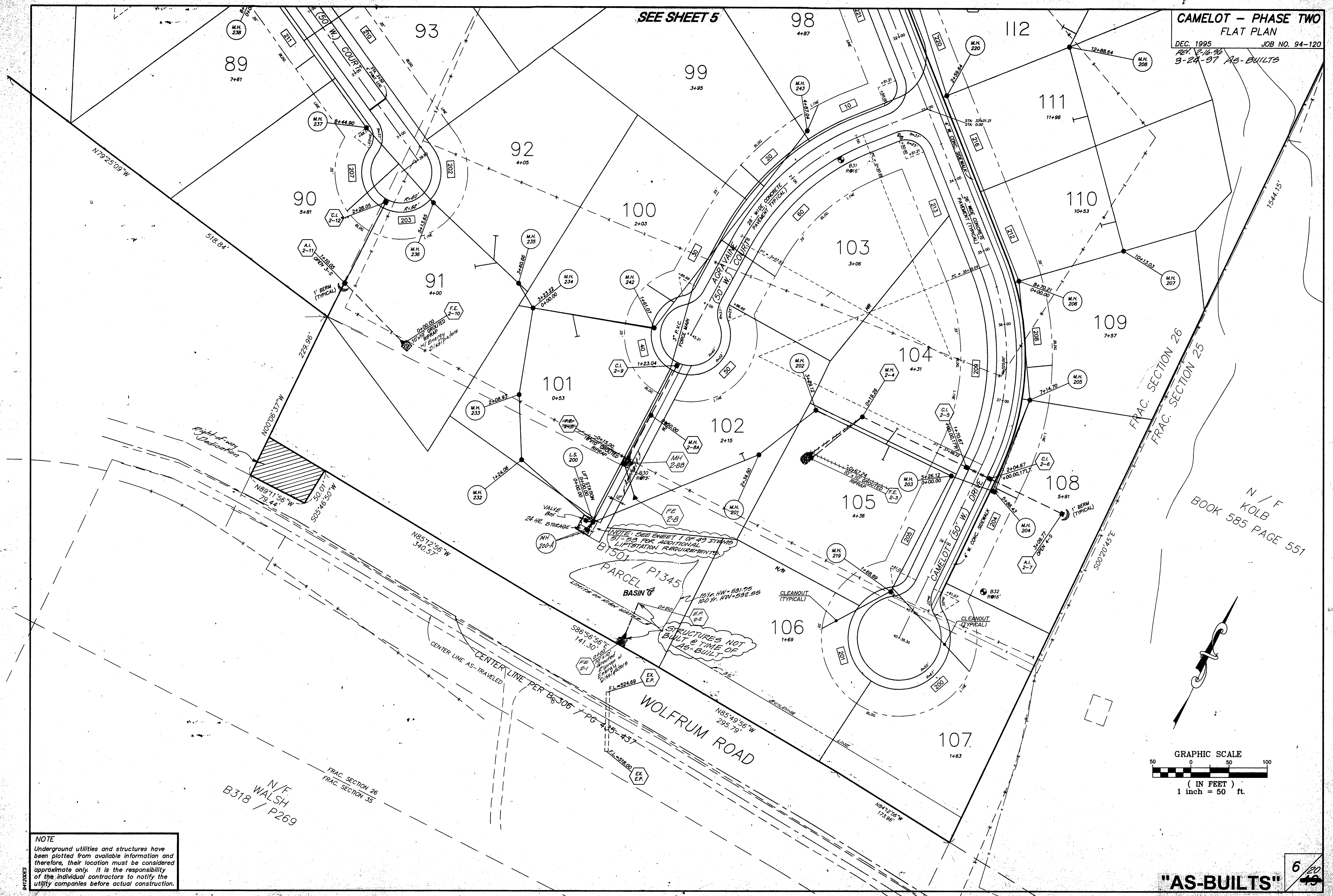


"AS-BUILTS"

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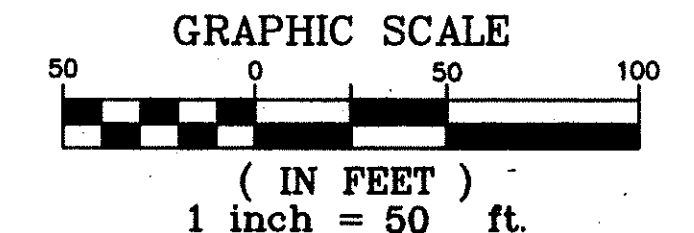
CAMELOT - PHASE TWO FLAT PLAN

DEC. 1995 JOB NO. 94-120
REV. 2-16-96
3-24-97 AS-BUILTS



FRAC. SECTION 26
FRAC. SECTION 25

N / F
KOLB
BOOK 585 PAGE 551



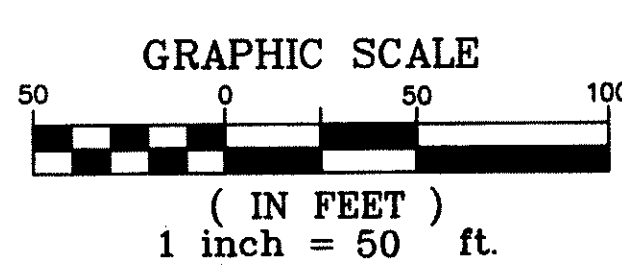
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"AS-BUILTS"

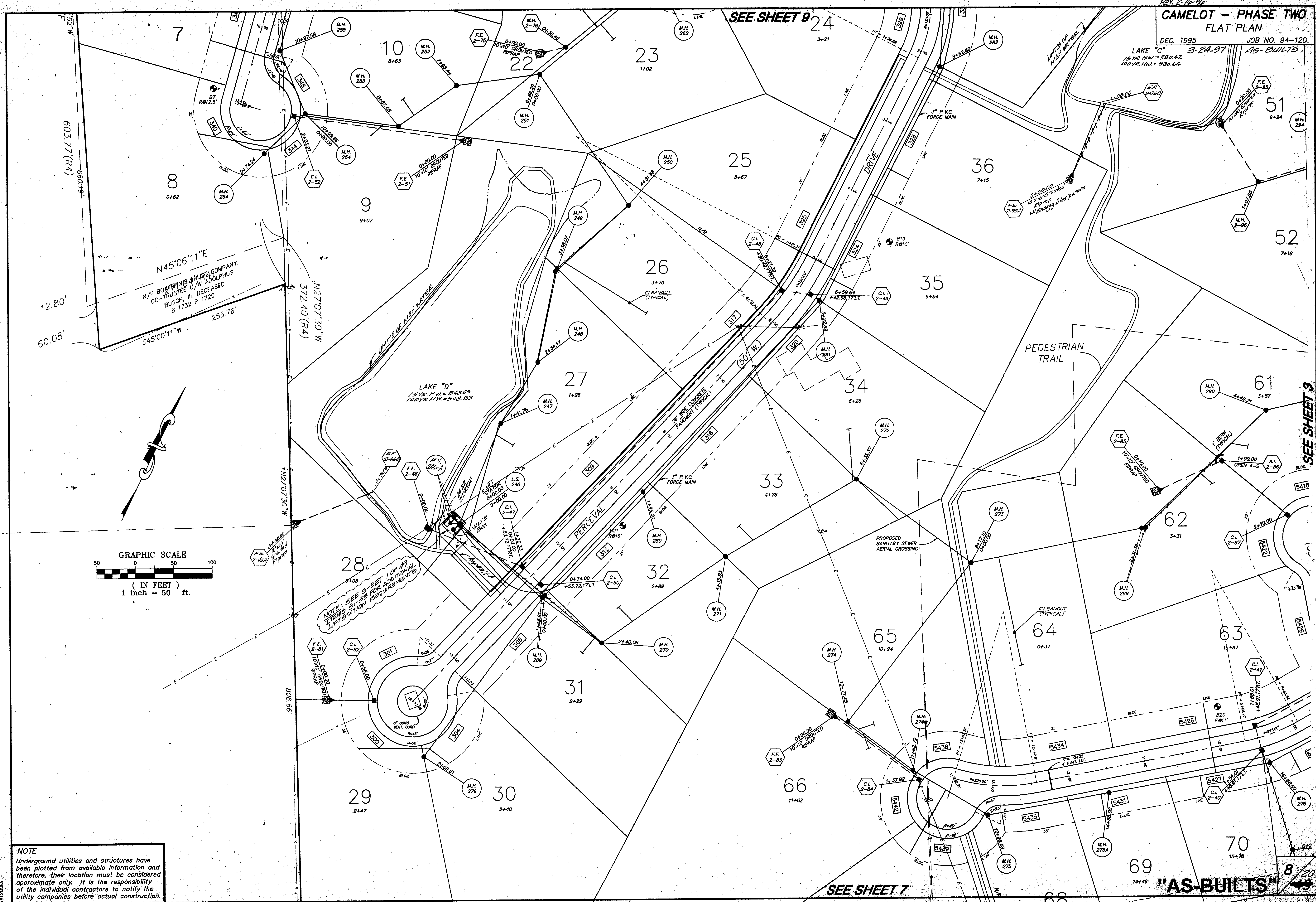
LAKE "C"
15 YR. H.W. = 580.42
100 YR. H.W. = 580.64

LAKE "D"
15 YR. H.W. = 548.55
100 YR. H.W. = 548.83

N45°06'11"E
N27°07'30"W
372.40(R4)
255.76'
S45°00'11"W



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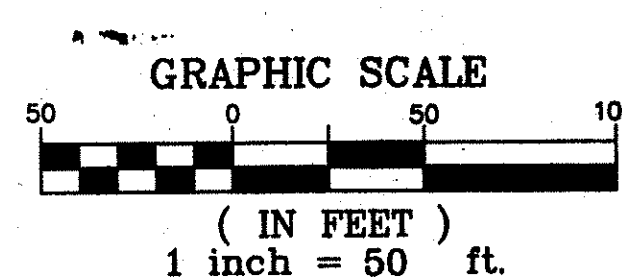


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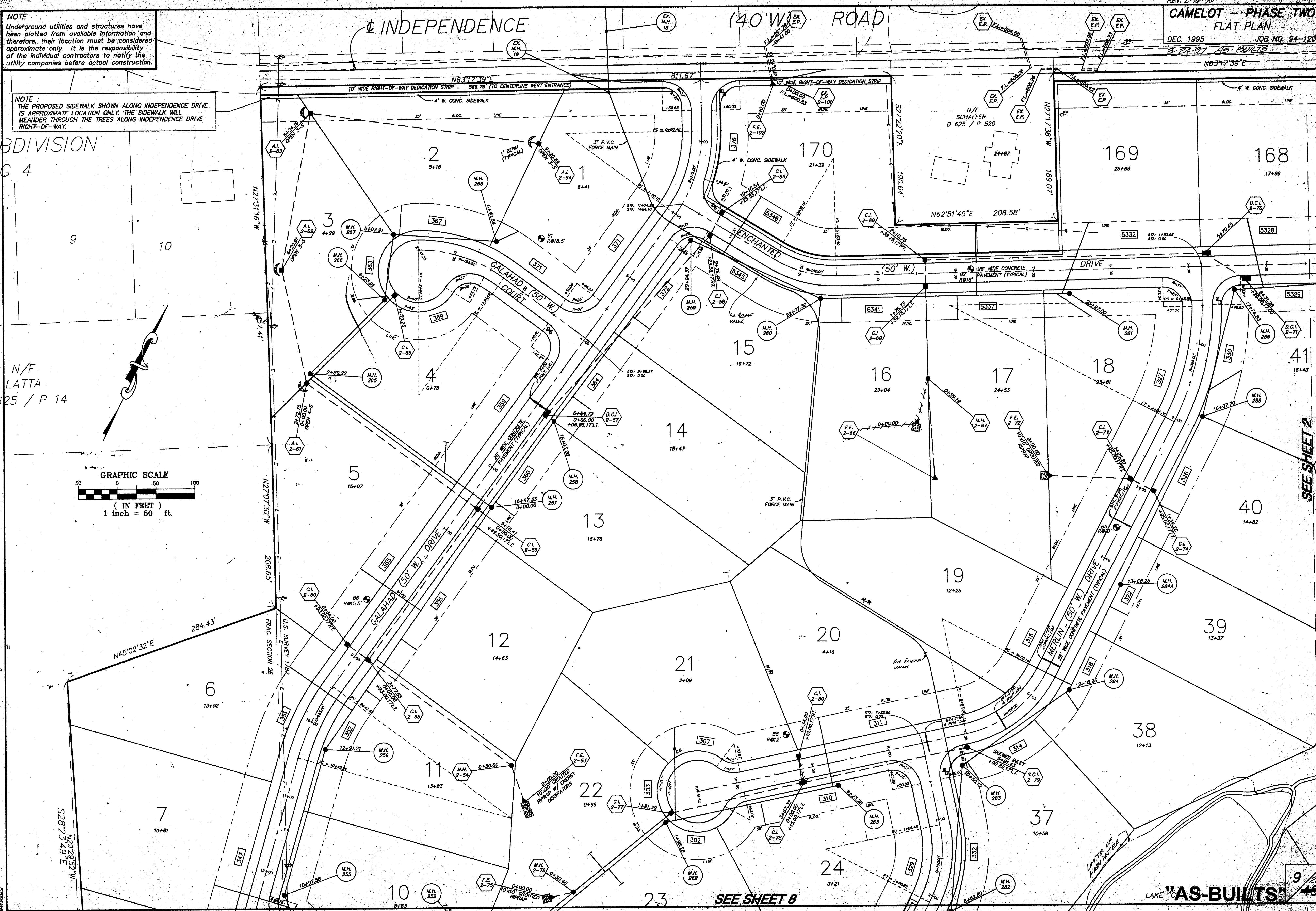
NOTE
THE PROPOSED SIDEWALK SHOWN ALONG INDEPENDENCE DRIVE IS APPROXIMATE LOCATION ONLY. THE SIDEWALK WILL MEANDER THROUGH THE TREES ALONG INDEPENDENCE DRIVE RIGHT-OF-WAY.

SUBDIVISION
PG 4

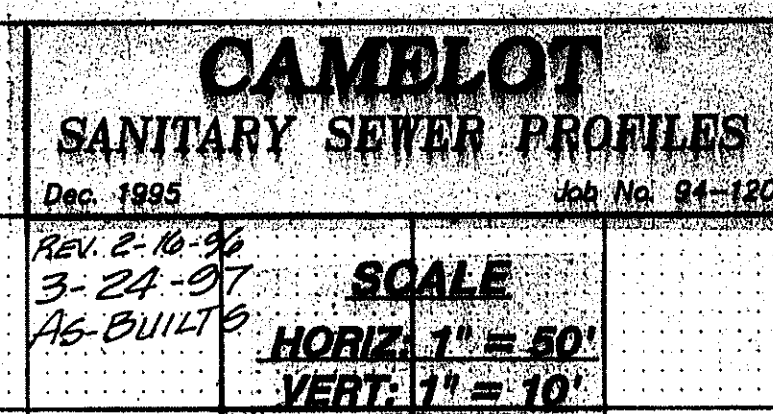
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LATTA
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REV. 2-16-90
CAMELOT - PHASE TWO
FLAT PLAN
DEC. 1995 JOB NO. 94-120
3-21-97 AS-BUILT

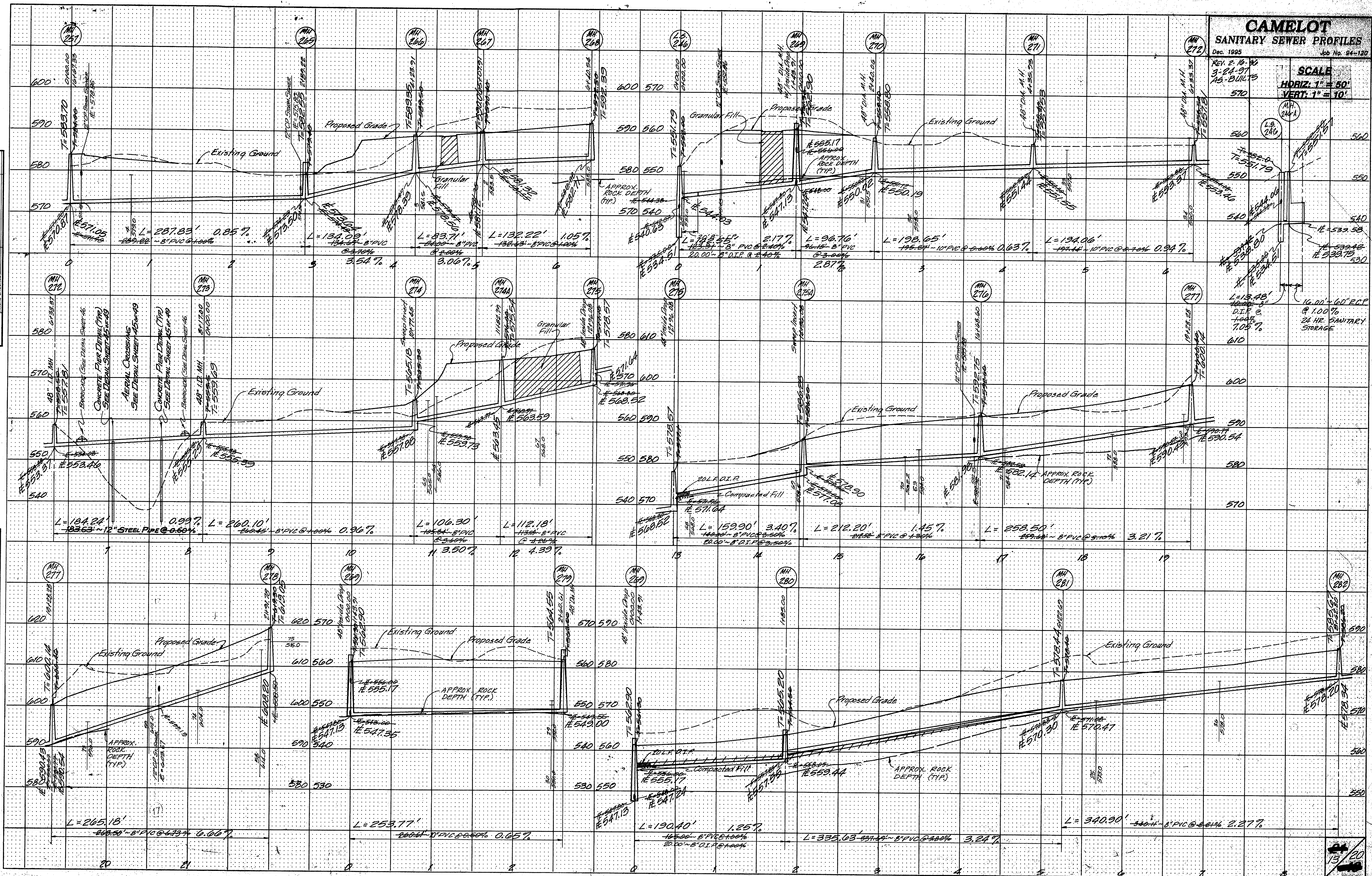


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NOTE BOOK _____		
NO. _____	AREAS CHECKED _____	



FINAL SURVEY	BY	DATE
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PLOTTED	" "	
TEMPLATE		
AREAS		
NO.		
AREAS CHECKED		

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NOTE BOOK	TEMPLATE _____
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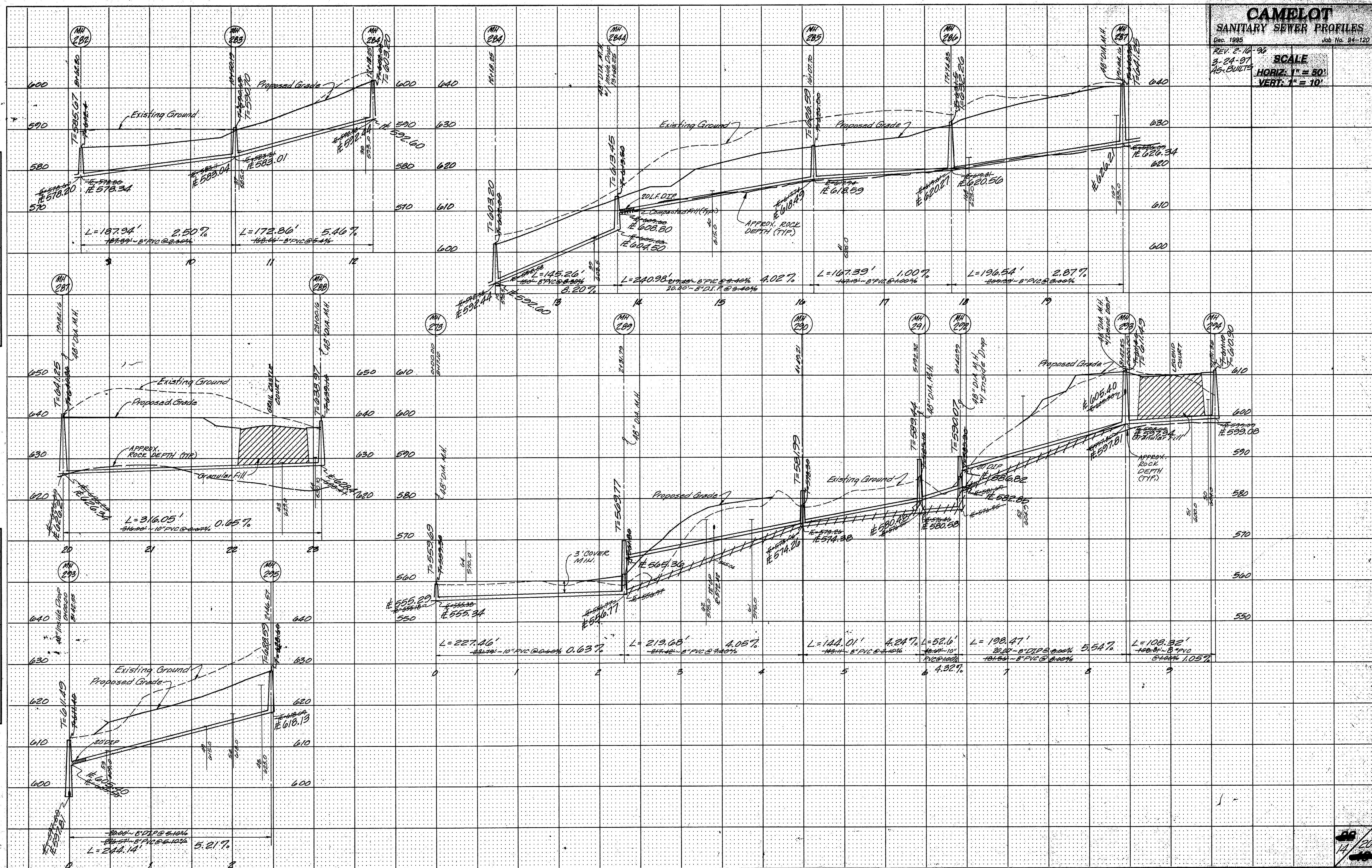


HIGHWAY FEDERAL AID SHEET
PLATE 3-FULL CROSS SECTION-LINE & DOT
NATIONAL PRINTING
 PRINTED IN U.S.A.

"AS-BUILTS"

DATE	BY
FINAL SURVEY	SURVEYED
NOTE BOOK	PLOTTED
NO.	AREA CHECKED

DATE	BY
ORIGINAL SURVEY	SURVEYED
NOTE BOOK	PLOTTED
NO.	AREA CHECKED



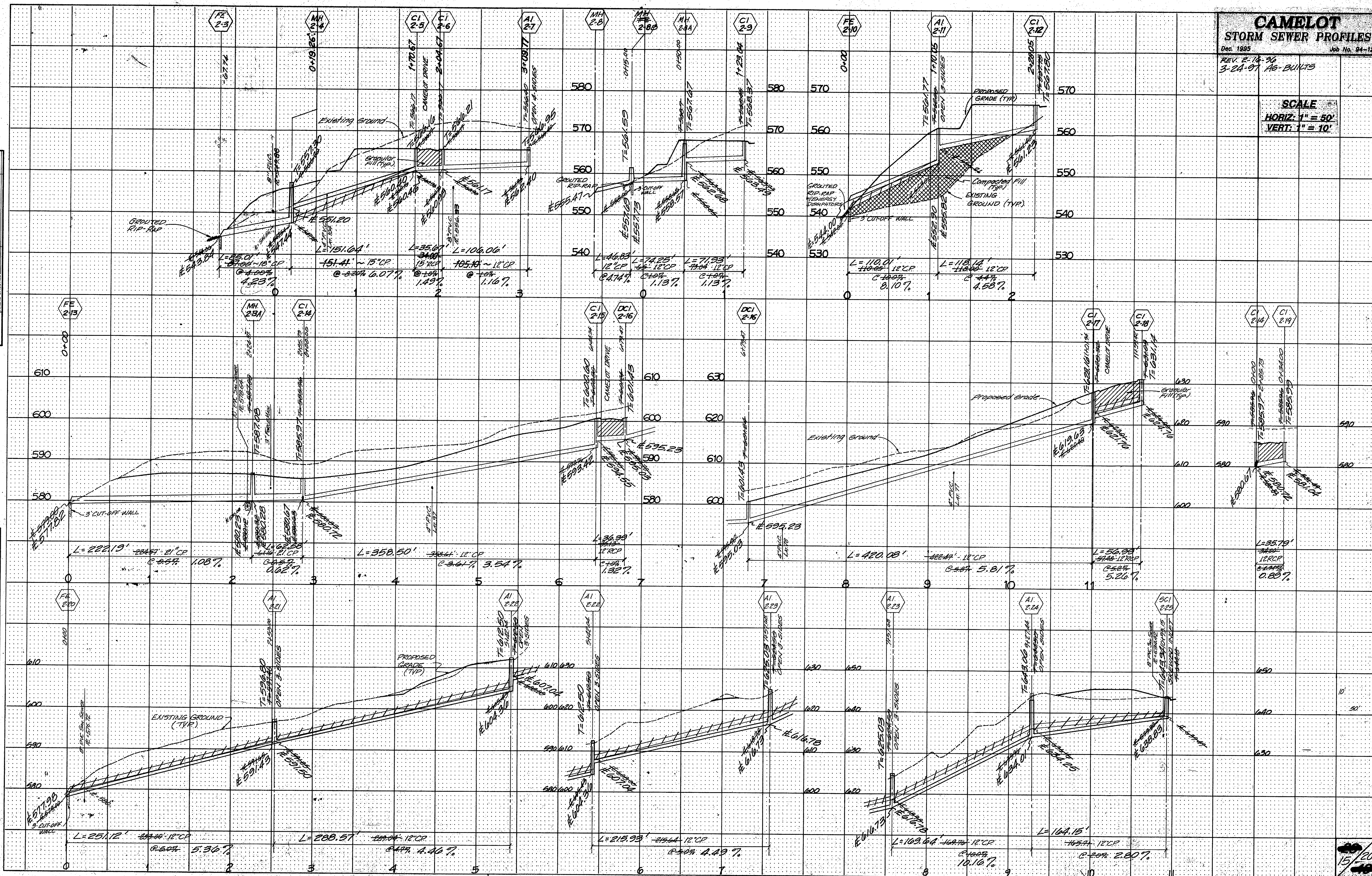
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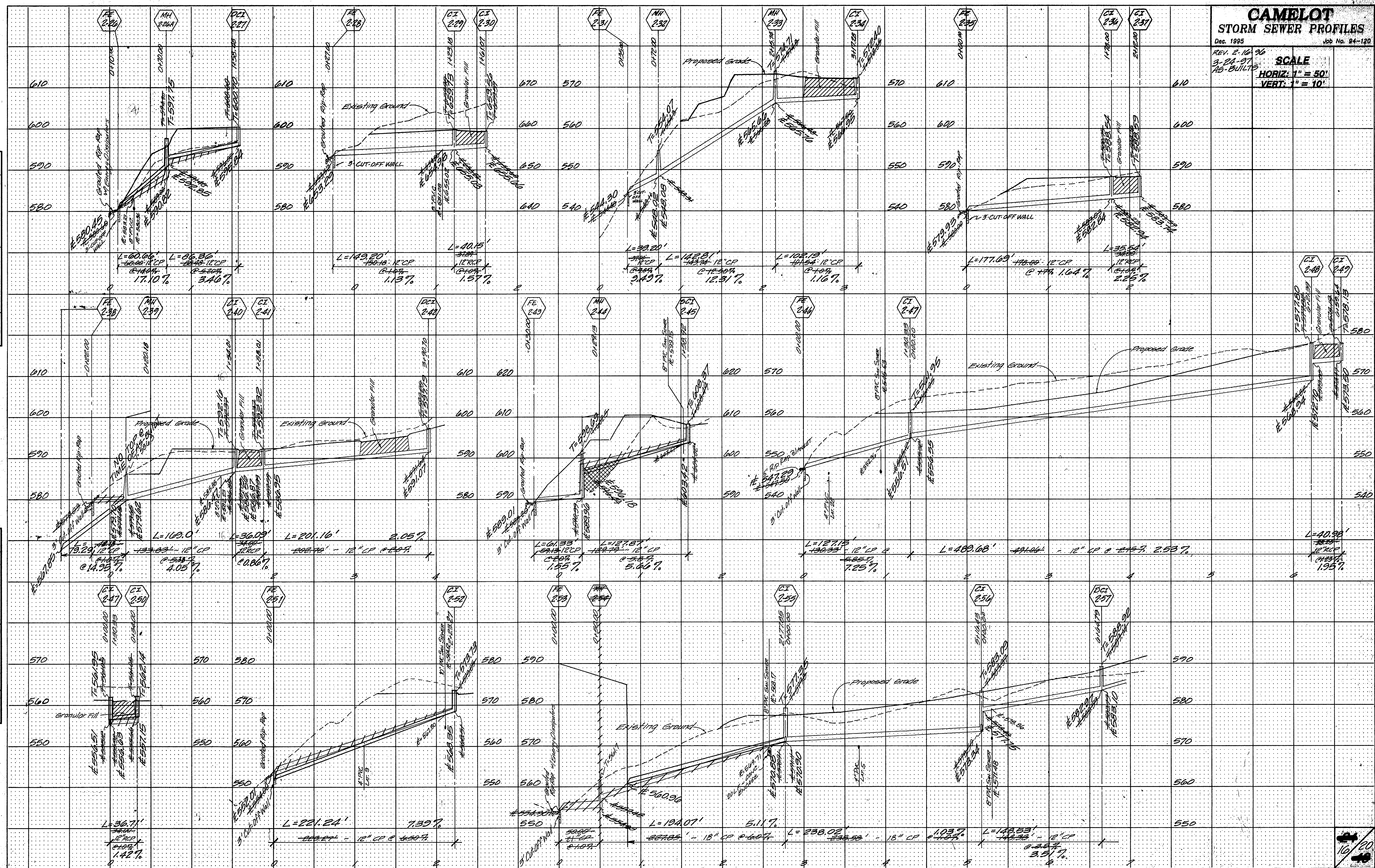
CAMELOT STORM SEWER PROFILES

REV. 2-18-96
3-24-97 AG-BUILTS

SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

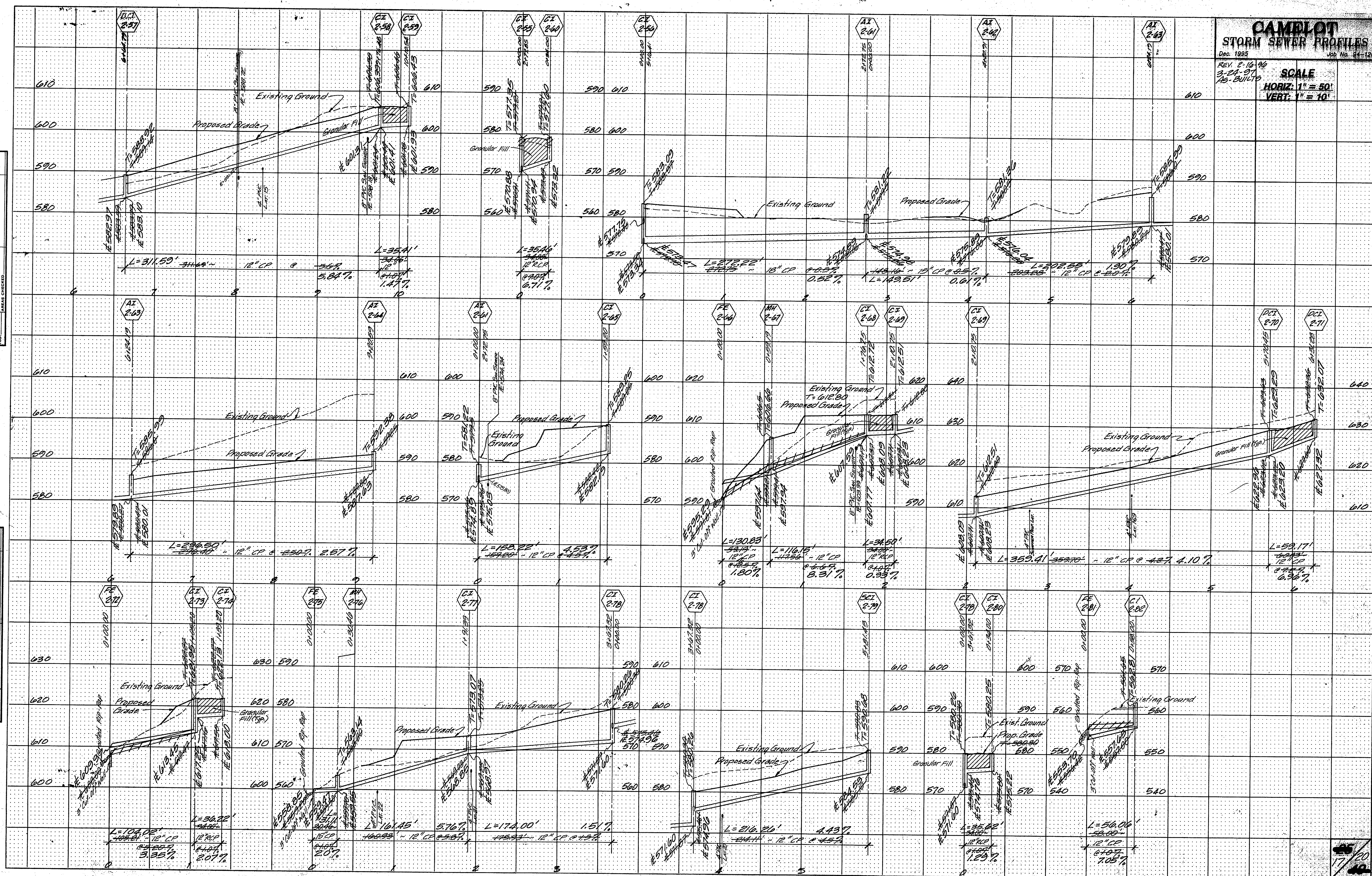


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NOTE BOOK		
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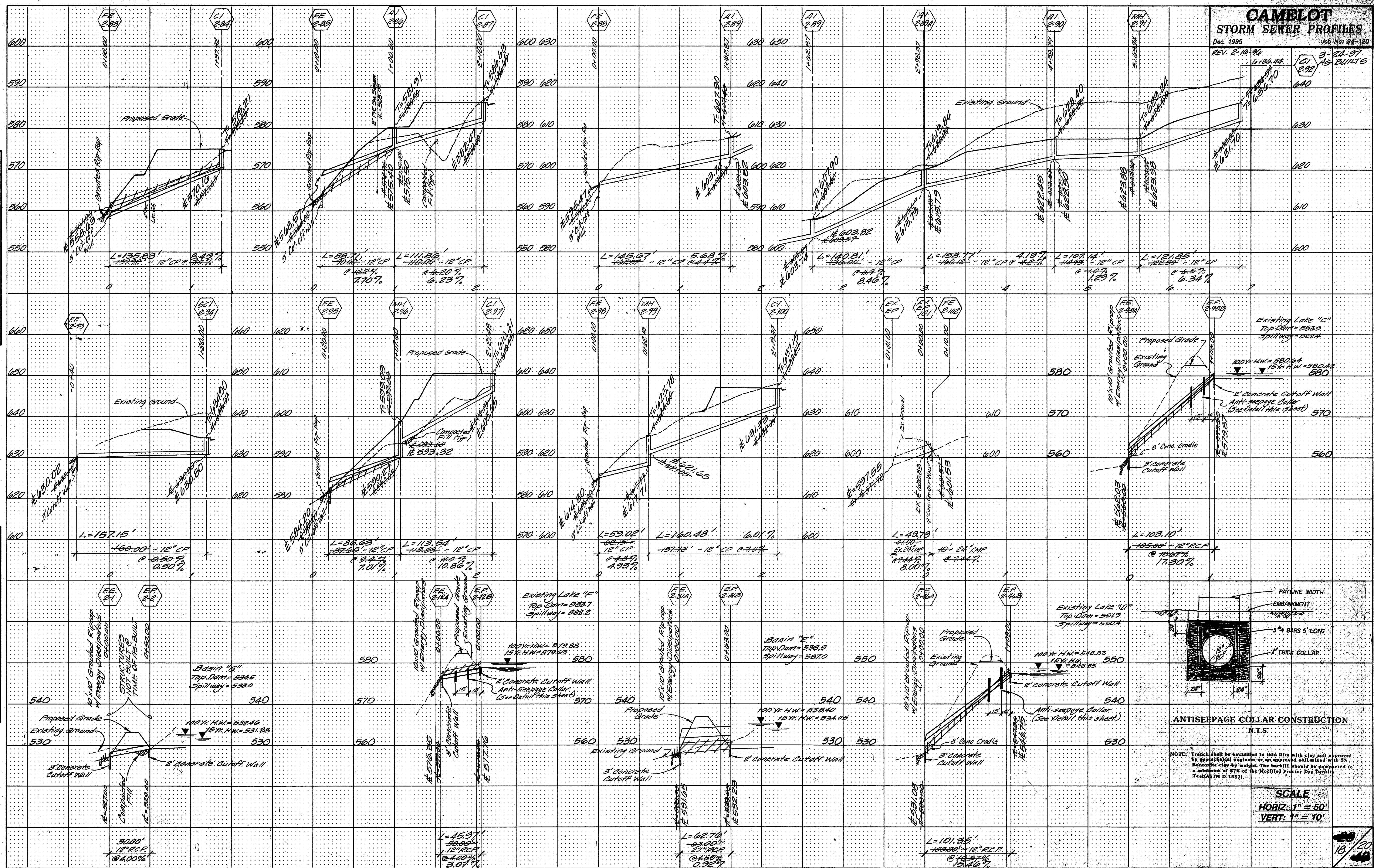


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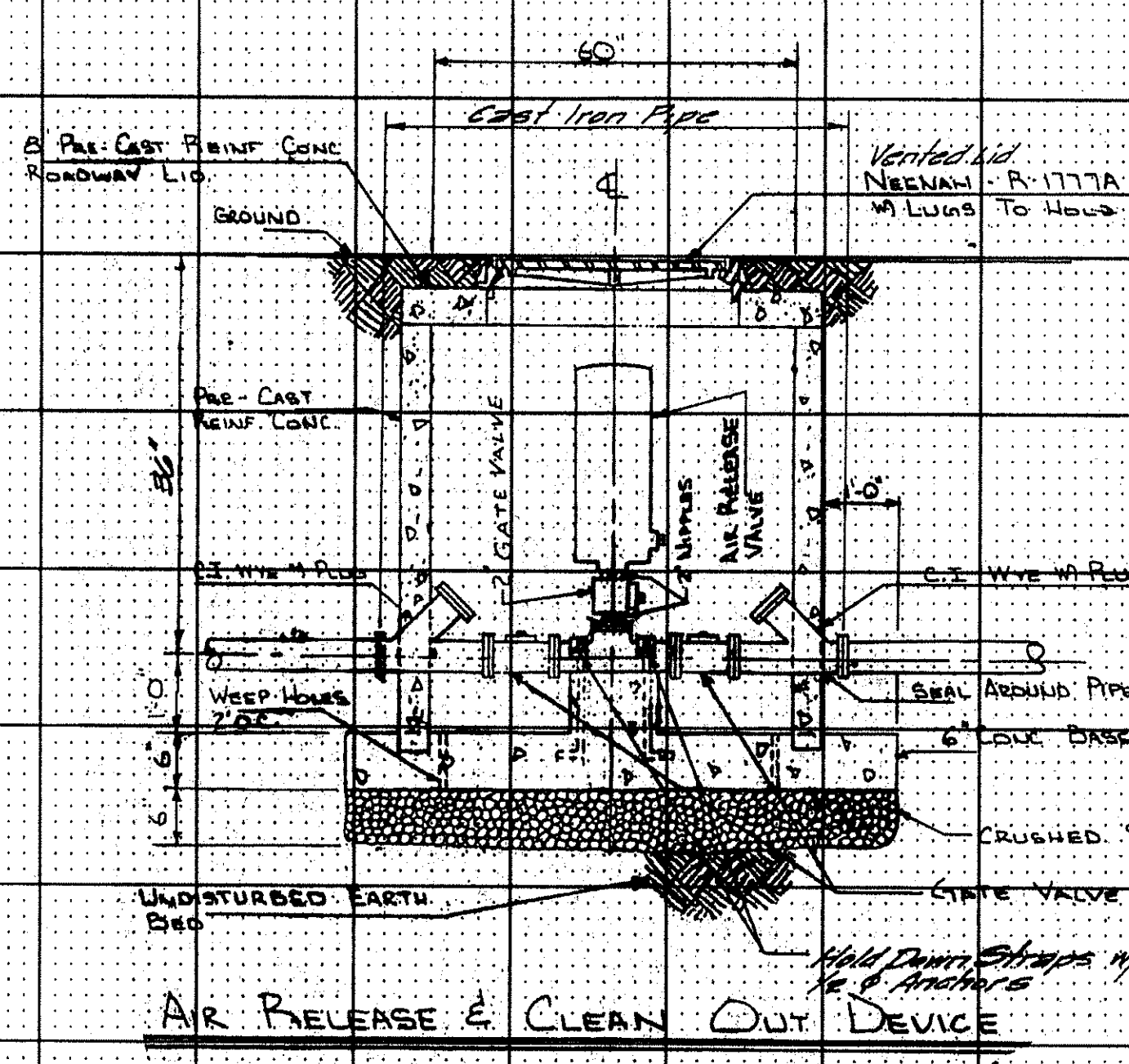
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		TEMPLATE	
		AREAS CHECKED	
NOTE BOOK NO.			



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TEMPERATURE			
AREAS			
AREAS CHECKED			
NOTE BOOK			
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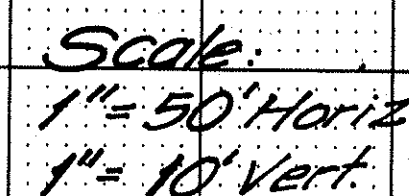
Dec. 1995	Job No. 94-12
REV. 2-16-96	
3-24-97 AS-BUILTS	



- NOTES:
1. ALL FORCE MAIN STATION PIPING SHALL BE D.I.P. OR APPROVED EQUAL. SPECIFICALLY, ALL OF THE PIPE CONNECTED TO THE VALVES AND FITTINGS IN THE VALVE VAULT, AND ALL OF THE PIPING WITHIN THE VENT WELL, SHALL BE D.I.P. OR APPROVED EQUAL. THE DRAIN PIPE FROM THE VALVE VAULT TO THE VENT WELL MAY BE SCH-40 AS SHOWN.
 2. FORCE MAINS SHALL BE INSTALLED WITH #12 AWG SOLID BARE COPPER WIRE CONNECTED TO THE VALVE BOXES AND ACCESS POINTS OF TERMINATION SHALL HAVE ACCESS TO THIS WIRE. ALL SPLICES SHALL BE PERFORMED WITH COPPER SPLIT-BOLT WIRE CONNECTORS.
 3. ACCESS POINTS TO THE TRACER WIRE SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 100 FEET AND SHALL BE PLAINLY MARKED ON THE PLANS. THE ACCESS POINTS MAY BE IN THE METER BOX OR LAMBHOLE TYPE. ACCESS TO BE PROVIDED AT METER BOX AND MH.
 4. AIR RELEASE VALVES TO BE PLACED AT LOCATIONS SHOWN ON FORCE MAIN PROFILE (SEE DETAIL - THIS SHEET).

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

REV. 2-16-90
3-24-97 AS-BUILT



- | | |
|----|---|
| 1. | ALL FORCE MAIN DRAIN PIPING SHALL BE D.I.P. OR APPROVED EQUAL. SPECIFICALLY, ALL OF THE PIPES CONNECTED TO THE VALVES AND FITTINGS IN THE VALVE WAD, AND ALL OF THE PIPING WITHIN THE WET WELL SHALL BE D.I.P. OR APPROVED EQUAL. THE DRAIN PIPE FROM THE VALVE WAD TO THE WET WELL MAY BE SCH-40 AS SHOWN. |
| 2. | FORCE MAINS SHALL BE INSTALLED WITH #12 AWG SOLID BARE COPPER WIRE BENEATH THE PIPE. ALL VALVE BOXES AND POINTS OF TERMINATION SHALL HAVE ACCESS TO THIS WIRE. ALL SPLICES SHALL BE PERFORMED WITH COPPER SPLIT-BOLT WIRE CONNECTORS. |
| 3. | ACCESS POINTS TO THE TRACER WIRE SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 100 FEET AND SHALL BE PLAINLY MARKED ON THE PLANS. THE ACCESS POINTS MAY BE OF THE METER BOX OR LAMP HOLE TYPE. ACCESS TO BE PROVIDED AT METER BOX AND MH. |
| 4. | AIR-RELIEF VALVES TO BE PLACED AT LOCATIONS SHOWN ON FORCE MAIN PROFILE (SEE DETAIL - THIS SHEET). |