

PLANS FOR CONSTRUCTION OF
SANITARY SEWERS, STORM SEWERS,
GRADING, PAVING, AND WATER MAINS
FOR

BAYFIELD

PHASE V - PLAT 8

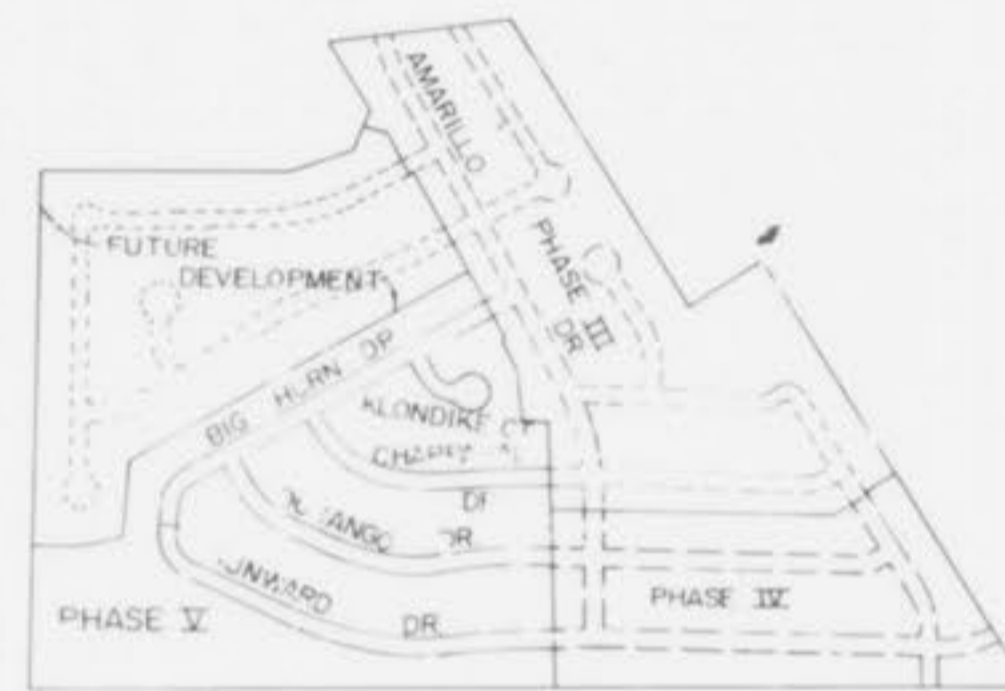
PART OF FRACTIONAL SECTION 5, T.46N. R.3E.

ST. CHARLES COUNTY, MISSOURI

STORM AND SANITARY SEWER AS-BUILTS

GENERAL NOTES

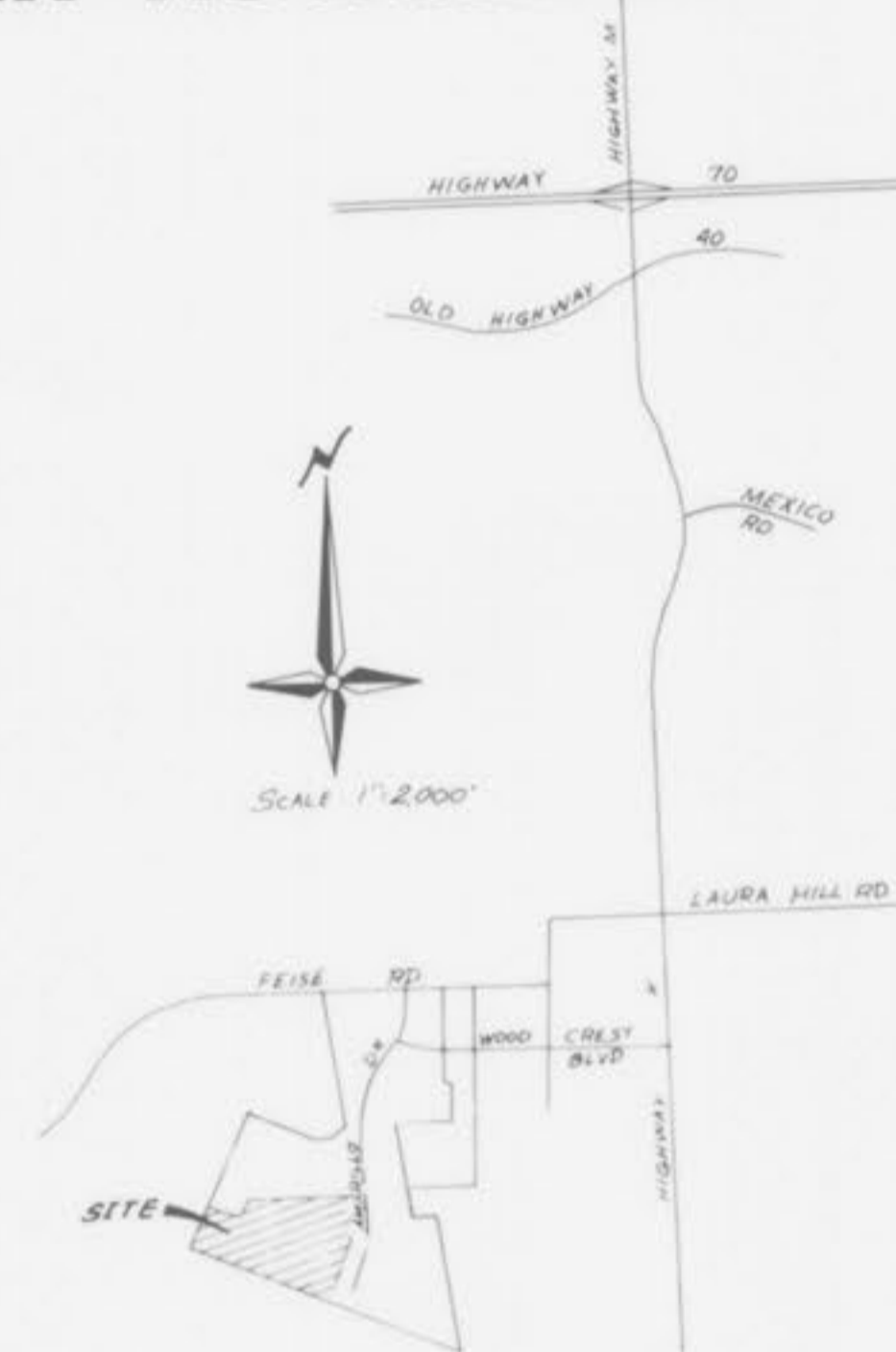
- 1) Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of improvements.
- 2) All Manhole and Inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer contractor.
- 3) All Standard curb Inlets to have front of inlet 2' (foot) behind curb.
- 4) Storm Sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- 5) Storm Sewer 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- 6) All storm sewer pipe in the right-of-way shall be Reinforced Concrete Pipe (A.S.T.M. C-76 Class II minimum).
- 7) Corrugated Metal Pipe shall conform to the standard specifications for corrugated culvert pipe M36, AASHO. See plans for gauge.
- 8) 8" P.V.C. Sanitary Sewer Pipe shall meet the following standards. A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer districts shall be installed between P.V.C. Pipe and masonry structures.
- 9) All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified AASHO T-180 Compaction Test." (A.S.T.M.-D-1557) All filled places within public roadways shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHO T-99, Method C." (A.S.T.M. D-698)
- 10) All trench backfills within the public R.O.W., shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public R.O.W. may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHO Compaction Test.
- 11) No area shall be cleared without the permission of the project Engineer.
- 12) All grades shall be within 0.2 feet of those shown on the grading plan.
- 13) No slope shall be steeper than 3:1 or as called for in the Soils Report for the project. All slopes shall be sodded or seeded and mulched.
- 14) All construction and materials used shall conform to current City of O'Fallon, Duckett Creek Sewer District and St. Charles Water District No. 2 Standards
- 15) All P.V.C. Sanitary Sewer Pipe to have crushed stone bedding uniformly graded between 1" and 1/2" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- 16) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 17) A 25' (foot) Building Line shall be established along all public right-of-way
- 18) 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.
- 19) All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water lines shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- 20) 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 of not less than 24 feet.
- 21) The City of O'Fallon and Duckett Creek Sewer District shall be notified 48 hours prior to start of construction of sanitary sewers for coordination and inspection.
- 22) ALL CUL-DE-SAC ISLANDS SHALL BE DESIGNATED AS COMMON GROUND ON THE RECORD PLAT



KEY MAP

DEVELOPMENT NOTES

- 1) UTILITIES TO SERVE SITE:
SEWERS - DUCKETT CREEK SEWER DISTRICT
WATER - ST. CHARLES WATER DISTRICT NO. 2
ELECTRIC - CUivre RIVER ELECTRIC
GAS - ST. CHARLES GAS COMPANY
TELEPHONE - CTC OF MISSOURI
SCHOOL - FORT ZUMBALE SCHOOL DISTRICT
FIRE - O'FALLON FIRE PROTECTION DISTRICT
- 2) PRESENT ZONING R1-P.U.D.
- 3) LOT REQUIREMENTS:
FRONT YARD - 25'
SIDE YARD - 7'
REAR YARD - 25'



LOCATION MAP

This is to certify that the following as-built locations were located in the field and are correctly shown herein.

Neal J. Niewald, MO. Reg. L.S. # 2117

BENCHMARK: P.K. Nail in Power Pole 18" +/- above existing ground, 87' +/- East of centerline of Amarillo Drive & 28' +/- North of centerline of Feise Road, Elevation 621.79 (U.S.G.S. Datum)

PROJECT BENCHMARK: (1) '0' in Open Fire Hydrant located near the intersection of Amarillo Drive and Chapparral Drive. Elevation 554.53 (U.S.G.S. Datum) (2) '0' in Open Fire Hydrant located near the intersection of Chapparral Drive and Stillwater Drive. Elevation 558.84 (U.S.G.S. Datum)

LEGEND

C.I.	Curb Inlet
D.C.I.	Double Curb Inlet
A.I.	Area Inlet
M.H.	Manhole
F.E.	Flared End Section
E.P.	End Pipe
C.P.	Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugate Metal Pipe
C.I.P.	Cast Iron Pipe
P.V.C.	Poly Vinyl Chloride (Plastic Pipe)
C.O.	Clean Out
⊕	Fire Hydrant
—●—	Storm Sewer
—○—	Sanitary Sewer
---	Existing Contour
---	Proposed Contour
—S—	Street Sign
—E.L.—	F.L. Elevation of House Connection
—S.S.—	F.L. of Sanitary Sewer
4	Lot Number

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2, 3	FLAT PLAN
4, 5	WATER MAIN PLAN
6, 7	GRADING PLAN
8, 9	STREET PROFILES
4 - 8	SEWER PROFILES
16 - 18	DRAINAGE AREA MAP
19 - 23	CONSTRUCTION DETAILS

BAX ENGINEERING CO., INC.
530 Madison Street St. Charles, MO. 63301
946-6588 724-3330

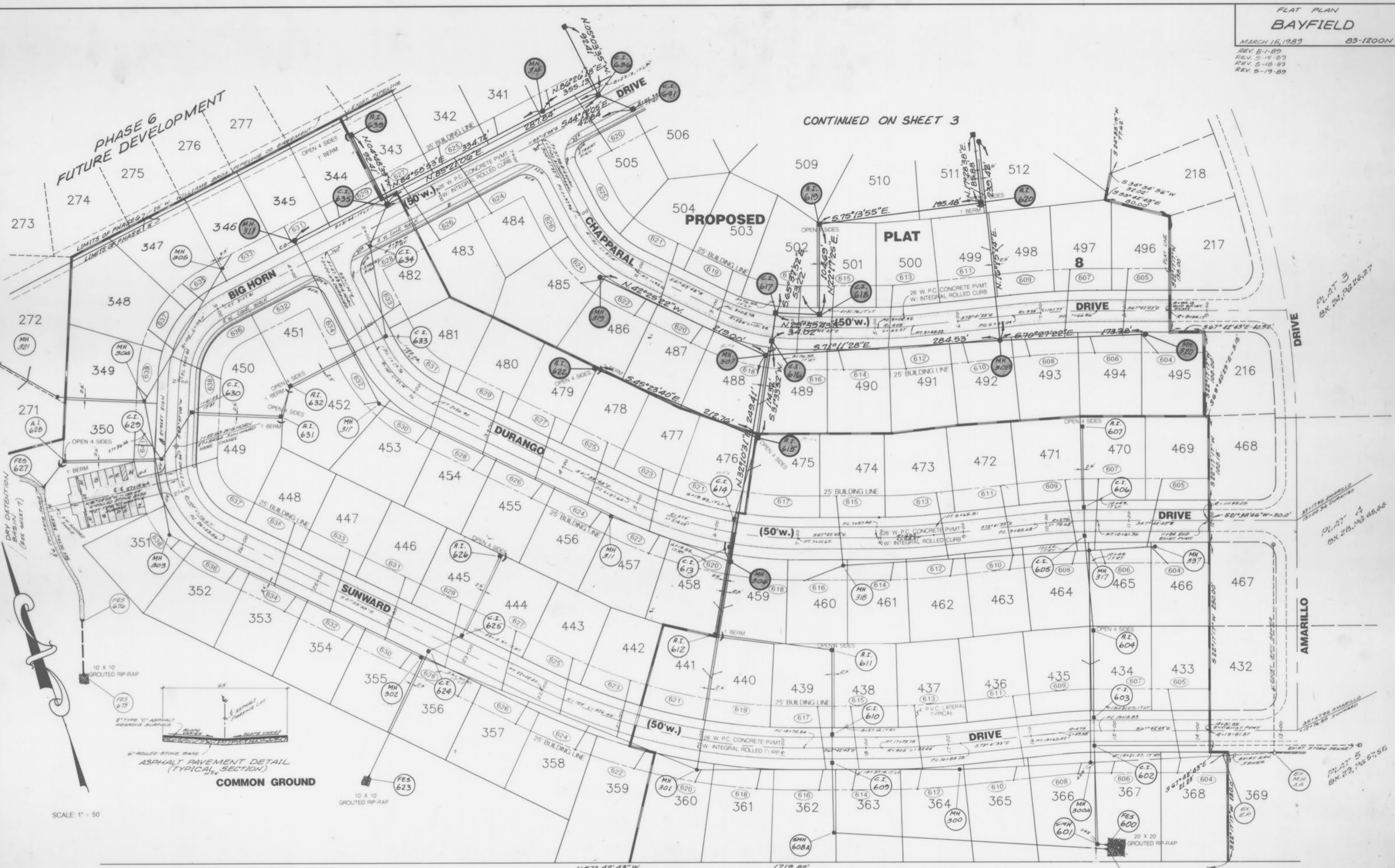
Prepared For:
MLS INVESTMENTS COMPANY
1443 St. Charles Rock Road
Bridgeton, MO. 63044-2787
Telephone: 737-2110

DATE: MARCH 15, 1992
ENGINEER: HAROLD BAX P.F.
ORDER NO: 83-2001 SHEET 1 OF 8

AS-BUILTS ADDED FEBRUARY, 1992

CONTINUED ON SHEET 3

PHASE 6
FUTURE DEVELOPMENT



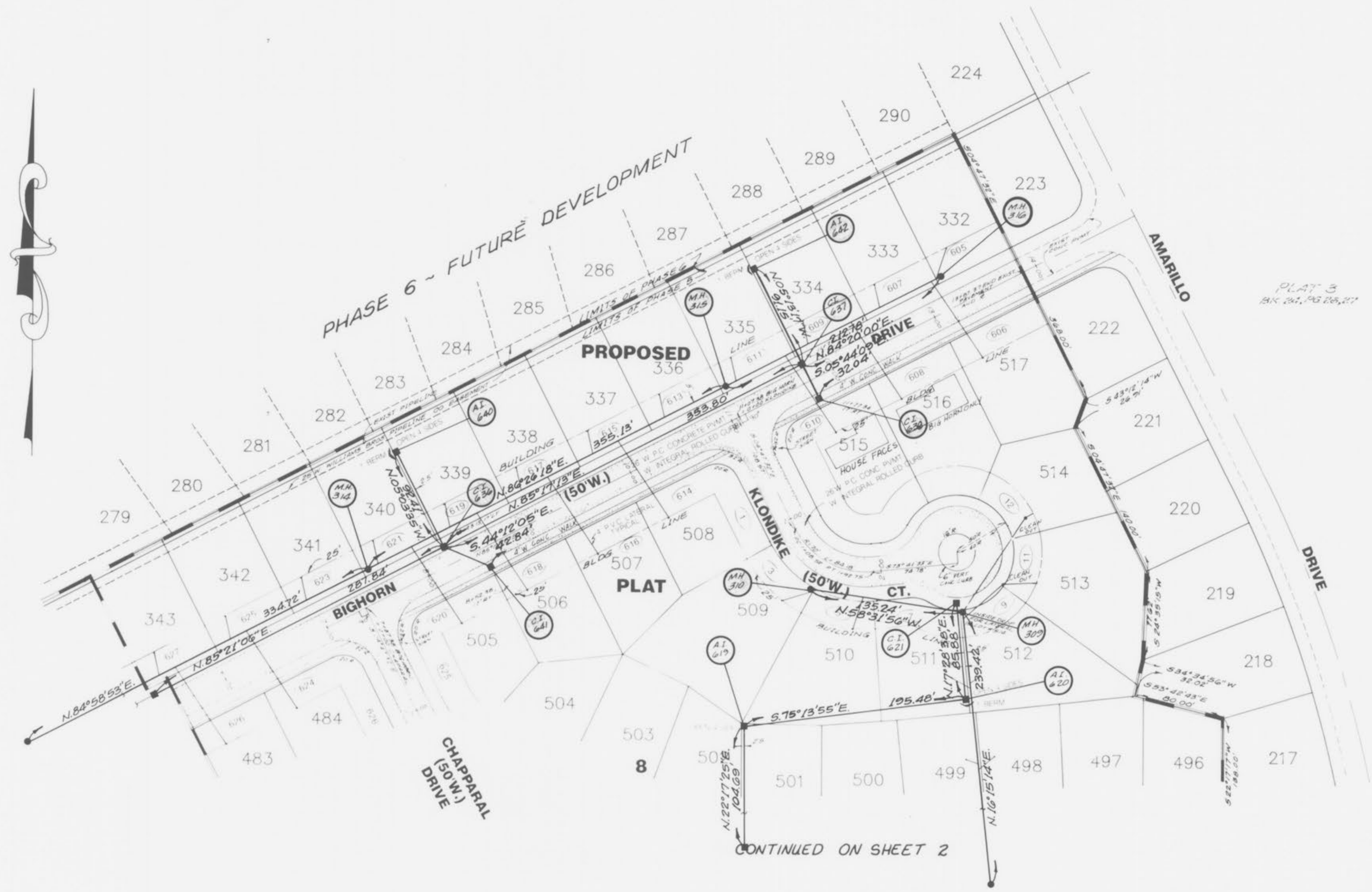
COMMON GROUND

SCALE 1" = 50'

LONGVIEW ESTATES
RS 20 PG 42

ALL SANITARY SEWER LATERALS TO BE 4" P.V.C.

AS-BUILTS ADDED FEBRUARY, 1992



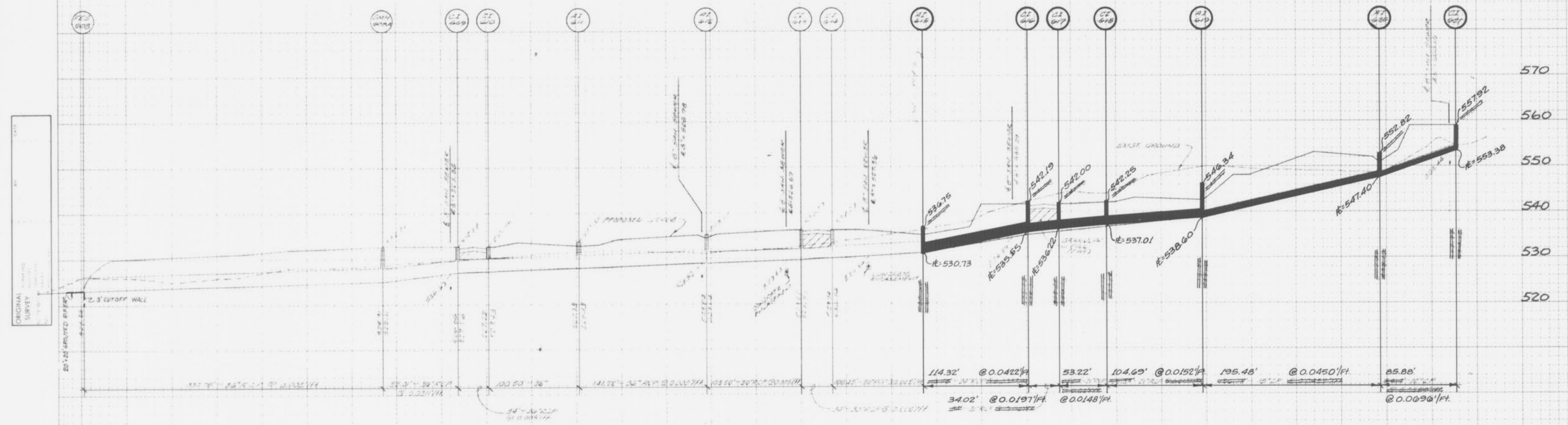
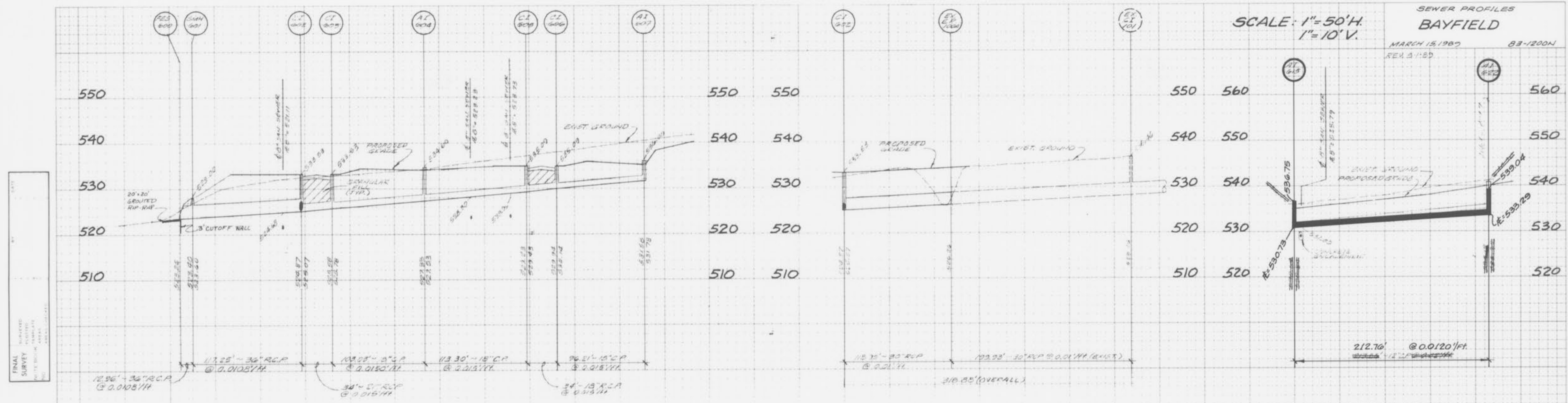
ALL SANITARY SEWER LATERALS TO BE 4" PVC

CONTINUED ON SHEET 2

PLAT 3
BK 24, 25, 26, 27

SCALE: 1"=50'H.
1"=10'V.

SEWER PROFILES
BAYFIELD
MARCH 15, 1987
REV 3/1/89
83-1200N

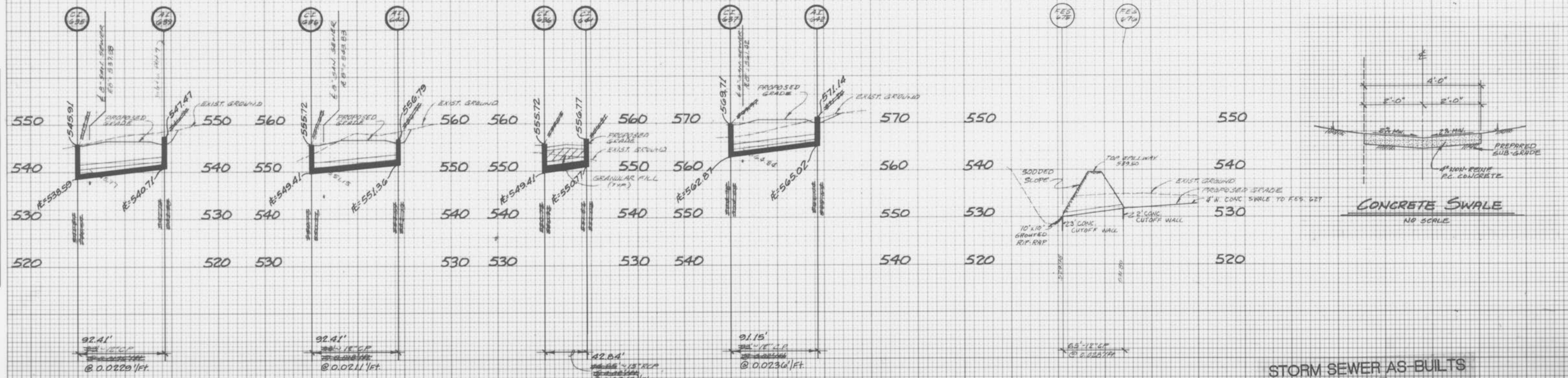
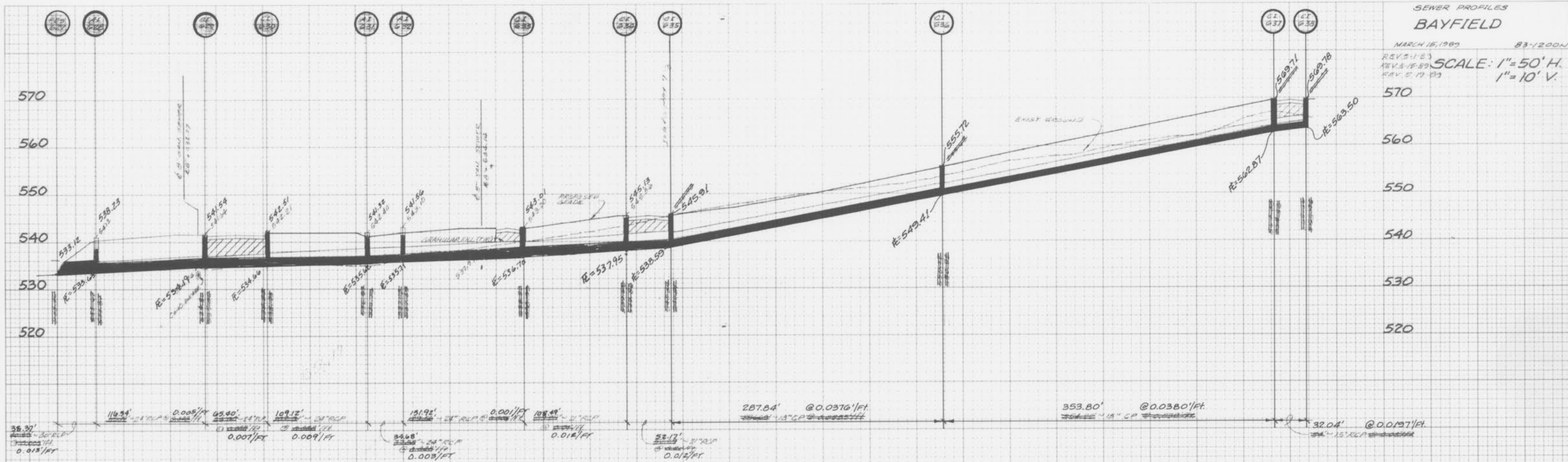


AS-BUILTS ADDED FEBRUARY, 1992

7
8

SEWER PROFILES
BAYFIELD

MARCH 15, 1989 83-1200N
REV. 2-1-89
REV. 5-15-89
REV. 5-19-89
SCALE: 1"=50' H.
1"=10' V.



STORM SEWER AS-BUILTS
PLAT 7
ADDED FEB, 1994

AS-BUILTS ADDED FEBRUARY, 1992

8
8

HIGHWAY FEDERAL AID SHEET
PLATE 3-FULL CROSS SECTION-FULL LINE
W/SLIDES
PRINTED IN U.S.A.

FINAL SURVEY PLATTED
NOTE BOOK TEMPLATE
NO. 1
DATE
BY

ORIGINAL SURVEY PLATTED
NOTE BOOK TEMPLATE
NO. 1
DATE
BY