

# WATER MAINS & STORM SEWER AS - BUILTS

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

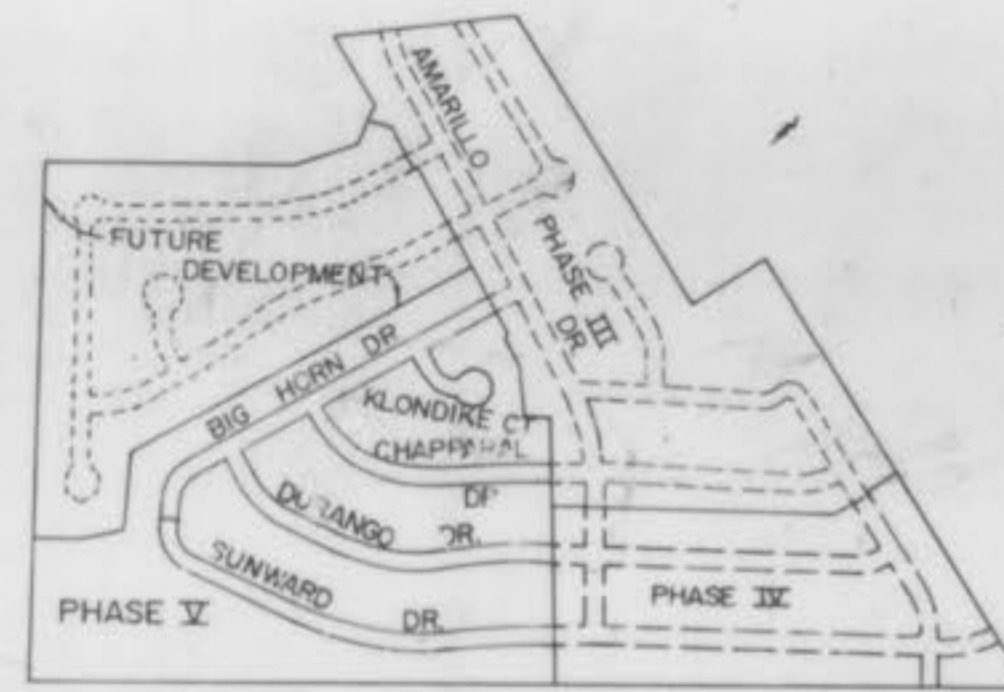
## BAYFIELD

PHASE V - PLAT 6

PART OF FRACTIONAL SECTION 5, T.46N. R.3E.  
 ST. CHARLES COUNTY, MISSOURI

### 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 connections shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than 2 1/2 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.

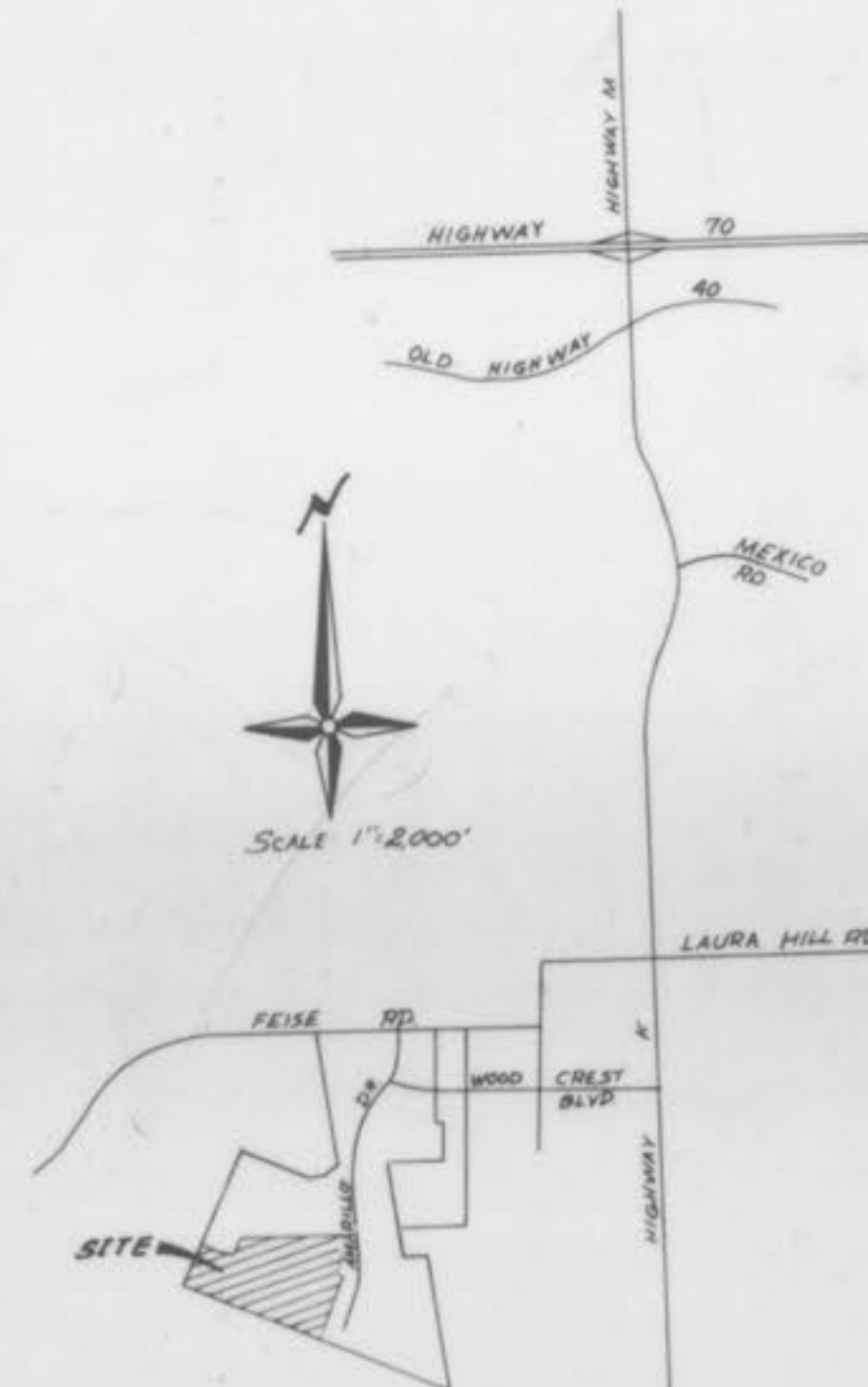


KEY MAP

### 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 ZUMWALT 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'

22. ALL CUL-DE-SAC ISLANDS SHALL BE DESIGNATED AS COMMON GROUND ON THE RECORD PLAT



LOCATION MAP

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

*William S. Kankolenski*  
 William S. Kankolenski  
 Mo. Reg. L.S. #2197

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 on 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
⊕	Street Sign
—	F.L. Elevation of House Connection
—	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 - 8	GRADING PLAN
9, 10	STREET PROFILES
11 - 15	SEWER PROFILES
16 - 18	DRAINAGE AREA MAP
19 - 23	CONSTRUCTION DETAILS

1  
4

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

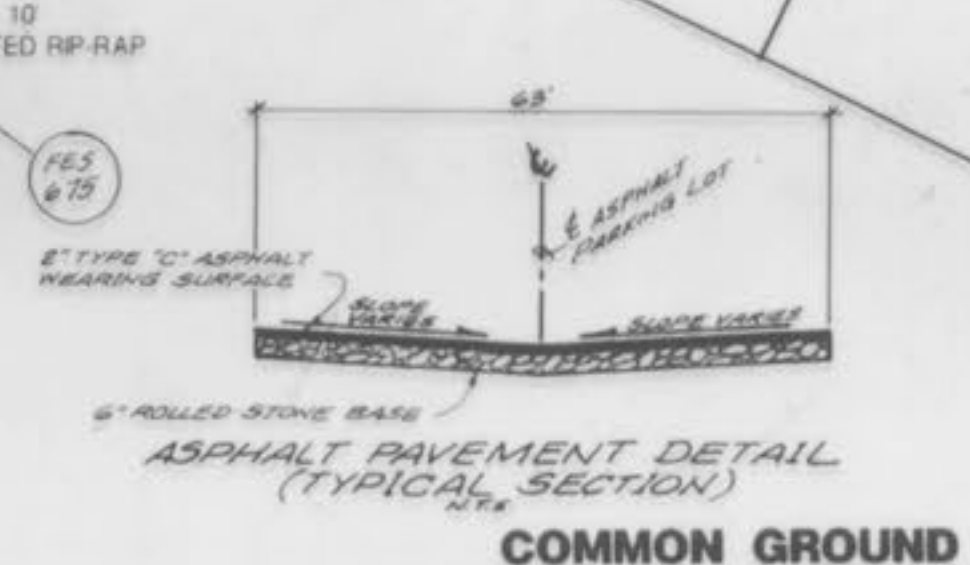
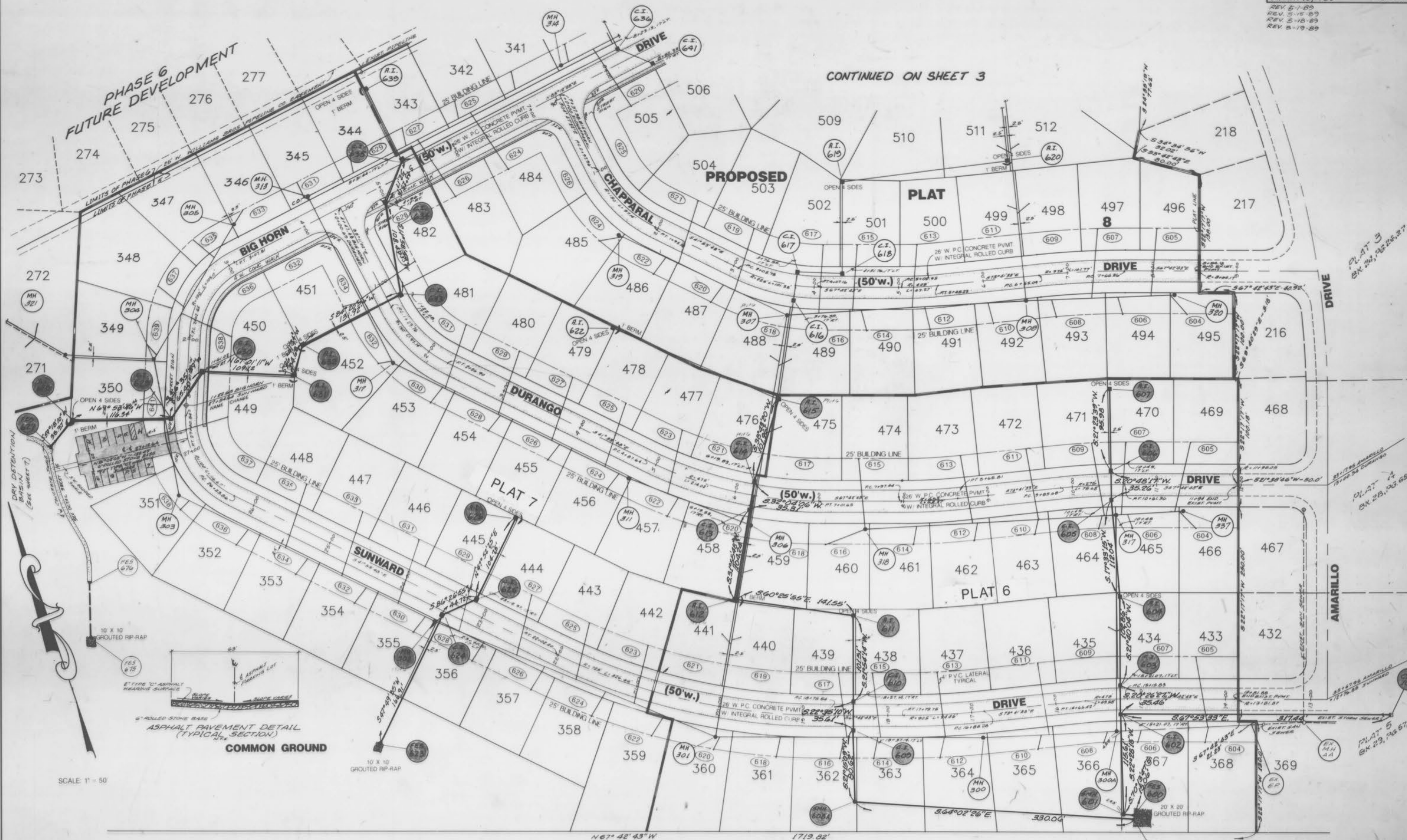
Prepared For:  
**MLS INVESTMENTS COMPANY**  
 1443 St Charles Rock Road  
 Bridgeton, MO. 63044-2789  
 Telephone 737-2110

DATE MARCH 15, 1982  
 ORDER NO 88-1200W SHEET 1 OF 23

AS-BUILTS ADDED SEPTEMBER, 1989

MARCH 15, 1989 85-1200N  
REV. 5-1-89  
REV. 5-15-89  
REV. 5-18-89  
REV. 5-19-89

CONTINUED ON SHEET 3



SCALE 1" = 50'

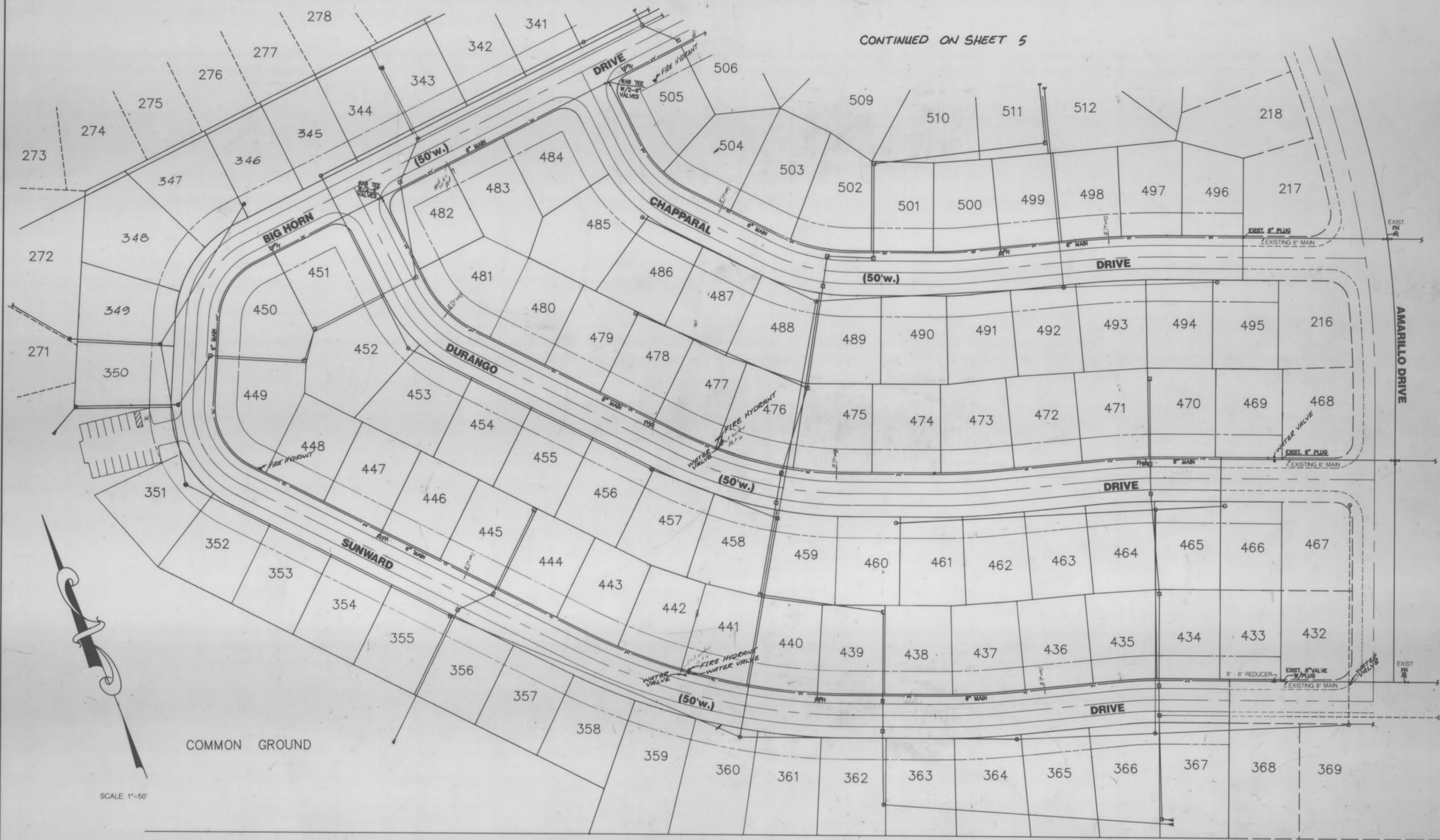
LONGVIEW ESTATES  
RS. 20 PG. 42

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

STORM SEWER AS-BUILTS  
PLAT 7  
ADDED FEB, 1994

AS-BUILTS ADDED SEPTEMBER, 1989

CONTINUED ON SHEET 5



SCALE: 1"=50'

- NOTES:**
- 1) ALL HYDRANTS ARE 3-WAY WITH 6" VALVE
  - 2) ALL HYDRANTS SHALL BE 5' BEHIND BACK OF CURB
  - 3) FOR TYPICAL INSTALLATION DETAILS SEE SHEET 22 OF 23.

STORM SEWER AS-BUILTS  
 PLAT 7  
 ADDED FEB, 1994

**THIS PLAN IS FOR WATER LAYOUT PURPOSES ONLY.**

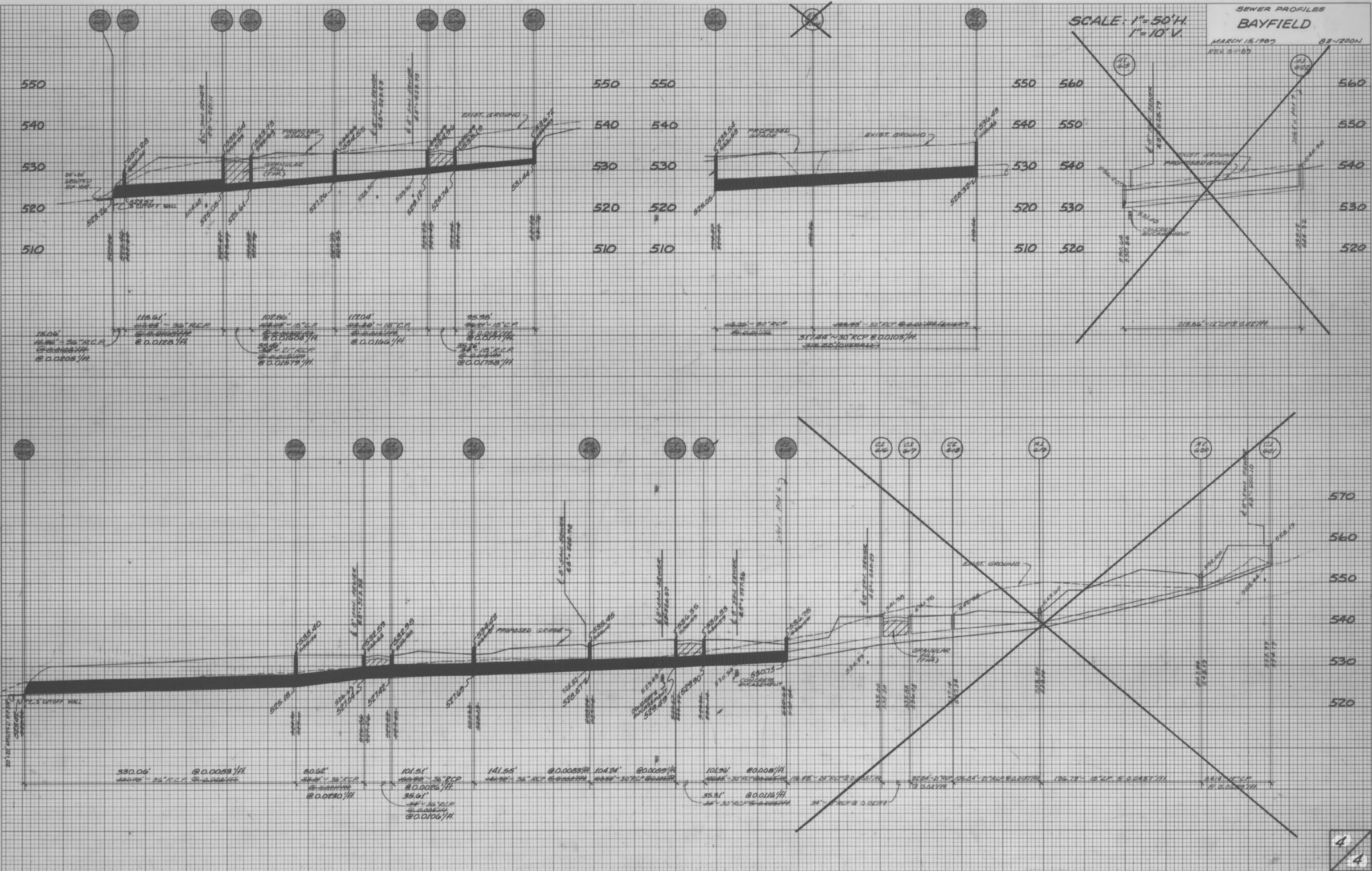
**AS-BUILTS ADDED SEPTEMBER, 1989**

DATE \_\_\_\_\_ BY \_\_\_\_\_  
 SURVEYED \_\_\_\_\_  
 ORIGINAL SURVEY \_\_\_\_\_  
 TEMPLATE \_\_\_\_\_  
 NO. \_\_\_\_\_  
 AREAS CHECKED \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_  
 SURVEYED \_\_\_\_\_  
 ORIGINAL SURVEY \_\_\_\_\_  
 TEMPLATE \_\_\_\_\_  
 NO. \_\_\_\_\_  
 AREAS CHECKED \_\_\_\_\_

SEWER PROFILES  
**BAYFIELD**  
 MARCH 15, 1987  
 REV. 5-1-88  
 88-1200N

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



PROVIDED FEDERAL AID SHEET  
 PLATE 3-FULL CROSS SECTION-FULL LINE  
 W-TILELINE  
 PRINTED IN U.S.A.

AS-BUILTS ADDED SEPTEMBER, 1989

4  
 4

Bayfield Area II, Plat 88-1200N  
 As-Built