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

BAYFIELD

PLAT 4

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

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 loaction 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 constractor.

3) All Standard curb Inlets to have front of onlet 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 Procotor 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 liew 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 ¼" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.

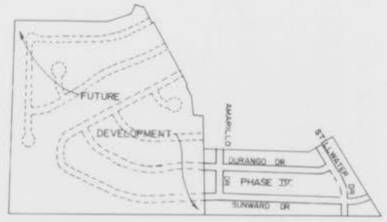
16) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.

17) A 25' (foot) Building Line shall be established along all public right-of-way

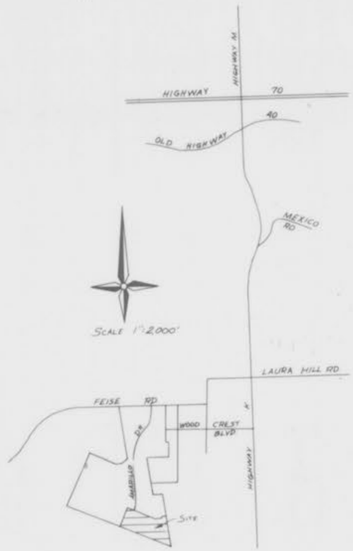
18) Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements.

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 2½ feet.



KEY MAP



LOCATION MAP

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
882	Existing Contour
882	Proposed Contour
4/18	Street Sign
	F.L. Elevation of House Connection
	F.L. of Sanitary Sewer
4	Lot Number

INDEX

DEVELOPMENT NOTES

1) AREA OF TRACT: 16.34 ACRES

2) 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

3) PRESENT ZONING R1-P.U.D.

4) LOT REQUIREMENTS:

FRONT YARD - 25'
SIDE YARD - 7'
REAR YARD - 25'

This is to certify that the following AS-BUILT locations were located and correctly represented on these plans.

Thomas E. Smith

THOMAS E. SMITH MO. REG. L.S. 1462

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) 'O' in Open on Fire Hydrant located near the intersection of Amarillo Drive and Chapparal Drive. Elevation 554.53 (U.S.G.S. Datum) (2) 'O' in Open Fire Hydrant located near the intersection of Chapparal Drive and Stillwater Drive. Elevation 558.84 (U.S.G.S. Datum)

PROPERTY OF
CITY OF O'FALLON
BUILDING DEPARTMENT

AS-BUILTS ADDED NOVEMBER , 1988
AS-BUILTS ADDED AUGUST , 1988

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

ENGINEER HAROLD L. BAX P.E.

Prepared For:
MLS INVESTMENTS COMPANY
11443 St. Charles Rock Road
Bridgeton, MO. 63044-2789
Telephone 739-2110

DATE October 1987
P 3/7/88
E 11/16/88
V

ORDER NO. 83-12008
SHEET 1 OF 5

FLAT PLAN
BAYFIELD PLAT 4
AUG. 1987 83-1200G

CENTERLINE CURVE INFORMATION

C-1	R=150.00' L=85.23' Δ=32°33'20"	C-5	R=1250.00' L=177.46' Δ=8°7'11"
C-2	R=225.00' L=144.89' Δ=32°33'20"	C-6	R=745.00' L=105.58' Δ=8°7'11"
C-3	R=995.00' L=141.01' Δ=8°7'11"	C-7	R=1060.00' L=29.69' Δ=1°35'58"
C-4	R=1000.00' L=141.72' Δ=8°7'11"	C-8	R=150.00' L=85.23' Δ=32°33'20"

N
W E
S

SCALE 1" = 50'

Site Benchmark Existing Fire Hydrant 0 in Open Elev. 554.53

Site Benchmark Existing Fire Hydrant 0 in Open Elevation 558.84

BAYFIELD PLAT 3

Property N/F Mary Dickherber

NOTE!! All proposed laterals on the existing 8" Sanitary Sewer to use the existing wyes at the stationing shown, unless otherwise called out as needing a saddle tee or wye fitting. (Lots 130 and 378)

NOTE! Tail Stake Elevations are design elevations Basement Floor Elevations are the minimum elevations that will clear Tail Stakes with the foundation and not necessarily the Elevation that will make the lot earthwork balance

NOTE! All existing Manhole Tops to be adjusted to meet final grade!

See sheet 11 for waterline layout.

AS-BUILTS ADDED NOVEMBER , 1988
AS-BUILTS ADDED AUGUST , 1988

Rev 3/10/88

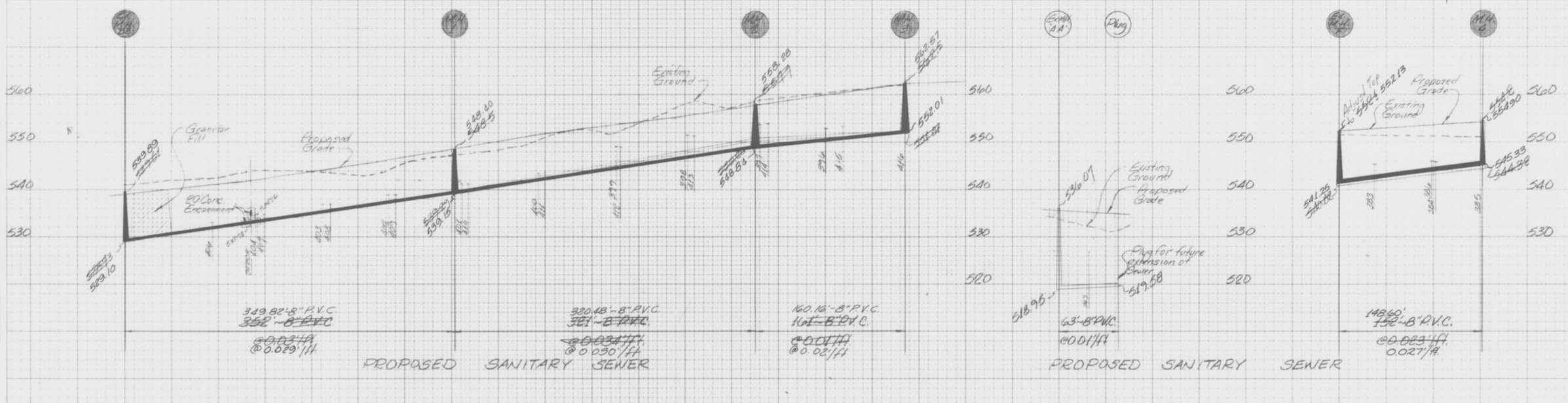
PROPERTY OF CITY OF O'FALLON BUILDING DEPARTMENT

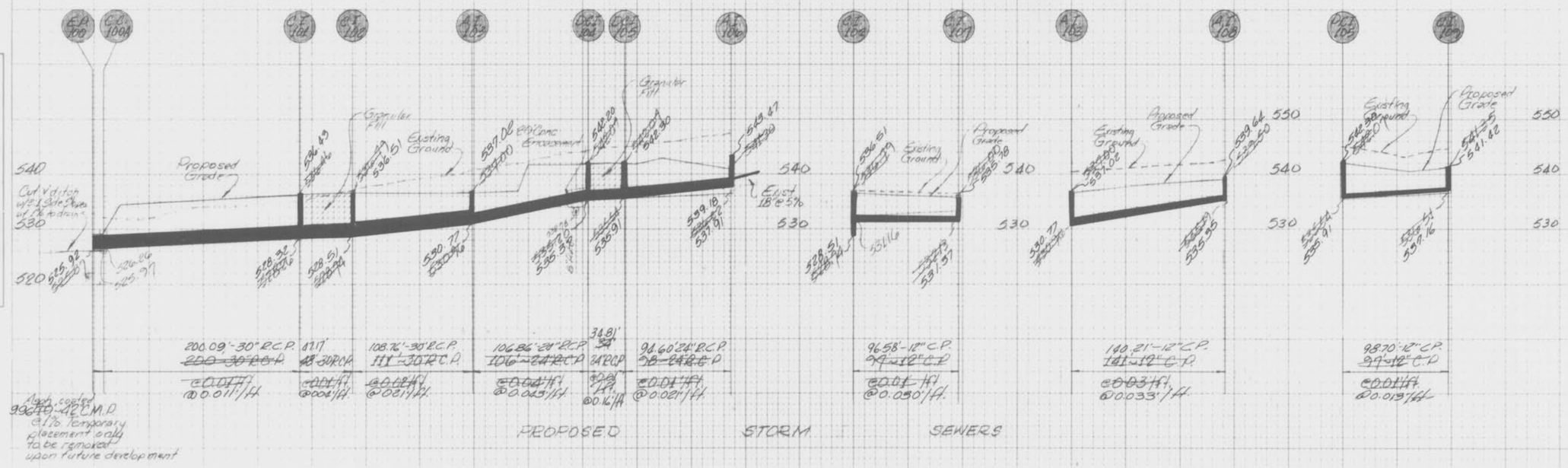
STREET PROFILES
BAYFIELD PLAT 4
AUG. 1987
83-1200G
DURANGO DRIVE
Existing Ground
Proposed Grade
100' V.C.
140' V.C.
K=28.33 M.O.=0.86
Stillwater Drive
Amarillo Drive
SUNWARD DRIVE
0+00 Begin Construction
200' V.C.
K=111.11 M.O.=0.45
100' V.C.
K=50.55 M.O.=0.23
End Construction
AMARILLO DRIVE
100' V.C.
K=57.19 M.O.=0.34
Sunward Drive
Durango Drive
STILLWATER DRIVE
150' V.C.
K=27.50 M.O.=1.02
End Road Construction
5x5' Grouted Rip-Rap each gutter line
PROPERTY OF CITY OF O'FALLON BUILDING DEPARTMENT
Scale: 1"=50' H 1"=10' V
AS-BUILTS ADDED AUGUST, 1988
Sheet 3 of 5

SEWER PROFILES

BAYFIELD PLAT 4

AUG, 1987 83-12003





PROPERTY OF CITY OF O'FALLON BUILDING DEPARTMENT

Scale 1"=50'H 1"=10'V

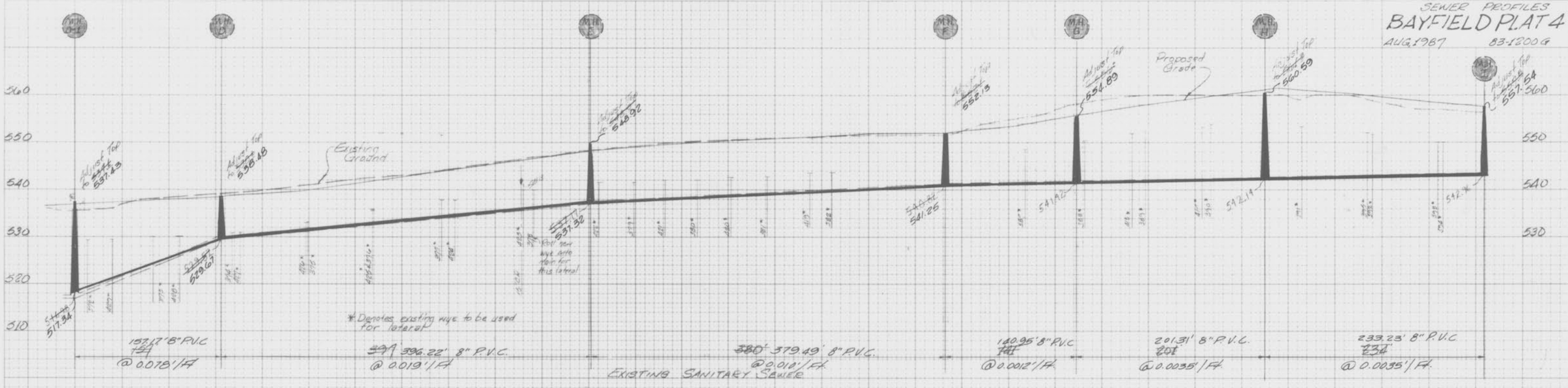
Rev 3/3/88

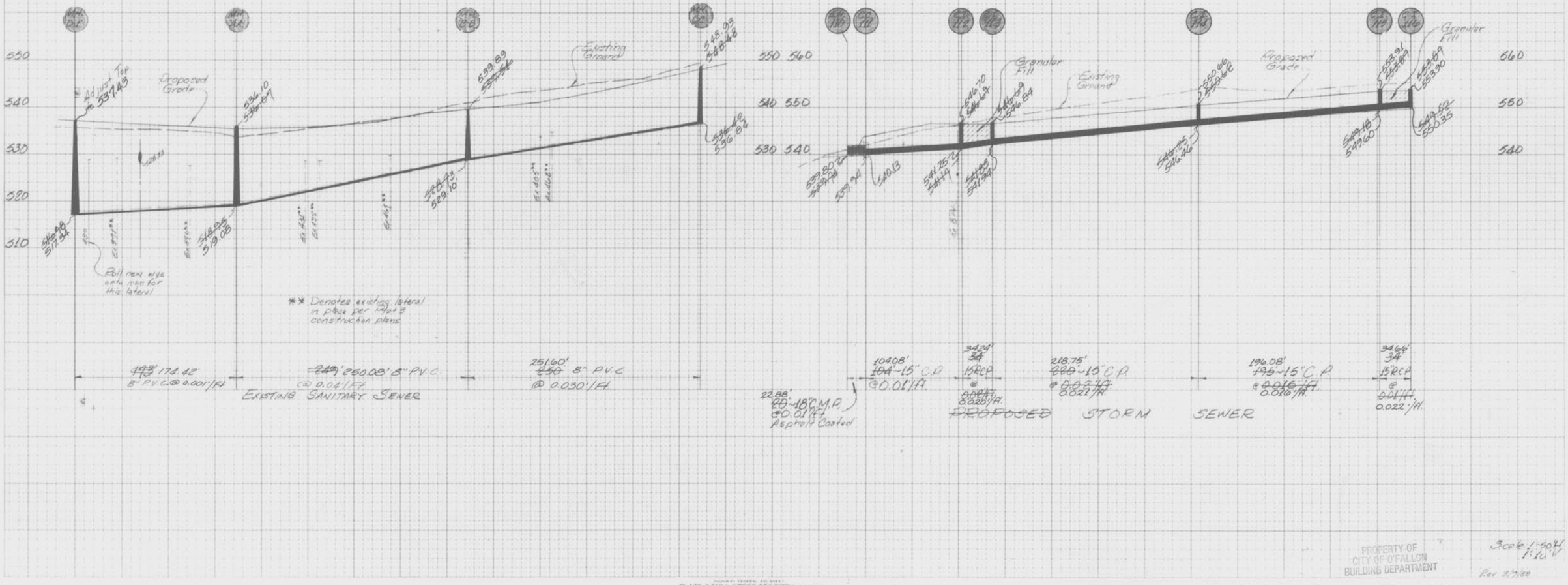
PLATE 3 FULL CROSS SECTION

AS-BUILTS ADDED NOVEMBER , 1988 AS-BUILTS ADDED AUGUST , 1988

SEWER PROFILES
BAYFIELD PLAT 4

AUG. 1987 83-1200G





Scale: 1"=50'H
1"=10'V
Rev 3/7/88

PLATE 3-FULL CROSS SECTION FULL LINE W"ELECTRIC

AS-BUILTS ADDED NOVEMBER , 1988 AS-BUILTS ADDED AUGUST , 1988

Sheet 5 of 5

FINAL SURVEY

ORIGINAL SURVEY

BAYFIELD PLAT 4 - AS BLT.