

SANITARY AND STORM SEWER AS-BUILTS

GENERAL NOTES

- 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 the improvements.
- All manhole and inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor.
- All standard curb inlets to have front of inlet 2 feet behind curb.
- Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76 Class III minimum).
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, AASHTO. See plans for gauge. *Pipe will be aluminumized or bituminous coated.*
- 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 watertop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M. D-698).
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- No area shall be cleared without the permission of the Project Engineer.
- All grades shall be within 0.2 feet of those shown on the grading plan.
- 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.
- 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.
- All P.V.C. sanitary pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- A 25 foot building line shall be established along all public rights-of-way.
- 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.
- 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 line 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.
- 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.
- 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.
- All cul-de-sac islands shall be designated as common ground on the record plat.
- All sanitary sewer manholes will be water-proofed on the exterior, in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.180 (1)(E).

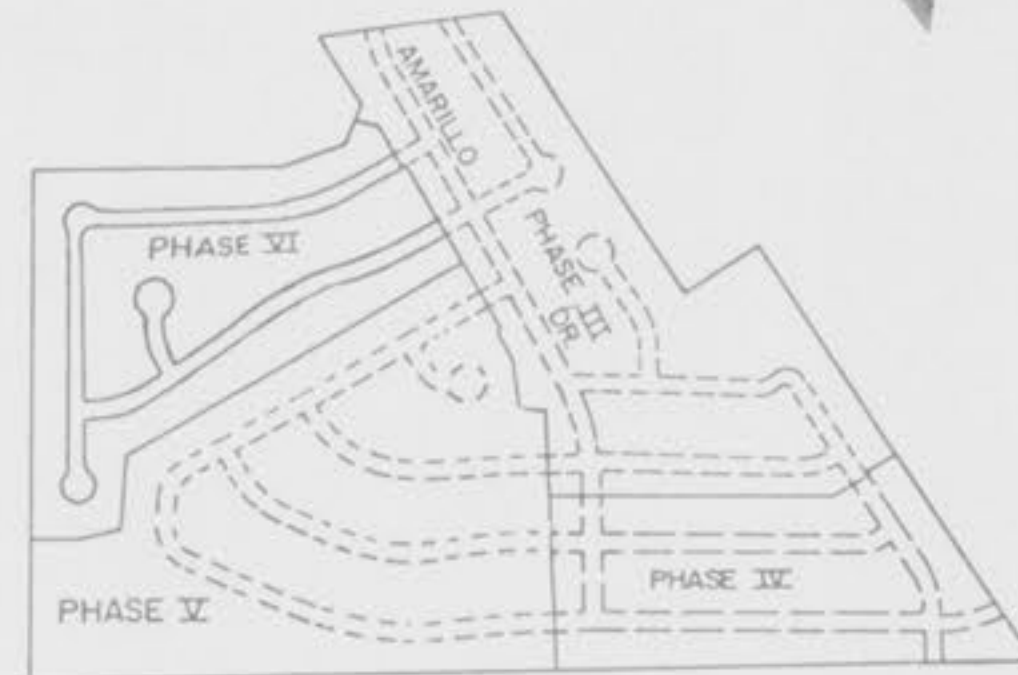
~~PLANS FOR CONSTRUCTION OF
SANITARY SEWERS, STORM SEWERS,
GRADING, PAVING, AND WATER MAINS
FOR~~

BAYFIELD

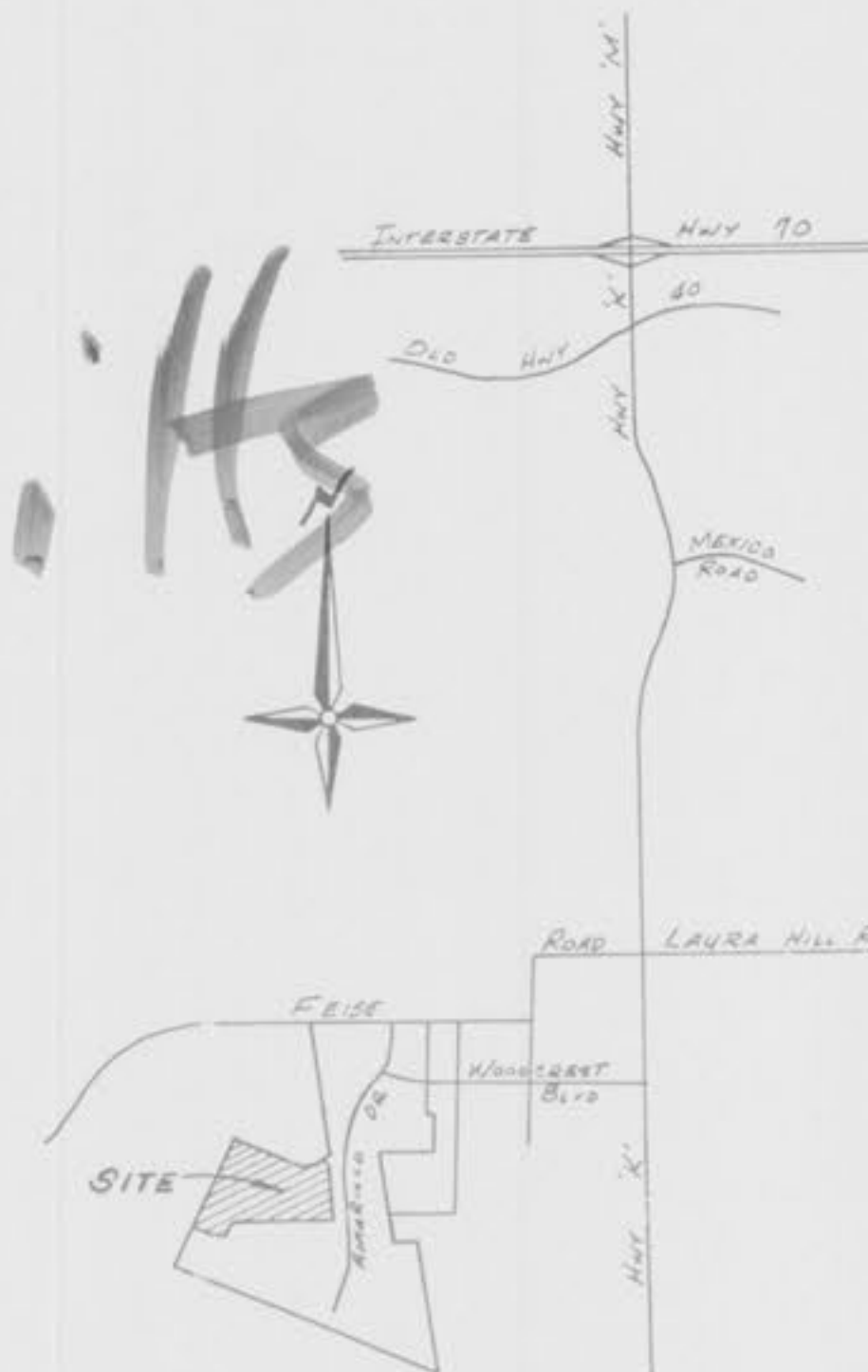
PHASE SIX
PLAT 9

PART OF FRACTIONAL SECTION 5
TOWNSHIP 46 NORTH, RANGE 3 EAST
SAINT CHARLES COUNTY, MISSOURI

As-Builts



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
---	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	FLAT PLAN
3-5	SEWER PROFILES

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

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

DEVELOPMENT NOTES

1) Utilities to Serve Site:

Sewers: Duckett Creek Sewer District
 Water: St. Charles County Water District No. 2
 Electric: Union Electric
 Gas: St. Charles Gas Company
 School: Fort Zumwalt School District
 Telephone: Continental Telephone Company of Missouri
 Fire: O'Fallon Fire Protection District

2) Present Zoning: R1-P.U.D.

3) Lot Requirements:

Front Yard: 25 feet
 Side Yard: 7 feet
 Rear Yard: 25 feet

Benchmark: P.K. Nail in power pole 18" above existing ground, 67' east of centerline of Amarillo Drive and 28' north of centerline of Felse Road. Elevation: 621.79 (U.S.G.S. Datum)

Project Benchmark: "0" in open on F.H. located near intersection of Amarillo Drive and Chapparel Drive. Elevation: 554.53 (U.S.G.S. Datum)

BAX ENGINEERING CO., INC
 221 POINT WEST BLVD. ST. CHARLES, MISSOURI 63301
 946-6588 724-3330

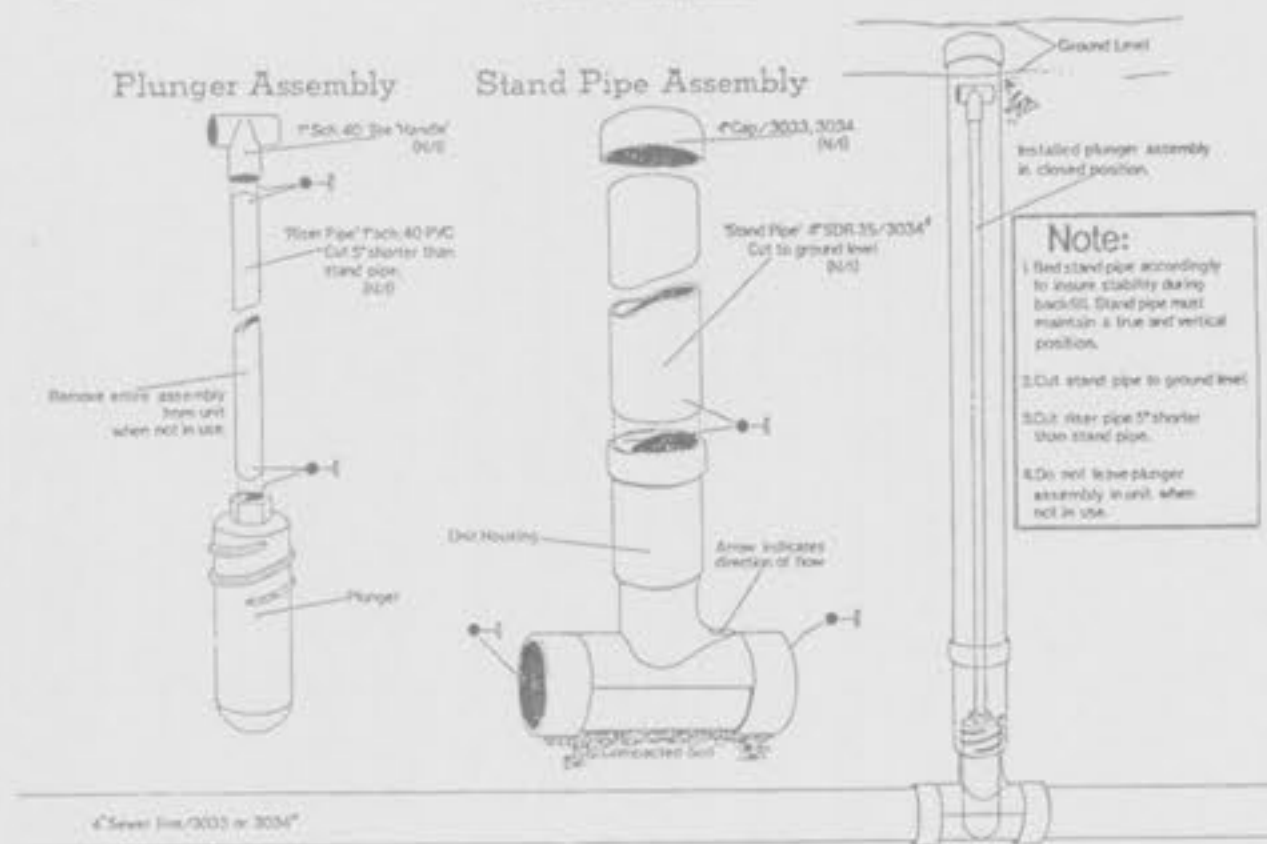
PREPARED FOR:
MLS INVESTMENT COMPANY
 11443 ST. CHARLES ROCK ROAD
 BRIDGESTON, MO 63044-2789
 TELEPHONE (314) 739-2110

DATE: MARCH, 1990
 REVISIONS:
 3-26-90
 5/15/91

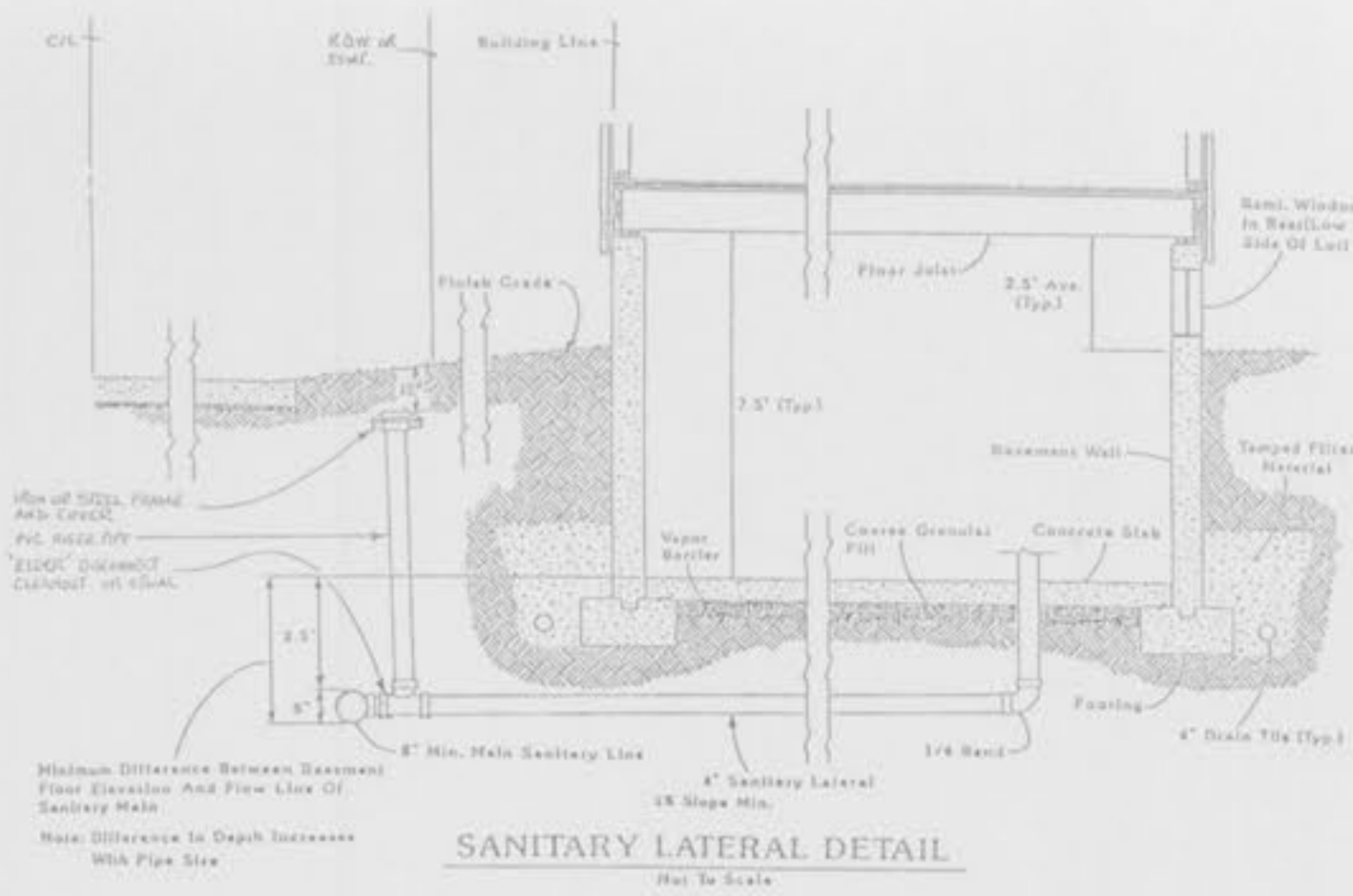
ENGINEER:
 RICHARD S. MUELER

ORDER NO. B31200N SHEET 1 OF 5

AS-BUILTS ADDED MARCH, 1992.



Key: *Recommended SDR35 standard dimension ratio no. 3034
 All other listed
 †Flow & pipe joints with an approved type PVC primer & cement
 ‡See notes on the other sheets



SANITARY LATERAL DETAIL
 Not To Scale

PROPERTY N/F
 MICHAEL BERENSON

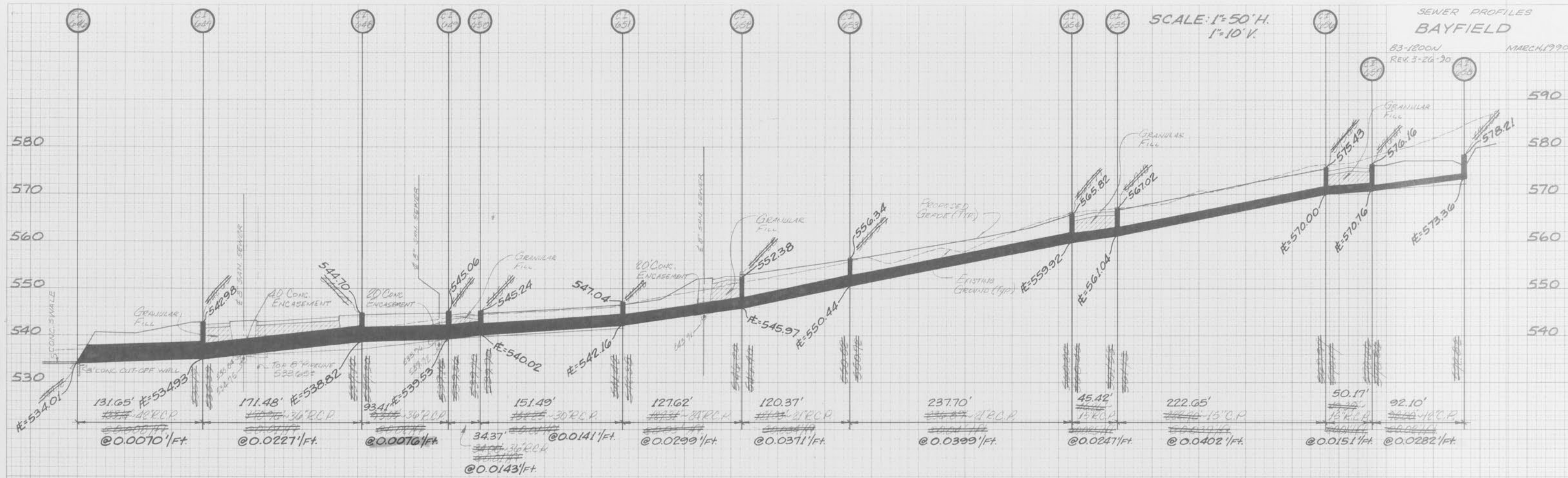


SEWER PROFILES
BAYFIELD

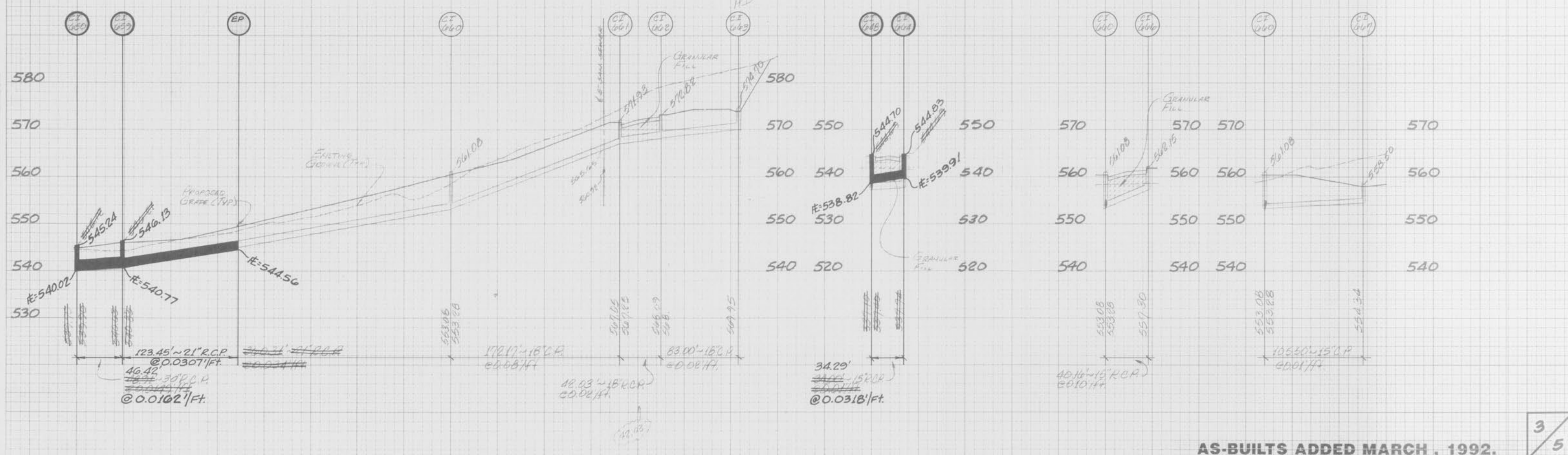
SCALE: 1"=50' H.
1"=10' V.

63-1200N
REV. 3-26-90
MARCH 1990

FINAL SURVEY
INDICATED
PLANNED
NOTES: 1. SEE PLAN FOR
2. SEE PLAN FOR
3. SEE PLAN FOR



ORIGINAL SURVEY
INDICATED
PLANNED
NOTES: 1. SEE PLAN FOR
2. SEE PLAN FOR
3. SEE PLAN FOR



AS-BUILTS ADDED MARCH, 1992.

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

SEWER PROFILES
BAYFIELD
83-1800N MARCH, 1990
REV. 3-26-90
REV. 3-22-92 BY J.J.T.

FINAL SURVEY
DATE: 3/22/92
BY: J.J.T.

ORIGINAL SURVEY
DATE: 3/22/92
BY: J.J.T.

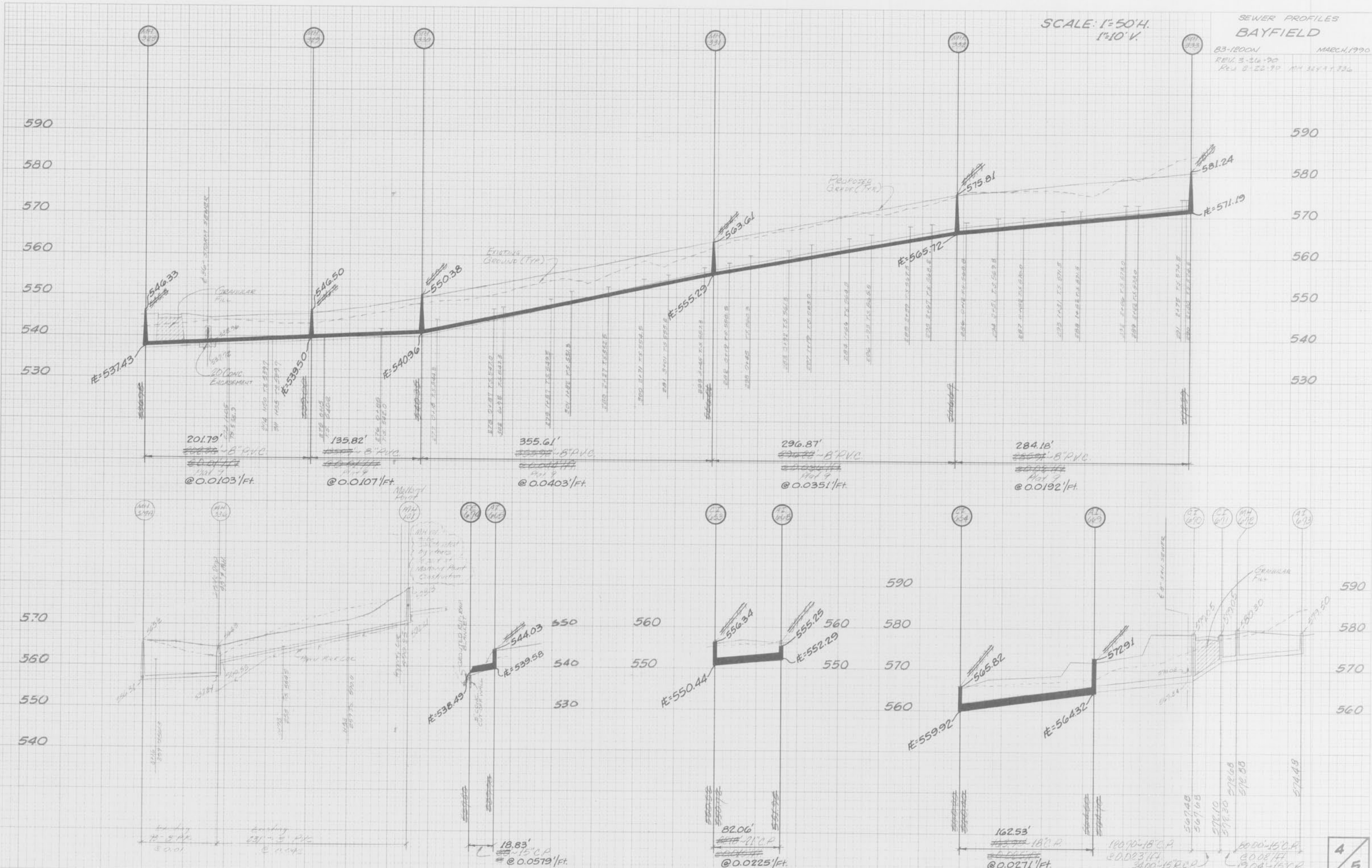


PLATE 3 FULL CROSS SECTION - FULL LINE

AS-BUILTS ADDED MARCH, 1992.

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

SEWER PROFILES
BAYFIELD

83-1800N MARCH 1990
REV. 3-26-92
REV. 9-22-92 REV. 11-14-92

FINAL SURVEY
DATE: _____
BY: _____
CHECKED: _____
DATE: _____

ORIGINAL SURVEY
DATE: _____
BY: _____
CHECKED: _____
DATE: _____

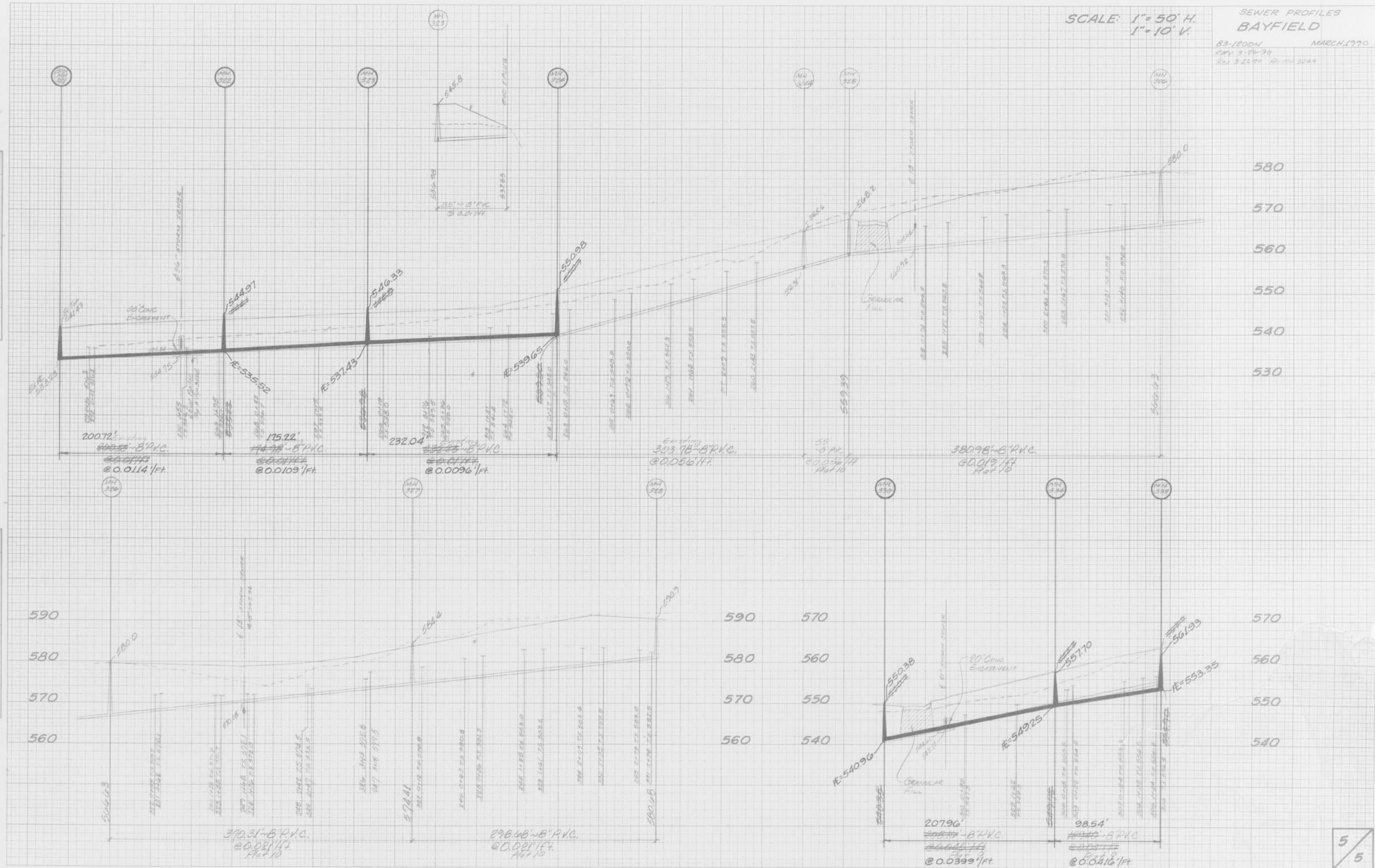


PLATE 3-FULL CROSS SECTION FULL LINE
DATE: 3-26-92

AS-BUILTS ADDED MARCH, 1992.

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