

FIELDSTONE FARMS

PHASE THREE

SANITARY SEWER

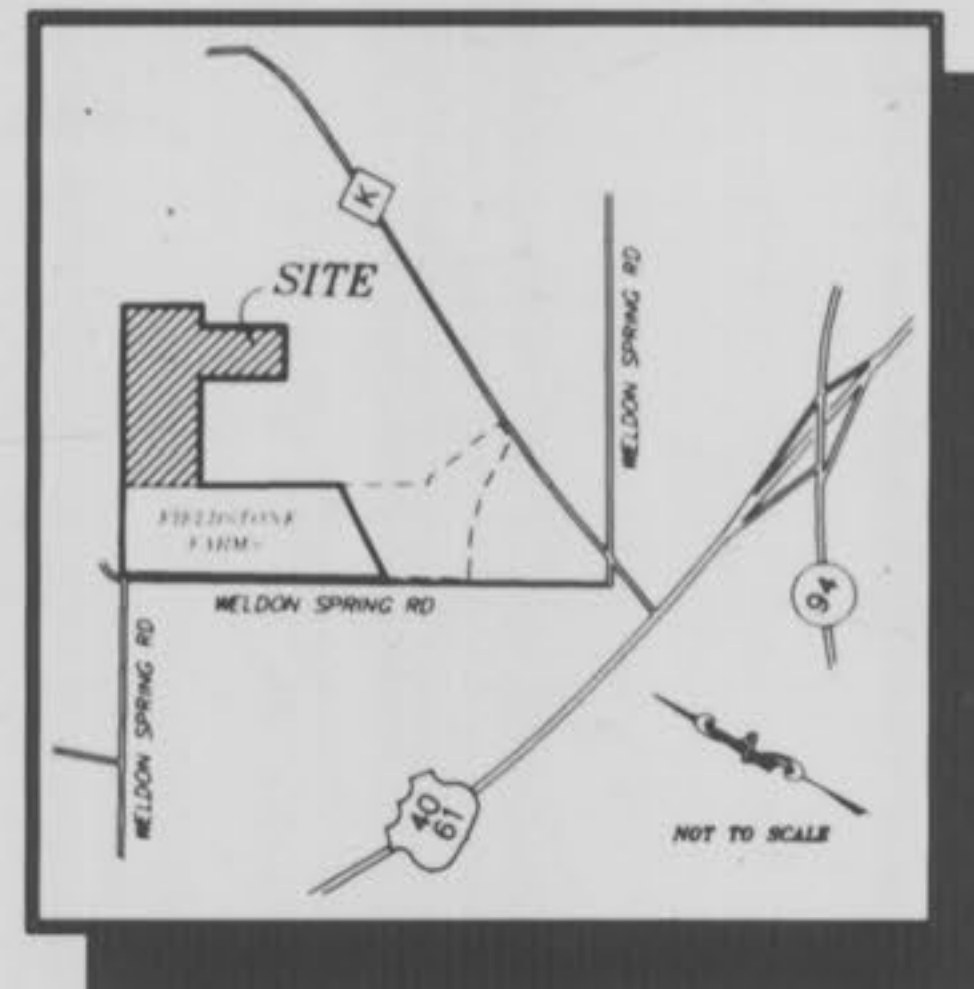
(FOR DUCKETT CREEK SANITARY DISTRICT)

38 LOTS

A TRACT OF LAND BEING PART OF
U.S. SURVEY 1669
AND PART OF LOTS 1, 3, 14, 16 and 25 OF
JOHN D. COALTER'S 'OLD DARDENNE TRACT'
T. 46 N., R. 4 E.
ST. CHARLES COUNTY, MISSOURI

"AS-BUILTS"

LOCATION MAP



DRAWING INDEX

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5-7	GRADING PLANS
8-9	SANITARY SEWER PROFILES
10-12	STORM SEWER PROFILES
13-17	CONSTRUCTION DETAILS

GENERAL NOTES

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.
- 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 storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
- All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved 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" channel 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 manholes and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stakeout 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.
- 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').
- 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. specifications C-108 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 sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All PVC sanitary sewer pipe shall be SDR-35 or equal with "clean" 1/2 inch to 1-inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate back fill over pipe shall consist of same size "clean" or "minus" stone from spring line of pipe to 6 inches above the top of pipe.
- All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All existing improvements disturbed, damaged or destroyed shall be repaired to replaced to closely match pre construction conditions.
- All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single-family developments.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- Brick shall not be used on manholes.
- This tract is served by:
 - Water - Missouri American Water Company
 - Electric - AmerenUE
 - Telephone - Southwestern Bell Telephone Co.
 - Sewers - Duckett Creek Sanitary District
 - Gas - St. Charles Gas
 - Fire Protection - Collinsville Fire Protection District
 - School District - Francis Howell R - 3
 - Mail Service - St. Charles Post Office
- Lot Data:
 - Total Number of lots added - 89
 - Minimum Lot Size - 8,050 Sq. Ft.
 - Minimum Lot Width of building line - 70 Ft.
- Yard and Setback Requirements:
 - Front - 25 Feet
 - Side - 6 Feet
 - Rear - 25 Feet
- Property is located within the Flood Plain boundaries as per FEMA Maps No. 29183C0430E, effective August 2, 1996.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flow lines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
- All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Department of Natural Resources specifications 10 CSR - 8.120(7)(E).
- All pipes shall provide drainage through manholes. No flat base structures are allowed.
- All creek crossings shall be grouted rip-rap as directed by district inspectors. (All grout shall be high slump ready-mix concrete).
- All intersections within this development meet the sight distance requirements.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot / Mission-type couplings will not be allowed.
- Existing sanitary sewer service shall not be interrupted.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- All fill including places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM D1557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proof rolling and compaction.

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		
	Tee & Valve		Single Water Meter Setting		C.O. Clean Out
	Hydrant		Curb Inlet		V.T. Vent Trap
	Cap		Skewed Curb Inlet		T.B.R. To Be Removed
	Lot or Building Number		Double Curb Inlet		T.B.R.R. To Be Removed & Relocated
	Existing Fence Line		Grate Inlet		T.B.P. To Be Protected
	Existing Tree Line		Area Inlet		T.B.A. To Be Abandoned
	Street Sign		Double Area Inlet		B.C. Base Of Curb
	Existing Contour		Concrete Collar		T.C. Top Of Curb
	Proposed Contour		Flared End Section		T.W. Top Of Wall
	Grouted Rip-Rap		End Pipe		B.W. Base Of Wall
	End of Lateral		Energy Dissipator		(TYP) Typical
	Asphalt Pavement		Manhole		(U.N.O.) Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe		(U.I.P.) Use In Place

BENCHMARKS

- BM #1 (U.S.G.S.)
CHISELED " " SQUARE ON S.W. CORNER OF CONCRETE RETAINING WALL AT HENNING ROAD BRIDGE AT OLD DARDENNE CREEK (Based on FIRM B.M. 04497) ELEV. 493.78
- BM #2 (U.S.G.S.)
" " IN MUELLER ON F.H. AT WEST SIDE OF MELDON SPRING ROAD AND SOUTH OF ASPHALT DRIVE TO NESSEL STABLES OPPOSITE TRAVERSE HALL #3. ELEV. 563.64

REVISIONS

REV.#1 01/20/99 PER DUCKETT CREEK T.L.T.

"AS-BUILTS"

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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

DANIEL E. EHLMANN, P.L.S., #2216
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-64-D

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

DANIEL E. EHLMANN
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans created on this project and specifically includes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.

Signature _____ Date _____

DEVELOPER

J & M JOINT VENTURE No. 5

13100 MANCHESTER ROAD
ST. LOUIS, MO 63131
(314) 965-8000

FIELDSTONE FARMS PHASE 3

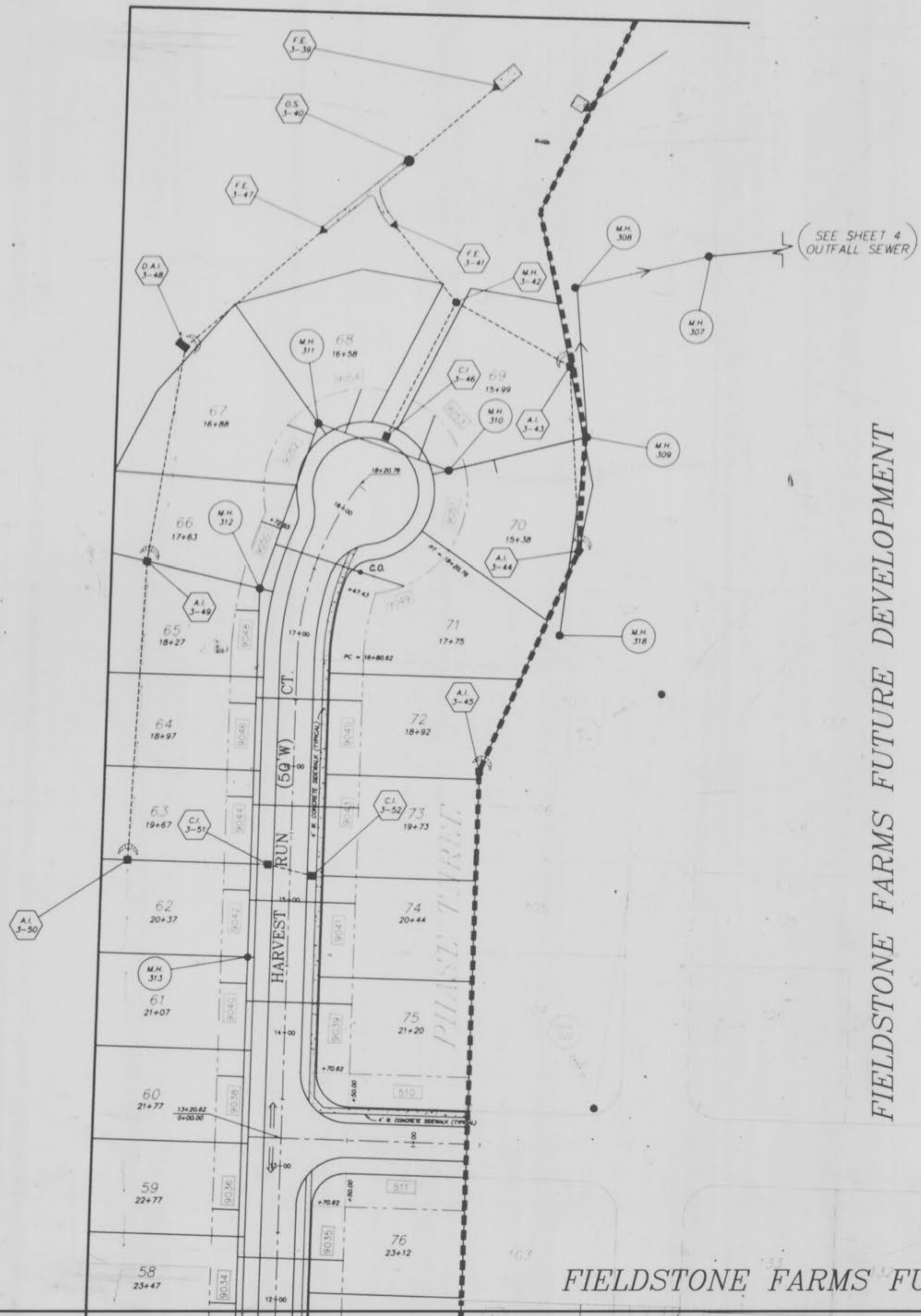
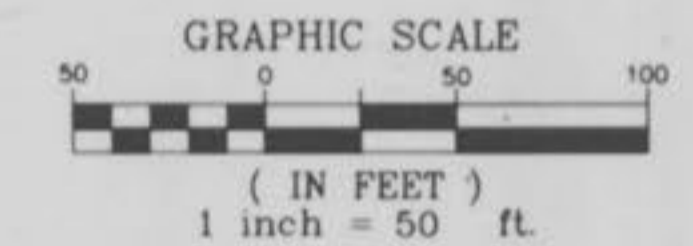
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DRAWN	T.L.T.	DATE	01-08-99	1
CHECKED		DATE		
FIELD BOOK	FB	PROJECT #	95-131-MFD00R	17
		JOB ORDER #	2	

Fieldstone Farms Phase 3 As-Built 1/17



FIELDSTONE FARMS FUTURE DEVELOPMENT

SEE SHEET 4

SEE SHEET 3

FIELDSTONE FARMS FUTURE DEVELOPMENT

"AS-BUILTS"

2
17

SEE SHEET 2

FIELDSTONE FARMS FUTURE DEVELOPMENT

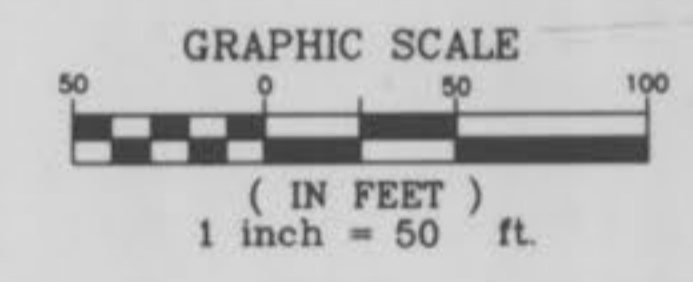
SEE SHEET 4

**FIELDSTONE FARMS
PHASE THREE
FLAT PLAN**

JANUARY 1999 P.E. No. 89-128
REV. #1 01/20/99 PER SOCIETY CHECK T.L.T.



N/F
LEO S. KEATON ESTATE
1611/1197

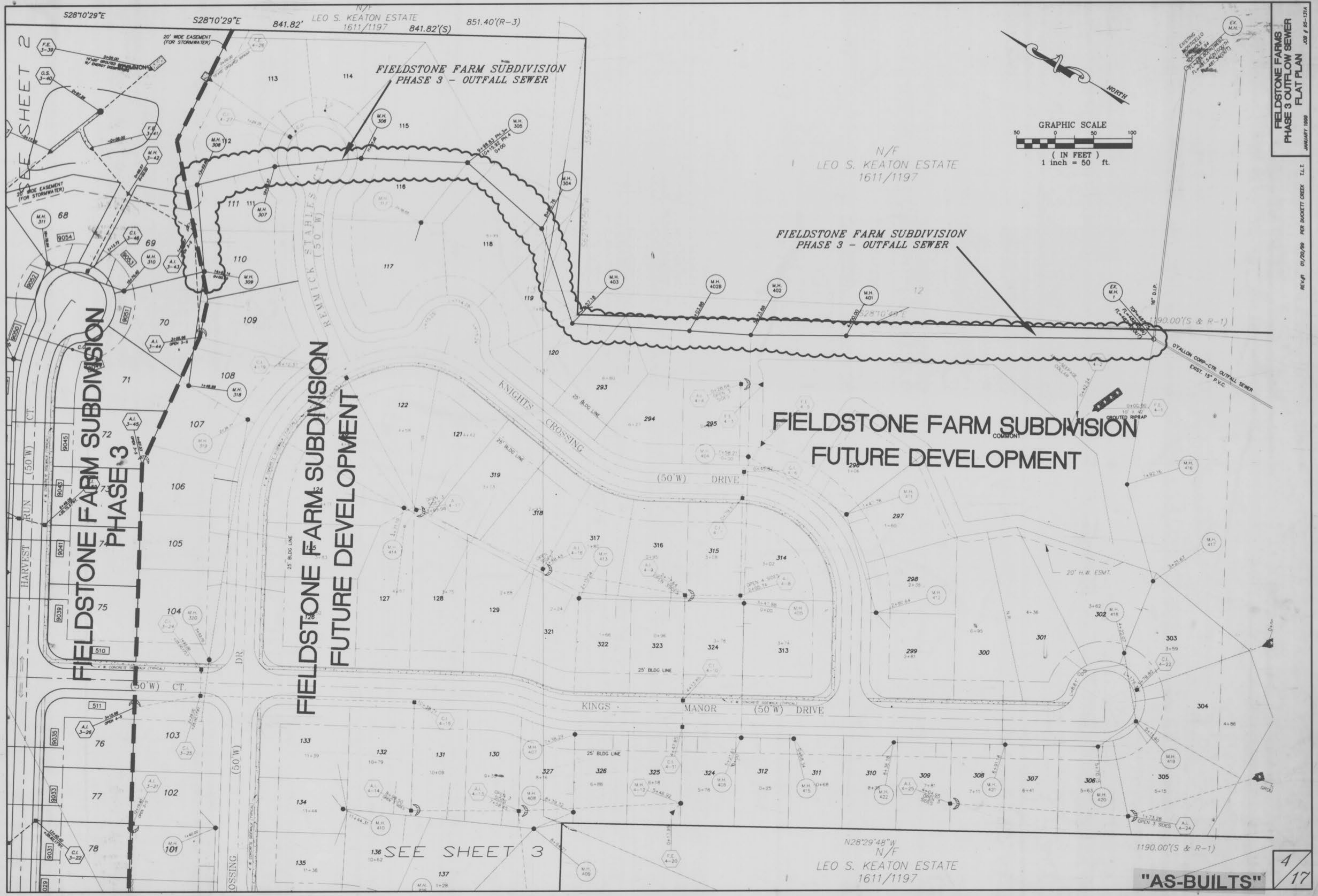


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"AS-BUILTS"

N/F
LEO S. KEATON ESTATE
1611/1197

Fieldstone Farms Phase 3 As-Built 3/7



FIELDSTONE FARMS
 PHASE 3 OUTFLOW SEWER
 FLAT PLAN
 JANUARY 1999

REV. # 01/20/99 PER BUCKETT CREEK T.L.L.

4
 17

"AS-BUILTS"

Fieldstone Farms Phase 3 as built 4/10/00

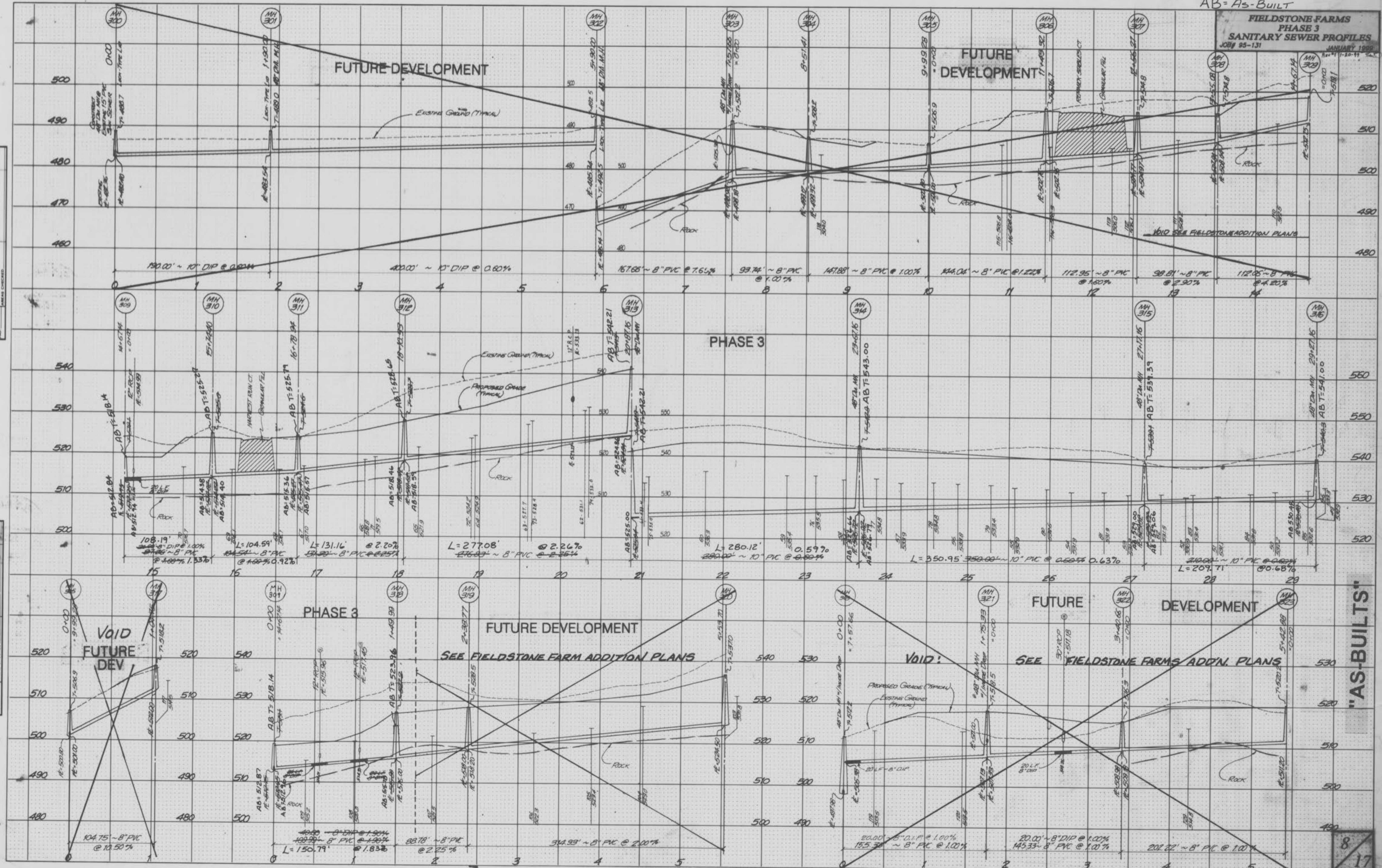
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FIELDSTONE FARMS
PHASE 3
SANITARY SEWER PROFILES
JOB# 95-131
JANUARY 1995

AB = AS-BUILT

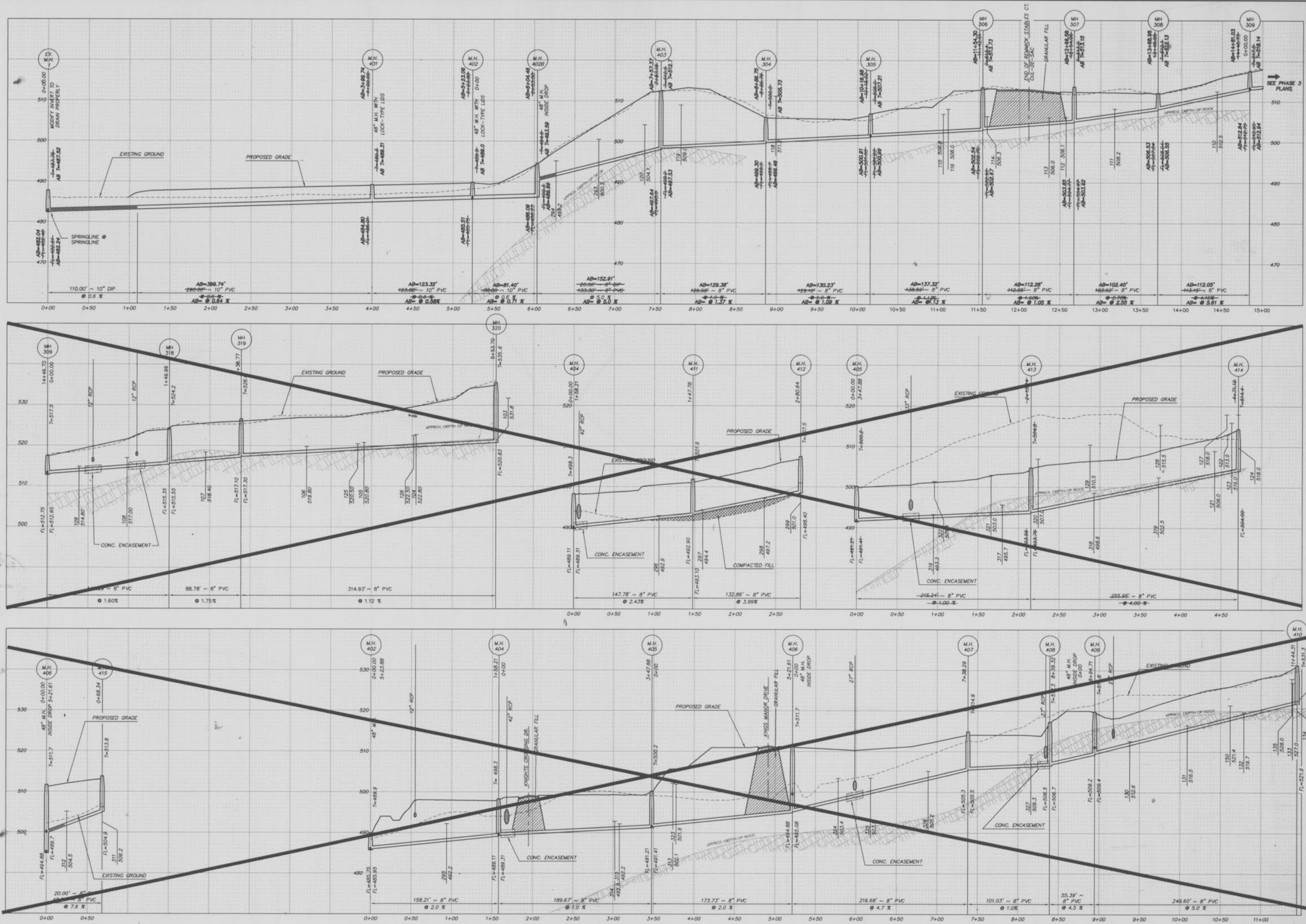
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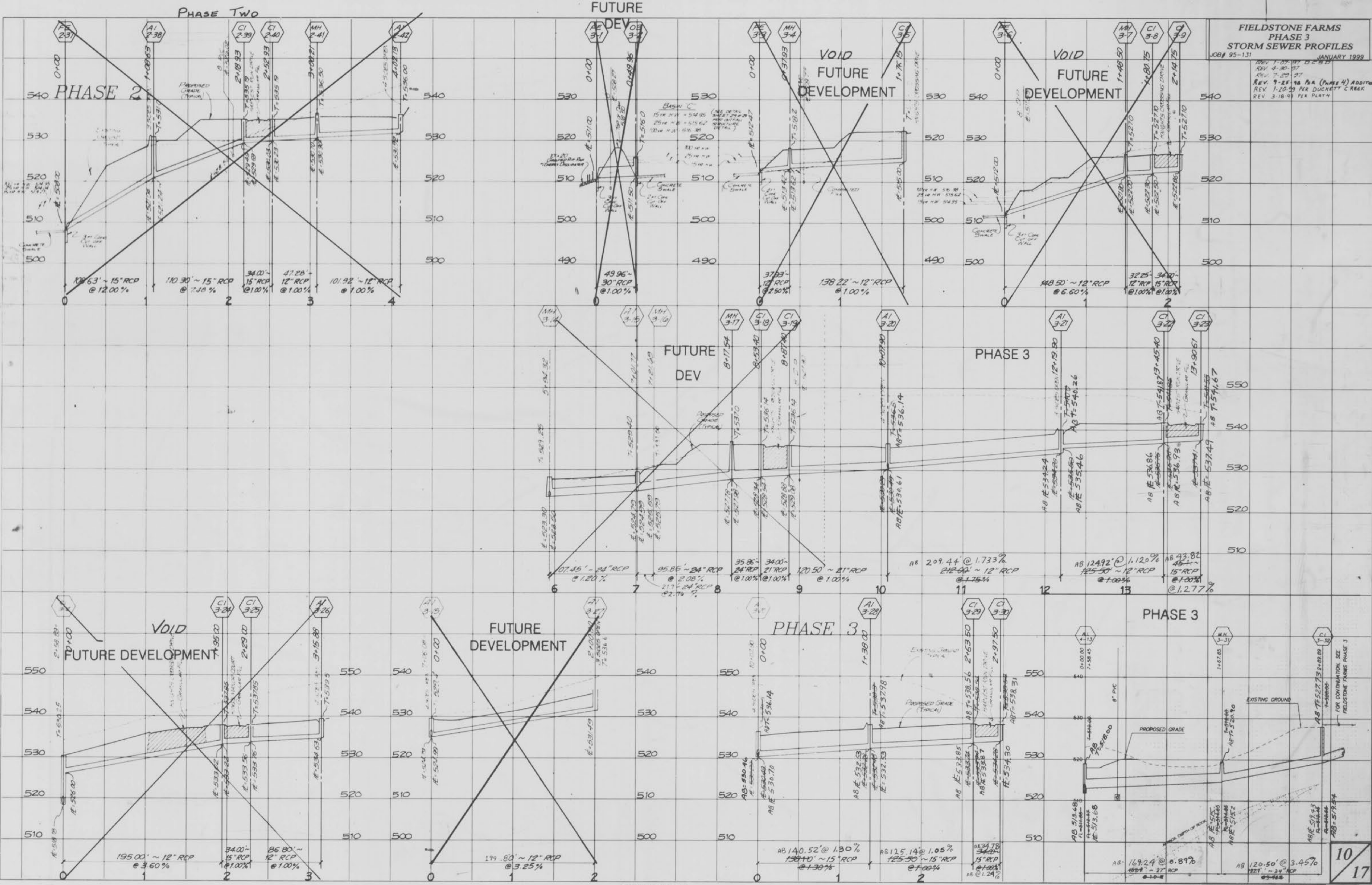
Fieldstone Farms Phase 3 AB-Built 9/10

95131-95131-3-95.DWG PLOTTED 8-21-00



Fieldstone Farms Phase 3 As-Built 9/17

**FIELDSTONE FARMS
PHASE 3
STORM SEWER PROFILES**
JOB# 95-131
REV 1-07-97 BY D.C.B.
REV 4-30-97
REV 7-29-97
REV 9-25-98 P.A. (PHASE 4) ADDITION
REV 1-20-99 PER DUCKETT CREEK
REV 3-18-99 PER PLAT 4
JANUARY 1999



FINAL SURVEY
DATE: 1/20/99
BY: [Signature]

ORIGINAL SURVEY
DATE: 1/20/99
BY: [Signature]

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

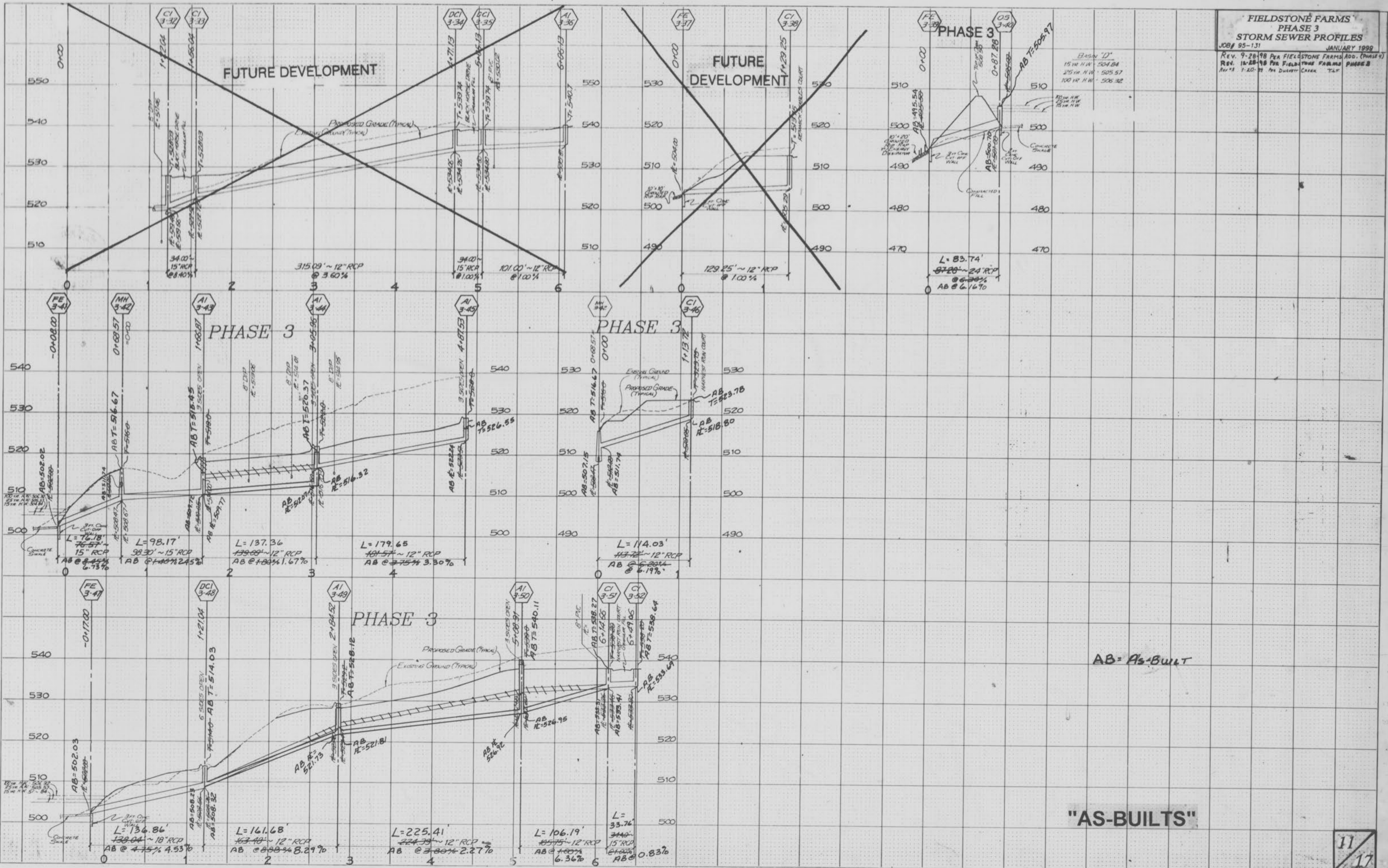
"AS-BUILTS"

Fieldstone Farms Phase 3 as-built 10/17

BASIN "D"
 15' IN DIA - 504.84
 25' IN DIA - 505.57
 100' IN DIA - 506.32

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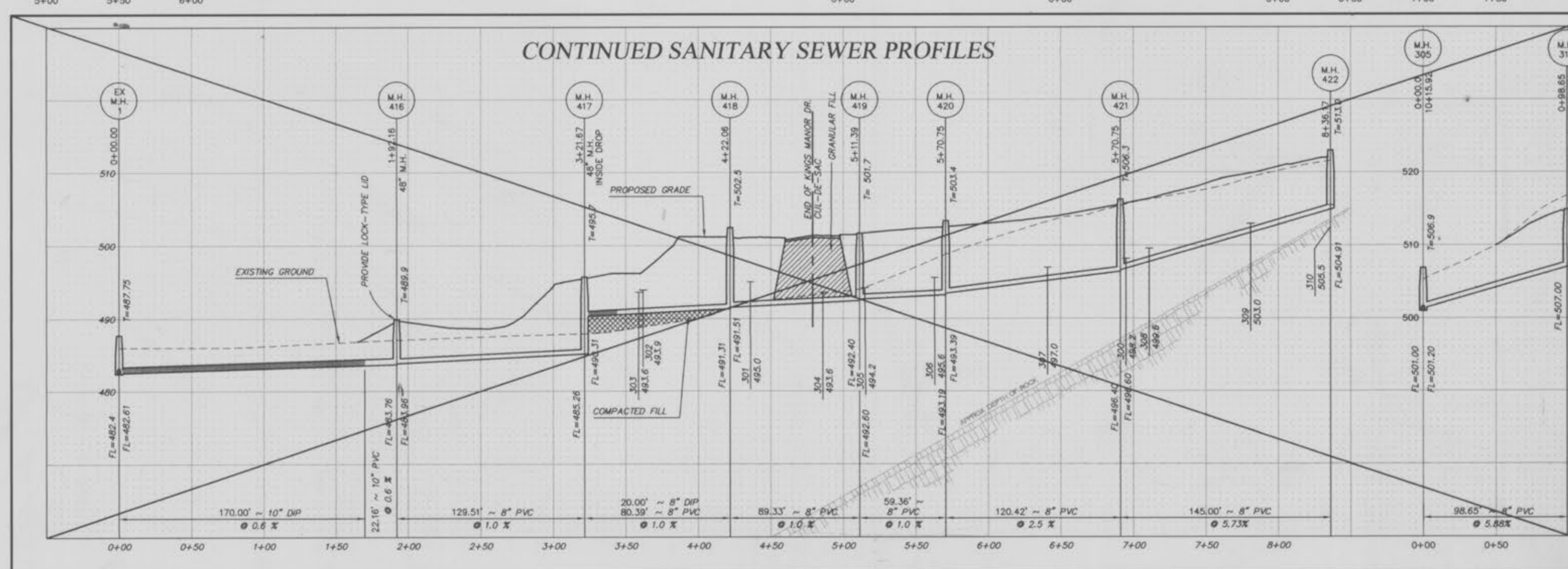
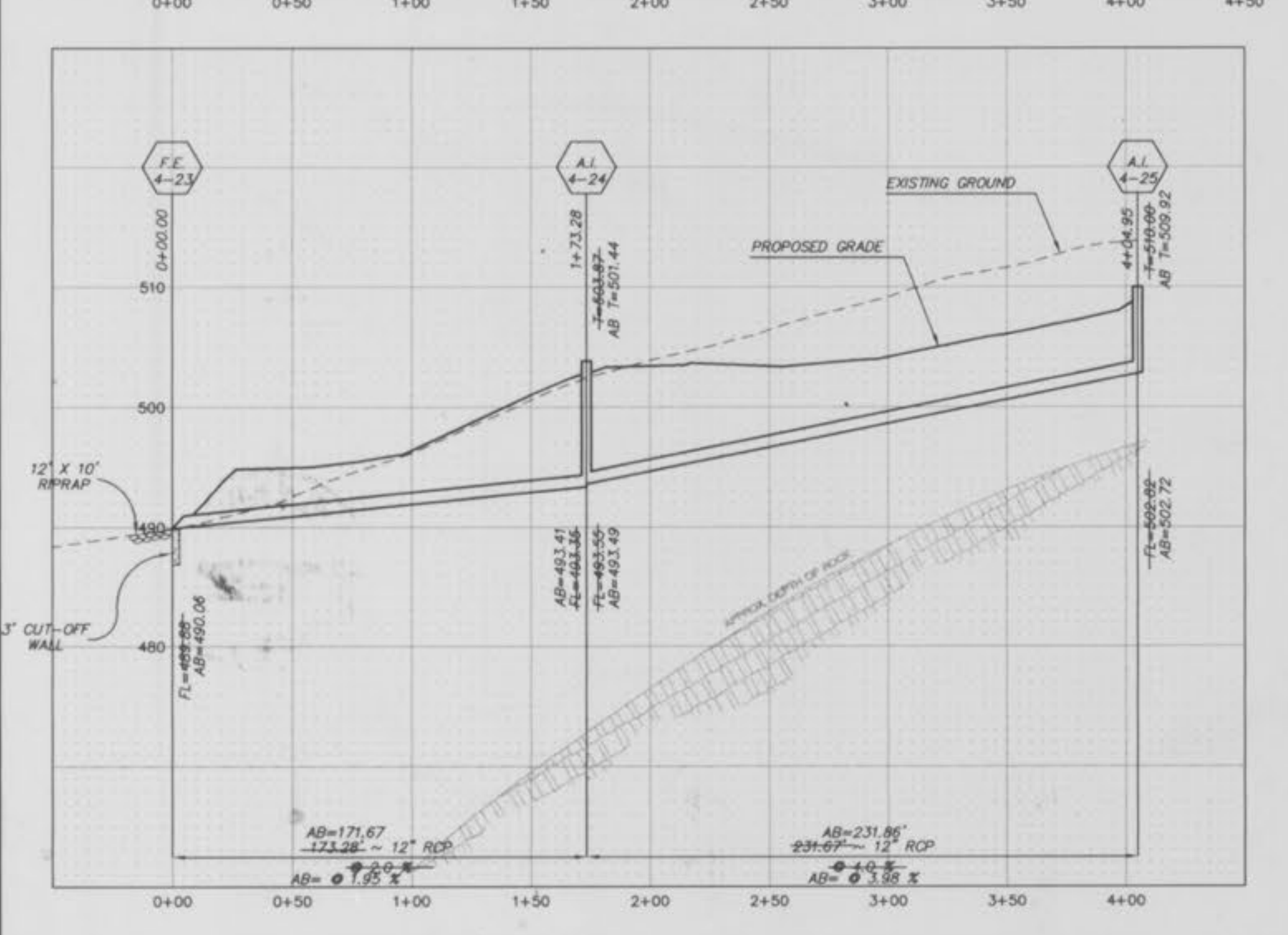
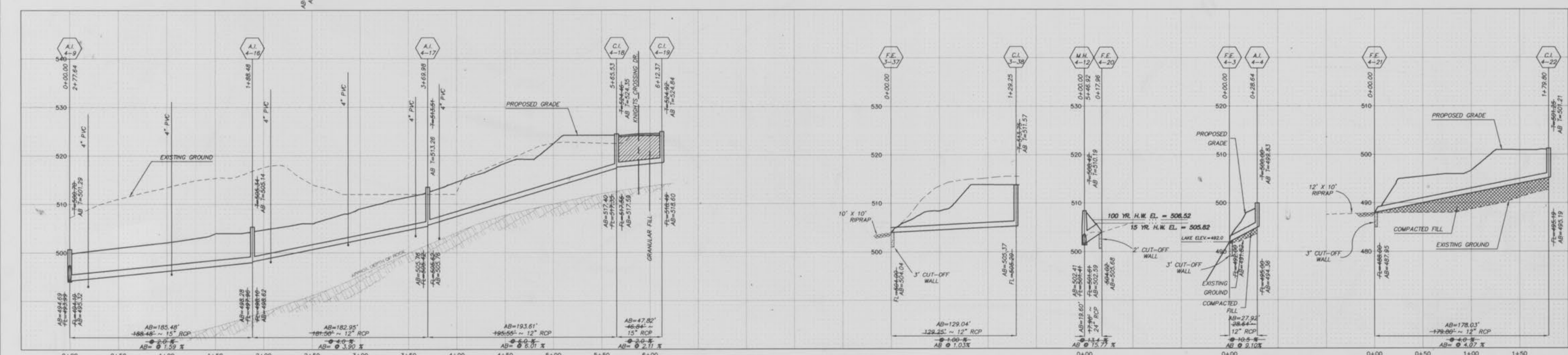
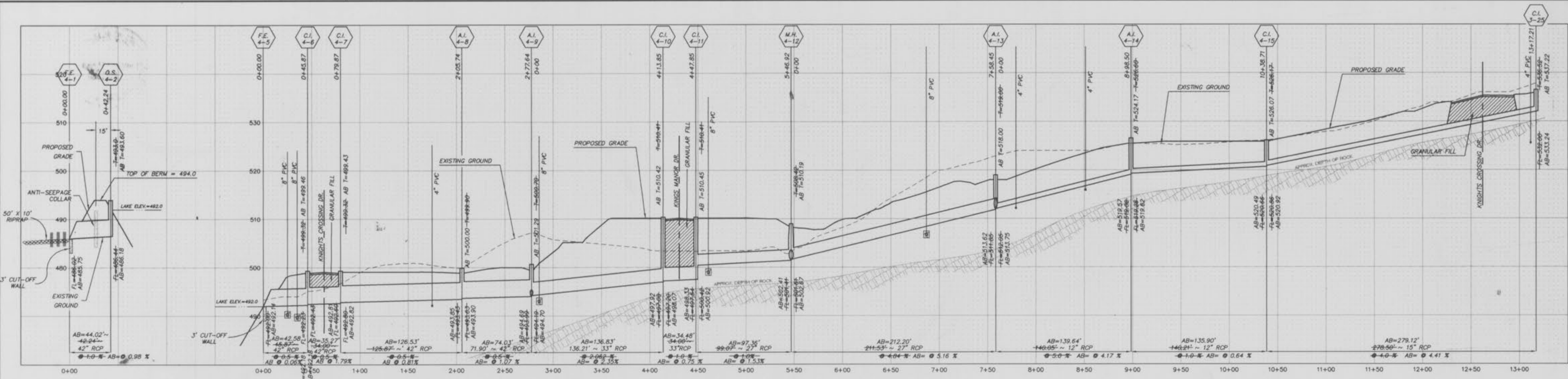


AB = AS-BUILT

"AS-BUILTS"

"AS-BUILTS"

AS-BUILTS 8-16-00, K.D.N.
 REV. 7-8-00 PER DUCKETT CREEK ROW
 REV. 9/28/08, L.T.T.
 JOB # 85-131



SCALE: 1" = 50' HORIZONTAL
 1" = 10' VERTICAL

Fieldstone Farms - Phase 3 As-Built 12/14