

FIELDSTONE FARMS

PHASE FOUR

SANITARY SEWER

(FOR DUCKETT CREEK SANITARY DISTRICT)

81 LOTS

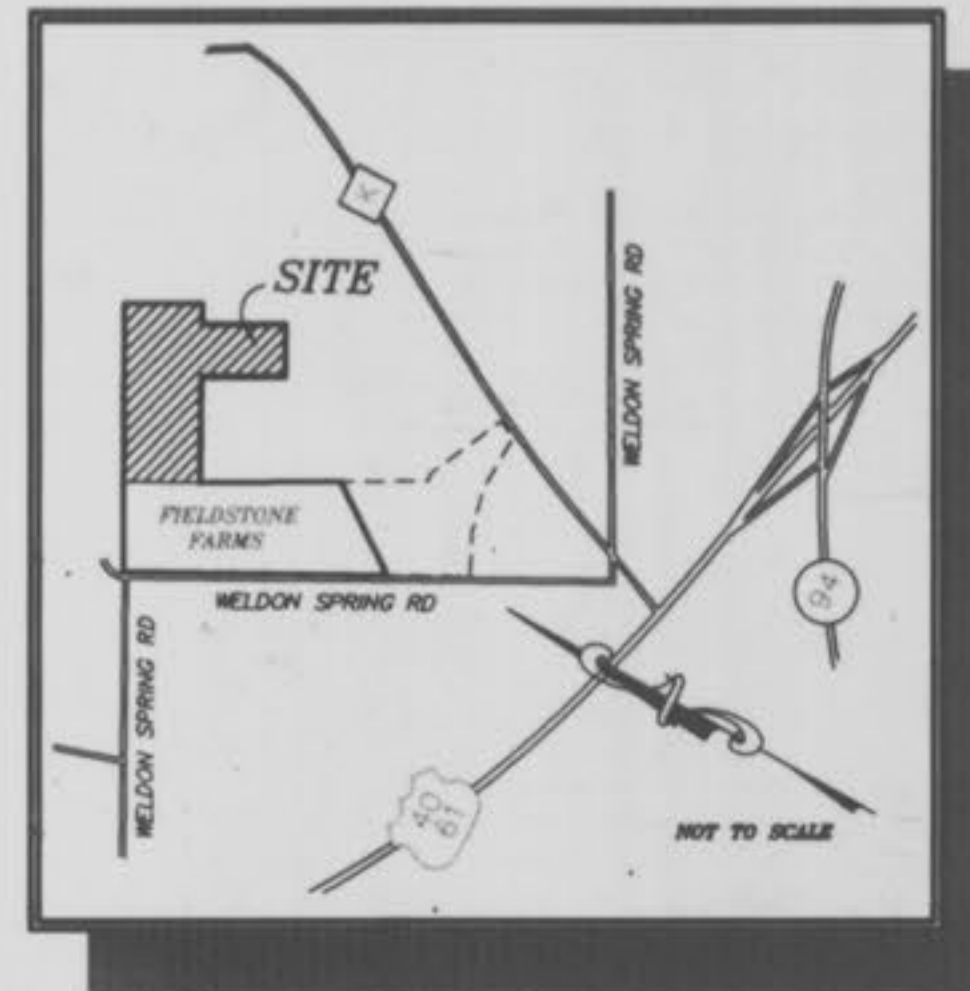
A TRACT OF LAND BEING PART OF
U.S. SURVEY 1669
AND PART OF LOTS 1, 3, 14, 16 and 25 OF
JOHN D. COALTER'S 'OLD DARDENNE TRACT'
T. 46 N., R. 4 E.
ST. CHARLES COUNTY, MISSOURI

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 plot. See record plot 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," end of roadway markers mounted on two (2) pound "T" 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 manhole 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 baseline 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-106 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 some 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:
A. Water - Missouri American Water Company
B. Electric - AmerenUE
C. Telephone - Southeastern Bell Telephone Co.
D. Sewers - Duckett Creek Sanitary District
E. Gas - St. Charles Gas
F. Fire Protection - Cottleville Fire Protection District
G. School District - Francis Howell R - 3
H. Mail Service - St. Charles Post Office
- Lot Data: A. Total Number of lots added - 89
B. Minimum Lot Size - 8,050 Sq. Ft.
C. Minimum Lot Width at building line - 70 Ft.
- Yard and Setback Requirements:
A. Front - 25 Feet
B. Side - 6 Feet
C. 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 - 8.12x(7)(E).
- All pipes shall positive 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.

LOCATION MAP



DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-4	FLAT PLANS
5-7	GRADING PLANS
8-12	SEWER PROFILES
13-17	CONSTRUCTION DETAILS

LEGEND

	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe	
	Storm Structure	C.M.P.	Corrugated Metal Pipe	
	Test Hole	C.I.P.	Cast Iron Pipe	
	Power Pole	P.V.C.	Polyvinyl Chloride	
	Light Standard	V.C.P.	Vitrified Clay Pipe	
		C.O.	Clean Out	
	C.I.	Curb Inlet	V.T.	Vent Trap
	S.C.I.	Skewed Curb Inlet	T.B.R.	To Be Removed
	D.C.I.	Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
	G.I.	Grate Inlet	T.B.P.	To Be Protected
	A.I.	Area Inlet	T.B.A.	To Be Abandoned
	D.A.I.	Double Area Inlet	B.C.	Base Of Curb
	C.C.	Concrete Collar	T.C.	Top Of Curb
	F.E.	Flared End Section	T.W.	Top Of Wall
	E.P.	End Pipe	B.W.	Base Of Wall
	E.D.	Energy Dissipator	(TYP)	Typical
	M.H.	Manhole	U.N.D.	Unless Noted Otherwise
	C.P.	Concrete Pipe	U.L.P.	Use In Place

BENCHMARKS

- BM #1 (U.S.G.S.)
"CHASELD" * SQUARE ON S.W. CORNER OF CONCRETE RETAINING WALL AT HENNING ROAD BRIDGE AT OLD DARDENNE CREEK (Based on FIRM B.M. RM457)
ELEV. 483.76
- BM #2 (U.S.G.S.)
"M" IN MAELLER ON F.H. AT WEST SIDE OF WELDON SPRING ROAD AND SOUTH OF ASPHALT DRIVE TO WESSEL STABLES OPPOSITE TRANSVERSE HALL #2
ELEV. 563.64

REVISIONS

DCSD 12-7-99 CORRECTIONS - CBD
DCSD 12-14-99 CORRECTIONS - CBD
AS-BUILTS JUNE 2000 - KDN

"AS-BUILTS"

This is to certify to City of O'Fallon that these "As-Built" Sanitary Sewer plans are based on actual field surveys conducted during July 2000 and the results are shown herein.

By: D. J. Ehlmann
DANIEL EHLMANN, P.L.S., #2215
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
387-1211 FAX 387-1104

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 involved in the project and specifically includes revisions after the date these plans were authenticated.

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 4

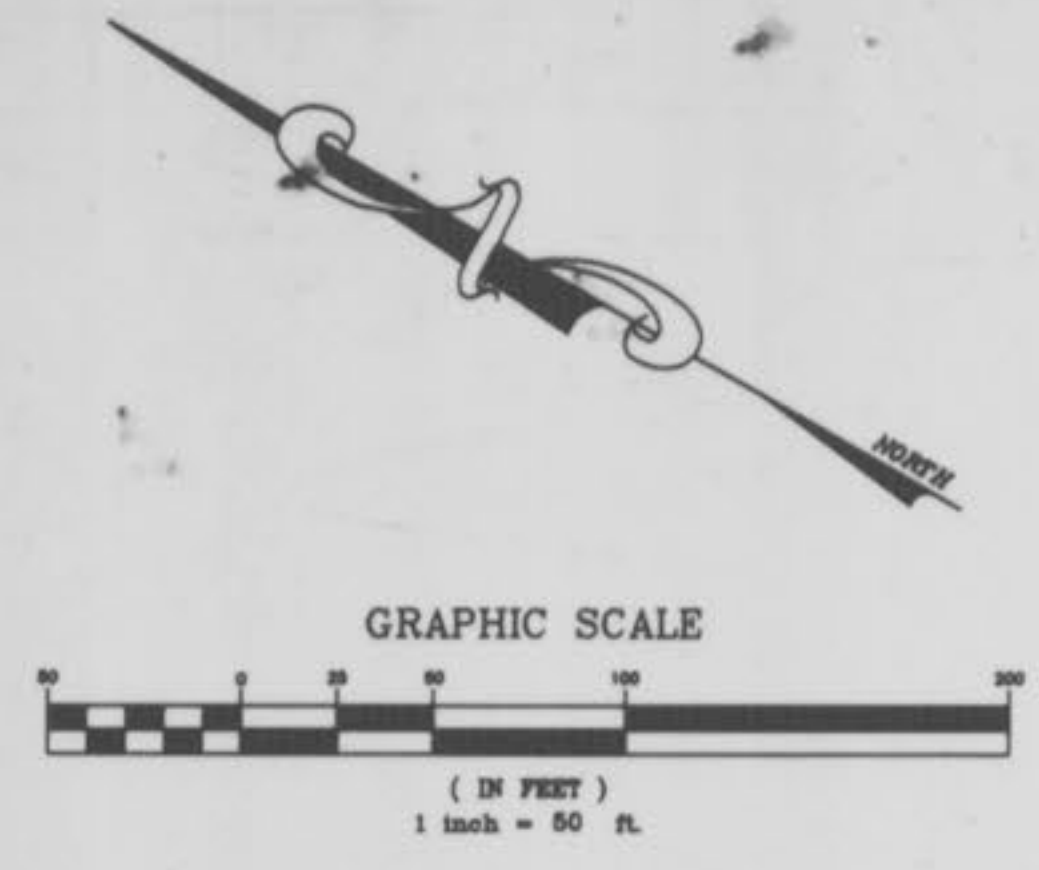
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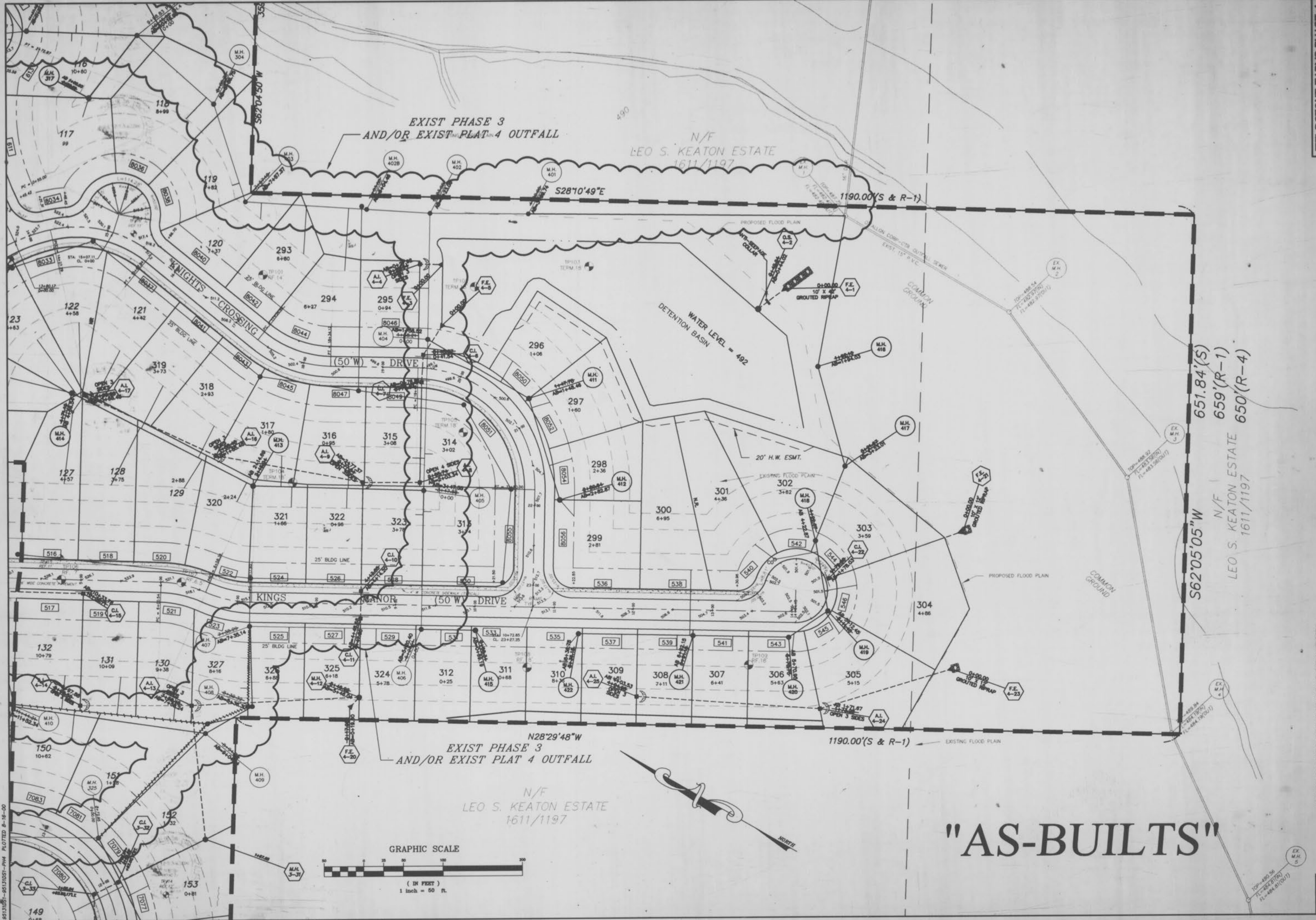
CONFIDENTIAL PROPRIETARY MATERIAL
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DRAWN	CBD	DATE	11-2-99
CHECKED		DATE	
FIELD BOOK		PROJECT #	85-131.MFL.08R
		JOB ORDER #	

17

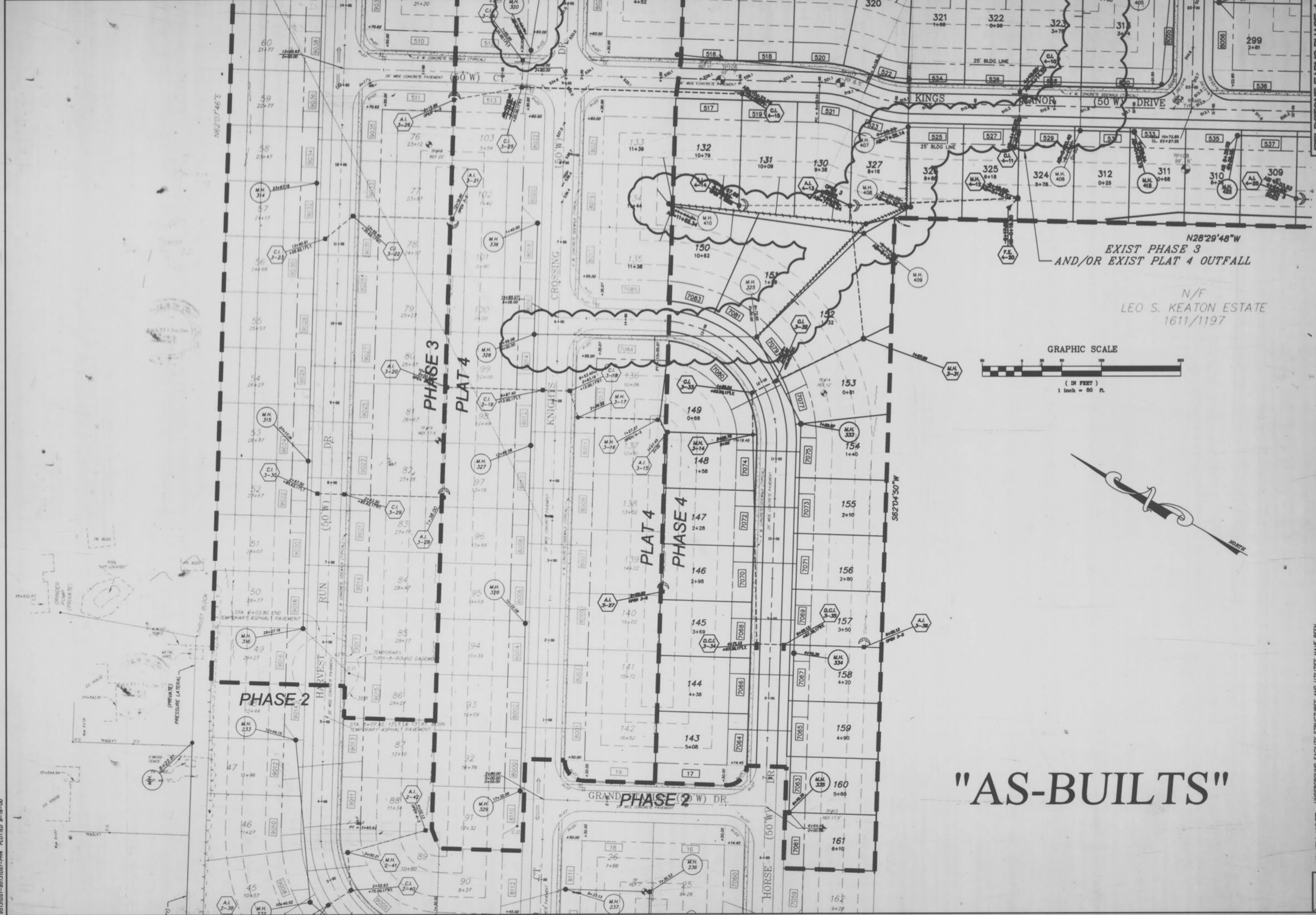
"AS-BUILTS"





UTILITY NOTE: UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES BY OTHER MEANS IS THE RESPONSIBILITY OF THE CONTRACTOR.

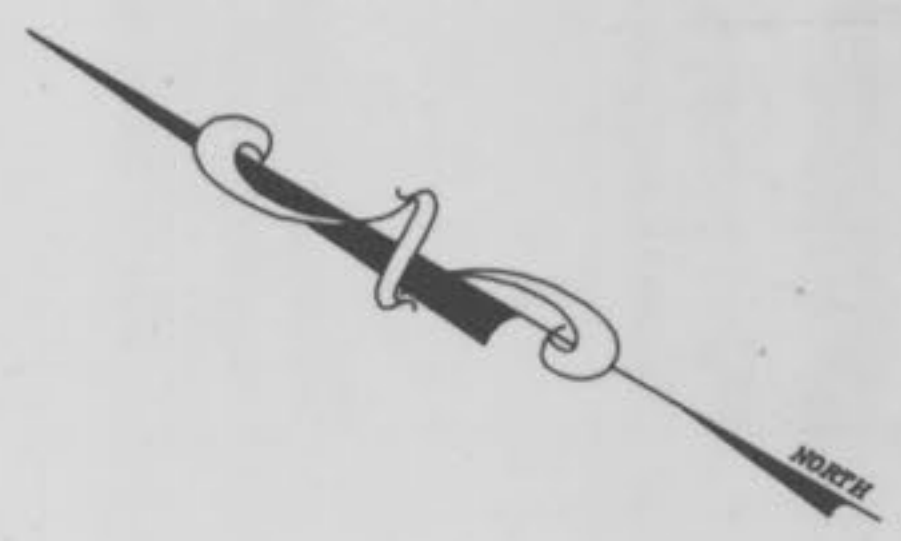
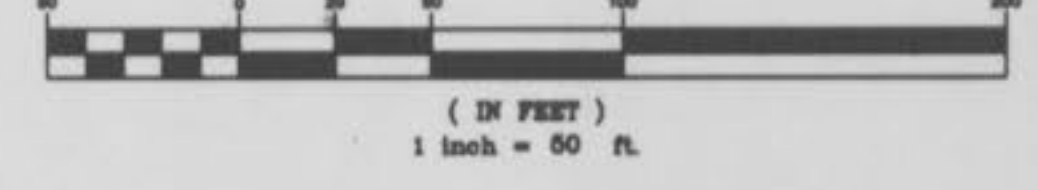
"AS-BUILTS"



N28°29'48"W
EXIST PHASE 3
AND/OR EXIST PLAT 4 OUTFALL

N/F
LEO S. KEATON ESTATE
1611/1197

GRAPHIC SCALE

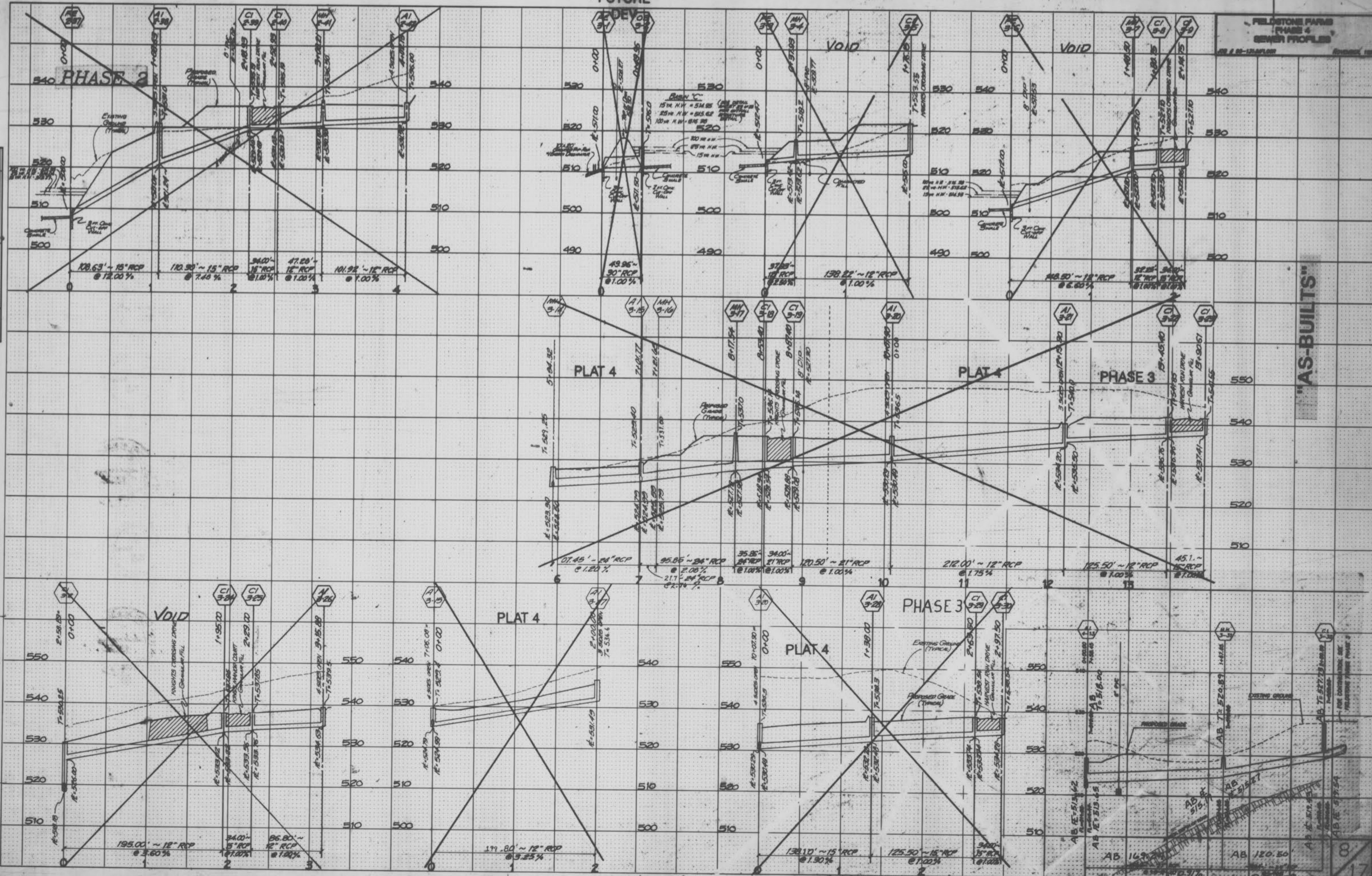


"AS-BUILTS"

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FIELD VERIFICATION OF THE LOCATION OF ALL UNDERGROUND STRUCTURES AND
UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE
THE RESPONSIBILITY OF THE CONTRACTOR.

FUTURE

PELSTONE PARS
PHASE 4
SEWER PROFILES



DATE	
BY	
REVISION	
NO.	
DATE	
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NO.	

PLATE 3-FULL CROSS SECTION LINE & DOT
REVISIONS PRINTED IN RED

"AS-BUILTS"

AB = As BUILT

FUTURE DEVELOPMENT

PHASE 3

PHASE 4

PHASE 3

PHASE 3

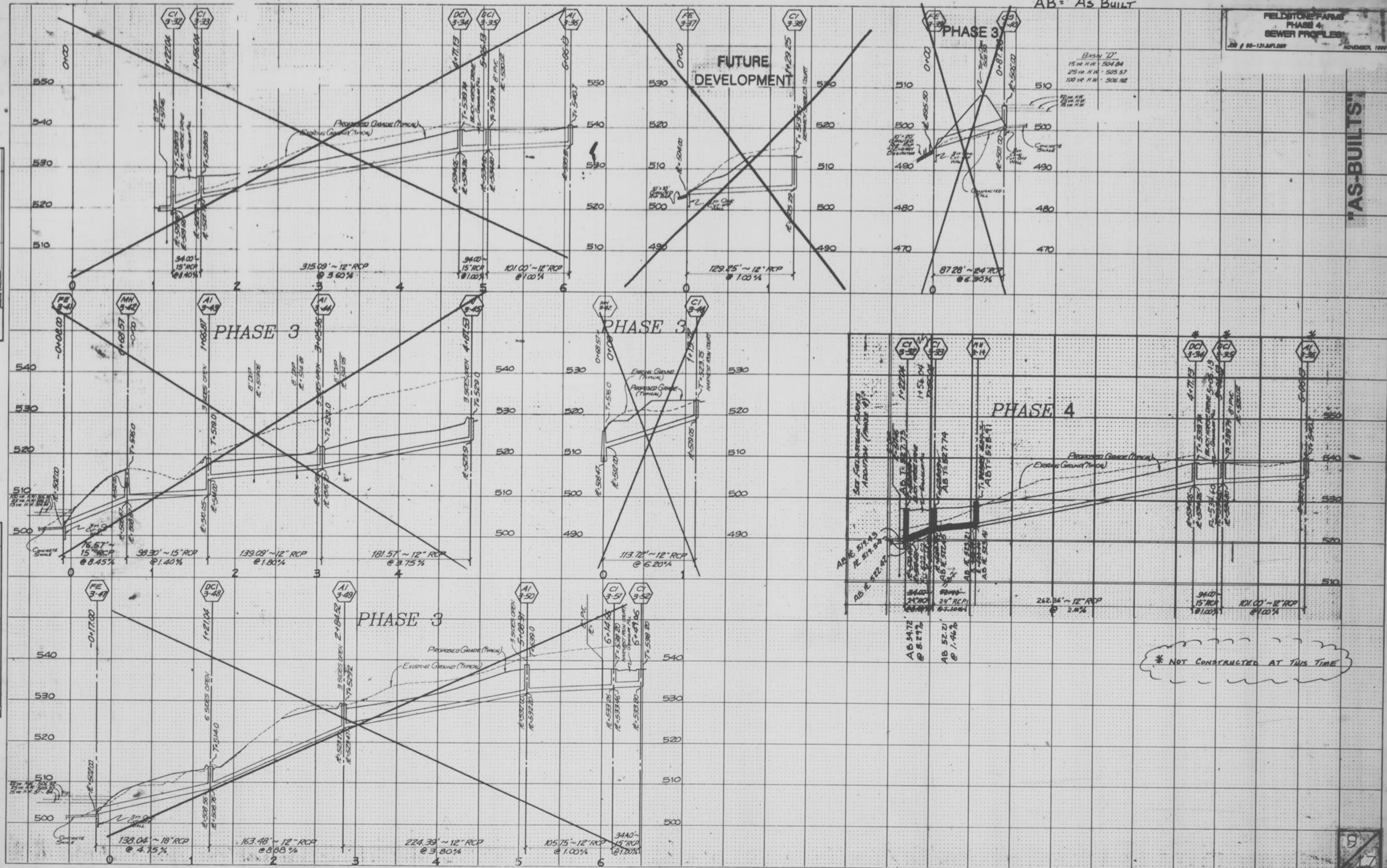
PHASE 3

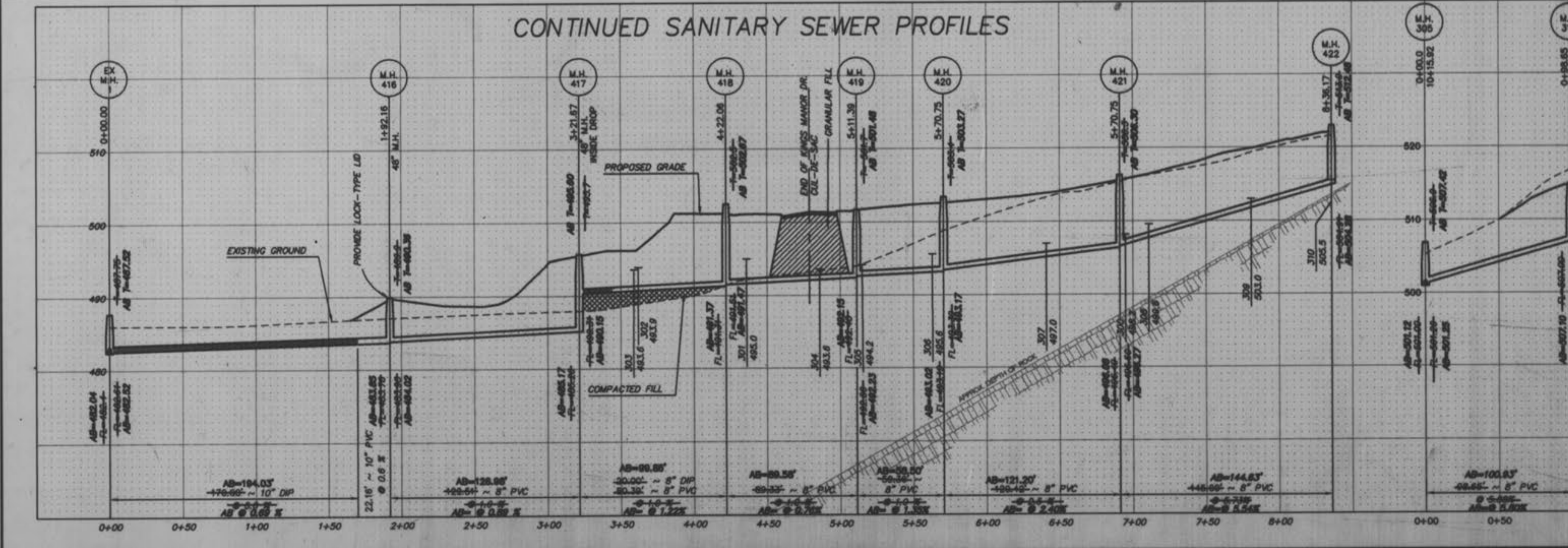
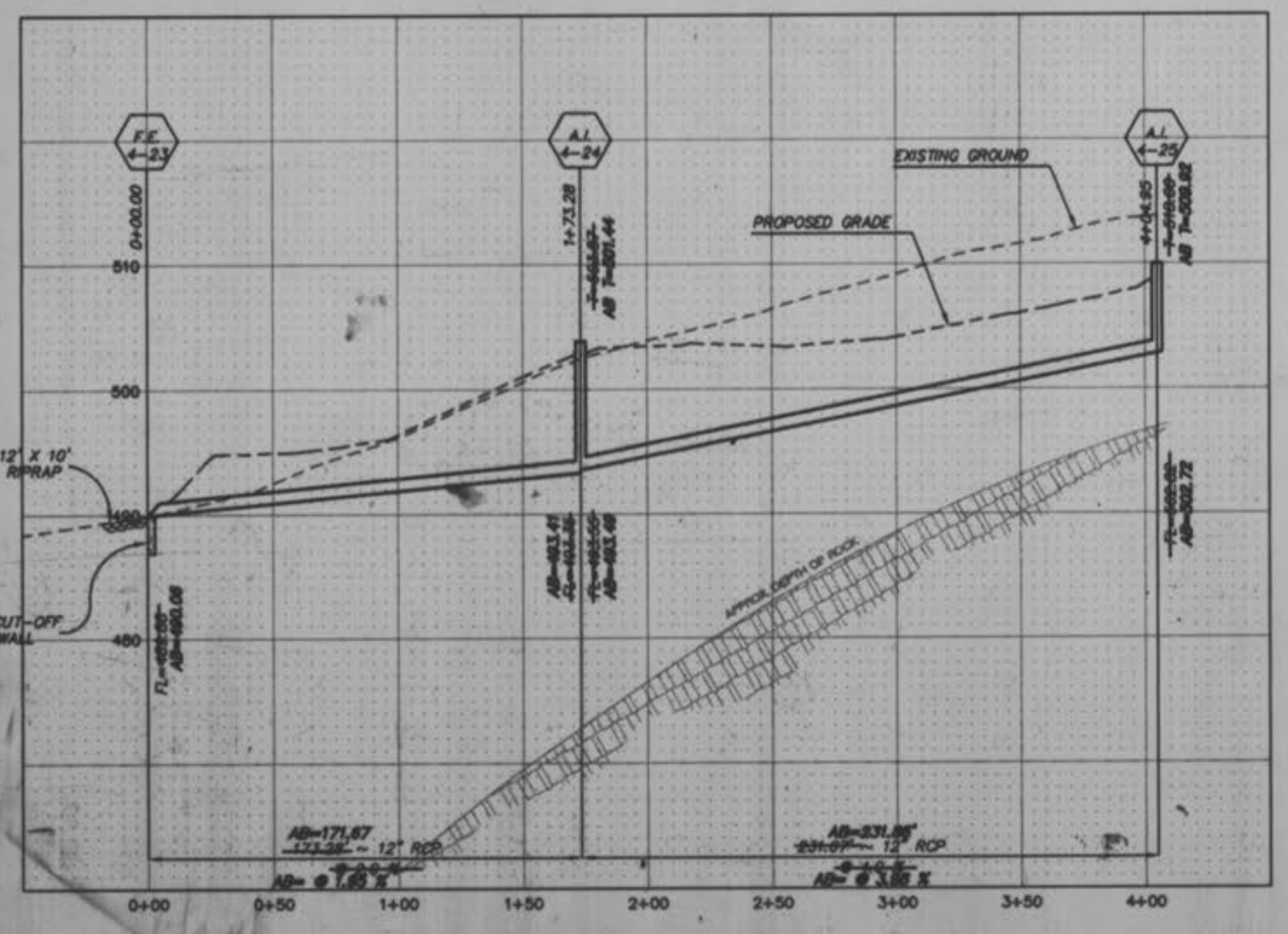
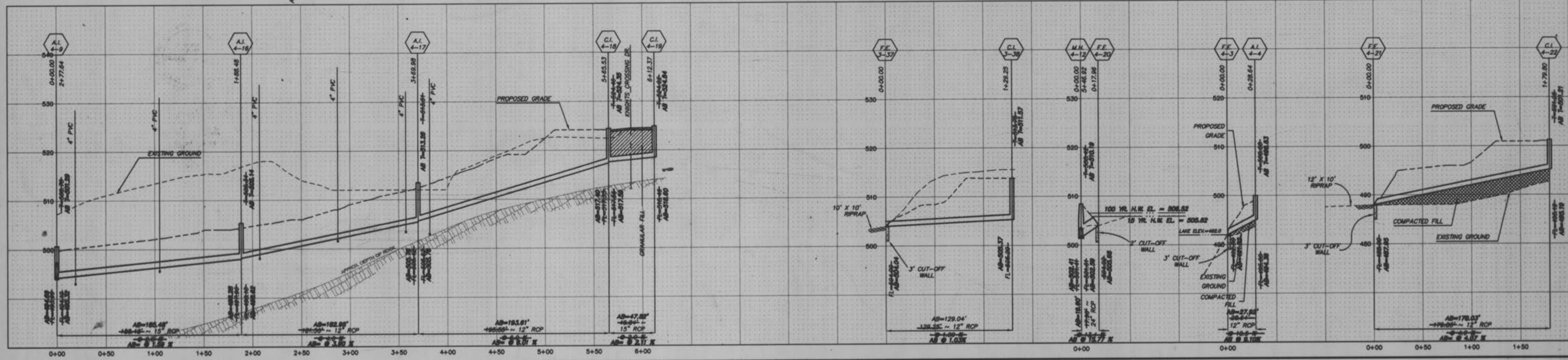
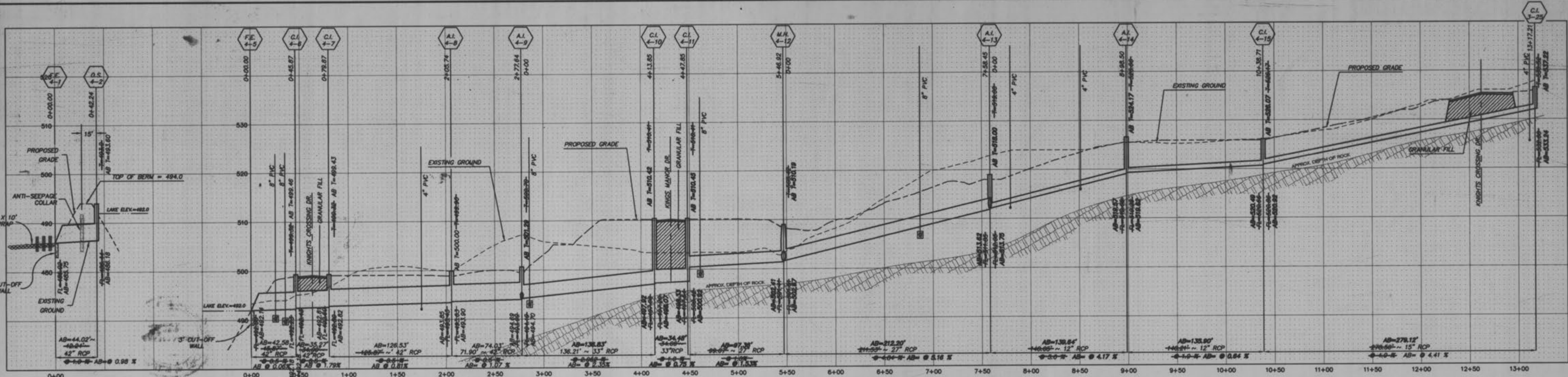
* NOT CONSTRUCTED AT THIS TIME

"AS-BUILTS"

FINAL SURVEY	DATE
REVISION	BY
PLANNING	
NOTE BOOK	
NO.	
DATE CHECKED	

ORIGINAL SURVEY	DATE
REVISION	BY
PLANNING	
NOTE BOOK	
NO.	
DATE CHECKED	



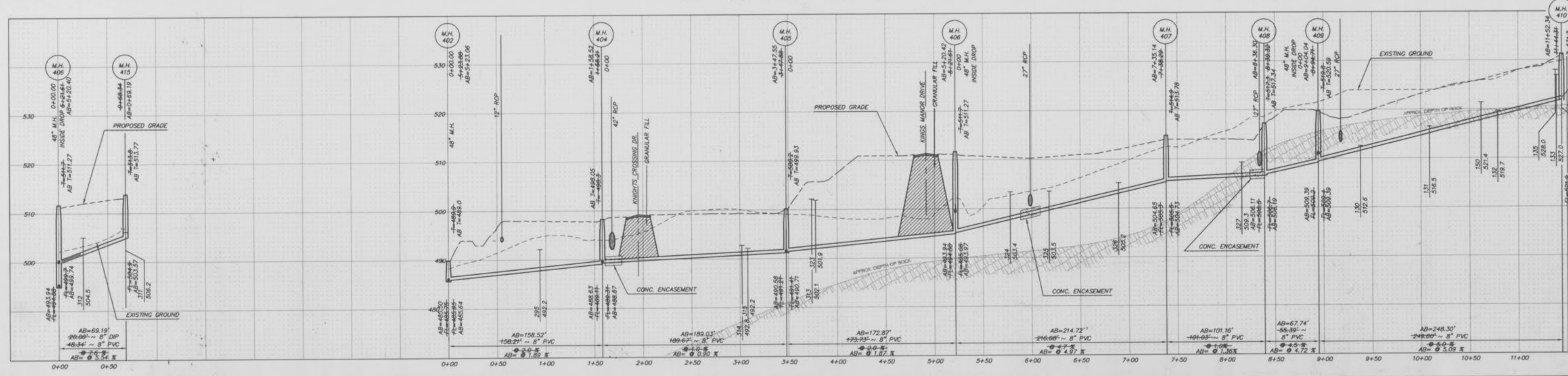
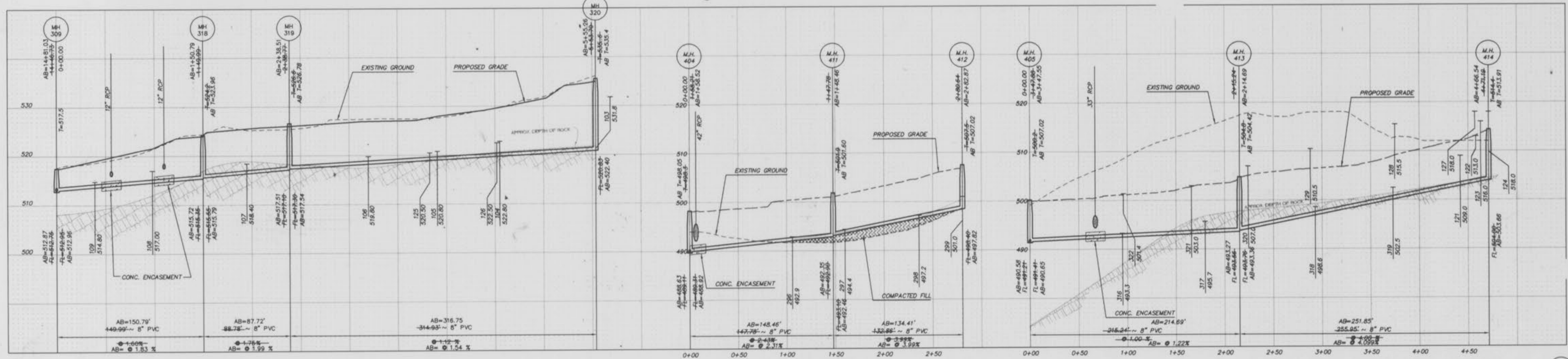
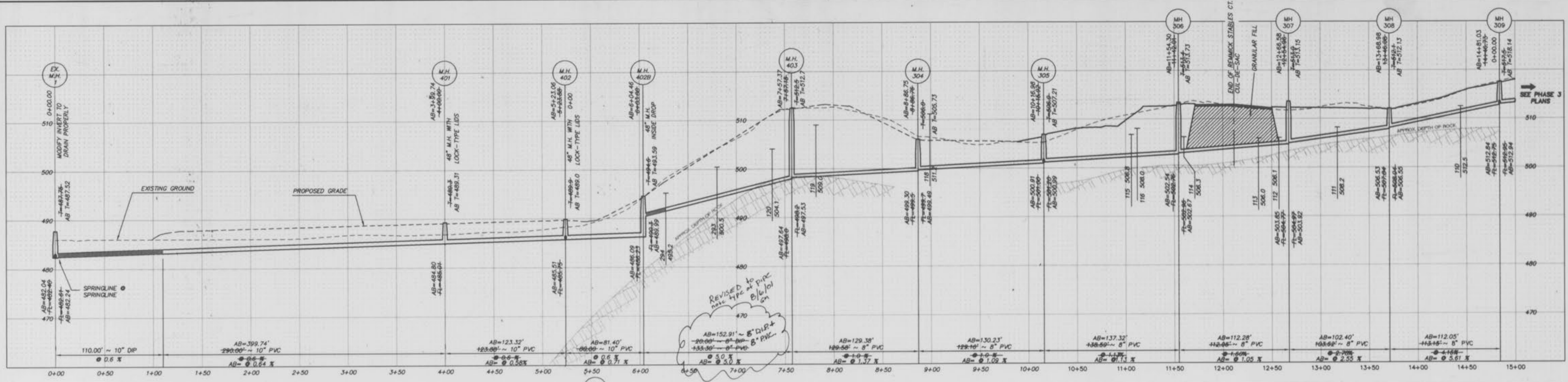


"AS-BUILTS"

AS-BUILTS 8-18-00, K.D.M.
 DCS 12-14-99 CORRECTIONS - CBO

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

95131081-25131081-PH4.DWG PLOTTED 8-16-00



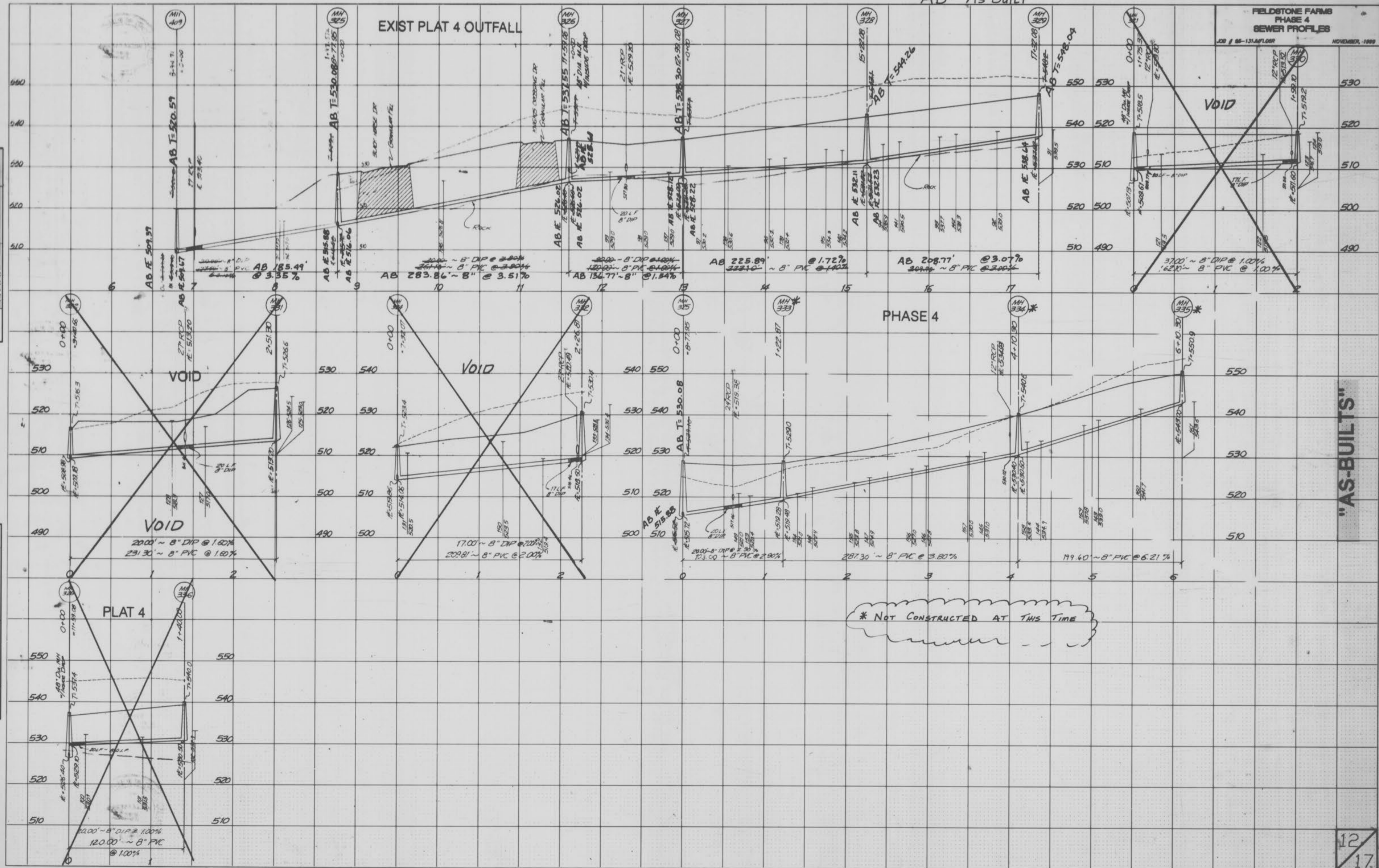
FELDTONE FARMS
PHASE 4
SEWER PROFILES
NOVEMBER, 1999

"AS-BUILT"

SCALE: 1" = 50' HORIZONTAL
1" = 10' VERTICAL
11
17

AB = As Built

FELDTONE FARMS
PHASE 4
SEWER PROFILES
JOB # 85-131.MPL.008
NOVEMBER, 1989



* NOT CONSTRUCTED AT THIS TIME

"AS-BUILTS"

FINAL SURVEY
DATE: _____
BY: _____
REVISIONS:
NO. DATE BY

ORIGINAL SURVEY
DATE: _____
BY: _____
REVISIONS:
NO. DATE BY