

# FIELDSTONE FARMS

## PLAT FOUR

### SANITARY SEWER

(FOR DUCKETT CREEK SANITARY DISTRICT)

25 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

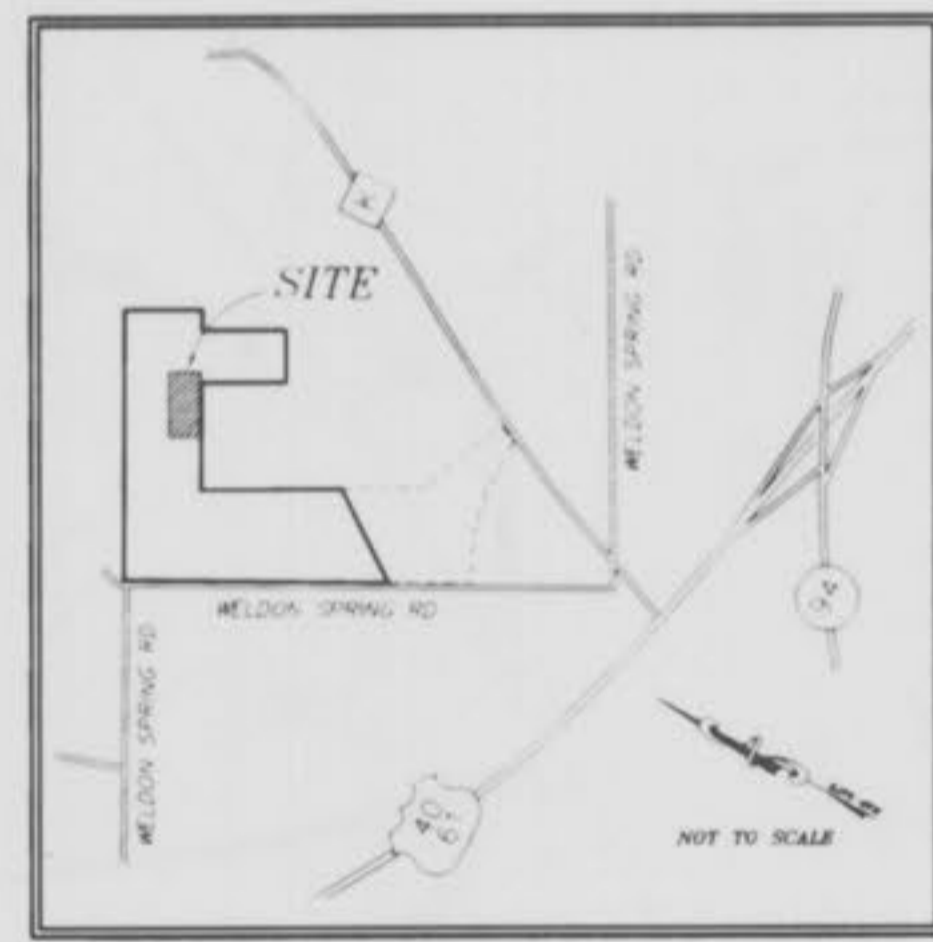
### GENERAL NOTES

- 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 filled. 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) round 7.7" diameter sign post. Each marker shall consist of an eighteen (18) inch diameter 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 traps built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction, stakelout of the sewer lines, all curb and grate inlets will be face staked. If paving face stakes fail in the wet 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 pavement to the bottom 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 backfill 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 6" 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 City and Bailey No. 2008 or Neenan R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole.
- Blinds shall not be used on manholes.
- This tract is served by:
  - Water - Missouri American Water Company
  - Electric - Ameren
  - Telephone - Southeastern Bell Telephone Co.
  - Sewers - Duckett Creek Sanitary District
  - Gas - St. Charles Gas
  - Fire Protection - Cottleville Fire Protection District
  - School District - Francis Howell R-3
  - Mail Service - St. Charles Post Office
- Lot Data: A - Total Number of lots added - 25  
B - Minimum Lot Size - 8,050 Sq. Ft.  
C - Minimum Lot Width of building line - 70 Ft.
- Setback and Setback Requirements:
  - Front - 25 Feet
  - Side - 6 Feet
  - Rear - 25 Feet
- Property is located within the Flood Plain boundaries as per FEMA Map No. 291850430E, effective August 21, 1996.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- Sanitary sewer flow lines and traps 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 to 15M - R 120 (93).
- All pipes shall provide drainage through manholes. No flat base structures are allowed.
- All tree crossings shall be graded up-ramp as directed by district inspectors. All ground shall be high slump ready mix concrete.
- All intersections within this development meet the right-of-way distance requirements.
- Pre-manufactured adapters shall be used at all PVC to cast iron connections. Rubber boot / Mason 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 will be and the road right-of-way shall be compacted to 90 percent of maximum density as determined by the Modified AASHTO T-99 Compaction Test (ASTM D1557). All tests shall be verified by a Geotechnical Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-eroding and non-pumping during pond raising and compaction.

### DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4-5	GRADING PLANS
6-7	SANITARY SEWER PROFILES
8-9	STORM SEWER PROFILES
10-14	CONSTRUCTION DETAILS

### LOCATION MAP



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

This is to certify to City of St. Charles 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. Ehlmann  
DANIEL EHLMANN, P.L.S., #2215  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-64-D

# "AS-BUILTS"

### BENCHMARKS

- BM #1 (U.S.G.S.) CHASELED " " SQUARE ON S.W. CORNER OF CONCRETE RETAINING WALL AT HENNING ROAD BRIDGE AT OLD DARDENNE CREEK (BASED ON FIRM B.M. RM#87) ELEV. 493.76
- BM #2 (U.S.G.S.) " " IN MUELLER ON E.H. AT WEST SIDE OF WELDON SPRING ROAD AND SOUTH OF ASPHALT DRIVE TO WESSEL STABLES OPPOSITE TRAVERSE NAL #3 ELEV. 563.64

### REVISIONS

REV #1 04/13/99 PER DUCKETT CREEK SEWER DIST. T.L.T. AS-BUILTS AUGUST 2000 - KDN

# PICKETT RAY & SILVER

Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
397-1211 FAX 397-1104  
E-MAIL: pickett3@gte.net



ENGINEERS AUTHENTICATION  
I, the undersigned, a duly licensed professional engineering surveyor in this state, have prepared, checked, or supervised the preparation of the design, drawings, and specifications herein. I am a duly licensed professional engineering surveyor in this state.  
PICKETT, RAY & SILVER, INC.  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### DEVELOPER

J & M JOINT VENTURE No. 5

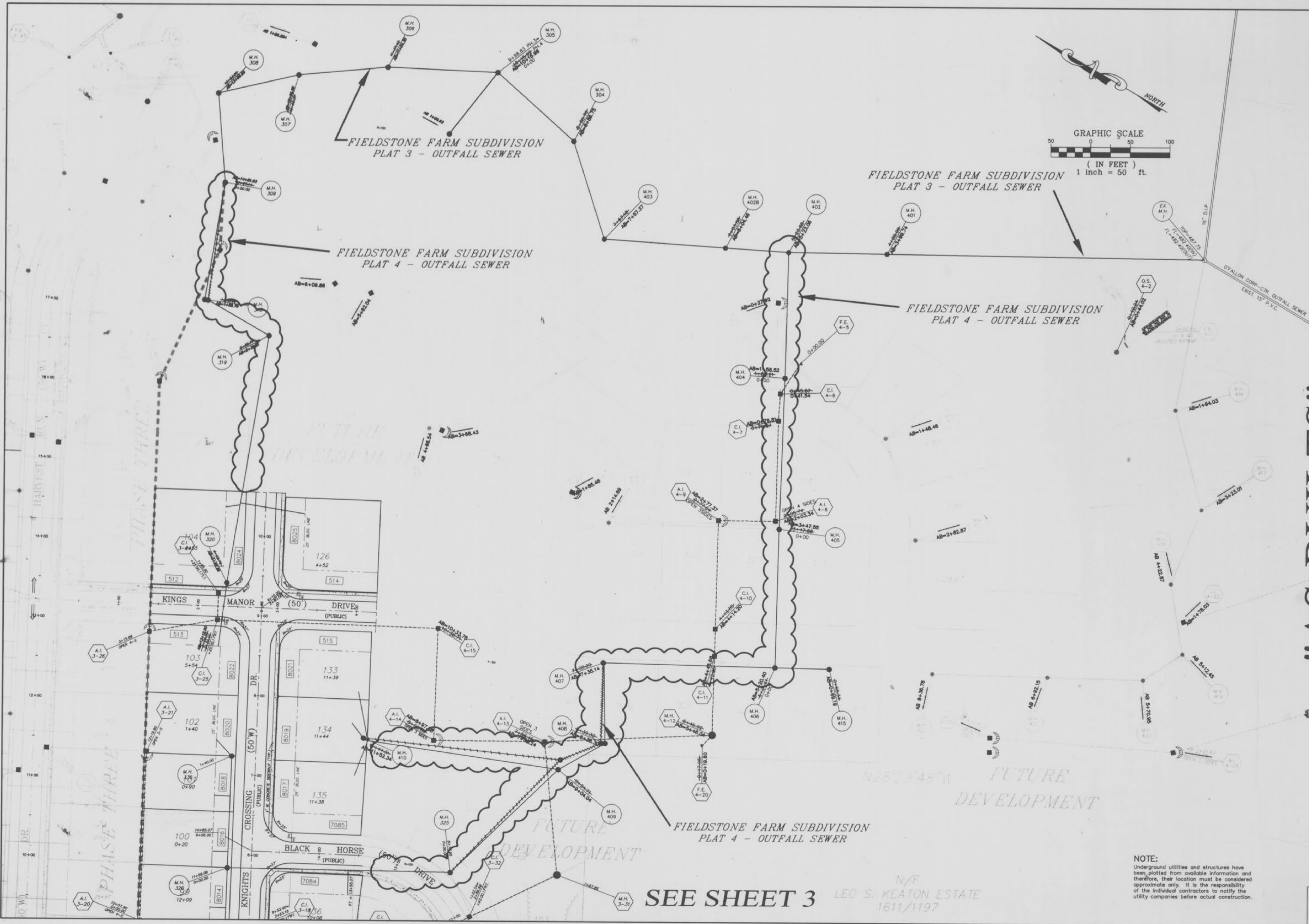
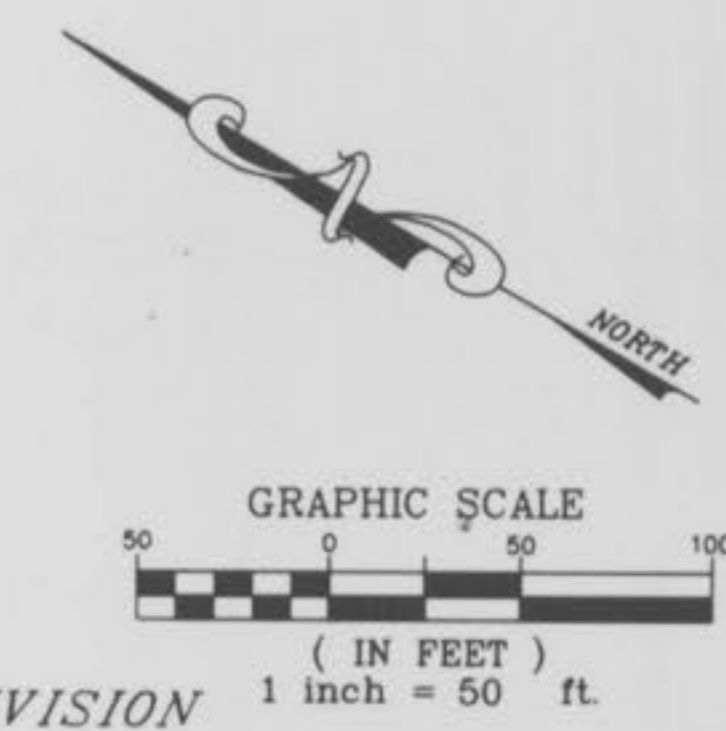
13100 MANCHESTER ROAD  
ST. LOUIS, MO 63131  
(314) 965-8000

### FIELDSTONE FARMS PLAT FOUR

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DRAWN	R.W./T.L.T.	DATE	03-22-99
CHECKED		DATE	
FIELD BOOK	PROJECT #	95-131JMF.02R	1
	JOB ORDER #	3	14



SEE SHEET 3

N/F  
 LEO S. KEATON ESTATE  
 1611/1197

NOTE:  
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

"AS-BUILTS"

95131-95131-PLAT4.DWG



SEE SHEET 2

N28°29'48"W FUTURE DEVELOPMENT.

FIELDSTONE FARM SUBDIVISION PLAT 4 - OUTFALL SEWER

N/F LEO S. KEATON ESTATE 1611/1197



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Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractor to notify the utility companies before actual construction.

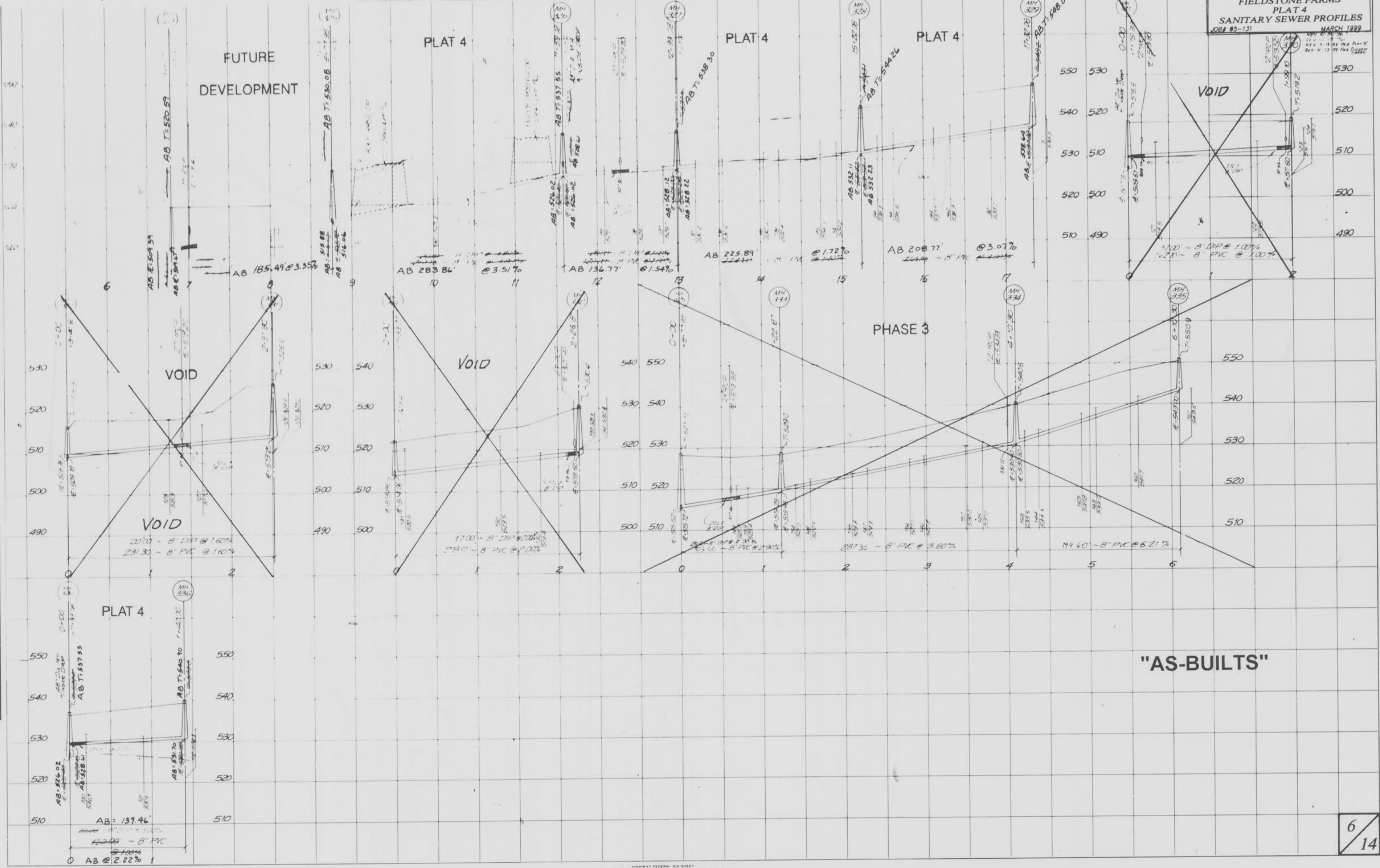
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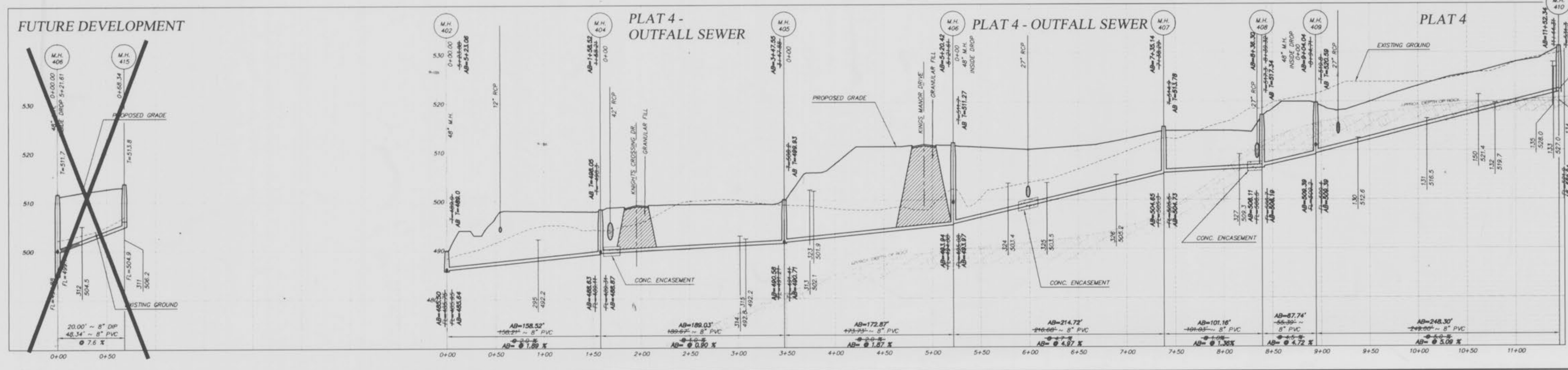
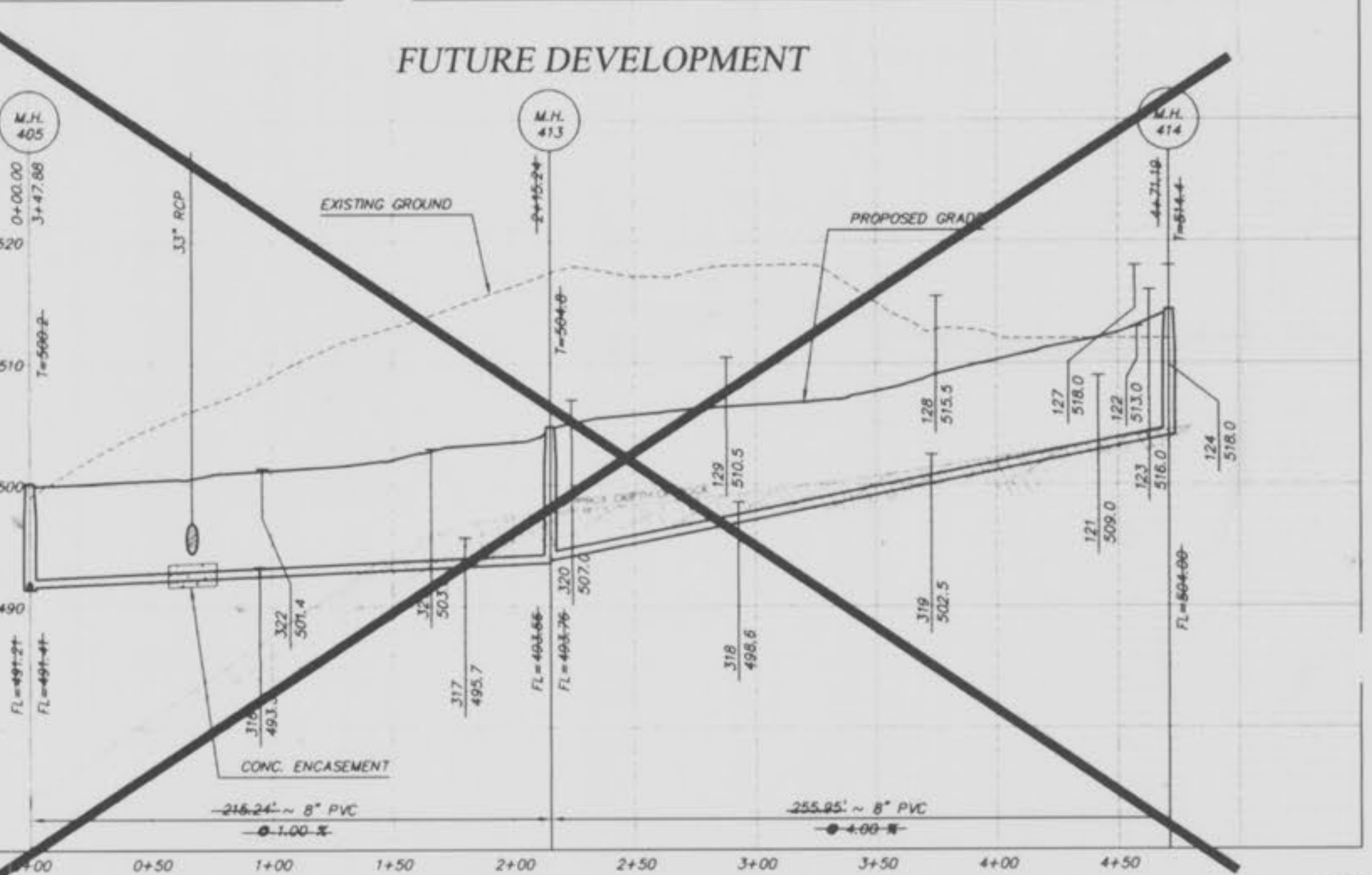
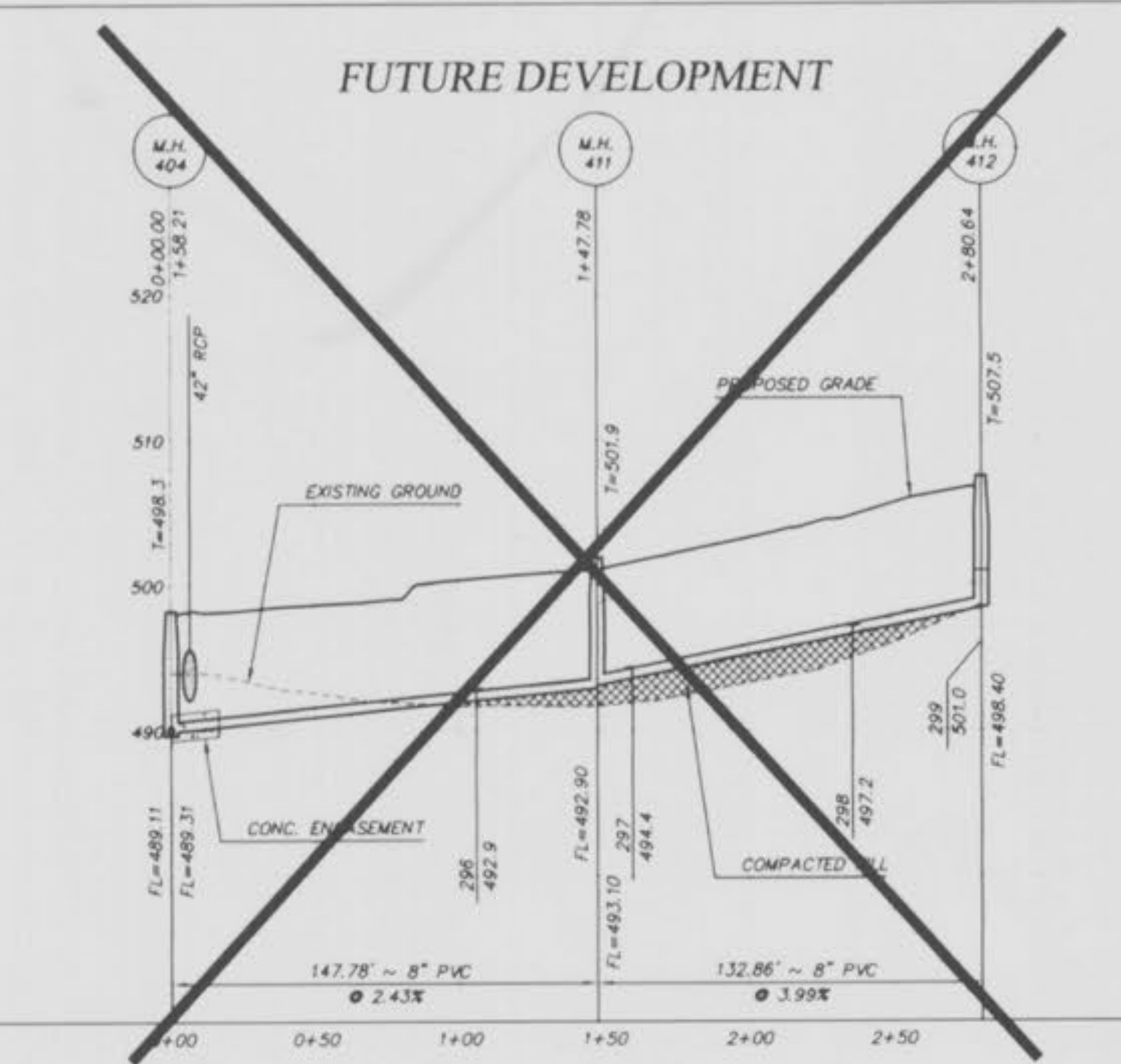
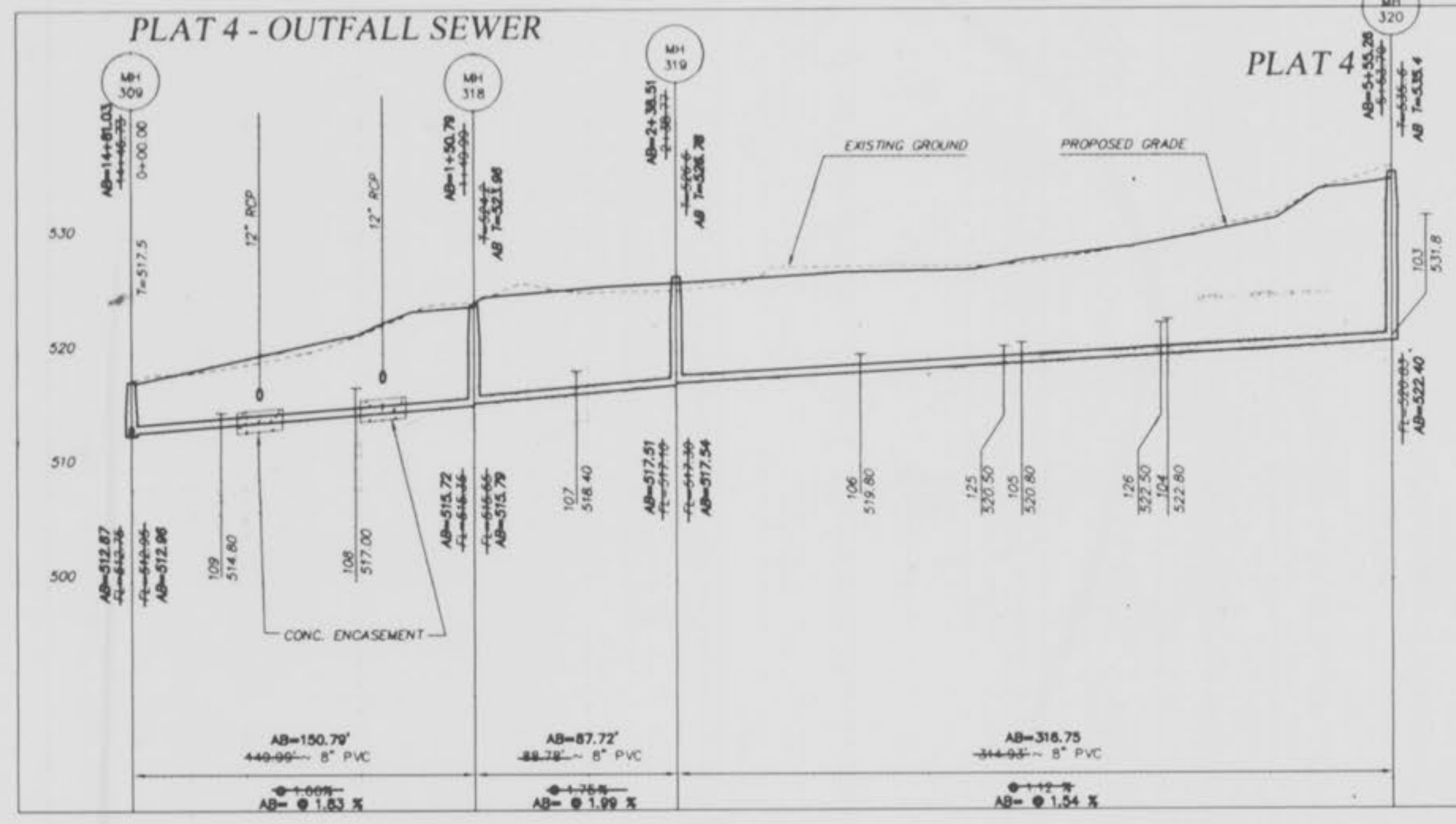
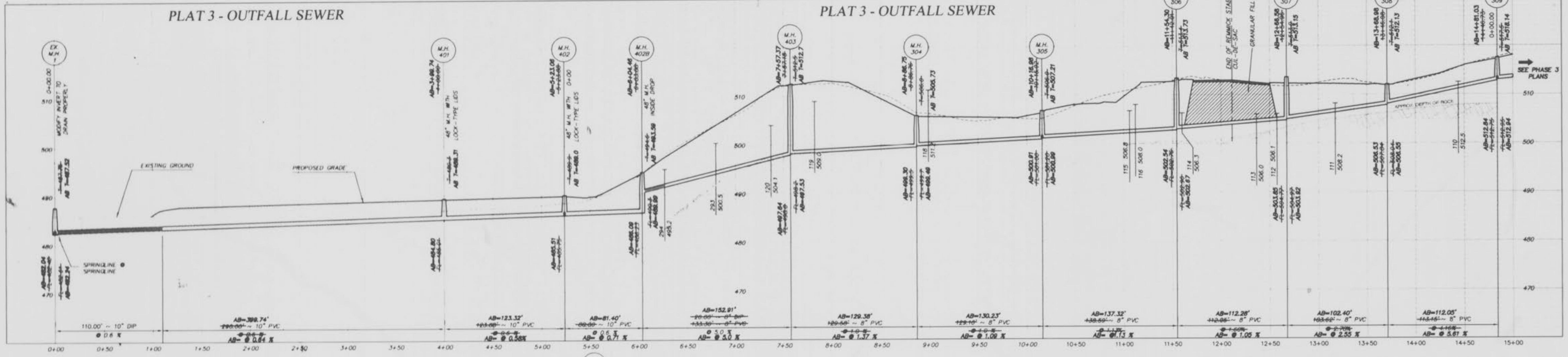
FIELDSTONE FARMS  
PLAT 4  
SANITARY SEWER PROFILES  
JOB# 05-131 MARCH 1999

FINAL SURVEY

ORIGINAL SURVEY



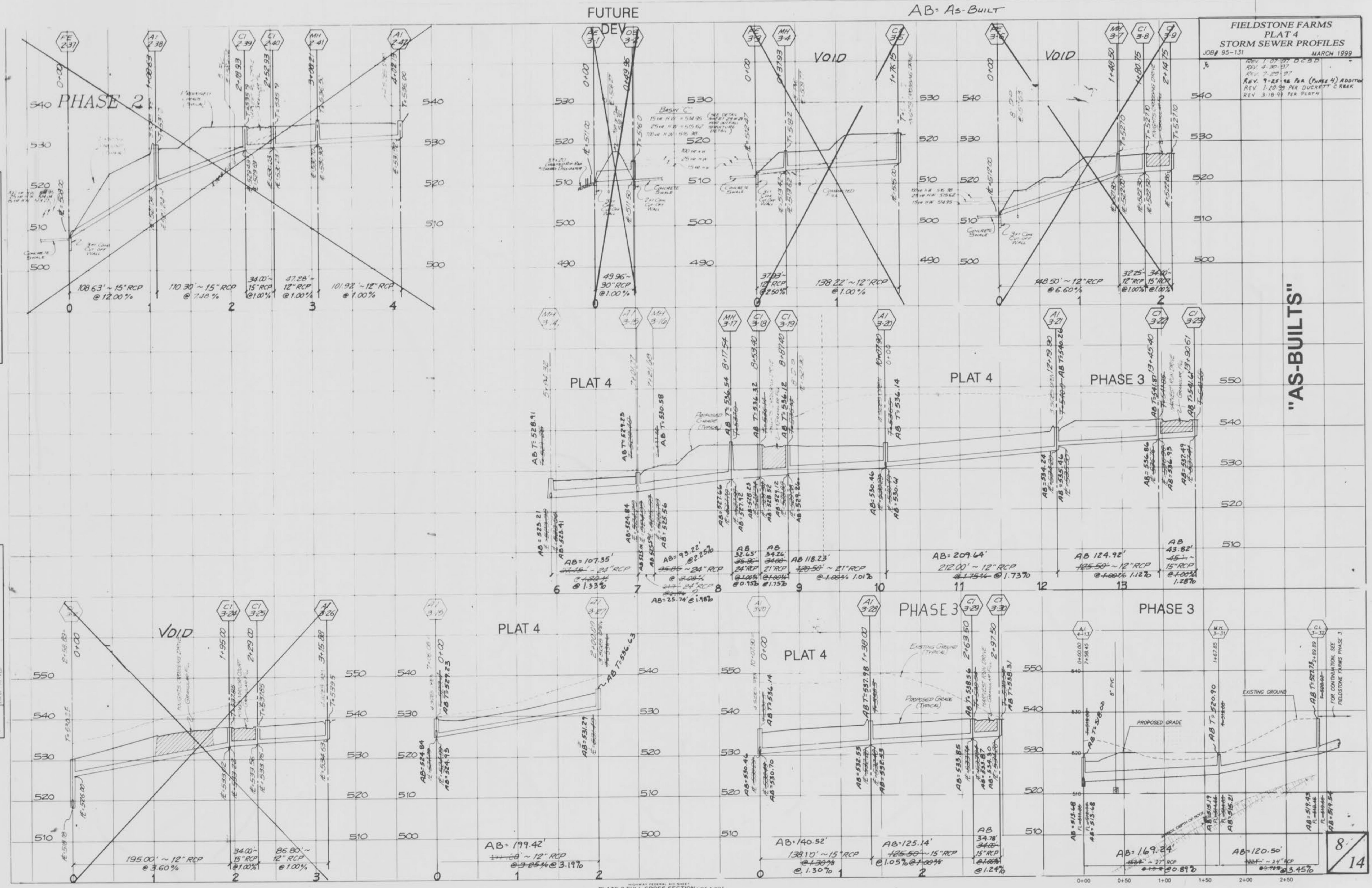
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95131-95133-PLAT4.DWG PLOTTED 8-16-00

**FIELDSTONE FARMS  
PLAT 4  
STORM SEWER PROFILES**  
JOB# 95-131 MARCH 1999

REV. 1-20-97 BY D.C.B.D.  
REV. 4-30-97  
REV. 7-20-97  
REV. 9-25-98 P/A (PAGE 4) ADDITION  
REV. 1-20-99 PER DUCKETT CREEK  
REV. 3-18-99 PER PLAT 4



**"AS-BUILTS"**

