

# FIELDSTONE FARMS ADDITION

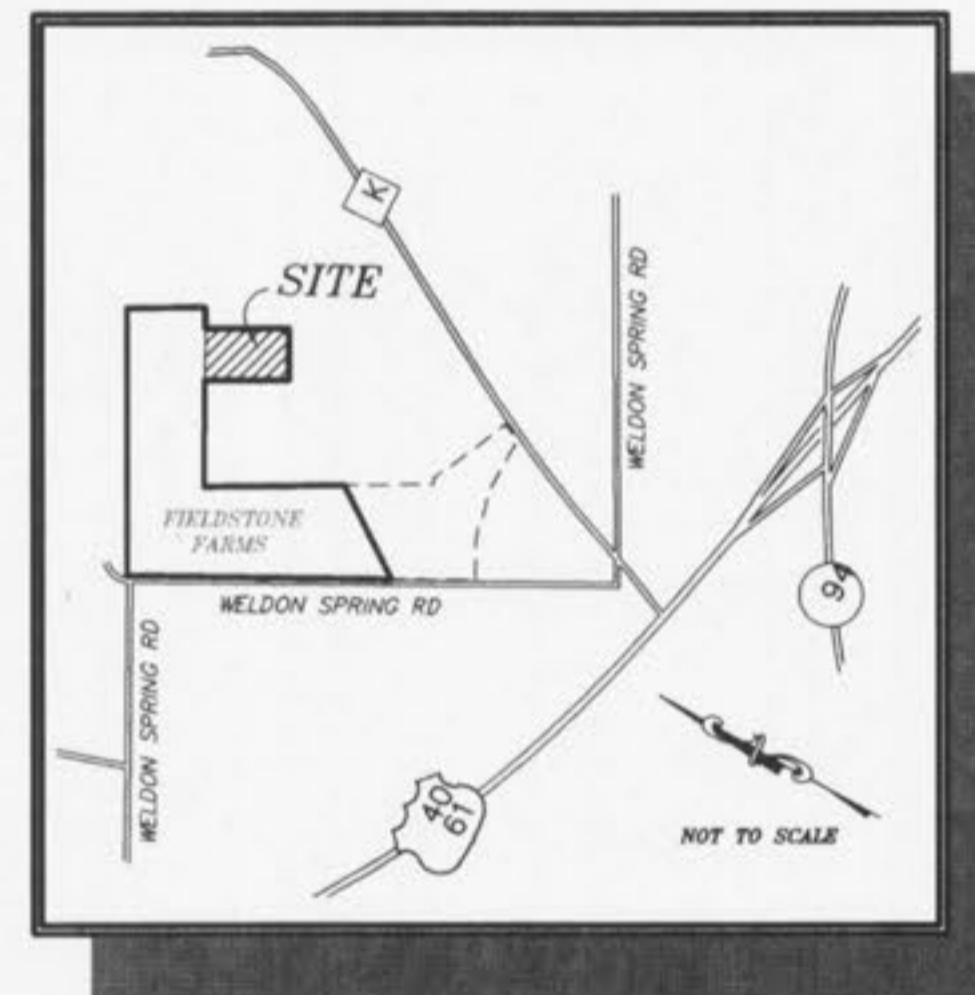
A TRACT OF LAND BEING PART OF  
U.S. SURVEY 1669  
AND PART OF LOTS 1, 3, 14, 16 and 25 OF  
JOHN D. COALTER'S 'OLD DARDENNE TRACT'  
T. 46 N., R. 4 E.  
ST. CHARLES COUNTY, MISSOURI  
IMPROVEMENT PLANS  
71 LOTS

## 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," end 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 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 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-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:
  - Water - Missouri American Water Company
  - Electric - AmerenUE
  - Telephone - Southwestern 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:
  - Total Number of lots added - 71
  - Minimum Lot Size - 8,050 Sq. Ft.
  - Minimum Lot Width at 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 flowlines 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 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.

## LOCATION MAP



## GRADING NOTES

- No area shall be cleared without the permission of the developer.
- All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes will vary in elevations from those shown on the plans depending upon the location, size and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps.
- As needed, siltation fence shall be installed as a protective barrier for trees to remain.
- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soil tests shall be verified by the Geotechnical Engineer concurrent with the grading and backfilling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least 2 days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare for more than 90 days without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and siting up existing downstream storm drainage system.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- All trash and debris on site, either existing or from construction, must be removed and properly disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond area or tributaries or on any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any Storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site, and the demolition and removal of any man-made structures. The material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner of regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1:1 vertical to 3:1 horizontal to receive fill shall have horizontal benches cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those of which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a day work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- Fill and backfill should be compacted to the criteria specified in the following table.

CATEGORY	MINIMUM PERCENT COMPACTION
Fill in building areas below footings	90%
Fill under slabs, walks, and pavement	90%
Fill other than building areas	80%
Natural subgrade	80%
Pavement subgrade	90%
Pavement base course	90%

Measured as a percent of the maximum dry density as determined by modified Proctor Test (ASTM-D-1557).

## DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	FLAT PLANS
4-5	GRADING PLANS
6	STREET PROFILES
7	SANITARY SEWER PROFILES
8	STORM SEWER PROFILES
9-10	DRAINAGE AREA PLANS
11-15	CONSTRUCTION DETAILS

## LEGEND

	Sanitary Sewer (Proposed)		
	Sanitary Sewer (Existing)		
	Storm Sewer (Proposed)		
	Storm Sewer (Existing)		
	Water Line & Size		
	Existing water line		
	Tee & Valve		
	Hydrant		
	Cap		
	18 Lot or Building Number		
	Existing Fence Line		
	Existing Tree Line		
	Street Sign		
	Existing Contour		
	Proposed Contour		
	Grouted Rip-Rap		
	End of Lateral		
	Asphalt Pavement		
	Concrete Pavement		
	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
	Double Water Meter Setting		
	Single Water Meter Setting	C.O.	Clean Out
	Curb Inlet	V.T.	Vent Trap
	Skewed Curb Inlet	T.B.R.	To Be Removed
	Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
	Grate Inlet	T.B.P.	To Be Protected
	Area Inlet	T.B.A.	To Be Abandoned
	Double Area Inlet	B.C.	Base Of Curb
	Concrete Collar	T.C.	Top Of Curb
	Flared End Section	T.W.	Top Of Wall
	End Pipe	B.W.	Base Of Wall
	Energy Dissipator	(TYP)	Typical
	Manhole	M.H.	Unless Noted Otherwise
	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. RM#57)  
ELEV. 493.76

BM #2 (U.S.G.S.)  
\*M\* IN MUELLER ON E.H. AT WEST SIDE OF WELDON SPRING ROAD AND SOUTH OF ASPHALT DRIVE TO BESSER STABLES OPPOSITE TRAVERSE HALL #3.  
ELEV. 563.64

File  
APPROVED  
6/1/98  
John Culluff  
REVISIONS

REV. 05-21-98 PER CITY OF FALLON & DUCKETT CREEK R.W.

FIELDSTONE FARMS ADDITION

# PICKETT RAY & SILVER

Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
397-12111 FAX 397-1104

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 hereon indicated. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.

Signature: *[Signature]* Date: *5/21/98*

STATE OF MISSOURI  
HAROLD J. BARTCH  
REGISTERED PROFESSIONAL ENGINEER  
NUMBER E-17751

DEVELOPER

J & M JOINT VENTURE NO. 5

1300 MANCHESTER ROAD  
ST. LOUIS, MO 63131  
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DRAWN R.D.W. DATE MARCH-1998  
CHECKED DATE  
FIELD BOOK FB PROJECT # 95-131B JOB ORDER # D.J.O.

1/15

DRAWING FILE 950131CR