

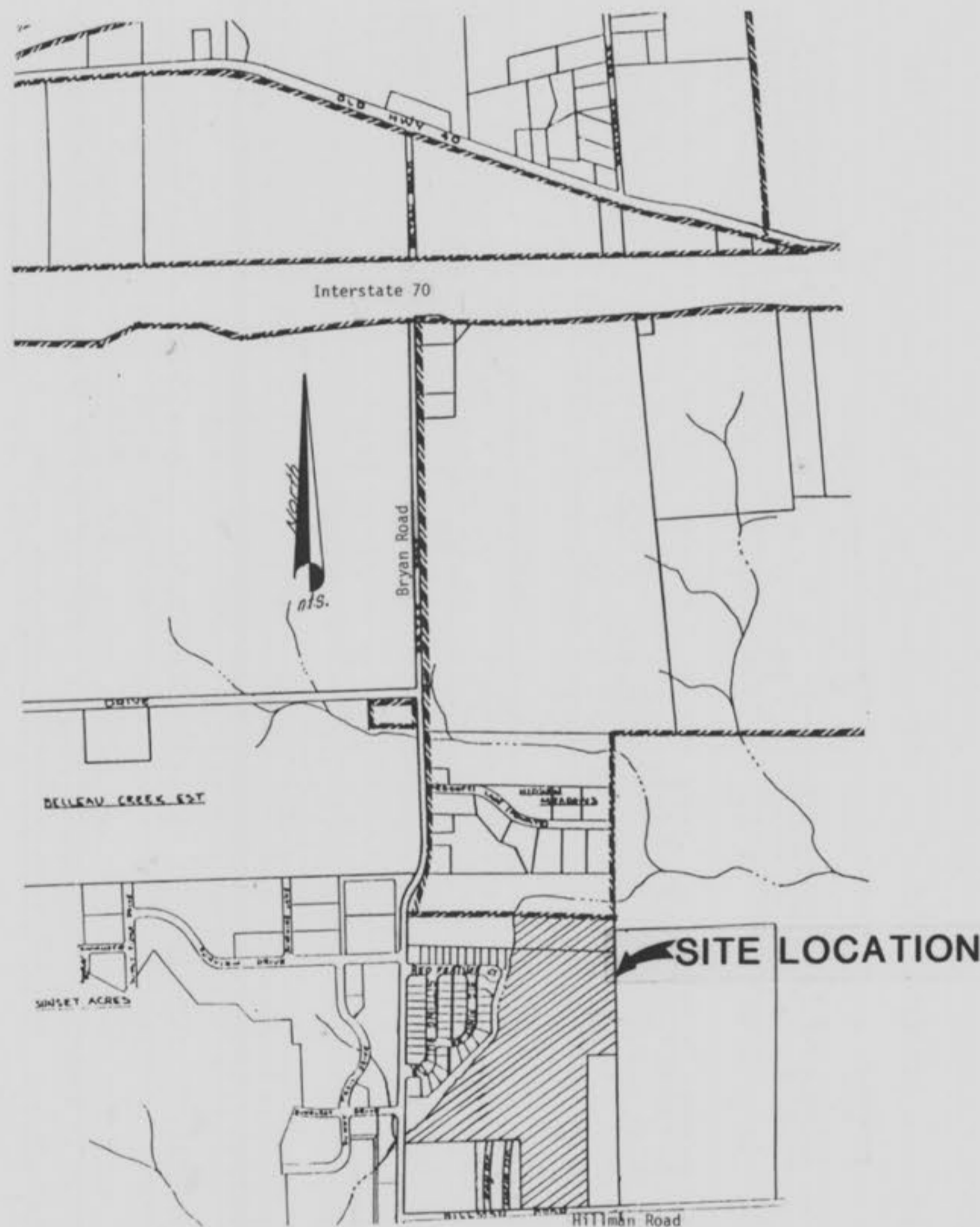
CONSTRUCTION PLANS FOR HILLSIDE MOBILE MANOR PHASES II AND III

GENERAL NOTES

1. Total area of property = 25.75 Acres
2. Present Zoning R-5, C-2, and C-3
3. Sewage Disposal: City of O'Fallon, Missouri
Water: City of O'Fallon and Water District No. 2
4. Fire Protection: O'Fallon Fire Protection District
5. Developer/Owner: Glen & Esther Huse
1233 Hillman Road
O'Fallon, Missouri 63366
(314) 281-1579
6. Temporary Facilities: Light, Power, Water, and Toilet Facilities shall be provided by the General Contractor.
7. Protection: Each contractor shall protect his excavations: All excavations shall be kept free of water and lighted barricades maintained.
8. Clean-Up: The General Contractor shall remove all debris from site and building broom cleaned. Tools, equipment, and scaffolding not in active use shall be removed.
9. Topsoil, sod, and debris is to be removed from area of new construction.
10. Excavate to produce an undisturbed soil bearing surface at required levels. Remove all soft spots in subgrade and fill with compacted granular fill.
11. Remove existing foundations that interfere with new work.
12. Fill soils shall not contain organic material, vegetation, rubbish, cinders or frozen materials. Horizontal fills may be clay or granular fill. Remove all unacceptable or excess excavated material from site.
13. All existing underground utilities & services that are to remain are to be protected throughout construction.
14. 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 90% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M. D-698).
15. 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) and shall be water jetted.
16. Under slabs on grade, construct a leveling course over leveled and compacted subgrade. Use sand, stone screenings or pea gravel compacted with hand or mechanical tampers. Continue compaction until no further reduction in leveling course is apparent as tamper is advanced.
17. Provide bituminous concrete paving where indicated on drawings. Paving shall be placed on base compacted to 95% optimum density as indicated above.
18. All top, flowline, and invert elevations shown have been established from the grading plan and/or topographic survey. The General Contractor shall verify all elevations upon grading completion to insure continuity with proposed and existing utilities.
19. All construction and materials required shall conform to the City of O'Fallon standards.
20. Easements have been provided for sanitary and storm sewers and all utilities and are shown on the easement plat. See easement plat for size and location of easements provided. No easements have been obtained for sanitary sewer laterals.
21. All P.V.C. water pipe shall be Class 200 or SDR-21. Maximum deflection on water lines shall not exceed 5 degrees. If greater than 5 degrees is required, then fittings will be used.
22. All P.V.C. sanitary sewer pipe to be SDR-35 conforming to ASTM-3034 with a Class B bedding.
23. All storm sewer pipes within proposed right of way to be reinforced concrete pipe (ASTM C/C Class II minimum unless otherwise shown on the plans).
24. Sanitary sewer and water lines shall be installed with an 18" minimum vertical clearance on all crossings.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	Cover Sheet
2	Dimension Plan, Phases 2 & 3
3	Flat Plan, Phase 2
4	Grading Plan, Phase 2
5	Flat Plan, Grading Plan, Landscaping Plan, Phase 3
6	Grading Plan, Borrow Site
7	Landscaping Plan, Phase 2
8	Drainage Area Map, Phase 2
9	Drainage Area Map, Phase 3
10	Street Profiles
11	Street Profiles
12	Street Warping Details
13	Storm Sewer Profiles
14	Storm Sewer Profiles, Detention Basin Calculations
15	Sanitary Sewer Profiles
16	Sanitary Sewer Profiles
17	Street and Storm Sewer Details
18	Sanitary Sewer Details
19	Water Details



PROJECT BENCHMARK

CHISLED "□" IN THE CENTER OF THE HEADWALL ON THE WEST SIDE OF BRYAN ROAD, 100'± SOUTH OF SUNBURST LANE AND BRYAN ROAD.
ELEV. 580.08

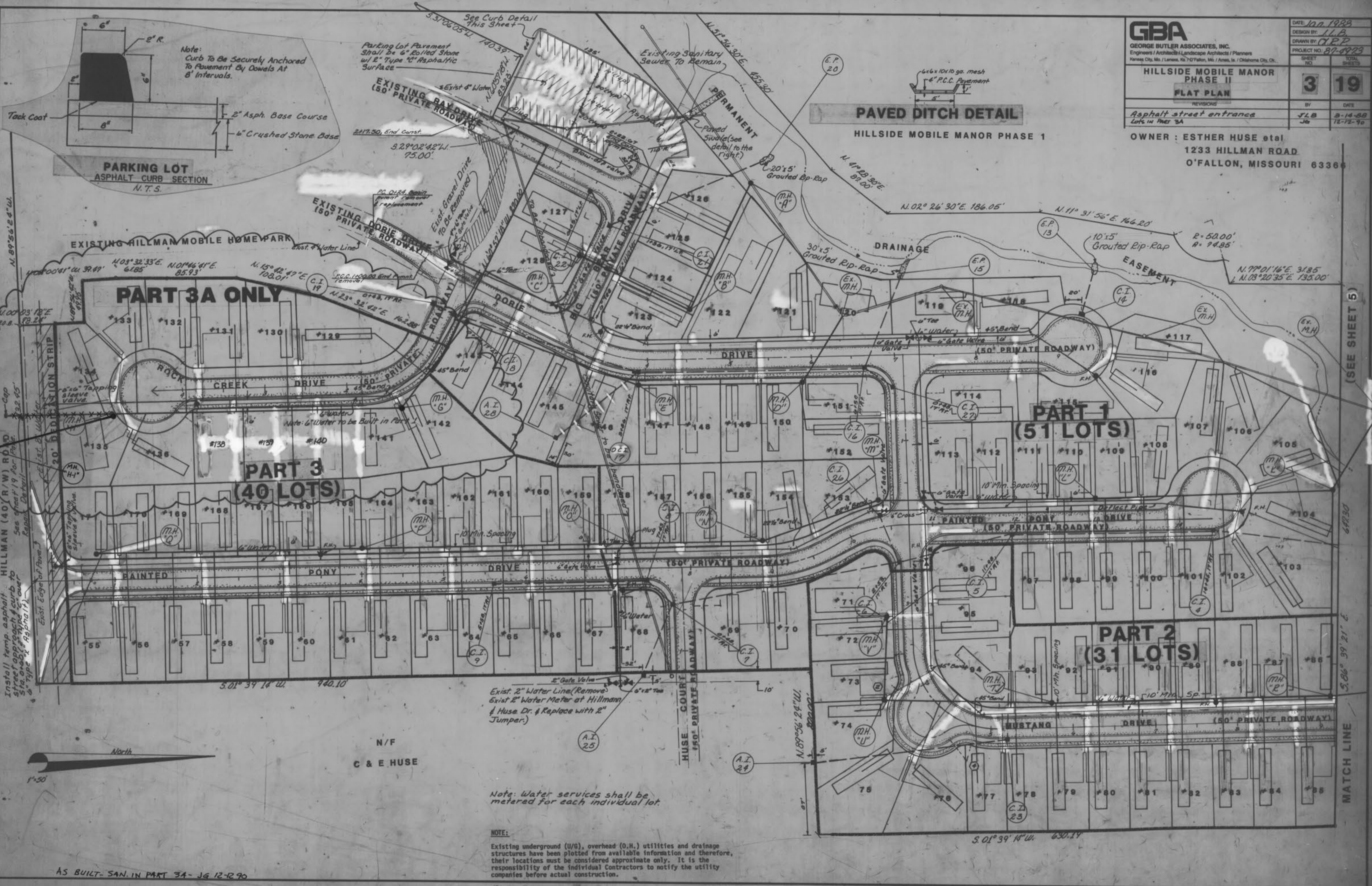
60d NAIL IN THE SOUTH FACE OF LIGHT POLE BETWEEN NORTH ENDS OF DORIE AND RAY DRIVE.
ELEV. 595.47

*As Constructed 10-21-88 S.A.S.
Revised 3-7-88 S.A.S.*

DATE: 10.19.88	
DESIGN BY: J.L.B.	
DRAWN BY: J.E.P.	
PROJECT NO: 87-8973	
SHEET NO: 3	TOTAL SHEETS: 19

HILLSIDE MOBILE MANOR PHASE II		
FLAT PLAN		
REVISIONS	BY	DATE
Asphalt street entrance	J.L.B.	3-14-88
Lot 14 Part 3A	J.E.P.	12-12-90

OWNER: ESTHER HUSE et al
 1233 HILLMAN ROAD
 O'FALLON, MISSOURI 63366



PARKING LOT ASPHALT CURB SECTION
 N.T.S.

PAVED DITCH DETAIL
 HILLSIDE MOBILE MANOR PHASE I

PART 3A ONLY

PART 3 (40 LOTS)

PART 1 (51 LOTS)

PART 2 (31 LOTS)

Exist. 2" Water Line (Remove)
 Exist. 2" Water Meter at Hillman
 & Huse Dr. & Replace with 2"
 Jumper.)

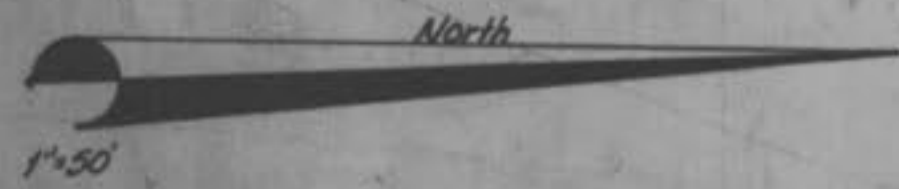
Note: Water services shall be
 metered for each individual lot.

NOTE:
 Existing underground (U/G), overhead (O.H.) utilities and drainage
 structures have been plotted from available information and therefore,
 their locations must be considered approximate only. It is the
 responsibility of the individual Contractors to notify the utility
 companies before actual construction.

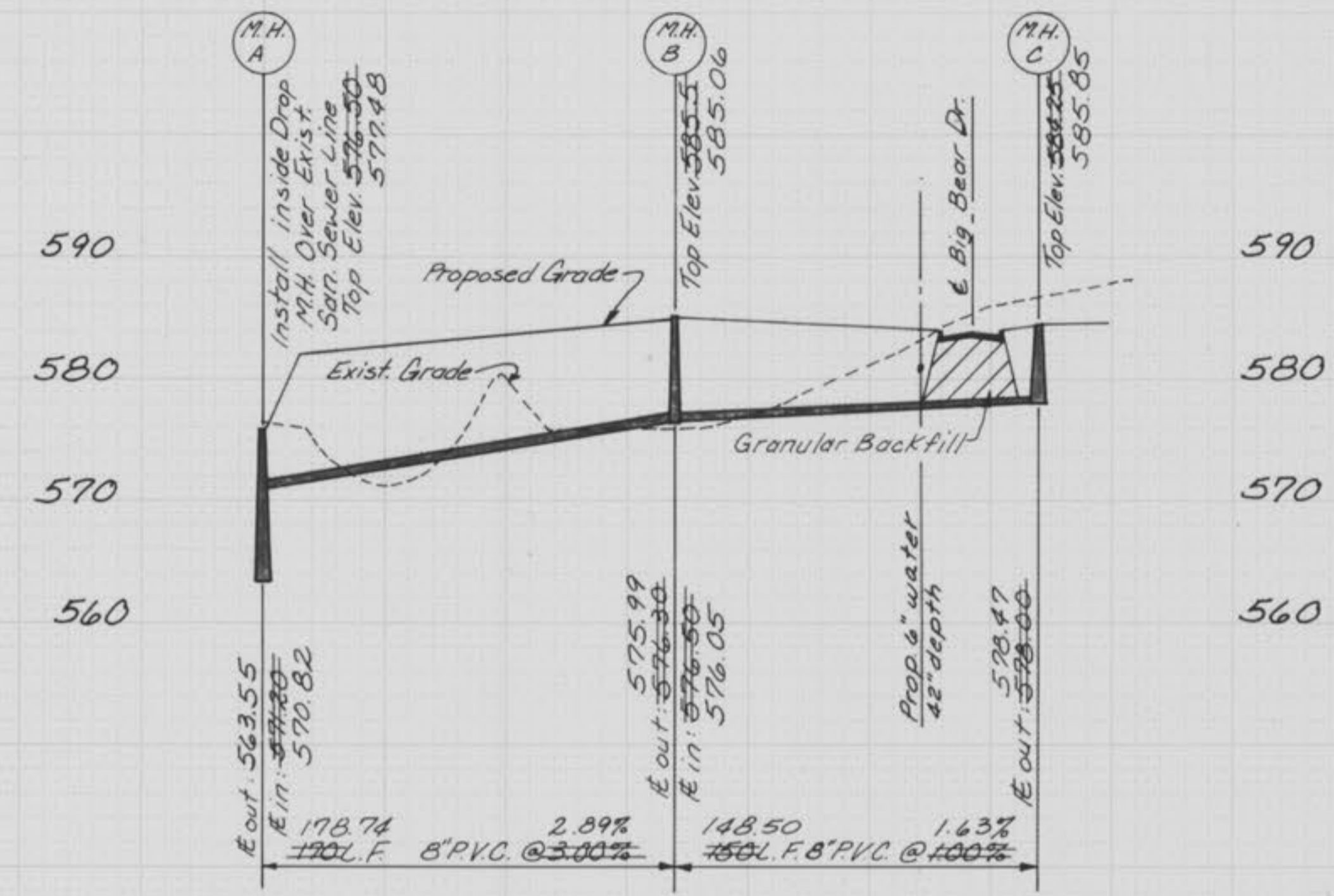
AS BUILT - SAN. IN PART 3A - JG 12-2-90

(SEE SHEET 5)

MATCH LINE

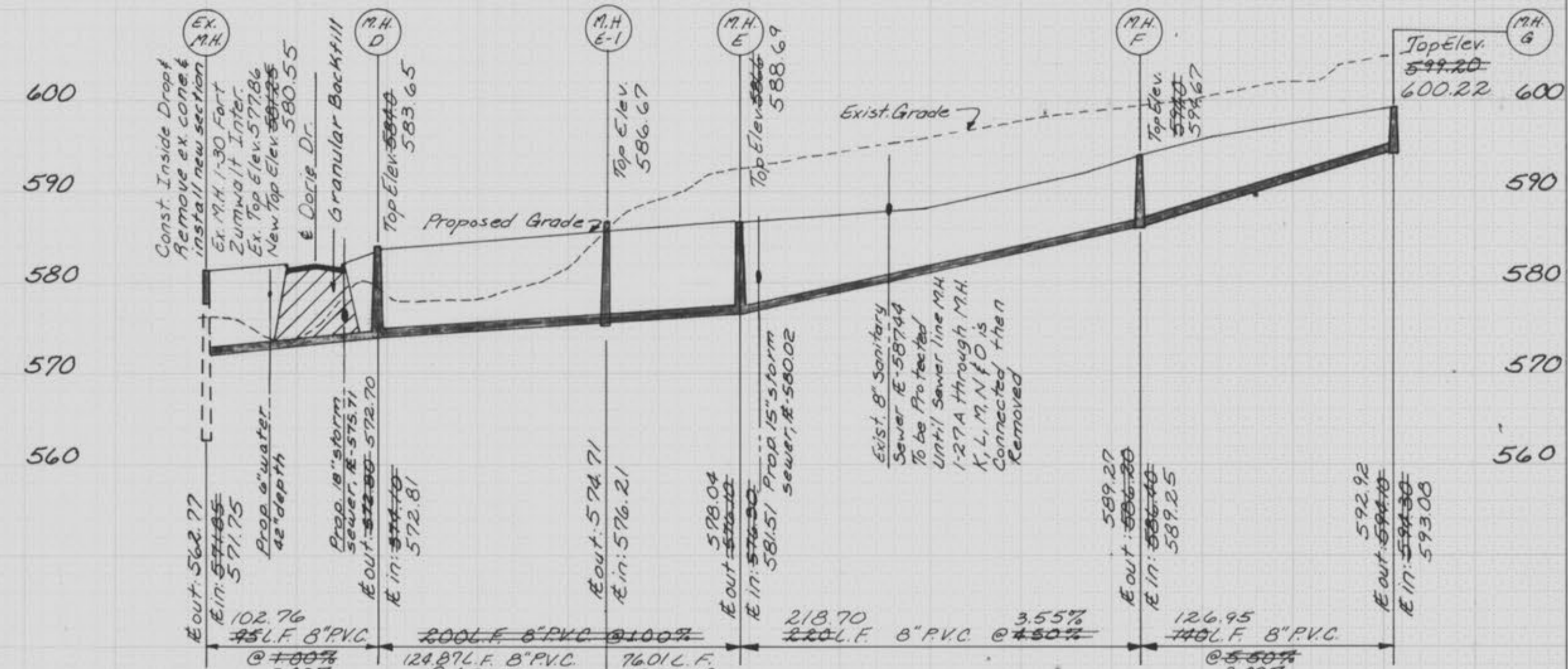


1"=50'

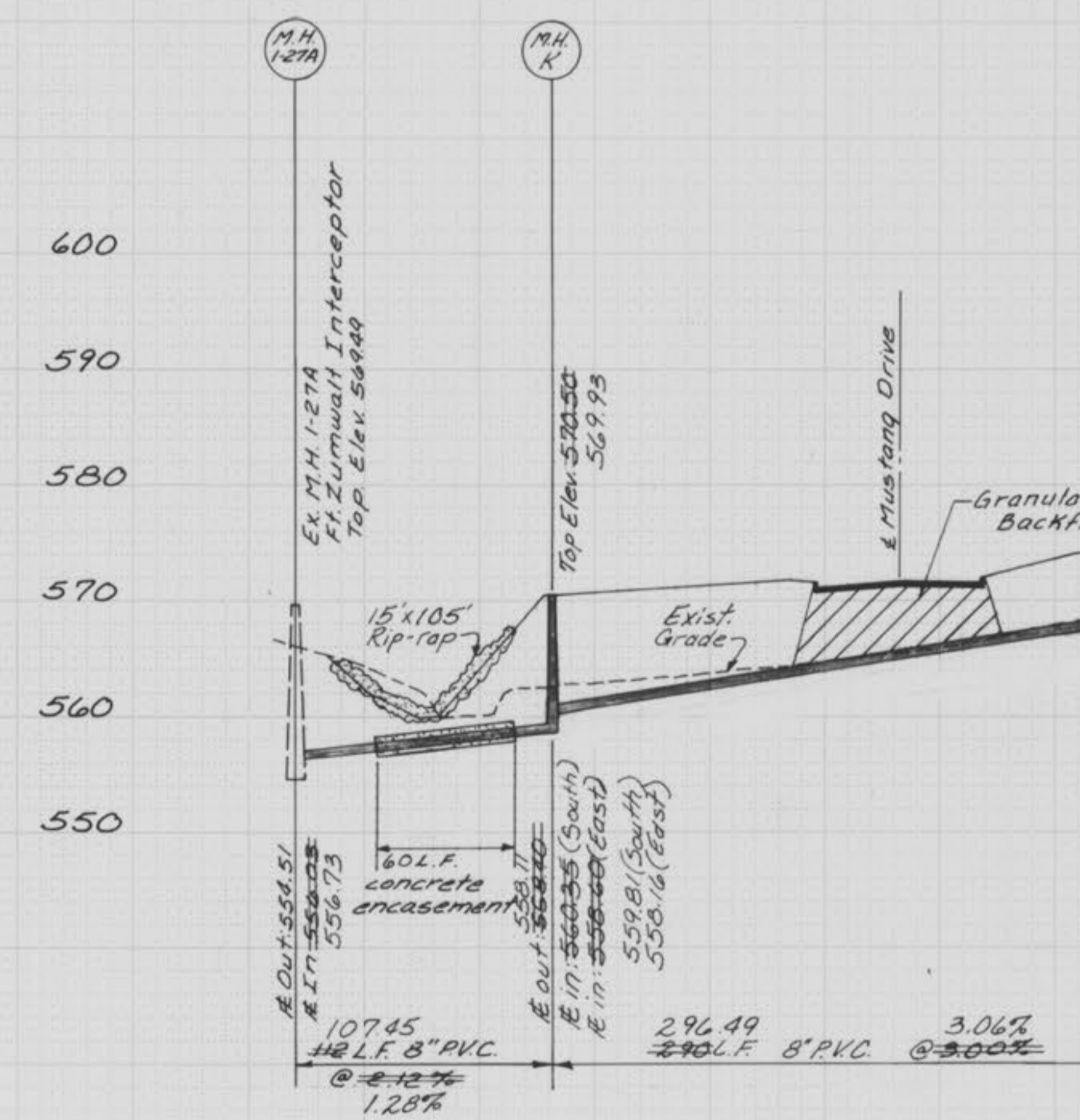


Part I

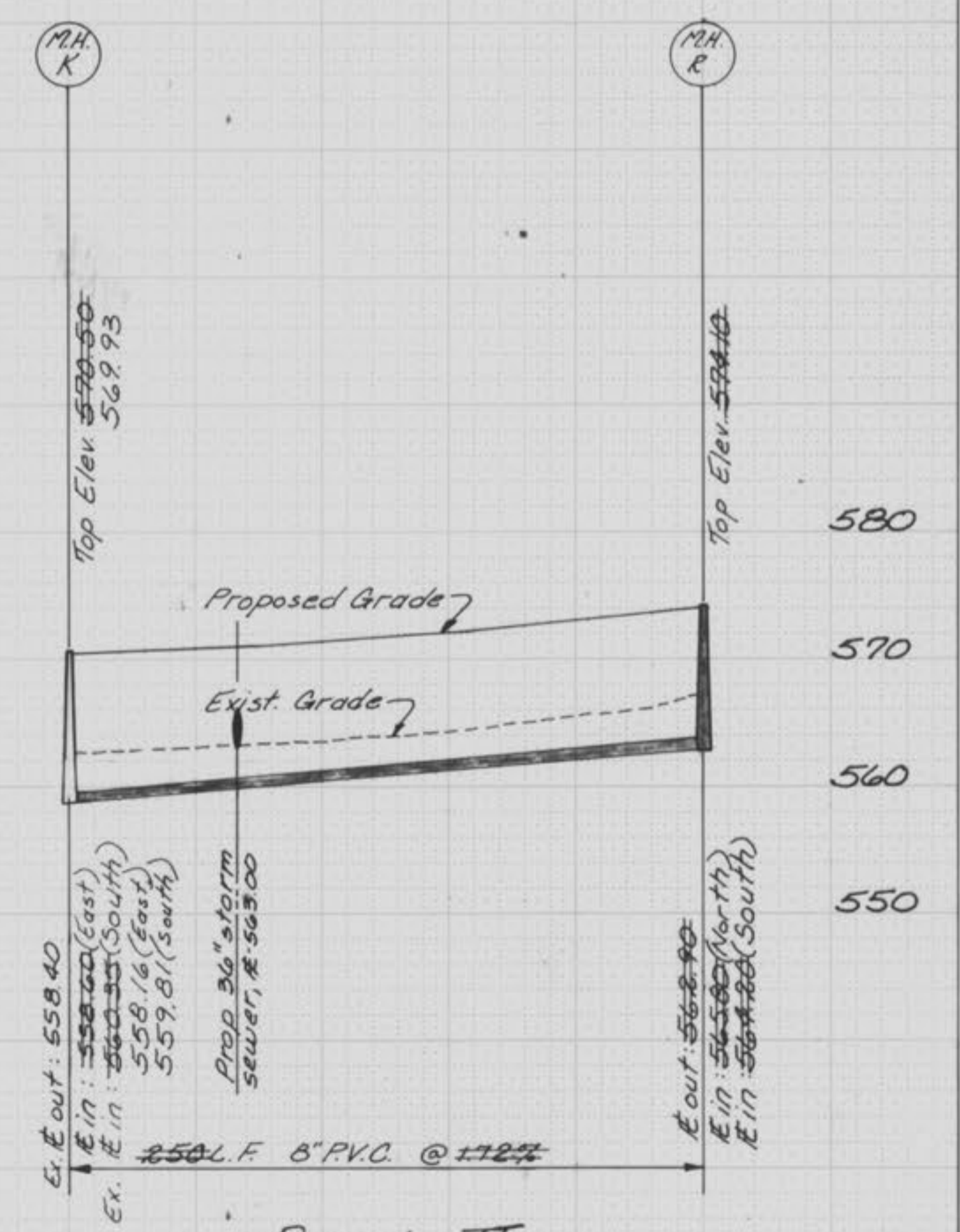
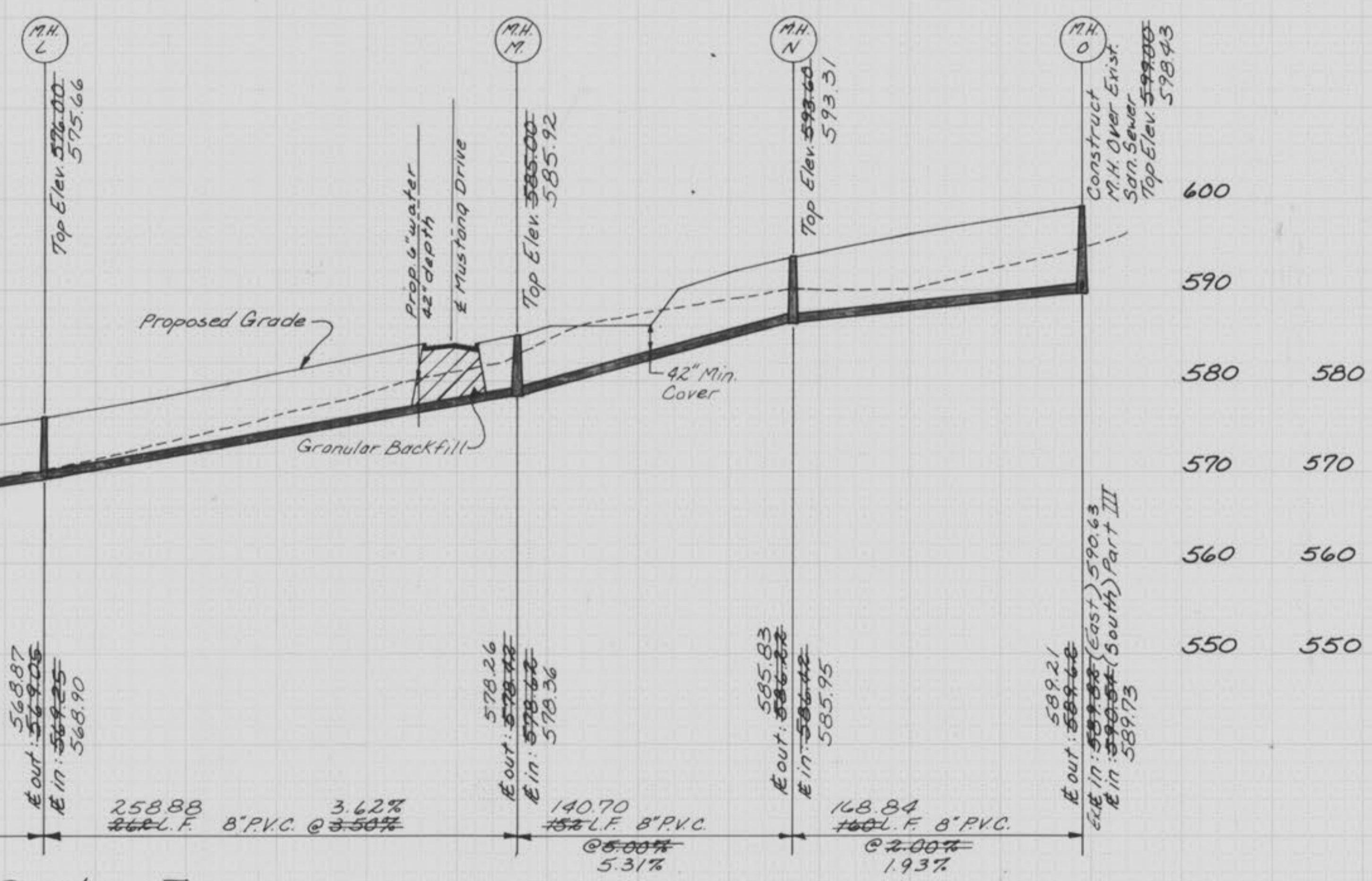
Scale - 1" = 10' Vert.
1" = 50' Horiz.



Part I

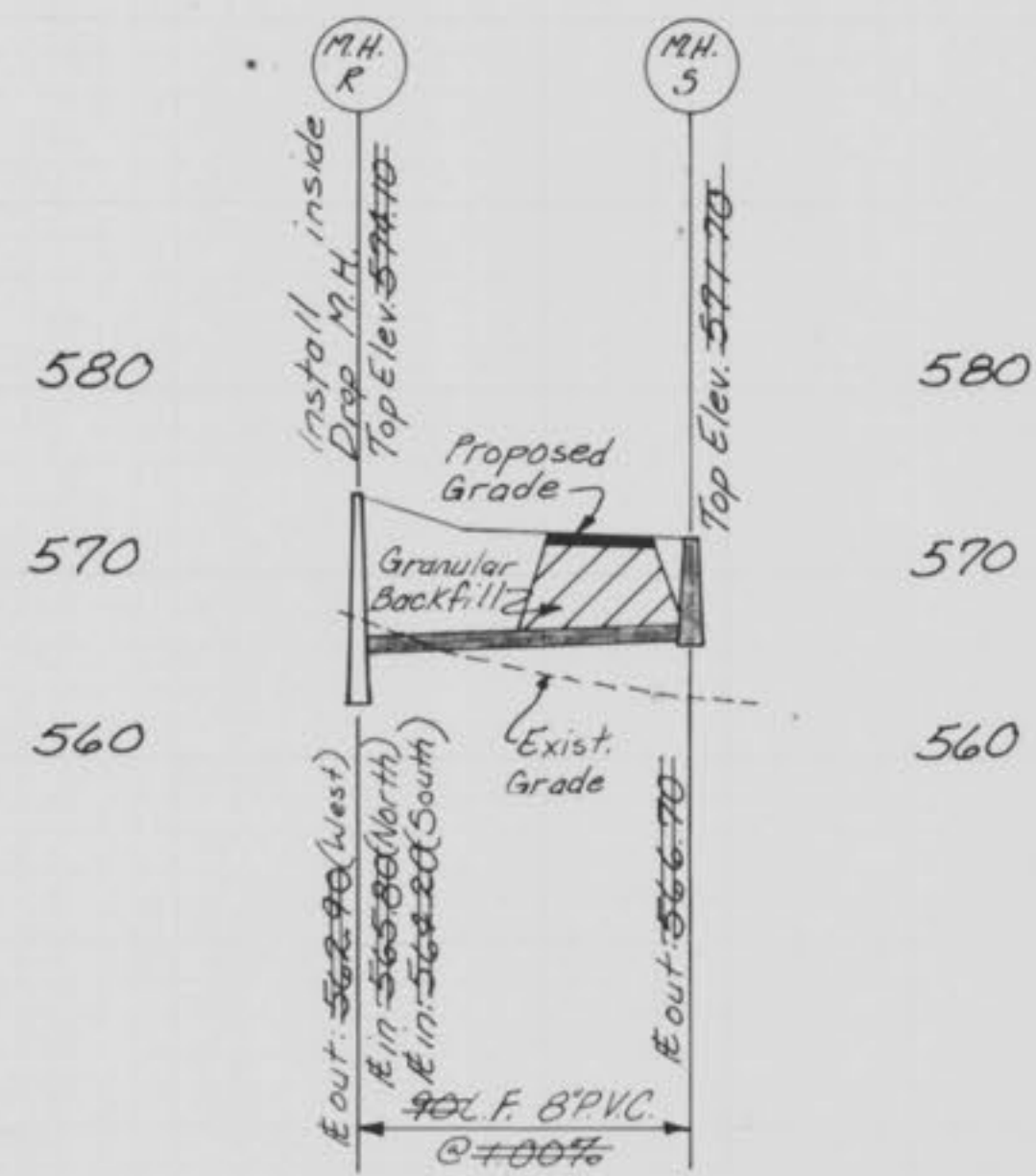


Part I

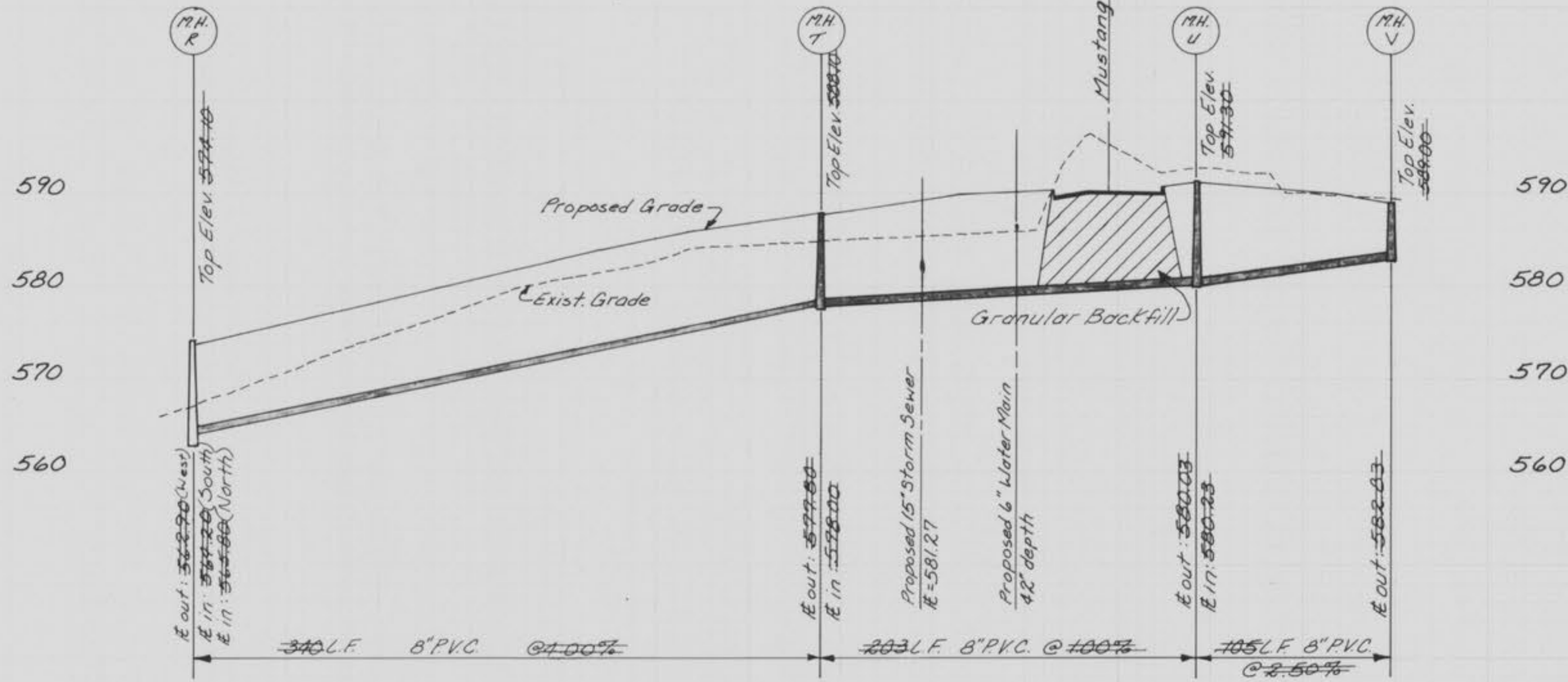


Part II
As Constructed 10-21-88 S.A.S.

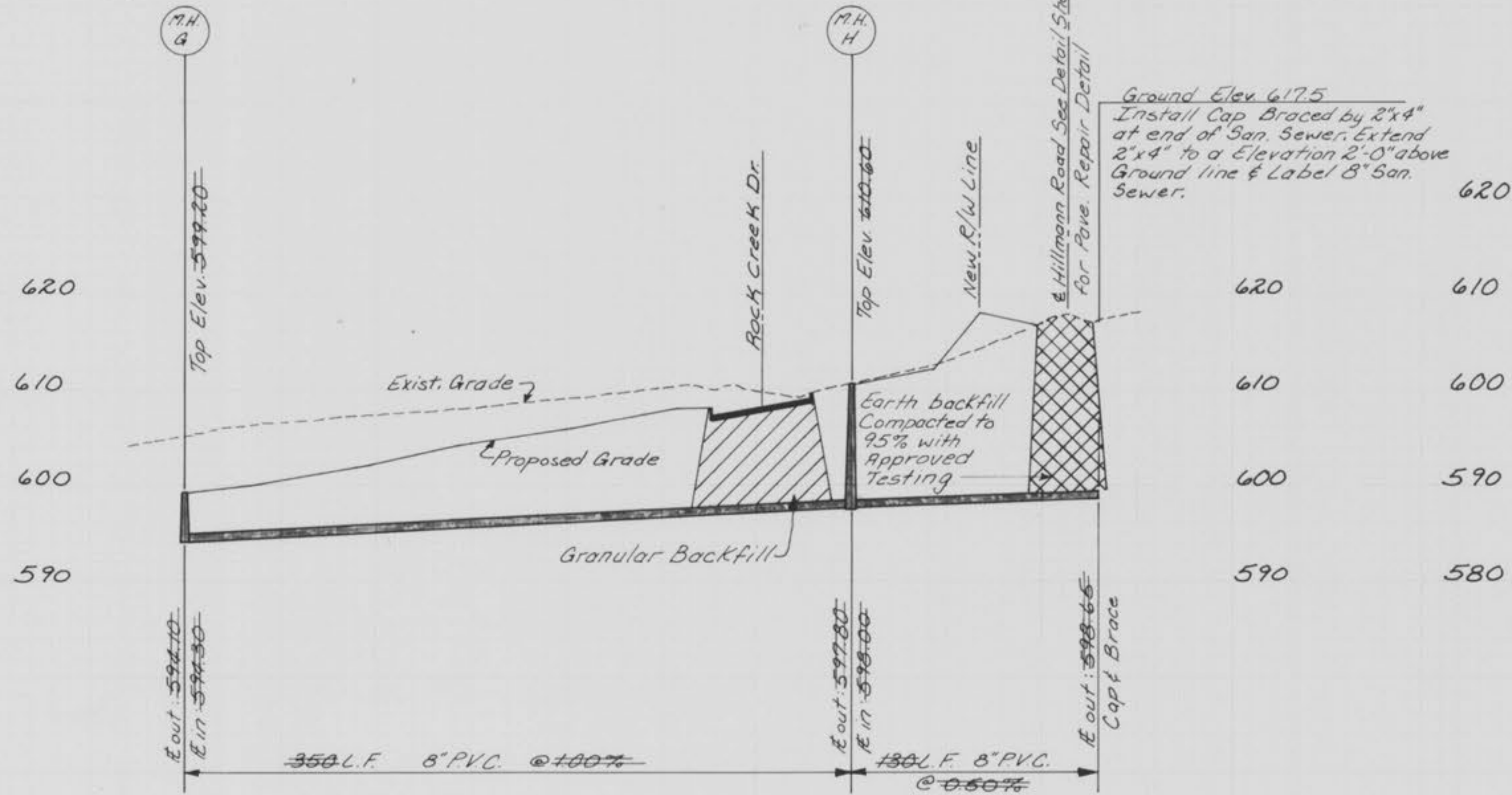
GBA GEORGE BUTLER ASSOCIATES, INC. <small>Engineers / Architects / Landscape Architects / Planners</small>	PROJECT	SHEET NO.	TOTAL SHEETS
	SANITARY SEWER PROFILES	1619	
	PROJECT NO: 4973	DATE: Jan, 88	
	REVISIONS: Open cut Hillman Rd	JLB 3-15-88	



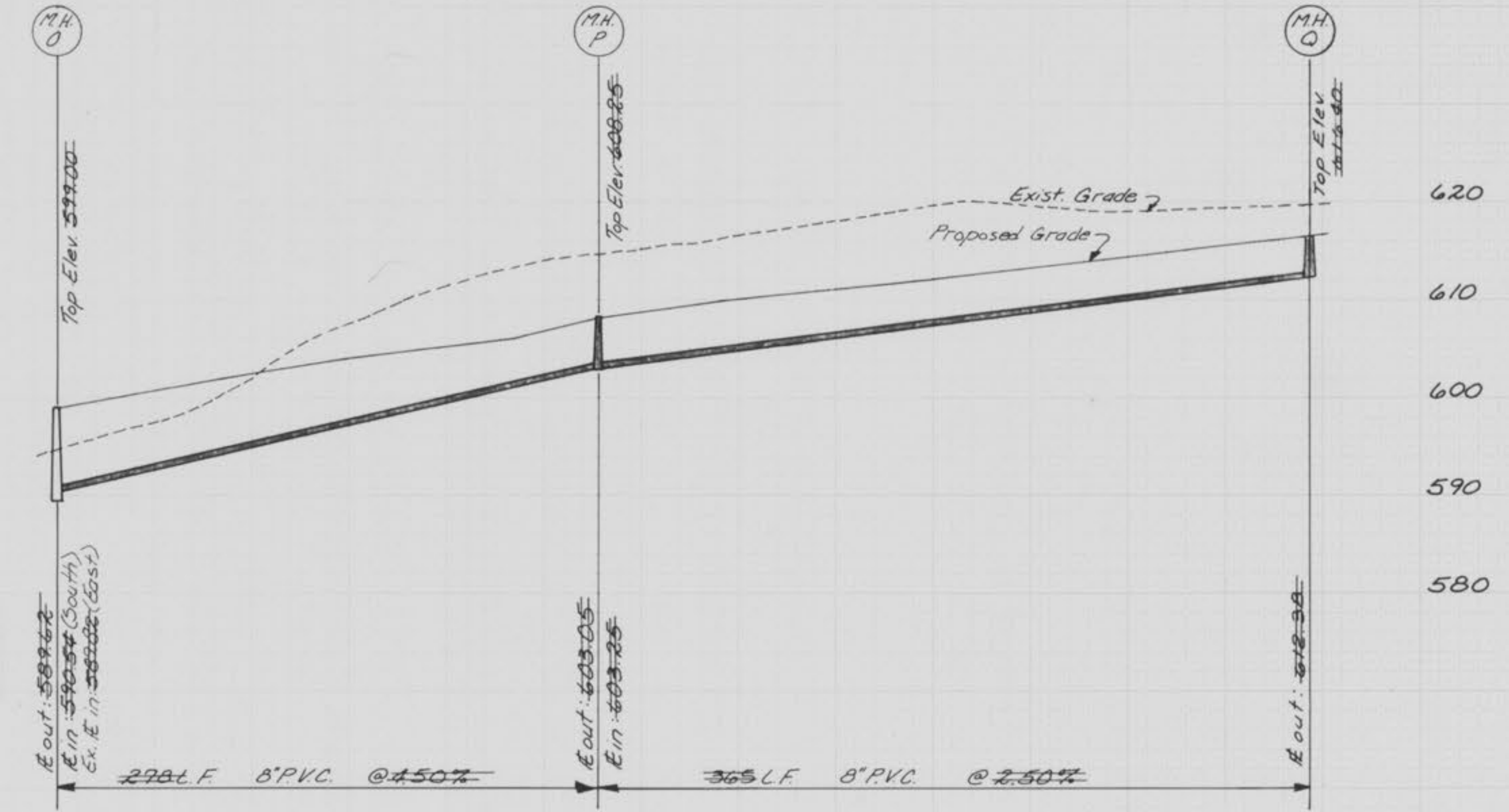
Part II



Part II



Part III



Part III

As Constructed 10-21-88 S.A.S.