

A SET OF AS-BUILT PLANS FOR HOMEFIELD GARDENS - VILLAGE N

A TRACT OF LAND IN FRACTIONAL SECTION 16,
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

GRADING NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils 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 two 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 without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting 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 sites 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 at 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 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. 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 at 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 days 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:

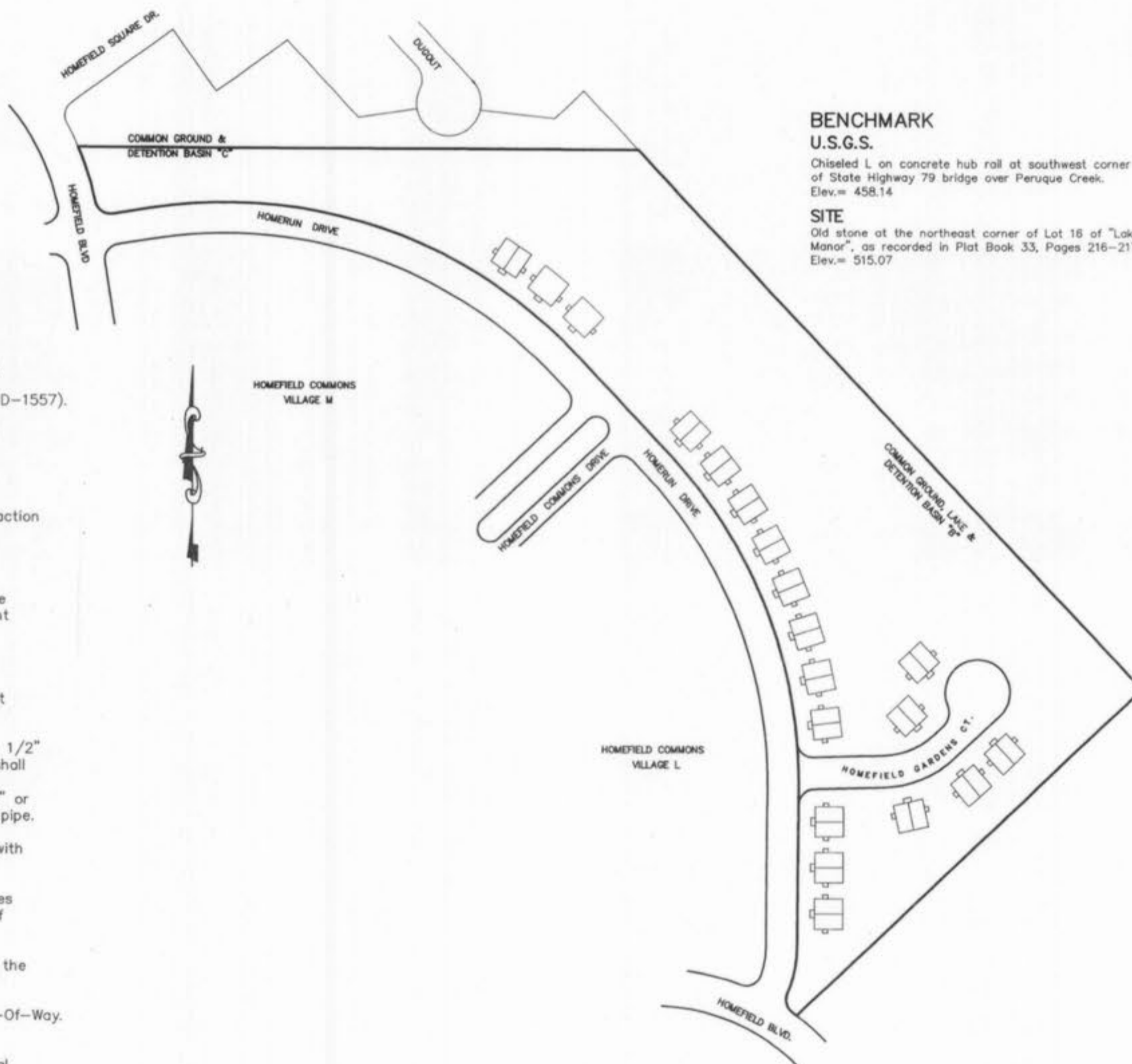
CATEGORY	MINIMUM PERCENT COMPACTION
Fill in building areas below footings	90%
Fill under slabs, walks, and pavement	90%
Fill other than building areas	88%
Natural subgrade	88%
Pavement subgrade	90%
Pavement base course	90%

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

Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

GENERAL NOTES

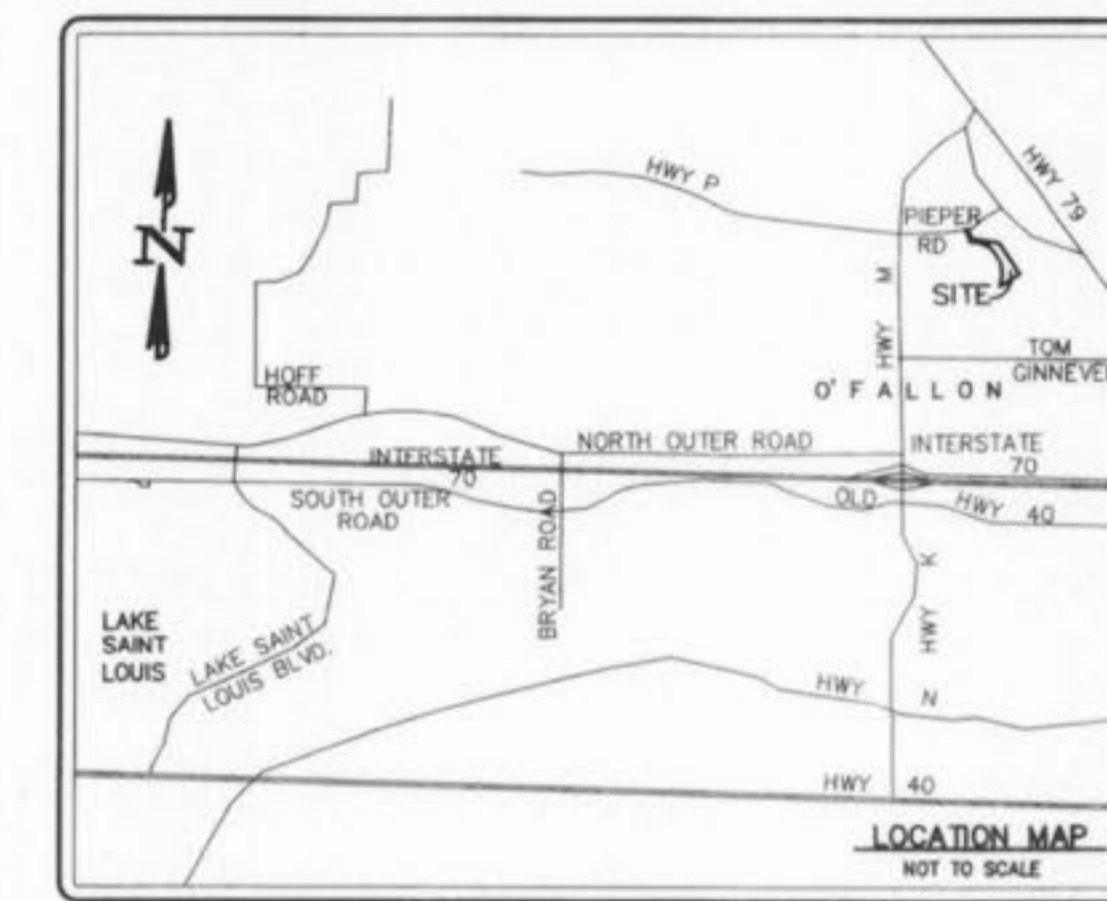
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- 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 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698).
- 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). All trench backfills shall be water jetted.
- All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus the vertical distance of 2 1/2 feet.
- No area shall be cleared without the permission of the Project Engineer.
- All P.V.C. sanitary sewer is to be SDR-35 or equal with clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate backfill over pipe shall consist of some size "clean" or minus stone from springline of pipe to 12" above the top of pipe.
- All soils test shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- Easements shall be provided for sanitary sewers, and all utilities on the Record Plat. See Record Plat for location and size of easements.
- Maintenance and upkeep of the common ground area shall be the responsibility of the developer and/or successors.
- A 20' building line shall be established along all Public Rights-Of-Way.
- All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. 18" vertical clearance from outside of pipe to outside of pipe shall be maintained wherever water lines must cross sanitary sewers, laterals, or storm drains. The water line shall be laid at such an elevation that the bottom of the water line is above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet horizontally, of any sewer or drain it crosses.
- All PVC water pipe shall conform to A.S.T.M.-D-2241, SDR 21 Standard Specification for P.V.C. Pressure Pipe, 200 P.S.I. working pressure for water, with approved joint.
- Water lines, valves, sleeves, meters, and fittings shall meet all specifications and installation requirements of Public Water Supply District No. 2 of St. Charles County.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details. All ductile iron pipe for water mains shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron fittings shall conform to A.W.W.A. Specification CC-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- All sanitary manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications 10 CSR-8.120 (7)E.
- Brick will not be used in the construction of sanitary sewer manholes.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.



BENCHMARK U.S.G.S.

Chiseled L on concrete hub rail at southwest corner of State Highway 79 bridge over Perdue Creek. Elev. = 458.14

SITE
Old stone at the northeast corner of Lot 16 of "Lakeside Manor", as recorded in Plat Book 33, Pages 216-217. Elev. = 515.07



DEVELOPMENT NOTES

- Area of Tract: 12.86 Acres
- Existing Zoning: R-3 P.U.D.
- Proposed Use: Multi Family Residential
- Number of units: 76 Units
- The proposed height and lot setbacks are as follows:
Minimum Front Yard: 20 feet
Minimum Side Yard: 5 feet
Minimum Rear Yard: 25 feet
Maximum Height of Building: 2 1/2 stories or 35 feet
- Minimum distance between buildings: 12 feet.
- Site is served by:
City of O'Fallon Sewer District
AmerenUE Electric Company
St. Charles Gas Company
City of O'Fallon Water
GTE Telephone Company
Fort Zumwalt School District
O'Fallon Fire Protection District
- No 100 Year Flood Plain exists on this tract per F.I.R.M. #29183C0230E and 29183C0235E dated August 2, 1996.
- Topographic information is per Walker and Associates Topo on U.S.G.S. Datum
- Boundary information is per survey as compiled by Bax Engineering Co., during June 1998 and March 1999.
- All streets will be constructed to City of O'Fallon standards. Steets will consist of 26 foot wide concrete pavement with integral rolled curb centered in a 50 foot right-of-way. A minimum centerline radius shall be 150 feet.
- All cul-de-sacs and bubbles will have pavement radii of 40 feet with right-of-way radii of 52 feet. Street intersections shall have a minimum rounding radius of 25 feet with pavement radii of 37 feet.
- Minimum street grades shall be 1%.
- All homes shall have a minimum of 2 off-street parking places with 2-car garages.
- All utilities must be located underground.
- The developer shall comply with the current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.
- Trash service shall be handled on an individual basis. No dumpsters shall be provided.
- All first floor units are capable of being handicap accessible.
- Detention for this village is provided by Detention Basins "B" & "C". Calculations and details for Detention Basin "B" are included in this set of plans. Calculations and details for Detention Basin "C" are included in the plans for Village P.
- A pump shall be supplied to the home owner's association as a means to drain the remainder of the lake that the drain and valve in the overflow structure cannot.
- A building permit is required for the proposed pavilion.

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF JULY 2001, BY ORDER OF T.R. HUGHES, INC., EXECUTED AN AS-BUILT SURVEY OF EXISTING SANITARY SEWERS AND STORM SEWERS WITHIN "HOMEFIELD GARDENS, VILLAGE N", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 5-6 OF THE ST. CHARLES COUNTY RECORDS. ALL SEWERS SHOWN LIE WITHIN THE EASEMENTS AS SHOWN ON SAID RECORDED SUBDIVISION PLAT UNLESS OTHERWISE NOTED. THE SANITARY LATERALS IF ANY WERE SUPPLIED TO BAX ENGINEERING BY THE CONTRACTOR, THEREFORE THEIR LOCATION IS ASSUMED APPROXIMATE. ALL SEWERS SHOWN LIE WITHIN THE EASEMENTS AS SHOWN UNLESS OTHERWISE NOTED. THE RESULTS OF THIS AS-BUILT SURVEY ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM S. KANKOLENSKI
BAX ENGINEERING CO., INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2197

AS-BUILTS ADDED MAY 2001,
REVISED 7-16-2002, 11-02-2004

PREPARED FOR: **HOMEFIELD GARDENS - VILLAGE N**
T. R. HUGHES, INC.
239 FOX HILL ROAD
ST. CHARLES, MO 63301
(314) 940-9300

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

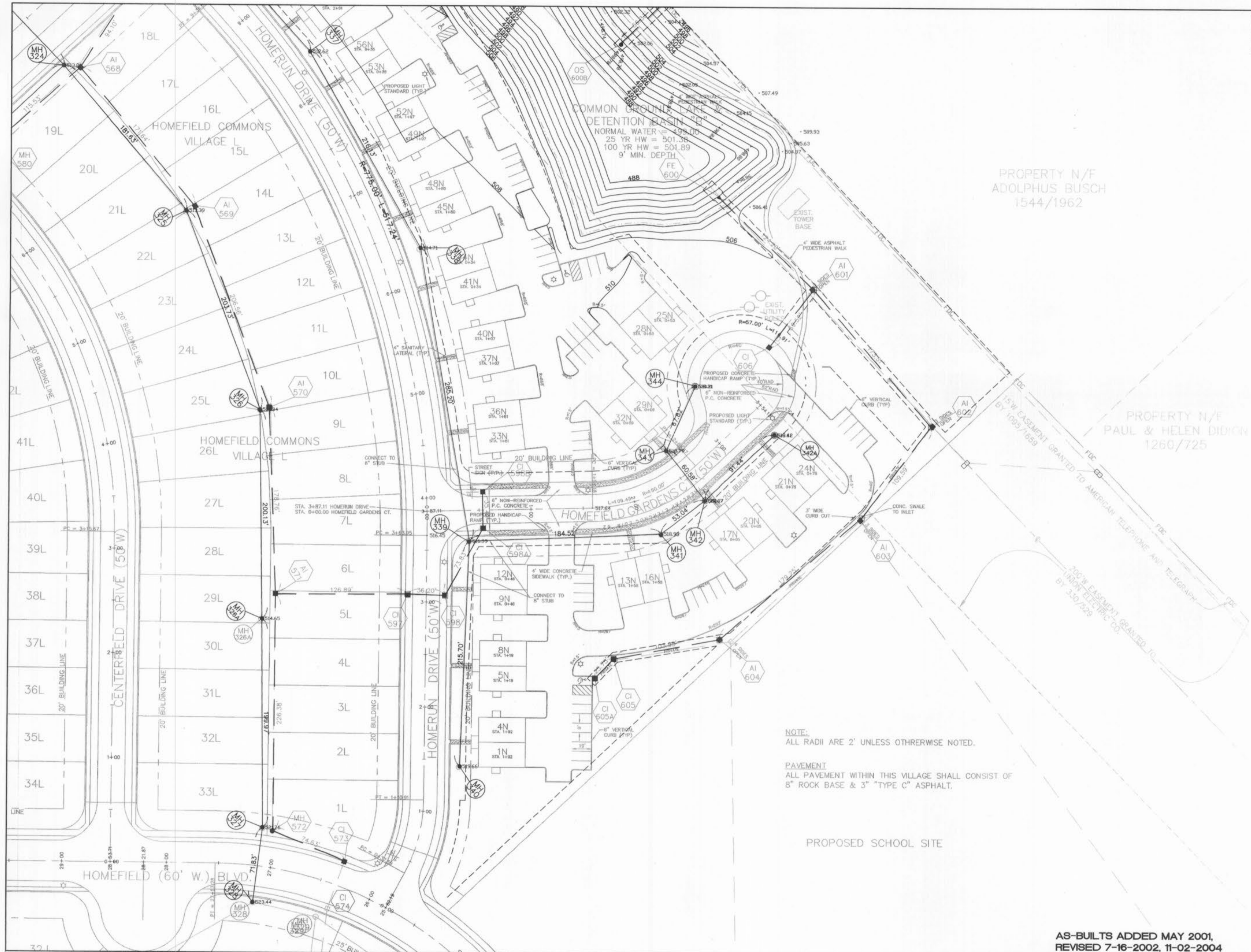
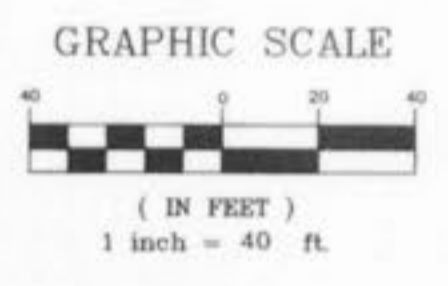
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REVISIONS	
7-16-02	CITY COMMENTS
11-02-04	CITY COMMENTS

BAX
ENGINEERING
PLANNING
SURVEYING

1652 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

07-02-01	DATE
98-10001N	PROJECT NUMBER
1 OF 5	SHEET OF
10001N-ASB.DWG	FILE NAME
TLT	WSK
DRAWN	CHECKED



PROPERTY N/F
 ADOLPHUS BUSCH
 1544/1962

PROPERTY N/F
 PAUL & HELEN DIDICH
 1260/725

NOTE:
 ALL RADII ARE 2' UNLESS OTHERWISE NOTED.

PAVEMENT
 ALL PAVEMENT WITHIN THIS VILLAGE SHALL CONSIST OF
 8" ROCK BASE & 3" "TYPE C" ASPHALT.

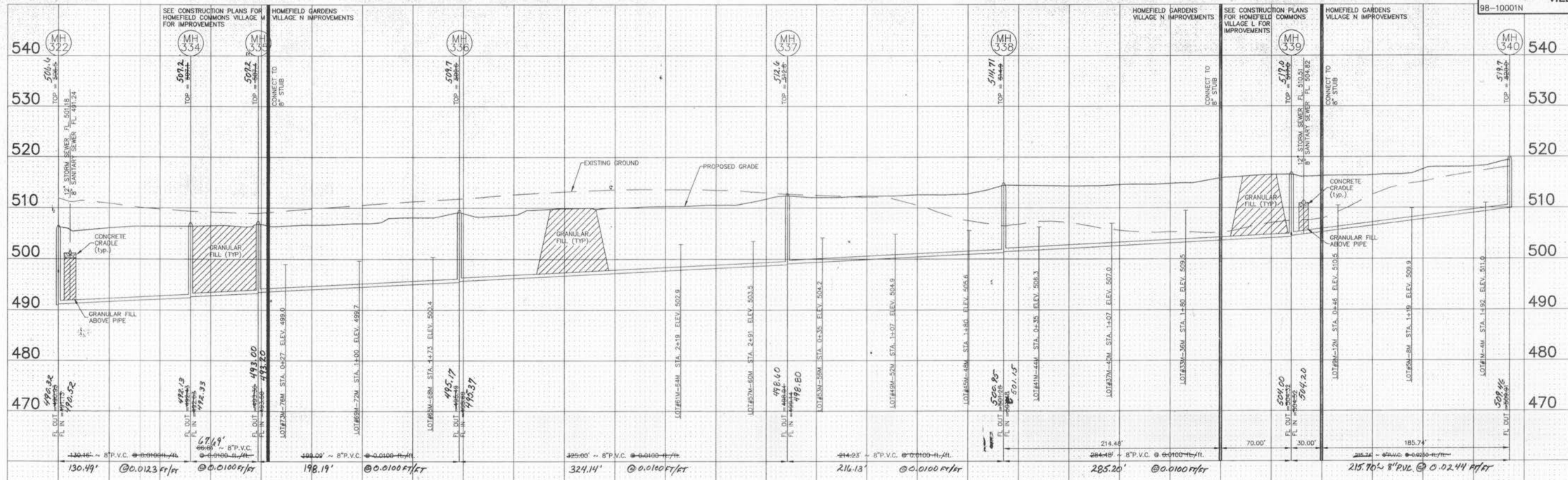
PROPOSED SCHOOL SITE



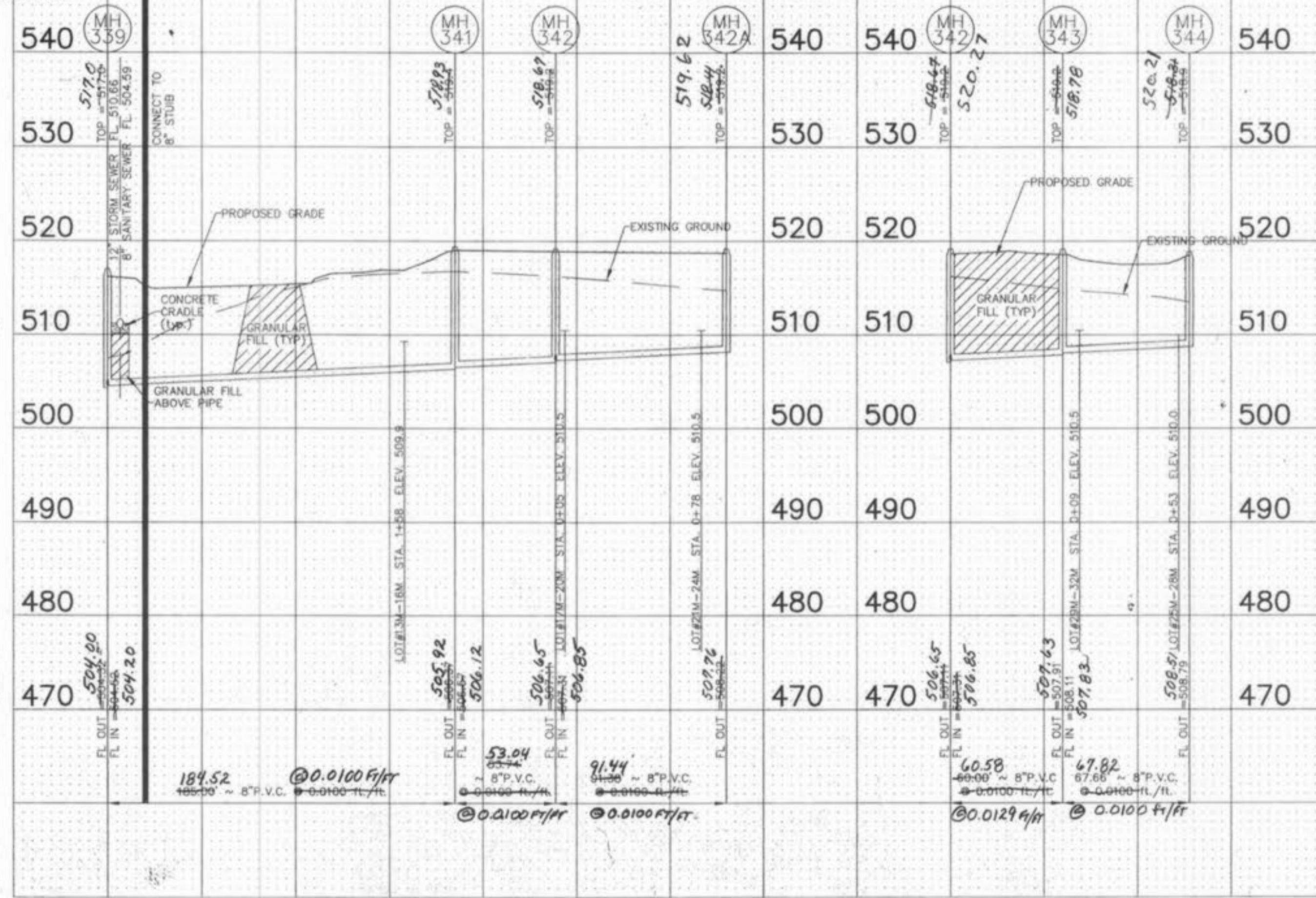
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REVISED 04-19-00 CITY COMMENTS
 REVISED 06-07-00 CITY COMMENTS
 REVISED 06-22-00 CITY COMMENTS

SANITARY PROFILES
HOMEFIELD GARDENS VILLAGE N
 98-10001N
 SEPTEMBER 30, 1999



SEE CONSTRUCTION PLANS FOR HOMEFIELD COMMONS VILLAGE L FOR IMPROVEMENTS



Underground utilities have been plotted from available information and, therefore, their locations shall 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 any grading or construction of the improvements.

NOTE:
 All sanitary sewer lateral tailstack elevations have been designed for 8.0' basements in homes.

AS-BUILTS ADDED MAY 2001

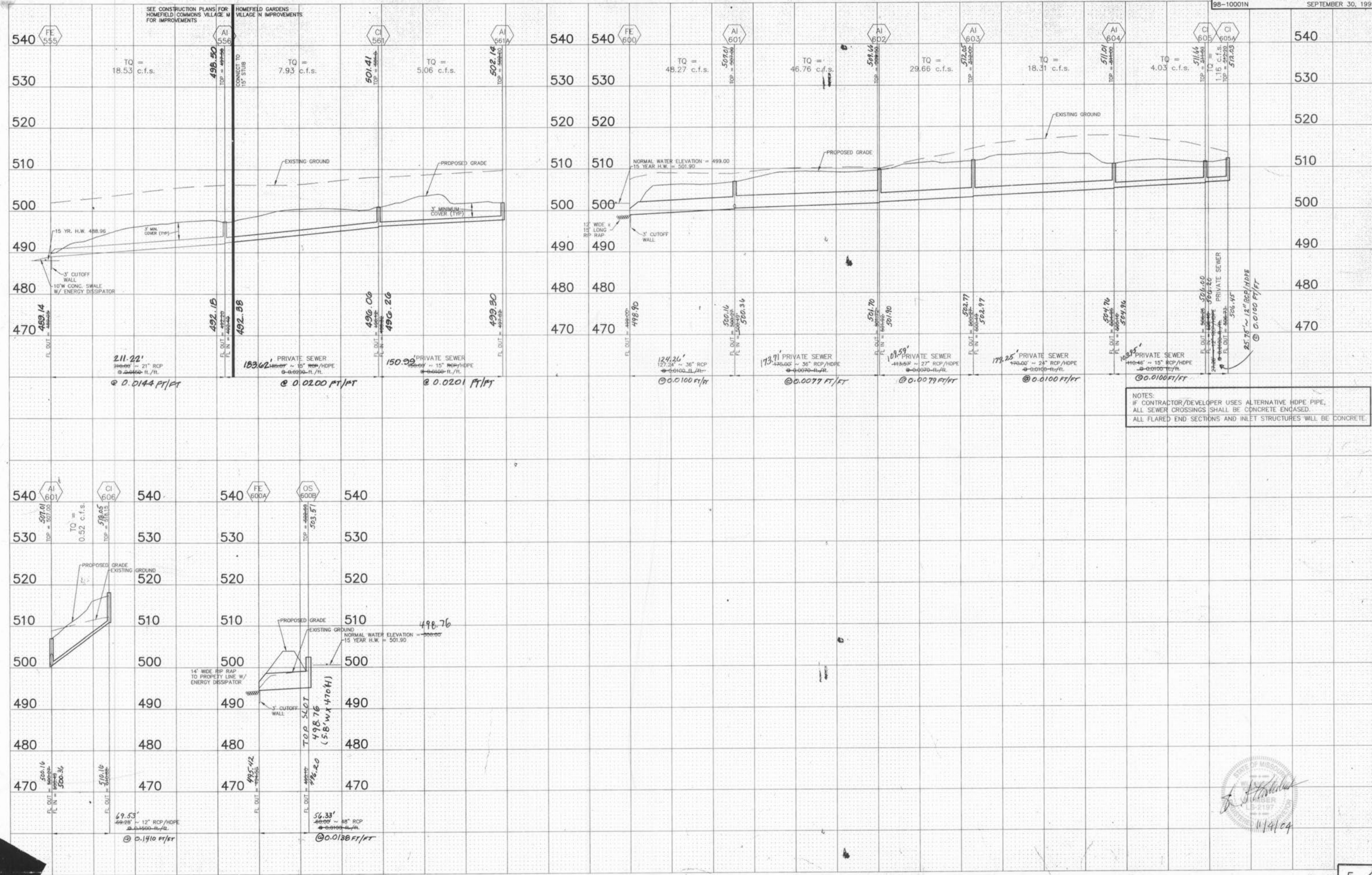
SCALE:
 1" = 10' VERTICAL
 1" = 50' HORIZONTAL



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REVISED 04-19-00 CITY COMMENTS
 REVISED 06-07-00 CITY COMMENTS
 REVISED 06-22-00 CITY COMMENTS

STORM SEWER PROFILES
HOMEFIELD GARDENS VILLAGE N
 98-10001N SEPTEMBER 30, 1999



Thu Jun 22 15:07:48 2000 stations.dcn

Ground utilities have been plotted from available information and, therefore, their locations shall 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 any grading or construction of the improvements.

AS-BUILTS ADDED MAY 2001

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

5
 5

Homefield Vill N.dwg 11/9/04