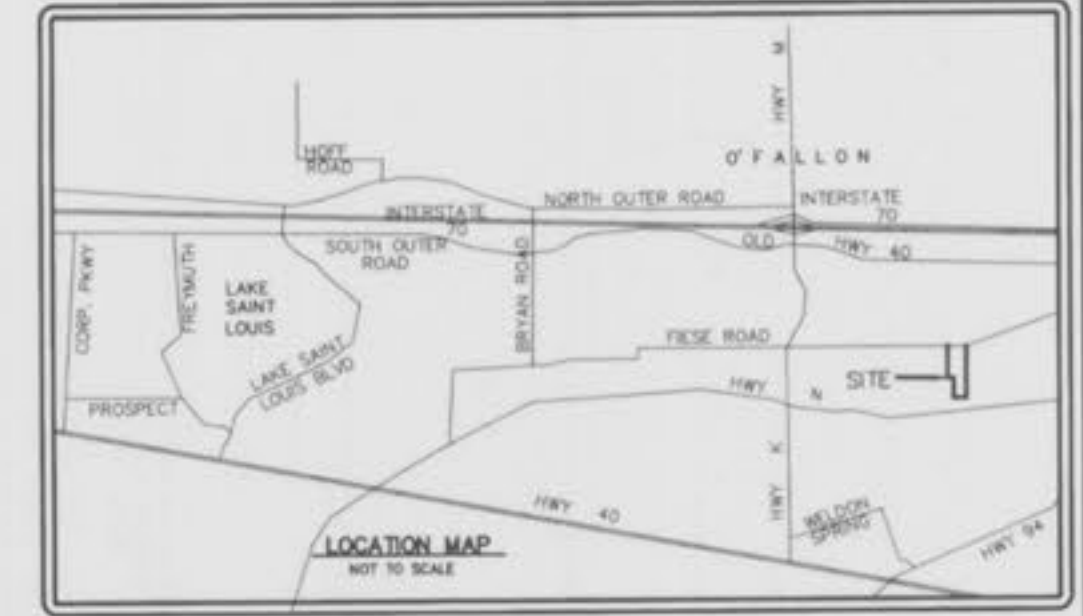


A SET OF STORM SEWER, SANITARY SEWER AND WATER AS-BUILTS FOR WHITEGATE VILLAS (PLAT TWO)

A TRACT OF LAND BEING PART OF THE
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 3 EAST,
AND PART OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI



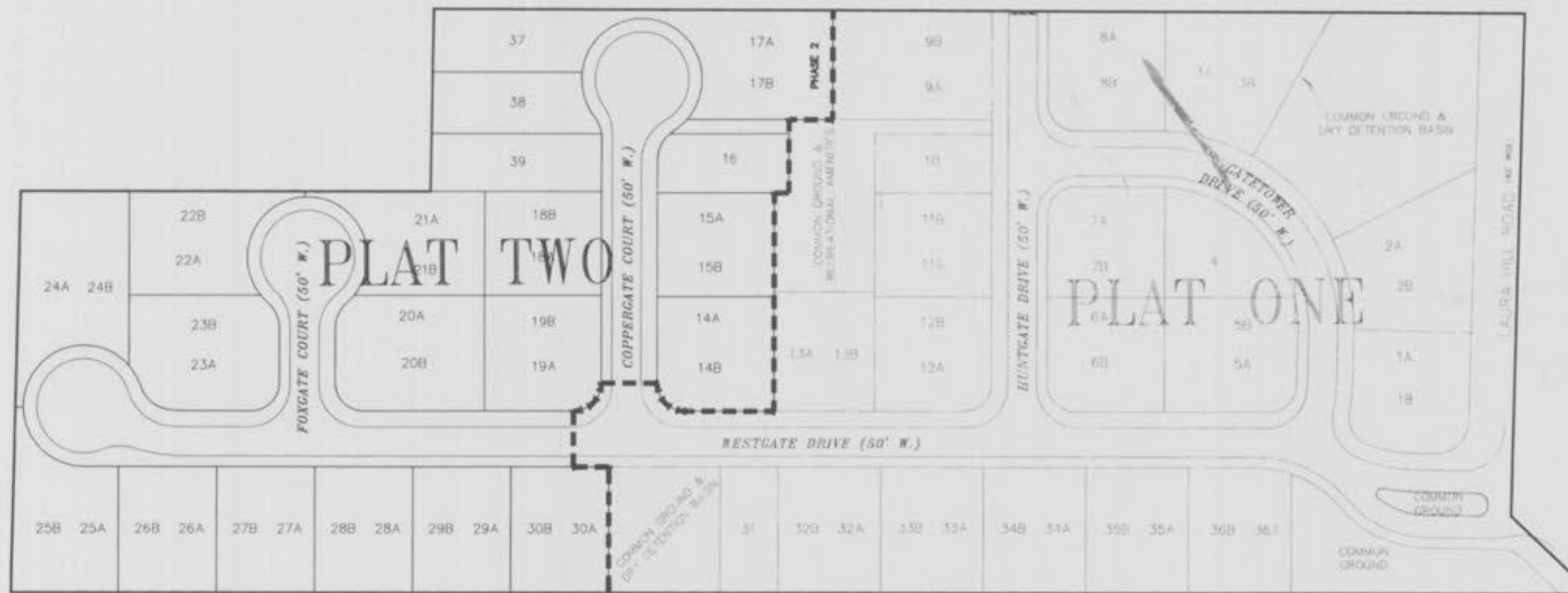
GRADING NOTES

- 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 there from, 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 the 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 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 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.



THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF JUNE, 2001, BY ORDER OF T.R. HUGHES, INC., EXECUTED AN AS-BUILT SURVEY OF EXISTING SANITARY SEWERS, STORM SEWERS, FIRE HYDRANTS AND WATER VALVES WITHIN "WHITEGATE VILLAS, PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 238 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

REVISED MH #115 AUG. 31, 2001
REVISED MH's #101 AND 109 FEB. 2, 2001

AS-BUILTS ADDED MAY 2001

DEVELOPMENT NOTES

- Area of Tract: 14.23 Acres
- Existing Zoning: R-2 P.U.D.
- Proposed Use: Multi-Family Residential
- Number of Lots Proposed: 36 Lots
- Number of Units Proposed: 68 Units
- The proposed height and lot setbacks are as follows:
Minimum Front Yard: 15 feet
Minimum Side Yard: 6 feet
Minimum Rear Yard: 25 feet
Maximum Height of Building: 2 1/2 stories or 35 feet
- Site can be served by:
AmerenUE Electric Company
G.T.E. Telephone Company
St. Charles Gas Company
O'Fallon Fire Protection District
Public Water Supply District No. 2 of St. Charles County (Sanitary Sewers & Water)
Missouri American Water Company
Fort Zumwalt School District
- No 100 Year Flood Plain exists on this tract per F.I.R.M. #29183C0239E dated August 2, 1996.
- Topographic information is per Bax Engineering by field topography.
- 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 and a 5 foot wide concrete sidewalk 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 42 feet with right-of-way radii of 54 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 realizes that they will 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 Ordinance.

LEGEND

CL	CURB INLET	□	STREET LIGHT
D.C.I.	DOUBLE CURB INLET	—562	EXISTING CONTOUR
A.I.	AREA INLET	—562	PROPOSED CONTOUR
M.H.	MANHOLE	5'x5'	STREET SIGN
F.E.	FLARED END SECTION	—	NO PARKING SIGN
E.P.	END PIPE	—	WATER VALVE
C.P.	CONCRETE PIPE	—	POLY UNIS. CHLORIDE (PLASTIC) CLEAN OUT
R.C.P.	REINFORCED CONCRETE PIPE	—	FIRE HYDRANT
C.M.P.	CORRUGATED METAL PIPE	—	STORM SEWER
C.I.P.	CAST IRON PIPE	—	SANITARY SEWER
P.V.C.	POLY UNIS. CHLORIDE (PLASTIC) CLEAN OUT	—	
C.O.	CLEAN OUT	—	
		—	FLOUINE ELEVATION OF HOUSE CONNECTION
		—	FLOUINE ELEVATION OF SEWER MAIN

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

DISCLAIMER OF RESPONSIBILITY
I hereby certify 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.

Copyright 2001
Bax Engineering Company, Inc.
All Rights Reserved

REVISIONS

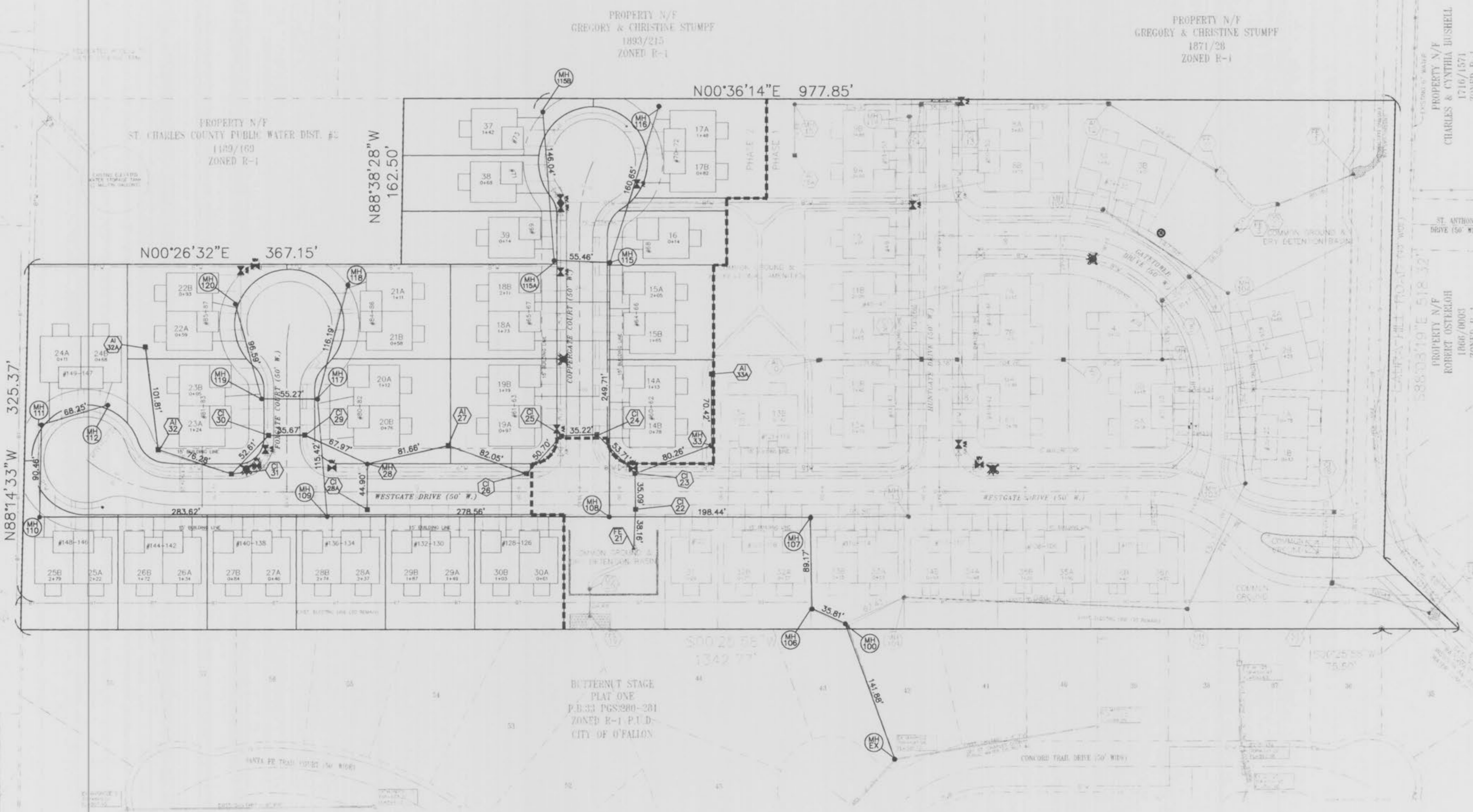
NO.	DATE	DESCRIPTION

BAX
ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

5-24-01
DATE
98-10343
PROJECT NUMBER
1 OF 5
SHEET OF
10343ASB-2.DWG
FILE NAME
TLT WSK
DRAWN CHECKED

A/B Whitegate Villas Plat 2

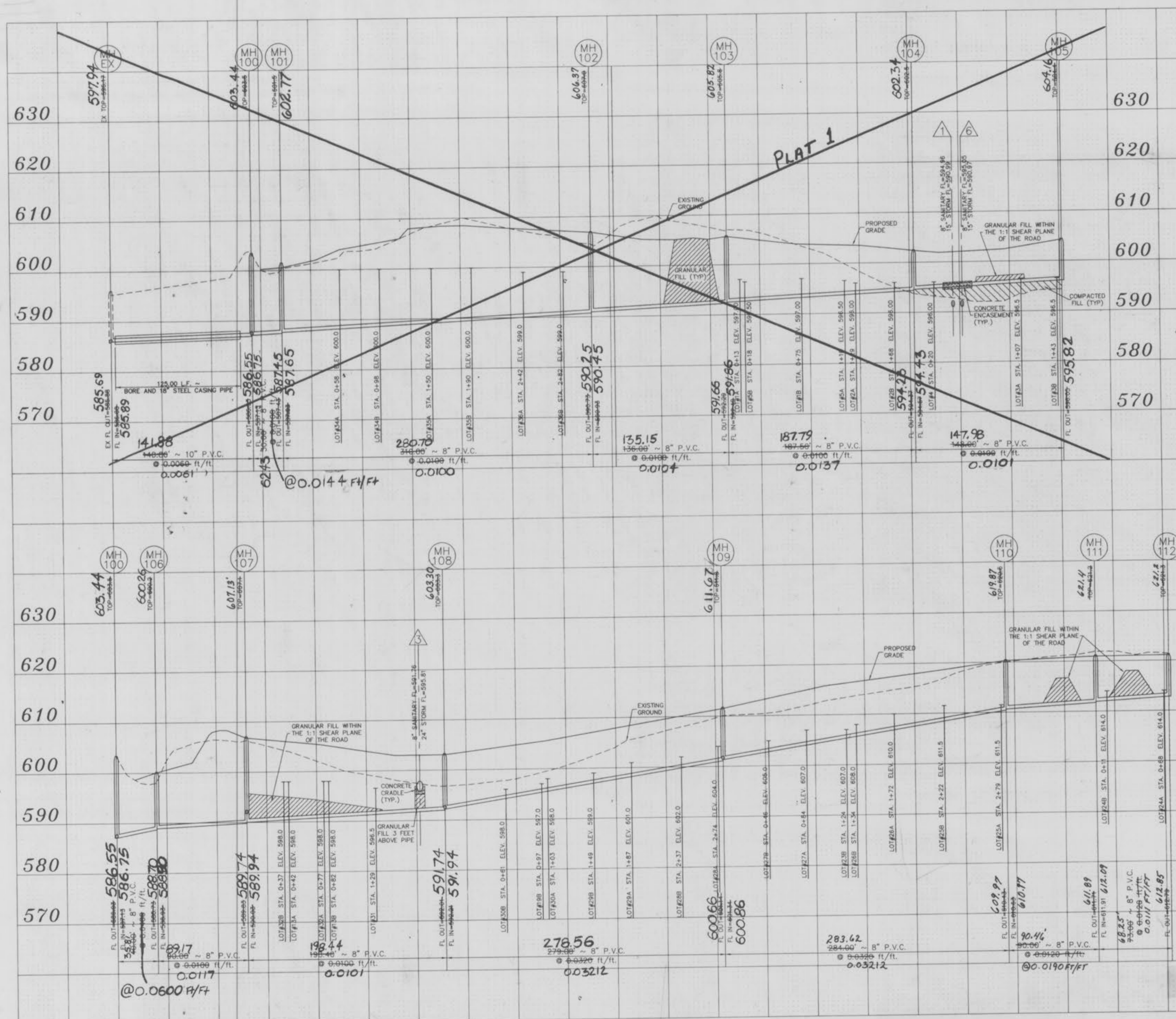


Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.

AS-BUILTS ADDED MAY 2001

A/B Whitegate Villas Plat Z

E:\dca\1010000\101\10343\10343.dwg Fri Jun 01 15:56:57 2001 514 35 11



AS-BUILTS ADDED MAY 2001

REVISED MH'S 101 & 109 - 02-02-01

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.

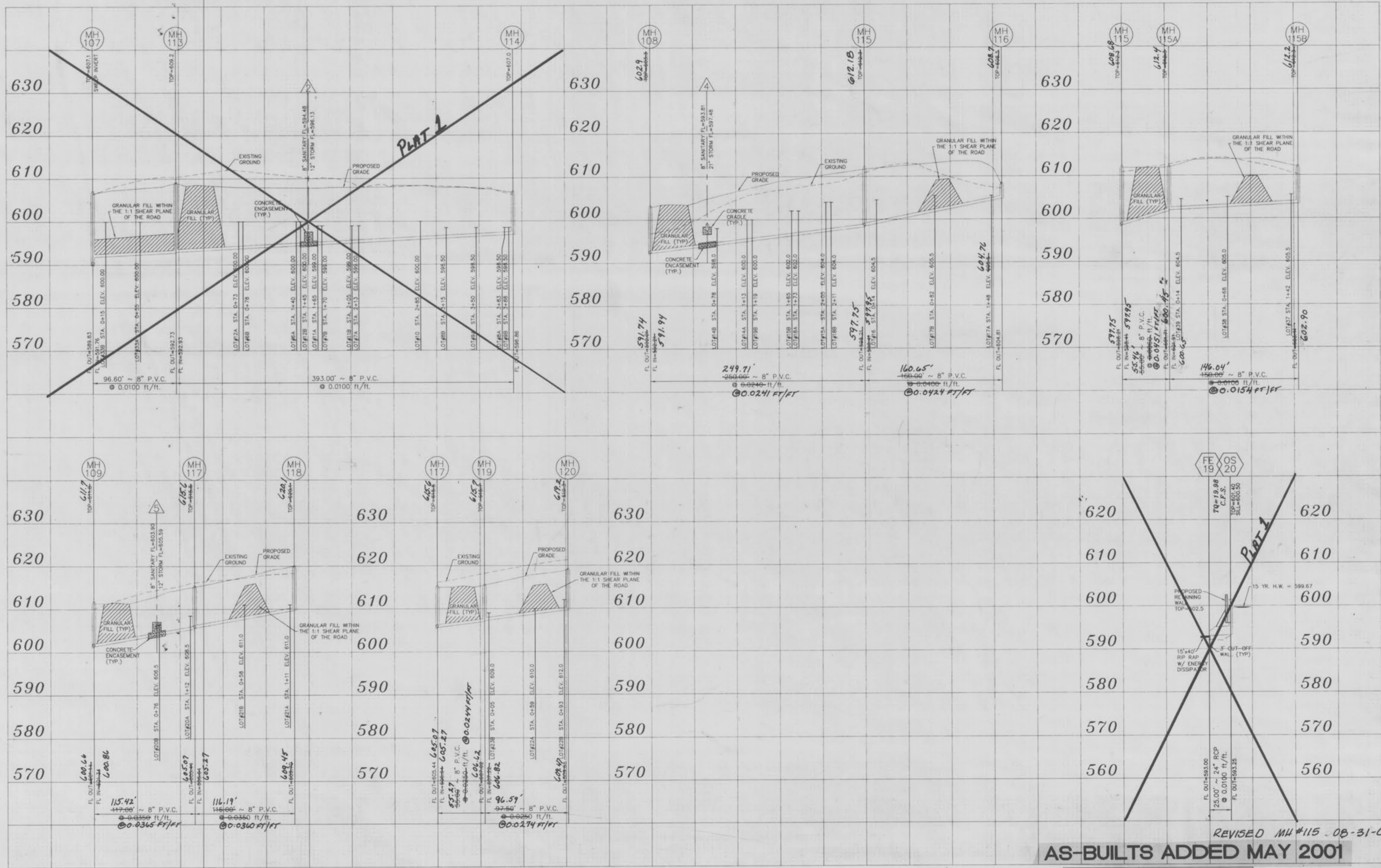
NOTE:
 All sanitary sewer lateral take elevations have been designed for 8.0' basements.

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

Whitegate Villas Plat 2

3
 5

\\basprv1\cadd\p100000\10343\ssn.dwg Tue May 02 15:48:47 2000 RLA



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.

REVISED MH #115 08-31-01
AS-BUILTS ADDED MAY 2001

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

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

4
5

