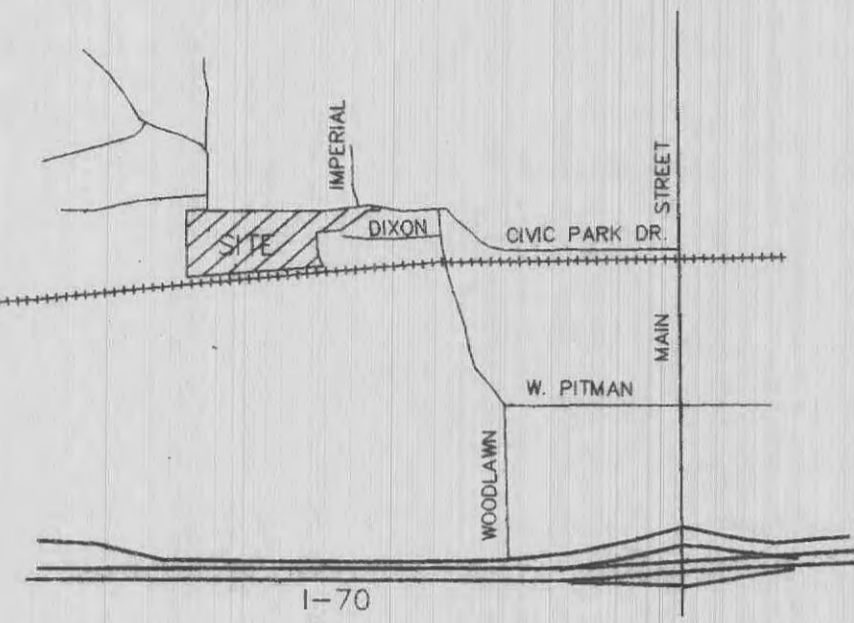


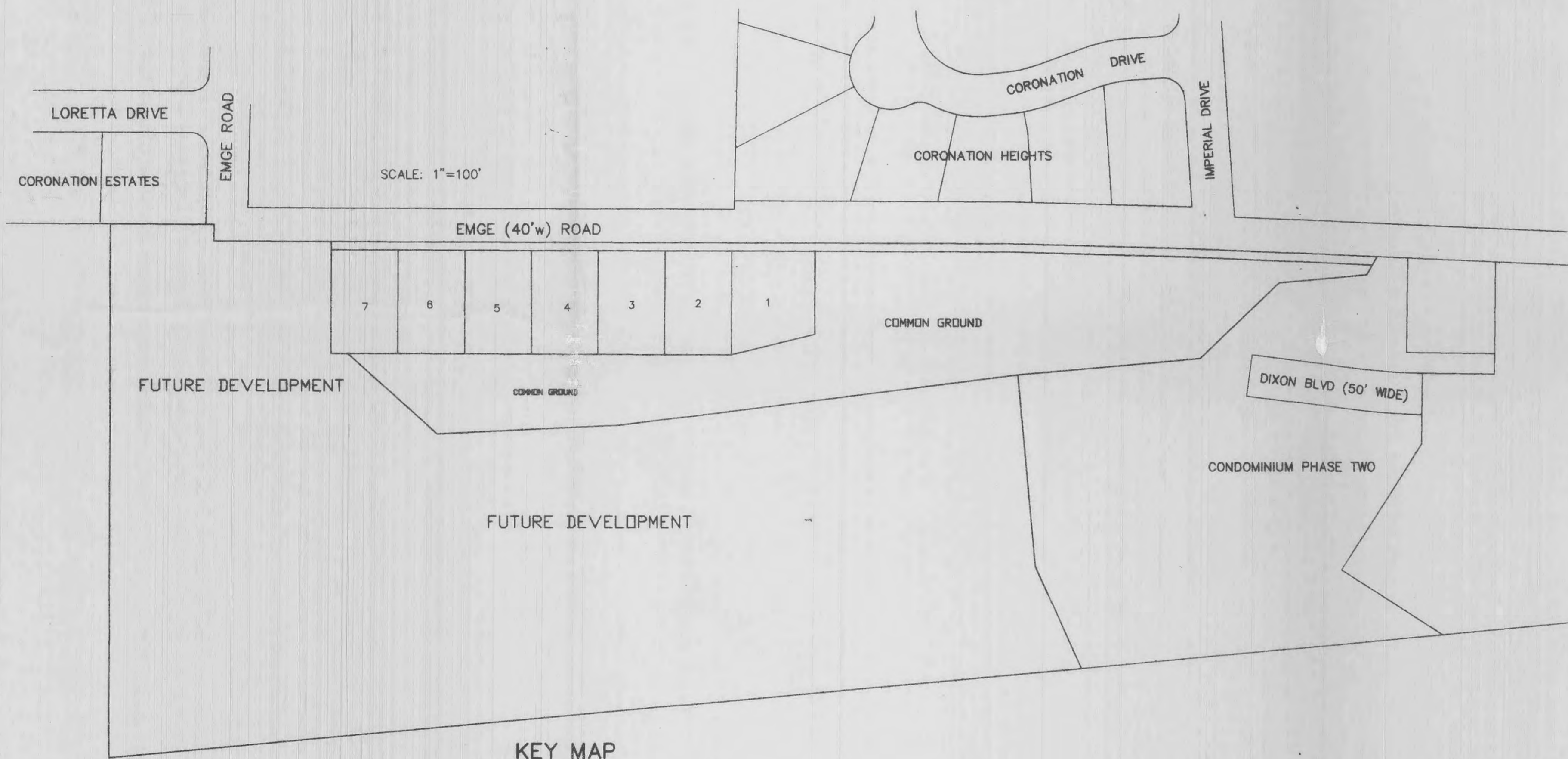
PLANS FOR CONSTRUCTION OF SANITARY SEWERS, STORM SEWERS, PAVING, GRADING, AND WATER MAINS FOR:

Civic Park ESTATES PLAT ONE

A TRACT OF LAND BEING PART OF SECTION 20 AND PART OF FRACTIONAL SECTION 29
TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP



KEY MAP

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 MANHOLES AND INLET TIPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- ALL STANDARD CURB INLETS TO HAVE FRONT OF INLET 2' (FOOT) BEHIND CURB, WITHIN PUBLIC RIGHT-OF-WAY.
- STORM SEWERS 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14 UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL STORM PIPE IN THE RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE (A.S.T.M. C-78 CLASS B MINIMUM).
- IF P.V.C. SANITARY SEWER PIPE SHALL MEET THE FOLLOWING STANDARDS: A.S.T.M. D-3034 SIZE 36" 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 AASHITO 1-100 COMPACTION TEST," (A.S.T.M. D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADSWAYS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST" AASHITO 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 AASHITO 1-100 COMPACTION TEST," (A.S.T.M. D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLUMPS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER SETTED.
- 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 A VERTICAL DISTANCE OF 2 1/2 FEET.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1 OR AS CALLED FOR IN THE SOILS REPORT FOR THE PROJECT. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- ALL P.V.C. SANITARY PIPE TO HAVE CRUSHED STONE BEDDING UNIFORMLY GRADED BETWEEN 1" AND 1/4" SIZE. THIS BEDDING SHALL EXTEND FROM 3" BELOW THE PIPE TO 12" ABOVE THE TOP OF PIPE.
- ALL SOILS TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH THE GRADING AND BACKFILLING OPERATIONS.
- 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.
- MAINTENANCE AND UPKEEP OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR SUCCESSORS.
- A 2' BUILDING LINE SHALL BE ESTABLISHED ALONG ALL PUBLIC RIGHTS-OF-WAY.
- ALL SANITARY MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS TO CSR-6-100 (7).
- SILTATION CONTROL DEVICES SHALL BE AS SHOWN ON PLANS, AND APPROVED BY THE LOCAL GOVERNING AUTHORITY. ADDITIONAL SILTATION CONTROL, IF REQUIRED, SHALL BE PLACED AT THE DIRECTION OF THE SOILS ENGINEER, ON-SITE AND THE LOCAL GOVERNING AUTHORITY PRIOR TO PLACEMENT.
- THE GRADING YARDAGE SHOWN ON THE DRAWINGS IS AN APPROXIMATION ONLY AND NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. IT IS THE INTENTION OF THE ENGINEER FOR THE EARTHWORK TO BALANCE OVERT. THE ENGINEER SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN ACHIEVING THE BALANCE.
- WATER LINES, VALVES, SLEEVES, METERS AND ETC. SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
- ALL WATER HYDRANTS AND VALVES SHALL BE DUCTILE IRON AND INSTALLED IN ACCORDANCE WITH PLANS AND DETAILS.
- THE CITY OF O'FALLON SHALL BE NOTIFIED 48 HOURS PRIOR TO START OF CONSTRUCTION OF SANITARY SEWERS FOR COORDINATION AND INSPECTION.

NOTE:
STORMWATER DETENTION FOR PLAT ONE SHALL BE PROVIDED IN THE DETENTION BASIN TO BE BUILT WITH PLAT TWO CONSTRUCTION.

DIFFERENTIAL RUN-OFF FOR PLAT ONE:
AREA OF IMPROVEMENT FOR PLAT ONE 1.636 ac.
UNDEVELOPED P.I. FACTOR 1.87
DEVELOPED P.I. FACTOR 2.64
INCREASED RUN-OFF FOR PLAT ONE = 1.636ac. X (2.64-1.87) = 1.26 c.f.a.

DEVELOPMENT NOTES

- Total Area of Tract: 15.45 Acres
- Existing Zoning: R-1 Single Family
- Number of Lots Proposed: 35 Lots (7 Lots Plat One)
- Minimum Lots Area: 10,000 Square Feet
- The proposed height and lot setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: 8 feet
Minimum Rear Yard: 25 feet
Maximum Height of Building: 2 1/2 stories or 35 feet
- Current Owner of Property: R & D Emge Inc.
306 Imperial Drive
O'Fallon, MO 63366
Telephone 314-281-1274
- Site is served by:
O'Fallon Fire Protection District
Union Electric Company
St. Charles Gas Company
City of O'Fallon Water Company
GTE Telephone Company
Fort Zumwalt School District
City of O'Fallon Sewer District
- Flood Plain information is per F.I.R.M. #29183C 0110D.
- Topographic information is per topographic survey by Pickett, Roy & Silver during June 1982.
- Boundary information is per survey by Pickett, Roy & Silver during June 1982.
- A 4 foot wide concrete sidewalk shall be constructed on one side of streets where indicated.
- 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 current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.

LEGEND

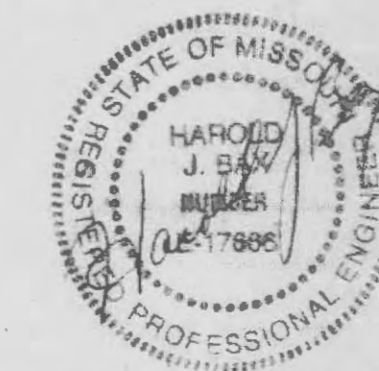
- CL CURB INLET
- D.C.I. DOUBLE CURB INLET
- A.I. AREA INLET
- M.H. MANHOLE
- F.E. FLARED END SECTION
- E.P. END PIPE
- C.P. CONCRETE PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- C.M.P. CORRUGATED METAL PIPE
- C.I.P. CAST IRON PIPE
- P.V.C. POLY VINYL CHLORIDE (PLASTIC)
- C.O. CLEAN OUT
- ⊗ FIRE HYDRANT
- ⊖ STORM SEWER
- ⊕ SANITARY SEWER
- ⊙ STREET LIGHT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- S.V.S. STREET SIGN
- NO PARKING SIGN
- W.V. WATER VALVE
- B.O. BLOW OFF ASSEMBLY
- FLOWLINE ELEVATION OF HOUSE CONNECTION
- FLOWLINE ELEVATION OF SEWER MAIN

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- SHEET 2 SITE & GRADING PLAN
- SHEET 3 SEWER PROFILES
- SHEET 4 DRAINAGE AREA MAP
- SHEET 5 DETAIL SHEET

FILE COPY
APPROVED AS NOTED
DATE 9-8-93
PREPARED FOR AND OWNED BY:

R & D EMGE INC.
306 IMPERIAL DRIVE
O'FALLON, MO 63366
TELEPHONE 314-281-1274



BAE ENGINEERING AUG., 1993
PLANNING 314-940-6588 221 First West Boulevard
SURVEYING 314-947-9182 St. Charles, MO. 63301
FAX 947-9182

92-3623 PROJECT NUMBER
1 OF 5 SHEET