

CONSTRUCTION PLANS FOR

FALLON CREST TOWNHOMES

A TRACT OF LAND BEING LOTS 1, 2, 3, 4, 5, 6, & 7 OF J-MARK APARTMENTS LOCATED IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 29, T. 47 N., R. 3 E., CITY OF O'FALLON, ST. CHARLES CO., MO.

GENERAL NOTES

- 1) 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.
- 2) ALL MANHOLE AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- 3) ALL STANDARD CURB INLETS TO HAVE FRONT OF INLET 2' (FOOT) BEHIND CURB, WITHIN PUBLIC RIGHT-OF-WAY.
- 4) STORM SEWERS 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14 UNLESS OTHERWISE SHOWN ON THE PLANS.
- 5) STORM SEWERS 21" DIAMETER AND LARGER SHALL BE A.S.T.M. C-76, CLASS III MINIMUM, UNLESS OTHERWISE SHOWN ON THE PLANS.
- 6) ALL STORM PIPE IN THE RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE (A.S.T.M. C-76 CLASS III MINIMUM).
- 7) CORRUGATED METAL PIPE SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CORRUGATED CULVERT PIPE M36, AASHTO. SEE PLANS FOR GAUGE.
- 8) 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.
- 9) 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 IN PROPOSED AND EXISTING ST. CHARLES COUNTY ROADS (HIGHWAYS) SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP, TO 90 PERCENT MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- 10) 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.
- 11) 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.
- 12) NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- 13) ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- 14) NO SLOPE SHALL BE STEEPER THAN 3:1 OR AS CALLED FOR IN THE SOILS REPORT FOR THE PROJECT. ALL SLOPES SHALL BE SEEDED AND MULCHED.
- 15) BARRICADES WILL CONSIST OF THREE STANDARD SPECIFICATIONS "MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES" END OF ROADWAY MARKER MOUNTED 4' (FEET) ABOVE PAVEMENT ON TWO POINT "U" CHANNEL SIGN POST. EACH MARKER SHALL CONSIST OF AN 18" DIAMOND REFLECTORIZED RED PANEL.
- 16) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT ST. CHARLES COUNTY AND CITY OF O'FALLON STANDARDS.
- 17) 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 THE PIPE.
- 18) ALL SOILS TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH THE GRADING AND BACKFILLING OPERATIONS.
- 19) 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.

- 20) MAINTENANCE AND UPKEEP OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR SUCCESSORS.
- 21) ALL WATER LINES SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY SANITARY SEWER, STORM SEWER, OR MANHOLE. WHENEVER 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 18 INCHES 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.
- 22) ALL SANITARY MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS TO CSR-8.120 (7)E.
- 23) SILTATION CONTROL DEVICES SHALL BE AS SHOWN ON PLANS, AND APPROVED BY THE LOCAL GOVERNING AUTHORITY. ADDITIONAL SILTATION CONTROL, IF REQUIRED, WILL BE PLACED AT THE DIRECTION OF THE SOILS ENGINEER ON-SITE AND THE LOCAL GOVERNING AUTHORITY PRIOR TO PLACEMENT.
- 24) NO 100 YEAR FLOOD HAZARD AREAS (ZONE A) EXIST ON THIS PROPERTY AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NO. 29183C0116 D.

DEVELOPMENT NOTES

1. Gross Acreage of Property: 6.62 ac.
2. Existing Zoning: R-3 - P.U.D.
3. Proposed Use: Apartments 1.44 ac.
Townhomes 5.18 ac.
4. Units Allowed: 6.62 ac. x 15 units/ac. = 99 units
5. Units Proposed: Existing Apartments 32
Proposed Townhomes 67
TOTAL UNITS 99
6. Average Square Footage Per Unit: 6.62 ac. x 43,560 - 99 units = 2,915 sq.ft.
7. This property will be served by or located in the following districts:
St. Charles Gas Company
O'Fallon Water District
Union Electric Company
O'Fallon Sewer District
O'Fallon Fire Protection District
Fort Zumwalt School District
8. Yard Requirements: 30' Front Yard
20' Side Yard
30' Rear Yard
9. Two off-street parking spaces will be provided for each unit. All townhomes will have 2 car garages.
10. A monetary contribution will be made to the O'Fallon Stormwater Management Fund in lieu of constructing a detention basin on this site.
11. The developers shall comply with the current Tree Preservation Ordinance No. 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinance.
12. This project will be constructed in stages of approximately one (1) building at a time. Each phase shall not depend on subsequent phases for access, utilities, or public facilities.
13. Trust indentures, Covenants, and Deed Restrictions will be established for the entire project. Separate maintenance authorities will be established for the existing apartment buildings (lots 1 & 2) and the proposed townhomes (lot 3).
14. Mutual cross parking and access easements will be granted over all lots in the project.
15. The current owner of the property is: Fallon Crest Partnership
821 South Fifth Street
St. Charles, MO. 63301



LOCATION MAP

N.T.S.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	GRADING PLAN
SHEET 4	SEWER PROFILES
SHEET 5	CONSTRUCTION DETAILS

FILE COPY
APPROVED AS NOTED
8-3-93
Frank Johnson

PREPARED FOR:

FALLON CREST PARTNERSHIP
821 SOUTH FIFTH STREET,
ST. CHARLES, MISSOURI 63301
TELEPHONE: (314) 946-0761



BAT ENGINEERING
PLANNING SURVEYING
221 Post West Boulevard
St. Charles, MO. 63301
314-946-0588 FAX 947-9182
314-721-5330

4/1/93 DATE
5/14/93 REVISIONS
85-1820D PROJECT NUMBER
1 OF 5 SHEET