

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

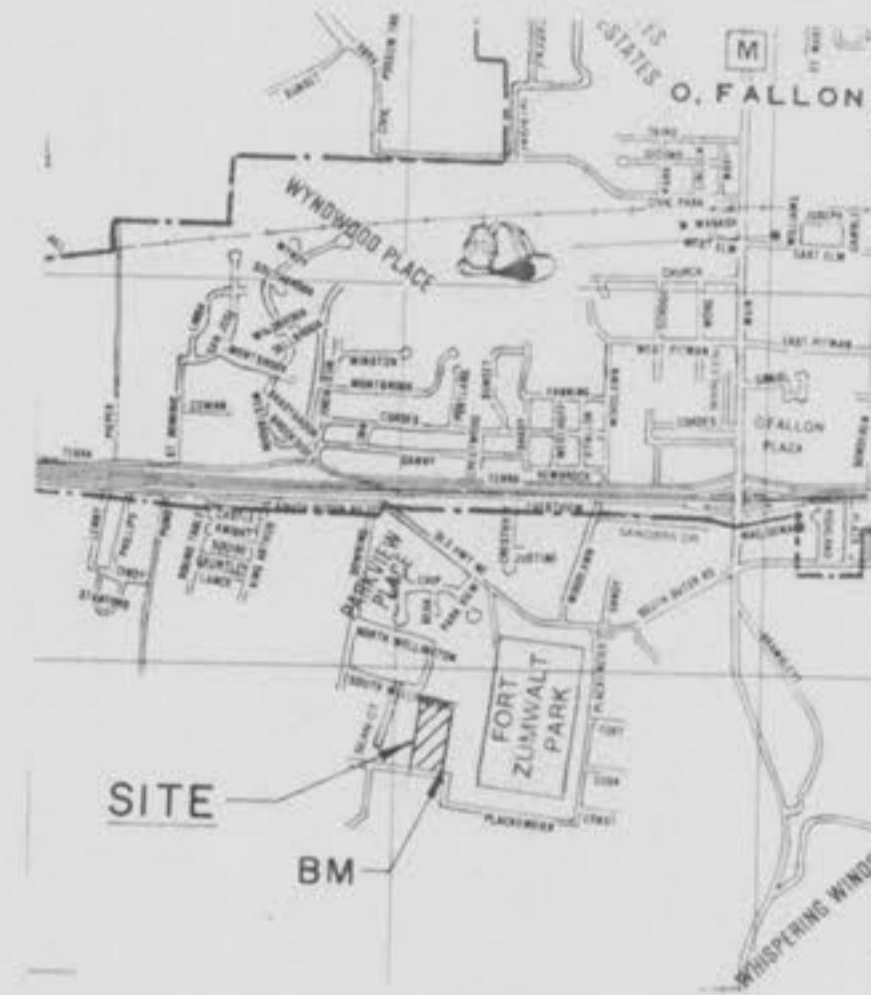
# HOLLY HILLS

A TRACT OF LAND IN U.S. SUR. 55  
T.47N., R.3E., ST. CHARLES COUNTY, MO.

RECEIVED  
APR 1 1985  
CITY OF FALLON

## 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 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.
- 4) Storm Sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- 5) All storm sewer pipe in the right-of-way shall be Reinforced Concrete Pipe (A.S.T.M. C-76 Class III Minimum).
- 6) Corrugated Metal Pipe shall conform to the standard specifications for corrugated culvert pipe M36, AASHO.
- 7) 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 appropriated rubber seal waterstop as approved by the sewer districts shall be installed between P.V.C. pipe and masonry structures.
- 8) All P.V.C. Sanitary Sewer Pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" above the top of pipe.
- 9) All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified AASHO 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 AASHO T-99, Method C" (A.S.T.M. D-698).
- 10) All trench backfills within the public R.O.W., shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public R.O.W. may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHO Compaction Test.
- 11) No area shall be cleared without the permission of the Project Engineer.
- 12) All grades shall be within 0.2 feet of those shown on the grading plan.
- 13) 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.
- 14) All construction and materials used shall conform to current O'Fallon City Standards.
- 15) A 30' Building Line shall be established along all public right-of-way.
- 16) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 17) All sewer construction and materials used shall confirm to the City of O'Fallon Standards and specifications.
- 18) Boundary and topo information obtained from records by Robert L. James, Engineer-Surveyor, P.C., Montgomery City, Mo.



LOCATION MAP

## LEGEND

C.I.	Curb Inlet
D.C.I.	Double Curb Inlet
M.H.	Manhole
F.E.	Flared End Section
E.P.	End Pipe
C.C.	Concrete Collar
C.P.	Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugate Metal Pipe
P.V.C.	Poly Vinyl Chloride (Plastic Pipe)
▽	Fire Hydrant
—	Storm Sewer
—	Sanitary Sewer
—	Existing Sanitary Sewer
—	Existing Contour
—	Proposed Contour
—	Street Sign
—	F.L. Elevation of House Connection
—	F.L. of Sanitary Sewer
5	Lot Number

## INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	PROFILES
SHEET 4	DETAILS

## U.S.G.S. BENCHMARK

Nail in middle of four (4) 16 penny nails in power pole, East side of Plackmeier Dr., at S.E. corner of Holly Hills Tract. Elevation 532.26

GEORGE BUTLER ASSOCIATES, INC.  
SUITE 4 - 114 EAST ELM ST.  
O'FALLON, MISSOURI 63366

## DEVELOPMENT NOTES

Area of Tract: 5.97<sup>±</sup> Ac.  
Present Zoning: R-1  
Proposed Use: Single Family Residential  
Total Lot Proposed: 18

Building set back lines as follows:

Front Yard 30'  
Side Yard 7 1/2' min.  
Rear Yard 40'

Minimum Lot Area: 7500 sq. ft.

Site is served by the following:

City of O'Fallon Fire District  
City of O'Fallon Sewers  
Missouri Edison Company  
O'Fallon Gas Service  
St. Charles County Public Water  
Supply District No. 2

APPROVED  
ARH 3-29-85

*Holly Hills - Second Submittal*

RECEIVED MAR 2 9 1985

**BAX ENGINEERING CO., INC.**  
530 Madison Street St. Charles, MO. 63301  
946-6588 724-3330

	DEVELOPER: ROYAL PROPERTIES 1808 BOONSLICK ST. CHARLES, MO. 63301 TEL. NO. 946-0761
	DATE MAR 6, 1985 ORDER NO. 85-1789 SHEET 1 OF 4