

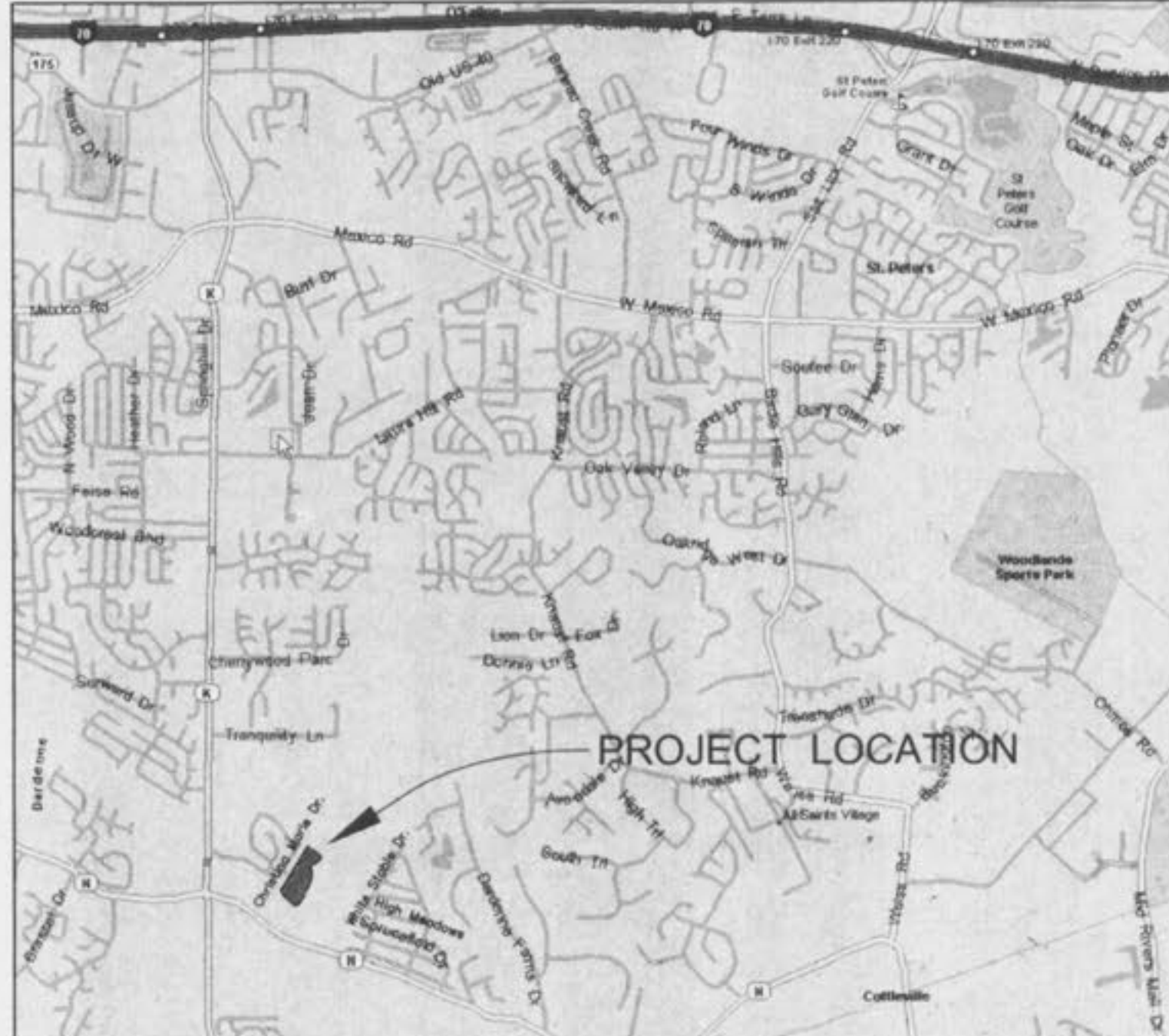
GRADING NOTES:

- All construction methods, materials and practices shall conform to all current applicable specifications of the governing agencies.
- Any destruction of existing improvements or features to remain shall be repaired or replaced in kind by the contractor and shall remain the contractor's responsibility.
- Underground utilities have been plotted from available information and therefore their locations must 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 grading or construction of improvements.
- It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
- Contractor shall keep road clear of mud and debris.
- All fill areas to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified AASHTO Compacting Test, ASTM D1557-78, or as specified by the soils engineer.
- It shall be the grading contractor's responsibility to notify the soils engineer prior to work in progress and to comply with recommendations by the soils engineer with regards to compaction, surface preparation, and placement of fill.
- It shall be the grading contractor's responsibility to verify the location of any existing underground utilities by notifying utility companies prior to grading operations.
- The grading contractor shall cut or fill to subgrade elevation under all areas to be paved. Subgrade depth is 0.5 foot below proposed finished elevations.
- All drainage swales shall be sodded or seeded and mulched to prevent erosion.
- All stumps, limbs, and other debris are to be removed from the site unless a suitable dump area is approved in advance by the owner after consulting with the soils engineer if burning is approved.
- Subgrade is included in the total bid yardage. (Subgrade is figured at pavement depth.)
- Slopes to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
- If fill is to be placed in areas of soft soil, particularly in draws, drainage channels and other low lying areas, the soft soil shall be excavated until firm soil is encountered.
- All grading shall comply with the soils engineer's recommendations.
- Permanent grass is required for areas where grading is completed or a 30 day suspension of any site grading will be imposed.
- A drainage easement will be granted to the City of O'Fallon for any creeks to remain in the development on the record plat.
- Siltation control will be installed prior to any grading or construction operations and shall be inspected and maintained as necessary to insure their proper function until sufficient vegetation has been established to prevent erosion.
- The installation and maintenance of all siltation controls shall be the responsibility of the developer.
- Additional siltation control may be required as directed by the local governing authority.
- All grading areas shall be protected from erosion by erosion control devices and seeding and mulching as required by the City of O'Fallon.
- No portion of any lot will be in the 100 year flood plain after proposed grading is completed.
- Erosion and sediment control devices shall be maintained throughout the construction process.
- The Developer shall provide the City construction inspectors with soils reports prior to and during site soil testing.
- The contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MODOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MODOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of any silt or mud on new or existing pavement or in new or existing sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MODOT.

- Underground utilities have been plotted from available information and therefore 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.
 - Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
 - All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
 - All fill including places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM D1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proofrolling and compaction.
 - The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
 - All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
 - Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
 - All construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
 - The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
 - All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2.5 feet.
 - All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specification 10 CSR-8.120(7)(E).
 - All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
 - All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement areas.
 - All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
 - All creek crossings shall be grouted rip-rap as directed by District inspectors. (All grout shall be high slump ready-mix concrete).
 - Brick shall not be used on sanitary sewer manholes.
 - Existing sanitary sewer service shall not be interrupted.
 - Maintain access to existing residential driveways and streets.
 - Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/Mission-type couplings will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

A SET OF IMPROVEMENT PLANS FOR KENSINGTON PLACE ADDITION

A TRACT OF LAND BEING PART OF U.S. SURVEY 67, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

INDEX OF SHEETS

- 1 COVER SHEET
- 2 GRADING PLAN
- 3 SITE PLAN
- 4 STREET PROFILES/DETAILS
- 5 SEWER PROFILES
- 6 DRAINAGE AREA MAP
- 7 WATER PLAN
- WD-1 WATER DETAILS
- CD1-CD4 CONSTRUCTION DETAILS
- CD5-CD7 D.C.S.D. DETAILS

PROJECT NOTES:

- Area of Site: 11.40 acres
- a) Existing Zoning: "R-1 PUD"
- Present Owner: Goldkap III, L.L.C., 401 N. Lindbergh Blvd., St. Louis, Mo. 63141
- Lot Data:
 - A. Total Units: 16
 - B. Average Lot size: 10,332 sq. ft.
 - C. Minimum Lot width at building line: 70'
- Yard set backs:
 - 1. Front - 20'
 - 2. Side - 5'
 - 3. Rear - 15'
- Total area of tract = 11.4 ac.
Common Ground = 6.6 ac.
Net Total = 4.8 ac.
- Allowable Lots:
 - 11.4 Ac x (43560 Sq Ft./Ac) = 498,744 Sq Ft.
 - 10,000 Sq Ft allow/lot = 48 Lots
- Net lot Area:
 - 4.8 Ac x (43,560 Sq Ft./Ac) = 209,088 Sq Ft.
 - 16 Lots = 13,068 sq. ft./lot
- Density Calculations:
 - 16/11.4 = 1.40 lots per ac.
- Smallest Lot Size = 8,000 Sq. Ft.
- Approximate Structure Coverage is 55%.
- * Denotes lots susceptible to street movement.

EXISTING	LEGEND	PROPOSED
542	CONTOURS	542
536	SPOT ELEVATIONS	536
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	BUILDINGS, ETC.	[Symbol]
[Symbol]	TREE LINE	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	STORM SEWERS	[Symbol]
[Symbol]	SANITARY SEWERS	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	AREA INLET	[Symbol]
[Symbol]	GRATED INLET	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	FLARED END SECTION	[Symbol]
[Symbol]	CLEANOUT	[Symbol]
[Symbol]	LATERAL CONNECTION	[Symbol]
[Symbol]	UTILITY OR POWER POLE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	TEST HOLE	[Symbol]
[Symbol]	PAVEMENT	[Symbol]
2" G	GAS MAIN & SIZE	(2" G)
6" W	WATER MAIN & SIZE	(6" W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWH	ELECTRIC (O) OVERHEAD	(OWH)
E	FLOW LINE	E
[Symbol]	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
[Symbol]	SWALE	[Symbol]
[Symbol]	LIGHT STANDARD	[Symbol]
[Symbol]	STREET SIGN	[Symbol]
P.S.	PARKING STALLS	P.S.
[Symbol]	YARD LIGHT	[Symbol]

TREE ORDINANCE

Existing trees = 6.6 acres
Trees removed = None
Trees required = 15 trees per acre
15 trees x 0 acres = 0 trees required
Trees proposed = 0 trees
0 trees proposed = 0 trees required
Complied with Ordinance

STREET TREES

1 tree shall be provided per every 50 feet of street frontage per article 23 of the city of O'Fallon zoning ordinance. Street trees shall be planted inside R/W.

LANDSCAPE LEGEND

- EVERGREEN TREE (6' MIN. HT.) WHITE PINES/AUSTRANS
- DECIDUOUS TREE (2" MIN. CALIPER) PN OAKS, ASH, SWEET GUM

NOTE: Kensington Place Plot One, Kensington Place Plot Two, Kensington Place Plot Six, Wheatfield Plot Six, Wheatfield Plot Seven, Morgan Oaks Plot Two, and Wheatfield Plot One have 25' building lines, 25' rear yard setback and 6' side yard setback lines typically.

GENERAL NOTES:

- This site is in the following Districts: Duckett Creek Sewer District, City of O'Fallon Fire Protection District, Fort Zumwalt School District.
- This site is in the following Utility Service Areas: Public Water District #2, AT&T Broadband, Ameren UE Company, St. Charles County Gas Company, Verizon GTE Telephone.
- Sanitary sewer connections shall be as approved by the Duckett Creek Sewer District and the City of O'Fallon.
- Storm Water Management shall be designed pursuant to the requirements of St. Charles County, and City of O'Fallon and shall discharge at an adequate natural discharge point.
- Grading shall be per City of O'Fallon standards.
- The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. The provisions shall in no way, absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- The source of topographic information is aerial photo.
- All proposed utilities and sewers shall be covered by easements granted to the appropriate utility companies and municipalities.
- This project is in compliance with Article 26 of the City of O'Fallon's Zoning Code.
- All sidewalks shall be 4' wide minimum and comply to ADA Standards.
- Proposed light standards shall be 16' tall max.
- Driveway locations shall not interfere with the sidewalk handicap ramps.
- Sidewalk, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- All traffic signals, sign posts and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City and MODOT).
- City approval of the construction site plans does not mean that single family and two family dwelling units can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.
- All utilities shall be located underground.
- * Denotes lots susceptible to street movement.
- No known wetlands are on the subject property.
- Existing land use: vacant.
- All future uses on subject property will conform with Article XIII of the Zoning Code.
- All necessary utilities (public or private) will be available, functioning and useable prior to the issuance of any occupancy permits.
- The low sill elevation for any proposed structures adjacent to the flood plain shall be a minimum of 1 (one) foot above the 100-year flood elevation and will be noted on the subdivision improvement plans. A LOMR-F (Letter of Map Revision based on Fill) will be obtained from F.E.M.A. once grading is completed to remove all future lots out of the 100-year flood plain limits.
- All common ground areas shall be maintained solely by the Kensington Place Addition Homeowners Association.

ESTIMATED CONSTRUCTION SCHEDULE

- Clearing and Grubbing: January 2002
- Rough Grading: January 2002 - March 2002
- Construction of sewers, utilities, and roads: March 2002 - April 2002
- Final Grading: April 2002
- Landscaping: April 2002

PROJECT B.M. (MoDot #90)

- AT CENTER OF SOUTH HEADWALL, STA. 225+83, 13' RT. ON OLD HIGHWAY N. ELEV. 487.17, USGS DATUM
- S.B.M. #1 OLD CROSS AT INTERSECTION OF HIGH MEADOWS DRIVE AND WHITE STABLE DRIVE. ELEV. 530.15, USGS DATUM
- S.B.M. #2 OLD CROSS AT INTERSECTION OF RUTH ANN DRIVE AND CHRISTINA MARIE DRIVE. ELEV. 499.98, USGS DATUM

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0239 E DATED AUGUST 2, 1996), A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE. ZONE AE IS DEFINED AS AN AREA OF 100 YEAR FLOOD HAZARD IN WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

JAN 22 2002
CITY OF O'FALLON, MO

- Paving per St. Charles County & City of O'Fallon paving specifications.
- No precast concrete manhole covers allowed.
- Provide a yield sign, a no outlet sign and street sign at the intersection of Ruth Ann and Christina Marie if not already in place.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE	REMARKS/DATE
1	10/19/01 FIRST SUBMITTAL
2	11/28/01 DCS&D & CITY COMMENTS
3	12/11/01 AGENCY REVIEWS
4	12-12-01 DCS&D COMMENTS & ADDRESSES
5	01-18-02 CITY COMMENTS

PREPARED FOR: GOLDKAP III, L.L.C.
401 NORTH LINDBERGH BLVD.
ST. LOUIS, MISSOURI 63141
(314) 432-3088



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PROJECT: KENSINGTON PLACE ADDITION
DESIGNED: [Signature]
CHECKED: [Signature]
SHEET TITLE: COVER SHEET

NO.	01	01	012
M.S.D.	SHEET		
P.#	1		
DRAWN BY	OF 7		