

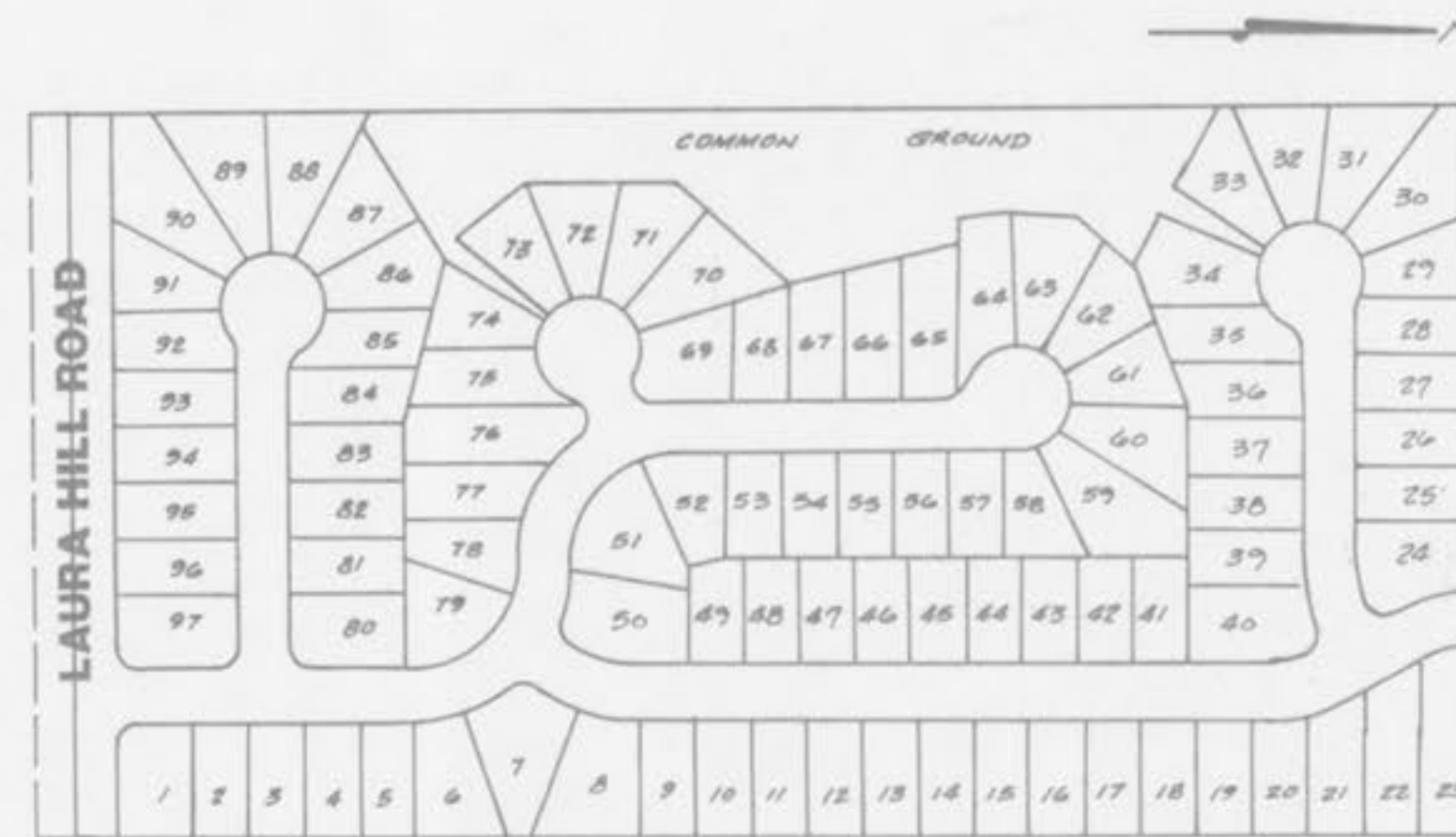
PLANS FOR CONSTRUCTION OF
SANITARY SEWERS, STORM SEWERS,
GRADING, PAVING, AND WATER MAINS
FOR

KINGSPOINTE

A TRACT OF LAND BEING THE EAST HALF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 34, T.47 N., R.3 E.
ST. CHARLES COUNTY, MISSOURI.

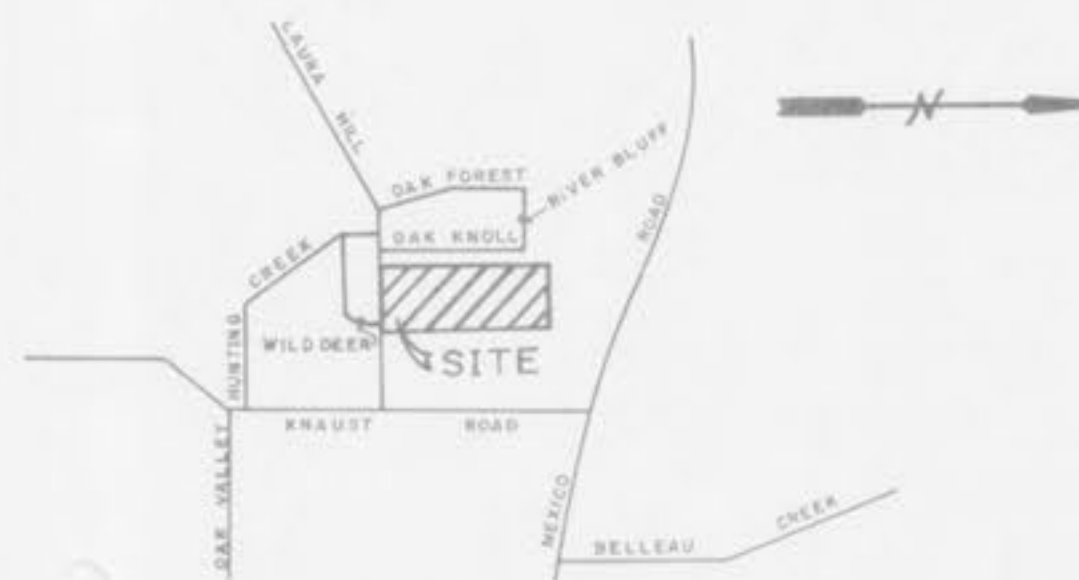
GENERAL NOTES

- 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 manhole and inlet tops 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.
- Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76 Class III minimum).
- 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.
- 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 within public roadways shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M. D-698).
- All trench backfills within the public right-of-way shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public right-of-way may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHTO Compaction Test.
- 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. All slopes shall be sodded or seeded and mulched.
- All construction and materials used shall conform to current City of O'Fallon, East-Central Missouri Water and Sewer Authority and Missouri Cities Water Company 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 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- A 25' building line shall be established along all public rights-of-way.
- 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.
- 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.
- All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
- All ductile iron pipe for water mains shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron fitting shall conform to A.W.W.A. Specification C-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details.
- Hazard markers will consist of four (4) standard specifications, "Manual on Uniform Traffic Control Devices", end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding house connections shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than 2 1/2 feet.
- The City of O'Fallon and East-Central Missouri Water and Sewer Authority shall be notified 48 hours prior to start of construction of sanitary sewers for coordination and inspection.
- 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.
- All grading on City or County right-of-way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.



KEY MAP

N.T.S.



LOCATION MAP

N.T.S.

BENCHMARKS

U.S.G.S BENCHMARK: Elevation: 541.65. Chiseled "I" on the concrete curb at the northwest corner of intersection of Laura Hill Road and Oak Bend Drive.

SITE BENCHMARK: Elevation: 590.35. "T" on TENN on fire hydrant at southwest corner of Laura Hill Road and Wild Deer Lane.

DEVELOPMENT NOTES

- Gross Acreage of Property: 21.00 acres to centerline of Laura Hill Road.
- Present Zoning Classification: "R-4" Apartment House District with "P.U.D." Planned Unit Development Attachment.
- Proposed Use of Property: Single Family Residential Subdivision of 97 Lots and Common Ground.
- This property will be served by the following utilities:
WATER: Missouri Cities Water Company
SANITARY SEWER: East Central Missouri Water & Sewer Authority
ELECTRIC: Union Electric Company
GAS: St. Charles Gas Company
TELEPHONE: Centel Telephone Company
- This property is located in the following service areas:
Fort Zumwalt School District
O'Fallon Fire Protection District
- The proposed Height and Lot Area Requirements are as follows:
Minimum Front Yard: 25 feet
Minimum Rear Yard: 25 feet, which may be reduced to 15 feet on corner lots
Minimum Side Yard: 6 feet
Maximum Height of Building: 2 1/2 stories or 35 feet
Minimum Lot Area: 5300 sq. ft.
- This plat contains the approximate division of gross acreage as follows:
Gross Acreage: 20.69 acres
Acreage in Street Right-of-Way: 3.94 acres
Net Acreage: 16.75 acres
Acreage of Common Ground: 2.10 acres
Acreage in SFR Lots: 14.65 acres
Average Area Per SFR Lot:
Net Acreage = 16.75 Acres
Number of Lots = 97 Lots = 7522 square feet per lot
- This property is proposed to be developed in one stage only.

LEGEND :

EXISTING	PROPOSED
400	Contours (400)
451	Spot Elevation (451)
---	Building Line
---	Property Line
---	Center Line
---	Structures
Tree or Bush	Tree or Bush
Chain Link	Chain Link
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Curb or Area Catch Basin	Curb or Area Catch Basin
Grated Inlet	Grated Inlet
Manhole	Manhole
Flared End Section	Flared End Section
Cleanout	Cleanout
Utility or Power Pole	Utility or Power Pole
Fire Hydrant	Fire Hydrant
Soil Boring	Soil Boring
Railroad	Railroad
Gas Main	Gas Main
Water Main	Water Main
Telephone	Telephone
Electric	Electric
Use in Place	Use in Place
To Be Removed & Replaced	To Be Removed & Replaced
Seak	Seak
Light Standard	Light Standard
Handicapped	Handicapped

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APPROVED
6-23-89
Frank Adwin
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A
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TELEPHONE (314) 928-8108

DATE MAY 26 1989

ORDER NO 89-3030

SHEET 1 OF 14