

PLANS FOR CONSTRUCTION OF
MEADOWS AT
ROYAL OAKS

PHASE 3C

Also
4B Grading Only

CITY OF O'FALLON, MISSOURI

GENERAL NOTES

1. Total area of property: 6.51 Acres
2. Present Zoning: R-1, P.U.D.
3. Temporary facilities: Light, Power, Water and Toilet Facilities shall be provided by the General Contractor.
4. All existing underground utilities and services that are to remain shall be protected throughout construction.
5. Protection: Each contractor shall protect his excavations: All excavations shall be kept free of water and barricades maintained.
6. Clean-up: General Contractor shall remove all debris from site and maintain the street building broom clean. Tools, equipment and scaffolding not in active use shall be removed from the site.
7. Topsoil, sod and debris shall be removed from areas of new construction.
8. Excavate to produce an undisturbed soil bearing surface at required levels. Remove all soft spots in subgrade and fill with compacted granular fill.
9. Fill soils shall not contain organic material, vegetation, rubbish, cinders or frozen materials. Horizontal fills may be clay or granular fill. Remove all unacceptable or excess excavated material from site.
10. Clayey material: Deposit fill in 8 lifts, break down oversized lumps and mix to secure a uniform moisture content and compaction. After each lift has been spread and sprinkled, if required, roll or tamp that lift uniformly over its entire area. Compact clayey fill to not less than 95% of maximum density at optimum moisture as determined by compaction tests. *
11. Granular material: Deposit fill in 1 foot lifts and compact as specified for clayey materials. Puddling of granular material will not be permitted. Compact granular fill to not less than 95% of maximum density as determined by density tests. *
12. Any material excavated beneath sewer pipe entering or leaving manholes shall be replaced with concrete.
13. All manhole rings and adjusting rings shall be set in mortar.
14. Precast manholes shall be waterproofed on the outside.
15. All concrete manholes to have rubber gaskets on all pipe openings.
16. Under slab on grade, construct a leveling course over leveled and compacted subgrade. Use sand, stone screenings or pea gravel compacted with hand or mechanical tampers. Continue compaction until no further reduction in leveling course is apparent as tamper is advanced.
17. All top, flowline and invert elevations shown have been established from the grading plan and/or topographic survey. The General Contractor shall verify all elevations upon grading completion to insure continuity with proposed and existing utilities.
18. All construction and materials required shall conform to the City of O'Fallon standards.
19. All storm and sanitary sewer and watermain trench backfills shall be water jetted. Compacted granular fill will be used under paved areas.

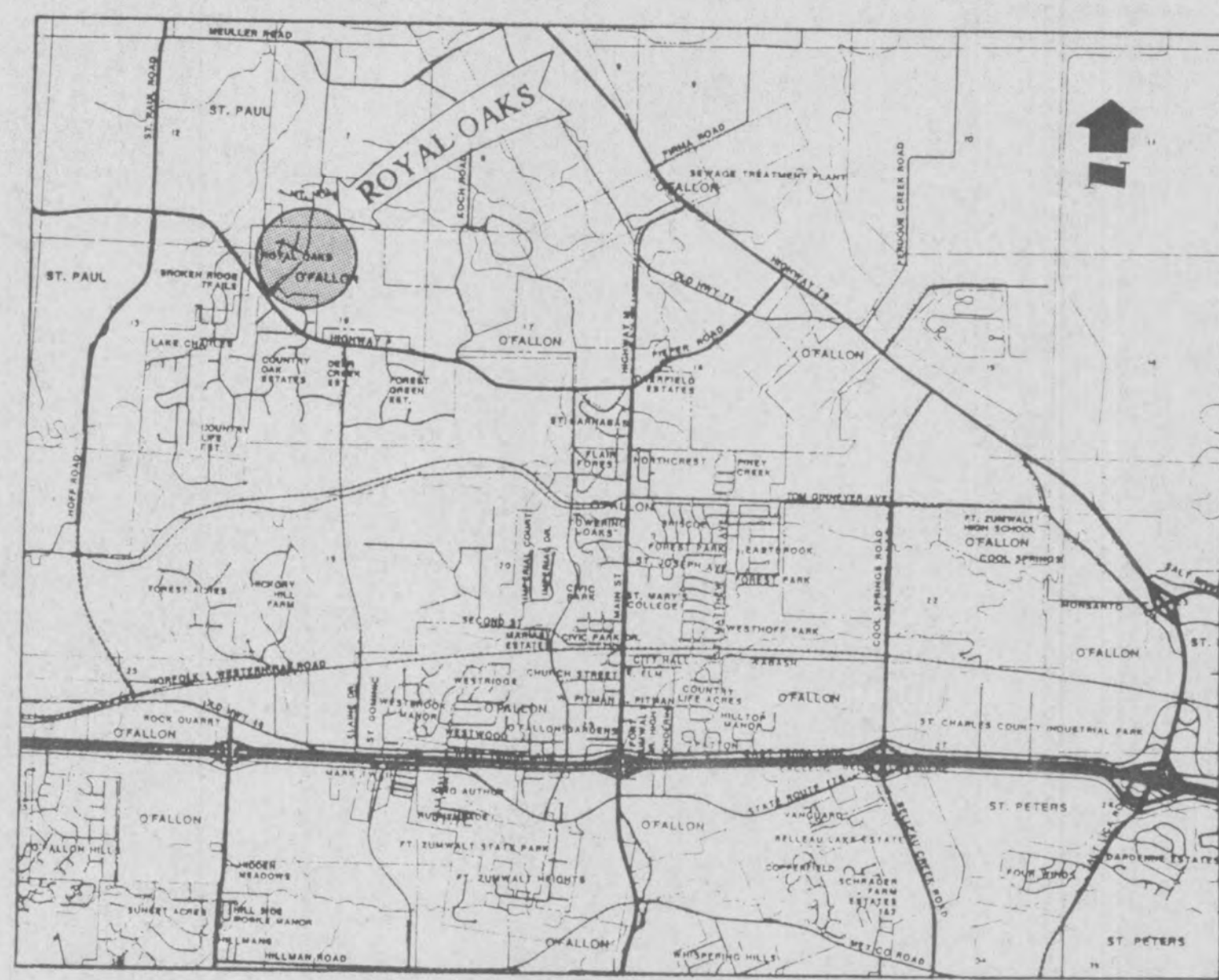
* To be performed by Soils Engineer.

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UTILITY COMPANIES

UTILITY COMPANY	LINE LOCATION NO.	EMERGENCY NO.
UNION ELECTRIC CO.	327-6203	327-6203
GTE, INC. TELE.	1-800-344-7483	639-3600
SOUTHWESTERN BELL TELE.	1-800-344-7483	1-800-344-7483
LACLEDE GAS CO.	535-7700	621-6960
CONTINENTAL CABLEVISION	561-1611	428-0202
CUIVRE RIVER ELECTRIC CO.	1-800-392-3709	1-800-939-3709
	411-7410	
	327-5282	
ALLIANCE WATER RESOURCES (O'FALLON WATER & SEWER)	281-2858	240-3200 (O'FALLON P.D.)



LOCATION MAP

BENCHMARKS

- Top N. rim of MH No. 3A (From Royal Oaks Addition Plat 1 plans) at front of Lot No. 162 of Royal Oaks Addition Plat No. 3A. Elevation: 544.96
- Top N.E. corner curb inlet at S.W. corner of the intersection of Royal Oaks Drive and Crestwood Lane. Elevation: 549.07
- Chiseled "□" at N edge of driveway at its intersection with the W. edge of the sidewalk at Lot No. 414 of Royal Oaks Addition Plat 1. Elevation: 558.17

APPROVED
With companies listed on Approval letter.
Todd Arnold
6-9-87

