

A SET OF CONSTRUCTION PLANS FOR
PINEWOOD PLACE
 A TRACT OF LAND IN THE N.E. QUARTER OF FRACTIONAL
 SECTION 21, T.47 N., R.3 E., ST. CHARLES CO., MO

GENERAL NOTES

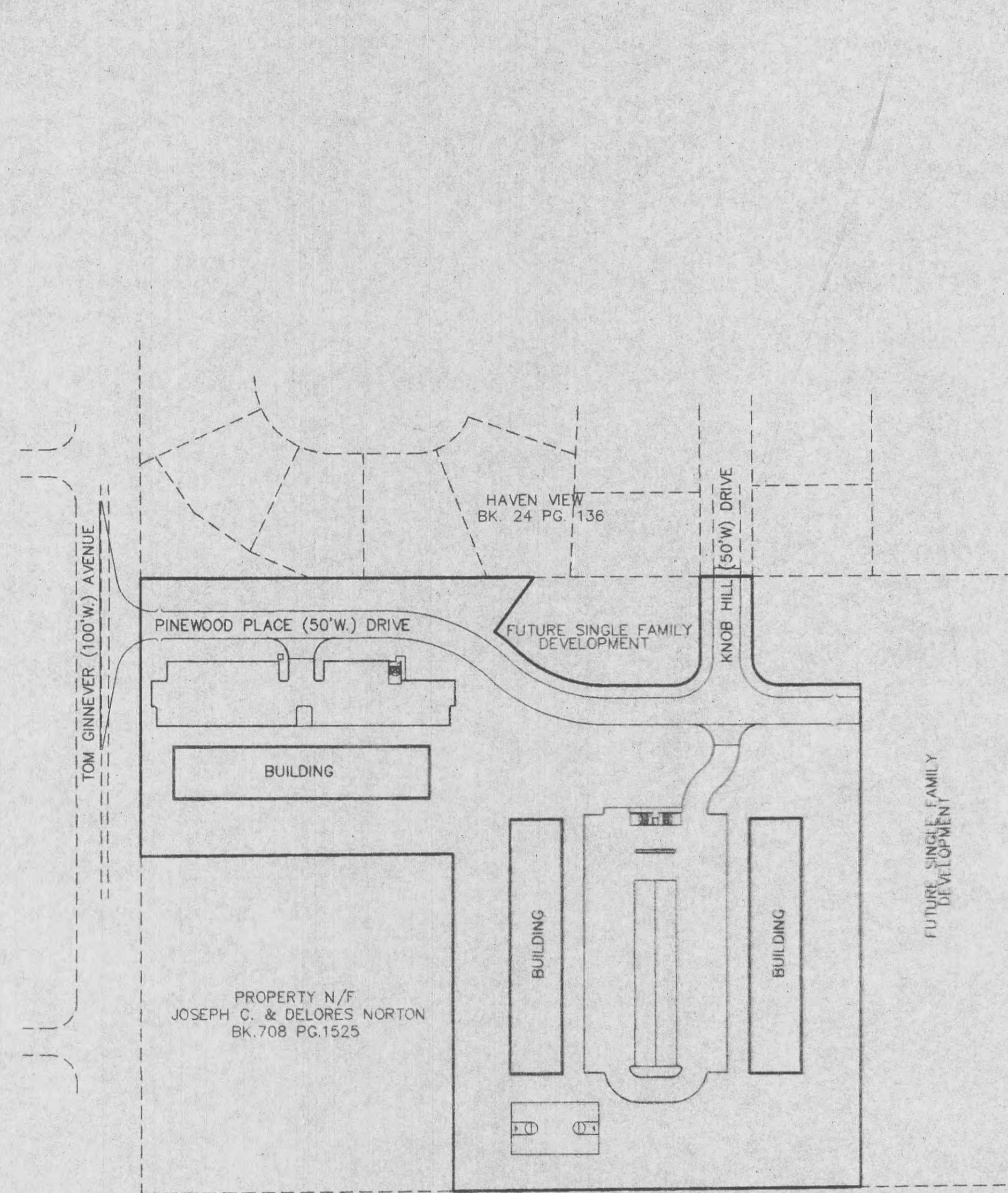
- 1) UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL 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 II 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 WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- 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 SODDED OR 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 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 6" BELOW THE PIPE TO 12" ABOVE THE TOP OF 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.
- 22) A 35' BUILDING LINE SHALL BE ESTABLISHED ALONG ALL PUBLIC RIGHTS-OF-WAY.
- 23) ALL FIRE HYDRANTS TO BE YELLOW.

- 24) 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.
- 25) ALL SANITARY MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS TO CSR-8.120 (7)E.
- 26) 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.
- 27) THE GRADING YARDAGE SHOWN ON THE DRAWINGS IS AN APPROXIMATION ONLY, AND NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. IT IS THE INTENTION OF THE ENGINEER FOR THE EARTHWORK TO BALANCE ONSITE. THE ENGINEER SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN ACHIEVING THE BALANCE.

DEVELOPMENT NOTES

1. Area of Tract: 6.506 Acres
2. Existing Zoning: R-3 & R-4 Apartment District
3. Proposed Use: Apartment Units
4. Number of Units Proposed: 72 Apartment Units
5. Minimum Unit Area: 750 Sq.Ft. - 1 Bedroom Apt.
850 Sq.Ft. - 2 Bedroom Apt.
6. The proposed height and unit setbacks are as follows:

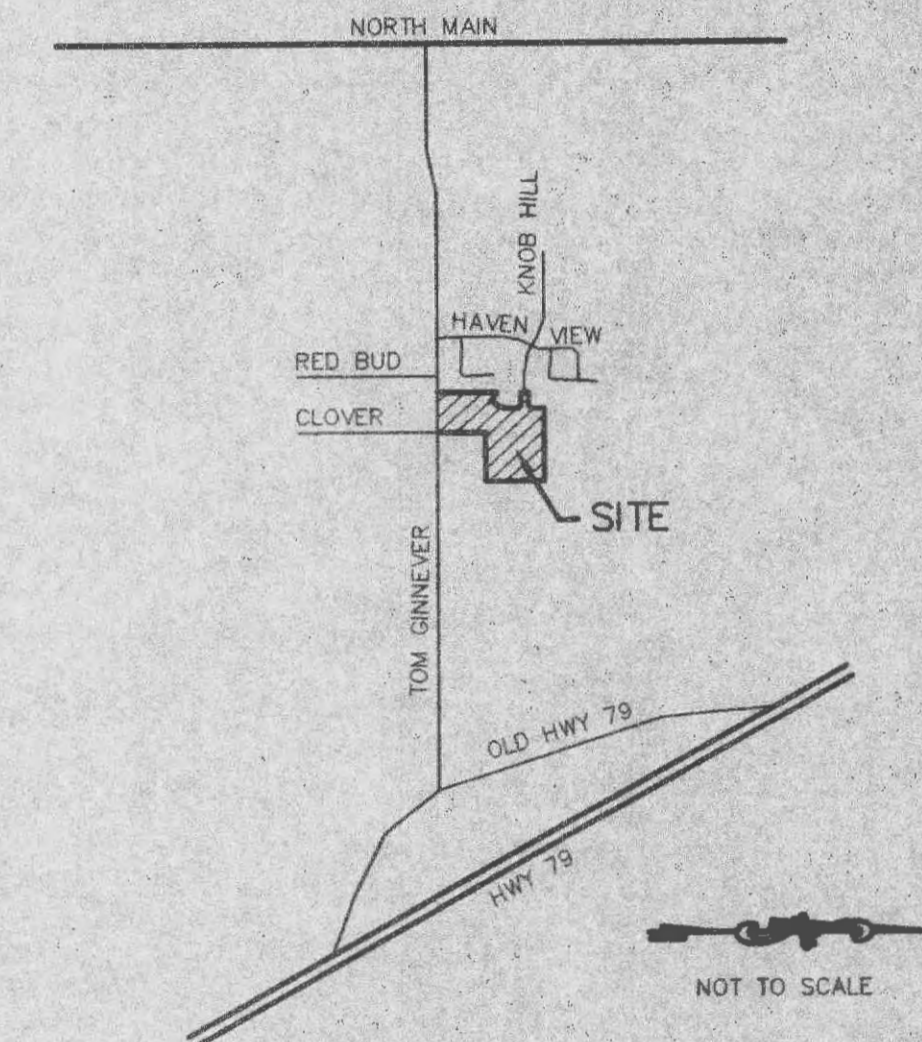
R - 3 Zoning:	Minimum Front Yard:	30 feet
	Minimum Side Yard:	20 feet
	Minimum Rear Yard:	35 feet
	Maximum Height of Building:	2 1/2 stories or 45 feet
R - 4 Zoning:	Minimum Front Yard:	35 feet
	Minimum Side Yard:	15 feet
	Minimum Rear Yard:	30 feet
	Maximum Height of Building:	4 stories or 50 feet
7. Number of Parking Stalls Required: 144 stalls
8. Number of Parking Stalls Proposed: 144 Stalls
9. Owner and Developer : Ginnever Place L.P. & Little River Dev. Co., Inc.
P.O. Box 611
Quincy, Illinois 62306
217-223-8915
10. Site is served by:
 - City of O'Fallon Sewer Company
 - Union Electric Company
 - St. Charles Gas Company
 - City of O'Fallon Water Company
 - GTE Telephone Company
 - Fort Zumwalt School District
 - O'Fallon Fire Protection District
11. Topographic information is per survey by Bax Engineering Co., December 1993.
12. Boundary information is per survey by Bax Engineering Co., Inc. during November, 1993.
13. The developer shall comply with current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.



PROPERTY N/F
 PINOCHE FARM INC.
 BK.1243 PG.474

NOT TO SCALE

KEY MAP



LEGEND

- CI CURB INLET
- SCS DOUBLE CURB INLET
- MI AREA INLET
- WH MANHOLE
- FE FLARED END SECTION
- EP END PIPE
- CP CONCRETE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CLP CAST IRON PIPE
- P.P.C. POLYETHYLENE GLASS REINFORCED PLASTIC
- CG CLEAN OUT
- PH FIRE HYDRANT
- SS STORM SEWER
- SW SANITARY SEWER
- SL STREET LIGHT
- SE EXISTING CONTOUR
- PP PROPOSED CONTOUR
- WV WATER VALVE
- ET EVERGREEN TREE (4" minimum height)
(maximum of 40% of one species shall be used to meet planting requirements)
- DT DECIDUOUS TREE (2" minimum caliper)
(maximum of 40% of one species shall be used to meet planting requirements)

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - SITE/GRADING PLAN
- SHEET 3 - STREET PROFILES
- SHEET 4 - SEWER PROFILES
- SHEET 5 - DRAINAGE AREA MAP
- SHEET 6 THRU 10 - CONSTRUCTION DETAILS



G.B.A. COPY
APPROVED
 REVISED PLANS FOR B.L.O.G. AND
 SAN. LINE. PREVIOUS NOTES APPLY
 6-22-94
 Frank Johnson

PREPARED FOR:
 GINNEVER PLACE L.P. AND
 LITTLE RIVER DEVELOPMENT CO.
 P.O. BOX 611
 QUINCY, ILLINOIS 62306
 TELEPHONE 217-223-8915

PREPARED BY:

	ENGINEERING	APRIL, 1994	5-3-94
	PLANNING	DATE	REVISIONS
	SURVEYING	221 Point West Boulevard St. Charles, MO. 63301 314-946-8586 314-724-3330	93-4757
		PROJECT NUMBER	1 OF 10
		SHEET	