

A SET OF CONSTRUCTION PLANS FOR PINEWOOD PLACE ESTATES

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

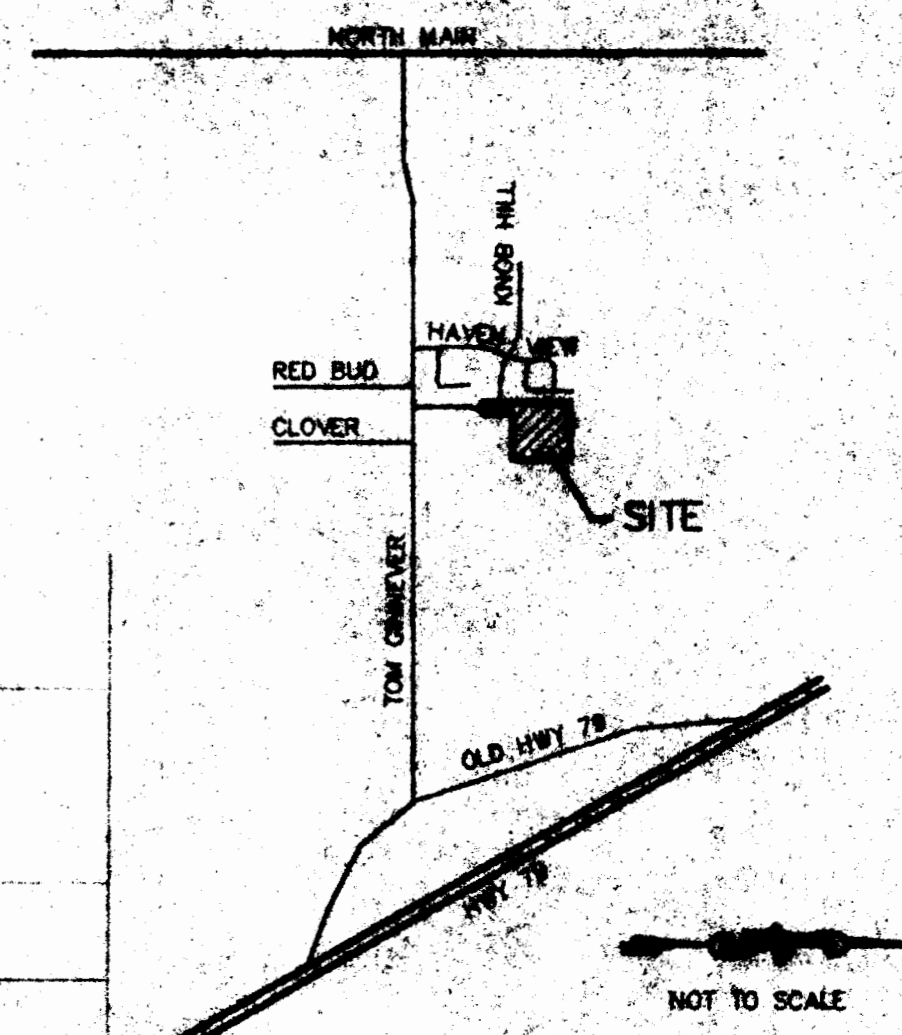
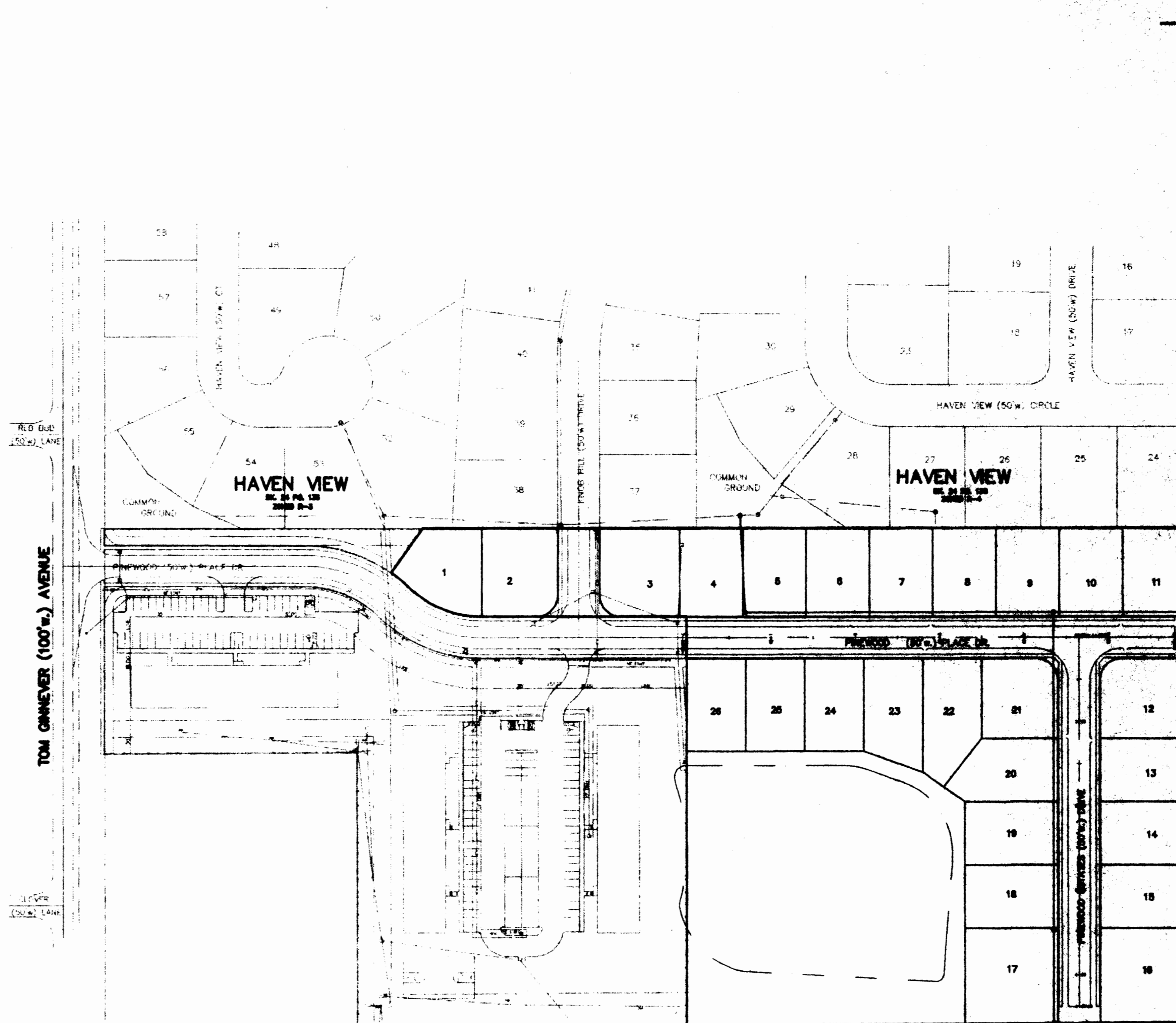
- 1) UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE COMPLETED 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 24" 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) COMPLICATED METAL PIPE SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CORRUGATED CULVERT PIPE, M36, AASHTO. SEE PLANS FOR GAUGE.
- 8) ALL 4" DIA. SANITARY SEWER PIPE SHALL MEET THE FOLLOWING STANDARDS: A.S.T.M. D-2034, SDR-35; WITH WALL THICKNESS CONFORMANCE WITH 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," (D-1555-9-1967). 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-1558).
- 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 CONNECTIONS 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 "WING" OR "UNIFORM TRAFFIC CONTROL DEVICES" END OF ROADWAY MARKERS 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.
- 21) A 20' BUILDING LINE SHALL BE ESTABLISHED ALONG ALL PUBLIC RIGHTS-OF-WAY.

- 23) 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.
- 24) ALL SANITARY MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS 10 CSR-8.120 (7).
- 25) 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.
- 26) 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: 8.852 Acres
2. Existing Zoning: R-3 & R-4
3. Proposed Use: Single Family Residential
4. The proposed height and unit setbacks are as follows:

Minimum Front Yard:	25 feet
Minimum Side Yard:	6 feet
Minimum Rear Yard:	25 feet
Maximum Height of Building:	2 1/2 stories or 35 feet
Minimum Lot Area:	7,500 Sq. Ft.
5. Owner and Developer: Ginnerver Place L.P. & Little River Dev. Co., Inc.
P.O. Box 611
Quincy, Illinois 62306
217-223-8915
6. 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
7. Topographic information is per survey by Box Engineering Co., December 1993.
8. Boundary information is per survey by Box Engineering Co., Inc. during November, 1993.
9. 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.



LEGEND

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|--------|-------------------------------|
| CL | CURB INLET |
| D.C.L | DOUBLE CURB INLET |
| AL | AND INLET |
| M.A. | MANHOLE |
| P.L. | PLUMBED END SECTION |
| E.P. | END PIPE |
| C.P. | CONCRETE PIPE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| C.M.P. | COMBINED METAL PIPE |
| C.I.P. | CAST IRON PIPE |
| P.V.C. | POLY VINYL CHLORIDE (PLASTIC) |
| G.O. | CLEAN OUT |
| WE | WATER WELLS |
| SW | STORM SEWER |
| SS | SANITARY SEWER |
| SL | STREET LIGHT |
| EX | EXISTING CONTOUR |
| PR | PROPOSED CONTOUR |
| WV | WATER VALVE |

SHEET INDEX

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- SHEET 5 - SANITARY SEWER PROFILES
- SHEET 6 - STORM SEWER PROFILES
- SHEET 7 - DRAINAGE AREA MAP
- SHEET 8 THRU 12 - CONSTRUCTION DETAILS

NOT TO SCALE

KEY MAP

Inspectors Copy
APPROVED AS NOTED
7-29-94
Paul Dodson
SHEET 2, 8, 9

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

PREPARED BY:
RICHARD L. FRANCO
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ENGINEERING	APRIL 1994	
PLANNING	93-07878	
SURVEYING		