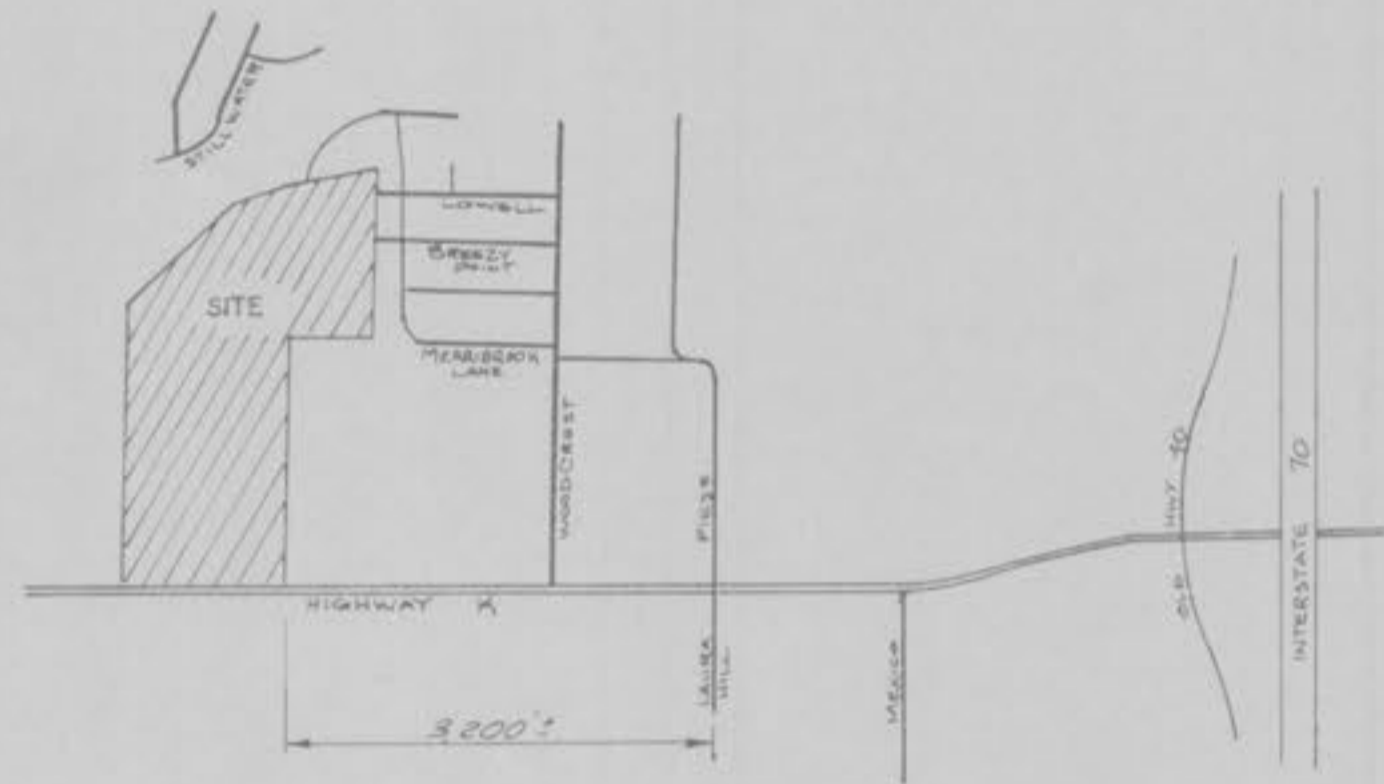


THE KNOLLS

RIDGE TOP ESTATES

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 and/or construction of improvements.
- 2) All Standard Curb Inlets to have front of inlet 2' (two feet) behind curb, within public right-of-way, unless otherwise noted.
- 3) Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- 4) Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- 5) All storm sewer pipe in the right-of-way shall be Reinforced Concrete Pipe (A.S.T.M. C-76, Class II minimum).
- 6) Corrugated Metal Pipe shall conform to the standard specifications for corrugated culvert pipe AASHTO, M36, *galvanized or asphalt polymer coated*.
- 7) 8" P.V.C. Sanitary Sewer Pipe shall meet the following standards: A.S.T.M. D-3034 SDR35, 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.
- 8) All filled places, including under paved areas, under buildings, under exposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified ASTM T-180 Compaction Test", (A.S.T.M. D1557), *test verified by a soils engineer*.
- 9) All trench backfills under paved areas shall be granular backfill, and water jetted. All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- 10) No slope shall be steeper than 1:1. All slopes shall be seeded and mulched.
- 11) Barricades will be constructed per the standard specifications as shown in the "Manual of Uniform Traffic Control Devices". End or roadway markers shall be mounted 4 feet above the pavement on two round "D" channel sign posts. Each marker shall consist of an 18" diameter panel with red reflectors.
- 12) All construction and materials used shall conform to current City of O'Fallon Standards and Specifications.
- 13) ~~Sanitary sewers, storm sewers, and water lines shall be installed in accordance with the following standards:~~
- 14) All water line construction shall conform to current St. Charles County Water District No. 2 standards and specifications.
- 15) All sanitary sewer construction shall conform to current Duckett Creek Sewer District standards and specifications.
- 16) The length of the concrete encasement around the P.V.C. sanitary sewers and the concrete storm sewers shall extend at least 5' into undisturbed soil to bridge the pipe across the trench backfill. Reinforcing steel shall be placed in the concrete encasement for tensile strength.
- 17) Erosion control shall not be limited to what is shown on the plan. The contractor shall take whatever means necessary to prevent siltation and erosion from entering adjacent roadways, properties and ditches. Such control might include channeling runoff into sediment basins, channeling runoff into areas where an extra row of straw bales are used. A silt fence might be considered if necessary.
- 18) All construction and materials conform to O'Fallon Fire Protection District Standards.
- 19) The minimum vertical distance from the low point of the basement to the flowline of the sanitary sewer at the corresponding house connection shall not be less than two and one half feet (2 1/2') plus the diameter of the sanitary sewer.
- 20) The most stringent of the above requirements shall apply.
- 21) All streets and right-of-ways shown on these improvement plans will be dedicated to the City of O'Fallon for public use forever.
- 22) ~~When grading operations are completed or suspended for more than 10 days, erosion control shall be installed in accordance with the following standards:~~
- 23) The contractor shall place all fire hydrants within 25 feet of the street curb per ordinance No. 20.
- 24) The contractor shall place the "atomer" outlet of the fire hydrant towards the street.
- 25) All sanitary sewer manholes shall be waterproofed on the exterior in accordance with M.O.D.N.R. specification 10CSR-8.120 (7) (E).



LOCATION MAP

N. T. S.

PREPARED FOR:
 (RECORD OWNER)
WILLIAM ERKER
 11 S. MERAMEC SUITE 1002
 ST. LOUIS, MO. 63105
 (314) 863-6061

Development Notes

- 1) Area of Tract = 64 Acres
- 2) Present Zoning = R-1 PUD & B-4
- 3) Proposed Use = Single Family Residential
- 4) Total Lots Proposed = 172
- 5) Minimum Lot Area = 7,500 sq. ft.
- 6) Site is located in or is served by:
 St. Charles County Public Water District No. 2
 Duckett Creek Sewer District
 United Telephone Co.
 Union Electric Co.
 St. Charles Gas Co.
 O'Fallon Fire Protection District
 East Tansell School District

BENCHMARK:

BM - 51 Chiseled square on center of the south headwall of culvert for Tributary B under County Highway N, 0.33 mile east of intersection with County Highway E. Elevation = 482.13

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APPROVED
 DATE 4/23/92
 P & Z

FILE COPY
 APPROVED AS
 4-23-92
 Frank Johnson

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.

St. Charles Consultants



Michael Newell Meiners 4/23/92

MICHAEL NEWELL MEINERS
 MISSOURI PROFESSIONAL ENGINEER
 NUMBER E-22483

Revised 9-20-91, 11-19-91, 10-31-91, 2-5-92, 2-26-92

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