

**GENERAL NOTES**

**CONSTRUCTION PLANS FOR**

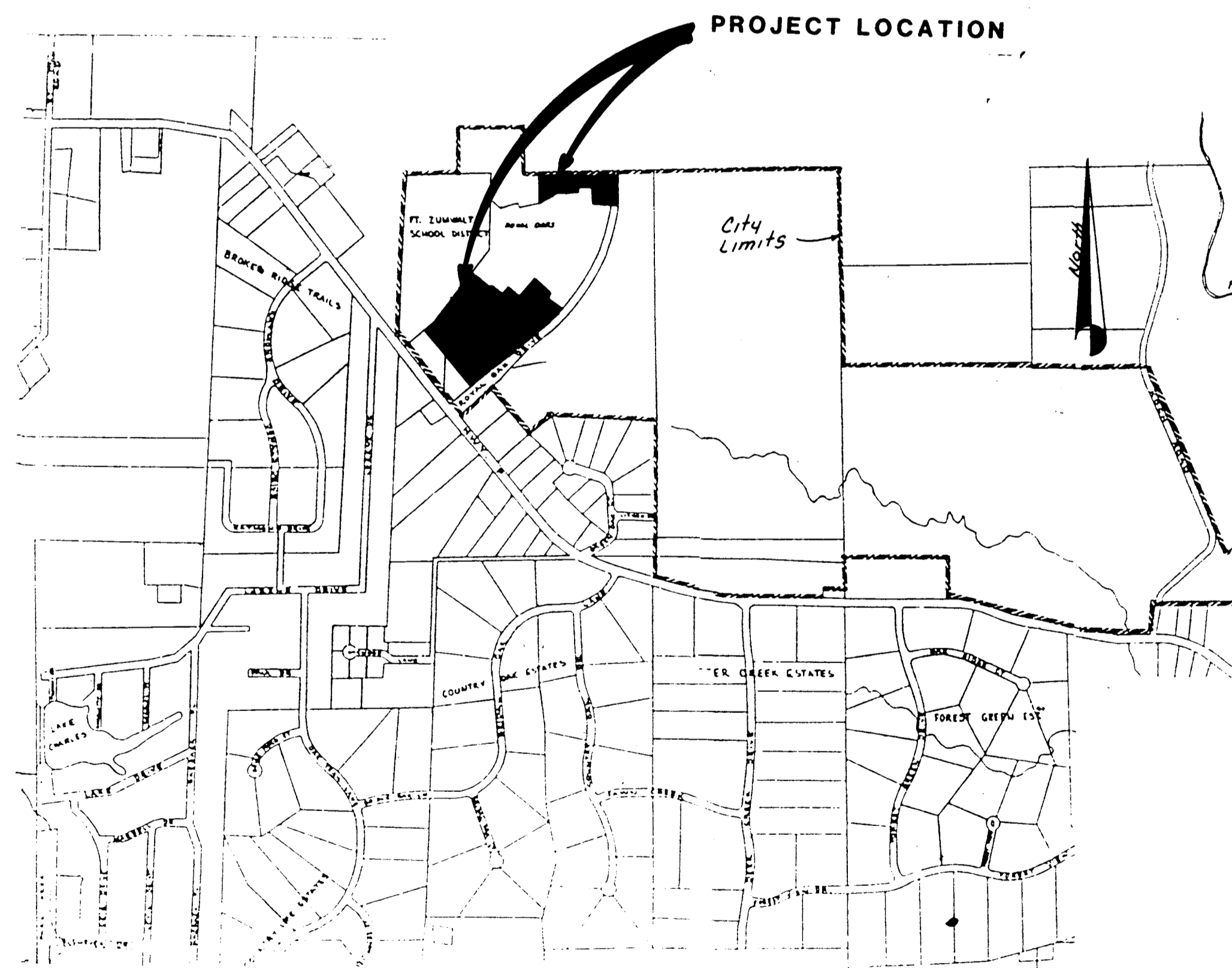
SHEET

1. Total area of property = 12.8542 acres
2. Present Zoning R-1 P.U.D.
3. Sewage Disposal: City of O'Fallon, Missouri  
Water: Royal Oaks Water and Sewer Company
4. Fire Protection: O'Fallon Fire Protection District
5. Developer/Owner: Edward C. Kreutz  
10709 Highway 66  
St. Louis, Missouri 63127  
(314) 621-3700
6. Temporary Facilities: Light, Power, Water, and Toilet Facilities shall be provided by the General Contractor.
7. Protection: Each contractor shall protect his excavations: All excavations shall be kept free of water and lighted barricades maintained.
8. Clean-Up: The General Contractor shall remove all debris from site and building broom cleaned. Tools, equipment, and scaffolding not in active use shall be removed.
9. Topsoil, sod, and debris is to be removed from area of new construction.
10. Excavate to produce an undisturbed soil bearing surface at required levels. Remove all soft spots in subgrade and fill with compacted granular fill.
11. Remove existing foundations that interfere with new work.
12. 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.
13. All existing underground utilities & services that are to remain are to be protected throughout construction.
14. Clayey Material: Deposit fill in 8" lifts, breakdown 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.
15. Granular Material: Deposit fill in 1" 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 at optimum moisture of 70% relative density as determined by compaction tests.
16. Under slabs 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. Provide bituminous concrete paving where indicated on drawings. Paving shall be placed on base compacted to 95% optimum density as indicated above.
18. 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.
19. All construction and materials required shall conform to the City of O'Fallon standards.
20. Easements have been provided for sanitary and storm sewers and all utilities and are shown on the record plat. See record plat for size and location of easements provided. No easements have been obtained for sanitary sewer laterals.
21. All P.V.C. water pipe shall be Class 200 or SDR-21. Maximum deflection on water lines shall not exceed 5 degrees. If greater than 5 degrees is required, then fittings will be used.
22. All P.V.C. sanitary sewer pipe to be SDR-35 conforming to ASTM-3034 with a Class B bedding.
23. All storm sewer pipes within proposed right of way to be reinforced concrete pipe (ASTM C/C Class 11 minimum unless otherwise shown on the plans).

**ROYAL OAKS**

*ADDITION*

*Part*  
**PHASE 2**



**LOCATION MAP**

*N.T.S.*

**PROJECT DATA**

**NORTH SECTION  
AT INTERSECTION  
OF KNIGHTWOOD**

**SOUTH SECTION  
LEFT OF STA. 6  
ELEV. 530.65**

*Approved*  
*Gerald R. Hurlbert*  
*9/18/87*

