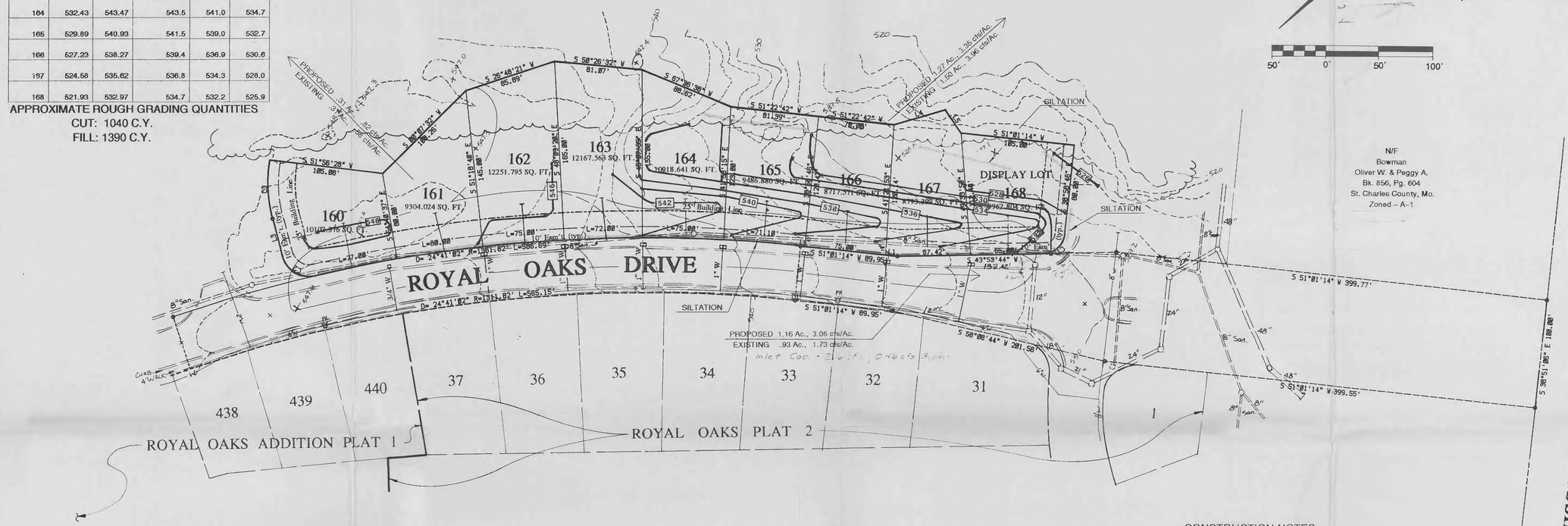
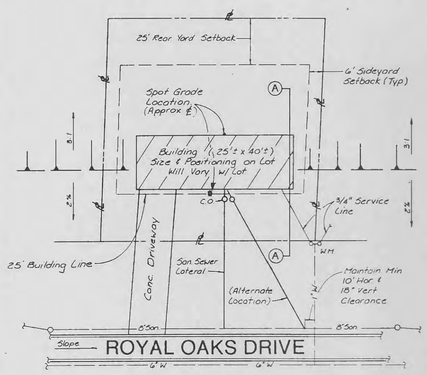
ROYAL OAKS PHASE 3A

LOT #	F.L. SAN (EXIST)	F.F. (MIN)	F.F. RECOMMEND ELEV.	FRONT ROUGH GRADE	REAR ROUGH GRADE
160	536.16	547.20	549.0	547.2	547.2
161	525.20	546.26	548.3	546.5	546.5
162	534.23	545.27	547.0	545.2	545.2
163	533.36	544.40	545.5	543.6	543.0
164	532.43	543.47	543.5	541.0	534.7
165	529.89	540.93	541.5	539.0	532.7
166	527.23	538.27	539.4	536.9	530.6
167	524.58	535.62	536.8	534.3	528.0
168	521.93	532.97	534.7	532.2	525.9

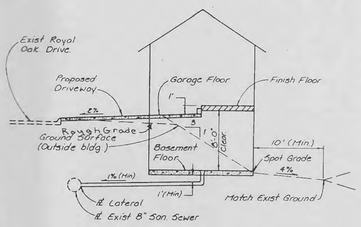
APPROXIMATE ROUGH GRADING QUANTITIES
CUT: 1040 C.Y.
FILL: 1390 C.Y.

Future Royal Oaks Phase #3
City of O'Fallon, Mo.
Zoned - R-1 P.U.D.

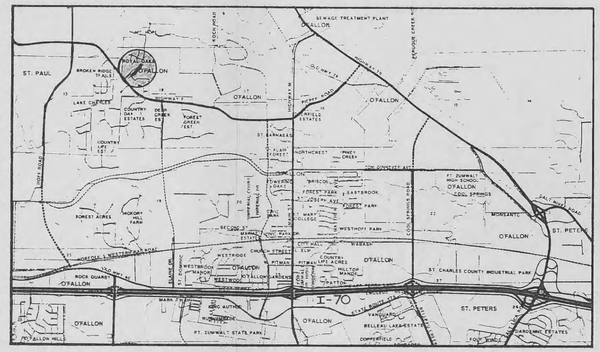




TYPICAL LOT LAYOUT
N.T.S.



TYPICAL CROSS SECTION
(A)—(A)

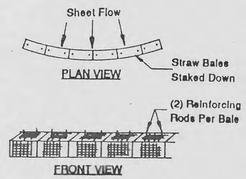


LOCATION MAP

CONTACT MMEI (281-2858) FOR APPROVAL OF WATER AND SEWER TAPS

CONSTRUCTION NOTES

1. Total area of property = 2.11 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 are to 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: The 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 is to be removed from area 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, 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.
11. 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 as determined by compaction tests.
12. 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.
13. 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.
14. All construction and materials required shall conform to the City of O'Fallon standards.
15. All storm and sanitary trench backfills shall be water jetted. Compacted granular fill will be used under paved areas.



STRAW BALE DETAIL

SILTATION CONTROL NOTE
Siltation Control shall be Bales of Straw placed end to end and anchored to ground with 4' long reinforcing rods.

Note: Siltation control is to be placed in all areas where a potential exists for silt to leave the construction site.

Note: Straw Bale Erosion Control to be used until vegetation is established.

SILTATION DETAIL
N.T.S.

FILE COPY
APPROVED
10-10-91
Frank Edwin

GBA
GEORGE BUTLER ASSOCIATES, INC.
Engineers / Architects / Landscape Architects / Planners
Kansas City, Mo. / Lenexa, Ks. / O'Fallon, Mo. / Ames, Ia. / Oklahoma City, Ok.

DATE:	SEPT. 1991
DESIGN BY:	JG/EFS
DRAWN BY:	JG,JW
PROJECT NO.:	6374

SHEET NO.	TOTAL SHEETS
1	1

ROYAL OAKS
CONSTRUCTION PLAN
PHASE #3A

REVISIONS	BY	DATE

STATE OF MISSOURI
GERALD R. HURLBERT
NUMBER E-19844
REGISTERED PROFESSIONAL ENGINEER

539447