

## GENERAL NOTES

1. Total area of property: 4.87 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 shall 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: 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 shall be removed from areas 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, break down 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. Any material excavated beneath sewer pipe entering or leaving manholes shall be replaced with concrete.
13. All manhole rings and adjusting rings shall be set in mortar.
14. Precast manhole shall be waterproofed outside.
15. All concrete manholes to have rubber gasket on all pipe openings.
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. 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.
18. All construction and materials required shall conform to the City of O'Fallon standards.
19. All storm and sanitary sewer and watermain trench backfills shall be water jetted. Compacted granular fill will be used under paved areas.

\* TO BE PERFORMED BY SOILS ENGINEER.

## PLANS FOR CONSTRUCTION OF

# ROYAL OAKS

# PHASE 3B



LOCATION MAP

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## UTILITIES

Union Electric	1-800-344-7483
GTE Telephone	327-3600
MMEI (O'Fallon Water & Sewer)	281-2858
Continental Cablevision	625-1611

## BENCHMARKS

Top N. rim of MH #3A (From Royal Oaks Add'n. Plat 1 plans)  
@ front of Lot #162 of Royal Oaks Add'n. Plat #3A.  
Elevation: 544.96

Top NE. cor. curb inlet @ SW. cor. of the intersection of  
Royal Oaks Drive and Crestwood Lane.  
Elevation: 549.07

Chiseled "□" @ N. edge of driveway @ its intersection with  
the W. edge of the sidewalk @ Lot #414 of Royal Oaks Add'n.  
Plat 1.  
Elevation: 558.17

FILE COPY

APPROVED AS NOTED

6-1-92

*Frank G. Gode*



APPROVED  
DATE 6/1/92  
P & Z

GEORGE BUTLER A  
Engineers / Architects / Landscap  
Kansas City, Mo. / Lenexa, Mo. / O'Fallon, Mo. / Ash