

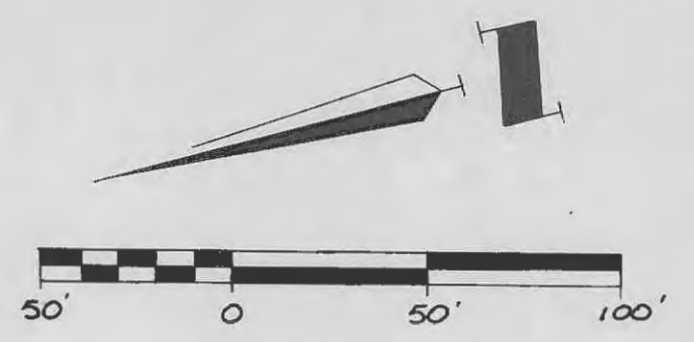
ROYAL OAKS PHASE 3D

LOT NO.	F.L. SAN. (EXIST.)	F.F. (MIN.)	F.F. RECOMMENDED ELEV.	FRONT ROUGH GRADE	REAR ROUGH GRADE
114	546.07	558.20	558.20	556.90	556.90
115	545.29	557.42	557.50	556.20	556.20
117	544.61	556.68	556.70	555.40	555.40
119	543.57	555.74	555.80	554.50	554.50
121	542.44	554.65	554.70	553.40	553.40
123	541.05	553.19	553.20	551.90	551.90
126	539.24	551.23	551.30	550.00	541.20
130	537.81	549.80	549.80	548.50	548.50

APPROX. ROUGH GRADING QUANTITIES

CUT - 0 C.Y.	FILL - 5614 C.Y.
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- GENERAL NOTES**
- Total area of property = 1.80 acres
 - Present Zoning R-1, P.U.D.
 - Temporary Facilities: Light, Power, Water, and Toilet Facilities shall be provided by the General Contractor.
 - All existing underground utilities and services that are to remain are to be protected throughout construction.
 - Protection: Each contractor shall protect his excavations. All excavations shall be kept free of water and barricades maintained. 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.
 - Topsoil, sod, and debris are to be removed from area of new construction.
 - Excavate to produce an undisturbed soil bearing surface at required levels. Remove all soft spots in subgrade and fill with compacted granular fill.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - All construction and materials required shall conform to the City of O'Fallon standards.
 - All storm and sanitary trench backfills shall be water jetted. Compacted granular fill will be used under paved areas.

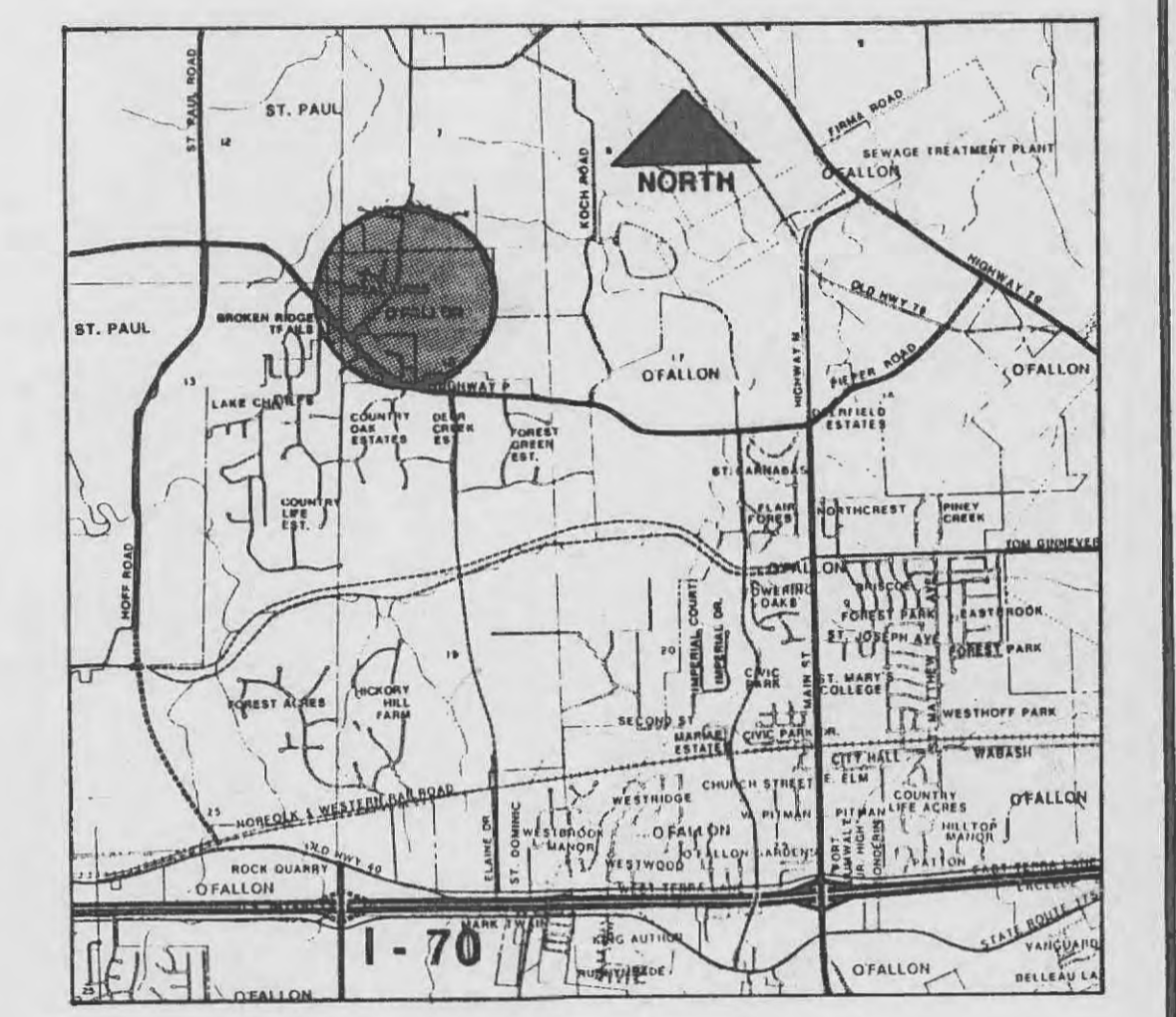
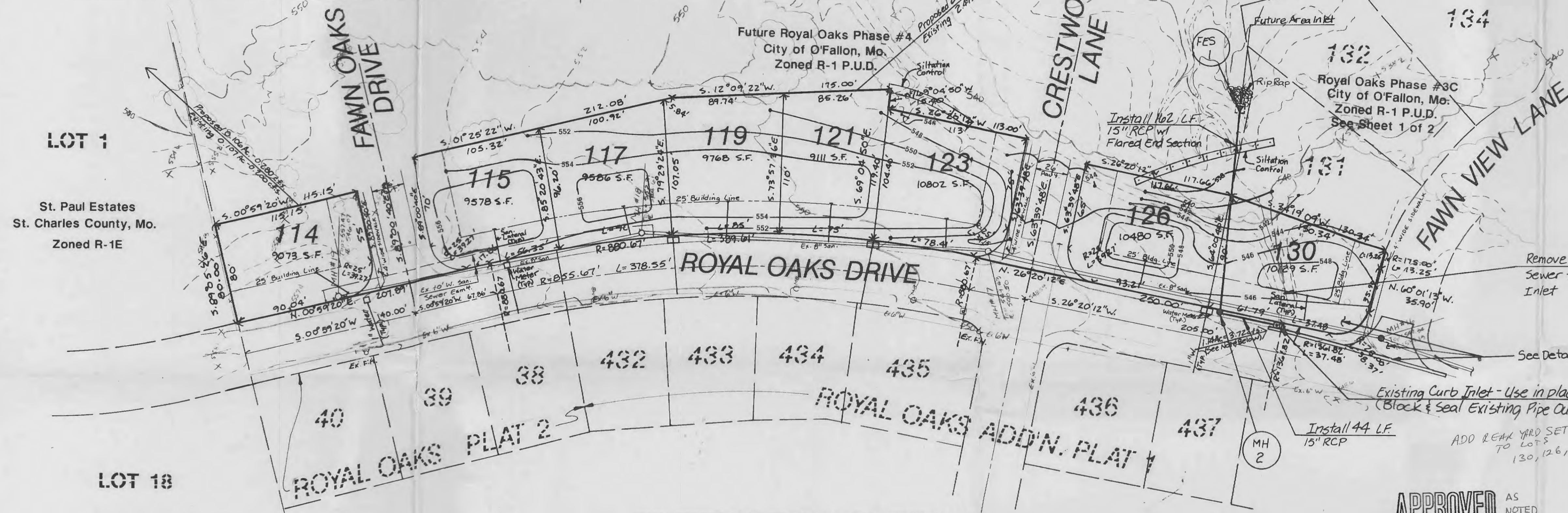


GBA
GEORGE BUTLER ASSOCIATES, INC.
Engineers / Architects / Landscape Architects / Planners
Kansas City, Mo. / Lenexa, Ks. / O'Fallon, Mo. / Ames, Ia. / Oklahoma City, Ok.

DATE	March 1992
DESIGN BY	PL
DRAWN BY	JG
PROJECT NO.	6489.01
SHEET NO.	1
TOTAL SHEETS	2

ROYAL OAKS CONSTRUCTION PLAN PHASE #3D

REVISIONS	BY	DATE
Revisions as per City of O'Fallon comments	JG	4/30/92



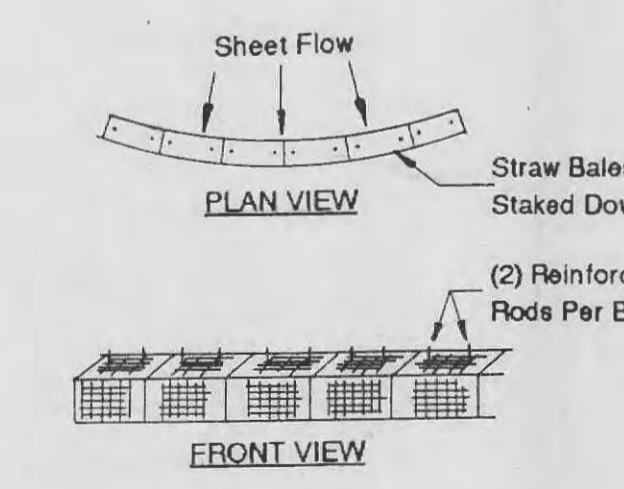
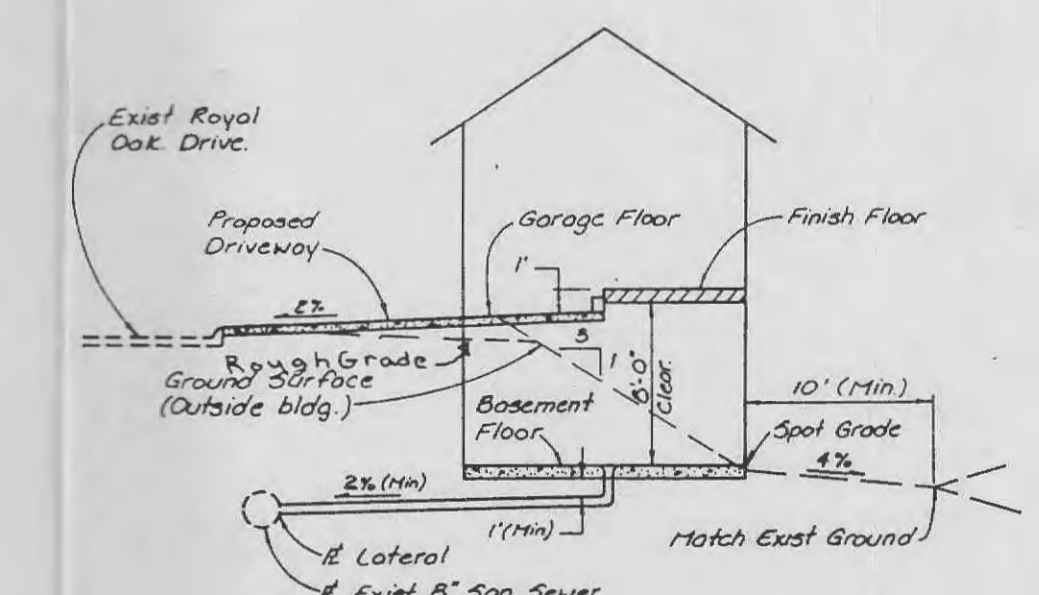
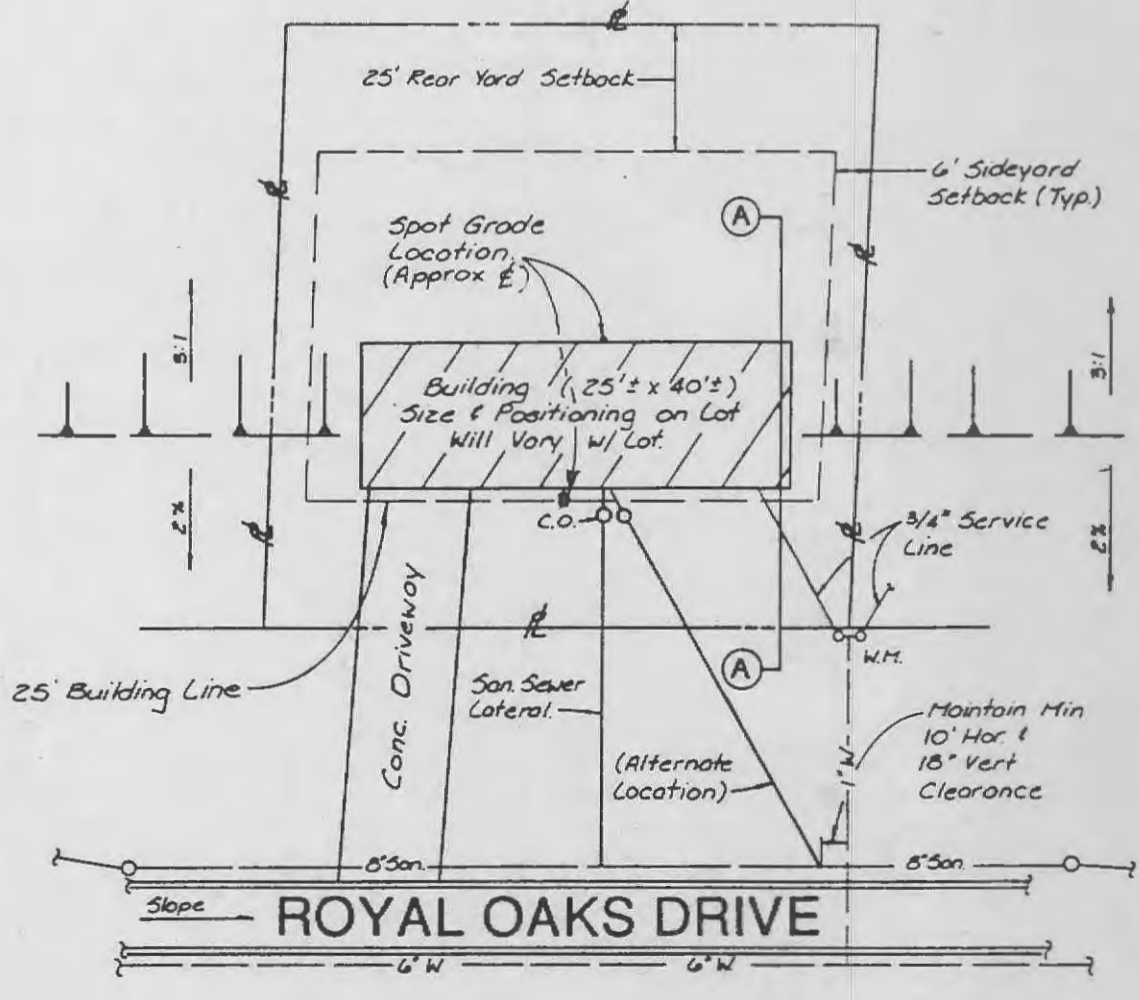
St. Paul Estates
St. Charles County, Mo.
Zoned R-1E

LOCATION MAP

NOTE: STREETS ARE TO BE CONSTRUCTED WITH FUTURE PHASES OF DEVELOPEMENT.

NOTE: SILTATION CONTROL TO BE PLACED ALONG ROYAL OAKS DRIVE ENTIRE STREET FRONTAGE.

NOTE: DRAINAGE TO EXISTING CURB INLET AT LOT 130 IS FROM CENTERLINE OF STREET TO FRONT BUILDING LINE.
990' X 50' = 49,500 S.F. = 1.14 ACRES
1.14 ACRES @ 3.26 cfs/ACRES = 3.72 cfs



TYPICAL LOT LAYOUT
N.T.S.

TYPICAL CROSS SECTION
A-A

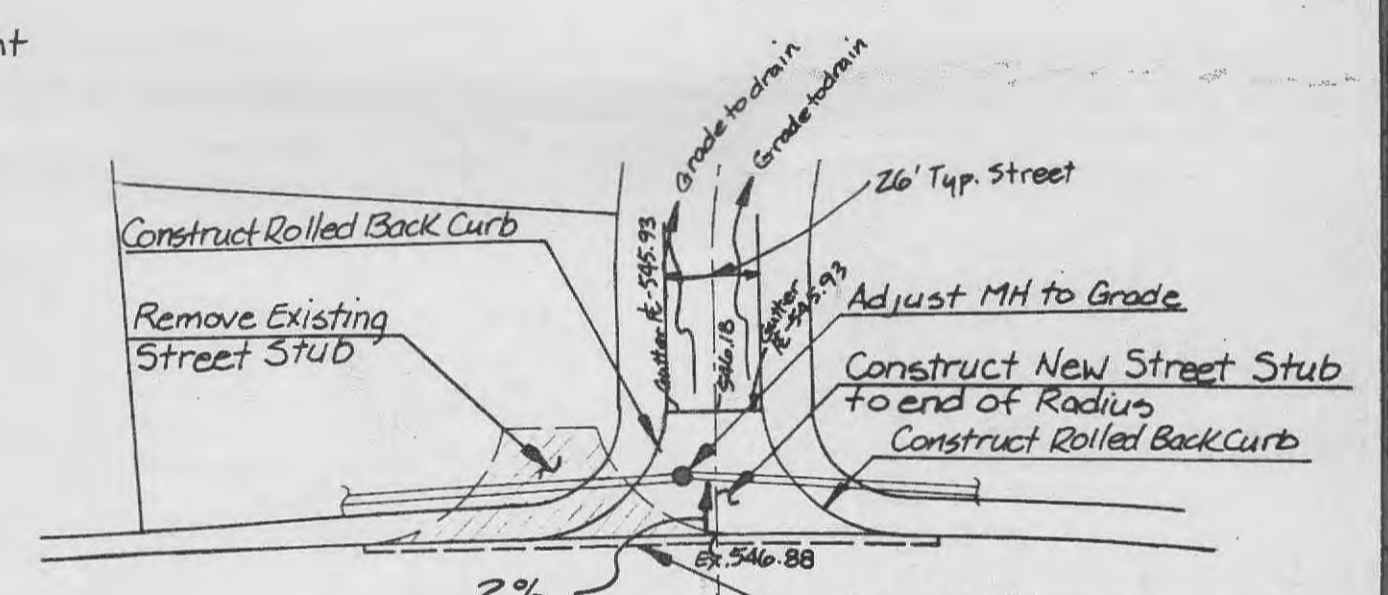
SILTATION CONTROL DETAIL
N.T.S.

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

APPROVED AS NOTED
5-11-92
BENCHMARKS

Top NE. cor. curb inlet @ SW. cor. of the intersection of Royal Oaks Dr. and Crestwood Lane
El. = 549.07

Chiseled "I" @ N. edge of driveway @ its inter. section with the W. edge of the sidewalk @ Lot #414 of Royal Oaks Add'n. Plat 1. El. = 558.17



FAWN VIEW LANE - STREET STUB DETAIL
1" = 50'

APPROVED
DATE 3/25/92
P & Z

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.

