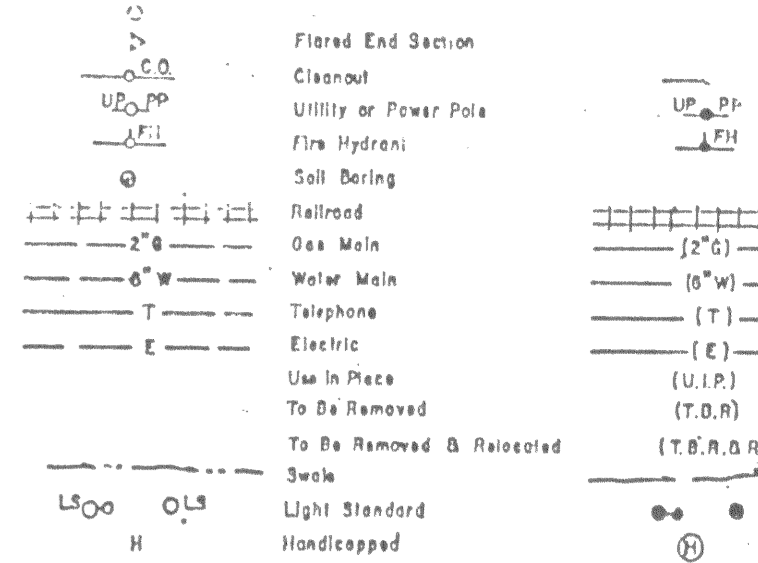
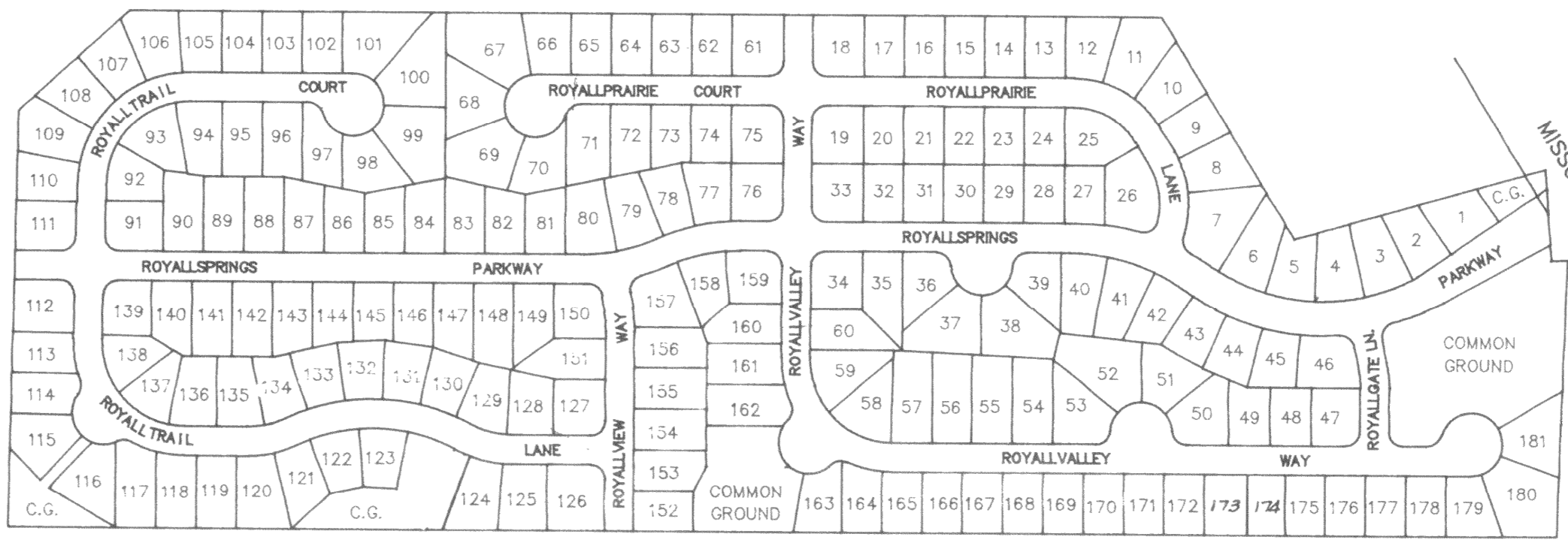


GENERAL NOTES

- 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 or construction of the improvements.
- All manhole and inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor.
- All standard curb inlets to have front of inlet 2' (foot) behind curb.
- Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76 Class III minimum).
- 8" P.V.C. sanitary sewer pipe shall meet the following standards. A.S.T.M.-D-3034 SDR-35, 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.
- All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M. D-698).
- All trench backfills within the public right-of-way shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public right-of-way may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHTO Compaction Test. *All trench backfills to be jetted.*
- No area shall be cleared without the permission of the Project Engineer.
- All grades shall be within 0.2 feet of those shown on the grading plan.
- No slope shall be steeper than 3:1. All slopes shall be sodded or seeded and mulched.
- All construction and materials used shall conform to current City of O'Fallon, East-Central Missouri Water and Sewer Authority, Duckett Creek Sewer District and Missouri Highway and Transportation Commission Standards.
- All P.V.C. sanitary pipe to have crushed stone bedding uniformly graded between 1" and 1 1/2". This bedding shall extend from 6" minimum below pipe to 6" above pipe. See "Pipe Bedding Class C" detail, sheet 25 of 25.*
- All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- A 20' building line shall be established along all public rights-of-way.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements.
- All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
- All ductile iron pipe for water mains shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron fitting shall conform to A.W.W.A. Specification C-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details.
- The minimum vertical distance from the low point of the basement to the flyline of a sanitary sewer at the corresponding house connections shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than 2 1/2 feet.
- The City of O'Fallon and Duckett Creek Sewer District shall be notified 48 hours prior to start of construction of sanitary sewers for coordination and inspection.
- Siltation control devices shall be as shown on plans, and approved by the local governing authority. Additional siltation control, if required, will be placed at the direction of the soils engineer on-site and the local governing authority prior to placement.
- Brick will not be used in the construction of sanitary sewer manholes.*
- Sanitary sewer manholes to be waterproofed on the exterior in accordance with M.O.D.N.R. Spec 1003R-B.120(1)(e).*

ROYALL ST

A TRACT OF LAND BEING PART OF
U.S. SURVEY 3180 AND PART OF U.S. SURVEY 67
TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI



KEY MAP

NOT TO SCALE



REVISED SET

LOCATION MAP

DEVELOPMENT NOTES

- Gross Acreage of Property: 50.00 acres
- Present Zoning Classification: R-4 P.U.D. (City of O'Fallon)
- Proposed Use: Single Family Residential Subdivision
- This property will be served by the following utilities:
WATER: St. Charles County Water District No. 2
SANITARY SEWER: Duckett Creek Sewer District
ELECTRIC: Union Electric Company and St. Charles Gas Company
GAS: St. Charles Gas Company
TELEPHONE: GTE Telephone Company
CABLE TV: TCI Cablevision of Missouri
- This property is located in the following service areas:
Fort Zumwalt School District
O'Fallon Fire Protection District

6. The proposed Height and Lot Area Requirements are as follows:

RESIDENTIAL TRACT:

Minimum Front Yard:	20 feet
Minimum Rear Yard:	25 feet
Minimum Side Yard:	6 feet
Maximum Height of Building:	Per "R-1" Single Family Residential Zoning Ordinance
Minimum Lot Area:	7000 square feet

7. This plan contains the approximate division of gross acreage as follows:

Gross Acreage:	50.00 acres
Acreage to be dedicated to N.H.T.D. for road widening:	0.03 acres
Acreage in street right-of-way:	10.68 acres
Net Acreage:	39.29 acres
Acreage of Common Ground:	3.23 acres
Acreage in SFR Lots:	36.06 acres
Average Area Per SFR Lot:	

$$\frac{\text{Net Acreage}}{\text{Number of Lots}} = \frac{39.29 \text{ Acres}}{181 \text{ Lots}} = \frac{0.22 \text{ acres}}{\text{Lot}} = 9,456 \text{ sq.ft. per lot}$$

8. This property is proposed to be platted in four plats. Plat One, 42 lots; Plat Two, 44 lots; Plat Three, 48 lots; Plat Four, 47 lots.

INDEX

SHEET NO.

DESCR

SHEET 1	COVER SHEET
SHEETS 2, 3	FLAT PLAN
SHEETS 4, 5	GRADING PLAN
SHEETS 6, 7	WATER PLAN
SHEETS 8-10	STREET PROFILE
SHEETS 11-14	SANITARY SEWER
SHEETS 15-17	STORM SEWER
SHEETS 18, 19	DRAINAGE AREA
SHEETS 20-25	CONSTRUCTION

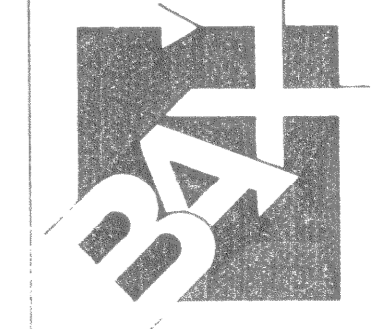
BENCH MARKS:

- P.S.G.S. Benchmark: Elevation = 529.84
"20" in open fire hydrant at the intersection of Drive and Stillwater Drive.
- Site Benchmark: Set iron pipe on South line of Royall Springs N = 42° 02', E = 3766.659
Pipe located North 58 degrees 41 minutes 0 seconds 0.4734 feet from southeast boundary corner.

APPROVED DATE 6/16/92 by P&Z Highway Dept

APPROVE 6-16-92 Frank Hodge

PREPARED BY:



ENGINEERING

ENGINEERING

ENGINEERING

PREPARED FOR:
M.L.S. INVESTMENT
11443 ST. CHARLES
BRIDGETON, MO. 63011
PHONE: (314) 739-3900

APRIL 91-3 PROJECT 1 SHEET 0

Handwritten signature/initials