

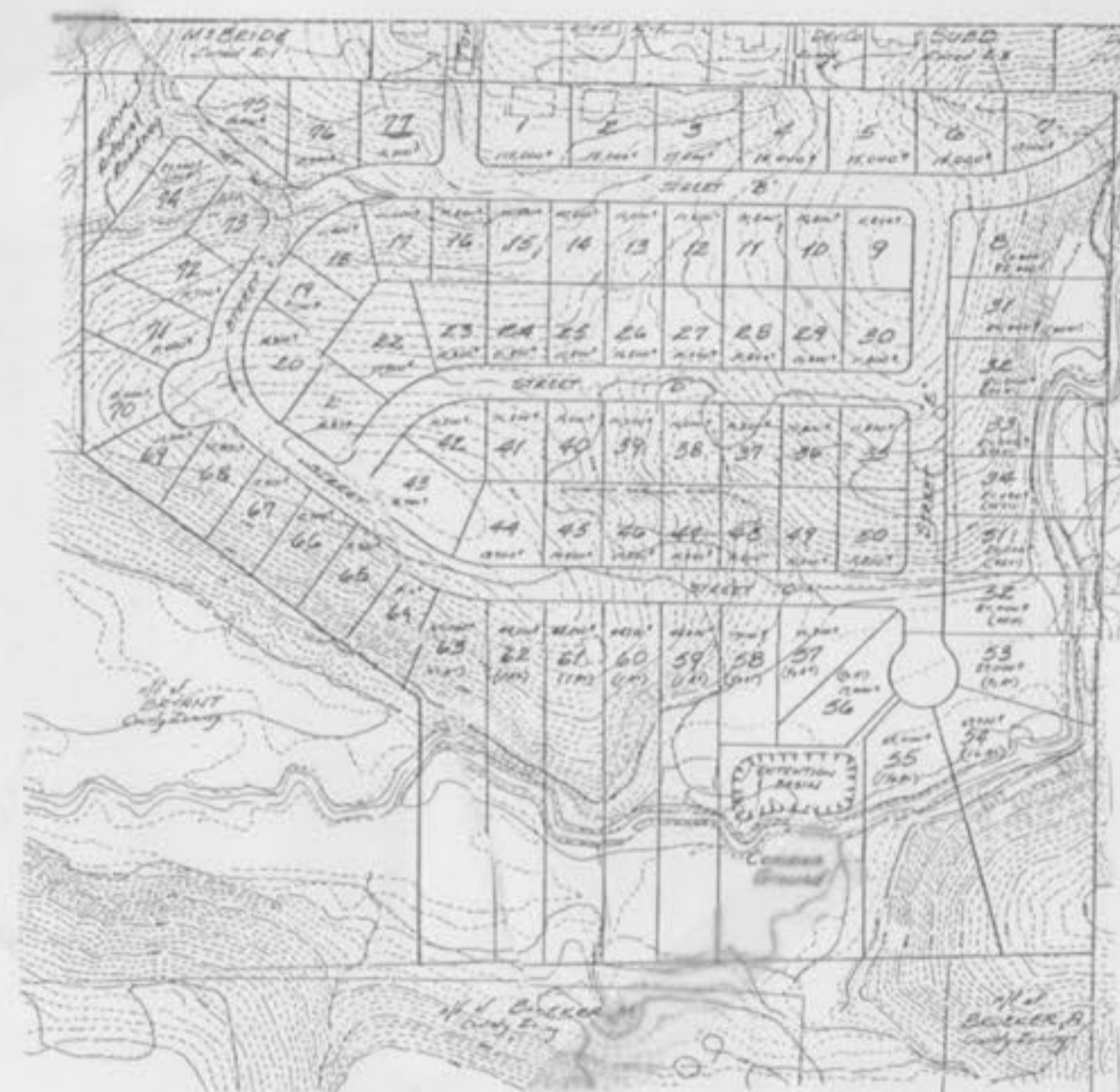
PLANS FOR CONSTRUCTION OF  
SANITARY SEWERS, STORM SEWERS,  
GRADING, PAVING, AND WATER MAINS  
FOR

# TOWERWOOD ESTATES

A TRACT OF LAND IN SECTION 20  
T.47N., R.3E.  
O'FALLON, MISSOURI

## GENERAL NOTES

- 1) 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.
- 2) All manhole and inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor.
- 3) All standard curb inlets to have front of inlet 2' (foot) behind curb, within public right-of-way.
- 4) Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- 5) Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- 6) All storm pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76 Class II minimum).
- 7) Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, AASHTO. See plans for gauge.
- 8) 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.
- 9) 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 90% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M. D-698).
- 10) All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- 11) All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus a vertical distance of 2 1/2 feet.
- 12) No area shall be cleared without the permission of the Project Engineer.
- 13) All grades shall be within 0.2 feet of those shown on the grading plan.
- 14) No slope shall be steeper than 2:1 or as called for in the Soils Report for the Project. All slopes shall be sodded or seeded and mulched.
- 15) Barricades will consist of three standard specifications "Manual or Uniform Traffic Control Devices," end or roadway markers mounted 4' (feet) above pavement on two pound "U" channel sign post. Each marker shall consist of an 18" diamond reflectorized red panel.
- 16) All construction and materials used shall conform to current City of O'Fallon standards.
- 17) All P.V.C. sanitary pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- 18) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 19) Essements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location size of essements.
- 20) Maintenance and upkeep of common areas shall be the responsibility of the developer and/or successors.
- 21) No individual driveways shall enter or exit on
- 22) A 25' Building Line shall be established along all public right-of-ways.



KEY MAP



LOCATION MAP

## DEVELOPMENT NOTES

1. Area of tracts: 35.5 Acres
2. Existing Zoning: R-1 Single Family with P.U.D.
3. Total Lots: 77
4. Minimum Yard Requirements:  
Front: 25'  
Side: 6'  
Rear: 25'
5. Minimum Lot Area: 10,000 sq. ft.

## LEGEND

C.I.	Curb Inlet
D.C.I.	Double Curb Inlet
A.I.	Area Inlet
M.H.	Manhole
F.E.	Flared End Section
E.P.	End Pipe
C.P.	Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugate Metal Pipe
C.I.P.	Cast Iron Pipe
P.V.C.	Poly Vinyl Chloride (Plastic Pipe)
C.O.	Clean Out
△	Fire Hydrant
—●—	Storm Sewer
—○—	Sanitary Sewer
---	Existing Contour
- - -	Proposed Contour
— —	Street Sign
— —	F.L. Elevation of House Connection
— —	F.L. of Sanitary Sewer
4	Lot Number

## INDEX

- SHEET 1 COVER SHEET
- SHEET 2,3 FLAT PLAN
- SHEET 4,5 GRADING PLAN
- SHEET 6,7,8 STREET PROFILES
- SHEET 9,10,11 SANITARY SEWER PROFILES
- SHEET 12,13 STORM SEWER PROFILES
- SHEET 14,15 DRAINAGE AREA MAP
- SHEET 16,17 DETAILS

## BENCHMARKS:

BENCHMARK: U.S.G.S. MARKED F 149 1935 ELEVATION=542.88  
STANDARD DISK IN SOUTHEAST CORNER OF ST. MARY INSTITUTE

SITE BENCHMARK: ELEVATION=505.74 U.S.G.S. DATUM  
O.I.P. AT REAR OF LOTS 10/11 OF THE CORRECTED PLAT  
OF 'TOWERING OAK' SUBDIVISION

GEORGE BUTLER ASSOCIATES, INC.  
SUITE 200 - 225 SOUTH MAIN ST.  
O'FALLON, MISSOURI 63366

RECEIVED MAR 0 9 1988

**BAX ENGINEERING CO., INC.**  
221 Point West Boulevard St. Charles, MO. 63301  
946-6588 724-3330

APPROVED

3-31-88  
GBA-MES



DEVELOPER:  
C.L. TOWER CORP.  
314 SONDEREN  
O FALLON, MO. 63366  
TELEPHONE: 272-4456

DATE: DEC., 1987

ORDER NO. 85-1807