

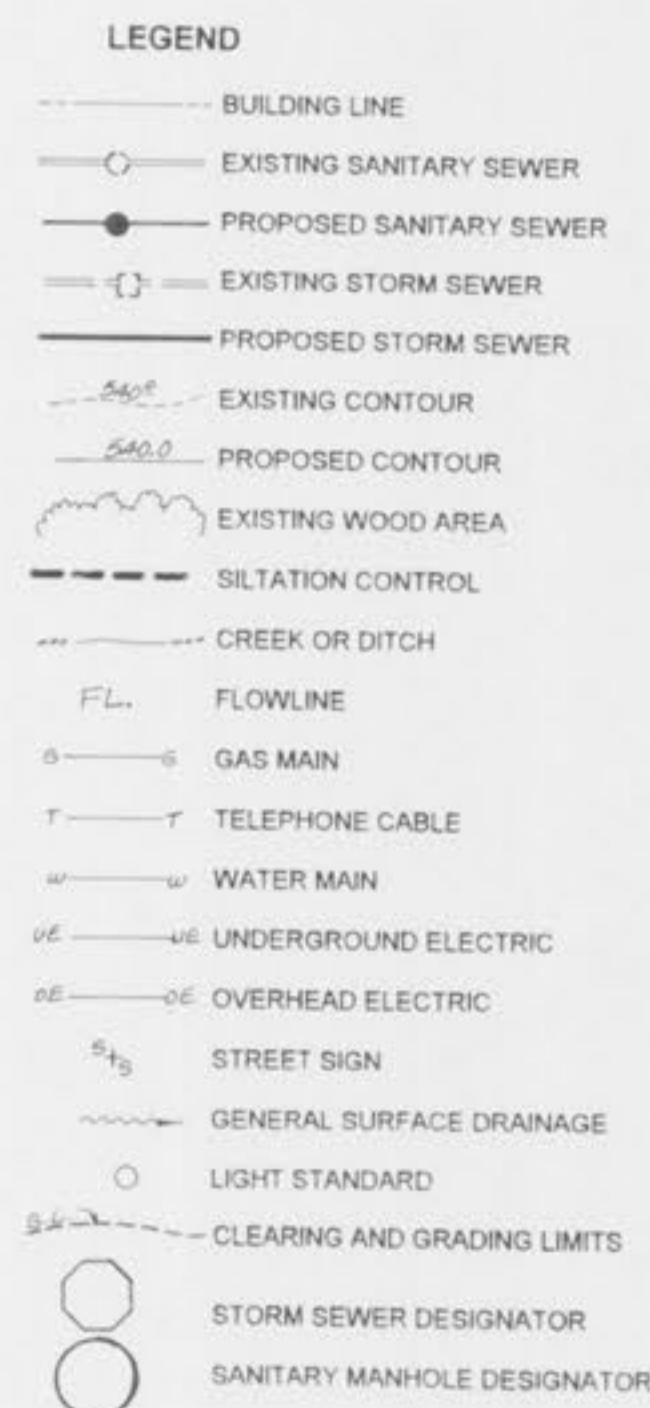
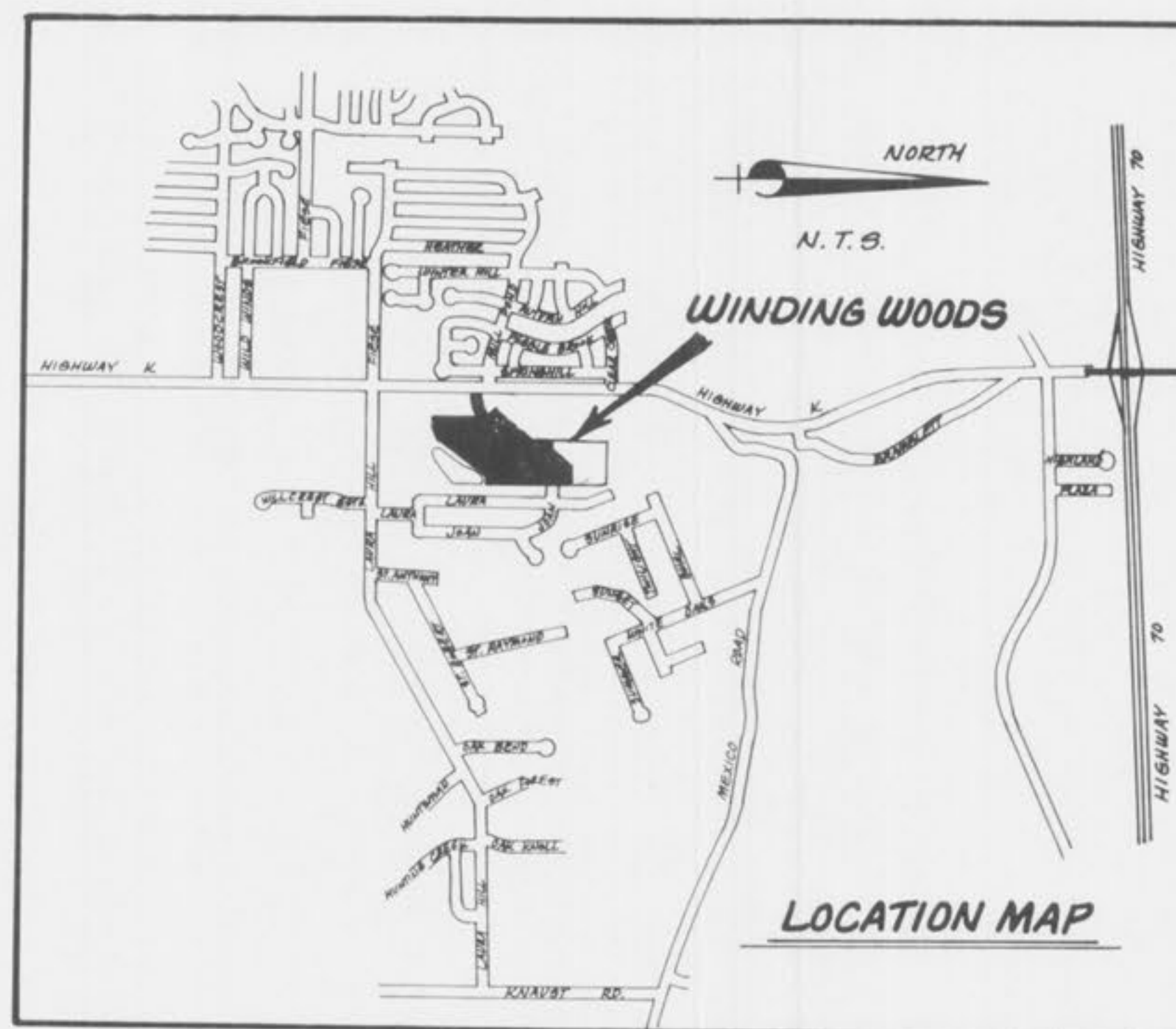
WINDING WOODS

PHASE 2

A TRACT OF LAND IN FRACTIONAL SECTION 33, T. 47 N., R. 3 E.
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

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 and/or construction of improvements.
- All Standard Curb Inlets are to have front-of-inlet 2' (two feet) behind curb, within public right-of-way, unless otherwise noted.
- 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 sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class II minimum).
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe AASHTO, M 36, aluminized or asphalt polymer coated.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M. D-3034 SDR35, 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 under paved areas, under buildings, under proposed storm and sanitary sewer lines, and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test", (A.S.T.M. D1557). Test shall be verified by a soils engineer.
- All trench backfills under paved areas shall be granular backfill, and water jetted. All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
- No slope shall be steeper than 3:1. All slopes shall be seeded and mulched.
- Barricades will be constructed per the standard specifications as shown in the "Manual of Uniform Traffic Control Devices". End or roadway markers shall be mounted 4 feet above the pavement on two pound "U" channel sign posts. Each marker shall consist of an 18" diamond panel with red reflectors.
- All construction and materials used shall conform to current City of O'Fallon Standards and Specifications.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location, size, and width of easements.
- All water line construction shall conform to current St. Charles County Water District Number 2 Standards and Specifications.
- All sanitary sewer construction shall conform to current City of O'Fallon Sewer District Standards and Specifications.
- The length of the concrete encasement around the P.V.C. sanitary sewers and the concrete storm sewers shall extend at least 5' into undisturbed soil to bridge the pipe across the trench backfill. Reinforcing steel shall be placed in the concrete encasement for tensile strength.
- Erosion control shall not be limited to what is shown on the plan. The contractor shall take whatever means necessary to prevent siltation and erosion from entering adjacent roadways, properties, and ditches. Such control might include channeling runoff into sediment basins, channeling runoff into areas where an extra row of straw bales are used. A silt fence might be considered, if necessary.
- All construction and materials shall conform to O'Fallon Fire Protection District Standards.
- The minimum vertical distance from the low point of the basement to the flowline of the sanitary sewer at the corresponding house connection shall not be less than two and one half feet (2 1/2') plus the diameter of the sanitary sewer.
- The most stringent of the above requirements shall apply.
- All streets and right-of-ways shown on these improvement plans will be dedicated to the City of O'Fallon for public use forever.
- When grading operations are completed or suspended for more than 30 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City of O'Fallon Specifications.
- The contractor shall place all fire hydrants within (2) two feet of the street curb per Ordinance Number 20.
- The contractor shall place the "steamer" outlet of the fire hydrant toward the street.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri D.N.R. Specification 10CSR-8.120 (7) (E).



Project Bench Mark :
"a" West Edge of Drive @ 1st Joint from back of curb,
South of Joan Drive, West of Laura Drive.
Elev. = 564.48

PREPARED FOR:

HOMES BY ROBERT BRUNER (HRB)
Post Office Box 1041
Saint Peters, Missouri 63376

(314) 279-2518

APPROVED
DATE 9-21-93
P & Z

DEVELOPMENT NOTES:

- AREA OF TRACT _____
- PRESENT ZONING 1 R-1
- PROPOSED USE SINGLE FAMILY RESIDENTIAL
- TOTAL LOTS PROPOSED 21
- MINIMUM LOT AREA 10,000 Sq. Ft.
- SITE IS LOCATED IN OR IS SERVED BY THE FOLLOWING:

St. Charles County Public Water District Number 2
City of O'Fallon Sewer District ✓
G.T.E.
Union Electric Company
St. Charles Gas Company
O'Fallon Fire Protection District
Fort Zumwalt School District

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless re-authenticated.

ST CHARLES ENGINEERING AND SURVEYING

Michael Newell Meiners
MICHAEL NEWELL MEINERS
MISSOURI PROFESSIONAL ENGINEER NUMBER E-22483



INDEX

COVER SHEET	1
FLAT PLAN	2
GRADING PLAN	3
STREET PROFILES	} 4
SANITARY SEWER PROFILES	
STORM SEWER PROFILES	
DRAINAGE AREA MAP	
CONSTRUCTION DETAILS	5
	6-11

APPROVED AS NOTED
9-21-93
Frank Bolwen