

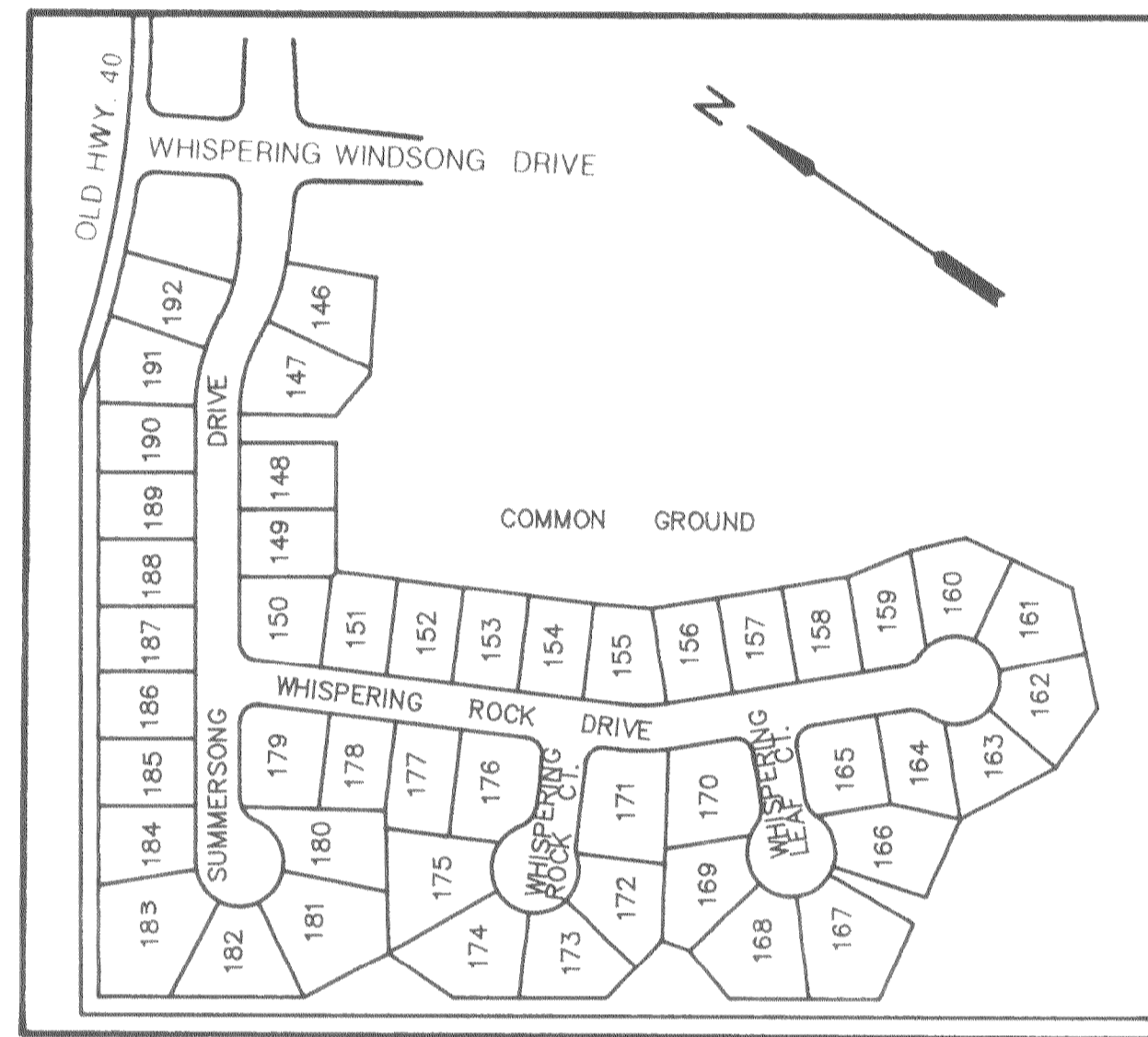
GENERAL NOTES

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

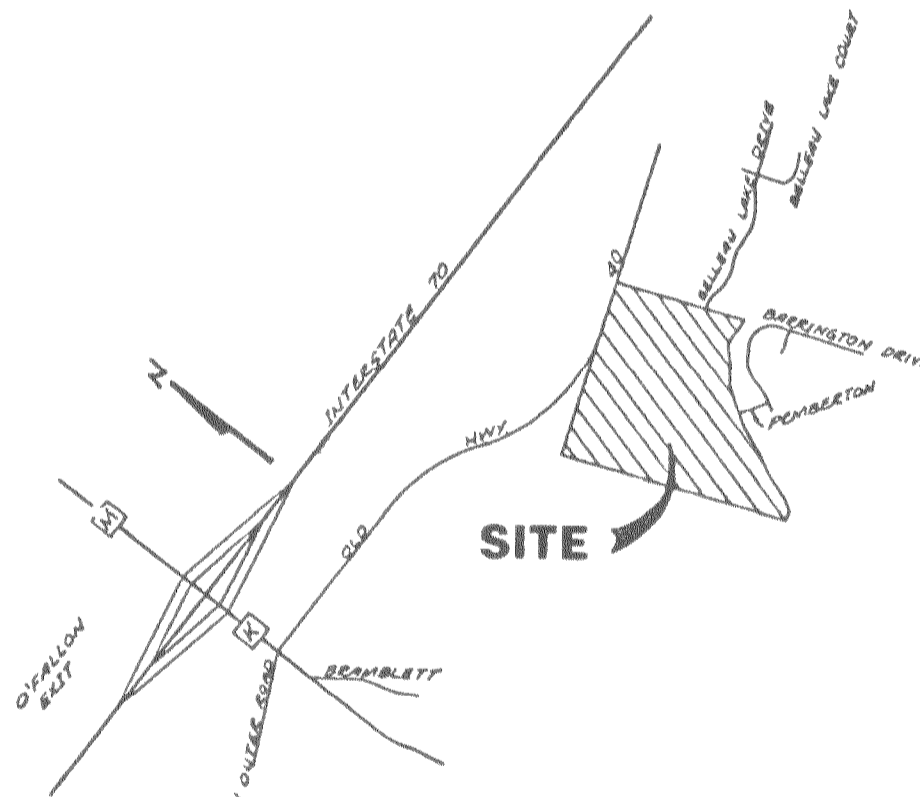
FOR

**WINDSONG
PHASE ONE**

A TRACT OF LAND
IN U.S. SURVEY 1766 T.47 N, R.3 E.
ST. CHARLES, MISSOURI.



KEY MAP



LOCATION MAP

DEVELOPMENT NOTES

- Gross Acreage of Property: 72.56 acres to centerline of Old Highway 40
- Present Zoning Classification: "R-1A" Single Family Residential (50.03 Acres) and "RP-4" Planned Residential (22.53 Acres)
- Proposed Zoning Classification: "R-1A" and "RP-4" Districts with "P.U.D." Planned Unit Development Attachment.
- Proposed Use of Property: Single Family Residential Subdivision of 193 Lots and Common Ground. 47 LOTS (PHASE ONE)
- This property will be served by the following utilities:
 - WATER: City Of Fallon
 - SANITARY SEWER: City Of Fallon
 - ELECTRIC: Union Electric Company
 - GAS: St. Charles Gas Company
 - TELEPHONE: Contel Telephone Company
- This property is located in the following service areas: Fort Zumwalt School District, O'Fallon Fire Protection District
- The proposed Height and Lot Area Requirements are as follows:
 - Minimum Front Yard: 25 feet
 - Minimum Rear Yard: 25 feet, which may be reduced to 15 feet on corner lots
 - Minimum Side Yard: 6 feet
 - Maximum Height of Building: 2 1/2 stories or 35 feet
 - Minimum Lot Area: 7500 sq. ft.
- Phase I contains the approximate division of gross acreage as follows:
 - Gross Acreage: 19.2 acres
 - Acreage in Street Right-of-Way: 3.2 acres
 - Net Acreage: 16.0 acres
 - Acreage of Common Ground: 5.2 acres
 - Acreage in SFR Lots: 10.8 acres

- 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 90% 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.
- 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 Standards.
- 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 18" of crushed stone bedding above top of pipe.
- All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- A 25' 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.
- Hazard markers will consist of four (4) standard specifications, "Manual on Uniform Traffic Control Devices", end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- The minimum vertical distance from the low point of the basement to the flowline 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 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.
- All grading on City right-of-way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
- Brick will not be used in the construction of sanitary sewer manholes and all sanitary sewer manholes shall have 3/4" thick coat of coal tar pitch waterproofing.

LEGEND

EXISTING	PROPOSED
400	Contour (400)
451	Spot Elevation (451)
---	Building Line
---	Property Line
---	Center Line
---	Structure
---	Tree or Bush
---	Fence
---	Storm Sewer
---	Sanitary Sewer
---	Curb or Area Catch Basin
---	Grated Inlet
---	Manhole
---	Flared End Section
---	Cleanout
---	Utility or Power Pole
---	Fire Hydrant
---	Soil Boring
---	Railroad
---	Gas Main
---	Water Main
---	Telephone
---	Electric
---	Use in Place (U.I.P.)
---	To Be Removed (T.B.R.)
---	To Be Removed & Reallocated (T.B.R.R.)
---	Slope
---	Light Standard
---	Handicapped

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FLAT PLAN
3	OFF-SITE SANITARY SEWER PLAN
4	WATER PLAN
5	GRADING PLAN
6,7	STREET PROFILES
8-10	SEWER PROFILES
11	DRAINAGE AREA MAP
12-16	CONSTRUCTION DETAILS

U.S.C.S. Benchmark: Elevation - 493.87
Chiseled square in top of south headwall in the middle of Mexico Road bridge over Belleau Creek. (Culvert removed during construction of new bridge over Belleau Creek)

SITE BENCHMARK: Elevation - 480.67
Top MH 29 (R-30) on the east side of Belleau Creek across from the Copperfield Recreation Complex

FILE COPY
APPROVED
8-23-89
Frank Godwin

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946-6588 724-3330

DEVELOPER:
FUTURA PROPERTIES
7 NORTH BRENTWOOD BLVD. SUITE 300
CLAYTON, MO 63105
725-3000

RICHARD S. MUSLER

DATE: JULY 18 1989

ORDER NO. 45-2084A

SHEET 1 OF 16