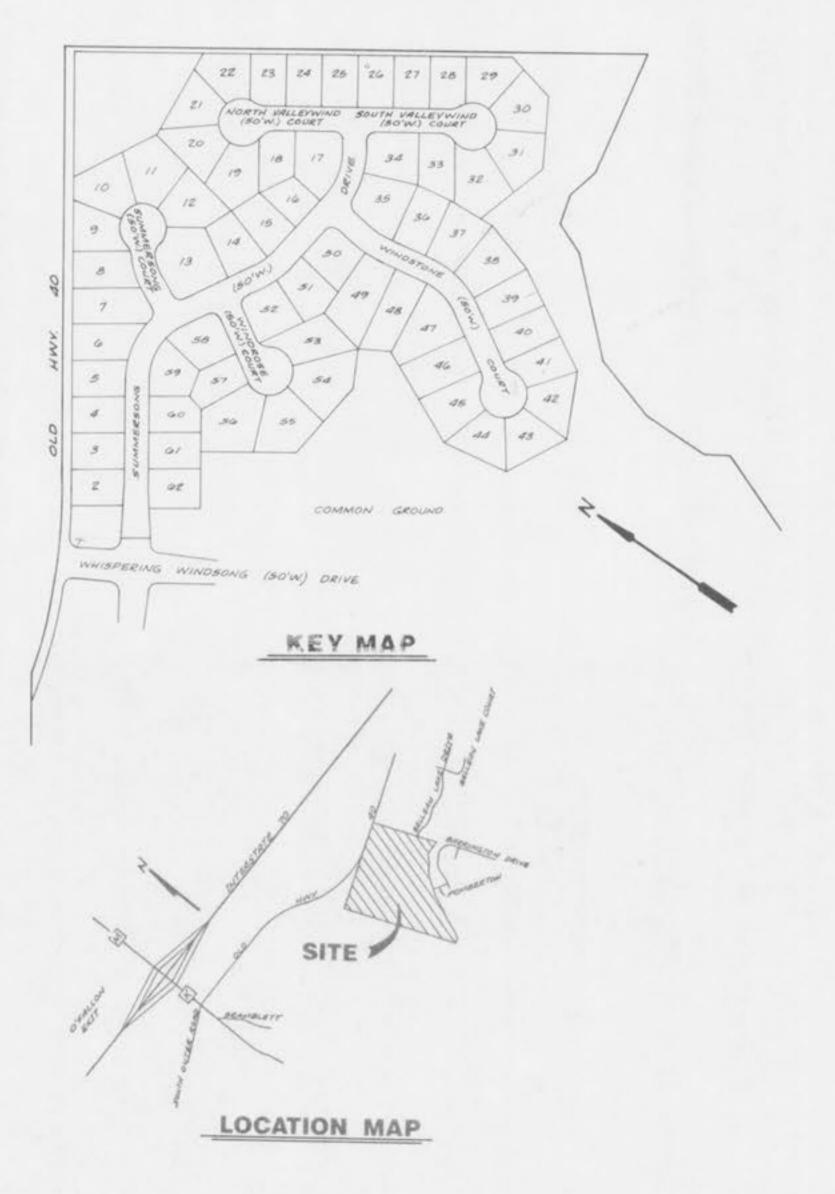
### GENERAL NOIL

- 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
- 4) Storm severs 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 III minimum).
- 7) 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 sever district shall be installed between P.V.C. pipe and masonry structures.
- 8) All filled places, including trench backfills, under buildings, proposed storm and sanitary sever 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).
- 9) 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.
- 10) No area shall be cleared without the permission of the Project
- 11) All grades shall be within 0.2 feet of those shown on the grading
- 12) No slope shall be steeper than 3:1. All slopes shall be sodded or seeded and mulched.
- 13) All construction and materials used shall conform to current City of O'Fallon Standards.
- 14) All P.V.C. sanitary pipe to have crushed stone bedding uniformly graded between I" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" of crushed store bedding above top of pipe
- 15) All soils tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 16) A 25' building line shall be established along all public rights-
- 17) Essements shall be provided for storm severs, sanitary sewers, and all utilities on the record plat. See record plat for location and
- 18) 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 sever. 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.
- 19) All P.V.C. water pipe shall have a minimum pressure rating of PR-200
- 20) Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing
- 21) 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-III.
- 22) All water hydrants and valves shall be ductile iron and installed in accordance with plans and details.
- 23) 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.
- 24) The minimum vertical distance from the low point of the basement to the flowline of a sanitary sever at the corresponding house connections shall not be less than the diameter of the sanitary sever plus a vertical distance of not less than 2 1/2 feet.
- 25) The city of OFallon shall be notified 48 hours prior to start of construction of sanitary sewers for coordination and inspection.
- 26) 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.
- 27) 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.
- 28) Brick will not be used in the construction of sunitary somer manholes and all sanitary sewer manholes shall have 31 mil thick cost of coal for pitch waterpreshing

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

## PHASE TWO

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



#### DEVELOPMENT NOTES

- 1. Gross Acreage of Property: 72.56 acres to centerline of Old Highway 40 6. This property is located in the following service areas:
- 2. Present Zoning Classification:

"R-1A" Single Family Residential (50.03 Acres)

- "RP-4" Planned Residential (22,53 Acres) 3. Proposed Zoning Classification: "R-IA" and "RP-4" Districts with
- "P.U.D." Planned Unit Development Attachment. 4. Proposed Use of Property: Single Family Residential Subdivision of
- 193 Lots and Common Ground. 5. This property will be served by the following utilities:

WATER: SANITARY SEWER: ELECTRICE GAS: TELEPHONE:

City Of O Fallon City Of O'Fallon Union Electric Company St. Charles Gas Company Contel Telephone Company

Fort Zumwalt School District O'Fallon Fire Protection District

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

Minimum Front Yard: Minioum Rear Yard: Minimum Side Yard:

Minimum Lot Area:

25 feet 25 feet, which may be reduced to 15 feet on corner lots 6 feet Maximum Height of Building: 2 1/2 stories or 35 feet

7500 sq. ft.

8. Phose II contains the approximate division of gross acreage as follows:

> Gross Acreage: 24 522 scres Acreage in Street Right-of-Way: 3.902 acres Net Acreage: 20.620 acres Acreage of Common Ground: 6.6/3 acres Acresge in SFR Lots: /4 potacres

	LEGEND	
EXISTING		PROPOSED
	- Contours	(400)
m451	Spot Elevation	e(456)
	- Building Line	444
-	Property Line	
	- Canter Line	
0	Structures	_
Bush 3 8 Tree	Tree or Bush	
String Link		Chein Link
== 12 1152 ==		
E VC.R	= Sonitory Sever	
	Curb or Area Cotch Books	
80	Strated Intal	
0	Manhole	В
24	Flored End Section	
-050	Cleanout	
UPO_PP	Ullilly or Power Pole	UP_PP
AFH	Fire Hydroni	
	Soil Boring	2.02
annin		
2"0		12"0)
6" W		(6"W)
T	Telephone	(71
t	Electric	(E)
	Use in Piace	(0.12)
	To So Removed	(T.0.A)
	Ts. Se Removed & Relocated	(T.O.R.O.R.)
	- Swels	
LSOG OLS	Light Standard	04 0
	New Works and	

# INDEX OF SHEETS

## SHEET NO.

1	COVER SHEET	
2	FLAT PLAN	
3	WATER PLAN	
4	GRADING PLAN	
5,6	STREET PROFILES	
7-9	SEWER PROFILES	
10-12	DRAINAGE AREA MAP	
13-18	CONSTRUCTION DETAILS	



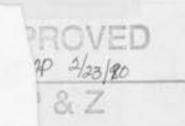
U.S.G.S. Benchmark: Elevation - 493.87

Creek)

Chiseled square in top of south headwall in the middle of Mexico Road bridge over Belleau Creek, (Colvert removed during construction of new bridge over belleau

SITE BENCHMARK:

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





## BAX ENGINEERING CO., INC.

221 Point West Blvd.

946-6588

St Charles, Missouri 63301

724-3330



### DEVELOPER: **FUTURA PROPERTIES**

7 NORTH BRENTWOOD BLVD. CLAYTON, MO. 63105

DAIL: FEB., 1990

DRDER NO. 85-2084A