### GRADING NOTES

- 1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Gentechnical Engineer concurrent with the grading and backfilling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geolechnical Engineer,
- 3. The Contractor shall notify the Solls Engineer and City Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- 5 A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare without being seeded and mulched. Care should be exercised to prevent soil from damoging adjacent property and silting up existing downstream storm drainage system. Siltation basins shall be constructed as first grading operation.
- 6. Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- 7. All trash and debris on site, either existing or from construction, must be removed and properly disposed of alf-site.
- 8. Soft soil in the bottom and banks of any existing or former pond sites or tributories or on any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer locations.
- Site preparation includes the clearance of all stumps, trees. bushes, snrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any mon-made structures. The material shall be properly disposed of off-site. Topsail and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- 10. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill lavers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of hill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner al regular intervals
- 12. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or partion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Salls Engineer of its acceptance prior to the placement of additional fill.
- 13. All creas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in occordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any III. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- 14. The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable maisture contents during the filling. operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.
- 15 The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- 16. Fill and backfill should be compacted to the criteria specified in the following table:

| CATEGORY                              | MINIMUM<br>PERCENT COMPACTIO |
|---------------------------------------|------------------------------|
| Fill in building areas below footings | 90%                          |
| Fill under slabs, walks, and pavement | 90%                          |
| Fill other than building areas        | 88%                          |
| Natural subgrade                      | 88%                          |
| Pavement subgrade                     | 90%                          |

90%

Measured as a percent of the maximum dry density as determined by modified Proctor Test (ASTM-D-1557).

Moisture content must be within 2 percent below or 4 percent above optimum moisture content If IIII is deeper than 10 feet

# A SET OF IMPROVEMENT PLANS FOR THE SEASONS AT LAKE SAINT LOUIS A TRACT OF LAND BEING PART OF

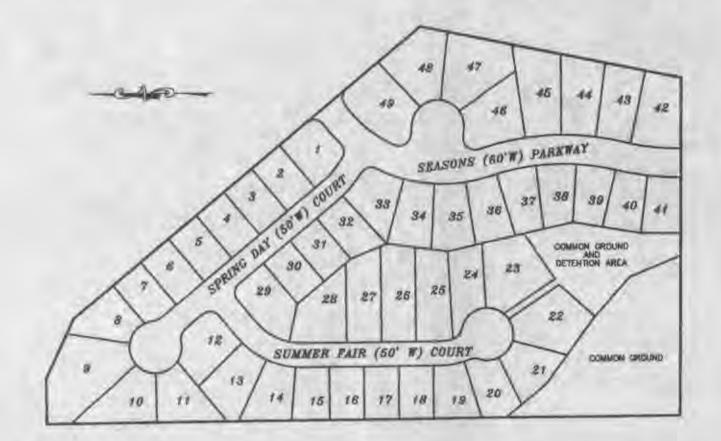
FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

11.4

GENERAL NOTES

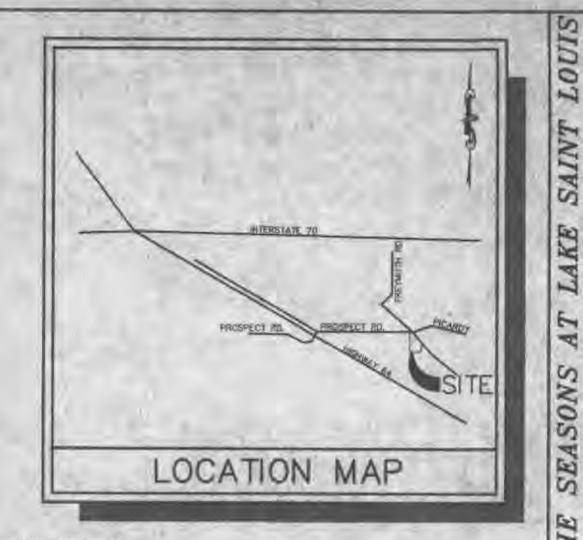
- 1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- 2. All mannale tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- 3. 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.
- 4. 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 "Madified 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).
- 5. All trench backfills under payed areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Tesl," (A.S.T.M.-D.-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- 6. 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 admittary sewer at the corresponding house connection is not less than the diameter of the pipe plus the vertical distance of 2 1/2 feet.
- 7. No area shall be cleared without the permission at the Project Engineer.
- 8 All P.V.C. sanitary sewer is to be SDR-35 or equal with clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate backfill over pipe shall consist of some size "clean" or minus stone from springline of pipe to 12" above the top of pipe.
- 9. All soils test shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
- 10. Easements shall be provided for sanitary sewers, and all utilities on the Record Plat. See Record Plat for location and size of easements.
- 11 Maintenance and upkeep of the common ground area shall be the responsibility of the developer and/or successors.
- 12 All water lines shall be laid at least 10 feet horizontally from any sanitary sewer or manhole. 18" vertical clearance from outside of pipe to outside of pipe shall be maintained wherever water lines must cross sonitary sewers or laterals. The water line shall be laid at such an elevation that the bottom of the water line is 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.
- 13. All PVC water pipe shall conform to ASTM D2241, SDR 21 Standard specification for P.V.C. Pressure Pipe, 200 P.S.I. working pressure for water. with approved joint,
- 14. Water lines, valves, steeves, meters, and fitlings shall meet all specifications and installation requirements of City of the Public Water Supply District No. 2 of St. Charles County.
- 15 All water hydrants and valves shall be ductile iron and installed in accordance with plans and details. All ductile iron pipe for water mains shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron littings shall conform to A.W.W.A. Specification CC-110: All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- 16. All sanitary manhales shall be waterprivated on the exterior in accordance with Missouri Department of Natural Resources specifications 10 CSR-8.120 (7)E.

Pavement base course



- 17. Brick will not be used in the construction of sonitary sewer manholes.
- TB, All pipes shall have positive drainage through manholes. No flat base structures are allowed
- 19. The City of Lake Saint Louis and St. Charles County Public Water District No. 2 shall be notified 48 hours prior to construction or coordination and inspection.
- 20. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary or storm sewers, including existing laterals.
- 21. All existing site improvements disturbed, domaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- 22. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system, storm sewer system, or watercourse.
- 23. All construction and materials shall conform to the current construction standards of the City of Lake Saint Louis and St. Charles County Public Water District No. 2.
- 24. All sonitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement dreas.
- 25. All existing areas disturbed during construction of the offsite sonitary sewer line shall be seeded and mulched to prevent erosion.
- 26. All sanitary sewer laterals shall be a minimum of 6" in diameter per City of Lake Saint Louis.
- 27. No flushing hydrants or water meters shall be located in driveways and or walkways.
- 28. Concrete pipe for storm sewers shall be Class III, A.S.T.M. C-76 with a minimum diometer of 12".
- 29. The ADS N=12 pipe shall have a smooth interior wall.
- 30. Concrete pipe joints shall be MSD type "A" approved compression-type joints. and shall conform to the requirements of the specifications for joints for circular concrete sewer and culvert pipe, using flexible, watertight, rubber-type gaskets ASTM C443. Band-type gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
- 31. When HDPE pipe is used, City of Lake Saint Louis specifications or monufacturers specifications, which ever are more stringent, shall be followed.
- 32. The use of High Density Polyethylene Corrugated pipe, ADS N-12 or equal will be permitted as an acceptable alternative to reinforced concrets pipe only outside of public right-of-way. If ADS pipe is used, all sewer crossings shall be concrete encased. Pipe shall meet A.S.T.M. D-2321 and A.A.S.H.T.O. M-294-291.
- 33. All flared end sections and inlet structures will be concrete
- 34. All storm sewer gipe installed in the Public Right-of-Way shall be Reinforced concrete Class III pipe.
- 35. All concrete pipe or ADS N-12 pipe shall be installed with "O-Ring" Rubber type gaskets per M.S.D. standard construction specifications or manufacturer.
- 36. All pavement radii expressed on Site Plan are to back of curb, unless atherwise noted.
- 37 Perforated tile drain 4" in diameter with fabric sleeve shall be provided at all low points within the vertical profile of the streets, and connected to curb inlets or manholes.
- 38. These engineering plans have been prepared at the request of the developer for construction with some rock data, but not sufficient enough to determine the exact location of all existing rock conditions.
- 39. If existing rock conditions are encountered during construction it shall be the responsibility of the developer and or his contractor to contact Bax Engineering Co., inc. and the sails engineer for the project at the time of encounter to determine the best design to continue construction.
- 40. Blow-off hydrants and water meters shall not be located in pavement (driveways -=walkways, or streets). The location of all povement is not shown on this plan. The relocation of blow-off hydrants or water meters required as the lot develops will be the responsibility of the Developer or Home Builder.

C.M.F. CIP. PNE -0-



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### DEVELOPMENT NOTES

- Area of Tracts:
- 2. Existing Zoning.
- Proposed Use:
- 4. Number of Lots Froposed
- 5. The proposed height and lot setbacks are as follows: Minimum Front Yard: Minimum Side Yord: Minimum Rear Yord
- 55 Single Family Lots 25 feet 6 feet 25 feet Maximum Height at Building: 3 stories or 40 feet

PR (Planned Residential)

Single Family Homes

18.34 'Aores

- 6. Site is served by: St. Charles County Public Sewer and Water District #2 Cuivre River Electric Company St. Chorles Gas Company TCI Cable Company Verizon Telephone Company
  - Wentzville School District
  - Wentzville Fire Protection District
- in two Flood Plain exists on this site per F.I.R.M. #29183C0220-E, 02 August,
- 8. All homes shall have a minimum of 2 off-street parking places with 2-car
- garages,
- 9. All utilities must be located underground.
- 10. One street tree per 40 of frontinge shall be provided.
- The Developer shall contribute \$900.00 per single family lat to the park fund. Contribution shall be poin at time of final plot approval. A maximum of 50% of total contribution can be credited toward private on site amenities with City Approval
- 12. Linkes and detention facilities to be maintained by the Subdivision Association.

## BENCHMARK

U.S.G.S.

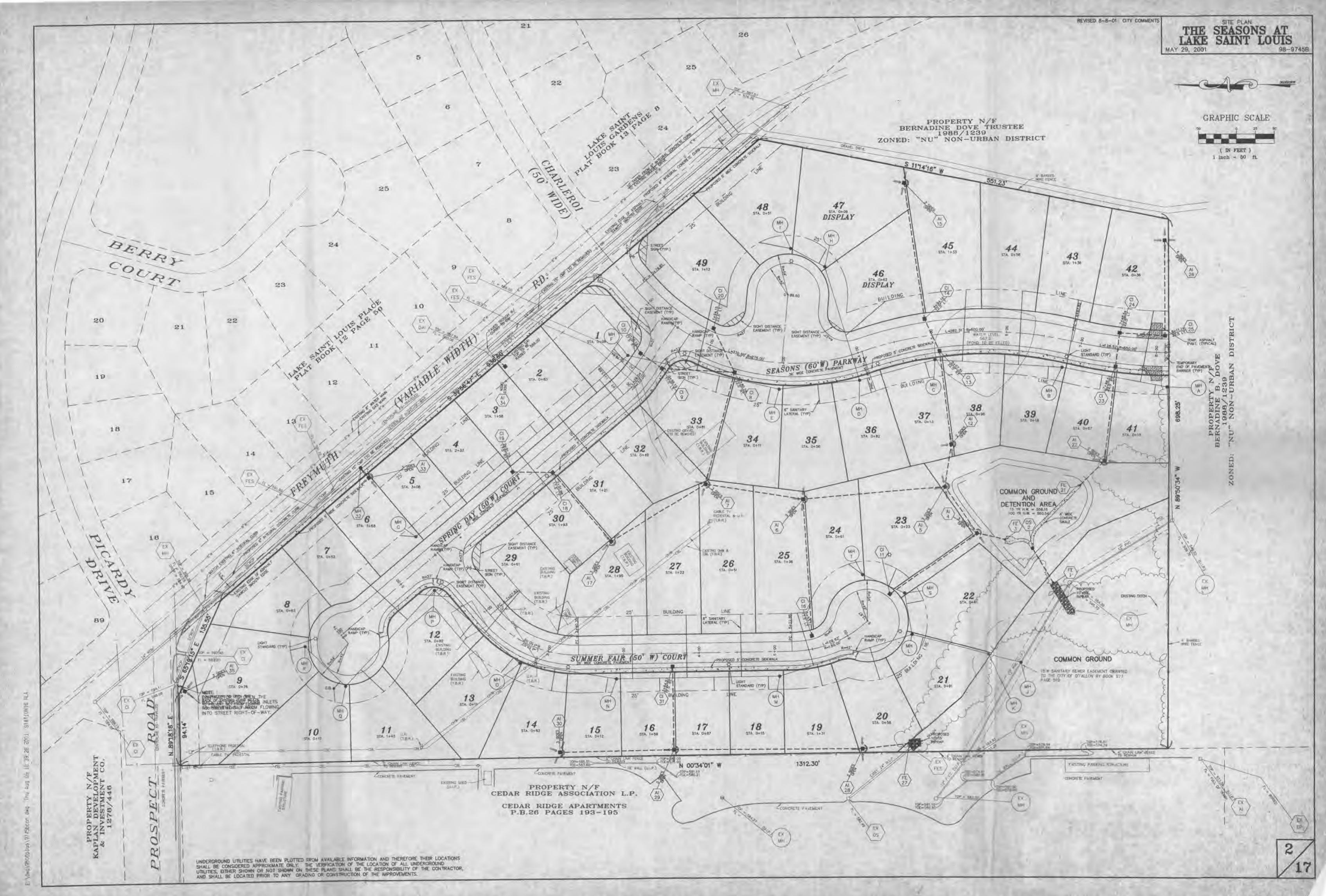
Chiseled solars on a contrate culvert at the intersection of U.S. Highway 40 and Duella Road, lacated on the west side of Highway 40, (FEWA RM 27) Elev.= 613.50

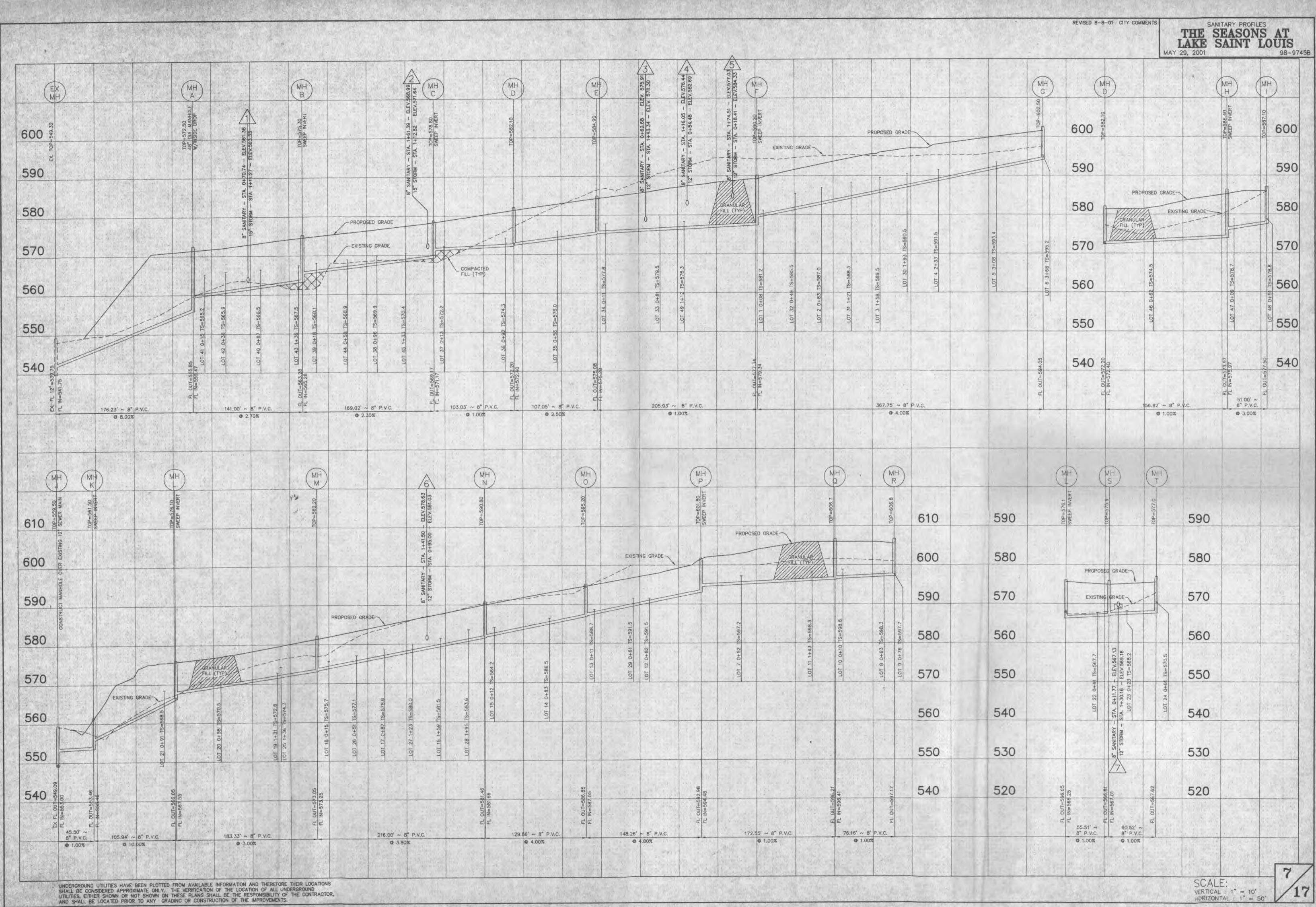
SITE

Old iron pue at the formatest corner of the subject property.

Eley. = 596.61

| LEGEND   | poe at the northwast comer o<br>502.34 |                             | HEET INDEX ONY OF OFALLON (11)   | ENGINEERING<br>PLANNING<br>SURVEYING   |
|--|--|-----------------------------|--|--|
| CURE INLET<br>DOUGLE COME HILLT<br>ANEA INLET<br>MANHOLE<br>FLARED ENG SCHOOL<br>FUD PIPE<br>CONCRETE  | D SHEET LIGHT<br>                      | 1<br>2.<br>3<br>4           | COVER SHEET<br>SITE PLAN<br>GRADING PLAN<br>WATER PLAN   | 1052 South Cloverles<br>St. Peters, MO, 6337<br>636-928-5552<br>FAX 928-1718 |
| ICINFORCIED COMORETE PIPE<br>SORRUGATED WITTL PIPE<br>SAST RON PIPE<br>POLY VINYL ORIGINOE (PLASTIC)<br>DLEAN OUT<br>TO BE REMOVED & RELOCATED<br>USE IN PLACE<br>REST PIT | NG NUT HALK                            | 5-6<br>7<br>8-9<br>10<br>11 | STREET PROFILES & WARPINGS<br>SANITARY SEWER PROFILES<br>STORM SEWER PROFILES<br>DRAINAGE AREA MAP<br>HYDRAULICS/DETAILS | 05-29-01<br>DATE<br>98-97458<br>PROJECT NUMBER<br>1 OF 17<br>SHEET OF        |
| TRE MYDRANT<br>STORM SCHER<br>SAMITARY CHE   | HUNKING BLOWNOH OF                     | 12<br>13<br>14-17           | WATER DETAILS<br>PAVEMENT DETAILS<br>CONSTRUCTION DETAILS  | 9745BCOV.DW<br>FILE NAME<br>JLK MGG<br>DRAWN CRECKE                          |





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