

AS-BUILT PLANS FOR  
FIRST COMMUNITY CREDIT UNION

A TRACT OF LAND BEING PART OF U.S. SURVEY 297  
AND PART OF FRACTIONAL SECTION 13  
TOWNSHIP 46 NORTH, RANGE 2 EAST  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI

Utility Contacts

Sanitary Sewers

Duckett Creek Sanitary District  
3550 Highway K  
O'Fallon, MO. 63368  
636-441-1244

Water

Public Water Supply District No. 2  
P.O. Box 967  
O'Fallon, MO. 63366  
636-561-3737

Storm Sewer

City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
636-240-2000

Electric

Quirve River Electric Co.  
P.O. Box 160  
Troy, MO. 63379-0160  
1-800-392-3709

Gas

Spire Gas  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

Telephone

CenturyLink  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

Fire District

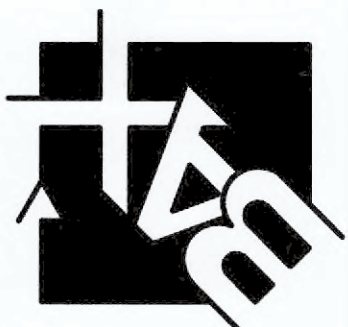
Wentzville Fire Protection District  
502 Luetkenhaus Blvd.  
Wentzville, MO. 63385  
636-332-9869

PROJECT TITLE:

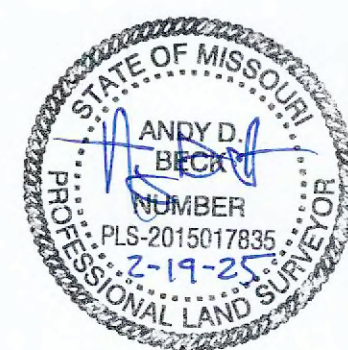
AS-BUILT PLANS FOR:  
FIRST COMMUNITY  
CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368

ENGINEERING  
PLANNING  
SURVEYING

221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5532  
FAX 636-928-1718



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I hereby specify that the documents intended to be  
authentic and that I am not responsible for any  
errors, omissions, or inaccuracies in the  
drawings, specifications, estimates, reports or other  
documents or instruments relating to or intended to  
be used for any part or parts of the architectural or  
engineering project or survey.



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REVISIONS

DATE	CITY COMMENTS
09/11/24	CITY COMMENTS
10/07/24	CITY COMMENTS

Developer / Owner:

FIRST COMMUNITY CREDIT UNION - Bill VanGels  
17151 MANCHESTER ROAD  
CHESTERFIELD, MO 63005  
636-537-4400, wvangels@firstcommunity.com

COVER SHEET

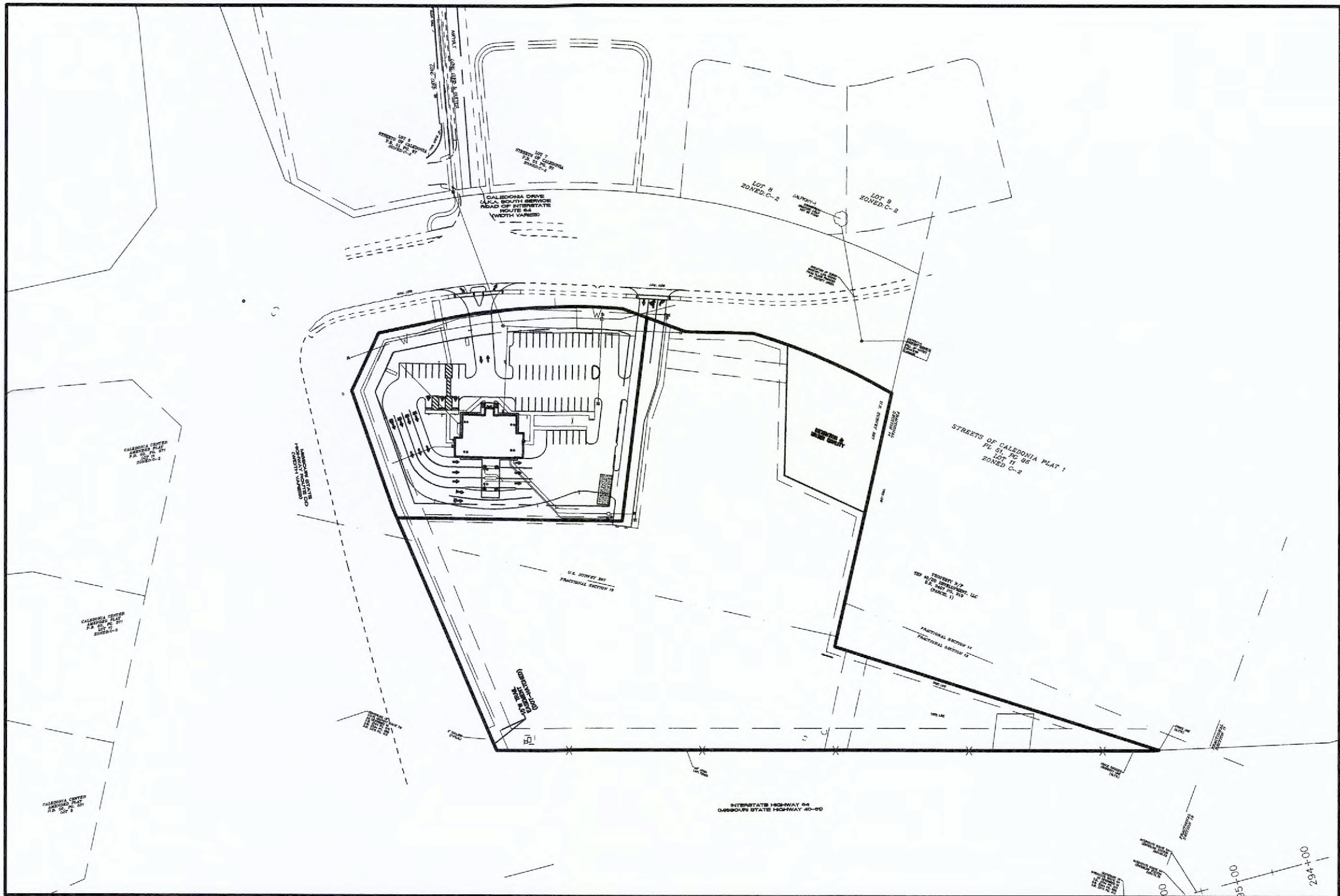
P+Z No. # 21-000854

Approval Date: May 4, 2023

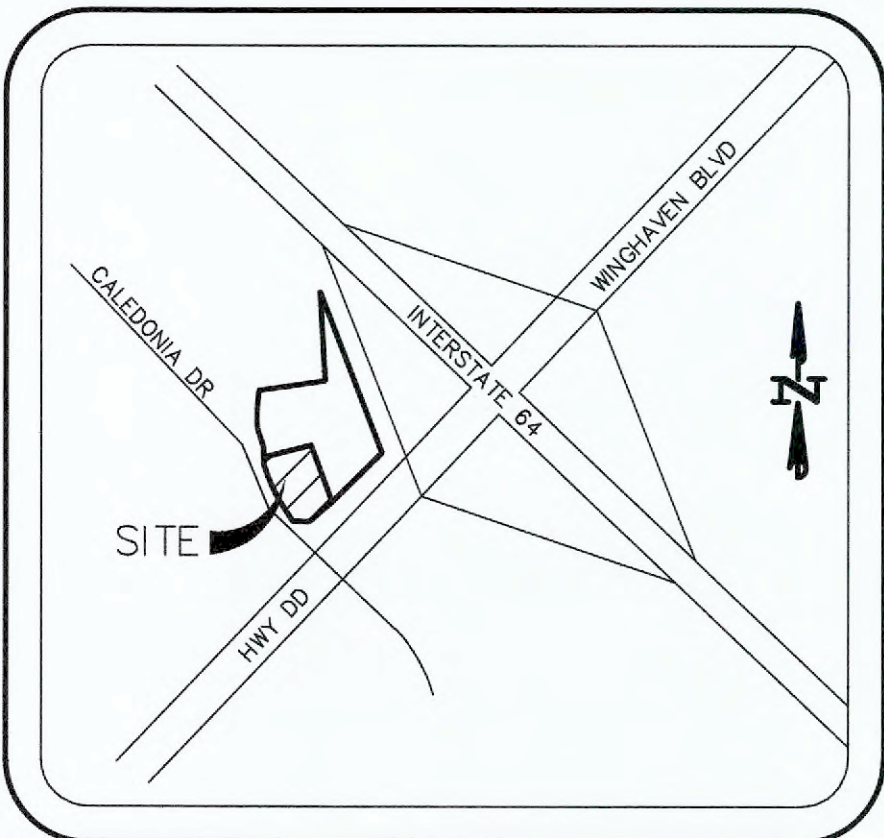
City No. #

Page No.

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Plan View



Locator Map  
NOT TO SCALE

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Benchmarks  
Project

BENCHMARK:

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON  
WWW.NGS.NOAA.GOV AS DESIGNATION "C 149" WITH A PID OF JC0544 AND A PUBLISHED ELEVATION  
OF 545.45 (NAVD83).

DESCRIPTION: BENCHMARK DISK SET IN CONCRETE MONUMENT WITH STAMPING "C 149 1935" AND  
LOCATED 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT OILMORE, ST.  
CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE  
CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET  
SOUTH OF THE RIGHT-OF-WAY FENCE.

Site

BENCHMARK:

SITE BENCHMARK (NAVD 88) - CUT CROSS ON CONCRETE ISLAND LOCATED AT NORTHEAST QUADRANT  
OF THE INTERSECTION OF ROUTE DD AND CALEDONIA DRIVE. (ELEVATION=585.90).

LEGEND

- FLARED END SECTION
- CURB/AREA INLET
- DOUBLE CURB/AREA INLET
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC TRANSFORMER
- GAS METER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- BOLLARD
- ROW MARKER
- BENCHMARK
- CROSS
- FOUND MONUMENT
- SET MONUMENT
- ASPHALT
- CONCRETE
- UGR BURIED ELECTRIC
- GAS BURIED GAS
- W BURIED WATER
- SAN SANITARY SEWER
- X FENCE LINE
- (SUR) SURVEYED MEASUREMENT
- (R1) D.B. 2371 PG. 1023
- (R2) SURVEY BY COCHRAN  
DATED 09-2017

VEGETATION ESTABLISHMENT  
For Urban Development Sites  
APPENDIX A

SEEDING RATES:	
PERMANENT:	
Tall Fescue	150 lbs./ac.
Smooth Brome	100 lbs./ac.
Combined	Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.
TEMPORARY:	
Wheat or Rye	150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats	120 lbs./ac. (2.75 lbs. per 1,000 s.f.)
SEEDING PERIODS:	
Fescue or Brome	March 1 to June 1
Wheat or Rye	August 1 to October 1
Oats	March 15 to November 1
	March 15 to September 15
MULCH RATES:	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
FERTILIZER RATES:	
Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

GRADING QUANTITIES:

4,882 C.Y. CUT (INCLUDES SUBGRADES)  
4,882 C.Y. FILL (INCLUDES 8% SHRINKAGE)  
0 C.Y. BALANCE

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR  
BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR  
TO CONSTRUCTION.

Conditions of Approval From  
Planning and Zoning

1. PROVIDE PHOTOMETRIC LIGHTING PLAN.
2. PROVIDE CROSS ACCESS TO THE SOUTH SIDE OF THE BASIN  
EXTENDING TO THE PROPERTY LINE.
3. PROVIDE A CONTRIBUTION FOR THE HIGHWAY DD IMPROVEMENTS. A  
TOTAL OF \$150,000 FROM THE ENTIRE SUBJECT PROPERTY WILL BE  
NEEDED (ALL OF THE PARCELS COMBINED).
4. COORDINATE SIDEWALK INFORMATION WITH CITY CONSTRUCTION  
PLANS FOR CALEDONIA DRIVE.
5. PROVIDE A 10 FOOT WIDE MULTI-USE TRAIL ALONG HIGHWAY DD  
ALONG THE SITE'S FRONTAGE AS REVIEWED AND APPROVED ON  
THE CONSTRUCTION SITE PLANS.

1. FIRM MAP NUMBERS 29183C0220G AND 29183C0410G, WITH EFFECTIVE DATES OF JANUARY 20, 2016  
CITY OF O'FALLON  
NUMBER 290316  
PANEL: 0220 AND 0410  
SUFFIX: G  
BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN ZONE X - AREAS DETERMINED  
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. PARKING REQUIRED:  
BANKS AND SAVINGS AND LOANS  
ONE (1) SPACE PER 300 SQ.FT. OF FLOOR AREA, PLUS ONE (1) SPACE PER TWO (2)  
EMPLOYEES, PLUS ONE (1) SPACE PER 50 SQ.FT. OF DRIVE-IN FLOOR AREA.  
FLOOR AREA 8000 SQ.FT./300 = 26.66 ~ 27 SPACES REQUIRED  
EMPLOYEES 20 @ 1 PER 2 = 10 SPACES REQUIRED  
DRIVE-IN FLOOR AREA - DOES NOT PERTAIN TO THIS SITE  
TOTAL SPACES REQUIRED = 37  
TOTAL SPACES PROVIDED = 59 INCLUDING 3 ACCESSIBLE SPACES
3. THE HYDRAULIC DESIGN FOR THE DETENTION BASIN IS FOR FULL SITE BUILD OUT/FUTURE DEVELOPMENT OF REMAINDER TRACT.
4. LANDSCAPING REQUIREMENTS:  
STREET TREES, 1 TREE FOR EVERY 40' OF FRONTAGE  
CALEDONIA DRIVE 371.41'/40 = 9.28 ~ 10 TREES REQUIRED  
HWY DD 270.76'/40 = 6.77 ~ 7 TREES REQUIRED

INTERIOR LANDSCAPING, NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED  
59 PARKING SPACES x 270 = 15,930 SQ.FT.  
15,930 SQ.FT. x 6% = 955.8 SQ.FT. REQUIRED  
1,700 SQ.FT. PROVIDED INCLUDING 7 TREES AND 44 SHRUBS.

TREE PRESERVATION:  
REMOVING 3.79 ACRES OF TREE CANOPY AND RETAINING 9,700 SQ.FT. OF TREE CANOPY.  
Restoration schedule  
8.75 ACRES @ 15 PER ACRE = 132 NEW TREES REQUIRED.

PUBLIC WATER SUPPLY DISTRICT NO. 2

1. ALL WATER SERVICE LINES, FIRE LINES, AND PRIVATE WATER MAINS  
MUST BE INSTALLED PER PWSO NO. 2 SPECIFICATIONS.
2. PWSO NO. 2 REQUIRES ONE (1) WEEK NOTICE PRIOR TO THE START  
OF CONSTRUCTION.
3. ALL METER PITS/VAULTS ARE TO BE INSTALLED IN GREEN SPACE  
PER PWSO NO. 2 SPECIFICATIONS.
4. ALL PRIVATE FIRE HYDRANTS MUST BE PAINTED RED PER PWSO NO. 2  
SPECIFICATIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL MODOT AND  
CITY PERMITS REQUIRED TO WORK ALONG THE ROADWAYS.
6. ALL OFFSITE RESTORATION MUST BE REPAIRED WITH SOD UNLESS  
OTHERWISE REQUESTED FROM THE PROPERTY OWNERS.
7. THE PROPOSED PRIVATE WATER SYSTEM WILL REQUIRE TESTING PER  
PWSO NO. 2 SPECIFICATIONS BEFORE IT IS ALLOWED INTO SERVICE.
8. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS  
ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PWSO#2  
OF ST. CHARLES COUNTY GUIDELINES AND SPECIFICATIONS AS  
APPROVED BY MODNR REVIEW NO. 6050805-13.

SEE DETAILS FOR WATER ON SHEET C-16 & C-17

AS-BUILT LEGEND

- AS-BUILT CURB INLET
- AS-BUILT CURB INLET
- AS-BUILT STORM FLARED END
- AS-BUILT STORM MANHOLE
- AS-BUILT YARD DRAIN
- AS-BUILT SANITARY MANHOLE
- AS-BUILT SANITARY CLEANOUT
- AS-BUILT WATER VALVE
- AS-BUILT WATER METER
- AS-BUILT FIRE HYDRANT

AS-BUILT PUBLIC UTILITY  
FINAL MEASUREMENTS

SURVEYOR'S CERTIFICATION

THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND  
THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET  
OF FINAL MEASUREMENT PLANS:

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE  
SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER  
STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER  
PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF  
SANITARY SEWER STRUCTURES.
- WATER VALVES
- FIRE HYDRANTS
- TOPOGRAPHY AND CROSS SECTIONS OF BIORETENTION BASIN  
WITHIN THE COMMON GROUND DETENTION AND UTILITY EASEMENT.

ALL AS-BUILT PUBLIC UTILITIES SHOWN HEREON ARE LOCATED WITHIN  
DESIGNATED EXISTING OR PROPOSED EASEMENTS.

THE SURVEYOR DOES NOT CERTIFY TO ANY OTHER ASPECT OF THESE  
PLANS.

ANDY D. BECK  
MISSOURI PROFESSIONAL  
LAND SURVEYOR #2015017835



CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Ryan Rockwell DATE 07/25/2025

PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



CALL BEFORE  
YOU DIG!  
1-800-DIG-RITE

\*FIBER OPTICS ARE PRESENT



GENERAL NOTES

1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
2. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor shall notify the Project Engineer.
- 2.1. Truncated domes for curb ramps located in public right of way shall meet PROWAG requirements and shall be constructed using red pre-cast truncated domes per pavement details.
3. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
4. The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities. Contact the City of O'Fallon (636) 379-3814 for the location of City maintained cable for street lights and traffic signals, all other utilities call Missouri One Call 1-800-DIG-RITE. 1-800-344-7483
5. All proposed utilities and/or utility relocations shall be located underground.
6. All proposed fencing requires a separate permit through the Planning & Development Division.
7. All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
8. (INTENTIONALLY OMITTED)
9. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
10. Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a soil Engineer must clarify amount, location, depth, etc. and be approved with the construction plans. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
11. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
12. The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow items or infrastructure located on the approved plans.
13. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City inspectors.
14. City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning code.
15. Lighting values will be reviewed on site prior to the final occupancy inspection.
16. Jetting: Granular materials and earth materials associated with new construction beyond the pavement may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than seven-and-one-half-foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than ten(10) feet will require multiple probes every seven-and-one-half-foot centers.

Grading Notes

1. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
  - 1.1. Maximum dry density
  - 1.2. Optimum moisture content
  - 1.3. Maximum and minimum allowable moisture content
  - 1.4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
  - 1.5. Curve must have at least 5 density points with moisture content and sample locations listed on document
  - 1.6. Specific gravity
  - 1.7. Natural moisture content
  - 1.8. Liquid limit
  - 1.9. Plastic limitBe advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.
2. All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. Ensure the moisture content of the soil in fill areas corresponds to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill.
3. The surface of the fill shall be finished so 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.
4. All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
5. When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site. Between permanent grass seeding periods, temporary cover shall be provided according to Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.All finished grades (areas not to be disturbed by improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at a rate of 100 pounds per 1000 square feet when seeded.
6. No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
7. All low places whether on site or off shall be graded to provide drainage with temporary ditches.
8. Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
9. (INTENTIONALLY OMITTED)
10. All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical tamping or water jetting. Granular material and earth material associated with new construction outside of pavements may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than 7.5 foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than 10 feet will require multiple probes every 7.5 foot centers.
- 10.1. Depth: Trench back fills less than 8 feet deep shall be probed to a depth extending half the depth of the trench back fill, but not less than 3 feet. Trench back fill greater than 8 feet in depth shall be probed to half the depth of the trench back fill but not greater than 8 feet.
- 10.2. Equipment: The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
- 10.3. Method: Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and from the bottom of the trench back fill toward the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the trench without first saturating the trench.
- 10.4. Surface Bridging: The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to crust and arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall break down the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When surface crust is collapsed, the void shall be back filled with the same material used as trench back fill and re-jetted. Compaction of the materials within the sunken/jetted area shall be compacted such that no further surface subsidence occurs.
11. Site grading.
  - 11.1. Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed every two hundred fifty (250) feet along the centerline for each lift.
  - 11.2. Outside of City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed at two (2) foot vertical intervals and approximately every one thousand (1,000) cubic yards.
12. Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

Erosion Control Notes

1. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with the clearing operations and be maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by MoDOT. The permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers and/or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT."
2. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-quarter inch of rain or more. Any silt or debris leaving the site and affecting public right of way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
3. Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.
4. This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)
5. Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of stopping grading work on the project. The vegetative growth established shall be sufficient to prevent erosion and the standard shall be as required by EPA and DNR. (70% coverage per square foot) Ord. 6496, Section 405.095

Storm Sewer Notes

1. All Storm Sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon ordinances.
2. Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. All concrete pipes will be installed with O-ring rubber type gaskets.
8. Connections at all storm structures are to be made with A-lock joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. The swale in the detention basins shall have a minimum 2% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
11. All structures and flared end sections must be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final pipe run to detention basins, creek discharge or other approved means.
12. (INTENTIONALLY OMITTED)
13. Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3.875"	Epoxy	Crystal Cap	No Dumping Drains to Waterway (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard	No Dumping Drains to Stream (#SDS)	www.dasmanufacturing.com

Flood plain Information

1. Refer to Section 415 for Floodplain Development Information

Water Notes

1. Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
2. Coordinate with the water company on the location of water meters. For meters in the City's district, meters shall be in the right-of-way, otherwise an access easement from the right-of-way shall be provided.
3. All water main must have a minimum of 42" of cover. (City water mains)
4. Provide water valves to isolate the system.
5. All water mains shall be class 200 SDR 21 or equal with locator/tracer wires
6. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psd concrete mix.
7. DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypo chlorite granule (HTH) in each section of pipe to achieve a chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM). HTH tablets will not be allowed. Following completion of the pipeline, it shall be slowly filled with water and a sample will be taken immediately and the chlorine residual must be 50 mg/L or greater. The solution shall be allowed to stand for 24 hours and a sample shall then be taken. The chlorine residual after 24 hours shall be 30 mg/L or greater. If the piping shows insufficient chlorine residuals in either test, the piping shall be re-chlorinated by the injection of hypo chlorite solution until satisfactory results are achieved. All disinfecting shall be done by the contractor. Only the testing to determine the chlorine residual will be done by the City.
8. PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the HIGHTEST point in the project) of 150 psi or higher where the working pressure is higher than 150 PSI as determined by the City. In such cases, the pressure shall be as specified by the City and two pressure tests shall be conducted. The first test shall be with the fire hydrant auxiliary valve open and be to 50 PSI. The second test shall be with the fire hydrant auxiliary valve closed and be to the higher pressure as directed by the City. All pumping equipment and pressure gauges shall be provided by the contractor. After achieving the test pressure, the piping shall be left closed for a period of two (2) hours. At the end of this time the pressure drop shall not exceed 2 psi. In addition, if the pressure appears, in judgment of the City's representative, to be continuing to drop, the test shall be continued for another two (2) hours and if any further drops occur, the test shall be considered a failure. If the pressure test fails, the contractor will be required to find and correct the source of the leakage. If this requires draining of the pipeline, when the leakage is corrected, the pipeline must be re-disinfected and the pressure tested again until satisfactory result are achieved. Any MDNR required dechlorination will be performed by the contractor.
9. All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08") of finish grade. Grading around structure tops on slopes need to be accounted for.
10. BACTERIOLOGICAL TESTING: After satisfactory disinfection and pressure testing, a sample shall be taken by the contractor in the presence of a City representative and submitted to a laboratory approved by the Missouri Department of Natural Resources and the City for bacteriological analysis. After 24 hours, a second sample shall be taken in a like manner and submitted for analysis. The two samples taken on consecutive days a minimum of 24 hours apart, must be found to be "safe" by the testing laboratory, and copies of the test results must be supplied to the City. If the samples are not found to be "safe" further flushing and/or disinfection as directed by the City shall be conducted by the contractor until "safe" samples on two consecutive test days are achieved. Following successful bacteriological testing and a determination by the City that the samples are "safe", the mains may be placed into service.

Roadway Notes

1. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances.
2. If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
3. Provide 6" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
  - 3.1. Rock to meet the all the requirements of MoDOT type 5 rock with a tighter restriction on the fines being that no more than ten percent (10%) fines shall pass a no. 200 sieve. (City Code 405.210.B.1) The gradation of this rock needs to be submitted to the City for approval. Any deliveries made without the proper delivery ticket, including signature, will not be accepted. The delivery ticket must list the project name or jobsite location. A separate certification sheet may be provided attached to the delivery ticket with a signature of the company's quality control manager. The quality control certification must be current and dated within 4 weeks of the delivery. (City Code 405.210.A.2.k)
4. Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
5. Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
7. All street stub-outs over 250' in length will require a temporary turnaround.
8. All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
9. Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City Engineer's discretion. The developer's engineer shall perform quality control guidelines, in accordance with St. Louis County requirements 501.3.1.
10. Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is placed thereon and shall approve the base before concrete or surface course is placed. The sub grade and base shall be so constructed that it will be uniform in density throughout.
11. In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
12. No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi within 28 days.
  - 12.1. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive strength. One (1) set of four (5) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, three (3) at twenty-eight (28) days, and one (1) held in reserve.
13. Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no faster than three (3) miles per hour. If soft spots are detected, or pumping, rutting or heaving occurs greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be remediated to the depth indicated by the contractor's testing firm and approved by a representative of the City Engineer.
14. Sub grade and base beneath pavements shall be compacted to St. Louis County Highway Department specifications. The moisture range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within -2/+4 percentage points of the optimum moisture content.
15. The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer. If any settling or washing occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the sub grade or base to the satisfaction of the City before the pavement is placed. Additional rolling or methods to verify compaction shall be at the discretion of the City Engineer. Tolerance allowed on all lines, grades and cross sections shall be plus or minus four-hundredths (+0.04) feet.
16. Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically tamped in ten (10) inch lifts. Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Louis County standards.
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
  - 17.1. Air meter---weekly.
  - 17.2. Cylinder compression---annually by independent calibration service.
  - 17.3. Batch scales---monthly.
  - 17.4. Nuclear testing devices---every six (6) months.
  - 17.5. Proctor equipment---every six (6) months.
  - 17.6. Slump cone---monthly.
18. All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with ether w16-9p or w16-7p signs.
19. All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT)
20. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psi concrete mix.

PROJECT TITLE:

AS-BUILT PLANS FOR:  
FIRST COMMUNITY  
CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368

Box Project # 20-1893 Issue Date 6/26/2023

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REFERENCE DRAWINGS  
ONLY, ENGINEERS  
SEAL DOES NOT  
APPLY TO THESE  
DETAILS

REVISIONS

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10/07/24	CITY COMMENTS

Developer / Owner:

FIRST COMMUNITY CREDIT UNION - Bill VanGels  
17151 MANCHESTER ROAD  
CHESTERFIELD, MO 63005  
636-537-4400, wvangels@firstcommunity.com

O'FALLON NOTES

P+Z No. # 21-000854

Approval Date: May 4, 2023

City No. #

Page No.

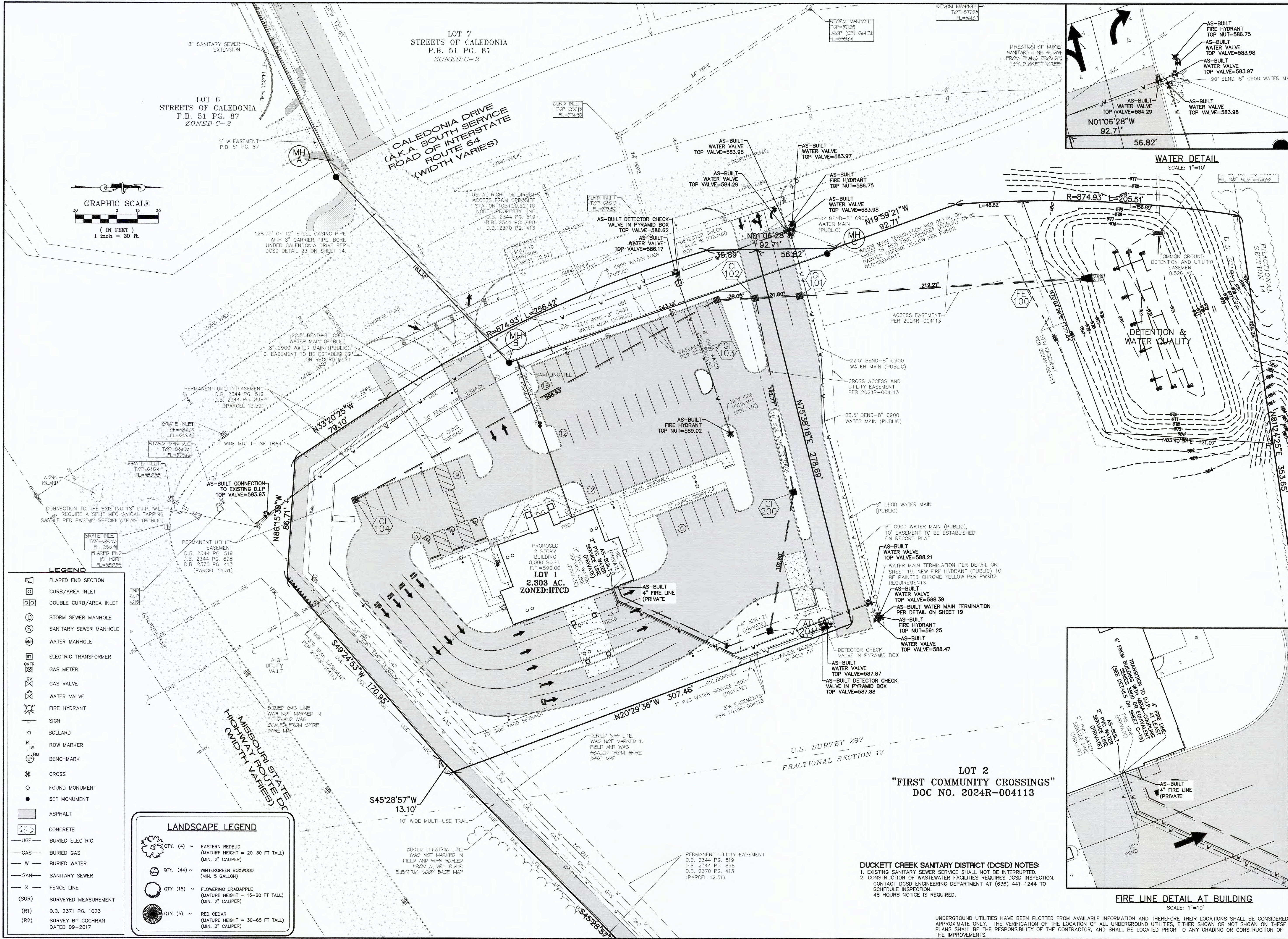
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CALL BEFORE  
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1-800-DIG-RITE

\*FIBER OPTICS ARE PRESENT





**PROJECT TITLE:**

AS-BUILT PLANS FOR:  
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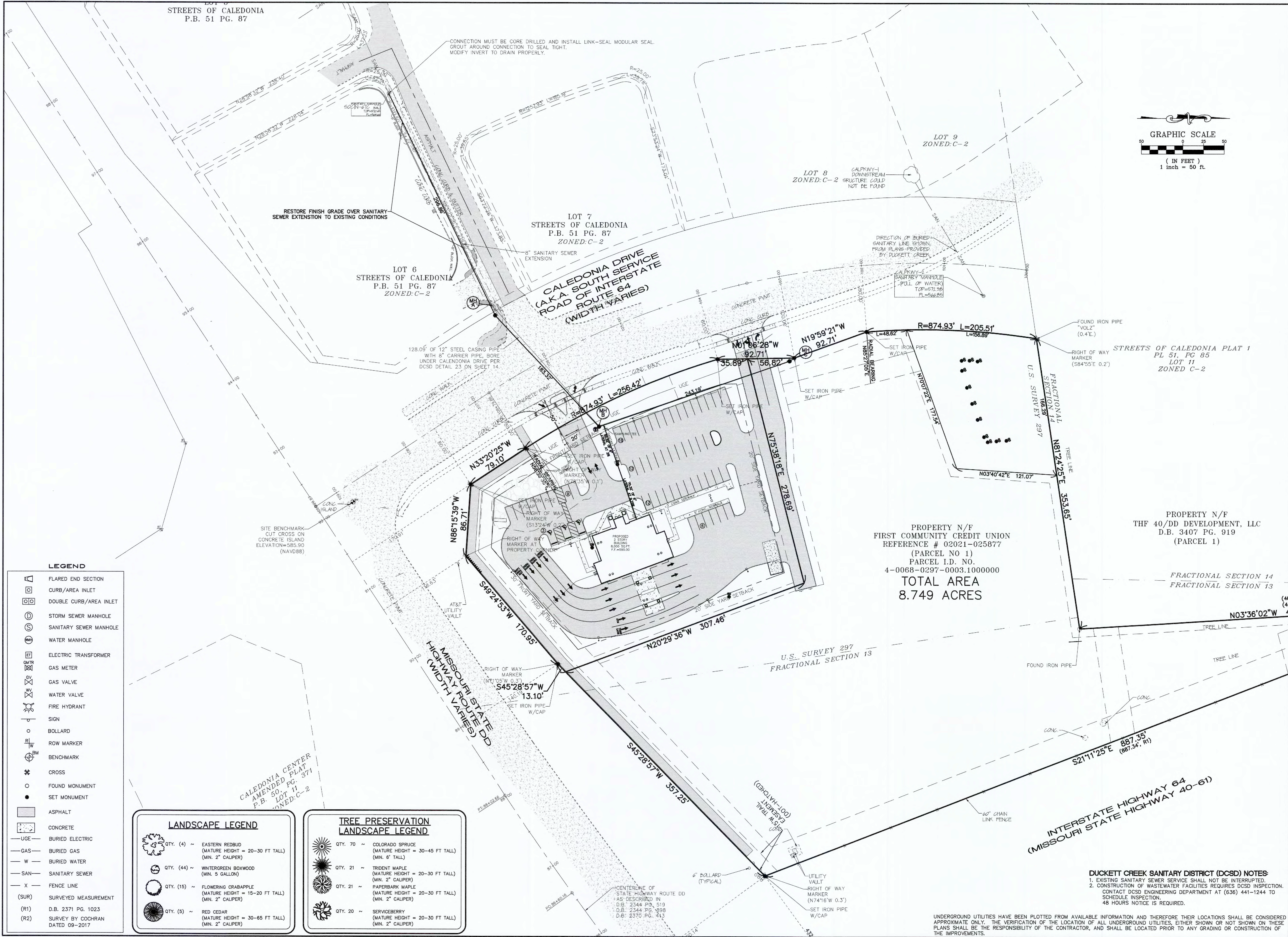
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**Approval Date:** May 4, 2023  
**City No.** #  
**Page No.** 4 of 22

**FLAT PLAN**





PROJECT TITLE:  
FIRST COMMUNITY CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368

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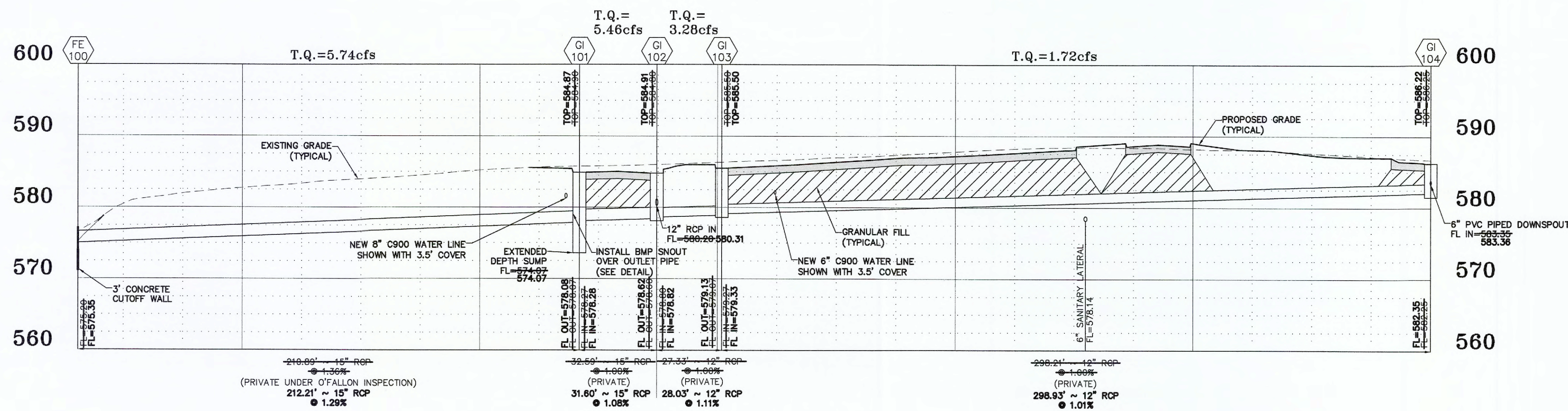
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FLAT PLAN SANITARY SEWER  
EXTENSION AND TRAIL

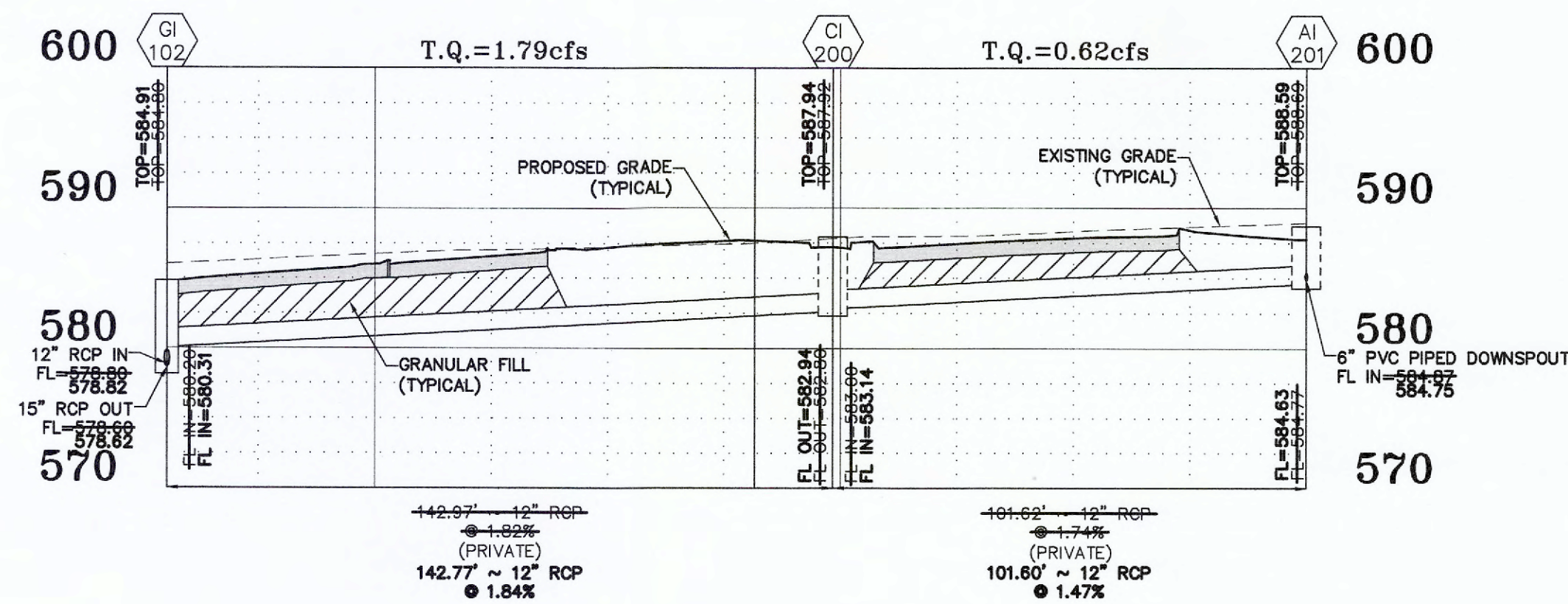
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Approval Date: May 4, 2023  
City No. #  
Page No. 5 of 22

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:  
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.  
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT (636) 441-1244 TO SCHEDULE INSPECTION. 48 HOURS NOTICE IS REQUIRED.

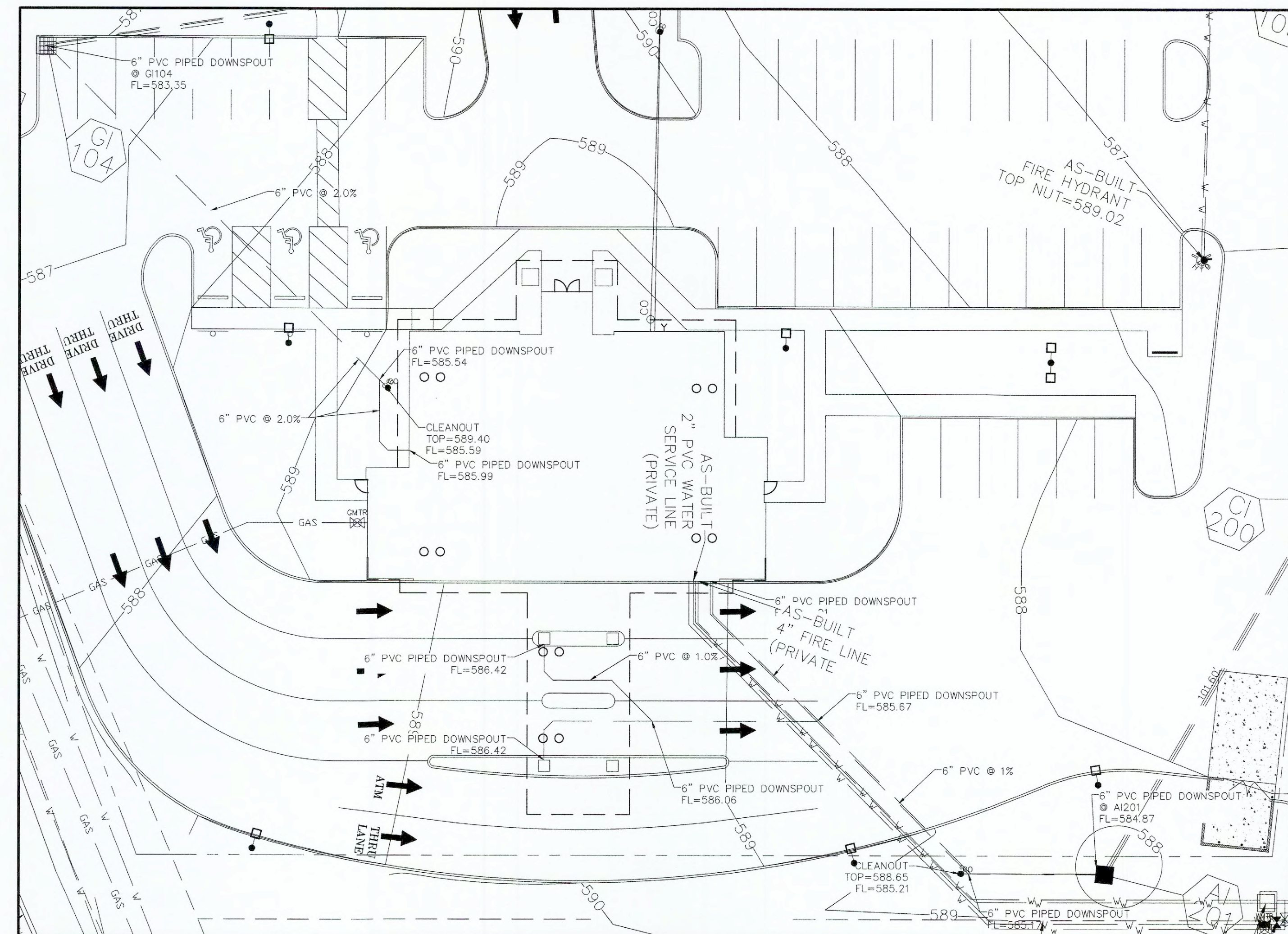




**STORM SEWER PROFILE**  
HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=10'



**STORM SEWER PROFILE**  
HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=10'

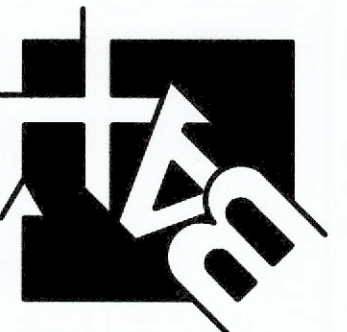


**BUILDING 2 PIPED DOWNSPOUTS**  
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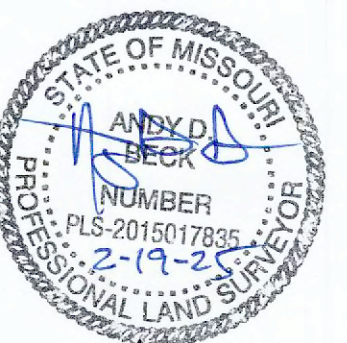
PROJECT TITLE:

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STORM SEWER PROFILES

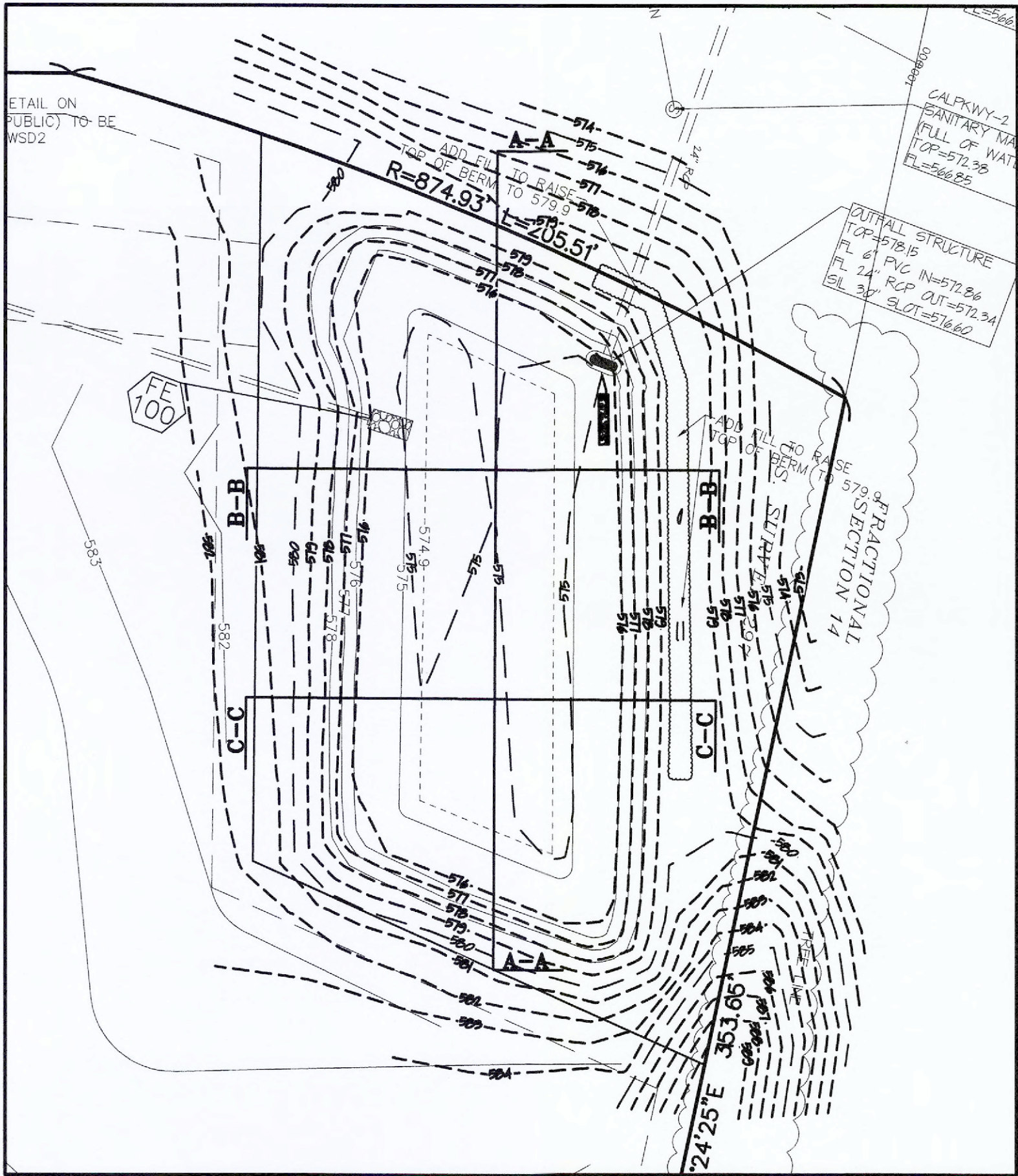
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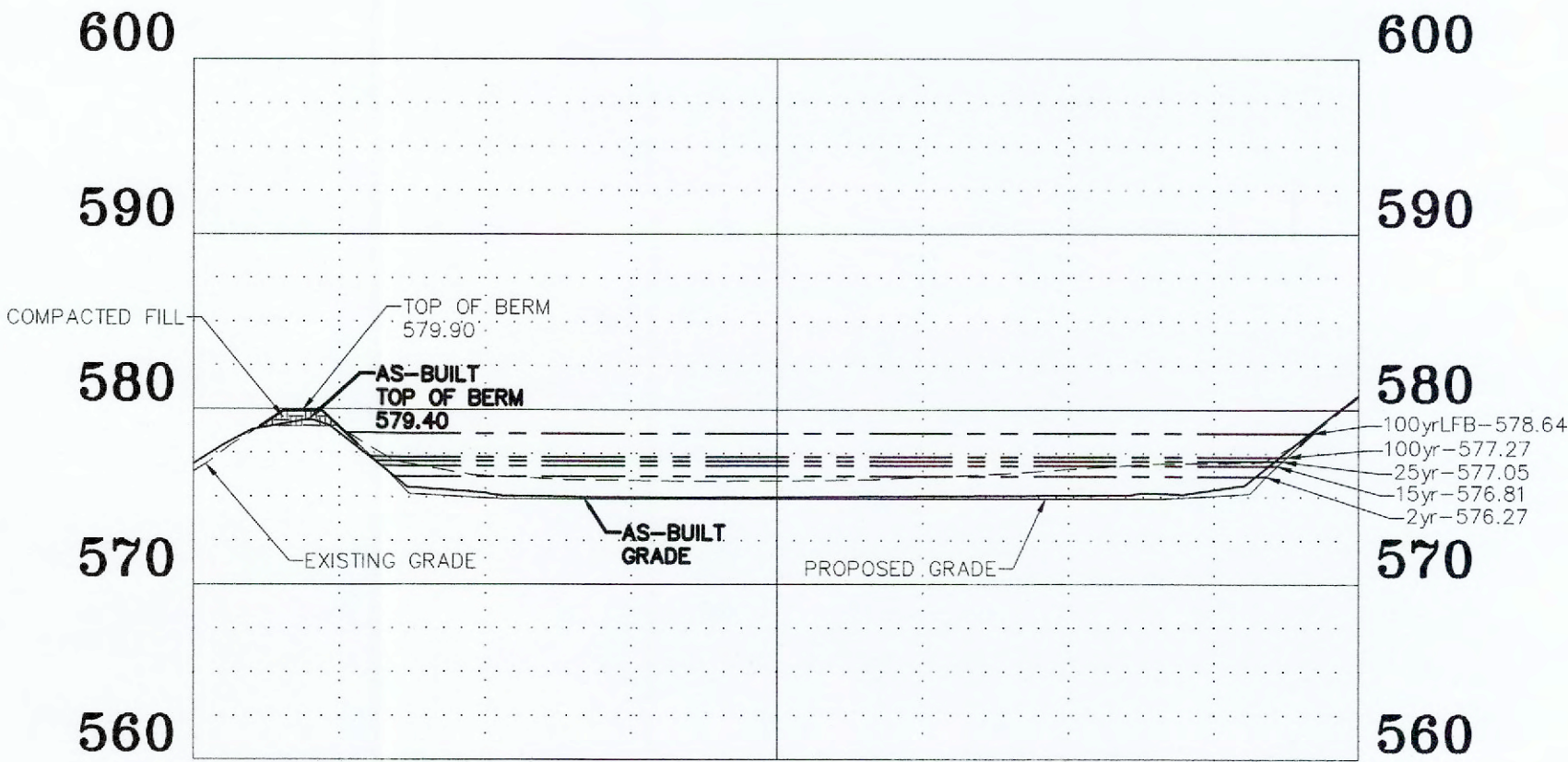
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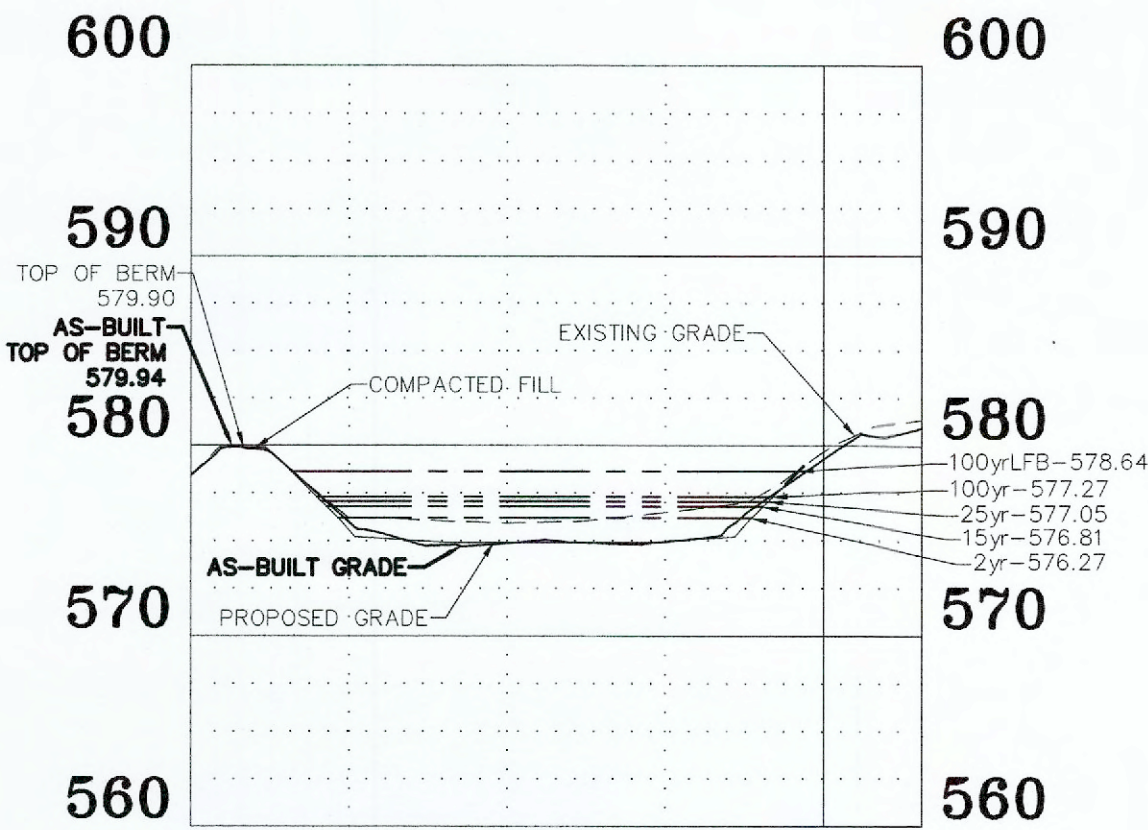
DETENTION BASIN SECTIONS

HORIZONTAL SCALE: 1"=30'



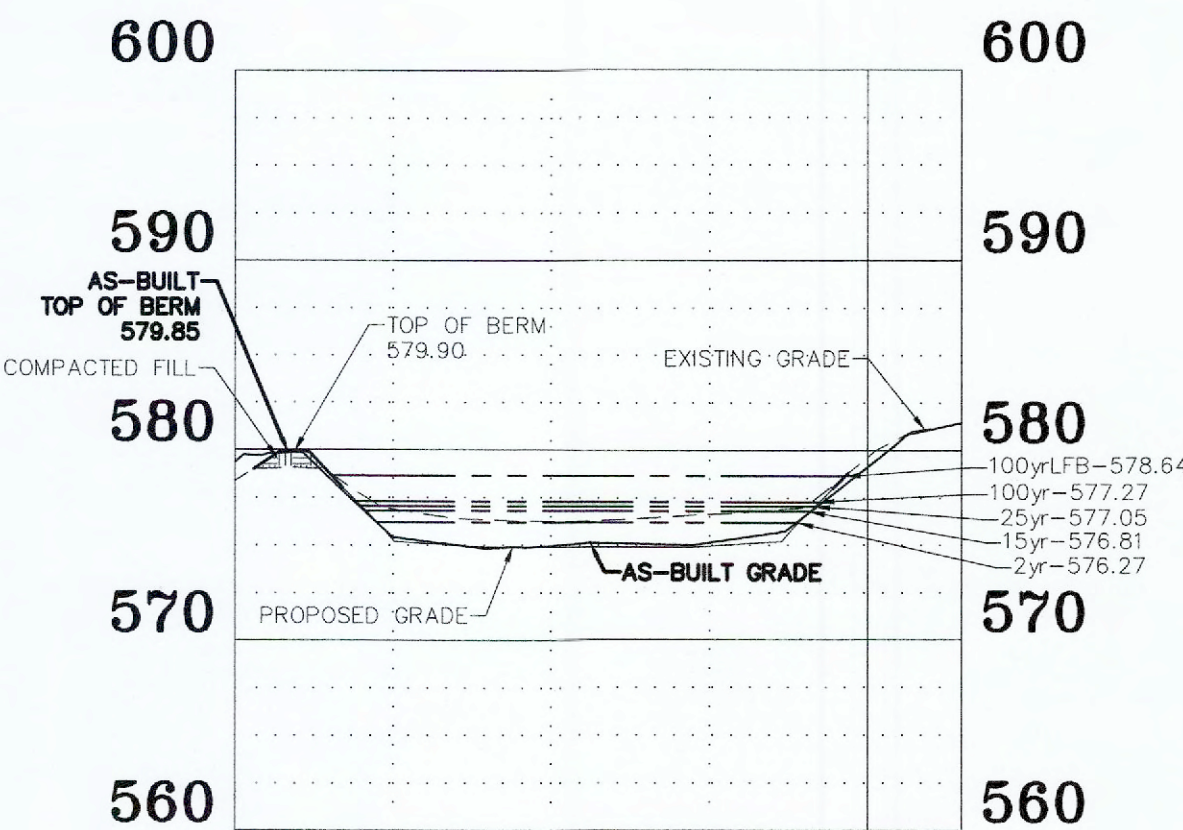
DETENTION BASIN SECTION A-A

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VERTICAL SCALE: 1"=10'



DETENTION BASIN SECTION B-B

HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=10'



DETENTION BASIN SECTION C-C

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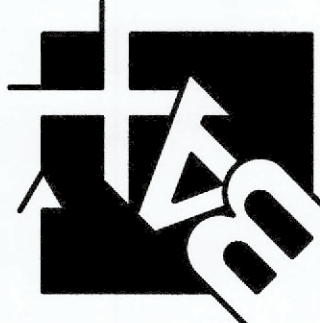
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

PROJECT TITLE:

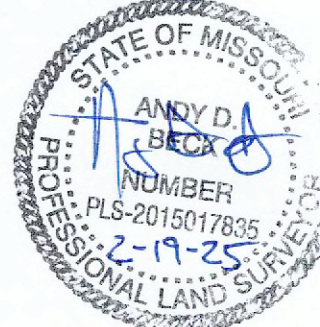
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DETENTION BASIN CROSS SECTIONS

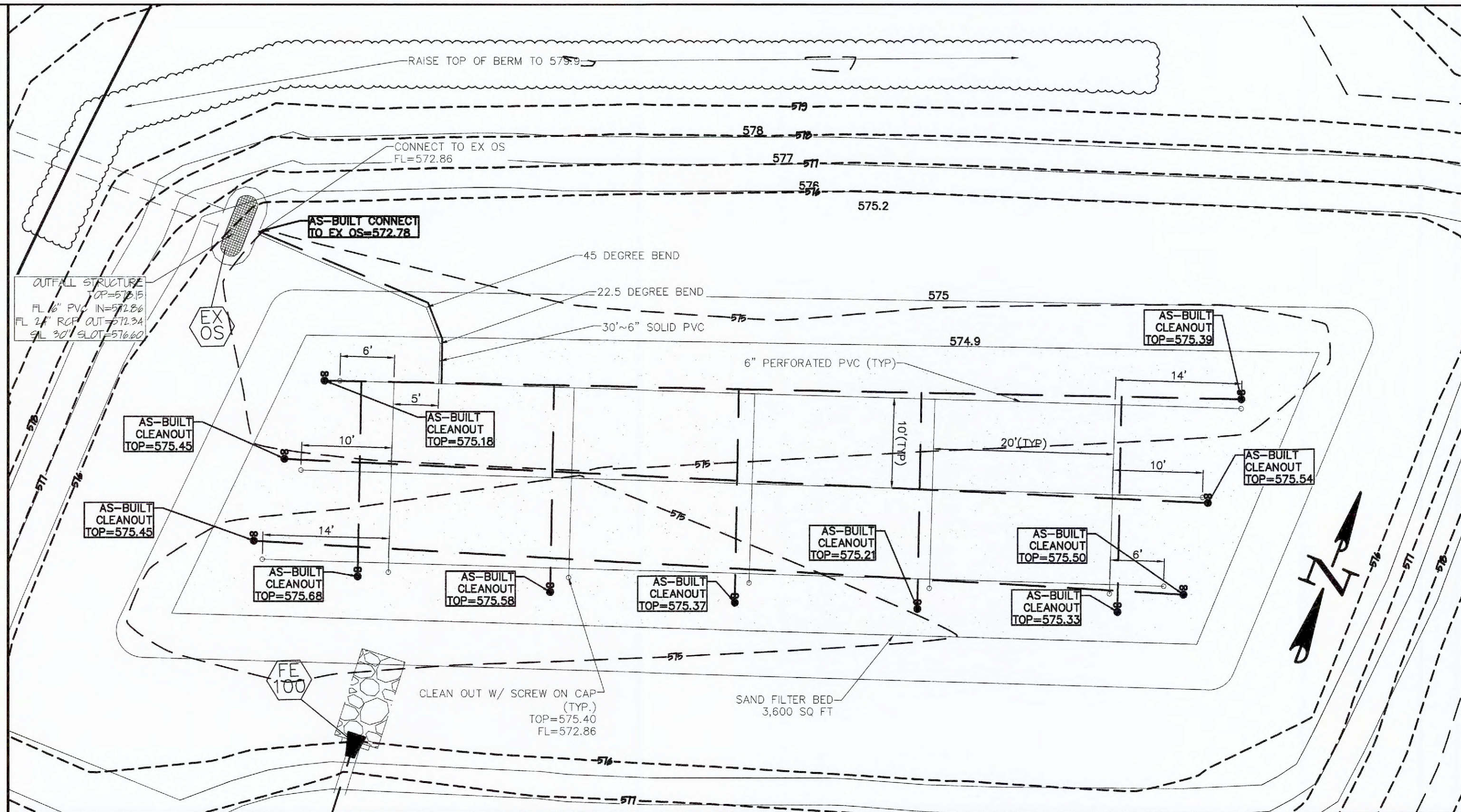
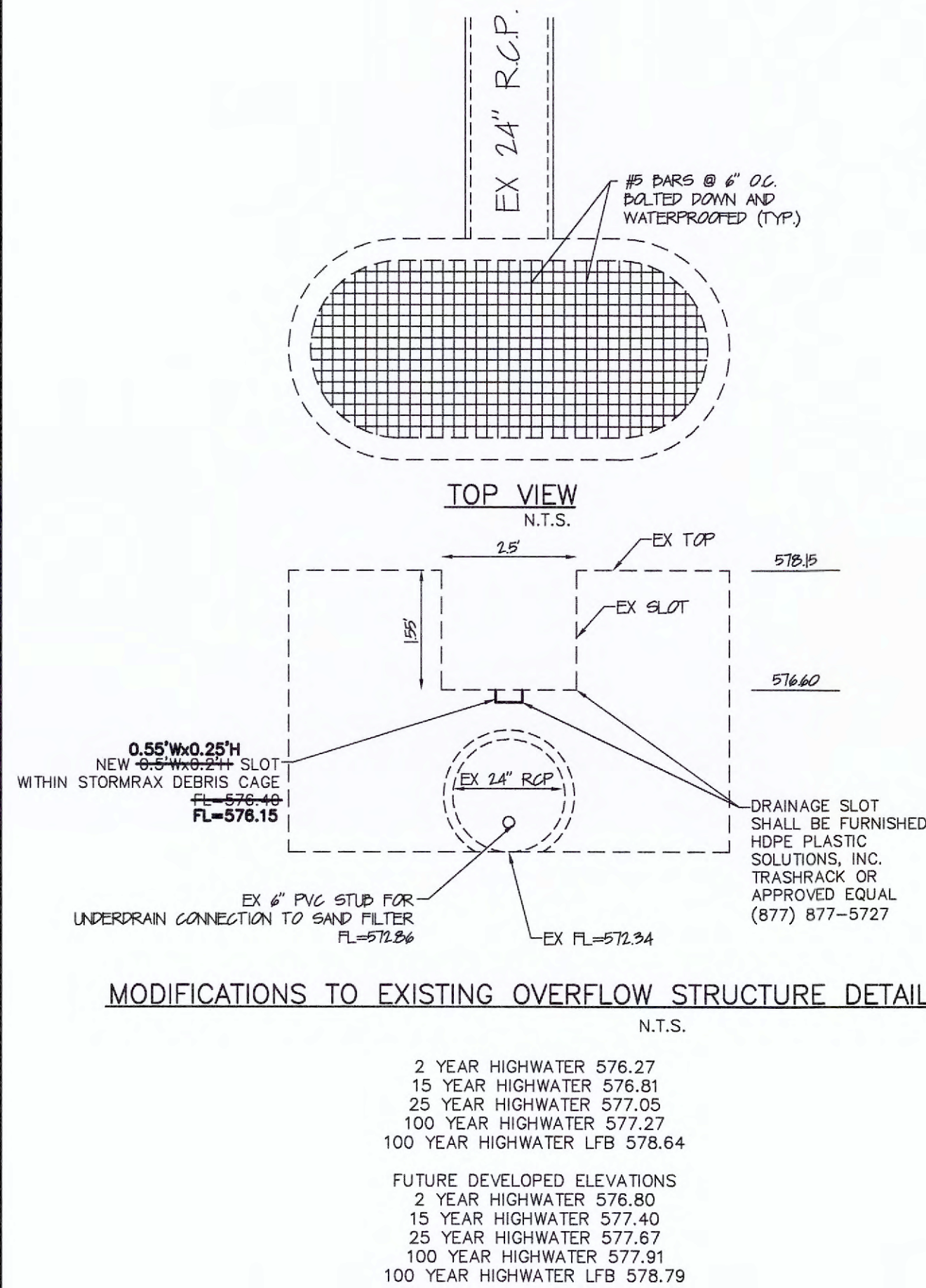
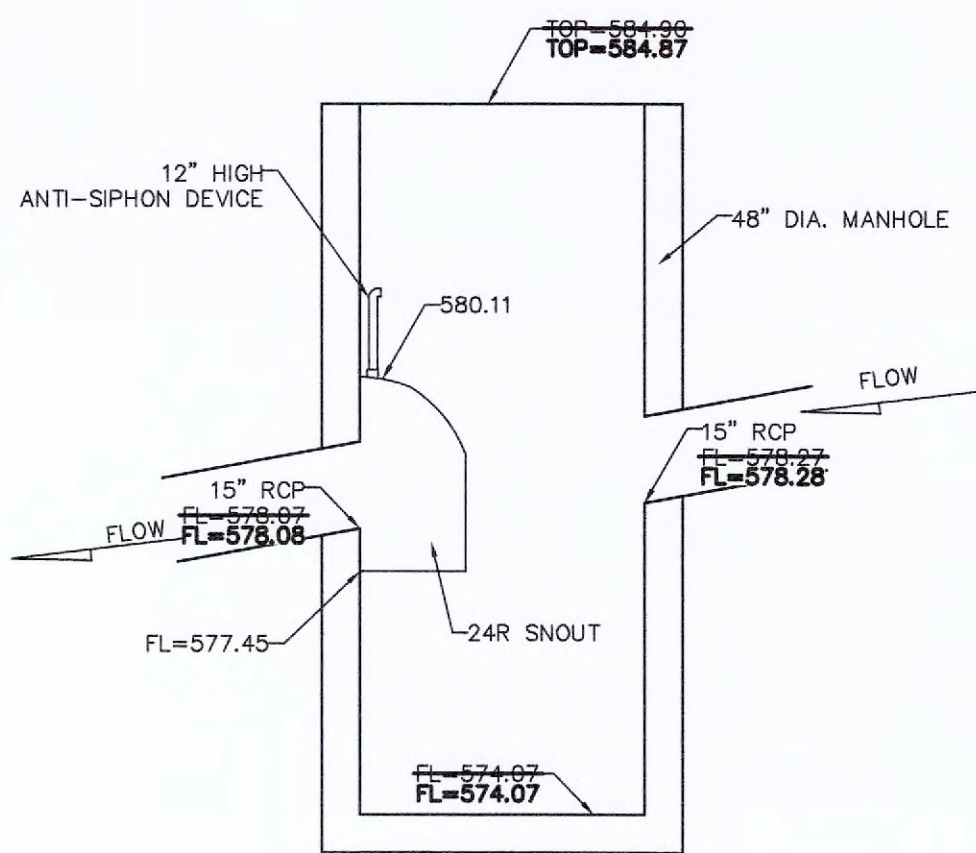
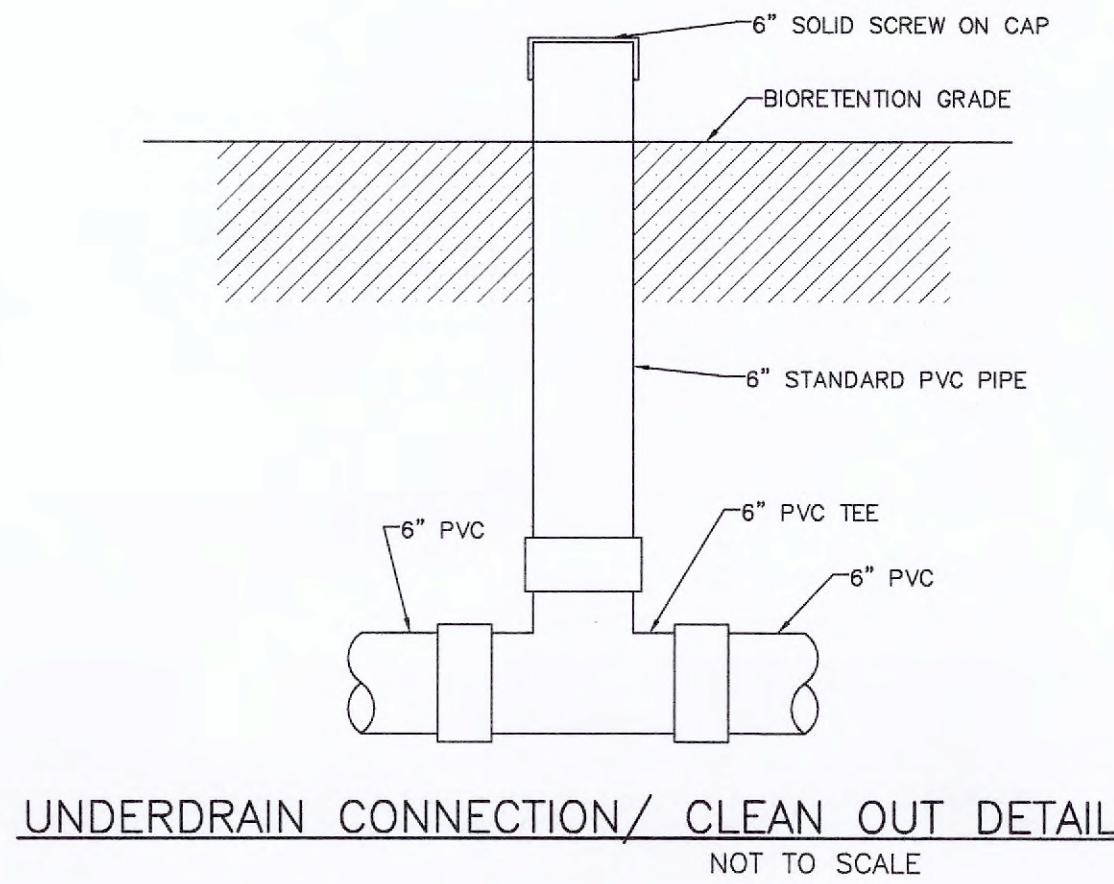
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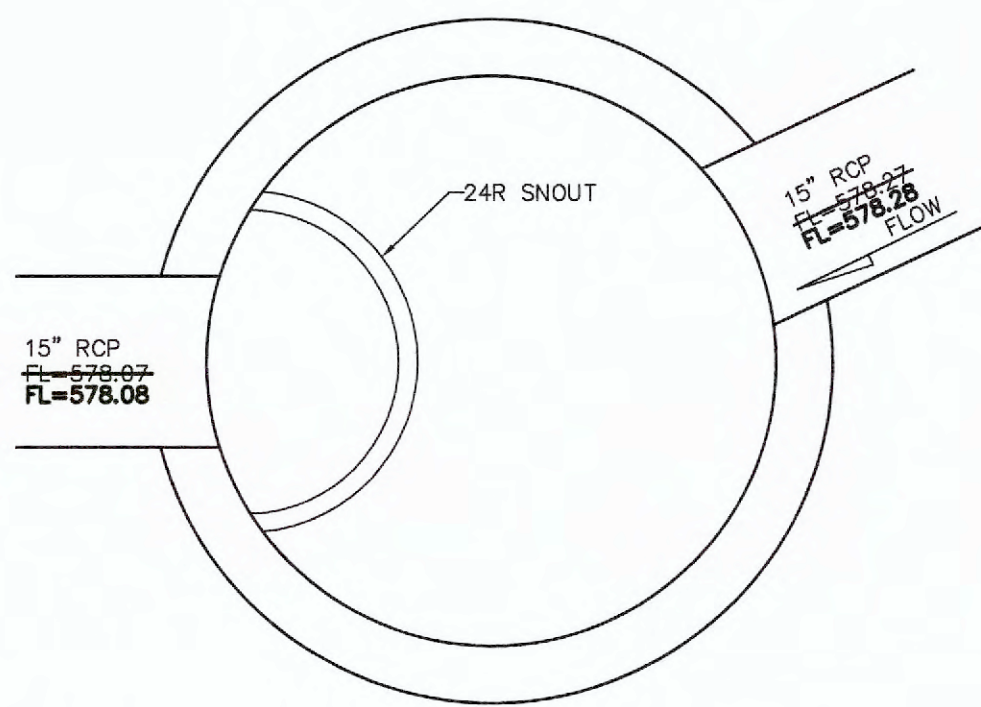
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POCKET SAND FILTER SITE PLAN  
1"=10'



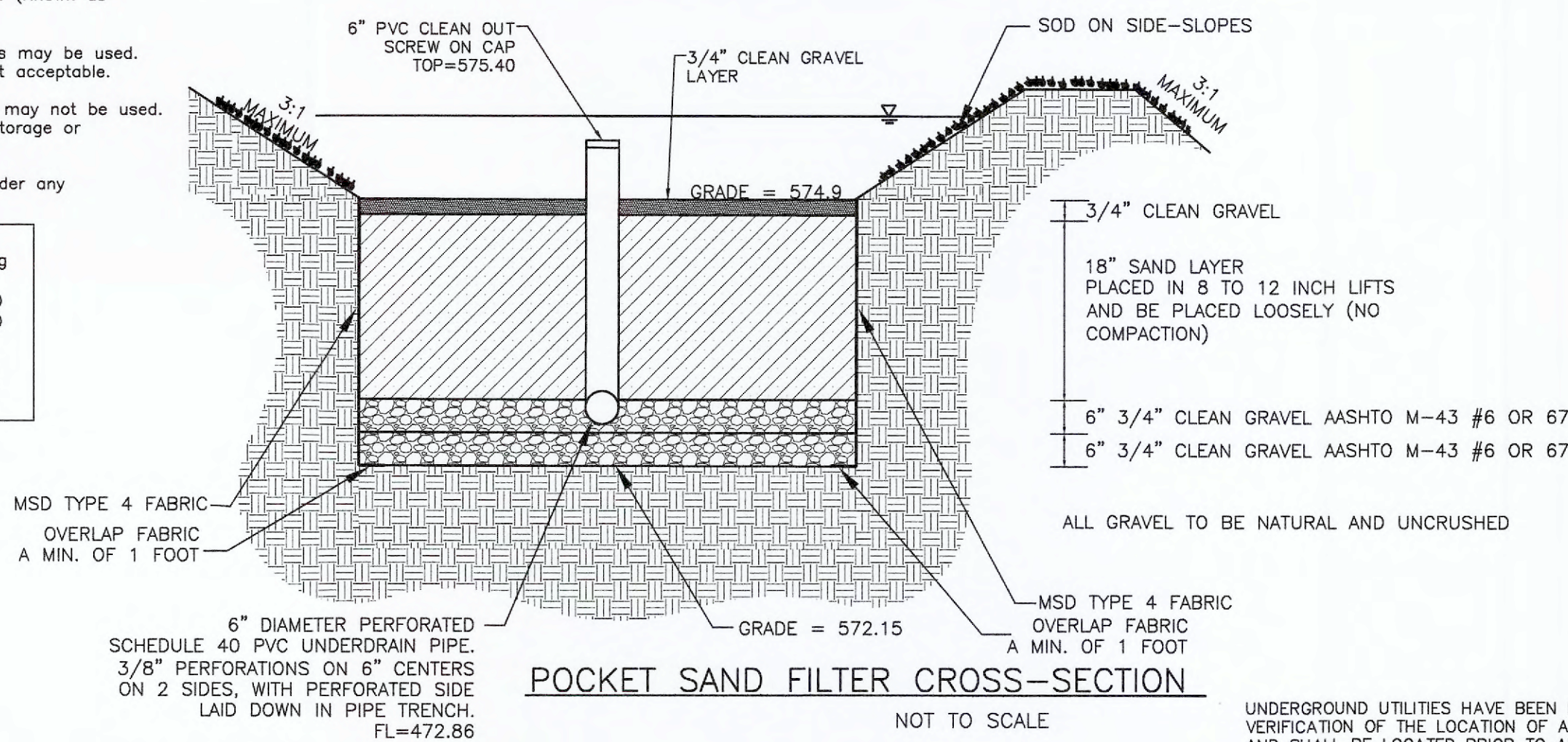
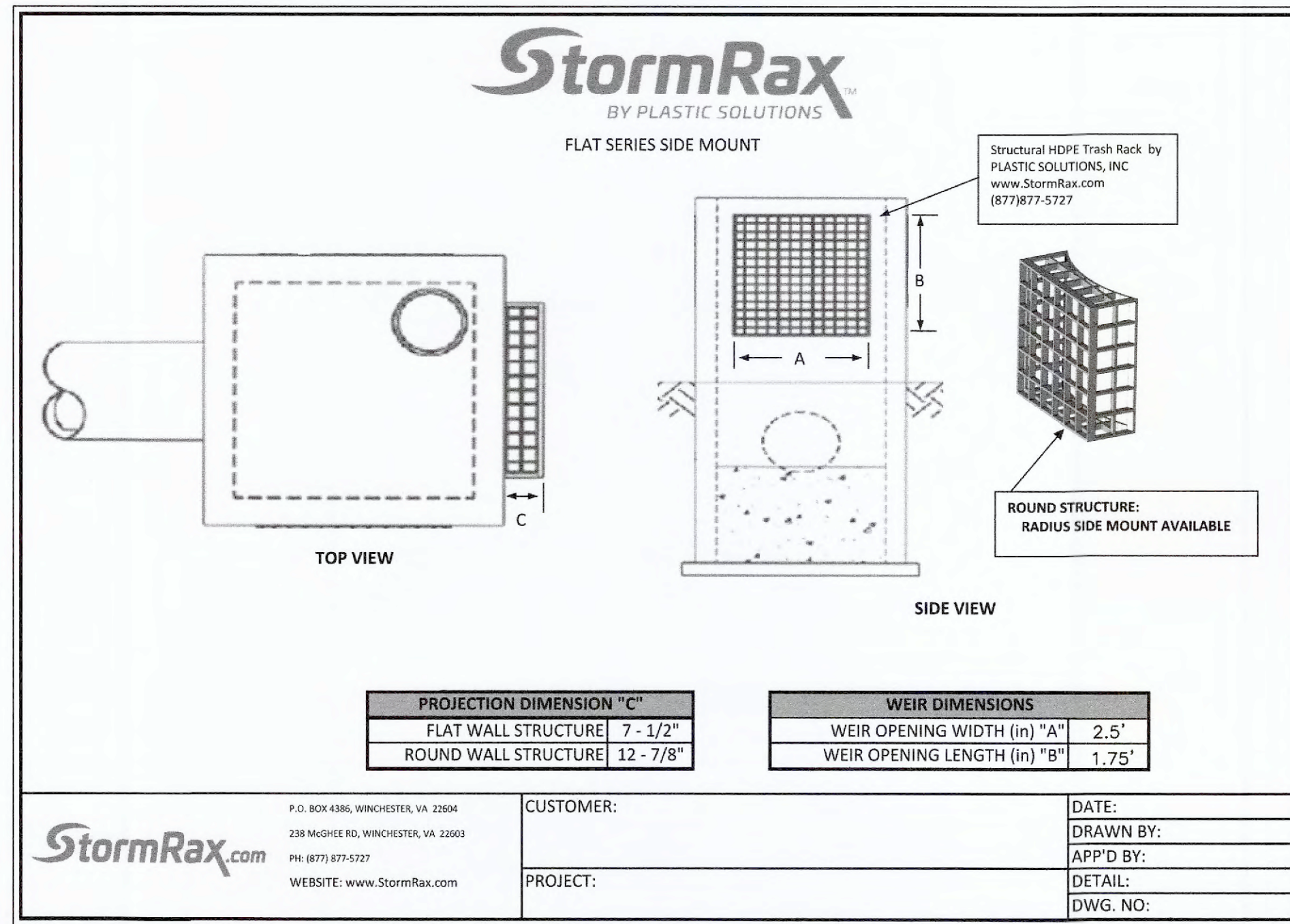
SNOUT DETAIL GI 101 PLAN VIEW  
NOT TO SCALE

#### SAND SPECIFICATIONS:

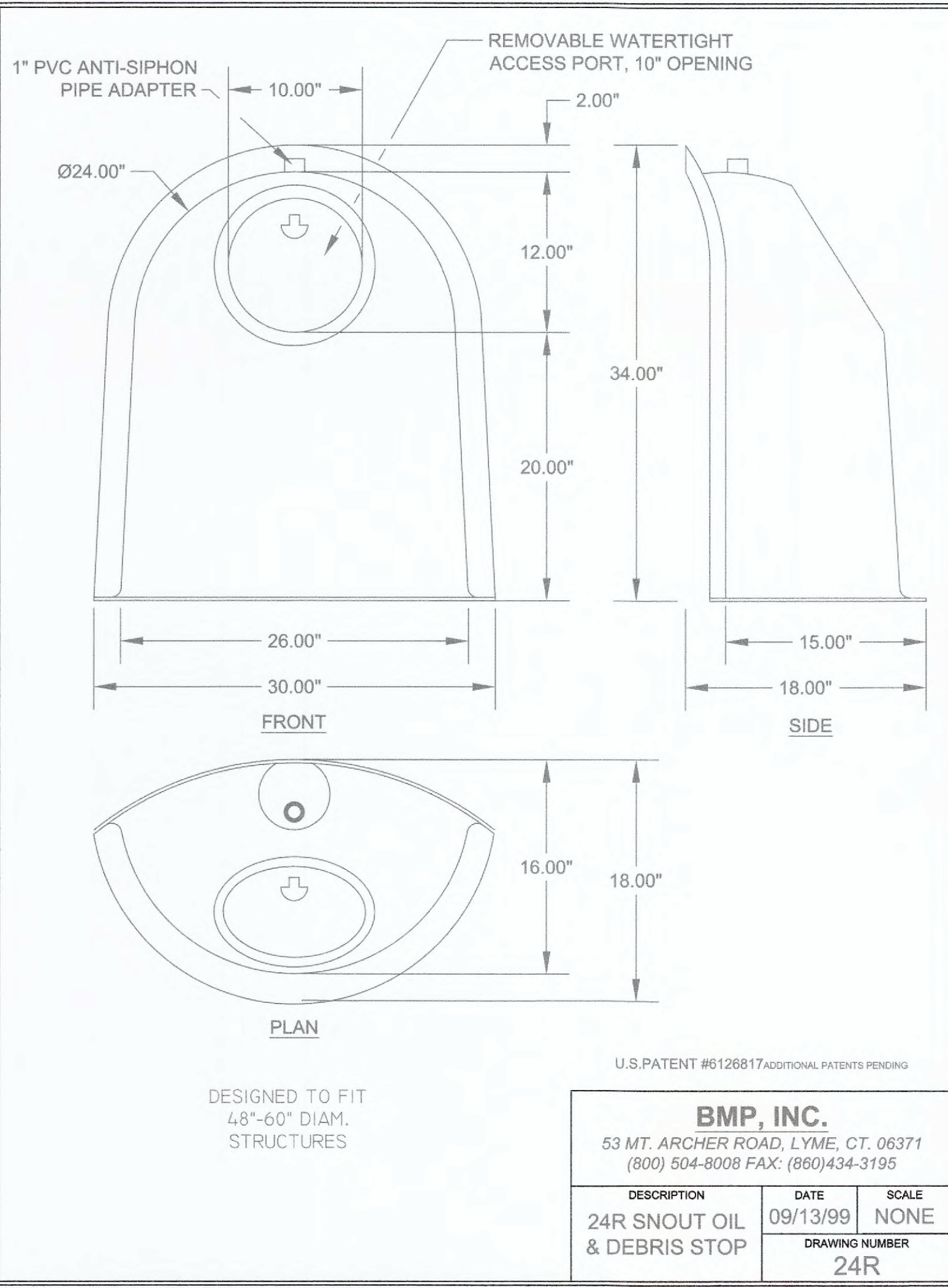
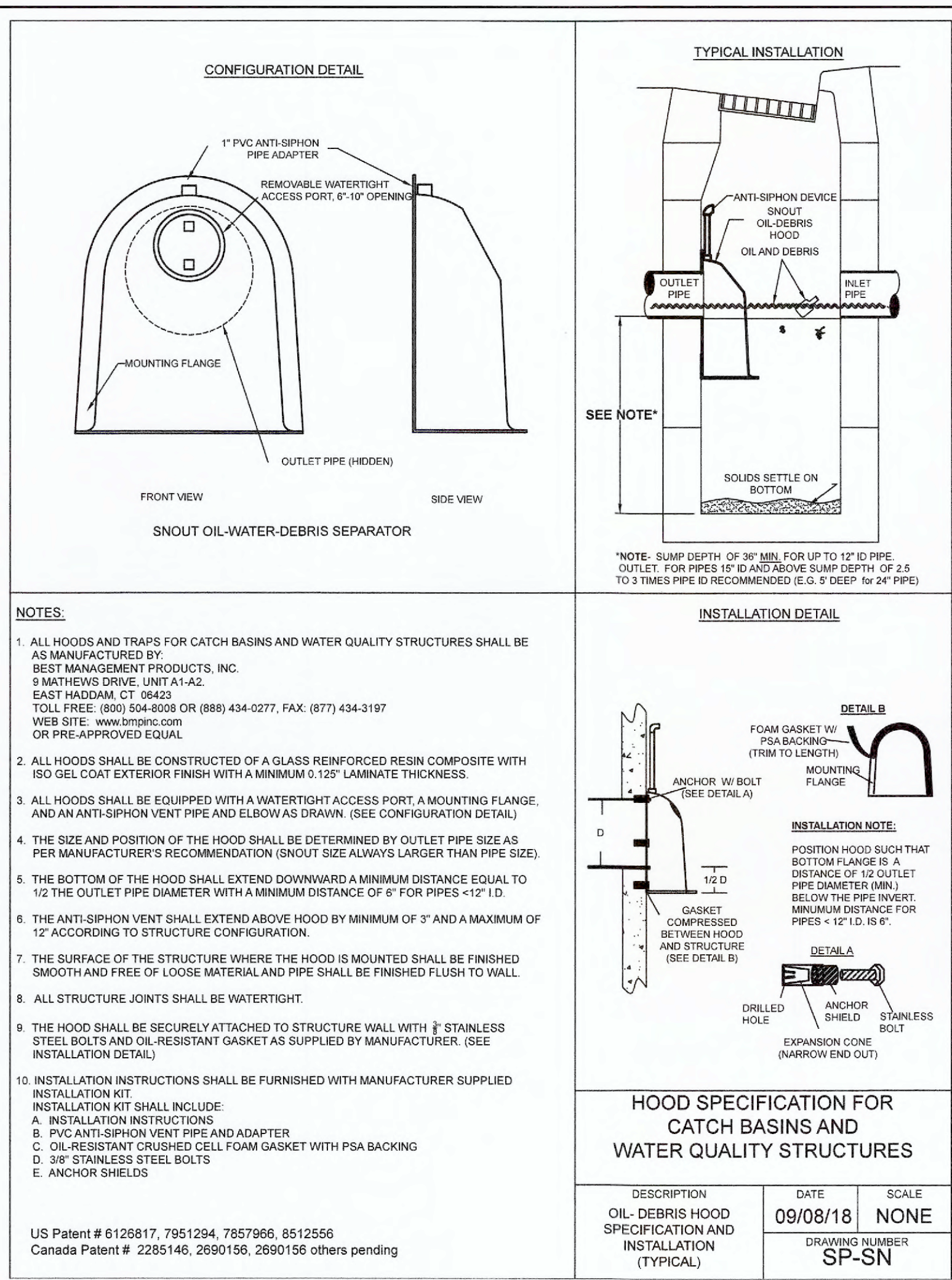
Washed ASTM C33 Fine Aggregate Concrete Sand is utilized for stormwater management applications. In addition to the ASTM C-33 specification, sand must meet ALL of the following conditions:

1. Sand must meet gradation requirements for ASTM C-33 Fine Aggregate Concrete Sand. AASHTO M-6 gradation is also applicable. (Known as Natural washed concrete sand)
2. Sand must be siliceous...no limestone based products may be used. If the material is white or gray in color it is probably not acceptable.
3. Sand must be clean. Natural, unwashed sand deposits may not be used. Likewise, sand that has been contaminated by improper storage or installation practices will be rejected.
4. Manufactured sand or stone dust is not acceptable under any circumstances.

Sand Gradations per ASTM C-33	Percent Passing
9.5-mm (3/8-in.)	100
4.75-mm (No. 4)	95 to 100
2.36-mm (No. 8)	80 to 100
1.18-mm (No. 16)	50 to 85
600-um (No. 30)	25 to 60
300-um (No. 50)	5 to 30
150-um (No. 100)	0 to 10



POCKET SAND FILTER CROSS-SECTION  
NOT TO SCALE



#### PROJECT TITLE:

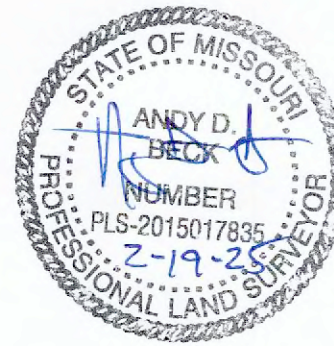
AS-BUILT PLANS FOR:  
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CREDIT UNION  
771 CALEDONIA PARKWAY  
OFALLON, MISSOURI 63368

#### ENGINEERING PLANNING SURVEYING

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CHESTERFIELD, MO 63005  
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#### DETENTION BASIN AND WATER QUALITY DETAILS

P+Z No.

# 21-000854

Approval Date: May 4, 2023

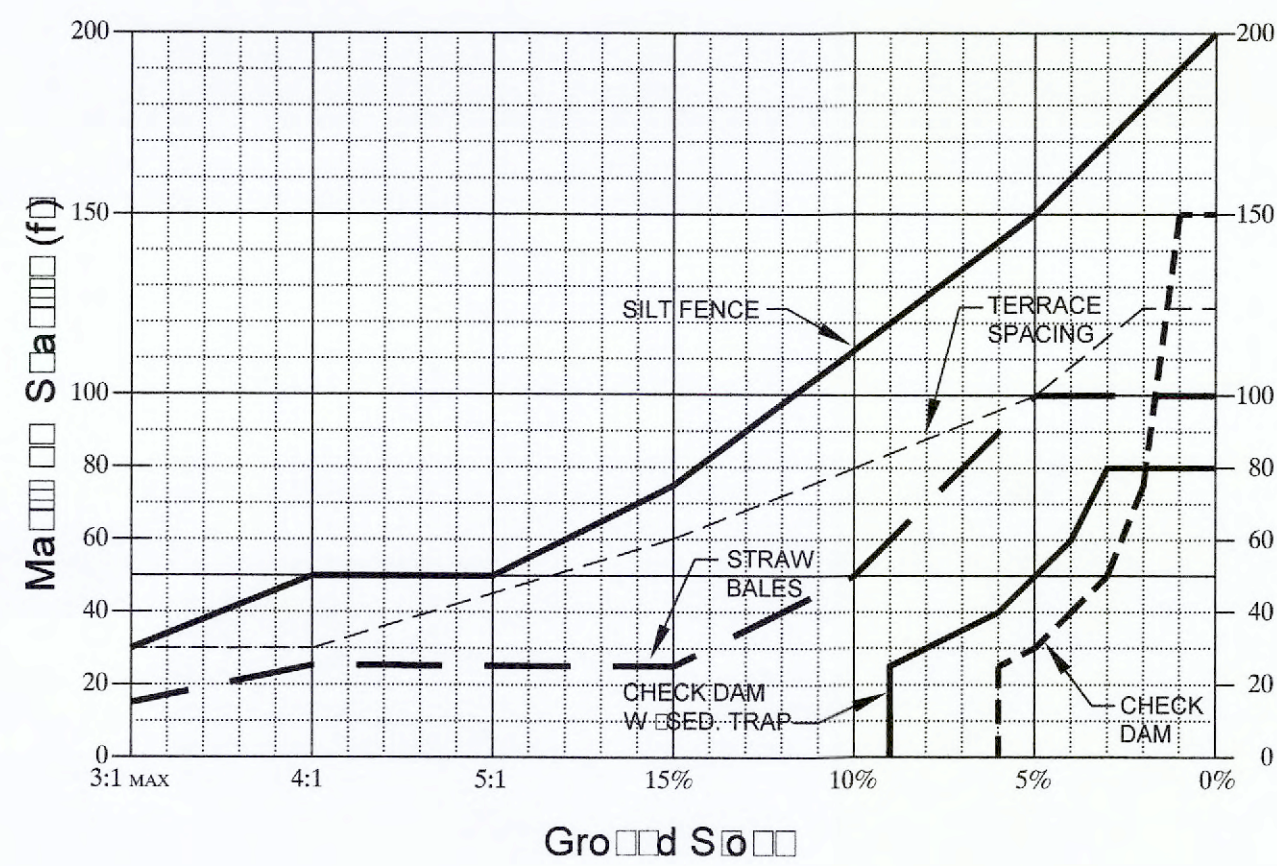
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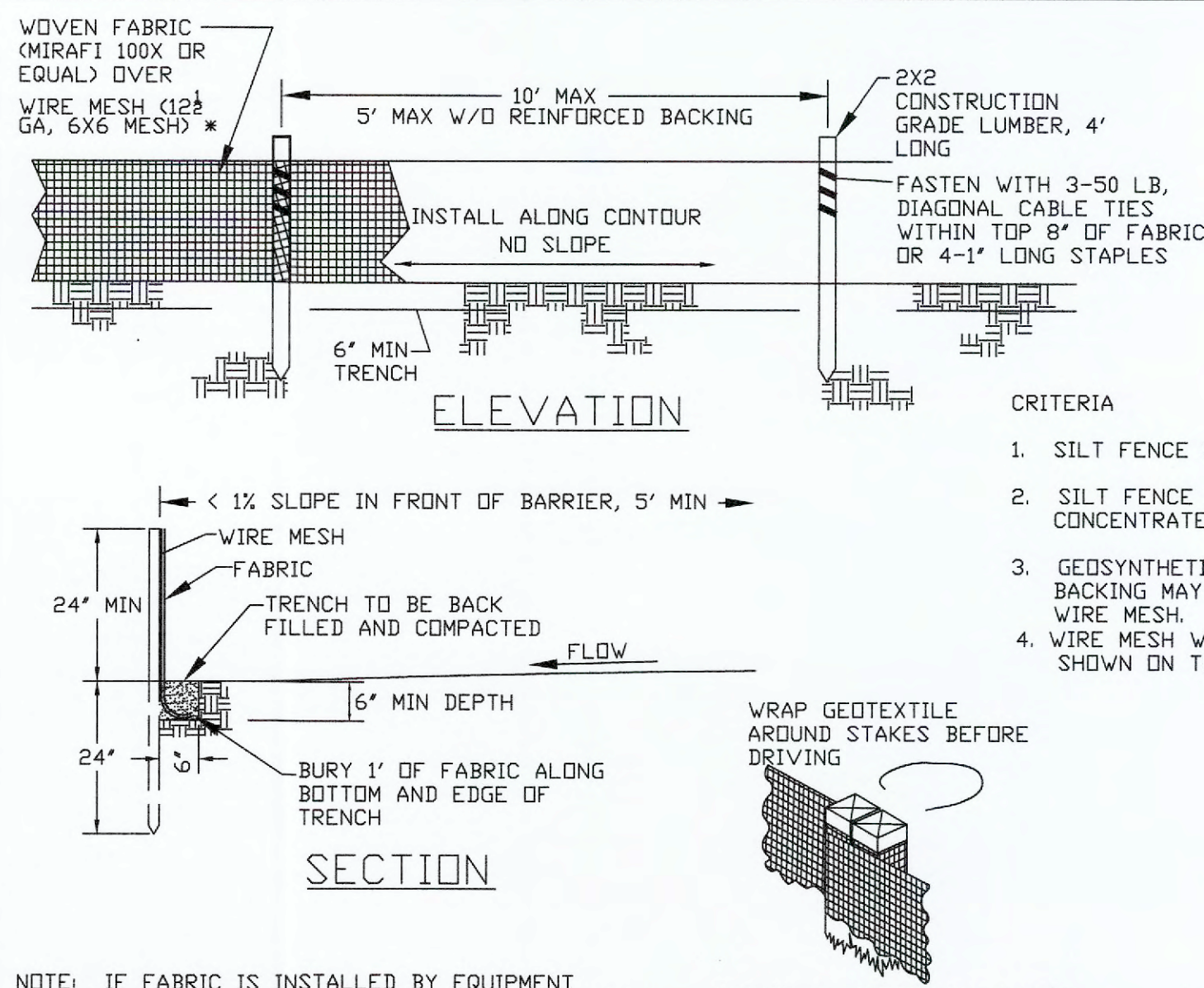




- DESIGN CRITERIA**
1. SILT FENCE FOR SHEET FLOW SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/4 ACRE PER 100 LF.
  2. STRAW BALE BARRIERS FOR SHEET FLOW SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/4 ACRE PER 100 LF.
  3. REFER TO INDIVIDUAL ESC FIGURE FOR INSTALLATION.
  4. TERRACING INCLUDES LOGS, WATTLES & FILTER SOCKS.

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
O'FALLON, MISSOURI

**SPACING CHART  
FOR ESC DEVICES**

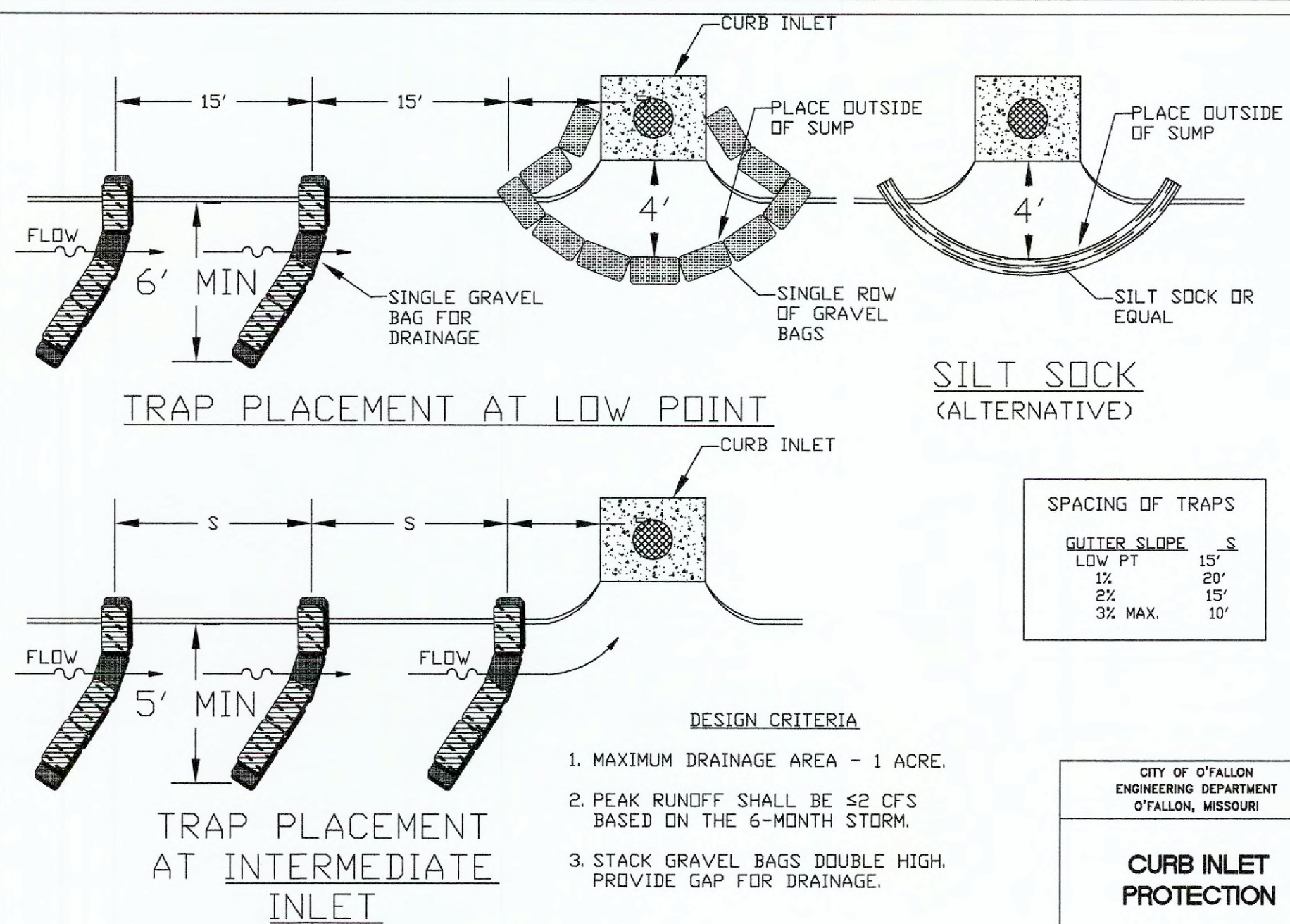


- CRITERIA**
1. SILT FENCE SHALL BE 24 INCHES HIGH.
  2. SILT FENCE SHALL NOT BE USED FOR CONCENTRATED FLOWS.
  3. GEOSYNTHETIC REINFORCED SILT FENCE BACKING MAY BE USED IN LIEU OF WIRE MESH.
  4. WIRE MESH WILL BE USED AT LOCATIONS SHOWN ON THE APPROVED SWPPP.

JOINING SECTIONS OF  
SILT FENCE

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
O'FALLON, MISSOURI

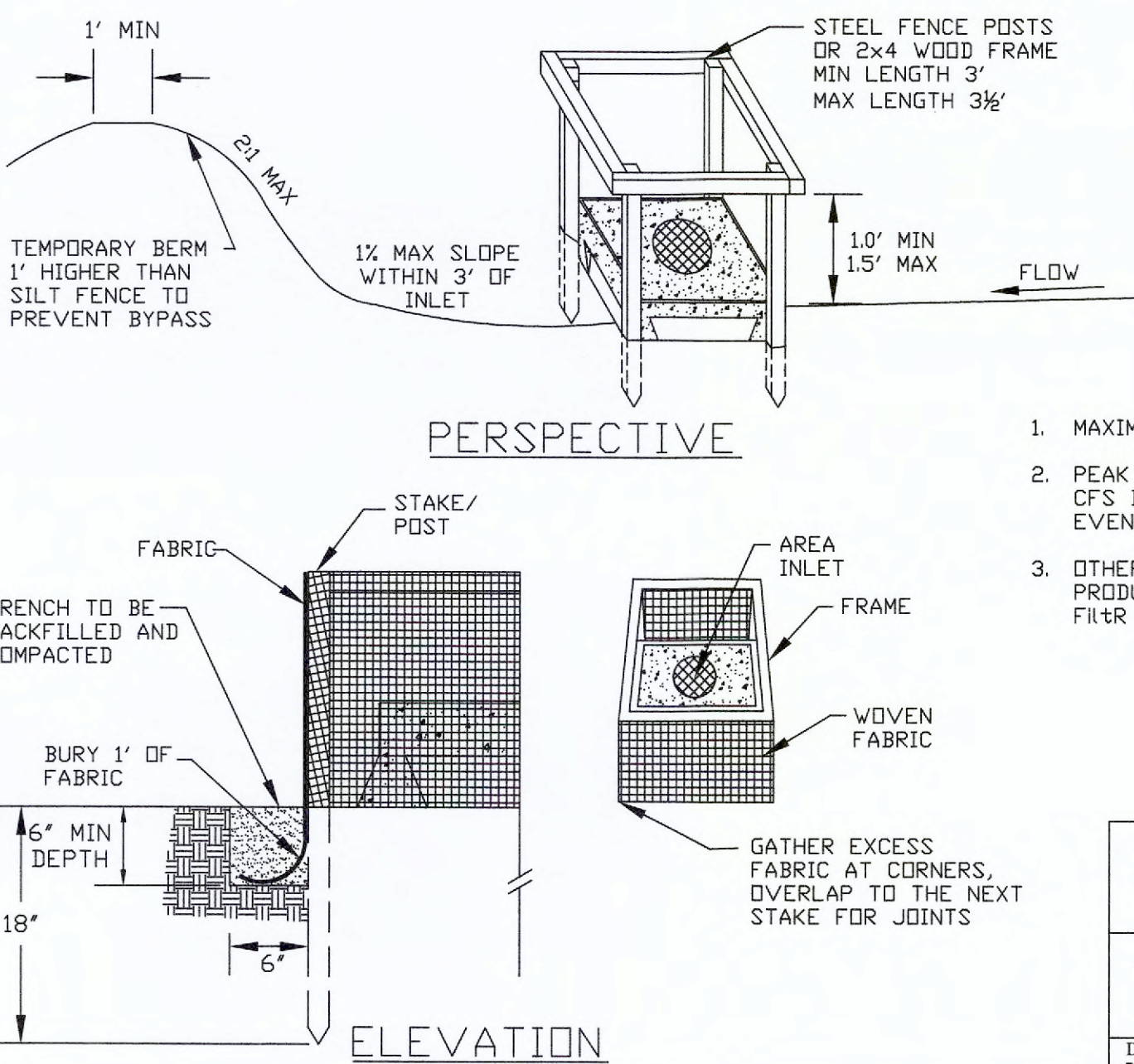
**SILT FENCE INSTALLATION  
SHEET FLOW (ONLY)**



- DESIGN CRITERIA**
1. MAXIMUM DRAINAGE AREA - 1 ACRE.
  2. PEAK RUNOFF SHALL BE  $\leq 2$  CFS BASED ON THE 6-MONTH STORM.
  3. STACK GRAVEL BAGS DOUBLE HIGH. PROVIDE GAP FOR DRAINAGE.

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
O'FALLON, MISSOURI

**CURB INLET  
PROTECTION**

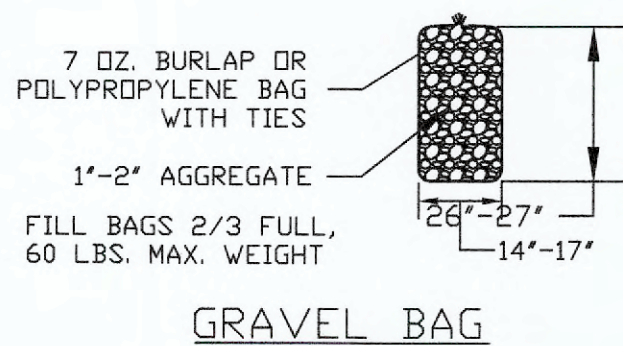
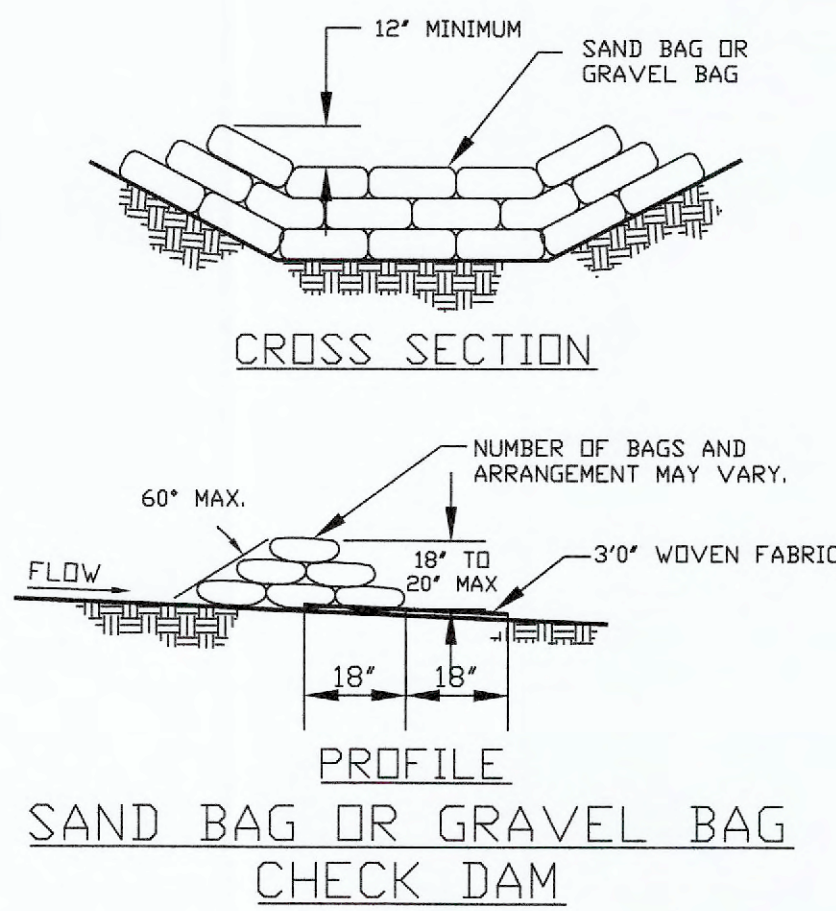


- DESIGN CRITERIA**
1. MAXIMUM DRAINAGE AREA - 1 ACRE.
  2. PEAK RUNOFF SHALL NOT EXCEED 2 CFS BASED ON A 6-MONTH STORM EVENT.
  3. OTHER SEDIMENT PROTECTION PRODUCTS MAY BE USED, SUCH AS FILTER FENCE™.

St. Charles County  
Erosion & Sediment Controls  
Standard Drawings

**AREA INLET  
PROTECTION  
FABRIC DROP**

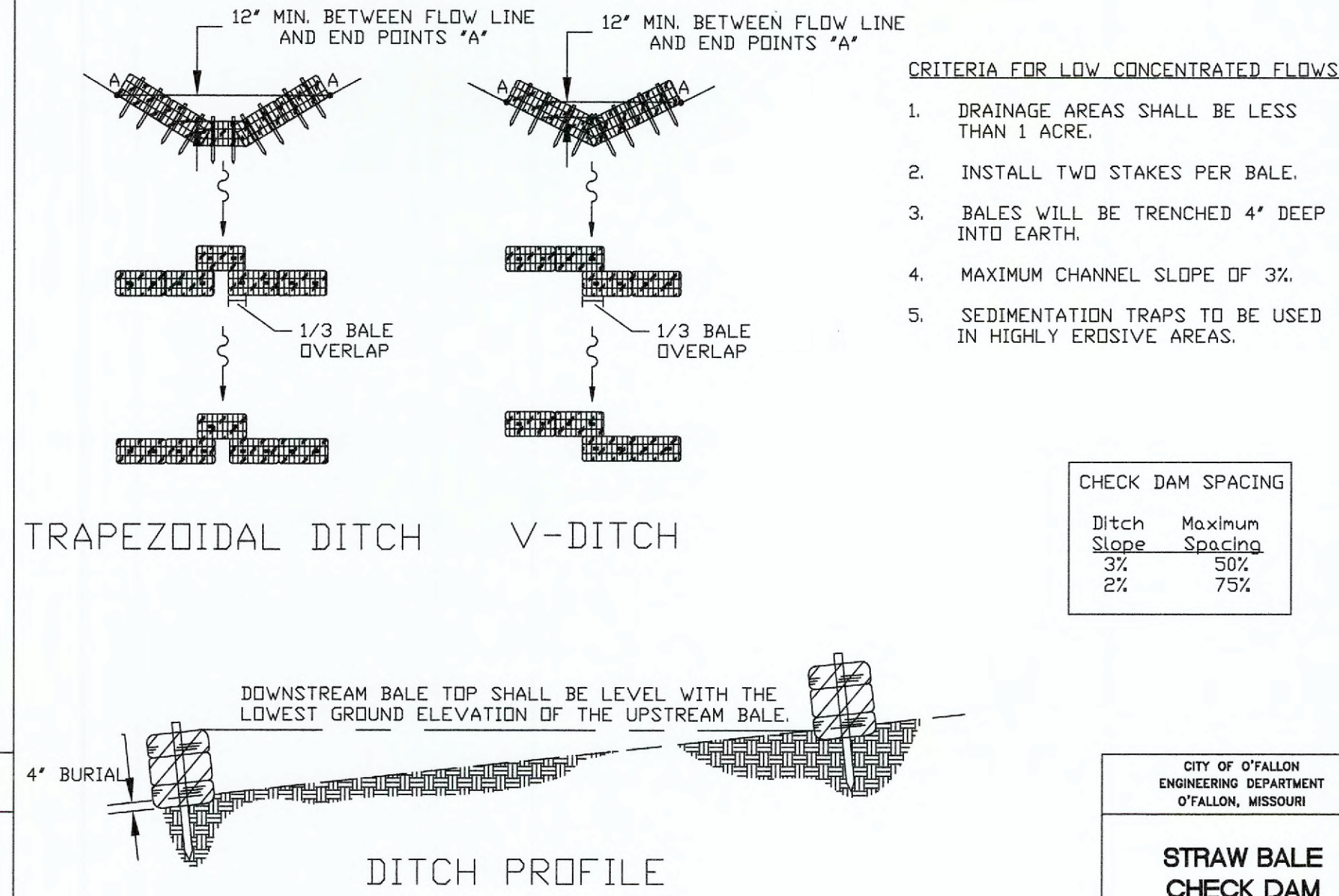
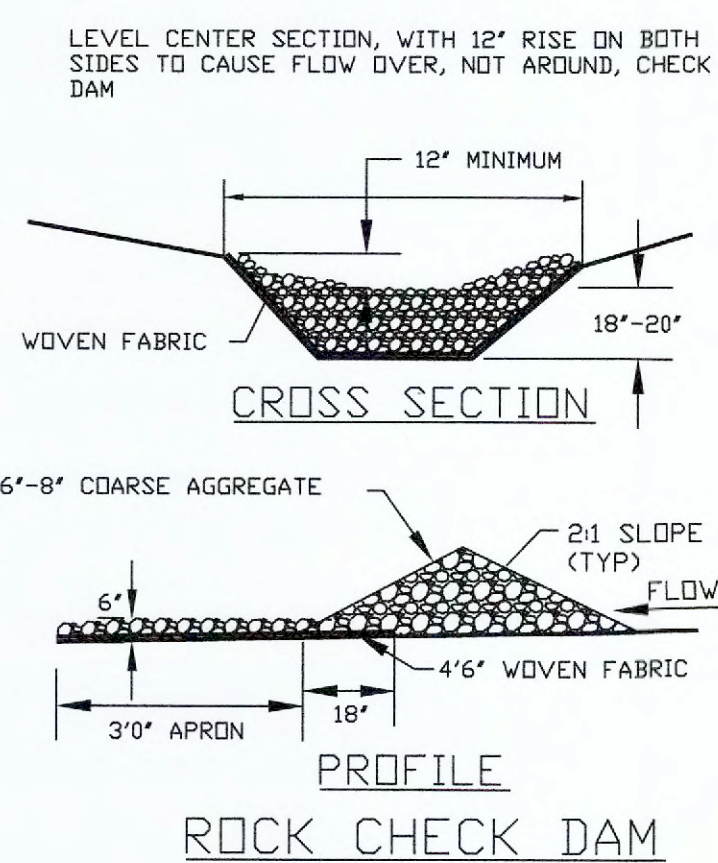
DATE: MARCH 2008 DRAWING: ESC-14



- NOTE:**
1. CHECK DAMS MAY BE CONSTRUCTED OF SEVERAL ESC CHECK DAM PRODUCTS.
  2. SEE TABLE 60-12 AND ESC 1 FOR CHECK DAM SPACING.

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
O'FALLON, MISSOURI

**CHECK DAMS**



- CRITERIA FOR LOW CONCENTRATED FLOWS**
1. DRAINAGE AREAS SHALL BE LESS THAN 1 ACRE.
  2. INSTALL TWO STAKES PER BALE.
  3. BALES WILL BE TRENCHED 4" DEEP INTO EARTH.
  4. MAXIMUM CHANNEL SLOPE OF 3%.
  5. SEDIMENTATION TRAPS TO BE USED IN HIGHLY ERODIVE AREAS.

Ditch Slope	Maximum Spacing
3%	50'
2%	75'

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
O'FALLON, MISSOURI

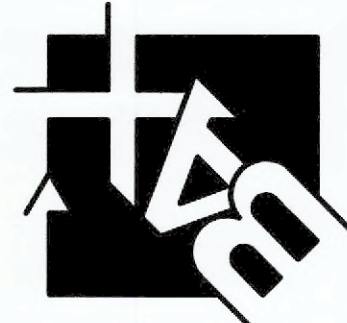
**STRAW BALE  
CHECK DAM**

PROJECT TITLE:

AS-BUILT PLANS FOR:  
FIRST COMMUNITY  
CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368

ENGINEERING  
DRAWING  
SURVEYING

221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 636-928-1716



REFERENCE DRAWINGS  
ONLY, ENGINEERS  
SEAL DOES NOT  
APPLY TO THESE  
DETAILS

**REVISIONS**

DATE	CITY COMMENTS
09/11/24	CITY COMMENTS
10/07/24	CITY COMMENTS

Developer / Owner:

FIRST COMMUNITY CREDIT UNION  
17151 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MO 63005  
636-728-3333



EROSION CONTROL DETAILS

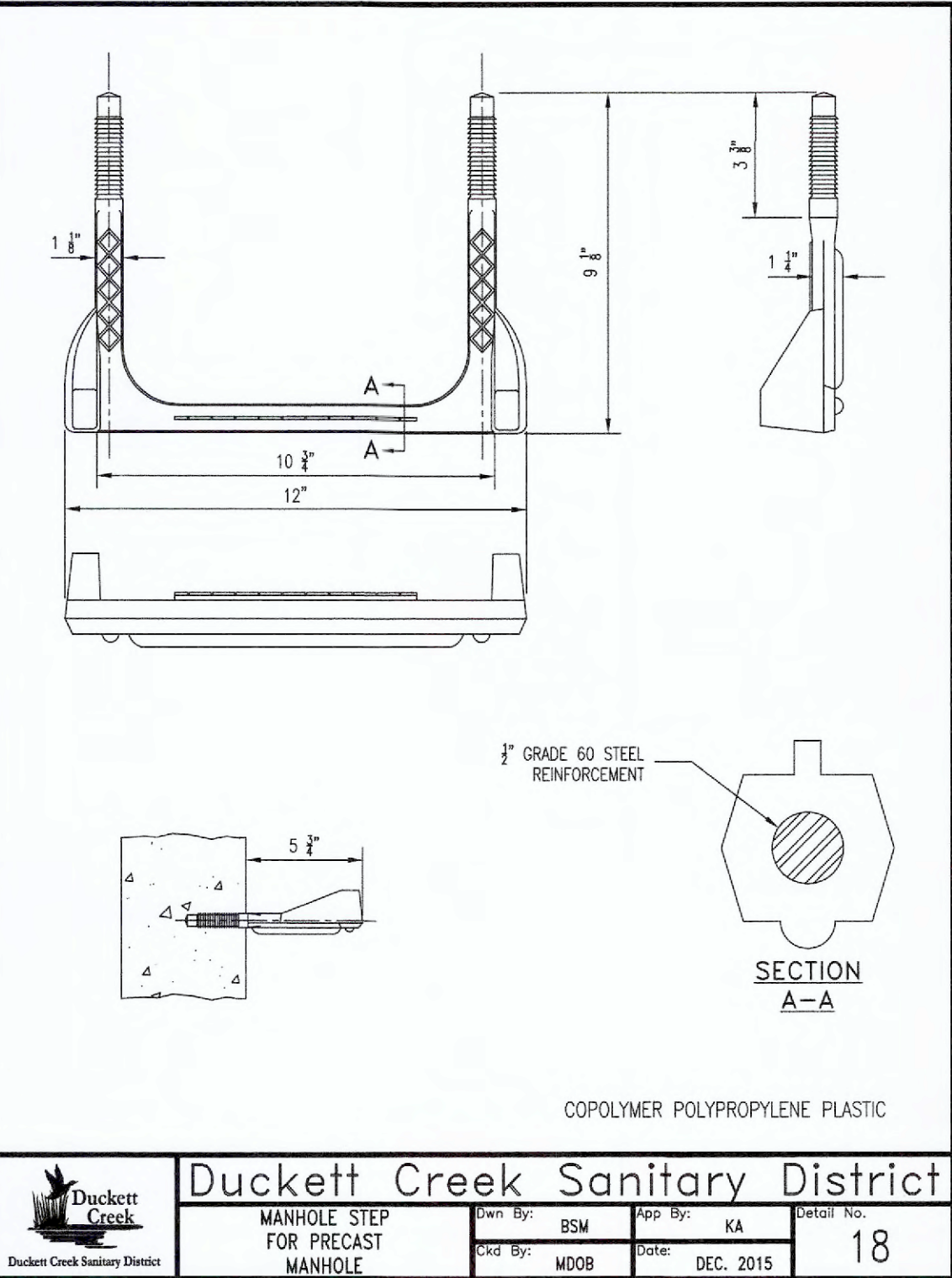
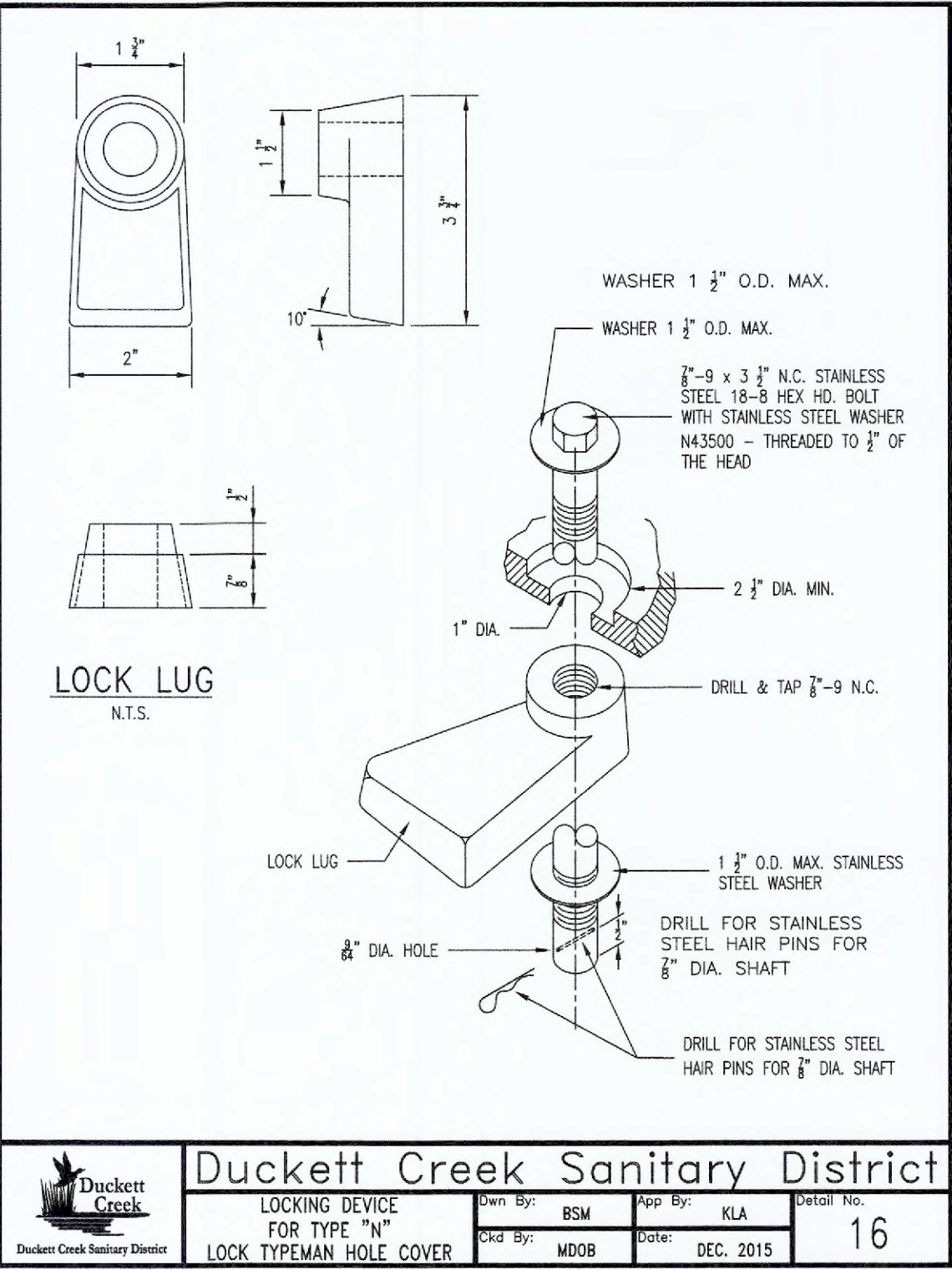
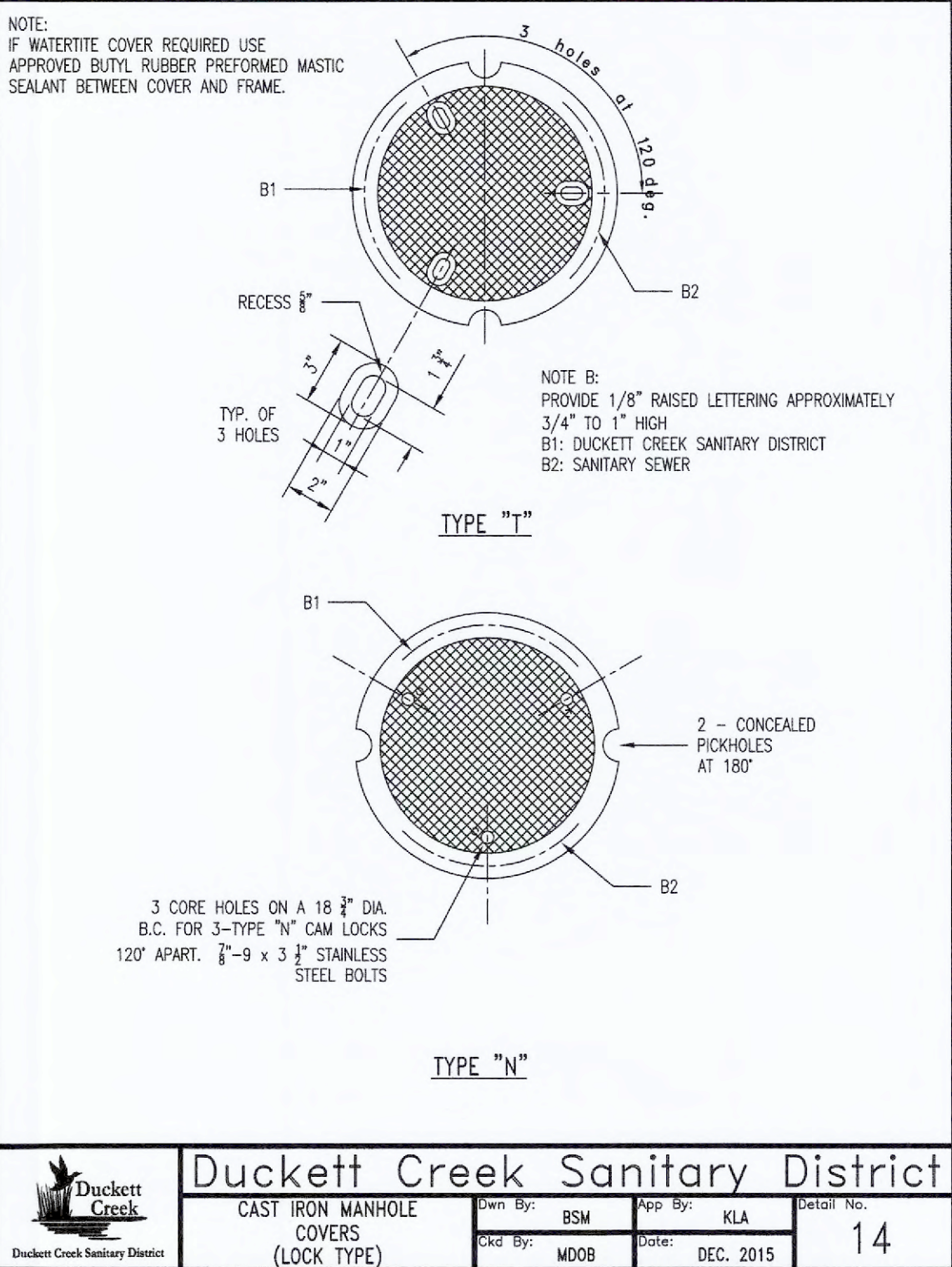
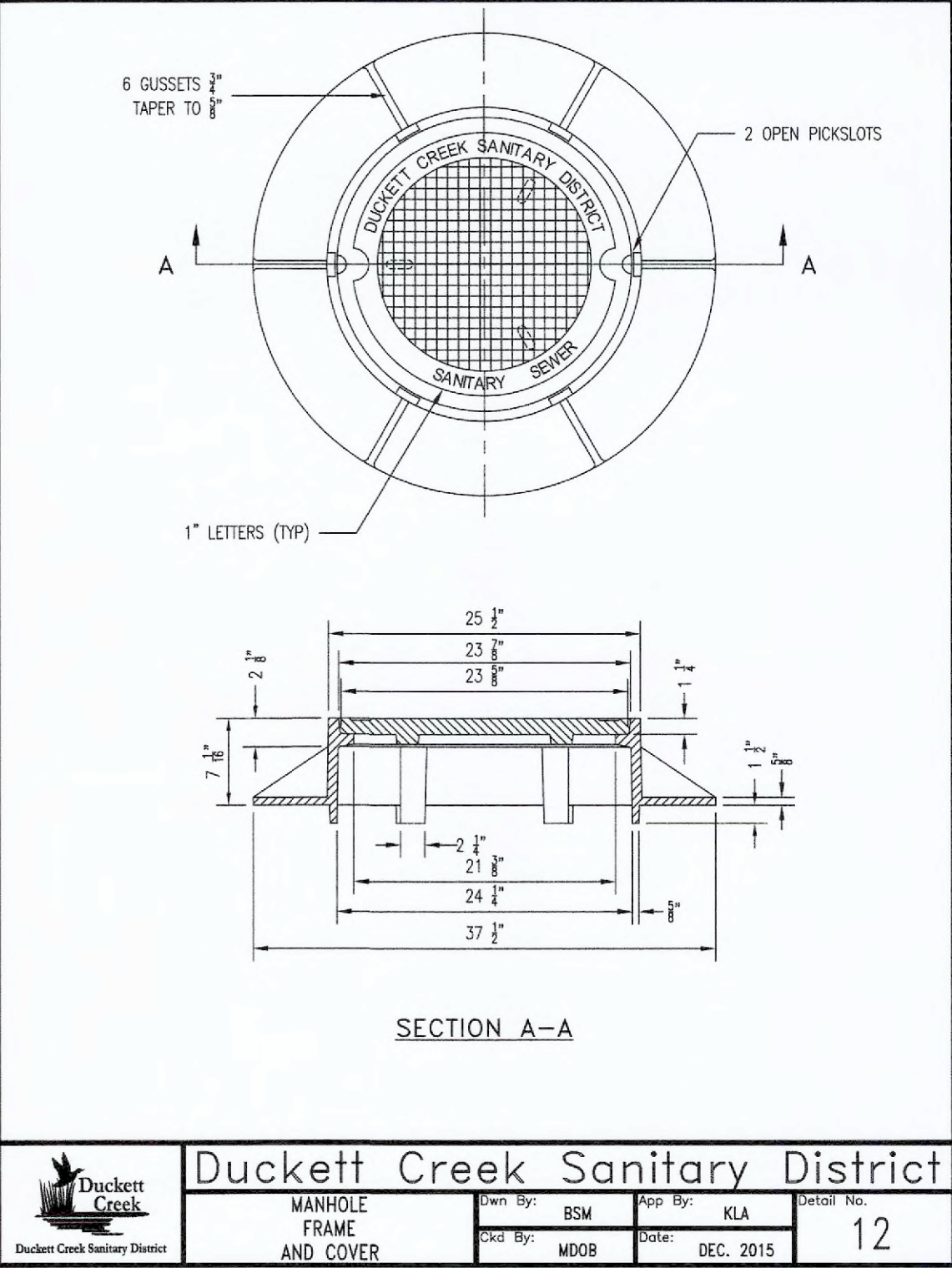
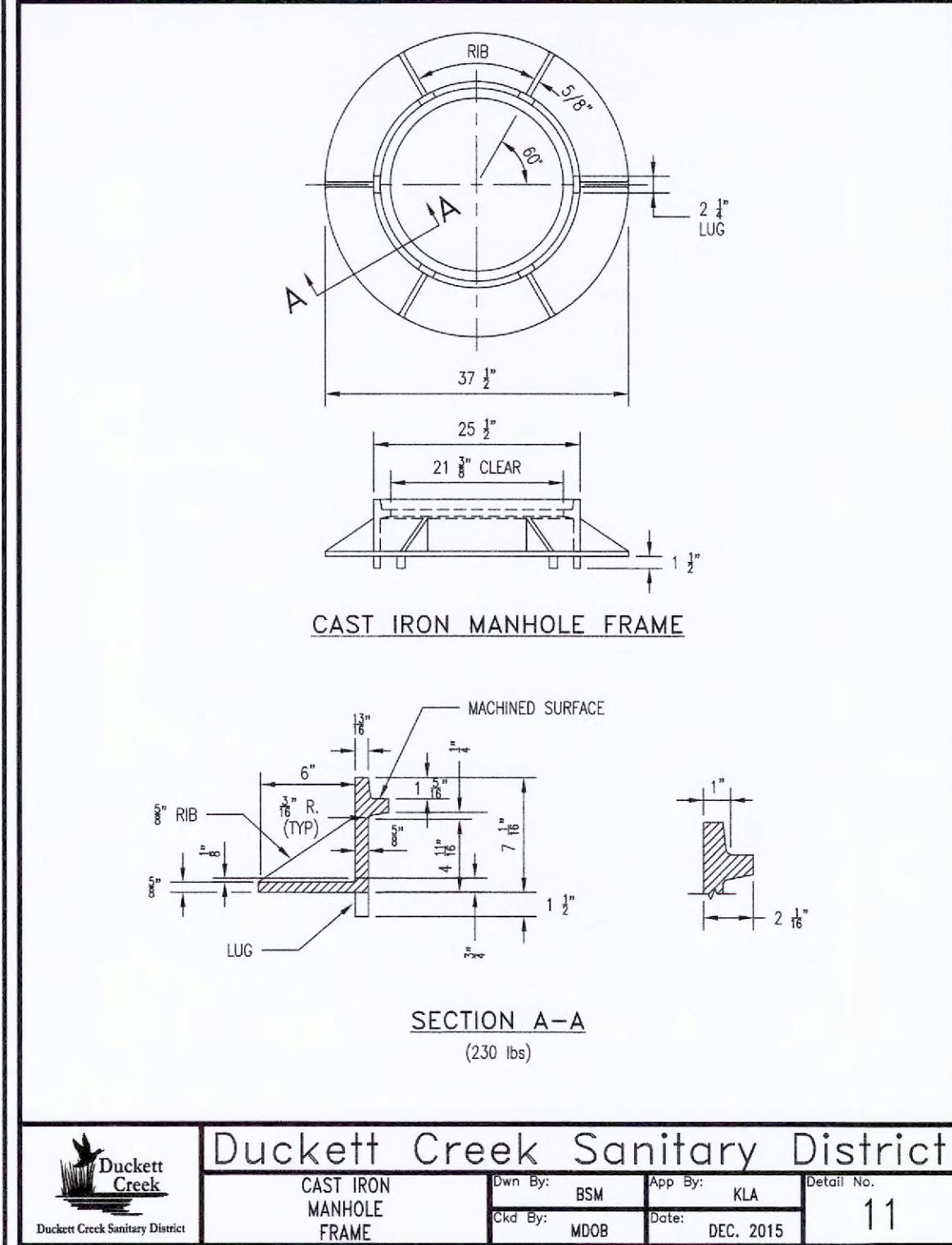
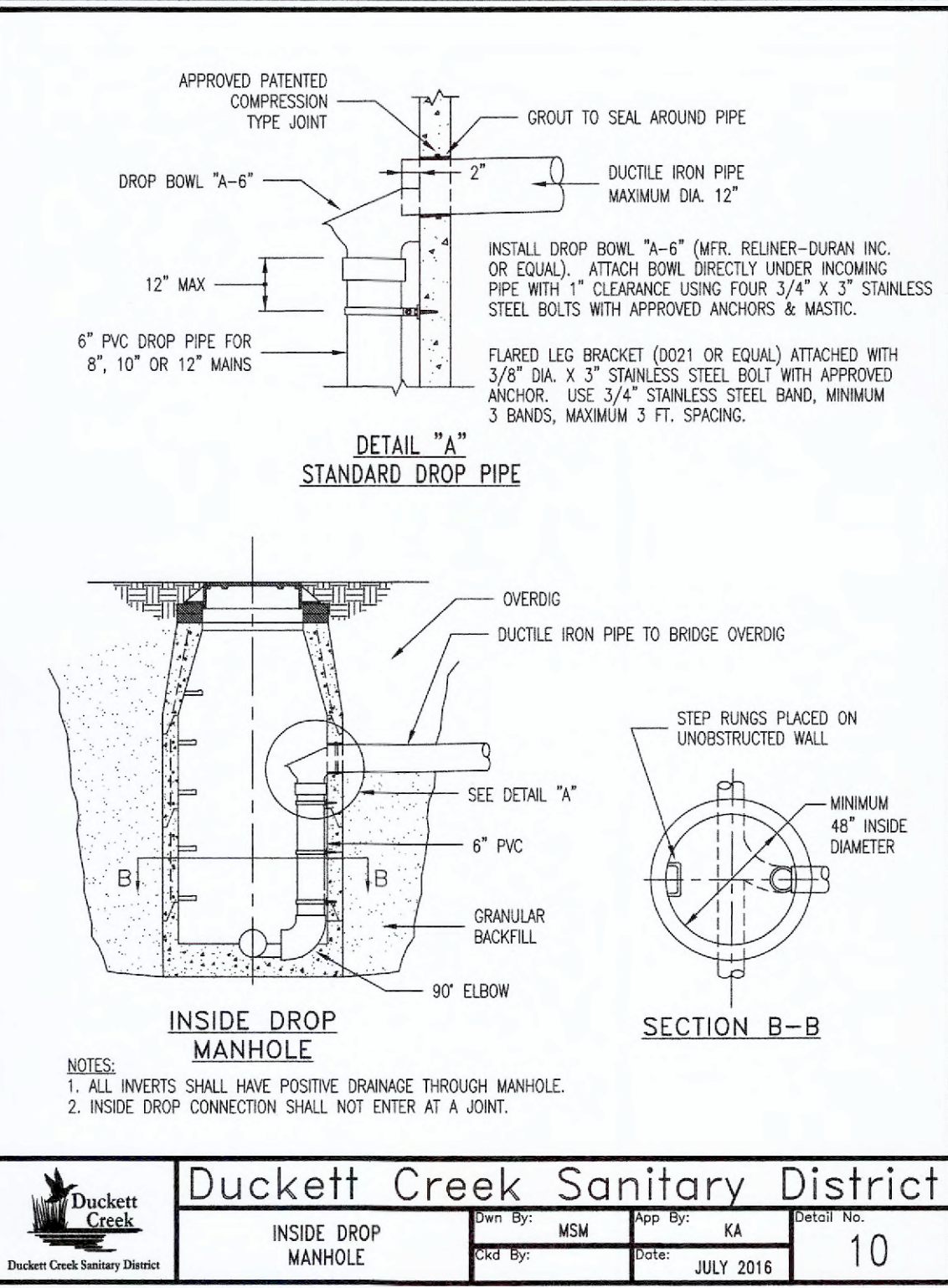
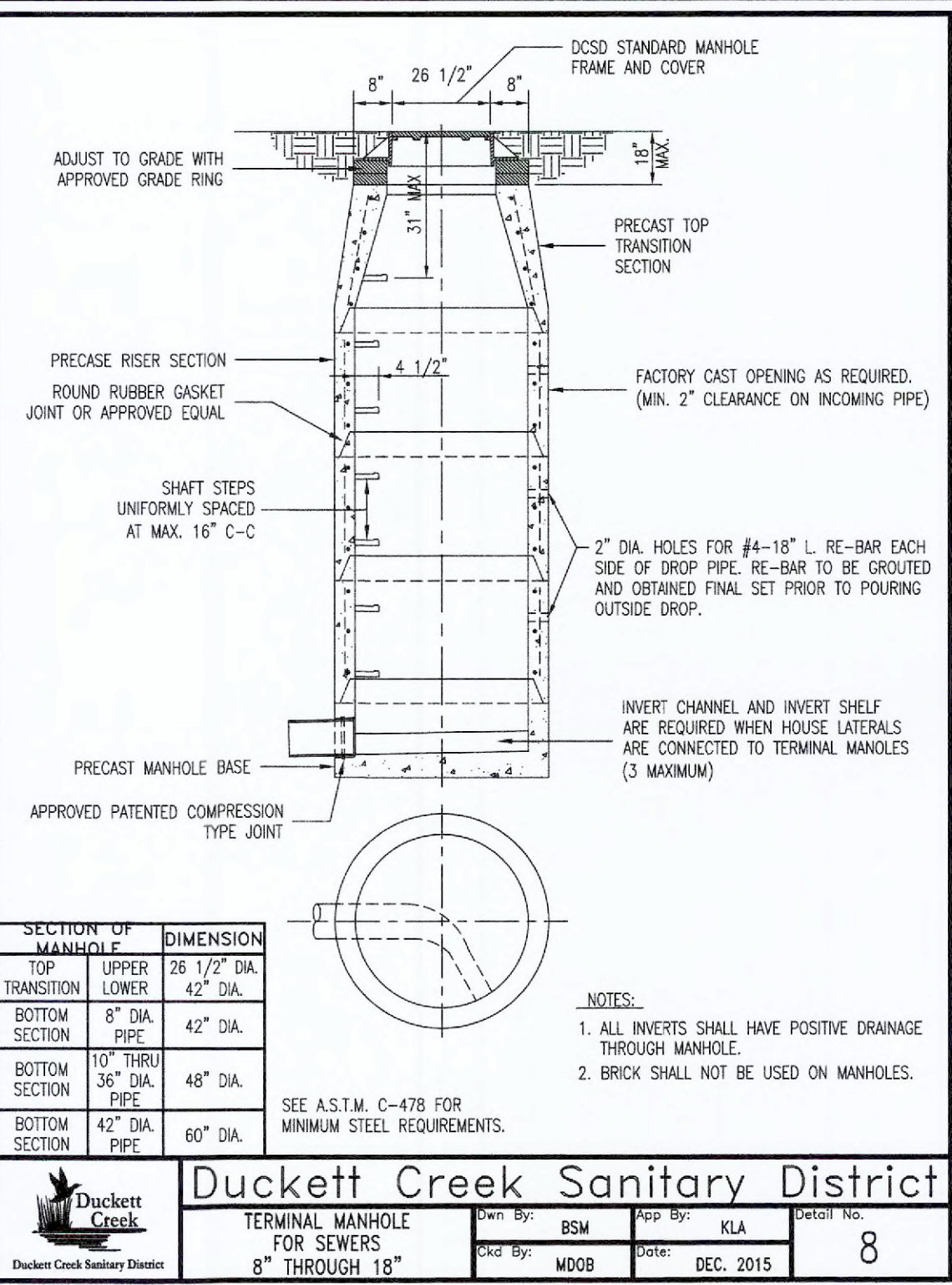
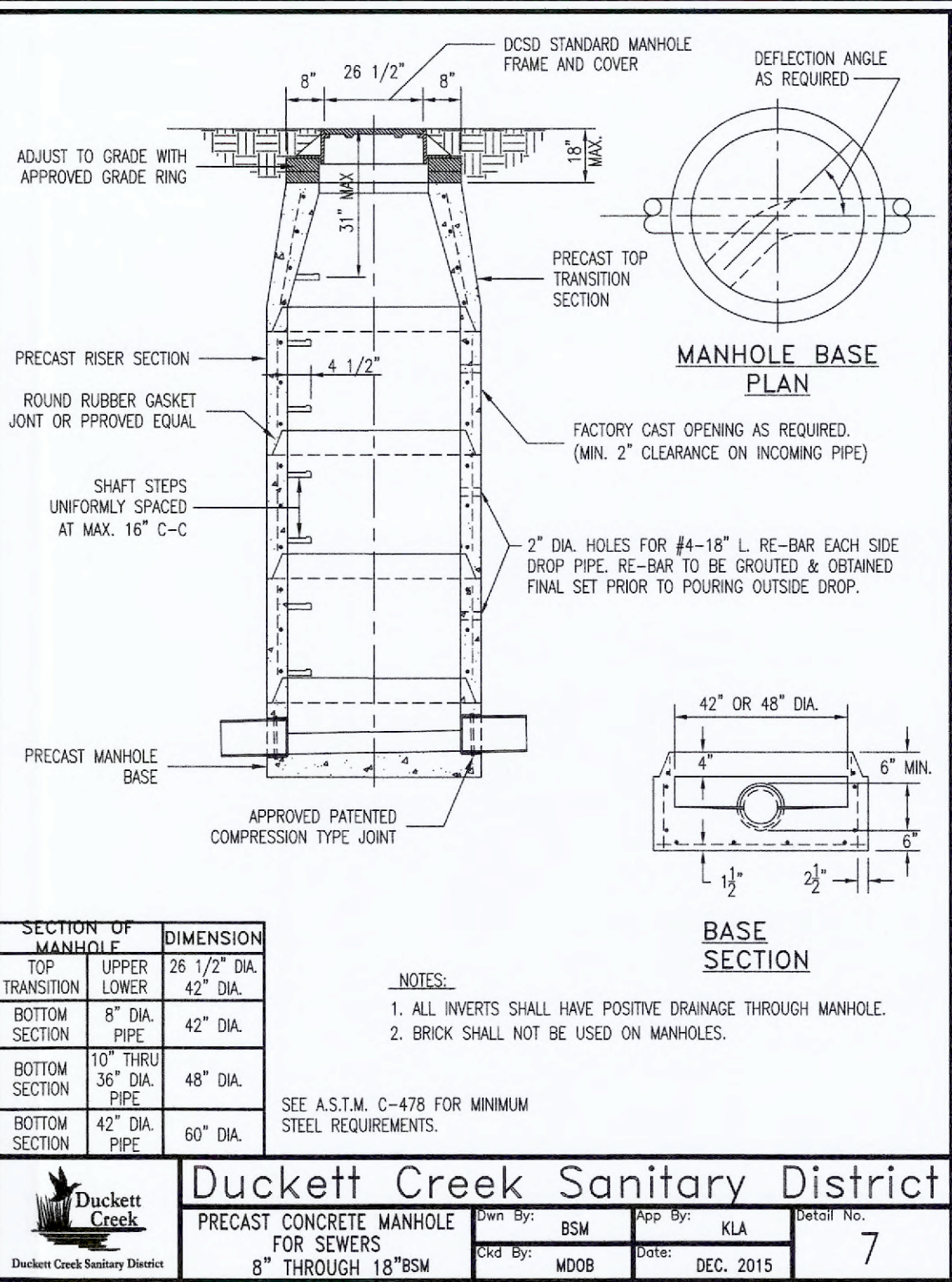
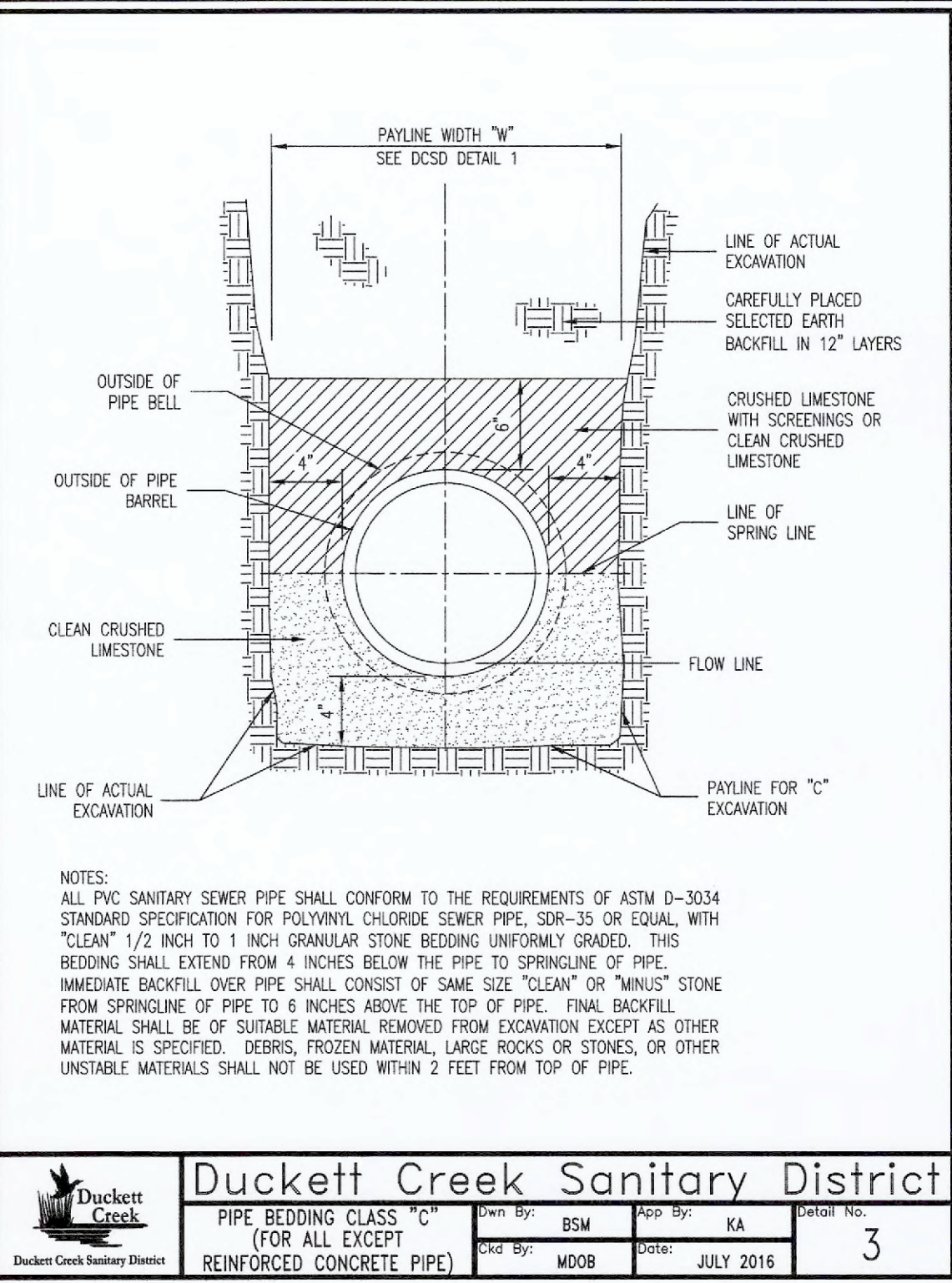
P+Z No. # 21-000854  
Approval Date: May 4, 2023

City No. #

Page No.



ROUND PIPE				HORIZONTAL ELLIPTICAL PIPE			
INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT.	INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT.
4	30	2.50	3.28				
6	30	2.50	3.59				
8	30	2.50	3.87				
10	30	2.50	4.09				
12	30	2.50	4.25				
15	36	3.00	5.55				
18	36	3.00	5.77				
21	39	3.25	6.61				
24	42	3.50	7.39	14 x 23	41	3.42	5.94
27	45	3.75	8.18				
30	49	4.08	9.30	22 x 34	53	4.42	8.61
33	53	4.42	10.53	24 x 38	58	4.83	9.70
36	56	4.67	11.43	27 x 42	62	5.17	10.71
DISCONTINUED				29 x 45	66	5.50	11.72
39				32 x 49	71	5.92	13.14
42	63	5.25	13.38	34 x 53	75	6.25	14.05
48	70	5.83	15.67	38 x 60	83	6.92	16.18
54	77	6.42	18.15	43 x 68	92	7.67	18.81
60	84	7.00	20.73	48 x 76	101	8.42	21.59
66	91	7.58	23.45	53 x 83	109	9.08	24.35
72	98	8.17	26.37	58 x 91	118	9.83	27.45
78	105	8.75	29.39	63 x 98	126	10.50	30.50
84	112	9.33	32.57	68 x 106	135	11.25	33.91
90	119	9.92	35.90	72 x 113	143	11.92	36.99
96	126	10.50	39.37	77 x 121	152	12.67	40.69
102	133	11.08	42.99	82 x 128	160	13.33	44.45
108	140	11.67	46.75	87 x 136	168	14.00	47.79
114	147	12.25	50.66	92 x 143	176	14.67	51.70
120	154	12.83	54.72	97 x 151	185	15.42	56.01
126	161	13.42	58.92				
132	168	14.00	63.27	106 x 166	202	16.83	64.48
144	182	15.17	72.40	116 x 180	218	18.17	73.59
 <b>Duckett Creek Sanitary District</b>				 <b>Duckett Creek Sanitary District</b>			
PIPE BEDDING CLASS "C" AND PAY-QUANTITIES OF CONCRETE				PIPE BEDDING CLASS "C" (FOR ALL EXCEPT REINFORCED CONCRETE PIPE)			
Drawn By: BSM	App By: KLA	Detail No. 1		Drawn By: BSM	App By: KA	Detail No. 3	
Check By: MDOB	Date: DEC. 2015			Check By: MDOB	Date: JULY 2016		



**PROJECT TITLE:**

AS-BUILT PLANS FOR:  
FIRST COMMUNITY CREDIT UNION  
771 CALEDONIA PARKWAY  
OFALLON, MISSOURI 63368

**Issue Date:** 6/26/2023

**ENGINEERING PLANNING SURVEYING**

221 Pointe West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 636-928-1718



REFERENCE DRAWINGS ONLY, ENGINEERS SEAL DOES NOT APPLY TO THESE DETAILS

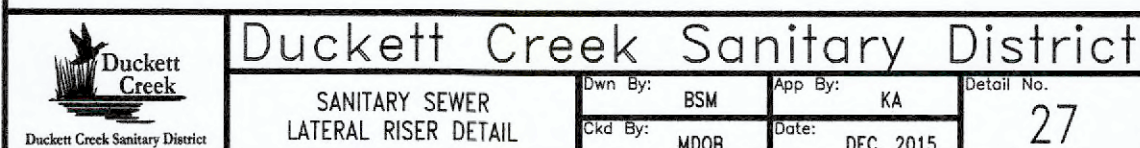
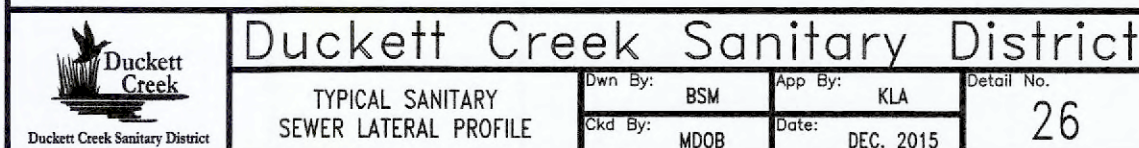
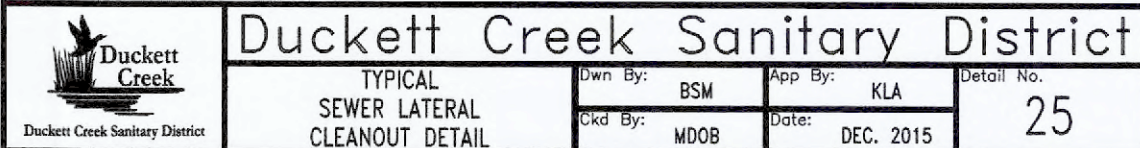
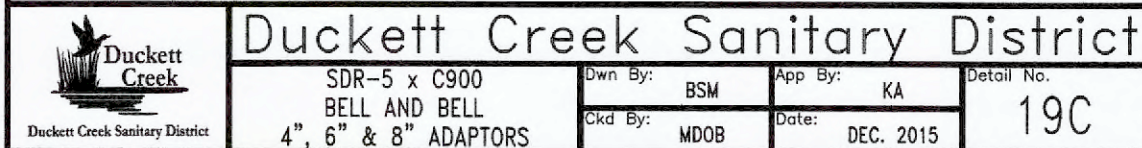
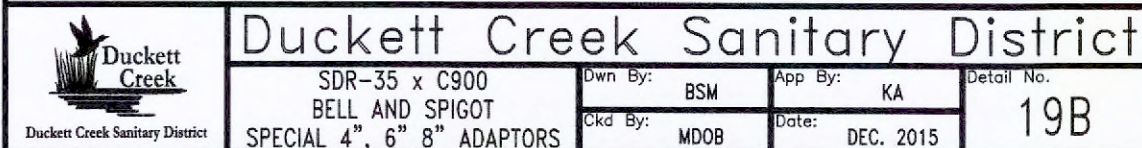
REVISIONS		
09/11/24	CITY COMMENTS	
10/07/24	CITY COMMENTS	

**Developer / Owner:**

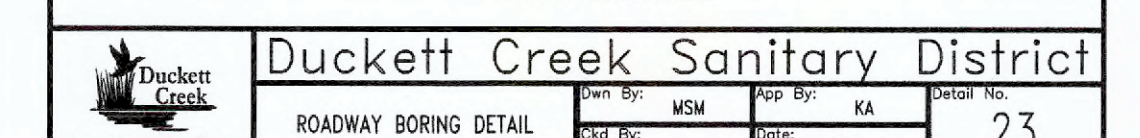
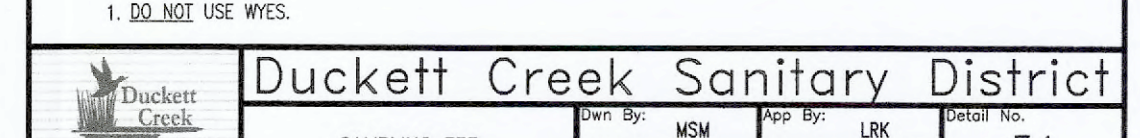
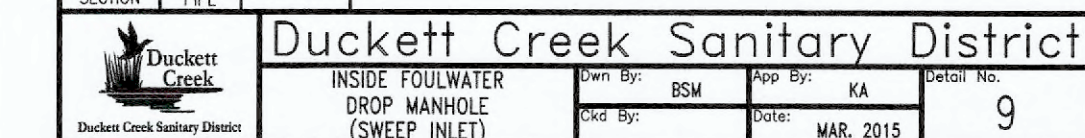
FIRST COMMUNITY CREDIT UNION  
17151 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MO 63005  
636-728-3333

**DCSD DETAILS**





Bax Project # 20-18193	Issue Date: 6/26/2023
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## DCSD DETAILS

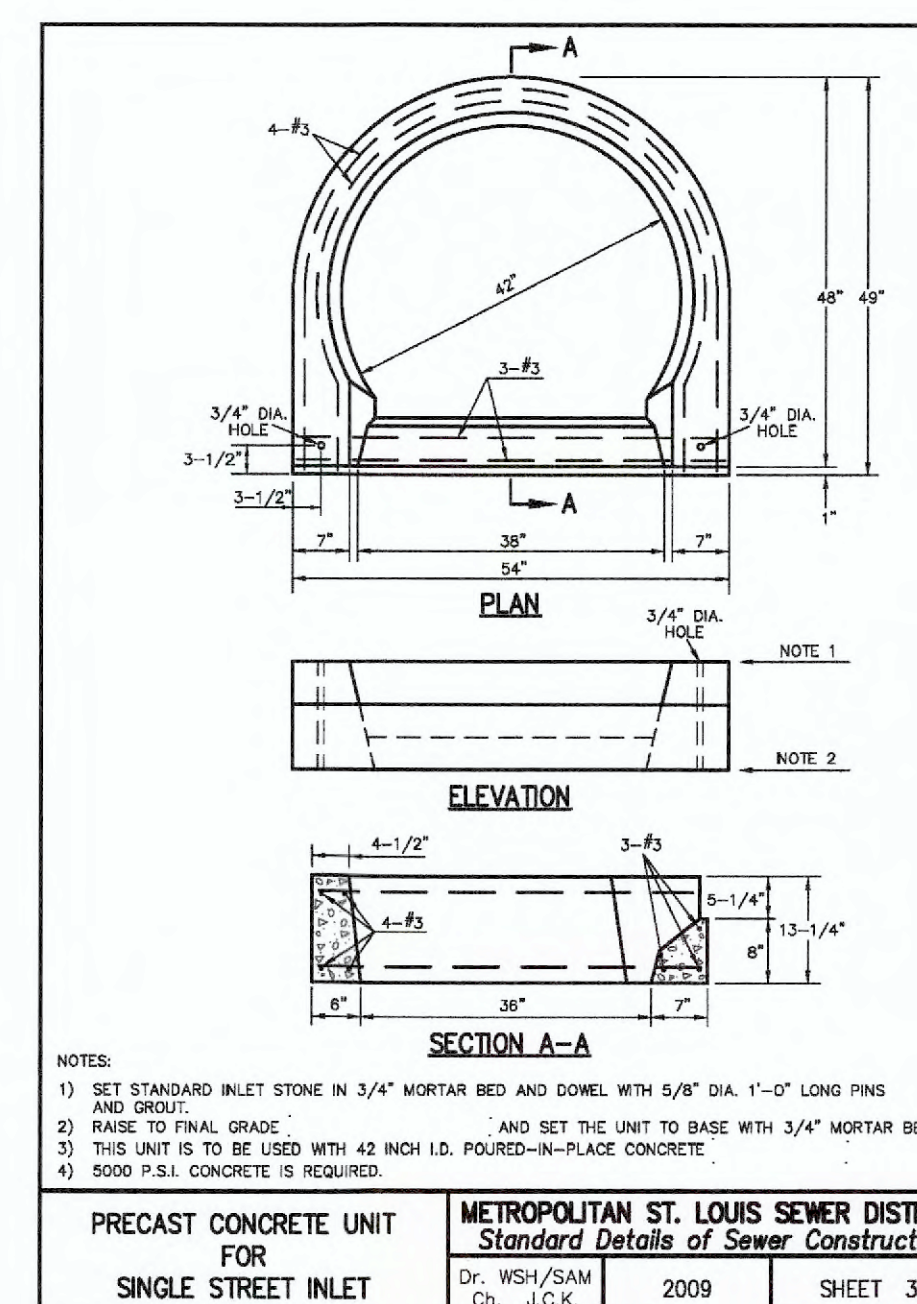
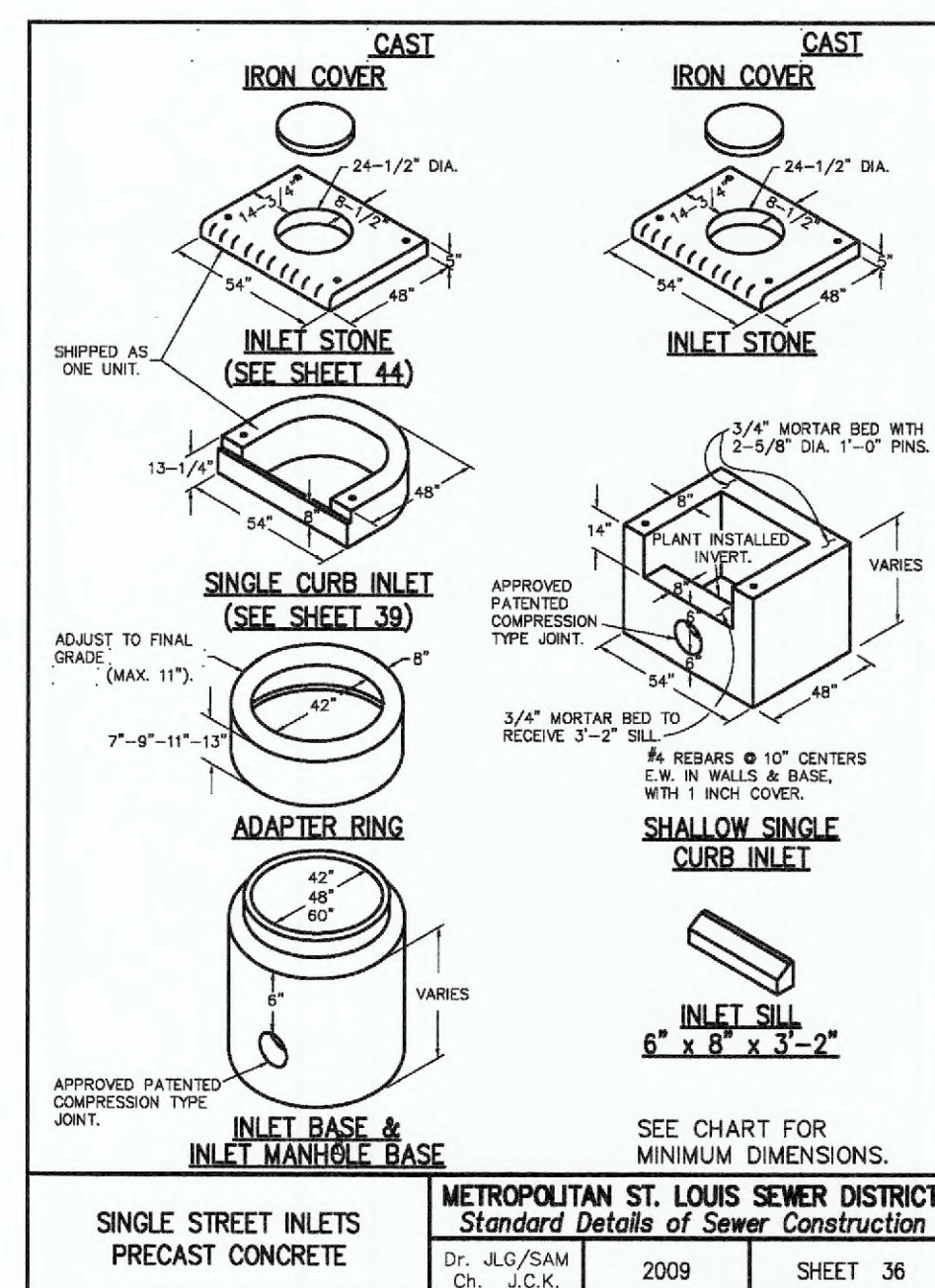
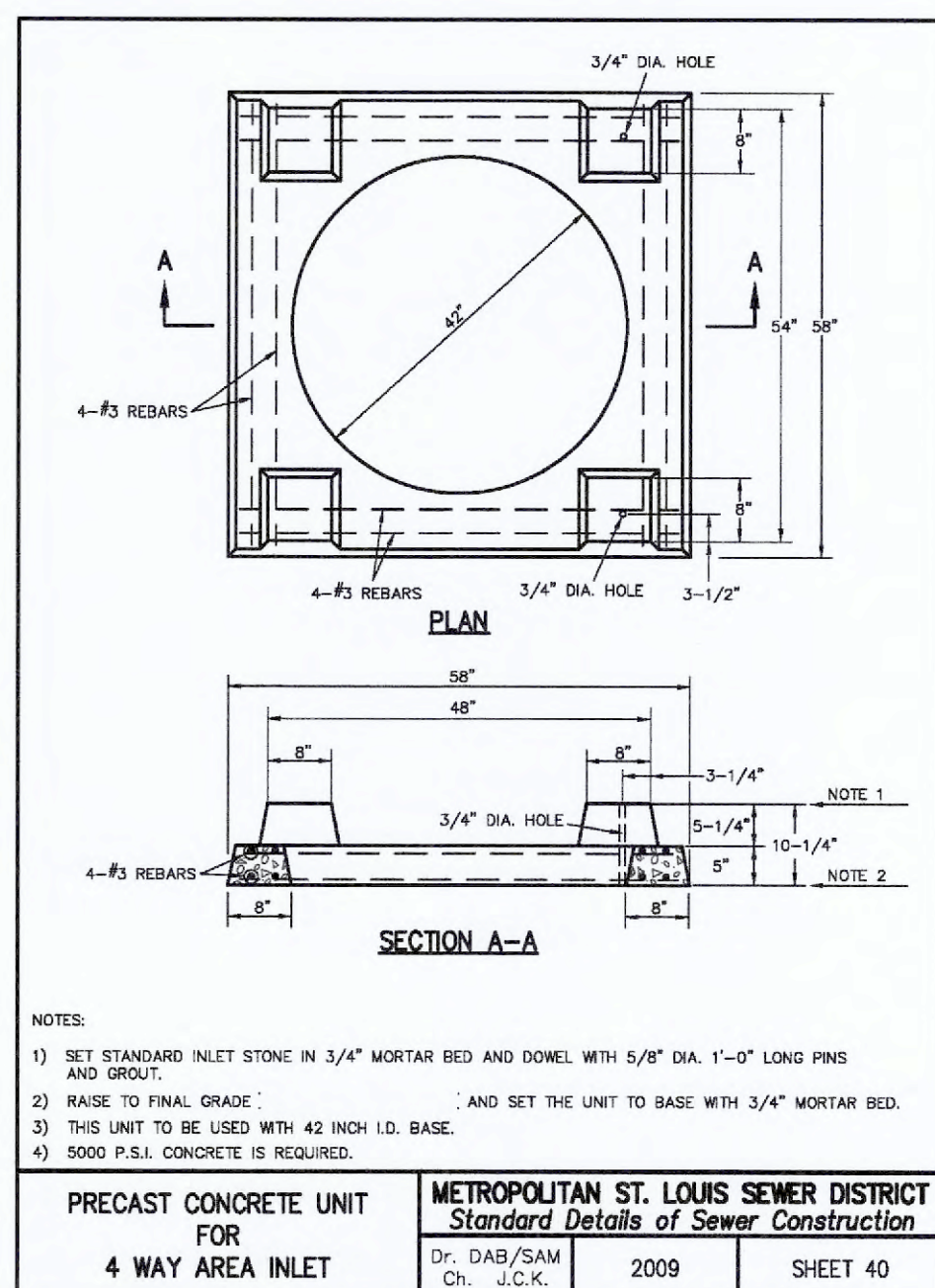
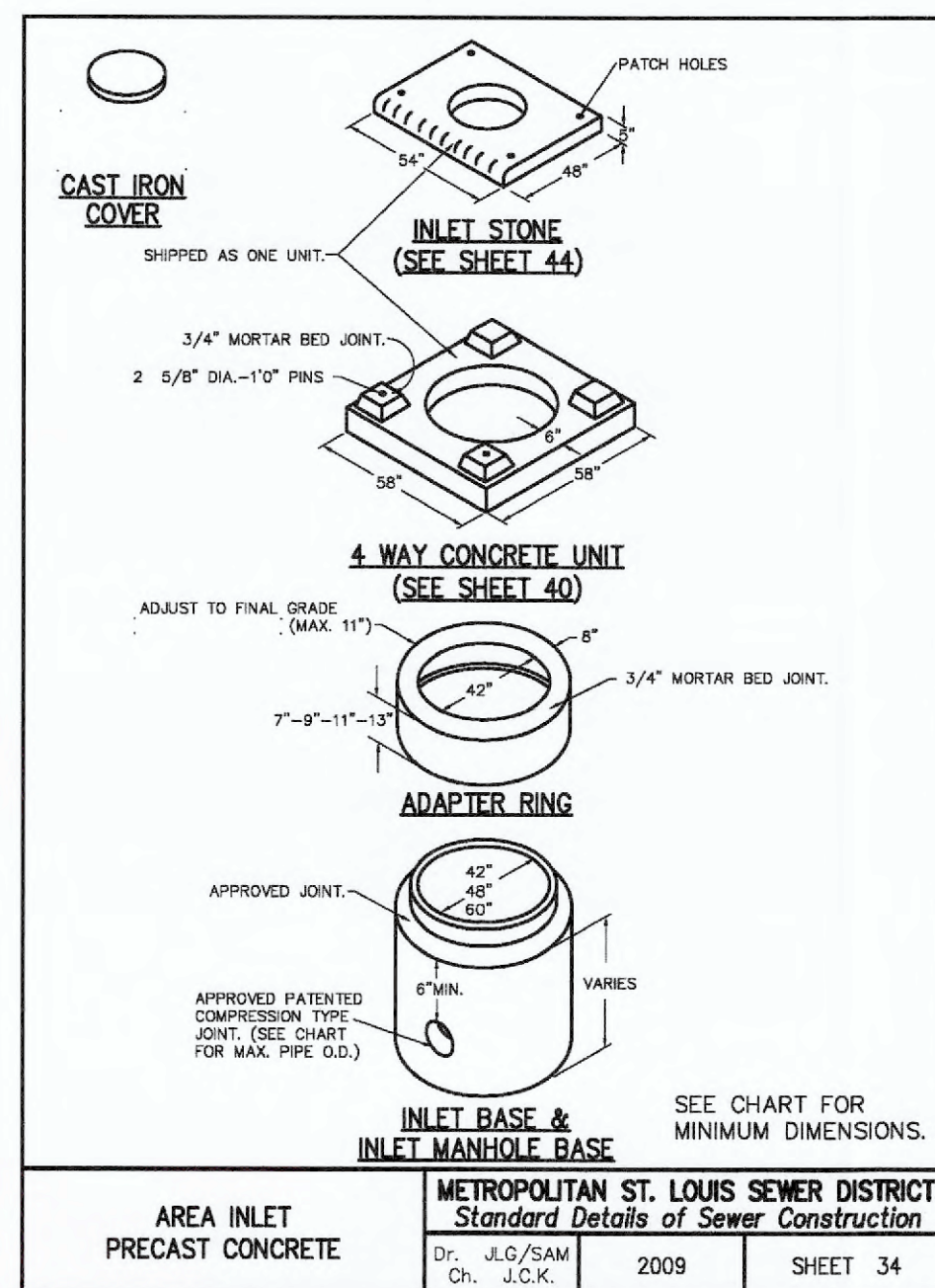
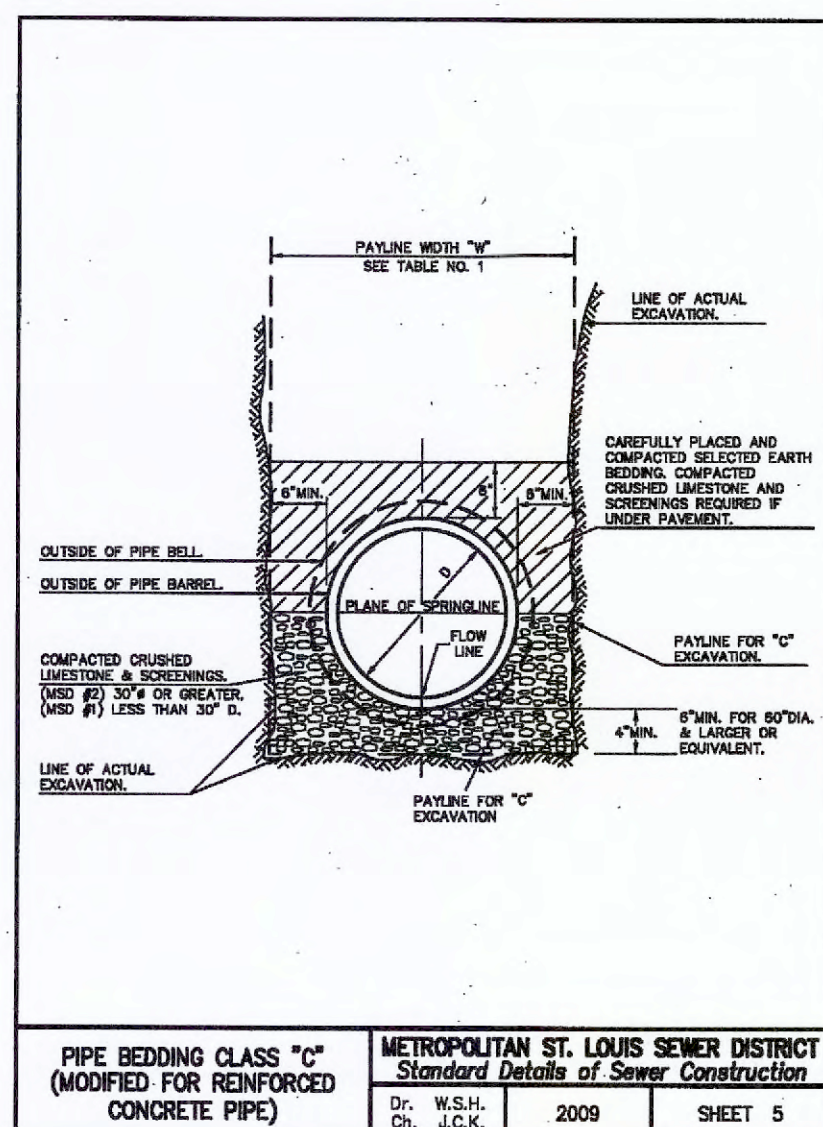
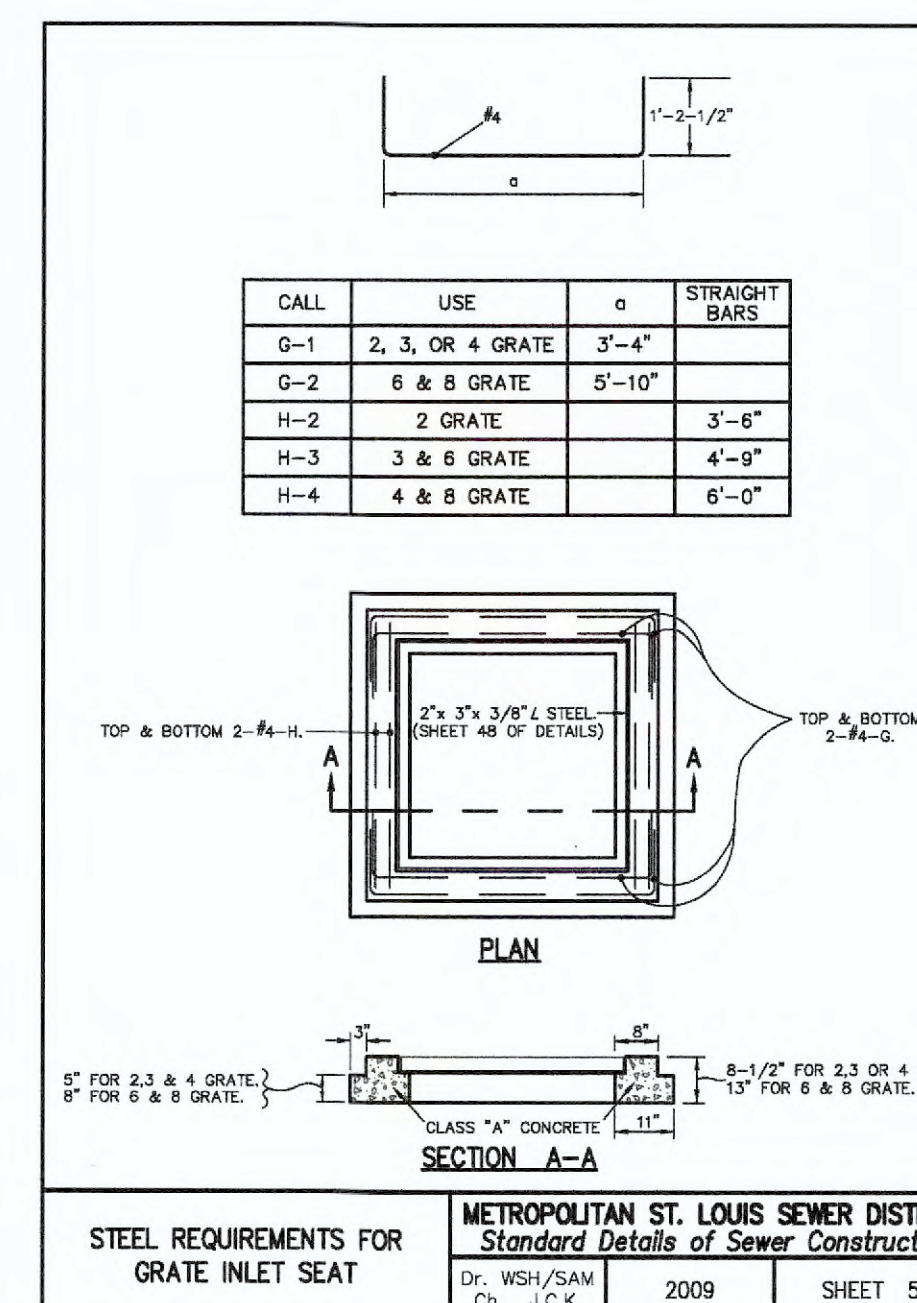
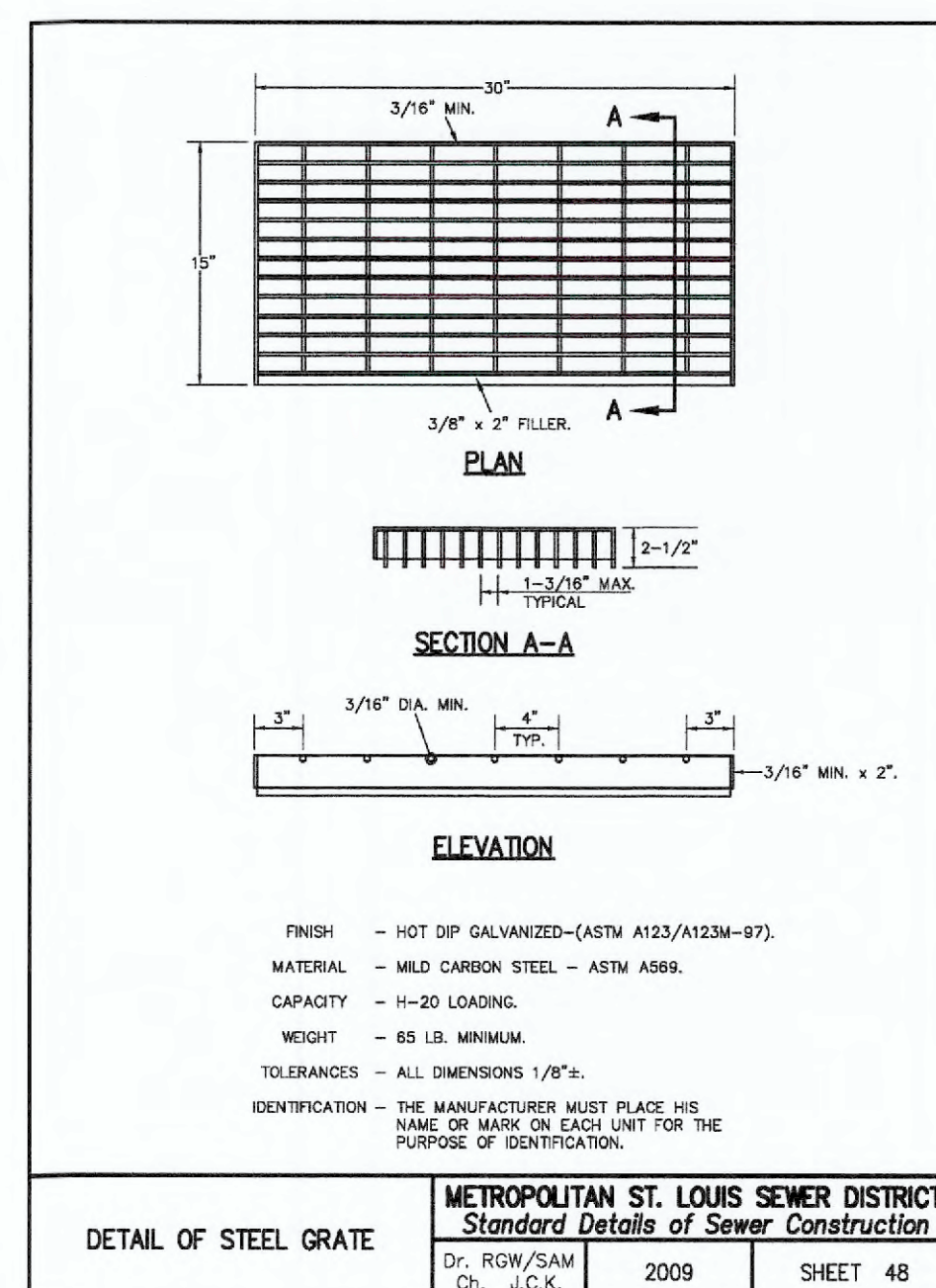
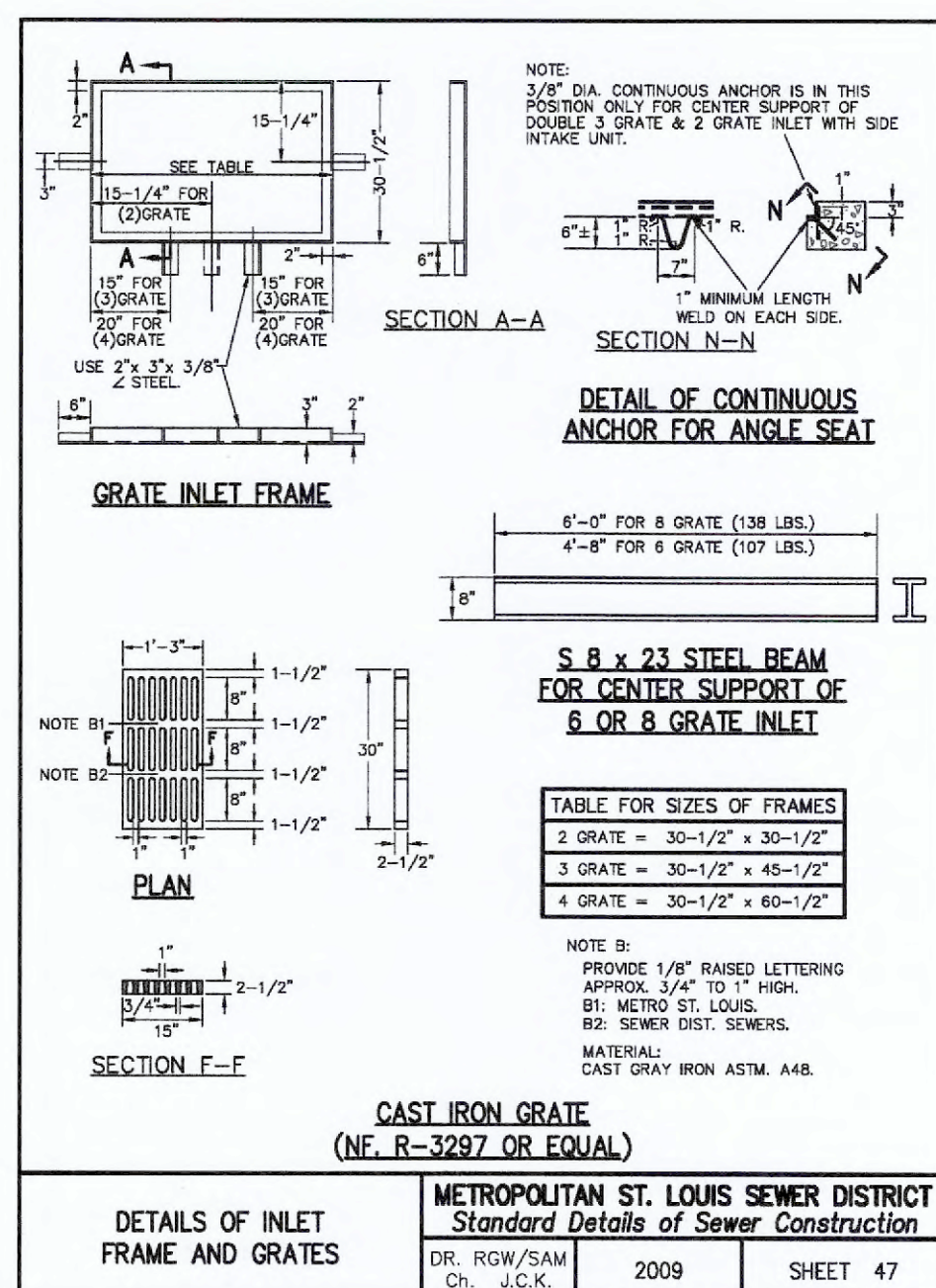
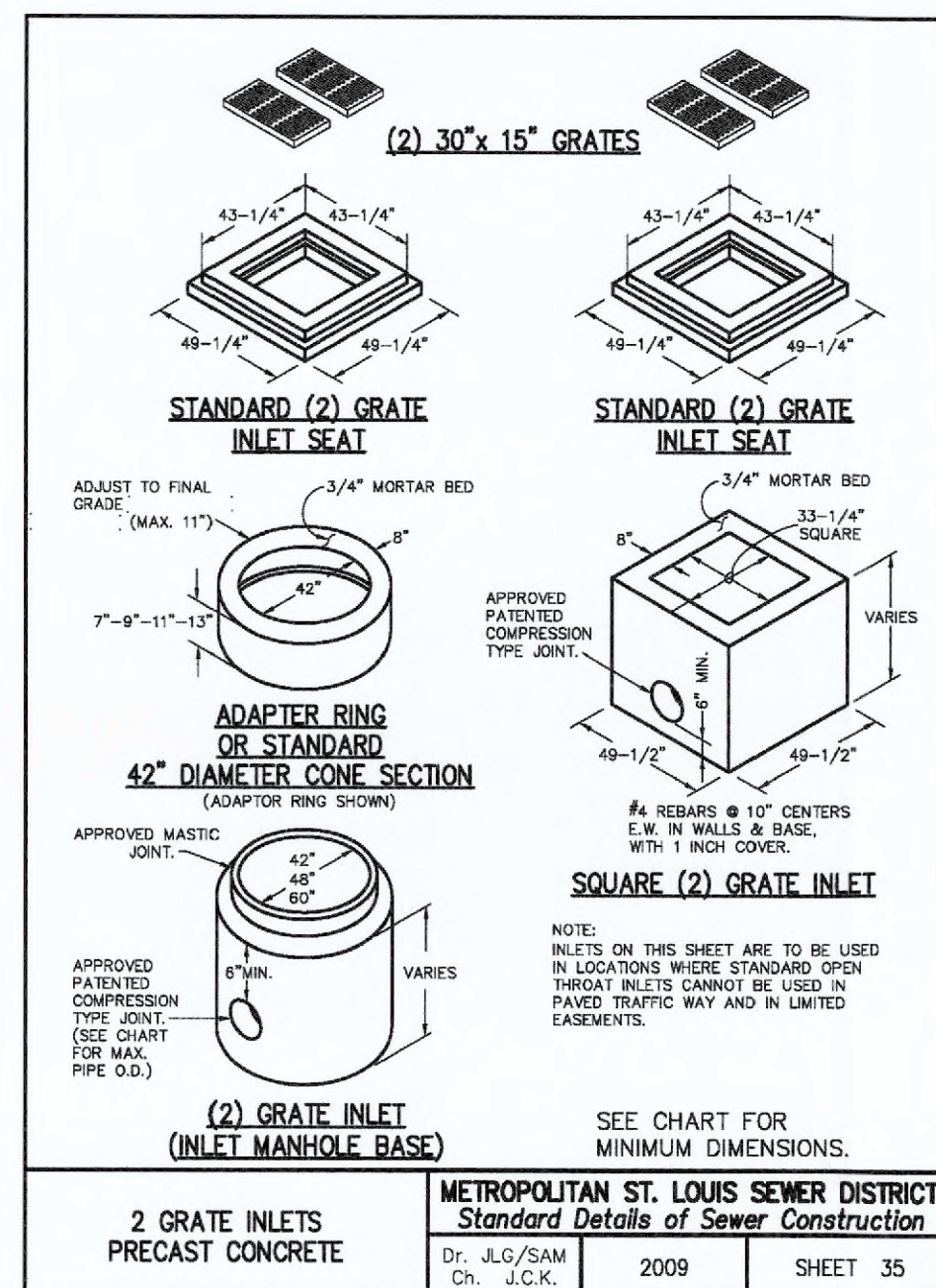
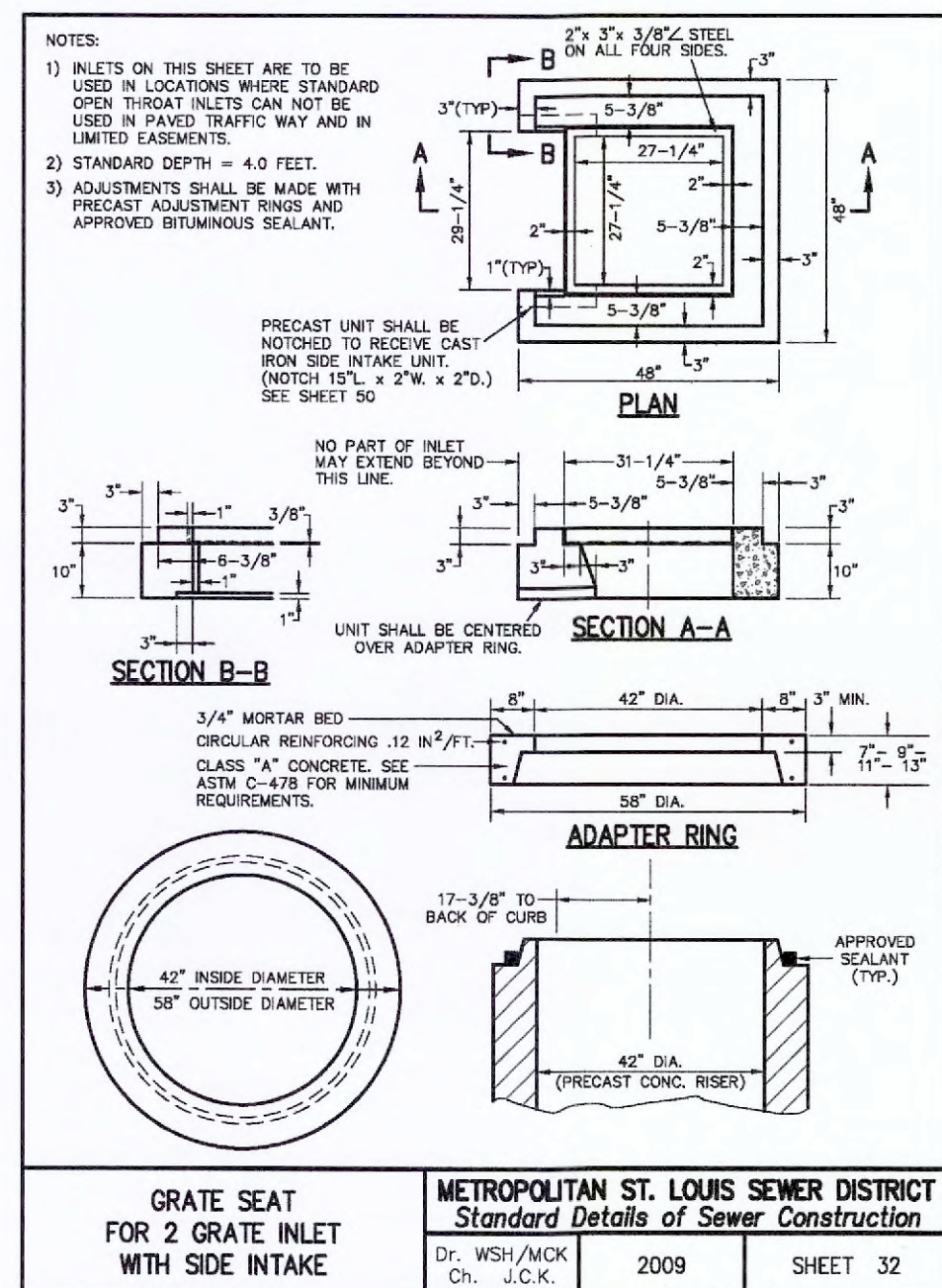
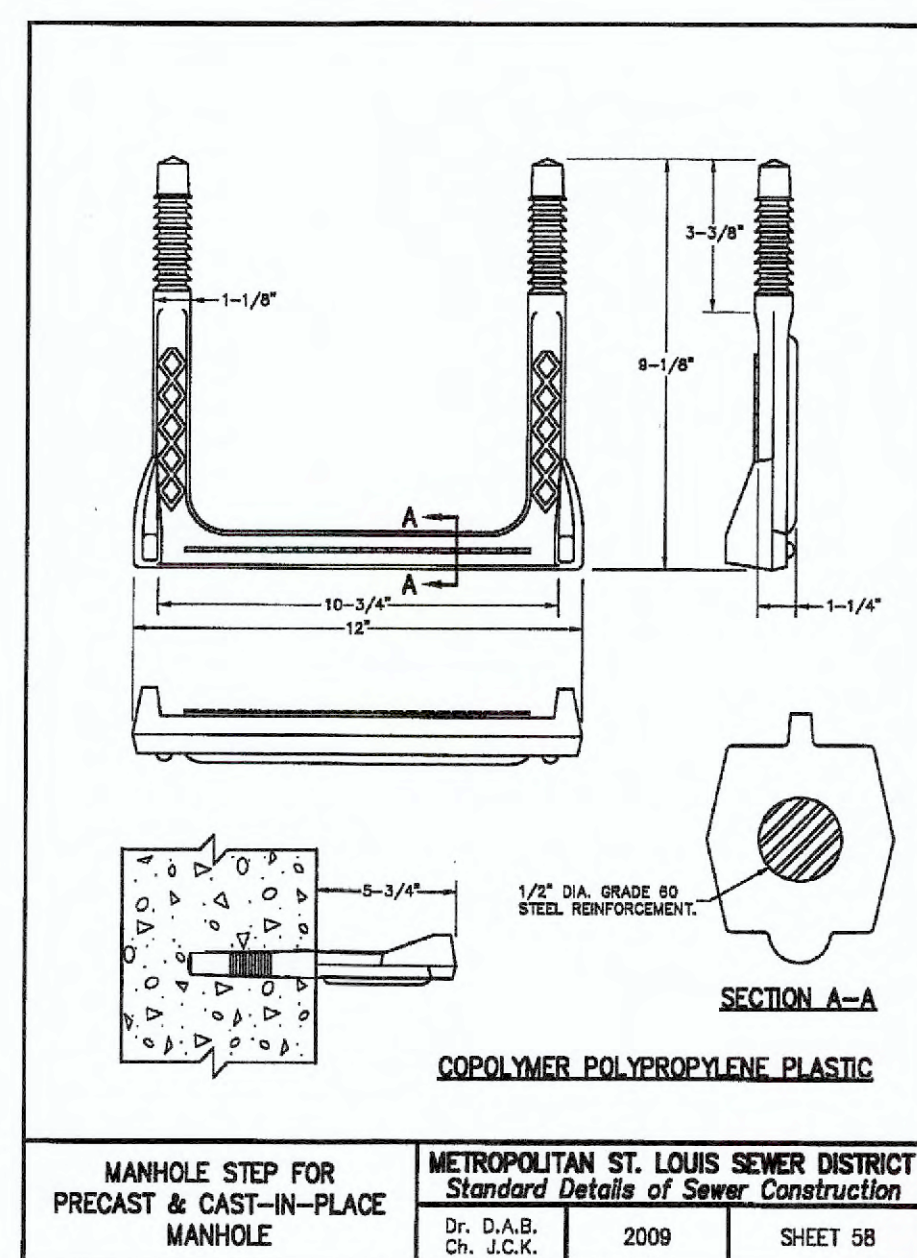
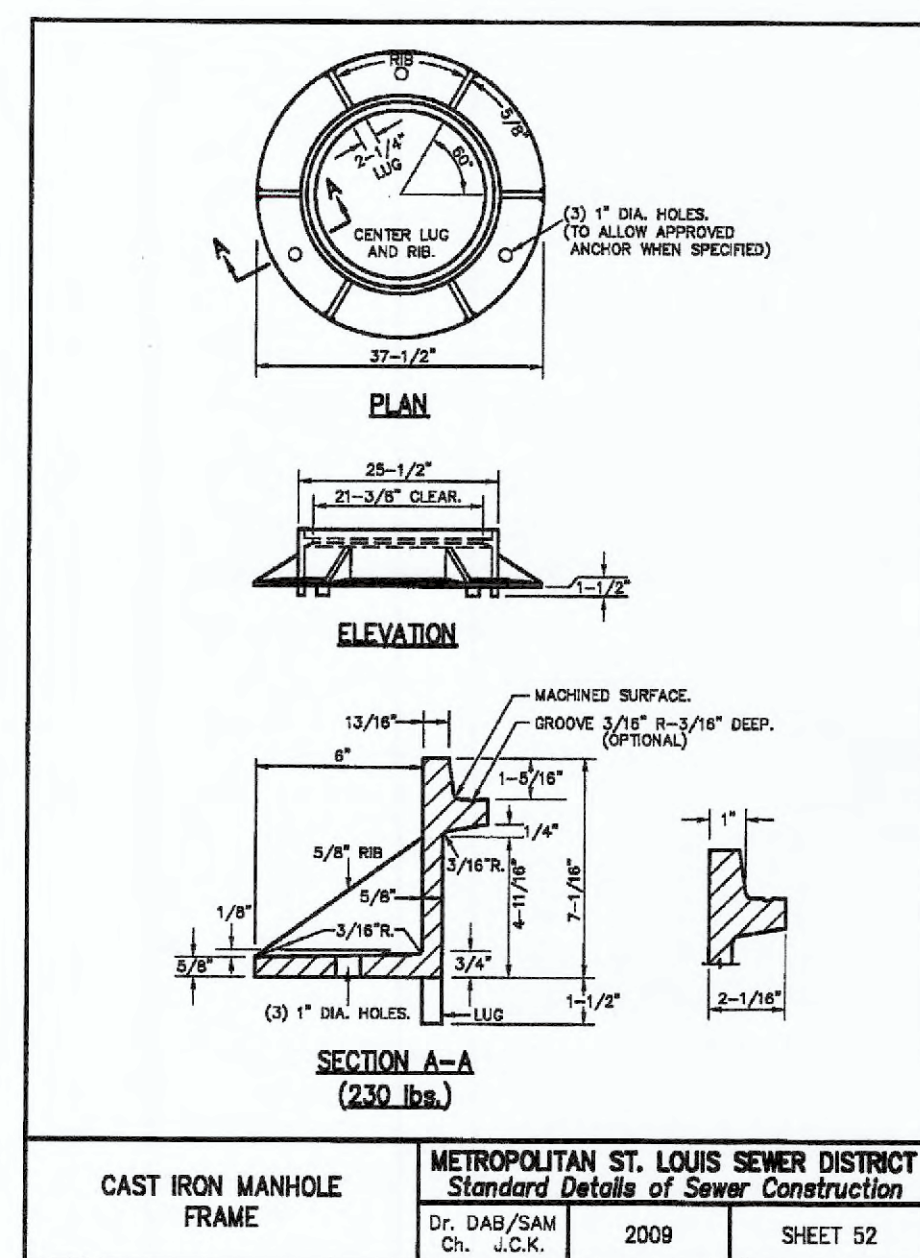
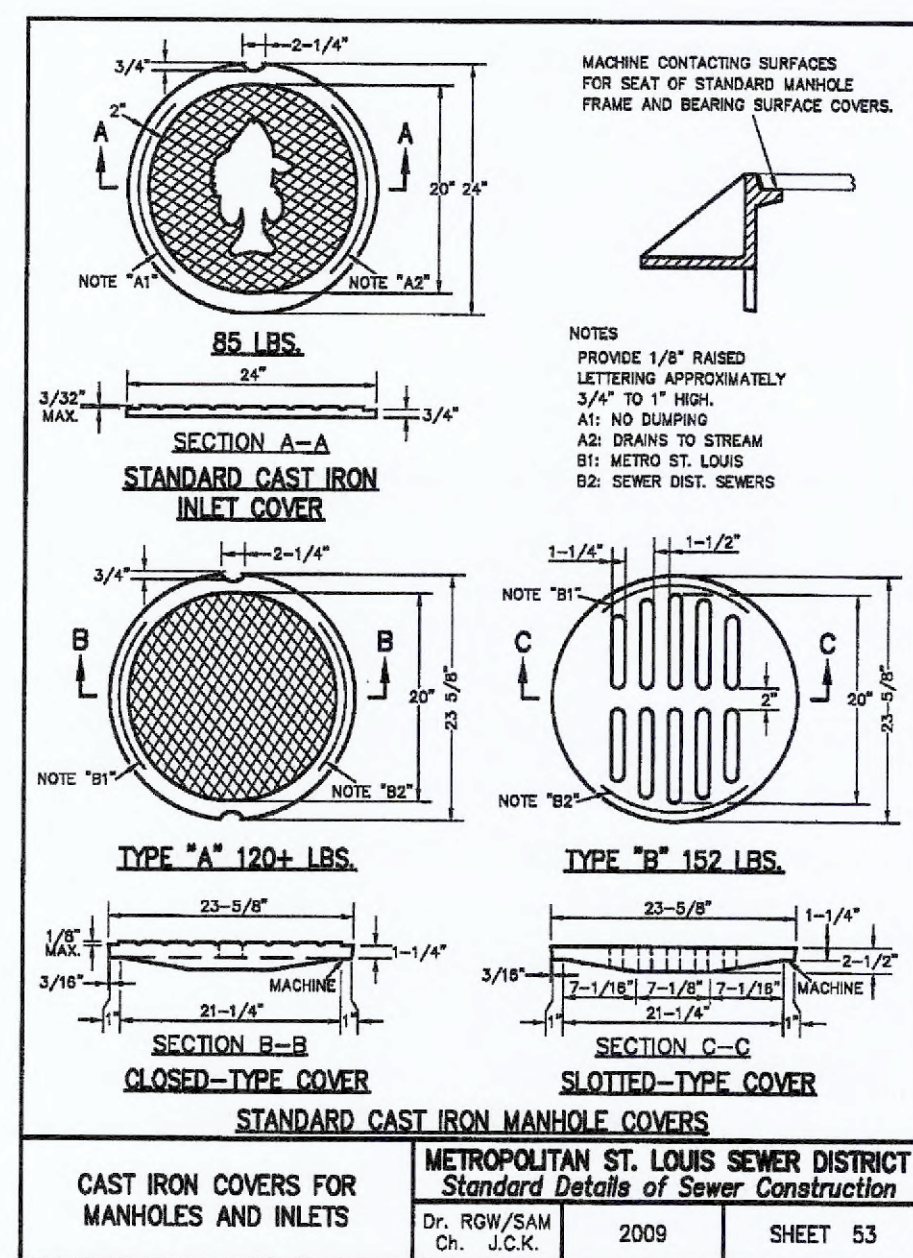
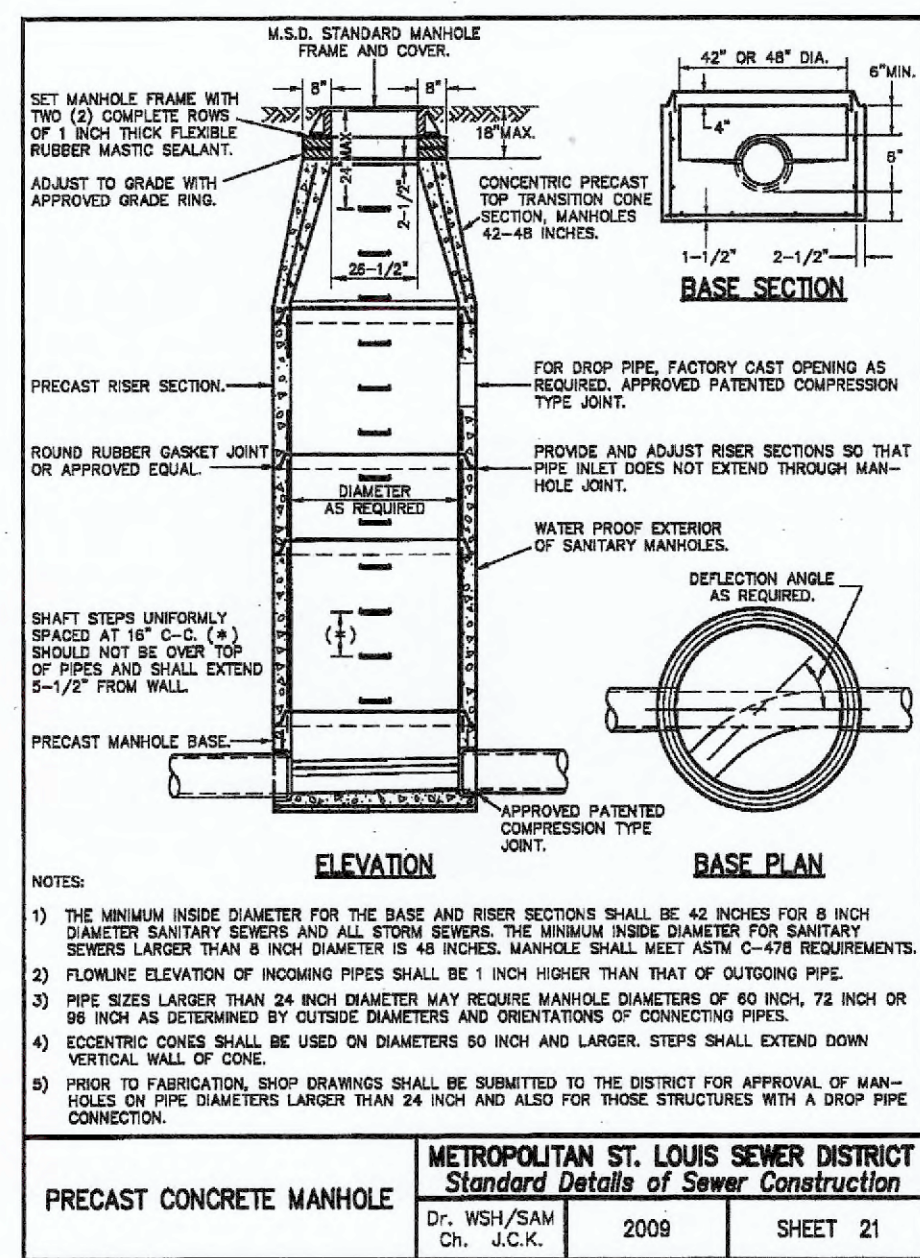
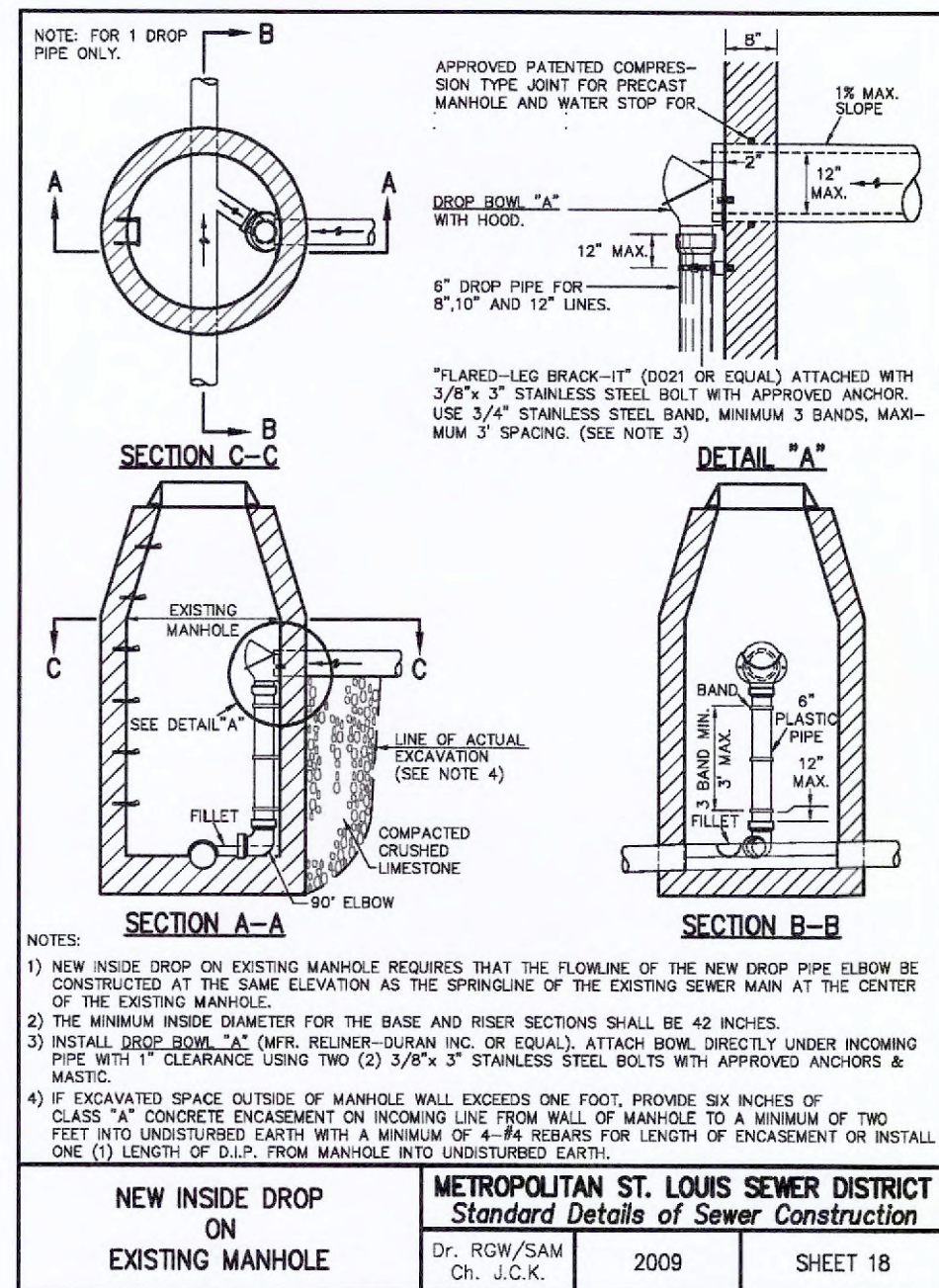
Bax Project # 20-18193	Issue Date: 6/26/2023
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## DCSD DETAILS

17 of 22

- Underground utilities have been plotted from available information and therefore location 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 improvements.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- All fill including places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM 01557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proofrolling and compaction.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system. The contractor will be required to install a brick bulkhead on the downstream side of the first new manhole constructed when connecting into existing sewers.
- All sanitary sewer flowlines and taps built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- It is the responsibility of the contractor to adjust all sanitary sewer manholes (that are affected by the development) to finish grade.
- Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
- All sanitary sewer construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
- All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2½ feet.
- All sanitary sewer manholes shall be watertight in accordance with Missouri Dept. of Natural Resources specification 10 CSR 20-8.120(6)(F) 1.
- All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe. Final backfill material shall be of suitable material removed from excavation except as other material is specified. Debris, frozen material, large rocks or stones, or other unstable materials shall not be used within 2 feet from top of pipe.
- All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. Flat invert structures not allowed.
- Epoxy Coating shall be used on all sanitary sewer manholes that receive pressurized mains.
- All creek crossings shall be lined with rip-rap as directed by District Inspectors.
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to existing residential driveways and streets.
- Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot I Mission-type couplings will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- Type 'N' Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.
- All sanitary sewer system work shall be conducted under the inspection of a representative of the District. All work may not require inspection but the District's representative may designate specific areas that must be inspected before the work is backfilled. All testing must be witnessed by the District's Inspector and the Contractor shall furnish all testing equipment as approved by the District. Testing shall include:
  - A mandrel test of all gravity sewers using a mandrel with a diameter that has a diameter 95% of the inside pipe diameter. If the mandrel test fails on any section of pipe, that section of pipe shall be uncovered and replaced. No expansion devices will be allowed to be used to "force" the pipe that is deformed back into round. Any string lines used in mandrel testing shall be removed after testing is completed. Deflection testing cannot be conducted prior to 30 days after final backfill.
  - An air pressure test of all gravity sewers to a pressure of 5 PSI with no observed drop in pressure during a test period of 5 minutes.
  - A vacuum test of all manholes for a period of 1 minute and the vacuum shall be 10 of mercury and may not drop below 9" of mercury at the end of the 1 minute test.





PROJECT TITLE:

AS-BUILT PLANS FOR:  
FIRST COMMUNITY  
CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368

ENGINEERING  
PLANNING  
SURVEYING

221 Point West Blvd.  
St. Charles, MO 63301  
636-959-5552  
FAX 636-959-1718

Box Project # 20-18983

Issue Date: 6/26/2023

REFERENCE DRAWINGS ONLY, ENGINEERS SEAL DOES NOT APPLY TO THESE DETAILS

REVISIONS

09/11/24	CITY COMMENTS
10/07/24	CITY COMMENTS

Developer / Owner:

FIRST COMMUNITY CREDIT UNION  
17151 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MO 63005  
636-728-3333

STORM DETAILS

P+Z No. # 21-000854

Approval Date: May 4, 2023

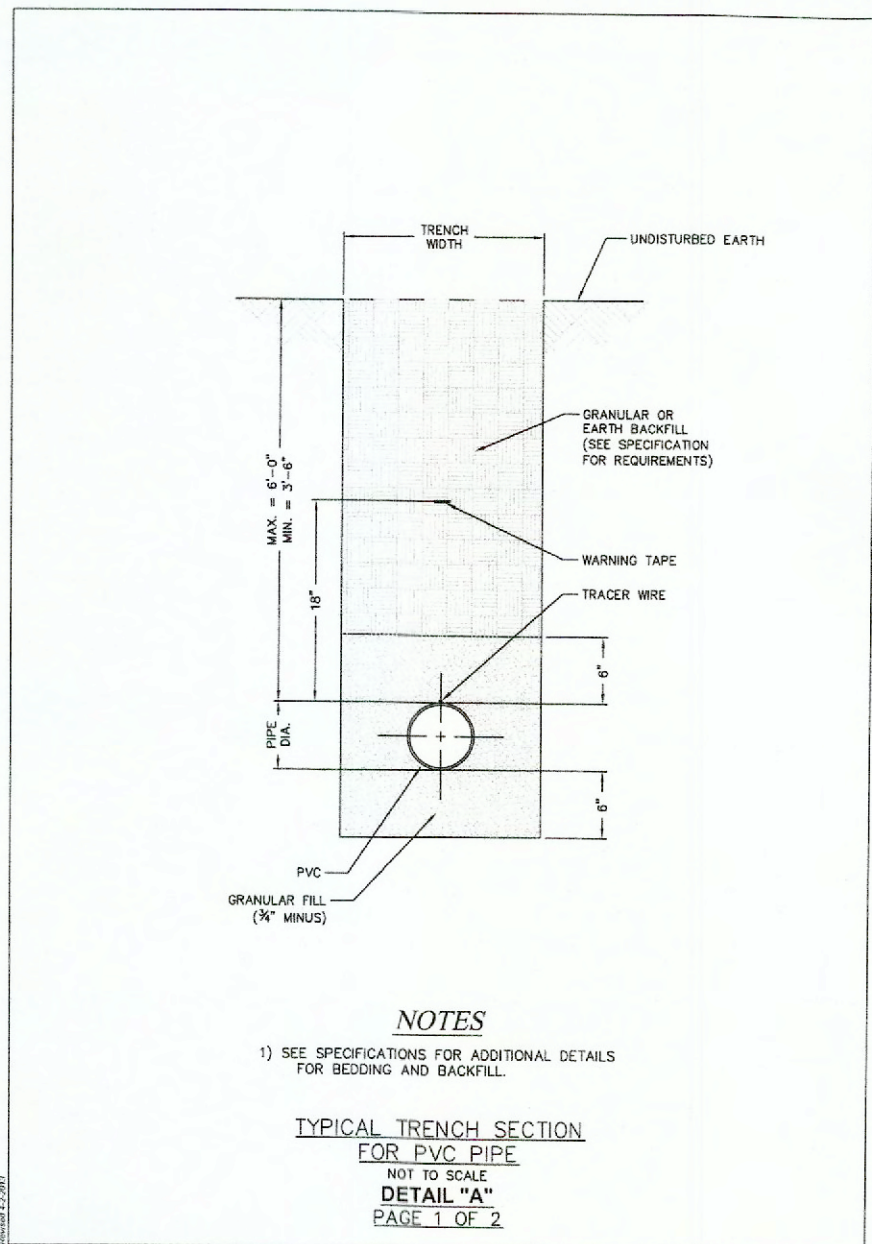
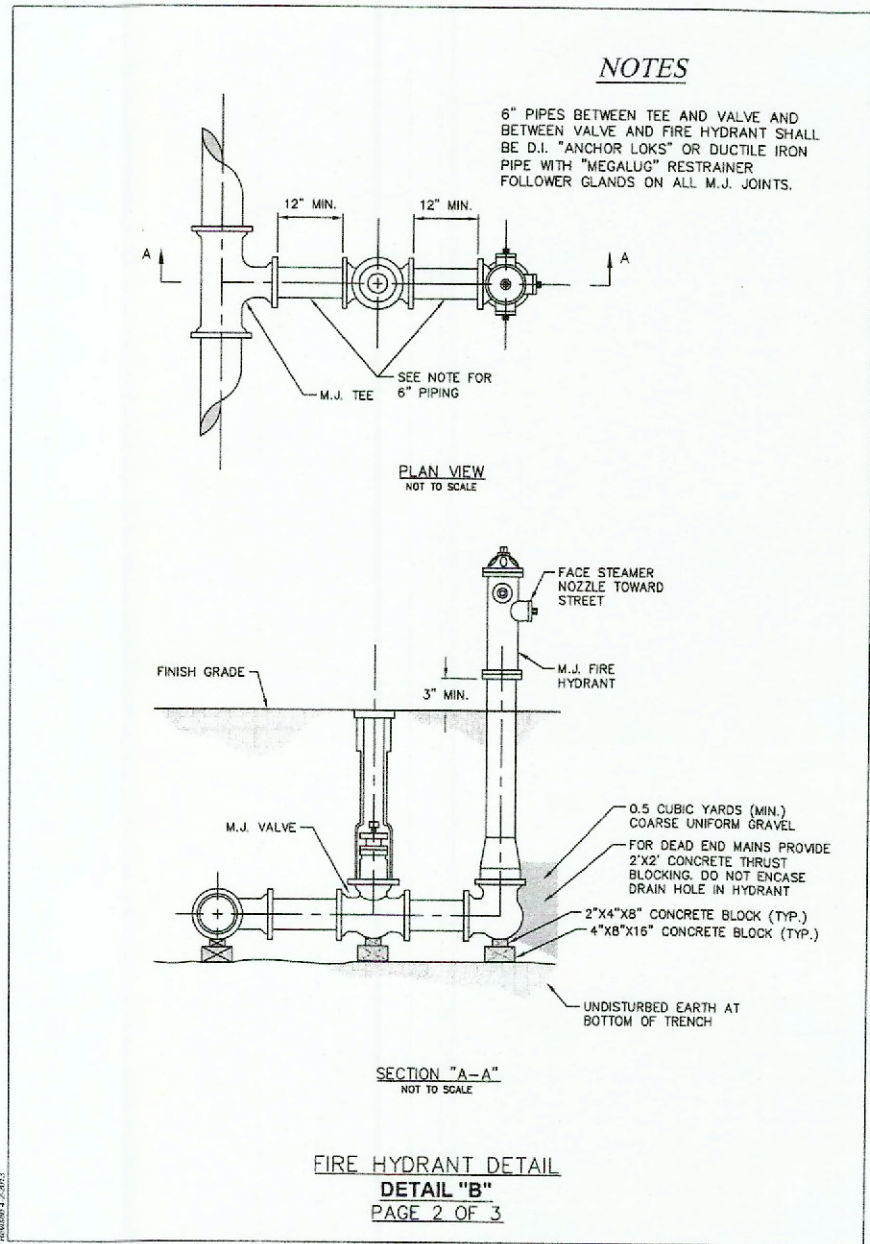
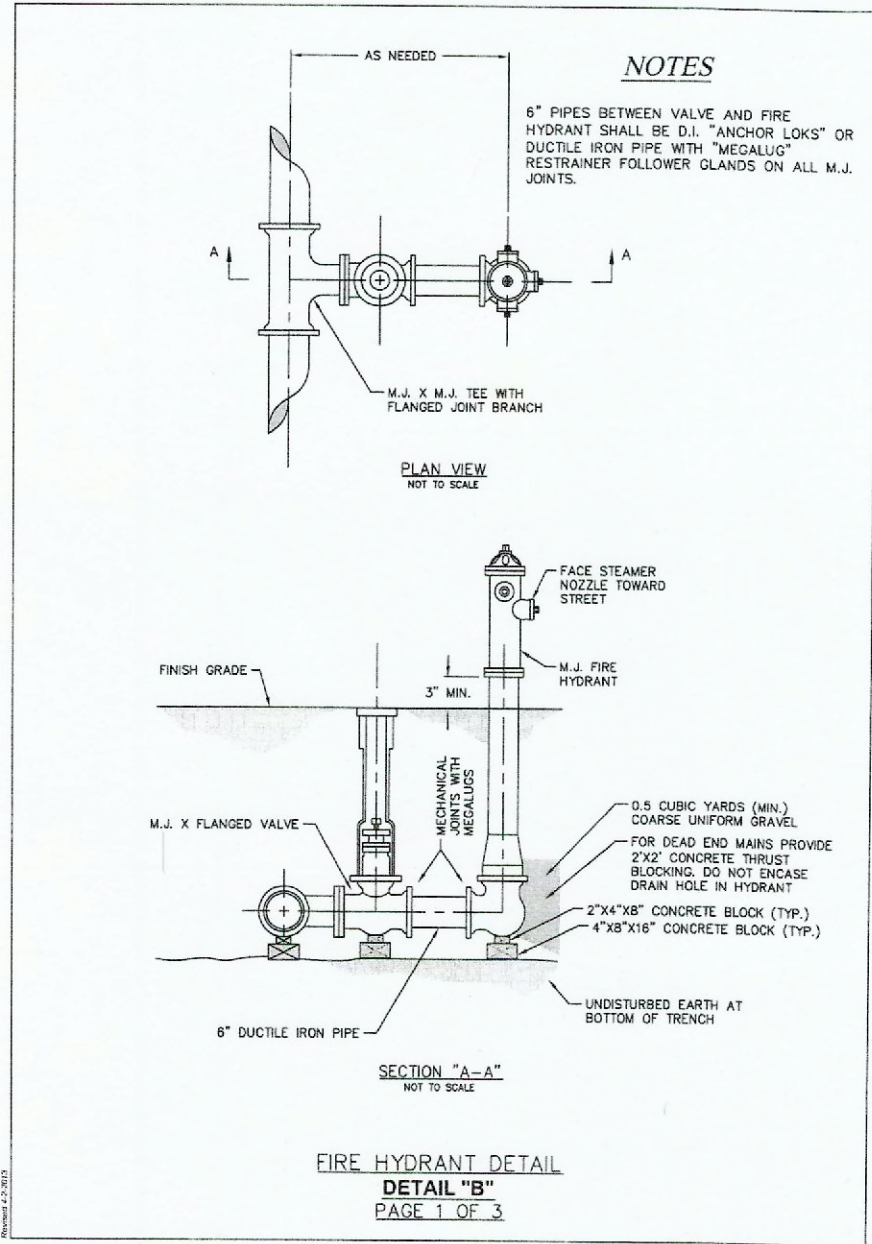
City No. #

Page No. 18 of 22







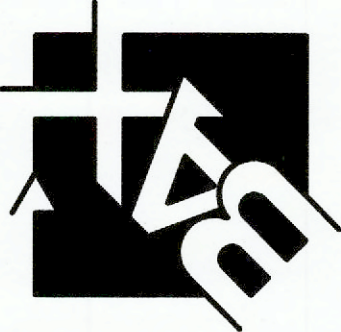


PROJECT TITLE:

AS-BUILT PLANS FOR:  
FIRST COMMUNITY  
CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368

ENGINEERING  
PLANNING  
SURVEYING

231 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 636-1718



REFERENCE DRAWINGS  
ONLY, ENGINEERS  
SEAL DOES NOT  
APPLY TO THESE  
DETAILS

REVISIONS

DATE	CITY COMMENTS
09/11/24	CITY COMMENTS
10/07/24	CITY COMMENTS

Developer / Owner:

FIRST COMMUNITY CREDIT UNION  
17151 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MO 63005  
636-728-3333

WATER DETAILS

P+Z No. # 21-000854

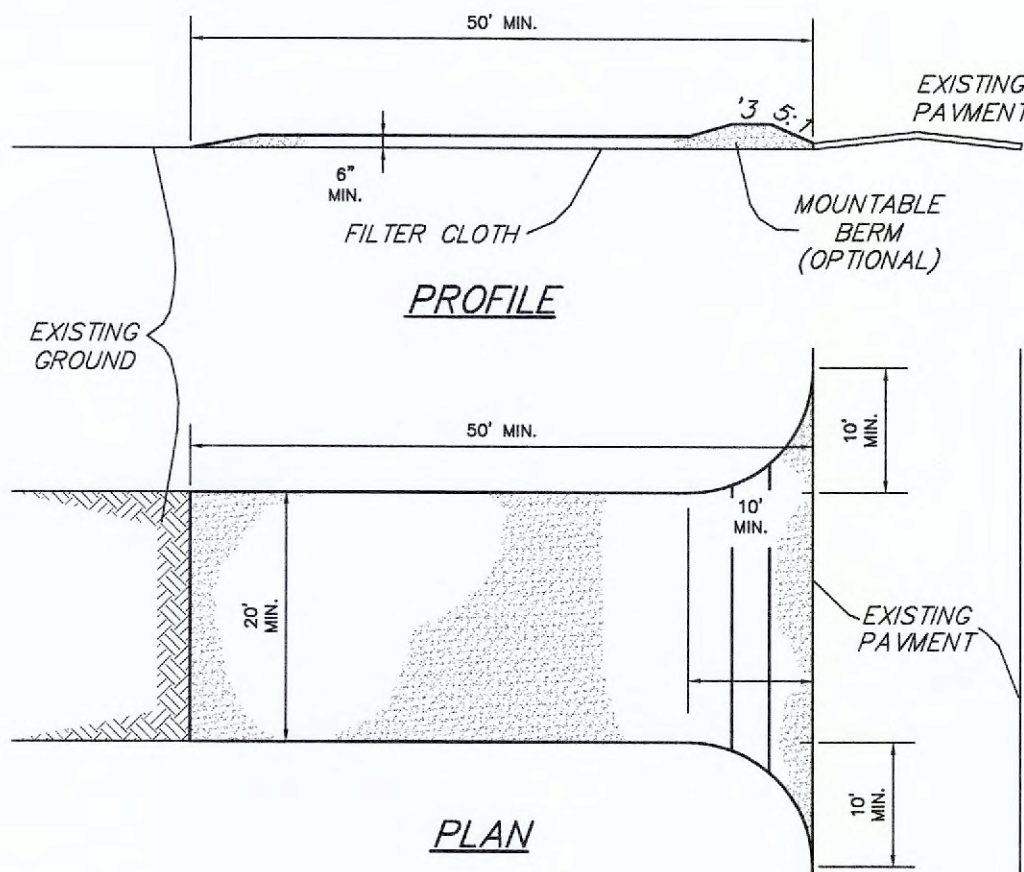
Approval Date: May 4, 2023

City No. #

Page No.

20 of 22

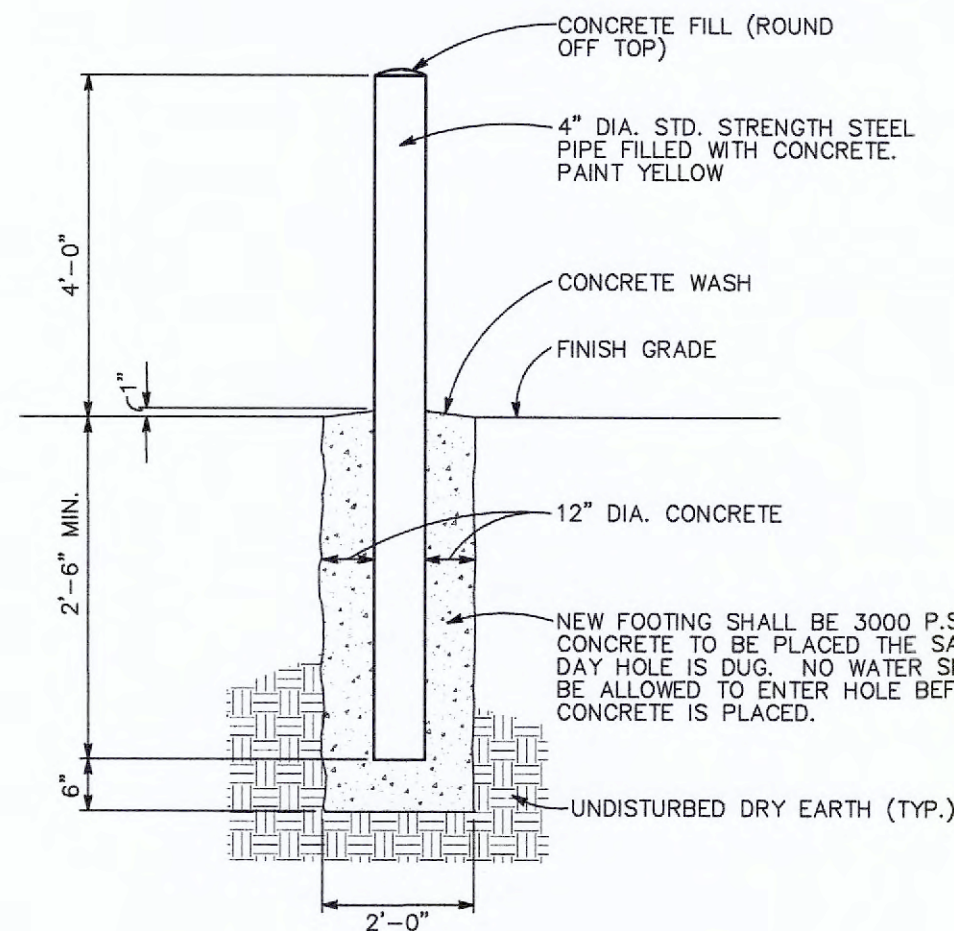




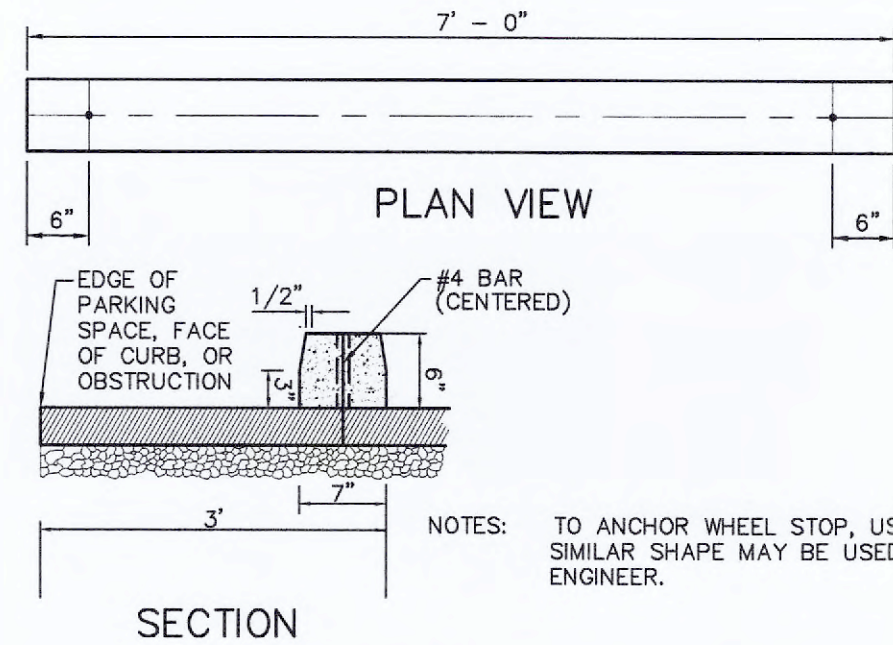
#### CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Twenty (20) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.
10. If water is not available, a water truck is to be provided.

#### STABILIZED CONSTRUCTION ENTRANCE/WASHDOWN AREA NOT TO SCALE



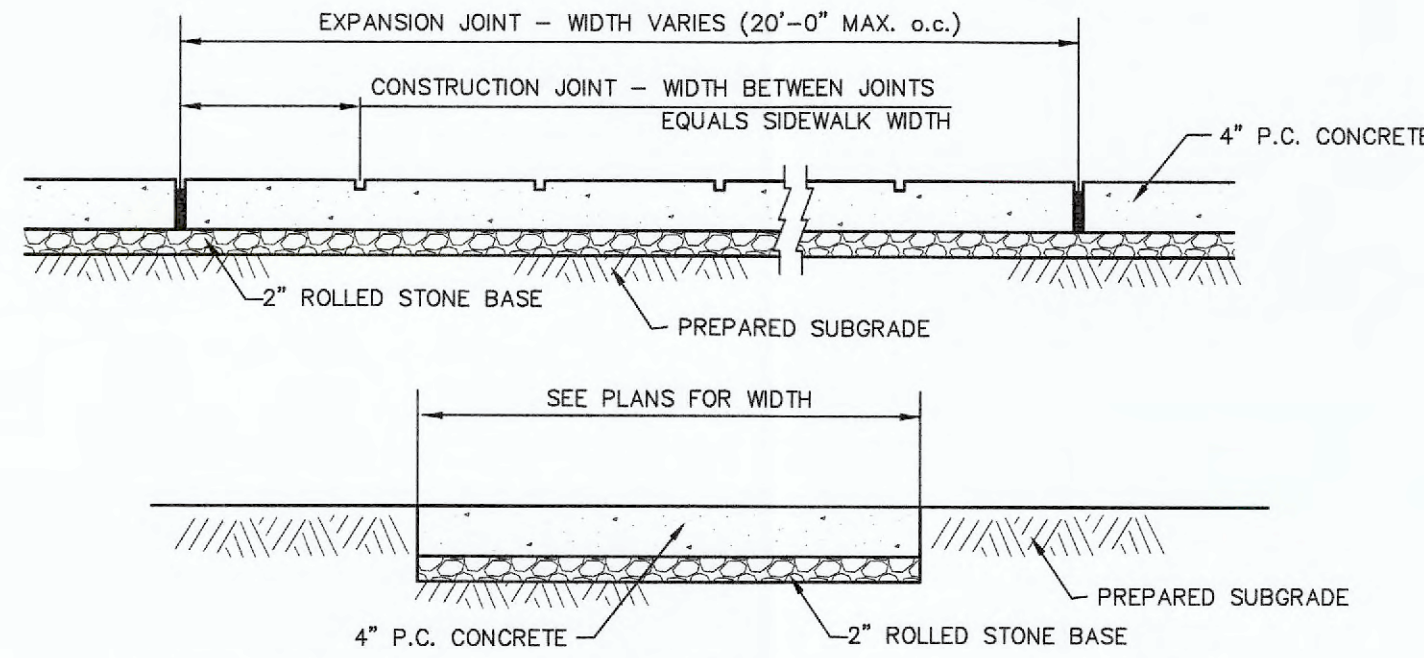
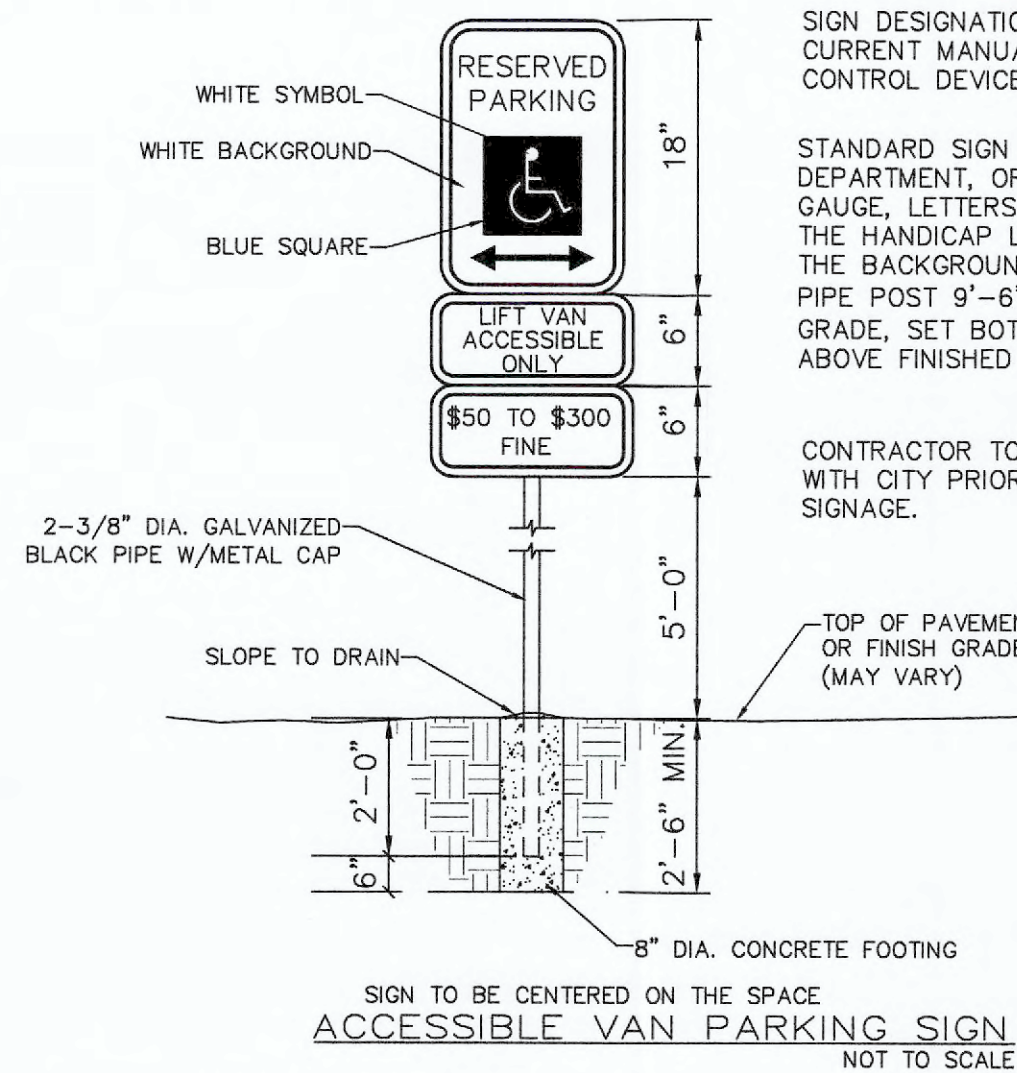
#### 4" PIPE BOLLARD DETAIL NOT TO SCALE



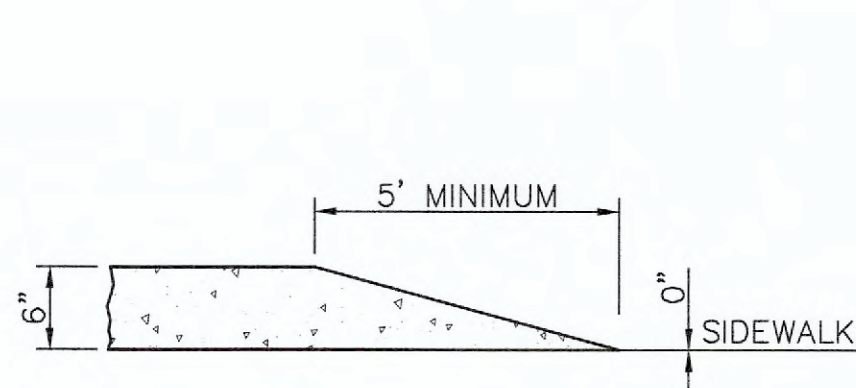
#### PRECAST CONCRETE WHEELSTOP

#### PER RN #19

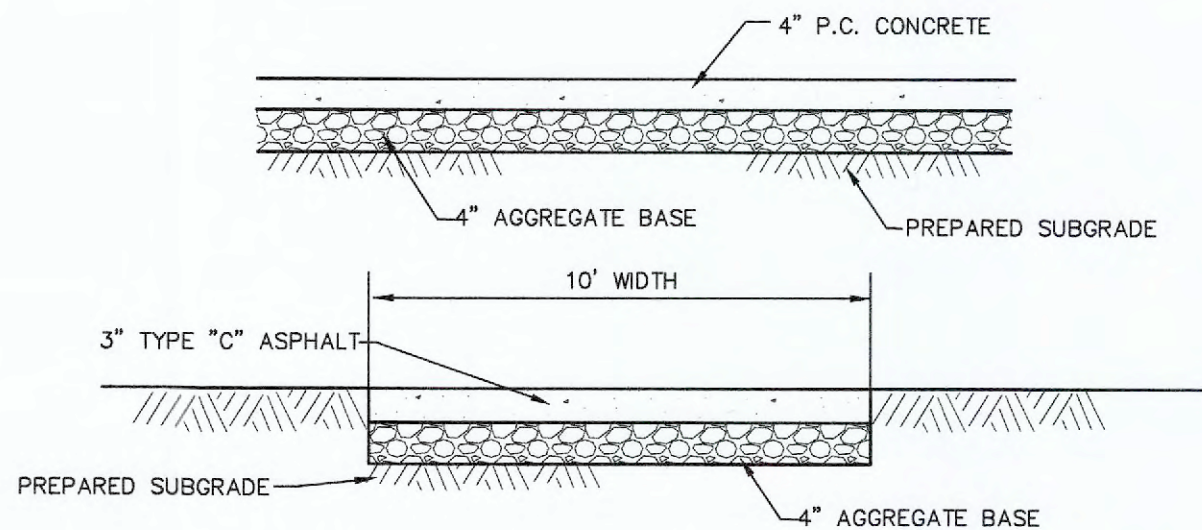
All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG andbCarboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT).



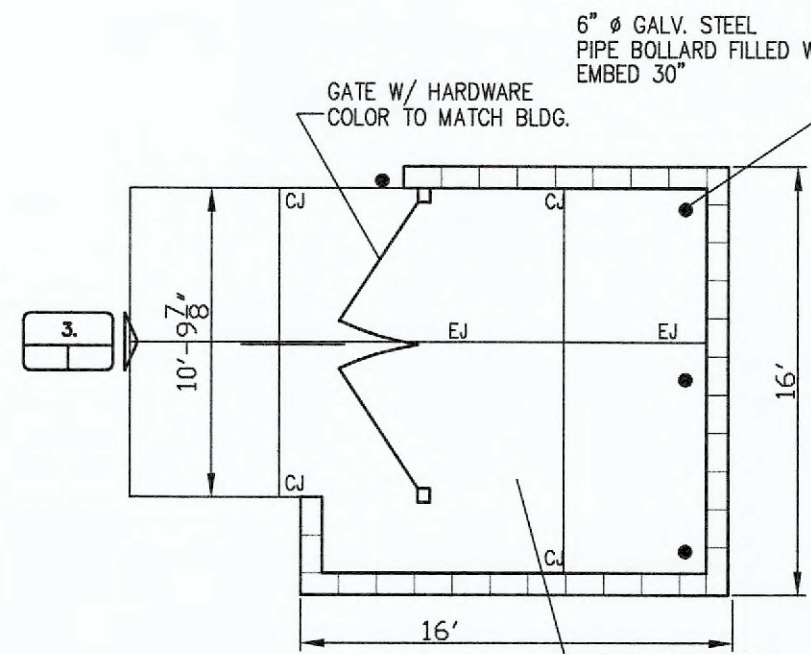
#### CONCRETE SIDEWALK DETAIL NOT TO SCALE



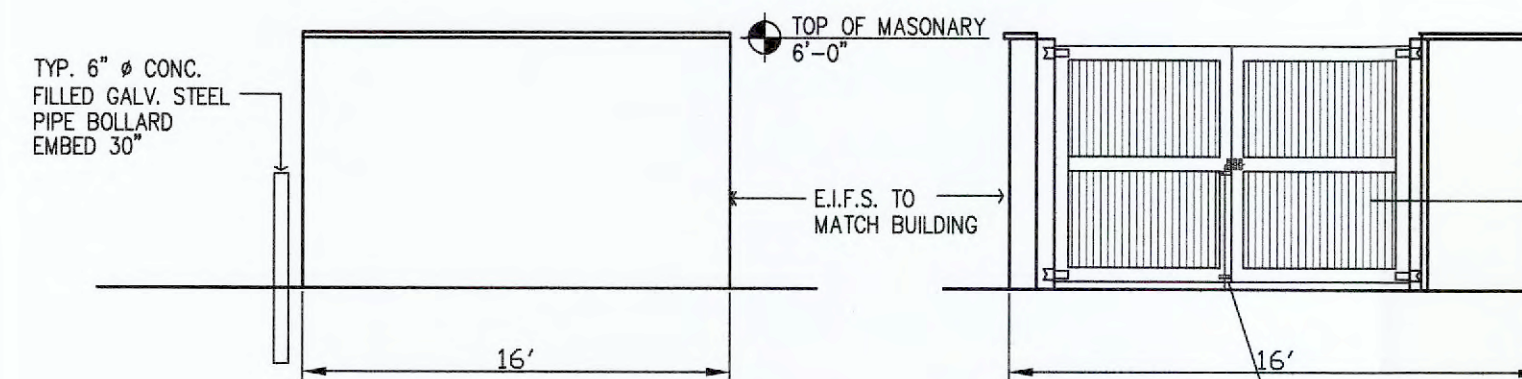
#### CURB TAPER DETAIL



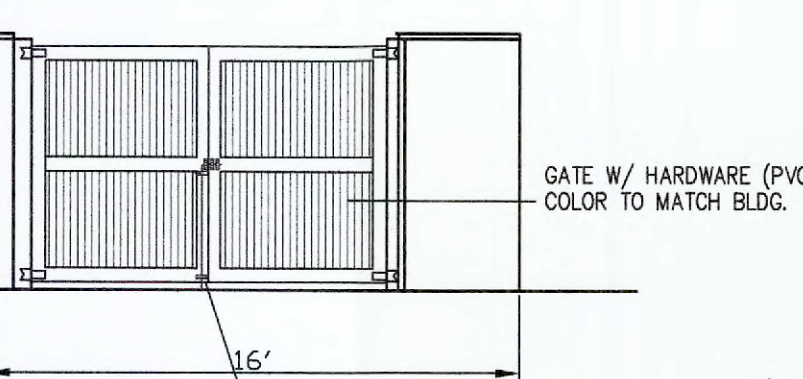
#### MULTI-USE TRAIL DETAIL NOT TO SCALE



#### 1. TRASH ENCLOSURE PLAN NOT TO SCALE



#### 2. ELEVATION NOT TO SCALE



#### 3. ELEVATION NOT TO SCALE

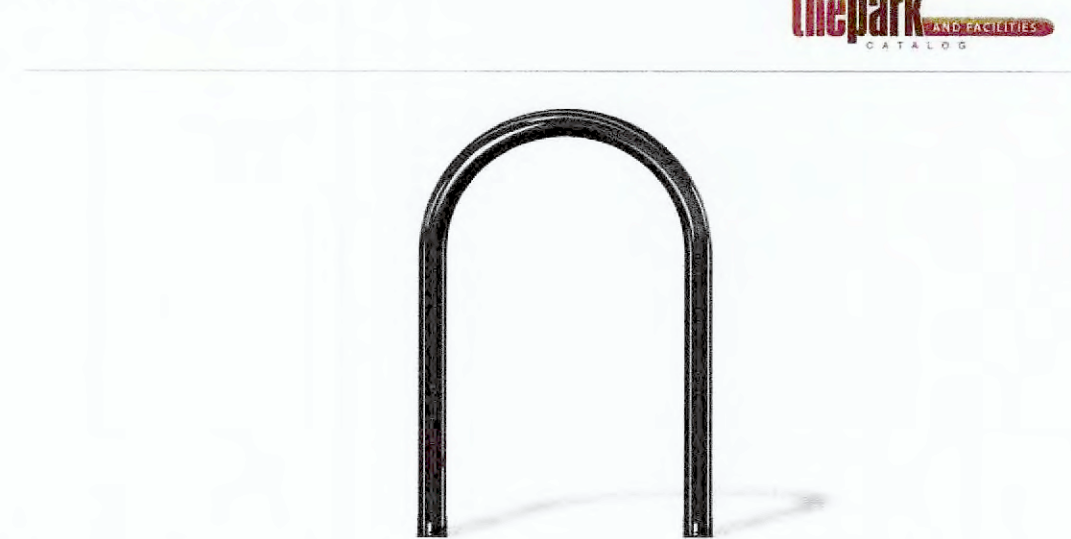
THIS DETAIL HAS BEEN PROVIDED FOR CONCEPTUAL APPROVAL ONLY. EXACT DETAIL OF MATERIAL AND CONSTRUCTION METHODS SHALL BE OUTLINES IN THE ARCHITECTURAL BUILDING PLANS.

\*\* CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION OF TRASH ENCLOSURE



#### ACCESSIBLE VAN PARKING SIGN NOT TO SCALE

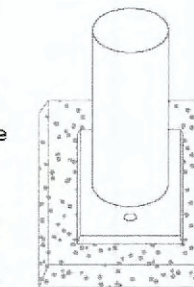
#### U-Rack Bike Rack Specifications Page 1



**Product Details:**  
Dimensions Length 24" / Depth 1.9" / Height 36" (46" In Ground) / Mounting Plates 6"  
Weight Surface Mount: 19-lbs In-ground: 22-lbs  
Styling Contemporary  
Capacity Holds 2 Bikes  
Finish Durable baked-on powder coat or hot dipped galvanized  
Construction Standard-Duty 1.5" Schedule 40 Pipe (1.9" OD) Steel

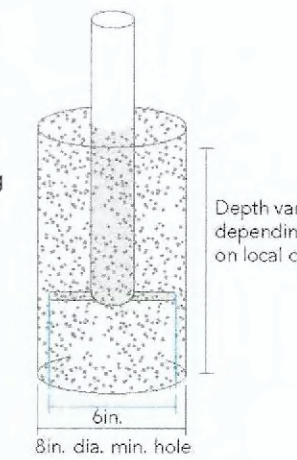
#### Surface Mount:

Bolts through bottom plate into pre-drilled concrete into ground anchors. Use appropriate length and size bolt for local requirements.

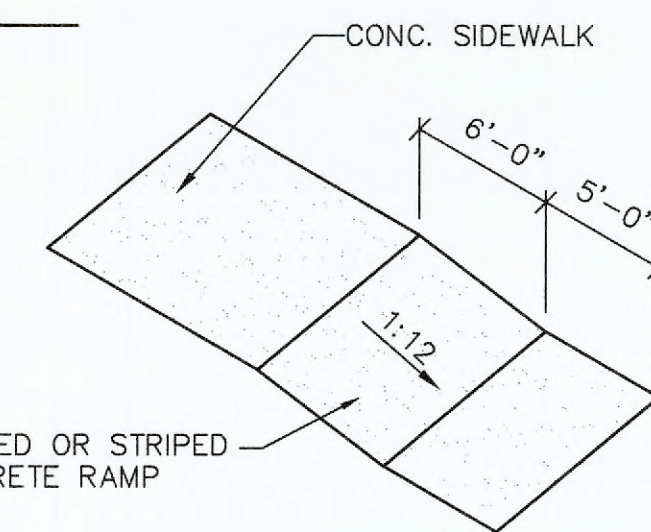


#### In-ground Mount:

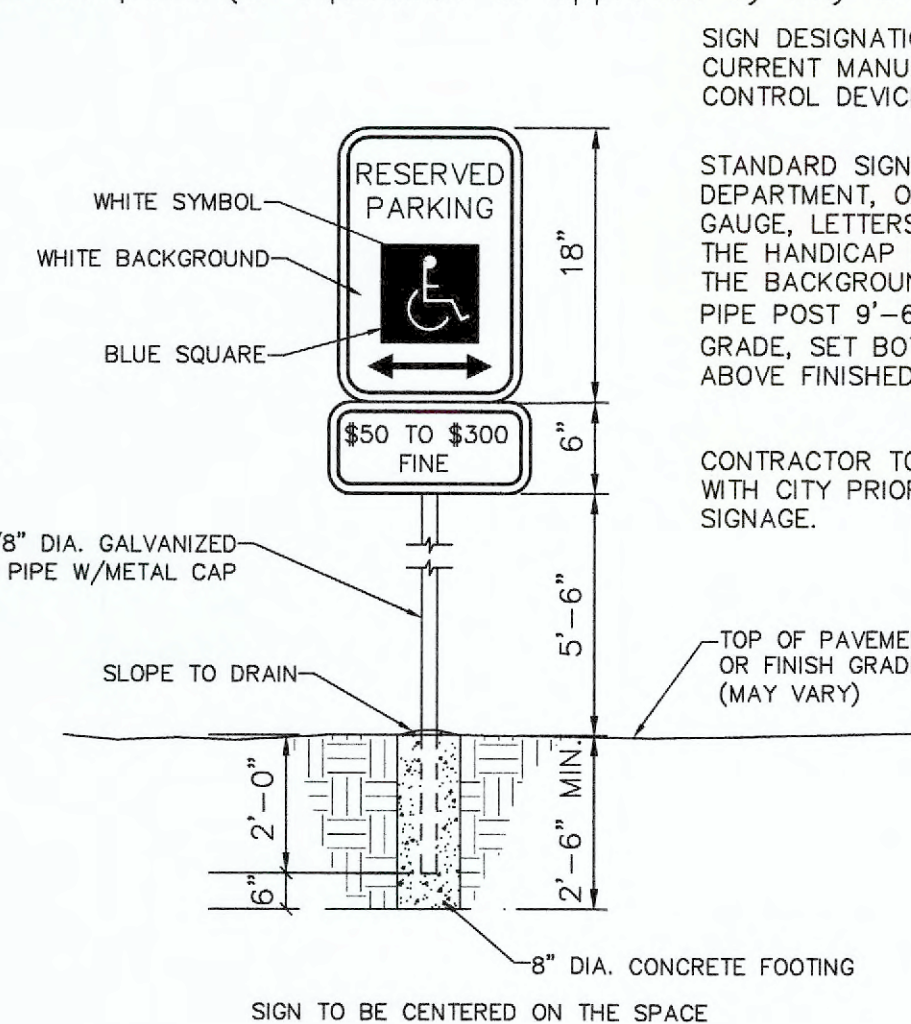
Embedded in hole filled with concrete. Depth of the hole varies depending on local code.



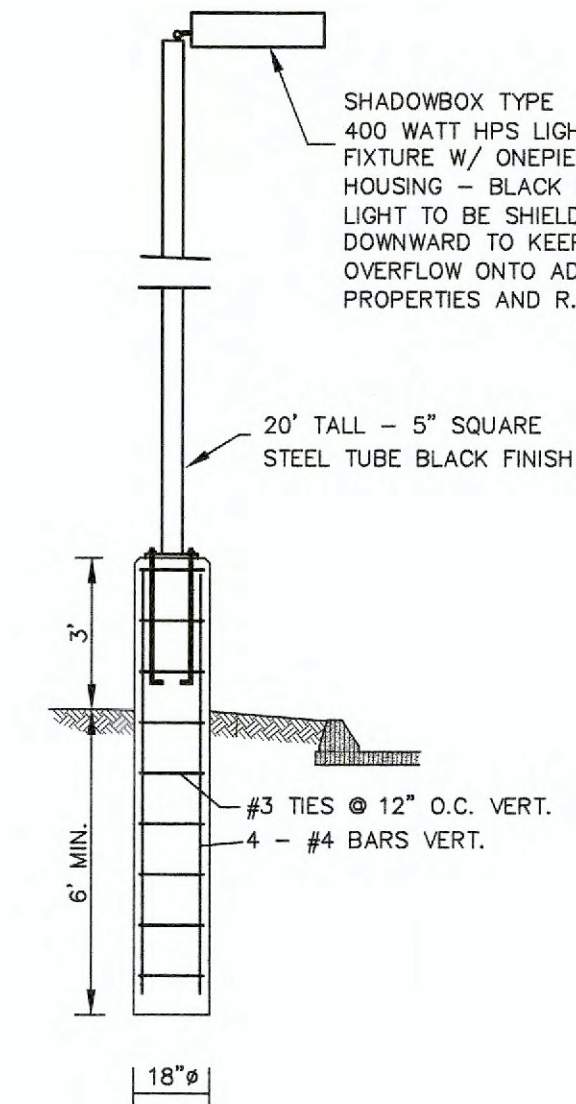
#### BIKE RACK DETAIL



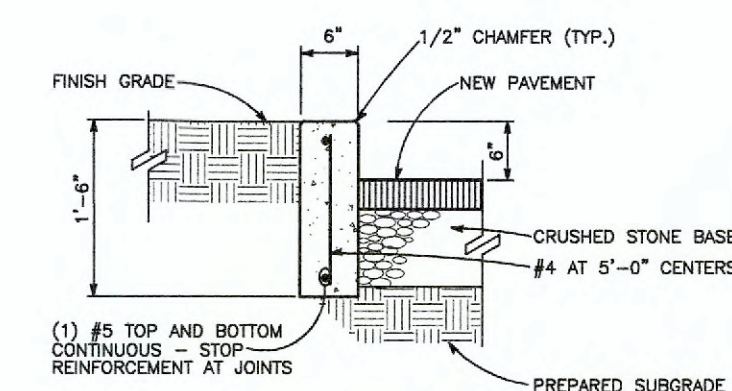
#### HANDICAPPED RAMP DETAIL NOT TO SCALE



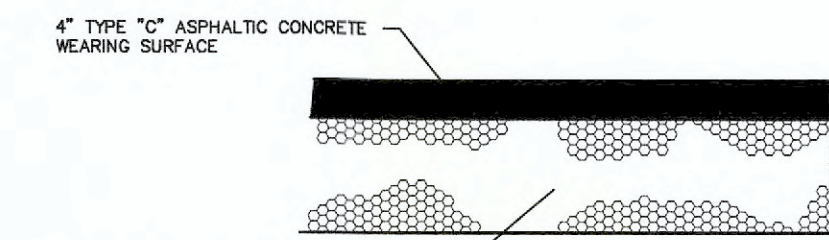
#### ACCESSIBLE CAR PARKING SIGN NOT TO SCALE



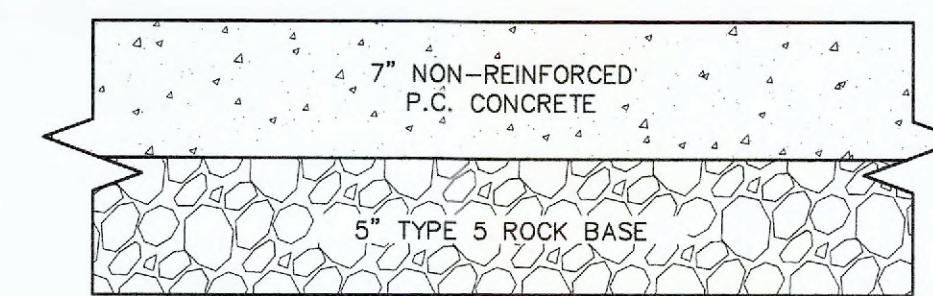
#### LIGHT POLE & BASE NOT TO SCALE



#### CONCRETE CURB DETAIL NOT TO SCALE



#### ASPHALT PAVEMENT DETAIL NOT TO SCALE



#### CONCRETE PAVEMENT DETAIL NOT TO SCALE

ALL NON-REINFORCED CONCRETE SHALL BE 4,000 p.s.i. at 28 days.

#### PROJECT TITLE:

AS-BUILT PLANS FOR:  
FIRST COMMUNITY  
CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368

ENGINEERING  
DRAWING  
SURVEYING  
221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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Authority No. 000655  
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#### REVISIONS

09/11/24	CITY COMMENTS
10/07/24	CITY COMMENTS

#### Developer / Owner:

FIRST COMMUNITY CREDIT UNION  
17151 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MO 63005  
636-728-3333

P+Z No. # 21-000854  
Approval Date: May 4, 2023

City No. #

Page No.

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#### CONSTRUCTION DETAILS

Box Project # 20-18693 Issue Date: 6/26/2023



Size	Style	Adhesive	Message (Part #)
3 7/8" TO 4"	Crystal Cap or Standard Style	Epoxy	No Dumping Drains to Waterway

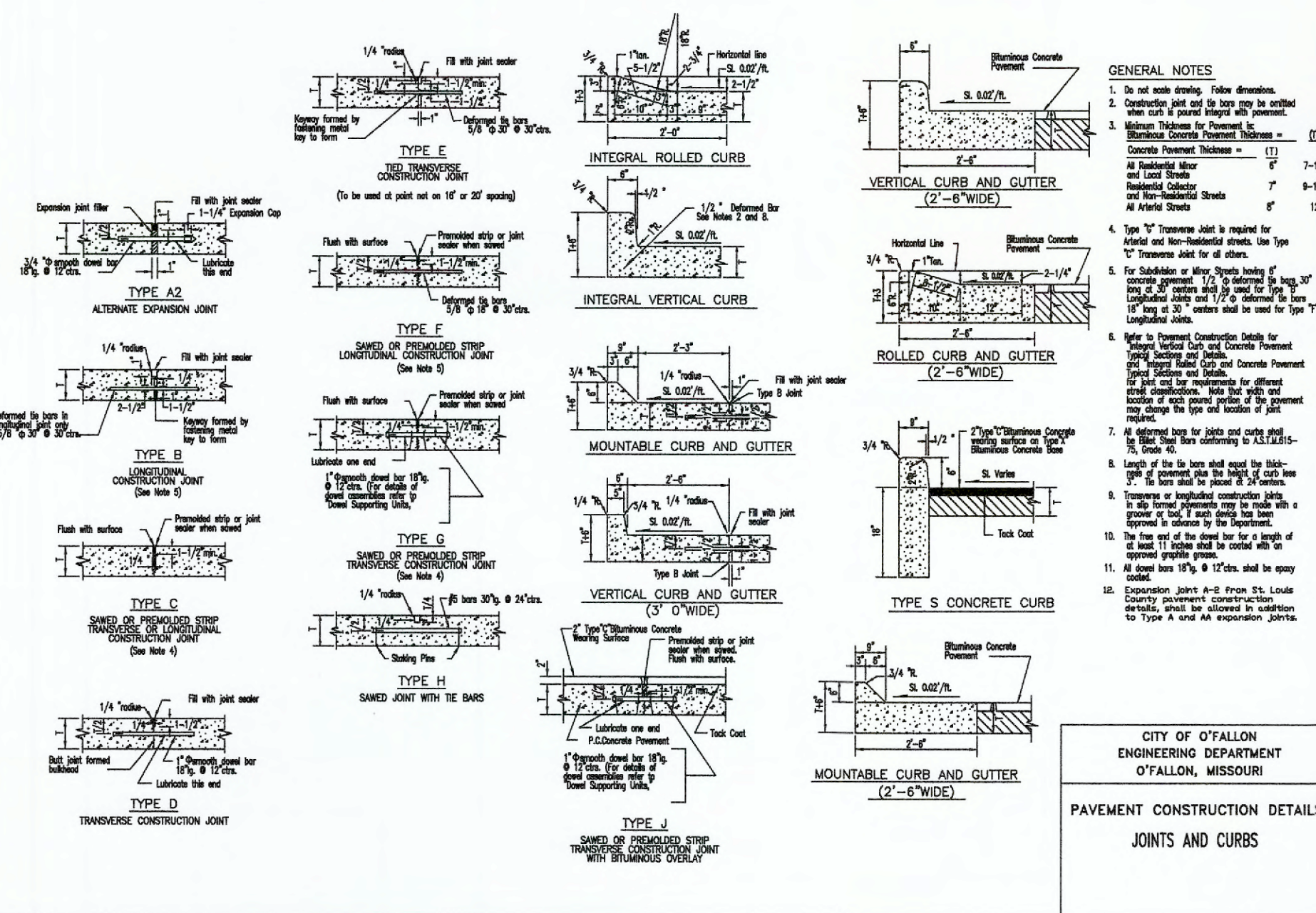
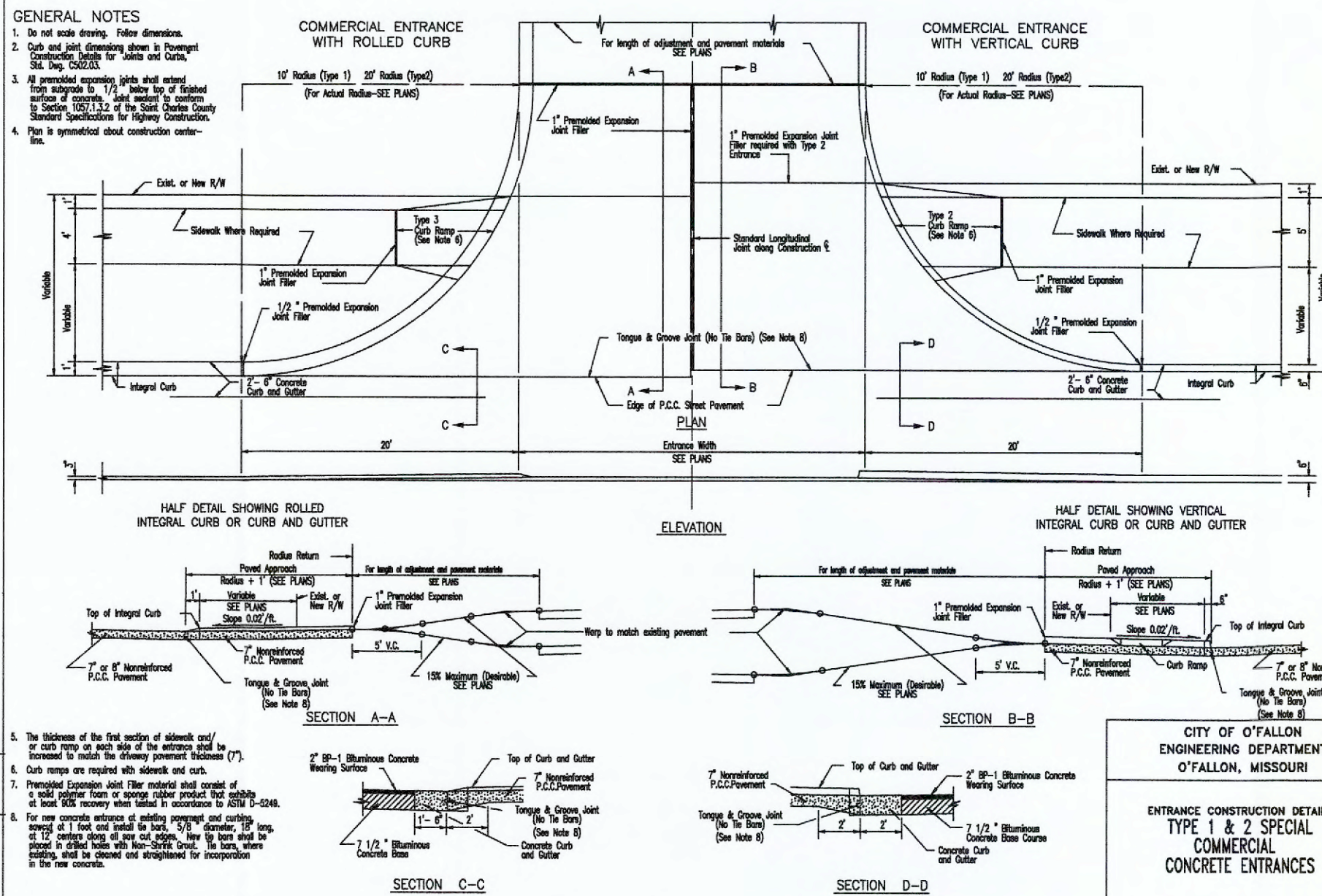
The image contains two technical drawings of stormwater inlets, labeled 'PLAN VIEW OF CURB INLET' and 'PLAN VIEW OF AREA INLET'. Both drawings show a square inlet with a 4' 6" width and a 4' 0" depth. A 4-inch circle marker is shown in the center of each inlet, with a label pointing to it: '4 inch circle marker "No Dumping Drains to Waterway" Marker shall be Readable from the street' for the curb inlet and '4 inch circle marker "No Dumping Drains to Waterway" Marker shall be readable from the side it's placed on.' for the area inlet. The curb inlet drawing also shows a 2' 3" curb height and a 0' 7" distance from the curb to the inlet. The area inlet drawing shows a 0' 7" distance from the curb to the inlet and a 2' 3" distance from the curb to the inlet. A title block in the bottom right corner reads: 'CITY OF O'FALLON ENGINEERING DEPARTMENT O'FALLON, MISSOURI'.

PLAN VIEW OF CURB INLET

PLAN VIEW OF AREA INLET

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
O'FALLON, MISSOURI

\* All other Storm or Sanitary Sewer Details will be by M.S.D. Standards and Specifications.  
 \*\* All inlets shall have 5/8" trash bar centered with the opening(s).



AS-BUILT PLANS FOR:  
FIRST COMMUNITY  
CREDIT UNION  
771 CALEDONIA PARKWAY  
O'FALLON, MISSOURI 63368



**ENGINEERING  
PLANNING  
SURVEYING**

■ 221 Point West Blvd.  
St. Charles, MO 63300  
636-928-5552  
FAX 928-1718

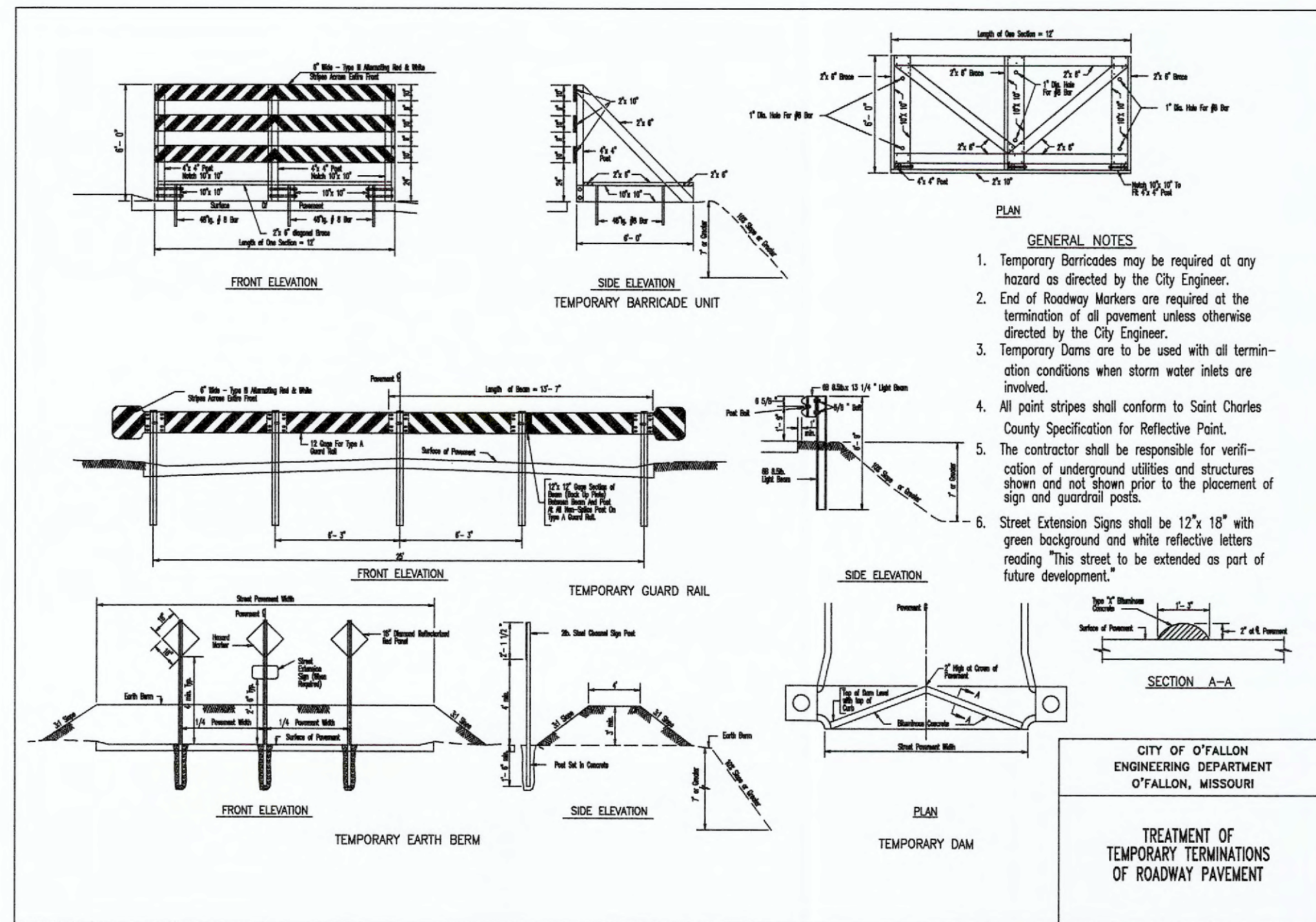
<b>REVISIONS</b>	
09/11/24	CITY COMMENTS
10/07/24	CITY COMMENTS

<b>REVISIONS</b>	
09/11/24	CITY COMMENTS
10/07/24	CITY COMMENTS

## CONSTRUCTION DETAILS

Page No.

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616.8.33 (TA-33) Lane Closure on Left or Right Lane on Divided Highway- MT							
	SPEED	SIGN SPACING (L)	DIVIDED (S)	TAPER LENGTH (L)	SHOULDER (F1)	LANE (L2)	OPTIONAL CHANNELIZED SPACING (L)
Permanent	Undivided (S)	Divided (S)	Shoulder (F1)	Lane (L2)	Buffer Length (L1) (B)	Tapers	Buffer/ Work Areas
(mph)							
0-35	-	200	70	245	280	35	40
40-45	-	500	150	540	400	40	80
50-55	-	1000	185	660	500	50	80
60-70	-	SA - 1000 SB - 1500 SC - 2000	235	840	840	60	120

A protective vehicle shall be used while work is in progress. The protective vehicle shall be equipped with a TMA and flashing arrow panel and positioned at least 150 ft. in advance of the work space. The protective vehicle may be eliminated if the roadwork is posted at 45 mph or below, the work vehicle is positioned in advance of the work space, and the work vehicle is equipped with a flashing arrow panel and uses activated rotating lights or strobe lights.

All vehicles, equipment, workers and their activities should be restricted to one side of the pavement.

The open lane shall be provided with a 10 ft. minimum driving surface at all times. This may include a portion of the shoulder, provided the shoulder is of adequate strength to handle traffic.

For mobile operations where workers are on foot and move with the operation, channellers may

For operations in which channelizers are not used, the arrow mode shall be displayed on any flashing arrow panel located downstream of the taper.

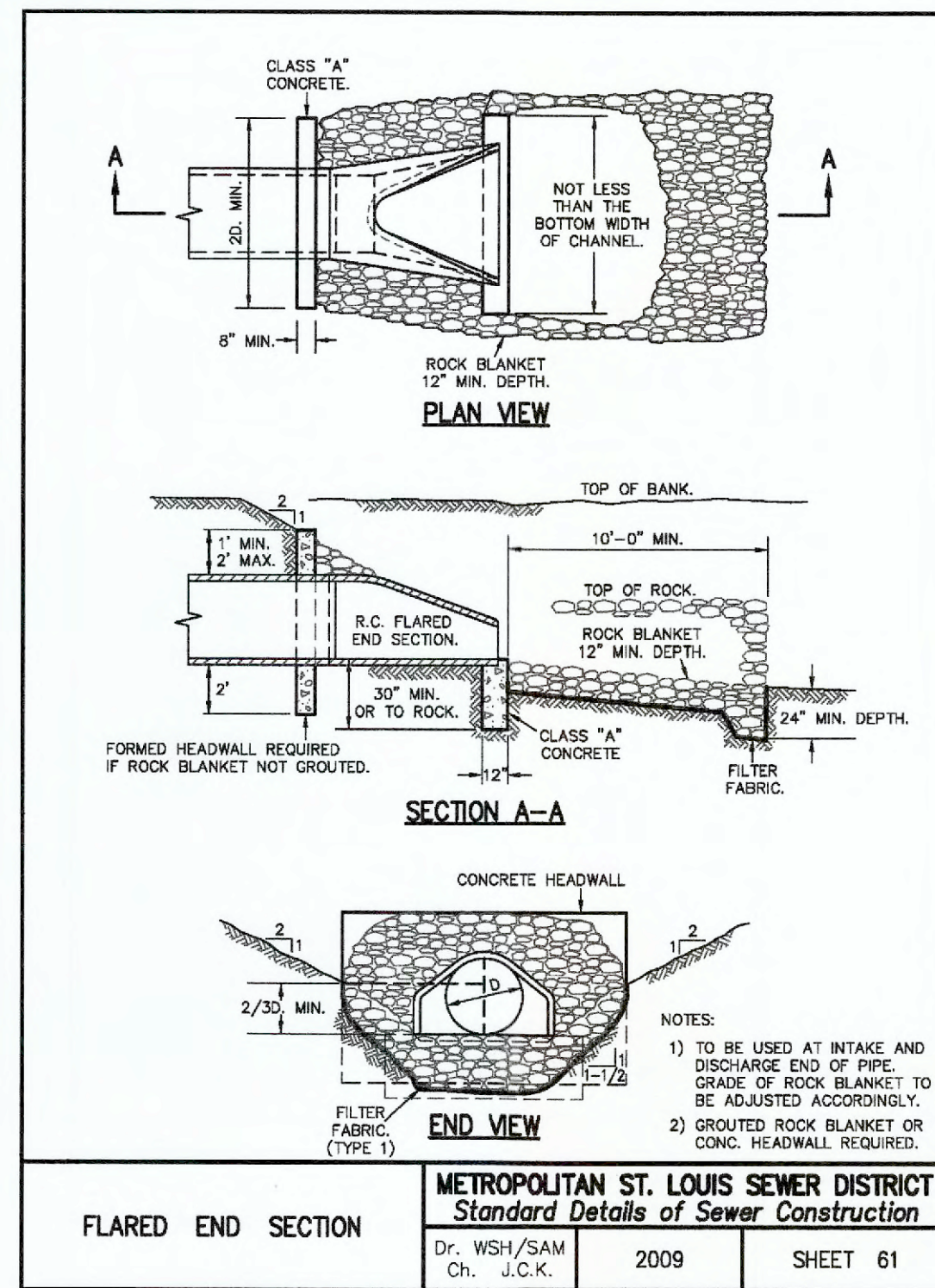
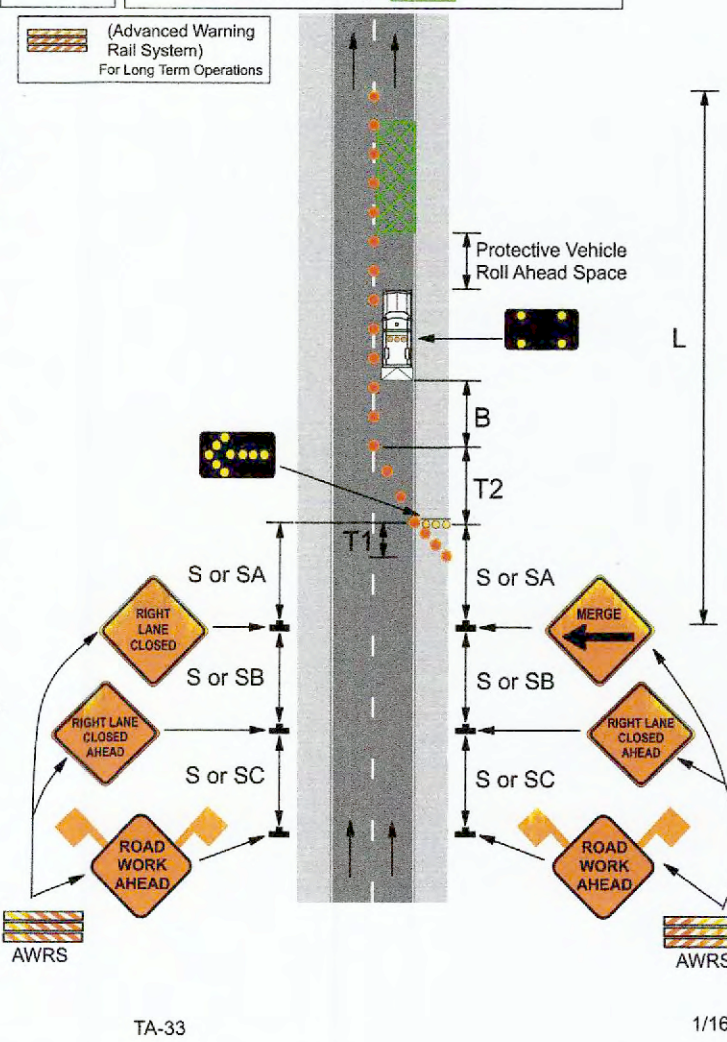
Supplemental warning methods may be used to draw attention to the work zone.

intersection with another state highway within the work zone. Upon the discretion of the supervisor, additional warning signs may be erected at other intersections within the work zone.

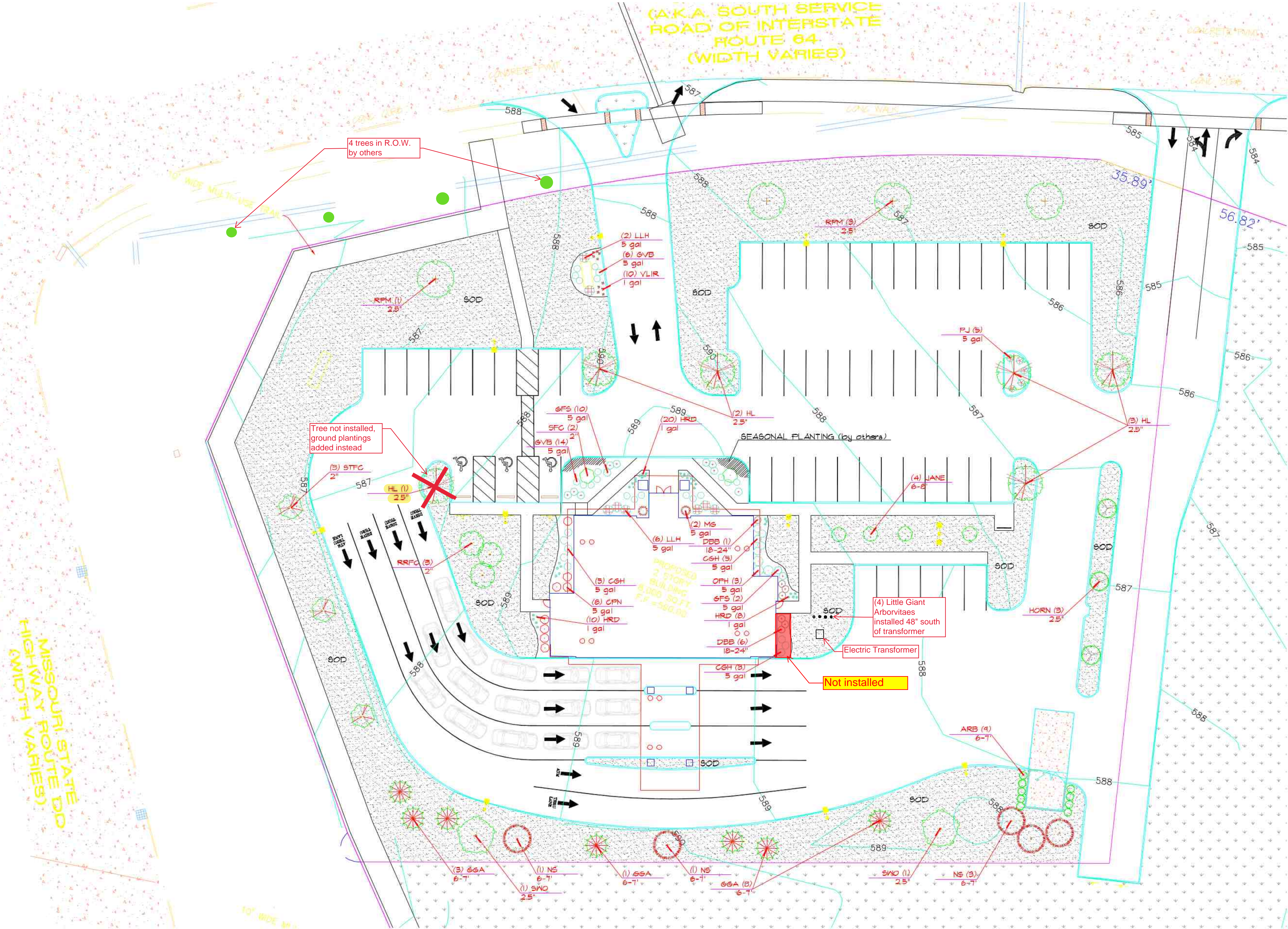
If rumble strips are used, review EPG 616.8.87

For long-term operations, EPG 816.8.2.2 Flags a  
Advance Warning Rail System.

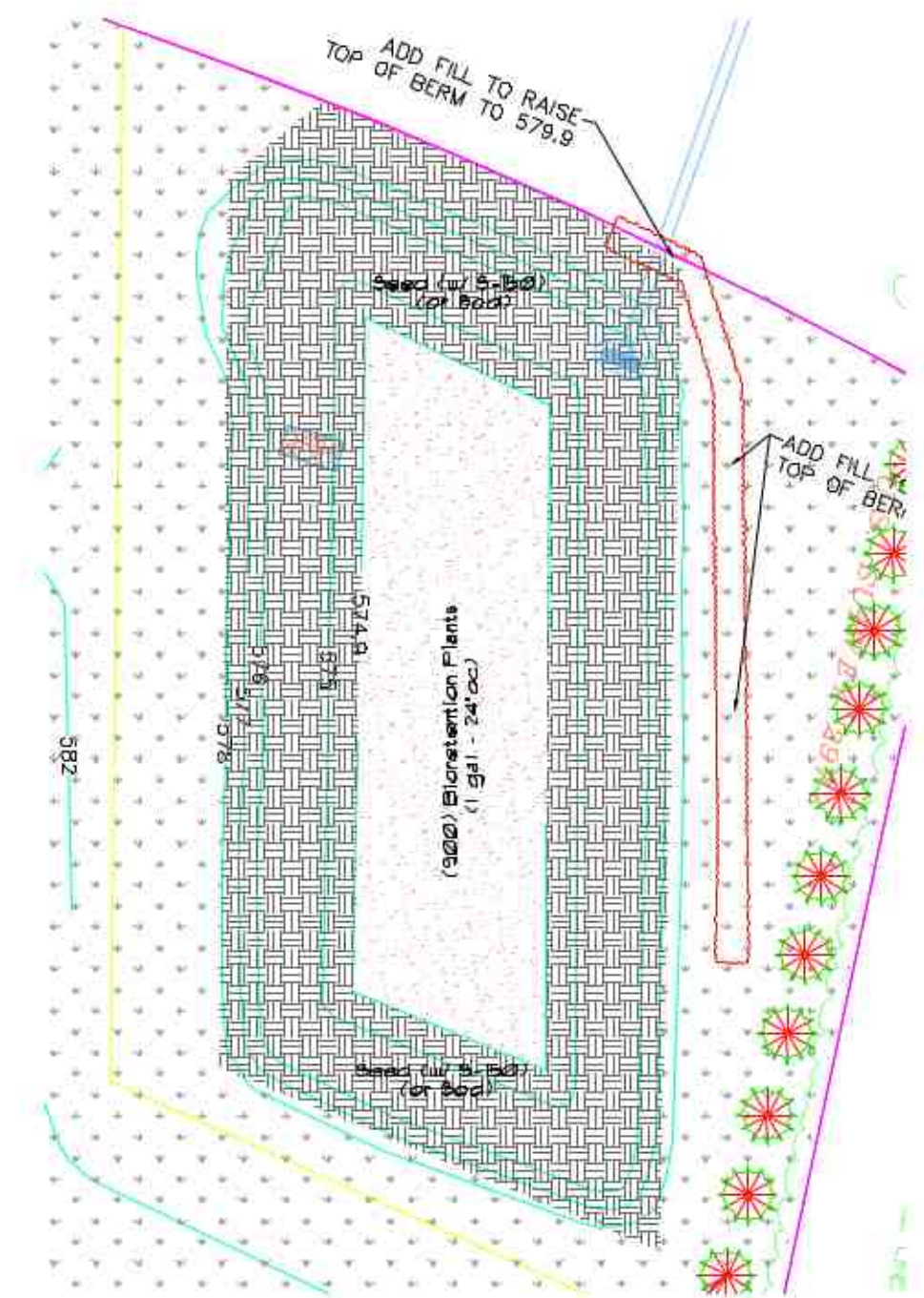
FOR SPEED LIMIT GUIDELINES.







PLANT SCHEDULE			
TREES	COMMON NAME	CONT	QTY
RFM	Redpointe Maple	2.5'	4
HORN	Columnar Hornbeam	2.5'	3
HL	Skyline Honeylocust	2.5'	6
JANE	Jane Magnolia	6-8'	4
RRFC	Royal Raindrops Fl. Crab	2"	3
SFC	Sargentina Fl. Crab	2"	2
STFC	Sugar Tyme Fl. Crab	2"	3
NS	Norway Spruce	6-7'	5
SNO	Swamp White Oak	2.5'	2
ARB	Emerald Arborvitae	6-7'	9
GSA	Green Giant Arborvitae	6-7'	18
SHRUBS	COMMON NAME	SIZE	QTY
GVB	Green Velvet Boxwood	5 gal	20
DBB	Dwarf Burning Bush	18-24"	7
HRD	Happy Returns Daylily	1 gal	38
OPH	Oregon Fridge Hydrangea	5 gal	3
LLH	Little Lime Hydrangea	5 gal	6
CGH	China Girl Holly	5 gal	13
PJ	Procumbens Juniper	5 gal	5
VLIR	Variegated Liriope	1 gal	10
MS	Maiden Grass	5 gal	2
CPN	Coppertina Ninebark	5 gal	8
GFS	Goldflame Spirea	5 gal	12



OFFSITE TREES SHOWN ON THE APPROVED CIVIL SET LANDSCAPING AS A RESULT OF TREE PRESERVATION REQUIREMENTS WILL BE PLANTED WITH FUTURE DEVELOPMENT OF THE REMAINDER TRACT/PROPERTY.

Bioretention Detail  
Not To Scale

Drawn by:	CJA
Scale:	1" = 20'
Date:	4-12-24
Revised:	5-29-24
	6-14-24
	7-2-24

**BAXTER FARMS  
and NURSERIES**  
3411 CREVE COEUR MILL ROAD  
ST. LOUIS, MISSOURI 63148  
314/642-9400

Landscape Planting Plan For:

**First Community Credit Union**

**Winghaven**

Prepared For: Keeley Construction

Drawing Number:

**L-1**

of two