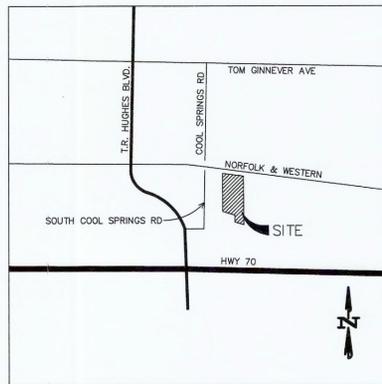
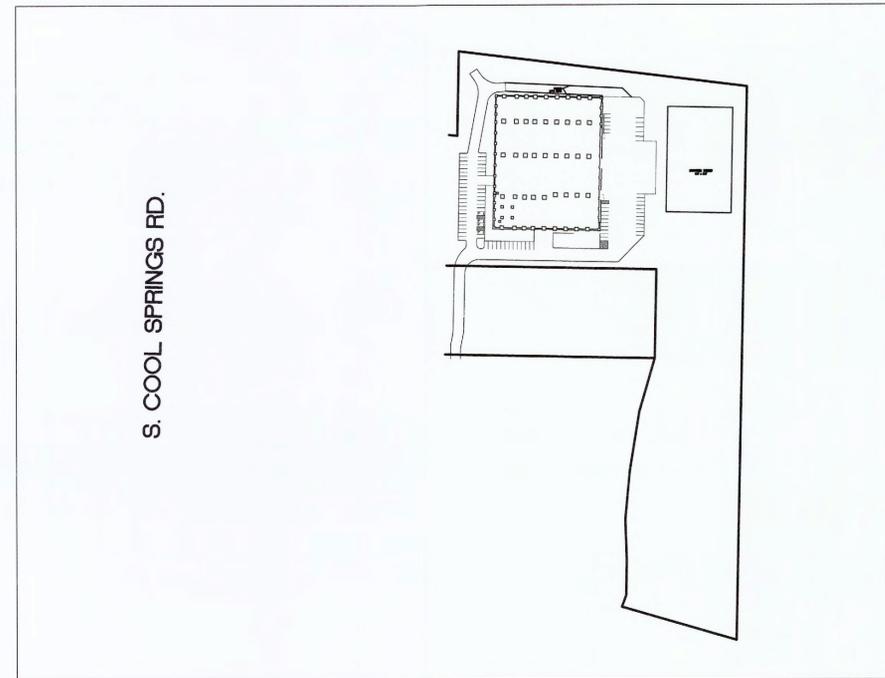


A SET OF AS-BUILT PLANS FOR ANJON MANUFACTURING

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 27 TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Locator Map
NOT TO SCALE

Legend

400.00	EXISTING LABELS	□	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	□	EXIST. AREA INLET
CI	SINGLE CURB INLET	□	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	■	PROPOSED AREA INLET
AI	AREA INLET	■	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	⊙	EXIST. SANITARY MANHOLE
GI	GRATE INLET	⊙	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	⊙	PROPOSED MANHOLE
MH	MANHOLE	⊙	POWER POLE
FE	FLARED END SECTION	⊙	GUY WIRE
EP	END PIPE	⊙	LIGHT STANDARD
CP	CONCRETE PIPE	⊙	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	⊙	WATER METER
CMP	CORRUGATED METAL PIPE	⊙	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	⊙	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	⊙	TELEPHONE PEDESTAL
CO	CLEAN OUT	⊙	SIGN
.....	SLOPE LIMITS	⊙	TREE
— STM —	DRAINAGE SWALE		
— SAN —	EXISTING STORM SEWER		
— W —	EXISTING SANITARY SEWER		
— FO —	EXISTING WATER LINE		
— GAS —	EXISTING FIBER OPTIC LINE		
— UGE —	EXISTING GAS LINE		
— OHW —	EXISTING UNDERGROUND ELECTRIC		
— CTV —	EXISTING OVERHEAD ELECTRIC		
— T —	EXISTING CABLE TV LINE		
— — —	EXISTING TELEPHONE LINE		
— X — X —	PROPOSED STORM SEWER		
— — —	PROPOSED SANITARY SEWER		
— X — X —	FENCE LINE		
— — —	SAWCUT LINE		

AS-BUILT LEGEND

●	AS-BUILT OUTFALL STRUCTURE
■	AS-BUILT CURB/AREA INLET
■	AS-BUILT STORM FLARED END
⊙	AS-BUILT FIRE HYDRANT
⊙	AS-BUILT WATER VALVE
⊙	AS-BUILT WATER VALVE
⊙	AS-BUILT FIRE HOSE CONNECTION
⊙	AS-BUILT CLEANOUT

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- COVER SHEET
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Benchmarks

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "SC 06" WITH A P.I.D. OF A48597 AND A PUBLISHED ELEVATION OF 529.0 (NAVD88).

DESCRIPTION: SURVEY DISK IN TOP OF CONCRETE MONUMENT STAMPED "SC 06 1990", LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 1/2 MILE NORTH OF I-70 IN ST CHARLES COUNTY. IT IS 280 FT NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 53762 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC., 14.82 FT SE OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER, 14.72 FT NE OF ANOTHER, 12.40 FT EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER AND 2.08 FT SOUTH OF A CARSONITE WITNESS POST.

SITE BENCHMARK (NAVD 88)- CUT "L" ON CONCRETE PAD LOCATED ALONG SOUTH SIDE OF "WHOLESALE BATTERIES" BUILDING. (ELEVATION=486.81) AND IS LOCATED AS SHOWN HEREON.

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.	

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.
- FIRE HYDRANTS
- WATER VALVES
- TOPOGRAPHY AND SECTIONS OF DETENTION BASIN.

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 Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31

7:00 A.M. To 7:00 P.M. Monday Through Sunday

June 1 Through September 30

6:00 A.M. To 8:00 P.M. Monday Through Friday

7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 12.3

The area of land disturbance is 8.71

Number of proposed lots is 2

Building setback information. Front 30

Side 20

Rear 35

* The estimated sanitary flow in gallons per day is 7300

DEVELOPMENT NOTES:

- AREA OF TRACT: BEFORE LOT SPLIT - 13.79 ACRES
AFTER LOT SPLIT - 12.29 ACRES
DISTURBE AREA - 8.71 ACRES
- CURRENT ZONING: I-1 LIGHT INDUSTRIAL (CITY O'FALLON)
- AREA OF BUILDINGS: 79,695 SQ.FT.
PROPOSED USE: WAREHOUSE/OFFICE
- REQUIRED BUILDING & PARKING SETBACKS:
FRONT YARD 30 FEET
SIDE YARD 20 FEET
REAR YARD 35 FEET
- PARKING REQUIREMENTS & PROVISIONS:
OFFICE: 1 SPACES PER 300 SQ.FT. OF FLOOR AREA.
WAREHOUSE:
1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT, PLUS 1 PER EACH VEHICLE UTILIZED IN THE OPERATION OF BUSINESS, PLUS 2 GUEST SPACES.
OFFICE: 6,500 SQ.FT. / 300 = 22
WAREHOUSE: 51 VEHICLES =5, GUESTS =2
REQUIRED PARKING: 80
PARKING PROVIDED: 87 (INCLUDING 4 ADA PARKING SPACES WITH 1 LIFT VAN ONLY)
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAPS (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0241G, COMMUNITY PANEL NUMBER, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016. BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:
ZONE AE - AREAS DETERMINED TO HAVE BASE ELEVATIONS
PROPERTY OWNER: LOTTES SPRINGS, LLC
1000 LIBERTY INDUSTRIAL DR
O'FALLON, MO 63366
SITE ADDRESS: 316 S. COOL SPRINGS ROAD
O'FALLON, MO 63367
LANDSCAPE CALCULATIONS:
REQUIRED:
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.
ONE (1) TREE FOR EVERY FORTY (40) FEET OF STREET FRONTAGE.
ONE (1) TREE FOR EVERY FOUR THOUSAND (4,000) SQ.FT. LANDSCAPED OPEN SPACE.
96 x 270 = 25,920 x 6% = 1,556 SQ.FT. REQUIRED
PROVIDED:
3,500 SQ.FT. PROVIDED
OFT. ROADWAY FRONTAGE / 40 = 0 TREES
8,500 SQ.FT. LANDSCAPED OPEN SPACE / 4,000 = 3 5 PROVIDED
TREE PRESERVATION CALCULATIONS:
A MINIMUM 20% OF THE TOTAL TREES ARE TO BE RETAINED
3.85 ACRES OF TREES - 1.65 ACRES OF TREES REMOVED, 2.20 ACRES (57%) TO REMAIN
- SITE COVERAGE CALCULATIONS:

TOTAL LOT	BUILDING SQ. FT.	% OF SQ. FT.	PAVEMENT LOT	% OF SQ. FT.	GREENSPACE LOT	% OF SQ. FT.
535,352	79,695	14.9%	75,620	14.1%	380,037	71.0%
- ESTIMATED SANITARY FLOW CONTRIBUTED BY THIS DEVELOPMENT IS 7,300 G.P.D.
- SITE SHALL COMPLY WITH CITY OF O'FALLON STORMWATER MANAGEMENT.
- MAXIMUM SLOPES ALLOWED ARE 3:1.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DEPARTMENT.
- ALL SIGN LOCATIONS AND SIZE MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DEPARTMENT AND REQUIRE A SEPARATE PERMIT.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON, MO.
- ALL HVAC AND MECHANICAL UNITS SHALL BE SCREENED AS PER THE CITY CODE.
- BASIC SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE UTILIZED DURING SITE DEVELOPMENT. SITE SHALL COMPLY WITH ST. CHARLES COUNTY STANDARDS.
- ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ADA; THE ACCESS MUST BE AT GRADE OR THE RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
- THIS PLAN SHALL CONFORM TO ARTICLE XIII OF THE ZONING CODE PERFORMANCE STANDARDS AND WITH THE CITY'S COMPREHENSIVE PLAN.
- ALL CONTRACTORS WILL CONFORM WITH ALL OSHA STANDARDS.
- ALL WATER LINES ARE TO BE PRIVATE.

Utility Contacts

Sanitary Sewers

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

Water

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

Storm Sewer

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

Electric

Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

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

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

PROJECT TITLE:
AS-BUILT PLANS FOR:
Anjon Manufacturing
South Cool Springs Road

ENGINEERING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5662
FAX 928-1176



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized 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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REVISIONS

NO.	DATE	DESCRIPTION
12-16-24		CITY COMMENTS
03-06-25		CITY COMMENTS
03-19-25		CITY COMMENTS
04-10-25		CITY COMMENTS

Owner:
Lottes Springs, LLC
1000 Liberty Industrial Drive
O'Fallon, MO 63366
800-553-5605

COVER SHEET

P+Z No. #21-011066

Approval Date: 02-07-22

City No.

Page No.

C1

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE 04/22/2025
PROFESSIONAL ENGINEER'S SEAL
INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN

SITE ADDRESS: 150 ANJON WAY
(FKA 316 S. COOL SPRINGS ROAD)

GENERAL NOTES

- 1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
2. Sidewalks, curbs, 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 prior to any construction 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 Building Safety 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.

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 ASSHTO 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 limit
Be 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

Sanitary Sewer Notes

- 1. All sanitary 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 sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. Connections at all sanitary structures are to be made with A-Lock joint or equal
4. All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
5. All sanitary mains shall be a minimum of 8" diameter pipe.
6. All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar at each pipe joint. Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
7. All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
8. All sanitary sewer mains must have a minimum of 42" cover.
9. When sanitary mains cross over storm line the sanitary main must be ductile iron pipe for 10 feet on each side of the crossing.
10. 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.
11. The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required.
12. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-8.120 (7)(C).
13. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
14. All sanitary sewer manholes and pipes will be tested to the following specifications. ASTM C1244, Standard testing method for Concrete Sewer Manhole by Negative Air Pressure (Vacuum), Latest revision ASTM F1417, Standard testing method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low Pressure Air, Latest revision.
15. Add 1" minus rock back fill to all sanitary sewer and all other utilities that lie within the 1:1 shear plane of the road.

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)

Flood plain Information

- 1. Refer to Section 415 for Floodplain Development Information

Retaining Walls: Terraced and Vertical

- 1. A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to the top of the wall or for walls that support a surcharge load or that alters the channelized drainage of any lot or drainage area.
2. Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
3. Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall will require a guard on the retaining wall.
4. Retaining walls that alter the channelled drainage of any lot or drainage area shall not be constructed without prior approval and permitting from the City of O'Fallon Engineering Department regardless of the height of the wall.
5. See section 405.275 of the City code for additional design requirements.

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). HT, 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 HIGHEST 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, the contractor shall submit a soil test to the City Engineer for approval 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 either w18-9p 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 Anjon Manufacturing South Cool Springs Road



ENGINEERING PLANNING SURVEYING 221 Point View Blvd. St. Charles, MO 63301 636-928-6562 FAX 928-1716

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REFERENCE ONLY

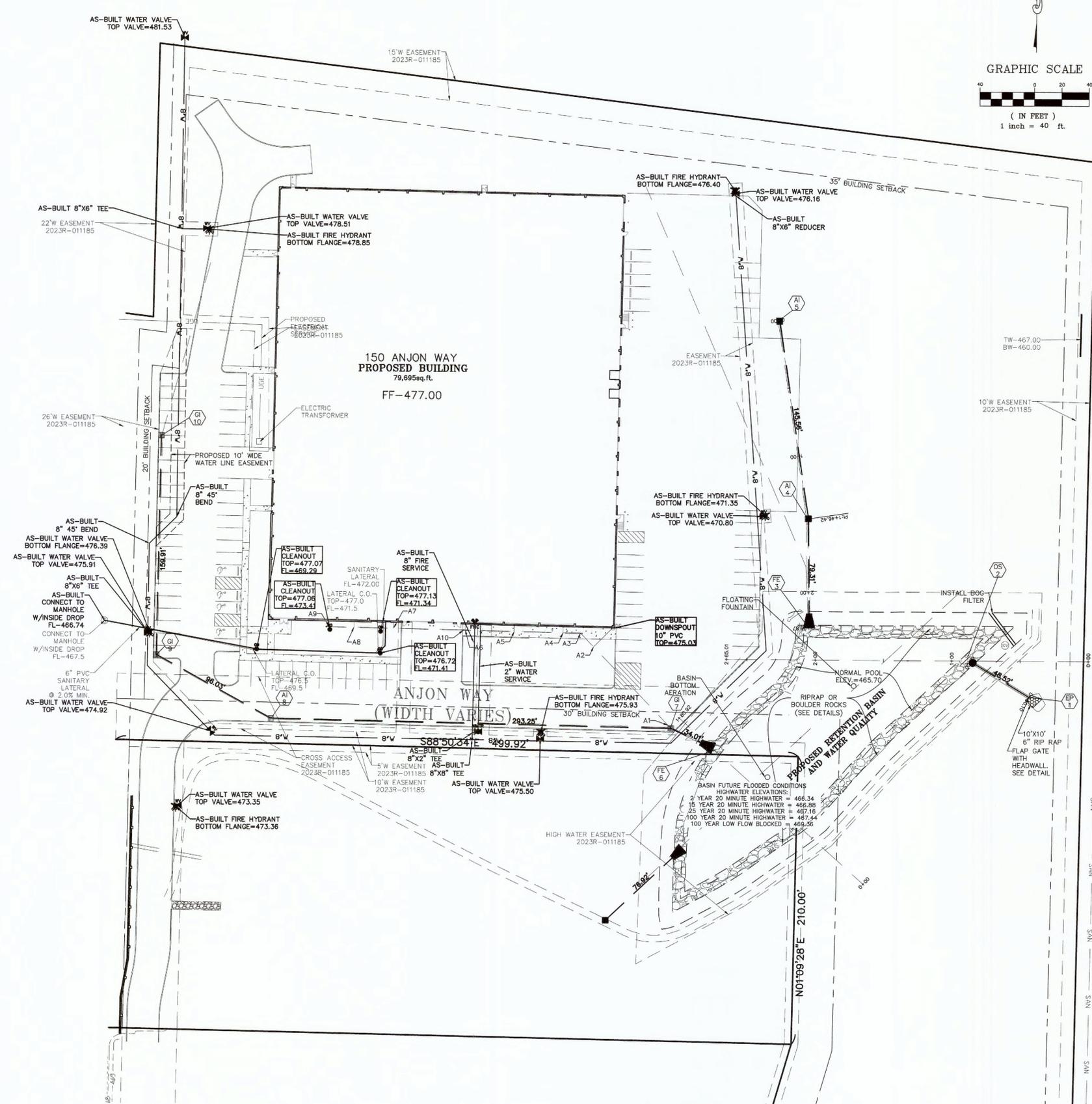
Table with 2 columns: REVISIONS, CITY COMMENTS. Rows include dates like 12-16-24, 03-06-25, 03-19-25, 04-10-25.

Owner: Loites Springs, LLC 1000 Liberty Industrial Drive O'Fallon, MO 63366 800-553-5605 O'FALLON STANDARD NOTES

P+Z No. #21-011066 Approval Date: 02-07-22

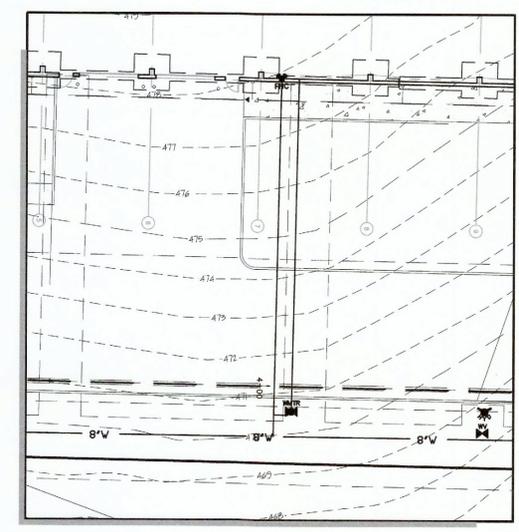
City No.

Page No. C2



DOWNSPOUT SYSTEM A			
No.	Sta.	Type	Elevation
A1	0+00	CONNECT TO G17	FL468.00
A2	0+82	10"x8" WYE, DS-19'R	FL469.64
A3	0+95	10"-45" WYE W/C.O.	FL469.90
A4	1+08	10"x8" WYE, DS-4'R	FL470.16
A5	1+44	10"x8" WYE, DS-4'R	FL470.88
A6	1+80	10"x8" WYE, DS-4'R	FL471.60
A7	2+33	8"x8" WYE, DS-4'R	FL472.66
A8	2+62	8"x8" WYE, DS-4'R	FL473.24
A9	2+80	8"x8" WYE W/C.O., DS-4'R	FL473.60
A10	1+81	10"x8" REDUCER	FL471.62

DOWNSPOUT SYSTEM B			
No.	Sta.	Type	Elevation
B1	0+00	CONNECT TO G15	FL470.00
B2	0+17	10"x8" WYE, DS-4'L	FL470.34
B3	0+48	10"x8" WYE, DS-4'L	FL470.96
B4	0+79	10"x8" WYE, DS-4'L	FL471.58
B5	1+10	10"x8" WYE, DS-4'L	FL472.20
B6	1+41	10"x8" WYE, DS-4'L	FL472.82
B7	1+59	8"x8" WYE, DS-7'L	FL473.18
B8	1+73	8"x8" WYE, DS-4'L	FL473.46
B9	2+04	8"x8" WYE, DS-4'L	FL474.08
B10	2+35	8"x8" WYE, DS-4'L	FL474.70
B11	2+60	8"-45" WYE W/C.O., DS-7'L	FL475.20
B12	0+07	YARD DRAIN 5A	FL473.32
B13	1+52	10"x8" REDUCER	FL473.04



WATER SERVICE DETAIL

PROJECT TITLE:
AS-BUILT PLANS FOR:
Anjon Manufacturing
 South Cool Springs Road

ENGINEERING
PLANNING
SURVEYING
 221 Point West Blvd.
 St. Charles, MO 63301
 636-929-5552 FAX 636-929-1718

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STATE OF MISSOURI
 PUBLIC SERVICE COMMISSION
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NUMBER 41822
 EXPIRES 12/31/2025

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REVISIONS

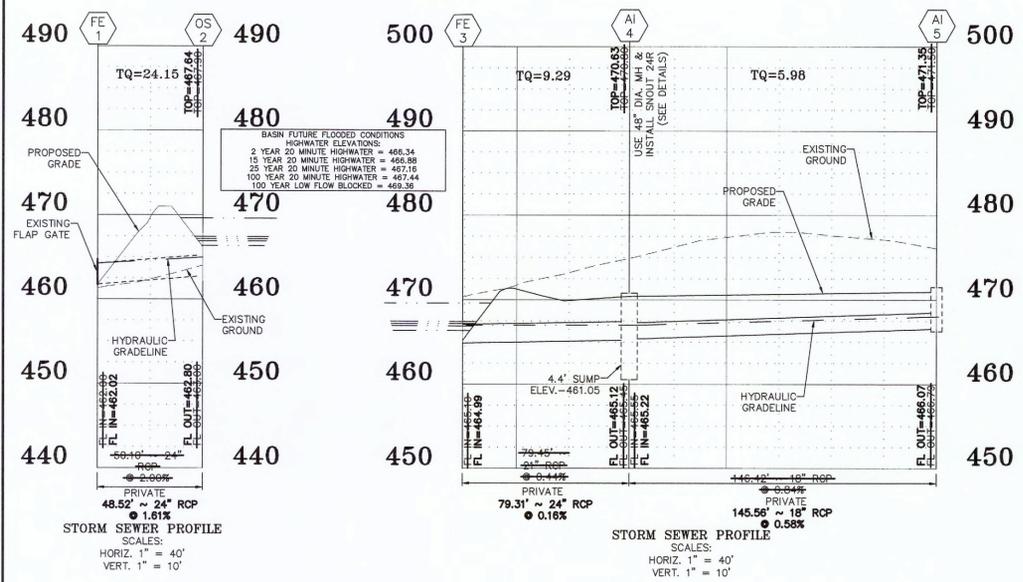
12-16-24	CITY COMMENTS
03-06-25	CITY COMMENTS
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UTILITY PLAN

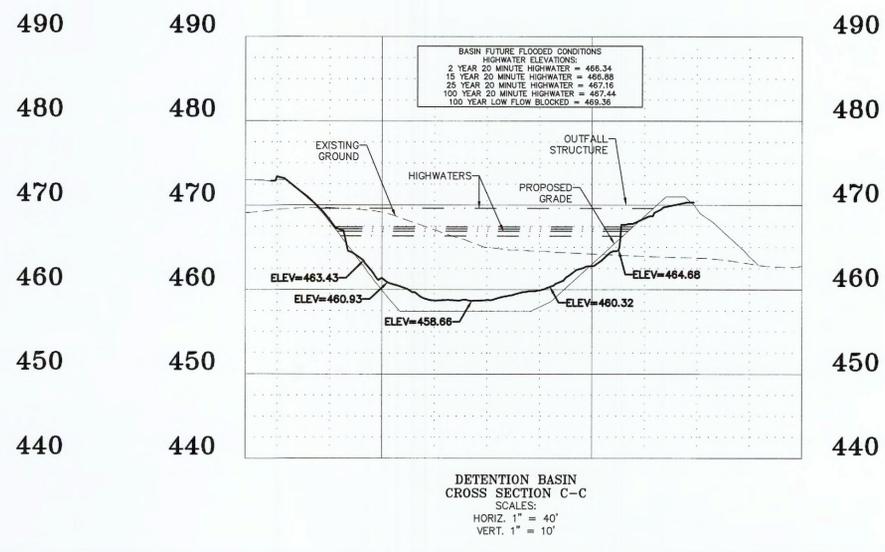
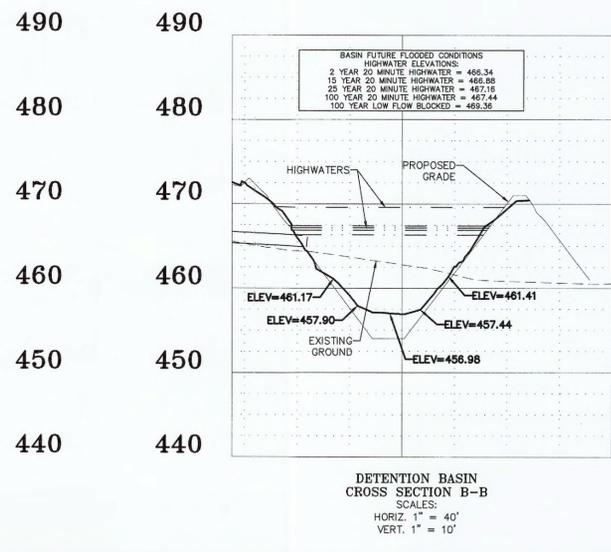
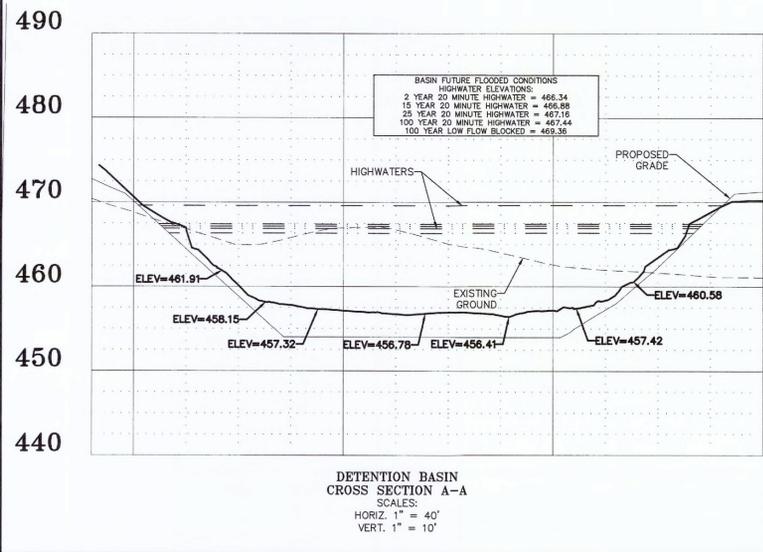
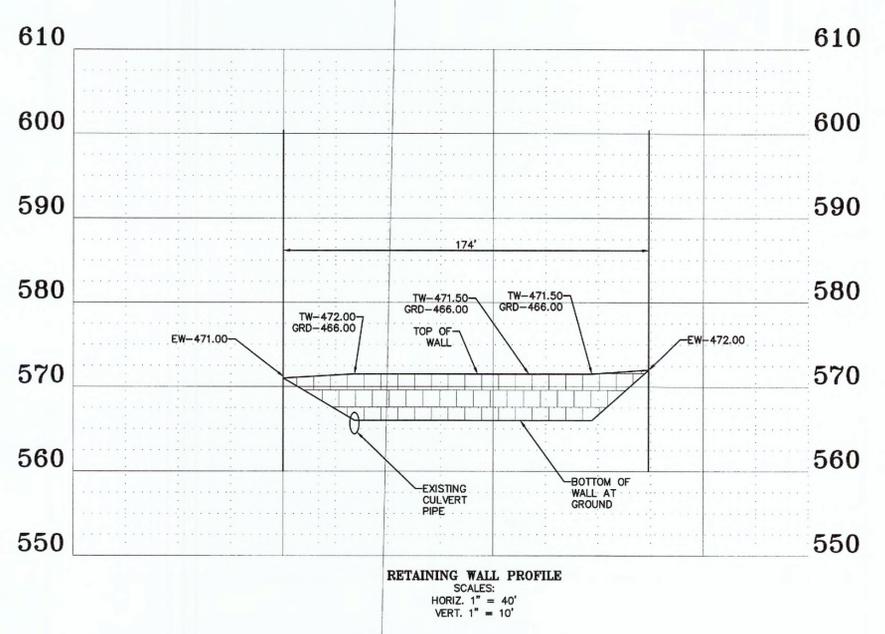
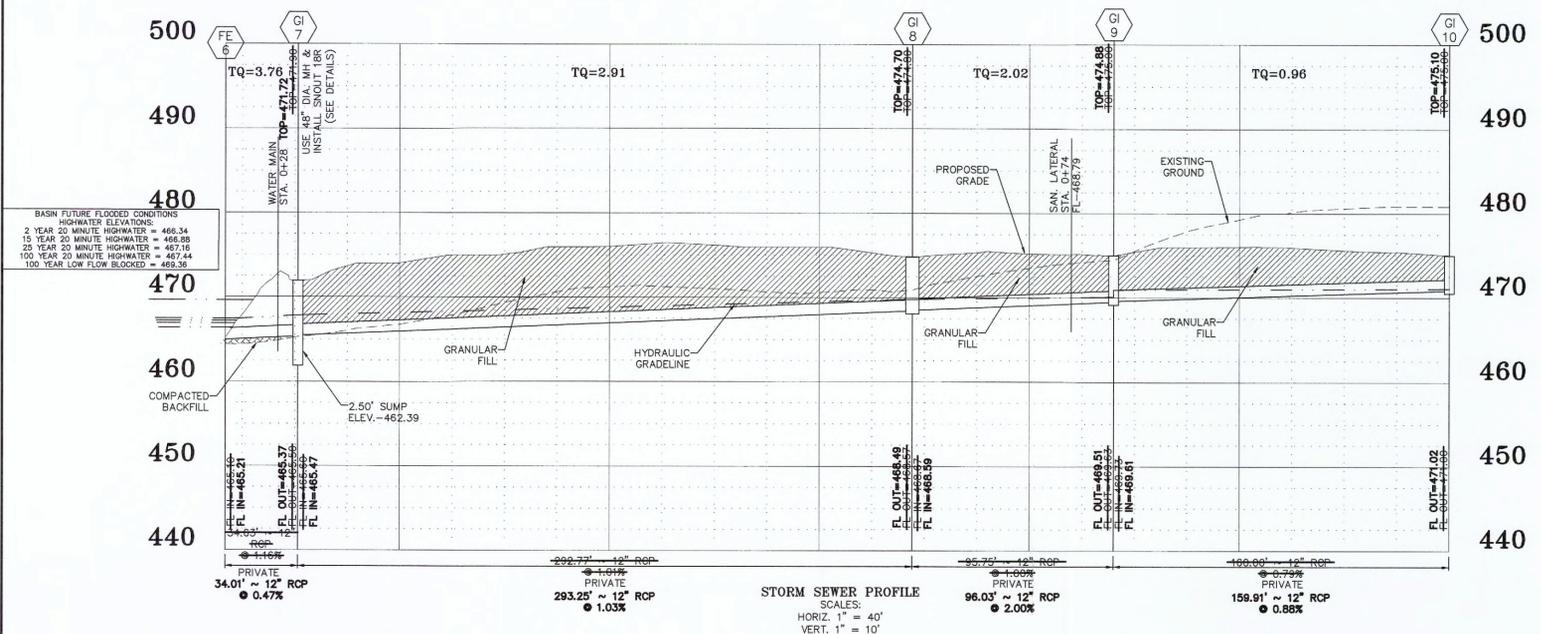
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Approval Date: 02-07-22
City No.
Page No. C4

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.



St Charles County Government
 Hydraulic Review Output Data
 11/22/2022
 \\VAULTSERVER\FileFolders\18000\18663 - 65 Schaper Rd_Wholesale Plumbing\Engineering\Hydraulics\18663_revised.txt
 Calculations Under Full Flow

Upp Str	Low Str	PL	S	Upp FL LN	Low FL LN	PS	Upp STEL	Depth HY GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL Head	Junc Loss	Turn Loss	Curve STR Loss	Inl Grade	DR Area	P.I.	Q	TQ	Pipe Cap	Remarks	
1	GI14	GI13	49	12	661.91	661.42	1.00	665.80	2.78	662.82	662.56	0.00300	0.15	2.70	0.11	0.11	0.00	0.00	2	4.00		2.12	3.86	
2	GI13	FE12	34	12	661.32	661.00	0.94	665.80	3.04	662.56	662.31	0.00700	0.24	4.10	0.26	0.00	0.01	0.00	2	4.00		3.22	3.74	
3	OS11	FE10	70	12	654.94	653.20	2.49	662.00	5.62	656.38	654.20	0.02030	1.42	7.00	0.76	0.76	0.00	0.00	0	6.00		5.50	6.09	
4	GI8	GI7	259	12	670.03	664.85	2.00	677.20	6.65	670.56	667.47	0.00610	1.58	3.85	0.23	0.23	0.00	0.00	2	4.00		3.02	5.46	
5	GI7	FE6	31	12	664.75	664.00	2.42	670.00	2.53	667.47	666.95	0.01290	0.40	5.59	0.49	0.00	0.12	0.00	4	4.00		4.39	6.00	
6	EXAI9	AI4	217	36	662.75	654.73	3.70	674.40	10.52	663.88	657.76	0.00310	0.67	5.67	0.50	0.50	0.00	0.00	0	4.00		40.05	138.99	
7	OS5	AI4	67	12	658.50	654.73	5.63	665.00	5.57	659.43	657.76	0.01600	1.07	6.21	0.60	0.60	0.00	0.00	0	6.00		4.88	9.16	
8	AI4	GI3	36	36	654.63	654.27	1.00	663.70	5.94	657.76	657.27	0.00430	0.15	6.71	0.70	0.34	0.00	0.00	2	4.00		47.43	72.26	
9	GI3	GI2	20	36	654.17	653.77	2.00	662.55	5.46	657.09	656.77	0.00440	0.09	6.79	0.72	0.00	0.23	0.00	2	4.00		48.00	102.19	
10	GI2	FE1	48	36	653.67	650.00	7.65	662.55	7.86	654.69	653.00	0.00450	0.22	6.88	0.74	0.00	0.25	0.00	2	4.00		48.64	199.85	



PROJECT TITLE:
 AS-BUILT PLANS FOR:
 Anjon Manufacturing
 South Cool Springs Road

ENGINEERING PLANNING SURVEYING
 221 Point West Blvd.
 St. Charles, MO 63301
 636-928-5562
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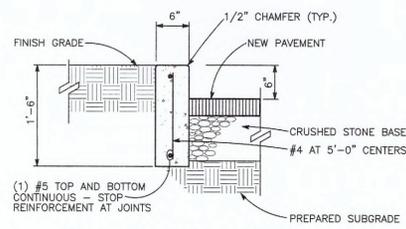
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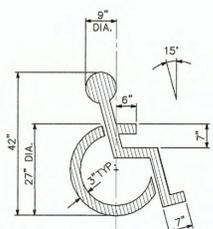
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STORM SEWER PROFILES

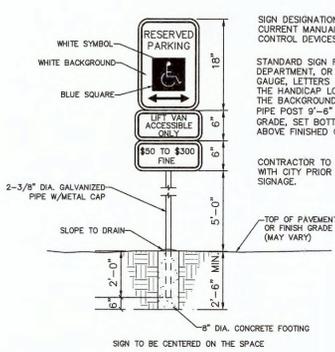
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CONCRETE CURB DETAIL
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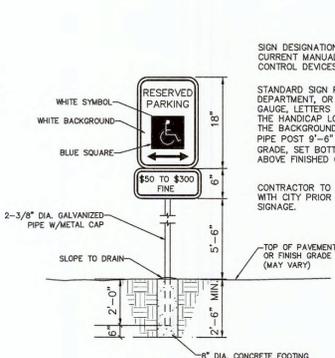
PAINTED HANDICAPPED PARKING SYMBOL
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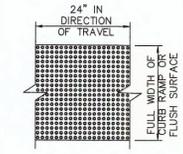
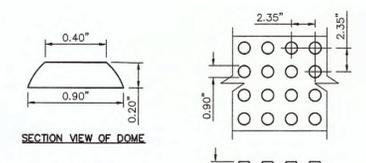
SIGN DESIGNATIONS ARE FROM THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS ARE GREEN, THE HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE, GALVANIZED PIPE POST 9'-6" LONG, SET 2'-0" INTO GRADE, SET BOTTOM OF "FINE" SIGN 5'-0" ABOVE FINISHED GRADE.
CONTRACTOR TO VERIFY ALL SIGNAGE WITH CITY PRIOR TO ORDERING ALL SIGNAGE.



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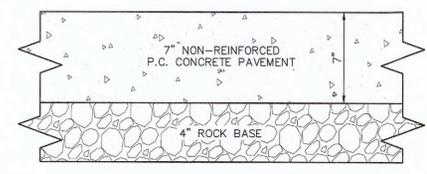


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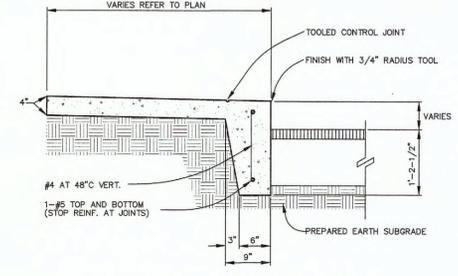
PLAN AND SECTION VIEWS OF DETECTABLE WARNING DOMES AND THEIR RELATIVE SPACING ON THE X AND Y AXIS

TYPICAL DETAIL OF DETECTABLE WARNING SURFACE
NOT TO SCALE

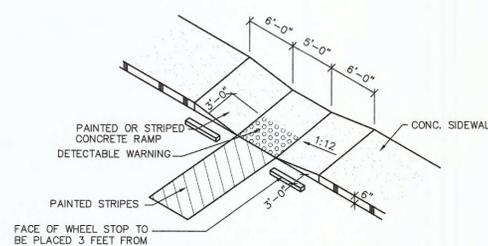


CONCRETE PAVEMENT DETAIL
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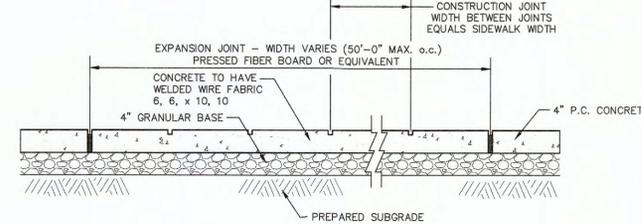
ALL NON-REINFORCED CONCRETE SHALL BE 4,000 PSI AT 28 DAYS



TURNED DOWN CONCRETE WALK
NOT TO SCALE

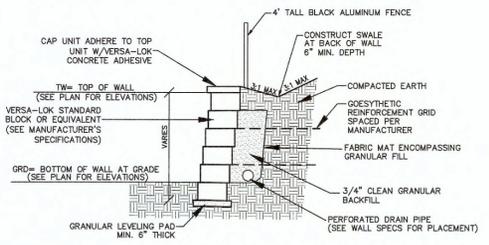


HANDICAPPED RAMP DETAIL
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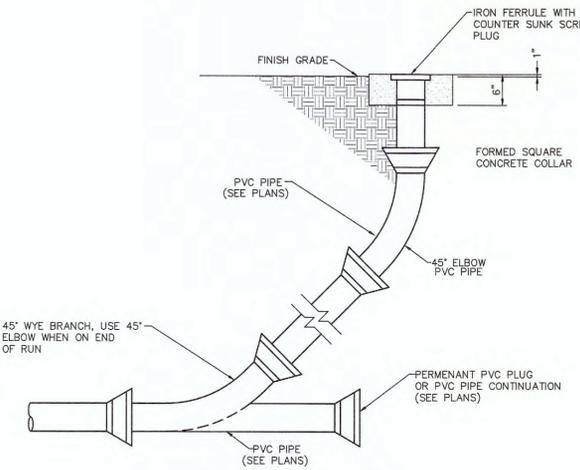
CONCRETE SIDEWALK WITH BASE DETAIL
NOT TO SCALE

NOTE: WALL HEIGHT IS ACCORDING TO THE TW (TOP OF WALL) AND GRD (AT GRADE) ELEVATIONS SHOWN ON THE PLANS. ANY BLOCK OR FOOTING BELOW THE GRD ELEVATION SHOWN ARE DEPENDANT ON THE CONTRACTOR AND SELECTED WALL MANUFACTURER/DESIGNER AND SHOULD BE INCLUDED IN THE CONTRACTORS UNIT PRICE FOR THE WALL.

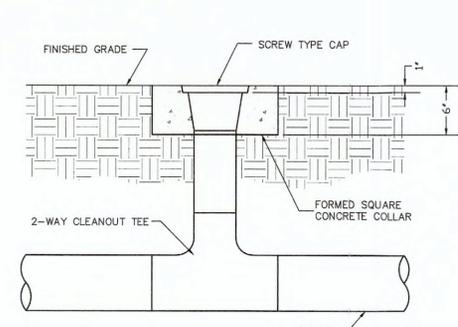


MODULAR BLOCK RETAINING WALL
NOT TO SCALE

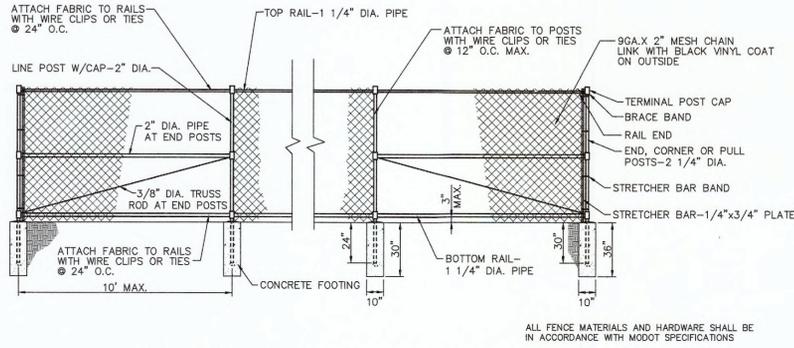
NOTE: WALL ELEVATIONS SHOWN REFER TO EXPOSED WALL AND ANY BLOCK OR FOOTING BELOW GRADE WILL BE DETERMINED BY WALL DESIGN. THE CONTRACTOR SHALL SELECT A WALL MANUFACTURER AND WILL BE RESPONSIBLE FOR THE DESIGN OF THE WALL BASED ON SITE CHARACTERISTICS AND CITY STANDARDS. WALL DESIGN SHALL BE SUBMITTED TO THE CITY FOR A WALL PERMIT INDEPENDENT OF THE PERMIT ASSOCIATED WITH THIS SET OF PLANS.



DOWNSPOUT CLEANOUT
NOT TO SCALE

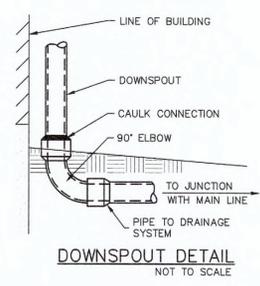


2-WAY CLEANOUT
NOT TO SCALE

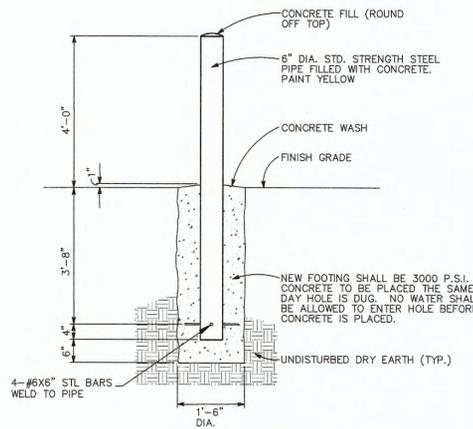


48"H. BLACK VINYL COATED CHAINLINK FENCE
NOT TO SCALE

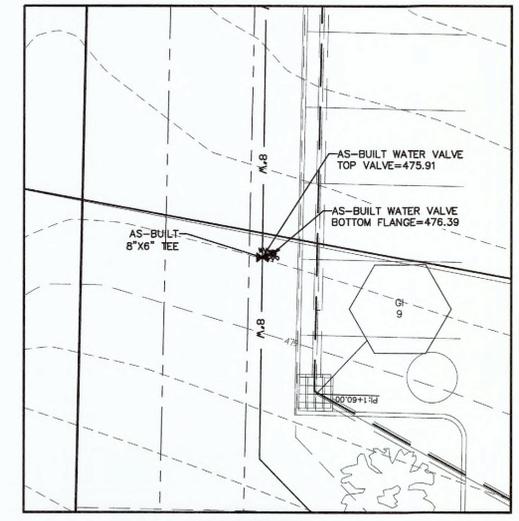
ALL FENCE MATERIALS AND HARDWARE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS



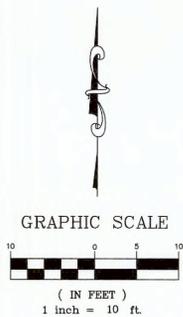
DOWNSPOUT DETAIL
NOT TO SCALE



PIPE BOLLARD DETAIL
NOT TO SCALE



WATER DETAIL



PROJECT TITLE:
AS-BUILT PLANS FOR:
Anjon Manufacturing
South Cool Springs Road

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63501
636-928-5532
FAX 928-1718



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Authority No. 000655
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REVISIONS

NO.	DATE	DESCRIPTION
12-16-24		CITY COMMENTS
03-06-25		CITY COMMENTS
03-19-25		CITY COMMENTS
04-10-25		CITY COMMENTS

Owner:
Loites Springs, LLC
1000 Liberty Industrial Drive
O'Fallon, MO 63366
800-553-5605

P+Z No. #21-011066
Approval Date: 02-07-22
City No.

Page No.
C11

DETAILS

Box Project # 89-106993 Issue Date: 04/01/2022

BENDS	"0"	"1"	"2"	"3"
8"-11 1/4"	8"	15"	22"	24"
6"-22 1/2"	8"	19"	22"	24"
8"-45"	8"	30"	12"	24"
8"-90"	8"	30"	12"	24"
8"-11 1/4"	8"	20"	12"	24"
8"-22 1/2"	8"	22"	12"	24"
8"-45"	8"	31"	12"	24"
8"-90"	8"	38"	12"	24"
12"-11 1/4"	8"	30"	12"	24"
12"-22 1/2"	8"	35"	12"	24"
12"-45"	8"	40"	12"	24"
12"-90"	8"	60"	12"	24"
16"-11 1/4"	TL	28"	20"	24"
16"-22 1/2"	TL	39"	20"	24"
16"-45"	TL	50"	20"	24"
16"-90"	TL	91"	20"	24"
20"-11 1/4"	TL	34"	24"	28"
20"-22 1/2"	TL	48"	24"	28"
20"-45"	TL	74"	24"	28"
20"-90"	TL	136"	24"	28"
24"-11 1/4"	TL	40"	28"	28"
24"-22 1/2"	TL	56"	28"	28"
24"-45"	TL	101"	28"	28"
24"-90"	TL	186"	28"	28"
30"-11 1/4"	TL	49"	34"	30"
30"-22 1/2"	TL	79"	34"	30"
30"-45"	TL	154"	34"	30"
30"-90"	TL	285"	34"	30"

TEES	"0"	"1"	"2"	"3"
6"x6"x6"	12"	24"	24"	18"
8"x8"x8"	12"	24"	24"	18"
8"x8"x8"	12"	27"	24"	23"
12"x12"x8"	12"	24"	24"	18"
12"x12"x8"	12"	27"	24"	23"
12"x12"x12"	12"	38"	24"	38"
24"x24"x16"	16"	53"	28"	53"

NOTES:
 1. 2" & 4" FITTINGS EQUIVALENT TO 6" FITTINGS.
 2. TAPPING SLEEVES TO HAVE BACKING BLOCKS SAME SIZE AS REQUIRED FOR TEES.
 3. "TL" = TOTAL LENGTH OF FITTING MINUS CLEARANCE FOR BELLS.

INTERNAL WATER PRESSURE 6" through 12"=200 psi
 INTERNAL WATER PRESSURE 16" through 30"=210 psi
 BEARING PRESSURE OF SOIL=2000 psi

BACKING BLOCKS

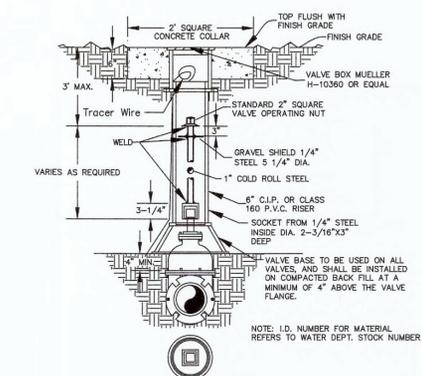
NOT TO SCALE

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

**BACKING BLOCK
 DETAILS AND LOCATIONS**

NOT TO SCALE

Concrete collar will be in accordance with the Concrete collar detail.

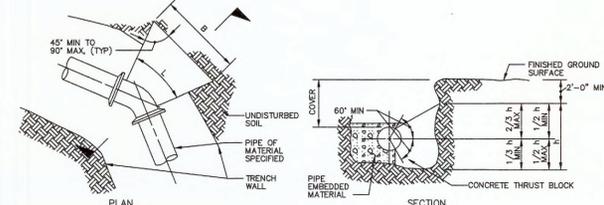


WATER VALVE DETAIL

NOT TO SCALE

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

**WATER
 VALVE DETAIL**



- NOTES:
 1. AREA OF BLOCK, A = BxH. BLOCK AREAS ARE SHOWN ON GENERAL LAYOUT OR TABLE.
 2. B = h - 1/2", EXCEPT WHERE TOP OF BLOCK IS WITHIN 2 FEET FROM GROUND SURFACE, THEN B = A/h.
 3. MINIMUM BLOCK DIMENSION (B & H) SHALL BE AT LEAST 60 OF PIPE OR 1 FOOT FOR PIPE 60 TO 12" OR LESS.
 4. THE BOTTOM OF THE BLOCK SHALL EXTEND AT LEAST TO THE BOTTOM OF THE TRENCH IN ALL CASES.
 5. L-FITTING LENGTH MINUS CLEARANCE FOR BELLS.
 6. DETAIL IS SHOWN FOR CAST IRON PIPE. DETAIL IS SIMILAR FOR OTHER TYPES OF PIPE.
 7. DIMENSIONS FOR THRUST BLOCKS FOR FIRE HYDRANT ASSEMBLY ARE SHOWN FIRE HYDRANT ASSEMBLY DETAIL.

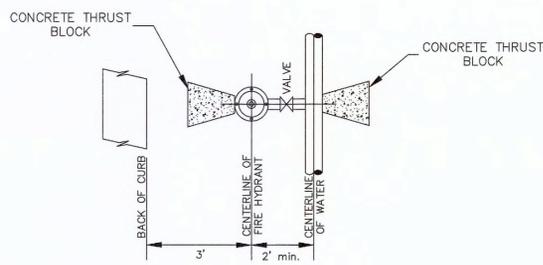
SIZE	BEND	THRUST AREA	B	H
16"	11 1/2"	4 SF	2'	2'
16"	22 1/2"	8 SF	2.8'	2.8'

CONCRETE THRUST BLOCKING

NOT TO SCALE

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

**CONCRETE THRUST
 BLOCKING DETAILS**

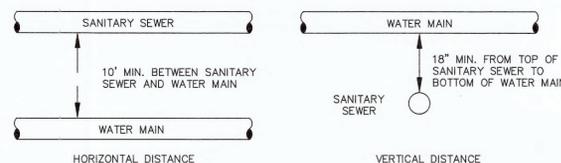


**TYPICAL WATER MAIN AND FIRE
 HYDRANT LOCATIONS**

NOT TO SCALE

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

**WATER MAIN
 FIRE HYDRANT DETAIL**



**TYPICAL WATER AND SEWER
 SEPARATION**

NOT TO SCALE

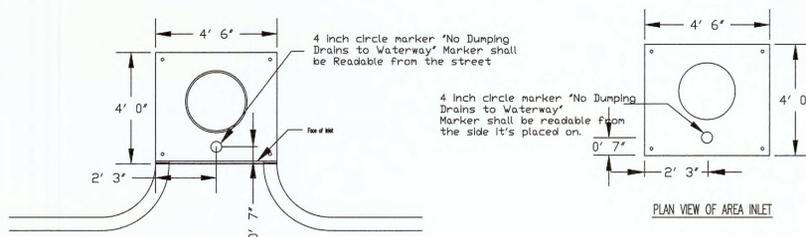
CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 O'FALLON, MISSOURI

**WATER AND SEWER
 SEPARATION DETAIL**

* Use ACP International 3/8 inch Epoxy Crystal Cap 'No Dumping Drains to Waterways' (SD-W-CO) or DAS Manufacturing, Inc. 4 inch Epoxy Standard Style 'No Dumping to Stream' (#SDS) or equal. The City of O'Fallon must be provided with a symbol/medallion for review and approval prior to installation. Contact the City if any information is needed.

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

City will also allow the precast inlet stone with a similar message as an approved alternate to the marker.



Public or Private inlets

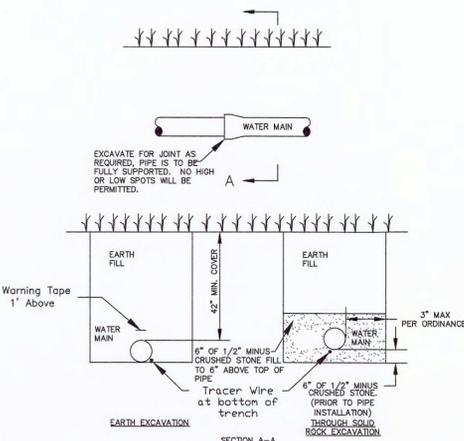
CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 O'FALLON, MISSOURI

**STORM DRAIN
 MARKER LOCATION**

**REFERENCE
 ONLY**

REVISIONS

NO.	DATE	DESCRIPTION
12-16-24		CITY COMMENTS
03-06-25		CITY COMMENTS
03-19-25		CITY COMMENTS
04-10-25		CITY COMMENTS



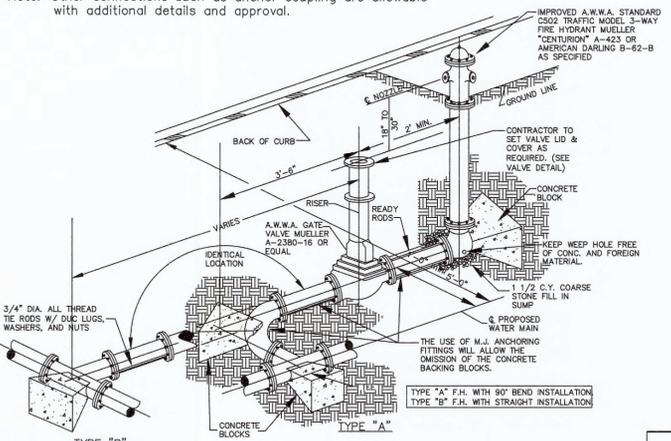
**TYPICAL WATER MAIN
 INSTALLATION DETAILS**

NOT TO SCALE

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

**WATER MAIN
 INSTALLATION DETAIL**

Note: Other connections such as anchor coupling are allowable with additional details and approval.

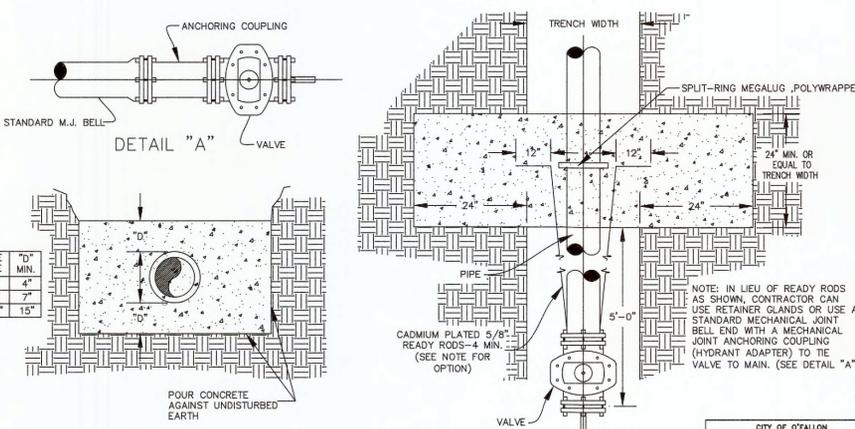


FIRE HYDRANT DETAIL

NOT TO SCALE

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

**FIRE HYDRANT
 DETAILS**



CROSS BLOCK DETAIL

NOT TO SCALE

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

**CROSS BLOCK
 DETAILS**

**ENGINEER SEAL DOES
 NOT APPLY TO CITY OF
 O'FALLON DETAILS**

Owner:
 Lottes Springs, LLC
 1000 Liberty Industrial Drive
 O'fallon, MO 63366
 800-553-5605

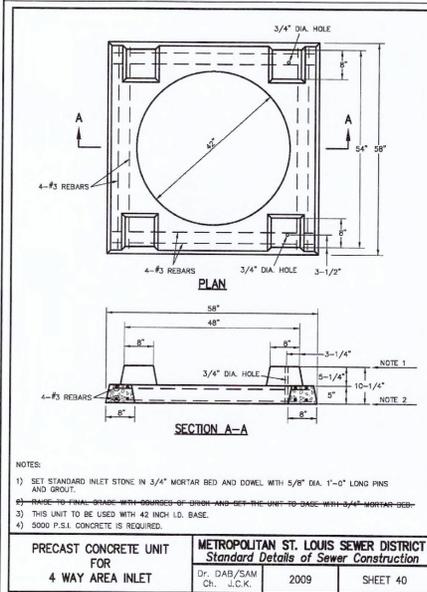
P+Z No. #21-011066
 Approval Date: 02-07-22

City No.

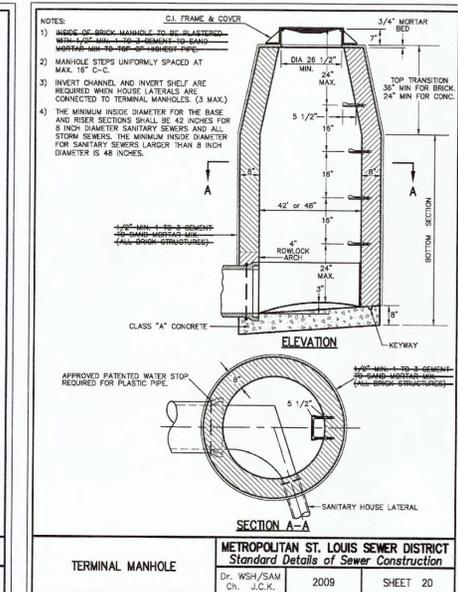
Page No.

C12

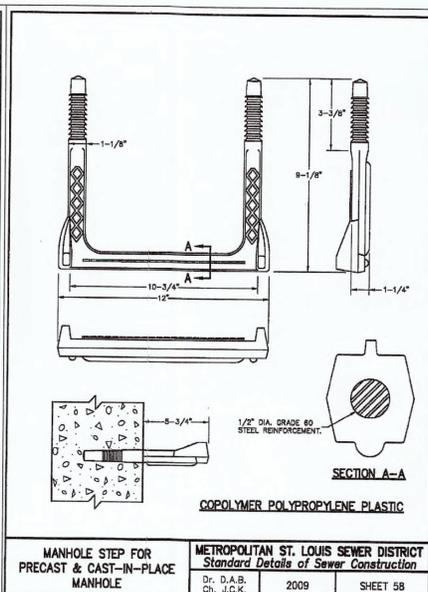
DETAILS



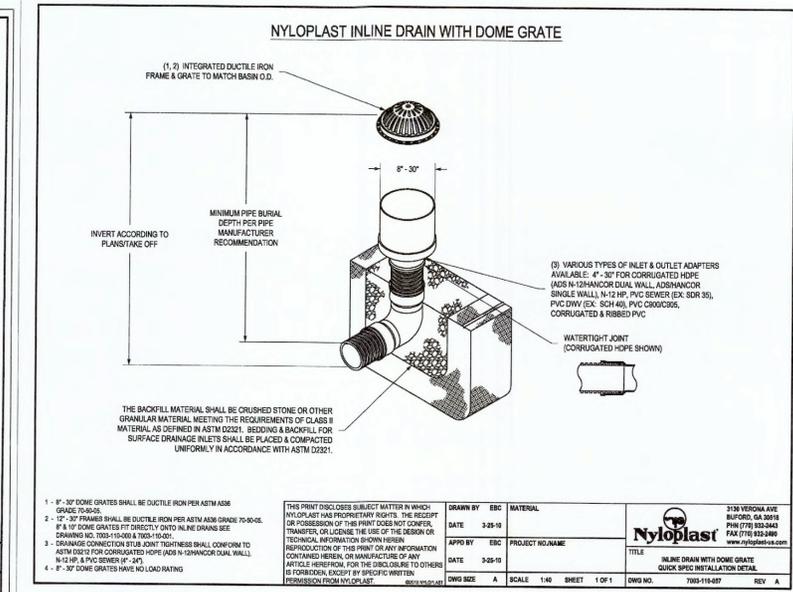
PRECAST CONCRETE UNIT FOR 4 WAY AREA INLET



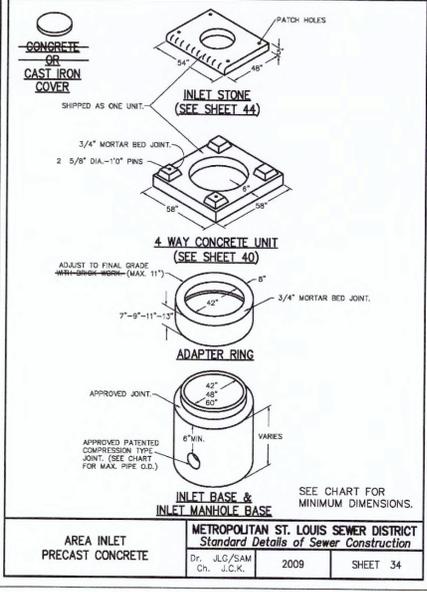
TERMINAL MANHOLE



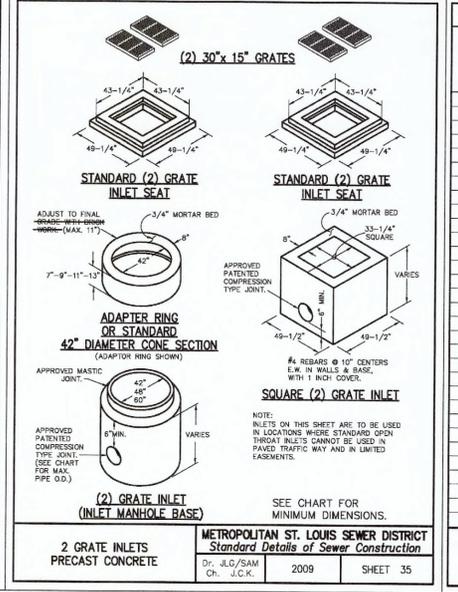
MANHOLE STEP FOR PRECAST & CAST-IN-PLACE MANHOLE



NYLOPLAST INLINE DRAIN WITH DOME GRATE



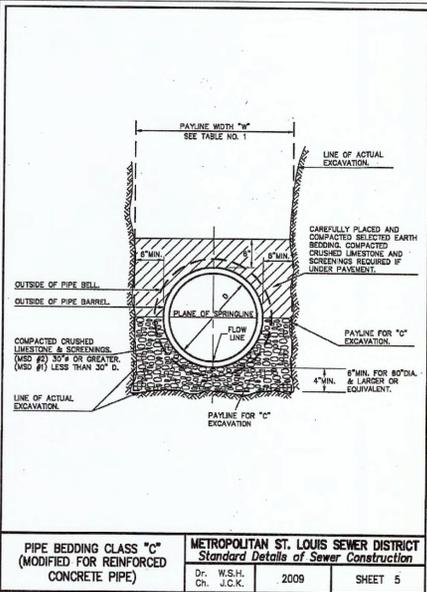
AREA INLET PRECAST CONCRETE



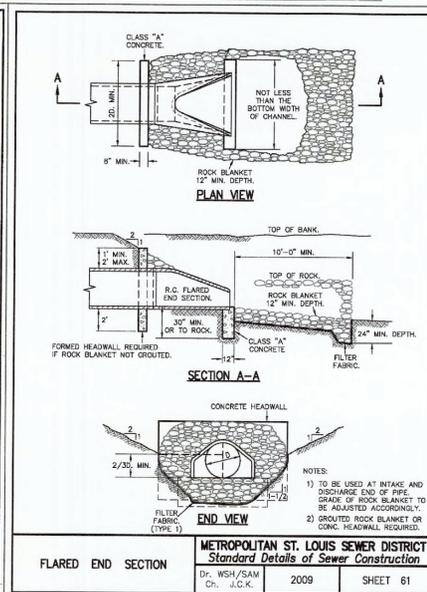
2 GRATE INLETS PRECAST CONCRETE

ROUND PIPE				HORIZONTAL ELLIPTICAL PIPE			
INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"M" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CONCRETE ENCASUREMENT (CU. FT. PER FT.)	INSIDE DIMENSIONS OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"M" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CONCRETE ENCASUREMENT (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	14 x 23	41	3.42	5.94
21	39	3.25	6.61				
24	42	3.50	7.39	19 x 30	49	4.08	7.88
27	45	3.75	8.18	22 x 34	53	4.42	8.61
30	49	4.08	9.30	24 x 38	58	4.83	9.70
33	53	4.42	10.53	27 x 42	62	5.17	10.71
36	56	4.67	11.43	29 x 46	66	5.50	11.72
39	60	5.00	12.43	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	15.87	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 108	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	58.93				
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	73.99

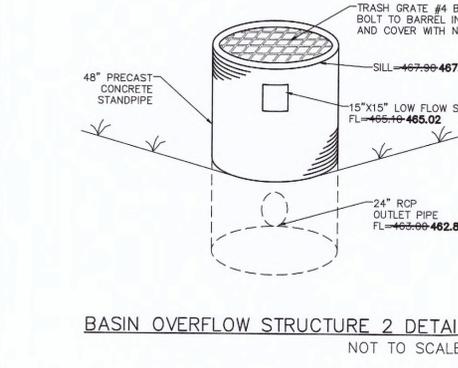
TABLE 1 PAYLINE WIDTHS OF TRENCH AND PAY-QUANTITIES OF CONCRETE



PIPE BEDDING CLASS "C" (MODIFIED FOR REINFORCED CONCRETE PIPE)



FLARED END SECTION



BASIN OVERFLOW STRUCTURE 2 DETAIL NOT TO SCALE

FUTURE NORMAL CONDITION:	2 YEAR 20 MINUTE HIGHWATER =	466.21 466.35
FUTURE NORMAL CONDITION:	15 YEAR 20 MINUTE HIGHWATER =	466.67 466.90
FUTURE NORMAL CONDITION:	25 YEAR 20 MINUTE HIGHWATER =	466.92 467.19
FUTURE NORMAL CONDITION:	100 YEAR 20 MINUTE HIGHWATER =	467.16 467.47
FUTURE NORMAL CONDITION:	100 YEAR 20 MINUTE HIGHWATER =	468.48 468.59
FUTURE FLOODED CONDITION:	2 YEAR 20 MINUTE HIGHWATER =	466.34 466.56
FUTURE FLOODED CONDITION:	15 YEAR 20 MINUTE HIGHWATER =	466.88 467.21
FUTURE FLOODED CONDITION:	25 YEAR 20 MINUTE HIGHWATER =	467.16 467.53
FUTURE FLOODED CONDITION:	100 YEAR 20 MINUTE HIGHWATER =	467.44 467.84
FUTURE FLOODED CONDITION:	100 YEAR 20 MINUTE HIGHWATER =	469.36

PROJECT TITLE:
AS-BUILT PLANS FOR:
Anjon Manufacturing
South Cool Springs Road

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6552
FAX 636-928-1716

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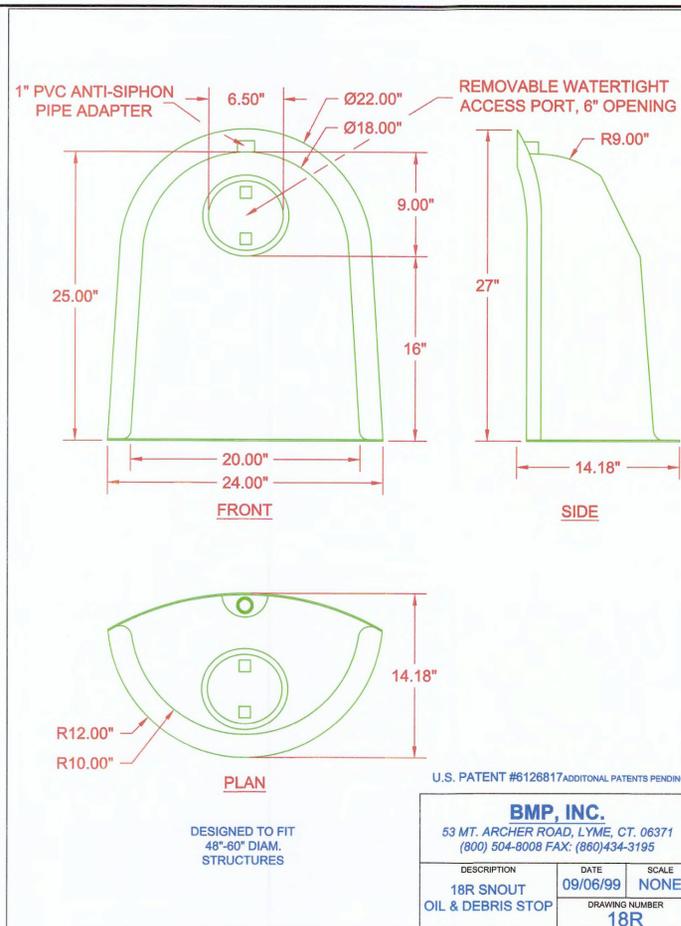
REVISIONS

12-16-24	CITY COMMENTS
03-06-25	CITY COMMENTS
03-19-25	CITY COMMENTS
04-10-25	CITY COMMENTS

Owner:
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800-553-5605

DETAILS

P-+Z No. #21-011066
Approval Date: 02-07-22
City No.
Page No.
C13

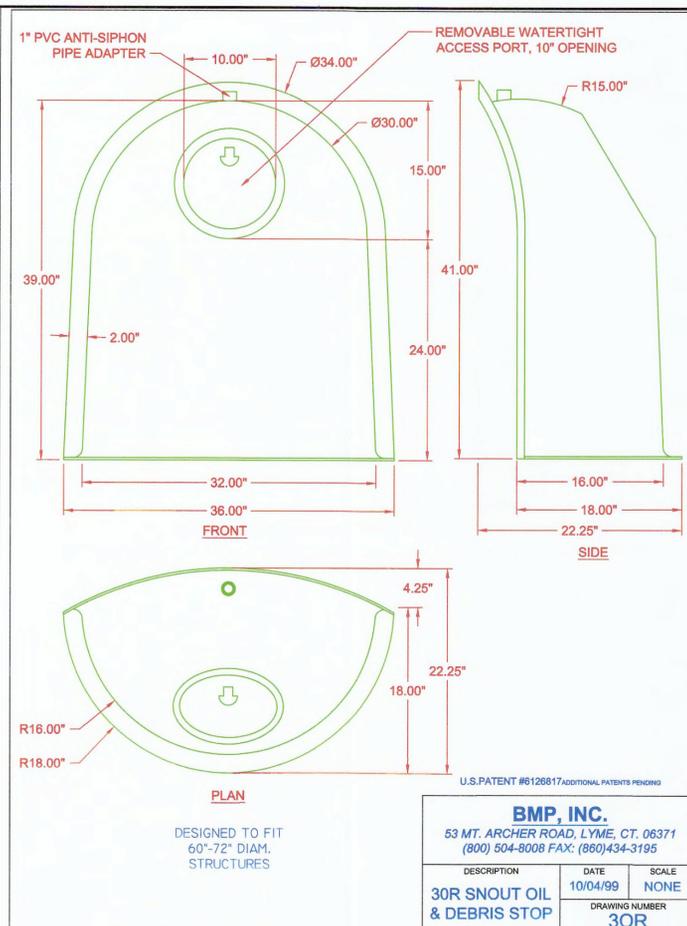


U.S. PATENT #6126817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
DRAWING NUMBER	18R	

DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

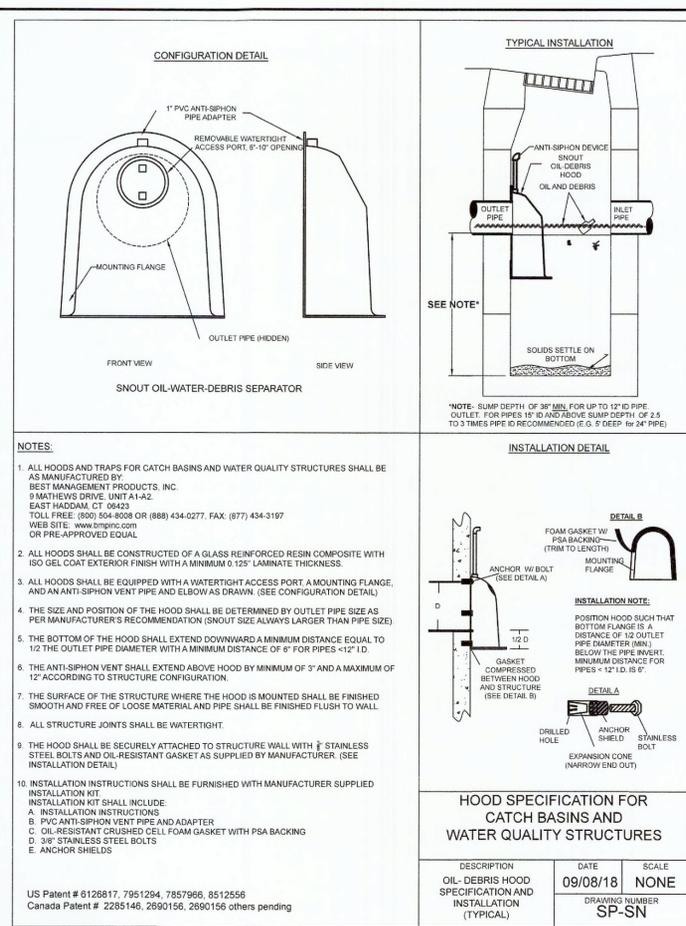


U.S. PATENT #6126817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
30R SNOUT OIL & DEBRIS STOP	10/04/99	NONE
DRAWING NUMBER	30R	

DESIGNED TO FIT 60"-72" DIAM. STRUCTURES



NOTES:

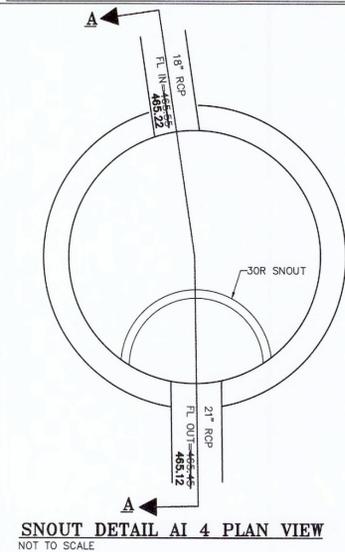
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 9 MATHEWS DRIVE, UNIT A1-A2, EAST HADDAM, CT 06423. TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197. WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATER TIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES 12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 2" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
- ALL STRUCTURE JOINTS SHALL BE WATER TIGHT.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL).
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

U.S. Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285145, 2590156, 2590156 others pending

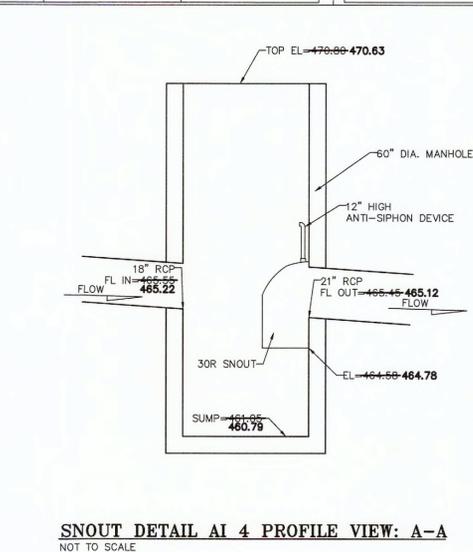
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
DRAWING NUMBER	SP-SN	

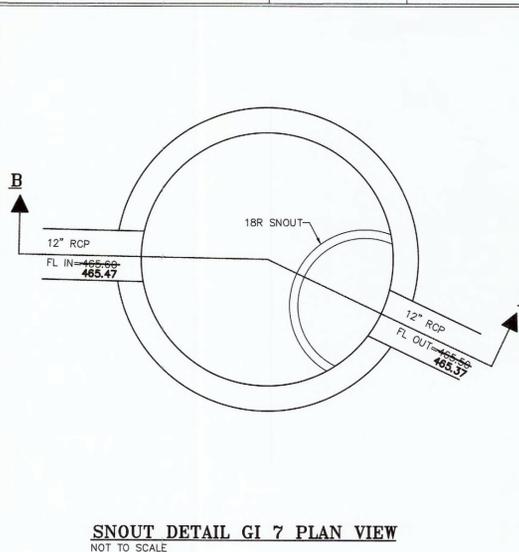
ENGINEER SEAL DOES NOT APPLY TO MSD, NYLOPLAST OR BMP DETAILS



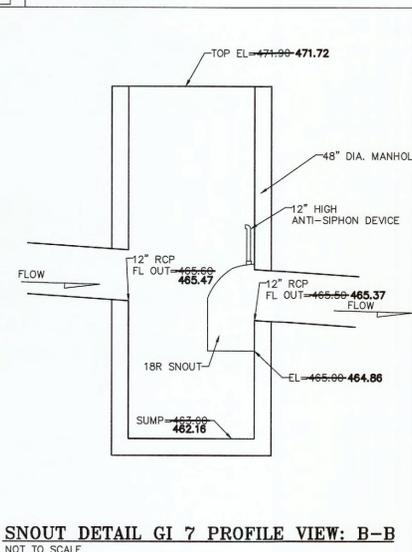
SNOUT DETAIL AI 4 PLAN VIEW
NOT TO SCALE



SNOUT DETAIL AI 4 PROFILE VIEW: A-A
NOT TO SCALE



SNOUT DETAIL GI 7 PLAN VIEW
NOT TO SCALE



SNOUT DETAIL GI 7 PROFILE VIEW: B-B
NOT TO SCALE

Supplied By: **TRENCH DRAIN SUPPLY** 877-903-7246 www.trenchdrainsupply.com

R-5050 Series Automatic Drainage Gate

Automatic drainage gates are used in areas with a requirement to prevent back flow, such as storm and sanitary sewer systems.

STANDARD GATES: Furnished with vertical closure for maximum ease of operation.

GENERAL INFORMATION: Gates are made of cast iron. All moving parts operate on stainless steel hinge pins. The cover is hung with cast iron arms (Ductile Iron arms on larger sizes) located at the outer edges near the center of gravity to ensure sensitive operation. For improved seating, order with neoprene seat at extra cost.

Aluminum covers can be furnished for special requirements, if specified. Also available on special order and at extra cost are neoprene or solid bronze seat mounts and bronze bushed hinges.

For applications with extreme head pressure contact Neenah's Product Engineering Department.

Maximum head loss occurs when pipe is flowing full. Consider the head loss to be one-half the pipe diameter.

These flap gates are self-draining when no up-stream flow exists and no head is on the downstream side.

Catalog No.	Type SF	Catalog No.	Type CF	Catalog No.	Type FF	Dimensions in inches										
						Diameter	A	B	C	D	E	F	N	S		
R-5050-SF6	R-5050-CF6	R-5050-FF6	6	7	11	13	11	3/4	7	four	5/8					
R-5050-SF8	R-5050-CF8	R-5050-FF8	8	9 1/4	11	13	11	1 1/8	9 1/4	four	5/8					
R-5050-SF10	R-5050-CF10	R-5050-FF10	10	11 1/4	13 1/2	15 1/8	13 1/2	1 1/8	11 1/4	four	5/8					
R-5050-SF12	R-5050-CF12	R-5050-FF12	12	13 1/4	15 7/8	19	15 3/4	1 1/8	13 1/4	four	5/8					
R-5050-SF15	R-5050-CF15	R-5050-FF15	15	16 1/4	19	21	18 3/4	1 1/8	16 1/4	four	5/8					
R-5050-SF18	R-5050-CF18	R-5050-FF18	18	19 1/4	22 1/8	24 1/4	22 1/8	1 1/4	19 1/4	four	3/4					
R-5050-SF20	R-5050-CF20	R-5050-FF20	20	22 1/4	25 1/8	27 1/4	25 1/8	1 1/4	22 1/4	four	3/4					
R-5050-SF21	R-5050-CF21	R-5050-FF21	21	22 1/4	25 1/8	27 1/4	25 1/8	1 1/4	22 1/4	four	3/4					
R-5050-SF24	R-5050-CF24	R-5050-FF24	24	25 1/4	28 1/4	30 1/4	28 1/4	1 1/4	25 1/4	six	3/4					
R-5050-SF27	R-5050-CF30	R-5050-FF30	27	28 1/4	31 1/4	33 1/4	31 1/4	1 1/4	28 1/4	six	7/8					
R-5050-SF30	R-5050-CF30	R-5050-FF30	30	31 1/4	34 1/4	36 1/2	34 1/4	1 1/4	31 1/4	six	7/8					
R-5050-SF36	R-5050-CF36	R-5050-FF36	36	37 1/2	41 1/2	43 1/2	41 1/2	1 3/8	37 1/2	six	7/8					
R-5050-SF42	R-5050-CF42	R-5050-FF42	42	43 1/2	47 1/2	49 1/2	47 1/2	1 3/8	43 1/2	six	7/8					
R-5050-SF48	R-5050-CF48	R-5050-FF48	48	49 1/2	54	56 1/2	54	1 1/2	49 1/2	six	1					

CLICK HERE to return to the Table of Contents

PROJECT TITLE:
AS-BUILT PLANS FOR:
Anjon Manufacturing
South Cool Springs Road

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5562
FAX 636-928-1718

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ANJON

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REVISIONS

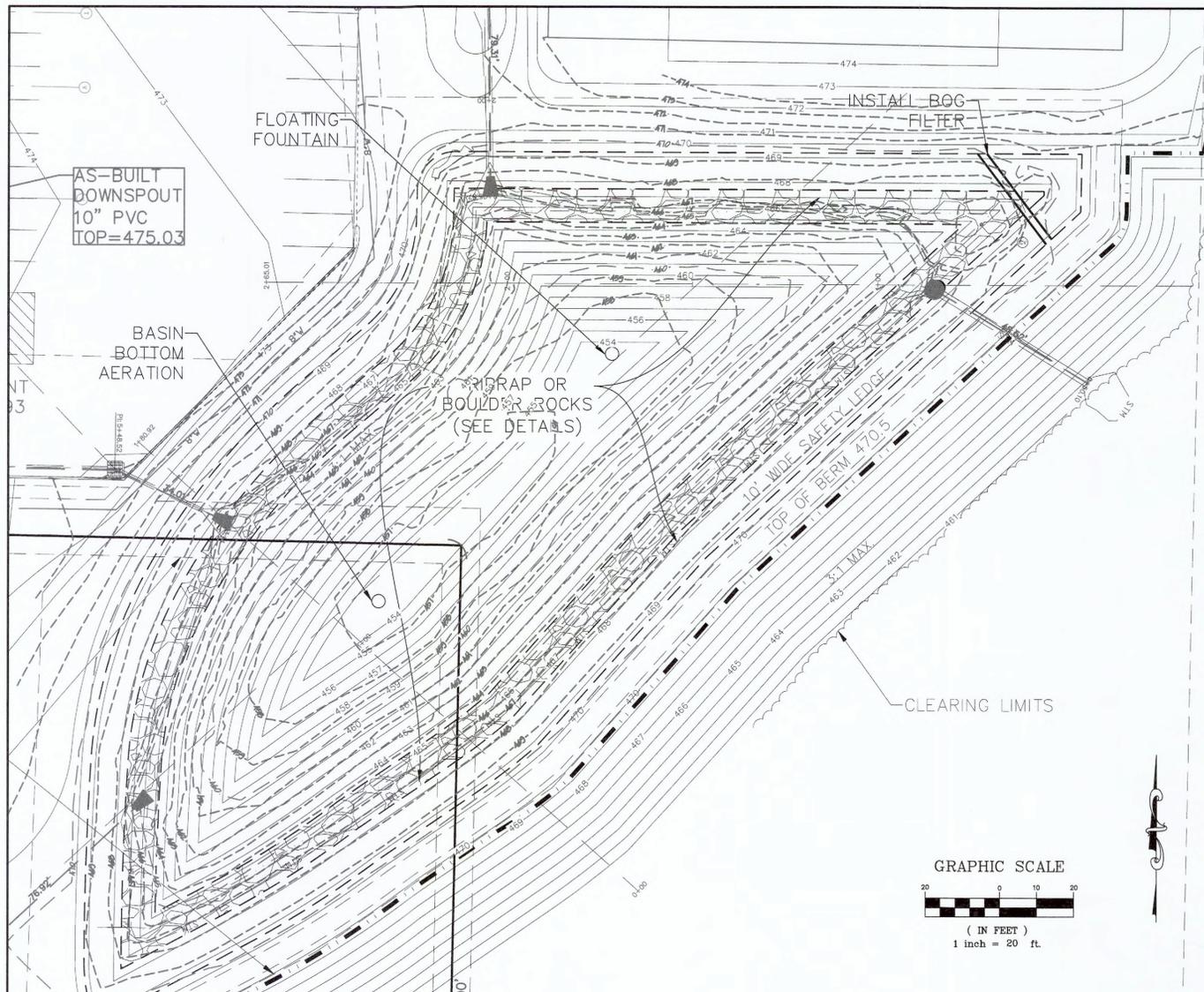
12-16-24	CITY COMMENTS
03-06-25	CITY COMMENTS
03-19-25	CITY COMMENTS
04-10-25	CITY COMMENTS

Owner:
Loites Springs, LLC
1000 Liberty Industrial Drive
O'Fallon, MO 63366
800-553-5605

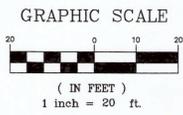
DETAILS

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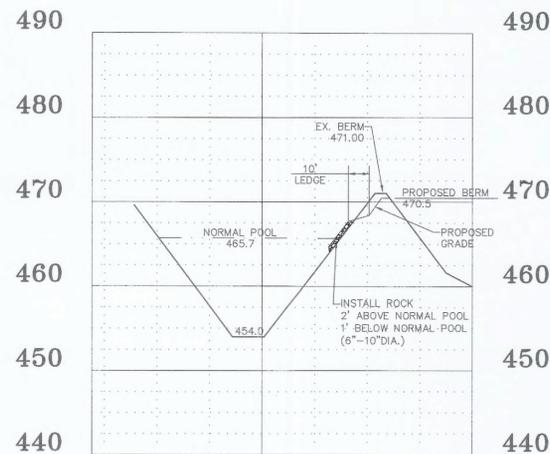
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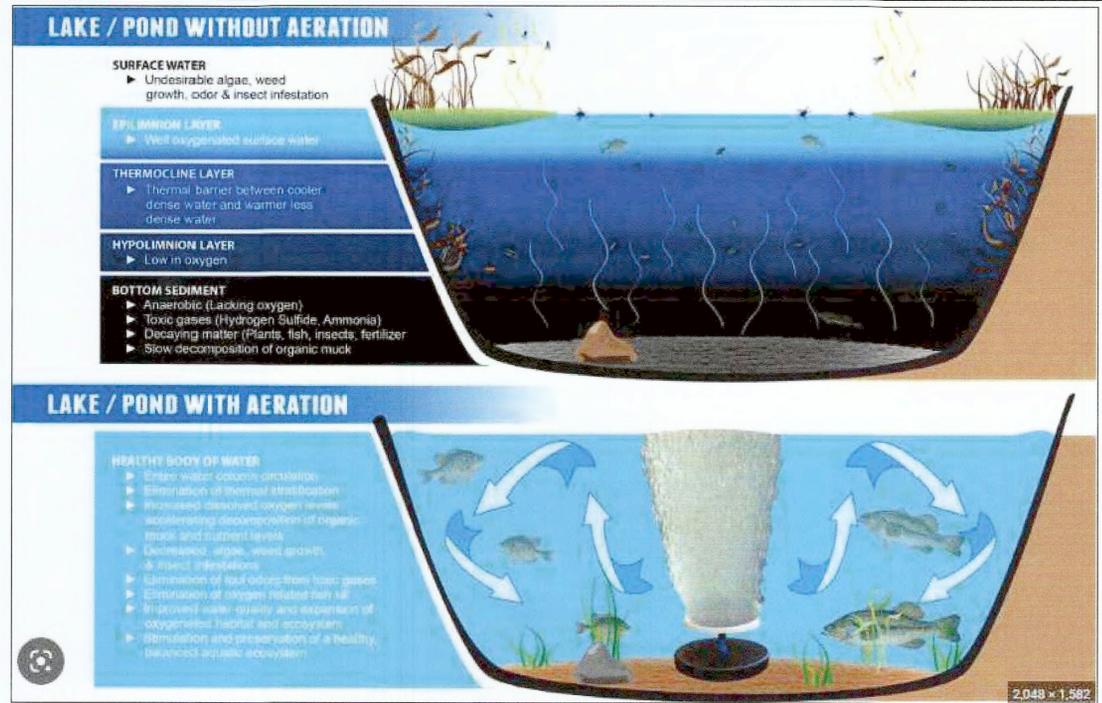
NOTE:
PLACE 6"-10" CLEAN ROCK OR BOULDER BLOCKS 1' BELOW AND 2' ABOVE NORMAL WATER LEVEL (ELEVATION 464.7 TO 467.7). INSTALL 10' WIDE SAFETY LEDGE FROM TOP OF ROCK UP 1.5' (ELEVATION 467.7 TO 469.2)



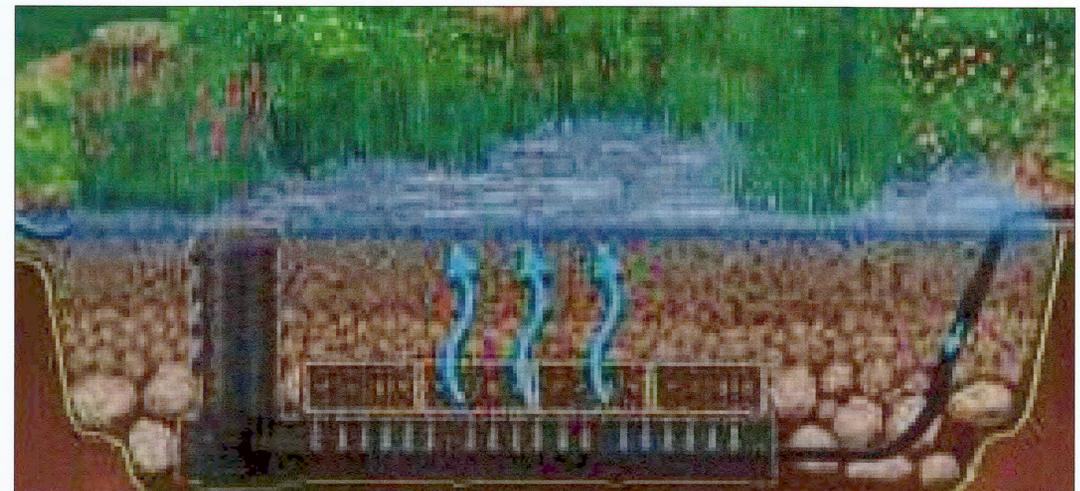
NOTE:
STONES SIMILAR TO PICTURED TO BE USED FOR BOULDER OPTION.
APPROXIMATELY 5'6" LONG x 18" TALL x 3'DEEP



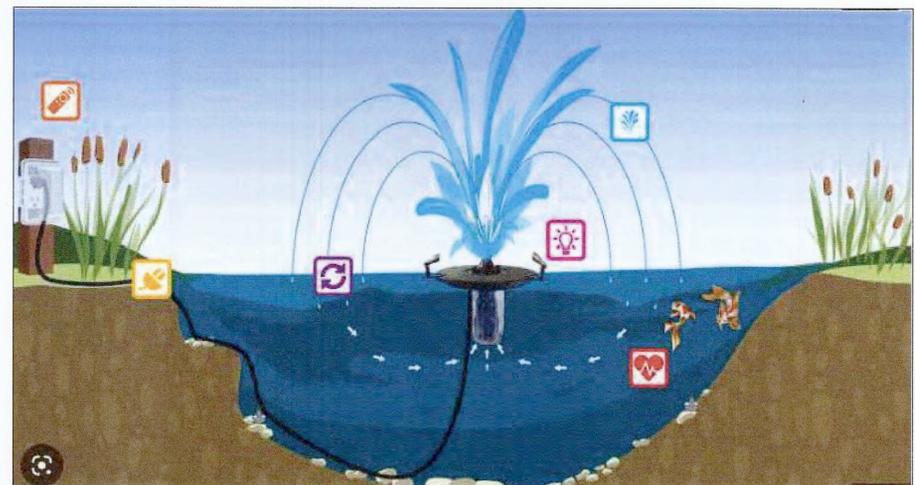
DETENTION BASIN SECTION DETAIL
SCALE:
HORIZ. 1" = 40'
VERT. 1" = 10'



AERATION DETAIL



BOG FILTER DETAIL



FLOATING FOUNTAIN DETAIL

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.

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