

CROSSINGS SPEC. BUILDING #2

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 33,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
O'FALLON, MISSOURI

IMPROVEMENT PLANS "AS-BUILTS" 09/08/05

CITY OF O'FALLON GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must 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 grading or construction of improvements.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.T.O. See plans for gauge.
- All filled places under proposed roads, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is to correspond 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. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- All earthen filled places within State, County, or City roads (Highways) shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
- All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- No area shall be cleared without the permission of the developer.
- All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be steeper than 3' (horizontal) to 1' (vertical) sodded or seeded and mulched.
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one-half feet (2-1/2').
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority. Water mains shall have a minimum of 42" of cover.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All PVC sanitary sewer pipe shall be DR-35 or equal with crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" above the top of the pipe.
- All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way markers shall be reset at the completion of grading.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
- All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing.
- All sanitary service lines shall have a 6" diameter.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
- A drop of 0.2 feet is required through each sanitary manhole. Minimum cover of 42" is required on all sanitary sewer mains.
- The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Brick shall not be used on in the construction of sanitary or storm sewer structures.
- 5/8" diameter trash bars shall be provided for all inlets.
- Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coat-tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-41. Asphalt shall conform to the requirements of ASTM D-449. Coal-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.
- All concrete pipe or ADS N-12 pipe shall be installed with "O-Ring" Rubber type gaskets per M.S.D. standard construction specifications or manufacturer.
- The contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The contractor 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 grading and be maintained throughout the project until acceptance of the work by the Owner and/ or the City of O'Fallon and/ or MoDOT. The contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/ or the City of O'Fallon and/ or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/ or the City of O'Fallon and/ or MoDOT.
- Developer must supply City construction inspectors with soils reports prior to or during site soil testing.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- Owner shall provide a copy of the soils report to grading contractor. Contractor shall be responsible for adhering to all recommendations outlined in the soils report.



LOCATION MAP

These "As-Built" Storm Sewer plans, are based on actual field measurements conducted during September 2005 and the results are shown herein.

By: 9-15-05
JAMES R. CHERVEK P.L.S., #2211
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	DRAINAGE AREA MAP
5-6	CONSTRUCTION DETAILS
7	WATER DETAILS

LEGEND

	Sanitary Sewer (Proposed)	R.C.P.	Reinforced Concrete Pipe
	Sanitary Sewer (Existing)	C.M.P.	Corrugated Metal Pipe
	Storm Sewer (Proposed)	C.I.P.	Cast Iron Pipe
	Storm Sewer (Existing)	P.V.C.	Polyvinyl Chloride
	Water Line & Size	V.C.P.	Vitrified Clay Pipe
	Existing water line		Double Water Meter Setting
	Tee & Valve		Single Water Meter Setting
	Hydrant	C.O.	Clean Out
	Cap	V.T.	Vent Trap
	18 Lot or Building Number	S.C.I.	Skewed Curb Inlet
	Existing Fence Line	D.C.I.	Double Curb Inlet
	Existing Tree Line	G.I.	Grate Inlet
	Street Sign	A.I.	Area Inlet
	Existing Contour	D.A.I.	Double Area Inlet
	Proposed Contour	C.C.	Concrete Collar
	Grouted Rip-Rap	F.E.	Flared End Section
	End of Lateral	E.P.	End Pipe
	Asphalt Pavement	E.D.	Energy Dissipator
	Concrete Pavement	M.H.	Manhole
		C.P.	Concrete Pipe
		T.B.R.	To Be Removed
		T.B.P.	To Be Protected
		T.B.A.	To Be Abandoned
		B.C.	Base Of Curb
		T.C.	Top Of Curb
		T.W.	Top Of Wall
		B.W.	Base Of Wall
		(TYP)	Typical
		U.N.O.	Unless Noted Otherwise
		U.I.P.	Use In Place

BENCH MARKS

B.M. RM#727 (USCS) Sq. on north wingwall at east end of Mexico Rd. over Dardenne Creek.
ELEVATION = 462.06
SITE BM is "Sq." on the concrete base of the west gate post at the center entrance to Fort Zumwalt North High School
40' south of the centerline of Tom Ginnever Ave.
ELEVATION = 497.89

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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CROSSINGS SPEC. BUILDING #2
COVER SHEET

O'FALLON, MO

239 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 946-9700
Prepared For:
BRIGHT STAR, L.C.

REVISIONS	NO.	DATE	DESCRIPTION

ENGINEER'S AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.

DRAWN	B.L.P.	DATE	08-12-04
CHECKED	D.L.S.	DATE	08-12-04
PROJECT	# 01212.BRST.00C		
TASK # 1	FIELD	BOOK 826A	

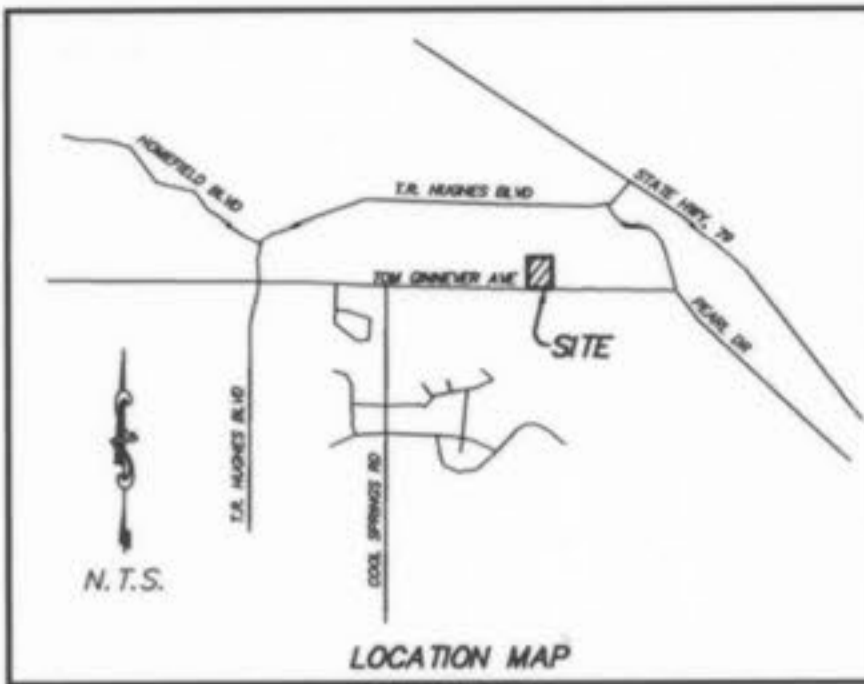
CROSSINGS SPEC BLDG #2
COVER SHEET

SHEET 1 OF 7

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FILE #9811.11

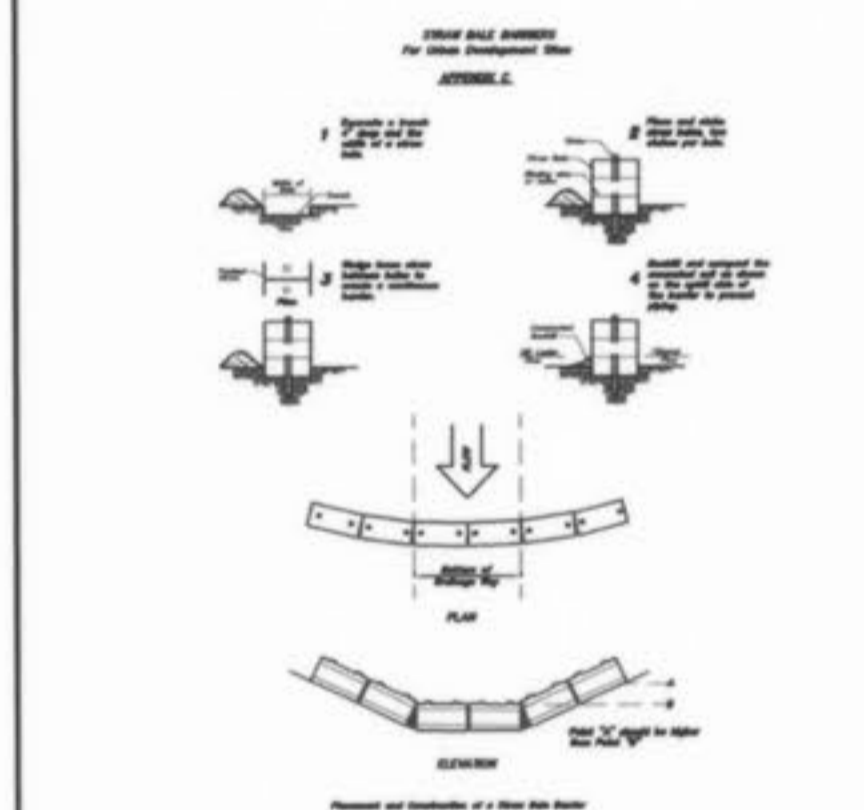
Crossing Spec Bldg #2 App 9/30/05
MBC



DESCRIPTION
1.41 ACRES

A tract of land being part of Fractional Section 22, Township 47 North, Range 3 East City of O'Fallon, St. Charles County, Missouri, and being more particularly described as follows:

BEGINNING at point marking the northeast corner of Country Side Carpets at The Crossings a subdivision recorded in Plat Book 38, Page 90 of the St. Charles County, Missouri Records said point also being the northwest corner of property now or formerly of Bright Star, L.P. as recorded in Book 2460, Page 838 of the said St. Charles County, Missouri Records and being a point on the southern line of property now or formerly of O'Fallon, Missouri Elks Lodge as recorded in Book 2356, Page 523 of the said St. Charles County, Missouri Records; thence leaving said corner along the northern line of said Bright Star, L.P. property and being a point on the southern line of the said O'Fallon, Missouri Elks Lodge South 88°23'35" East a distance of 216.50 feet to a point marking the northeast corner of said Bright Star, L.P. property and being a point on the northern right-of-way line of Tom Ginnever Avenue (variable width) as widened said per Deed Book 2884, Page 1080 of the said St. Charles County, Missouri Records; thence along the northern right-of-way line of said Tom Ginnever Avenue North 88°26'37" West a distance of 216.51 feet to a point on the eastern line of the aforementioned Country Side Carpets at The Crossings; thence along the northern right-of-way line of said Tom Ginnever Avenue along the eastern line of said Country Side Carpets at The Crossings North 01°36'25" East a distance of 283.61 feet to the POINT OF BEGINNING and containing 61,424 square feet or 1.41 acres more or less.

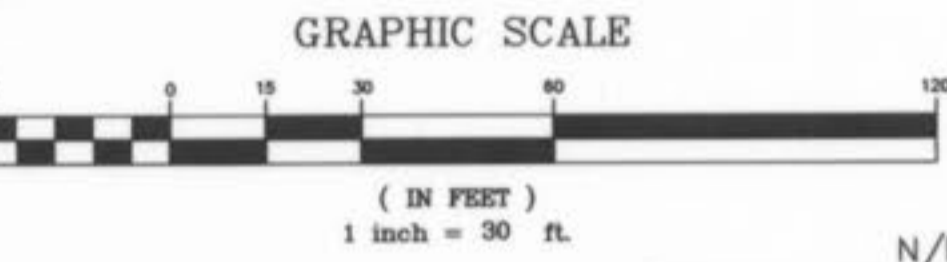


Call BEFORE you DIG
TOLL FREE
1-800-344-7483

UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BENCH MARKS
B.M. RM#727 (USGS) Sq. on north wingwall at east end of Mexico Rd. over Dardenne Creek.
ELEVATION = 462.06

UTILITY NOTE:
SITE BM 1: "Sq." on the concrete base of the west gate post at the center entrance to Fort Zumwalt North High School
40'± south of the centerline of Tom Ginnever Ave.
ELEVATION = 497.89



LANDSCAPE CALCULATIONS

Street Trees = 1 tree per every 40.00' of public or private street frontage. Placed at 40.00' intervals inside the landscape setback.

Site Trees = 1 tree per every 4,000 S.F. of landscape open space.

216.51 LIN. FT. STREET FRONTAGE / 40 = 6 TREES REQUIRED / 6 TREES PROVIDED

16,364 OPEN LANDSCAPED AREA / 4000 = 4 SITE TREES REQUIRED

PLANT SCHEDULE (NOTE LANDSCAPING NOT SHOWN TO SCALE)

- 3 WHITE PINE Pinus strobus 6' TALL
- 10 RED SUNSET MAPLE Acer rubrum 'Red Sunset' 2" CAL
- 12 BECHTELS FLOWERING CRAB Malus ioensis 'Plena' 2" CAL
- 13 MUDD PINE Pinus mugo mughus 2" CAL
- 6 EMERALD N' GOLD EUONYMUS Euonymus fortunei 'Emerald n Gold' 2" CAL

*CONIFER TREES MUST BE A MINIMUM OF 6' IN HEIGHT.
**DECIDUOUS TREES MUST BE A MINIMUM OF 2' IN CALIPER

PROJECT DATA

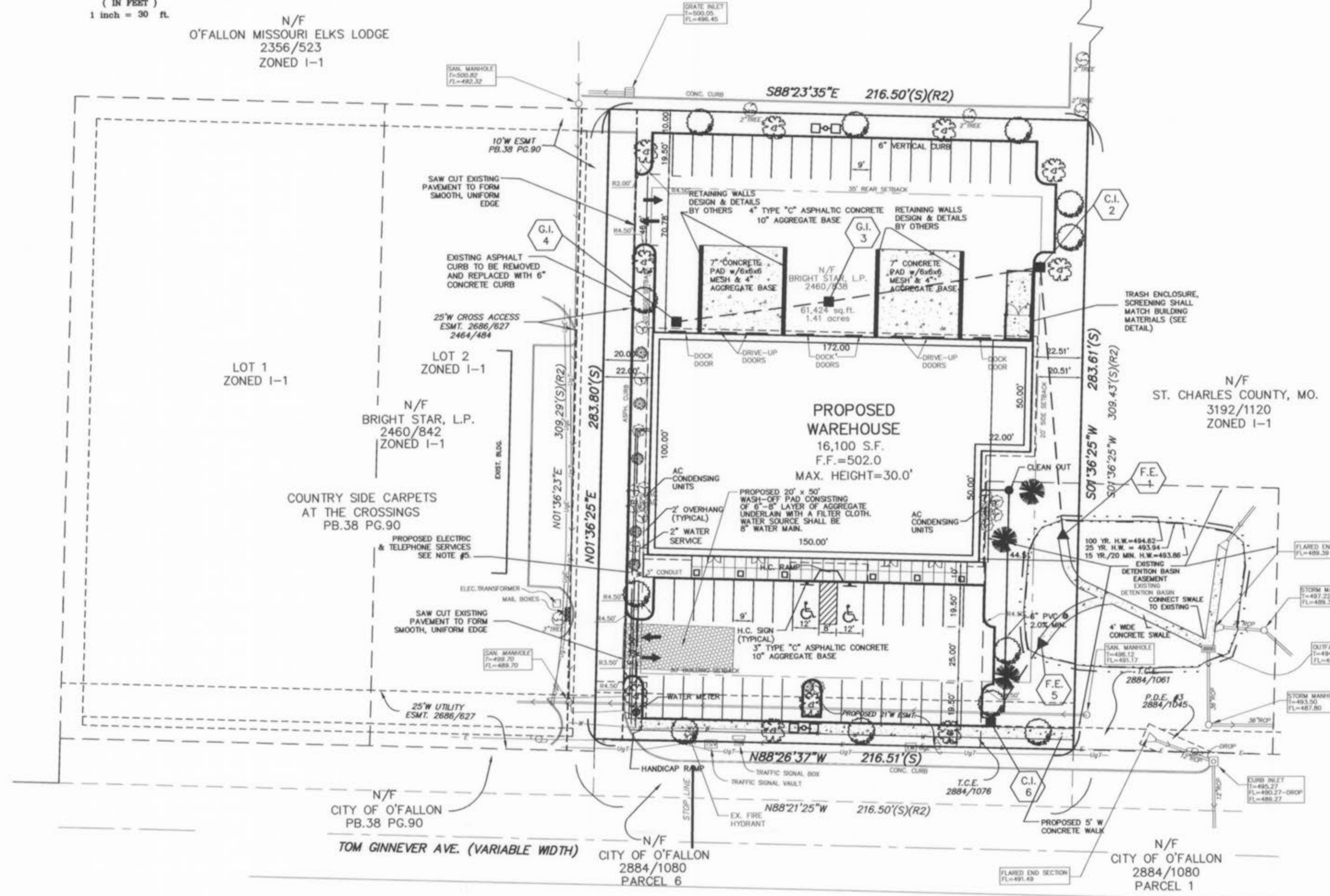
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
16,100 (26.2%)	26,091 (42.5%)	19,233(31.3%)	61,424

NOTE: SIDEWALKS, CURB RAMPS, RAMP 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.

GENERAL NOTES

- Present Zoning: P.U.D. I-1 Light Industrial
- Proposed Use: Warehouse
- Area of Tract: 1.41 Acres
- Project is Served By:
 - A. City of O'Fallon Water
 - B. St. Charles Gas Company
 - C. CenturyTel Telephone Company
 - D. City of O'Fallon Sewers
 - E. Ameren UE
 - F. O'Fallon Fire Protection District

- All utilities shall be located underground. All Utility services shall be coordinated with utility companies prior to installation.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from back of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
- Setback and yard requirements:
 - Front - 30 feet
 - Side - 20 feet
 - Rear - 35 feet
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
- All easements shall be provided for on record plat.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties. Wall pack lighting shall not be permitted. Lighting details and photometrics in accordance with the City's standards shall be submitted and approved prior to construction approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0235E August 2, 1996, site is not located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or complement building architecture. Enclosures shall have vinyl gates matching building colors.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately. All sign locations and sizes must be approved separately through the Planning Division.
- Building and parking shall be in conformance with City of O'Fallon's requirements for I-1 zoning.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
- Detention has been provided for in existing basin on east property line.
- All trash pick up and loading and unloading operations will not occur between the hours of 9:00 p.m. and 7:00 a.m.
- All handicap sidewalk ramps shall be concrete and shall meet ADA color requirements.
- Development will remain as one lot, no subdividing of lot is proposed.
- No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
- Lighting values will be reviewed on site prior to final occupancy inspection.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
- All rooftop mounted HVAC and mechanical units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof. All ground mounted HVAC and mechanical units shall be screened by fencing, vegetation, or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.
- Utility contractor shall coordinate utility connections with general contractor.
- There shall be a 5/8" trash bar on all curb and area inlets.
- No existing trees are being removed from this site.
- Trucks making deliveries will be small delivery type trucks.
- Maintenance agreement & easement for detention basin shall be provided prior to construction approval.
- Retail uses will not be permitted on site. In addition, this facility is being parked as an industrial use; if at any time that use should change and a retail entertainment use is operated within the facility (restaurant, bar, nightclub, etc.), this Site Plan will have to be brought back before the Commission for review to determine if the existing parking can accommodate the new use.



PARKING CALCULATIONS

WAREHOUSE SPACES PROVIDED (INCLUDES 2 ACCESSIBLE SPACES)

WAREHOUSE 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 400 SQ. FT. OF FLOOR AREA

16,100/400 = 40.25

8 EMPLOYEES / 1 = 8

PARKING REQUIRED = 49 SPACES

PARKING PROVIDED = 51 SPACES

LOADING SPACE CALCULATIONS

1 SPACE FOR FIRST 5,000 SQ. FT. OF BUILDING

1 SPACE FOR EVERY ADDITIONAL 20,000 SQ. FT. OR FRACTION THEREOF.

16,100 SQ. FT. 2 SPACES



"AS-BUILTS"
09-08-05

FILE #9811.11

PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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CROSSINGS SPEC. BUILDING #2
O'FALLON, MO

Prepared For:
BRIGHT STAR, L.C.

239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-9300

REVISIONS

NO.	DATE	DESCRIPTION
1	9-21-04	PER CITY OF O'FALLON
2	10-21-04	PER CITY OF O'FALLON

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.

DRAWN B.L.P. **DATE** 08-12-04

CHECKED D.L.S. **DATE** 08-12-04

PROJECT # 01212.BRST.OOC

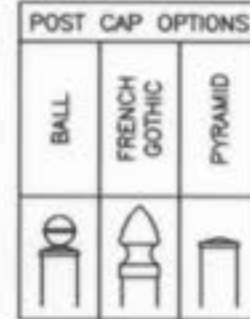
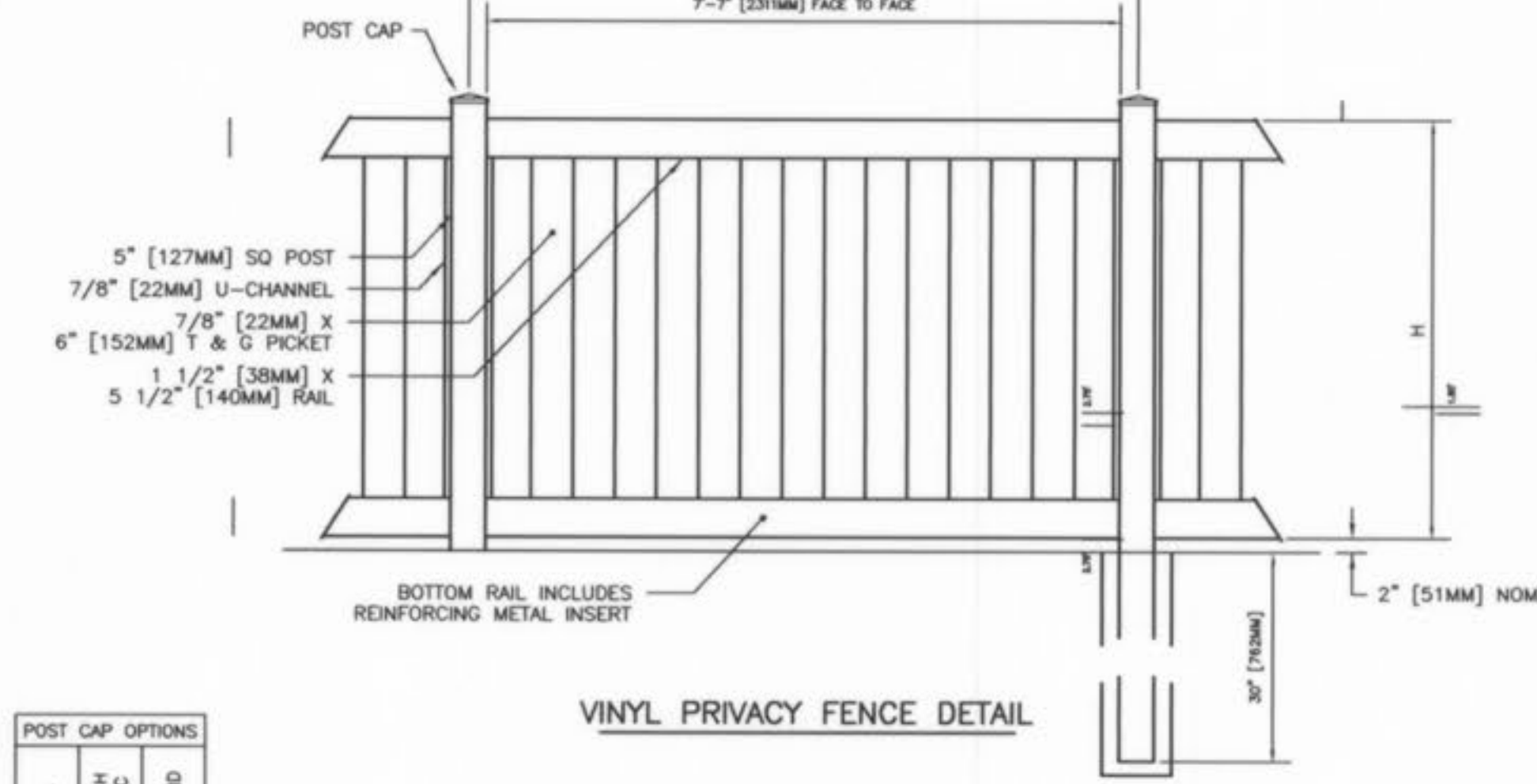
TASK # 1 **FIELD BOOK** B26A

CROSSINGS SPEC BLDG #2
SITE PLAN

SHEET 2 OF 7

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NOTE: ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.



NOTES: 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
3. FOOTING WIDTH TO BE (2)x POST WIDTH. MINIMUM DEPTH 30\"/>

NOM HEIGHT (H)
46" [1168MM]
58" [1473MM]
70" [1778MM]

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LEGEND
by MASTER-HALCO

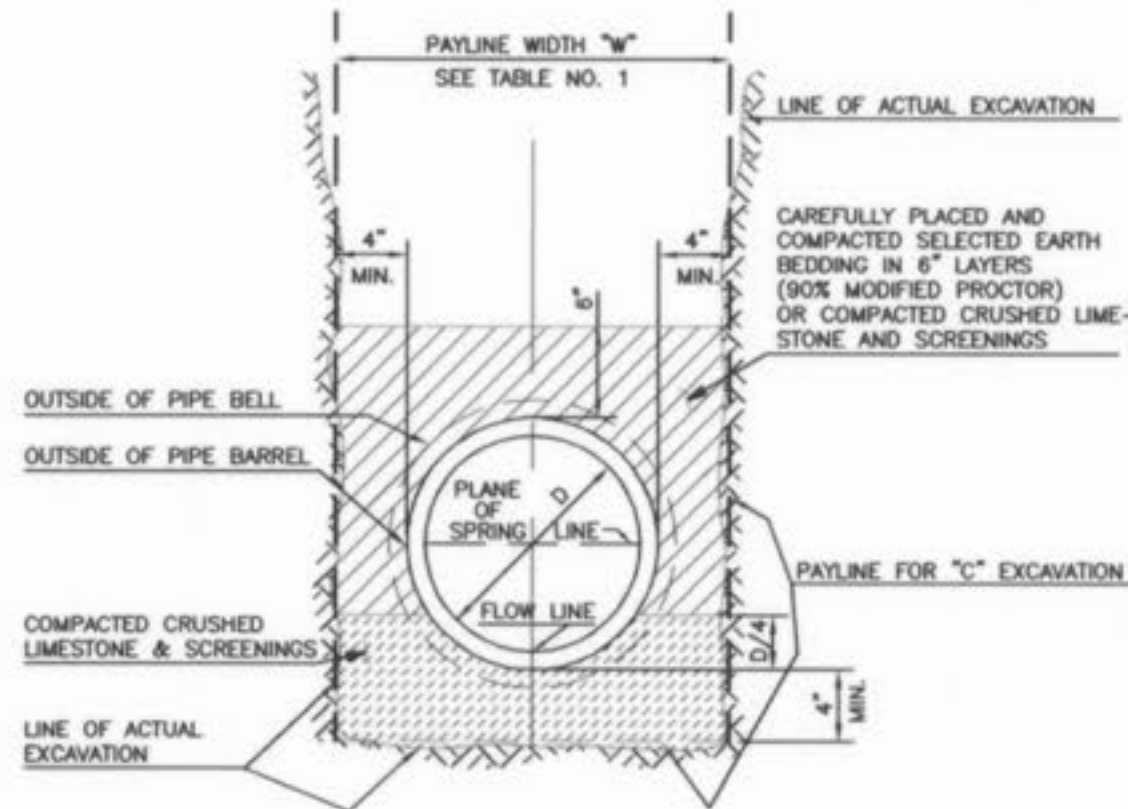
PRIVACY STYLE FENCE

97-1460

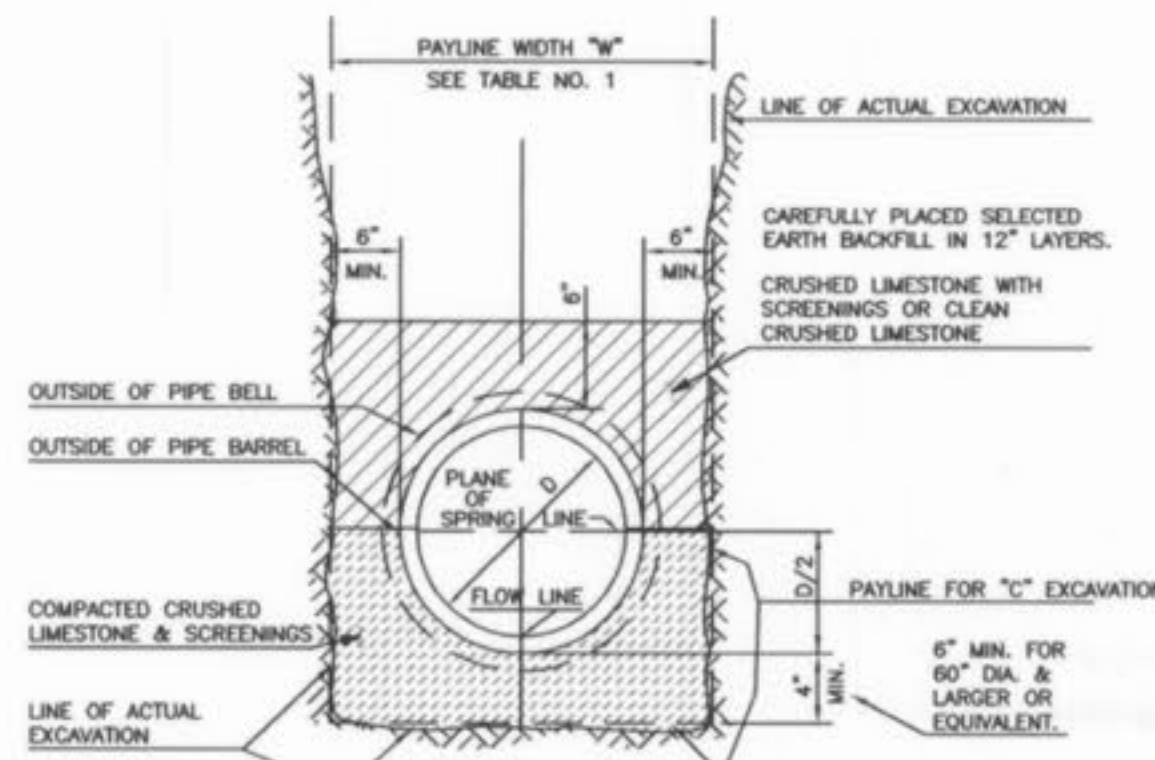
NOM 8' SECTION LENGTH

ROUND PIPE			HORIZONTAL ELLIPTICAL PIPE		
Inside Diameter of Pipe (Inches)	Pay-Volume of Trench (Feet)	Pay-Volume of Concrete (Cubic Feet)	Inside Diameter of Pipe (Inches)	Pay-Volume of Trench (Feet)	Pay-Volume of Concrete (Cubic Feet)
4	28	2.33	3.20		
6	28	2.33	3.48		
8	28	2.33	3.70		
10	28	2.33	3.86		
12	28	2.33	3.98		
15	32	2.67	4.89		
18	36	2.92	5.63	14 X 23	41
21	39	3.25	6.41		
24	42	3.50	7.39	19 X 30	49
27	45	3.75	8.18	22 X 34	55
30	49	4.08	9.30	24 X 38	60
33	53	4.42	10.53	27 X 42	65
36	56	4.67	11.43	29 X 45	68
39	60	4.92	12.43	31 X 48	71
42	63	5.17	13.38	34 X 53	75
45	66	5.42	14.42	36 X 58	80
48	70	5.67	15.47	38 X 60	83
51	74	5.92	16.52	40 X 66	87
54	77	6.17	17.57	42 X 68	90
57	81	6.42	18.62	44 X 76	94
60	84	6.67	19.67	46 X 76	97
63	87	6.92	20.72	48 X 81	100
66	91	7.17	21.77	50 X 83	103
69	94	7.42	22.82	52 X 87	106
72	98	7.67	23.87	54 X 91	109
75	101	7.92	24.92	56 X 96	112
78	105	8.17	25.97	58 X 98	115
81	108	8.42	27.02	60 X 106	118
84	112	8.67	28.07	62 X 108	120
87	115	8.92	29.12	64 X 113	123
90	119	9.17	30.17	66 X 113	125
93	122	9.42	31.22	68 X 118	128
96	126	9.67	32.27	70 X 121	130
99	129	9.92	33.32	72 X 121	132
102	133	10.17	34.37	74 X 126	135
105	136	10.42	35.42	76 X 128	137
108	140	10.67	36.47	78 X 138	140
111	143	10.92	37.52	80 X 143	143
114	147	11.17	38.57	82 X 143	145
117	150	11.42	39.62	84 X 148	148
120	154	11.67	40.67	86 X 151	150
123	157	11.92	41.72	88 X 151	152
126	161	12.17	42.77	90 X 156	155
129	164	12.42	43.82	92 X 162	158
132	168	12.67	44.87	94 X 166	160
135	171	12.92	45.92	96 X 166	162
138	175	13.17	46.97	98 X 180	165
141	178	13.42	48.02	100 X 180	167

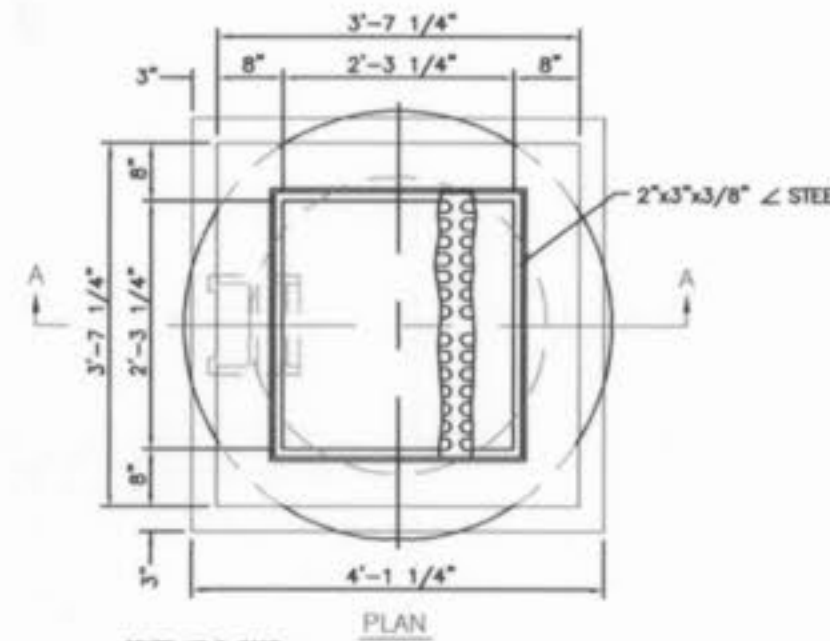
TABLE NO. 1
PAYLINE WIDTHS OF TRENCH AND
PAY-QUANTITIES OF CONCRETE



PIPE BEDDING CLASS "C"
(FOR ALL PIPE EXCEPT
REINFORCED CONCRETE PIPE)



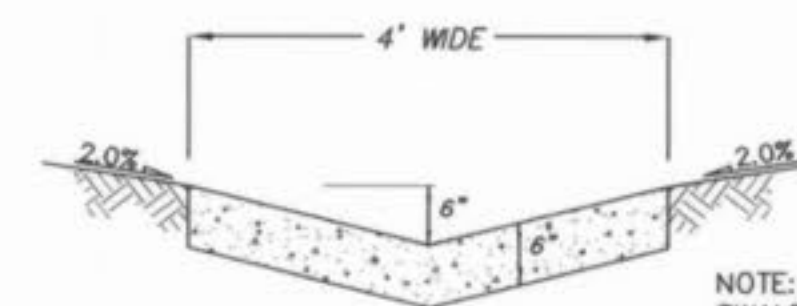
PIPE BEDDING CLASS "C"
(MODIFIED FOR REINFORCED
CONCRETE PIPE)



PAVED SWALE CONNECTION DETAIL
N.T.S.

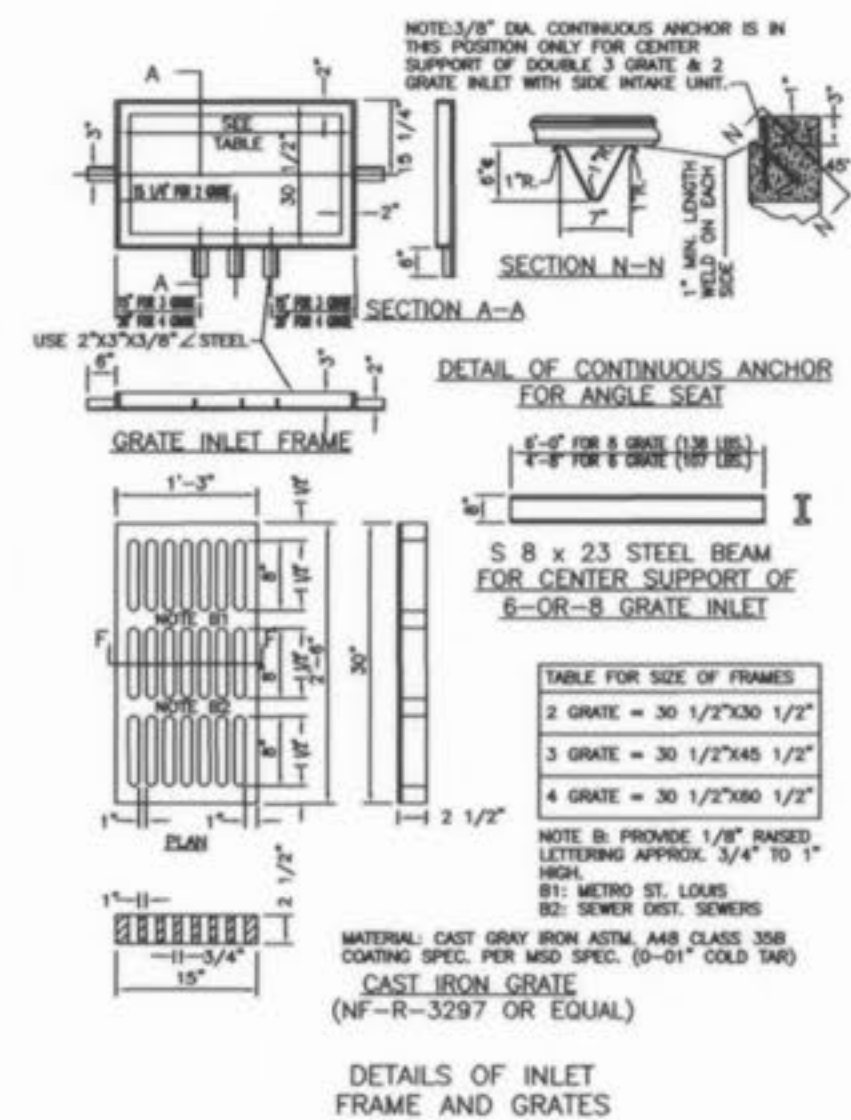
NOTE: INLETS ON THIS SHEET ARE TO BE USED IN LOCATIONS WHERE STANDARD OPEN THROAT INLETS CAN NOT BE USED, IN PAVED TRAFFIC HWY. AND IN LIMITED EASEMENTS.

2 GRATE INLET

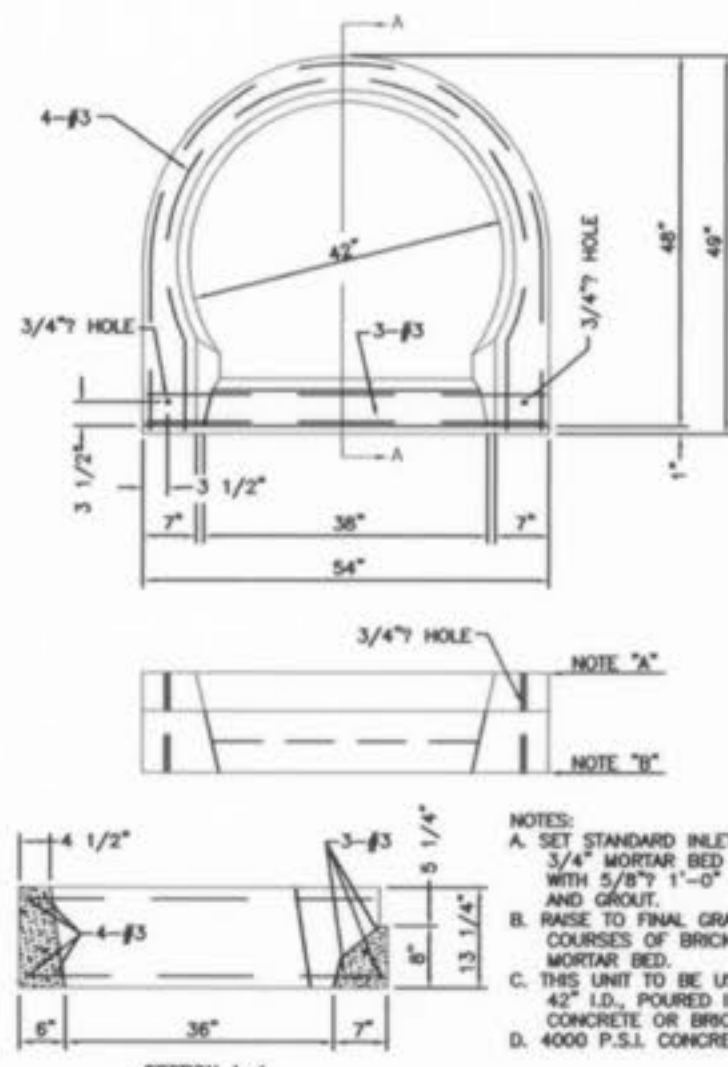


CONC. PAVED SWALE
N.T.S.

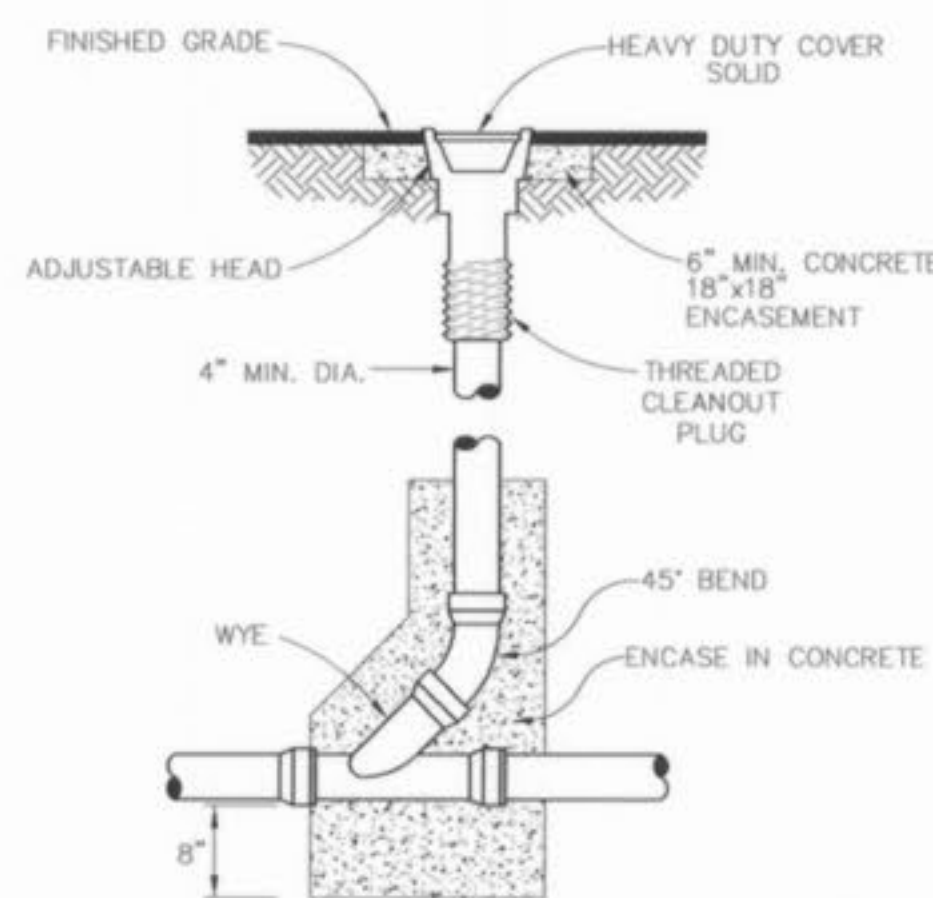
NOTE: SWALE SHALL HAVE SEALED CONSTRUCTION JOINTS AT 16' ON CENTER.



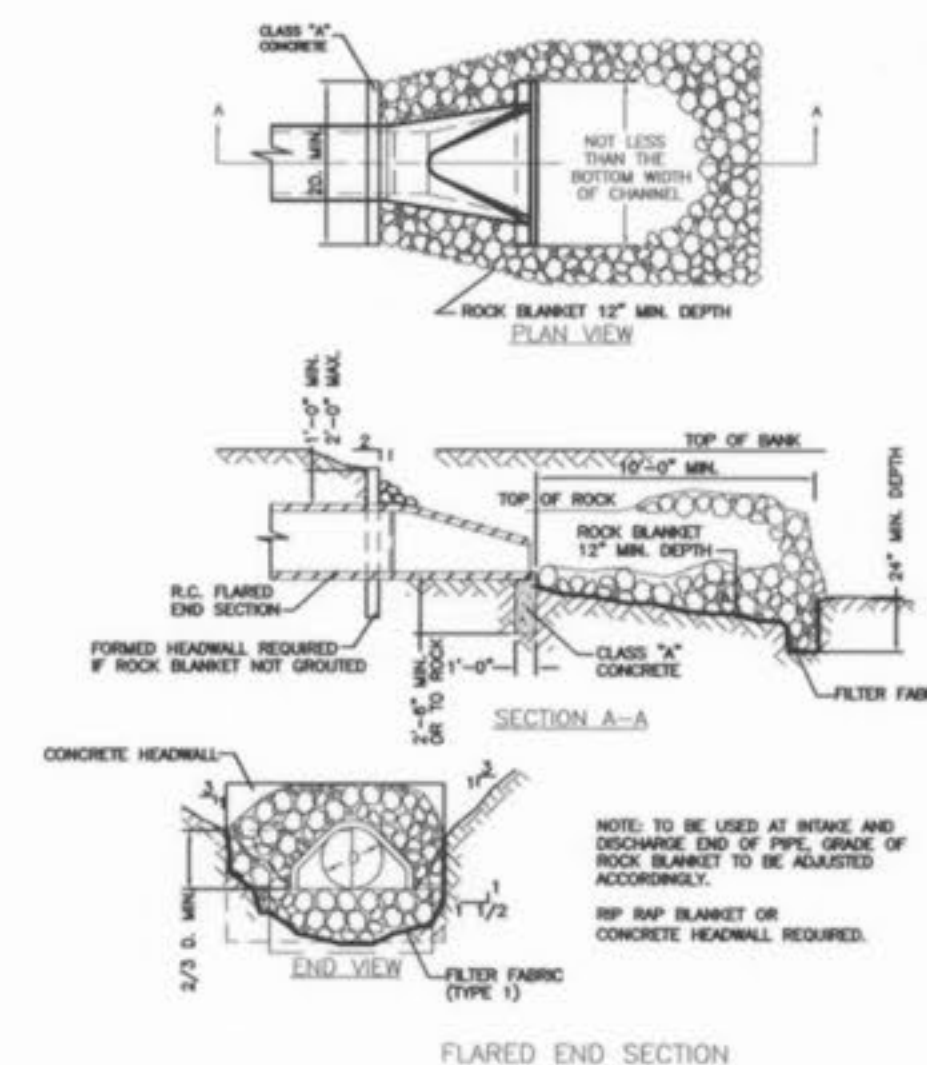
DETAILS OF INLET
FRAME AND GRATES



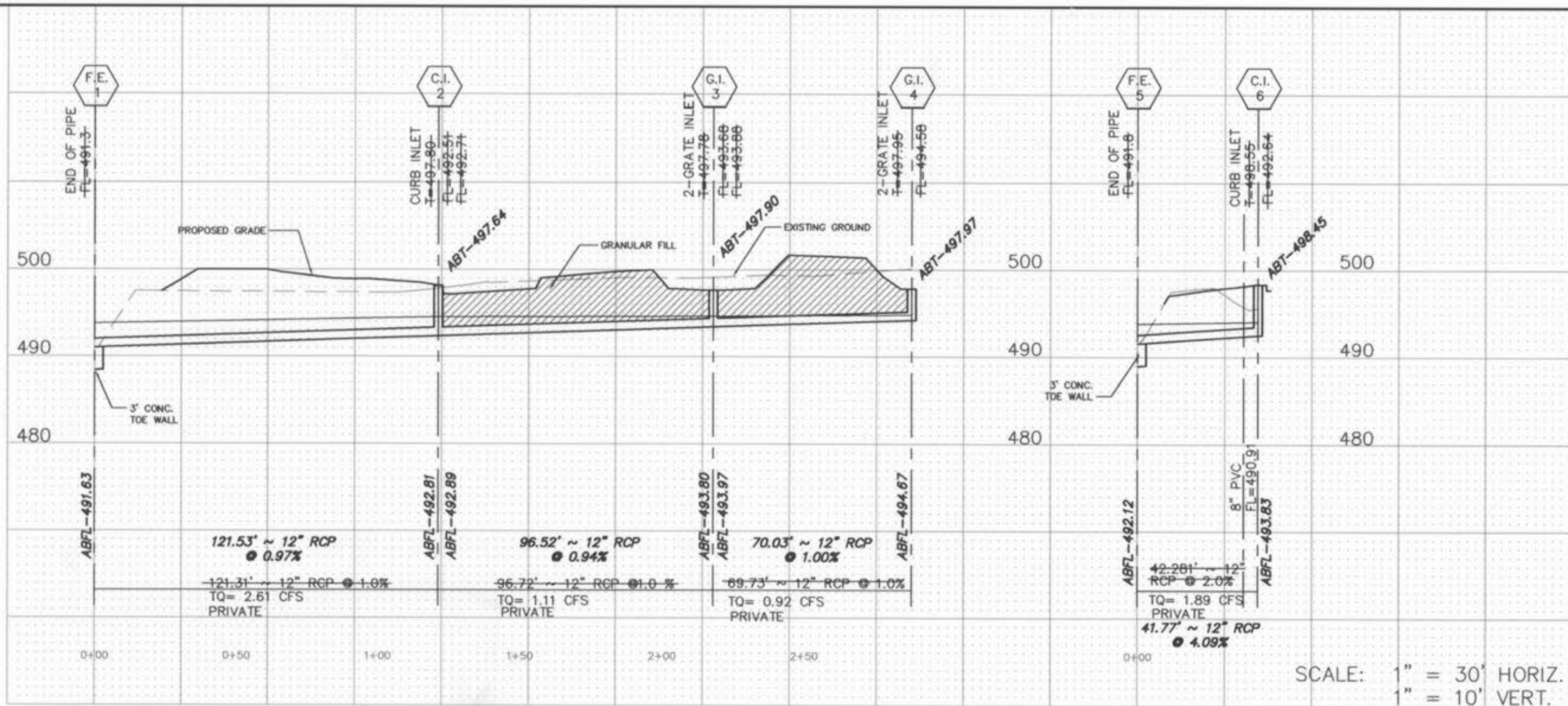
PRECAST CONCRETE UNIT
FOR
SINGLE CURB INLET



CLEANOUT DETAIL
N.T.S.



FLARED END SECTION



SCALE: 1" = 30' HORIZ.
1" = 10' VERT.

PICKETT RAY & SILVER

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CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

CROSSINGS SPEC. BUILDING #2
CONSTRUCTION DETAILS
OF FALLON, MO

239 FOX HILL ROAD
OF FALLON, MO 63301
(636) 346-2500

Prepared For:
BRIGHT STAR, L.C.

REVISIONS

ENGINEER'S AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC

DRAWN B.L.P. DATE 08-12-04

CHECKED D.L.S. DATE 08-12-04

PROJECT # 01212.BRST.00C
TASK # 1 FIELD BOOK 826A

CROSSINGS SPEC BLDG #2
CONSTRUCTION DETAILS

SHEET 6 OF 7

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09-08-05



FILE #9811.11

Crossings Spec Bldg #2 App 4/3/05

ABC