

ABBREVIATIONS

- AI - Area Inlet
- Al - Area Inlet
- Asph Lot - Asphalt Lot
- B/B - Back to Back
- Brk - Break
- C-Pvmt - Concrete Pavement
- CB - Catch Basin
- CB - Catch Basin
- CI - Curb Inlet
- CMP - Corrugated Metal Pipe
- CO - Cleanout
- CP - Concrete Pipe
- CTV - Cable Television
- CHB - Chord Bearing
- Conc - Concrete
- Cor - Corner
- DB - Deed Book
- DCB - Double Catch Basin
- DCB - Double Catch Basin
- DFL(N) - Drop FL from North
- DIP - Ductile Iron Pipe
- Ditch - Ravine/Ditch
- E - Electric
- E - Edge
- F/F - Face to Face
- FES - Flared End Section
- FF - Finish Floor
- FF - Fire Hydrant
- FL - Flowline
- FL 12" - Flowline 12 In
- FL 18" - Flowline 18 In
- FL 48" - Flowline 48 In
- FS - FS Station
- Fd C IP - Found Capped Iron Pipe
- Fd Cross - Found Cross
- Fd IP - Found Iron Pipe
- Fen - Privacy Fence
- GI - Grate Inlet
- GI - Grate Inlet
- Gr MH - Grate Manhole
- Gr MH - Grate Manhole
- L - Length of Curve
- LT - Street Light
- MH - Manhole
- MH - Manhole
- MHTD R/W Mrkr - MHTD R/W Marker
- N/F - Now or Formerly
- Nail - Set 50d Nail
- OHE - Overhead Electric
- OHE&T - Overhead Electric & Telephone
- OS - Outfall Structure
- PB - Plat Book
- PG - Page
- PL - Property Line
- PVC - Polyvinyl Chloride Pipe
- R - Radius
- R/W - Right of Way
- RCP - Reinforced Concrete Pipe
- Roll Cb - Rolled Curb
- SS - Side Station
- San MH - Sanitary Manhole
- Sig Box IG - Signal Control Box-Inground
- Sm - Small
- T JB - Telephone Junction Box
- TB - Top of Bank
- TBR - To Be Removed
- TBR&R - To Be Removed & Replaced
- TBR - To Be Relocated
- TC - Top Curb
- TS - Toe of Slope
- Trans Pad - Transformer Pad
- Typ - Typical
- UGE - Underground Electric
- UGFO - Underground Fiber Optic
- UGT - Underground Telephone
- UIP - Use In Place
- VCP - Vitrified Clay Pipe
- W - Water Services
- WV - Water Valve

LEGEND

- Area Light (w/ 120V Recept)
- Connection (Proposed)
- Fire Hydrant
- Concrete
- Doorway Entrance
- Drainage Flow
- Swale
- Water Meter Or Valve
- Gas Meter Or Valve
- Utility Pole w/ Guy Wires
- Handicap Parking Space
- Direction Of Traffic
- Existing Contour
- Proposed Contour
- Spot Elevation
- Sanitary Sewer
- Storm Sewer
- Utility Service (E, T, G, etc.)

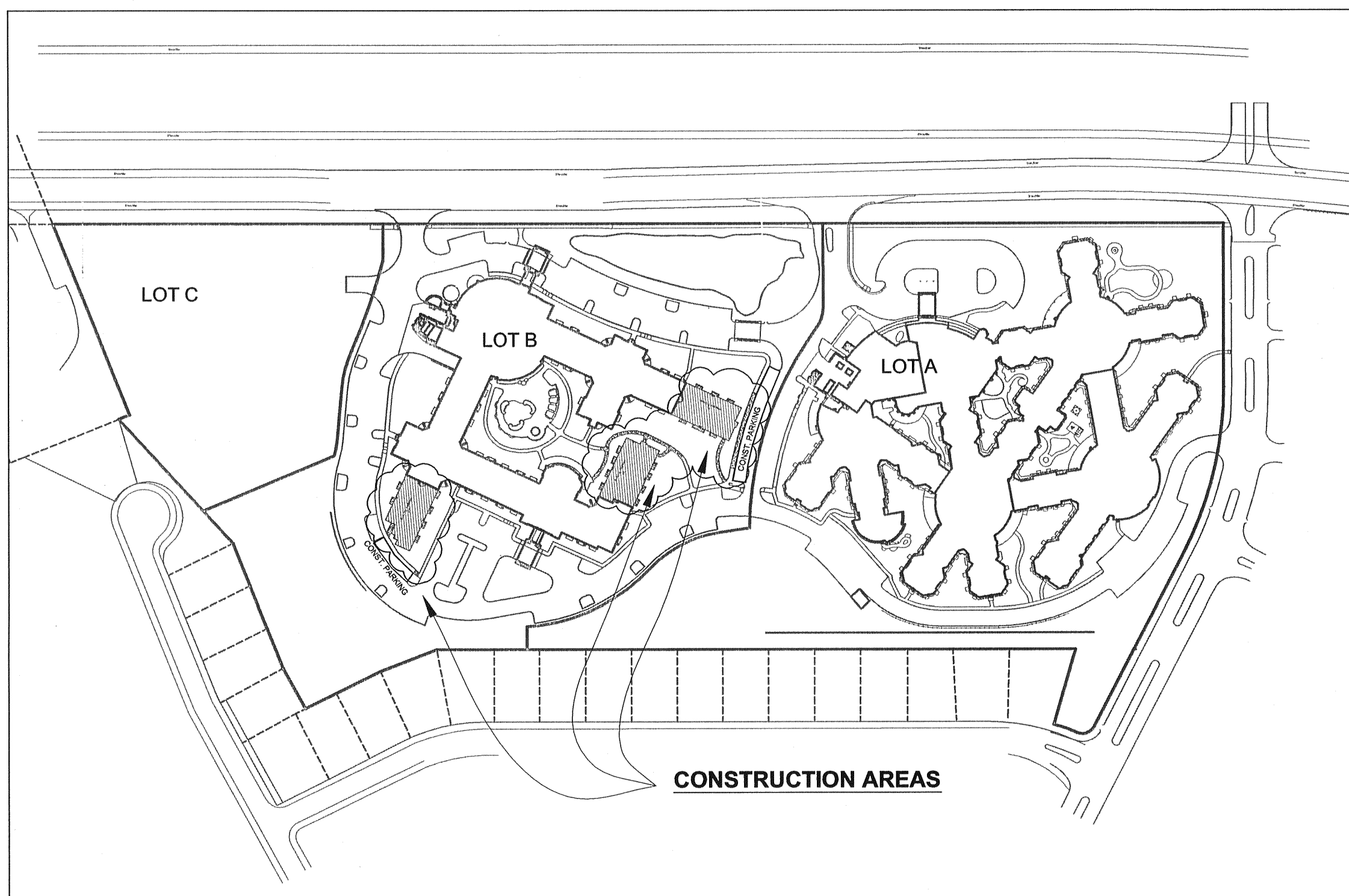
OWNER INFORMATION:

DELMAR GARDENS ENTERPRISES
14805 North Outer 40 Road, Suite 300
Chesterfield, MO 63017

Contact Name: Ron Dierker
636-733-7000 v
636-733-7010 f

PLANNING AND ZONING DEPARTMENT
FILE NO. 5001-08.01
APPROVED DECEMBER 5, 2013

SITE IMPROVEMENT PLANS
FOR
GARDEN VILLAS OF O'FALLON



Conditions of Approval From
Planning and Zoning

1. The bottom of accessible fine sign shall be at least five feet above the finished grade.
2. Indicate the proposed density for Lot B as a note on the Construction Plans.

SHEET INDEX:

- C-1.1 COVER SHEET
- ~~C-1.2 NOTES~~
- C-2 BUILDING CE DEMOLITION PLAN AND SITE PLAN
- ~~C-3 BUILDING BE AND DE DEMOLITION PLAN~~
- C-4 BUILDING BE AND DE SITE PLAN
- C-5 SEWER PROFILES
- ~~C-6 DETAILS~~
- ~~C-7 STORM SEWER DETAILS~~
- ~~C-8 DUCKETT CREEK STANDARD DETAILS~~

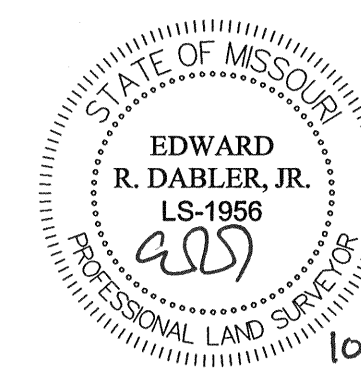
THE CLAYTON ENGINEERING COMPANY
2268 Welsh Industrial Court
St. Louis, Missouri 63146
314.692.8888

FINAL MEASUREMENT CERTIFICATION:

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans.

All public sewers are located within the designated existing easements.

By: The Clayton Engineering Company
Edward R. Dabler, Jr.
Mo. Reg. L.S. #1956



MoDOT does not participate in the Dig-Rite program.
MoDOT Utilities (314) 340-4100
*Fiber Optics may be present.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, size, type, number of, or location of these facilities, structures, & utilities.

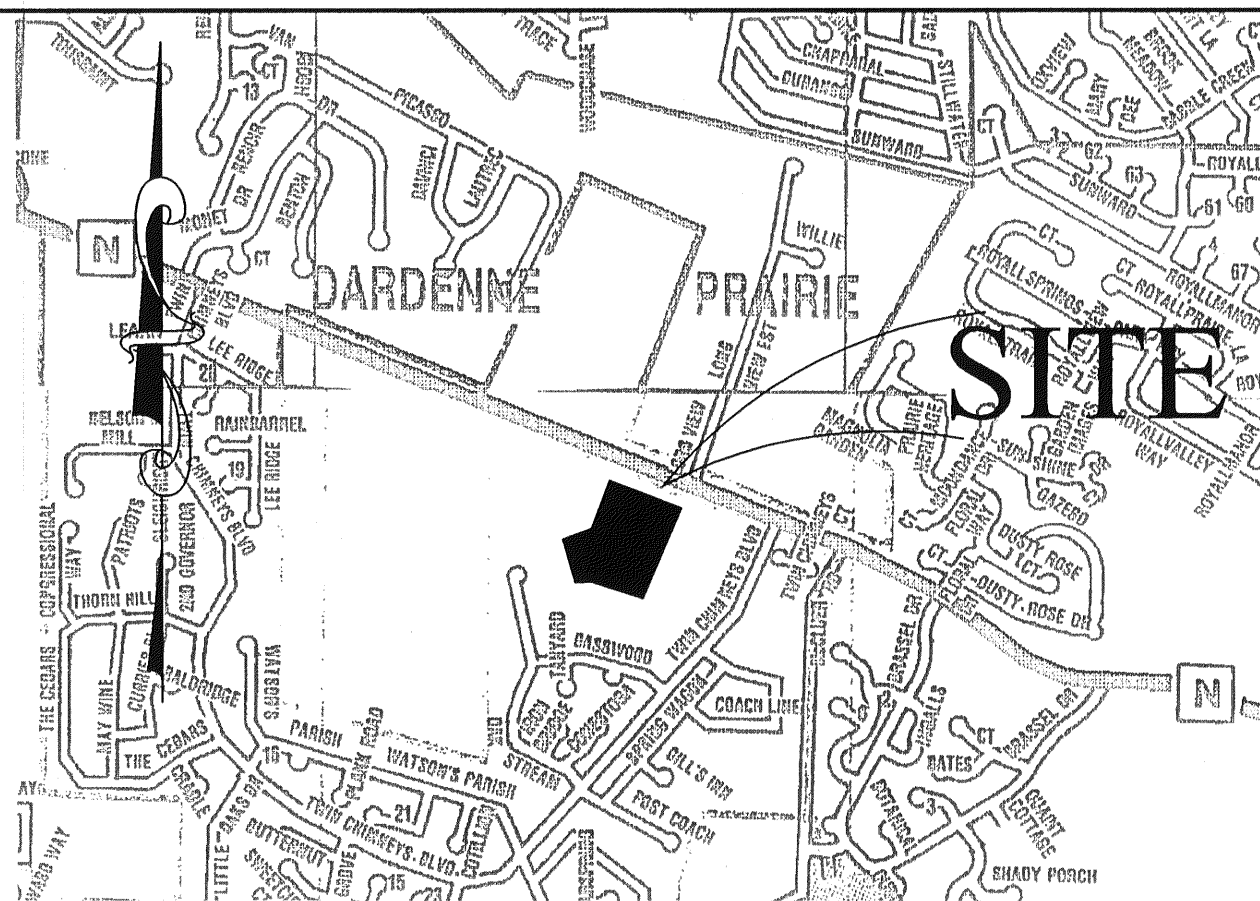
The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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

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LOCATION MAP
NO SCALE

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

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

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

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

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

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

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

Fire District
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO. 63304
636-447-6655

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(314) 692-8888
MO Dept. of Authority - Prof. Engineering #000267 & Prof. Surveying #000714
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Comp. #161-00079

REV. NO.	DATE	DESCRIPTION
1	02-07-14	ADD ADDRESS #1
2	02-10-14	ERD Sewer Hydrants
3	02-19-14	ERD Address #2 And City Comments - CONSTRUCTION
4	10-27-2015	R/S AS-BUILT ADDRESS / Final Measurement Certification

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PLOTED: 10/28/2015 8:3 AM BY: R/S

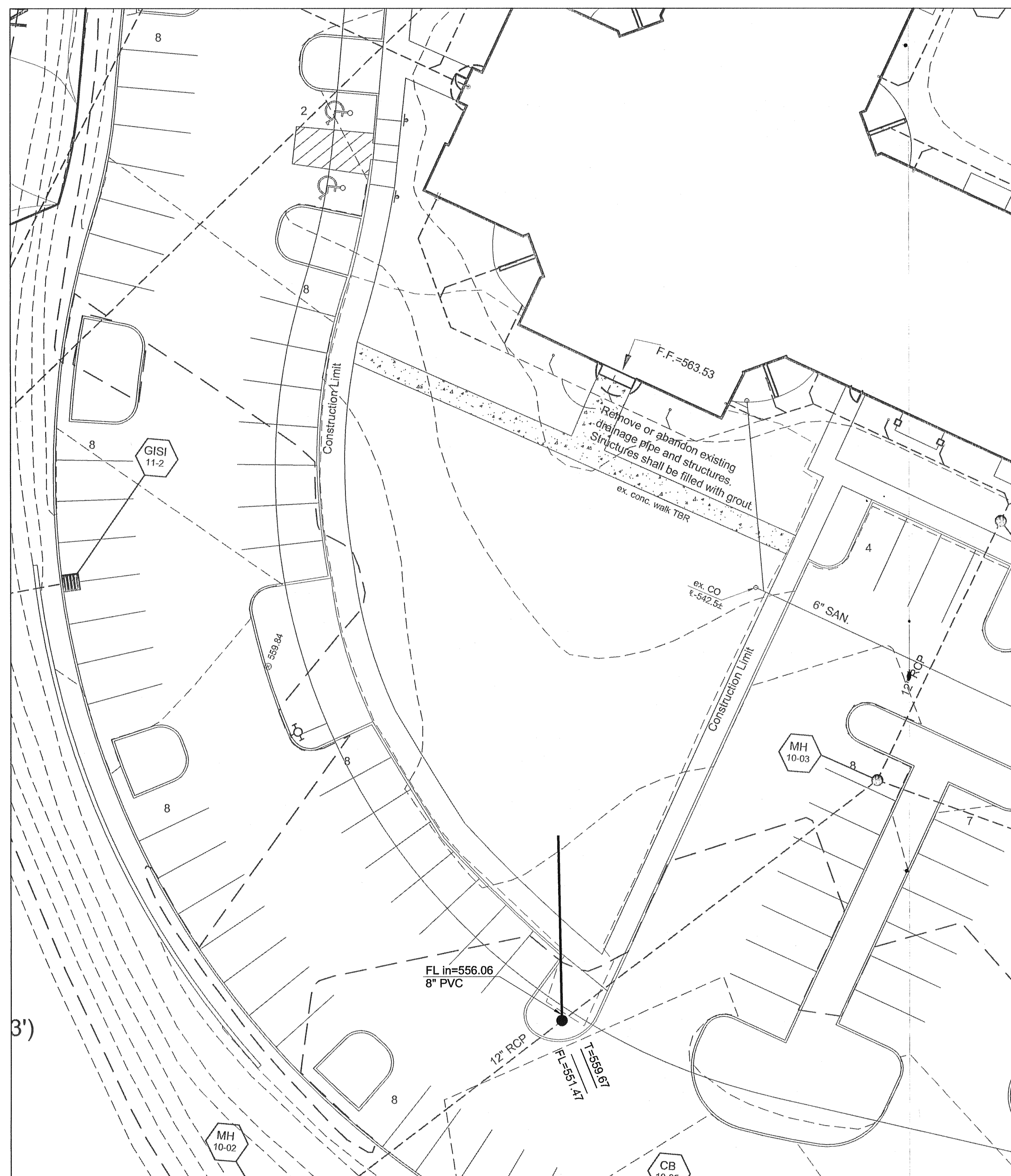
Prepared for: DELMAR GARDENS ENTERPRISES, INC.
14805 N. Outer 40
Chesterfield, MO 63017
636-733-7000

AS-BUILTS COVER SHEET

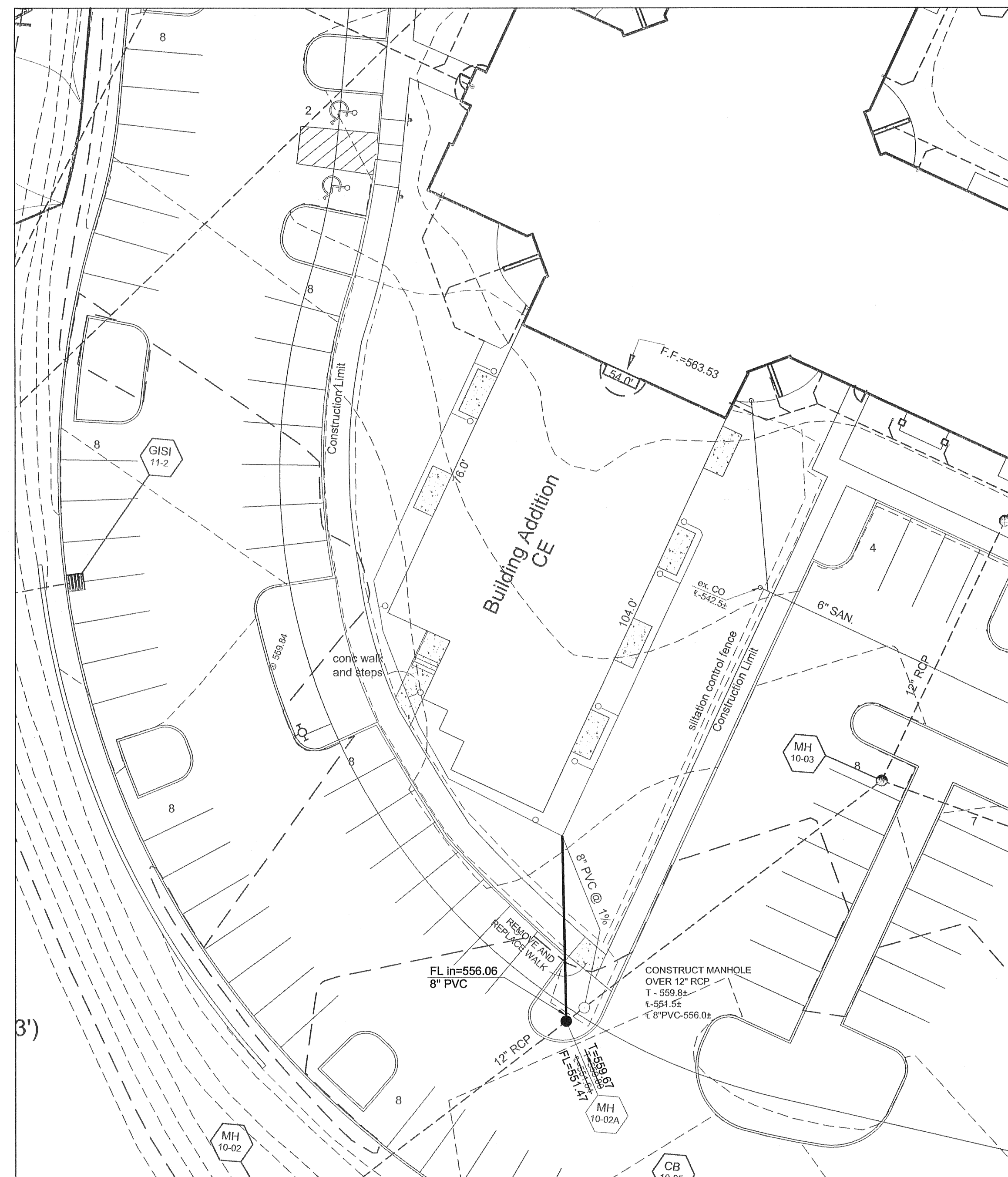
GARDEN VILLAS OF O'FALLON

Designed: _____
Drawn: _____
Checked: _____
Date: 10-27-2015

Project Number: 00228.19
Sheet Number: C-1.1 of 9



DEMOLITION PLAN



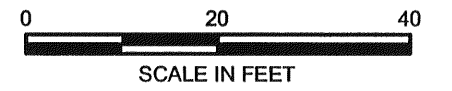
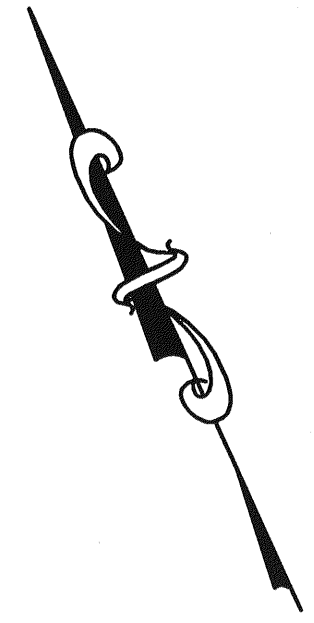
SITE PLAN AND SWPPP

GENERAL NOTES

All building downspouts are piped to the storm sewer system. The general location of existing downspout collector pipes are depicted per prior plans. The exact location of these pipes is not known. The contractor shall locate these pipes, confirm what is connected to them and make reconNECTIONS as needed to continue function of the pipes which need to remain in service.

Existing light fixtures shall be removed per Electric Site Plan.

Existing landscaping shall be removed per Landscape Plan.



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A/C Cert. of Authority - Prof. Engineering #000387 & Prof. Surveying #000714
L. Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #161.000079

REVISIONS	
NO.	DESCRIPTION
1	02-07-14 EBD Addition #1
2	02-10-14 EBD Sewer Hydrants
3	02-19-14 ERD Addendum to And City Comments - CONSTRUCTION
4	10-27-2015 RRS AS-BUILTS Added / Final Measurement Certification

F.S. _____ F.B. _____ SUR. _____
FILE: 0100000228-17PlanAs-Built.dwg PLOTTED: 10/28/2015 8:44 AM BY: RRS

Prepared for:

DELMAR GARDENS ENTERPRISES, INC.
14805 N. Outer 40
Chesterfield, MO 63017
636-733-7000

BUILDING CE SITE PLAN AND AS-BUILTS
GARDEN VILLAS of O'FALLON

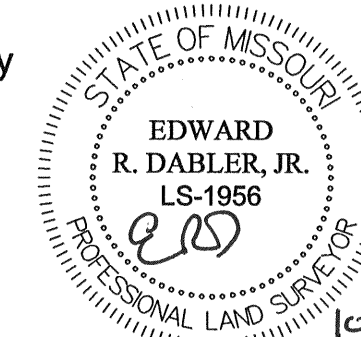
THE CLAYTON ENGINEERING COMPANY
2268 Welsch Industrial Court
St. Louis, Missouri 63146
314.692.8888

FINAL MEASUREMENT CERTIFICATION:

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans.

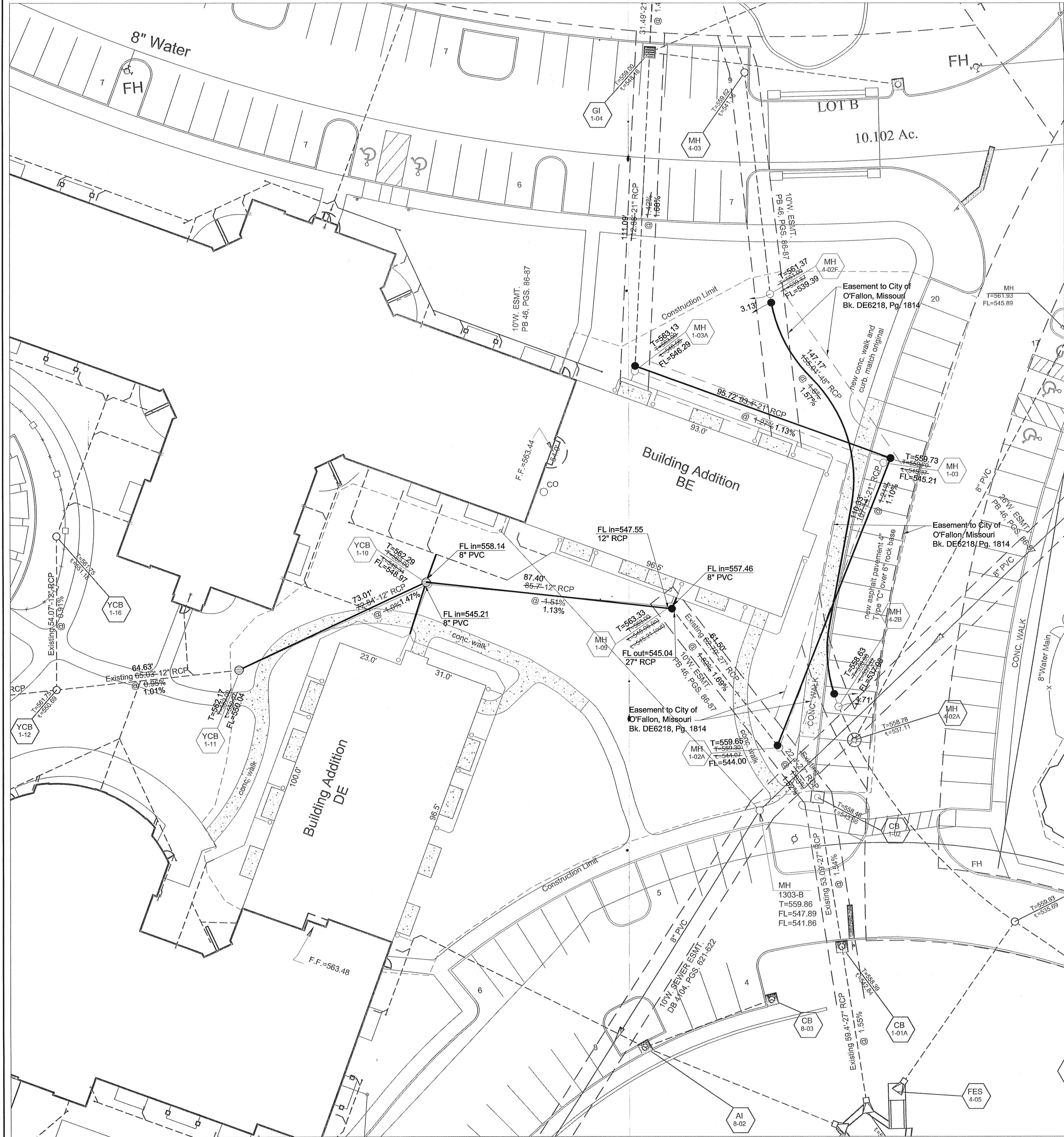
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By: The Clayton Engineering Company
Edward R. Dabler, Jr.
Mo. Reg. L.S. #1956



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Drawn	_____
Checked	_____
Date	10-27-2015
Project Number	00228.19
Sheet Number	_____

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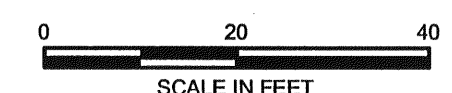
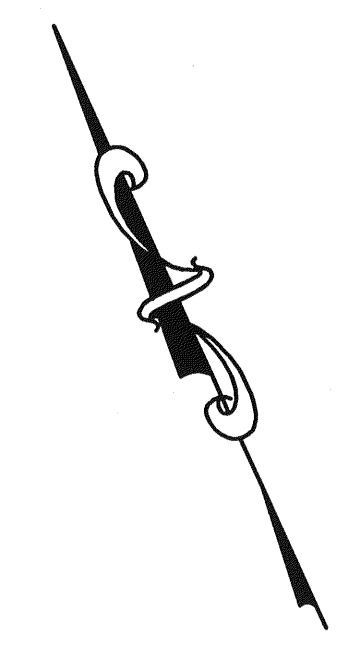


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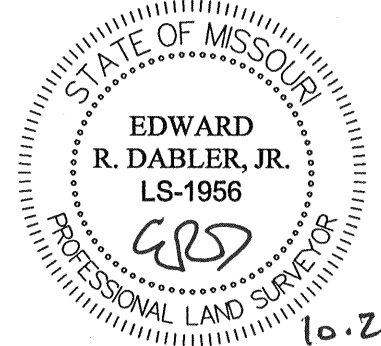
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 2268 Welsch Industrial Court
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 314.692.8888

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10.28.15

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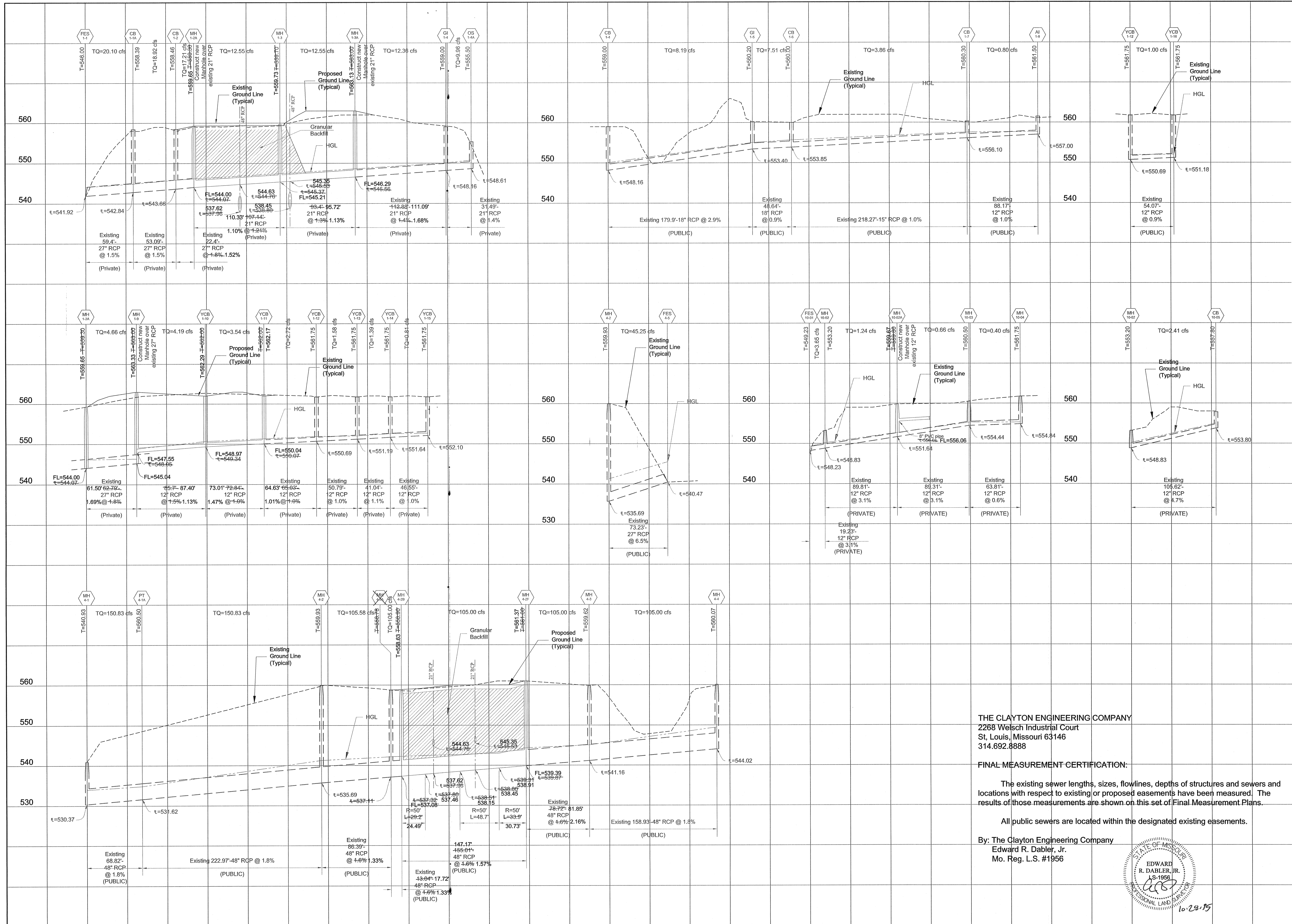
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 (314) 692-8888
 AEO Cert. of Authority, Prof. Engineering #000937 & Prof. Surveying #A000714
 J. L. Dept. Professional & Prof. Reg. Prof. Design & Engineering Corp. #161.000779

REV.	DATE	DESCRIPTION
1	02/07/14	Issued
2	02/10/14	ERD
3	02/19/14	ERD / Addendum to And City Comments - CONSTRUCTION
4	10/27/2015	R/S AS-BUILTS Added / Final Measurement Certification

Prepared for:
DELMAR GARDENS ENTERPRISES, INC.
 14805 N. Outer 40
 Chesterfield, MO 63017
 636-733-7000

GARDEN VILLAS of OFALLON

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Checked	
Date	10-27-2015
Project Number	00228.19
Sheet Number	C-4 of 9

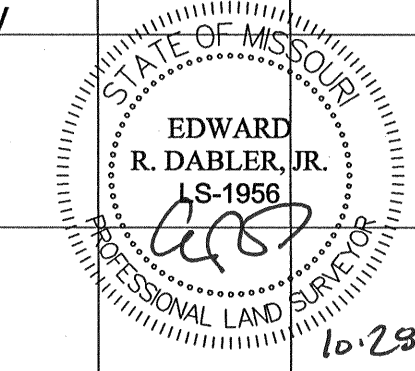


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 E. Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #16-00079

REV	DATE	DESCRIPTION
1	02-07-14	ADDENDUM #1
2	03-10-14	SEWER HYDRAULICS
3	03-19-14	ADDENDUM #2 - 3RD CITY COMMENTS - CONSTRUCTION
4	10-27-2015	REVISED PER CITY COMMENTS

DESIGNED: _____
 DRAWN: _____
 CHECKED: _____
 DATE: 10-27-2015
 PROJECT NUMBER: 00228.19
 SHEET NUMBER: C-5 of 9

DELMAR GARDENS ENTERPRISES, INC.
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 Chesterfield, MO 63017
 636-733-7000

GARDEN VILLAS of O'FALLON
 SEWER PROFILES AND AS-BUILTS

Prepared for: _____

10-23-15