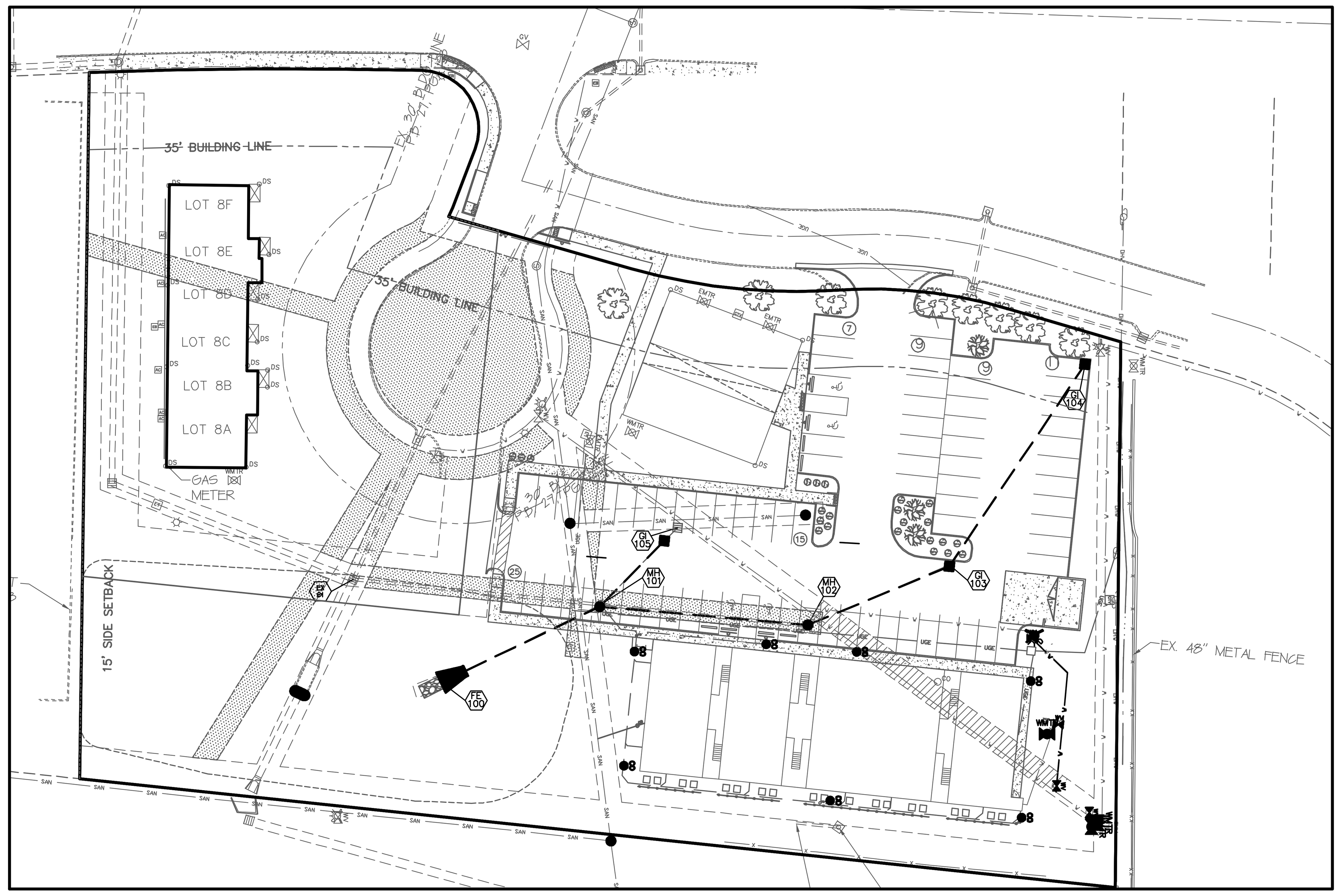
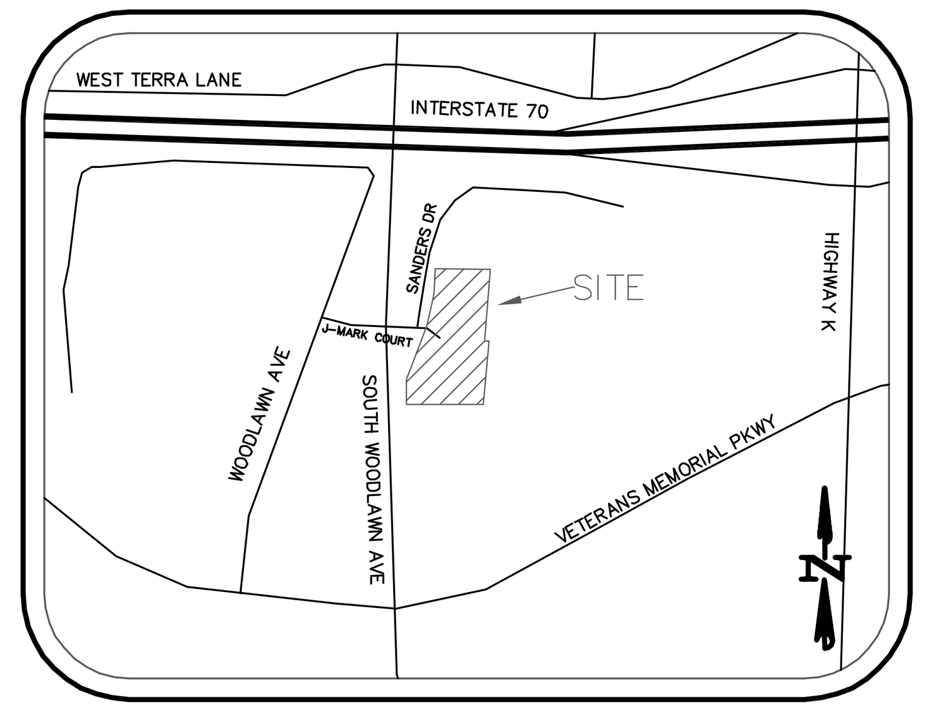
A SET OF AS-BUILT PLANS FOR FALLON CREST TOWNHOMES

A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF "FALLON CREST TOWNHOMES", P.B. 32, PAGE 182,
ALL OF "FALLON CREST TOWNHOMES PLAT ONE"
PLAT BOOK 32, PAGE 183 AND PART OF J-MARK COURT,
VACATED BY DEED BOOK 2699, PAGE 914,
IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 29,
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map
NOT TO SCALE

LANDSCAPE LEGEND

QTY. (8) ~	INDICATES EASTERN REDBUD (MATURE HEIGHT = 20–30 FT TALL) (MIN. 4" CALIPER & 8' IN HEIGHT)
QTY. (23) ~	INDICATES WINTERGREEN BOXWOOD (MATURE HEIGHT = 2–4 FT TALL)
QTY. (3) ~	INDICATES SERVICE BERRY (MATURE HEIGHT = 15–20 FT TALL) (MIN. 2" CALIPER)

AS-BUILT LEGEND

●	AS-BUILT STORM MANHOLE
■	AS-BUILT CURB INLET
	AS-BUILT STORM FLARED END
●	AS-BUILT SANITARY MANHOLE
	AS-BUILT FIRE HYDRANT
WV	AS-BUILT WATER VALVE
FHC	AS-BUILT FIRE HOSE CONNECTION
	AS-BUILT LIGHT STANDARD
CO ●	AS-BUILT CLEANOUT
AB	AS-BUILT

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

Drawing Index

* 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 3.07 ACRES.
The area of land disturbance is 1.25 ACRES.
Number of proposed lots is 1.
Building setback information. Front 35 FEET
Side 15 FEET
Rear 30 FEET

* The estimated sanitary flow in gallons per day is 5,400 G.P.D.
20 x 2 BEDROOM UNITS @ 270 GPD = 5,400 GPD

* Tree preservation calculations

DENSITY CALCULATIONS:
16 EXISTING APARTMENTS UNITS
6 EXISTING TOWNHOMES
20 PROPOSED UNITS
SITE ACREAGE 3.07 ACRES

42 TOTAL UNITS / 3.07 ACRES = 13.68 UNITS PER ACRE PROPOSED

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE 04/01/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Benchmarks

BENCHMARK:
PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND ARE REFERENCED TO NGS MONUMENT "F 149" WITH A PID OF JC0547. SAID MONUMENT HAS A PUBLISHED ELEVATION OF 165.447M (542.80 FT). LOCATED IN THE CITY OF O FALLON, MO. APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MILES EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER. TO REACH THE STATION FROM THE INTERSECTION OF THE I–70 BRIDGE OVER HIGHWAYS CR–K/SR–M (MAIN STREET), GO NORTH 0.6 MILES ON MAIN STREET TOTHE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O FALLON MUNICIPAL BUILDING. THE BENCHMARK STATION IS A STANDARD CGS DISK STAMPED––F 149 1935––AND SET IN A 4–INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.

BENCHMARK:
SITE BENCHMARK (ELEVATION 573.25) DESCRIPTION: WATER VALVE LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

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
August 1 to October 1
Wheat or Rye – March 15 to November 1
Oats – 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.

Legend

600.00	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	WMTR	WATER METER
CMP	CORRUGATED METAL PIPE	WV	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	GV	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	□	TELEPHONE PEDESTAL
CO	CLEAN OUT		SIGN
	SLOPE LIMITS		TREE
	DRAINAGE SWALE		
STM	EXISTING STORM SEWER		
SAN	EXISTING SANITARY SEWER		
W	EXISTING WATER LINE		
FO	EXISTING FIBER OPTIC LINE		
GAS	EXISTING GAS LINE		
UGE	EXISTING UNDERGROUND ELECTRIC		
OHW	EXISTING OVERHEAD ELECTRIC		
CTV	EXISTING CABLE TV LINE		
T	EXISTING TELEPHONE LINE		
	PROPOSED STORM SEWER		
	PROPOSED SANITARY SEWER		
X X	FENCE LINE		
	SAWCUT LINE		

GRADING QUANTITIES:
2417 C.Y. CUT (INCLUDES SUBGRADES)
917 C.Y. FILL (INCLUDES 8% SHRINKAGE)
1500 C.Y. HEAVY

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

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

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, they shall make such changes at their 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 Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

Conditions of Approval From Planning and Zoning

1. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.
2. A PHOTOMETRIC LIGHTING PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL. FOOT-CANDLES SHALL NOT EXCEED 0.5 AT THE PROPERTY LINE.
3. WORK WITH STAFF ON THE LOCATION OF THE SIDEWALK AND ACCESSIBLE RAMP AT THE WOODLAWN AND SANDERS DRIVE INTERSECTION.
4. CONNECT THE INTERNAL SIDEWALK ON THE EAST AND WEST SIDE OF THE SOUTHERN END OF THE PROPOSED PARKING LOT.

DEVELOPMENT NOTES:

1. FLOOD NOTE: WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE "FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI", PANEL 237 OF 525, MAP NUMBER 29183C0237G (COMMUNITY PANEL NUMBER, CITY OF O'FALLON 290316 0237 G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT IS INDICATED TO BE WITHIN THE FOLLOWING ZONE: ZONE X. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. PARKING REQUIRED:
   MULTI FAMILY UNITS: 1.5 SPACES PER UNIT + 1 PER ADDITIONAL BEDROOM
   EXISTING 16 UNITS (1 BEDROOM) X 1.5 PER UNIT = 24 SPACES REQUIRED
   PROPOSED 20 UNITS (2 BEDROOM) X 2.5 PER UNIT = 50 SPACES REQUIRED
   TOTAL SPACES REQUIRED = 74
   TOTAL SPACES PROVIDED = 76
   ACCESSIBLE SPACES: 4 REQUIRED , 4 PROVIDED
3. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
4. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
5. NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL).
6. A BOUNDARY LINE ADJUSTMENT PLAT WILL BE REQUIRED.
7. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS

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

SIGNED: ______
P.E/L.S.
______ DATE

STATE OF MISSOURI
MARK E. COLLINS
3-30-21
NUMBER PLS-2006000173
PROFESSIONAL LAND SURVEYOR
[illegible]

PROJECT TITLE:
AS-BUILT PLANS FOR
FALLON CREST TOWNHOMES

Bax Project # 85-1820H Issue Date: 2/10/2021

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

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

03/08/21	CITY COMMENT REVS.
03/30/21	CITY COMMENT REVS.

Developer / Owner:
CORPORATE GROUP INC.
2500 S. OLD HWY 94, SUITE 200
ST. CHARLES, MO. 63303
636-946-0761

COVER SHEET

P+Z No. # 19-005136
Approval Date: July 18, 2019
City No. #

Page No.
1 of 20

GENERAL NOTES

GN # 1 Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
GN # 2 Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
GN # 3 Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using red pre cast truncated domes per pavement details.
GN # 4 Any proposed pavilions or playground areas will need a separate permit from the Building Division.
GN # 5 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
GN # 6 All proposed utilities and/or utility relocations shall be located underground.
GN # 7 All proposed fencing requires a separate permit through the Building Safety Division.
GN # 8 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.
GN # 9 All free standing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line and a minimum of three (3) feet from the back of curbing or sidewalk. All signs shall abide by the regulations for visibility at corners, including corners from driveways and the street it intersects per Section 400.260 of the O'Fallon Zoning Code.
GN #10 All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
GN #11 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.
GN #12 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.
GN #13 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.
GN #14 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.
GN#15 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.

Erosion Control Notes

EN # 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."
EN # 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.
EN # 3 Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
EN # 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)
EN #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. 5242, Section 405.070

Grading Notes

GRN #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. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
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.
5. Curve must have at least 5 density points with moisture content and sample locations listed on document
6. Specific gravity
7. Natural moisture content
8. Liquid limit
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.
GRN #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.
GRN #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.
GRN #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.
GRN #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 St. Charles County Soil and Water Conservation District - Model Sediment and Erosion Control Regulations. 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.
GRN #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.
GRN #7 All low places whether on site or off shall be graded to provide drainage with temporary ditches.
GRN #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.
GRN #9 (intentionally left blank)

Grading Notes Continued

GRN #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.
a) 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.
b) Equipment, The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
c) 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.
d) 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.
GRN #11 Site grading.
a) 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.
b) 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.
GRN #12 Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

Sanitary Sewer Notes

SAN # 1 All sanitary sewer installation is to be in accordance with current M.S.D. standards and specifications except as modified by the City of O'Fallon Ordinances.
SAN # 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.
SAN # 3 Connections at all sanitary structures are to be made with A-Lock joint or equal
SAN # 4 All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
SAN # 5 All sanitary mains shall be a minimum of 8" diameter pipe.
SAN # 6 All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar. Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
SAN # 7 All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
SAN # 8 All sanitary sewer mains must have a minimum of 42" cover.
SAN # 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.
SAN #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 HDPE storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
SAN #11 The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required. SAN #12 All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-8.120 (7)(E). SAN #13 All sanitary sewer pipe shall be SDR35 or equal.
SAN #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.
SAN #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

STM # 1 All Storm Sewer installation is to be in accordance with current M.S.D. standards and specifications except as modified by the City of O'Fallon ordinances.
STM # 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.
STM # 3 A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
STM # 4 HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
STM # 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 HDPE storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
STM # 6 The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
STM # 7 All concrete pipes will be installed with O-ring rubber type gaskets.
STM # 8 Connections at all storm structures are to be made with A-lock joint or equal.
STM # 9 Pre cast concrete inlet covers are not to be used.
STM #10 The swale in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
STM #11 All storm sewer shall be reinforced concrete pipe or H.D.P.E. pipe. All structures and flared end sections must be concrete. Manufacturing specifications must be followed and details provided for the installation of H.D.P.E. pipe. 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.
STM #12 The discharge point of all flared end sections shall be protected by rip rap or other approved means.
STM #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.
STM #14 Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
STM #15 The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal. "Peel and Stick" adhesive pads will not be allowed.

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

Water Notes

WN # 1 Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
WN # 2 Coordinate with the water company on the location of water meters.
WN # 3 All water main must have a minimum of 42" of cover. (City water mains)
WN # 4 Provide water valves to isolate the system.
WN # 5 All water mains shall be class 200 SDR 21 or equal with locator/tracer wires
WN # 6 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.
WN # 7 PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the lowest 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 pecified 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.
WN # 8 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.

Water Notes

WN #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

RN # 1 All paving (public and private) to be in accordance with current St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances.
~~RN # 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.~~
RN # 3 Provide 6" of concrete over 4" of MoDot type 1 or type 5 aggregate rock or asphalt equivalent for minor residential streets per City Code 405.370.
~~RN # 4 Multi use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.~~
RN # 5 Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Charles Co. Standard Specifications.
~~RN # 6 Provide pavement striping at any point where the multi use trail crosses existing or proposed pavement.~~
~~RN # 7 All street stub outs over 250' in length will require a temporary turnaround.~~
RN # 8 All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
RN # 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 the following quality control guidelines:
1. Concrete.
   a. Cylinders/compressive strength. One (1) set of four (4) 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, one (1) at fourteen (14) days and two (2) at twenty-eight (28) days. If the first (1st) cylinder does not meet specifications at twenty-eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty-six (56).
   b. Percent air and temperature. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
   c. Slump. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
   d. If concrete is batched from more than one (1) plant, then the aforementioned guidelines will be applicable to each plant.
2. Sub grade and base.
   a. Proof roll as described in Section 405.210(B).
   b. One (1) compaction test per two hundred fifty (250) feet of mainline paving, three (3) tests per intersection, five (5) tests within cul-de-sacs and one (1) test per repair slab.
   c. Gradation test for sub base material.
3. Asphalt.
   a. One (1) set of compaction tests per two hundred fifty (250) feet of mainline. One (1) set includes three (3) tests across the paved lane at the same station.
   b. One (1) bulk density test per paving operation.

RN #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.
RN #11 In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
RN #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. 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 (4) 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, one (1) at fourteen (14) days and two (2) at twenty-eight (28) days. If the first (1st) cylinder does not meet specifications at twenty-eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty-six (56).
RN #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.
RN #14 Sub grade and base beneath pavements shall be compacted to St. Charles 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.
RN #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.
RN #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. Charles County standards (2006).
RN #17 Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
   a. Air meter--weekly.
   b. Cylinder compression--annually by independent calibration service.
   c. Batch scales--monthly.
   d. Nuclear testing devices--every six (6) months.
   e. Proctor equipment--every six (6) months.
   f. Slump cone--monthly.
RN #18 All permanent traffic control will be per M.U.T.E.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with either w16-9p or w16-7p signs.
RN #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).

~~Flood plain Information~~

~~FP #1 A flood plan development application from the City is required for any work within the flood plain limits.~~

~~Retaining Walls: Terraced and Vertical~~

~~RW #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 alter the channelized drainage of any lot or drainage area.~~
~~RW #2 Retaining walls will not be allowed in public right of way without written approval from the City Engineer.~~
~~RW #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.~~
~~RW #4 Retaining walls that alter the channeled 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.~~
~~RW #5 See section 405.275 of the City code for additional design requirements.~~

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS

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

SIGNED: _____
P.E/L.S.

_____
DATE

STATE OF MISSOURI
MARK E. COLLINS
3-22-21
NUMBER PLS-2006000173
PROFESSIONAL LAND SURVEYOR

PROJECT TITLE: AS-BUILT PLANS FOR FALLON CREST TOWNHOMES

Bax Project #85-1820H Issue Date: 2/10/2021

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

Bax Engineering Company, Inc.
Missouri State Certificate of Authority Engineering #000655
Missouri State Certificate of Authority Surveying #000144

REVISIONS

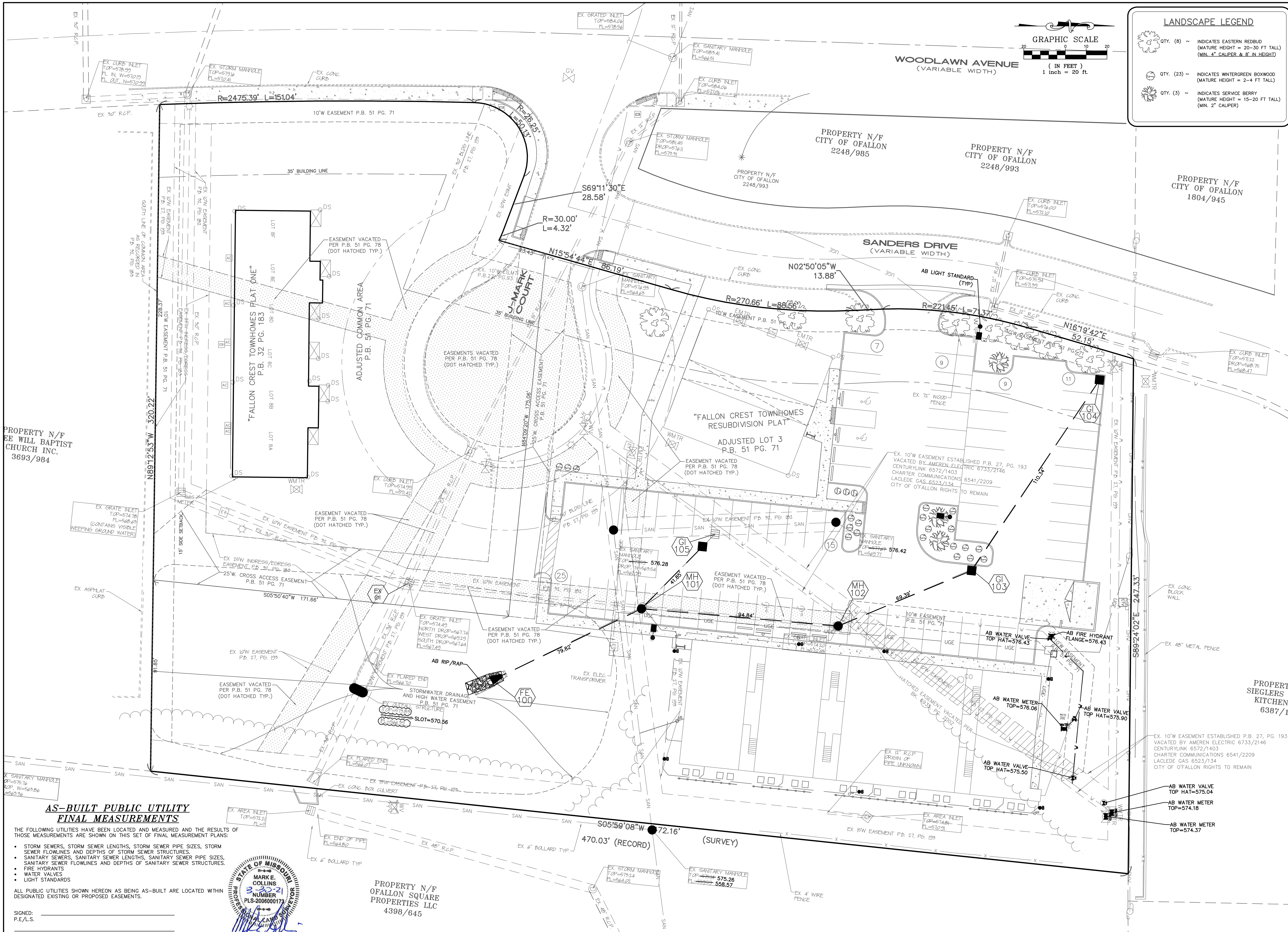
03/08/21	CITY COMMENT REVS.
03/30/21	CITY COMMENT REVS.

Developer / Owner:
CORPORATE GROUP INC.
2500 S. OLD HWY 94, SUITE 200
ST. CHARLES, MO. 63303
636-946-0761

NOTES

P+Z No. # 19-005136
Approval Date: July 18, 2019
City No. #

Page No.
2 of 20



LANDSCAPE LEGEND

QTY. (8) ~ INDICATES EASTERN REDBUD (MATURE HEIGHT = 20–30 FT TALL) (MIN. 4" CALIPER & 8' IN HEIGHT)

QTY. (23) ~ INDICATES WINTERGREEN BOXWOOD (MATURE HEIGHT = 2–4 FT TALL)

QTY. (3) ~ INDICATES SERVICE BERRY (MATURE HEIGHT = 15–20 FT TALL) (MIN. 2" CALIPER)

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P.E/L.S.

______________________ DATE

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FLAT PLAN

P+Z No. # 19-005136
Approval Date: July 18, 2019
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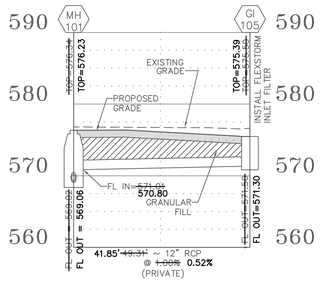
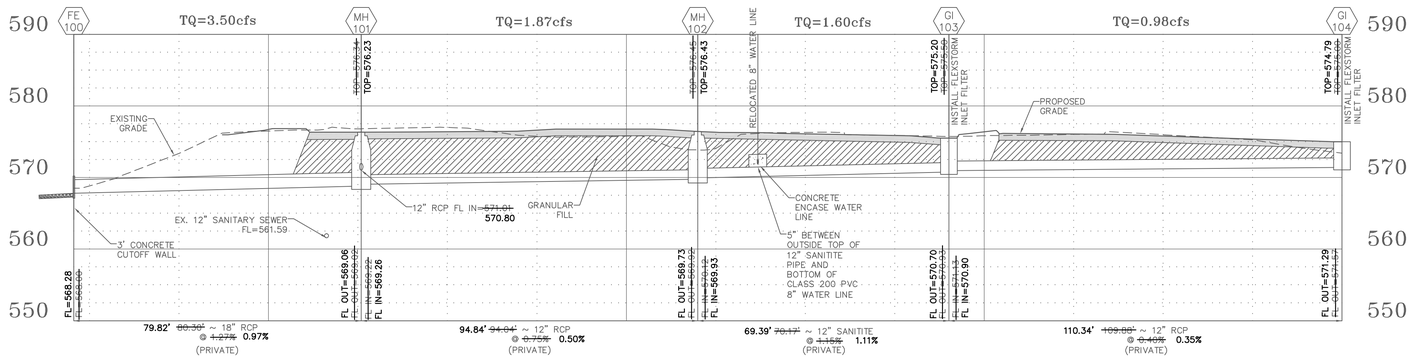


STORM SEWER PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



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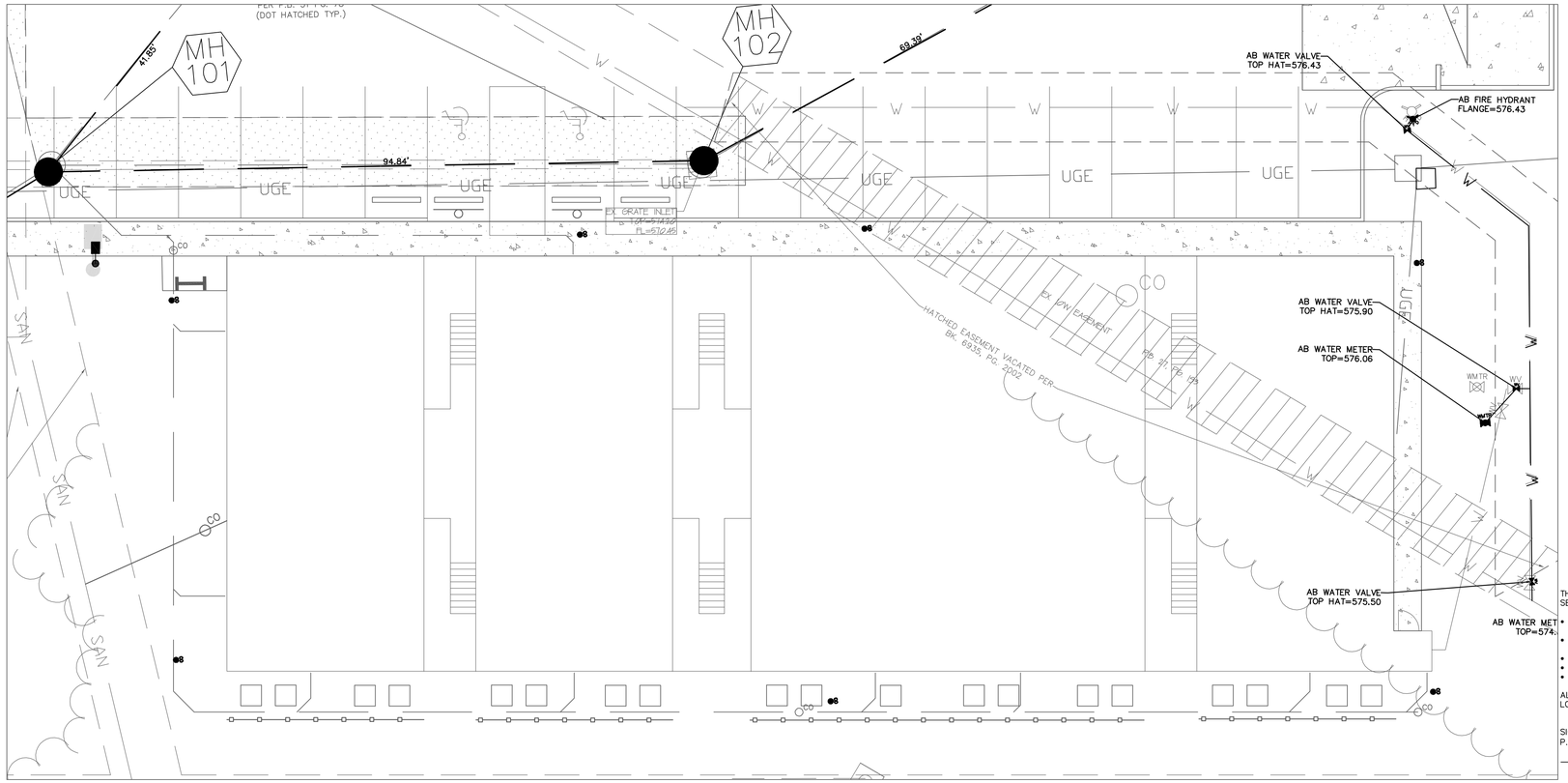
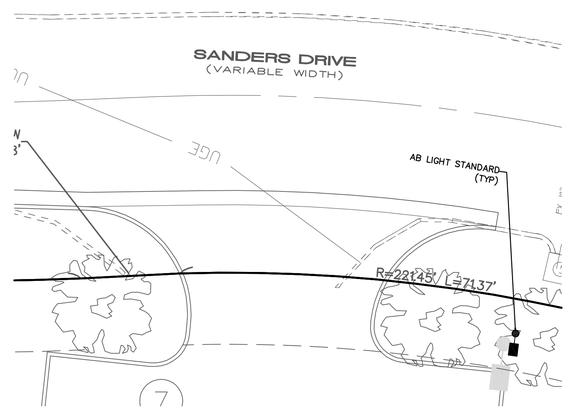


DOWNSPOUT PLAN
HORIZONTAL SCALE: 1"=10'



ENTRANCE DETAIL
HORIZONTAL SCALE: 1"=10'

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STORM PROFILES + ENTRANCE DETAILS

P+Z No. # 19-005136
Approval Date: July 18, 2019
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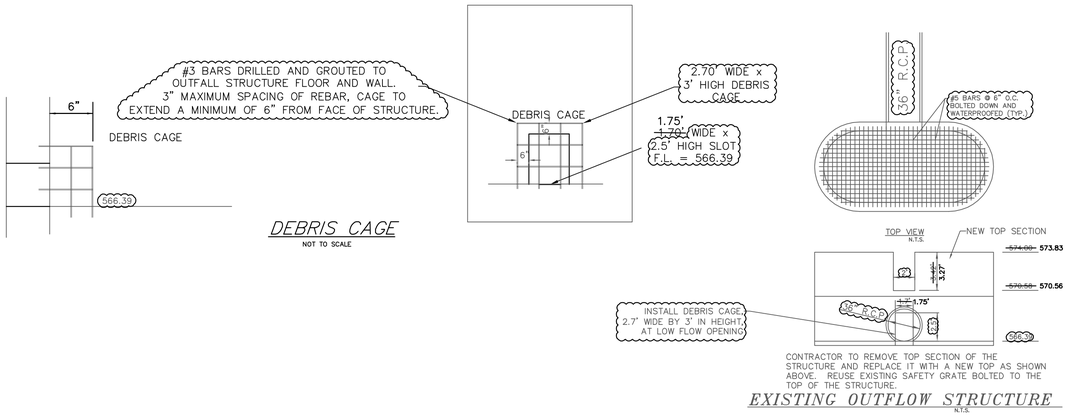

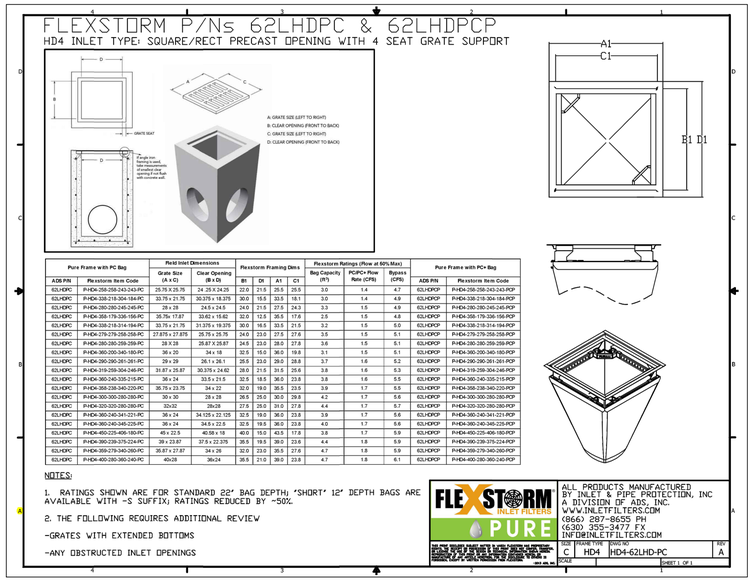

Pure Frame with PC Bag		Field Inlet Dimensions		Flexstorm Framing Dims				Flexstorm Ratings (Flow at 50% Max)			Pure Frame with PC+ Bag	
		Grate Size (A x C)	Clear Opening (B x D)	B1	D1	A1	C1	Bag Capacity (ft³)	PC/PC+ Flow Rate (CFS)	Bypass (CFS)		
ADS P/N	Flexstorm Item Code										ADS P/N	Flexstorm Item Code
62LHDPC	P-HD4-258-258-240-243-PC	25.75 X 25.75	24.25 X 24.25	22.6	21.5	25.5	25.9	3.0	1.4	4.7	62LHDPCP	P-HD4-258-258-243-243-PCP
62LHDPC	P-HD4-338-219-304-194-PC	33.75 x 21.75	30.375 x 18.375	30.0	18.5	33.5	18.1	3.0	1.4	4.9	62LHDPCP	P-HD4-338-219-304-194-PCP
62LHDPC	P-HD4-280-280-245-245-PC	28 x 28	24.5 x 24.5	24.6	21.5	27.5	24.3	3.3	1.5	4.9	62LHDPCP	P-HD4-280-280-245-245-PCP
62LHDPC	P-HD4-359-179-336-156-PC	35.75x 17.87	33.62 x 15.62	32.0	12.5	35.5	17.6	2.5	1.5	4.8	62LHDPCP	P-HD4-359-179-336-156-PCP
62LHDPC	P-HD4-338-219-314-194-PC	33.75 x 21.75	31.375 x 19.375	30.0	18.5	33.5	21.5	3.2	1.5	5.0	62LHDPCP	P-HD4-338-219-314-194-PCP
62LHDPC	P-HD4-279-279-258-258-PC	27.875 x 27.875	25.75 x 25.75	24.0	23.0	27.5	27.6	3.5	1.5	5.1	62LHDPCP	P-HD4-279-279-258-258-PCP
62LHDPC	P-HD4-280-280-258-258-PC	28 X 28	25.87 X 25.87	24.5	23.0	28.0	27.8	3.6	1.5	5.1	62LHDPCP	P-HD4-280-280-258-258-PCP
62LHDPC	P-HD4-360-200-340-180-PC	36 x 20	34 x 18	32.5	16.0	36.0	19.8	3.1	1.5	5.1	62LHDPCP	P-HD4-360-200-340-180-PCP
62LHDPC	P-HD4-290-290-261-261-PC	29 x 29	26.1 x 26.1	25.5	23.0	29.0	28.8	3.7	1.6	5.2	62LHDPCP	P-HD4-290-290-261-261-PCP
62LHDPC	P-HD4-319-259-304-246-PC	31.87 x 25.87	30.375 x 24.62	28.0	21.5	31.5	25.6	3.8	1.6	5.3	62LHDPCP	P-HD4-319-259-304-246-PCP
62LHDPC	P-HD4-360-240-335-215-PC	36 x 24	33.5 x 21.5	32.5	18.5	36.0	23.8	3.8	1.6	5.5	62LHDPCP	P-HD4-360-240-335-215-PCP
62LHDPC	P-HD4-358-238-340-220-PC	35.75 x 23.75	34 x 22	32.0	19.0	35.5	23.9	3.9	1.7	5.5	62LHDPCP	P-HD4-358-238-340-220-PCP
62LHDPC	P-HD4-300-300-280-280-PC	30 x 30	28 x 28	26.5	25.0	30.0	29.8	4.2	1.7	5.6	62LHDPCP	P-HD4-300-300-280-280-PCP
62LHDPC	P-HD4-320-320-280-280-PC	32x32	28x28	27.5	25.0	31.0	27.8	4.4	1.7	5.7	62LHDPCP	P-HD4-320-320-280-280-PCP
62LHDPC	P-HD4-360-240-341-221-PC	36 x 24	34.125 x 22.125	32.5	19.0	36.0	23.8	3.9	1.7	5.6	62LHDPCP	P-HD4-360-240-341-221-PCP
62LHDPC	P-HD4-360-240-345-225-PC	36 x 24	34.5 x 22.5	32.5	19.5	36.0	23.8	4.0	1.7	5.6	62LHDPCP	P-HD4-360-240-345-225-PCP
62LHDPC	P-HD4-450-225-406-180-PC	45 x 22.5	40.58 x 18	40.0	15.0	43.5	17.8	3.8	1.7	5.9	62LHDPCP	P-HD4-450-225-406-180-PCP
62LHDPC	P-HD4-390-239-375-224-PC	39 x 23.87	37.5 x 22.375	36.5	19.5	39.0	23.8	4.4	1.8	5.9	62LHDPCP	P-HD4-390-239-375-224-PCP
62LHDPC	P-HD4-359-279-340-260-PC	35.87 x 27.87	34 x 26	32.0	23.0	35.5	27.6	4.7	1.8	5.9	62LHDPCP	P-HD4-359-279-340-260-PCP
62LHDPC	P-HD4-400-280-380-240-PC	40x28	36x24	36.5	21.0	39.0	23.8	4.7	1.8	6.1	62LHDPCP	P-HD4-400-280-380-240-PCP

NOTES:

1. RATINGS SHOWN ARE FOR STANDARD 22" BAG DEPTH; "SHORT" 12" DEPTH BAGS ARE AVAILABLE WITH -S SUFFIX; RATINGS REDUCED BY ~50%.
2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW
   - -GRATES WITH EXTENDED BOTTOMS
   - -ANY OBSTRUCTED INLET OPENINGS

FLEXSTORM INLET FILTERS PURE

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-2477 FX
INFO@INLETFILTERS.COM

SIZE	FRAME TYPE	DWG NO.	REV
C	HD4	HD4-62LHD-PC	A

SCALE: SHEET 1 OF 1

CONTRACTOR TO VERIFY FILTER IS CORRECTLY SIZED FOR THE INLETS ON SITE PRIOR TO PURCHASING AND INSTALLATION.

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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PROJECT TITLE:
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ENGINEERING
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03/08/21	CITY COMMENT REVS.
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CORPORATE GROUP INC.
2500 S. OLD HWY 94, SUITE 200
ST. CHARLES, MO. 63303
636-946-0761

STORM DETAILS

P+Z No. # 19-005136
Approval Date: July 18, 2019
City No. #

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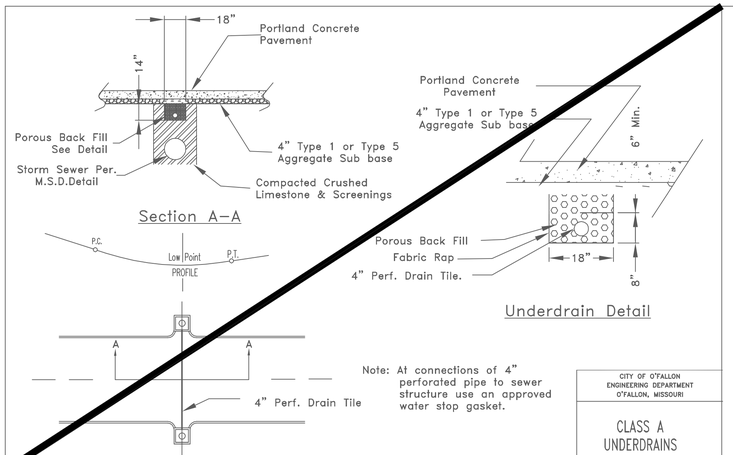
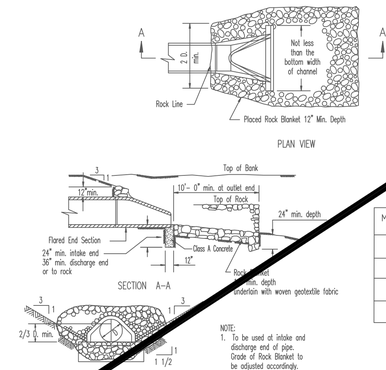


CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

CLASS A
UNDERDRAINS



* The discharge point of all flared end sections hall be protected by rip rap or other approved means.

** 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.

MSD Type 5 Rock Blanket (% By Weight Passing)		
Sieve	Maximum	Minimum
12 inch	90	70
6 inch	30	10
1/2 inch	5	0

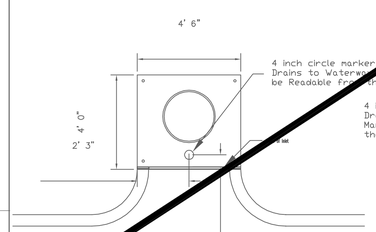
NOTE:
1. To be used at intake and discharge end of pipe. Grade of Rock Blanket to be adjusted accordingly.
2. Woven Geotextile Fabric required under Rock Blanket.

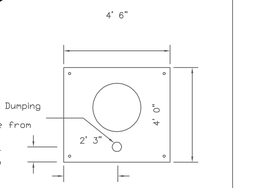
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

SEWER CONSTRUCTION DETAILS
FLARED END SECTION
(INLET/OUTLET PROTECTION)

* 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.

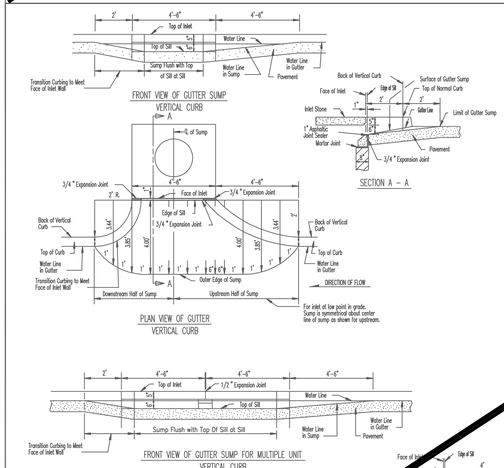
Size	Style	Adhesive	Message (Part #)
3 7/8" TO 4"	Crystal Cap or Standard Style	Epoxy	No Dumping Drains to Waterway

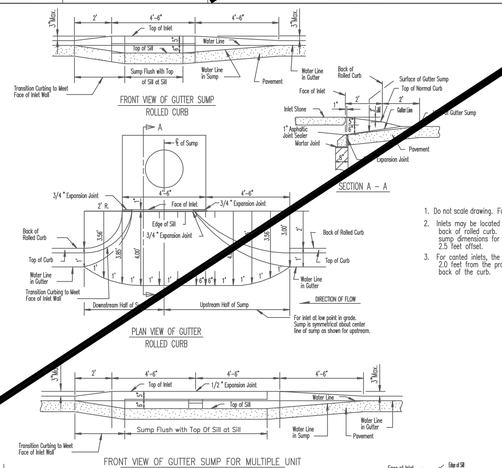




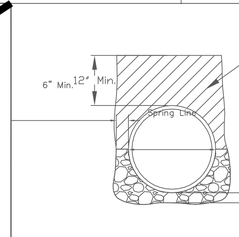
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

STORM DRAIN
MARKER LOCATION



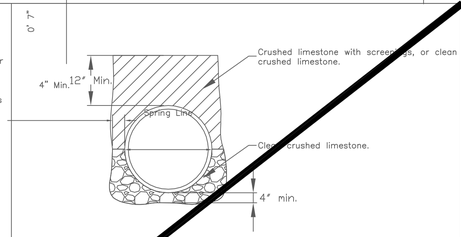


1. Do not scale drawing. Follow dimensions.
2. Inlets may be located 2.5 feet from the back of rolled curb. Add 0.5 feet to all sump dimensions for all inlets that are 2.5 feet offset.
3. For canted inlets, the sump shall extend 2.0 feet from the projection of the back of the curb.



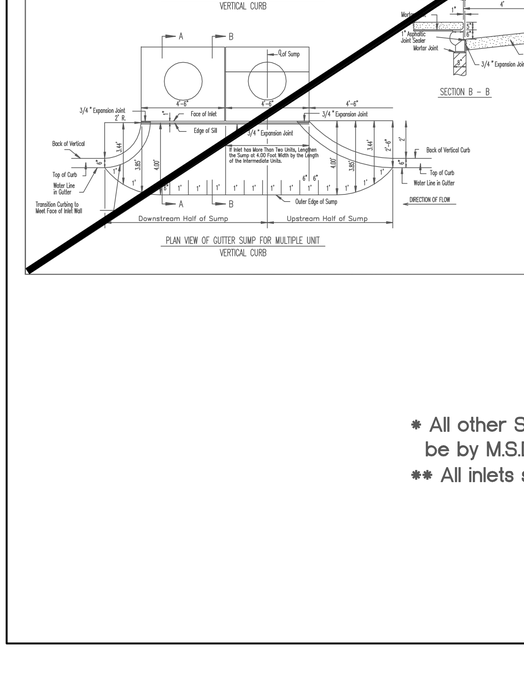
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

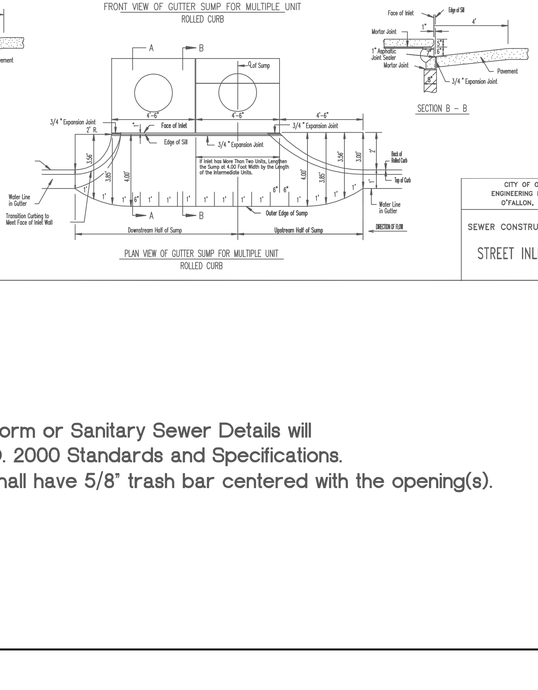
STORM SEWER
TRENCH
DETAIL



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

SANITARY
SEWER
TRENCH
DETAIL





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

SEWER CONSTRUCTION DETAILS
STREET INLET SUMPS

* All other Storm or Sanitary Sewer Details will be by M.S.D. 2000 Standards and Specifications.

** All inlets shall have 5/8" trash bar centered with the opening(s).

AS–BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS

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

SIGNED: _____
P.E./L.S.

_____
DATE

STATE OF MISSOURI
MARK E. COLLINS
3-30-21
NUMBER PLS-2006000173
PROFESSIONAL LAND SURVEYOR

PROJECT TITLE:
AS-BUILT PLANS FOR FALLON CREST TOWNHOMES

Bax Project #85-1820H Issue Date: 2/10/2021

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

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

03/08/21	CITY COMMENT REVS.
03/30/21	CITY COMMENT REVS.

Developer / Owner:
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STORM/SANITARY DETAILS

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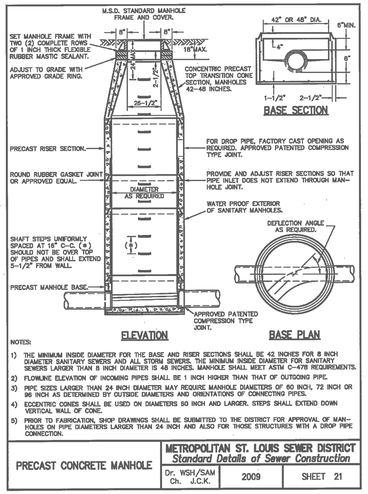
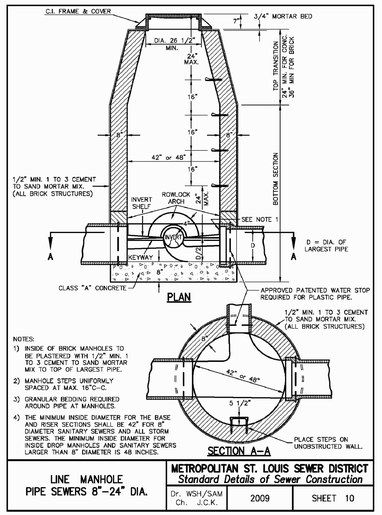
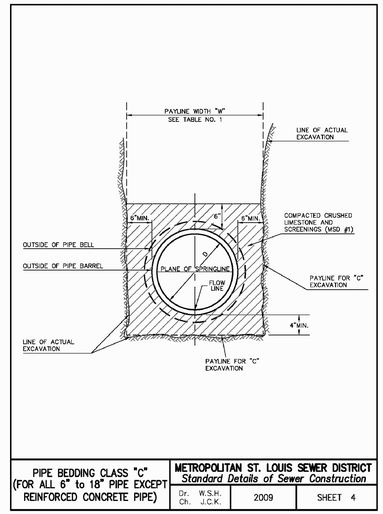


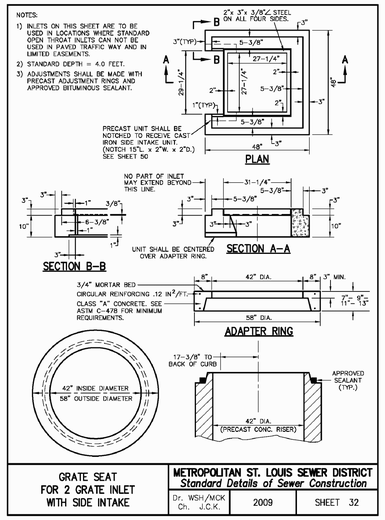
PRECAST CONCRETE MANHOLE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WSH/SAM Ch. J.C.K.	2009	SHEET 21



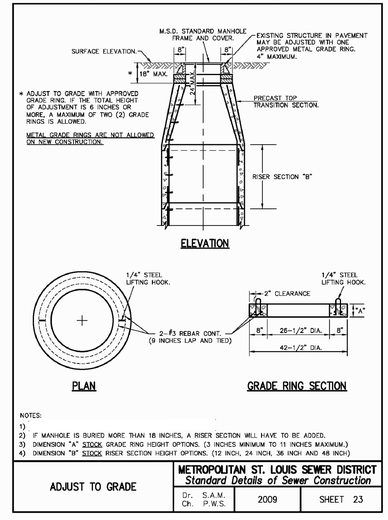
LINE MANHOLE PIPE SEWERS 8"-24" DIA.	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WSH/SAM Ch. J.C.K.	2009	SHEET 10



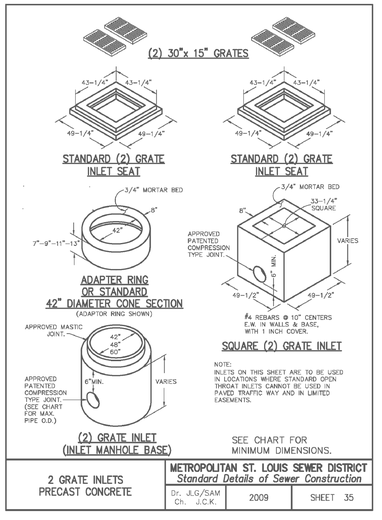
PIPE BEDDING CLASS "C" (FOR ALL 6" to 18" PIPE EXCEPT REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. W.S.H. Ch. J.C.K.	2009	SHEET 4



GRATE SEAT FOR 2 GRATE INLET WITH SIDE INTAKE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WSH/MCK Ch. J.C.K.	2009	SHEET 32



ADJUST TO GRADE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. S.A.M. Ch. P.W.S.	2009	SHEET 23



2 GRATE INLETS PRECAST CONCRETE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. JLG/SAM Ch. J.C.K.	2009	SHEET 35

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- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS

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

SIGNED: _____
P.E/L.S.

_____
DATE

STATE OF MISSOURI
MARK E. COLLINS
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Surveying #000144

REVISIONS

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Developer / Owner:
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STORM/SANITARY DETAILS

P+Z No. # 19-005136
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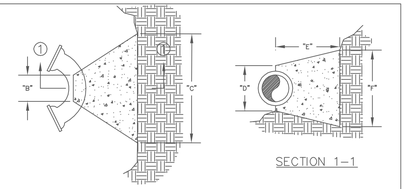
BENDS	"B"	"C"	"D"	"E"	"F"
6"–11 1/4°	8"	15"	12"	24"	10"
6"–22 1/2°	8"	19"	12"	24"	13"
6"–45°	8"	30"	12"	24"	15"
6"–90°	8"	30"	12"	24"	28"
8"–11 1/4°	8"	20"	12"	24"	10"
8"–22 1/2°	8"	22"	12"	24"	18"
8"–45°	8"	31"	12"	24"	24"
8"–90°	8"	38"	12"	24"	36"
12"–11 1/4°	8"	30"	12"	24"	15"
12"–22 1/2°	8"	35"	12"	24"	25"
12"–45°	8"	40"	12"	24"	40"
12"–90°	8"	60"	12"	24"	52"
16"–11 1/4°	TL	28"	20"	24"	28"
16"–22 1/2°	TL	39"	20"	24"	39"
16"–45°	TL	55"	20"	24"	55"
16"–90°	TL	91"	20"	24"	60"
20"–11 1/4°	TL	34"	24"	26"	28"
20"–22 1/2°	TL	48"	24"	26"	39"
20"–45°	TL	74"	24"	26"	55"
20"–90°	TL	136"	24"	26"	60"
24"–11 1/4°	TL	40"	28"	28"	40"
24"–22 1/2°	TL	56"	28"	28"	56"
24"–45°	TL	101"	28"	28"	60"
24"–90°	TL	186"	28"	28"	60"
30"–11 1/4°	TL	49"	34"	30"	49"
30"–22 1/2°	TL	79"	34"	30"	60"
30"–45°	TL	154"	34"	30"	60"
30"–90°	TL	285"	34"	30"	60"

TEES	"C"	"H"	"J"	"K"
6"X6"X6"	12"	24"	24"	18"
8"X8"X6"	12"	24"	24"	18"
8"X8"X8"	12"	27"	24"	27"
12"X12"X6"	12"	24"	24"	18"
12"X12"X8"	12"	27"	27"	27"
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.



SECTION 1–1

SECTION 2–2

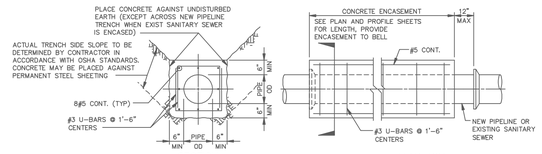
INTERNAL WATER PRESSURE 6" through 12"=200 psi
INTERNAL WATER PRESSURE 16" through 30"=210 psi
BEARING PRESSURE OF SOIL=2000 psi

BACKING BLOCKS

NOT TO SCALE

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

BACKING BLOCK DETAILS AND LOCATIONS



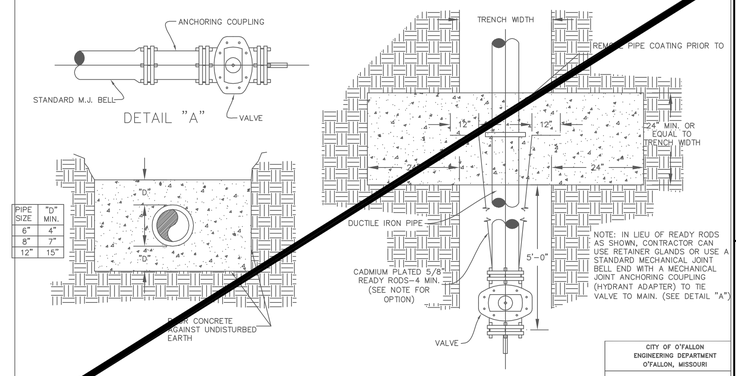
NOTES:
1. AT LOCATIONS WHERE THE TRANSMISSION MAIN CROSSES AN EXIST SANITARY SEWER, SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. WHEN THE PIPELINE IS PROTECTED WITH POLYETHYLENE TUBE ENCASEMENT, THE CONCRETE ENCASEMENT IS TO COVER THE POLYETHYLENE ENCASEMENT.

CONCRETE ENCASEMENT

NO SCALE

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

CONCRETE ENCASEMENT DETAILS



PIPE SIZE	"D" MIN.
6"	4"
8"	7"
12"	15"

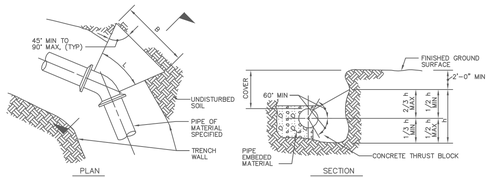
NOTE: IN LIEU OF READY RODS AS SHOWN, CONTRACTOR CAN USE RETAINER GLANDS OR USE A STANDARD MECHANICAL JOINT BELL END WITH A MECHANICAL JOINT ANCHORING COUPLING (HYDRANT ADAPTER) TO TIE VALVE TO MAIN. (SEE DETAIL "A")

STRADDLE BLOCK DETAIL

NOT TO SCALE

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

STRADDLE BLOCK DETAILS



NOTES:
1. AREA OF BLOCK, A = Bxh. BLOCK AREAS ARE SHOWN ON GENERAL LAYOUT OR TABLE.
2. B = h = $\sqrt{A}$, 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 OD OF PIPE OR 1 FOOT FOR PIPE OD 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.

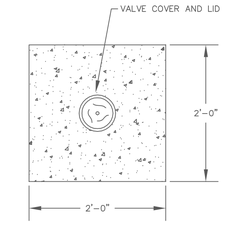
SIZE	BEND	THRUST AREA	B	H
16"	11 1/2, 22 1/2	4 SF	2'	2'
16"	45°	8 SF	2.8'	2.8'

CONCRETE THRUST BLOCKING

NOT TO SCALE

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

CONCRETE THRUST BLOCKING DETAILS



TOP VIEW CONCRETE COLLAR

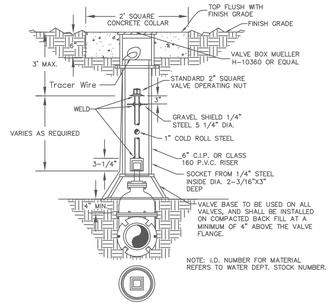
NOT TO SCALE

Note : 1. Concrete collar joint pateren is required in paved areas such as roadways, driveways, sidewalks or other areas of paved surfaces.
2. Concrete collars are optional in other non-paved areas.

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

CONCRETE COLLAR DETAIL

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

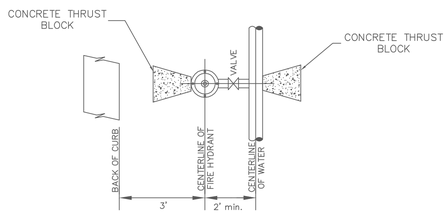


WATER VALVE DETAIL

NOT TO SCALE

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

WATER VALVE DETAIL



CONFIGURATION

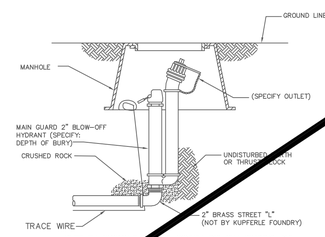
ALL FIRE HYDRANTS SHALL BE 3' OFF BACK OF CURB
ALL WATER MAINS SHALL BE A MIN. OF 5' OFF BACK OF CURB

TYPICAL WATER MAIN AND FIRE HYDRANT LOCATIONS

NOT TO SCALE

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

WATER MAIN FIRE HYDRANT DETAIL



BLOW-OFF HYDRANTS SHALL BE NONFREEZING, SELF DRAINING TYPE, WITH AN OVERALL LENGTH OF 2 ' SET UNDERGROUND IN A METER BOX. THESE HYDRANTS WILL BE FURNISHED WITH A 2" FIP INLET, A QUARTER-TURNING OPERATING ROD, AND SHALL OPEN TO THE LEFT. ALL THE WORKING PARTS SHALL BE OF BRONZE-TO BRONZE DESIGN AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 2-1/2" NST. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO, OR APPROVED EQUAL.

(SPECIFY OVERALL LENGTH 6" SHORTER THAN NORMAL DEPTH OF BURY. MINIMUM OPENING IN METER BOX SHOULD BE 10".)

BLOW-OFF HYDRANT

NOT TO SCALE

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

BLOW-OFF HYDRANT DETAIL

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- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS

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SIGNED: _____
P.E./L.S.

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DATE

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Bax Project #85-1820H Issue Date: 2/10/2021

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FAX 928-1718

DISCLAIMER OF RESPONSIBILITY
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Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

03/08/21	CITY COMMENT REVS.
03/30/21	CITY COMMENT REVS.

Developer / Owner:
CORPORATE GROUP INC.
2500 S. OLD HWY 94, SUITE 200
ST. CHARLES, MO. 63303
636-946-0761

WATER DETAILS

P+Z No. # 19-005136
Approval Date: July 18, 2019
City No. #

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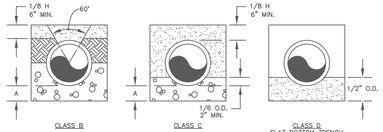


LEGEND
I.D. – NOMINAL PIPE SIZE
O.D. – OUTSIDE DIAMETER OF PIPE
H – COVER ABOVE TOP OF PIPE
A – EMBEDED BELOW PIPE (SEE TABLE)

TAMPED BACK FILL
COMPACTED BACK FILL
GRANULAR BEDDING

TABLE OF EMBEDED DEPTHS BELOW PIPE

I.D.	A MIN. SOIL	A MIN. ROCK
27" & SMALLER	3"	6"

GRANULAR BEDDING SHALL BE CRUSHED ROCK OR PEA GRAVEL WITH NOT LESS THAN 95% PASSING 1/2" (95% PASSING 3/4" FOR 30" AND LARGER PIPE) AND NOT LESS THAN 95% RETAINED ON A #4, TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR VIBRATING.

COMPACTED BACK FILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, PLACED IN UNIFORM LAYERS NOT MORE THAN 6" THICK, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. D698, OR GRADED AGGREGATE. GRANULAR BACK FILL MATERIAL MAY BE SUBSTITUTED FOR ALL OR PART OF COMPACTED BACK FILL.

TAMPED BACK FILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, HAND PLACED IN UNIFORM LAYERS NOT MORE THAN 8" THICK AND TAMPED AROUND CONDUIT PIPE. GRANULAR BACK FILL MATERIAL MAY BE SUBSTITUTED FOR ALL OR PART OF TAMPED BACK FILL.

TRENCH BACK FILL SHALL BE AS REQUIRED IN THE "LAYING AND BACK FILL" SECTION OF THE DETAILED SPECIFICATIONS.

EMBEDED THE TYPE OF EMBEDED TO BE USED SHALL BE AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.

TRACER WIRE REQUIRED ON ALL WATER MAINS

WATER MAIN EMBEDED

NOT TO SCALE

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

WATER MAIN EMBEDED

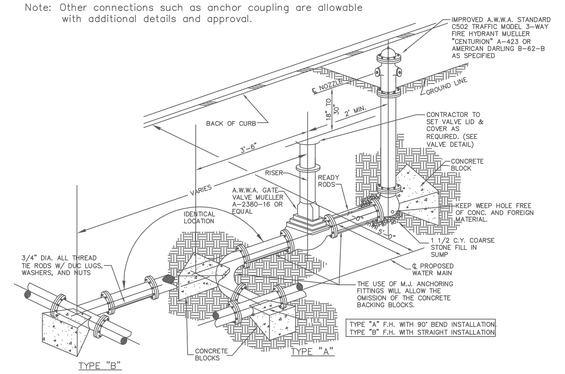
TYPICAL WATER AND SEWER SEPARATION

NOT TO SCALE

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

WATER AND SEWER SEPARATION DETAIL

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



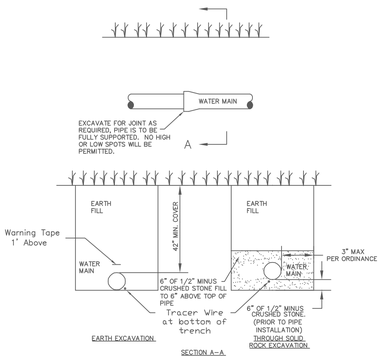
PROVIDE TRACER WIRE FROM MAIN TO VALVE

FIRE HYDRANT DETAIL

NOT TO SCALE

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

FIRE HYDRANT DETAILS



TYPICAL WATER MAIN INSTALLATION DETAILS

NOT TO SCALE

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

WATER MAIN INSTALLATION DETAIL

Ductile Iron Pipe installation shall follow the Ductile Iron Research Association (DIPRA) guide line.

The Installation of PVC Pipe shall follow the Uni–Bell PVC Pipe Association Handbook of PVC Design and Construction.

AS–BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS

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

SIGNED: _____
P.E/L.S.

_____
DATE

PROJECT TITLE: AS-BUILT PLANS FOR FALLON CREST TOWNHOMES

Bax Project #85-1820H Issue Date: 2/10/2021

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

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