



Legend

Plan View

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	WATER METER
OMP	CORRUGATED METAL PIPE	WATER VALVE
OPP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
.....	GRADING 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	

AS-BUILT LEGEND

●	AS-BUILT STORM MANHOLE
■	AS-BUILT CURB INLET
■	AS-BUILT STORM FLARED END
●	AS-BUILT SANITARY MANHOLE
●	AS-BUILT CLEANOUT
●	AS-BUILT FIRE HYDRANT
●	AS-BUILT WATER VALVE
●	AS-BUILT FIRE HOSE CONNECTION
●	AS-BUILT LIGHT STANDARD
■	AS-BUILT ELECTRIC TRANSFORMER
■	AS-BUILT ELECTRIC BOX
■	AS-BUILT ELECTRIC STUB

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:

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.)

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.

* 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 22.87 Acres

The area of land disturbance is 18.13 Acres
Number of proposed lots is 68
Building setback information: Front 25'
Side 6'
Rear 25'

* The estimated sanitary flow in gallons per day is 25,160 GPD

* Tree preservation calculations
Existing Trees = 8.11 Acres
Trees Removed = 2.77 Acres
Trees Saved = 5.34 Acres
Tree Preservation trees to be retained:
8.11 Acres x 20% = 1.62 Acres
1.62 Acres - 5.34 Acres (Saved) = 3.72 Acres
5.34 Acres > 3.72 Acres (No new trees required)

City approval of any 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 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 improvement 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.

A SET OF AS-BUILT PLANS FOR LEGENDS POINTE - PHASE TWO

(formerly THE VILLAGES AT RHODES FARM)

A TRACT OF LAND BEING PART OF SECTION 10,
TOWNSHIP 46 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON

ST. CHARLES COUNTY, MISSOURI

Development Notes:

- Total Area of Tract: 45.966 Acres
- Existing Zoning: R-3, PUD & C2 (City of O'Fallon)
- Proposed Uses: Single Family Residential & Commercial Development
- Number of Lots Proposed: 114 Single Family Lots
- Property Owners: Robert M. Rhodes Trust
33 Mar Len Drive
Defiance, MO 63341
- Per Flood Insurance Rate Map Panel Number 29183C0220G Dated January 20, 2016. Portion of this site is Zoned AE, described as area containing base floodplain elevations. All basement floors proposed to be 2 feet above the 100 year flood plain elevation.
- All streets are to be public and constructed per St. Charles County specifications except as modified by City of O'Fallon.
- Topographic information is per aerial topography by Surdex Corporation on U.S.G.S. Datum.
- Boundary information is per survey as compiled by Bax Engineering during June, 2015.
- One tree shall be planted for every lot. Two trees for corner lots.
- All homes shall have a minimum of 2 off-street parking places with 2-car garages.
- The developer shall comply with current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.
- Additional lighting may be required by the City of O'Fallon.
- Detention for this development to be provided by the basin within the common ground area. Detention requirements shall be for the 100year/20 minute storm and shall be provided with the initial phase of the development per the City of O'Fallon Design Requirements.
- All existing creeks, streams, and drainage swales will have an associated storm water easement that will be provided on the Record Plat.
- All new utilities will be located underground.
- A ten (10) foot wide general utility easement is required along all public right-of-ways.
- All signage shall be reviewed and approved through a separate permitting process.
- Lots 95-114 are located within the existing floodplain. Lots 95-114 will be removed from the floodplain via a LOMR. The appropriate documentation will be provided following grading and at such time that we can verify all lots have been removed from the floodplain. The Record Plat(s) will not be approved for any Lot removed from the Floodplain until a LOMR is received and that all buildings will have the lowest floor (basement) elevation a minimum of two (2) feet above the base flood elevation.

Conditions of Approval From Planning and Zoning

- The USPS shall be contacted to finalize their preferred method of mail delivery. A mail kiosk may be required in lieu of individual mail boxes for each lot. If a kiosk is required, the location of the kiosks and associated off-street parking shall be provided on the construction plans. Provide written confirmation from the USPS prior to construction plan approval that states their preferred method and location of mail delivery.
- Old Highway N is within Lake Saint Louis jurisdiction. Any roadway connection made to Old Highway N will require the review and approval of Lake Saint Louis.
- Commercial entrances onto Old Highway N shall be prohibited.
- The City had plans for a roundabout at Hwy N and Hawkridge Trail. The County Road Board had agreed to fund 50% of the improvements as part of economic development if the commercial property developed. With this development the commercial development opportunities have significantly decreased, however the traffic volume of the proposed development would be comparable. The total roundabout cost was estimated at \$400,000. The City requests that this development contribute 25% (\$100,000) towards the future construction of the roundabout.
- The submitted traffic study does not meet many of the City's concerns. The petitioner shall arrange a scoping meeting to discuss the City's concerns prior to revising the study and submittal of the Final Plan.
- The applicant shall abide by the Municipal Code Requirements listed.

MUNICIPAL CODE REQUIREMENTS:

- An amended Area Plan will be required when the commercial portion of this development is proposed to be constructed.
- The Area Plan is the first step in the review and approval process. Should the Area Plan be approved a Final Plan is then required to be submitted. The Final Plan also requires a public hearing and sign posting.
- It was indicated in the response from the engineer, the villa and surrounding property are to be sold as separate lots. If this is the case, the lot lines shall be shown on the Final Plan.
- All signage shall be reviewed and approved through a separate permitting process. Easements for signs shall be provided on the plans. Also, the setbacks for the placement of a freestanding sign shall be met. Provide the setbacks in accordance with Chapter 410 of the Code on the Final Plan.
- Provide an approval letter from St. Charles County for the subdivision & street names.
- Per the Code, lots with double frontage and reversed frontage shall be avoided, except where necessary to provide separation of development from traffic arteries, or as otherwise required by topography or similar conditions. Providing a 10 foot common ground strip with landscaping could be a solution. This shall be addressed on the Final Plan.
- Under modifications the smallest lot is noted as 7,272 square feet, but the smallest lot shown on the plan is 7,440. Provide clarification with the Final Plan.
- Ordinance 5752, Article III of Chapter 402 addresses Tree Preservation. Correct note #14.
- The commercial lots shall be platted with the residential lots.
- Though the detention is designed with flap gates for flood control, any storage below the base flood elevation will not be counted toward the required detention.
- Provide a normal pool elevation and ensure the water depth is a minimum of 10' at normal pool.
- If the retaining wall near the detention basin remains, there will need to be a fence or guardrail where required at the top of the wall.
- Clarify the creek bank setback and undisturbed drainage easements by showing the centerline and both top of banks on the plan.
- In addition to a pavement upgrade ensure the proper right-of-way dedication is provided for Hwy N.

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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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 ON THESE PLANS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

SIGNED:
P.E./L.S.



Drawing Index

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12-14	SEDIMENT & EROSION CONTROL PLAN
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27	PRE-DEVELOPED DRAINAGE AREA MAP
28-30	POST-DEVELOPED DRAINAGE AREA MAP
31-33	LIGHTING PLAN
34	DETAILS
35	DETAILS
36	DETAILS
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40-41	DETAILS

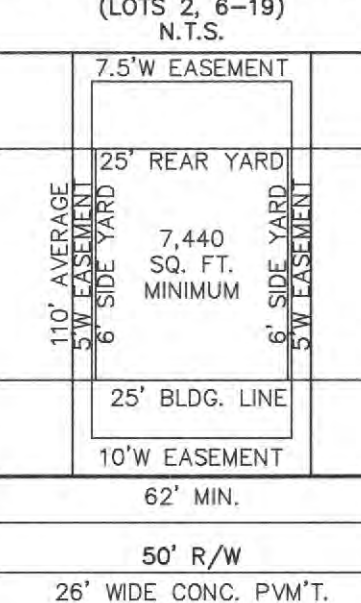
TYPICAL 47' WIDE LOT (DETACHED VILLAGES)



TYPICAL 72' WIDE LOT (LOTS 1, 3-5, 28-42)



TYPICAL 62' WIDE LOT (LOTS 2, 6-19)



Benchmarks Project

ALL AS-BUILT ITEMS HAVE BEEN LOCATED AND TIED TO MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH, NAD83 FOR HORIZONTAL DATUM AND NAVD88 FOR VERTICAL DATUM.

HORIZONTAL DATUM: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, (GRID NORTH), NAD83

REFERENCE BENCHMARK:
A-149 - ELEVATION 630.08 - NAVD88 DATUM - STANDARD DISK, STAMPED A 149 1935. LOCATES IN THE NORTHWEST WINGWALL OF THE NORFOLK AND WESTERN RAILROAD BRIDGE OVER US HIGHWAY 61 BUSINESS.

Site

SITE BENCHMARK:
ELEVATION 601.52 NAVD88 DATUM - FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF LOT 1C OF THE VILLAGES AT SPRINGHURST.

PROJECT TITLE:
LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS
(formerly THE VILLAGES
AT RHODES FARM)

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



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Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000855
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

10/02/19	CITY COMMENT REV.

Developer / Owner:
KAPB, L.L.C.
410 CRESTVIEW DRIVE
OFALLON, MO 63366
636-272-4200

COVER SHEET

P+Z No.
#27-15.05, 05/11/17

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PROPERTY N/F
SR DEVELOPMENT, LLC
6508/1241

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

DUCKETT CREEK NOTES:

1. CONNECTION OF COMMERCIAL LOTS REQUIRES SEPARATE DCSD REVIEW AND APPROVAL.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

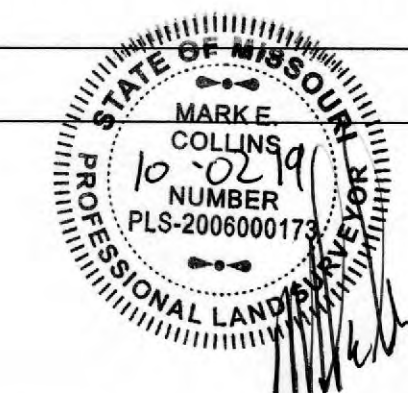
**AS-BUILT PUBLIC UTILITY
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PLANNING
SURVEYING**

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636-272-4200

SITE PLAN

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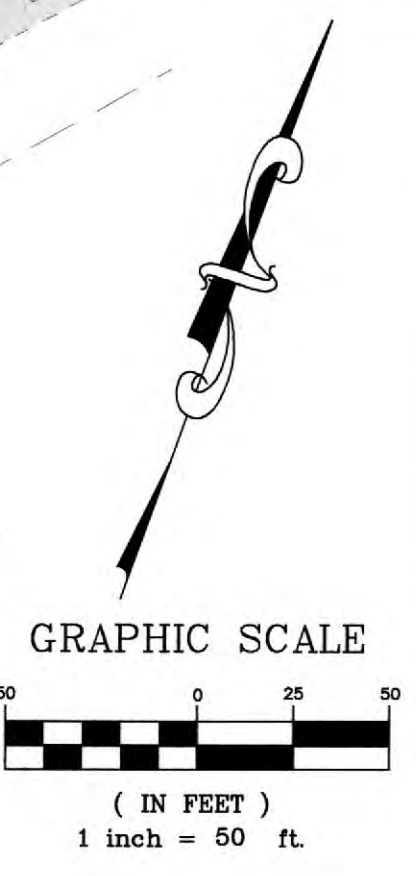
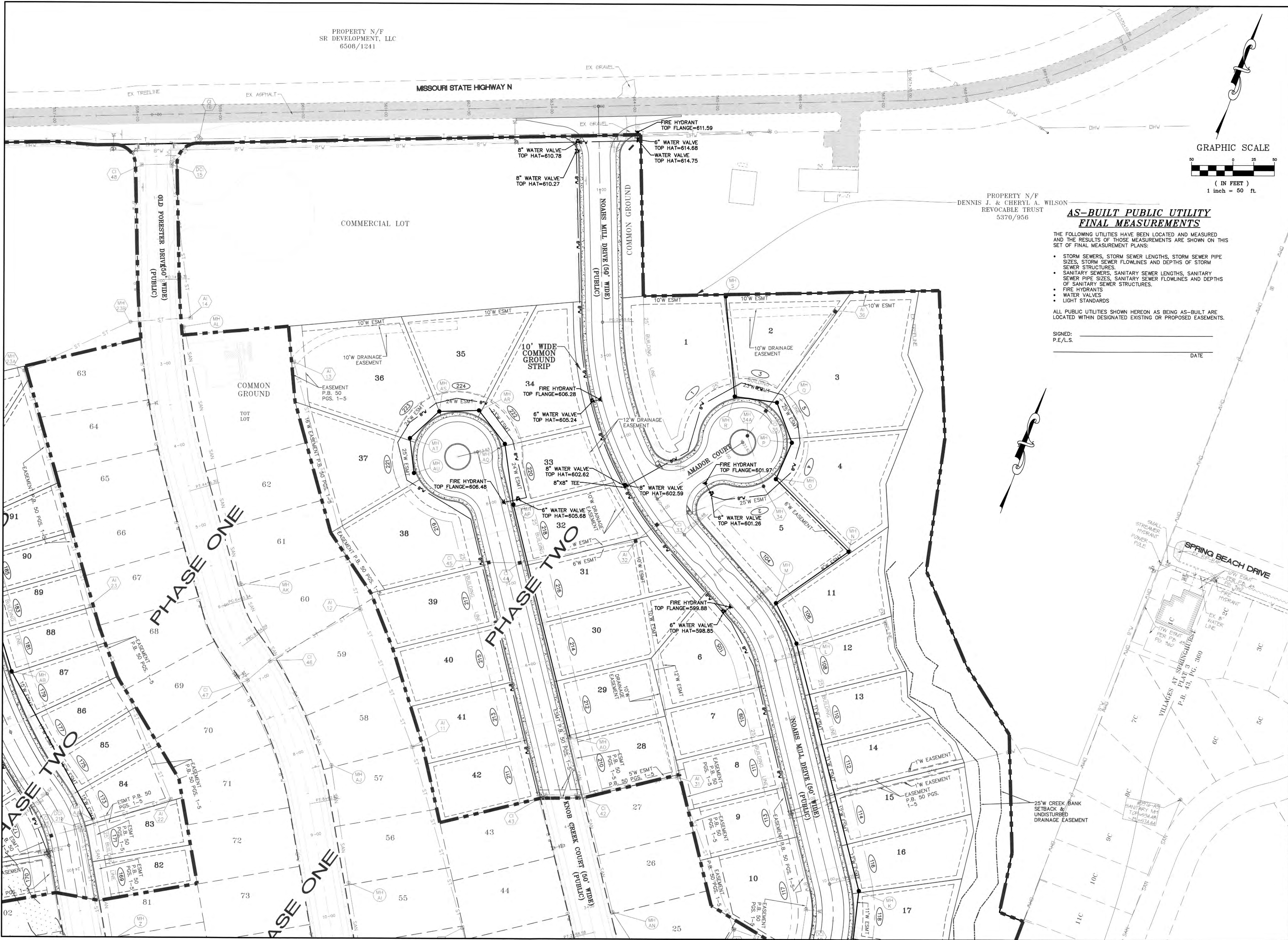
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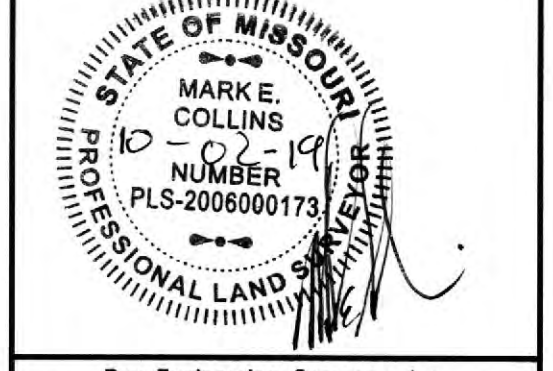
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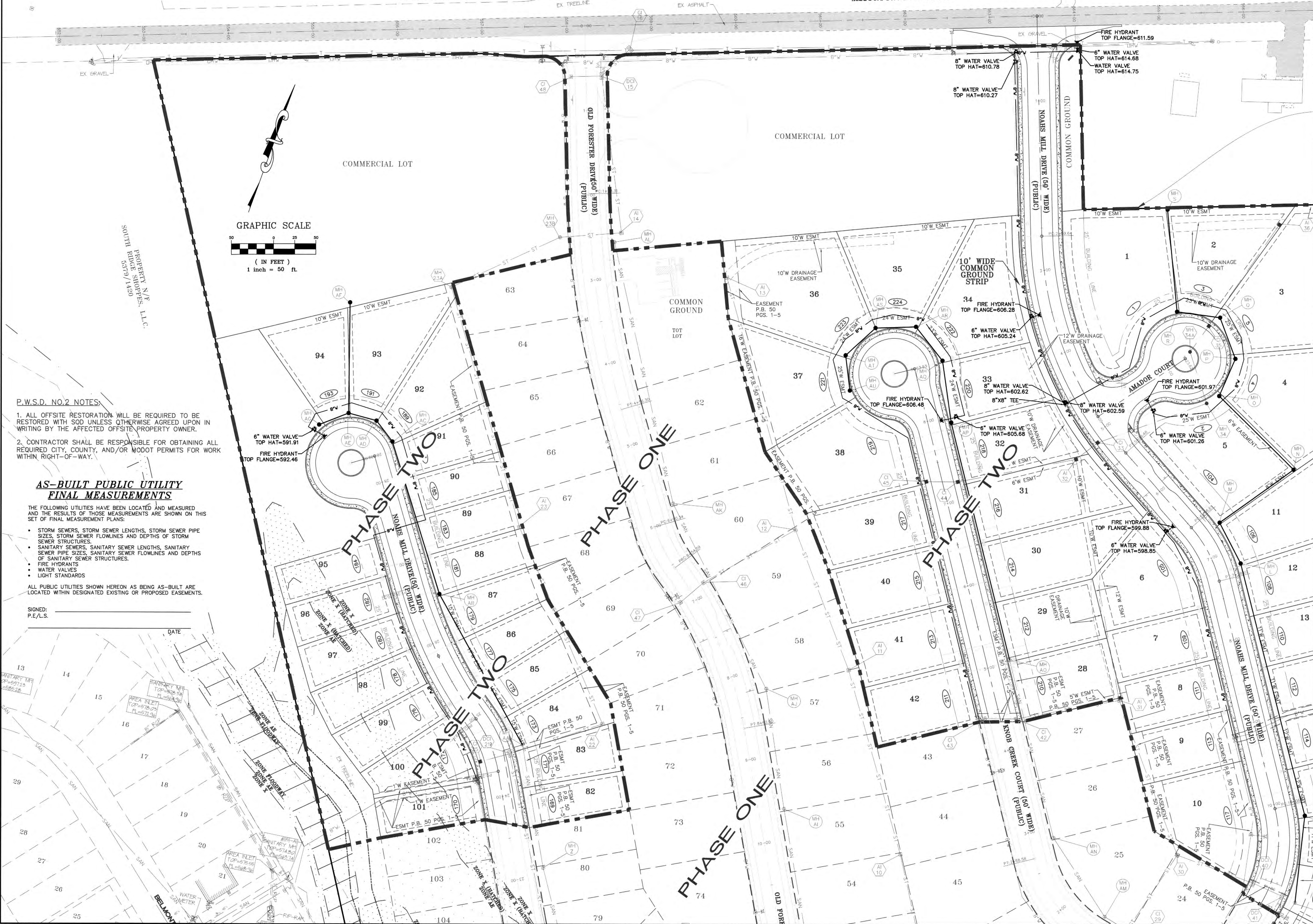
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WATER PLAN

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P.W.S.D. NO.2 NOTES:

1. ALL OFFSITE RESTORATION WILL BE REQUIRED TO BE RESTORED WITH SOD UNLESS OTHERWISE AGREED UPON IN WRITING BY THE AFFECTED OFFSITE PROPERTY OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CITY, COUNTY, AND/OR MODOT PERMITS FOR WORK WITHIN RIGHT-OF-WAY.

**AS-BUILT PUBLIC UTILITY
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REVISIONS

10/02/19	QTY	COMMENT	REV.

Developer / Owner:
KAPB, L.L.C.
410 CRESTVIEW DRIVE
OFALLON, MO 63366
636-272-4200

WATER PLAN

P+Z No.
#27-15.05, 05/11/17

City No.
#CITY

Page No.
10 of 41



WEST WATER CONNECTION PLAN
(SEE SHEET 11A FOR PLAN AND PROFILE)

P.W.S.D. NO.2 NOTES:

1. ALL OFFSITE RESTORATION WILL BE REQUIRED TO BE RESTORED WITH SOD UNLESS OTHERWISE AGREED UPON IN WRITING BY THE AFFECTED OFFSITE PROPERTY OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CITY, COUNTY, AND/OR MODOT PERMITS FOR WORK WITHIN RIGHT-OF-WAY.

**AS-BUILT PUBLIC UTILITY
FINAL MEASUREMENTS**

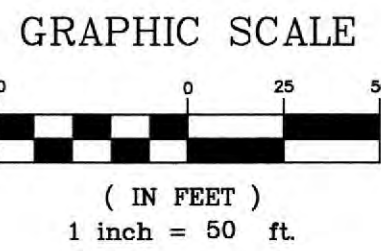
THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS:

- 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:
LEGENDS POINT
PHASE TWO
AS-BUILT PLANS
(formerly THE VILLAGES
AT RHODES FARM)

**ENGINEERING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-6602
FAX 928-1718



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

REVISIONS

10/02/19	CITY COMMENT REV.

Developer / Owner:

KAPB, L.L.C.
410 CRESTVIEW DRIVE
OFALLON, MO 63366
636-272-4200

WATER PLAN

P+Z No.

#27-15.05, 05/11/17

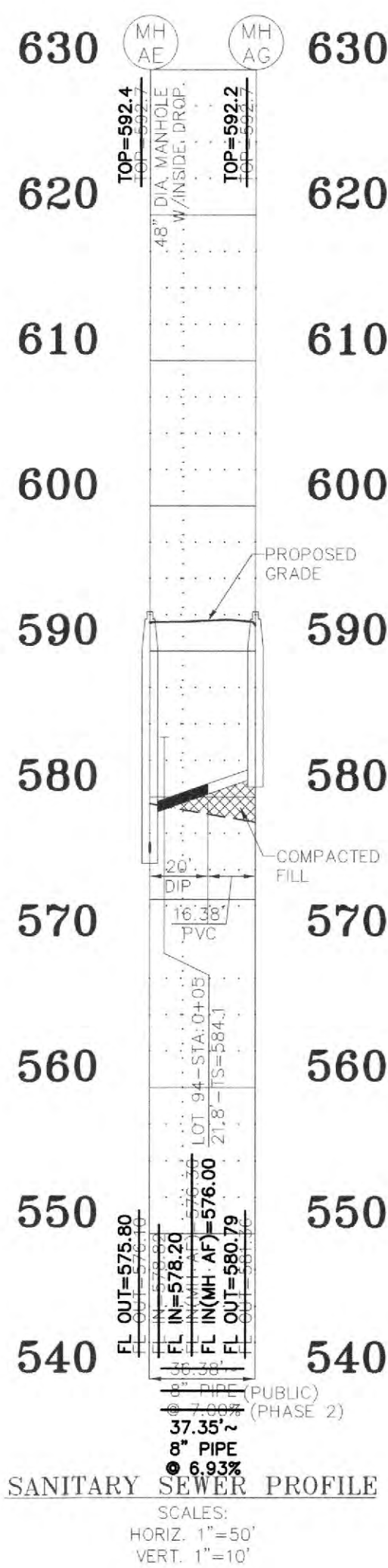
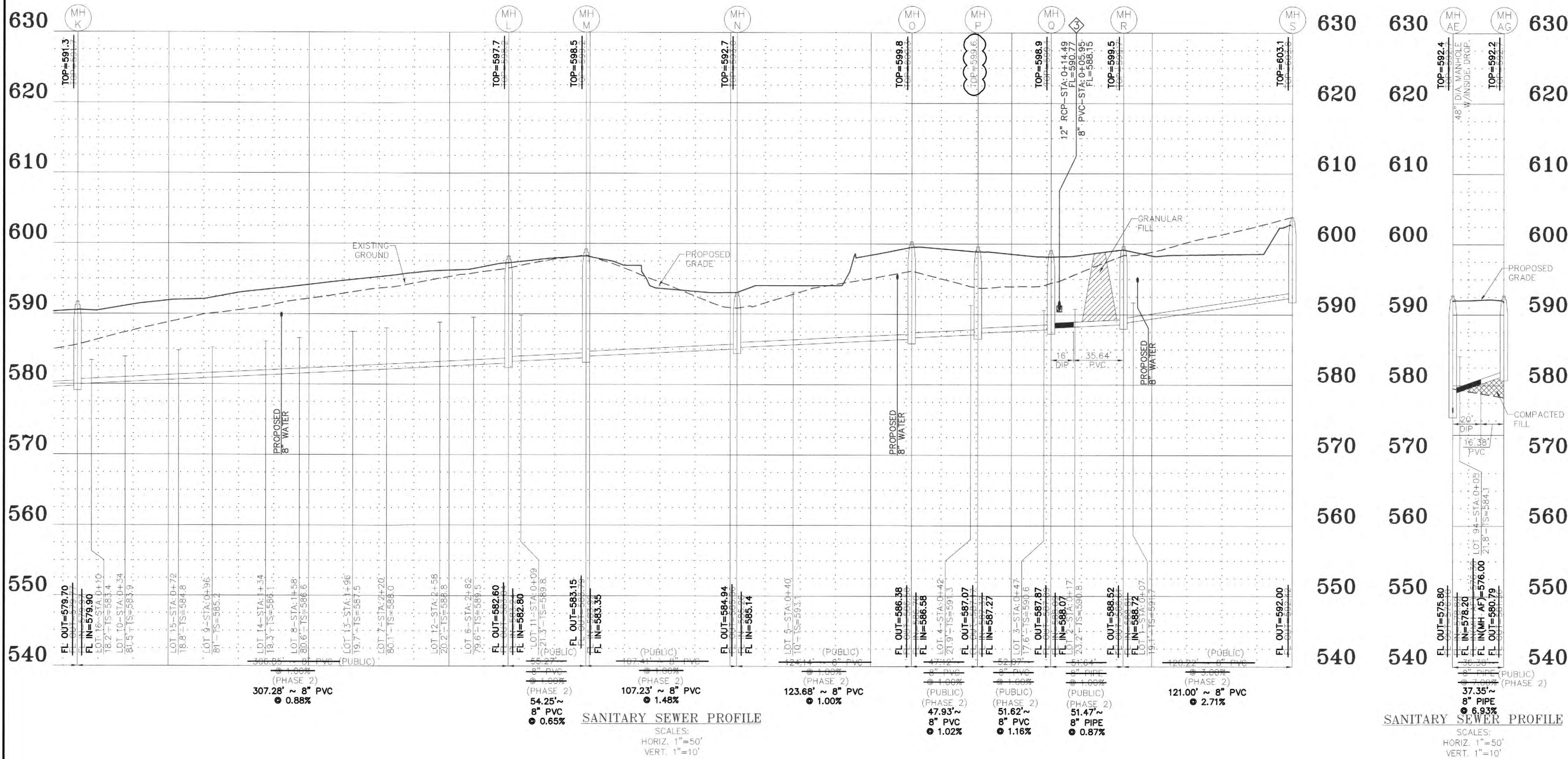
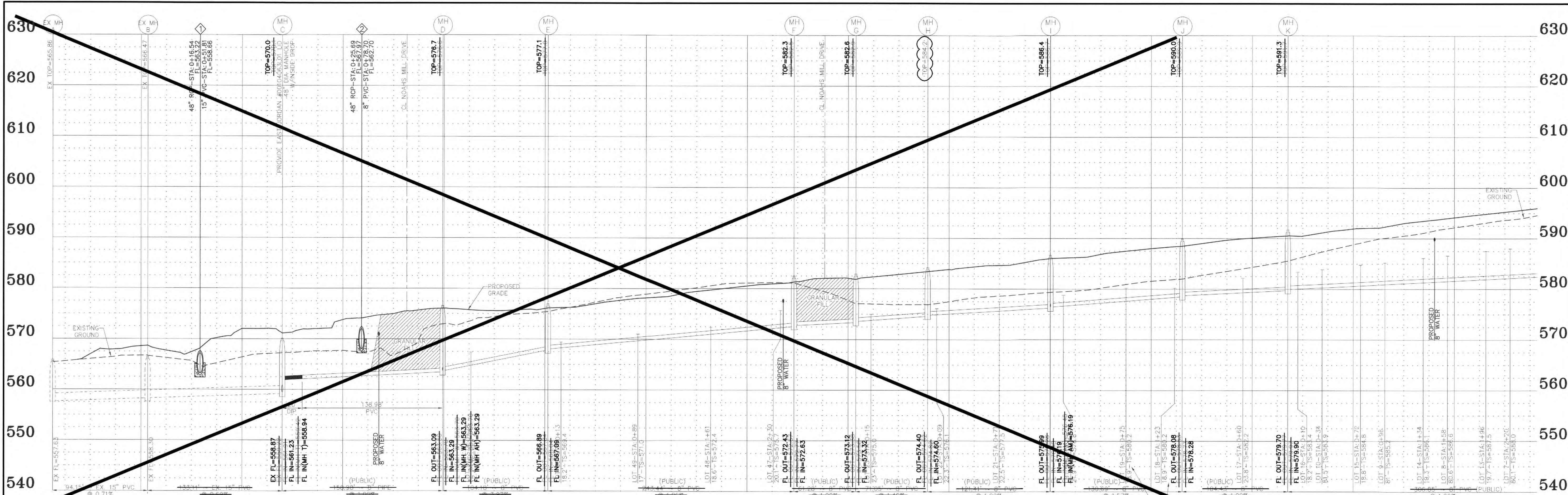
City No.

#CITY

Page No.

11 of 41

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



- DUCKETT CREEK SANITARY DISTRICT NOTES:**
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 - CONSTRUCTION OF SANITARY SEWERS REQUIRES DCSD INSPECTION. CONTACT THE DCSD INSPECTION DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48-HOUR ADVANCE NOTICE ID REQUIRED.
 - LOTS 18, 19, 28, 42, 82, 83, 100 & 101 CONNECTION FEES TO BE PAID AT PHASE 2.

- CITY OF O'FALLON NOTES:**
- ALL SANITARY LATERALS AND SANITARY MAINS THAT CROSS UNDER THE PAVEMENT MUST HAVE PROPER GRANULAR BACKFILL AND REQUIRED COMPACTION.
 - ALL SANITARY SEWER LATERALS SHALL BE A MINIMUM SCHEDULE 40 PIPE MATERIAL, FROM THE SEWER MAIN TO THE BUILDING, UNLESS THE SEWER DISTRICT HAS A HIGHER MINIMUM AT WHICH THAT MATERIAL SHALL BE USED.

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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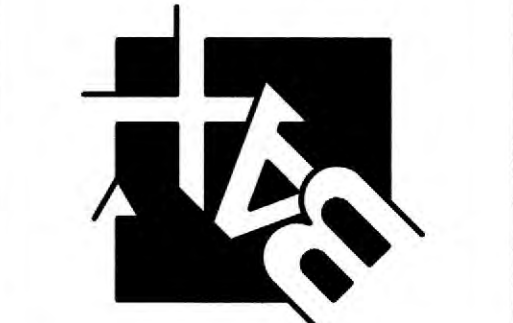
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- WATER VALVES
- LIGHT STANDARDS

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

PROJECT TITLE:
LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS
(formerly THE VILLAGES
AT RHODES FARM)

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-929-5552
FAX 928-1718



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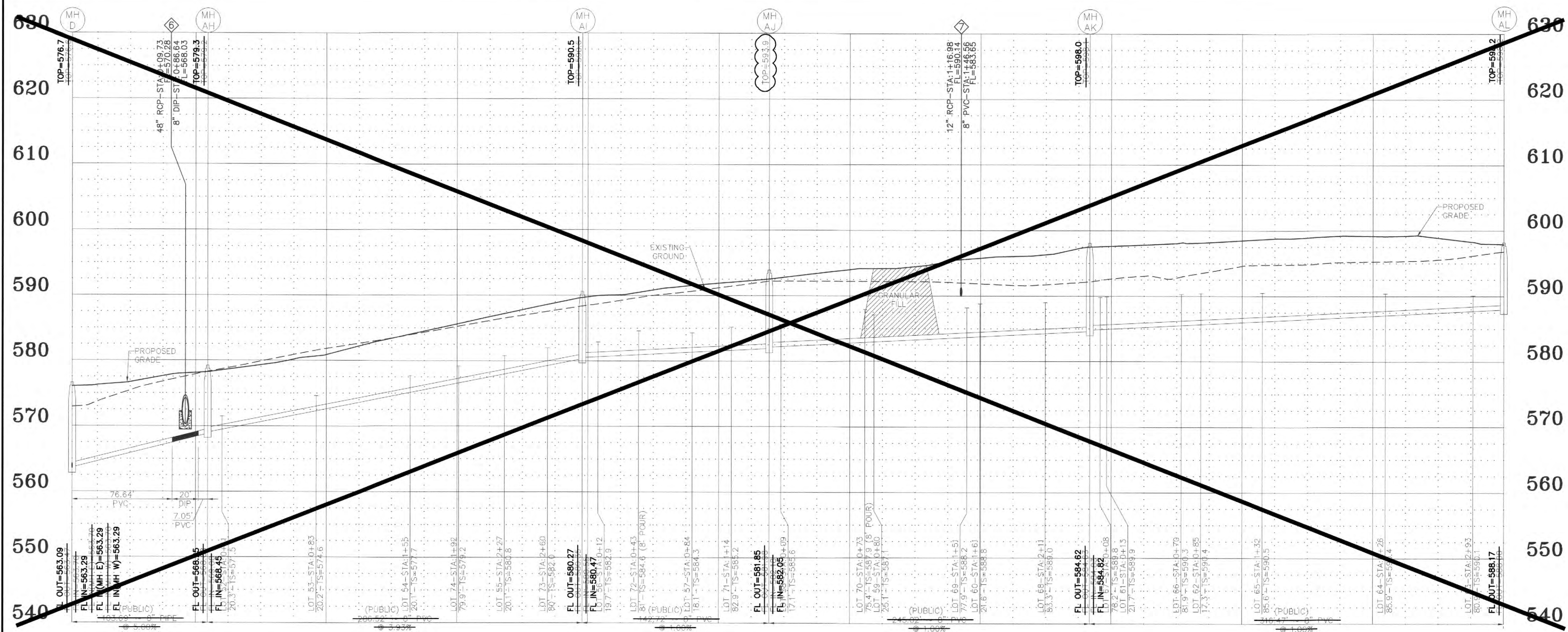
REVISIONS	
10/02/19	CITY COMMENT REVS.

Developer / Owner:
KAPB, L.L.C.
410 CRESTVIEW DRIVE
O'FALLON, MO 63366
636-272-4200

SANITARY SEWER PROFILES

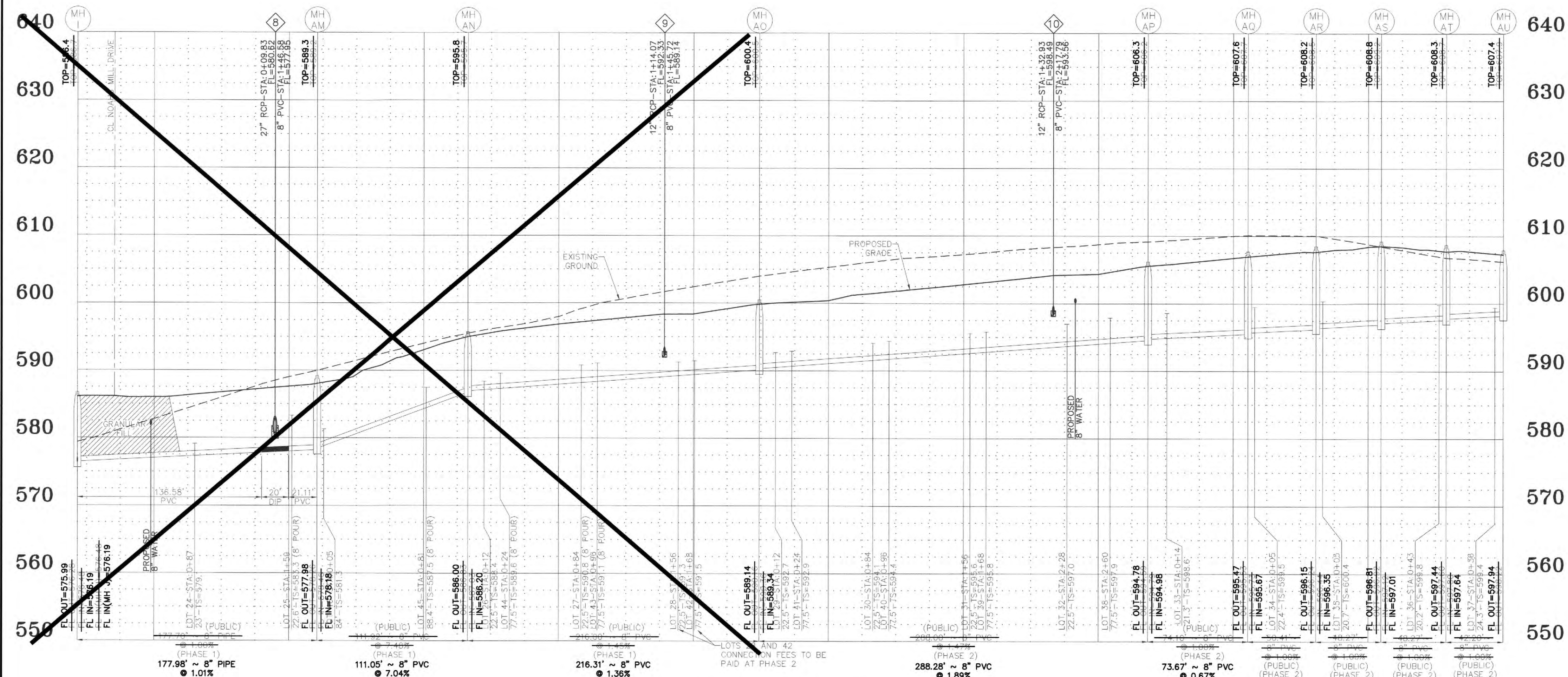
P+Z No.
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City No.
#CITY



SANITARY SEWER PROFILE

SCALES:
HORIZ. 1"=50'
VERT. 1"=10'



SANITARY SEWER PROFILE

SCALES:
HORIZ. 1"=50'
VERT. 1"=10'

DUCKETT CREEK SANITARY DISTRICT NOTES:

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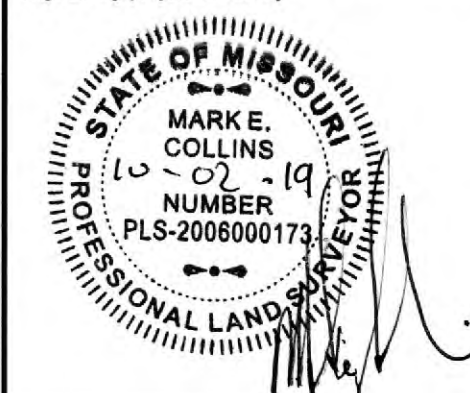
DATE

PROJECT TITLE:
**LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS**
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AT RHODES FARM)

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221 Point West Blvd.
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10/02/19	CITY COMMENT	REV.

Developer / Owner:
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O'FALLON, MO 63366
636-272-4200

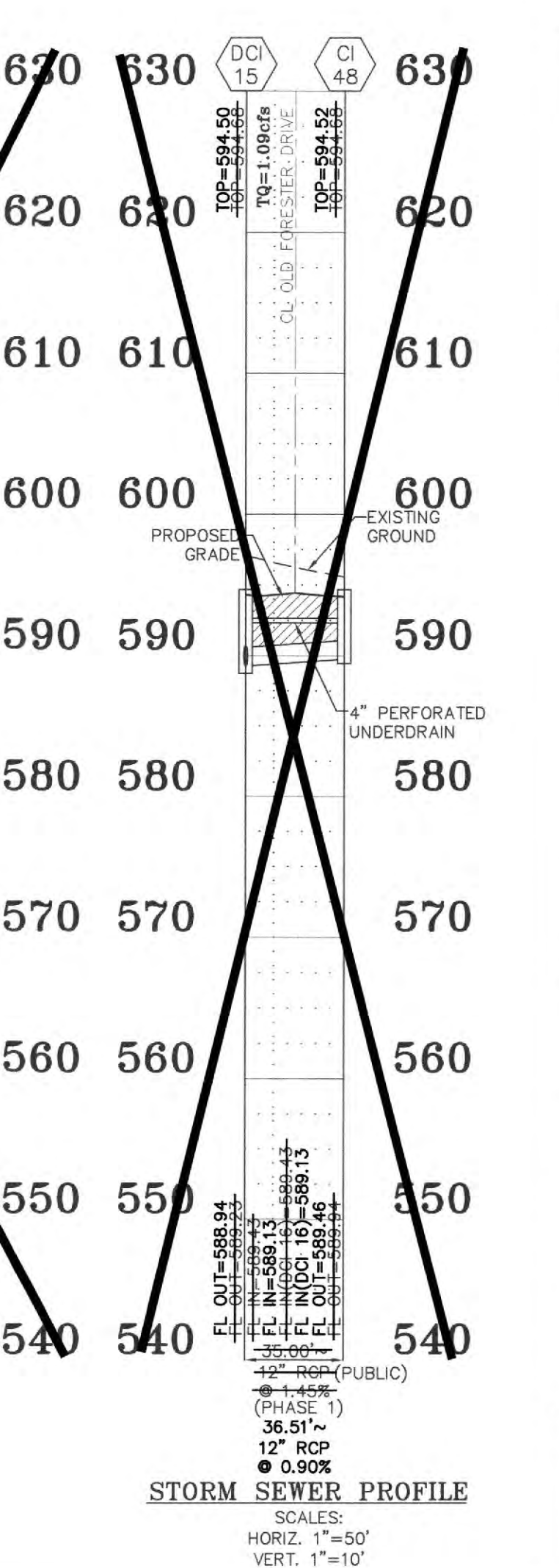
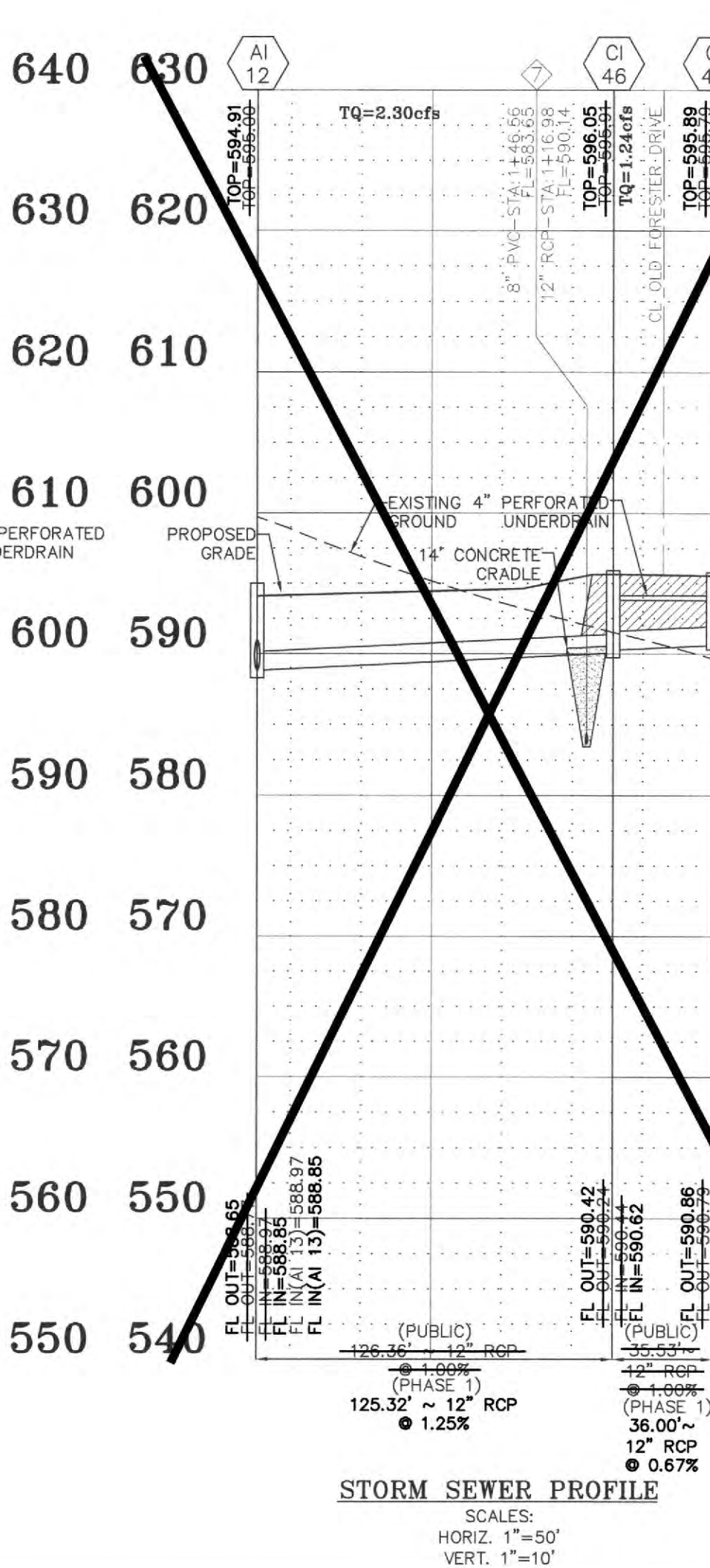
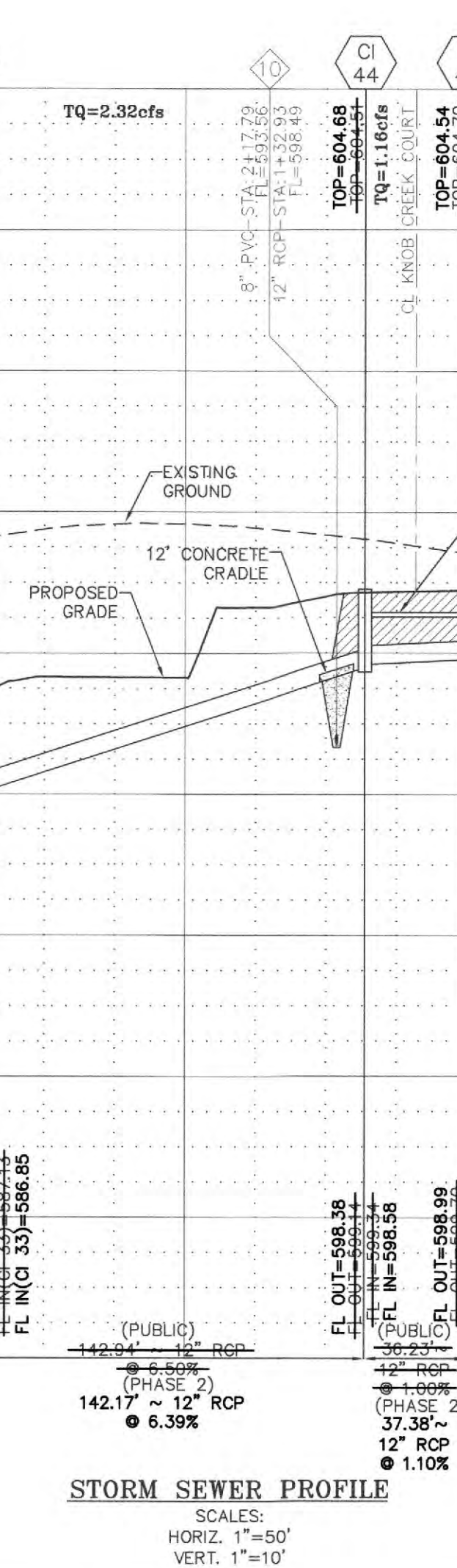
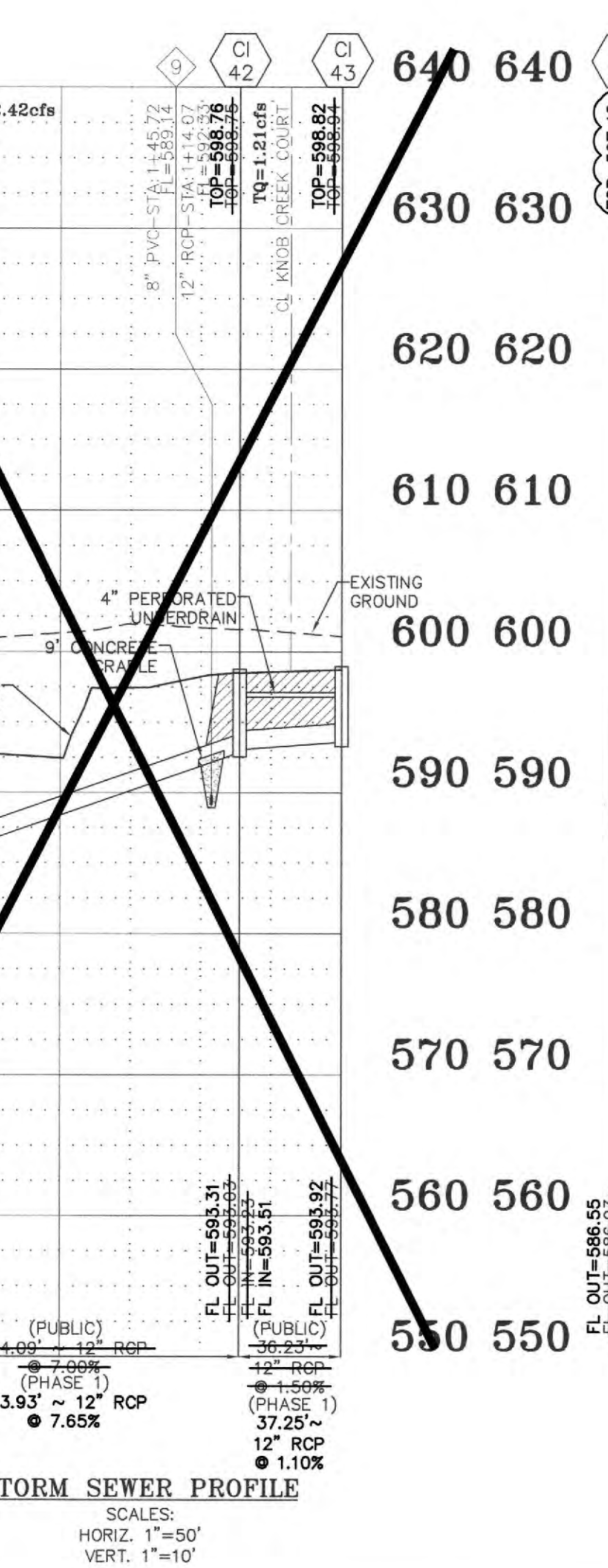
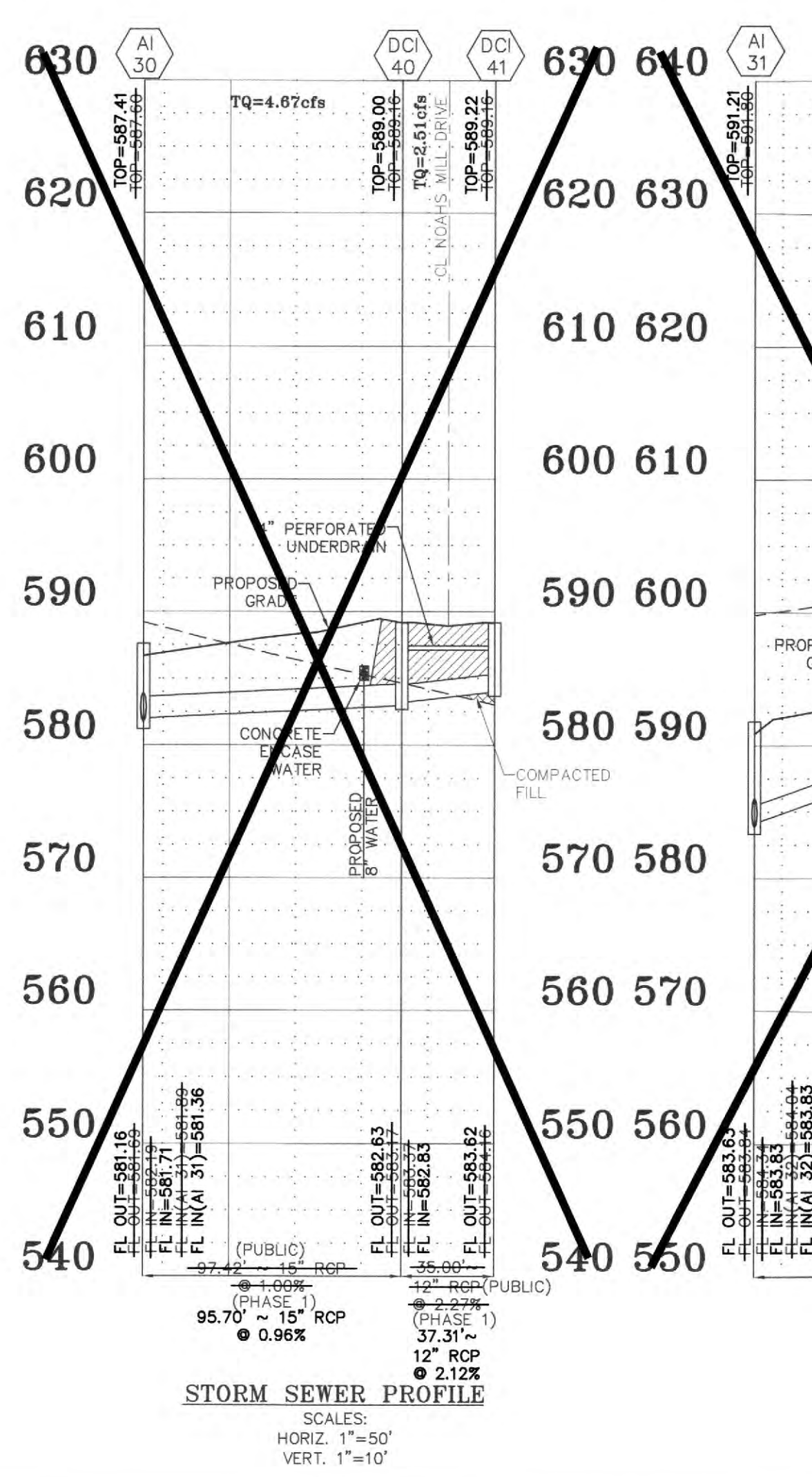
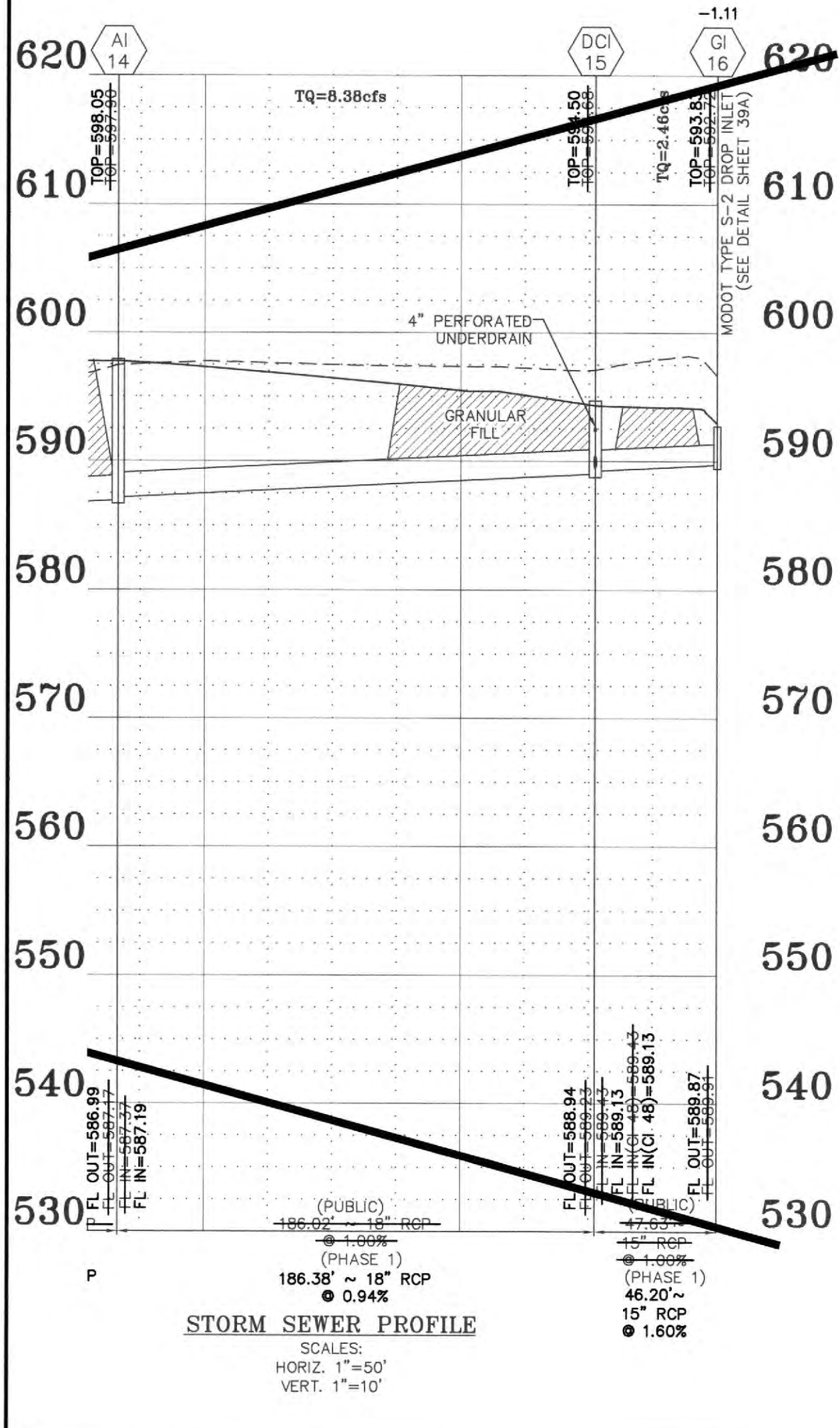
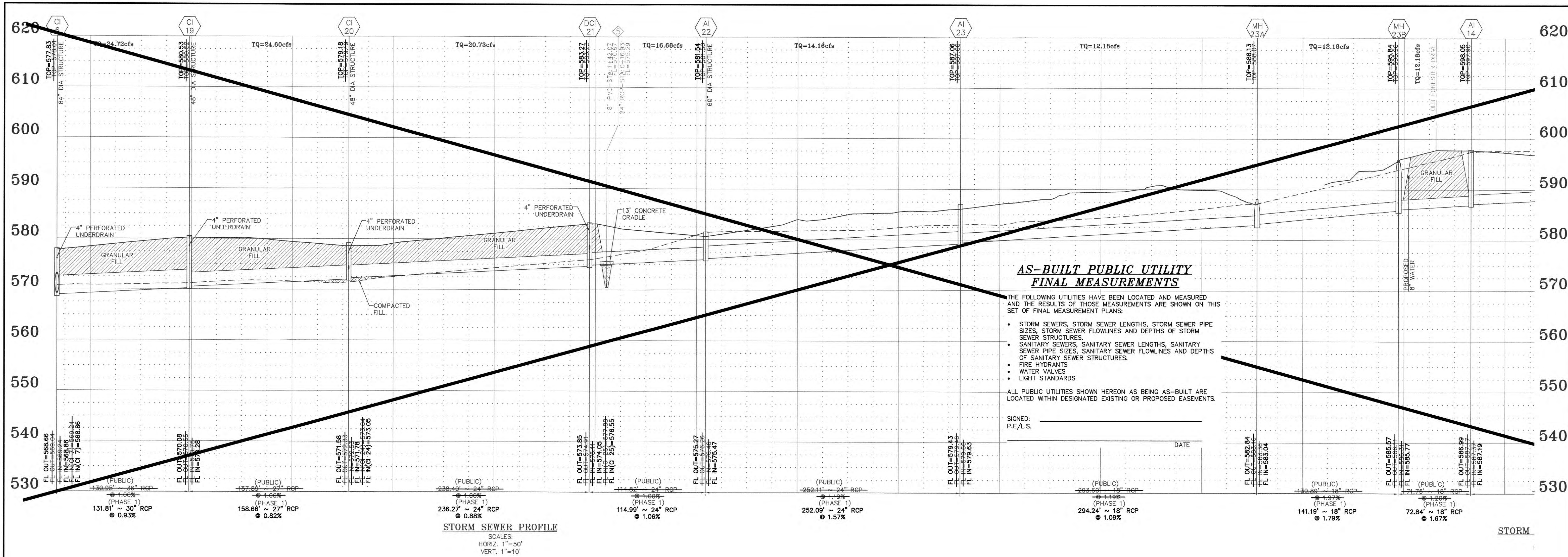
SANITARY SEWER PROFILES

P+Z No.
#27-15.05, 05/11/17

City No.
#CITY

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21 of 41



PROJECT TITLE:
LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS
(formerly THE VILLAGES
AT RHODES FARM)

**ENGINEERING
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221 Point West Blvd.
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STATE OF MISSOURI
MARK E. COLLINS
Professional Land Surveyor
PLS-2006000173

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

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10/02/19	QTY COMMENT REV.

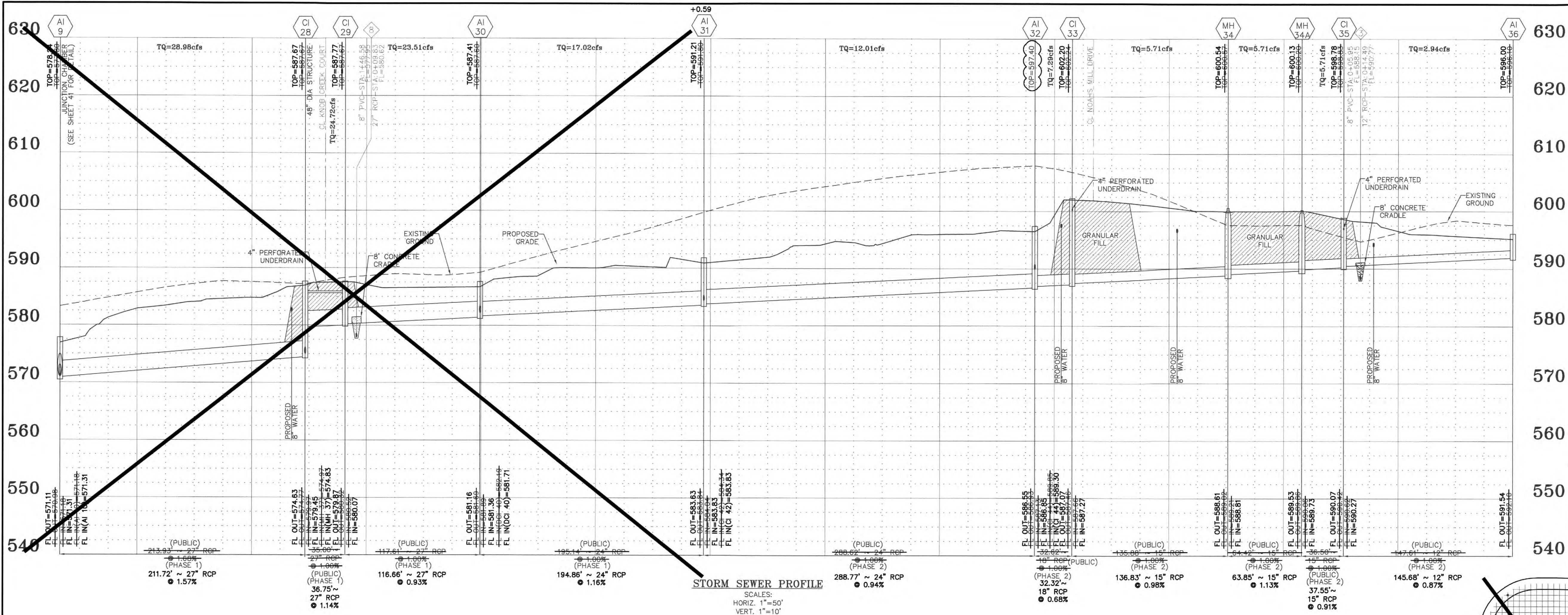
Developer / Owner:
KAPB, L.L.C.
40 CRESTVIEW DRIVE
OFALLON, MO 63366
636-272-4200

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#27-15.05, 05/11/17

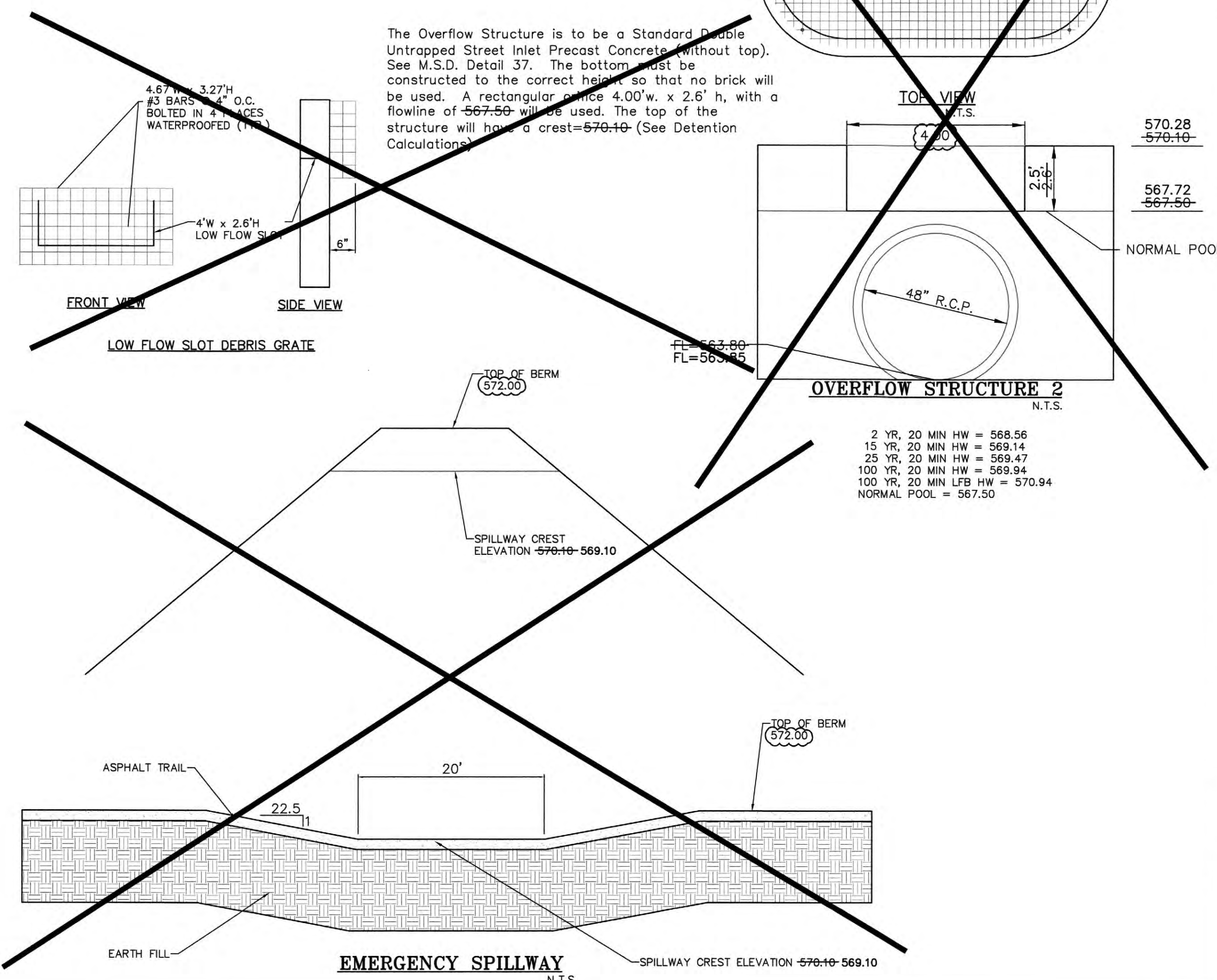
City No.
#CITY

Page No.
23 of 41

STORM SEWER PROFILES



STORM SEWER PROFILE
SCALES:
HORIZ. 1"=50'
VERT. 1"=10'



AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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

DATE _____

PROJECT TITLE:
**LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS**
(formerly THE VILLAGES
AT RHODES FARM)

Box Project # 12-154708 Issue Date: 09/05/2019

ENGINEERING
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STATE OF MISSOURI
MARK COLLINS
PROFESSIONAL LAND SURVEYOR
NUMBER
PLS-2006000173

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

REVISIONS

10/02/19	CITY COMMENT REVS.

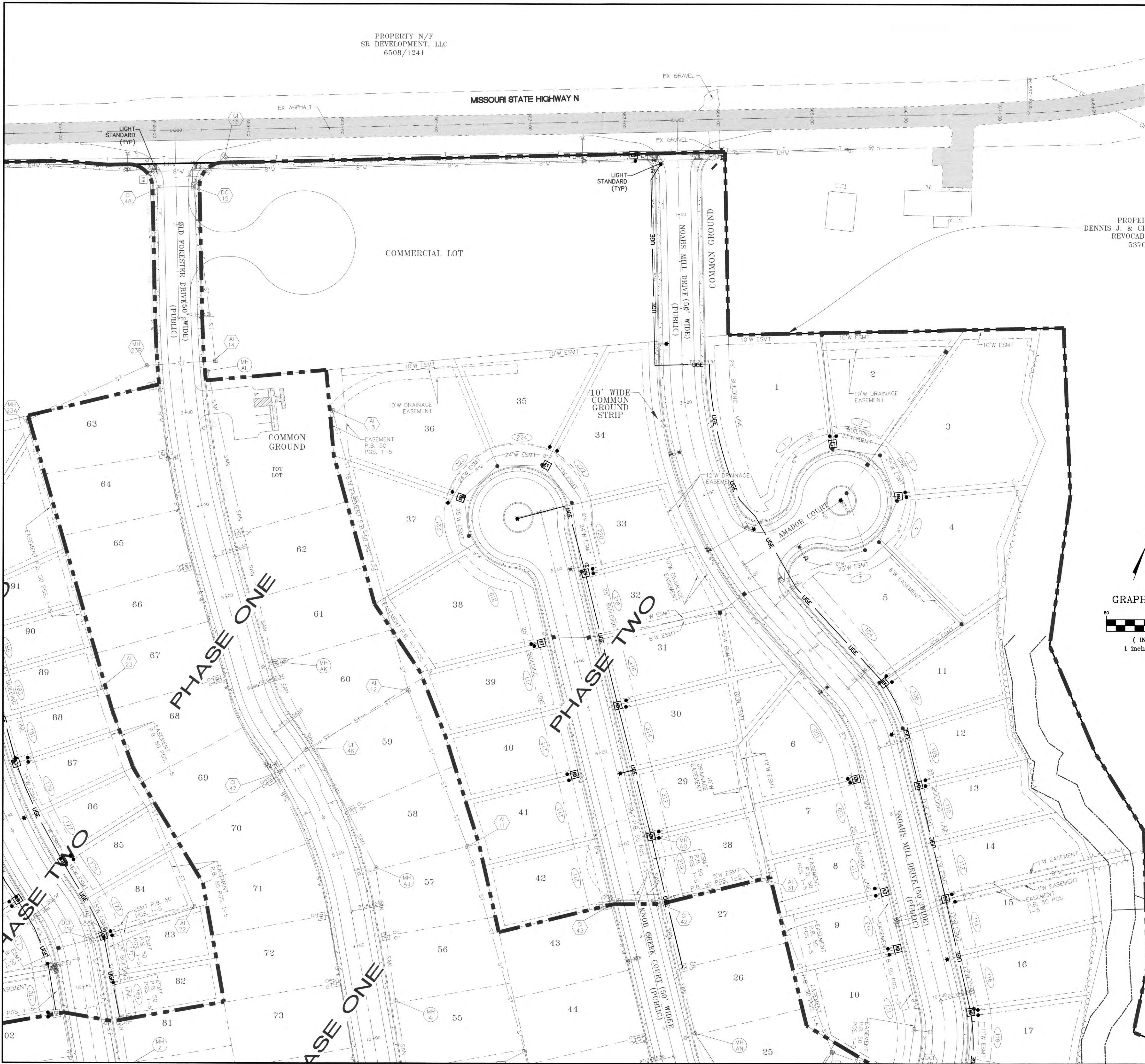
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STORM SEWER PROFILES

P+Z No.
#27-15.05, 05/11/17

City No.
#CITY

Page No.
24 of 41



NOTES:
1. FINAL LIGHTING LAYOUT AND DESIGN TO BE PROVIDED BY CUIVRE RIVER ELECTRIC PRIOR TO CONSTRUCTION.
2. STREET LIGHTS SHOWN IN THE CENTER ISLAND OF THE CUL-DE-SACS SHALL HAVE A DOWN CAST OF 360 DEGREES.

**AS-BUILT PUBLIC UTILITY
FINAL MEASUREMENTS**

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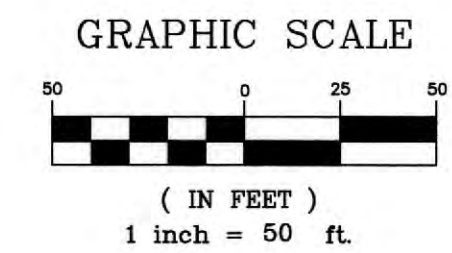
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SIGNED: _____ DATE _____
P.E./L.S.

**AS-BUILT
ELECTRIC LEGEND**

- ★ AS-BUILT LIGHT STANDARD
- AS-BUILT ELECTRIC TRANSFORMER
- AS-BUILT ELECTRIC BOX
- ⬮ AS-BUILT ELECTRIC STUB



PROJECT TITLE:
**LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS**
(formerly THE VILLAGES
AT RHODES FARM)

**ENGINEERING
PLANNING
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STATE OF MISSOURI
MARKE COLLINS
10-02-19
NUMBER
PLS. 2008000173
PROFESSIONAL LAND SURVEYOR

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

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10/02/19	CITY COMMENT REVS.

Developer / Owner:
KAPB, L.L.C.
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OFALLON, MO 63366
636-272-4200

Lighting Plan

P+Z No.
#27-15.05, 05/11/17

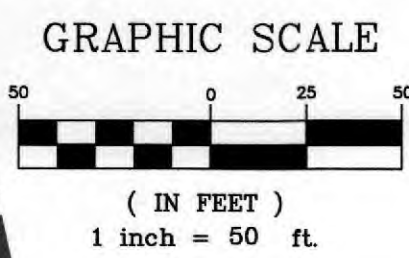
City No.
#CITY

Page No.
31 of 41

**AS-BUILT
ELECTRIC LEGEND**

- ★ AS-BUILT LIGHT STANDARD
- AS-BUILT ELECTRIC TRANSFORMER
- AS-BUILT ELECTRIC BOX
- AS-BUILT ELECTRIC STUB

PROPERTY N/F
SR DEVELOPMENT, LLC
6508/1241



- NOTES:
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**AS-BUILT PUBLIC UTILITY
FINAL MEASUREMENTS**

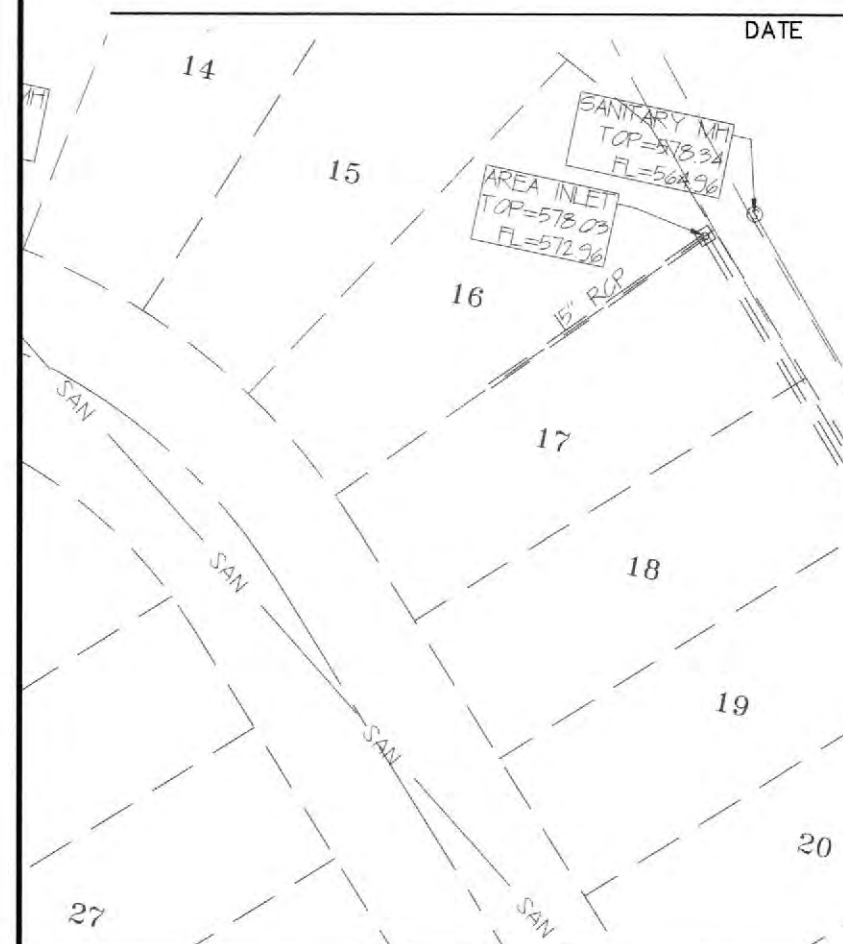
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P.E./L.S.

DATE _____



PROJECT TITLE:
**LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS**
(formerly THE VILLAGES
AT RHODES FARM)

ENGINEERING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
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Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

10/02/19	CITY COMMENT REVS.

Developer / Owner:
KAPB, L.L.C.
410 CRESTVIEW DRIVE
O'FALLON, MO 63366
636-272-4200

LIGHTING PLAN

P+Z No.
#27-15.05, 05/11/17

City No.
#CITY

Page No.
32 of 41

NOTES

1) SEE SPECIFICATIONS FOR ADDITIONAL DETAILS
FOR BEDDING AND BACKFILL.

TYPICAL TRENCH SECTION
FOR PVC PIPE
NOT TO SCALE
DETAIL "A"
PAGE 1 OF 2

NOTES

1) POLYWRAP REQUIRED FOR DUCTILE IRON PIPE
2) SEE SPECIFICATIONS FOR ADDITIONAL DETAILS
FOR BEDDING AND BACKFILL.

TYPICAL TRENCH SECTION
FOR DUCTILE IRON PIPE

NOT TO SCALE
DETAIL "A"
PAGE 2 OF 2

FIRE HYDRANT DETAIL
DETAIL "B"
PAGE 1 OF 3

FIRE HYDRANT DETAIL
DETAIL "B"
PAGE 2 OF 3

THRUST BLOCK DIMENSIONS - INCHES												
PIPE DIA.	ALL FTGS.		TEE PLUG TAPPING		90 DEGREE BEND		45 DEGREE BEND		22-1/2 BEND		11-1/4 BEND	
	A	B	C	H	C	H	C	H	C	H	C	H
4	14	4	24	12	26	15	18	12	12	12	12	12
6	16	6	36	19	36	24	30	19	24	12	12	12
8	20	9	36	32	42	36	36	24	24	18	12	12
10	20	10	48	36	66	36	36	36	28	24	16	16
12	24	12	68	36	82	42	52	36	40	24	28	18

NOTE
FOR FITTINGS LARGER THAN 12", SPECIAL
RESTRAINT DESIGNS ARE REQUIRED.

HORIZONTAL THRUST BLOCKING
DETAIL "C"

GATE VALVE DETAIL
NOT TO SCALE
DETAIL "D"

NOTES

- 1) CONSTRUCT CROSS BLOCKS AT A MINIMUM OF 15' FROM CONNECTION POINT AND 5' FROM THE BELL END OF PIPE
- 2) CROSS BLOCKS SHALL BE PRE-POURED PRIOR TO SHUTDOWN AND CONNECTIONS.

PIPE DIA. "D"	WIDTH "W"	HEIGHT "H"	THICKNESS "T"
4	12	12	12
6	24	24	12
8	24	24	12
10	30	30	16
12	36	36	18

**CROSS BLOCK
DETAIL "E"**

NOTES:

1. "D" DIMENSION (MAIN SIZE) IS VARIABLE.
2. FOR MULTIPLE TAPS, ADD 12" Q.D. WIDTH ALONG THE MAIN FOR EACH ADDITIONAL TAP. TAPS SHOULD NOT BE CLOSER THAN 12" TO EACH OTHER.
3. TAPS SHOULD NOT BE CLOSER THAN 12" TO FACE OF BELL.
4. TAP HOLE SHOULD BE FREE OF WATER AND MUD TO ALLOW SAFE HANDLING OF TAPPING MACHINE.
5. TAPS WILL NOT BE MADE BEFORE SERVICE LINE IS COMPLETE.
6. TAP HOLE MUST BE CLEAN ENOUGH TO REPAIR ANY DAMAGE TO THE TAPPING MACHINE.
7. THE EXCAVATION MUST COMPLY WITH ALL OSHA REGULATIONS.
8. BACKSLOPE TAPS WILL BE AT THE DISCRETION OF WATER DISTRICT PERSONNEL.

TYPICAL $\frac{3}{4}$ " + 1" SERVICE CONNECTIONS
TAP HOLE DIMENSIONS
DETAIL "A"
NOT TO SCALE

TYPICAL ¾" RESIDENTIAL
WATER SERVICE
DETAIL "B"
NOT TO SCALE

WATER MAIN
TERMINATION DETAIL

TYPICAL WATER
AND ENCASEMENT
DETAIL "H"

TYPICAL CREEK OR DITCH CROSSING
NOT TO SCALE

LAND SURVEYOR'S SEAL
DOES NOT APPLY TO
DETAILS ON THIS SHEET

PROJECT TITLE:
LEGENDS POINTE
PHASE TWO
AS-BUILT PLANS
(formerly THE VILLAGES
AT RHODES FARM)

Bax Project #12-15470B	Issue Date: 09/05/2019
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**ENGINEERING
PLANNING
SURVEYING**



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



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

REVISIONS:

10/02/19	CITY COMMENT REVISED

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 _____

Developer / Owner:
KAPB, L.L.C.
410 CRESTVIEW DRIVE
O'FALLON, MO 63366
636-272-4200

WATER DETAILS

P+Z No.
#27-15.05, 05/11/17

City No. #CITY

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