

A SET OF CONSTRUCTION PLANS FOR O'FALLON FIRE HOUSE

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

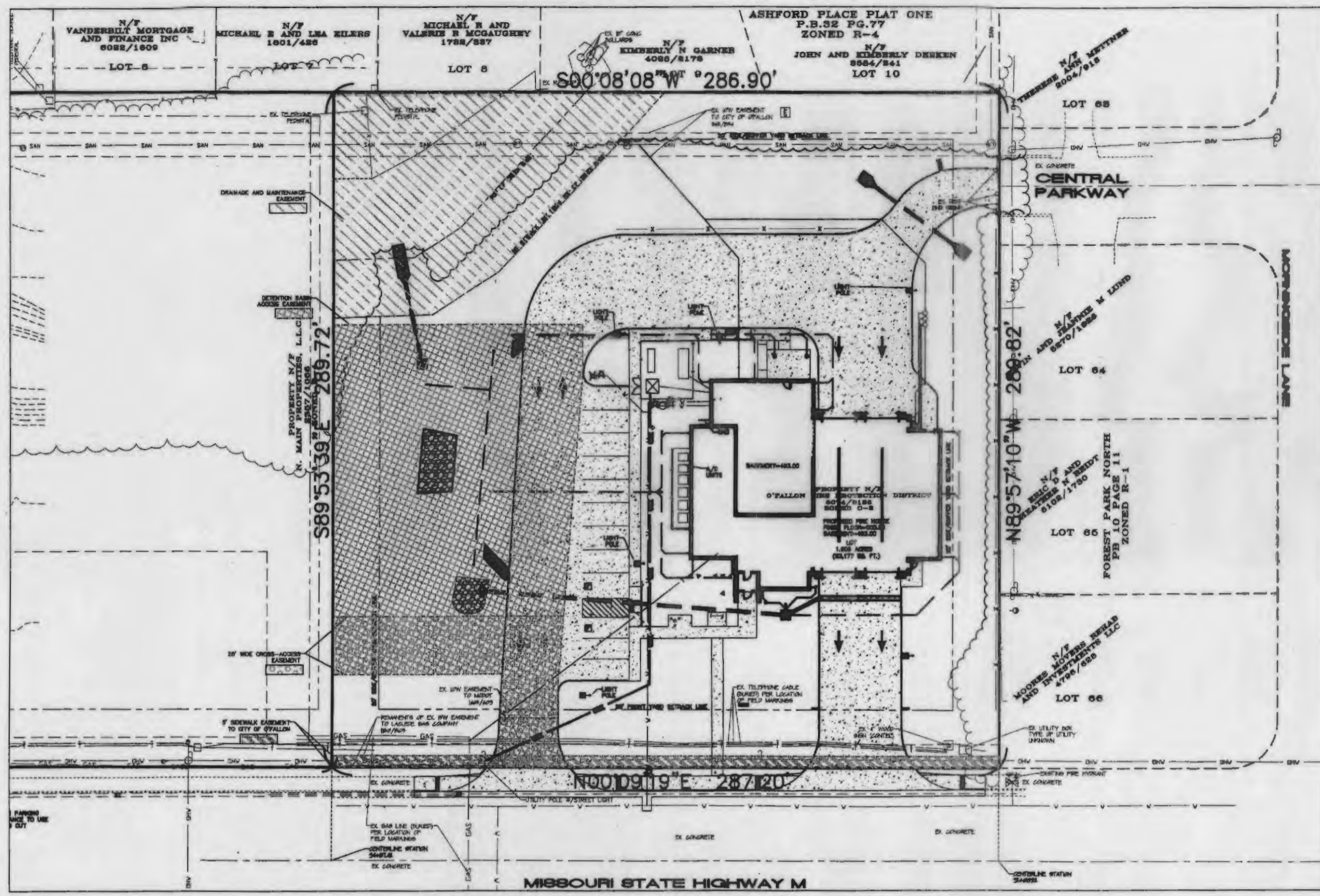
Conditions of Approval From Planning and Zoning

- The minimum vegetation requirement for the north bufferyard shall consist of conifers or upright evergreen trees planted on ten (10) foot centers and staggered to achieve maximum visual density coverage per the Code. Also, the fence shall be shown for the entire bufferyard. The landscape plan shall be revised and submitted with these revisions during the construction plan phase. (variance applied for the April 9th Planning and Zoning Meeting and approved under #BA-V-14-04 and states:
 - Should the property to the north be developed as residential and the cross access easement provided by the Fire District is not utilized, the buffer yard shall be installed by the Fire District per the Zoning Code.
- A photometric lighting plan shall be submitted prior to construction plan approval.
- Provide the location of the propane tank on the construction plans.
- Provide the easements required by the Code for utilities and detention.
- The western most line of the cross access easement provided for the property to the north shall be 50 feet from back of curb for adequate throat distance.
- The northern curb cut shall be aligned with Bermuda Drive per the Traffic Management Policy. The current placement of the firehouse entrance will create conflicting left turn movements that will cause a safety issue on North Main Street.
- The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at www.ofallon.mo.us/engineering
- A gap and safety analysis shall be performed in order to determine if signalization or advanced warning signage is needed for the emergency exit point onto North Main Street. In lieu of the analysis, the District shall install signalization or warning signage as reviewed and approved by the City.

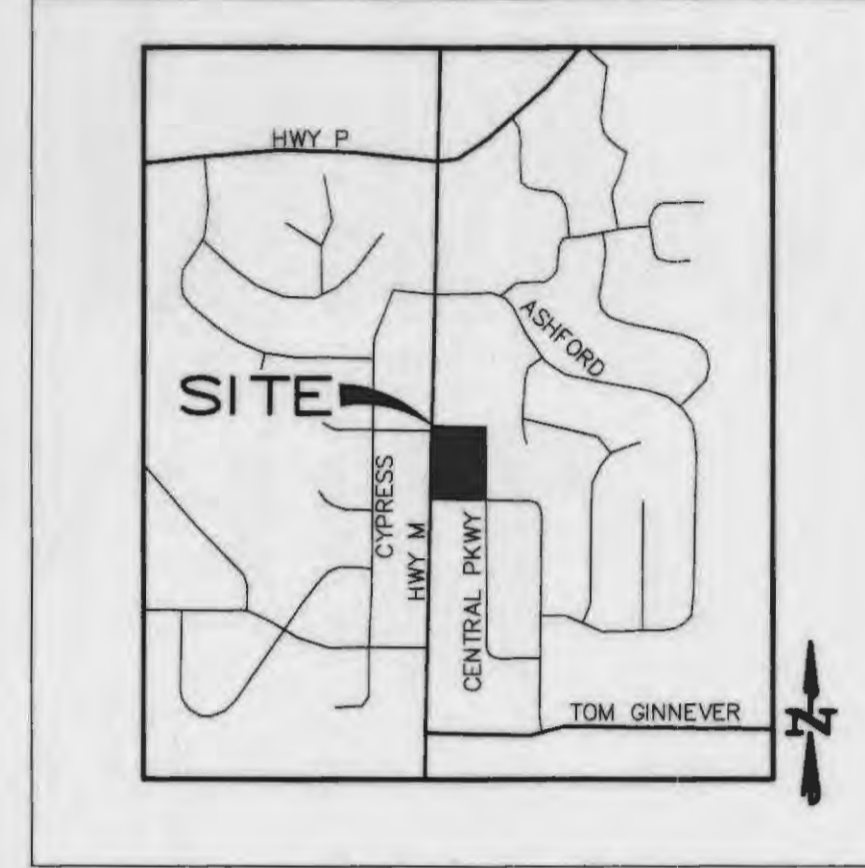
Development Notes

- Area of Tract: 1.909 Acres (1.85 Acres Disturbed)
- Present Zoning: C-2 (General Business District) (City of O'Fallon)
- Proposed Use: Fire station
- Property Owner: O'Fallon Fire Protection District 119 E Elm St O'Fallon, MO 63366 (636) 272-3493
- Setbacks for C-2 Zoning are as follows:
 - Front yard..... 25 feet
 - Side yard..... 0 (if abuts existing residential side yard match that zoning 6 feet)
 - Rear yard..... 0 (if abuts residential 10 foot min)
- According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri (community panel number 290316 E dated August 2, 1996), this property lies within Zone X, Zone X is defined as an area of minimal flood hazard.
- Developer must supply City construction inspectors with soil reports prior to and during site soil testing. Refer to Section 405.21(7) of the Municipal Code of the City of O'Fallon for requirements of the soil report. 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.
- All fill placed under proposed storm and sanitary sewer, proposed roads and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-150 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations and supplied to the City of O'Fallon in a timely manner. Note that the moisture content of the soil in fill areas is to correspond to the compactive effort as determined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the direction of the City of O'Fallon. (Ordinance #5242-Section 405.070).
- If soils report for this site is more stringent than that of the Cities requirements, Contractor to use the soils report for this site.
- All graded areas shall be seeded and mulched (strawed) within fourteen (14) days of stopping land disturbance activities. Negative growth shall be established within (6) weeks of grading work being stopped or completed in any areas. Vegetative growth shall be sufficient to prevent erosion (70% coverage per square foot) as required by MDR and EPA. (Ordinance #5242-Section 405.070).
- 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 MODO. The Permittee's responsibilities shall include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MODO 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 silt or mud in new or existing storm sewers or ditches shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MODO.
- All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rainstorm resulting in one-half inch of rain or more. Any silt or debris leaving the site and affecting public rights-of-way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
- Basis of bearings for this survey adapted from the record plat of "Ashford Place Plat One" as recorded in Plat Book 32 Page 77 the St. Charles County records.
- This property is currently vested in the name of O'Fallon Fire Protection District Improvement Corporation by the following deed recorded in book 6074 page 2128 of the St. Charles County records.
- This property is currently listed under parcel locator number, 2-0041-5016-00-00091600000 in the St. Charles County assessors office.
- Trash service for this site will be via typical residential roll-out service curbside pickup and no exterior trash enclosure will be constructed.
- Landscaping by others. See sheets L1.01 and L1.02 attached to this plan set.
- Site coverage calculations:
 - Total site square footage = 83,156 (1,909 acres)
 - Building square footage (includes basement/patio area) = 10,250 (12.33% of site total)
 - Paving square footage = 21,168 (25.46% of site total)
 - Grass/patio square footage = 51,738 (62.21% of site total)
- All signage shall be approved through the Planning Division via a separate permitting process.
- Parking calculations: 4 firemen on shift, 8 in building during shift change, 8 required parking spaces, 12 spaces provided w/2 handicapped spaces.
- Maximum slopes not to exceed 3:1.
- Detention will be provided for the 100 year 20 minute storm.
- Site photometrics will be required to be submitted to engineering for review prior to occupancy permit issuance. Lighting values will be reviewed on site prior to the final occupancy inspection.
- 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 any changes from the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspectors.
- 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.
- Site complies with ADA guidelines.
- Construction methods to follow current OSHA guidelines.

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



Plan View



Locator Map

Drawing Index

- COVER SHEET
- GENERAL NOTES
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- PRE-DEVELOPED DRAINAGE AREA MAP
- POST DEVELOPED DRAINAGE AREA MAP
- STORM PROFILES
- EROSION CONTROL DETAILS
- STORM AND SANITARY DETAILS
- WATER DETAILS
- WATER DETAILS
- PAVEMENT DETAILS
- PAVEMENT DETAILS
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- ENTRANCE DETAILS
- STORM WATER POLLUTION PREVENTION PLAN
- RAIN GARDEN DETAILS
- DOWNSPOUT PLAN
- TRAFFIC CONTROL PLAN

THE FOLLOWING SHEETS BELOW ARE FROM OTHERS AND INCLUDED IN THIS PLAN SET FOR APPROVAL BY CITY ENGINEERING.

- L1.01 LANDSCAPE PLAN
- L1.02 LANDSCAPE DETAILS
- E7.0 PHOTOMETRIC PLAN

* 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
8:00 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 1.909 acres
The area of land disturbance is 1.85 acres
Number of proposed lots is 1 lot
Building setback information: Front 25 feet
Side 0, (match residential zoning)
Rear 0, (10 foot min along residential)

* The estimated sanitary flow in gallons per day is 180 (12 people/15 gallons per day)

* Parking calculations
4 firemen on shift, 8 in building during shift change,
8 required parking spaces, 12 spaces provided w/2 handicapped spaces.

* Tree preservation calculations

- One (1) tree for every 40' of street frontage (287.2' / 40 = 8 trees) 8 trees provided.
- One (1) tree for every 3,000 s.f. of landscape open space (32,000 s.f. / 3,000 = 11 trees) four (4) new trees provided. Existing preserved vegetation used as credit for remaining seven (7).
- Buffering requirement (commercial district abutting residential property): (2) plant units per 100' and a slight-proof fence. (south boundary: 289.82'-5.8 plant units or 174 points). Fence, existing vegetation and 220 points provided. (East boundary: 286.9'-5.7 plant units or 171 points). Existing vegetation being used to fulfill requirement. (North boundary: 289.72'-5.8 plant units or 174 points). Fence, existing vegetation and 120 points provided to fulfill requirement. (Variance applied for to not install fencing or vegetation required along north boundary line.)
- Area of existing on-site vegetation: 41,062 s.f.
Area of existing on-site vegetation preserved: 11,086 s.f. (27%)

Benchmarks Project

REFERENCE BENCHMARK - MO DRS F-148 - ELEVATION 342.80 AS PUBLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. THE HORIZONTAL POSITION AS ADJUSTED FEBRUARY 2001. THE ELEVATION AS DETERMINED BY THE NATIONAL GEODETIC SURVEY IN JUNE 1981. NAVD83 DATUM (USGS), DESCRIBED AS A USCGS BRASS VERTICAL MARK DISK STAMPED "148 1933" SET IN A 6 INCH SQUARE CONCRETE MONUMENT, PROJECTING ABOUT 2.15" ABOVE THE GROUND SURFACE. LOCATED IN THE NORTHEAST ANGLE OF A RAILROAD CROSSING AT NORTH MAIN STREET, SOUTH OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL CENTRE. IT IS 48.5 FEET NORTH OF THE CENTER OF THE TRACKS, 2.4 FEET EAST OF A GUY POLE, 9.3 FEET EAST OF THE EAST EDGE OF SIDEWALK AND 5.7 FEET SOUTHWEST OF A PLASTIC BURIAL CABLE MARKER AND PEDESTAL.

Site

SITE BENCHMARK ELEVATION 484.76 - OLD IRON PIPE AT THE NORTHEAST CORNER OF SUBJECT PROPERTY.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
Tall Fescue	- 150 lbs./ac.
Smooth Brome	- 100 lbs./ac.
Combined - Fescue & Brome	- 75 lbs./ac. AND Brome @ 50 lbs./ac.
TEMPORARY:	
Wheat or Rye	- 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats	- 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)
SEEDING PERIODS:	
Fescue or Brome	- March 1 to June 1
Wheat or Rye	- August 1 to October 1
Oats	- March 15 to November 1
	- March 15 to September 15
MULCH RATES:	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
FERTILIZER RATES:	
Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

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.

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

Utilities

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

For traffic locates contact
636-379-5602.

Contact Engineering at
636-379-5557.

Construction Inspection Division at
636-379-7631.

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

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

Gas
Laclede Gas Company
8400 Graham Road
St. Louis, MO 63124
314-522-2297

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

Charter Communications
241 Charter Commons
Town & Country, MO 63017
1-888-438-2427

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

For city water, sanitary, and storm locates contact 636-281-2858.

Contact Engineering at 636-379-5557.

Construction Inspection Division at 636-379-7631.

GRADING QUANTITIES:

1,851 C.Y. CUT (INCLUDES SUBGRADES)
4,288 C.Y. FILL (INCLUDES 8% SHRINKAGE)
2,437 C.Y. SHORT (IMPORT)

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE CITY ENGINEERING WITH HAUL ROUTE.

PROJECT TITLE:
FIRE HOUSE #1
O'FALLON FIRE DISTRICT

ENGINEERING
SURVEYING



DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be submitted 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.

CLIFFORD L. HEITMANN
CIVIL ENGINEER
029817

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Engineering Authority No. 006565
Surveying Authority No. 000144
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REVISIONS	
ADD 1	5-6-14
ADD 2	5-13-14
5-13-14	CITY COMMENTS
5-30-14	CITY COMMENTS
6-5-14	REAR DRIVE P&Z

Developer / Owner:
O'FALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
O'FALLON, MO 63366-2600
636-272-3493

P&Z No. 16-14

City No. 14-169

Page No. 1 of 21

Box Project # 13-15672 Issue Date: 4/23/2014

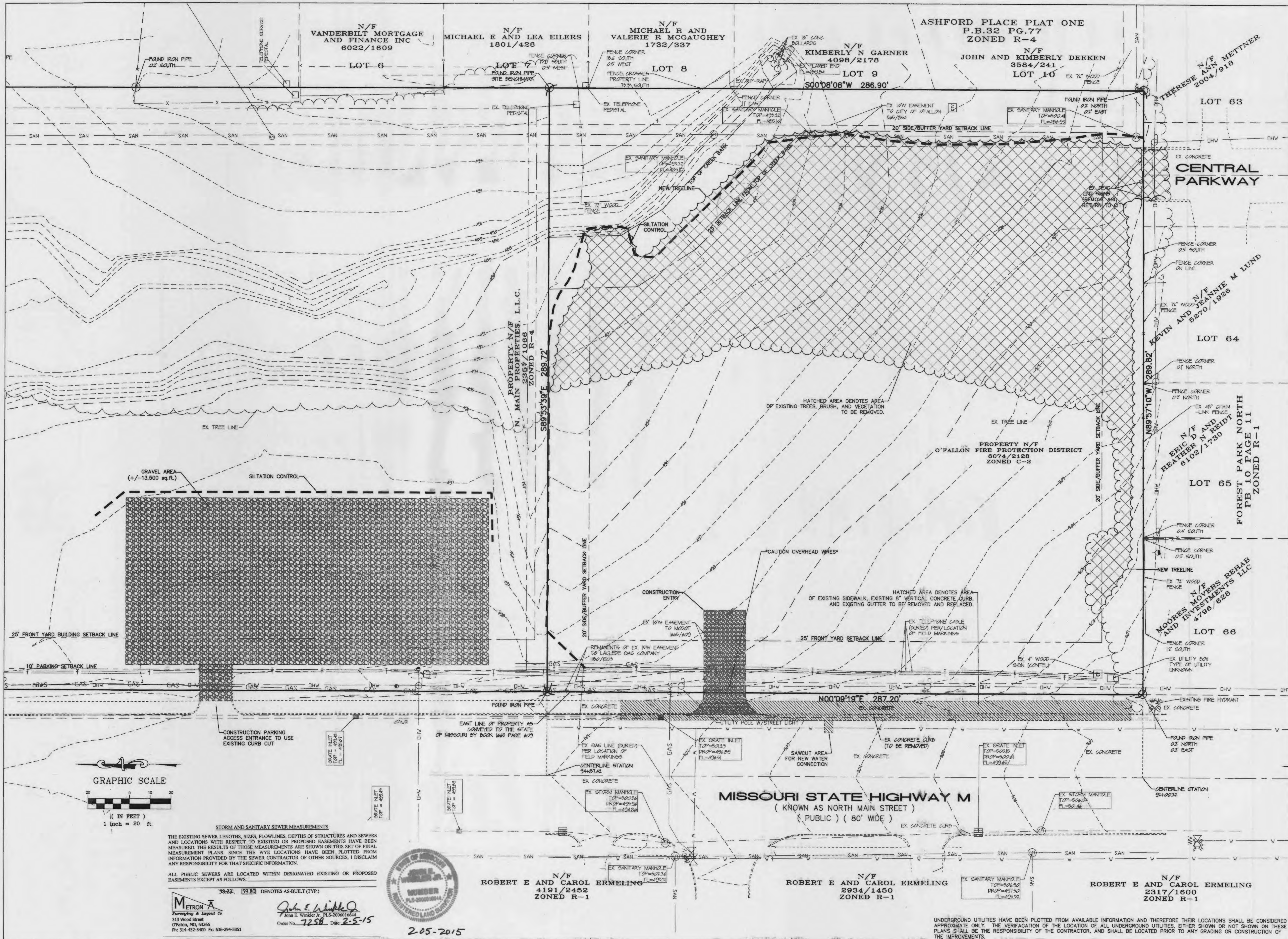
7258



COVER SHEET

COVER SHEET

As-Built



PROJECT TITLE:
FIRE HOUSE #1
O'FALLON FIRE DISTRICT

ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-929-5652
FAX 636-929-1718

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

CLIFFORD L. HEITMANN
CIVIL ENGINEER
028817

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Surveying Authority No. 000144
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REVISIONS

ADD 1	5-6-14
ADD 2	5-13-14
5-13-14	CITY COMMENTS
5-30-14	CITY COMMENTS
6-5-14	REAR DRIVE P&Z
6-10-14	CONST. ACCESS.

Developer / Owner:
O'FALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
O'FALLON, MO 63366-2600
636-272-3493

DEMOLITION PLAN

As-Built

P&Z No. 16-14
City No. 14-169
Page No. 3 of 21

STORM AND SANITARY SEWER MEASUREMENTS
THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OF OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.
ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

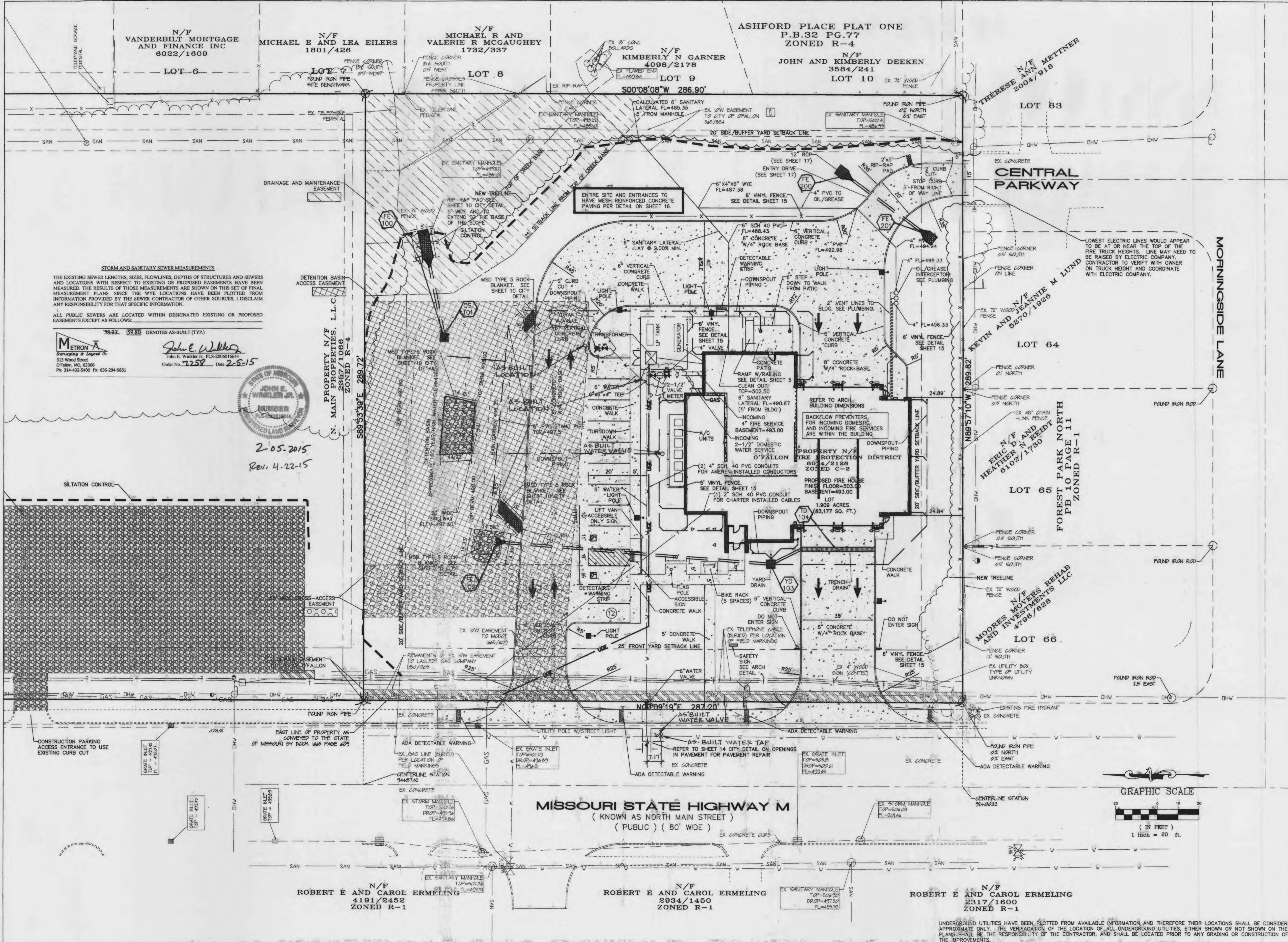
METRON
Surveying & Land Co.
313 Wood Street
O'Fallon, MO, 63366
Ph: 314-432-9400 Fax: 636-294-5851

John E. Winkler
John E. Winkler II, PLS-2006101644
Order No. 7258 Date: 2-5-15



2-05-2015
REV. 4-22-15

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



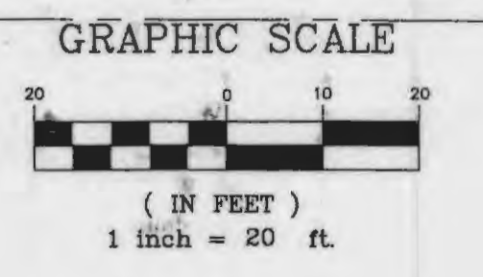
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36-22, 59-20 DENOTES AS-BUILT (TYP.)
Metron
 Surveying & Layout Co.
 313 Wood Street
 O'Fallon, MO, 63366
 Ph: 314-432-5400 Fax: 636-294-5851

John E. Winkler
 John E. Winkler Jr., P.L.S. 2006016644
 Order No. 7258 Date 2-5-15



2-05-2015
 Rev. 4-22-15



PROJECT TITLE:
 FIRE HOUSE #1
 O'FALLON FIRE DISTRICT

ENGINEERING FIRM:
 SURVEYING
 221 Park West Blvd.
 St. Charles, MO 63301
 636-429-5552
 FAX 636-429-1710

DISCLAIMER OF RESPONSIBILITY:
 I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

CLIFFORD L. HEITMANN
 CIVIL ENGINEER
 029817
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 Engineering Authority No. 000855
 Surveying Authority No. 000144
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REVISIONS	
ADD 1	5-6-14
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5-13-14	CITY COMMENTS
5-29-14	WATER CHANGES
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6-5-14	REAR DRIVE P&Z
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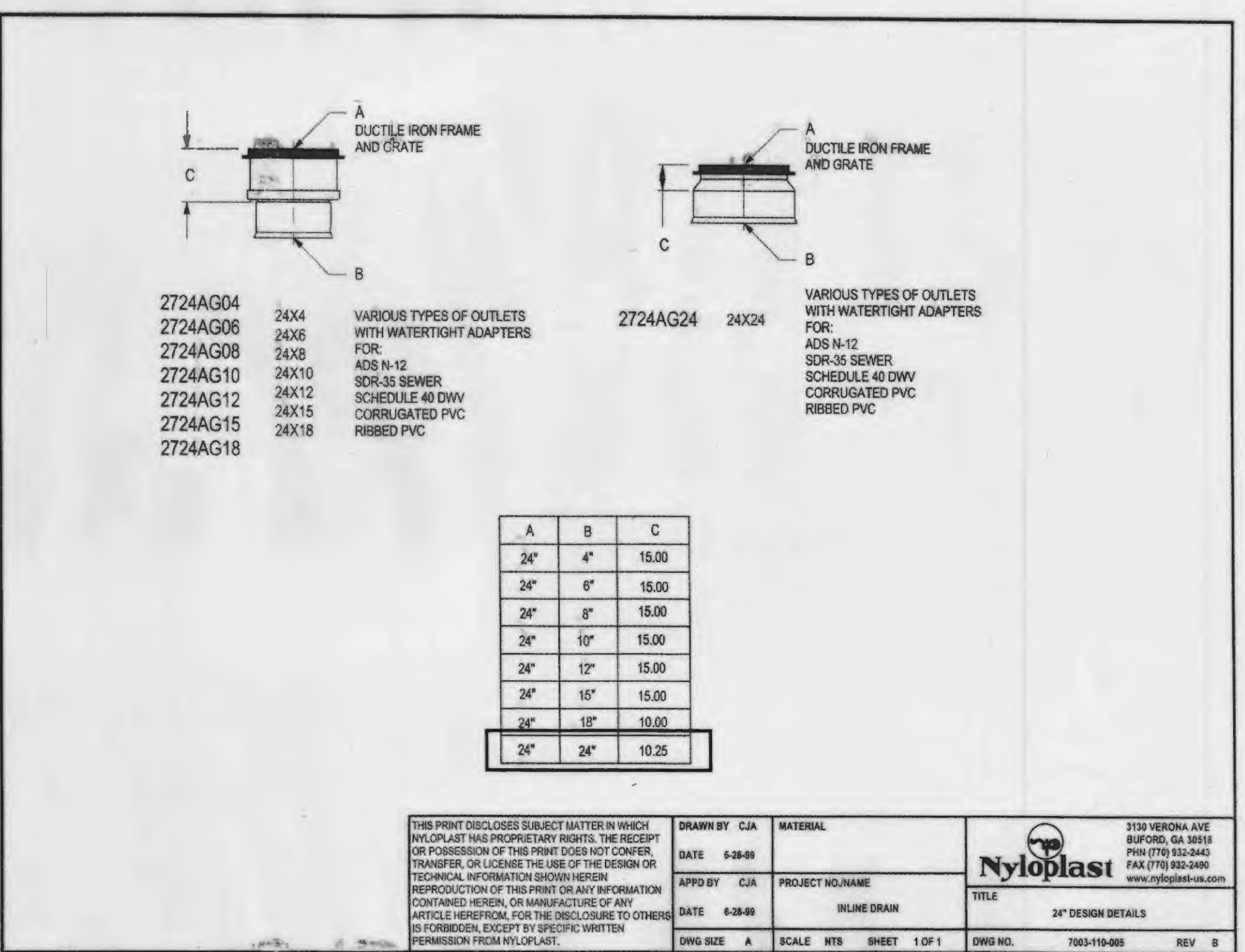
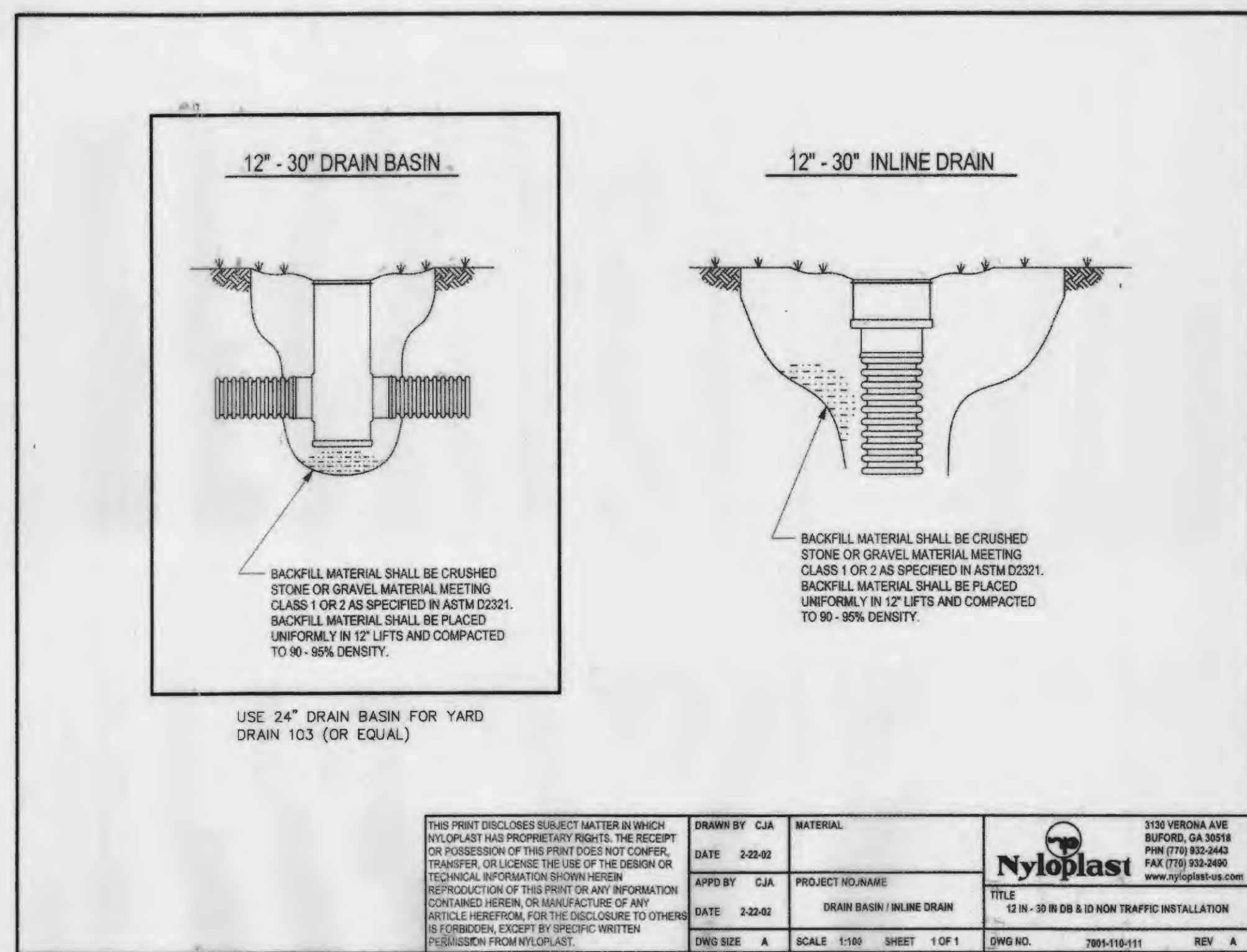
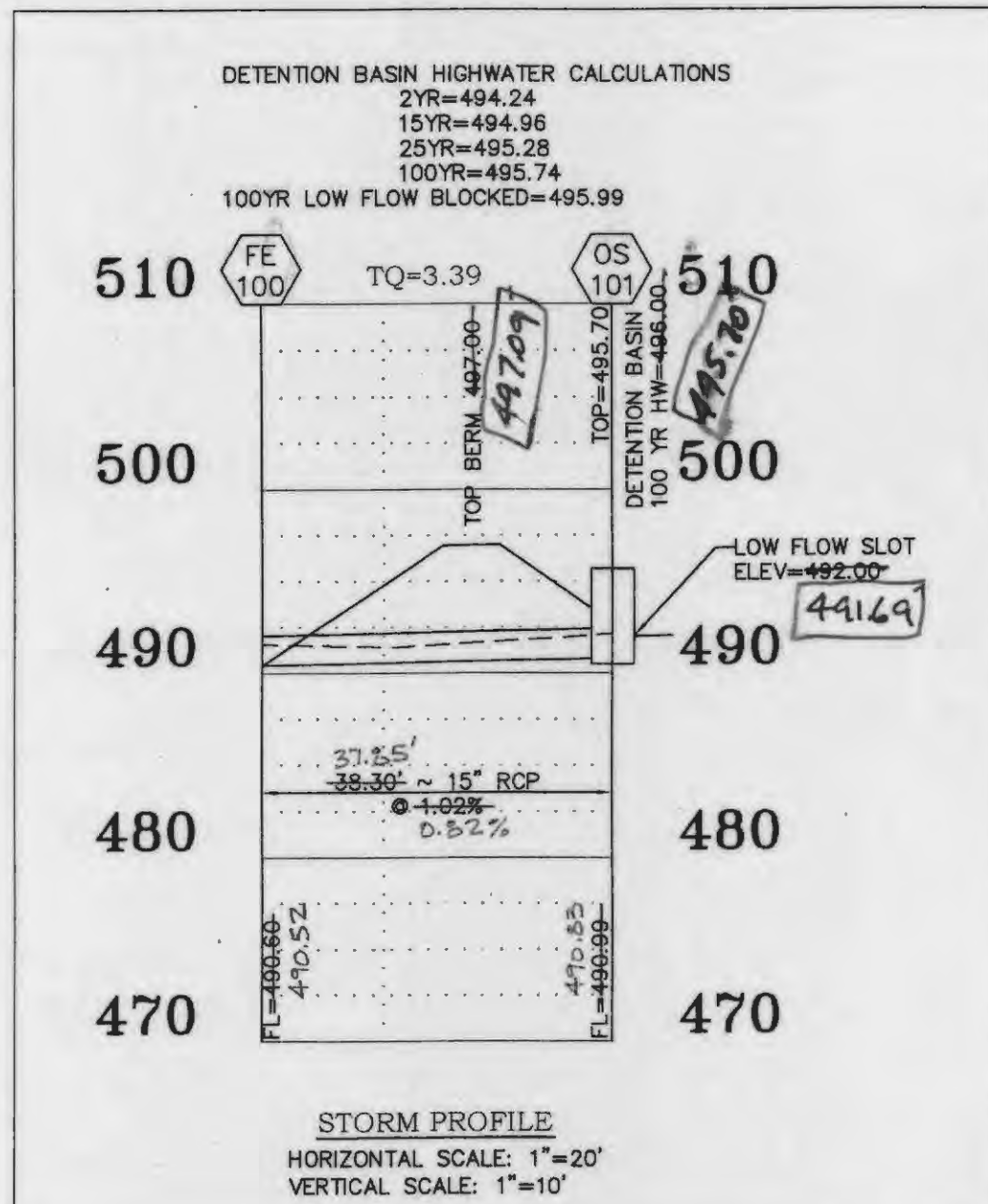
Developer / Owner:
 O'FALLON FIRE PROTECTION DISTRICT
 119 EAST ELM STREET
 O'FALLON, MO 63366-2600
 636-272-3493

SITE PLAN

As-Built

P+Z No. 16-14
City No. 14-169
Page No. 4 of 21

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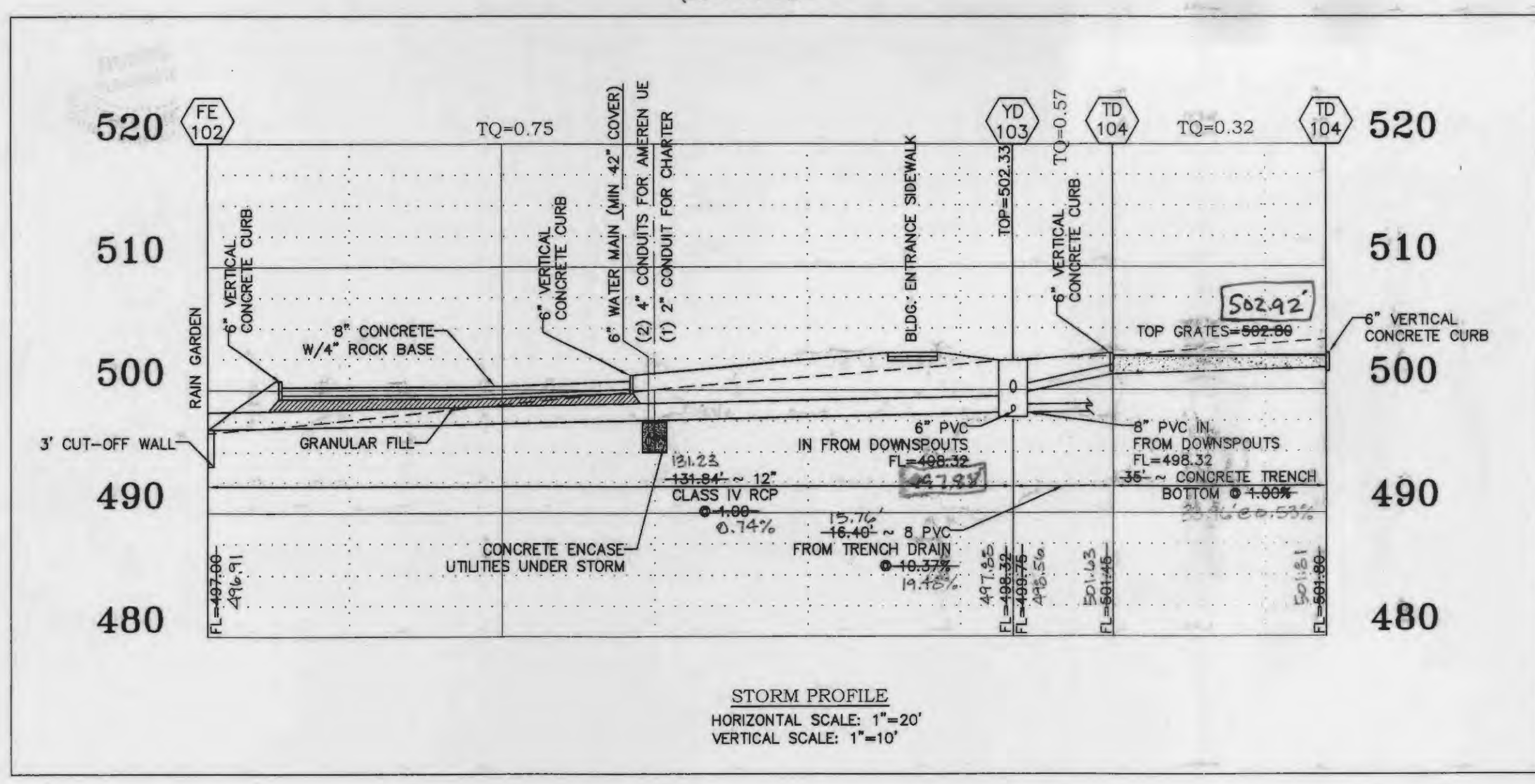
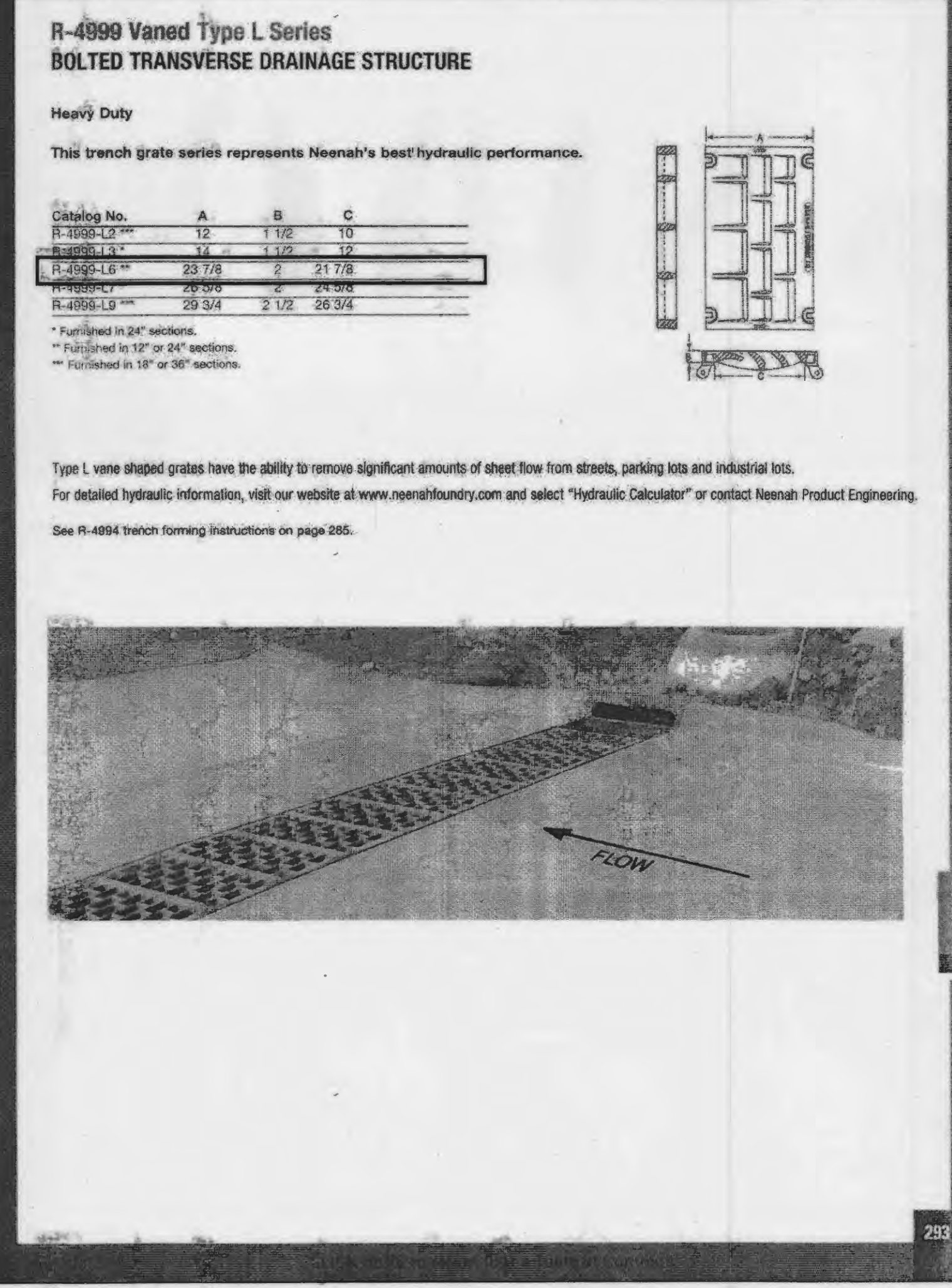
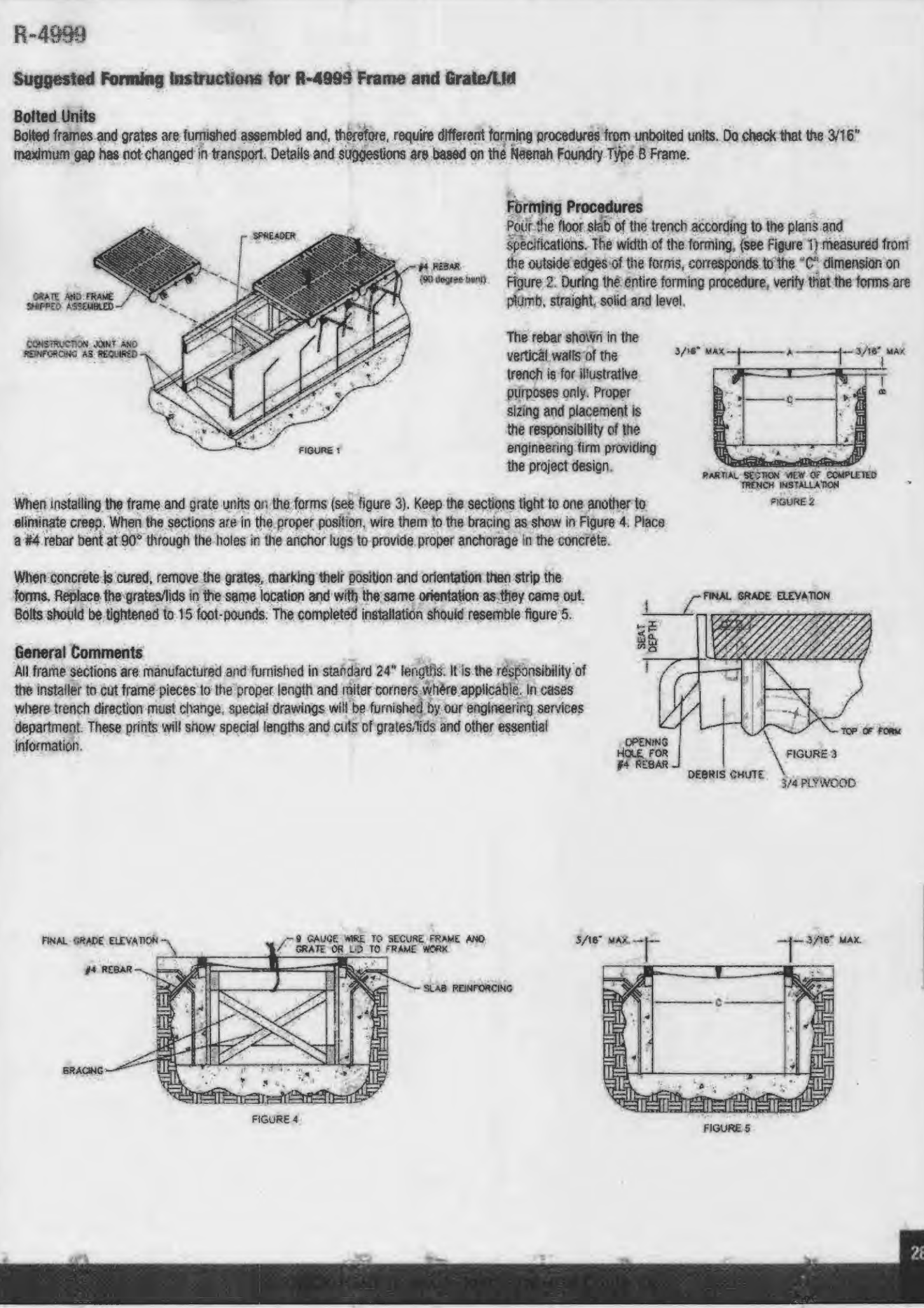
3/8-3/2" 59.83 DENOTES AS-BUILT (TYP.)

John E. Winkler Jr.
 John E. Winkler Jr., PLS-200001664
 Order No. 7258 Date: 2-5-15

STATE OF MISSOURI
 JOHN E. WINKLER JR.
 NUMBER
 MISSOURI
 PROFESSIONAL ENGINEER

2-05-2015
 Rev. 11/22/15

METRON
 Surveying & Landmark Co.
 313 Wood Street
 O'Fallon, MO, 63366
 Ph: 314-432-5400 Fax: 636-294-5851



BOX PROJECT NAME : OFALLON FIRE HOUSE
 BOX PROJECT NO. : 13-15872
 DESIGN DATE : 4-21-14
 DESIGNED BY : SKB
 15 YEAR 20 MIN HYDRAULICS

SUBMITTED: 4-21-14 FILENAME: 15872

UPP STR	LOW STR	L	DIA	UPPER FL IN	LOWER FL IN	FS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR. LOSS	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	LINE NUMBER	REMARKS
TD104	YD103	16	8	501.45	499.75	10.37	502.80	1.23	501.57*	500.42	.00070	0.01	0.32	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	3.89	1	
YD103	COLLAR	55	12	498.32	491.77	1.01	502.33	3.54	498.79	498.77	.00020	0.01	0.73	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.57	4.65	2		
COLLAR	FE102	77	12	497.77	497.00	1.00	498.77	0.70	498.07*	498.00	.00040	0.03	0.95	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	3.55	3	BM=498.00	
OS101	FE100	38	15	490.99	490.60	1.02	495.70	3.62	492.08	491.85	.00280	0.11	2.76	0.12	0.12	0.00	0.00	0.00	0.00	0.00	0.00	3.39	6.52	4	BM=491.85	

* INDICATES CRITICAL DEPTH

TYPICAL TRENCH DRAIN INSTALLATION DETAIL
 NOT TO SCALE

ENGINEER'S SEAL REFERS TO STORM PROFILES AND HYDRAULICS ON THIS SHEET ONLY

PROJECT TITLE:
 FIRE HOUSE #1
 O'FALLON FIRE DISTRICT

ENGINEERING
 PLANNING
 SURVEYING

221 Paul West Blvd.
 St. Charles, MO 63301
 636-929-6552
 FAX 636-929-1716

CLIFFORD L. HEITMANN
 CIVIL ENGINEER
 029817
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 Engineering Authority No. 000655
 Surveying Authority No. 000144
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REVISIONS

ADD	DATE	DESCRIPTION
ADD 1	5-6-14	
ADD 2	5-13-14	
5-13-14		CITY COMMENTS
5-30-14		CITY COMMENTS
6-5-14		REAR DRIVE P&Z

Developer / Owner:
 O'FALLON FIRE PROTECTION DISTRICT
 119 EAST ELM STREET
 O'FALLON, MO 63366-2600
 636-272-3493

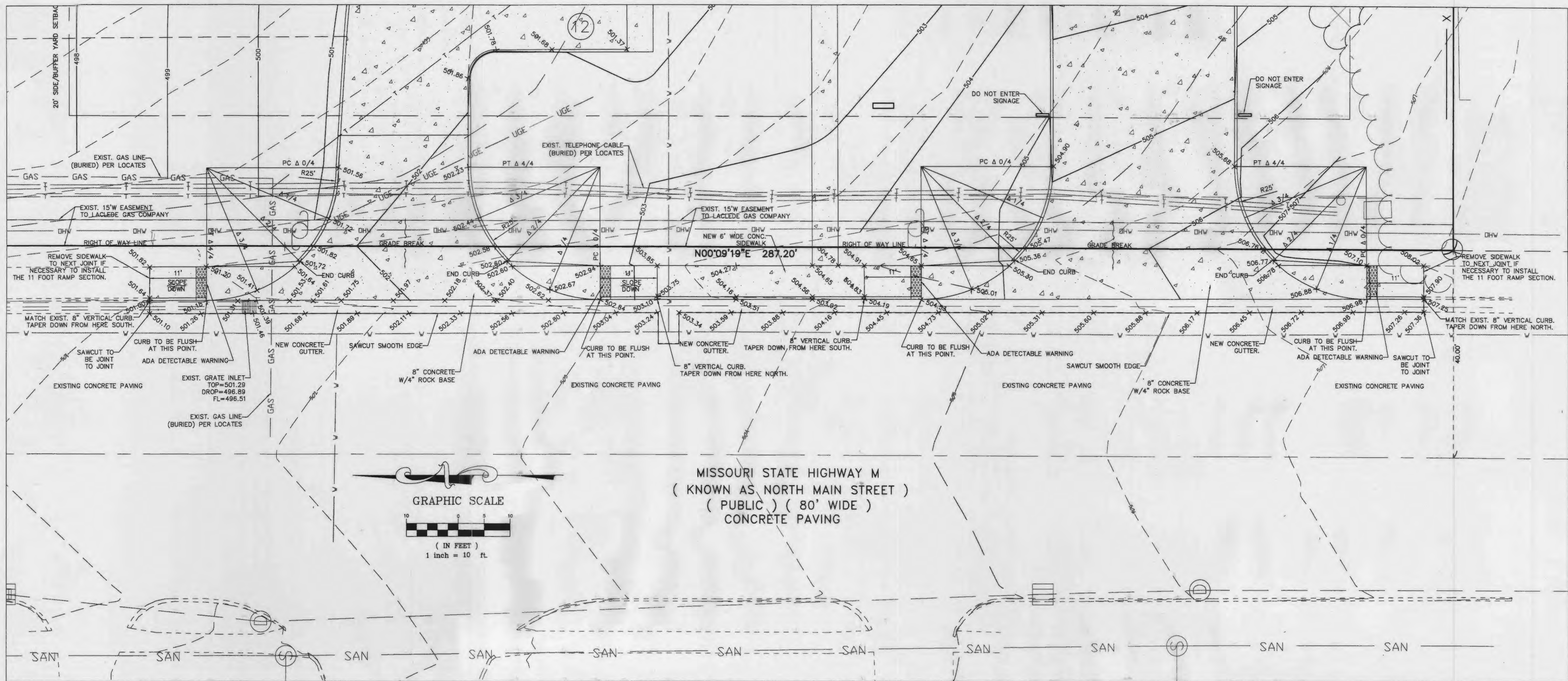
STORM PROFILES
 As-Built

P+Z No. 16-14
 City No. 14-169

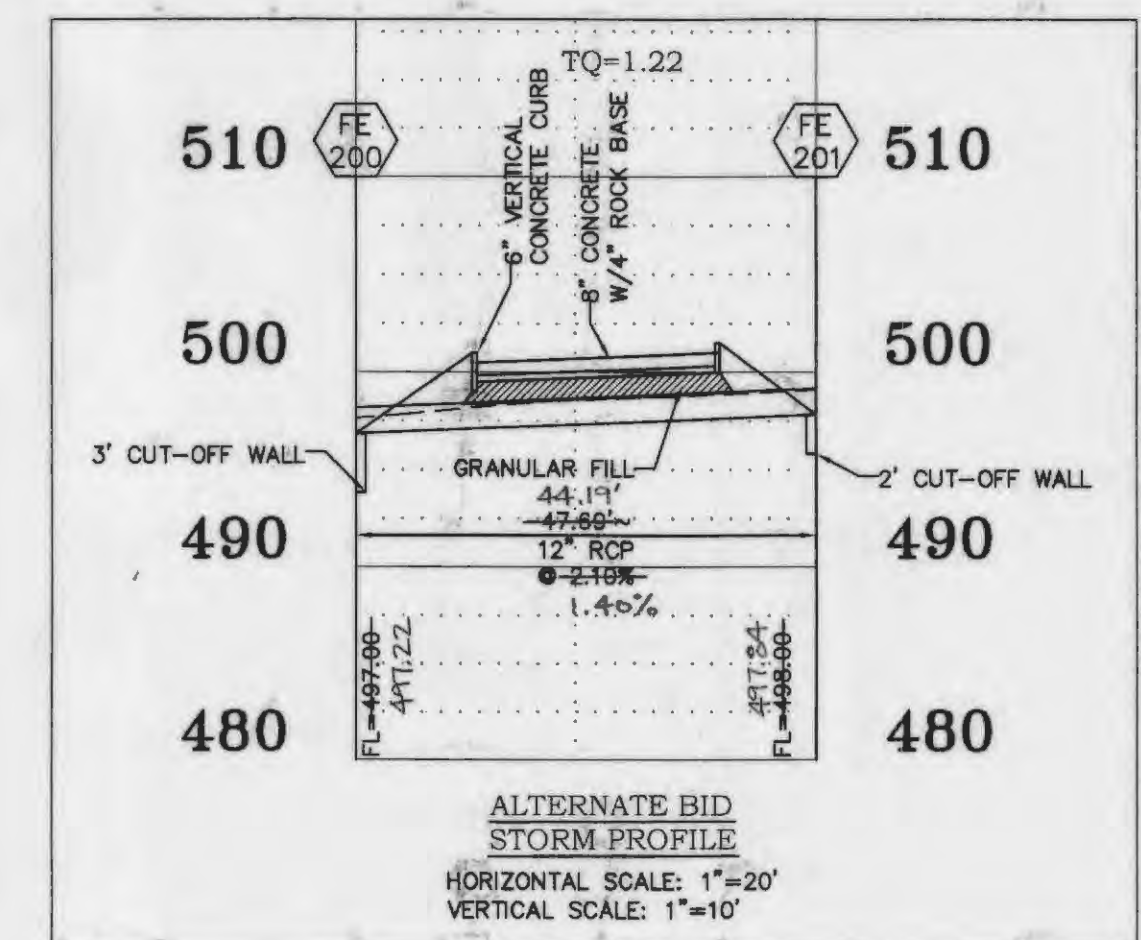
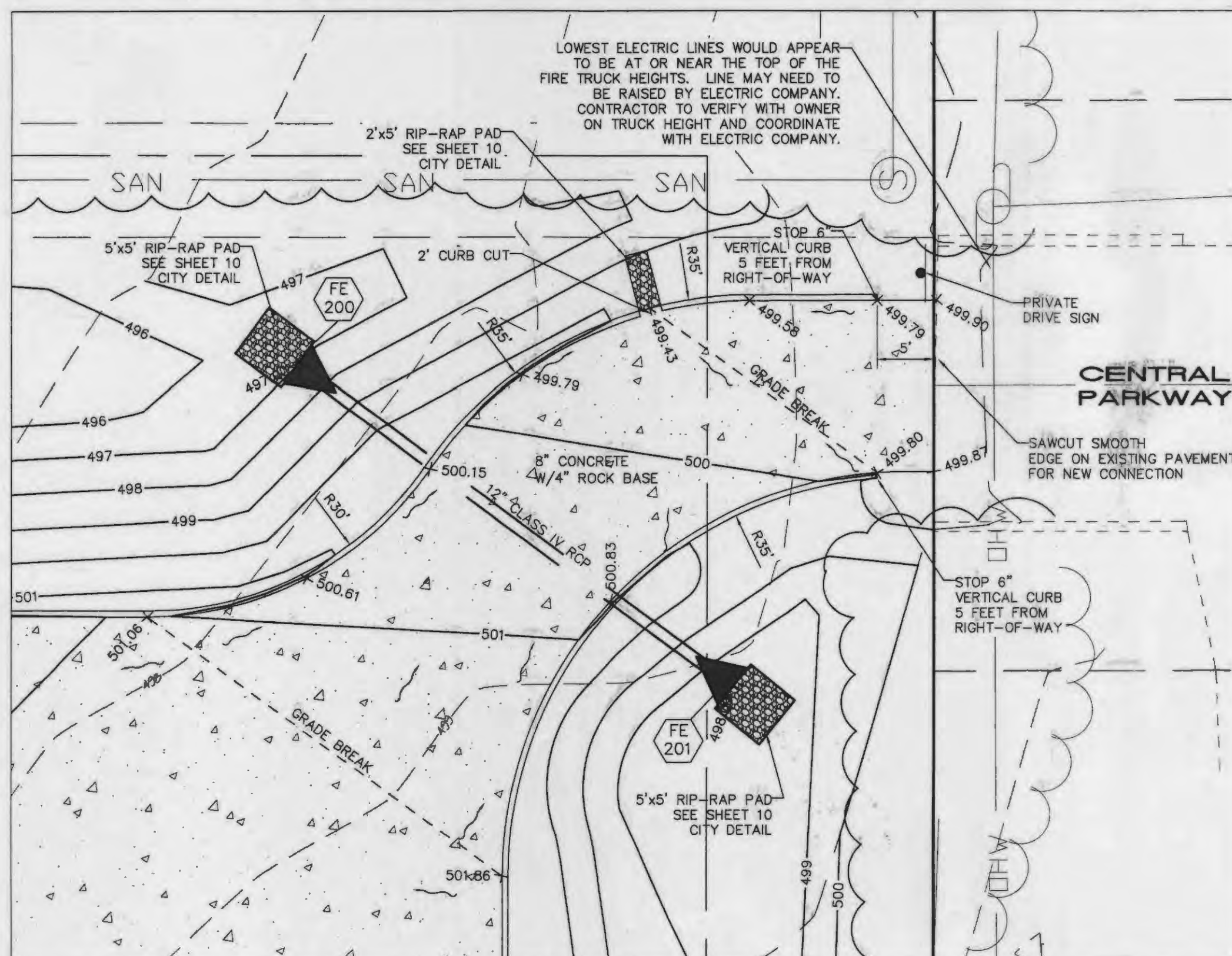
Page No. 8 of 21

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.

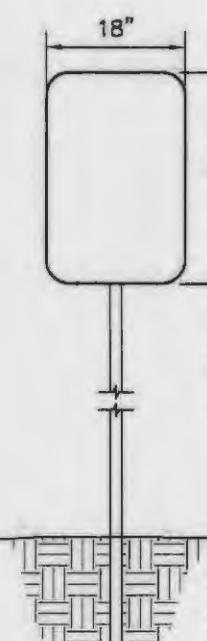
Issue Date: 4/23/2014
 Box Project #: 13-15872



ENTRANCES ALONG HIGHWAY M DETAILS
ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT



PRIVATE DRIVE
EMERGENCY VEHICLES
ONLY



ALTERNATE BID
PRIVATE DRIVE MAINTENANCE SIGN
NOT TO SCALE



R5-1
30"x30" SIGN PLACED ON HEAVY
"U" CHANNEL PAINTED BLACK
STEEL POSTS. POSTS TO
EXTEND A MINIMUM OF 30" INTO
THE GROUND. SIGN TO COMPLY
WITH NOTE RN #19 ON SHEET 2.
MOUNT BOTTOM OF SIGN A
MINIMUM OF 5'-6" ABOVE
GRADE.

STANDARD SIGN FACE, STANDARD HIGHWAY
DEPARTMENT, BACKGROUND IS WHITE WITH
RED LETTERING, GALVANIZED U CHANNEL
POST 10'-0" LONG, SET 3'-0" INTO GRADE,
SET BOTTOM OF SIGN 5'-6" ABOVE
FINISHED GRADE.

CONTRACTOR TO SUBMIT PROOF OF
SIGNAGE TO THE CITY ENGINEER FOR
APPROVAL PRIOR TO ORDERING AND
INSTALLING SIGNAGE.



STORM AND SANITARY SEWER MEASUREMENTS
THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS
AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN
MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL
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ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED
EASEMENTS EXCEPT AS FOLLOWS:

18-22L 59.80 DENOTES AS-BUILT (TYP.)

METRON
Surveying & Layout Co.
313 Wood Street
O'Fallon, MO 63366
Ph: 314-432-5400 Fax: 636-294-5851

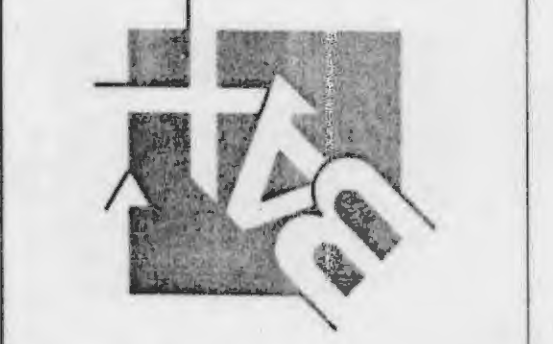
John E. Winkler Jr.
John E. Winkler Jr., PLS-2006016544
Order No. 7256 Date: 2-5-15

2-05-2015
REV 4-22-15
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PROJECT TITLE:
FIRE HOUSE #1
O'FALLON FIRE DISTRICT

ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5582
FAX 928-1716



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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.

CLIFFORD L. HETTMANN
CIVIL ENGINEER
029817

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REVISIONS	
ADD 1	5-6-14
ADD 2	5-13-14
5-13-14	CITY COMMENTS
5-30-14	CITY COMMENTS
6-5-14	REAR DRIVE P&Z

Developer / Owner:
OFALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
OFALLON, MO 63366-2600
636-272-3493

REFERENCE DETAILS

P+Z No. 16-14
City No. 14-169

Page No.
17 of 21

As-Built

STORM WATER POLLUTION PREVENTION PLAN REPORT

A. PURPOSE:

The purpose of the Storm Water Pollution Prevention Plan (SWPPP) shall meet the following objectives:

- Prevent erosion where construction activities shall occur.
- Prevent pollutants from mixing with storm water.
- Prevent pollutants from being discharged by trapping them on-site, before they can affect the receiving waters.

B. PROJECT DESCRIPTION:

The project is located at 1200 North Main O'Fallon, Missouri. The site is approximately 1.90 acres with 1.65 acres of the site being disturbed.

The project activities consist of clearing and excavating the site to construct a fire station. The site will be protected with the various erosion protection measures listed below:

1. Silt Fences/Silt Soxx: All storm water inlet structures shall be protected with silt fences/silt soxx. These fences will be constructed using straw bales in a circular pattern around any inlet device or the use of a silt soxx. The entire perimeter of the project where it may be possible for storm water to exit will also have silt fences/silt soxx installed. These fences shall be composed of either straw bales or a fabric material in silt soxx. Details of these devices are included in the construction plans.
2. Sediment Traps: Sediment traps will be excavated around all curb inlets and graded inlets. Woven geotextile fabric inlet protection will be utilized to ensure that no sediment enters the storm sewer system.
3. Stabilized Construction Entrance: A stabilized construction entrance will be installed at the site entrance to prevent sediment from being tracked onto public roads. The entrance shall consist of 2" to 3" of washed stone 6" thick.
4. Revegetation: The site will consist of varying ground slopes upon completion of the grading activities and any slope prone to erosion will be seeded and strawed to stabilize the slope and prevent erosion.

C. MAINTENANCE AND INSPECTION:

Regular Maintenance: Weekly inspections of the project will include: (a) The repair of any sediment (silt) fences and/or silt straw bales barriers not well shaped or out of place; (b) The removal of any accumulated trash and/or debris; and (c) The clearing of debris, weeds and wild growth and the removal of vegetation where necessary; and (d) The removal of any externally deposited waste materials.

Periodic Inspections: Following each rain of more than one inch in 24 hours, the site will be inspected, and any necessary maintenance will be provided for the above remediation measures. Summaries of the maintenance and the inspections will be maintained and shall be kept available from the contractor. An inspection report shall detail the findings of the inspection and if any action was required. The inspection form needs to include, name of the site, name of the inspector, permit number, date of inspection, major observations and actions taken to correct problems and the signature of the inspector. The inspection reports need to be kept on file by the permittee for three years after the project is completed.

The field inspections will be conducted in a systematic manner to minimize the possibility of any significant feature being overlooked. A detailed checklist will be developed and followed for the examination. Particular attention will be given to detecting evidence of erosion, slope instability, undue settlement, displacement, and tilting. Photographs and drawings will be used freely to record conditions in order to minimize descriptions. The field inspection will include appropriate features and items, including potential hazards to human life or property.

The condition of the slopes and vegetative cover will be evaluated and examined for erosion.

Measures will be taken to promote the growth of vegetation and repair of damage caused by erosion and sedimentation. The inspection will also provide recommendations for measures that need to be undertaken immediately, based on the experience and judgment of the inspector. Necessary follow up inspections will be made as necessary to verify that any maintenance, alteration, or repair measures are accomplished by methods acceptable by standard engineering practice.

D. ADDITIONAL SWPPP NOTES

1. The contractor shall contact the City Engineer to request inspection of the site at least two (2) days in advance of construction startup.
2. Contractor shall utilize sheets in plan set for additional information as needed to implement the Storm Water Pollution Prevention Plan.

SPILL AND SITE POLLUTION:

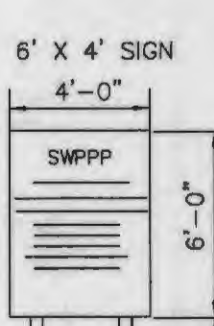
SHOULD AN ACCIDENTAL SPILL OCCUR REFER TO MATERIAL SAFETY DATA SHEETS. ANY SPILLS OF HAZARDOUS MATERIALS IN QUANTITIES IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (800-424-8802) AND MISSOURI DEPARTMENT OF NATURAL RESOURCES (573-634-2436) AND THE ST. CHARLES COUNTY DIVISION OF ENVIRONMENTAL SERVICES, SOLID WASTE ENFORCEMENT (636-949-7415). REPORTABLE SPILLS FOR PETROLEUM PRODUCTS IS GREATER THAN 50 GALLONS. ALL OTHER REPORTABLE HAZARDOUS MATERIALS AND THEIR QUANTITIES MAY BE FOUND ON THE WEB SITE AT [HTTP://WWW.DNR.MO.GOV](http://www.dnr.mo.gov) AND THE LOCAL NUMBER IS 573-840-8750. FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT ANY RELEASE OF OIL IF IT REACHES OR THREATENS A SEWER, LAKE, CREEK, STREAM, RIVER, GROUNDWATER, WETLANDS, OR AREA LIKE A ROAD DITCH, THAT DRAINS INTO THE ABOVE. AN EMERGENCY SPILL KIT IS REQUIRED TO BE ONSITE.

Exhibit Soil Stabilization Schedule

Soil Disturbance Activity or Condition	Required Stabilization Time
Soil disturbance has ceased in areas greater than 2,000 square feet	14 days
After construction of dikes, swales, diversions and other concentrated flow areas	5 days
When slopes are steeper than 3 horizontal to 1 vertical	7 days
When slopes are greater than 3% and longer than 150 feet	14 days
Perimeter controls around soil stockpiles	End of workday
Stabilization or covering of inactive stockpiles	30 days
When land disturbance is completed, permanent soil stabilization must be installed	30 days

CITY MAY REQUIRE ADDITIONAL SILTATION CONTROL FROM WHAT IS SHOWN ON THE PLAN SET. CONTRACTOR IS TO PROVIDE SILTATION CONTROL THROUGHOUT THE ENTIRE PROJECT DURING ALL PHASING OF THE PROJECT. ANY ADDITIONAL CONTROL REQUIRED BY THE CITY AND OR DNR WILL BE AT THE CONTRACTOR'S EXPENSE.

SWPPP
O'FALLON FIRE
119 EAST ELM STREET
O'FALLON
MO 63366
PLEASE CONTACT
BOB CERRANO
636-272-3483
TO VIEW THE SWPPP
FOR THIS SITE



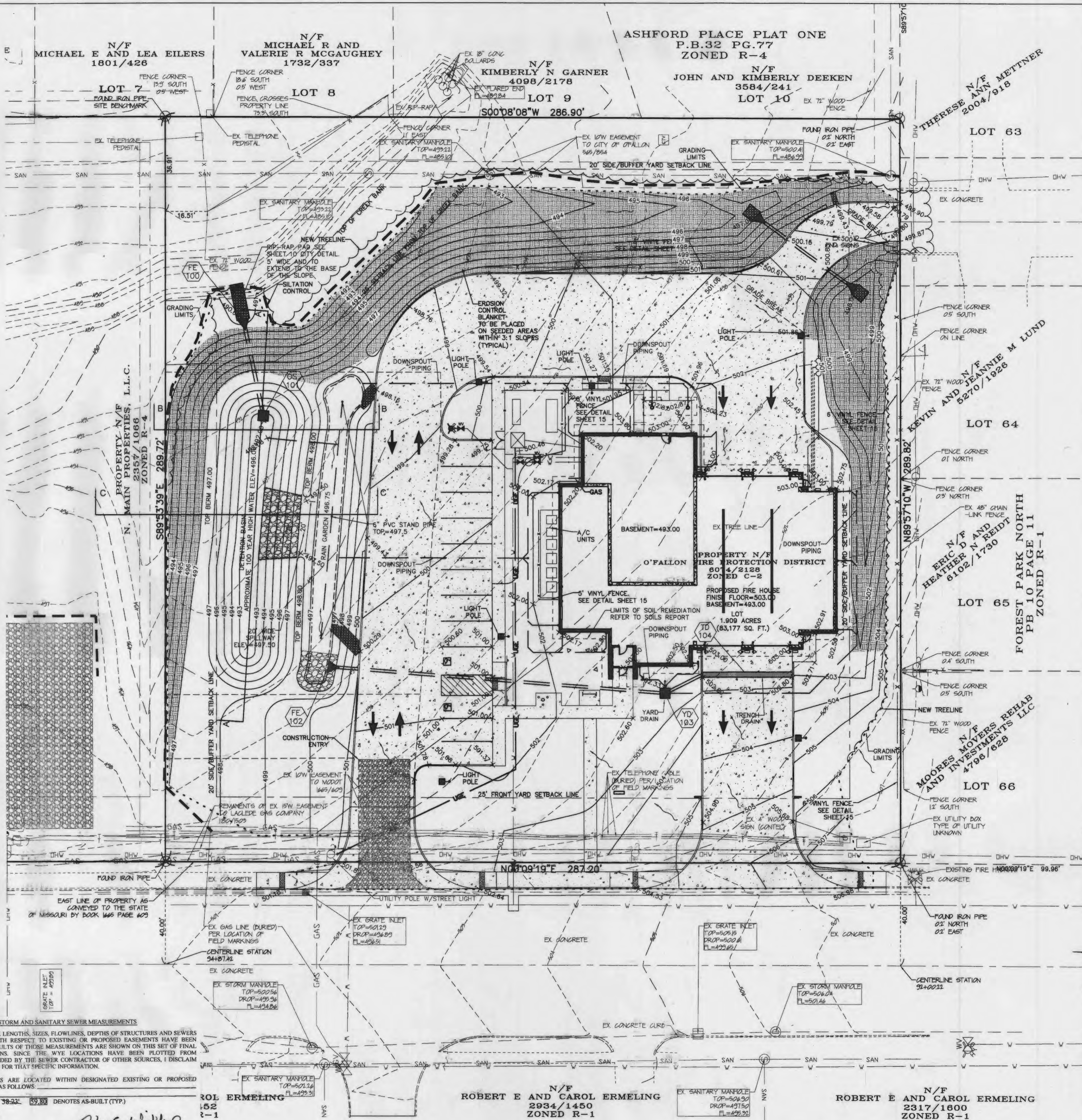
6' BY 4' PLYWOOD PAINTED WHITE WITH BLACK LETTERING TO INDICATE WHERE THE STORM WATER POLLUTION PREVENTION PLAN IS LOCATED.
PROVIDE THE FOLLOWING IN 4" LETTERING SWPPP
PROVIDE THE FOLLOWING IN 2" LETTERING
119 EAST ELM STREET
O'FALLON
MO 63366
PLEASE CONTACT
BOB CERRANO
636-272-3483
TO VIEW THE SWPPP
FOR THIS SITE

SWPPP PUBLIC NOTICE SIGNAGE
NOT TO SCALE

PROVIDE SIGN AT CONSTRUCTION ENTRY
(CONTRACTOR MAY SUBSTITUTE SIMILAR SIGNAGE THAN WHAT IS SHOWN) 2-05-2015
REV. 11-22-15

STORM AND SANITARY SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OF OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.
ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:
38.32' 09.00' DENOTES AS-BUILT (TYP.)
313 Wood Street
O'Fallon, MO 63366
Ph: 314-432-5400 Fax: 636-294-5851



PROJECT TITLE:
FIRE HOUSE #1
O'FALLON FIRE DISTRICT

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-429-6562
FAX 636-429-1718

DISCLAIMER OF RESPONSIBILITY:
I hereby certify that the documents intended to be authorized by my seal are limited to the 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.

CLIFFORD L. HEITMANN
CIVIL ENGINEER
029817

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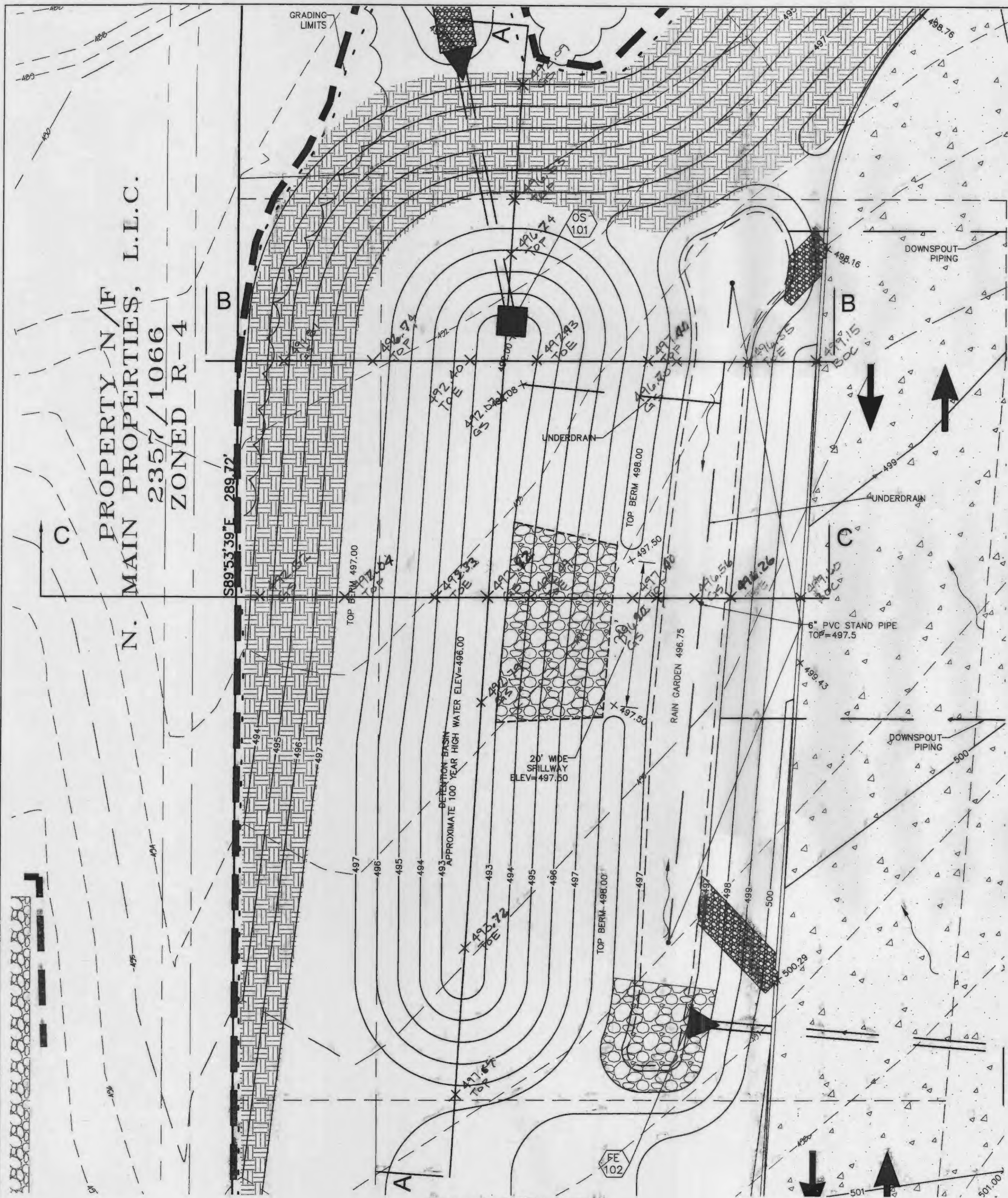
REVISIONS

ADD 1	5-6-14
ADD 2	5-13-14
5-13-14	CITY COMMENTS
5-30-14	CITY COMMENTS
6-5-14	REAR DRIVE P&Z

Developer / Owner:
O'FALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
O'FALLON, MO 63366-2600
636-272-3493

P+Z No. 16-14
City No. 14-169
Page No. 18 of 21

STORM WATER POLLUTION PLAN
As-Built



- CONTRACTOR INSTALLATION NOTES:**
- DURING CONSTRUCTION CONTRACTOR TO PROVIDE ANY TEMPORARY DITCHES OR PIPING IN AN EFFORT TO DIVERT UNWANTED WATERS TO ENTER BIODETENTION BASIN DURING THE INSTALLATION. PROVIDE ANY ADDITIONAL SILTATION CONTROL AS REQUIRED BY CITY.
 - ONCE BASIN IS DUG OUT, TILL OR "RIP" BOTTOM OF BASIN, INSTALL FILTER FABRIC ON SLOPES OF TRENCH AND TACK IN PLACE.
 - BEGIN INSTALLING 6" OF 3/4" CLEAN GRAVEL IN LOOSE LIFT, DO NOT COMPACT.
 - LAY PERFORATED DRAINAGE PIPING AND OVERFLOW PIPING.
 - BEGIN PLACING 12" OF 3/4" CLEAN GRAVEL IN LOOSE LIFT, DO NOT COMPACT.
 - BEGIN PLACING 6" OF 3/8" CLEAN PEA GRAVEL IN LOOSE LIFT, DO NOT COMPACT.
 - BEGIN PLACING 6" OF ASTM C-33 SAND IN LOOSE LIFT, DO NOT COMPACT.
 - BEGIN PLACING PLANTING SOIL AT THE REQUIRED DEPTHS FOR EACH BASIN IN LIFTS OF 12"-18" LOOSELY, DO NOT COMPACT.
 - FINISH GRADE BASIN SIDE SLOPES AND PLACE PLANTINGS.
 - BASIN PLANTINGS TO BE WATERED AND MAINTAINED FOR 60 DAYS BY CONTRACTOR.

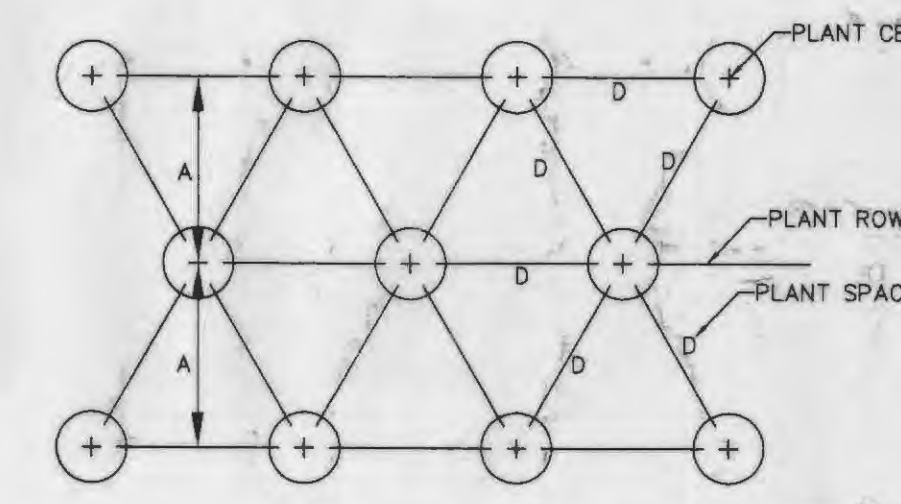
RAIN GARDEN PLANTING LEGEND

ITEM	LATIN NAME	COMMON NAME	TOTAL NUMBER	SPACING
A	Carex grayi	Bur sedge	65	18"
B	Carex vulpinoidea	Fox sedge	30	18"
C	Chasmanthium latifolium	River oats	40	18"
D	Carex praegracilis	Tallway sedge	20	18"
E	Carex shortiana	Short's sedge	30	18"
F	Sporobolus heterolepis	Prairie dropseed	20	18"
G	Pycnanthemum tenuifolium	Slender mountain mint	20	18"
H	Ratibida pinnata	Yellow/Grey coneflower	20	18"
I	Solidago rugosa	Rough-leaved goldenrod	30	18"
J	Solidago speciosa	Showy goldenrod	20	18"
K	Echinacea pallida	Pale purple coneflower	40	18"
L	Echinacea purpurea	Purple coneflower	30	18"
M	Eupatorium coelestinum	Mist flower; wild ageratum	30	18"
N	Eryngium yuccifolium	Rattlesnake master	30	18"

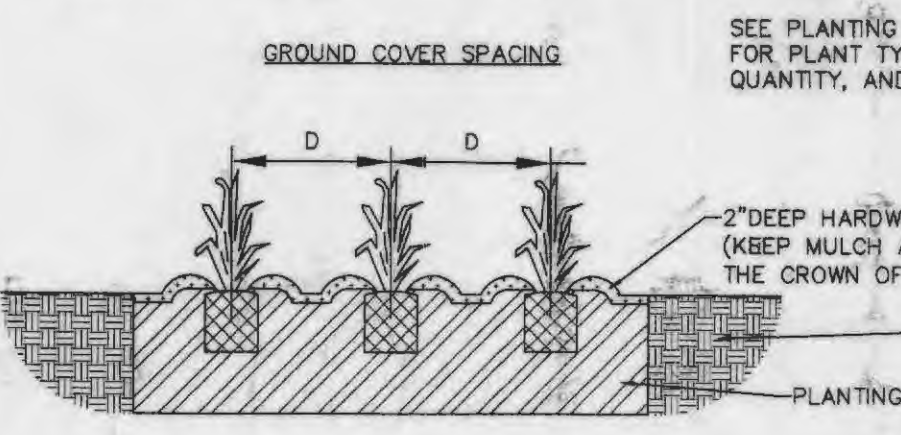
(PLANTINGS TO BE PLACED IN BOTTOM OF RAIN GARDEN BASIN)

PLANT SPACING 'D'	ROW SPACING 'A'	NUMBER OF PLANTS/SOFT
30"	28.0"	0.160
24"	20.8"	0.25
18"	15.6"	0.45
15"	13.0"	0.84
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

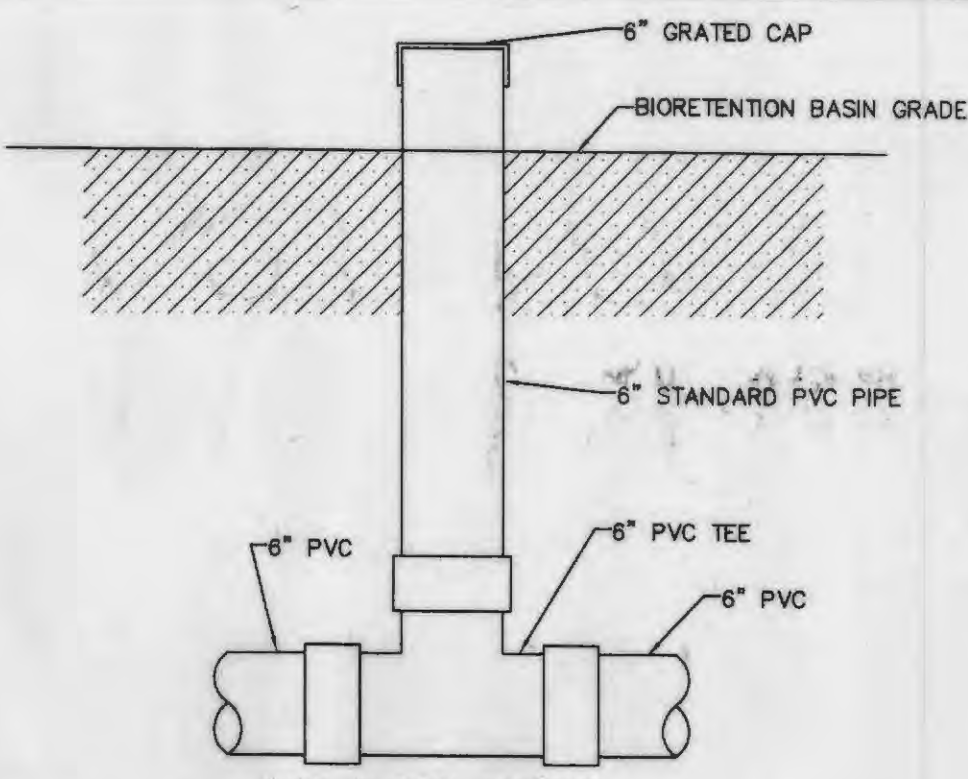
Planting Soil Specifications:
Sandy Loam or Loamy Sand should contain a minimum of 35 to 60 percent sand, by volume. The clay content for these soils should be less than 10 percent by volume. The soils shall be free of stones, stumps, roots, or other woody material over 1 inch in diameter. Placement of the planting soil should be in lifts of 12 to 18 inches and be placed loosely with no compaction.



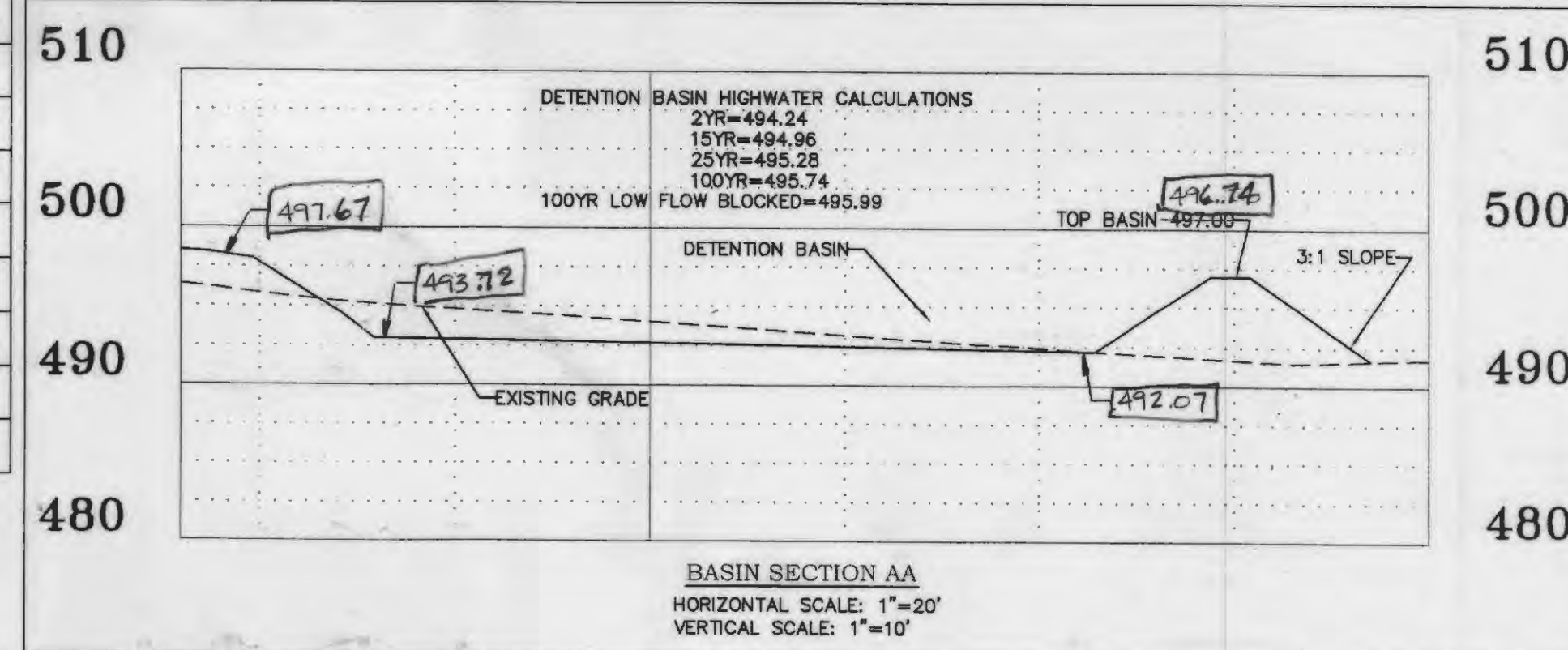
- MAINTENANCE SCHEDULE:**
- THE PROPERTY OWNER WILL MAINTAIN THE RAIN GARDEN IN GOOD WORKING ORDER AND WILL BE INSPECTED EVERY 6 MONTHS FOR THE FOLLOWING:
 - SAID AREA SHALL BE CLEANED SHORTLY AFTER THE PROJECT IS COMPLETED, AND EROSION CONTROL HAS BEEN REMOVED AND VEGETATION HAS BEEN ESTABLISHED.
 - AREA SHALL BE CLEANED OF ANY WEEDS, UNDERBRUSH, WILD GROWTH, DEBRIS OR LITTER.
 - PLANTINGS WILL BE EVALUATED AND ANY DEAD PLANT SHALL BE REPLACED.
 - IF ACCUMULATED SEDIMENT HAS CLOGGED THE SURFACE PORES OF THE RAIN GARDEN, THEN DRILLING OR PUNCHING SMALL HOLES INTO THE SURFACE LAYER SHALL BE DONE TO RESTORE INFILTRATION CAPACITY OF THE SOIL.



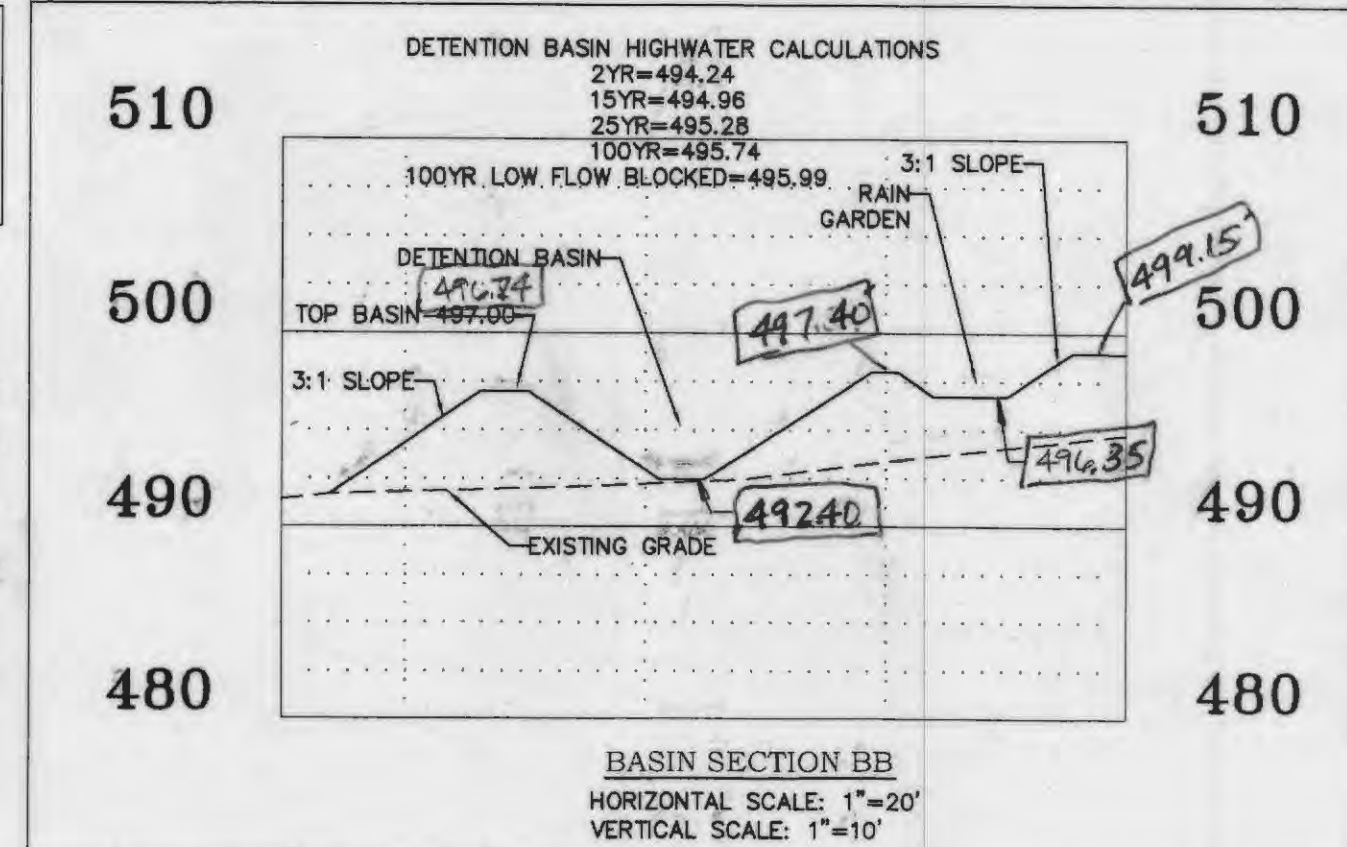
PLANT SPACING GUIDE
NOT TO SCALE



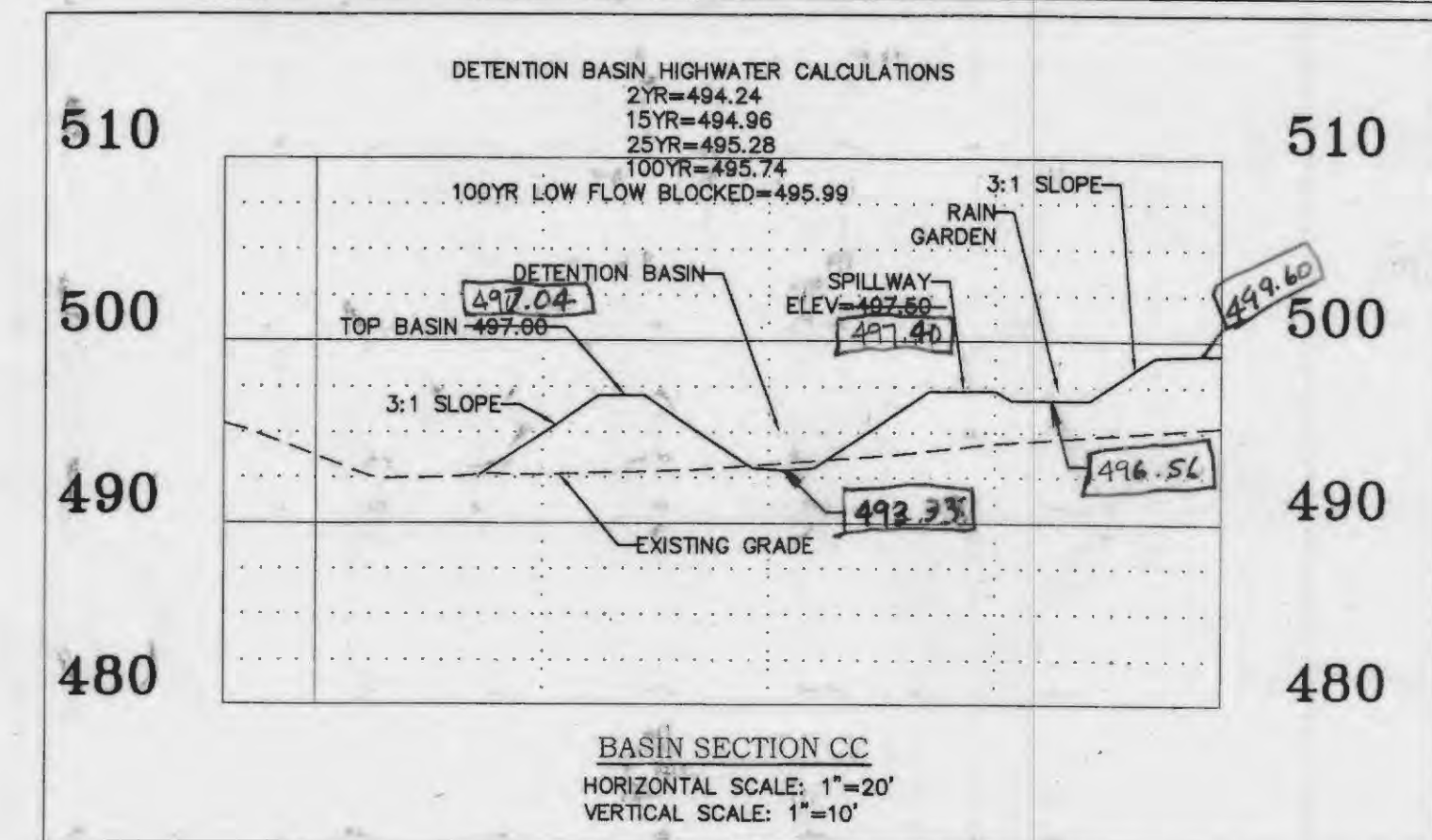
UNDERDRAIN/OVERFLOW CONNECTION DETAIL
NOT TO SCALE



BASIN SECTION AA
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



BASIN SECTION BB
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



BASIN SECTION CC
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

Sand Gradations per ASTM C-33

Sieve Specifications	Percent Passing
9.5-mm (3/8-in.)	100
4.75-mm (No. 4)	95 to 100
2.36-mm (No. 6)	80 to 100
1.18-mm (No. 16)	50 to 85
600-um (No. 30)	25 to 60
300-um (No. 60)	5 to 30
150-um (No. 100)	0 to 10

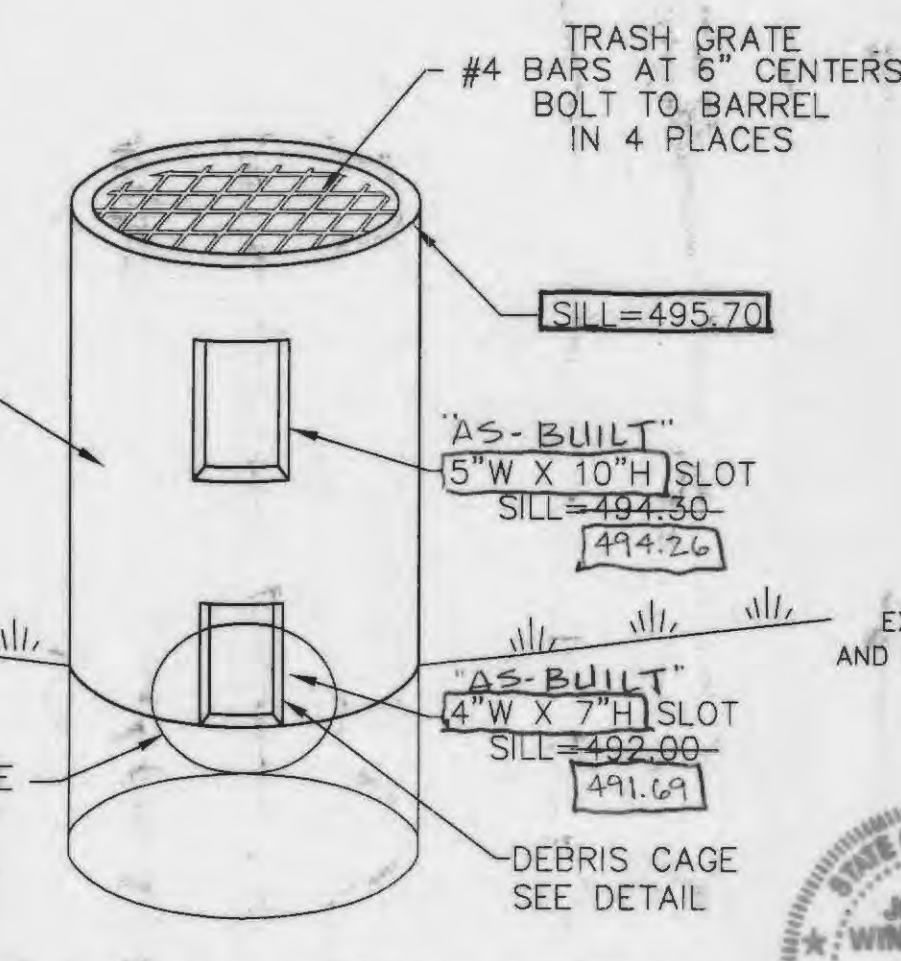
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John E. Winkler Jr.
Order No. 2258 Date: 2-5-15

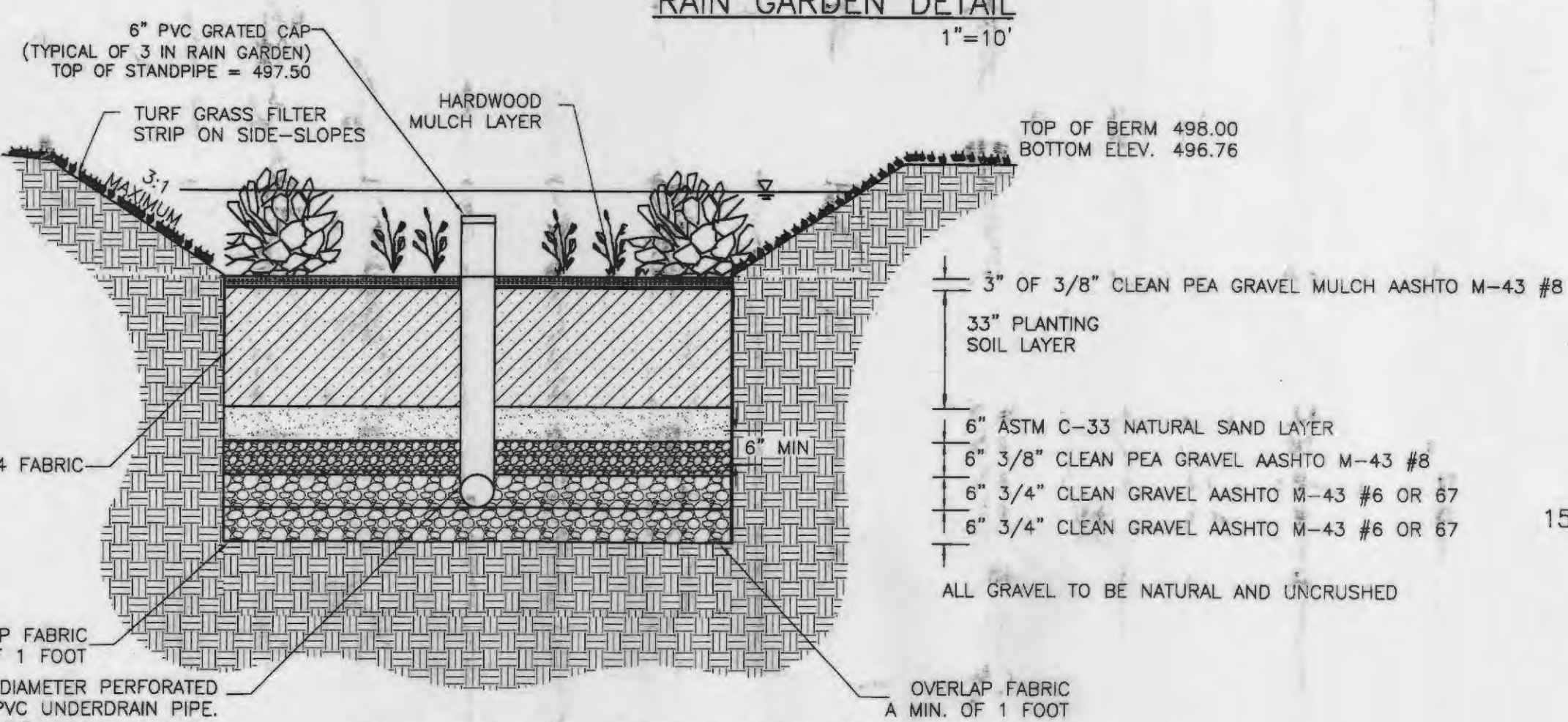


OVERFLOW STRUCTURE '01' DETAIL
NOT TO SCALE



2-05-2015
REV. 4-22-15

DEBRIS CAGE
NOT TO SCALE



RAIN GARDEN CROSS-SECTION
NOT TO SCALE

PROJECT TITLE:
FIRE HOUSE #1
O'FALLON FIRE DISTRICT

ENGINEERING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5502
FAX 636-928-1718



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CLIFFORD L. HEITMANN
CIVIL ENGINEER
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REVISIONS

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5-30-14	CITY COMMENTS
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Developer / Owner:
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119 EAST ELM STREET
O'FALLON, MO 63366-2600
636-272-3493

BASIN/RAIN GARDEN DETAILS

P+Z No. 16-14
City No. 14-169
Page No. 19 of 21

As-Built