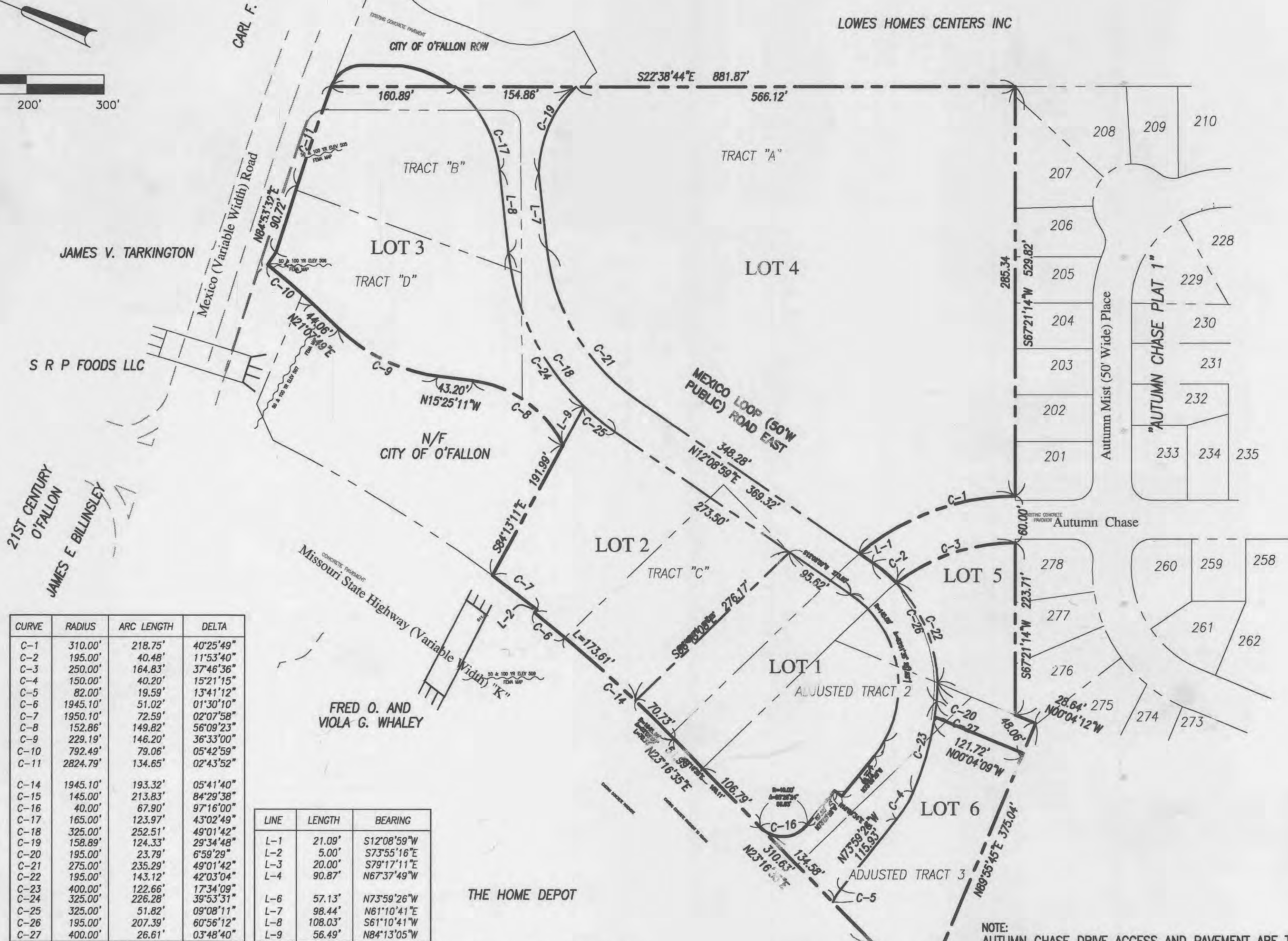
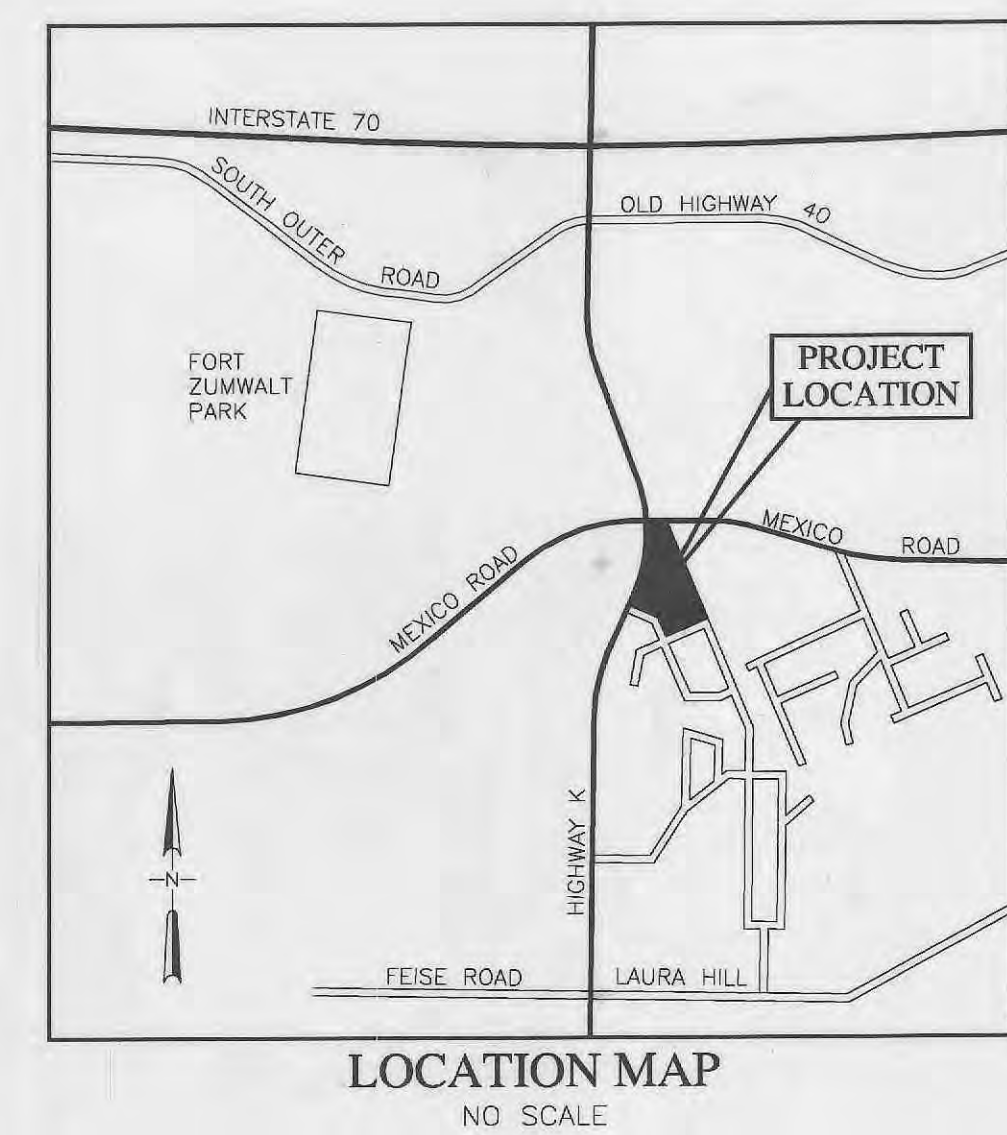
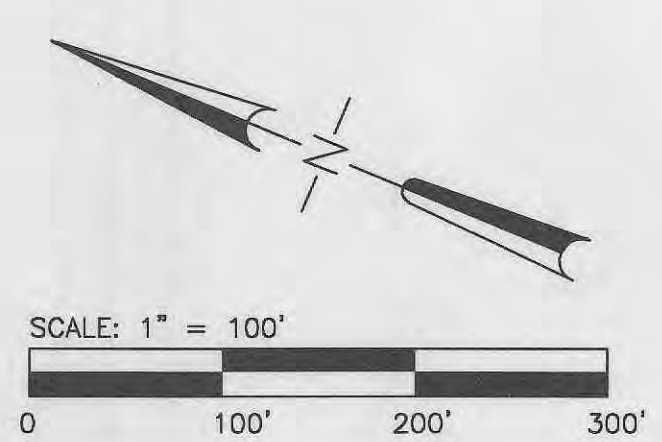


PIDGEON PARK WEST PLAT 2

A RESUBDIVISION OF TRACTS "A", "B", "C", AND "D" OF PIDGEON PARK WEST SUBDIVISION, PARTS OF AUTUMN CHASE PLAT 1 SUBDIVISION AND PART OF ADJUSTED TRACTS 2 & 3 OF BOUNDARY ADJUSTMENT PLAT OF TRACTS 2 AND 3 OF BELLEAU RIDGE PLAZA SUBDIVISION, SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



CURVE	RADIUS	ARC LENGTH	DELTA
C-1	310.00'	218.75'	40°25'49"
C-2	195.00'	40.48'	11°53'40"
C-3	250.00'	164.83'	37°46'36"
C-4	150.00'	40.20'	19°21'15"
C-5	82.00'	19.59'	13°41'12"
C-6	1945.10'	51.02'	01°30'10"
C-7	1950.10'	72.59'	02°07'58"
C-8	152.86'	149.82'	56°08'23"
C-9	229.19'	146.20'	36°33'00"
C-10	792.49'	79.06'	05°42'59"
C-11	2824.79'	134.65'	02°43'52"
C-14	1945.10'	193.32'	05°41'40"
C-15	145.00'	215.83'	84°29'38"
C-16	42.00'	67.90'	97°16'00"
C-17	165.00'	123.97'	43°02'49"
C-18	325.00'	252.51'	49°01'42"
C-19	158.89'	124.33'	29°34'48"
C-20	195.00'	23.78'	6°58'29"
C-21	275.00'	235.29'	49°01'42"
C-22	195.00'	143.12'	42°03'04"
C-23	400.00'	122.66'	17°34'09"
C-24	325.00'	226.28'	39°53'31"
C-25	325.00'	51.82'	09°08'11"
C-26	195.00'	207.30'	60°56'12"
C-27	400.00'	26.61'	03°48'40"

LINE	LENGTH	BEARING
L-1	21.09'	S12°08'59"W
L-2	5.00'	S73°55'16"E
L-3	20.00'	S79°17'11"E
L-4	90.87'	N67°37'49"W
L-6	57.13'	N73°59'26"W
L-7	96.44'	N61°10'41"E
L-8	108.03'	S81°10'41"W
L-9	56.49'	N84°13'05"W

THESE SITE CONSTRUCTION DOCUMENTS ARE FOR PIDGEON PARK WEST PLAT 2, AND THE MEXICO LOOP ROAD EAST AND SITE DEVELOPMENT CONSTRUCTION DOCUMENTS FOR PROPOSED LOT 1

NOTE: AUTUMN CHASE DRIVE ACCESS AND PAVEMENT ARE TO BE MAINTAINED UNTIL CURBS, STONE BASE COURSE AND TYPE "X" BITUMINOUS BASE ARE INSTALLED ON MEXICO LOOP ROAD EAST CONTINUOUSLY FROM AUTUMN CHASE DRIVE TO EITHER THE EXISTING CONCRETE PAVED CONNECTION AT MEXICO ROAD OR THE THE CONCRETE PAVED AND MODOT APPROVED CONNECTION AT HIGHWAY "K"

SHEET INDEX

- C1.1 COVER SHEET
- C2.1 - C2.2 DEMOLITION PLAN
- C3.1 - C3.2 GRADING PLAN
- C4.1 - C4.2 SEWER & UTILITY PLAN
- C5.1 - C5.2 PAVING PLAN
- C6.1 - C6.3 STORM & SANITARY SEWER PROFILES, WATER MAIN PROFILE AND WATER DETAILS
- C7.1 - C7.2 SITE DETAILS
- C7.3 WALL ELEVATIONS & DETAILS
- C7.4 ROAD PROFILE & INTERSECTION DETAILS
- C7.5 ROAD SECTION & INTERSECTION DETAILS
- C8.1 DRAINAGE AREA MAP

SITE UTILITIES

WATER O'FALLON WATER ALLIANCE
SEWER CITY OF O'FALLON
GAS LACLEDE GAS CO.
ELECTRIC AMEREN U.E.
TELEPHONE SOUTHWESTERN BELL TELEPHONE CO. (314) 340-4100
MoDOT CHARTER COMMUNICATIONS
CABLE

FLOOD PLAIN INFORMATION

THE SUBJECT PARCEL REFERENCED ABOVE IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29183C0237 E, AUGUST 2, 1996. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE 100 YEAR FLOOD PLAIN. THE 100 YEAR FLOOD ELEVATION AS DELINEATED ON SAID FLOOD MAP IS PLOTTED ON PLAN SHEETS.

BENCHMARK DATUM
MISSOURI STATE HIGHWAY DATUM (USGS-NGVD)
"SQ" ON SOUTHEAST CORNER OF CONCRETE HEADWALL 62' LEFT OF STATION 34+95 ON MISSOURI STATE HIGHWAY "K" ELEVATION = 510.64

TOTAL AREA OF SUBDIVISION = 15.69 ACRES

SITE DEVELOPMENT NOTES FOR LOT 1 PROPOSED WALGREENS STORE:
BUILDING SETBACK - 25' ALONG HIGHWAY K AND MEXICO LOOP ROAD EAST
HEIGHT LIMITATIONS - 50'; BLDG HEIGHT 22'-4" TO ROOF; 27' TO TOWER HIGH POINT
PARKING CALCULATIONS:
REQUIRED:
10 SPACES + 1 SPACE PER 400 SQ.FT. OF BUILDING AREA = 10 + (14,820 S.F. - 2,000 S.F.) / 400S.F. = 42 SPACES
ACCESSIBLE SPACE REQUIRED = 2 FOR 50 TO 100 TOTAL SPACES
LOADING SPACES REQUIRED = 1
PROVIDED:
73 TOTAL SPACES INCLUDING 4 ACCESSIBLE SPACES
AND 1 @ 15'X35' LOADING SPACE

FIBER OPTICS ARE PRESENT CALL MODOT (314-340-4100) FOR UTILITY LOCATES IN R.O.W. PRIOR TO EXCAVATION WORK
HOLD IT I CALL BEFORE YOU DIG!

Phone DIG RITE
Contractor to contact Utilities prior to any excavation or demolition for the location of any pipes, cables, lines or mains. The Contractor shall also coordinate any disconnection required with the various utility companies and/or governmental agencies serving the site.
Toll Free 800/344-7483
800-DIG-RITE

LEGEND

EXISTING	PROPOSED
STRUCTURES	STRUCTURES
SPOT ELEVATION	SPOT ELEVATION
CONTOURS	CONTOURS
BUILDING LINE	BUILDING LINE
PROPERTY LINE	PROPERTY LINE
CENTER LINE	CENTER LINE
SWALE	SWALE
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
GAS MAIN	GAS MAIN
WATER MAIN	WATER MAIN
OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
FIBER OPTIC	FIBER OPTIC
CABLE TELEVISION	CABLE TELEVISION
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FLOW LINE ELEVATION	FLOW LINE ELEVATION
INVERT ELEVATION	INVERT ELEVATION
FLOW LINE ELEV. AT GUTTER	FLOW LINE ELEV. AT GUTTER
TOP OF CURB ELEV.	TOP OF CURB ELEV.
CURB INLET/AREA INLET	CURB INLET/AREA INLET
GRATED INLET	GRATED INLET
MANHOLE	MANHOLE
FLARED END SECTION	FLARED END SECTION
DOUBLE CURB INLET/AREA INLET	DOUBLE CURB INLET/AREA INLET
CLEANOUT	CLEANOUT
WATER VALVE OR METER	WATER VALVE OR METER
GAS VALVE OR METER	GAS VALVE OR METER
FIRE HYDRANT W/VALVE	FIRE HYDRANT W/VALVE
UTILITY OR POWER POLE	UTILITY OR POWER POLE
GUY WIRE	GUY WIRE
LIGHT STANDARD	LIGHT STANDARD
TELEPHONE BOX OR PEDESTAL	TELEPHONE BOX OR PEDESTAL
SIGNAL BOX	SIGNAL BOX
SIGNS (NOTE TYPE OF SIGN)	SIGNS (NOTE TYPE OF SIGN)
HANDICAPPED	HANDICAPPED
BENCHMARK	BENCHMARK
SOIL BORING	SOIL BORING
FENCE (NOTE TYPE OF FENCE)	FENCE (NOTE TYPE OF FENCE)
TREE	TREE
SANITARY SEWER STRUCTURES	SANITARY SEWER STRUCTURES
STORM SEWER INLET STRUCTURES	STORM SEWER INLET STRUCTURES
STORM SEWER MANHOLE STRUCTURES	STORM SEWER MANHOLE STRUCTURES
STORM SEWER FLARED END SECTION STRUCTURES	STORM SEWER FLARED END SECTION STRUCTURES
FLOOD PLAIN FLOODWAY	FLOOD PLAIN FLOODWAY
SILTATION CONTROL FENCE	SILTATION CONTROL FENCE
SILTATION CONTROL AT INLETS	SILTATION CONTROL AT INLETS
PIPE BOLLARD	PIPE BOLLARD
TRAFFIC SIGNAL LIGHT	TRAFFIC SIGNAL LIGHT
ELECTRIC BOX	ELECTRIC BOX
SAWCUT	SAWCUT
TBR	TBR
TW	TW
TF	TF
REMOVE UTILITIES	REMOVE UTILITIES
GROUTED RIPRAP	GROUTED RIPRAP
AREA TO BE DEDICATED AS CROSS ACCESS EASEMENT	AREA TO BE DEDICATED AS CROSS ACCESS EASEMENT
SD	SIGHT DISTANCE

NOTES

- Underground utilities have been plotted from available information and therefore their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to grading or construction of improvements.
- Polyvinyl Chloride (PVC) pipe shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR35 or equal. Bedding for sanitary sewer pipe shall consist of "clean" 1/2 inch to 1 inch granular stone uniformly graded. This bedding shall extend from 4 inches below pipe to springline of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 6 inches above top of pipe.
- All storm sewer pipe regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III) unless noted otherwise on the plans.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the City of O'Fallon.
- Concrete pipe joints shall be MSD Type "A" approved compression type joints and shall conform to the requirements of the Specifications for joints for Circular Concrete Sewer and Culvert Pipe, using flexible, watertight, Rubber-type Gaskets ASTM C443. Band-type gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
- All filled places under proposed storm and sanitary sewer lines and/or paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified Proctor Compaction Test" (ASTM D-1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations.
- Provide 0.20' drop through all inlets and manholes.
- Compact rock backfill below highest pipe for drop structures. Brick shall not be used in the construction of storm or sanitary sewer structures. Manhole structures shall be precast concrete with cast iron covers. Inlet structures shall be precast concrete with precast stones and cast iron covers. Use MSD specifications and details.
- Tree clearing and demolition of existing buildings to be coordinated with owner.
- All grades in unpaved areas shall be within 0.2 feet more or less of those shown on the grading plan.
- All standard street curb inlets to have front of inlet 1 feet behind back of roadway curb (asphalt pavements).
- All water hydrants and valves shall be cast iron and installed in accordance with plans & details.
- Water pipe shall be ASTM D2241 Class 200 SDR21. Eight (8) gauge coated copper tracer wire and tracer tape shall be used.
- The developer will comply with grading requirements of the City of O'Fallon.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- Contractor shall maintain all siltation control measures and shall insure that all public roads are free from dust, mud and/or debris that may be produced as a direct result of construction operations on this project.
- Any wells, springs and/or cisterns which may exist on this property should be located and sealed in conformance with applicable codes.
- All trash and debris on-site, either existing or from construction, must be removed and properly disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be properly disposed of off-site.
- Temporary siltation control measures shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Upon completion of storm sewers, siltation control shall be provided around all open sewer inlets and shall remain until the disturbed drainage areas have been properly stabilized.
- Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion.
- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.
- The Developer must supply City construction inspectors with soil reports prior to or during site soil testing.
- No slopes shall be steeper than 3 (horizontal) (vertical).
- All filled places under storm and sanitary sewer, proposed roads, and or paved area shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test, or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All 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. Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the city of O'Fallon.
- MSD refers to Metropolitan St. Louis Sewer District.

DEVELOPER
PACE PROPERTIES, INC.
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Tel: (314) 434-8898
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St. Charles, Missouri



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EXPIRATION DATE 12/31/07

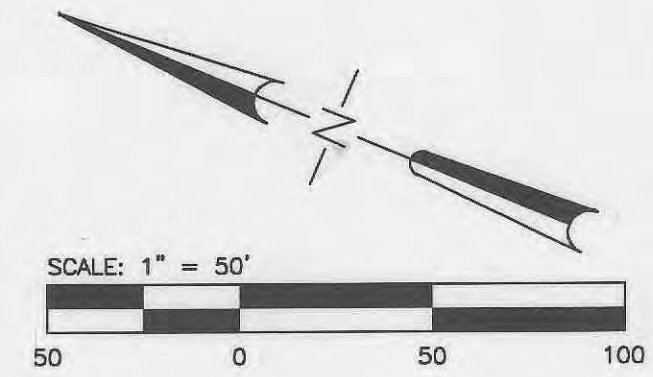
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3	12/11/03	CITY COMMENTS
4	2/12/04	GRADING PERMIT
5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY

PROJECT NO. 980324	CONTRACT NO. 0004
DRAWN JEM	CHECKED JML
DATE 9/05/03	

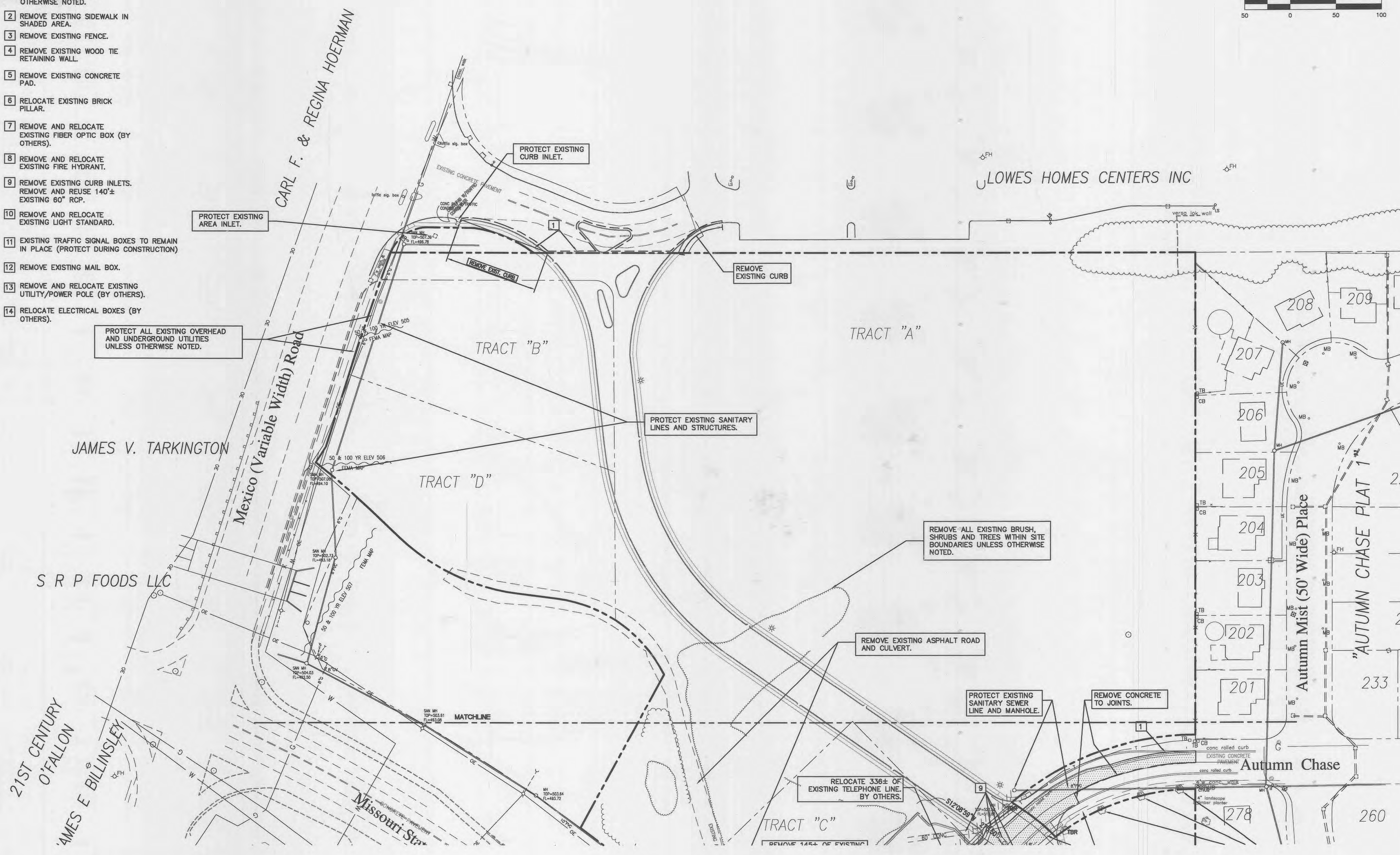
COVER SHEET
SHEET 1 OF 18
C-11

As Built Construction
May 12, 2006
PLANNING & ZONING NO. 99-87.03/99-87.04-3

PIDGEON PARK WEST PLAT 2



- 1 REMOVE ALL EXISTING SURFACE IMPROVEMENTS INCLUDING BUILDINGS AND FOUNDATIONS, ASPHALT AND CONCRETE PAVEMENT, SIDEWALKS, CURBS, SIGNS, CONCRETE SIGN AND LIGHT BASES, LIGHT STANDARDS, TREES AND SHRUBS WITHIN SHADED AREA UNLESS OTHERWISE NOTED.
- 2 REMOVE EXISTING SIDEWALK IN SHADED AREA.
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- 6 RELOCATE EXISTING BRICK PILLAR.
- 7 REMOVE AND RELOCATE EXISTING FIBER OPTIC BOX (BY OTHERS).
- 8 REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
- 9 REMOVE EXISTING CURB INLETS. REMOVE AND REUSE 140± EXISTING 60" RCP.
- 10 REMOVE AND RELOCATE EXISTING LIGHT STANDARD.
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- 12 REMOVE EXISTING MAIL BOX.
- 13 REMOVE AND RELOCATE EXISTING UTILITY/POWER POLE (BY OTHERS).
- 14 RELOCATE ELECTRICAL BOXES (BY OTHERS).



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K d G

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Jay A. Kuhlmann
 JAY A. KUHLMANN
 LICENSE NUMBER
 E-6560
 EXPIRATION DATE 12/31/07
 SEP 26 2006

8	12/13/05	CITY APPROVAL SET
NO.	DATE	
1	11/03/03	CITY COMMENTS
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5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY
7	4/27/04	MODOT/CITY
PROJECT NO.		CONTRACT NO.
980324		0004
DRAWN	CHECKED	
JEM	JML	
DATE		
9/05/03		

DEMOLITION PLAN

SHEET 2 OF 18

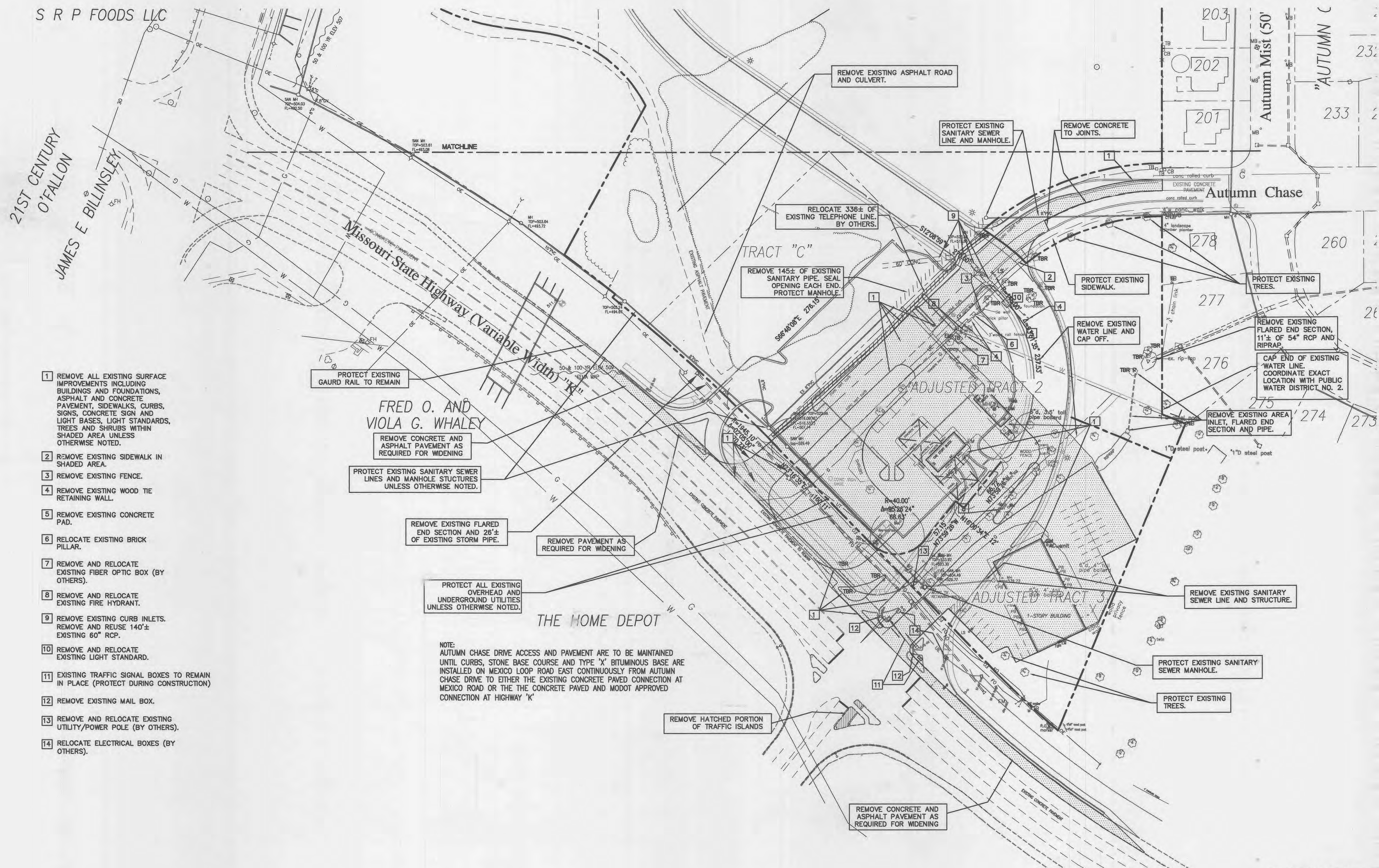
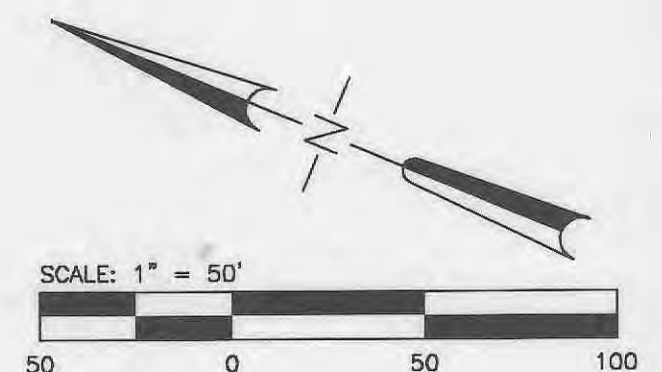
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PIDGEON PARK WEST PLAT 2



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FRED O. AND
VIOLA G. WHALEY

THE HOME DEPOT

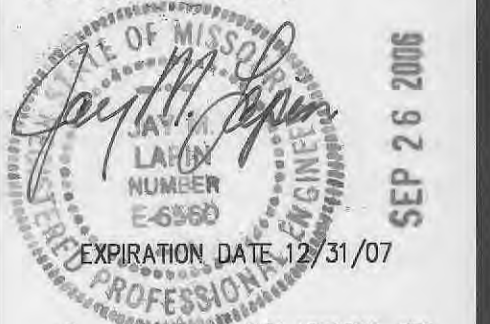
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DATE 9/05/03	

DEMOLITION
PLAN

SHEET 3 OF 18

C22
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As Built Construction
May 12, 2006
PLANNING & ZONING NO. 99-87.03/99-87.04-3

PIDGEON PARK WEST PLAT 2

NOTE:

1. ALL AREAS DISTURBED BY GRADING SHALL BE SEEDED, EXCEPT ON HWY K FRONTAGE WHERE DISTURBED AREAS ARE TO BE SODDED.
2. GRADED AREAS THAT REMAIN BARE FOR OVER 2 WEEKS ARE TO BE SEEDED AND MULCHED.
3. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN 1/2 INCH OR MORE OF RAIN.
4. ALL EXISTING FACILITIES, STRUCTURES, UTILITIES AND IMPROVEMENTS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DAMAGE TO THESE IMPROVEMENTS DUE TO CONSTRUCTION RELATED ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
5. GRADING QUANTITIES HAVE BEEN ESTIMATED AS A CONVENIENCE FOR BIDDERS, BUT ARE NOT GUARANTEED. BIDDERS SHOULD VERIFY FOR THEMSELVES THE AMOUNTS OF EXCAVATION AND FILL AS WELL AS THE TYPES OF MATERIAL AND THE LABOR, EQUIPMENT AND TIME NECESSARY TO COMPLETE THE WORK.

ESTIMATED AREAS TO BE GRADED

BUILDING & PAVING AREAS: 14,876 SQ. YDS.
 SEEDED AREAS: 57,902 SQ. YDS.
 SODDED AREAS: 3,400 SQ. YDS.

ESTIMATED GRADING QUANTITIES

EXCAVATION: 70,200 CY
 FILL: 70,200 CY

Includes 15% shrinkage

SEEDING RATES:

PERMANENT:
 TALL FESCUE - 30 lbs./acre
 SMOOTH BROME - 20 lbs./acre
 COMBINED FESCUE @ 15 lbs./acre AND BROME @ 10lbs./acre

TEMPORARY:
 WHEAT OR RYE - 150 lbs./acre (3.5 lbs./1000 sq.ft.)
 OATS - 120 lbs./acre (2.75 lbs./1000 sq.ft.)

SEEDING PERIODS:
 FESCUE OR BROME - MARCH 1 TO JUNE 1 OR AUGUST 1 TO OCTOBER 1
 WHEAT OR RYE - MARCH 15 TO NOVEMBER 1
 OATS - MARCH 15 TO SEPTEMBER 1

MULCH RATES:
 100 lbs./1000 sq.ft. (4,356 lbs./acre)

FERTILIZER RATES:
 NITROGEN - 30 lbs./acre
 PHOSPHATE - 30 lbs./acre
 POTASSIUM - 30 lbs./acre
 LIME - 600 lbs./acre ENM*

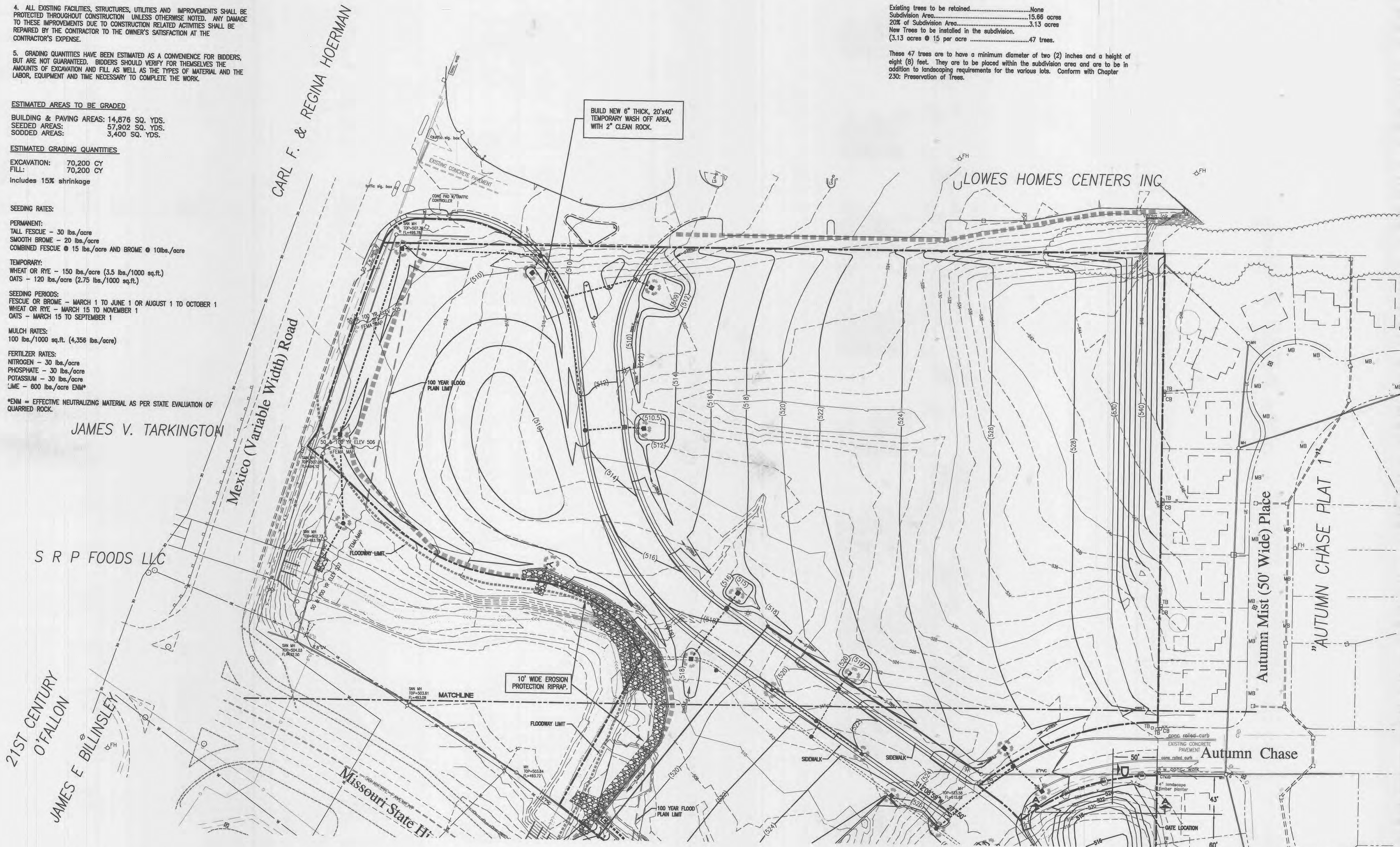
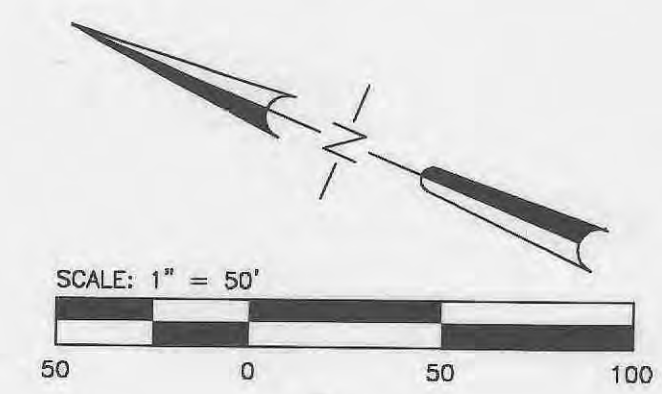
*ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK.

PRESERVATION OF TREES

The existing topography and the necessity of extensive grading to prepare the site for commercial development require the removal of all existing trees. Trees will be replaced at the time of development, but not to exceed two (2) years after approval of the grading permit, for each of the Lots at a rate of at least fifteen (15) trees per acre.

Existing trees to be retained.....None
 Subdivision Area.....15.86 acres
 20% of Subdivision Area.....3.13 acres
 New Trees to be installed in the subdivision.
 (3.13 acres @ 15 per acre).....47 trees.

These 47 trees are to have a minimum diameter of two (2) inches and a height of eight (8) feet. They are to be placed within the subdivision area and are to be in addition to landscaping requirements for the various lots. Conform with Chapter 230: Preservation of Trees.



BUILD NEW 6" THICK, 20'x40' TEMPORARY WASH OFF AREA, WITH 2" CLEAN ROCK.

10' WIDE EROSION PROTECTION RIPRAP.

DEVELOPER
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 PHONE: (314) 968-9898

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 66 Progress Parkway
 St. Louis, Missouri 63043-3706
 Tel: (314) 434-8888
 St. Louis, Missouri
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 St. Charles, Missouri



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EXPIRATION DATE 12/31/07
 12/13/05 CITY APPROVAL SET
 9/16/05 RIPRAP REV.

NO.	DATE	CITY COMMENTS
1	11/03/03	CITY COMMENTS
2	12/11/03	CITY COMMENTS
4	1/12/04	GRADING PERMIT
5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY
7	4/27/04	MODOT/CITY

PROJECT NO. **980324** CONTRACT NO. **0004**
 DRAWN **JEM** CHECKED **JML**
 DATE **9/05/03**

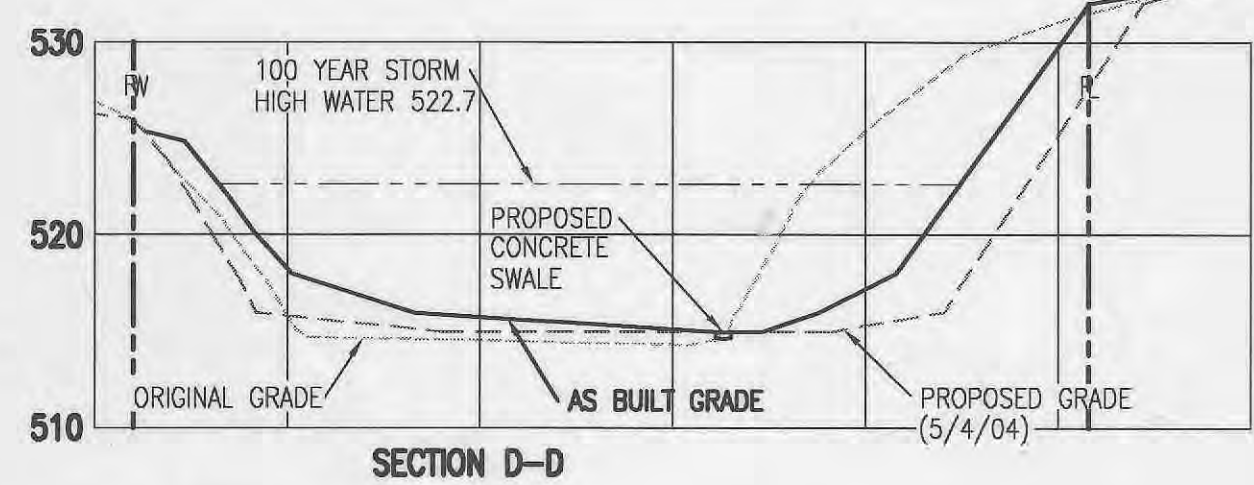
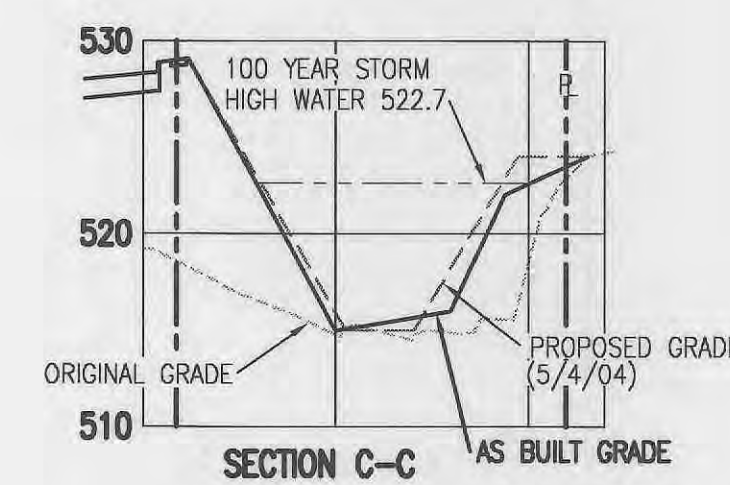
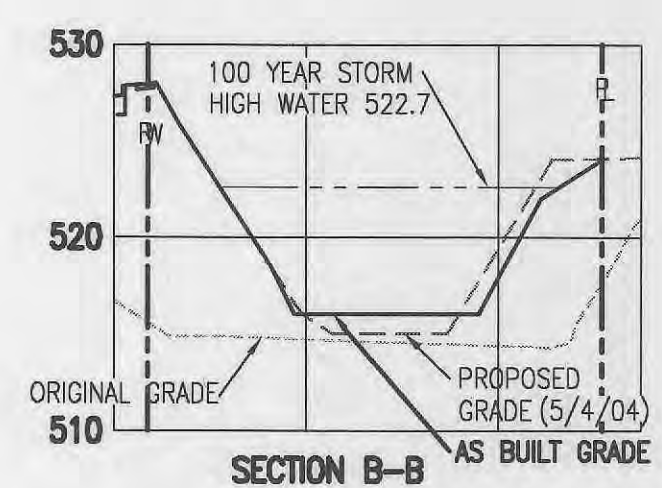
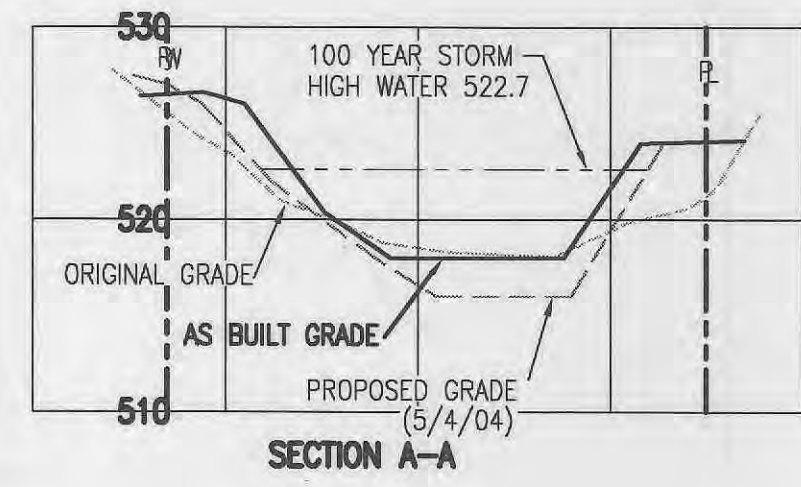
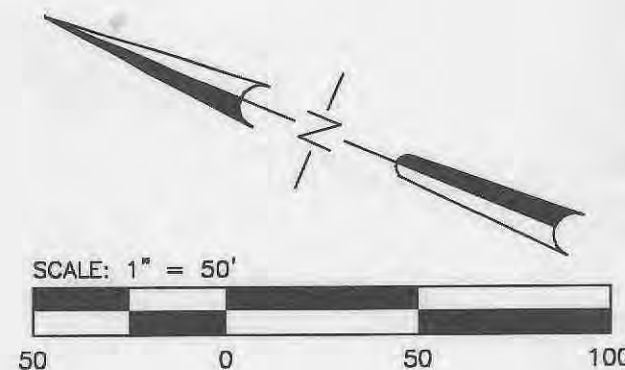
GRADING PLAN

SHEET **4** OF **18**

C3.1
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As Built Construction
 May 12, 2006
 THIS SHEET SUPERCEDES SHEET G-C3.1 DATED 3/19/04
 APPROVED 4/05/04.
 PLANNING & ZONING NO. 99-87.03/99-87.04-3

PIDGEON PARK WEST PLAT 2



DETENTION BASIN SECTIONS

SCALE: 1" = 50' HORIZONTAL
1" = 10' VERTICAL

NOTE: AS-BUILT GRADES USED FOR CALCULATIONS DATED 9/13/05 AND 2/14/06, ACCEPTED BY THE CITY ENGINEER

THIS SHEET SUPERCEDES SHEET G-C3.2 DATED 3/19/04 APPROVED 4/05/04.

As Built Construction
May 12, 2006
Aug. 10, 2006

PLANNING & ZONING NO. 99-87.03/99-87.04-3

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Professional Engineer Seal for Scott J. Jemison, License No. E-6560, State of Missouri.

11	12/03/05	CITY APPROVAL SET
10	9/16/05	RIPRAP REV.
9	12/10/04	NEW SEWER
NO.	DATE	
1	11/03/03	CITY COMMENTS
2	12/11/03	CITY COMMENTS
4	2/12/04	GRADING PERMIT
5	3/03/04	MODDT/CITY
6	3/29/04	MODDT/CITY
7	4/27/04	MODDT/CITY
PROJECT NO.	CONTRACT NO.	
980324	0004	
DRAWN	CHECKED	
JEM	JML	
DATE	9/05/03	

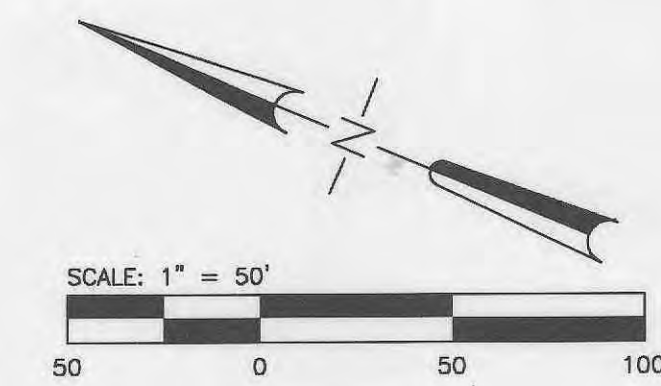
GRADING PLAN

SHEET 5 OF 18

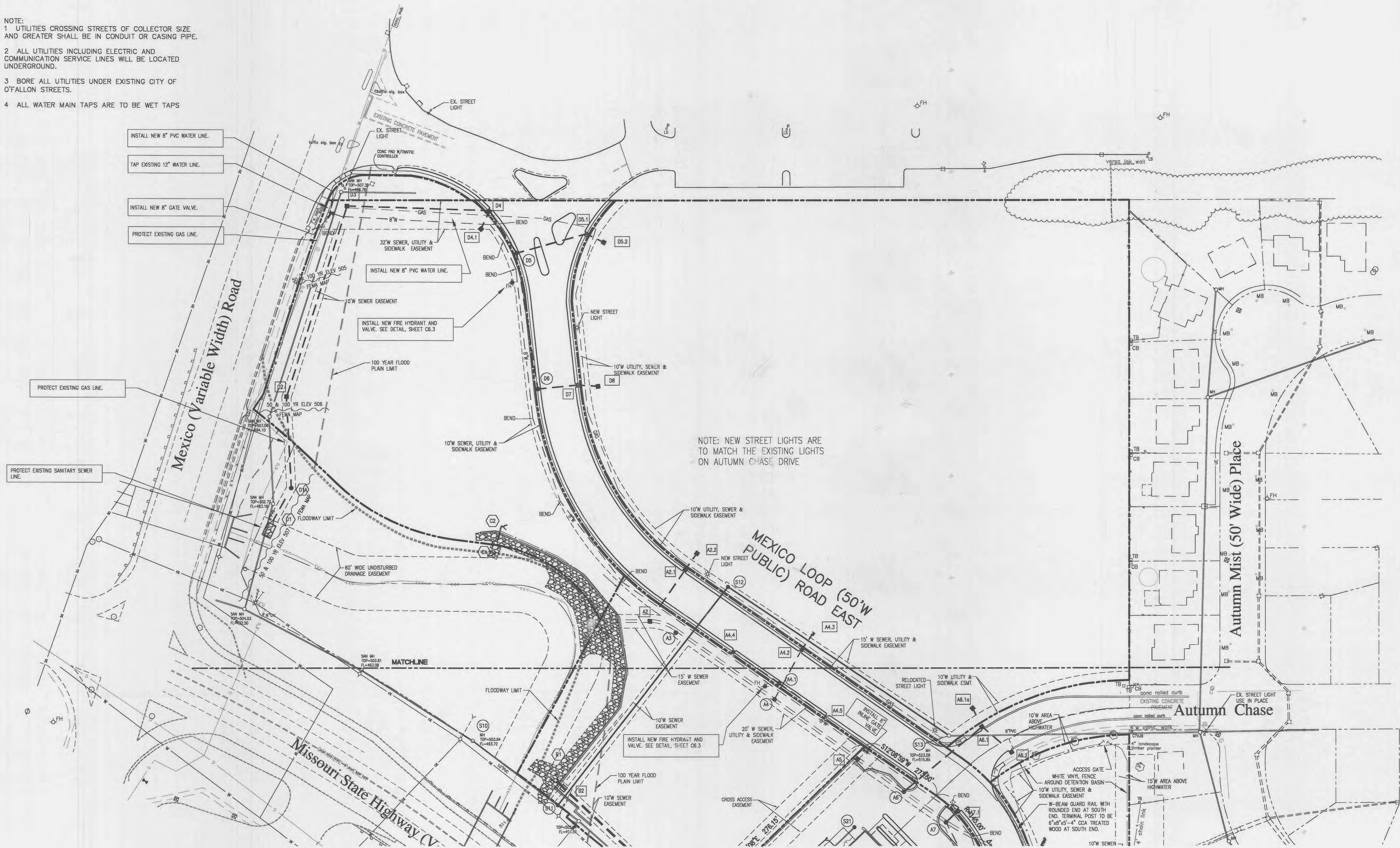
C3.2

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PIDGEON PARK WEST PLAT 2



- NOTE:
- 1 UTILITIES CROSSING STREETS OF COLLECTOR SIZE AND GREATER SHALL BE IN CONDUIT OR CASING PIPE.
 - 2 ALL UTILITIES INCLUDING ELECTRIC AND COMMUNICATION SERVICE LINES WILL BE LOCATED UNDERGROUND.
 - 3 BORE ALL UTILITIES UNDER EXISTING CITY OF O'FALLON STREETS.
 - 4 ALL WATER MAIN TAPS ARE TO BE WET TAPS



NOTE: NEW STREET LIGHTS ARE TO MATCH THE EXISTING LIGHTS ON AUTUMN CHASE DRIVE

As Built Construction
May 12, 2006

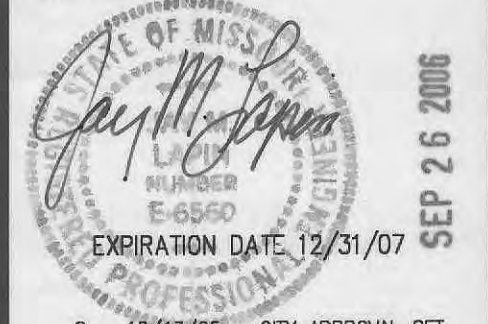
PLANNING & ZONING NO. 99-87.03/99-87.04-3

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8	12/13/05	CITY APPROVAL SET
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2	12/11/03	CITY COMMENTS
4	2/12/04	GRADING PERMIT
5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY
7	4/27/04	MODOT/CITY
PROJECT NO.	CONTRACT NO.	
980324	0004	
DRAWN	CHECKED	
JEM	JML	
DATE		
	9/05/03	

SEWER AND UTILITY PLAN

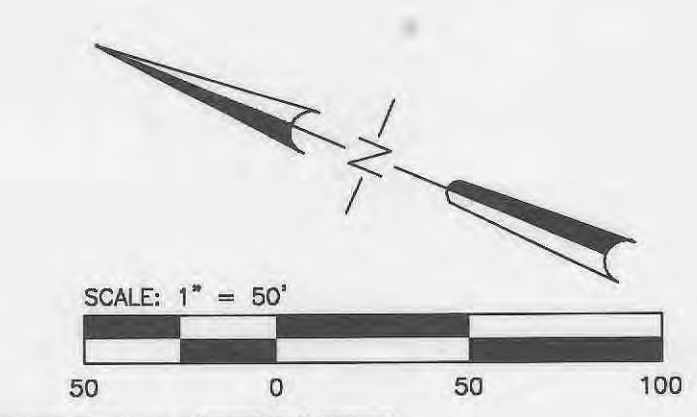
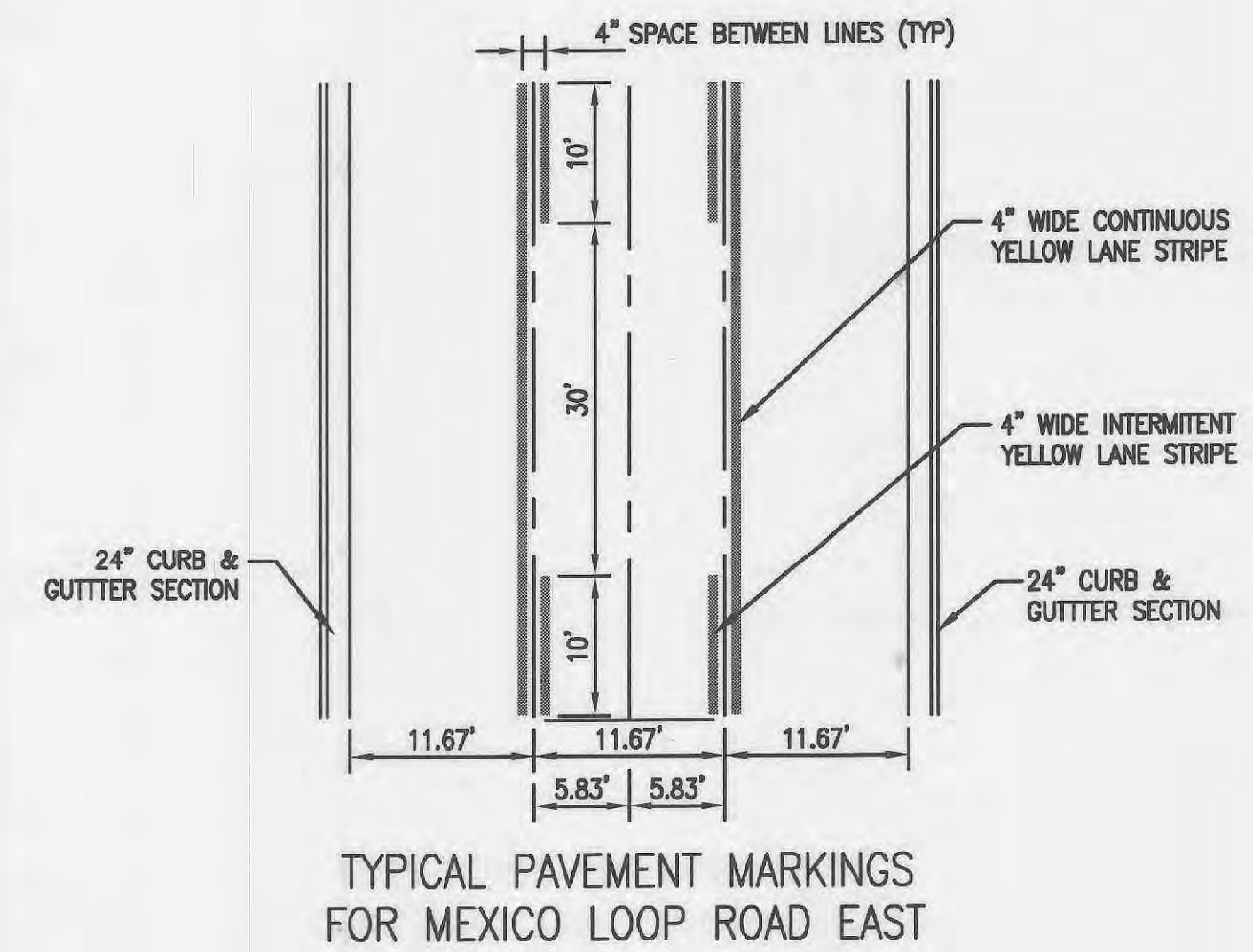
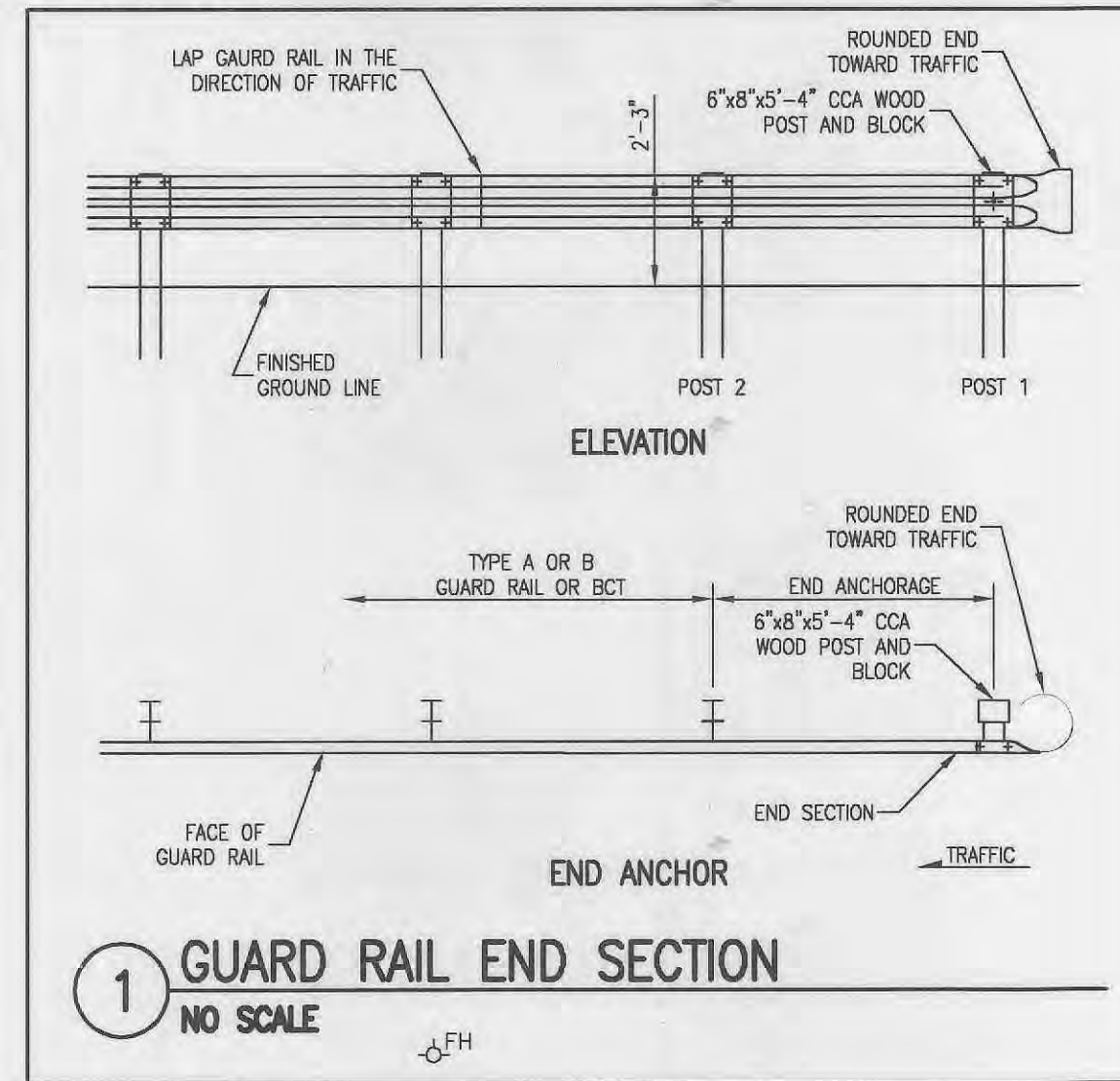
SHEET 6 OF 18

C4.1
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PAVING LEGEND

- (WALGREENS PARKING LOT) INSTALL NEW 1 1/2" THICK TYPE 'C' ASPHALTIC CONCRETE SURFACE COURSE OVER TACK COAT AND 2" TYPE 'X' ASPHALTIC CONCRETE BASE COURSE ON 8" THICK COMPACTED GRANULAR BASE COURSE. (10" COMPACTED GRANULAR BASE FOR HEAVY PAVEMENT SECTION)
- (ASPHALT PAVED STREETS WITHIN CITY RIGHT OF WAYS) INSTALL NEW 3" THICK TYPE 'C' ASPHALTIC CONCRETE SURFACE COURSE OVER 7" THICK TYPE 'X' BITUM BASE OVER 4" THICK CRUSHED STONE BASE COURSE.
- (CONCRETE SIDEWALKS) INSTALL NEW 4" THICK NONREINFORCED PORTLAND CEMENT CONCRETE OVER 4" (MINIMUM) THICK COMPACTED LIMESTONE BASE COURSE. 7" THICK CONCRETE FOR HANDICAP RAMPS
- CONCRETE PAVED STREETS WITHIN CITY RIGHT OF WAYS: INSTALL 7" THICK PORTLAND CEMENT CONCRETE PAVEMENT OVER 4" COMPACTED GRANULAR BASE. CONCRETE PAVED WIDENING AND INTERSECTIONS WITH HWY K: INSTALL NEW 9" THICK PORTLAND CEMENT CONCRETE PAVEMENT OVER 4" COMPACTED GRANULAR BASE WITH TYPE 'A' CURB & GUTTER SECTION, HWY K WIDENING TO HAVE 6' WIDE SHOULDER/TRAIL CONSISTING OF 4" AGGREGATE BASE MATERIAL, 6 3/4" TYPE 'X' BASE COURSE WITH 1 1/2" TYPE 'C' SURFACE COURSE
- (CONCRETE PAD AT BACK OF WALGREENS) INSTALL NEW 7" THICK PORTLAND CEMENT CONCRETE PAVEMENT REINFORCED WITH 6x6-W2.9xW2.9 WELDED WIRE FABRIC OVER 4" COMPACTED GRANULAR BASE.

PIDGEON PARK WEST PLAT 2



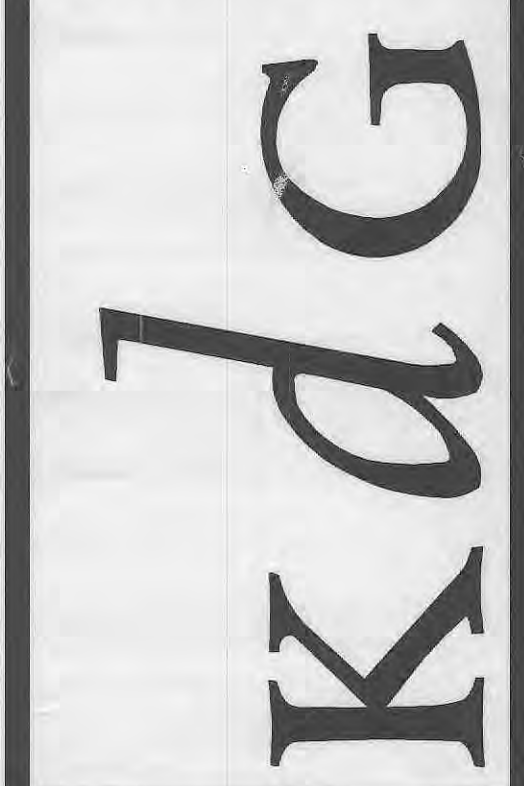
CENTER POINT	RADIUS	STATION	OFFSET
CP1	5'	14+15.02	22.51' RIGHT
CP2	10'	13+92.10	18.21' RIGHT
CP3	10'	13+87.09	55.18' RIGHT
CP4	5'	13+55.01	44.79' RIGHT
CP5	10'	13+48.78	28.33' RIGHT
CP6	5'	13+38.85	23.81' RIGHT
CP7	3'	13+47.44	0.16' RIGHT
CP8	4.6'	13+11.41	0.11' LEFT

NOTE: AUTUMN CHASE DRIVE ACCESS AND PAVEMENT ARE TO BE MAINTAINED UNTIL CURBS, STONE BASE COURSE AND TYPE 'X' BITUMINOUS BASE ARE INSTALLED ON MEXICO LOOP ROAD EAST CONTINUOUSLY FROM AUTUMN CHASE DRIVE TO EITHER THE EXISTING CONCRETE PAVED CONNECTION AT MEXICO ROAD OR THE CONCRETE PAVED AND MODOT APPROVED CONNECTION AT HIGHWAY 'K'

STOP, YIELD, STREET AND ALL OTHER TRAFFIC CONTROL SIGNS ARE CALLED OUT AND INDICATED ON THE INTERSECTION DETAIL SHEETS, C7.4 AND C7.5

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NO.	DATE	CITY COMMENTS
1	11/03/03	CITY COMMENTS
2	12/11/03	CITY COMMENTS
3	3/03/04	MODOT/CITY
4	3/29/04	MODOT/CITY
5	4/27/04	MODOT/CITY
6	12/13/05	CITY APPROVAL SET

PROJECT NO. 980324 CONTRACT NO. 0004
DRAWN JEM CHECKED JML

DATE 9/05/03

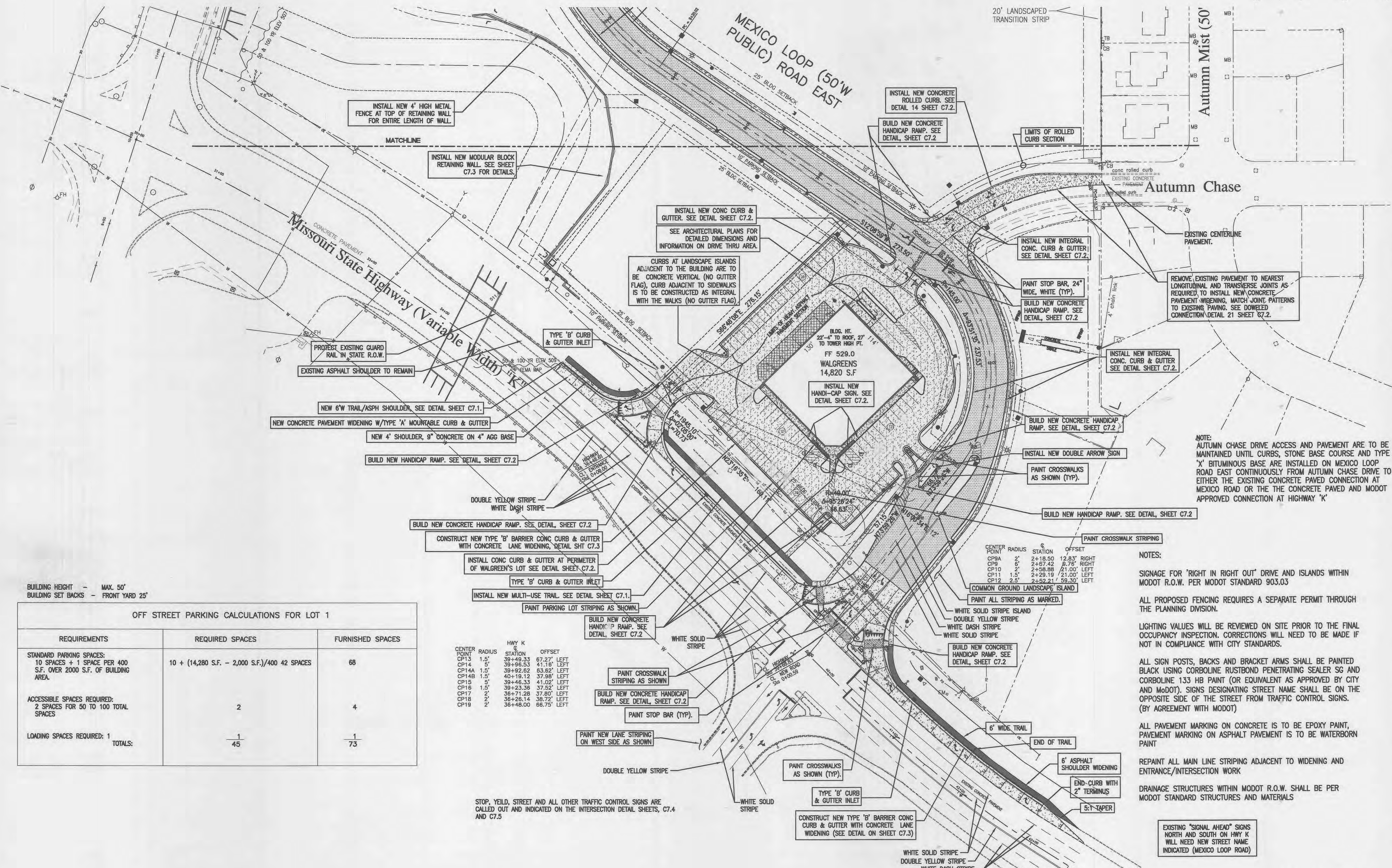
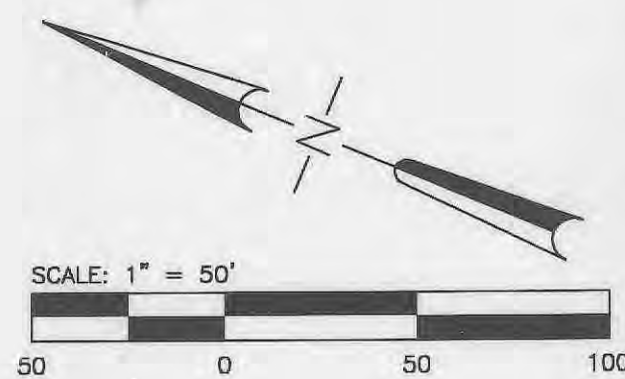
PAVING PLAN

SHEET 8 OF 18

C5.1

As Built Construction
May 12, 2006

PIDGEON PARK WEST PLAT 2



BUILDING HEIGHT - MAX. 50'
BUILDING SET BACKS - FRONT YARD 25'

OFF STREET PARKING CALCULATIONS FOR LOT 1

REQUIREMENTS	REQUIRED SPACES	FURNISHED SPACES
STANDARD PARKING SPACES: 10 SPACES + 1 SPACE PER 400 S.F. OVER 2000 S.F. OF BUILDING AREA.	10 + (14,280 S.F. - 2,000 S.F.)/400 = 42 SPACES	68
ACCESSIBLE SPACES REQUIRED: 2 SPACES FOR 50 TO 100 TOTAL SPACES	2	4
LOADING SPACES REQUIRED: 1	1	1
TOTALS:	45	73

CENTER POINT	RADIUS	STATION	HWY K	OFFSET
CP13	1.5'	39+49.33	67.27'	LEFT
CP14	5'	39+96.53	41.18'	LEFT
CP14A	1.5'	39+92.62	63.62'	LEFT
CP14B	1.5'	40+19.12	37.98'	LEFT
CP15	5'	39+46.33	41.02'	LEFT
CP16	1.5'	39+23.36	37.52'	LEFT
CP17	2'	36+71.26	37.60'	LEFT
CP18	2'	36+26.14	38.72'	LEFT
CP19	2'	36+48.00	66.75'	LEFT

STOP, YIELD, STREET AND ALL OTHER TRAFFIC CONTROL SIGNS ARE CALLED OUT AND INDICATED ON THE INTERSECTION DETAIL SHEETS, C7.4 AND C7.5

CENTER POINT	RADIUS	STATION	OFFSET
CP9A	2'	2+18.50	12.83' RIGHT
CP9	6'	2+67.42	8.76' RIGHT
CP10	2'	2+58.88	21.00' LEFT
CP11	1.5'	2+29.19	21.00' LEFT
CP12	2.5'	2+52.21	59.30' LEFT

NOTES:

- SIGNAGE FOR 'RIGHT IN RIGHT OUT' DRIVE AND ISLANDS WITHIN MODOT R.O.W. PER MODOT STANDARD 903.03
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- 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.
- ALL SIGN POSTS, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CORBOLINE RUSTBOND PENETRATING SEALER SG AND CORBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS. (BY AGREEMENT WITH MODOT)
- ALL PAVEMENT MARKING ON CONCRETE IS TO BE EPOXY PAINT, PAVEMENT MARKING ON ASPHALT PAVEMENT IS TO BE WATERBORNE PAINT
- REPAINT ALL MAIN LINE STRIPING ADJACENT TO WIDENING AND ENTRANCE/INTERSECTION WORK
- DRAINAGE STRUCTURES WITHIN MODOT R.O.W. SHALL BE PER MODOT STANDARD STRUCTURES AND MATERIALS

EXISTING "SIGNAL AHEAD" SIGNS NORTH AND SOUTH ON HWY K WILL NEED NEW STREET NAME INDICATED (MEXICO LOOP ROAD)

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SEP 26 2006

PROFESSIONAL SEAL
JEM
E-6560
EXPIRATION DATE: 12/31/07

NO.	DATE	CITY COMMENTS
1	11/03/03	CITY COMMENTS
2	12/11/03	CITY COMMENTS
3	3/03/04	MODOT/CITY
4	3/29/04	MODOT/CITY
5	4/27/04	MODOT/CITY
6	12/13/05	CITY APPROVAL SET

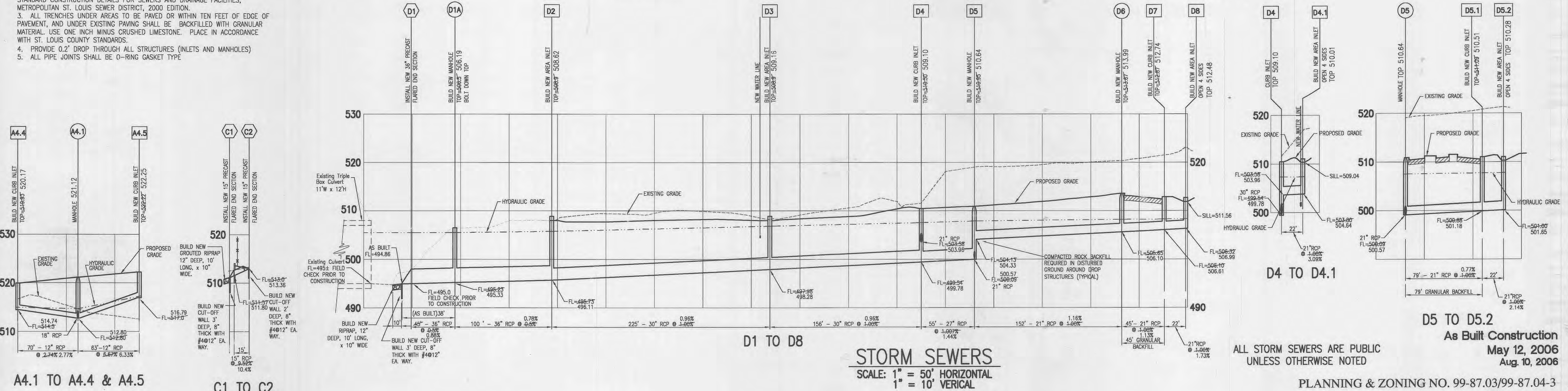
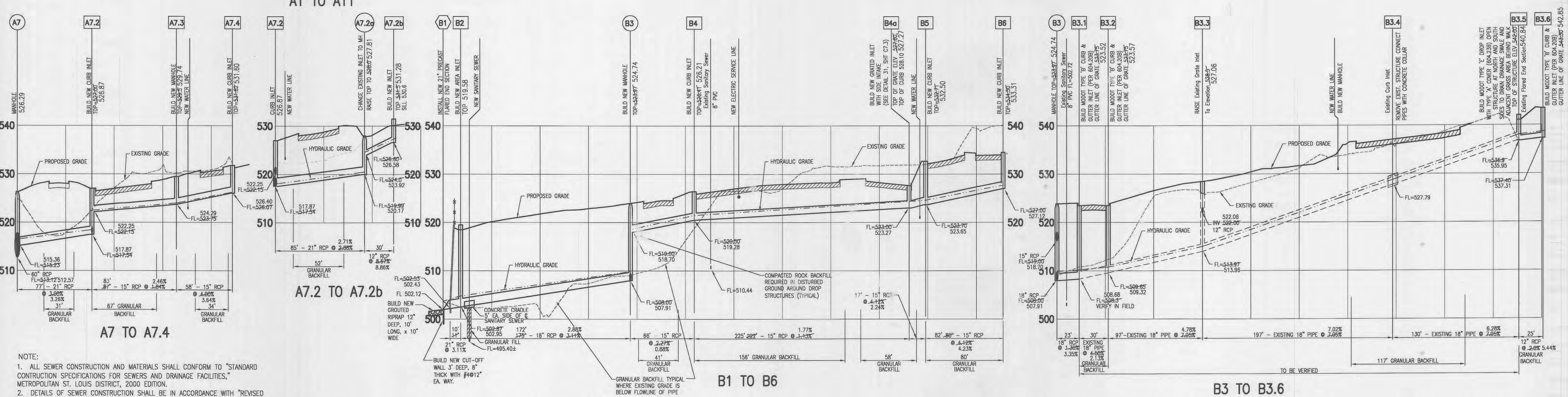
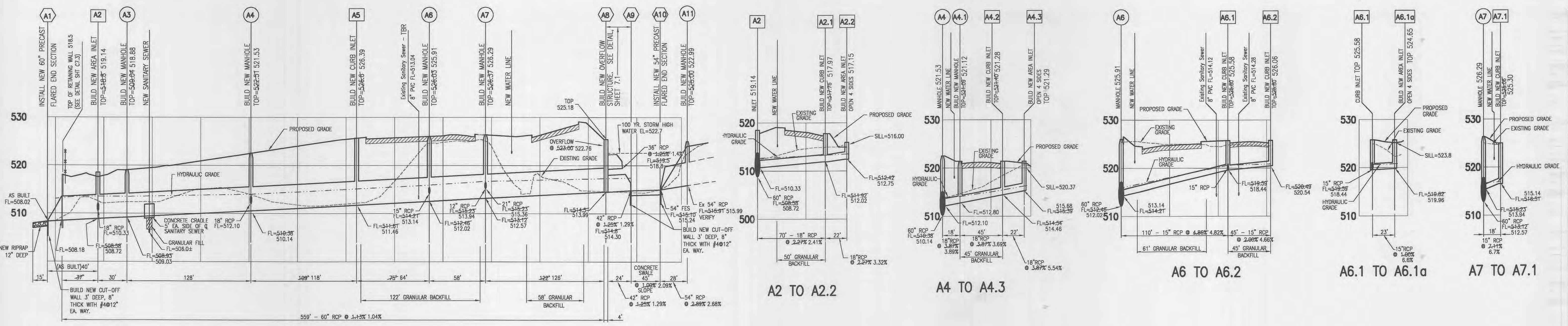
PROJECT NO. **990324** CONTRACT NO. **0004**
DRAWN **JEM** CHECKED **JML**
DATE: **9/05/03**

PAVING PLAN

SHEET 9 OF 18

C5.2

As Built Construction
May 12, 2006
PLANNING & ZONING NO. 99-87.03/99-87.04-3



- NOTE:
1. ALL SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES," METROPOLITAN ST. LOUIS DISTRICT, 2000 EDITION.
 2. DETAILS OF SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "REVISED STANDARD CONSTRUCTION DETAILS FOR SEWERS AND DRAINAGE FACILITIES," METROPOLITAN ST. LOUIS SEWER DISTRICT, 2000 EDITION.
 3. ALL TRENCHES UNDER AREAS TO BE PAVED OR WITHIN TEN FEET OF EDGE OF PAVEMENT, AND UNDER EXISTING PAVING SHALL BE BACKFILLED WITH GRANULAR MATERIAL. USE ONE INCH MINUS CRUSHED LIMESTONE. PLACE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS.
 4. PROVIDE 0.2" DROP THROUGH ALL STRUCTURES (INLETS AND MANHOLES)
 5. ALL PIPE JOINTS SHALL BE O-RING GASKET TYPE

STORM SEWERS
 SCALE: 1" = 50' HORIZONTAL
 1" = 10' VERTICAL

ALL STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED

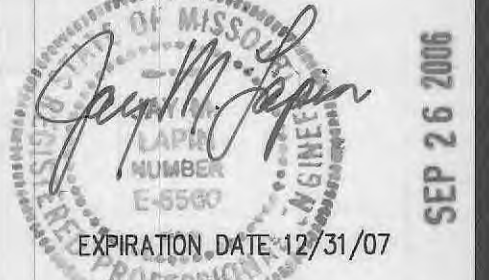
As Built Construction
 May 12, 2006
 Aug. 10, 2006

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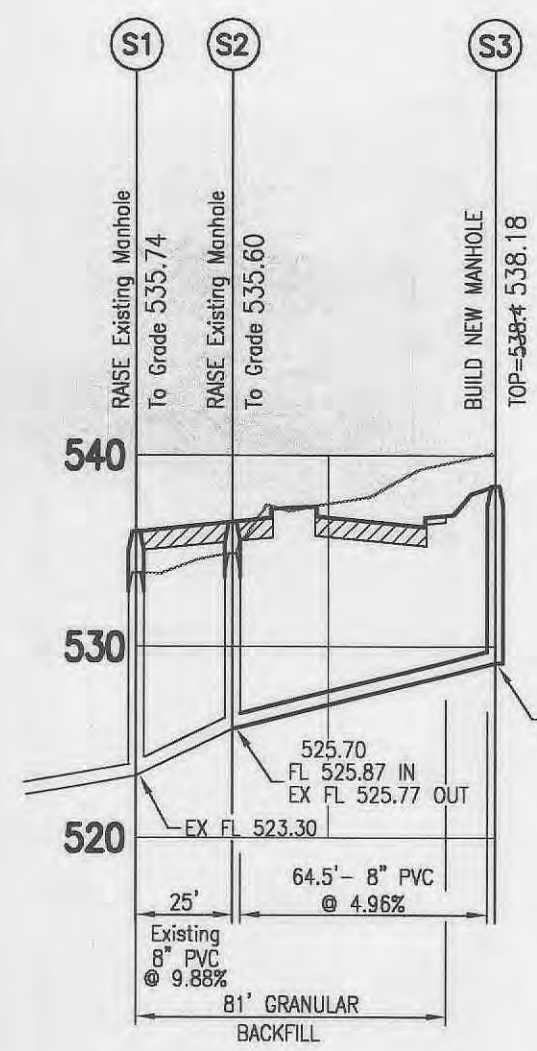


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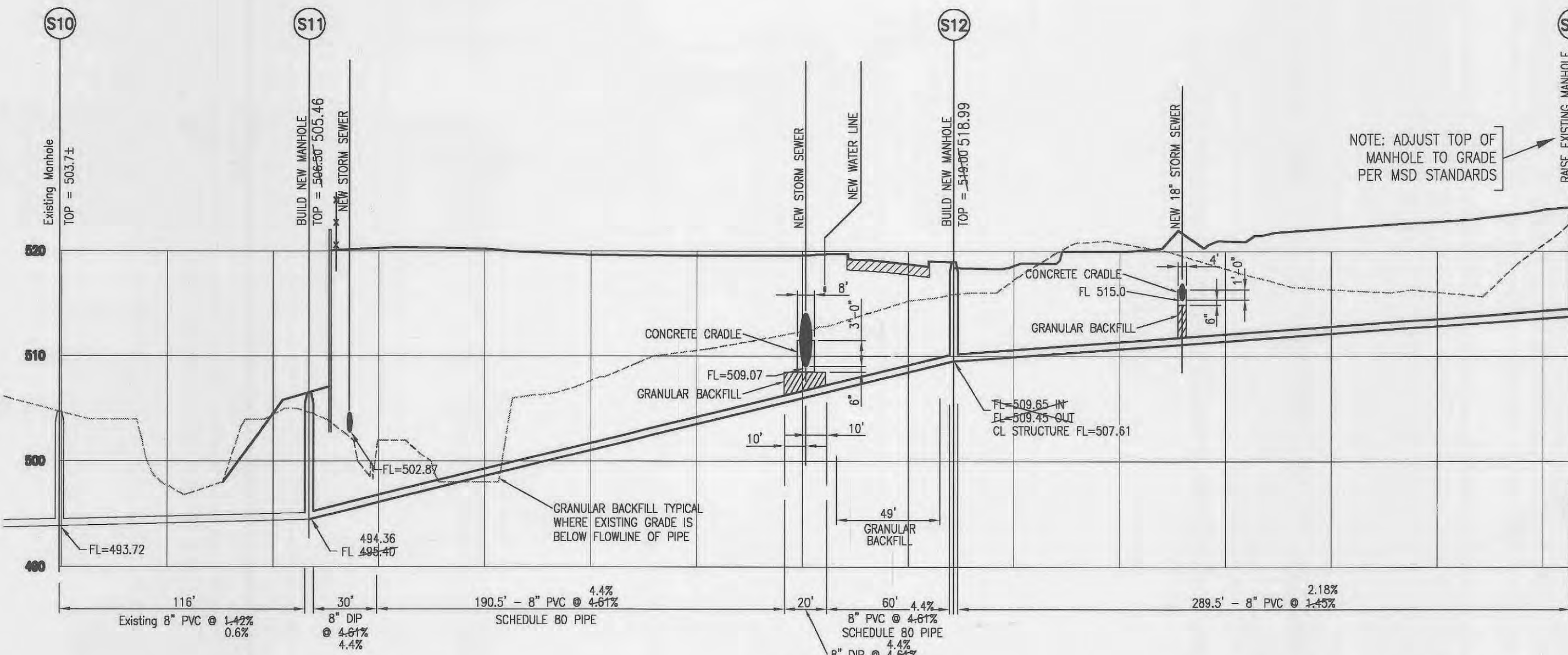


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9	12/10/05	NEW INLET
NO.	DATE	
11	03/03/03	CITY COMMENTS
12	11/03/03	CITY COMMENTS
4	2/12/04	GRADING PERMIT
5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY
7	4/27/04	MODOT/CITY
PROJECT NO.	CONTRACT NO.	
980324	0004	
DRAWN	CHECKED	
JEM	JML	
DATE		
	9/05/03	
STORM SEWER PROFILES		
SHEET 10 OF 18		
C6.1		
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PLANNING & ZONING NO. 99-87.03/99-87.04-3

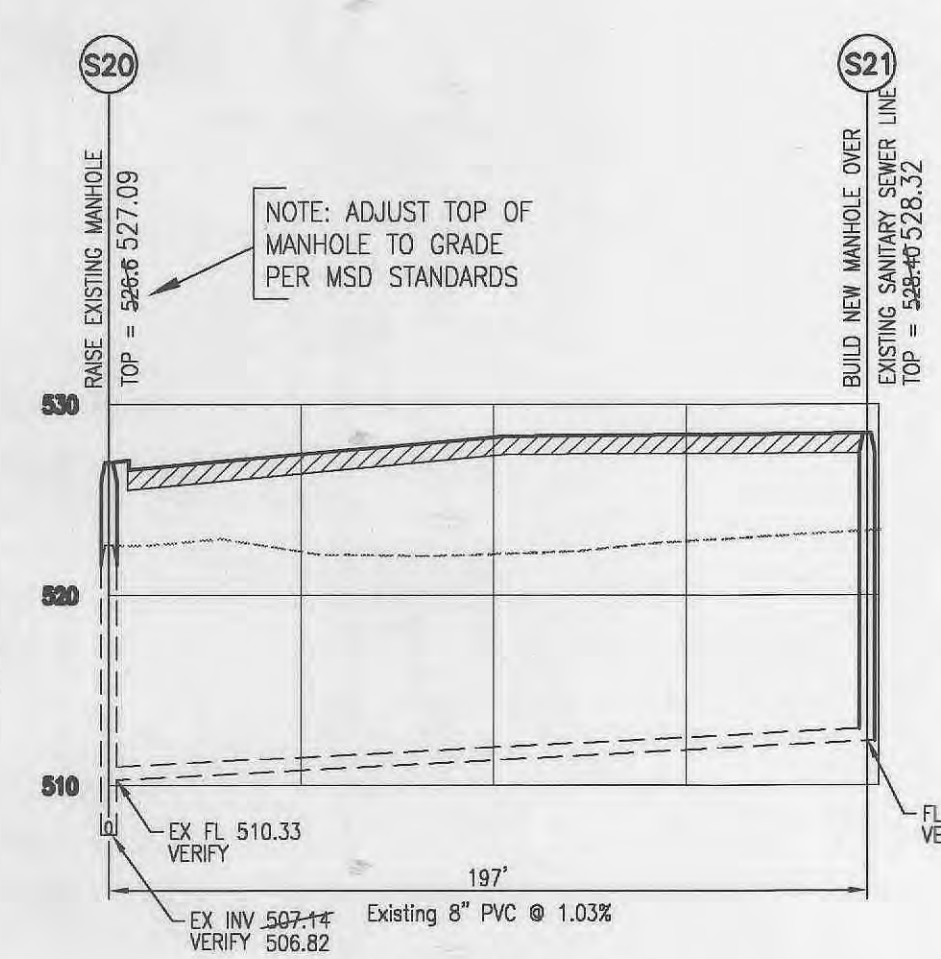


S1 TO S3

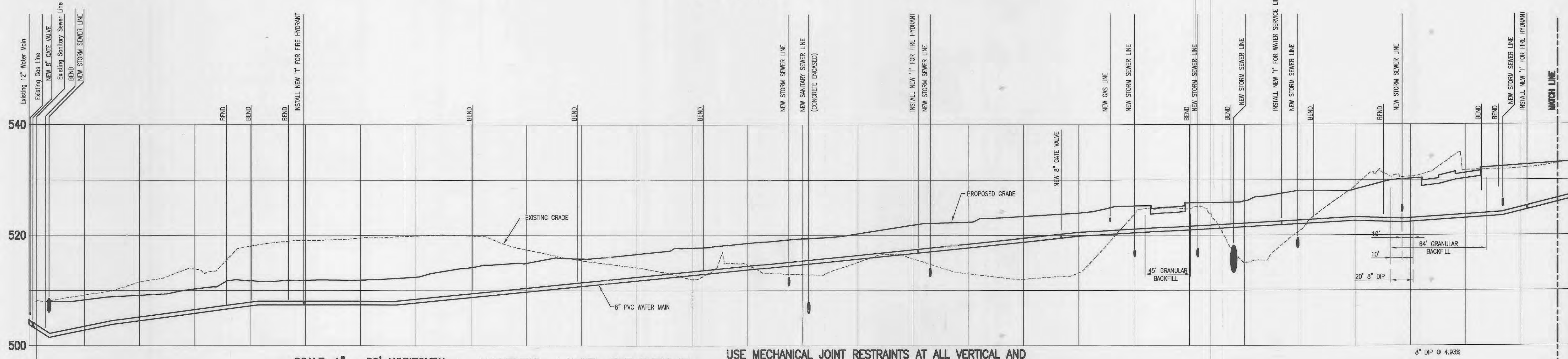
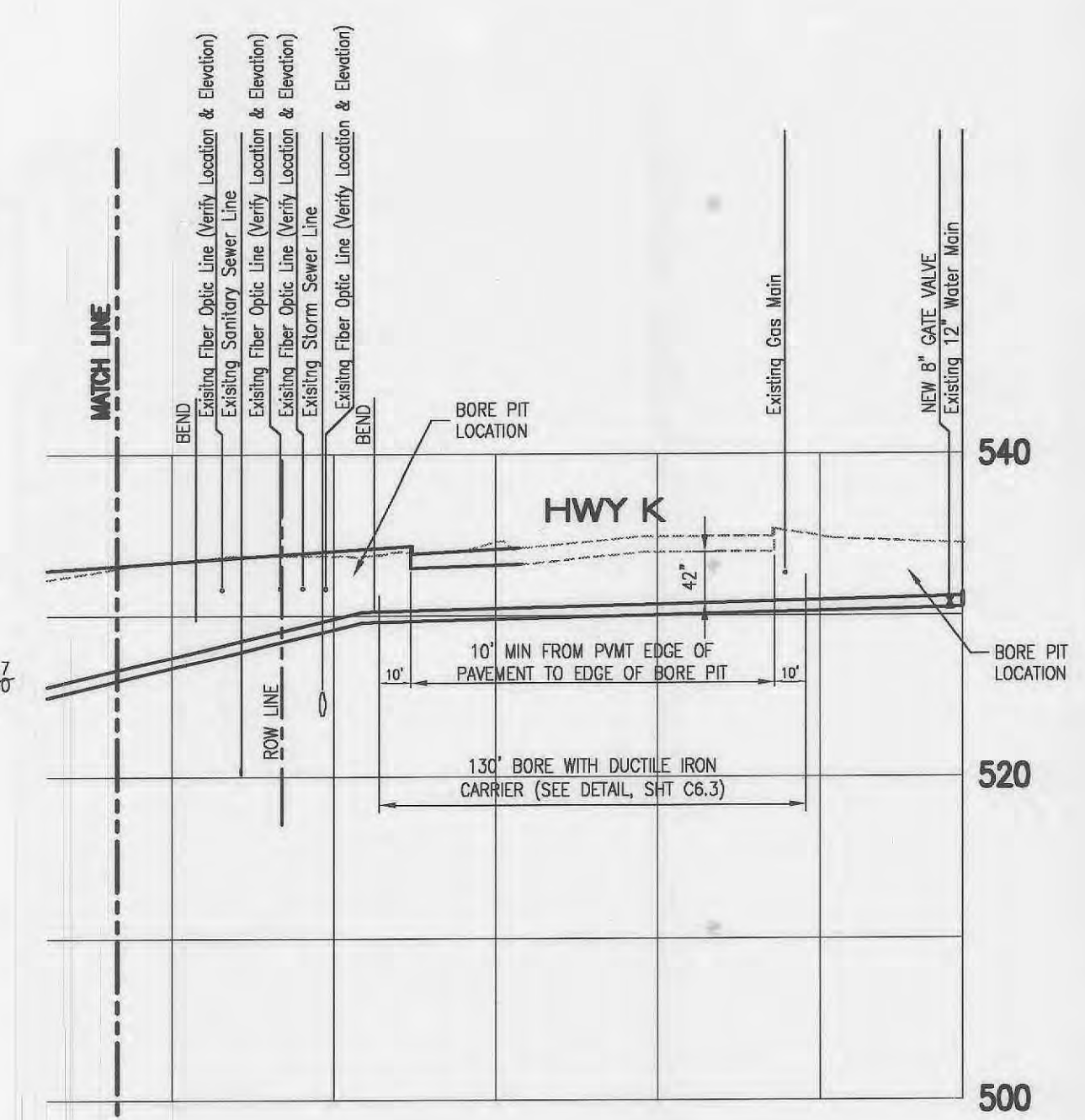


S10 TO S13

SANITARY SEWERS
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



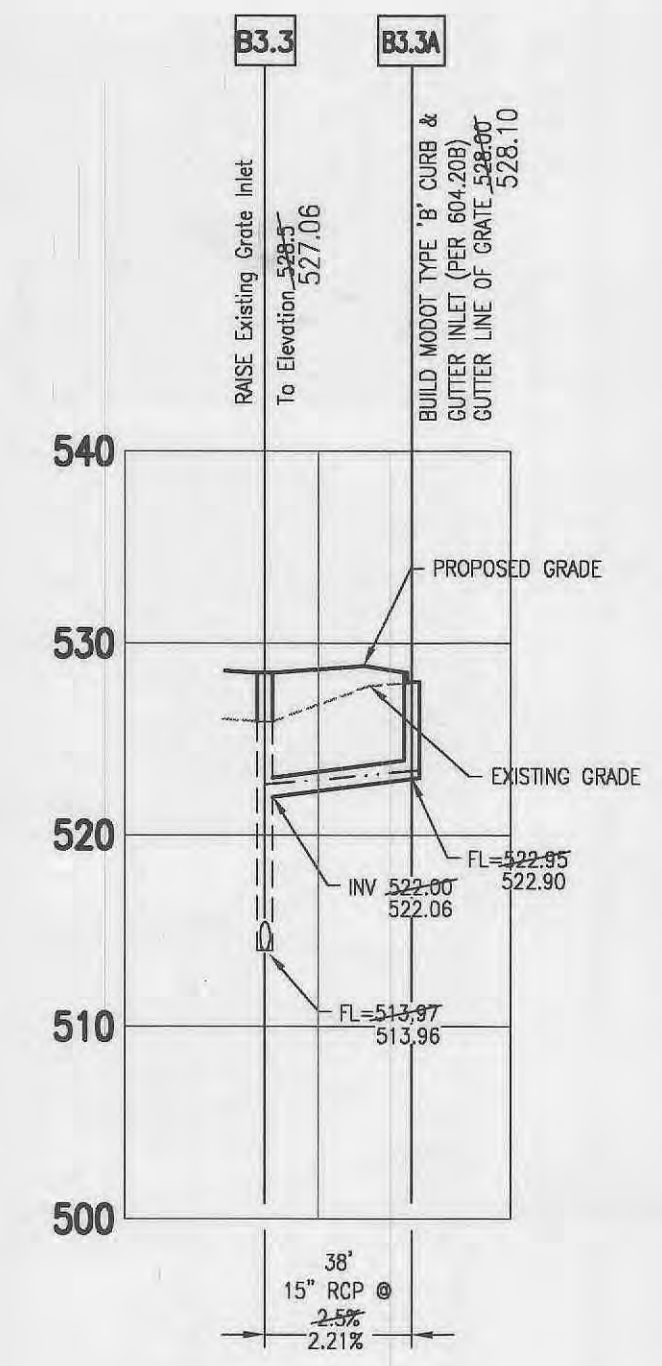
PRIVATE
S20 TO S21



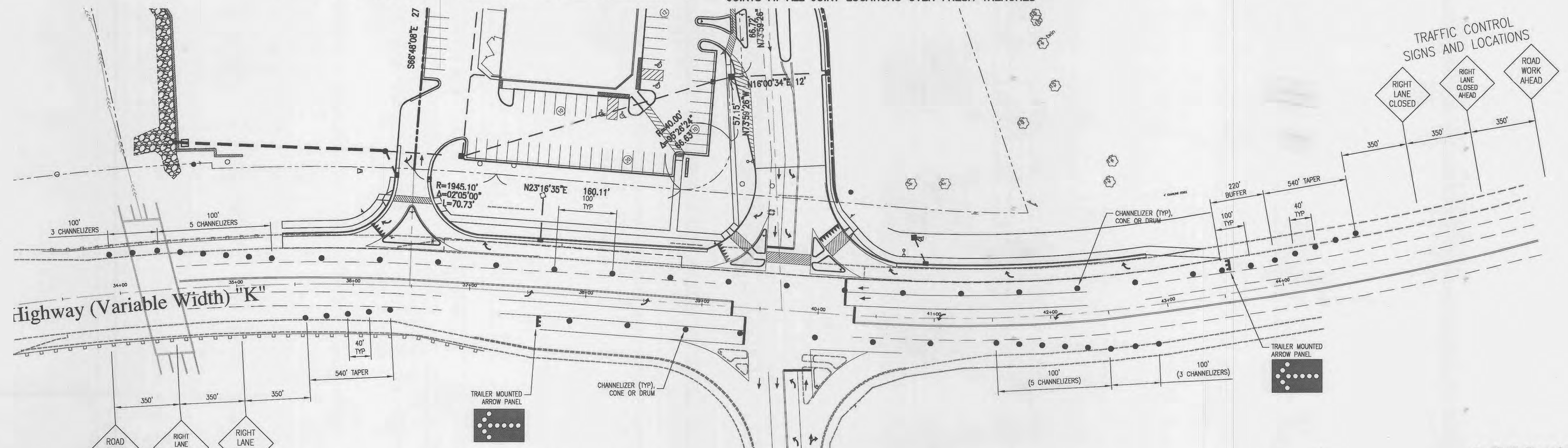
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

WATER LINE PROFILE

USE MECHANICAL JOINT RESTRAINTS AT ALL VERTICAL AND HORIZONTAL CHANGES IN DIRECTION USE MECHANICAL JOINTS AT ALL JOINT LOCATIONS OVER FRESH TRENCHES



STORM B3.3 TO B3.3A
STORM SEWERS
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



TRAFFIC CONTROL PLAN
NOT TO SCALE

As Built Construction
May 12, 2006
Aug. 10, 2006

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SEP 26 2006

EXPIRATION DATE 12/31/07

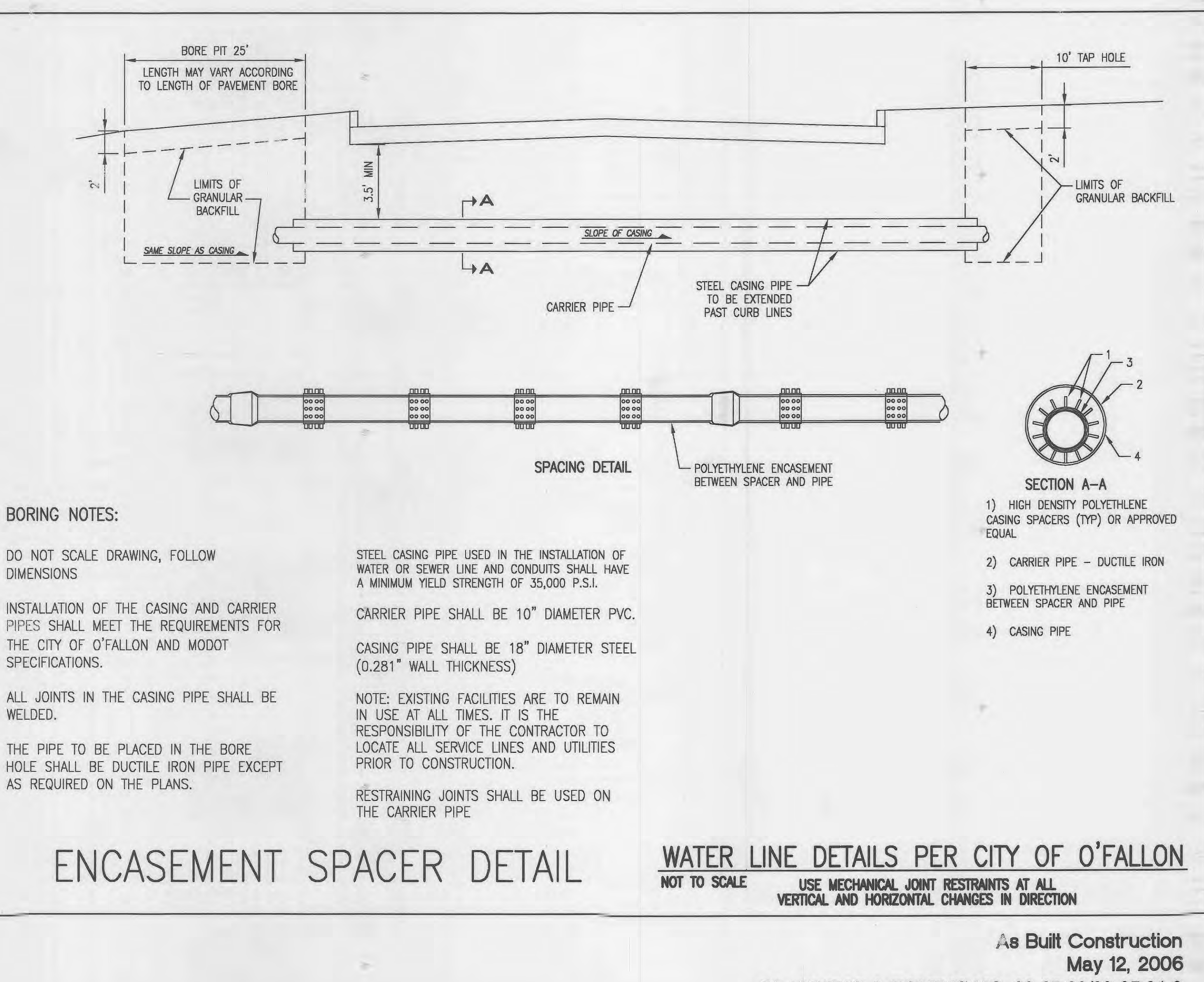
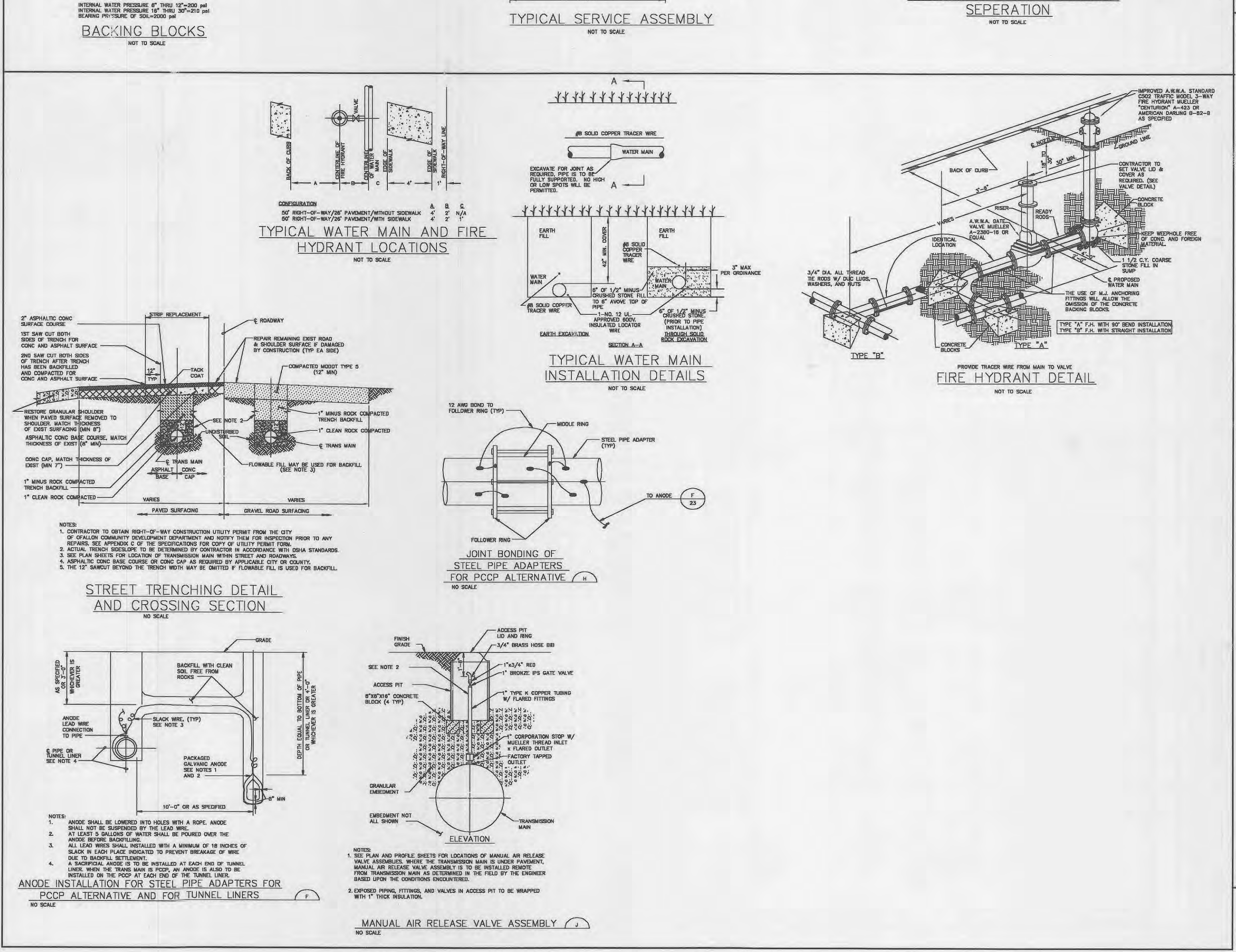
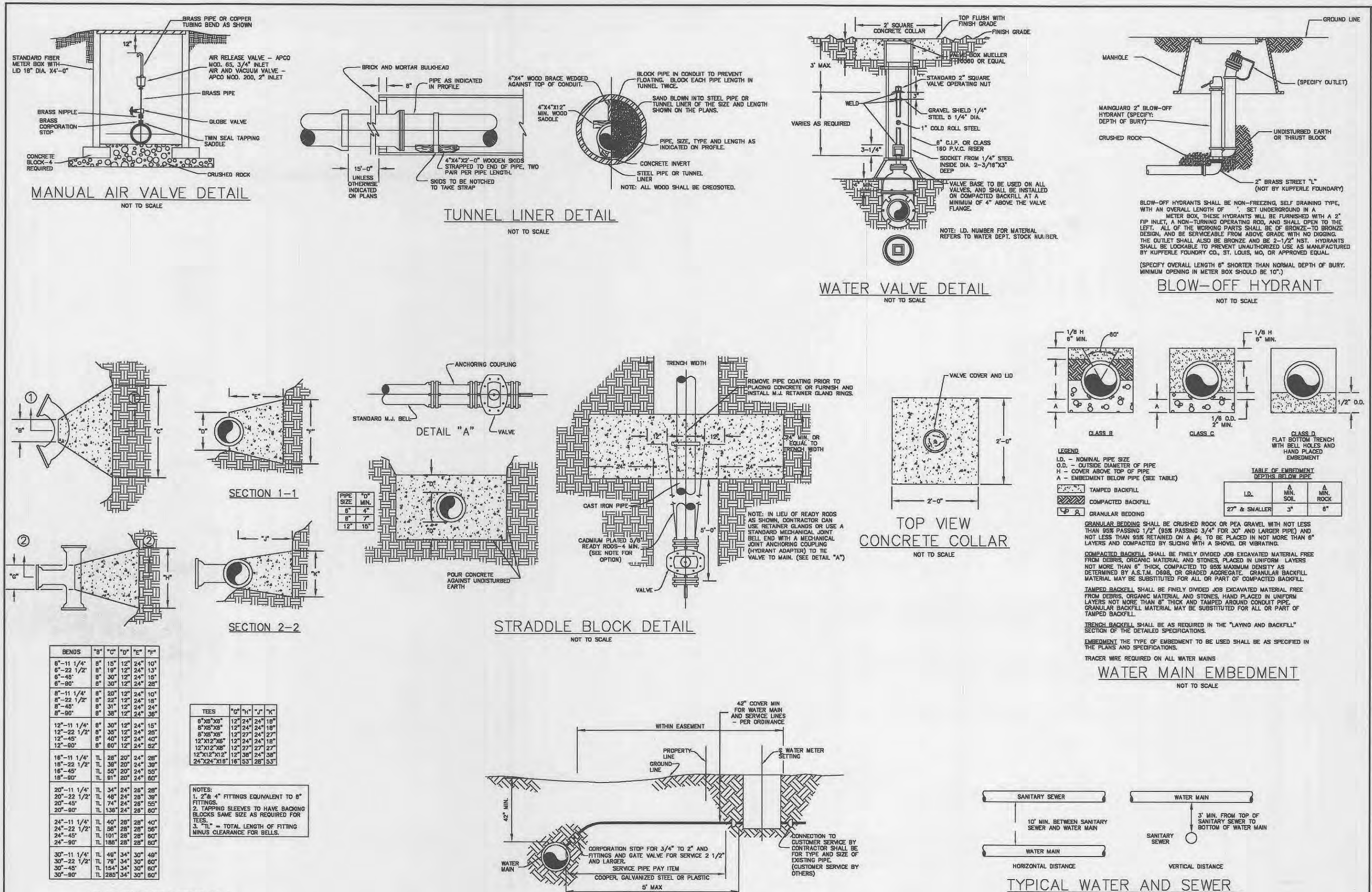
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9	6/04/04	MODOT COMMENTS
8	5/03/04	TRFC CTRL. PLAN
NO.	DATE	
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PROJECT NO.	CONTRACT NO.
980324	0004
DRAWN	CHECKED
JEM	JML
DATE	9/05/03

SAN/STORM/WTR PROFILES
TRAFFIC CONTROL

SHEET 11 OF 18

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BORING NOTES:

DO NOT SCALE DRAWING, FOLLOW DIMENSIONS

INSTALLATION OF THE CASING AND CARRIER PIPES SHALL MEET THE REQUIREMENTS FOR THE CITY OF O'FALLON AND MODOT SPECIFICATIONS.

ALL JOINTS IN THE CASING PIPE SHALL BE WELDED.

THE PIPE TO BE PLACED IN THE BORE HOLE SHALL BE DUCTILE IRON PIPE EXCEPT AS REQUIRED ON THE PLANS.

STEEL CASING PIPE USED IN THE INSTALLATION OF WATER OR SEWER LINE AND CONDUITS SHALL HAVE A MINIMUM YIELD STRENGTH OF 35,000 P.S.I.

CARRIER PIPE SHALL BE 10" DIAMETER PVC. CASING PIPE SHALL BE 18" DIAMETER STEEL (0.281" WALL THICKNESS)

NOTE: EXISTING FACILITIES ARE TO REMAIN IN USE AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SERVICE LINES AND UTILITIES PRIOR TO CONSTRUCTION.

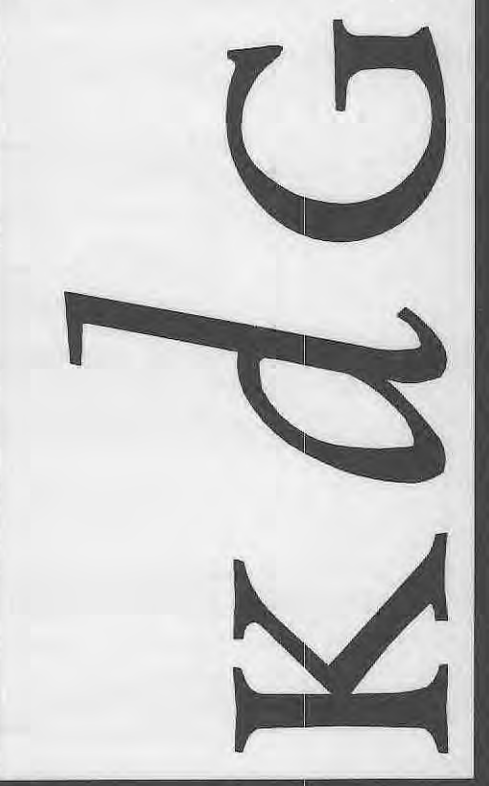
RESTRAINING JOINTS SHALL BE USED ON THE CARRIER PIPE

WATER LINE DETAILS PER CITY OF O'FALLON
NOT TO SCALE

USE MECHANICAL JOINT RESTRAINTS AT ALL VERTICAL AND HORIZONTAL CHANGES IN DIRECTION

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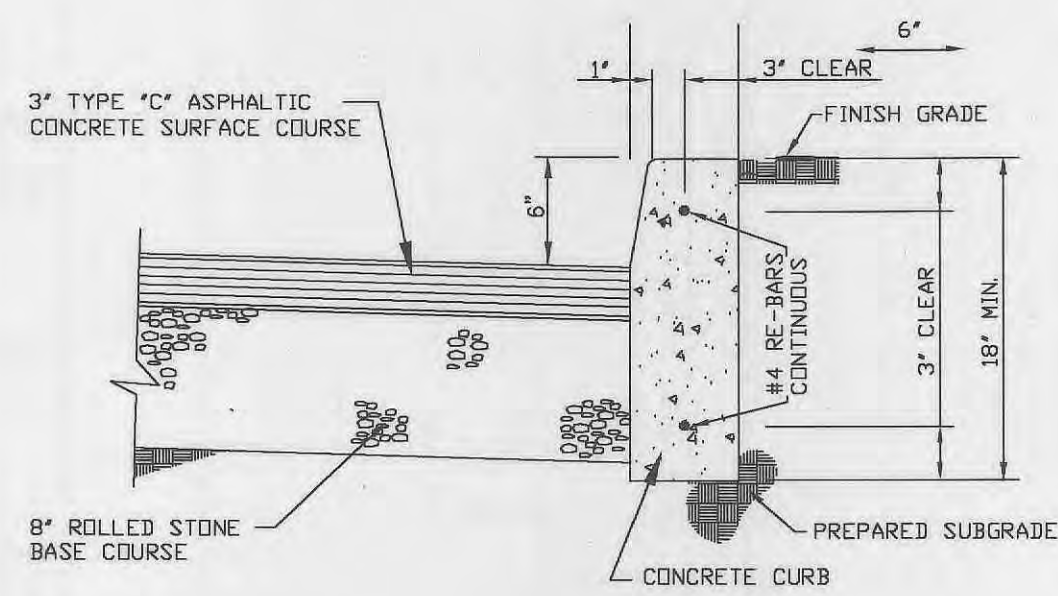
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1) HIGH DENSITY POLYETHYLENE CASING SPACERS (TYP) OR APPROVED EQUAL
2) CARRIER PIPE - DUCTILE IRON
3) POLYETHYLENE ENCASEMENT BETWEEN SPACER AND PIPE
4) CASING PIPE

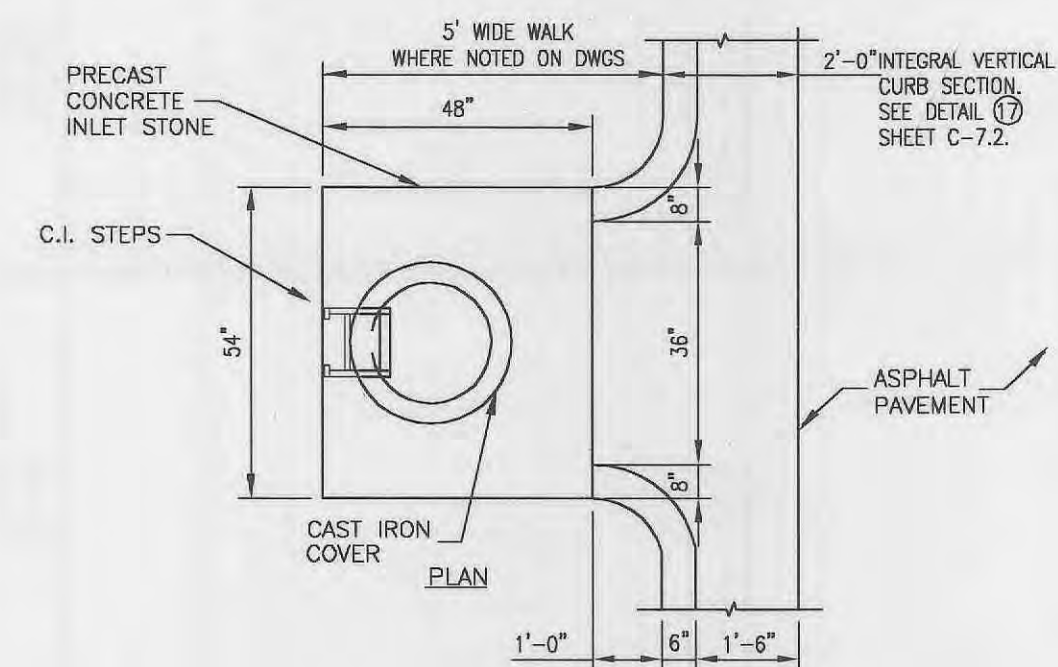
NO.	DATE	CITY COMMENTS
1	11/03/03	CITY COMMENTS
2	12/11/03	CITY COMMENTS
3	03/03/04	MODOT CITY
4	03/28/04	MODOT CITY
5	04/27/04	MODOT CITY
6	12/13/05	CITY APPROVAL SET

PROJECT NO. **980324** CONTRACT NO. **0004**
DRAWN **DGN** CHECKED **JML**
DATE **9/05/03**

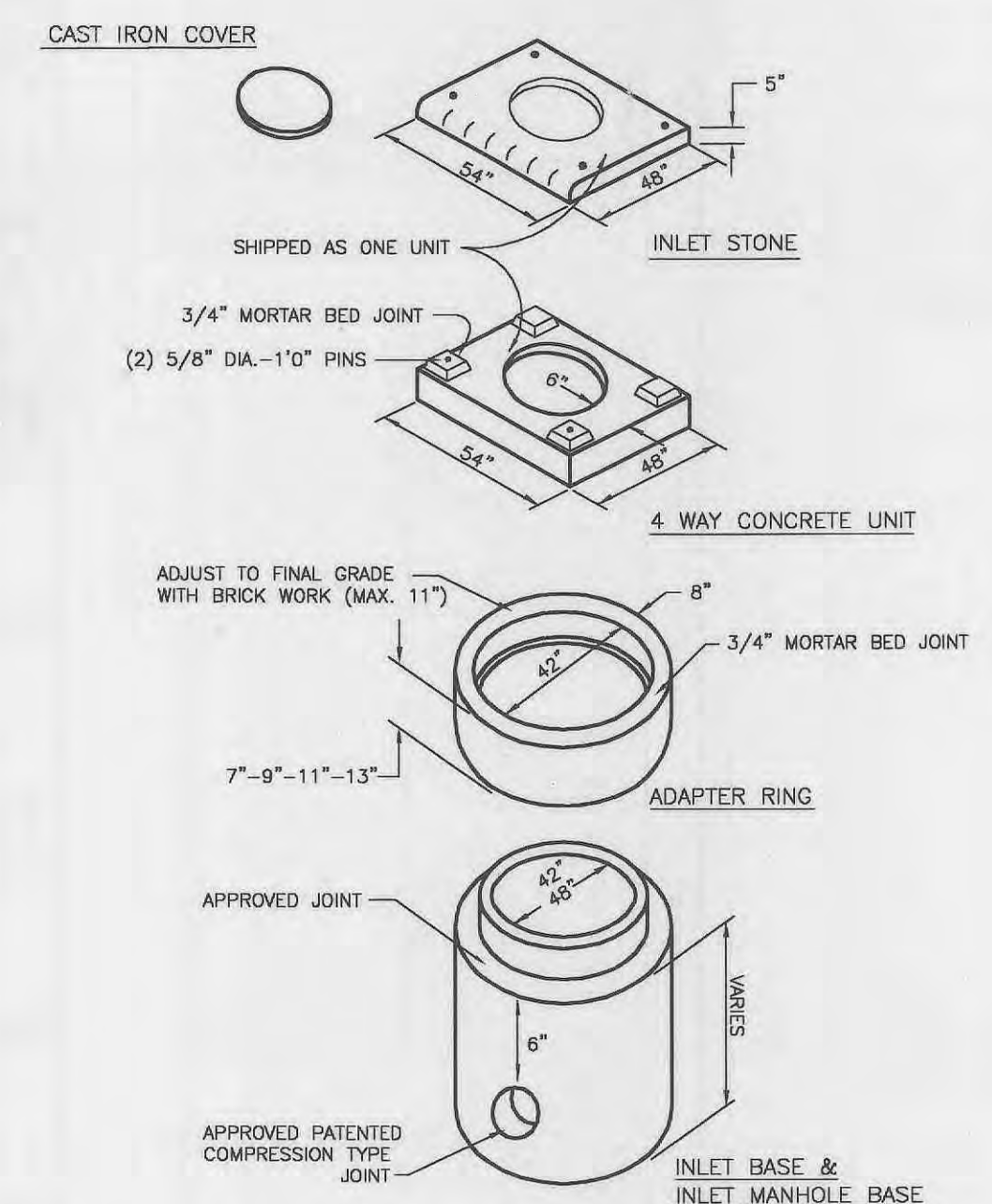
As Built Construction
May 12, 2006
WATER MAIN DETAILS
SHEET 12 OF 18
C6.3
PLANNING & ZONING NO. 99-87.03/99-87.04-3



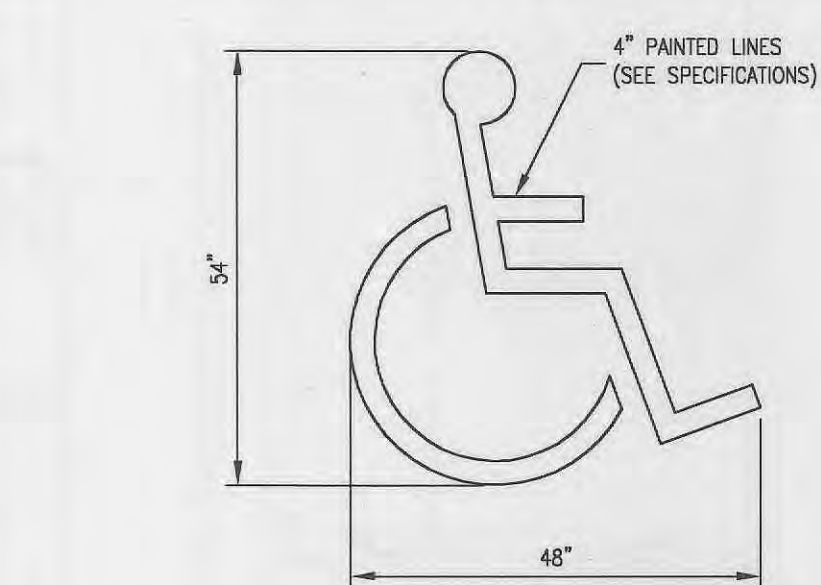
1 PARKING LOT PAVEMENT DETAIL
NO SCALE



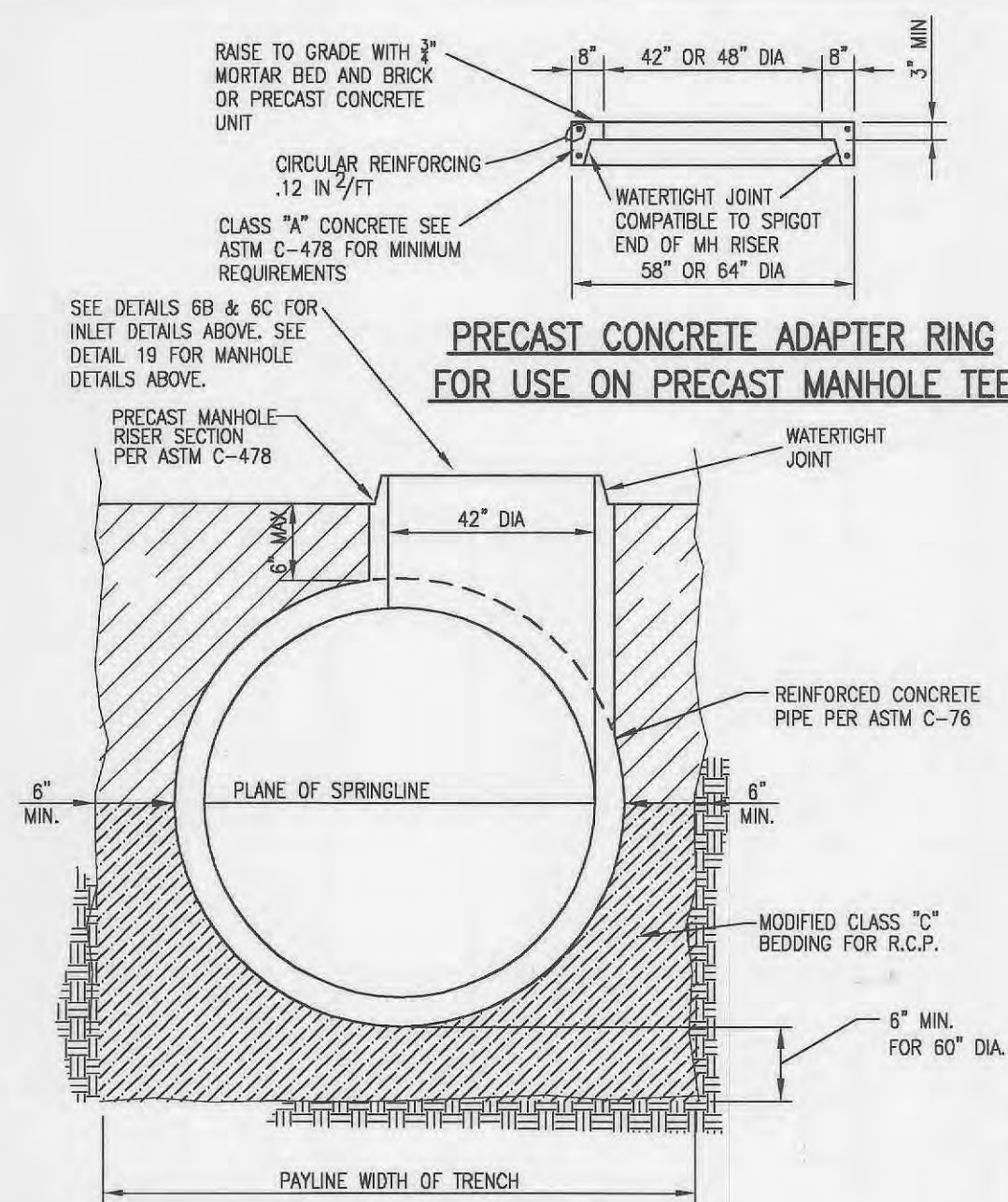
6 CURB INLET (NOT USED IN MODOT R.O.W.)
NO SCALE



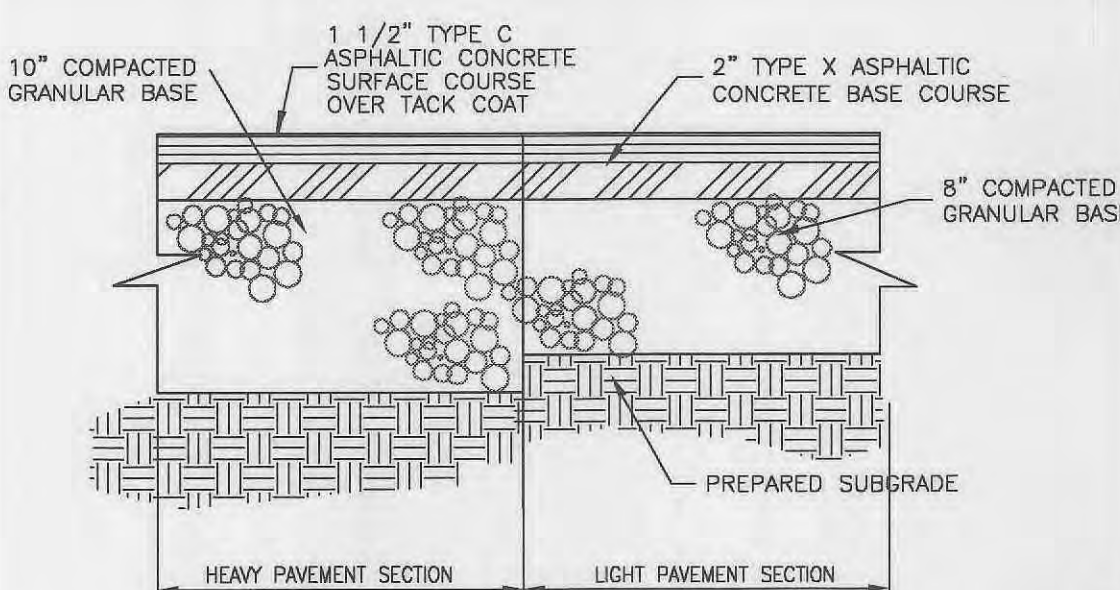
6A PRECAST MANHOLE TEE FOR 60\"/>



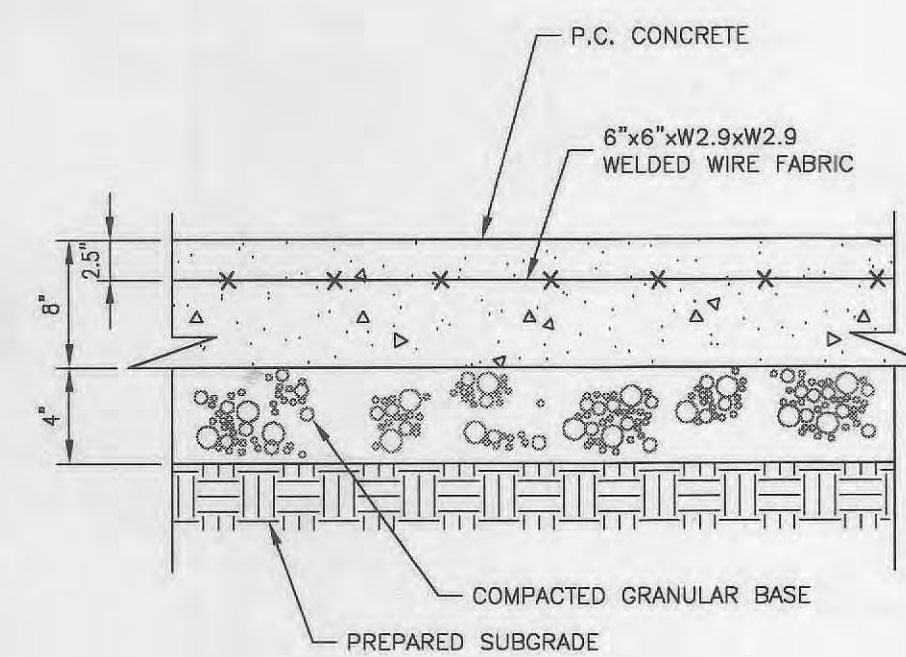
8 PARKING LOT HANDICAP SYMBOL
NO SCALE



2 CONCRETE PAVEMENT (USE IN CITY R.O.W.)
NO SCALE



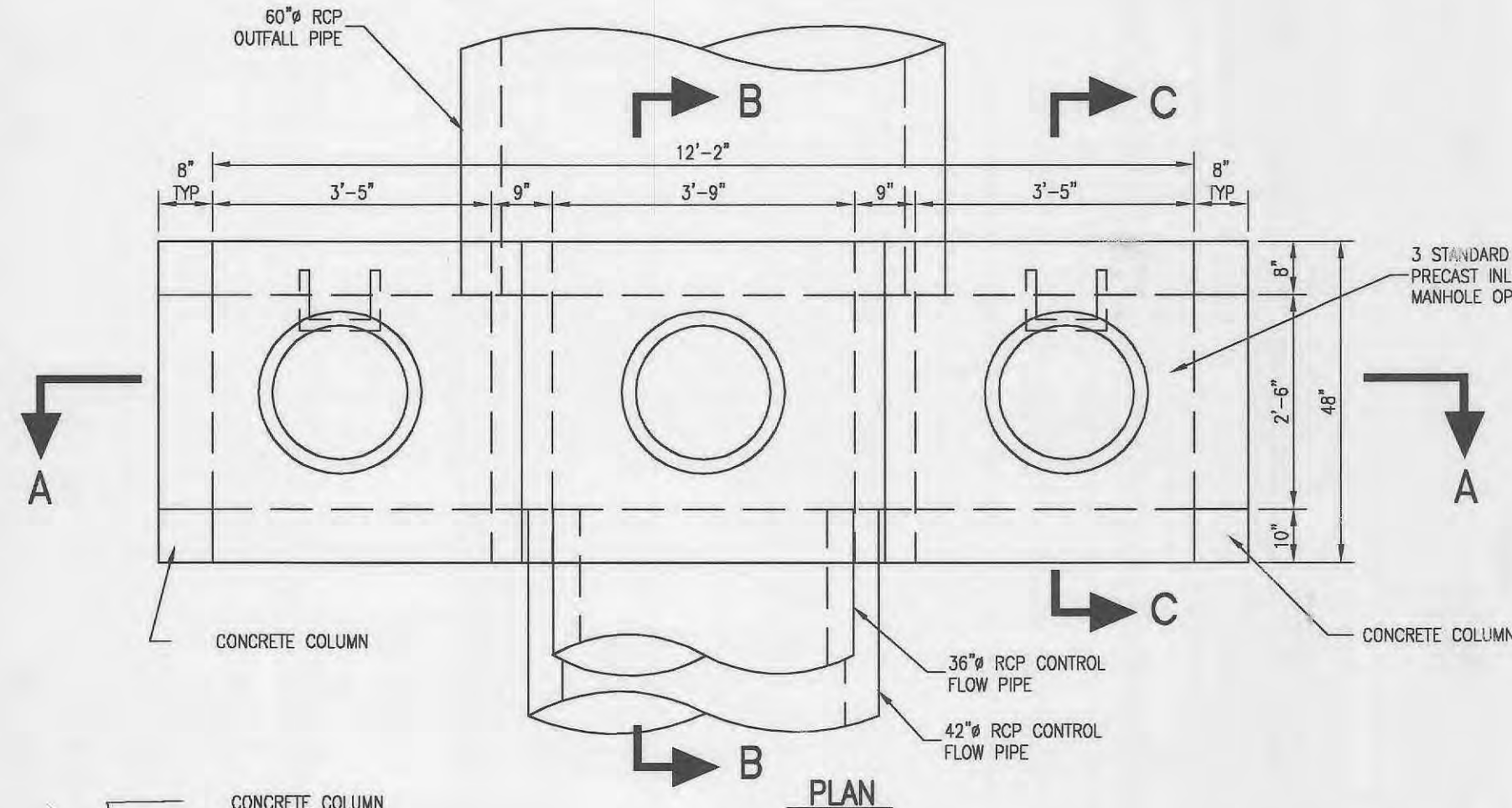
3 ASPHALTIC CONC. PVMT. SECT. - LOT 1
NO SCALE



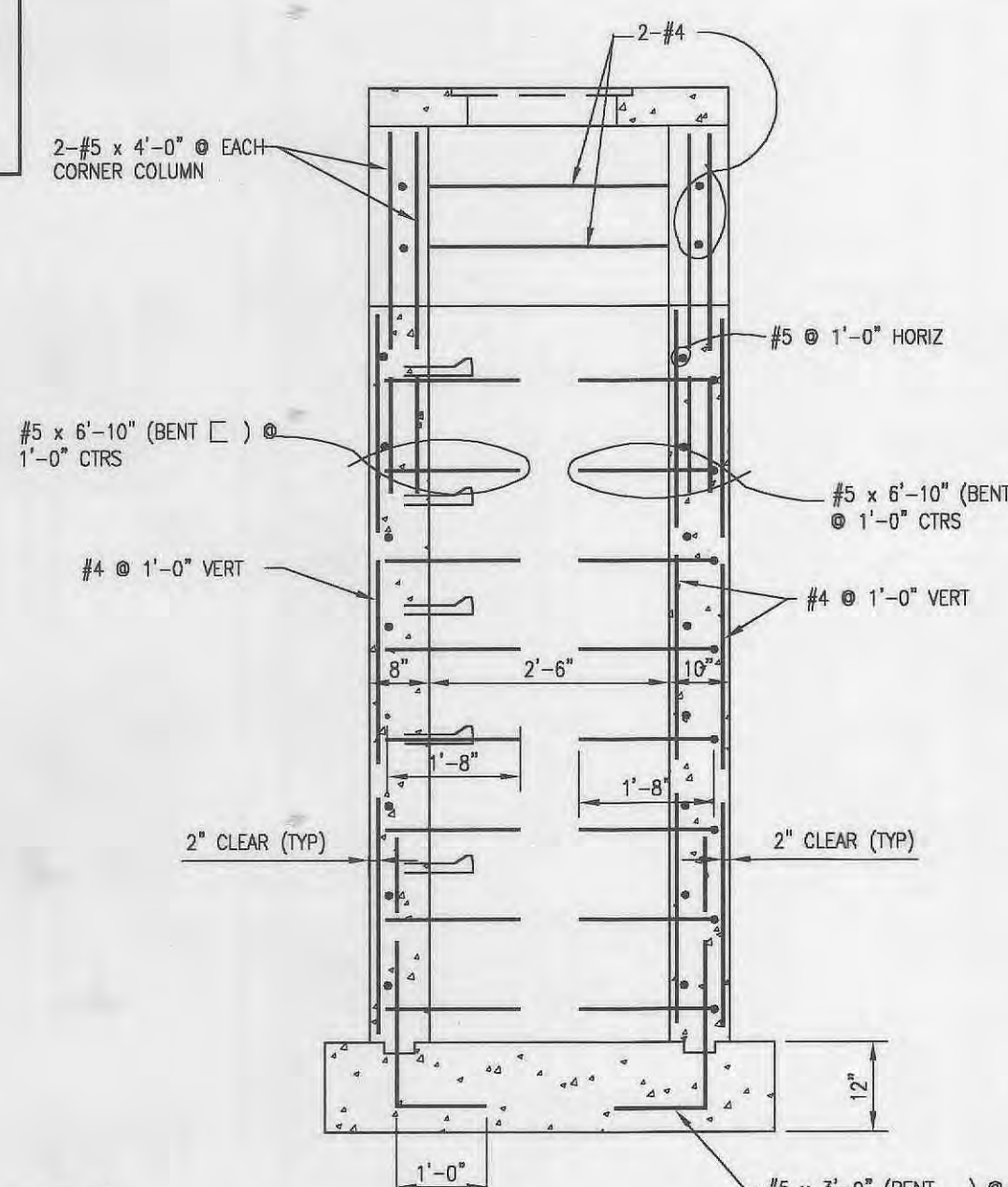
4 CONCRETE PAD @ DUMPSTER
NO SCALE

NOTES:
1. TO BE USED WHERE NO CHANGE IN LINE OR GRADE IS REQUIRED AT MANHOLE.
2. THE MINIMUM INSIDE DIAMETER FOR RISER SECTIONS SHALL BE 42 INCHES FOR 8 INCH DIAMETER SANITARY SEWERS AND ALL STORM SEWERS. THE MINIMUM INSIDE DIAMETER FOR SANITARY SEWERS LARGER THAN 8 INCH DIAMETER IS 48 INCHES.

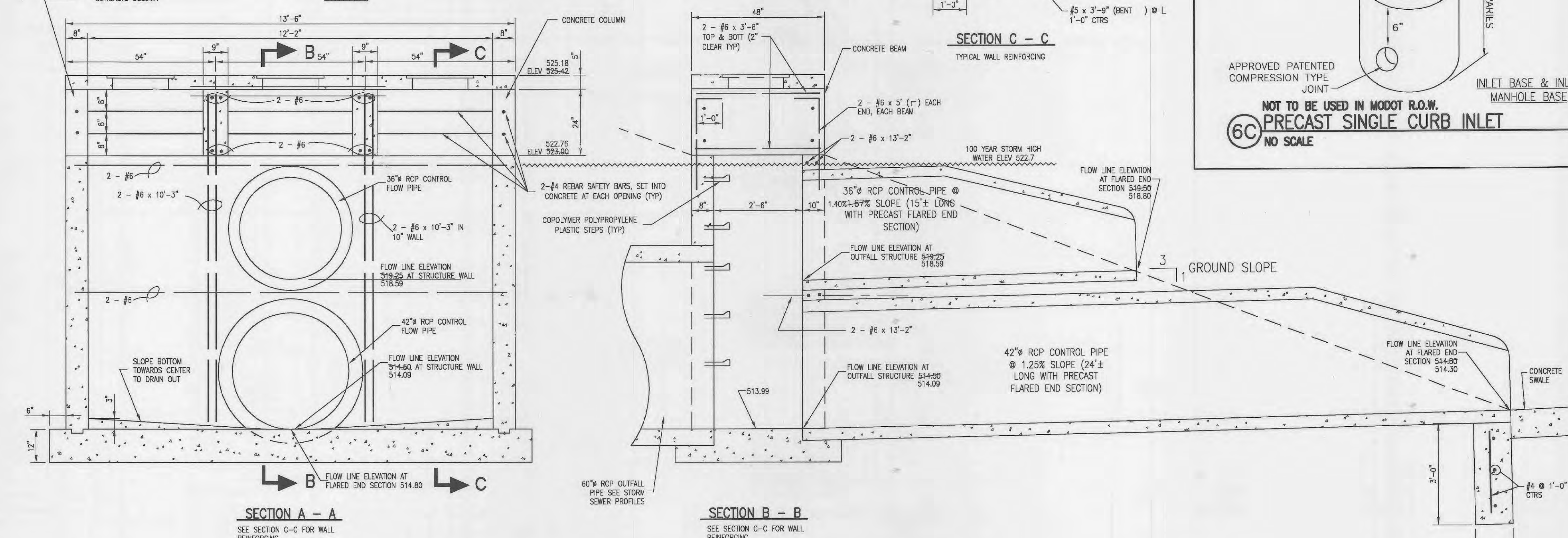
6A PRECAST MANHOLE TEE FOR 60\"/>



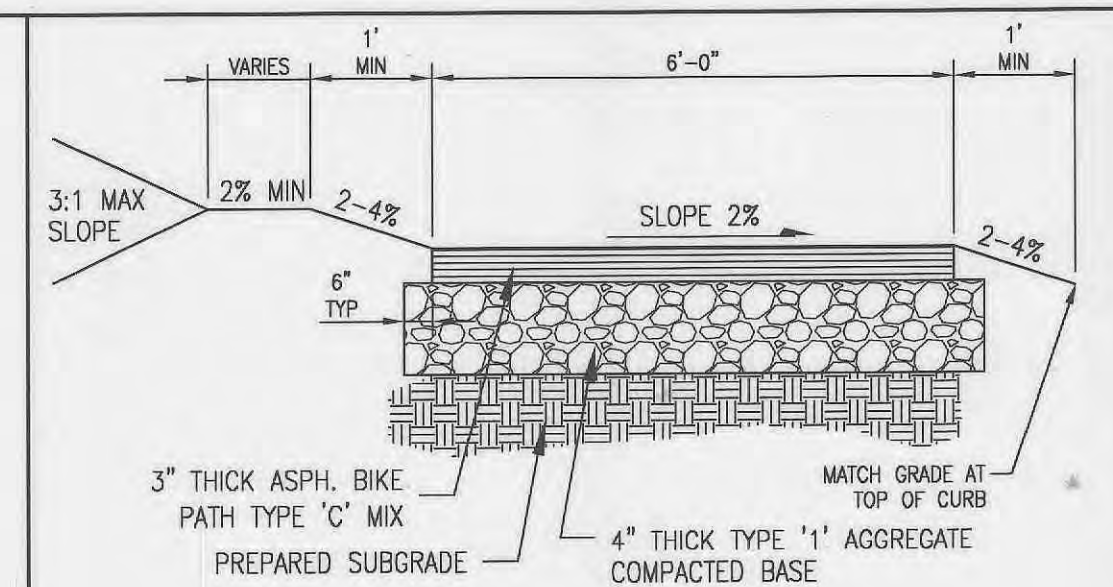
7 DETENTION CONTROL / OVERFLOW STRUCTURE
NO SCALE



6C PRECAST SINGLE CURB INLET
NO SCALE



6B AREA INLET PRECAST CONCRETE
NO SCALE



5 MULTI-USE PATH DETAIL (TRAIL)
NO SCALE

NOTES:
PROVIDE CONCRETE HANDICAP RAMP WHERE TRAIL INTERSECTS ACCESS DRIVES OR STREETS OR WHERE TRAIL INTERSECTS WITH CURBING (SEE PLANS)
PROVIDE STRIPING OR A COLORED TEXTURED PAVEMENT THROUGH THE ACCESS DRIVES OR STREETS INTO THE DEVELOPMENT.
MAXIMUM SLOPE OF THE PATH SHALL NOT EXCEED 8% AND 2% CROSS SLOPE PER CITY OF FALLON SPECIFICATIONS
THE TRAIL SHALL BE CONSTRUCTED WITH A CONSISTENT SLOPE WITH VERTICAL CURVES A MINIMUM OF 50' IN LENGTH. AFTER FINAL COMPRESSION, THE SURFACE SHALL BE SMOOTH AND TRUE TO THE ESTABLISHED CROWN AND GRADE. ANY LOW OR DEFECTIVE PLACES SHALL IMMEDIATELY BE REMEDIED BY CUTTING OUT THE COURSE AT SUCH SPOTS AND REPLACING IT WITH FRESH HOT MIXTURE, WHICH SHALL BE IMMEDIATELY COMPACTED TO CONFORM WITH THE SURROUNDING AREA AND SHALL BE THOROUGHLY BONDED TO IT. THE FINISHED PAVEMENT SHALL BE SET FREE FROM DEPRESSIONS EXCEEDING ONE-EIGHTH INCH AS MEASURED WITH A TEN-FOOT STRAIGHT EDGE PARALLEL TO THE CENTERLINE OF THE TRAIL.

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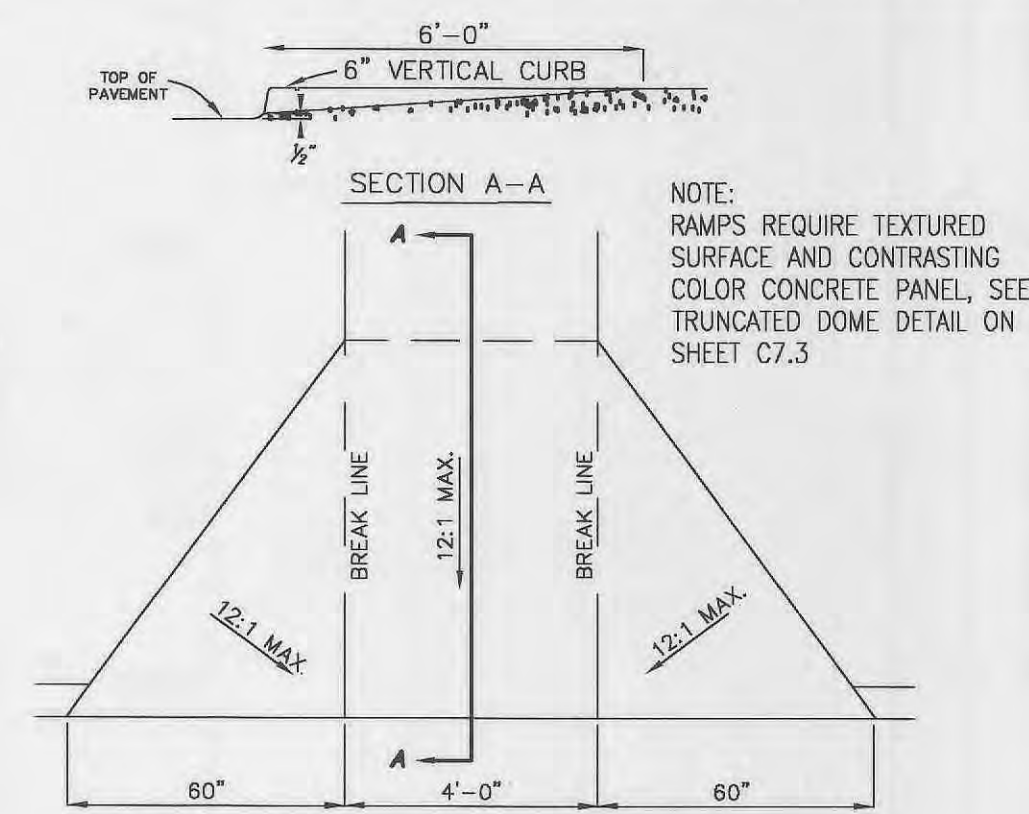
Paul W. Spain
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/07

NO.	DATE	CITY APPROVAL SET
1	11/03/03	CITY COMMENTS
2	12/11/03	CITY COMMENTS
4	2/12/04	GRADING PERMIT
5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY
7	4/27/04	MODOT/CITY

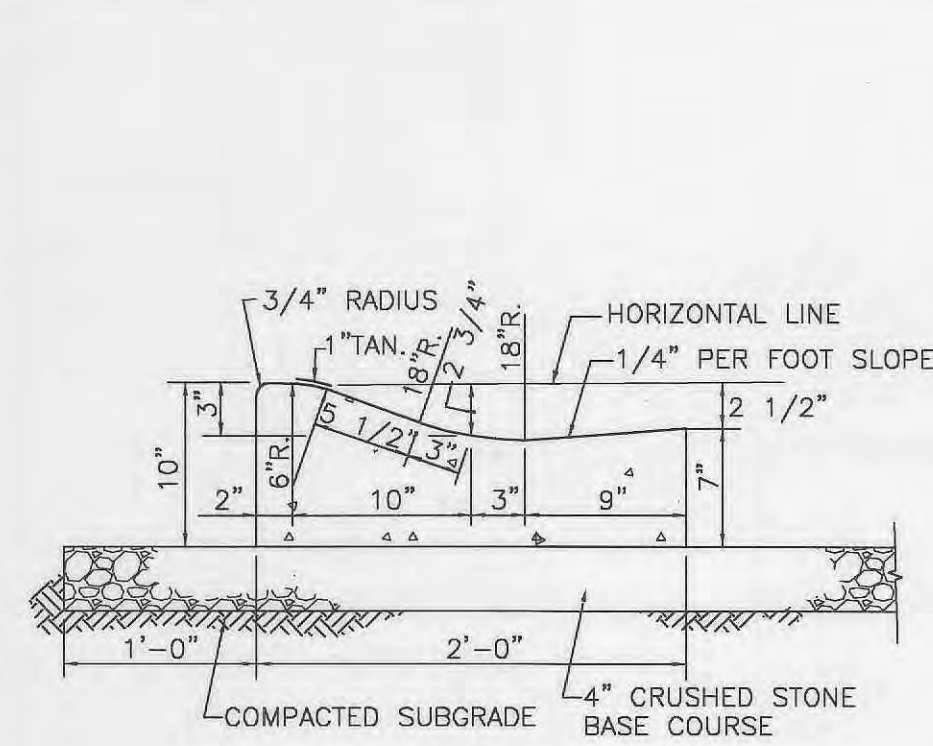
PROJECT NO. **980324** CONTRACT NO. **0004**
DRAWN **JEM** CHECKED **JML**
DATE **9/05/03**

DETAILS
SHEET **13** OF **18**
C7.1

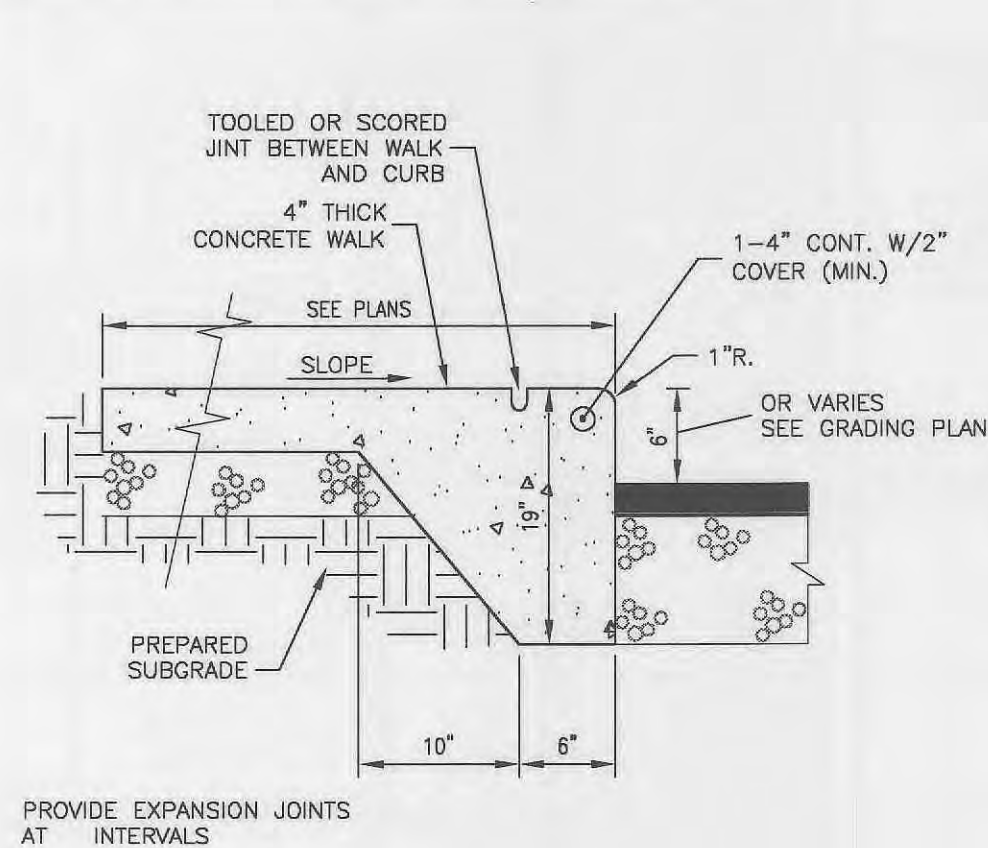
13 HANDICAP RAMP
NO SCALE



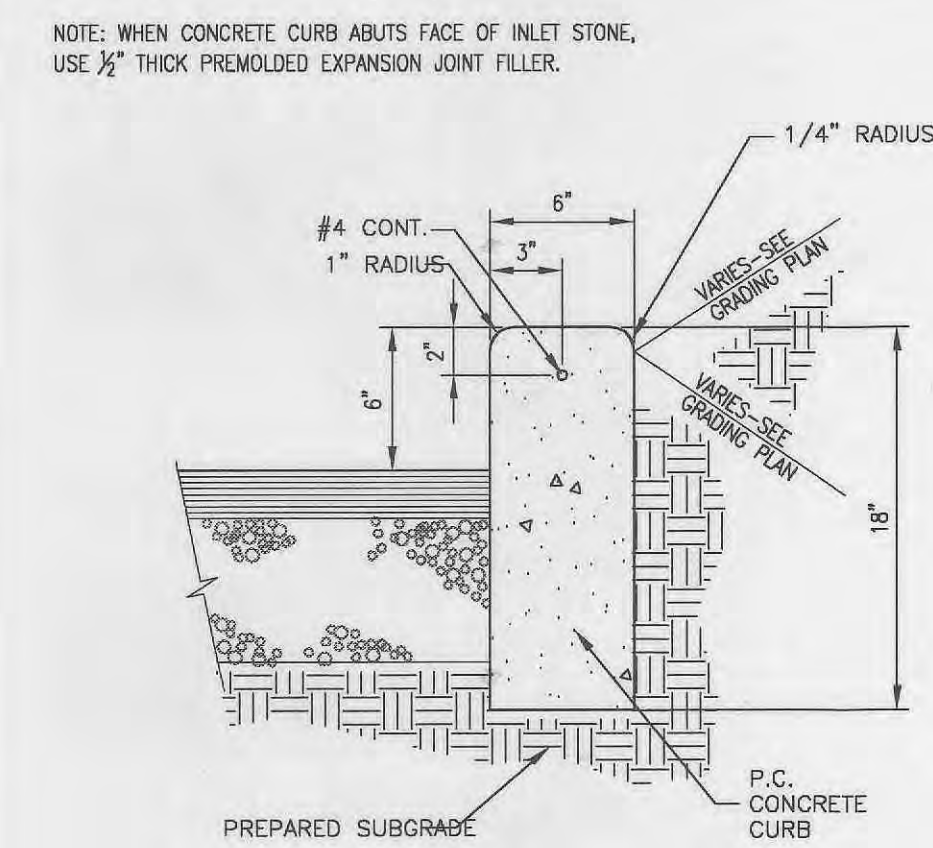
14 INTEGRAL ROLLED CURB
NO SCALE



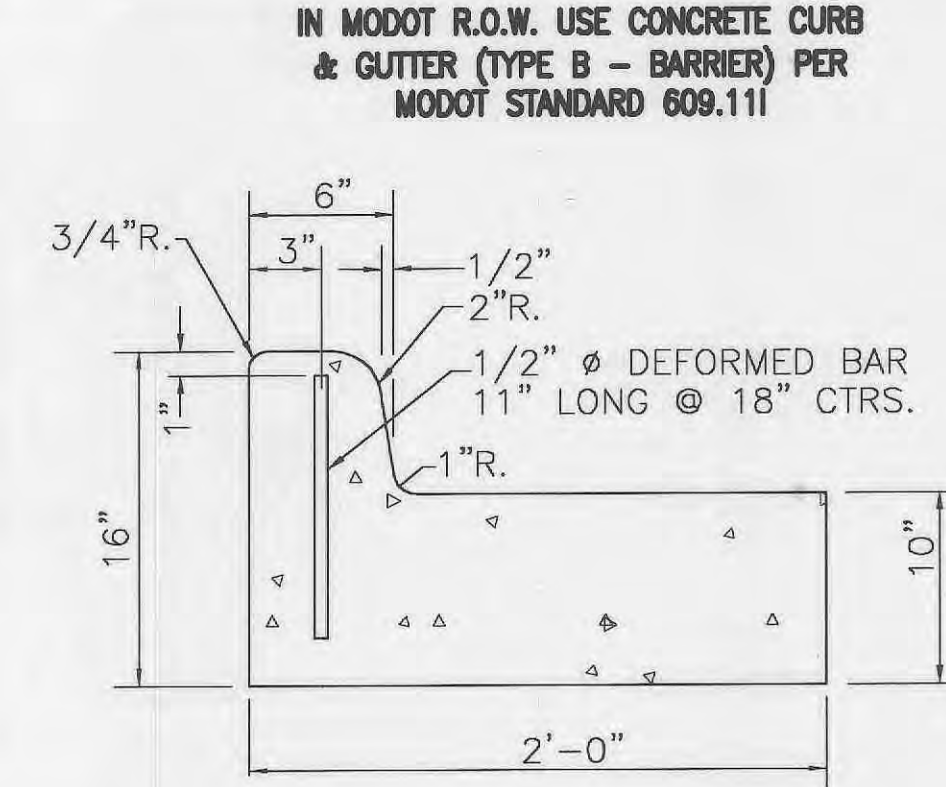
15 INTEGRAL CONCRETE WALK & CURB
NO SCALE



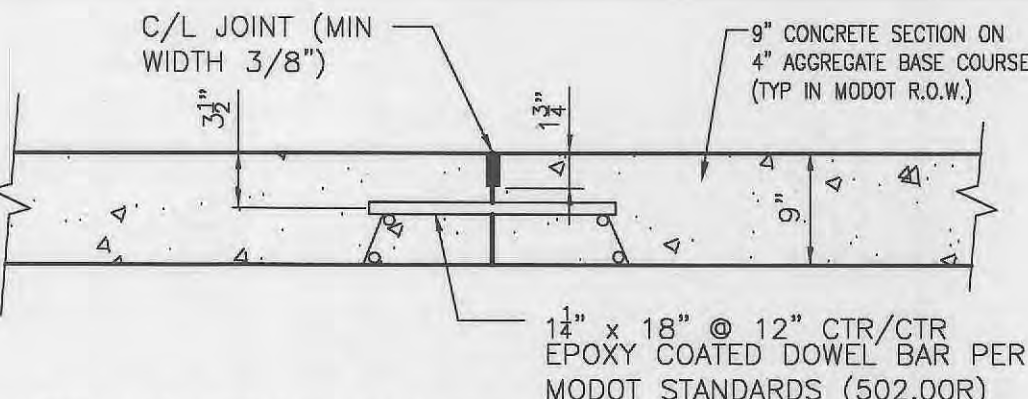
16 CONCRETE VERTICAL CURB DETAIL
NO SCALE



17 INTEGRAL CONC. VERTICAL CURB
N.T.S. FOR MEXICO LOOP ROAD EAST



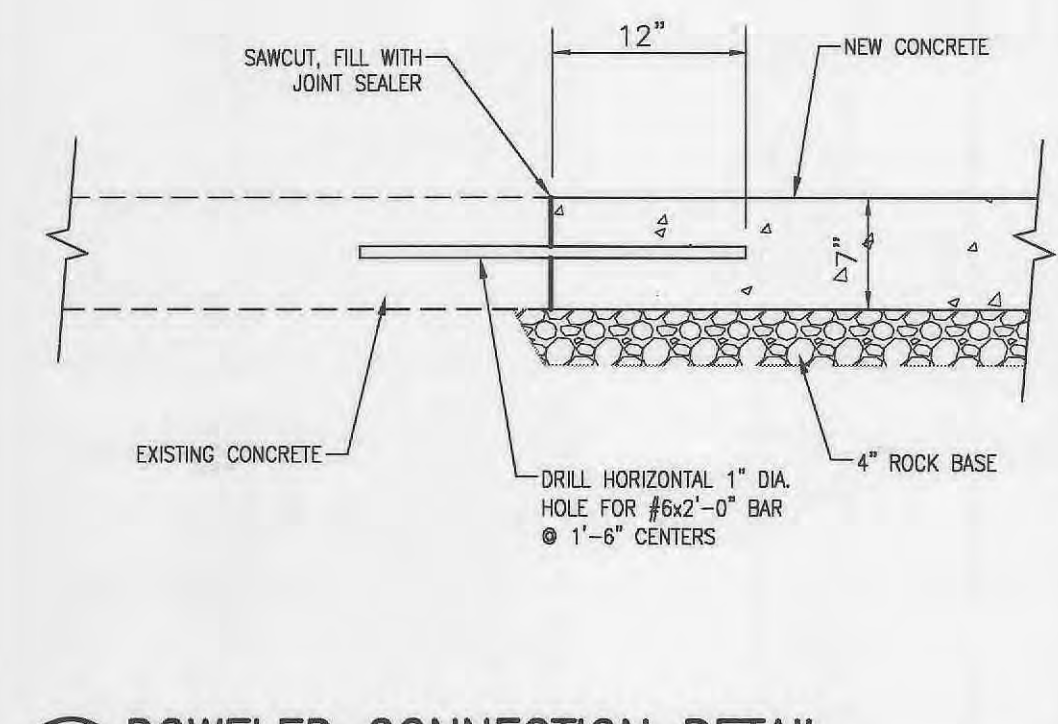
TRANSVERSE PAVEMENT JT. (MODOT)
NO SCALE



LONGITUDINAL PAVEMENT JT. (MODOT)
NO SCALE



21 DOWELED CONNECTION DETAIL
NO SCALE



18 CURB RAMPS
6" VERT. CURB (TYPE 10)
NO SCALE

NOTE: RAMPS REQUIRE TEXTURED SURFACE AND CONTRASTING COLOR CONCRETE PANEL, SEE TRUNCATED DOME DETAIL ON SHEET C7.3

SIDEWALKS AND SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS AND THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG)

MAXIMUM SIDEWALK CROSS SLOPE 0.02'/ft

ALL SIDEWALK SECTIONS SHALL BE 4" THICK, EXCEPT WHERE INDICATED OTHERWISE BY SHADED PORTIONS SHOWN ON DETAILS

WHERE CURB RAMP MEETS PAVEMENT, BULLNOSE WILL NOT BE PERMITTED

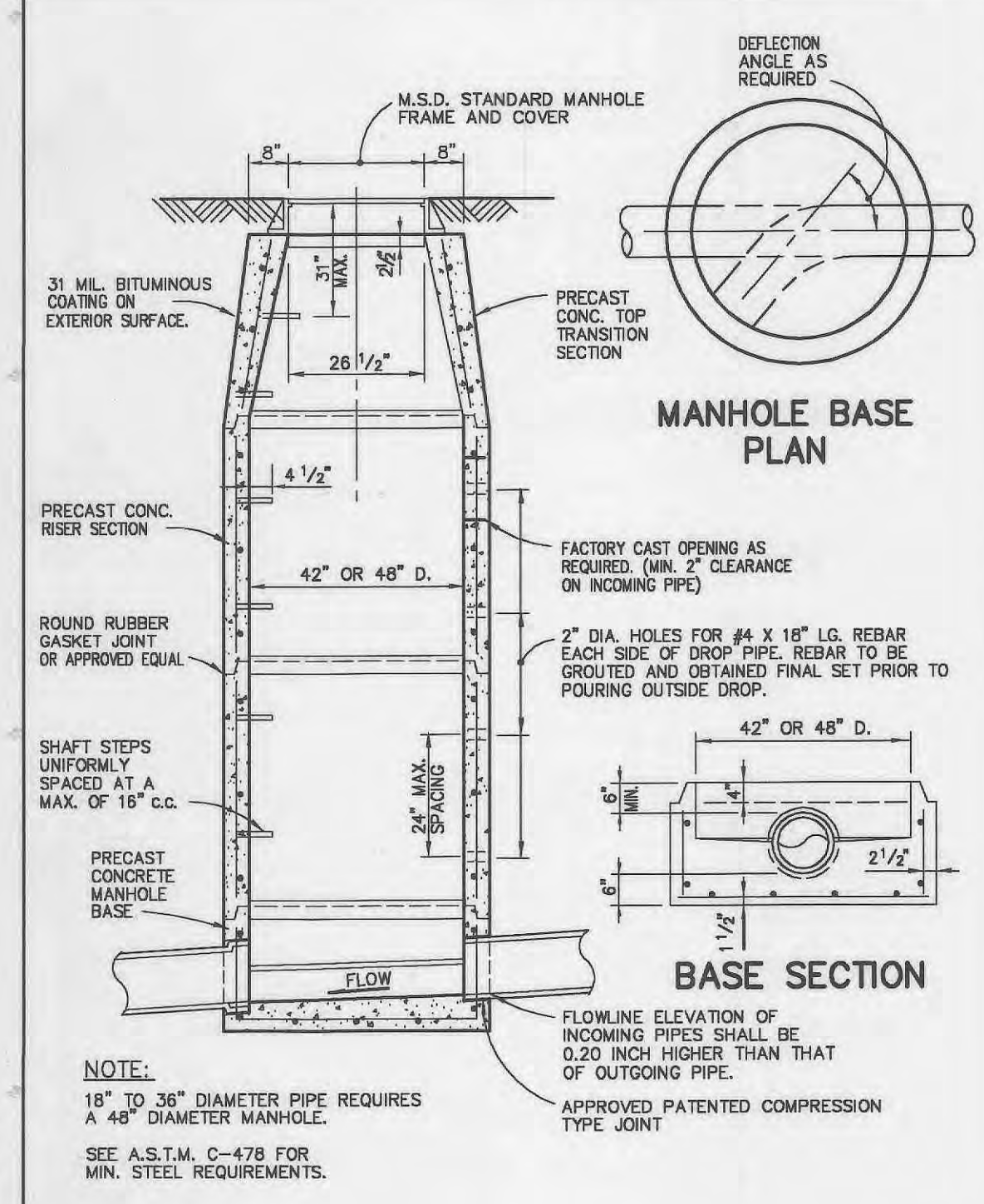
IF INTEGRAL CONCRETE CURB IS CONSTRUCTED, STRIKE A DUMMY JOINT ACROSS BOTTOM OF RAMP AT CURB LINE. IF CONCRETE CURB IS DOWELED-ON, BLOCK OUT PAVEMENT TO PROVIDE FULL DEPTH CURB ACROSS RAMP FROM OUTER POINT OF CURB TAPER TO OUTER POINT OF CURB TAPER

GRADE ALONG CURB THROUGH ROUNDING (%)	LENGTH OF FLARED SIDE ALONG CURB (L.F.)
NEGATIVE (-) VALUES	6
0 TO +1	7
+1.01 TO +2	8
+2.01 TO +3	10
+3.01 TO +4	12
GREATER THAN +6	15

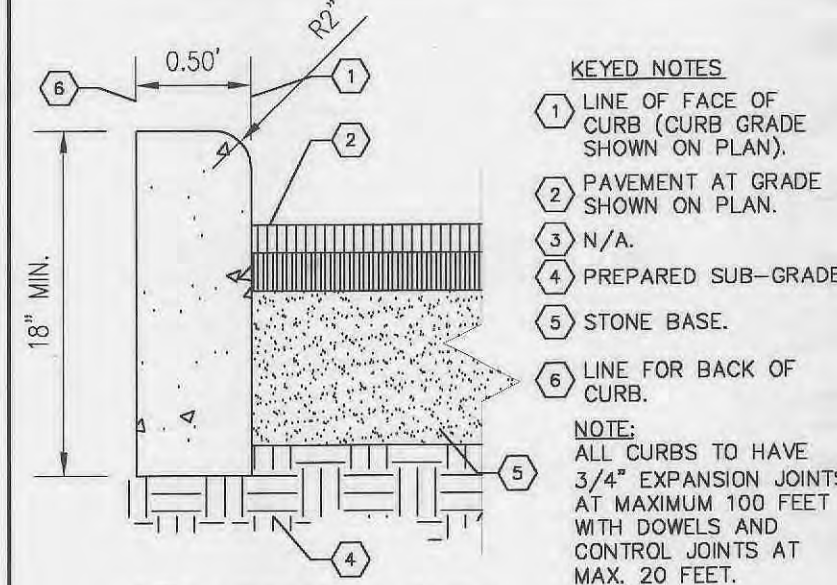
NOTE: POSITIVE (+) "G" PROCEEDING AWAY FROM RAMP AND UP A GRADE

NEGATIVE (-) "G" PROCEEDING AWAY FROM RAMP AND DOWN A GRADE

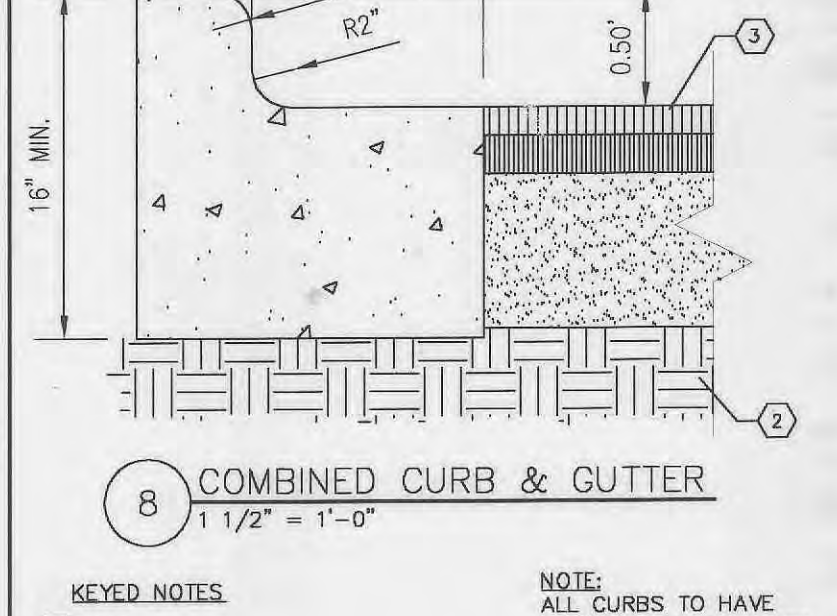
19 PRECAST CONCRETE MANHOLE FOR SEWERS 8" THROUGH 36"
NO SCALE



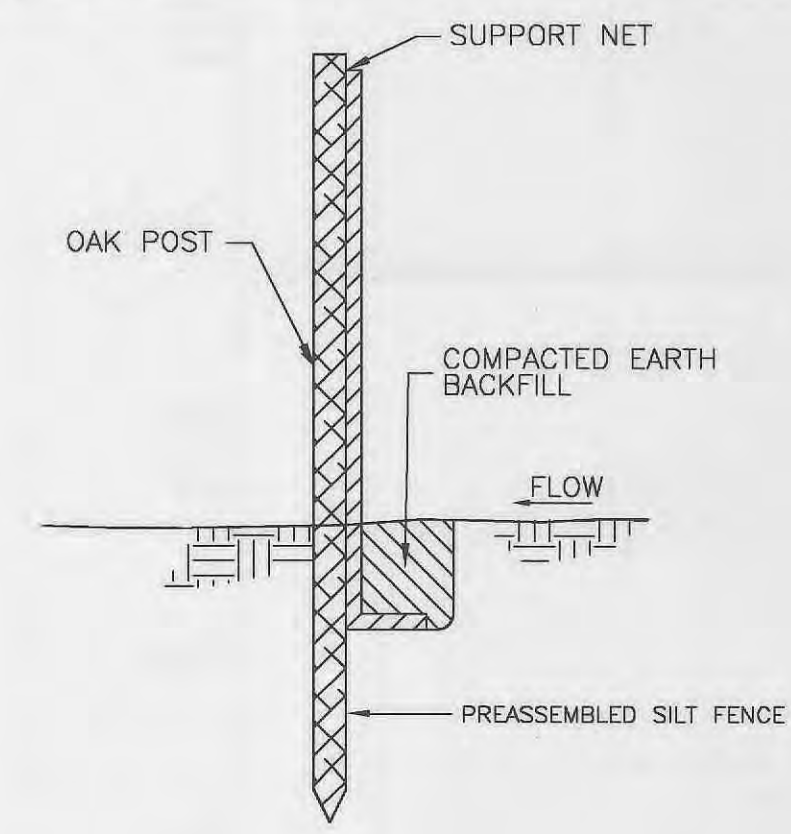
13 VERTICAL CURB
1 1/2" = 1'-0"



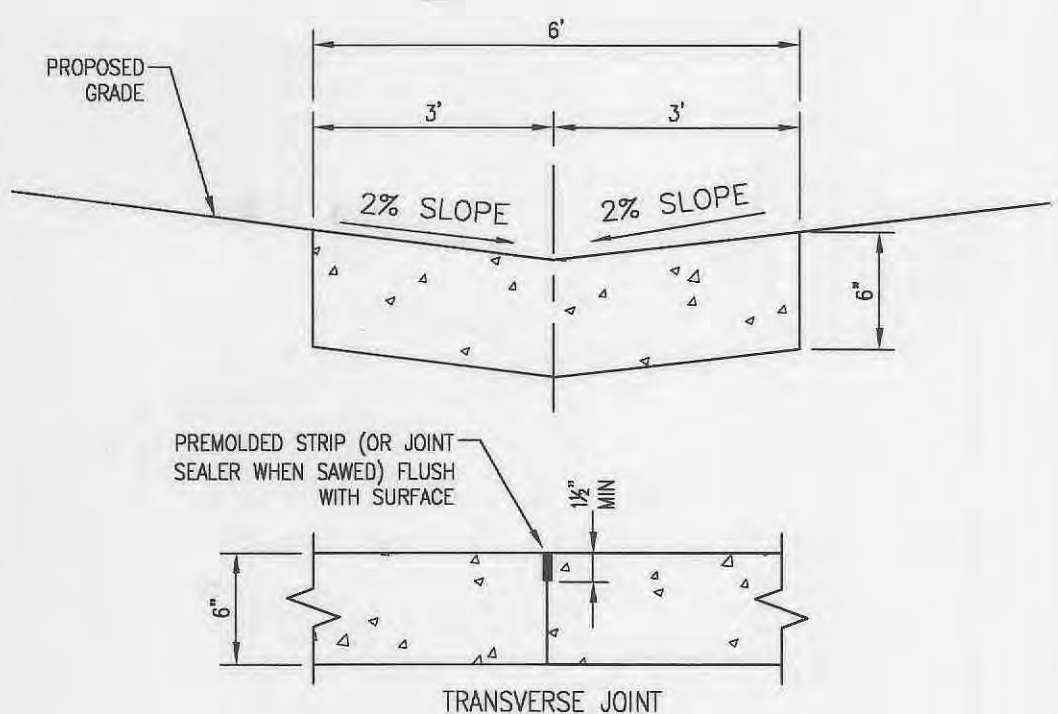
8 COMBINED CURB & GUTTER
1 1/2" = 1'-0"



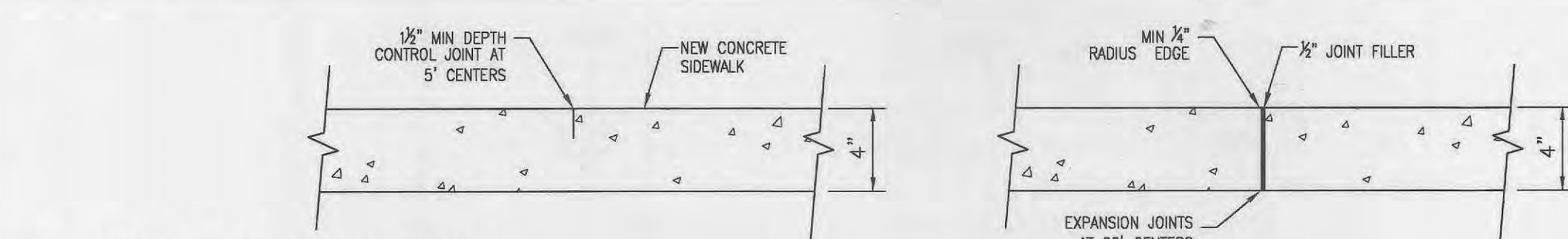
22 SILTATION CONTROL FENCE
NO SCALE



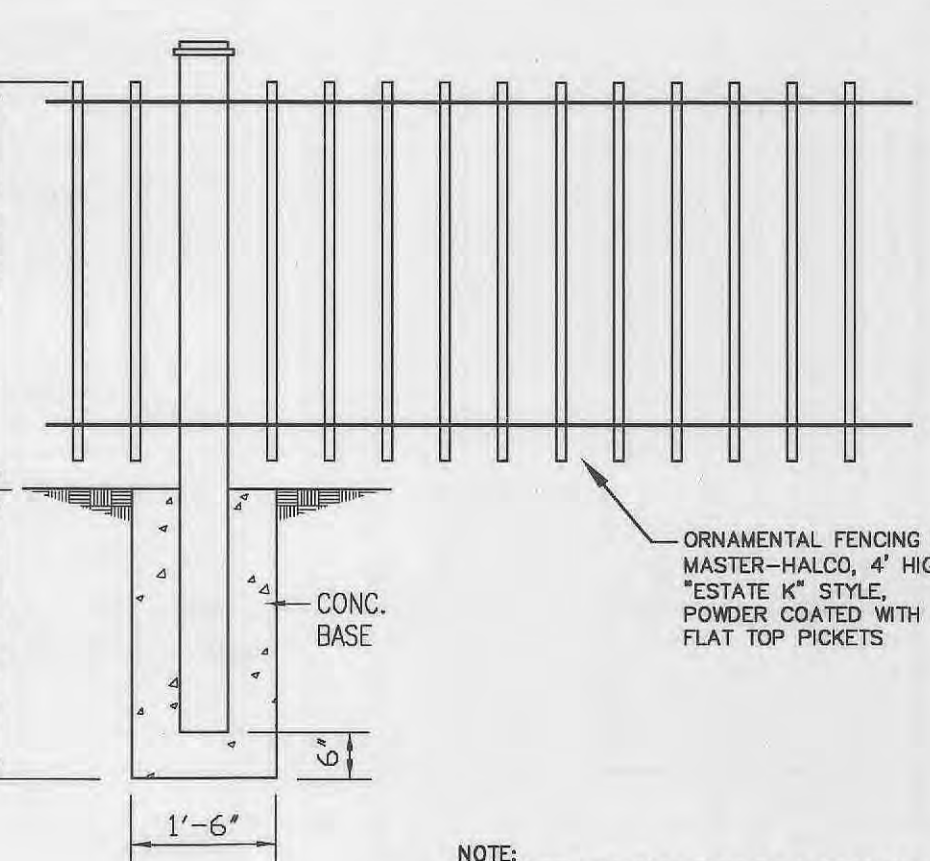
23 CONCRETE SWALE DETAIL
NO SCALE



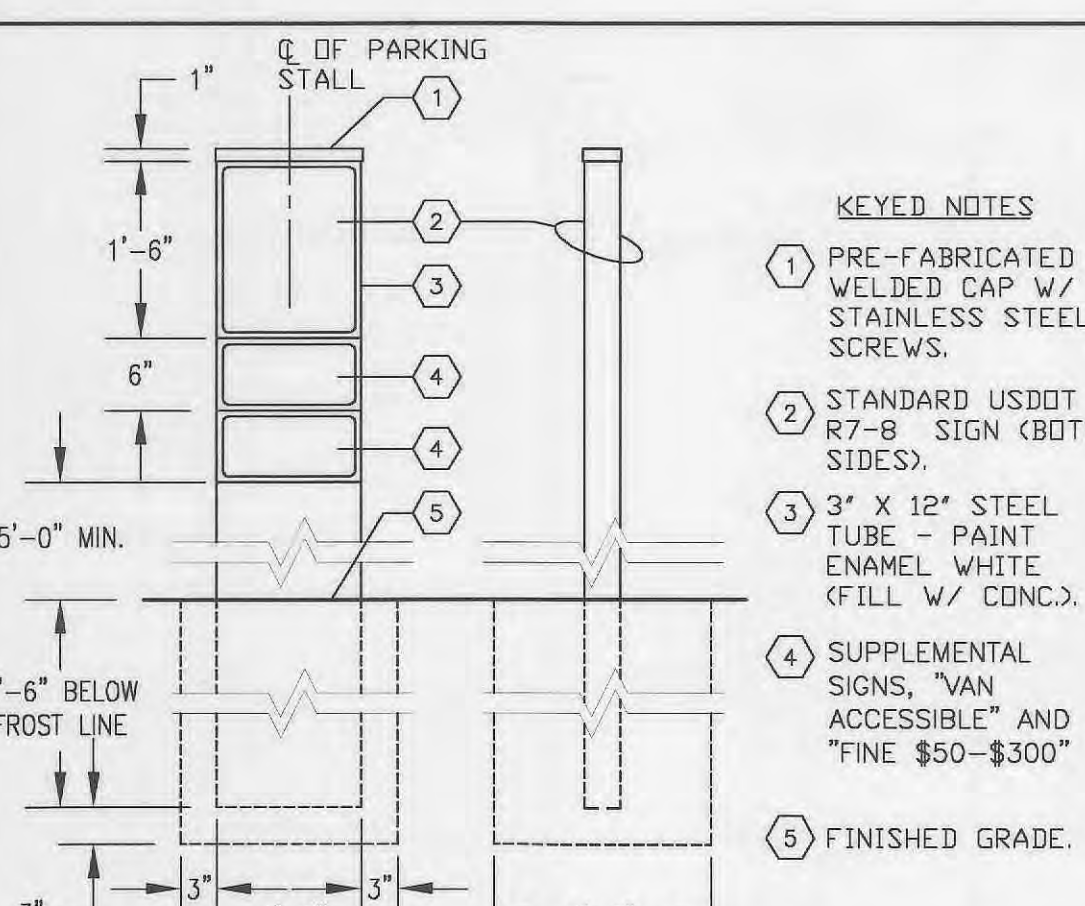
29 CONCRETE WALK JOINTS
NO SCALE



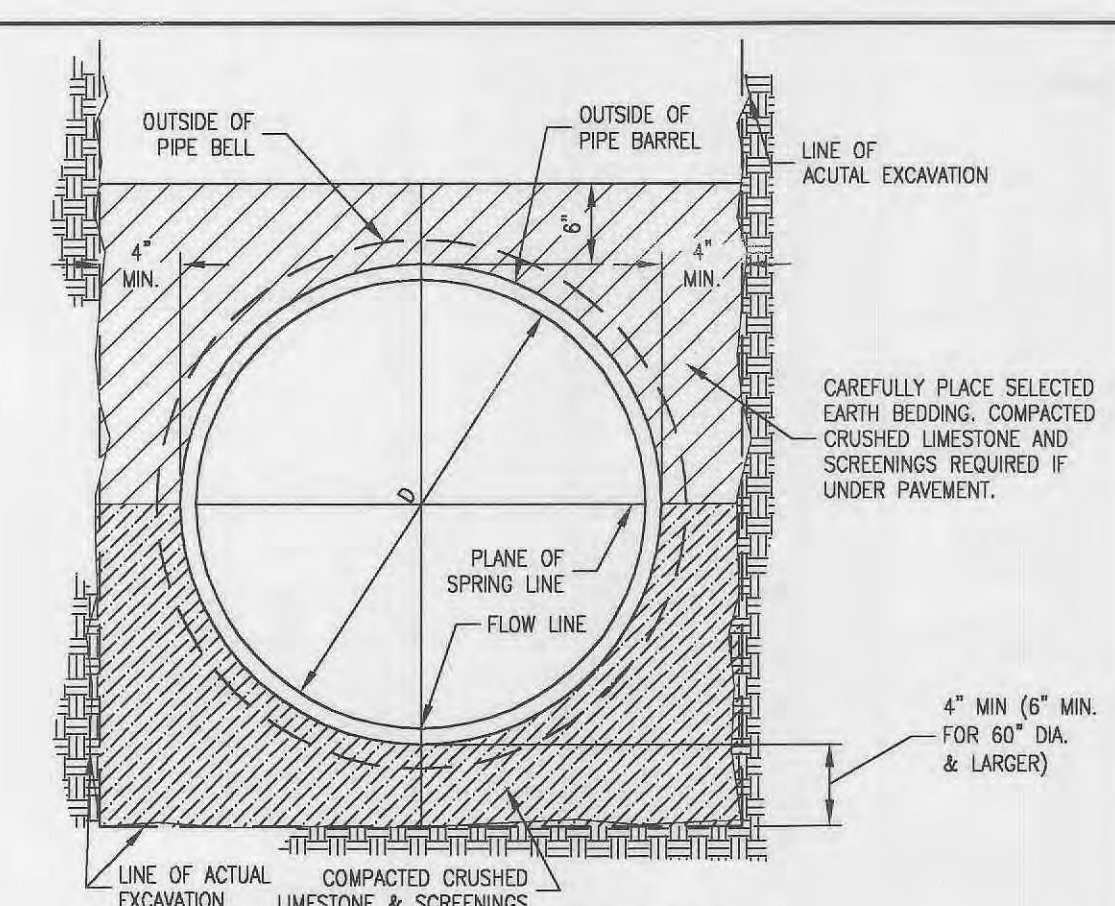
24 ORNAMENTAL METAL FENCING
NO SCALE



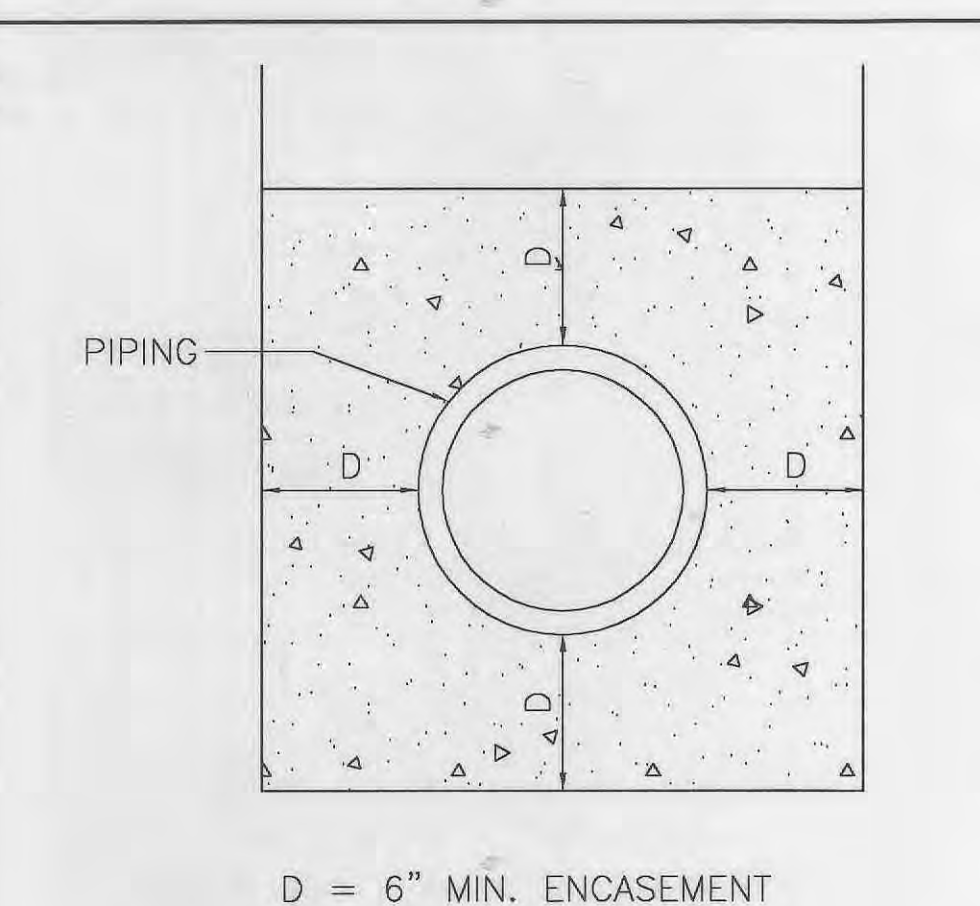
25 ACCESSIBLE PARKING SIGN AND POST
NO SCALE



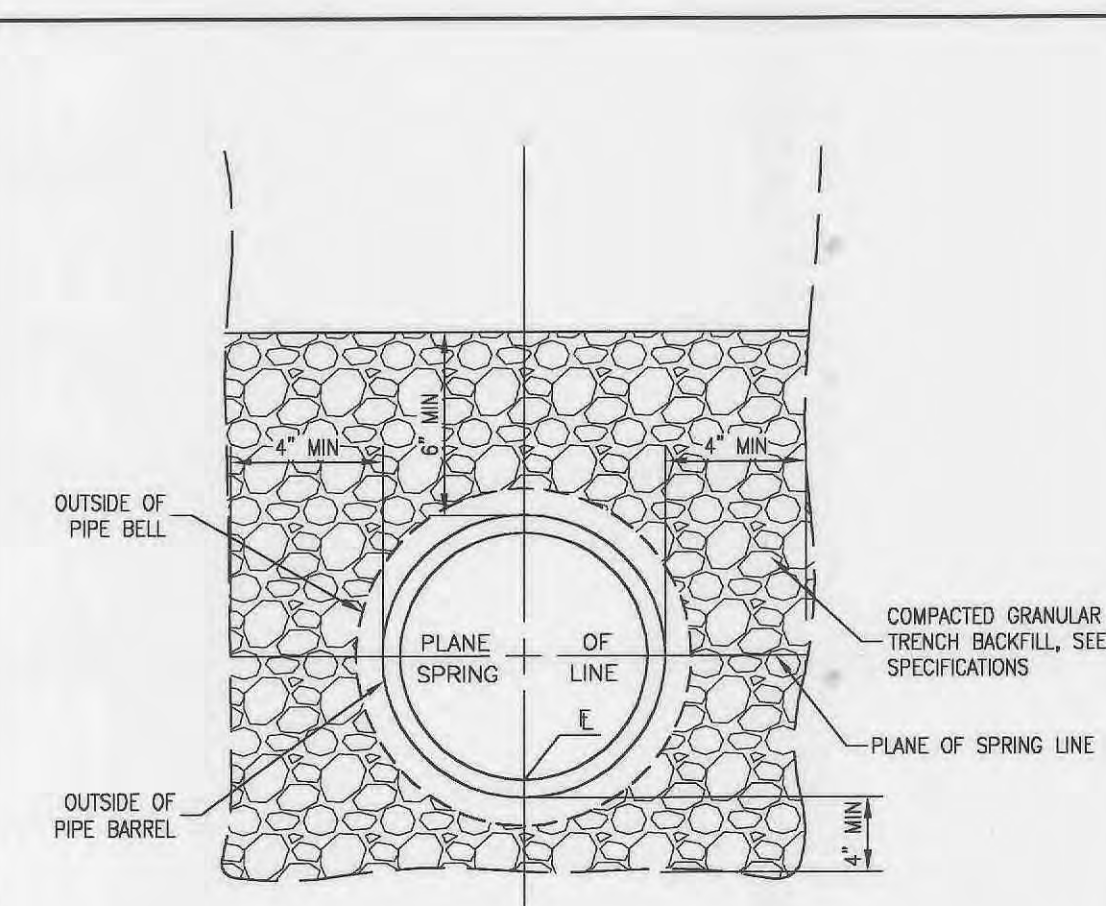
26 PIPE BEDDING CLASS "C" (MODIFIED FOR REIN. CONC. PIPE)
NO SCALE



27 CONCRETE ENCASEMENT
N.T.S.



28 PIPE BEDDING DETAIL
N.T.S.



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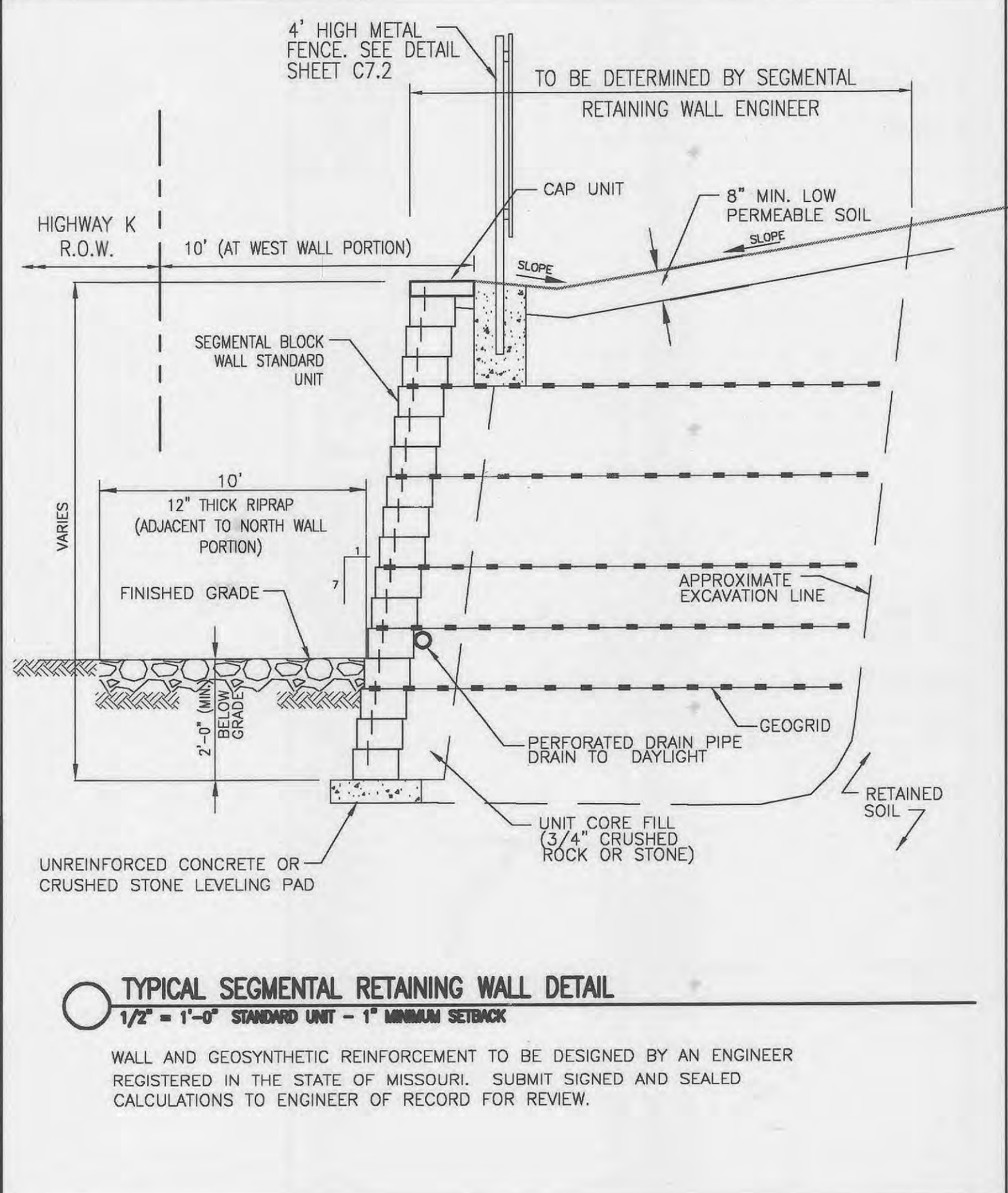
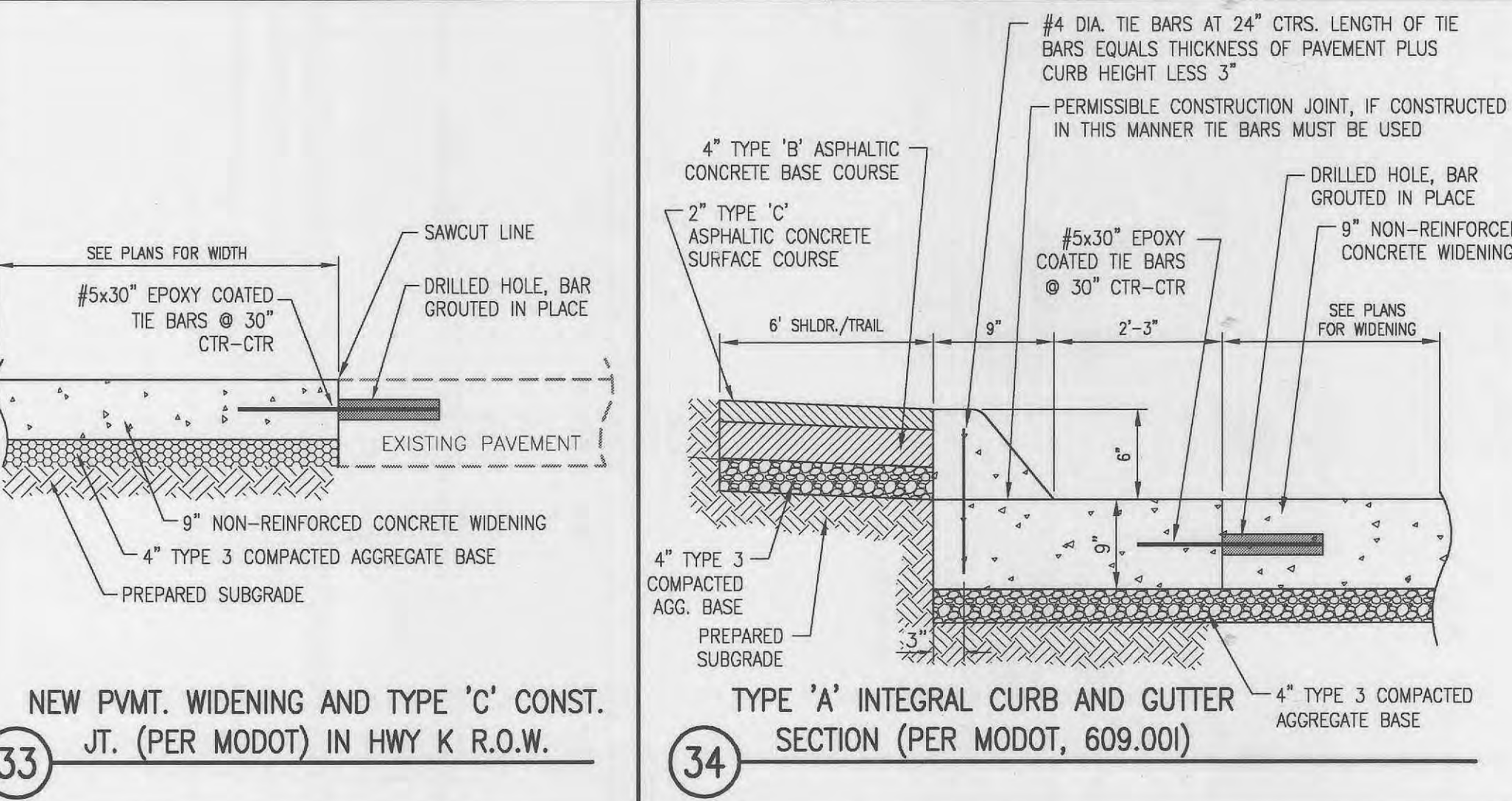
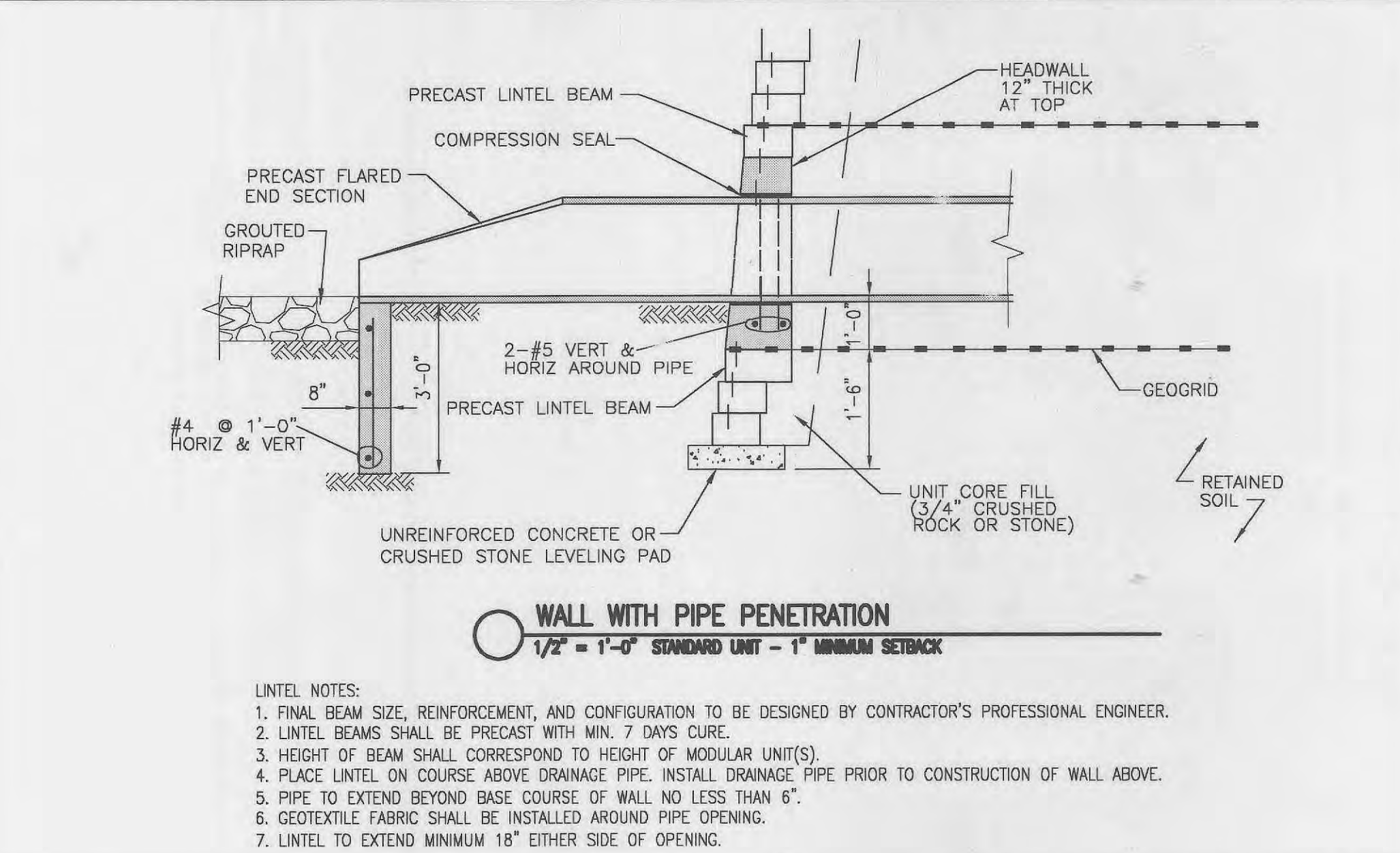
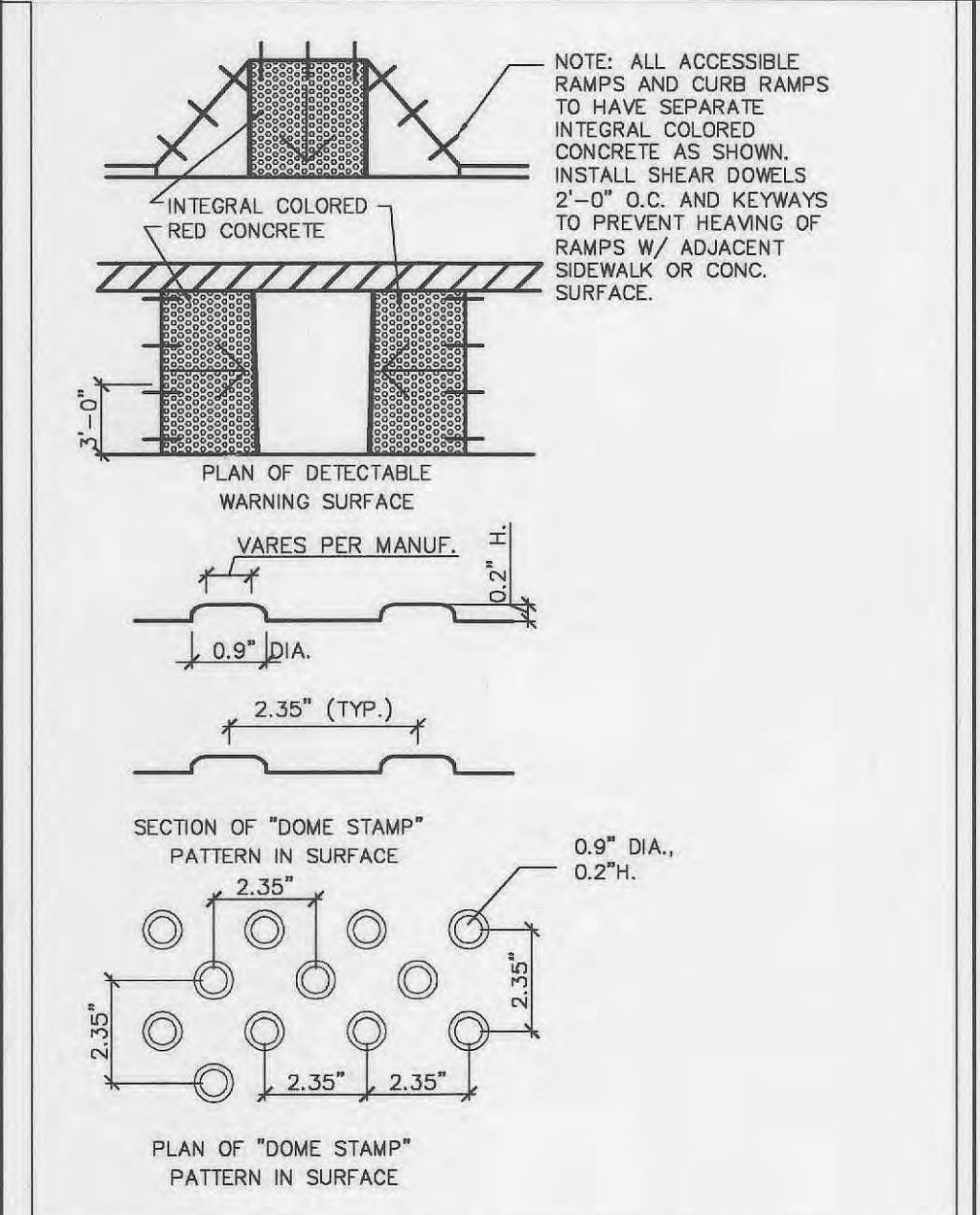
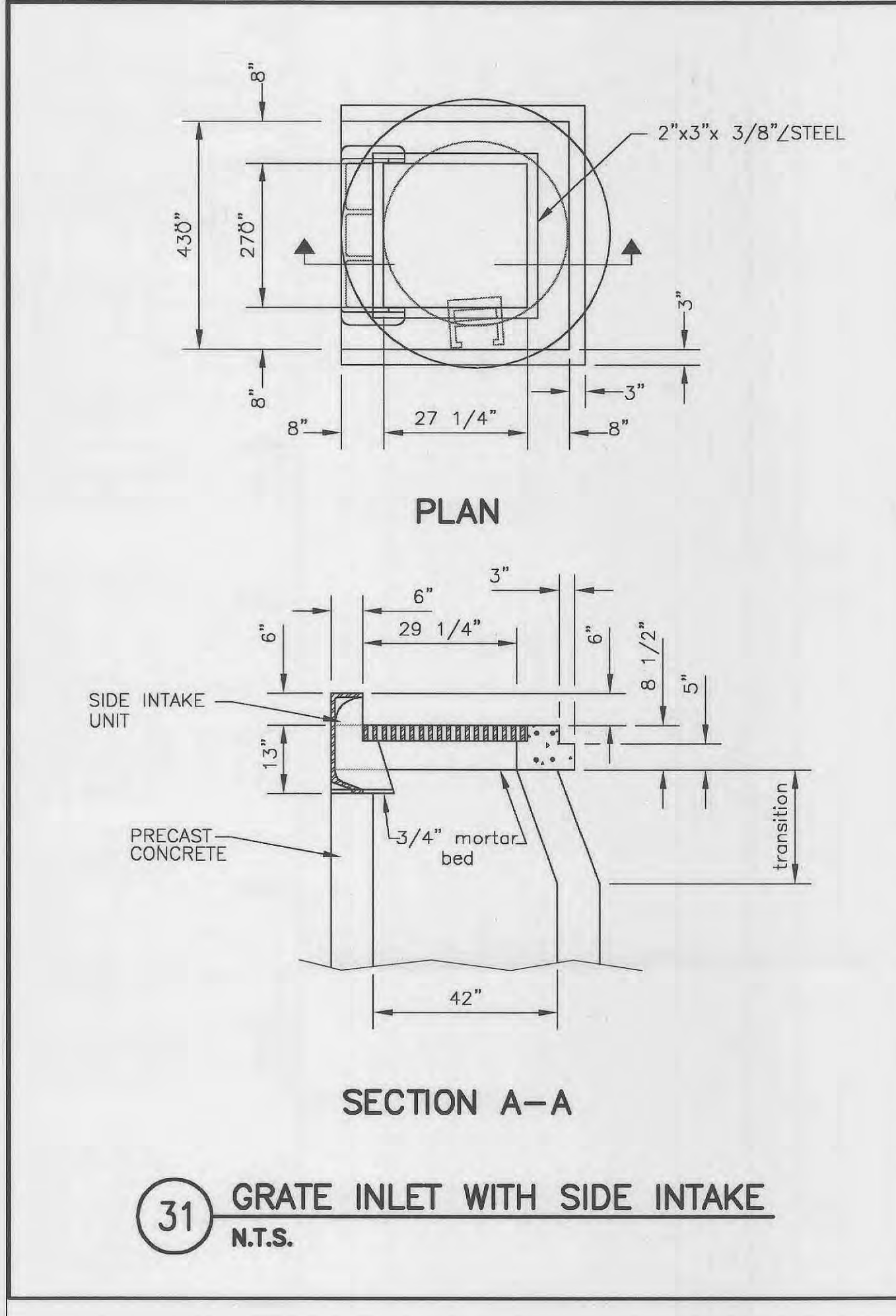
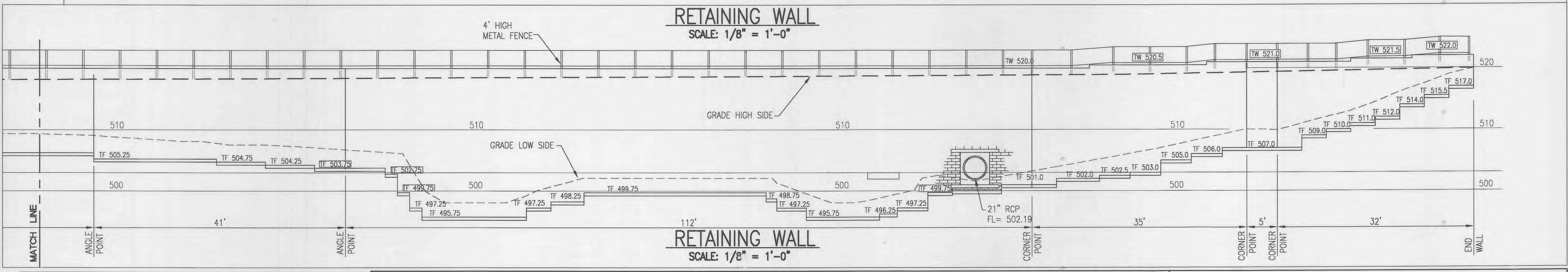
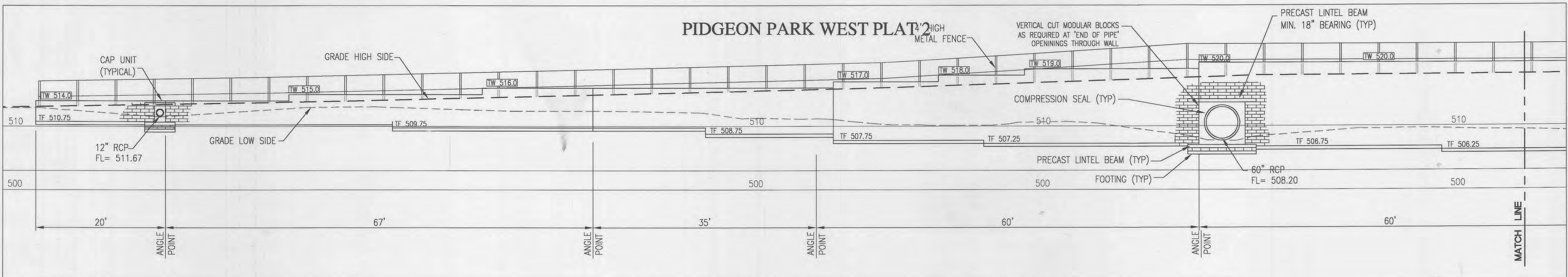
SEP 26 2006
EXPIRATION DATE 12/31/07

NO.	DATE	CITY APPROVAL SET
8	12/13/05	CITY APPROVAL SET
1	11/03/03	CITY COMMENTS
2	12/11/03	CITY COMMENTS
4	2/12/04	GRADING PERMIT
5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY
7	4/27/04	MODOT/CITY

PROJECT NO. **980324** CONTRACT NO. **0004**
DRAWN **JEM** CHECKED **JML**
DATE **9/05/03**

As Built Construction
May 12, 2006

DETAILS
SHEET 14 OF 18
C7.2



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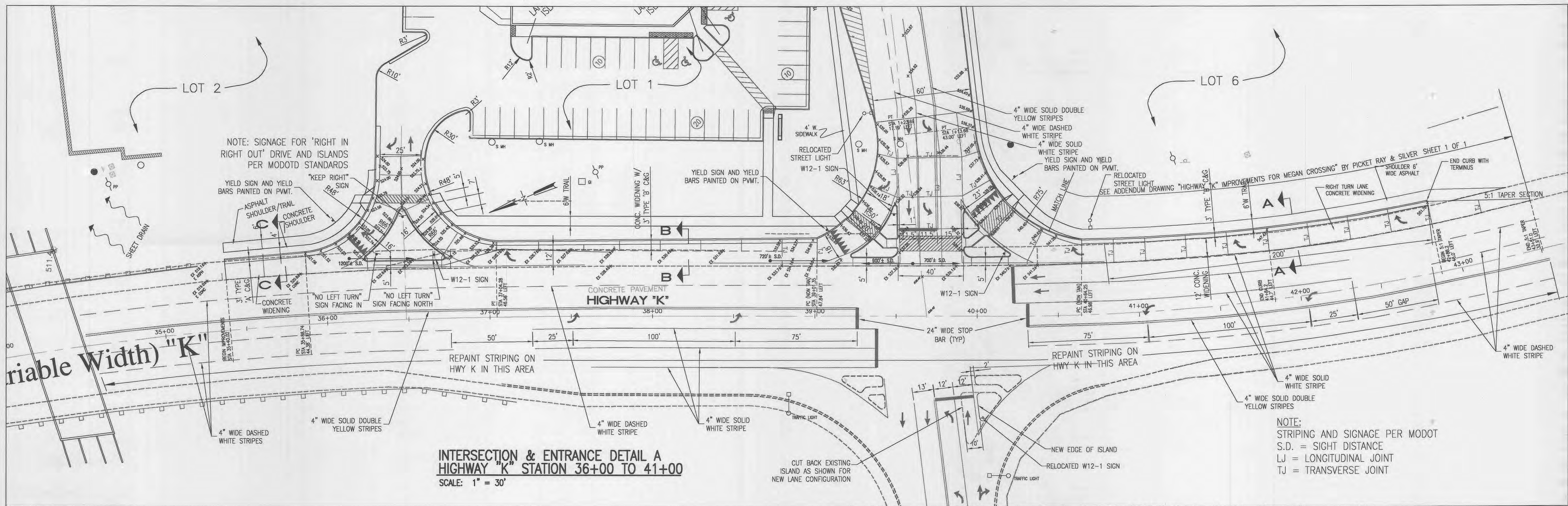
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4	2/12/04	GRADING PERMIT
5	3/03/04	MODOT/CITY
6	3/29/04	MODOT/CITY
7	4/27/04	MODOT/CITY

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 JEM JML
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WALL ELEVATION + DETAILS
 SHEET 15 OF 18
C7.3
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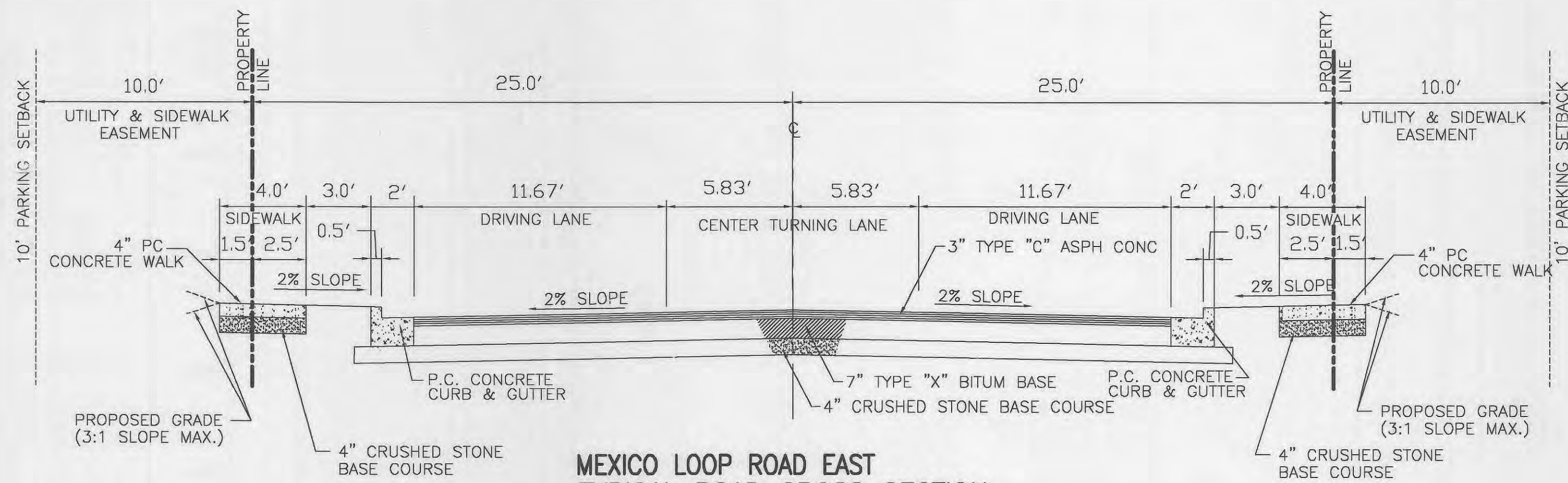
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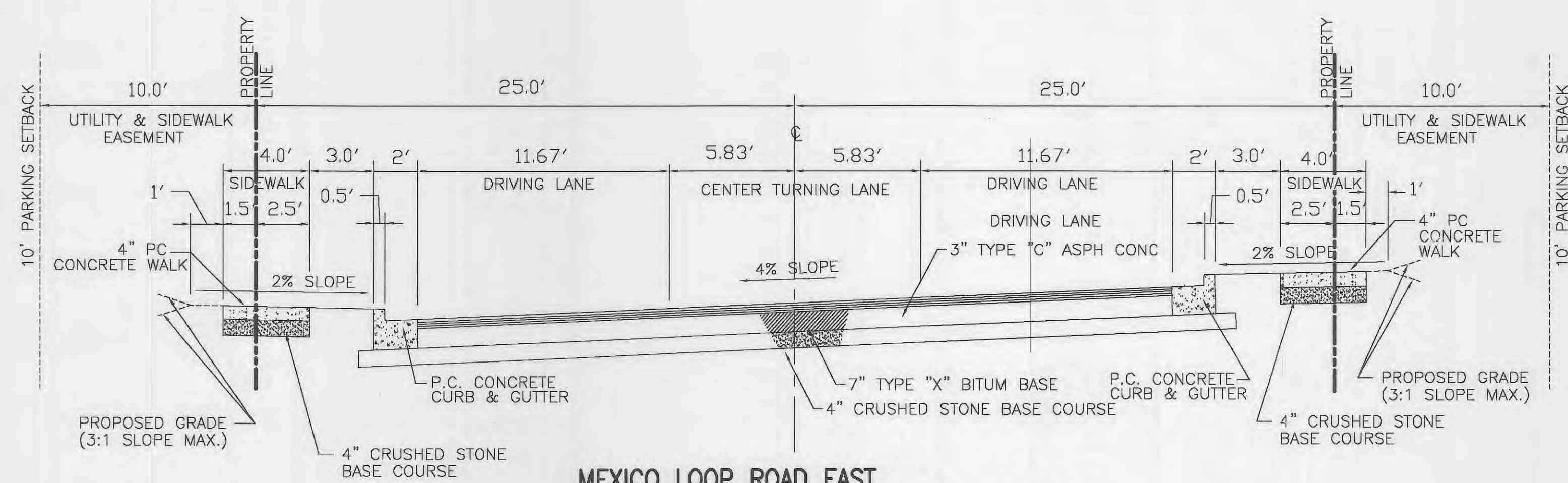


**INTERSECTION & ENTRANCE DETAIL A
HIGHWAY "K" STATION 36+00 TO 41+00**
SCALE: 1" = 30'

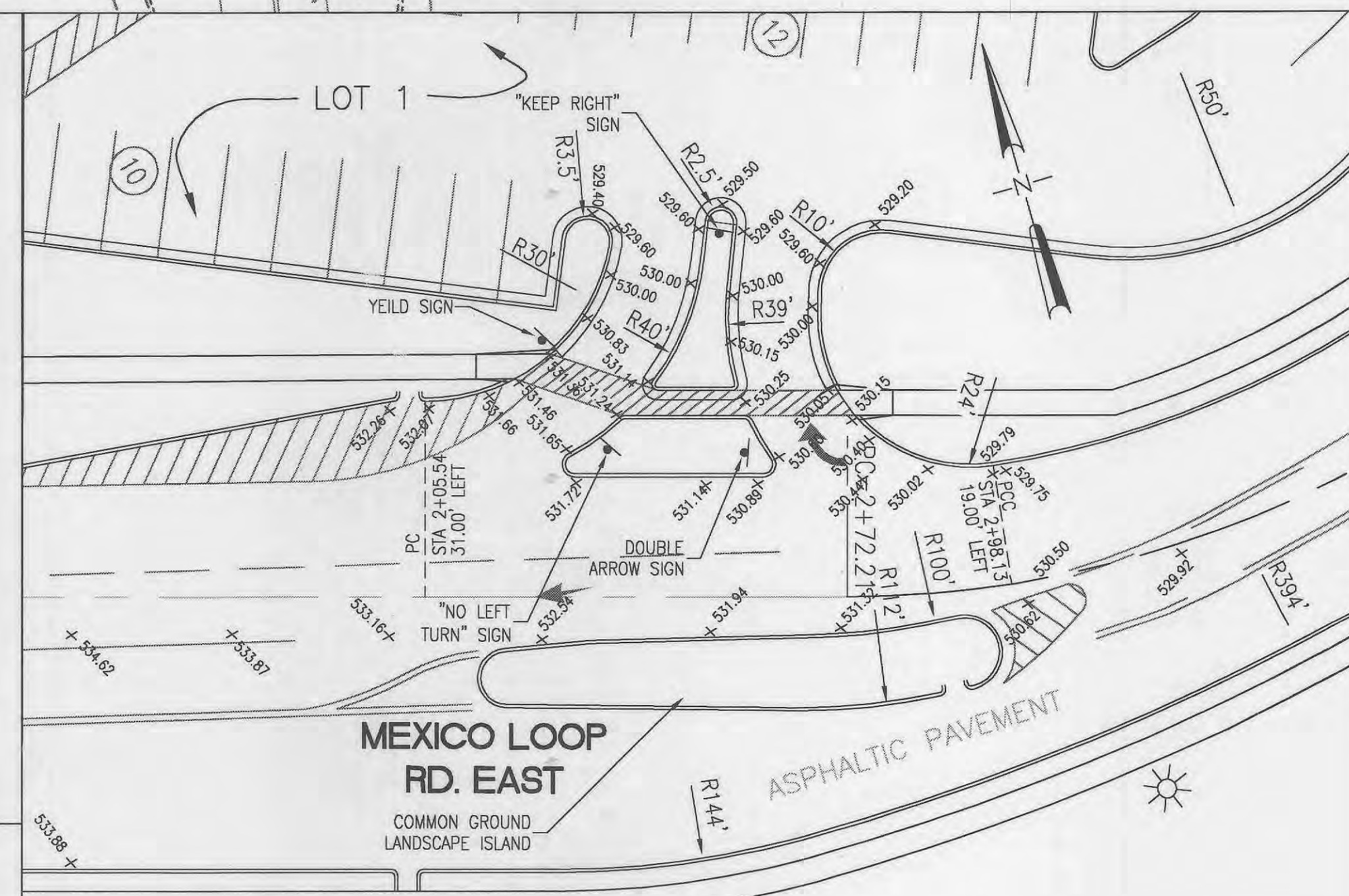
NOTE:
STRIPING AND SIGNAGE PER MODOT
S.D. = SIGHT DISTANCE
LJ = LONGITUDINAL JOINT
TJ = TRANSVERSE JOINT



**MEXICO LOOP ROAD EAST
TYPICAL ROAD CROSS SECTION**
NO SCALE

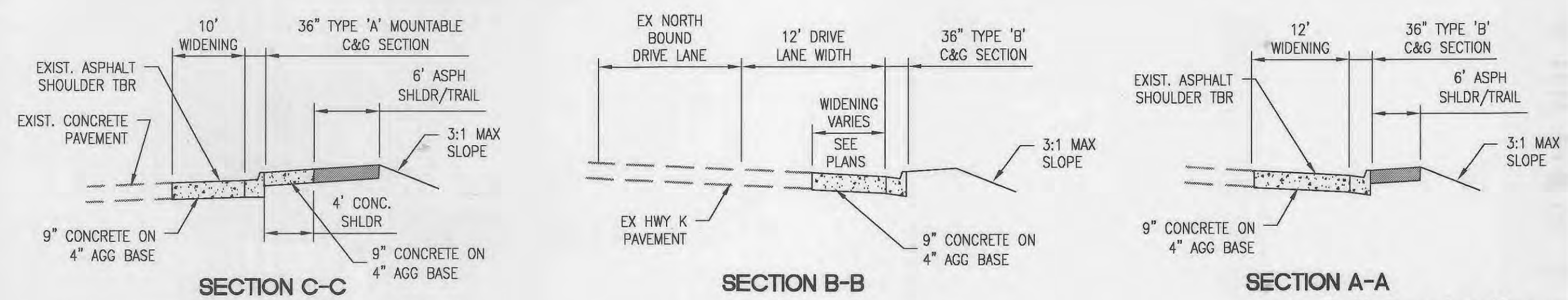


**MEXICO LOOP ROAD EAST
SUPERELEVATED ROAD CROSS SECTION**
NO SCALE



ENTRANCE DETAIL C
SCALE: 1" = 20'

NOTE:
STRIPING AND SIGNAGE PER MODOT
S.D. = SIGHT DISTANCE



TYP SECTION HWY K WIDENING
NO SCALE

**As Built Construction
May 12, 2006**

PLANNING & ZONING NO. 99-87.03/99-87.04-3

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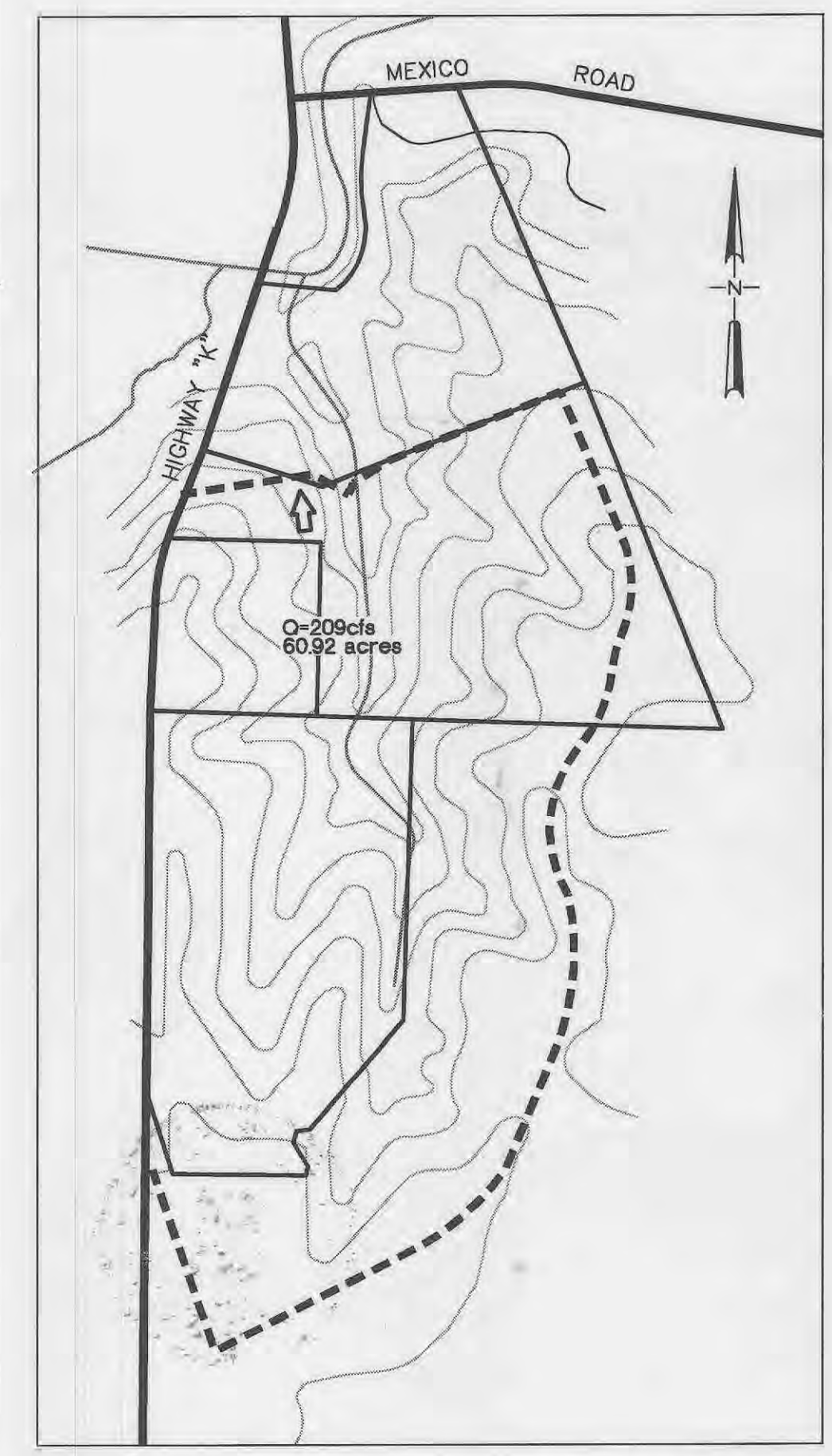
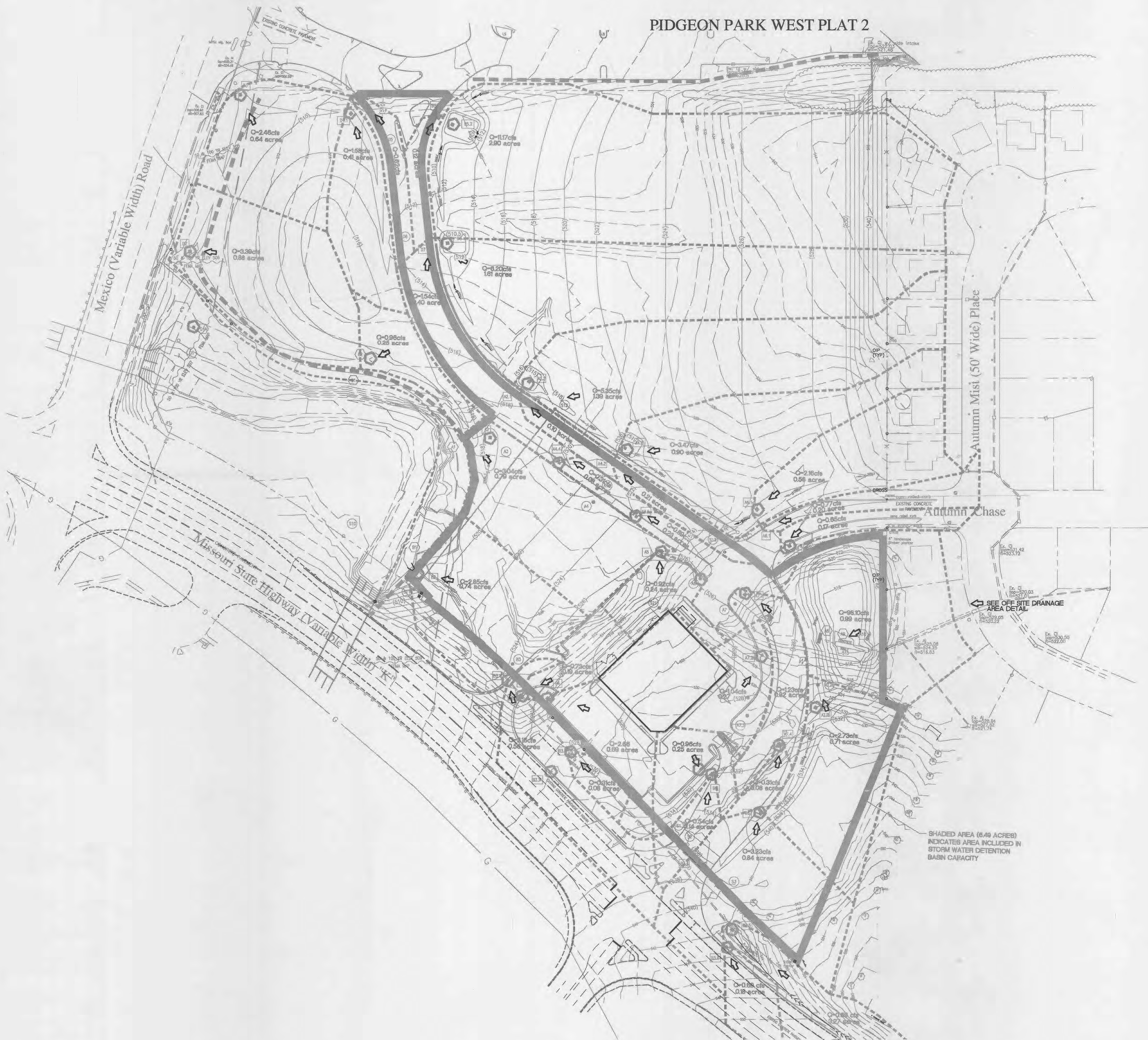
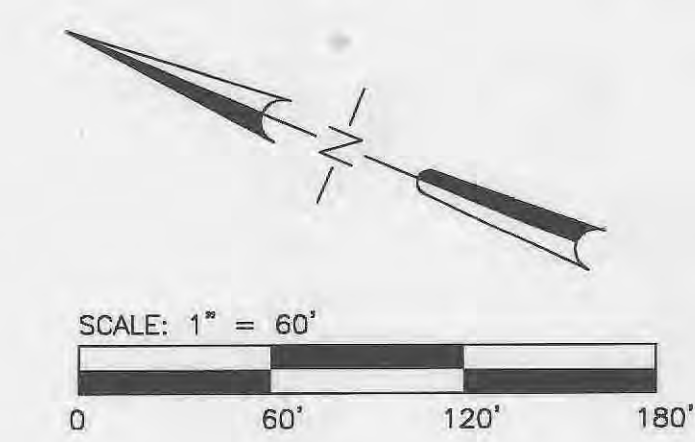
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5	4/27/04	MODOT/CITY
6	1/20/05	GRADING

PROJECT NO. **980324** CONTRACT NO. **0004**
DRAWN **JEM** CHECKED **JML**
DATE **9/05/03**

**ROAD SECTIONS
+ INTERSECTION
DETAILS**
SHEET 17 OF 18
C75

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PIDGEON PARK WEST PLAT 2



OFF SITE DRAINAGE AREA DETAIL
NO SCALE

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James M. Jepsen
Professional Engineer
EXPIRATION DATE 12/31/07
SEP 26 2006

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2	12/11/03	CITY COMMENTS
3	3/03/04	MODOT/CITY
4	3/29/04	MODOT/CITY
5	4/27/04	MODOT/CITY
6	12/13/05	CITY APPROVAL SET

PROJECT NO. 980324 CONTRACT NO. 0004
DRAWN JEM CHECKED JML
DATE 9/05/03

DRAINAGE AREA MAP
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