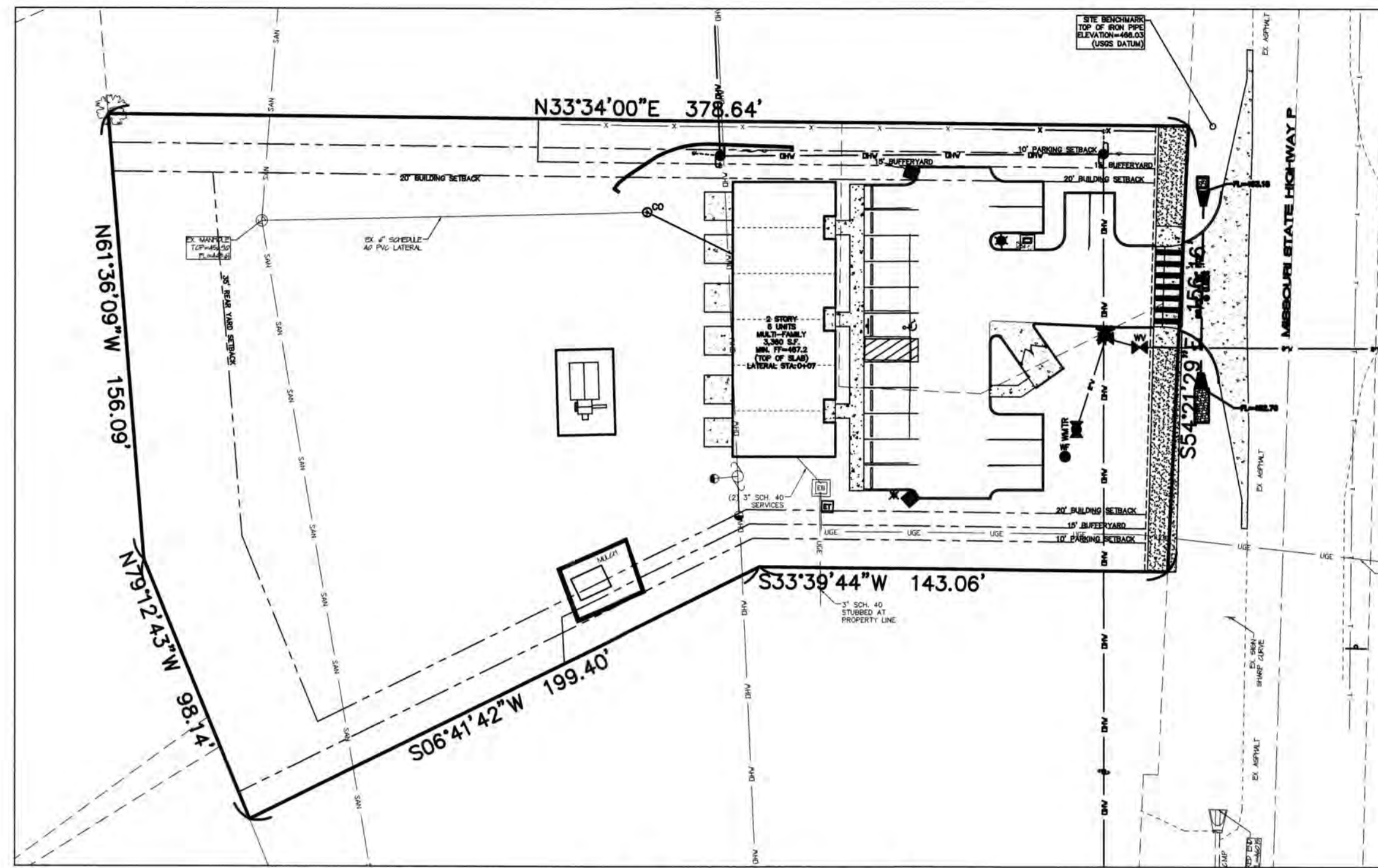
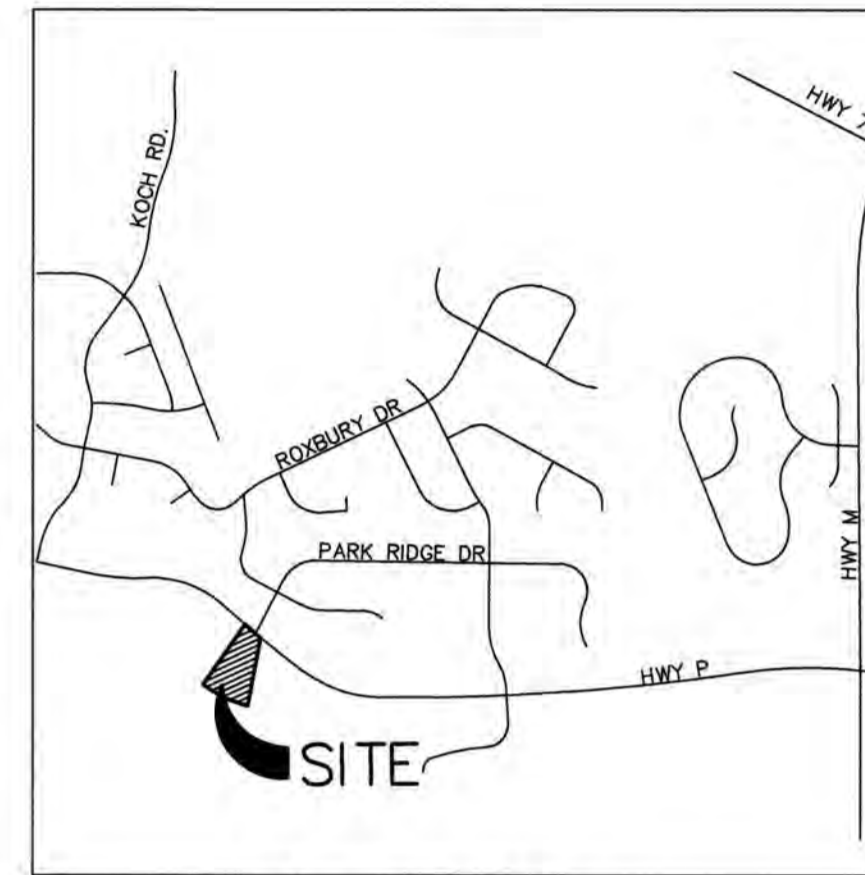


A SET OF WATER AS-BUILT PLANS FOR SHANE ESTATES

A TRACT OF LAND BEING ALL OF LOTS 1 AND 2 OF "SHANE ESTATES" P.B. 36, PG. 169 AND PART OF U.S. SURVEY 2632 TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View - 1"=40'



Locator Map

Drawing Index

- 1 COVER SHEET
- 2 NOTES
- 3 DEMOLITION PLAN
- 4 SITE PLAN
- 5 GRADING PLAN
- 6 WATER PLAN
- 7 SWPP PLAN
- 8 DRAINAGE AREA MAP
- 9-11 DETAILS
- 12 DETAILS

Benchmarks

Project BENCHMARK:

CUT SQUARE ON THE NORTHWEST CORNER OF THE NORTH HEADWALL OF A 4'X7' CONCRETE BOX, MISSOURI STATE HIGHWAY P STATION 506+64 - 20.5' LEFT. ELEVATION = 459.35 (USGS DATUM)

Site BENCHMARK:

TOP OF OLD IRON PIPE APPROXIMATELY 8.5 FEET NORTHEAST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 466.04 (USGS DATUM)

Utilities

Sanitary Sewer
City of O'Fallon
100 N. Main Street
O'Fallon, MO 63366
636-240-2000

Water
City of O'Fallon
100 N. Main Street
O'Fallon, MO 63366
636-240-2000

Electric
Ameren Missouri
200 Callahan Road
Wentzville, MO 63385
636-639-6312

Gas
Spir Energy
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Telephone
CenturyLink
1151 Century Tel Drive
Wentzville, MO 63385
636-332-7261

Fire Department
O'Fallon Fire Protection District
111 Laura K Drive
O'Fallon, MO 63366
636-272-3493

Storm Sewer
City of O'Fallon
100 N. Main Street
O'Fallon, MO 63366
636-240-2000



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

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

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Conditions of Approval From Planning and Zoning

(18-000613) - APPROVED ON APRIL 5, 2018 WITH THE FOLLOWING CONDITIONS:

- ACCORDING TO THE LETTER PROVIDED BY THE SCHOOL DISTRICT, BUS SERVICE WILL NOT BE PROVIDED WITHIN THE APARTMENT COMPLEX, PROVIDE THE SIGNAGE REQUESTED IN THE LETTER FOR SERVICE AT THE HIGHWAY P ENTRANCE.
 - DEMONSTRATE HOW THE TRASH ENCLOSURE WILL BE ACCESSED AND THE SITE EXITED BY A TRASH TRUCK WITHOUT USING HIGHWAY P AS REVIEWED AND APPROVED ON THE CONSTRUCTION SITE PLANS.
 - THE DEVELOPER SHALL REVIEW OPTIONS TO MAKE THE SCHOOL BUS STOP AHEAD SIGN AS VISIBLE AS POSSIBLE AND POTENTIALLY MODIFIED TO INCLUDE AN ILLUMINATED OR FLASHING FEATURE SUBJECT TO MODOT APPROVAL THAT COULD BE ACTIVATED ONLY DURING PICK-UP.
 - THE CONSTRUCTION PLANS SHALL ADDRESS THE MUNICIPAL CODE REQUIREMENTS LISTED.
- THE APPROVAL IS ALSO CONDITIONAL UPON THE FOLLOWING MUNICIPAL CODE REQUIREMENTS BEING PROVIDED:**
- WATER METERS ARE TO BE IN THE EASEMENT JUST BEHIND THE RIGHT OF WAY. THE WATER LINE FROM THE CONNECTION TO THE METER IS MAINTAINED BY THE CITY.
 - ALL ACCESSIBILITY REMPS ARE TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
 - DETENTION AND WATER QUALITY ARE REQUIRED PER CITY CODE 405.240 & 405.247. USE THE 100 YEAR PI FACTORS FOR THE DIFFERENTIAL RUNOFF CALCULATIONS. WATER QUALITY SHALL BE PROVIDED PER THE CODE, THERE IS NO EXCEPTION.
 - NOTE ON THE PLAN THAT THE SANITARY LATERALS ARE TO BE 6" SCHEDULE 40 PVC AT A MINIMUM OF 2% SLOPE.
 - THE LOWEST FLOOR ELEVATION FOR THE BUILDING WILL NEED TO BE 466.0 TO MEET THE REQUIREMENTS OF CITY CODE 415. NOTE ON THE PLAN THAT ELEVATION CERTIFICATES WILL BE REQUIRED.

Development Notes

- Site Area: 1.54 Acres
- Existing Zoning: "R-3", Garden Apartment District
- Proposed Use: 6 Attached Units
- Owner: Michael V. Schneider & Joseph & Paula Dames
428 N. Main Street 2101 Flatwoods Road
O'Fallon, MO 63366 O'Fallon, MO 63366
- Flood Plain Note: According to the Flood Insurance Rate Map of St. Charles, Missouri, Unincorporated Areas (Community - Parcel Number 29183002306, dated January 20, 2016). This tract lies partially in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and partially within Zone AE (Special flood hazard areas with base flood elevations determined).
- Topographic & boundary information is per survey as compiled by Bax Engineering.
- All existing creeks, streams, and drainage swales will have an associated storm water easement that will be provided on the Record Plat.
- All new lighting shall be downcast lights consistent with City of O'Fallon standards and specifications. A photometric plan shall be submitted with construction documents for review and approval.
- 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.
- All new utilities are to be located underground.
- All grades shall be within 0.2 feet of those shown on the grading plan.
- No slope shall be steeper than 3:1. All slopes shall be sodded or seeded and mulched.
- All construction and materials used shall conform to current City of O'Fallon standards.
- Traffic control is to be per MoDOT or MUTCD, whichever is more stringent.
- All proposed fencing requires a separate permit from the Planning & Development division.
- Site Coverage Calculations:
Total Site = 1.54 Acres
Buildings = 0.077 Acres (5%)
Pavement = 0.245 Acres (15.9%)
Greenspace = 1.218 Acres (79.1%)
- Parking Calculations:
One and one-half (1.5) spaces for efficiency and one (1) bedroom unit, plus one (1) additional space for each additional bedroom 6 Units x 2.5 spaces = 15 spaces required 18 spaces proposed (including 1 accessible space)
- Landscape Requirements:
Not less than 6% of the interior parking lot shall be landscaped
15 spaces X 270 s.f. = 4,050 s.f.
4,050 x 6% = 243 s.f. Required
Provided = 454 s.f.
- Landscape Bufferyard Requirements:
Along perimeter, a 15' wide Bufferyard with 6' Vinyl Sight-Proof Fence With a total of 1.5 plant units per every 100 feet of frontage Western property line = 216.16 l.f. / 100 = 2.16 x 1.5 = 3.24 plant units required
3.24 units x 30 points = 97.2 points Required 12 Trees @ 10 points each = 120 points Proposed Eastern property line = 211.29 l.f. / 100 = 2.11 x 1.5 = 3.165 plant units required 3.165 units x 30 points = 94.95 points required
10 Trees @ 10 points each = 100 points Proposed
- Differential Runoff Calculations:
Site Area: 67,197.22 S.F. (1.54 Acres)
Existing:
Ex. Building & Pavement: 0.0706 Acres @ 3.85 = 0.271
Ex. Grass: 1.47 Acres @ 1.87 = 2.749
Existing Total = 3.02cfs
Existing 100yr:
Ex. Building & Pavement: 0.0706 Acres @ 6.08 = 0.429
Ex. Grass: 1.47 Acres @ 2.95 = 4.336
Existing Total = 4.765cfs
Proposed:
Building & Pavement: 0.322 Acres @ 3.85 = 1.239
Grass: 1.218 Acres @ 1.87 = 2.277
Proposed Total = 3.516cfs
Proposed 100yr:
Building & Pavement: 0.322 Acres @ 6.08 = 1.957
Grass: 1.218 Acres @ 2.95 = 3.593
Proposed Total = 5.55cfs
Total Differential: 3.516cfs - 3.02cfs = 0.496cfs Increase in Runoff
Total Differential 100yr: 4.765cfs - 5.55cfs = 0.785 Increase in Runoff
(No Detention Required)

Site Notes

- * City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:
October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

- * The area of this phase of development is 68,796 s.f. (1.579 Ac.)
The area of land disturbance is 0.68 Ac.
Number of proposed lots is 1
Building setback information for R-3 (Garden Apartment District)
Front: 30'
Side: 20'
Rear: 35'

- * The estimated sanitary flow in gallons per day is: 2,220 gpd

- * Tree Preservation Calculations:
Existing Trees = 0.646 Acres
1.579 Acres / 15 trees per acres = 0.105 Acres
0.646 X 20% = 0.129 Acres
0.129 > 0.105 = 0.129 Acres to be preserved
0.00 Acres To Be Removed
0.646 Acres Preserved

Legend

600.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
EP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	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	BENCHMARK
STM	EXISTING STORM SEWER	MAILBOX
SAN	EXISTING SANITARY SEWER	FOUND PIPE
W	EXISTING WATER LINE	SET PIPE
FO	EXISTING FIBER OPTIC LINE	
GAS	EXISTING GAS LINE	
UGE	EXISTING UNDERGROUND ELECTRIC	
OHW	EXISTING OVERHEAD ELECTRIC	
CTV	EXISTING CABLE TV LINE	
T	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
X-X	FENCE LINE	
---	SAWOUT LINE	
---	CONCRETE PAVEMENT	

AS-BUILT LEGEND

A.B.	AS-BUILT
▲	AS-BUILT FIRE HYDRANT
▼	AS-BUILT WATER VALVE
●	AS-BUILT WATER FAUCET
⊙	AS-BUILT UTILITY POLE
★	AS-BUILT LIGHT STANDARD
⚡	AS-BUILT GUY WIRE
ET	AS-BUILT ELECTRIC TRANSFORMER
TW	AS-BUILT TOP OF WALL ELEVATION
BW	AS-BUILT BOTTOM OF WALL ELEVATION

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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

- FIRE HYDRANTS
- WATER VALVES

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

SIGNED:
P.E./L.S.



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1-800-DIG-RITE

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE 10/03/2019
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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.

PROJECT TITLE:
SHANE ESTATES
WATER
AS-BUILT PLANS
#572 HIGHWAY P
CITY OF O'FALLON
ST. CHARLES COUNTY, MO. 63366

ENGINEERING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63801
636-926-9552
FAX 926-1718



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.

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

REVISIONS	
DATE	CITY COMMENT REVS.
09/16/19	
10/02/19	

Developer / Owner:
ELLA REAL PROPERTY HOLDINGS, L.L.C.
428 NORTH MAIN STREET
O'FALLON, MO 63366
(636) 577-2458

P+Z No. 18-000613

Approval Date: 04/05/2018

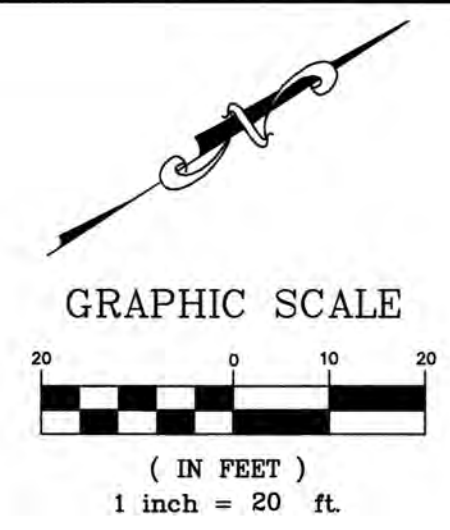
Page No.

1 of 12

COVER SHEET

LANDSCAPE LEGEND		
QTY. (13) REDBUD	CERCIS CANADENSIS	MINIMUM 2.5" CALIPER (MATURE HEIGHT = 30 FT.)
QTY. (11) WHITE PINE	PINUS STROBUS	MINIMUM 2.5" CALIPER (MATURE HEIGHT = 50 FT.)
QTY. (6) PINK PRINCESS GRABAPPLE	MALUS 'PINK PRINCESS'	MINIMUM 2" CALIPER (MATURE HEIGHT = 6-8 FT.)
QTY. (3) CHINESE JUNIPER	JUNIPERUS X PRITZERIANA 'SEA GREEN'	18" MINIMUM (5 GALLON) (MATURE HEIGHT = 4-6 FT.)

ALL TREES SHALL BE DECIDUOUS AT MIN. CALIPER MEASURED 1 FOOT ABOVE GRADE AT 2 INCHES.
LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER
ALL SHRUBS SHALL BE 5 GALLON CONTAINER AND NOT LESS THAN 18 INCHES IN HEIGHT.

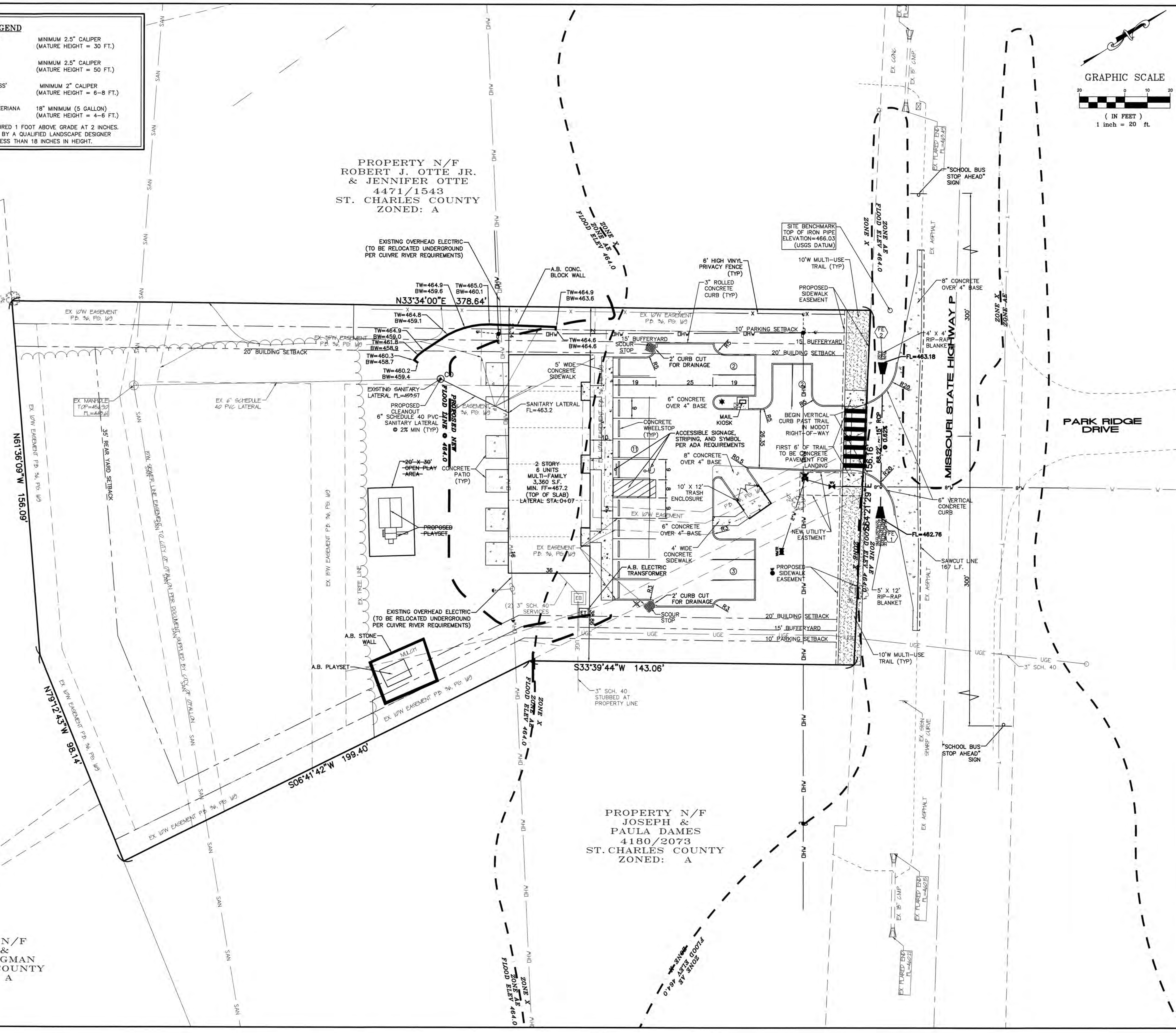


PROPERTY N/F
ROBERT J. OTTE JR.
& JENNIFER OTTE
4471/1543
ST. CHARLES COUNTY
ZONED: A

PROPERTY N/F
DAVID M. &
MARY E. WILMES
2289/401
ST. CHARLES COUNTY
ZONED: A

PROPERTY N/F
JOSEPH &
PAULA DAMES
4180/2073
ST. CHARLES COUNTY
ZONED: A

PROPERTY N/F
CLETUS &
ESTHER SWAGMAN
ST. CHARLES COUNTY
ZONED: A



PROJECT TITLE:
SHANE ESTATES
WATER
AS-BUILT PLANS

221 Point West Blvd.
St. Charles, MO 63301
636-928-6552
FAX 636-928-1718

ST. CHARLES COUNTY, MO, 63386
Box Project #97-9209C Issue Date 09/03/2019



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REVISIONS

DATE	REVISION
09/16/19	CITY COMMENT REVS.
10/02/19	CITY COMMENT REVS.

Developer / Owner:
ELLA REAL PROPERTY HOLDINGS, LLC.
428 NORTH MAIN STREET
O'FALLON, MO 63386
(636) 577-2458

SITE PLAN

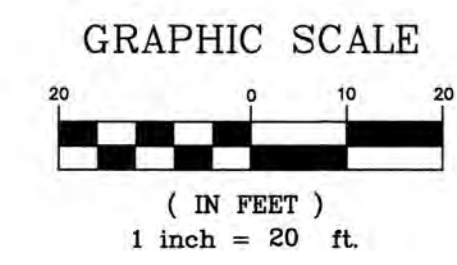
P+Z No. 18-000613
Approval Date: 04/05/2018
Page No. 4 of 12

PROPERTY N/F
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& JENNIFER OTTE
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ZONED: A

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PAULA DAMES
4180/2073
ST. CHARLES COUNTY
ZONED: A



PROJECT TITLE:
**SHANE ESTATES
WATER
AS-BUILT PLANS**
#572 HIGHWAY P
CITY OF OFALLON
ST. CHARLES COUNTY, MO. 63366

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6562
FAX 636-928-1718



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engineering project or survey.



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

REVISIONS

DATE	REVISIONS
09/16/19	CITY COMMENT REVS.
10/02/19	CITY COMMENT REVS.

Developer / Owner:
ELLA REAL PROPERTY HOLDINGS, L.L.C.
428 NORTH MAIN STREET
OFALLON, MO 63366
(636) 577-2458

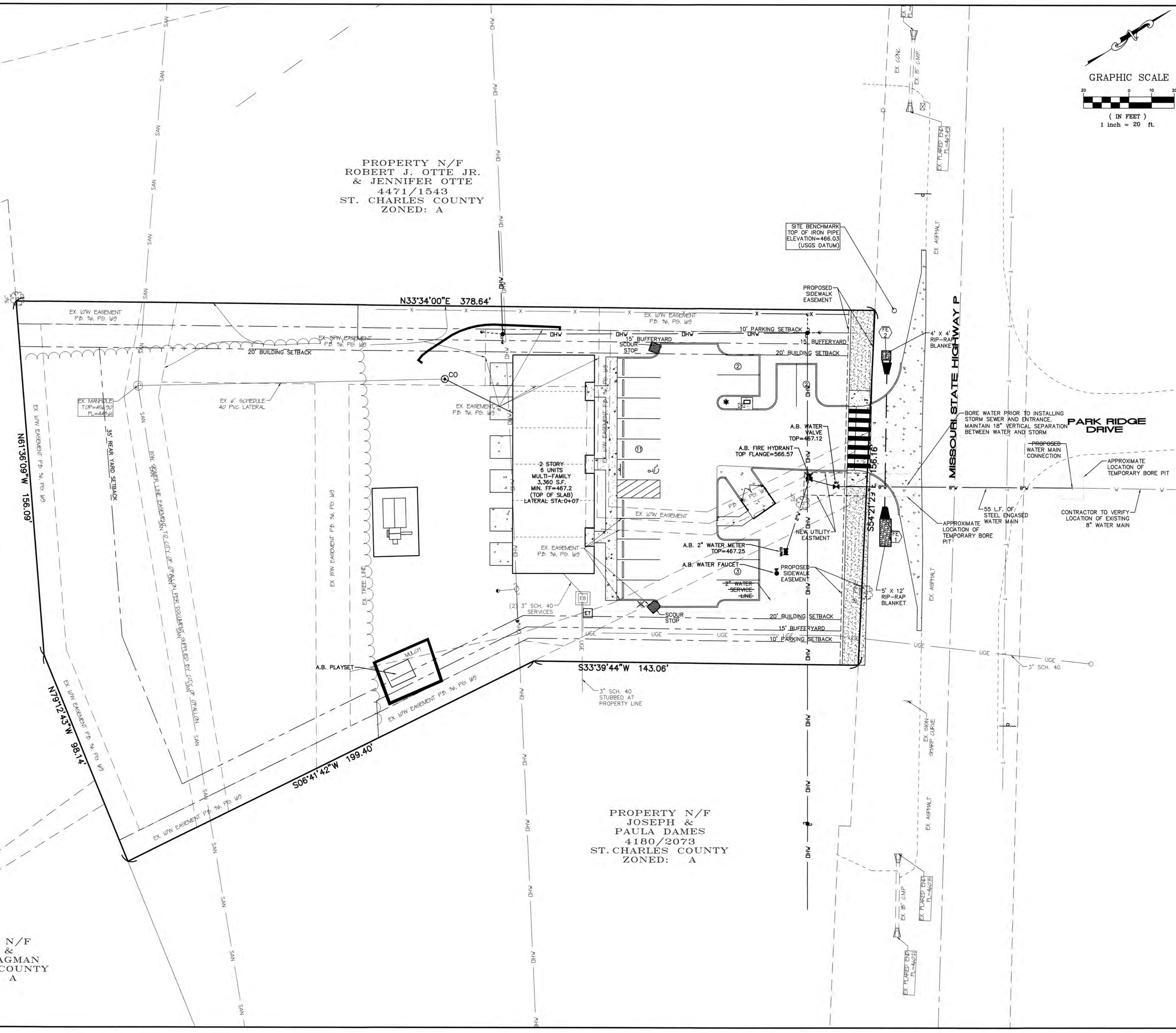
WATER PLAN

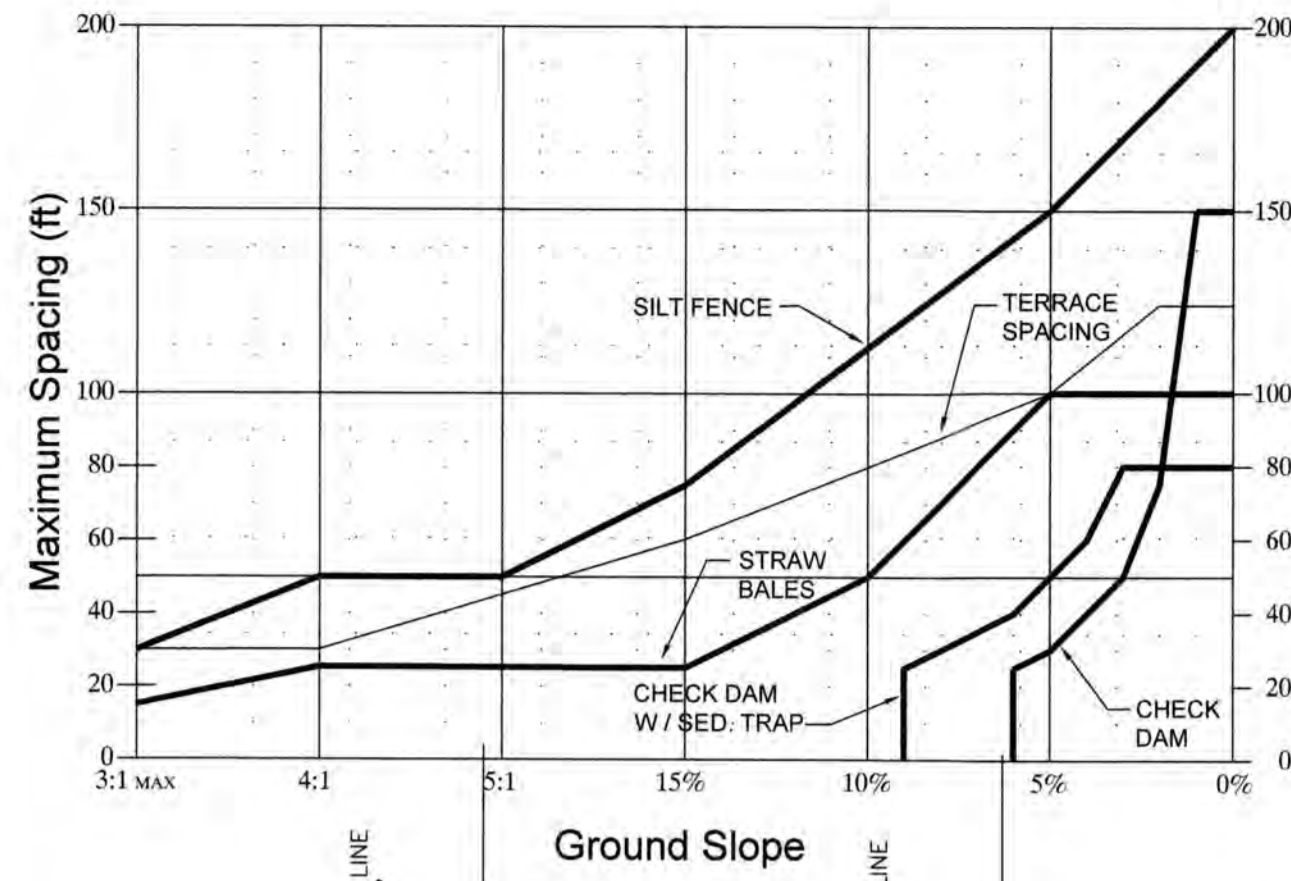
P+Z No. 18-000613

Approval Date: 04/05/2018

Page No.

6 of 12

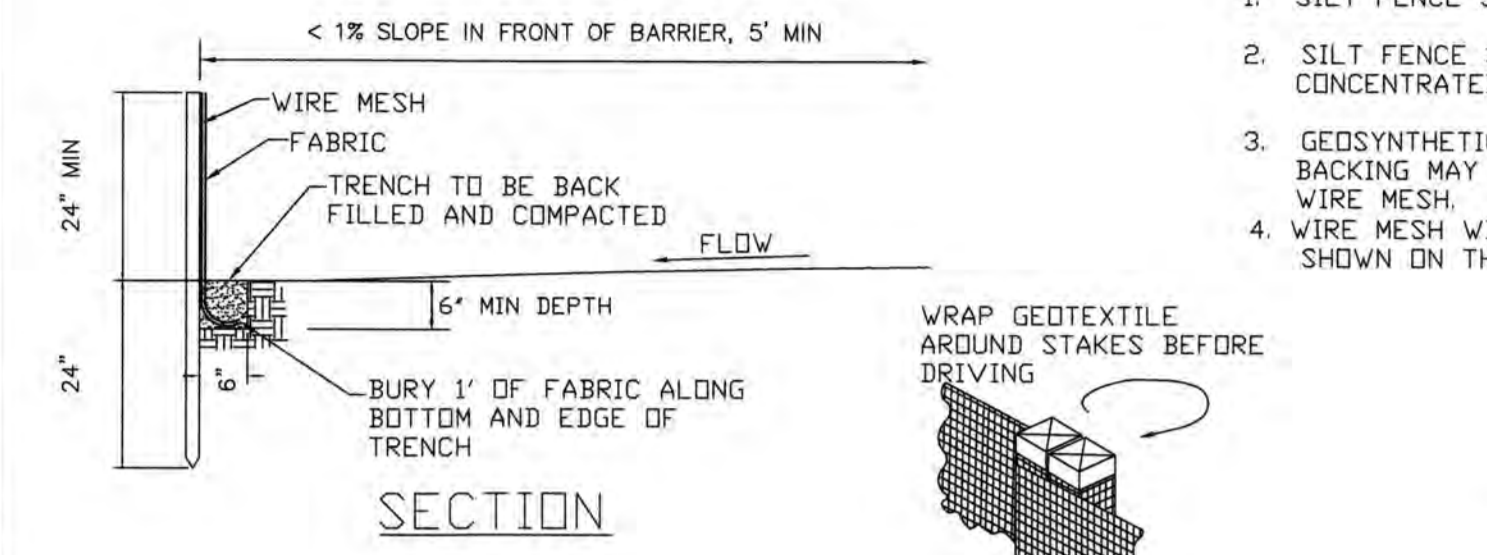
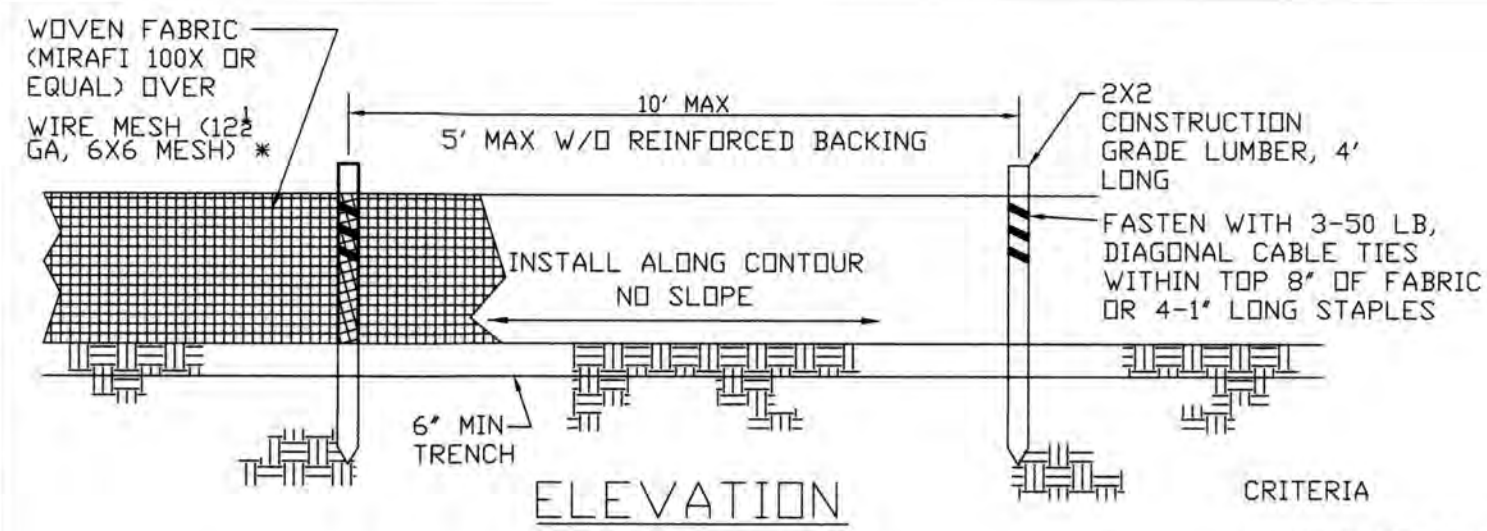




- DESIGN CRITERIA**
- SILT FENCE FOR SHEET FLOW SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/4 ACRE PER 100 LF.
 - STRAW BALE BARRIERS FOR SHEET FLOW SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/4 ACRE PER 100 LF.
 - REFER TO INDIVIDUAL ESC FIGURE FOR INSTALLATION.
 - TERRACING INCLUDES LOGS, WATTLES & FILTER SOCKS.

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

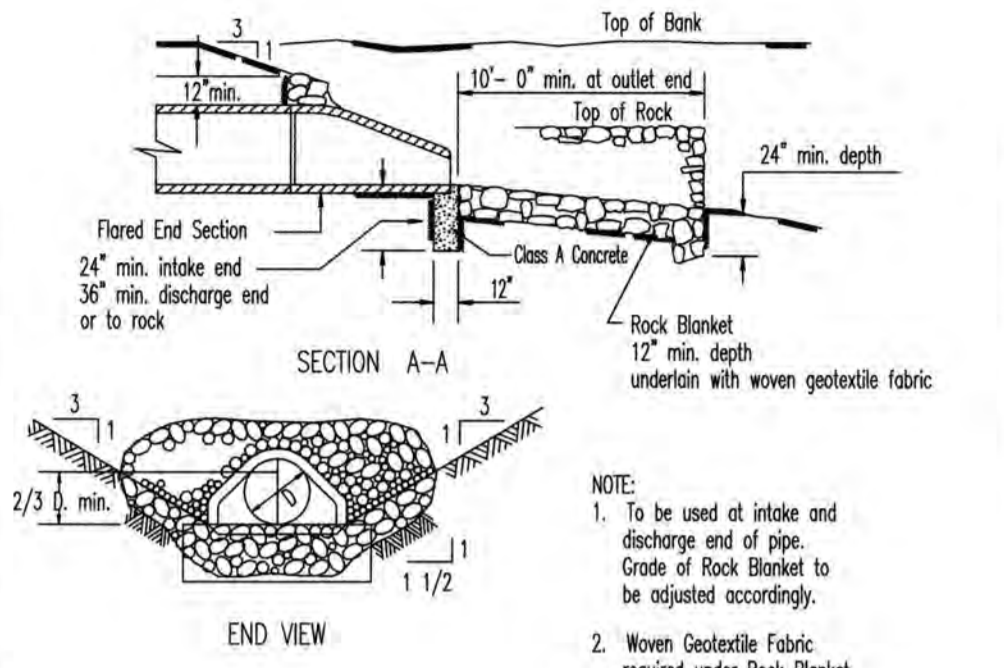
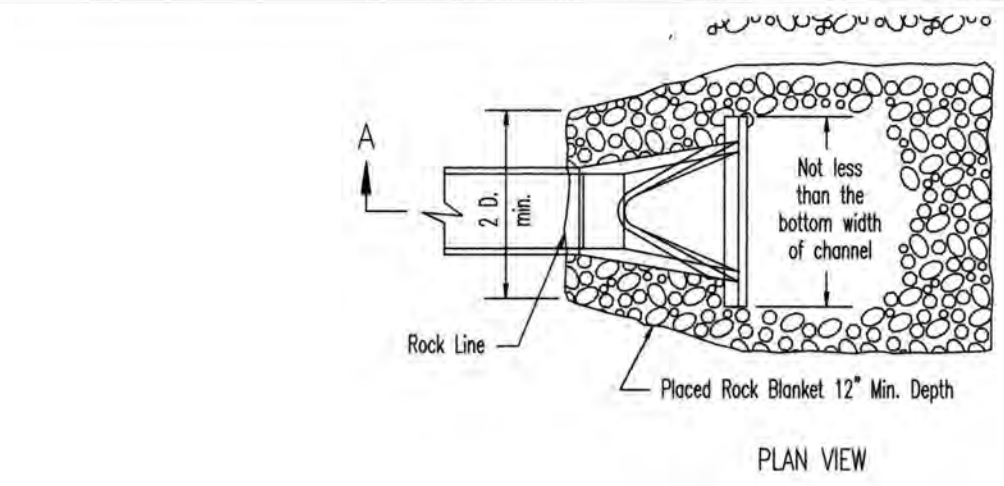
SPACING CHART FOR ESC DEVICES



- CRITERIA**
- SILT FENCE SHALL BE 24 INCHES HIGH.
 - SILT FENCE SHALL NOT BE USED FOR CONCENTRATED FLOWS.
 - GEOSYNTHETIC REINFORCED SILT FENCE BACKING MAY BE USED IN LIEU OF WIRE MESH.
 - WIRE MESH WILL BE USED AT LOCATIONS SHOWN ON THE APPROVED SWPPP.

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

SILT FENCE INSTALLATION SHEET FLOW (ONLY)



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

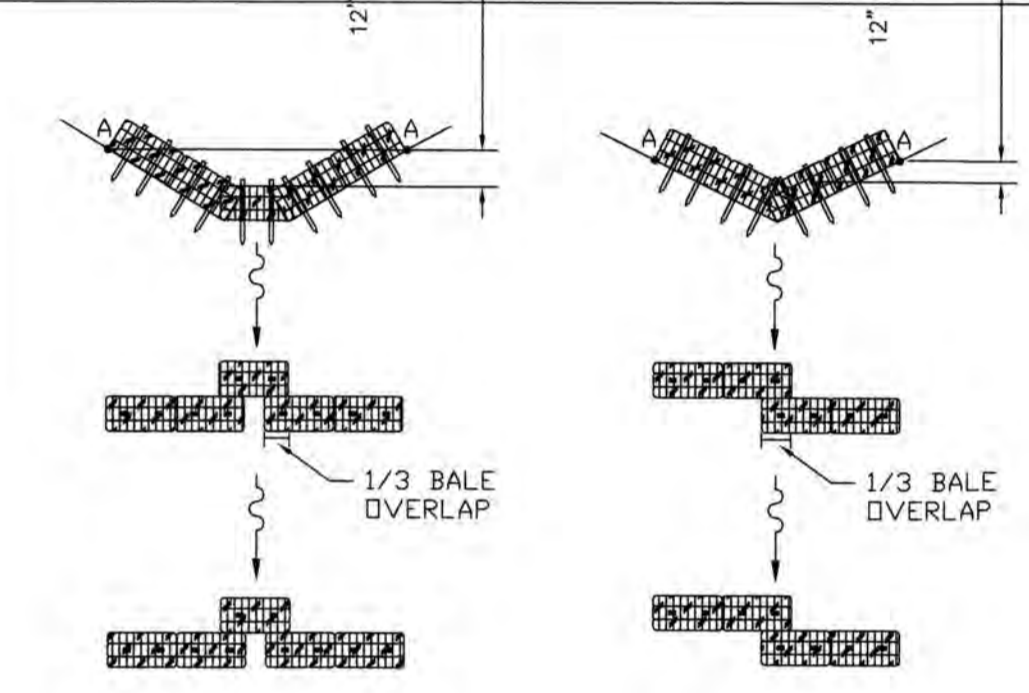
** Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.

MSD Type 5 Rock Blanket (% By Weight Passing)

Sieve	Maximum	Minimum
12 inch	90	70
6 inch	30	10
1/2 inch	5	0

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

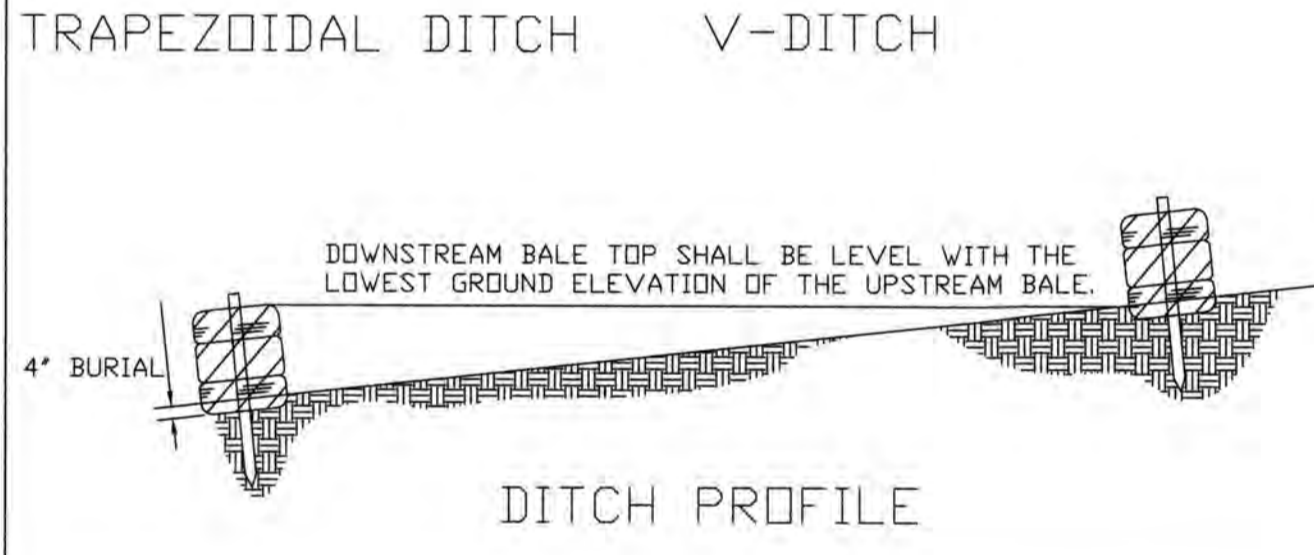
**SEWER CONSTRUCTION DETAILS
FLARED END SECTION
(INLET/OUTLET PROTECTION)**



- CRITERIA FOR LOW CONCENTRATED FLOWS**
- DRAINAGE AREAS SHALL BE LESS THAN 1 ACRE.
 - INSTALL TWO STAKES PER BALE.
 - BALES WILL BE TRENCHED 4" DEEP INTO EARTH.
 - MAXIMUM CHANNEL SLOPE OF 3%.
 - SEDIMENTATION TRAPS TO BE USED IN HIGHLY ERODIVE AREAS.

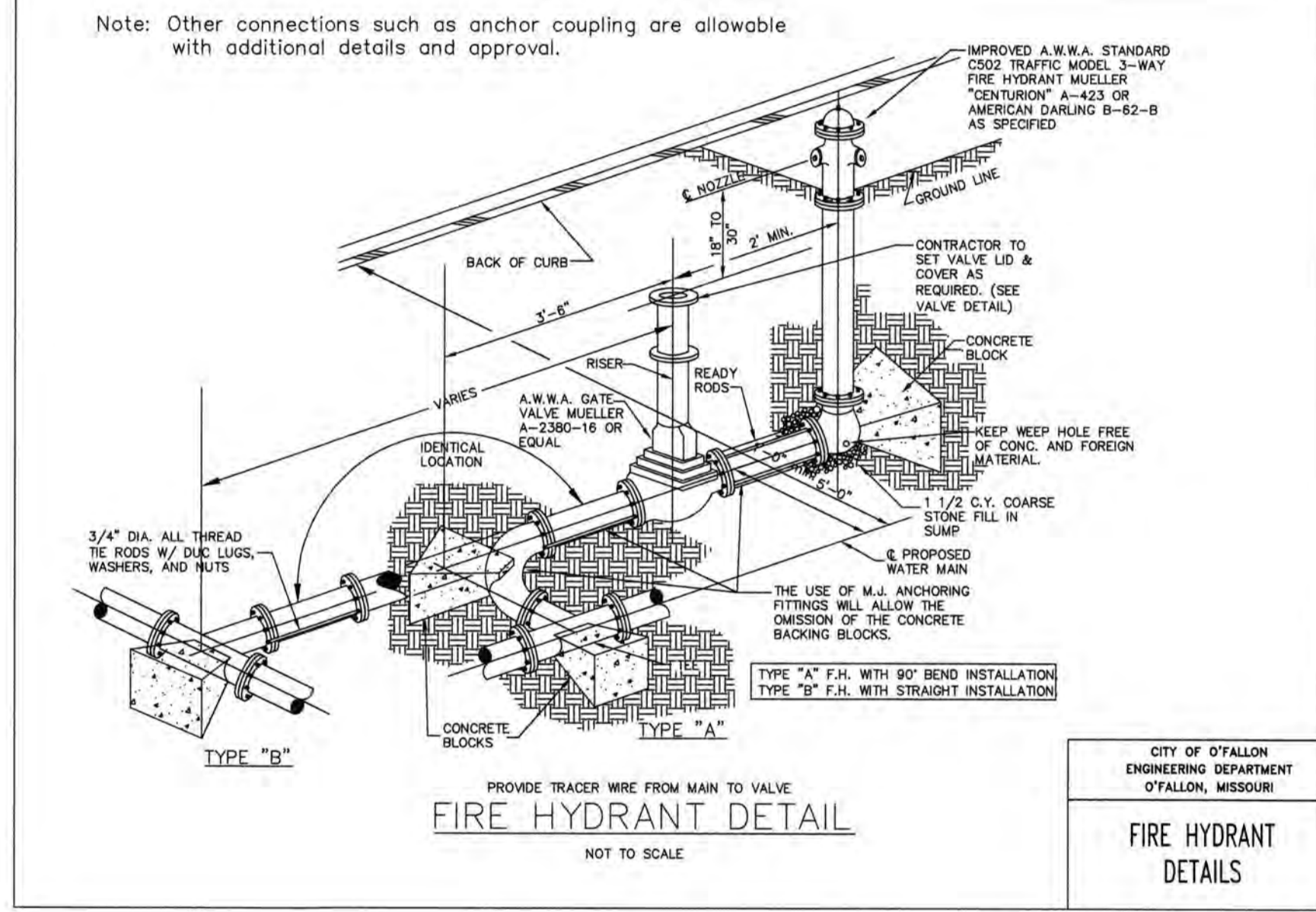
CHECK DAM SPACING

Ditch Slope	Maximum Spacing
3%	50'
2%	75'



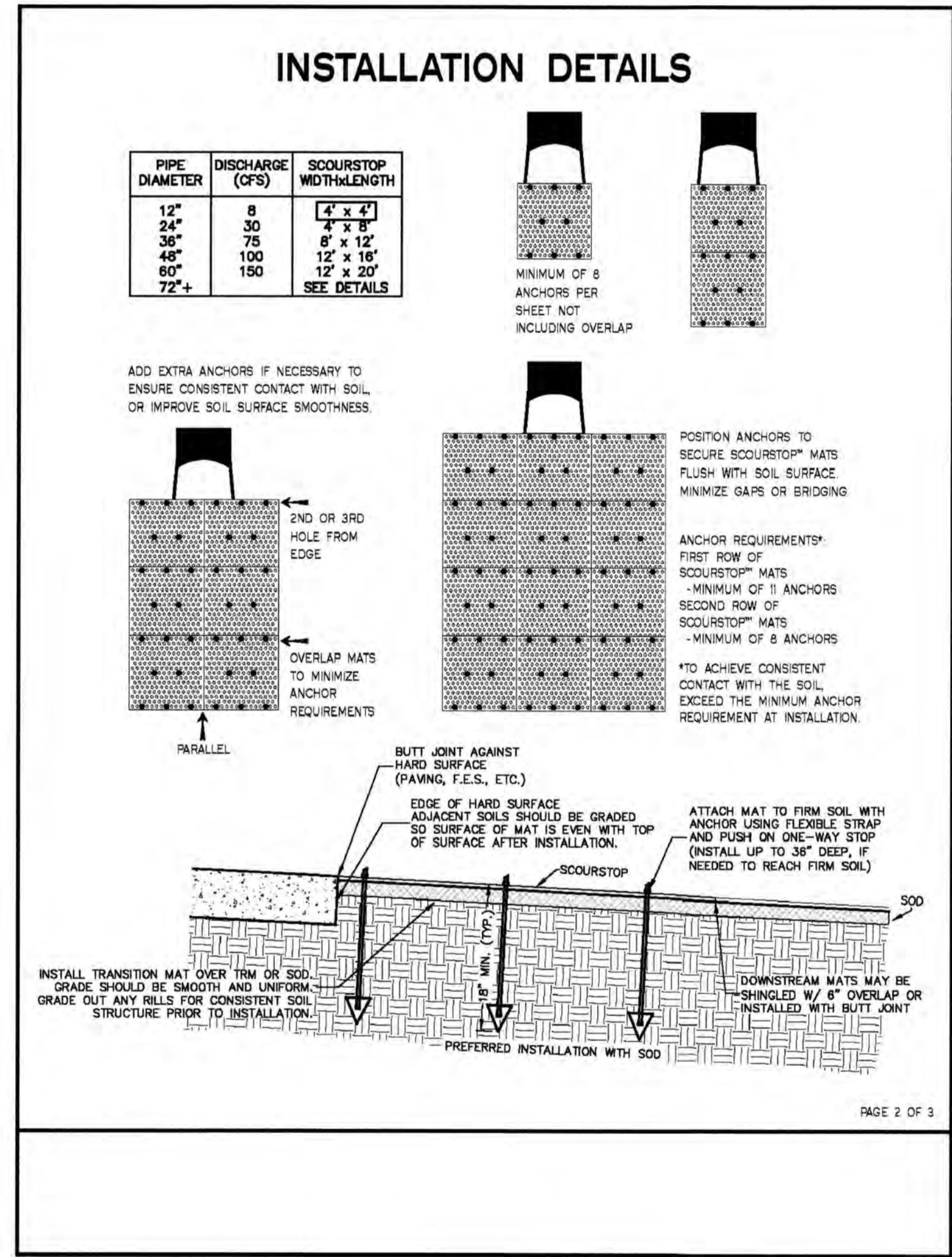
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

STRAW BALE CHECK DAM



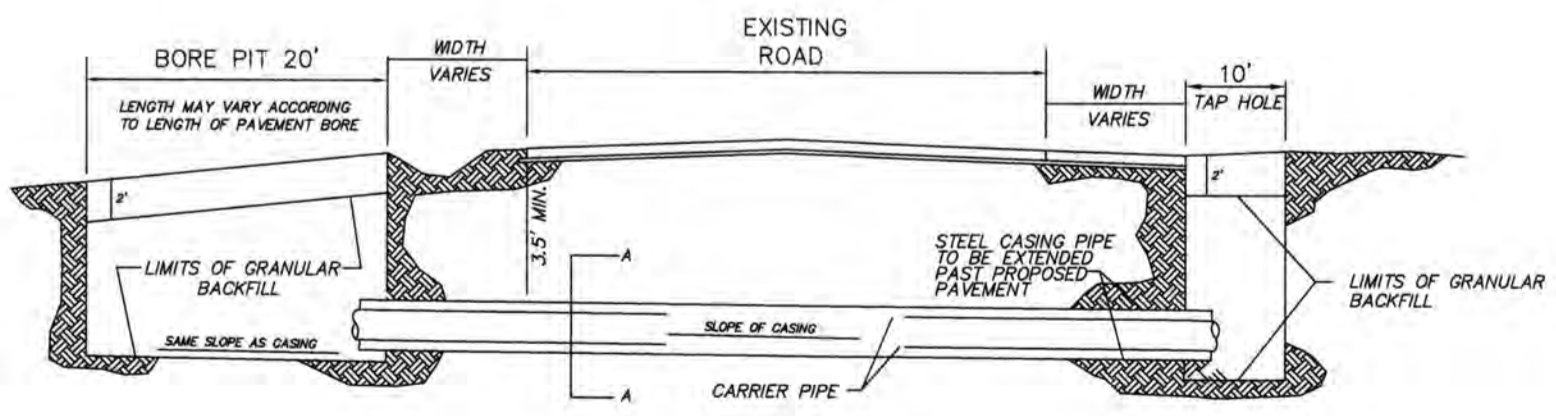
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

FIRE HYDRANT DETAILS



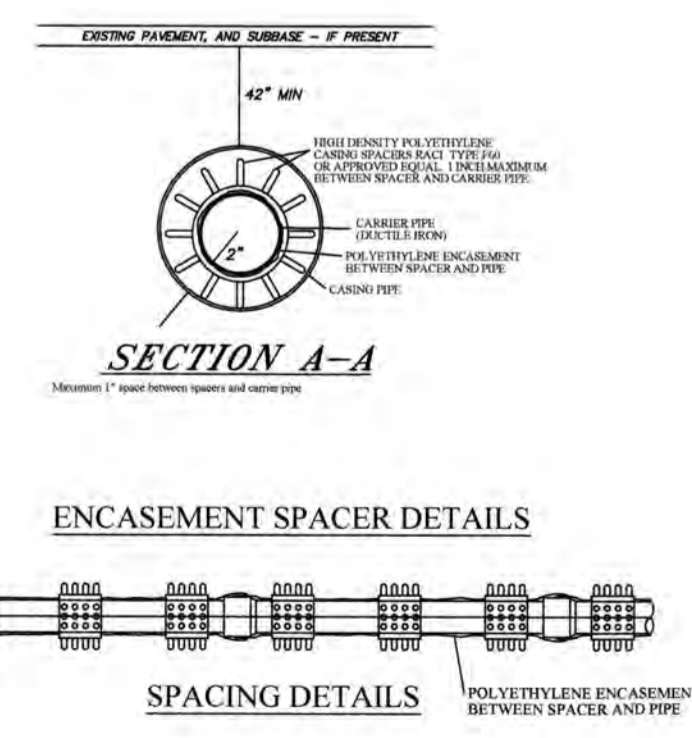
PIPE DIAMETER	DISCHARGE (CFS)	SCOURSTOP WIDTH x LENGTH
12"	8	4' x 4'
24"	30	4' x 8'
36"	75	6' x 12'
48"	100	12' x 16'
60"	150	12' x 20'
72"+		SEE DETAILS

- ANCHOR REQUIREMENTS:**
- FIRST ROW OF SCOURSTOP™ MATS - MINIMUM OF 11 ANCHORS
 - SECOND ROW OF SCOURSTOP™ MATS - MINIMUM OF 8 ANCHORS
 - TO ACHIEVE CONSISTENT CONTACT WITH THE SOIL, EXCEED THE MINIMUM ANCHOR REQUIREMENT AT INSTALLATION.

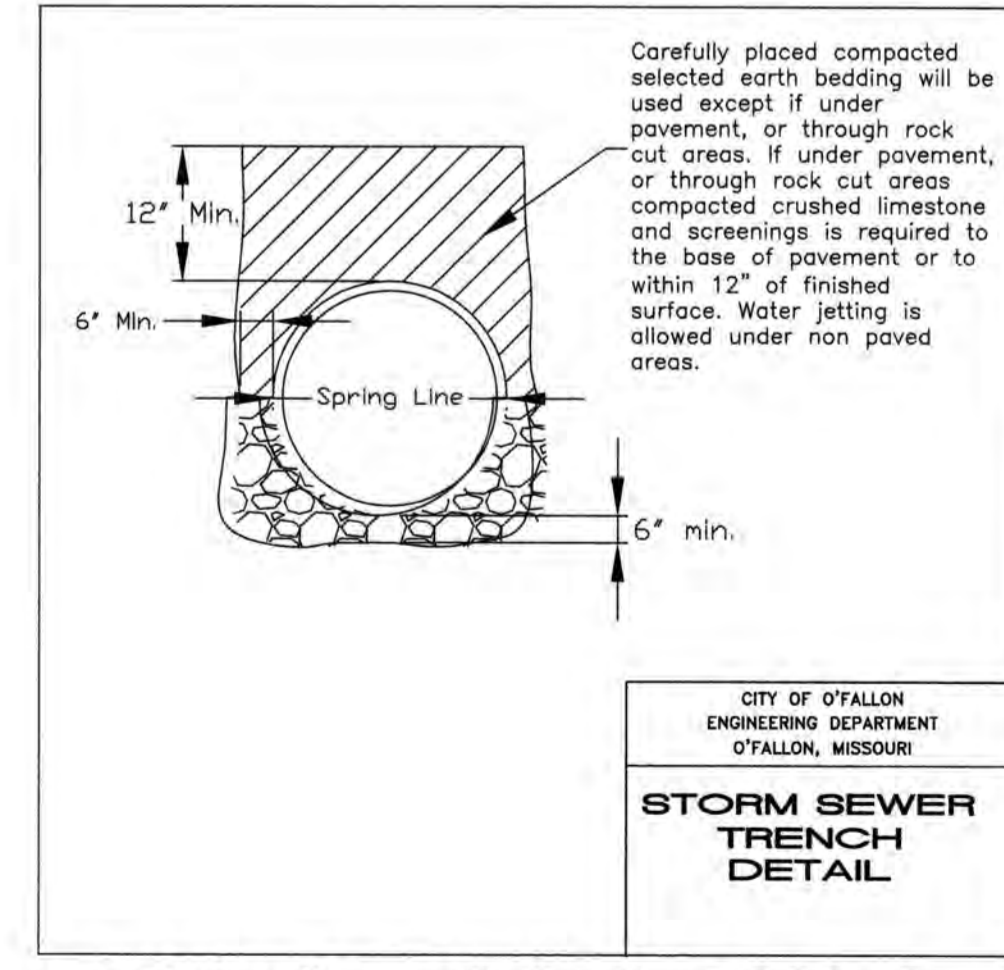


BORE DETAIL BORING NOTES

- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
- INSTALLATION OF THE CASING AND CARRIER PIPES SHALL MEET THE REQUIREMENTS FOR THE CITY OF O'FALLON SPECIFICATIONS.
- ALL JOINTS IN THE CASING PIPE SHALL BE WELDED.
- THE PIPE TO BE PLACED IN THE BORE HOLE SHALL BE CAST-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 8" DIA.
- CASING PIPE SHALL BE 18" DIA. 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.
- DESIGNER SHALL SUBMIT CARRIER PIPE AND CHASING PIPE SIZE AND COMBINATION FOR REVIEW AND APPROVAL.



ENCASEMENT SPACER DETAILS SPACING DETAILS



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

STORM SEWER TRENCH DETAIL

- All other Storm or Sanitary Sewer Details will be by M.S.D. 2000 Standards and Specifications.
- All inlets shall have 5/8" trash bar centered with the opening(s).

PROJECT TITLE:
SHANE ESTATES
WATER
AS-BUILT PLANS

4572 HIGHWAY P
CITY OF O'FALLON
ST. CHARLES COUNTY, MO, 63366

Box Project # 97-9209C Issue Date: 09/03/2019

ENGINEERING PLANNING SURVEYING

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

DISCLAIMER OF RESPONSIBILITY

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

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

REVISIONS

DATE	CITY COMMENT	REVS.
09/16/19	CITY COMMENT	REVS.
10/02/19	CITY COMMENT	REVS.

Developer / Owner:
ELLA REAL PROPERTY HOLDINGS, L.L.C.
428 NORTH MAIN STREET
O'FALLON, MO 63366
(636) 577-2458

DETAILS

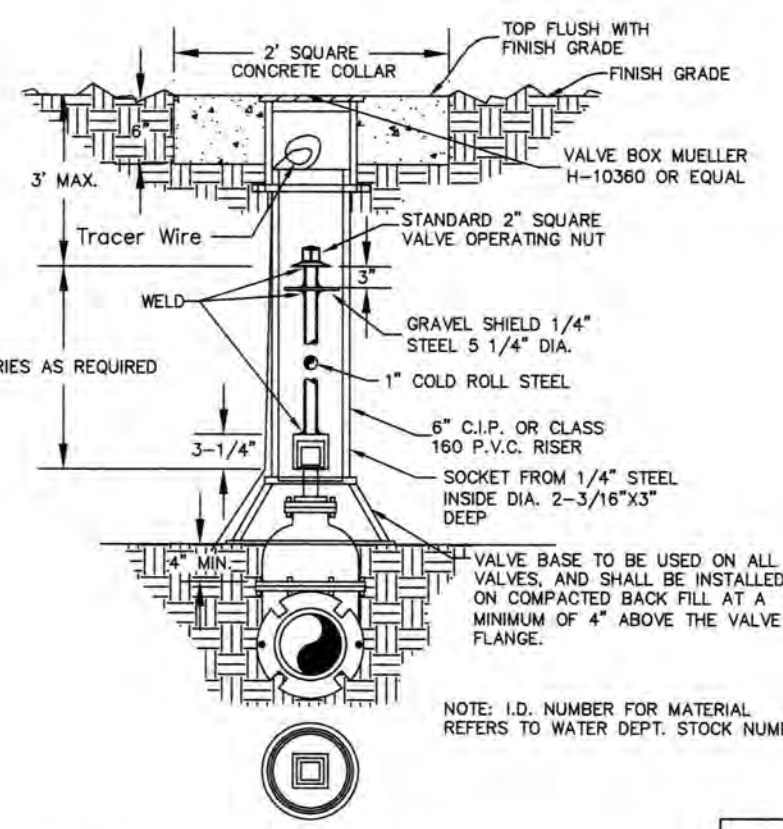
P+Z No. 18-000613

Approval Date: 04/05/2018

Page No. 9 of 12

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

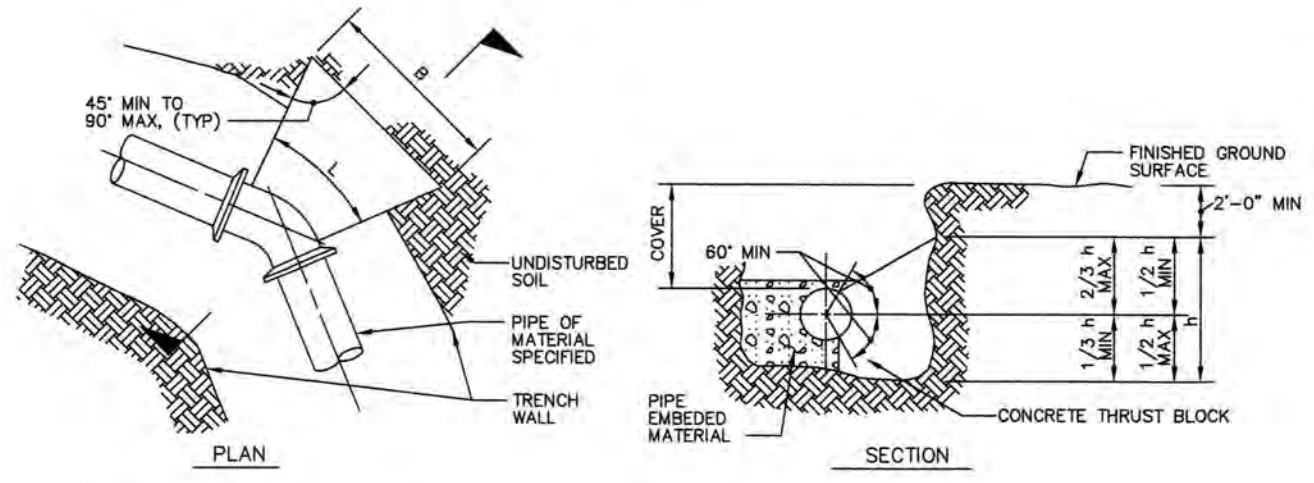
Concrete blocks will be manufactured with the following cover (min):



WATER VALVE DETAIL
NOT TO SCALE

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

WATER VALVE DETAIL



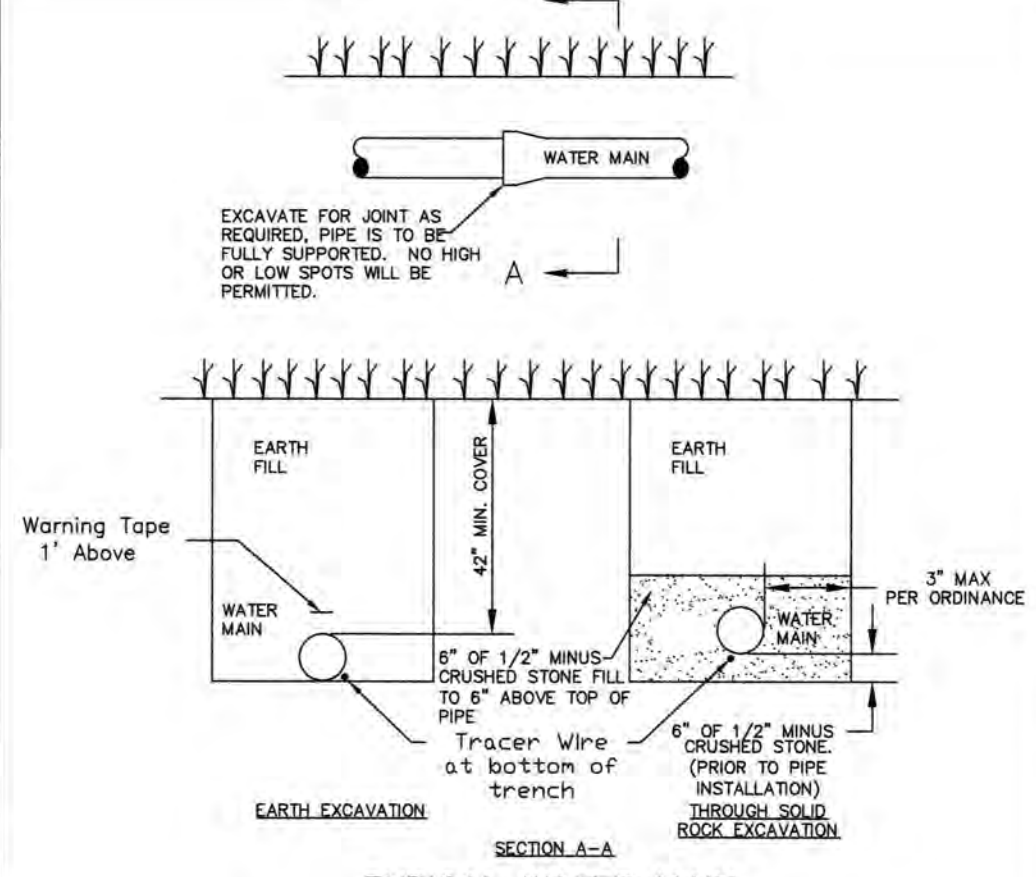
- NOTES:**
1. AREA OF BLOCK, A = 84" BLOCK AREAS ARE SHOWN ON GENERAL LAYOUT OR TABLE
 2. B = h + 2", EXCEPT WHERE TOP OF BLOCK IS WITHIN 2 FEET FROM GROUND SURFACE, THEN B = A/h.
 3. MINIMUM BLOCK DIMENSION (BY "h") SHALL BE AT LEAST 6" OF PIPE OR 1 FOOT FOR PIPE 10" OR LESS.
 4. THE BOTTOM OF THE BLOCK SHALL EXTEND AT LEAST TO THE BOTTOM OF THE TRENCH IN ALL CASES.
 5. L-FITTING LENGTH MINUS CLEARANCE FOR BELLS.
 6. DETAIL IS SHOWN FOR CAST IRON PIPE. DETAIL IS SIMILAR FOR OTHER TYPES OF PIPE.
 7. DIMENSIONS FOR THRUST BLOCKS FOR FIRE HYDRANT ASSEMBLY ARE SHOWN FIRE HYDRANT ASSEMBLY DETAIL.

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

CONCRETE THRUST BLOCKING
NOT TO SCALE

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

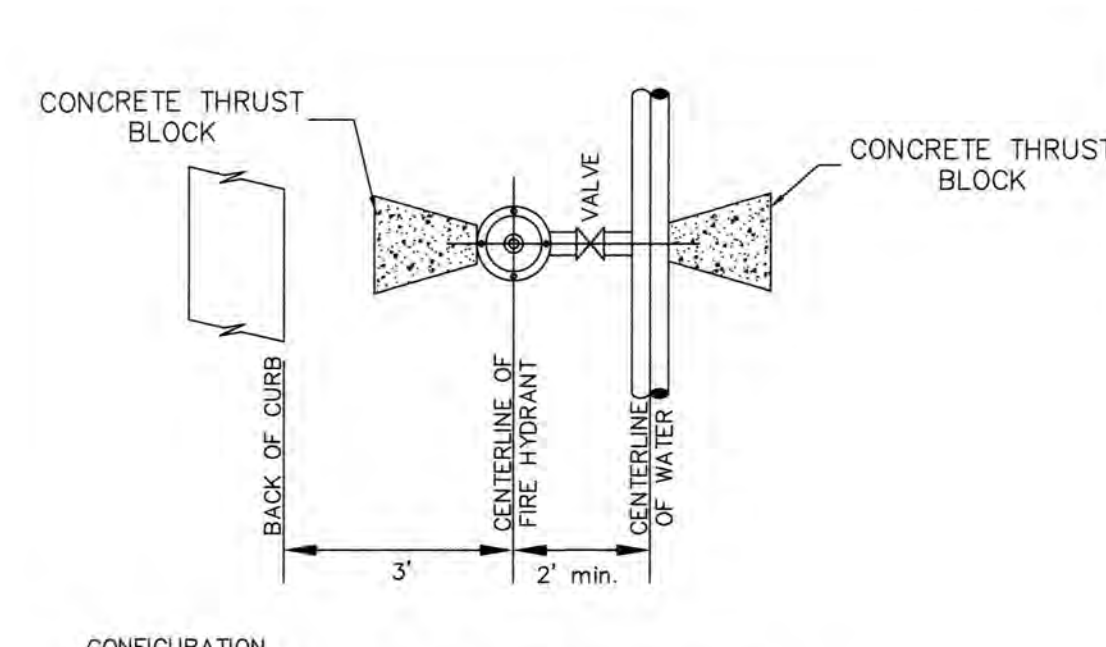
CONCRETE THRUST BLOCKING DETAILS



TYPICAL WATER MAIN INSTALLATION DETAIL
NOT TO SCALE

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

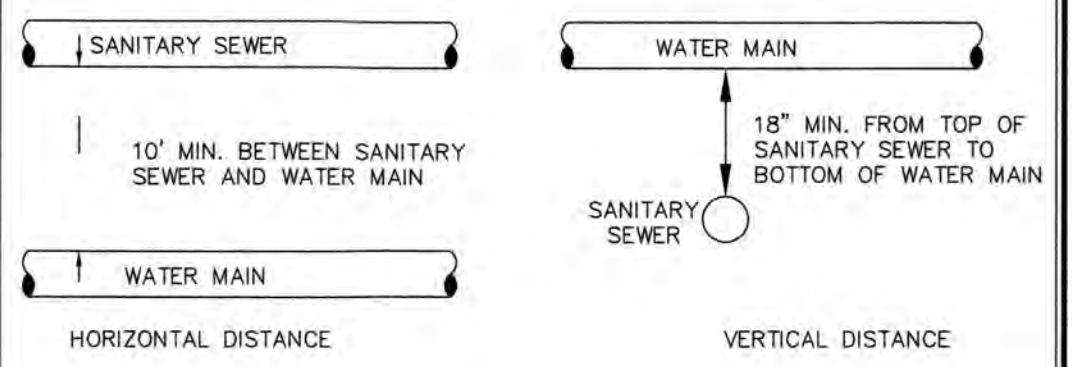
WATER MAIN INSTALLATION DETAIL



TYPICAL WATER MAIN AND FIRE HYDRANT LOCATIONS
NOT TO SCALE

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

WATER MAIN FIRE HYDRANT DETAIL

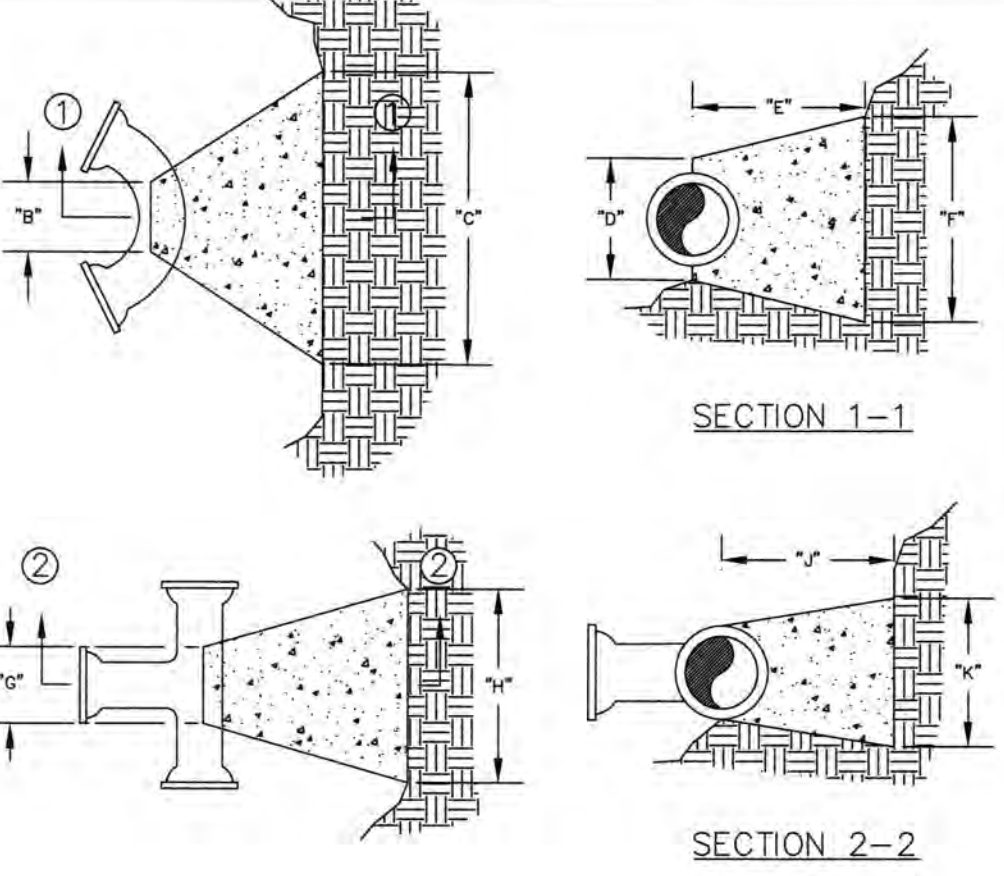


TYPICAL WATER AND SEWER SEPARATION
NOT TO SCALE

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

WATER AND SEWER SEPARATION DETAIL

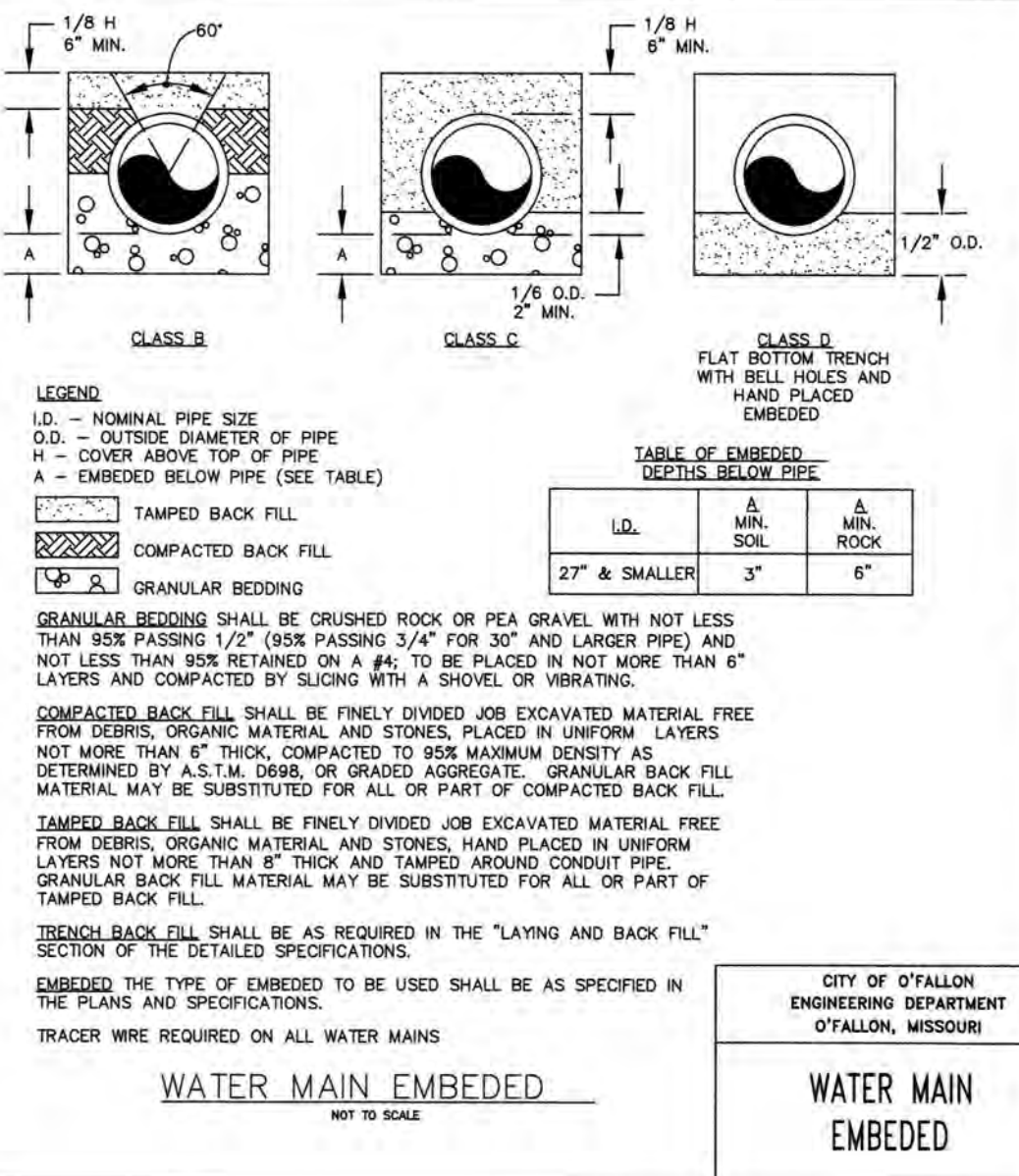
BENDS	"B"	"C"	"D"	"E"	"F"
8"-11 1/4"	8"	15"	12"	24"	10"
8"-22 1/2"	8"	30"	12"	24"	15"
8"-45"	8"	30"	12"	24"	15"
8"-90"	8"	30"	12"	24"	28"
8"-11 1/4"	8"	30"	12"	24"	10"
8"-22 1/2"	8"	30"	12"	24"	15"
8"-45"	8"	30"	12"	24"	15"
8"-90"	8"	30"	12"	24"	28"
12"-11 1/4"	8"	30"	12"	24"	15"
12"-22 1/2"	8"	30"	12"	24"	25"
12"-45"	8"	40"	12"	24"	40"
12"-90"	8"	60"	12"	24"	52"
16"-11 1/4"	TL	28"	20"	24"	28"
16"-22 1/2"	TL	36"	20"	24"	39"
16"-45"	TL	35"	20"	24"	55"
16"-90"	TL	81"	20"	24"	60"
20"-11 1/4"	TL	34"	24"	28"	28"
20"-22 1/2"	TL	39"	24"	28"	39"
20"-45"	TL	74"	24"	28"	55"
20"-90"	TL	138"	24"	28"	60"
24"-11 1/4"	TL	40"	28"	28"	40"
24"-22 1/2"	TL	46"	28"	28"	56"
24"-45"	TL	101"	28"	28"	60"
24"-90"	TL	188"	28"	28"	60"
30"-11 1/4"	TL	46"	34"	30"	46"
30"-22 1/2"	TL	56"	34"	30"	60"
30"-45"	TL	154"	34"	30"	60"
30"-90"	TL	285"	34"	30"	60"



BACKING BLOCKS
NOT TO SCALE

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

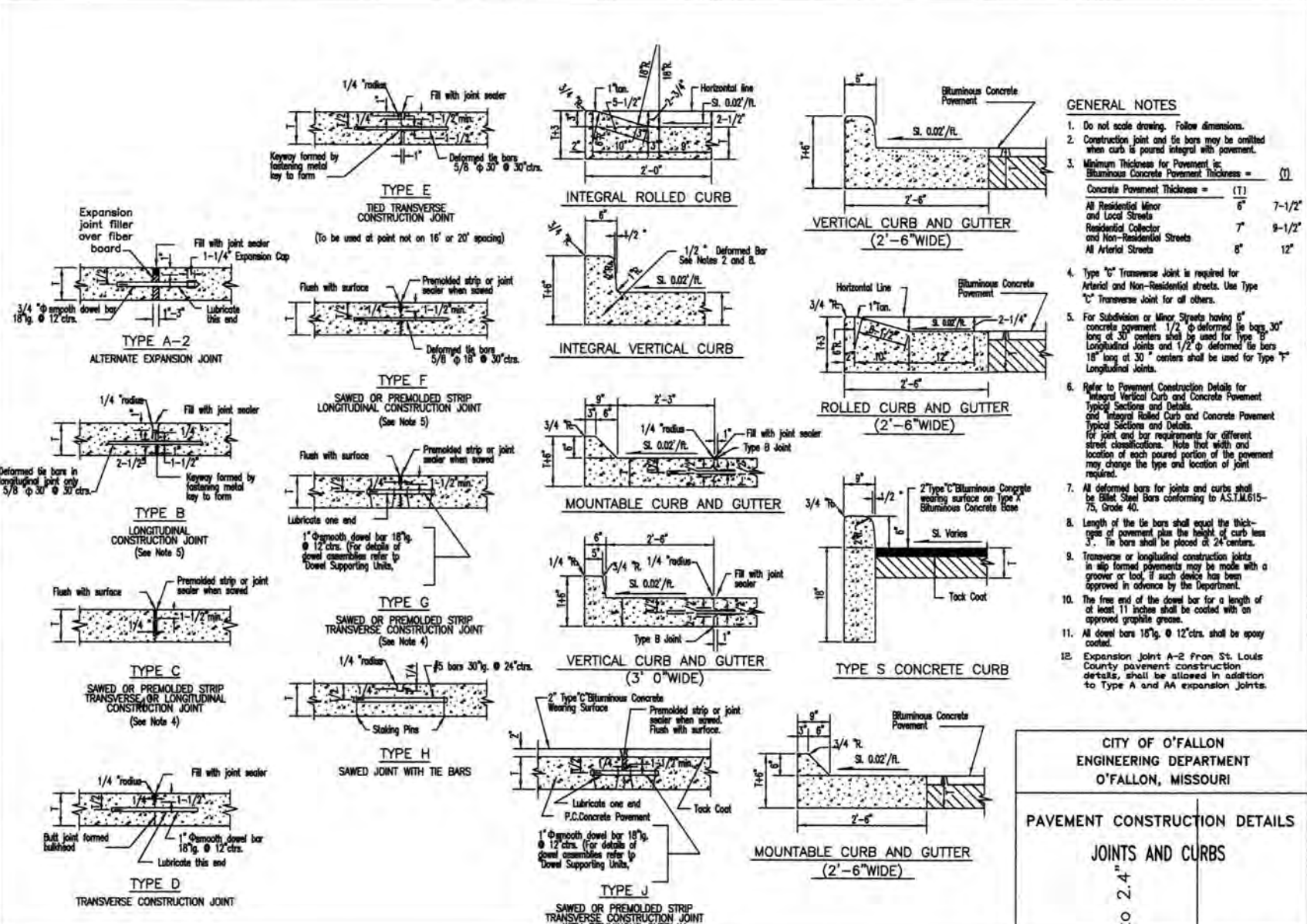
BACKING BLOCK DETAILS AND LOCATIONS



WATER MAIN EMBEDDED
NOT TO SCALE

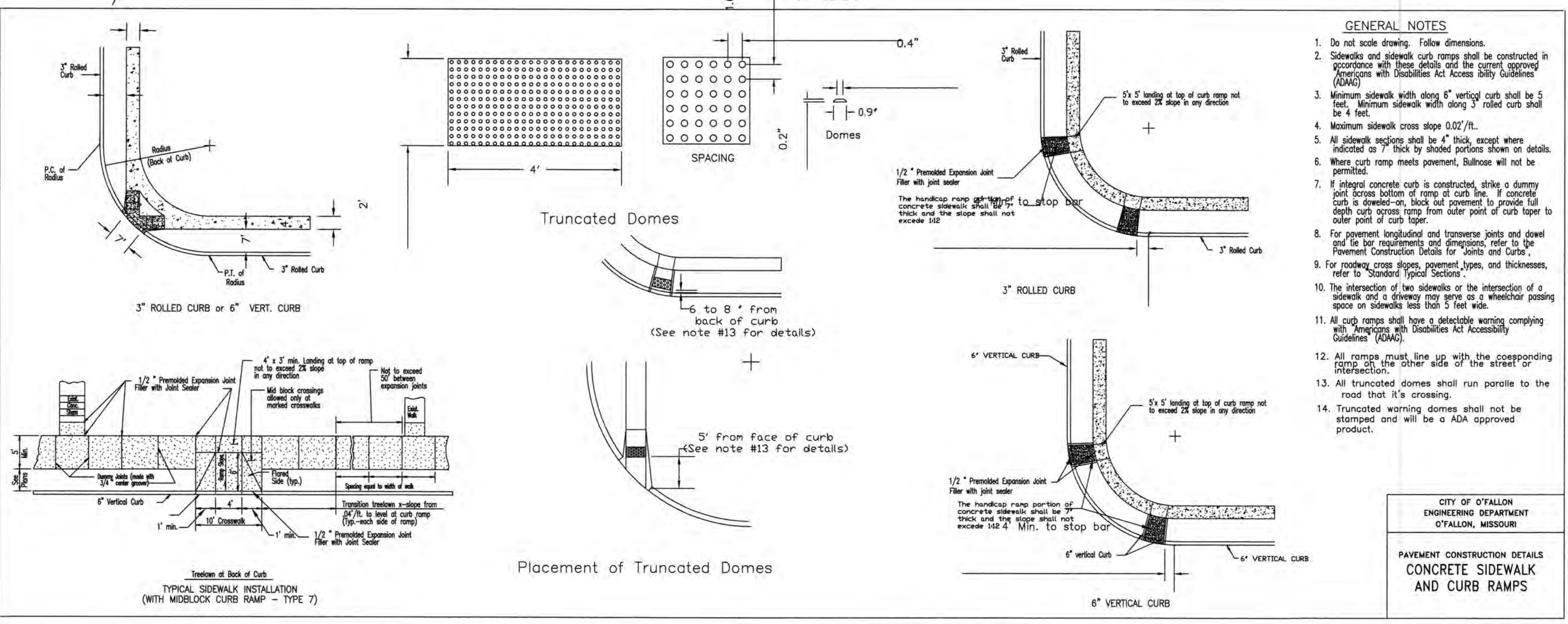
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

WATER MAIN EMBEDDED



PAVEMENT CONSTRUCTION DETAILS
JOINTS AND CURBS

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



GENERAL NOTES:

1. Do not scale drawing. Follow dimensions.
2. Sidewalk and sidewalk curb ramps shall be constructed in accordance with these details and the current governing (ADA) with Disabilities Act Accessibility Guidelines (ADA).
3. Minimum sidewalk width along 3" rolled curb shall be 4 feet.
4. Maximum sidewalk cross slope 0.02"/ft.
5. All sidewalk sections shall be 4" thick, except where indicated as 7" thick by shaded portions shown on details.
6. Where curb ramp meets pavement, bullnose will not be permitted.
7. If integral concrete curb is constructed, strike a dummy joint across bottom of ramp at curb line. If concrete curb is divided on, back set pavement to provide full depth curb cross ramp from outer point of curb taper to outer point of curb taper.
8. For pavement longitudinal and transverse joints and dowel and tie bar requirements and dimensions, refer to the Pavement Construction Details for Joints and Curb.
9. For roadway cross slopes, pavement types, and thicknesses, refer to "Standard Typical Sections".
10. The intersection of two sidewalks or the intersection of a sidewalk and a driveway may serve as a wheelchair passing space on sidewalks less than 5 feet wide.
11. All curb ramps shall have a detectable warning complying with Americans with Disabilities Act Accessibility Guidelines (ADA).
12. All ramps must line up with the corresponding ramp on the other side of the street or crossing.
13. All truncated domes shall run parallel to the road that it's crossing.
14. Truncated warning domes shall not be stamped and will be a ADA approved product.

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

PAVEMENT CONSTRUCTION DETAILS
CONCRETE SIDEWALK AND CURB RAMP

Ductile Iron Pipe installation shall follow the Ductile Iron Research Association (DIPRA) guide line. The Installation of PVC Pipe shall follow the Uni-Bell PVC Pipe Association Handbook of PVC Design and Construction.

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

PROJECT TITLE:
SHANE ESTATES
WATER
AS-BUILT PLANS
4572 HIGHWAY P
CITY OF O'FALLON
ST. CHARLES COUNTY, MO. 63366
Issue Date: 08/03/2019

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-828-5552
FAX 636-828-1718



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STATE OF MISSOURI
MARK COLLINS
10 - 07 - 19
NUMBER PLS-2008000173
PROFESSIONAL LAND SURVEYOR

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

REVISIONS

DATE	REVISION	CITY COMMENT	REV.
09/16/19	1	CITY COMMENT	REV.
10/02/19	2	CITY COMMENT	REV.

Developer / Owner:
ELLA REAL PROPERTY HOLDINGS, L.L.C.
428 NORTH MAIN STREET
O'FALLON, MO 63366
(636) 577-2458

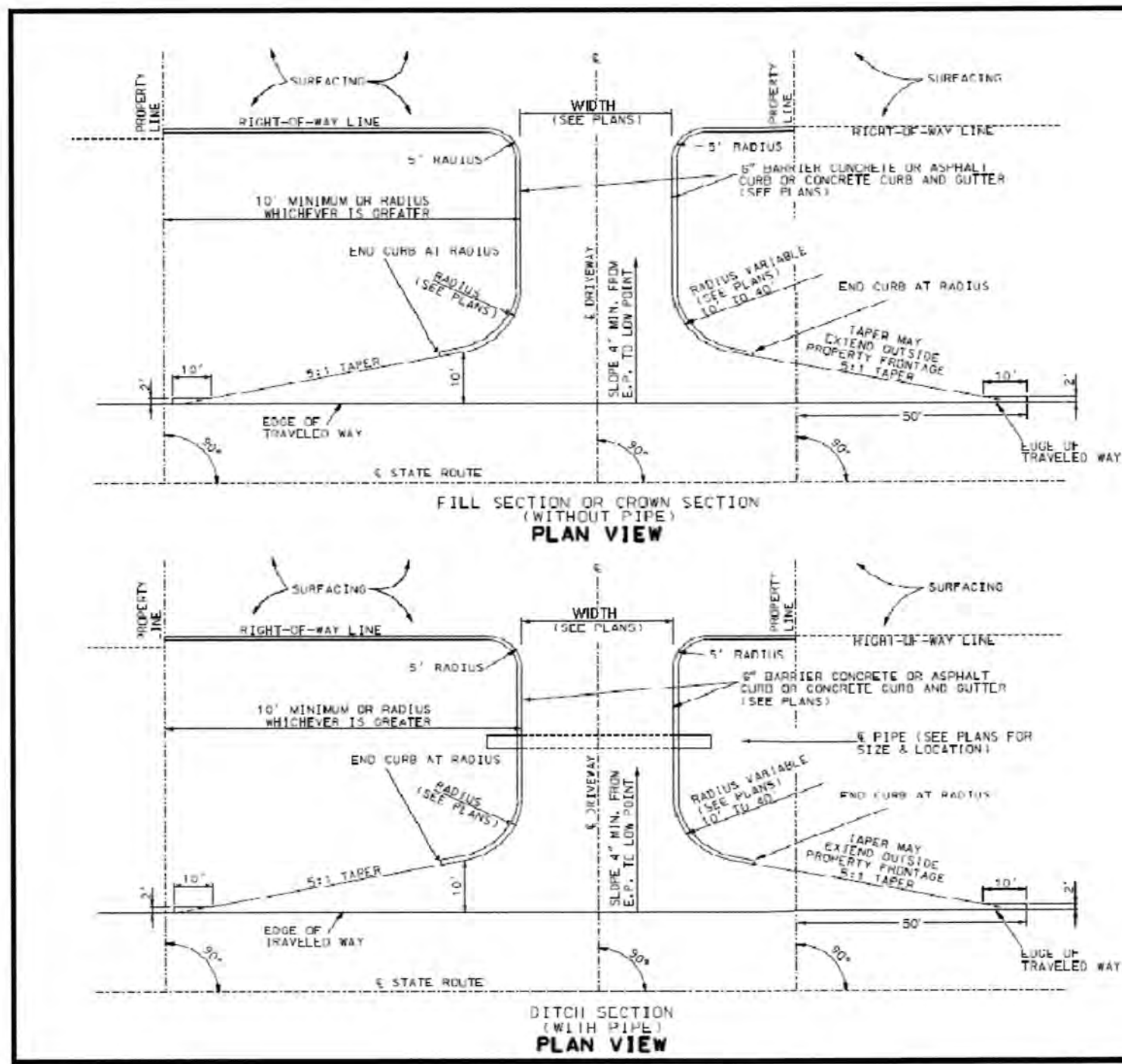
DETAILS

P+Z No. 18-000613

Approval Date: 04/05/2018

Page No.

10 of 12



GENERAL NOTES:
 No part of the roadway including tapers shall be constructed outside of the property frontage.
 Pipe size & location to be determined by geotechnical & drainage conditions (see plans).
 Surfacing shall be shown on the plans and / or permit.
 Length of pipe shall be determined by depth and location of ditch, (see plans).
 If a paved approach is required, refer to standard plan 606.00 for construction details and concrete curb and gutter on paved approach.
 Curb and gutter between right-of-way line & pipe may meet local agency standards.
 This drawing illustrates driveway details for minimum situations. Traffic volume generated, safety considerations, drainage considerations, local requirements, etc. may dictate more extensive improvements than those illustrated on this drawing.

MISSOURI DEPARTMENT OF TRANSPORTATION
D6
 TYPE III
 COMMERCIAL DRIVE
 RECOMMENDED WIDTH 30 FEET
 SHEET NO. 1 OF 2

CROSS SECTION	CONDITION		TREATMENT	SIGN	
	DIFFERENTIAL	TIME		MAINLINE (1)	SIDE ROAD (2)
EDGE DROPP-OFF 1V:1H SLOPE OR FLATTER	PAVEMENT EDGE DIFFERENTIAL > 2" TO 3"	NON-WORKING HOURS	WEDGE SLOPE TO 1V:1H OR FLATTER	NO SIGNS REQUIRED	NO SIGNS REQUIRED
		WORKING HOURS	NO EDGE TREATMENT REQUIRED	W08-11 (1) (4)	NO SIGNS REQUIRED
1V:1H SLOPE OR FLATTER	PAVEMENT EDGE DIFFERENTIAL > 2" TO 3"	NON-WORKING HOURS	WEDGE SLOPE TO 1V:1H OR FLATTER	NO SIGNS REQUIRED	NO SIGNS REQUIRED
		WORKING HOURS	NO EDGE TREATMENT REQUIRED	W08-11 (1) (1)	NO SIGNS REQUIRED
1V:1H SLOPE OR FLATTER	PAVEMENT EDGE DIFFERENTIAL > 3"	NON-WORKING HOURS	WEDGE SLOPE TO 1V:1H OR FLATTER	NO SIGNS REQUIRED	NO SIGNS REQUIRED
		WORKING HOURS	DELINEATE DIFFERENTIAL WITH CHANNELIZERS	W08-11 (1) (1) (1)	W08-1 (1) (3)
ANY PAVEMENT EDGE OR LANE LINE DIFFERENTIAL	ANY PAVEMENT EDGE OR LANE LINE DIFFERENTIAL	NON-WORKING AND WORKING HOURS	NO EDGE TREATMENT REQUIRED	NO SIGNS REQUIRED	NO SIGNS REQUIRED
		NON-WORKING AND WORKING HOURS	ADVANCE LANE CLOSURE WITH CHANNELIZATION OR PARTIAL LANE CLOSURE WITH BARRIER.	NO SIGNS REQUIRED	NO SIGNS REQUIRED
LANE LINE DIFFERENTIAL > 2"	LANE LINE DIFFERENTIAL > 2"	NON-WORKING AND WORKING HOURS	NO EDGE TREATMENT REQUIRED	UNEVEN LANES	NO SIGNS REQUIRED
		NON-WORKING AND WORKING HOURS	WEDGE SLOPE TO 1V:1H OR FLATTER	UNEVEN LANES	BUMP
LANE LINE DIFFERENTIAL > 2"	LANE LINE DIFFERENTIAL > 2"	NON-WORKING AND WORKING HOURS	DELINEATE DIFFERENTIAL WITH CHANNELIZERS	UNEVEN LANES	BUMP
		NON-WORKING AND WORKING HOURS	DELINEATE DIFFERENTIAL WITH CHANNELIZERS	UNEVEN LANES	W08-1 (1) (3)

(1) SIGNS SHALL BE SPACED AT APPROXIMATELY ONE MILE INTERVALS AND LOCATED WITHIN 150 FT. BEYOND ANY STATE ROAD. WHEN A SIGN PLACED AT THE ONE MILE INTERVAL FALLS WITHIN 1/2 MILE OF A SIGN AT THE 1/2 MILE INTERVAL MAY BE OMITTED. WHEN SHOULDER DROPP-OFF SIGNS WITH UNEVEN LANES ARE BOTH SPECIFIED, ALTERNATING SIGN MESSAGES SHALL BE USED AT 1 MILE SPACINGS.
 (2) ON SIDE ROADS WITH POSTED SPEED OF 45 MPH OR GREATER, SIGNS SHALL BE PLACED 150 FT. IN ADVANCE OF INTERSECTION WITH MAINLINE.
 (3) SIGNS SHALL BE LOCATED ON THE SIDE OF THE ROADWAY WHERE THE PAVEMENT EDGE DIFFERENTIAL EXISTS.
 (4) SIGNS TO REMAIN VISIBLE UNTIL SHOULDER SHAPING IS COMPLETE.
 (5) SIGNS SHALL BE LOCATED ON RIGHT SIDE OF NON-DIVIDED HIGHWAYS AND ON BOTH SIDES OF DIVIDED HIGHWAYS WHERE A LANE LINE DIFFERENTIAL EXISTS.
 (6) WHEN THE SHOULDER DROPP-OFF SIGNS ARE IN PLACE FOR GREATER THAN THREE DAYS, THE SHOULDER DROPP-OFF PLATE SHOULD BE USED IN ADDITION WITH THE SHOULDER DROPP-OFF SIGN.

LEGEND:
 [Symbol] - RIGID PAVEMENT
 [Symbol] - FLEXIBLE PAVEMENT
 [Symbol] - ALL PAVEMENT TYPES

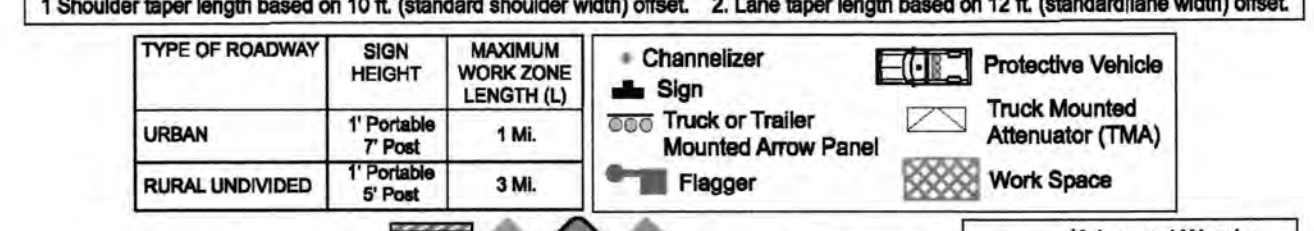
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
 1-888-484-MODOT (1-888-484-6367)

DATE EFFECTIVE: 02/25/2008
 DATE PREPARED: 8/3/2008
619.10J SHEET NO. 1 OF 1

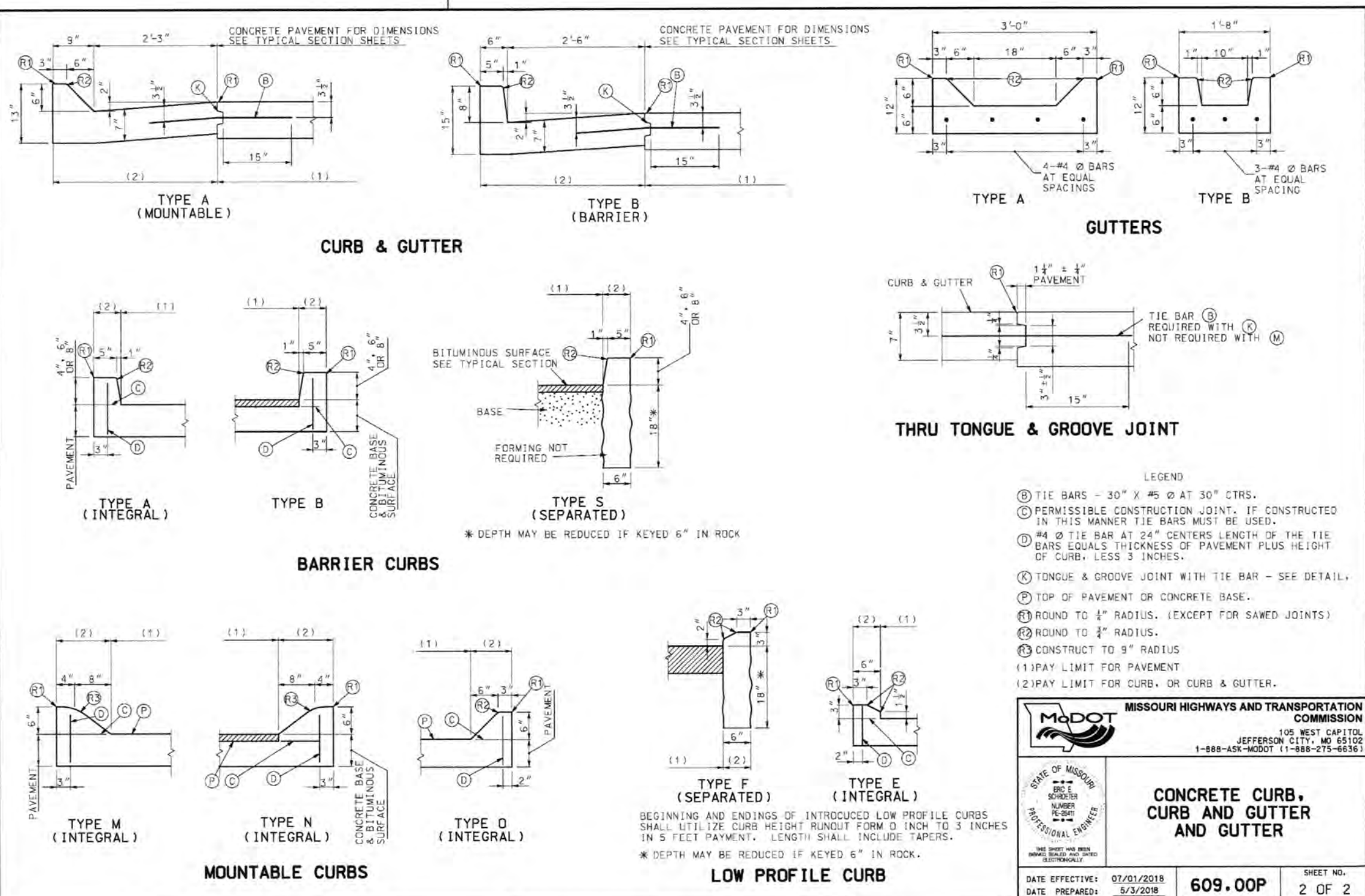
616.8.10 (TA-10) Lane Closure on Two-Lane Highways With Edgelines Using Flaggers - MT

SPEED Permanent Posted (mph)	SIGN SPACING (ft.)		TAPER LENGTH (ft.)		OPTIONAL CHANNELIZER SPACING (ft.)	BUFFER LENGTH (ft.) (B)	Tapers Buffer/ Work Areas
	Undivided (S)	Divided (S)	Shoulder (1) (T1)	Lane (2) (T2)			
0-35	200	-	-	-	280	-	40
40-45	350	-	-	-	400	-	80
50-55	500	-	-	-	560	-	80
60-70	1000	-	-	-	840	-	120

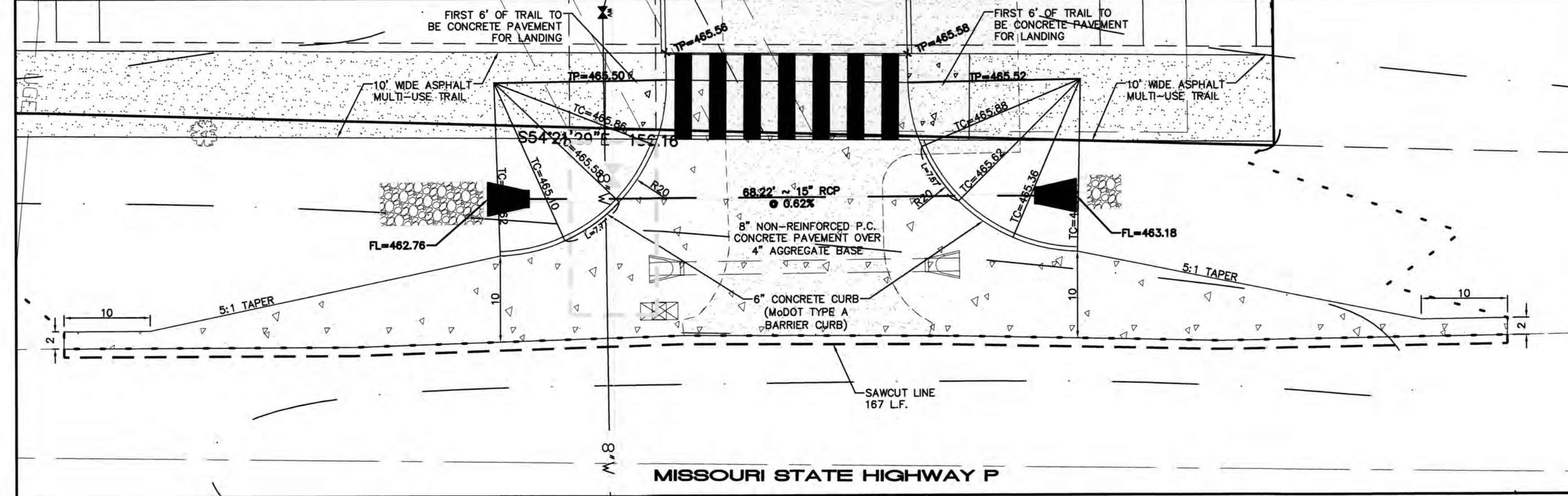
1 Shoulder taper length based on 10 ft. (standard shoulder width) offset. 2 Lane taper length based on 12 ft. (standard lane width) offset.



A protective vehicle shall be used while work is in progress. The protective vehicle should be equipped with a TMA and flashing arrow panel and positioned at least 150 ft. in advance of the work space.
 If a flashing arrow panel is used, the caution mode shall be displayed.
 When a temporary road closure is needed, both directions may be stopped at the same time up to a maximum of 20 minutes.
 Where operational conditions warrant, channelizing devices may be eliminated.
 For short duration operations, signs and channelizers may be reduced or eliminated. The protective vehicle may be eliminated if adequate sight distance exists and the work vehicle uses activated rotating lights or strobe lights.
 Vehicle hazard warning signals shall not be used instead of the vehicle's rotating lights or strobe lights.
 For mobile operations where workers are on foot and move with the operation, channelizers may be reduced or eliminated.
 Additional warning signs shall be erected at each intersection with another state highway within the work zone. Upon the discretion of the supervisor, additional warning signs may be erected at other intersections within the work zone.
 For mobile operations, spacing between flagger and FLAGGER AHEAD signs shall not exceed one mile.
 At night, flagger stations shall be illuminated.
 For long-term operations, refer to EPG 616.6.2.2 Flags and Advance Warning Rail System.
 If rumble strips are used, review EPG 616.6.8.7 RUMBLE STRIPS.
 For work zone located in the vicinity of a railroad grade crossing, refer to EPG 616.8.46 (TA-46) Work in the Vicinity of a Grade Crossing.
 SEE EPG 616.12 WORK ZONE SPEED LIMITS FOR SPEED LIMIT GUIDELINES.



LAND SURVEYOR'S SEAL DOES NOT APPLY TO TRAFFIC CONTROL OR MODOT DETAILS ON THIS SHEET



ENTRANCE DETAIL
 SCALE: 1" = 10'

NOTE:
 ALL ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
 TP=TOP OF PAVEMENT

PROJECT TITLE:
 SHANE ESTATES
 WATER
 AS-BUILT PLANS
 #672 HIGHWAY P
 CITY OF FALLON
 ST. CHARLES COUNTY, MO, 63366
 Issue Date: 09/05/2019

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

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STATE OF MISSOURI
 MARK E. COLLINS
 NUMBER 10-02-19
 PLS-2008000173
 PROFESSIONAL LAND SURVEYOR

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

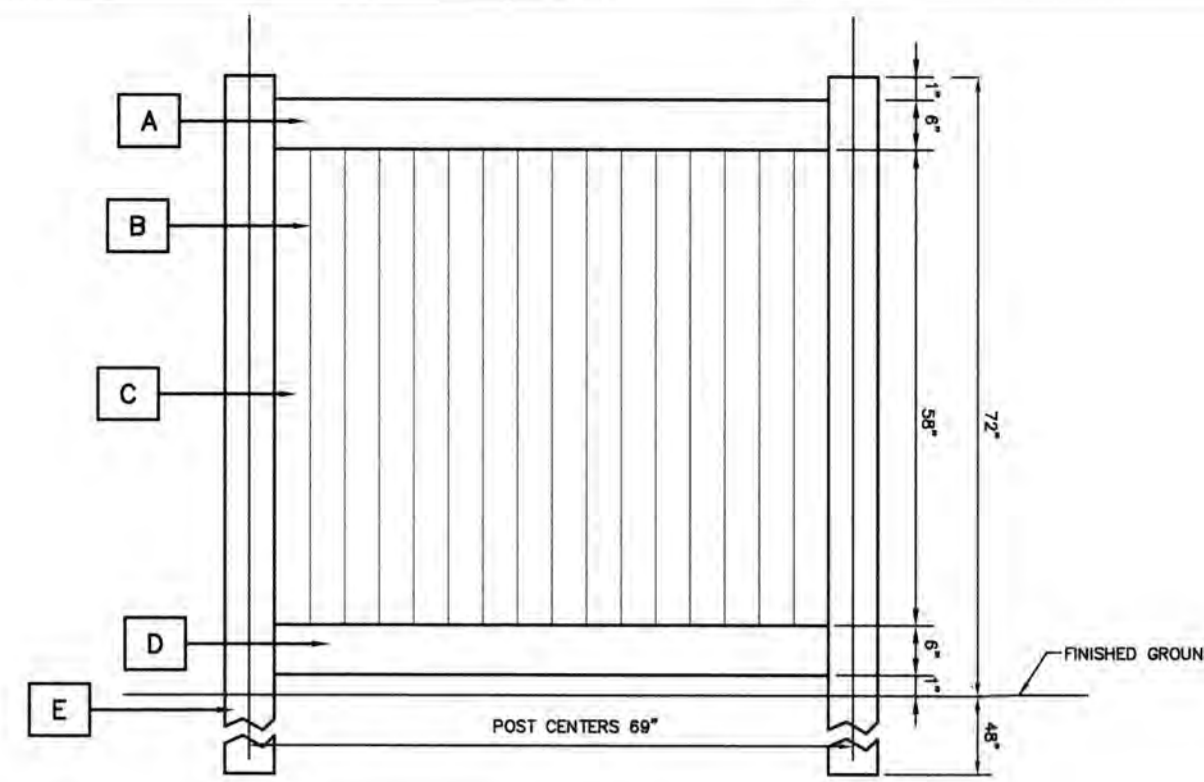
REVISIONS

DATE	REVISION
09/16/19	CITY COMMENT REVS.
10/02/19	CITY COMMENT REVS.

Developer / Owner:
 ELLA REAL PROPERTY HOLDINGS, L.L.C.
 428 NORTH MAIN STREET
 O'FALLON, MO 63366
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DETAILS

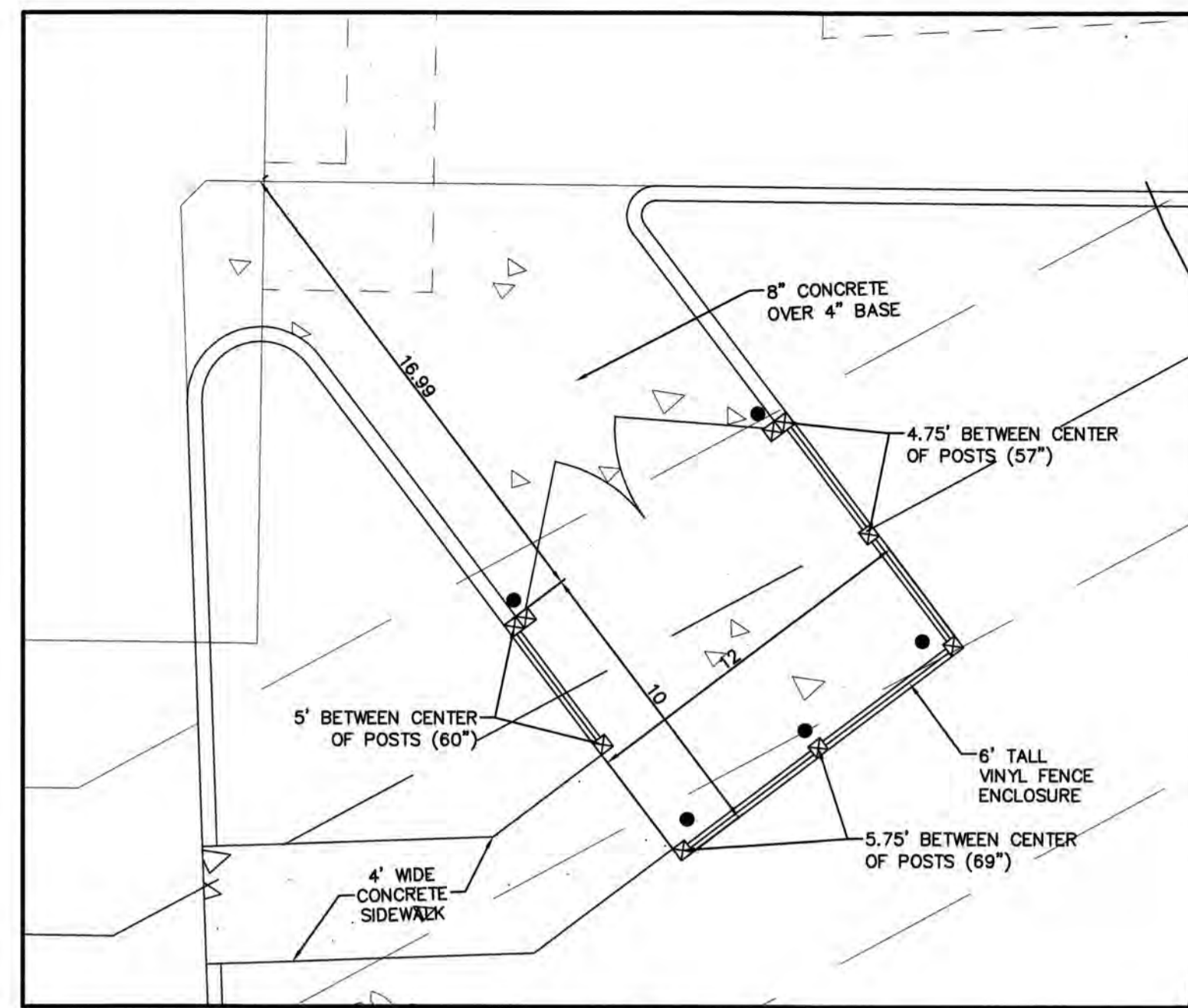
P+Z No. 18-000613
 Approval Date: 04/05/2018
 Page No. 11 of 12



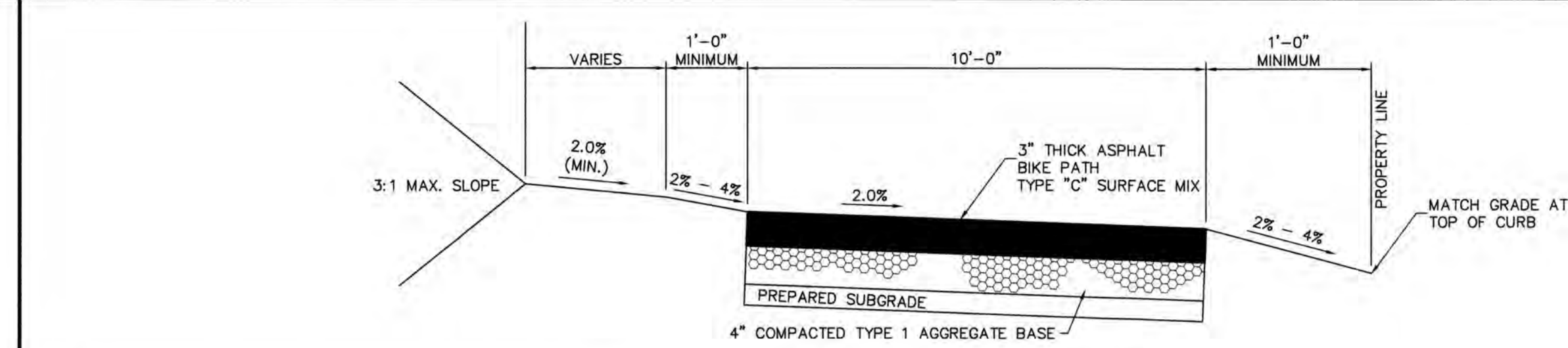
6' HIGH VINYL PRIVACY FENCE FOR TRASH ENCLOSURE AND GATE
NOT TO SCALE

- A TOP RAIL 2" x 6" x 6" RIBBED CHANNEL TO ACCEPT PICKETS INCLUDES REINFORCING CHANNEL
- B PICKET SPACING NONE
- C PICKETS 9 PANELS OF 7/8" x 7" x 60"
- D BOTTOM RAIL 2" x 6" x 6" RIBBED CHANNEL TO ACCEPT PICKETS INCLUDES REINFORCING CHANNEL
- E POSTS 4" x 4" x 120" (48" BELOW FINISHED GROUND 72" ABOVE FINISHED GROUND)

ACTUAL DIMENSIONS AND MATERIAL SIZING WILL BE BASED ON SELECTED FENCE MANUFACTURER. DETAIL SHOWN IS FOR REFERENCE ONLY.

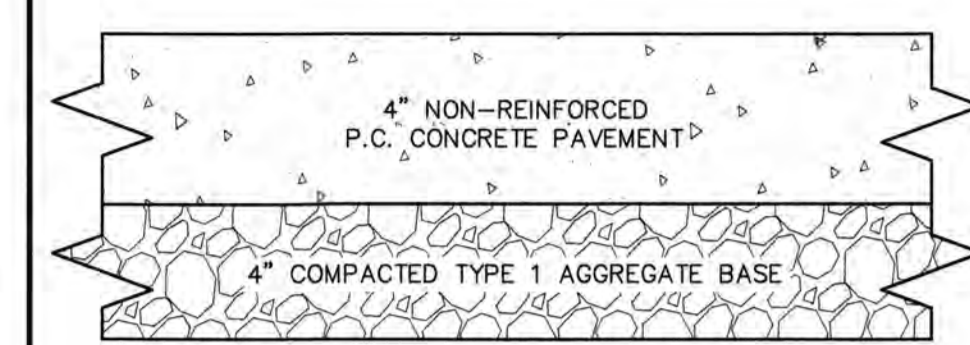


TRASH DETAIL
SCALE: 1"=5'



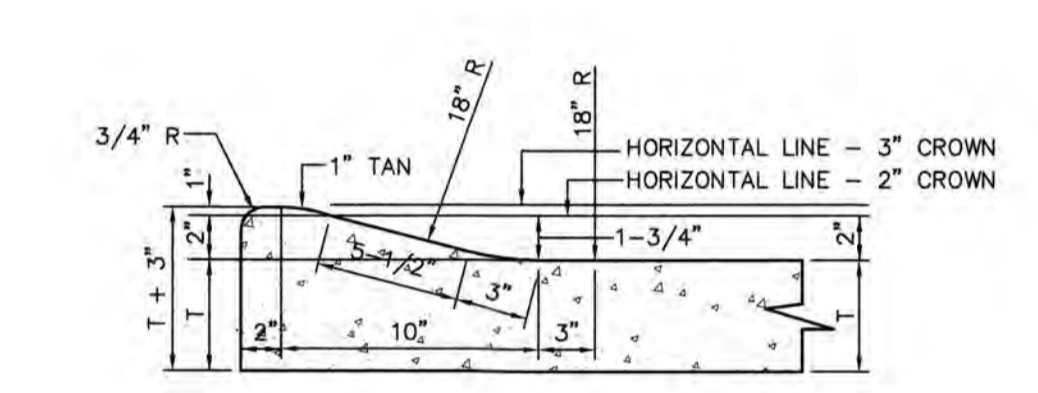
MULTI-USE TRAIL DETAIL
NOT TO SCALE

- NOTES:
1. PROVIDE STRIPING OR A COLORED TEXTURED PAVEMENT THROUGH THE ACCESS DRIVES OR STREETS INTO THE DEVELOPMENT.
 2. MAXIMUM SLOPE OF THE PATH SHALL NOT EXCEED 8% AND 2% CROSS SLOPE PER CITY OF O'FALLON SPECIFICATIONS.
 3. THE ASPHALT SURFACE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY.
 4. ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
 5. 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 PARALLELING THE CENTERLINE OF THE TRAIL.

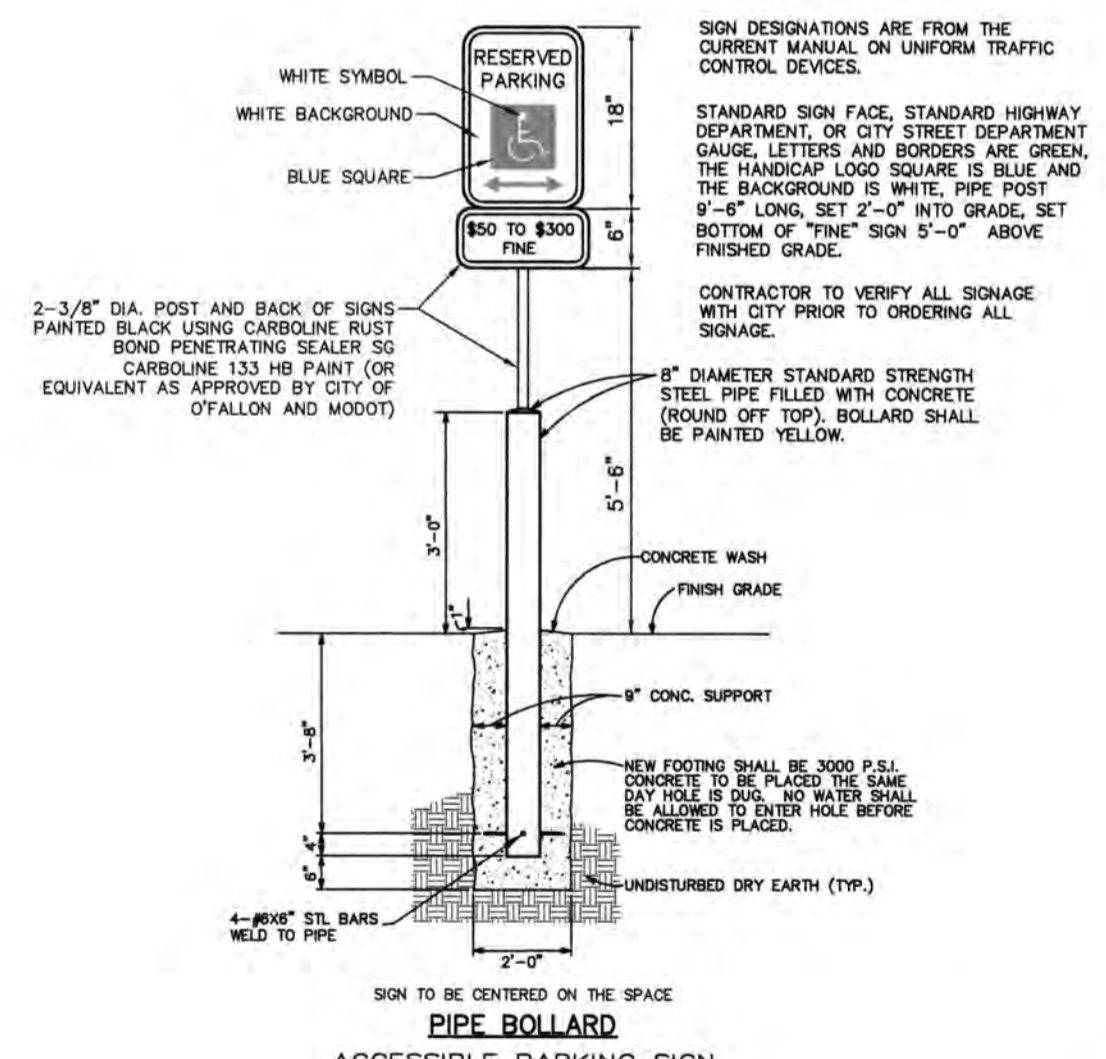


10' WIDE TRAIL LANDING CONCRETE PAVEMENT DETAIL
NOT TO SCALE

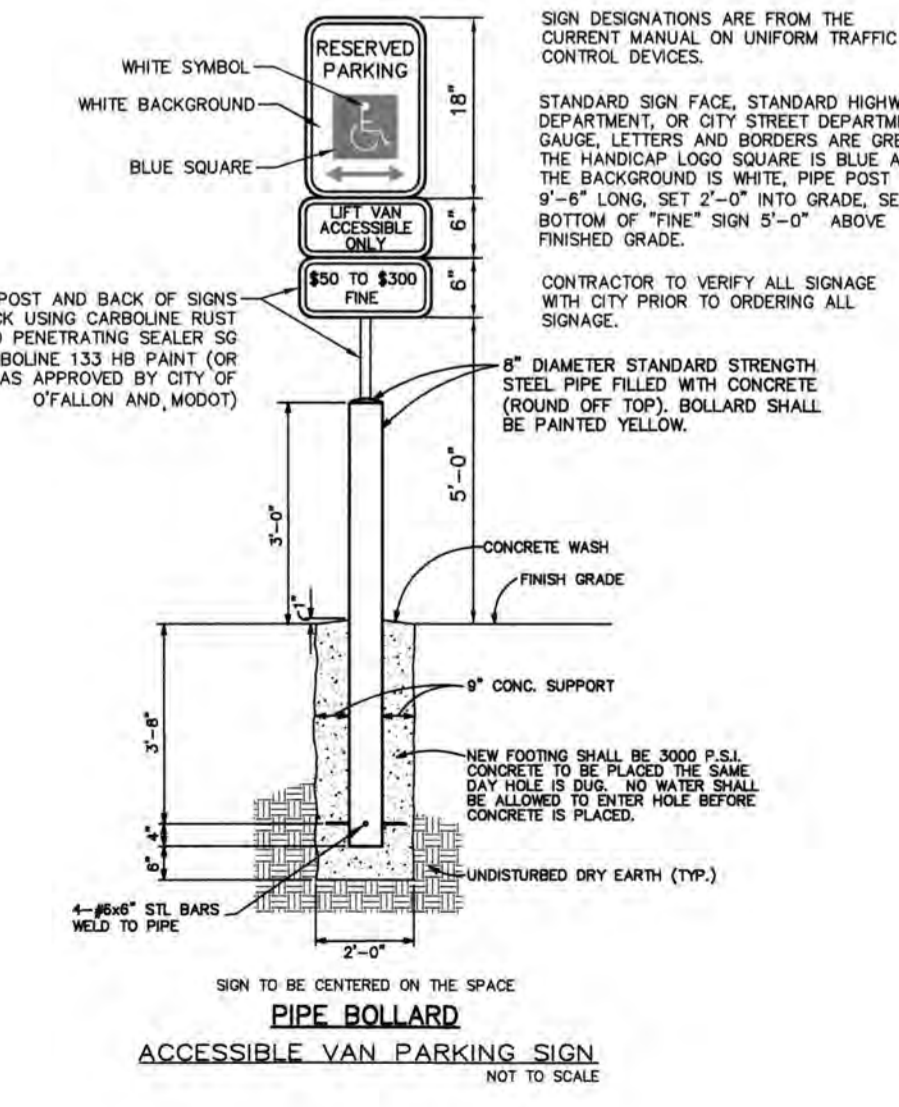
* CONCRETE PAVEMENT SHALL REACH A MINIMUM OF 4000 PSI IN 28 DAYS.
* ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS.



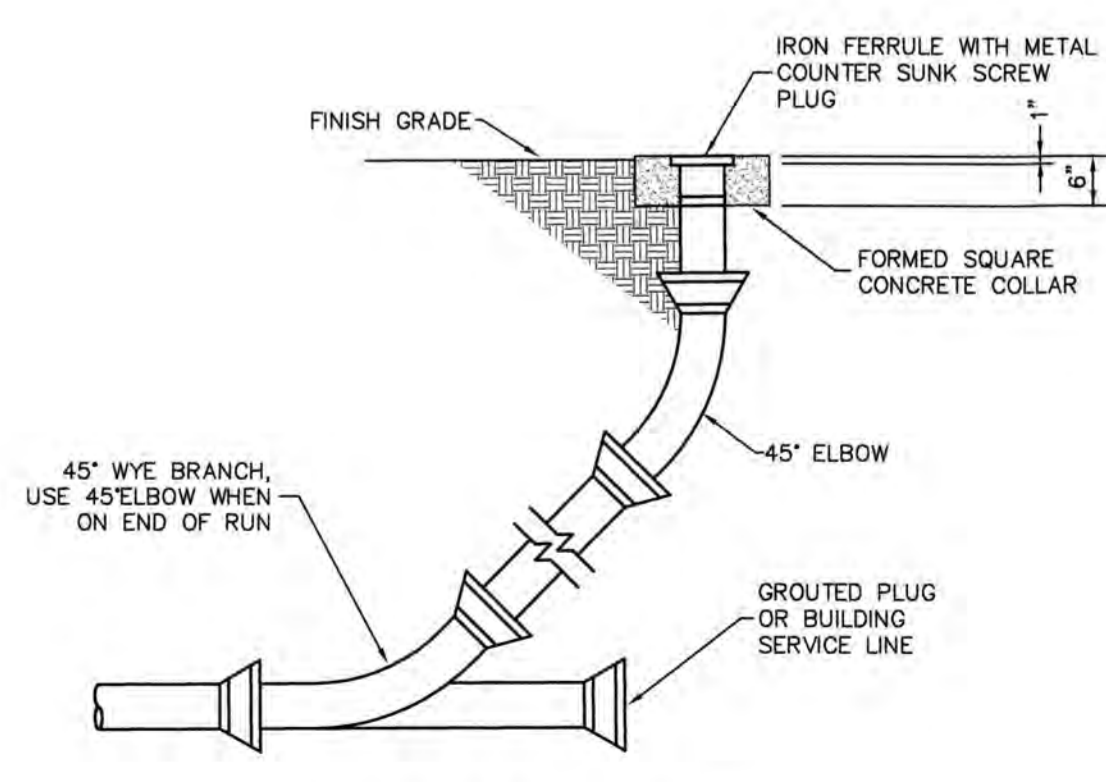
ROLLED CURB PAVEMENT DETAILS
NOT TO SCALE



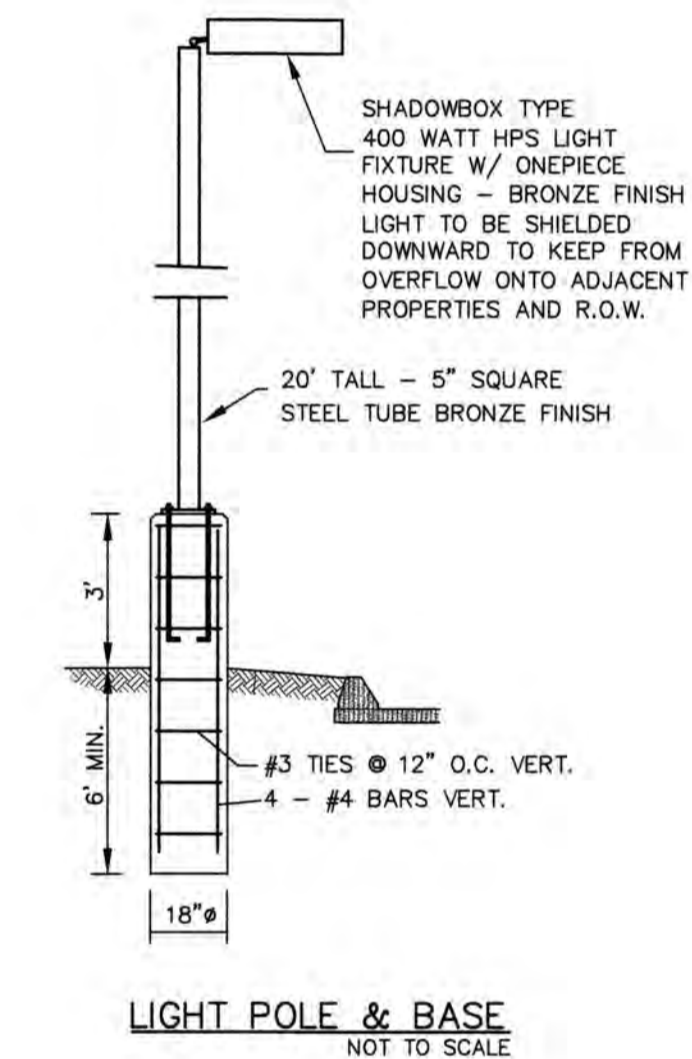
PIPE BOLLARD ACCESSIBLE PARKING SIGN
NOT TO SCALE



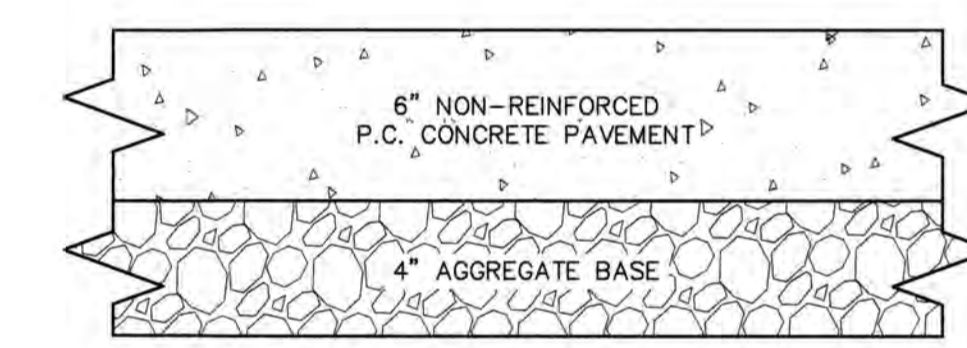
PIPE BOLLARD ACCESSIBLE VAN PARKING SIGN
NOT TO SCALE



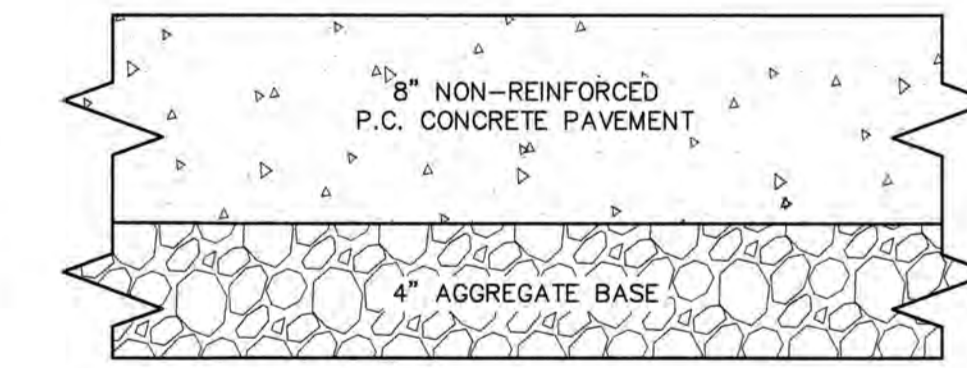
SEWER CLEANOUT
NOT TO SCALE



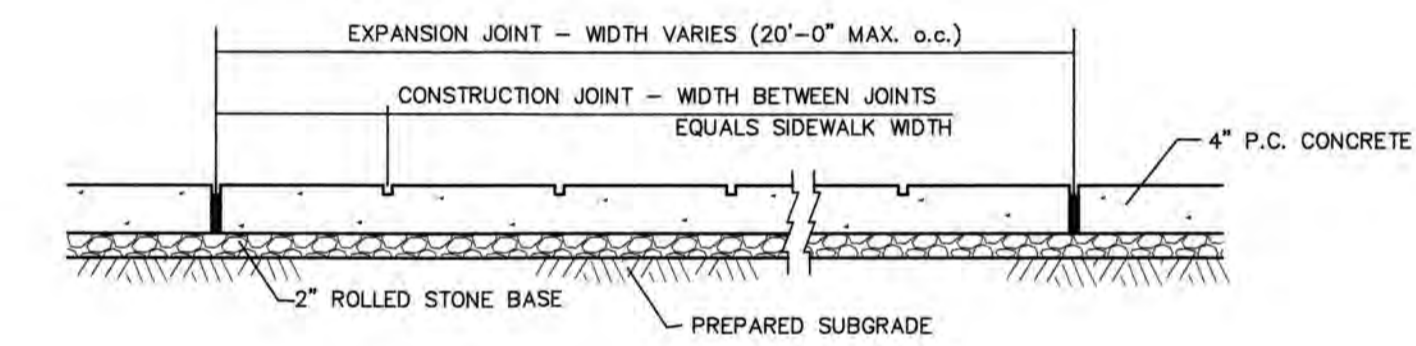
LIGHT POLE & BASE
NOT TO SCALE



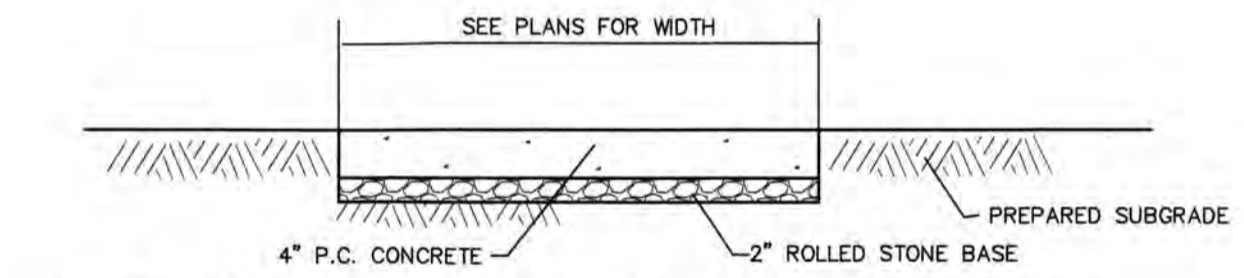
6" CONCRETE PAVEMENT DETAIL
NOT TO SCALE



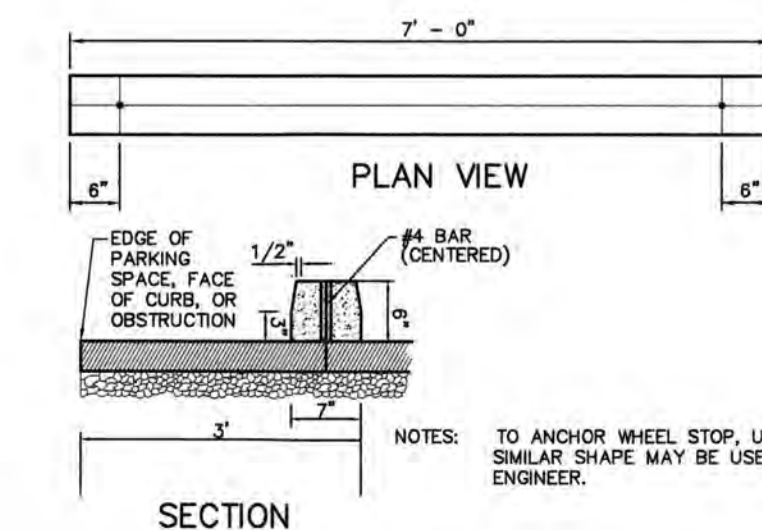
8" CONCRETE PAVEMENT DETAIL
NOT TO SCALE



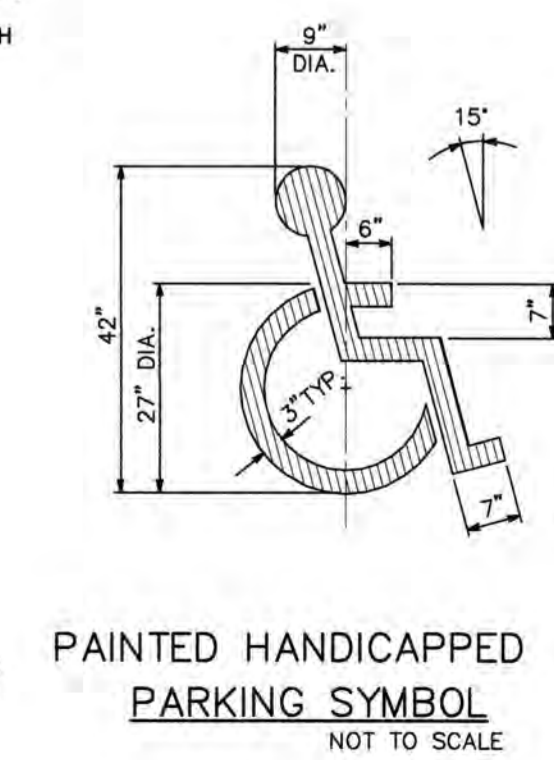
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



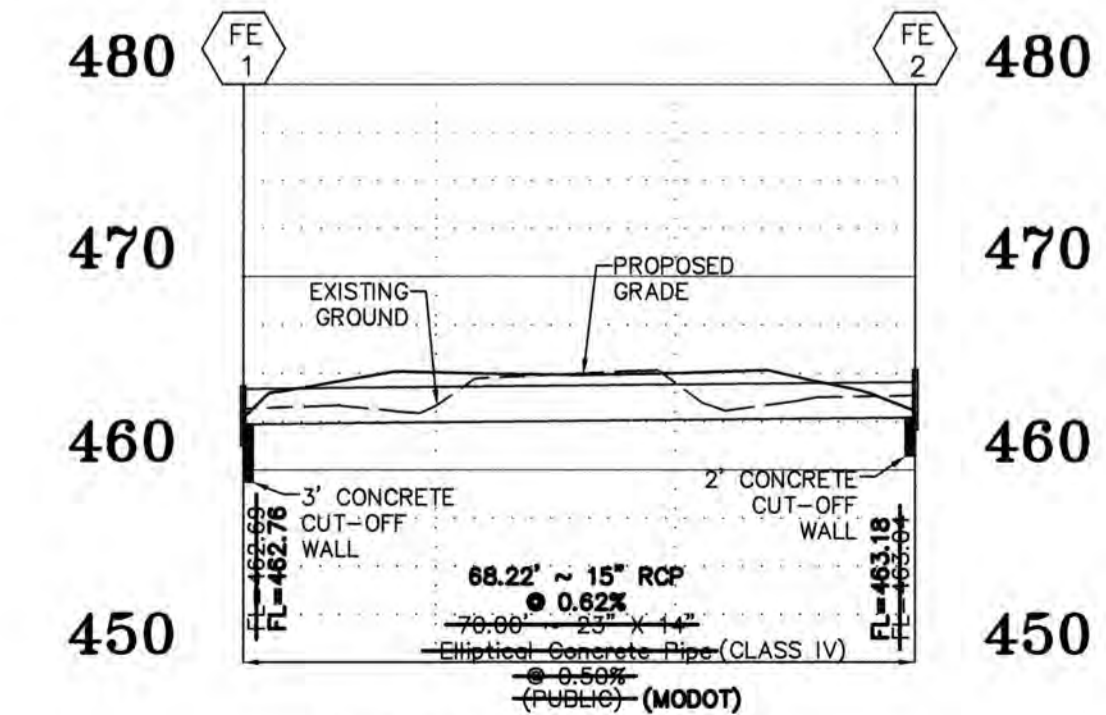
* ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS.



PRECAST CONCRETE WHEELSTOP



PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE



STORM SEWER PROFILE
SCALES:
HORIZ. 1"=20'
VERT. 1"=10'

PROJECT TITLE:
SHANE ESTATES
WATER
AS-BUILT PLANS
4572 HIGHWAY P
CITY OF O'FALLON
ST. CHARLES COUNTY, MO. 63366
Bax Project # 97-9209C Issue Date: 08/03/2019

ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6562
FAX 636-928-1718

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

STATE OF MISSOURI
MARK E. COLLINS
NUMBER 10-02-19
PLS-2006000173
PROFESSIONAL LAND SURVEYOR

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

REVISIONS

DATE	REVISION
09/16/19	CITY COMMENT REVS.
10/02/19	CITY COMMENT REVS.

Developer / Owner:
ELLA REAL PROPERTY HOLDINGS, L.L.C.
428 NORTH MAIN STREET
O'FALLON, MO 63366
(636) 577-2458

P+Z No. 18-000613
Approval Date: 04/05/2018

Page No.
12 of 12

DETAILS