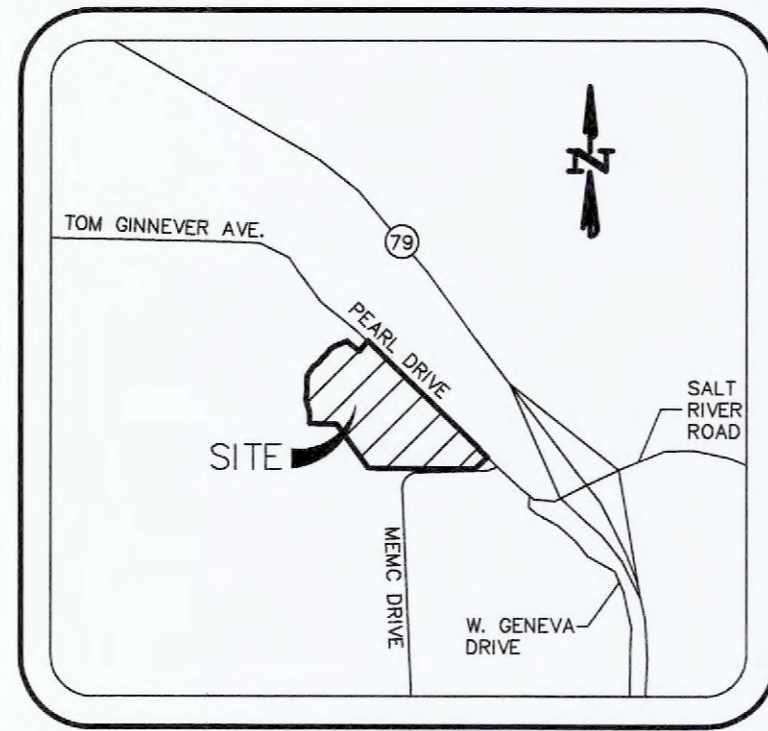


Plan View  
NOT TO SCALE



Locator Map

# A SET OF AS-BUILT PLANS FOR POINT WEST PROPERTIES, LLC

## "SUNEDISON SEMICONDUCTOR BOUNDARY ADJUSTMENT OF LOT 2"

P.B. 50 PGS. 321-322

A TRACT OF LAND BEING ALL OF LOT 2 OF  
"SUNEDISON SEMICONDUCTOR, A SUBDIVISION PLAT", PLAT BOOK 49 PAGE 24,  
AND A TRACT OF LAND BEING PART OF U.S. SURVEY 749,  
TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

### Conditions of Approval From Planning and Zoning

1. ANY PROPOSED ROOFTOP MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CITY CODE SECTION 400.278.
2. THERE IS AN EASEMENT ALONG THE PROPERTY LINE THAT GOES THROUGH THE BUILDING. THIS EASEMENT WILL NEED TO BE VACATED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
3. IF THERE ARE ANY SECTIONS OF THE EXISTING SIDEWALK ALONG THE SITE ROADWAY FRONTAGE THAT DO NOT MEET ADA STANDARDS THE DEVELOPER SHALL UPGRADE THAT PORTION OF THE SIDEWALK.
4. THIS DEVELOPMENT WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT AND A LOMR-F.
5. A BOUNDARY ADJUSTMENT PLAT SHALL BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
6. THE FUTURE BUILDING EXPANSION WILL REQUIRE A SEPARATE SITE PLAN AT THE TIME THAT IT IS PROPOSED.
7. THE RECOMMENDATIONS OF THE TRAFFIC STUDY SHALL BE MET.
8. PROVIDE A TRUCK TURNING RADIUS PLAN WITH THE CONSTRUCTION SITE PLANS.

#### Utility Contacts

**Sanitary Sewers**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-240-2000

**Water**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-240-2000

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

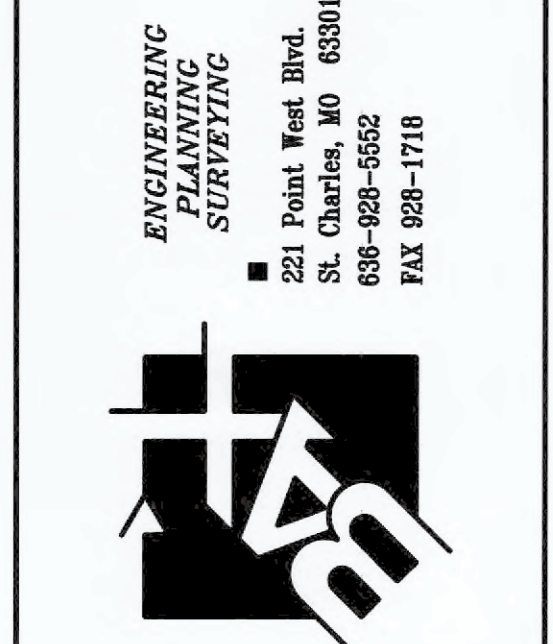
**Electric**  
Ameren Missouri  
200 Callahan Road  
Wentzville, MO. 63385  
636-639-8312

**Gas**  
Spire Gas  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

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

**Fire District**  
Central County Fire & Rescue  
1220 Cave Springs Blvd.  
St. Peters, MO. 63376  
636-970-9700

**PROJECT TITLE:**  
AS-BUILT PLANS FOR:  
POINT WEST PROPERTIES, LLC  
601 PEARL DRIVE  
ST. PETERS MO. 63376



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- 9 ENTRANCE DETAILS
- 10 DOWNSPOUT PLAN
- 11 SWPPP
- 12 DETENTION WATER QUALITY DETAILS
- 13 DETENTION BASIN CROSS SECTIONS
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- 20 TRUCK TURN
- 1 LANDSCAPE PLAN
- 1 of 1 PHOTOMETRIC PLAN

AS-BUILT LEGEND			
●	A.B. AS-BUILT	⊕	AS-BUILT FIRE HYDRANT
●	AS-BUILT STORM MANHOLE	⊕	AS-BUILT WATER VALVE
■	AS-BUILT CURB INLET	⊕	AS-BUILT FIRE HOSE CONNECTION
⊕	AS-BUILT STORM FLARED END	⊕	AS-BUILT LIGHT STANDARD
●	AS-BUILT SANITARY MANHOLE	⊕	AS-BUILT SPOT ELEVATION
●	AS-BUILT CLEANOUT		

LEGEND			
⊕	FLARED END SECTION	— UGE —	BURIED ELECTRIC
⊕	CURB/AREA INLET	— OHW —	OVERHEAD UTILITIES
⊕	DOUBLE CURB/AREA INLET	— W —	BURIED WATER
⊕	STORM SEWER MANHOLE	— FO —	BURIED FIBER OPTIC
⊕	SANITARY SEWER MANHOLE	●	SET MONUMENT
⊕	FIBER OPTIC MARKER	⊕	GRAVEL
⊕	TELEPHONE CABLE PEDESTAL	⊕	ASPHALT
⊕	TELEPHONE BOX	⊕	CONCRETE
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GENERAL NOTES

- GN # 1 Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
GN # 2 Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
GN # 3 Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using red pre cast truncated domes per pavement details.
GN # 4 Any proposed pavilions or playground areas will need a separate permit from the Building Division.
GN # 5 The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities. Contact the City of O'Fallon (636) 379-3814 for the location of City maintained cable for street lights and traffic signals, all other utilities call Missouri One Call 1-800-DIG-RITE. 1-800-344-7483
GN # 6 All proposed utilities and/or utility relocations shall be located underground.
GN # 7 All proposed fencing requires a separate permit through the Building Safety Division.
GN # 8 All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
GN # 9 All free standing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line and a minimum of three (3) feet from the back of curbing or sidewalk. All signs shall abide by the regulations for visibility at corners, including corners from driveways and the street it intersects per Section 400.260 of the O'Fallon Zoning Code.
GN # 10 All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
GN # 11 Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a soil Engineer must clearly amount, location, depth, etc. and be approved with the construction plans. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
GN # 12 Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
GN # 13 The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow items or infrastructure located on the approved plans.
GN # 14 All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City inspectors.
GN#15 City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning code.

Erosion Control Notes

- EN # 1 The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with the clearing operations and be maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by MoDOT. The Permittee's responsibilities include all design and implementation of the erosion control and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers and/or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT.
EN # 2 All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-quarter inch of rain or more. Any silt or debris leaving the site and affecting public right of way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
EN # 3 Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
EN # 4 This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)
EN #5 Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of stopping grading work on the project. The vegetative growth established shall be sufficient to prevent erosion and the standard shall be as required by EPA and DNR. (70% coverage per square foot) Ord. 5242, Section 405.070

Grading Notes

- GRN #1 Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
5. Curve must have at least 5 density points with moisture content and sample locations listed on document
6. Specific gravity
7. Natural moisture content
8. Liquid limit
9. Plastic limit
Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.

- GRN #2 All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. Ensure the moisture content of the soil in fill areas corresponds to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill.
GRN #3 The surface of the fill shall be finished so it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
GRN #4 All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
GRN #5 When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site. Between permanent grass seeding periods, temporary cover shall be provided according to St. Charles County Soil and Water Conservation District - Model Sediment and Erosion Control Regulations. All finished grades (areas not to be disturbed by improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at a rate of 100 pounds per 1000 square feet when seeded.
GRN #6 No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
GRN #7 All low places whether on site or off shall be graded to provide drainage with temporary ditches.
GRN #8 Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
GRN #9 (intentionally left blank)

Grading Notes Continued

- GRN #10 All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical tamping or water jetting. Granular material and earth material associated with the construction outside of pavement may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than 7.5 foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than 10 feet will require multiple probes every 7.5 foot centers.
a) Depth, Trench back fills less than 8 feet deep shall be probed to a depth extending half the depth of the trench back fill, but not less than 3 feet. Trench back fill greater than 8 feet in depth shall be probed to half the depth of the trench back fill but not greater than 8 feet.
b) Equipment, The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
c) Method, Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and from the bottom of the trench back fill toward the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the trench without first saturating the trench.
d) Surface Bridging, The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to crust and arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall break down the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When surface crust is collapsed, the void shall be back filled with the same material used as trench back fill and re-jetted. Compaction of the materials within the sunken/jetted area shall be compacted such that no further surface subsidence occurs.
GRN #11 Site grading.
a) Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed every two hundred fifty (250) feet along the centerline for each lift.
b) Outside of City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed at two (2) foot vertical intervals and approximately every one thousand (1,000) cubic yards.
GRN #12 Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

Sanitary Sewer Notes

- SAN # 1 All sanitary sewer installation is to be in accordance with current M.S.D. standards and specifications except as modified by the City of O'Fallon Ordinances.
SAN # 2 Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
SAN # 3 Connections at all sanitary structures are to be made with A-Lock joint or equal
SAN # 4 All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
SAN # 5 All sanitary mains shall be a minimum of 8" diameter pipe.
SAN # 6 All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar. Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
SAN # 7 All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
SAN # 8 All sanitary sewer mains must have a minimum of 42" cover.
SAN # 9 When sanitary mains cross over storm line the sanitary main must be ductile iron pipe for 10 feet on each side of the crossing.
SAN #10 Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase HDPE storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
SAN #11 The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required. SAN #12 All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-B.120 (7)(E). SAN #13 All sanitary sewer pipe shall be SDR35 or equal.
SAN #14 All sanitary sewer manholes and pipes will be tested to the following specifications. ASTM C1244, Standard testing method for Concrete Sewer Manhole by Negative Air Pressure (Vacuum), Latest revision ASTM F1417, Standard testing method for installation Acceptance of Plastic Gravity Sewer Lines Using Low Pressure Air, Latest revision.
SAN #15 Add 1" minus rock back fill to all sanitary sewer and all other utilities that lie within the 1:1 shear plane of the road.

Storm Sewer Notes

- STM # 1 All Storm Sewer installation is to be in accordance with current M.S.D. standards and specifications except as modified by the City of O'Fallon ordinances.
STM # 2 Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
STM # 3 A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
STM # 4 HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
STM # 5 Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary line. Add concrete cradle to only RCP storm sewer and encase HDPE storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
STM # 6 The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
STM # 7 All concrete pipes will be installed with O-ring rubber type gaskets.
STM # 8 Connections at all storm structures are to be made with A-lock joint or equal.
STM # 9 Pre cast concrete inlet covers are not to be used.
STM #10 The swale in the detention basins shall have a minimum 1% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
STM #11 All storm sewer shall be reinforced concrete pipe or H.D.P.E. pipe. All structures and flared end sections must be concrete. Manufacturing specifications must be followed and details provided for the installation of H.D.P.E. pipe. H.D.P.E. pipe will not be allowed for detention basin outflows, final pipe run to detention basins, creek discharge or other approved means.
STM #12 The discharge pipe of all oil filters shall be protected by rip rap or other approved means.
STM #13 Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
STM #14 Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
STM #15 The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal. "Peel and Stick" adhesive pods will not be allowed.

Table with 6 columns: Manufacturer, Size, Adhesive, Style, Message (Part #), Website. Rows include ACP International and DAS Manufacturing, Inc.

Water Notes

- WN # 1 Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
WN # 2 Coordinate with the water company on the location of water meters.
WN # 3 All water main must have a minimum of 42" of cover. (City water mains)
WN # 4 Provide water valves to isolate the system.
WN # 5 All water mains shall be C-900 or equal with locator/tracer wires
WN # 6 DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypo chlorite granule (HTH) in each section of pipe to achieve a chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM). HT tablets will not be allowed. Following completion of the pipeline, it shall be slowly filled with water and a sample will be taken immediately and the chlorine residual must be 50 mg/L or greater. The solution shall be allowed to stand for 24 hours and a sample shall then be taken. The chlorine residual after 24 hours shall be 30 mg/L or greater. If the piping shows insufficient chlorine residuals in either test, the piping shall be re-chlorinated by the injection of hypo chlorite solution until satisfactory results are achieved. All disinfecting shall be done by the contractor. Only the testing to determine the chlorine residual will be done by the City.
WN # 7 PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the lowest point in the project) of 150 psi or higher where the working pressure is higher than 150 PSI as determined by the City. In such cases, the pressure shall be as specified by the City and two pressure tests shall be conducted. The first test shall be with the fire hydrant auxiliary valve open and be to 50 PSI. The second test shall be with the fire hydrant auxiliary valve closed and be to the higher pressure as directed by the City. All pumping equipment and pressure gauges shall be provided by the contractor. After achieving the test pressure, the piping shall be left closed for a period of two (2) hours. At the end of this time the pressure drop shall not exceed 2 psi. In addition, if the pressure appears, in judgment of the City's representative, to be continuing to drop, the test shall be continued for another two (2) hours and if any further drops occur, the test shall be considered a failure. If the pressure test fails, the contractor will be required to find and correct the source of the leakage. If this requires draining of the pipeline, when the leakage is corrected, the pipeline must be re-disinfected and the pressure tested again until satisfactory result are achieved. Any MDRN required dechlorination will be performed by the contractor.
WN # 8 All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08') of finish grade. Grading around structure tops on slopes need to be accounted for.

Water Notes

- WN #10 BACTERIOLOGICAL TESTING:
After satisfactory disinfection and pressure testing, a sample shall be taken by the contractor in the presence of a City representative and submitted to a laboratory approved by the Missouri Department of Natural Resources and the City for bacteriological analysis. After 24 hours, a second sample shall be taken in a like manner and submitted for analysis. The two samples taken on consecutive days, a minimum of 24 hours apart, must be found to be "safe" by the testing laboratory, and copies of the test results must be supplied to the City. If the samples are not found to be "safe" further flushing and/or disinfection as directed by the City shall be conducted by the contractor until "safe" samples on two consecutive test days are achieved. Following successful bacteriological testing and a determination by the City that the samples are "safe", the mains may be placed into service.

Roadway Notes

- RN # 1 All paving (public and private) to be in accordance with current St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances.
RN # 2 If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
RN # 3 Provide 6" of concrete over 4" of MoDot type 1 or type 5 aggregate rock or asphalt equivalent for minor residential streets per City Code 405.370.
RN # 4 Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
RN # 5 Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Charles Co. Standard Specifications.
RN # 6 Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
RN # 7 All street stub-outs over 250' in length will require a temporary turnaround.
RN # 8 All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
RN # 9 Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City Engineer's discretion. The developer's engineer shall perform the following quality control guidelines:
1. Concrete.
a. Cylinders/compressive strength. One (1) set of four (4) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, one (1) at fourteen (14) days and two (2) at twenty-eight (28) days. If the first (1st) cylinder does not meet specifications at twenty-eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty-six (56).
b. Percent air and temperature. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
c. Slump. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
d. If concrete is batched from more than one (1) plant, then the aforementioned guidelines will be applicable to each plant.
2. Sub grade and base.
a. Proof roll as described in Section 405.210(B).
b. One (1) compaction test per two hundred fifty (250) feet of mainline paving, three (3) tests per intersection, five (5) tests within cul-de-sacs and one (1) test per repair slab.
c. Gradation test for sub base material.
3. Asphalt.
a. One (1) set of compaction tests per two hundred fifty (250) feet of mainline. One (1) set includes three (3) tests across the paved lane at the same station.
b. One (1) bulk density test per paving operation.
RN #10 Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is placed thereon and shall approve the base before concrete or surface course is placed. The sub grade and base shall be so constructed that it will be uniform in density throughout.
RN #11 In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
RN #12 No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi within 28 days. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive strength. One (1) set of four (4) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, one (1) at fourteen (14) days and two (2) at twenty-eight (28) days. If the first (1st) cylinder does not meet specifications at twenty-eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty-six (56).
RN #13 Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no faster than three (3) miles per hour. If soft spots are detected, or pumping, rutting or heaving occurs greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be remediated to the depth indicated by the contractor's testing firm and approved by a representative of the City Engineer.
RN #14 Sub grade and base beneath pavements shall be compacted to St. Charles County Highway Department specifications. The moisture range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within +/-4 percentage points of the optimum moisture content.
RN #15 The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer. If any settling or washing occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the sub grade or base to the satisfaction of the City before the pavement is placed. Additional rolling or methods to verify compaction shall be at the discretion of the City Engineer. Tolerance allowed on all lines, grades and cross sections shall be plus or minus four-hundredths (+0.04) feet.
RN #16 Utility Work Prior to Base Construction. No base course work may proceed on any street until all utility excavations (storm and sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically tamped in ten (10) inch lifts. Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Charles County standards (2006).
RN #17 Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
a. Air meter--weekly.
b. Cylinder compression--annually by independent calibration service.
c. Batch scales--monthly.
d. Nuclear testing devices--every six (6) months.
e. Proctor equipment--every six (6) months.
f. Slump cone--monthly.
RN #18 All permanent traffic control will be per M.U.T.E.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with ether w16-9p or w16-7p signs.
RN #19 All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT).

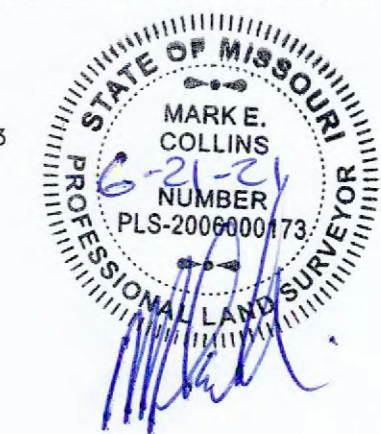
Flood plain Information

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

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS:
• STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
• SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
• FIRE HYDRANTS
• WATER VALVES
• LIGHT STANDARDS
• TOPOGRAPHY OF DETENTION BASIN, DETENTION BASIN SECTIONS
ALL PUBLIC UTILITIES SHOWN HEREON AS BEING AS-BUILT ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



PROJECT TITLE:
AS-BUILT PLANS FOR:
POINT WEST PROPERTIES, LLC
601 PEARL DRIVE
ST. PETERS MO. 63376

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-926-5662
FAX 636-928-1718



BAX ENGINEERING COMPANY, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY
ENGINEERING #000658
MISSOURI STATE CERTIFICATE OF AUTHORITY
SURVEYING #000144

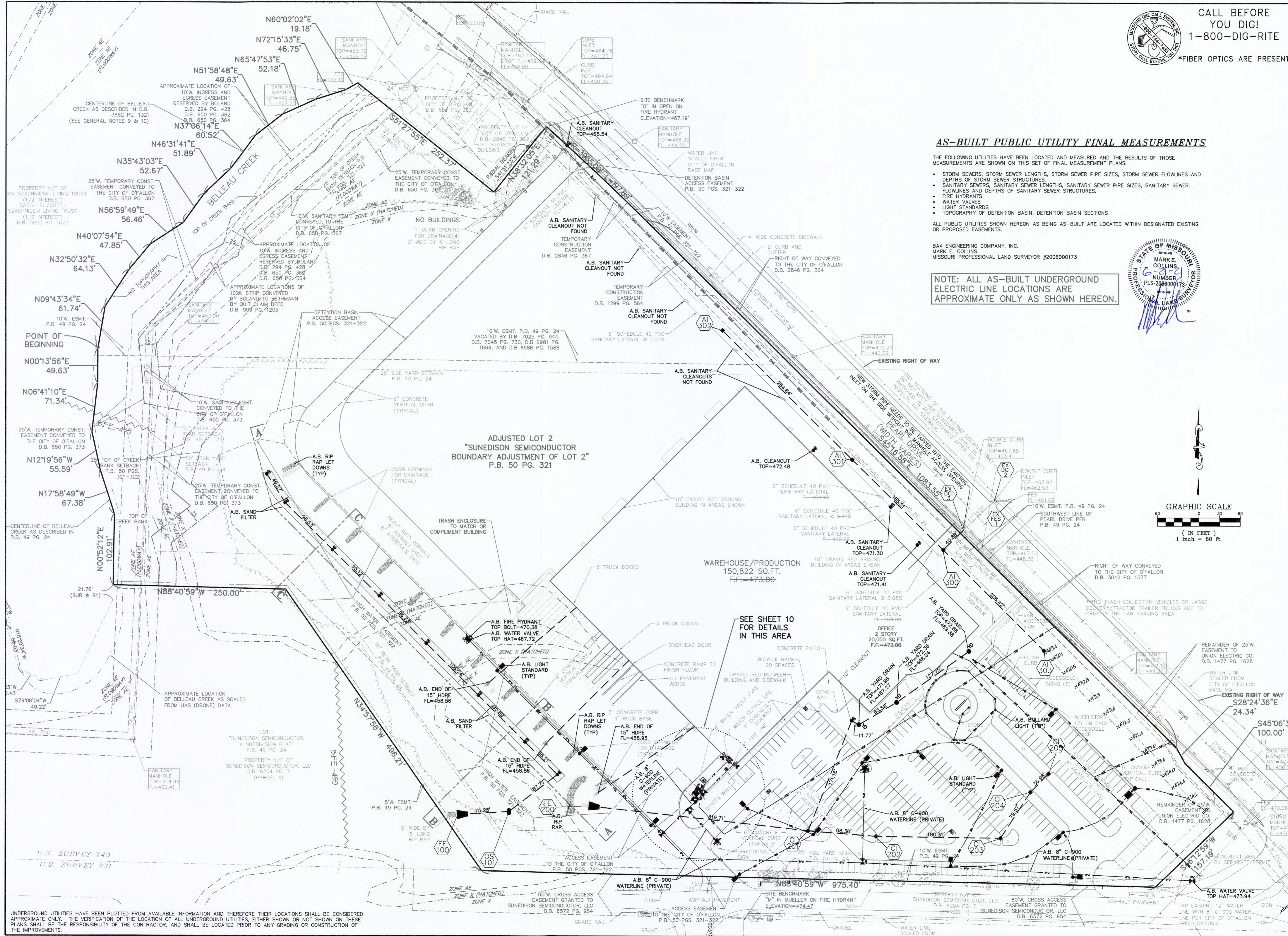
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Developer / Owner:
POINT WEST PROPERTIES LLC
103 ENTERPRISE DRIVE
WENTZVILLE, MO 63385
636-327-5575
O'FALLON NOTES

P+Z No. # 18-006296
Approval Date: Aug. 2, 2018
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**AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS**

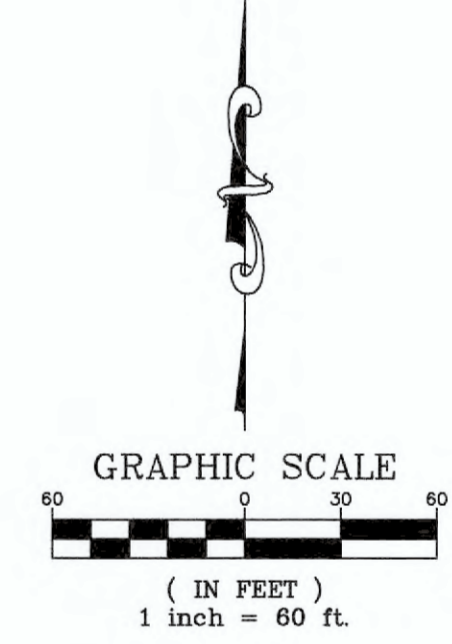
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MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173

NOTE: ALL AS-BUILT UNDERGROUND ELECTRIC LINE LOCATIONS ARE APPROXIMATE ONLY AS SHOWN HEREON.



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POINT WEST PROPERTIES, LLC  
601 PEARL DRIVE  
ST. PETERS MO. 63376

**ENGINEERING PLANNING SURVEYING**  
BAX ENGINEERING COMPANY, INC.  
221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5652  
FAX 636-928-1718



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MISSOURI STATE CERTIFICATE OF AUTHORITY  
ENGINEERING #000655  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
SURVEYING #000144

**REVISIONS**

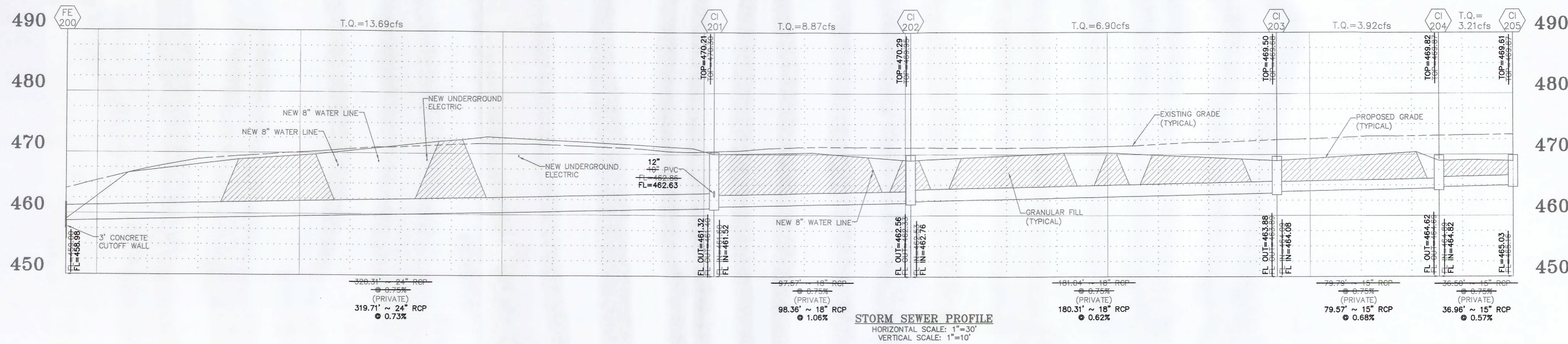
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WENTZVILLE, MO 63385  
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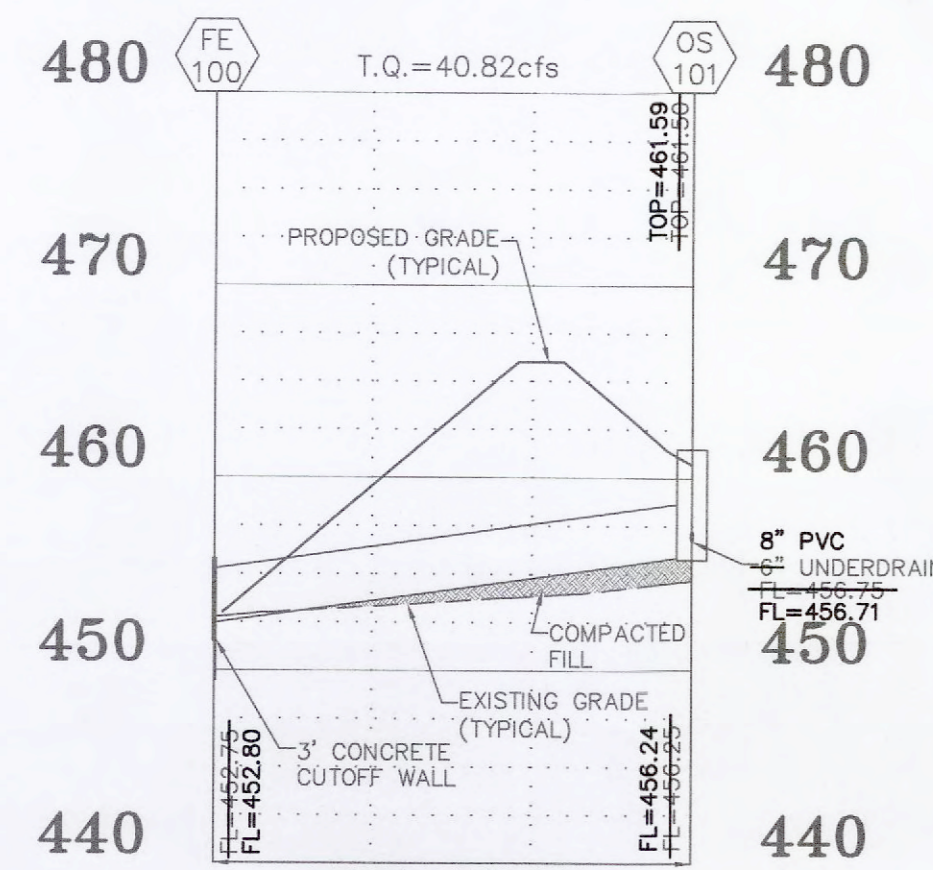
**P+Z No.** # 18-006296  
**Approval Date:** Aug. 2, 2018  
**City No.** #

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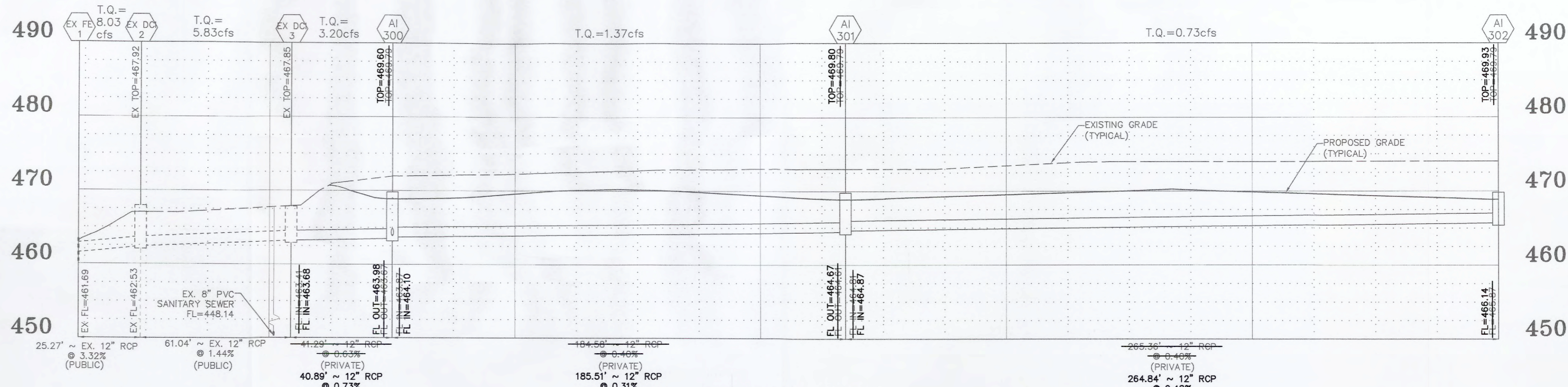
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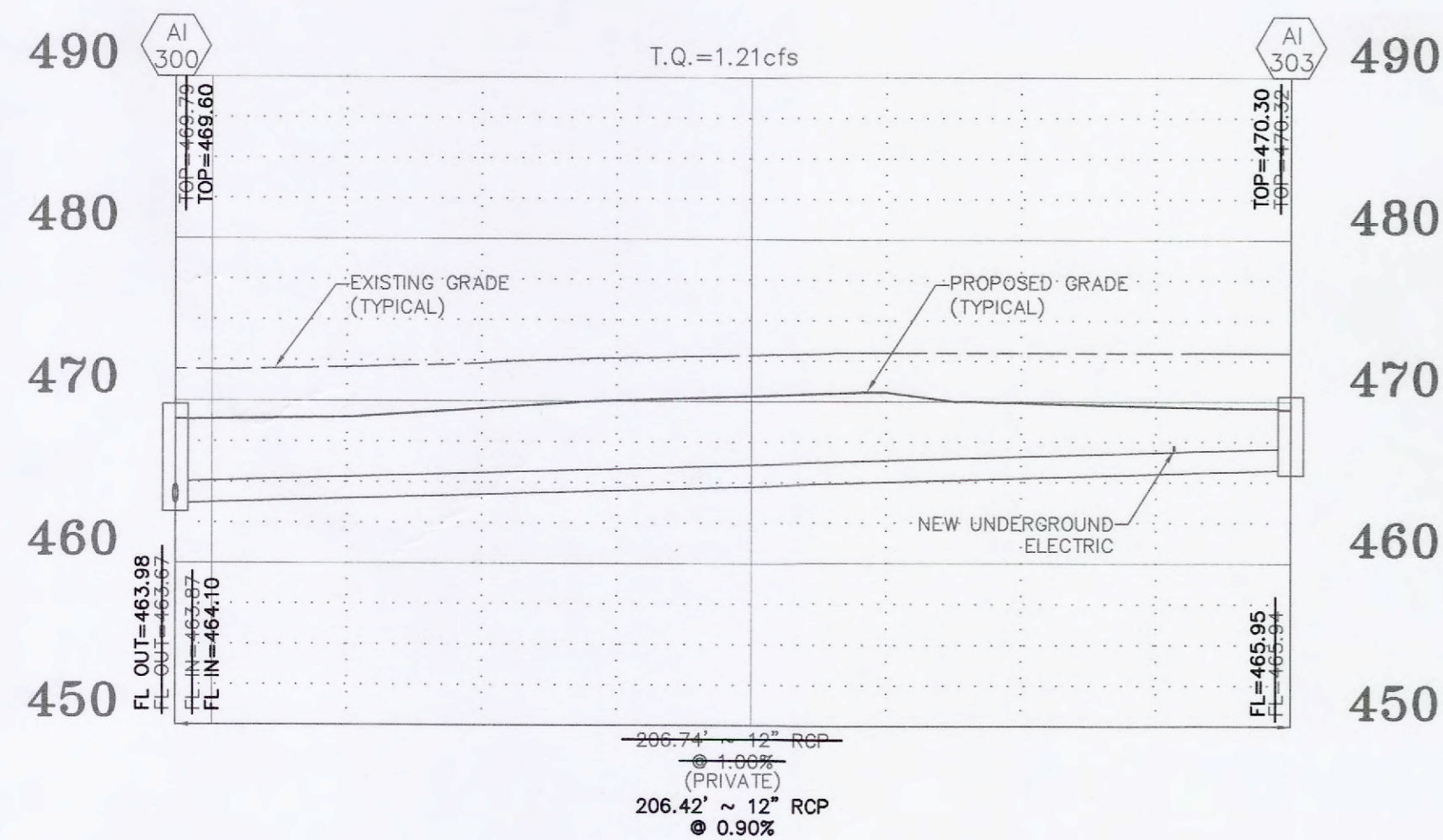
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 VERTICAL SCALE: 1"=10'



**STORM SEWER PROFILE**  
 HORIZONTAL SCALE: 1"=30'  
 VERTICAL SCALE: 1"=10'



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 103 ENTERPRISE DRIVE  
 WENTZVILLE, MO 63385  
 636-327-5575

**STORM PROFILES**

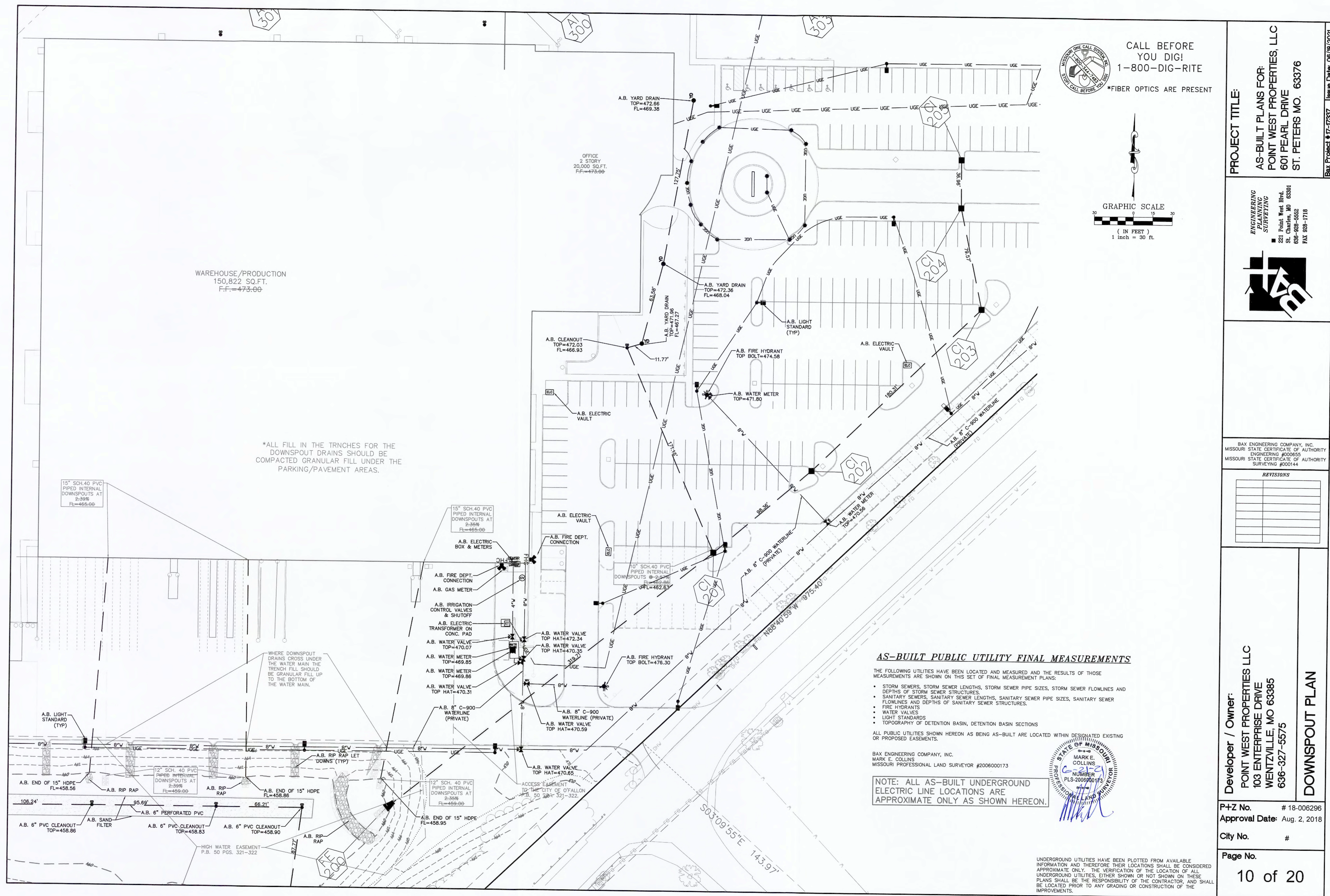
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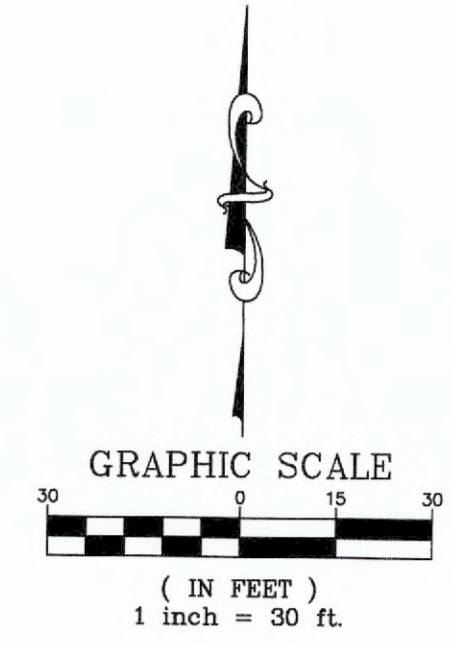
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**REVISIONS**

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BAX ENGINEERING COMPANY, INC.  
 MARK E. COLLINS  
 MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173

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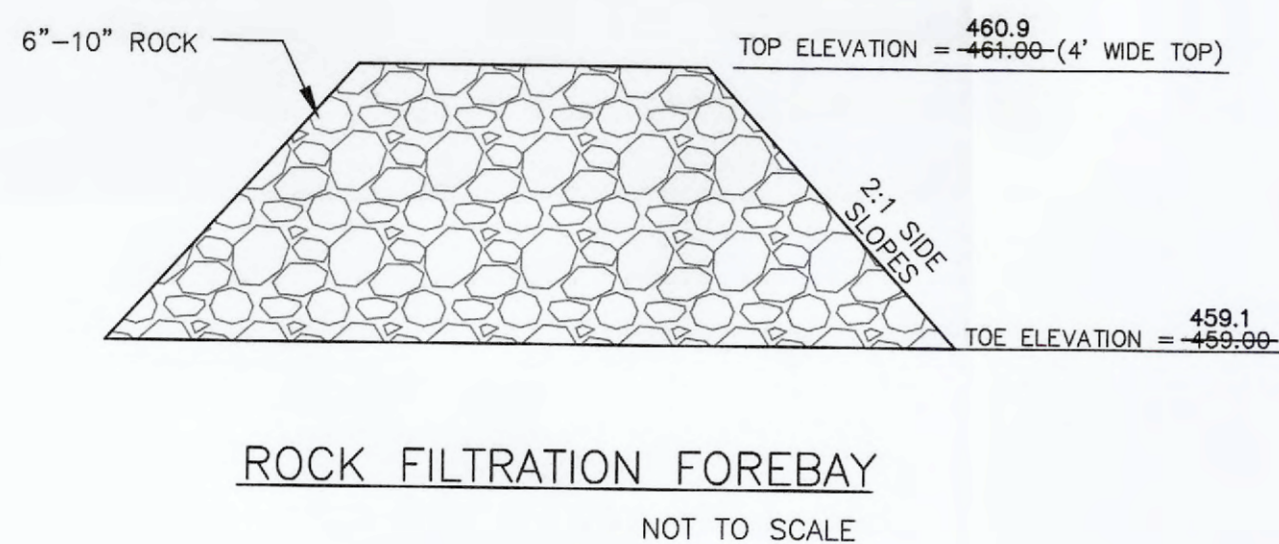
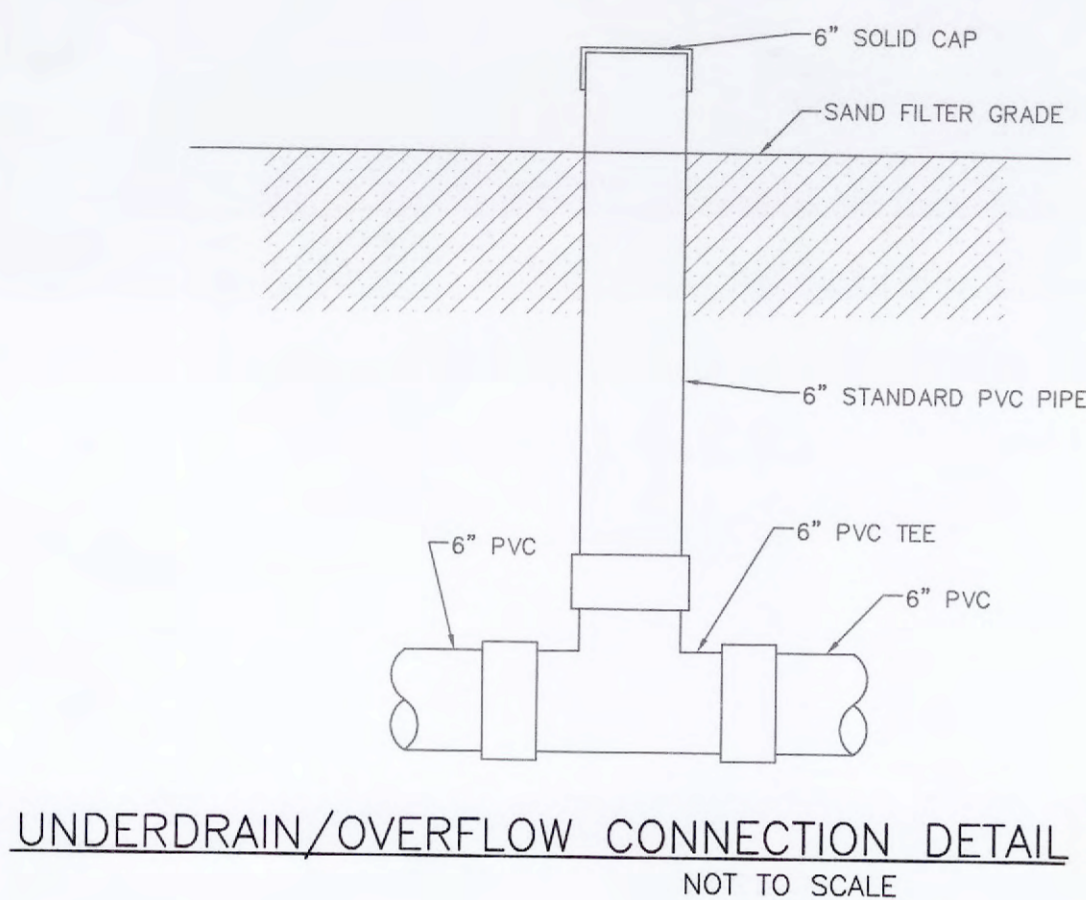
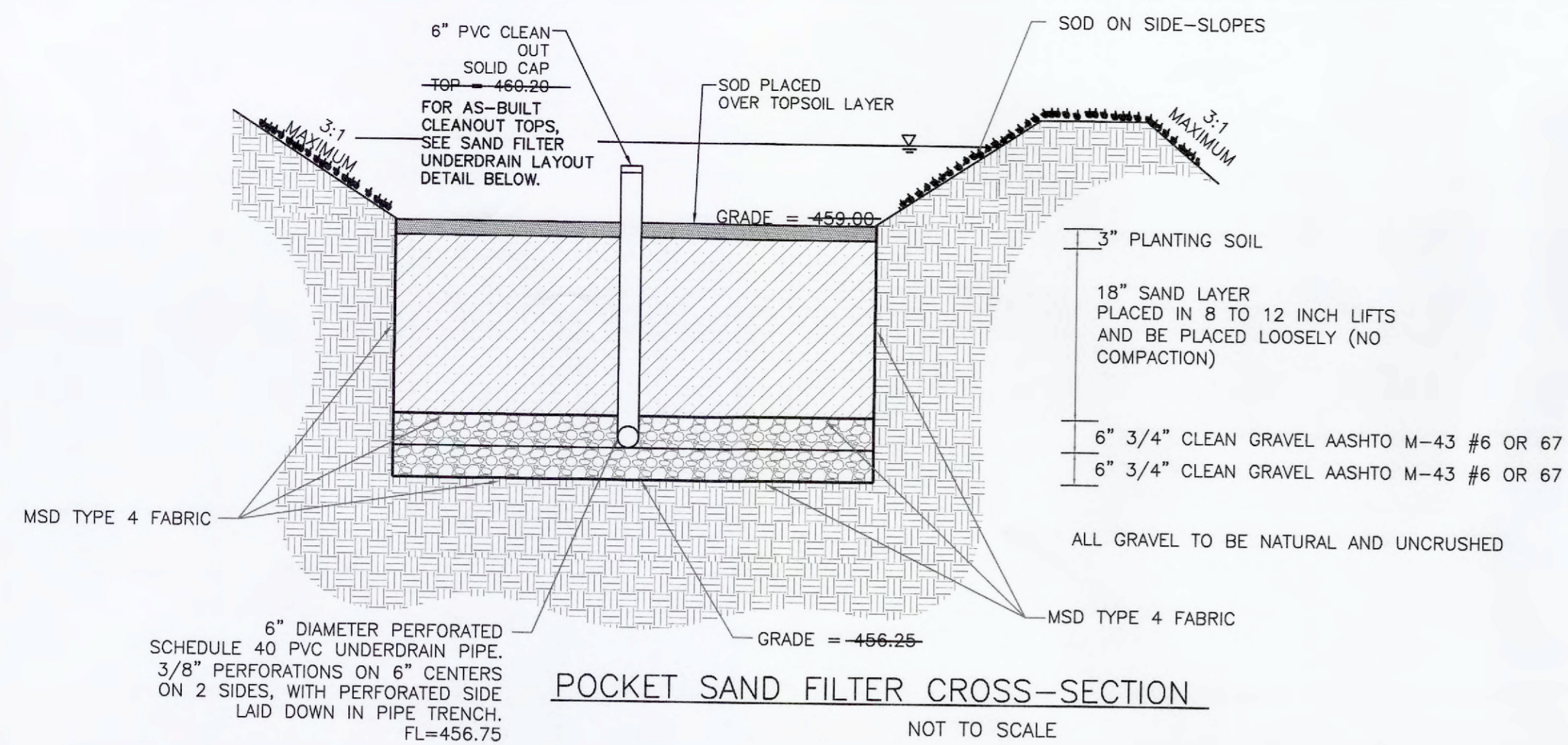
**DOWNSPOUT PLAN**

**P+Z No.** # 18-006296  
**Approval Date:** Aug. 2, 2018

**City No.** #

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**Planting Soil Specifications:**

PARAMETER	VALUE
pH Range	5.2 to 8.0
Organic Matter	1.5 to 5.0%
Magnesium	35 lbs. per acre minimum
Phosphorus (P <sub>2</sub> O <sub>5</sub> )	75 lbs. per acre minimum
Potassium (K <sub>2</sub> O)	85 lbs. per acre minimum
Soluble Salts	≤ 500 PPM

Sandy Loam or Loamy Sand (should contain a minimum of 60 percent sand, by volume). The clay content for these soils should be less than 10 percent by volume. The soils shall be free of stones, stumps, roots, or other woody material over 1 inch in diameter. Brush or seeds from noxious weeds should not be present in the soil. Placement of the planting soil should be in lifts of 12 to 18 inches and be loosely compacted. (Rubber-Wheeled Heavy Equipment and mechanical tamping devices are not recommended for compaction).

**SAND SPECIFICATIONS:**

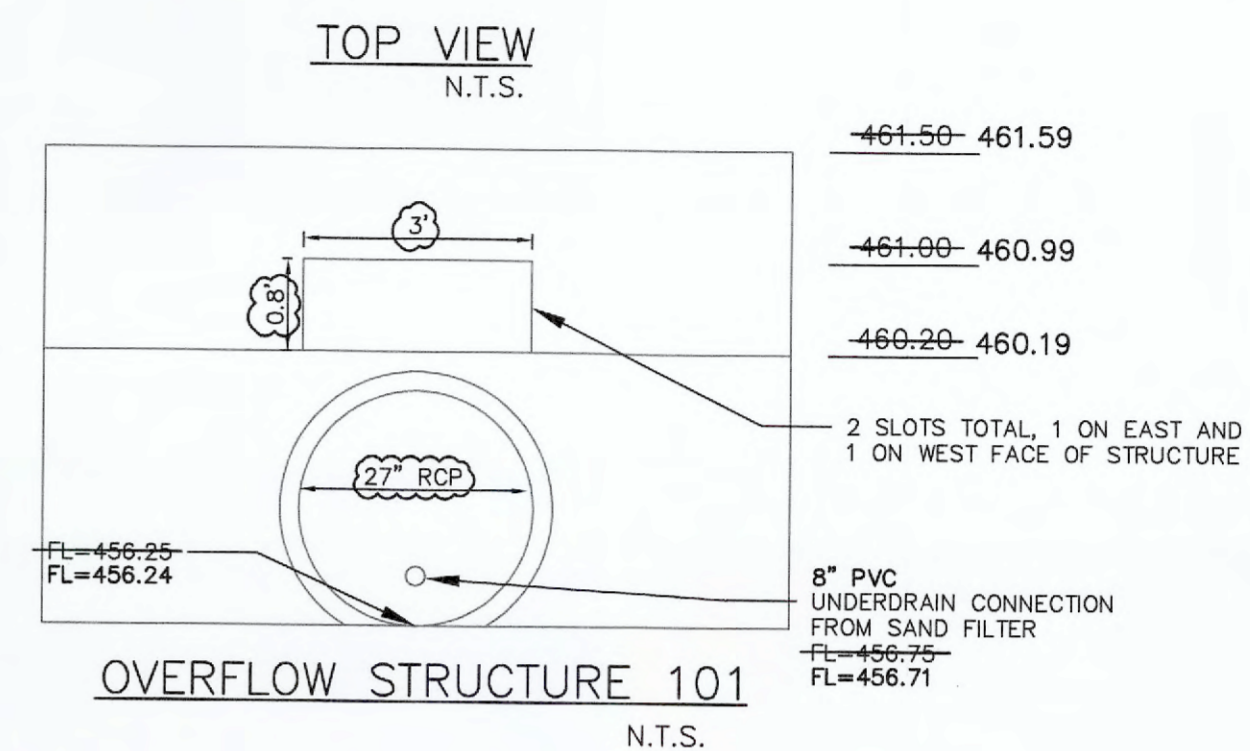
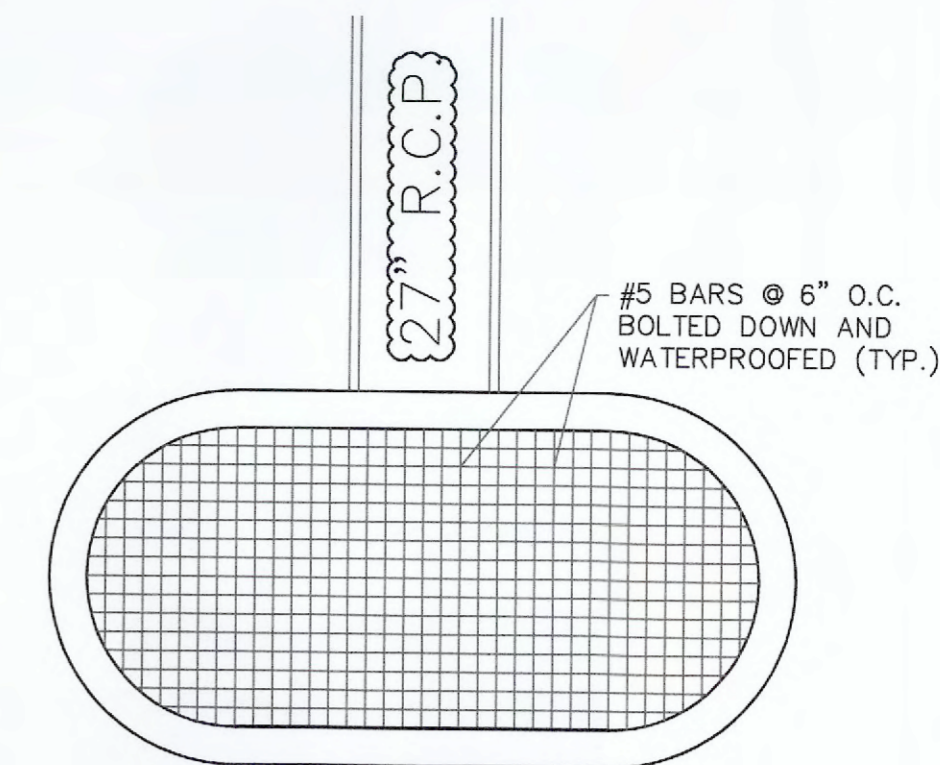
Washed ASTM C33 Fine Aggregate Concrete Sand is utilized for stormwater management applications. In addition to the ASTM C-33 specification, sand must meet ALL of the Following conditions:

- Sand must meet gradation requirements for ASTM C-33 Fine Aggregate Concrete Sand. AASHTO M-6 gradation is also applicable. (Known as Natural washed concrete sand)
- Sand must be silicabased...no limestone based products may be used. If the material is white or gray in color it is probably not acceptable.
- Sand must be clean. Natural, unwashed sand deposits may not be used. Likewise, sand that has been contaminated by improper storage or installation practices will be rejected.
- Manufactured sand or stone dust is not acceptable under any circumstances.

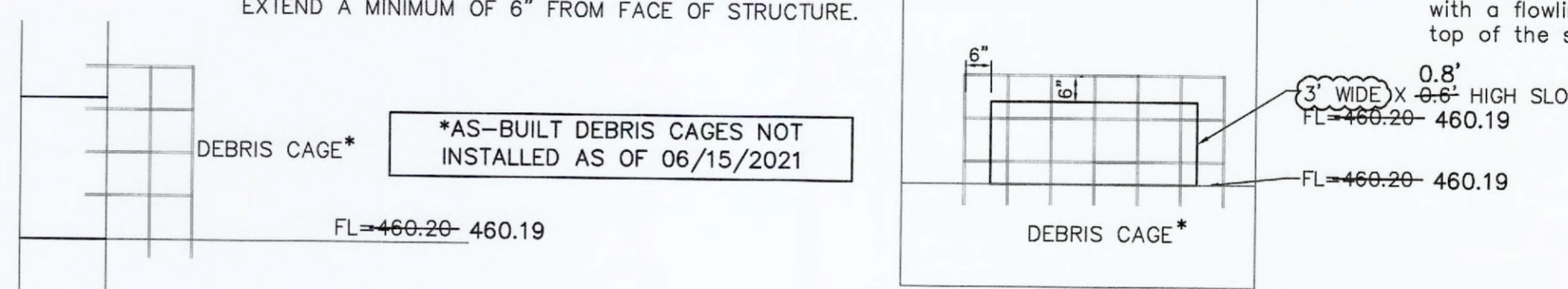
**Sand Gradations per ASTM C-33**

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

TYPICAL OF ALL BASINS THIS SHEET

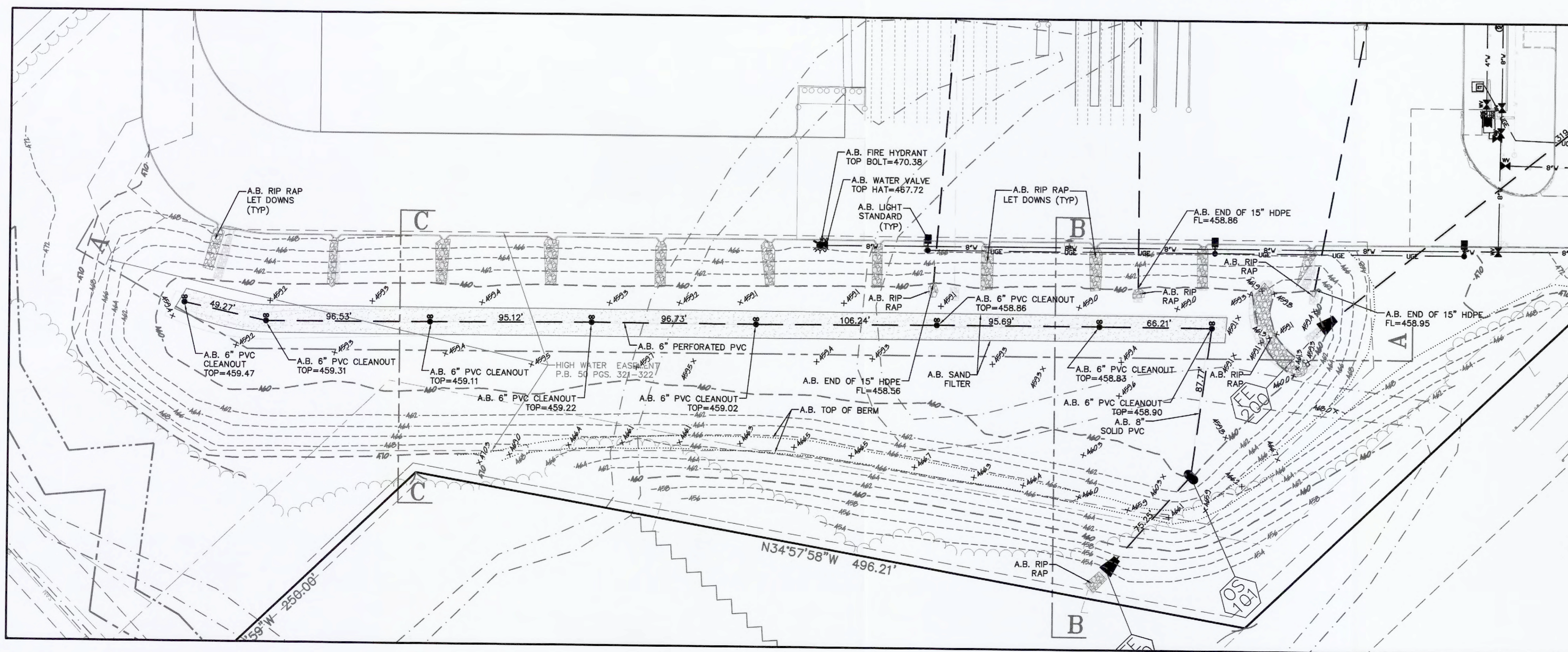


#3 BARS DRILLED AND GROUTED TO OUTFALL STRUCTURE FLOOR AND WALL. 3" MAXIMUM SPACING OF REBAR, CAGE TO EXTEND A MINIMUM OF 6" FROM FACE OF STRUCTURE.



The overflow structure is to be a standard double untrapped precast concrete street inlet (without top). See M.S.D. detail 37. The bottom must be constructed to the correct height so that no brick will be used. A rectangular orifice 3' x 0.8' with a flowline of 460.20 will be used as the low flow slot. The top of the structure will be at an elevation of 461.50.

**DEBRIS CAGE OS 101**  
NOT TO SCALE  
2 DEBRIS CAGES WILL BE NEEDED, 1 FOR EACH SLOT IN OS101\*



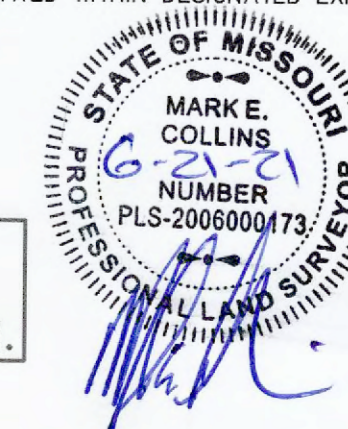
**AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS**

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

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

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

BAX ENGINEERING COMPANY, INC.  
MARK E. COLLINS  
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



NOTE: ALL AS-BUILT UNDERGROUND ELECTRIC LINE LOCATIONS ARE APPROXIMATE ONLY AS SHOWN HEREON.

**PROJECT TITLE:**  
AS-BUILT PLANS FOR:  
POINT WEST PROPERTIES, LLC  
601 PEARL DRIVE  
ST. PETERS MO. 63376

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

BAX ENGINEERING COMPANY, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
ENGINEERING #006655  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
SURVEYING #000144

**REVISIONS**

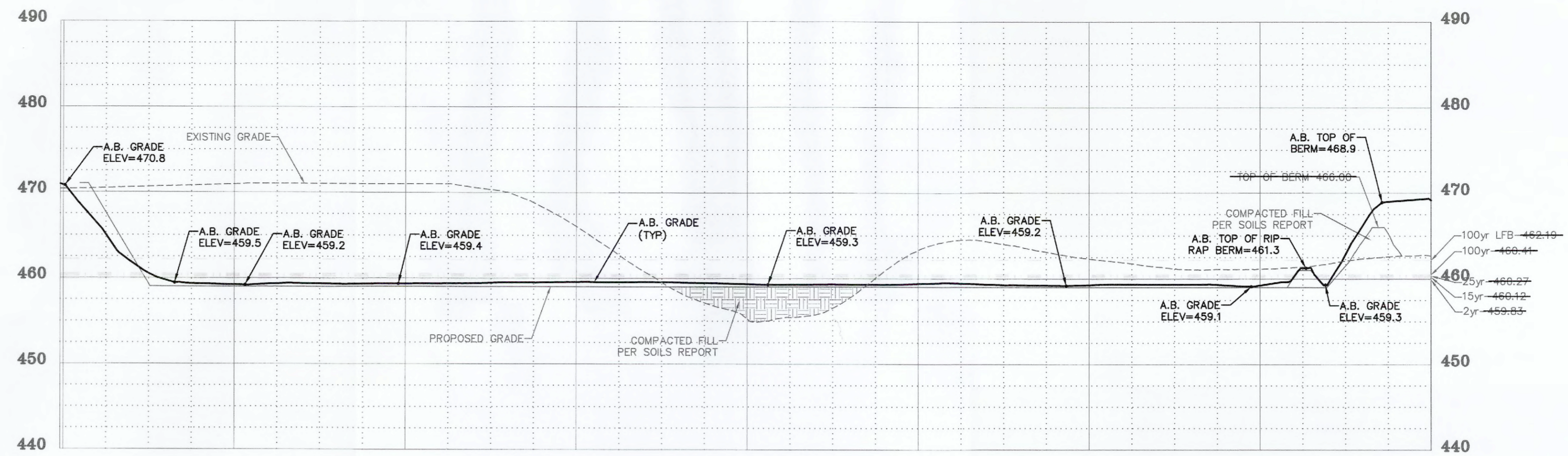
NO.	DESCRIPTION

**Developer / Owner:**  
POINT WEST PROPERTIES LLC  
103 ENTERPRISE DRIVE  
WENTZVILLE, MO 63385  
636-327-5575

**DETENTION AND WATER QUALITY**

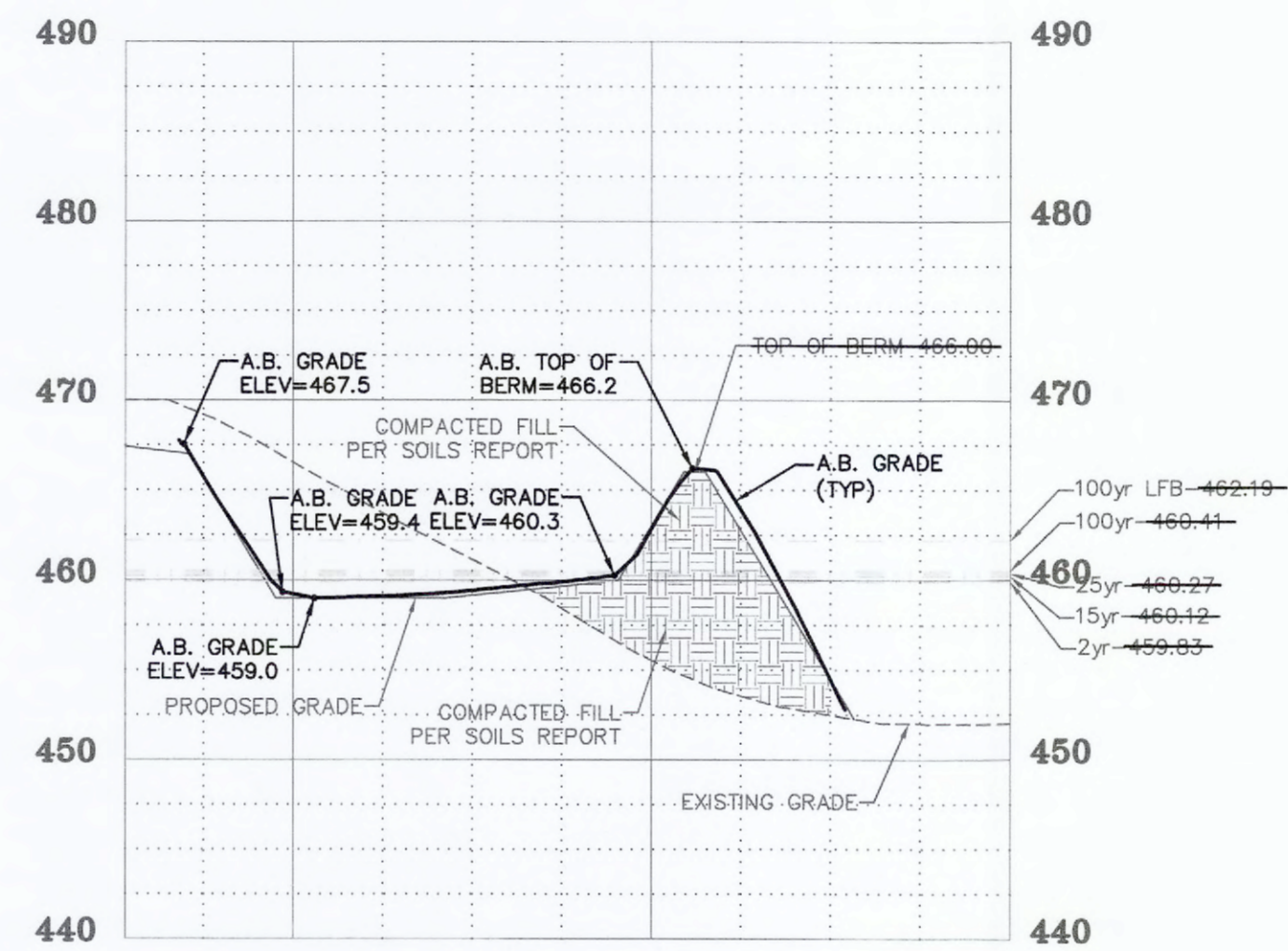
**P+Z No.** # 18-006296  
**Approval Date:** Aug. 2, 2018  
**City No.** #  
**Page No.** 12 of 20

Bax Project #17-17337 Issue Date: 06/18/2021



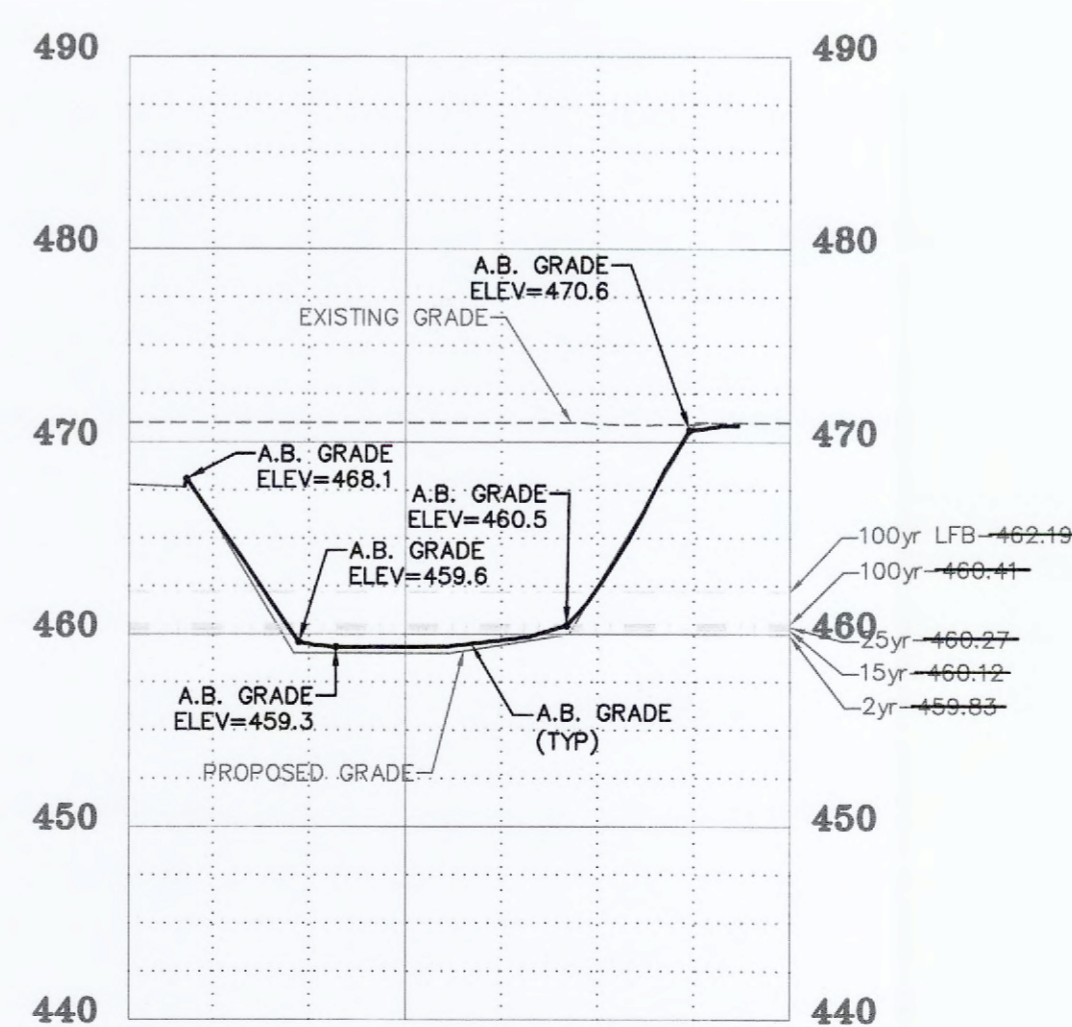
DETENTION BASIN SECTION A-A

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



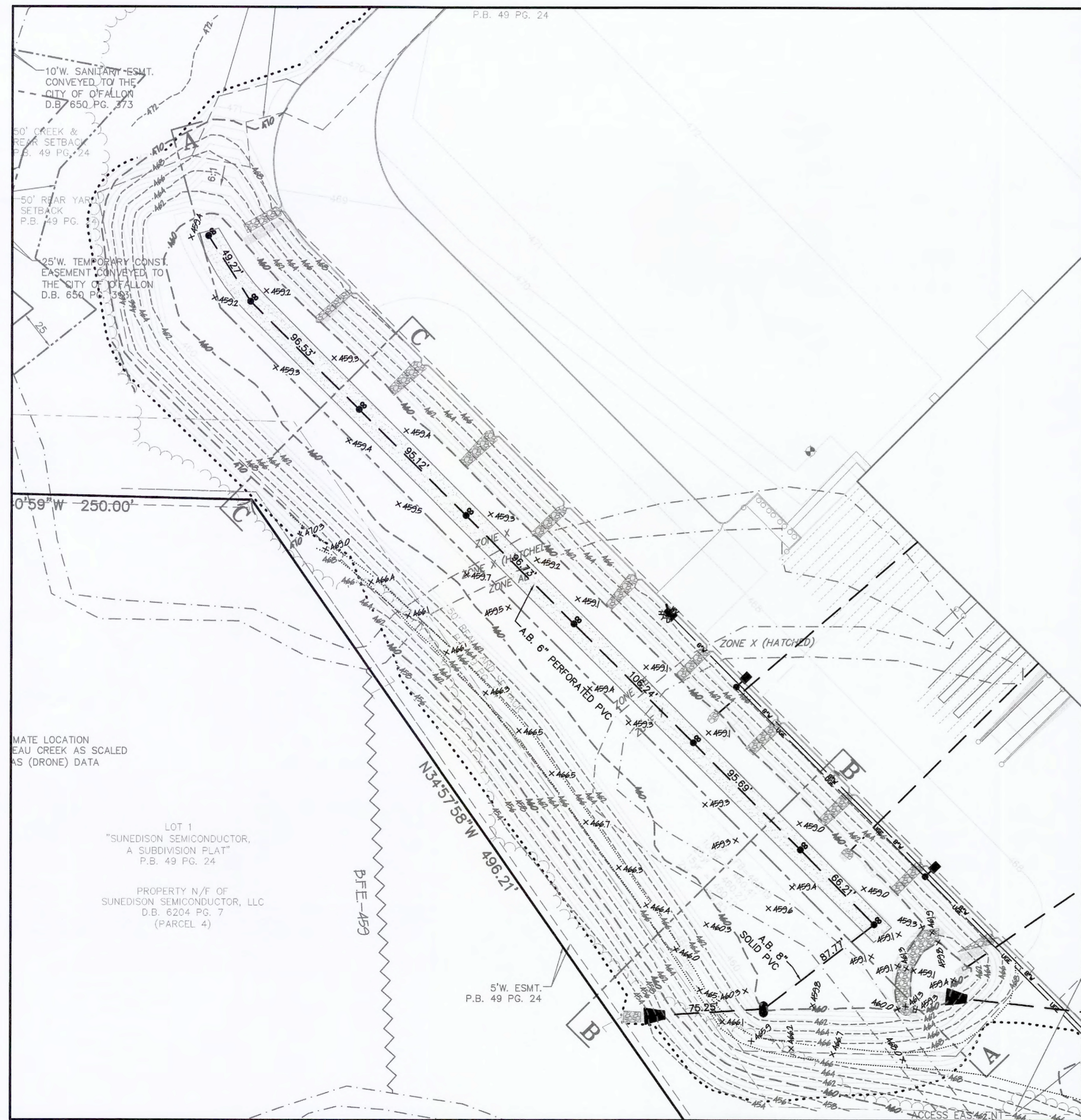
DETENTION BASIN SECTION B-B

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



DETENTION BASIN SECTION C-C

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



DETENTION BASIN SECTIONS

SCALE: 1"=50'

**AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS**

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

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

BAX ENGINEERING COMPANY, INC.  
MARK E. COLLINS  
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



PROJECT TITLE:

AS-BUILT PLANS FOR:  
POINT WEST PROPERTIES, LLC  
601 PEARL DRIVE  
ST. PETERS MO. 63376

Bax Project #17-7337 Issue Date: 06/18/2021

ENGINEERING  
PLANNING  
SURVEYING  
231 Point West Blvd.  
St. Charles, MO 63301  
836-928-6662  
FAX 828-1718



BAX ENGINEERING COMPANY, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
ENGINEERING #000455  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
SURVEYING #000144

REVISIONS

NO.	DATE	DESCRIPTION

Developer / Owner:

POINT WEST PROPERTIES LLC  
103 ENTERPRISE DRIVE  
WENTZVILLE, MO 63385  
636-327-5575

DETENTION BASIN CROSS SECTIONS

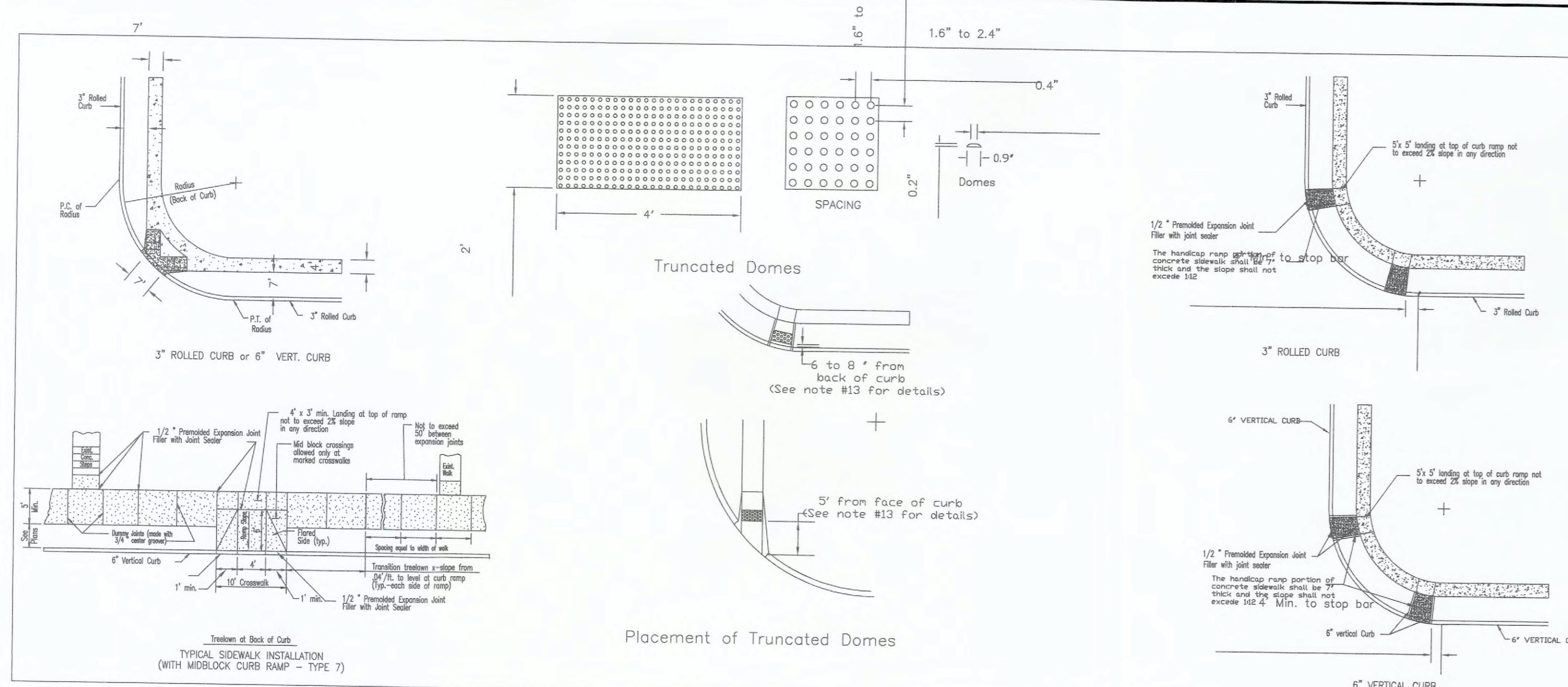
P+Z No. # 18-006296

Approval Date: Aug. 2, 2018

City No. #

Page No.

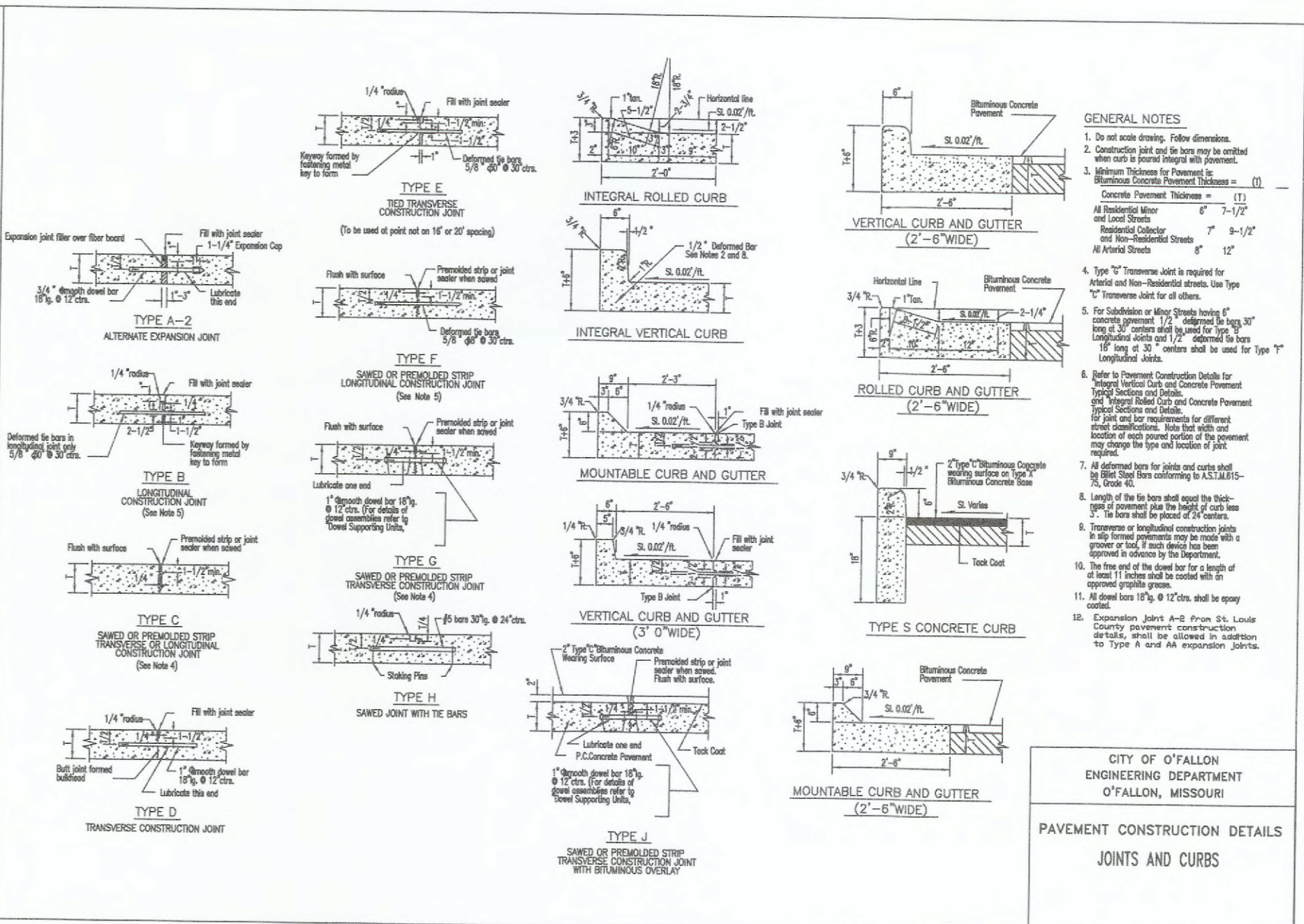
13 of 20



- 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 approved Accessibility Guidelines (AGWG).
  3. Minimum sidewalk width along 6" vertical curb shall be 5 feet. 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 of curb line. If concrete curb is dowel-on, block out 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 Cuts.
  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 (AGWG).
  12. All ramps must line up with the corresponding ramp on the other side of the street or intersection.
  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

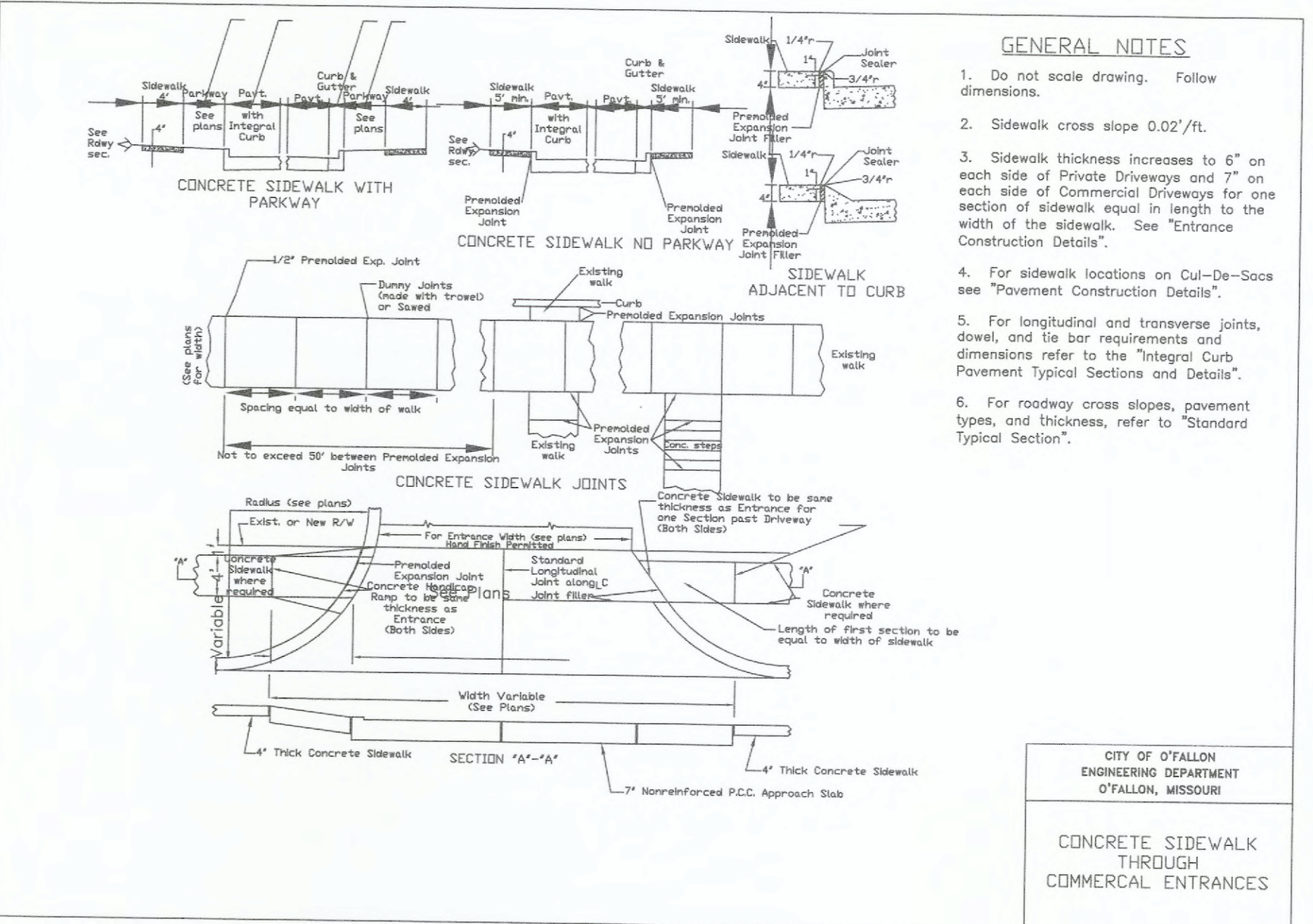
PAVEMENT CONSTRUCTION DETAILS  
CONCRETE SIDEWALK  
AND CURB RAMPS



- GENERAL NOTES**
1. Do not scale drawing. Follow dimensions.
  2. Construction joint used to separate sidewalk sections shall be stamped and finished with pavement.
  3. Sidewalk thickness shall be 4" for residential and 6" for commercial. Sidewalk thickness shall be 7" for sidewalks with 3" or 4" vertical curbs and 8" for sidewalks with 6" vertical curbs.
  4. 1/2" preformed expansion joint is required for all sidewalks. Expansion joints shall be spaced at 12' or 20' maximum.
  5. For sidewalks with 3" or 4" vertical curbs, the curb shall be 4" thick and shall be stamped with pavement. For sidewalks with 6" vertical curbs, the curb shall be 6" thick and shall be stamped with pavement.
  6. Sidewalk thickness shall be 4" for residential and 6" for commercial. Sidewalk thickness shall be 7" for sidewalks with 3" or 4" vertical curbs and 8" for sidewalks with 6" vertical curbs.
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CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
O'FALLON, MISSOURI

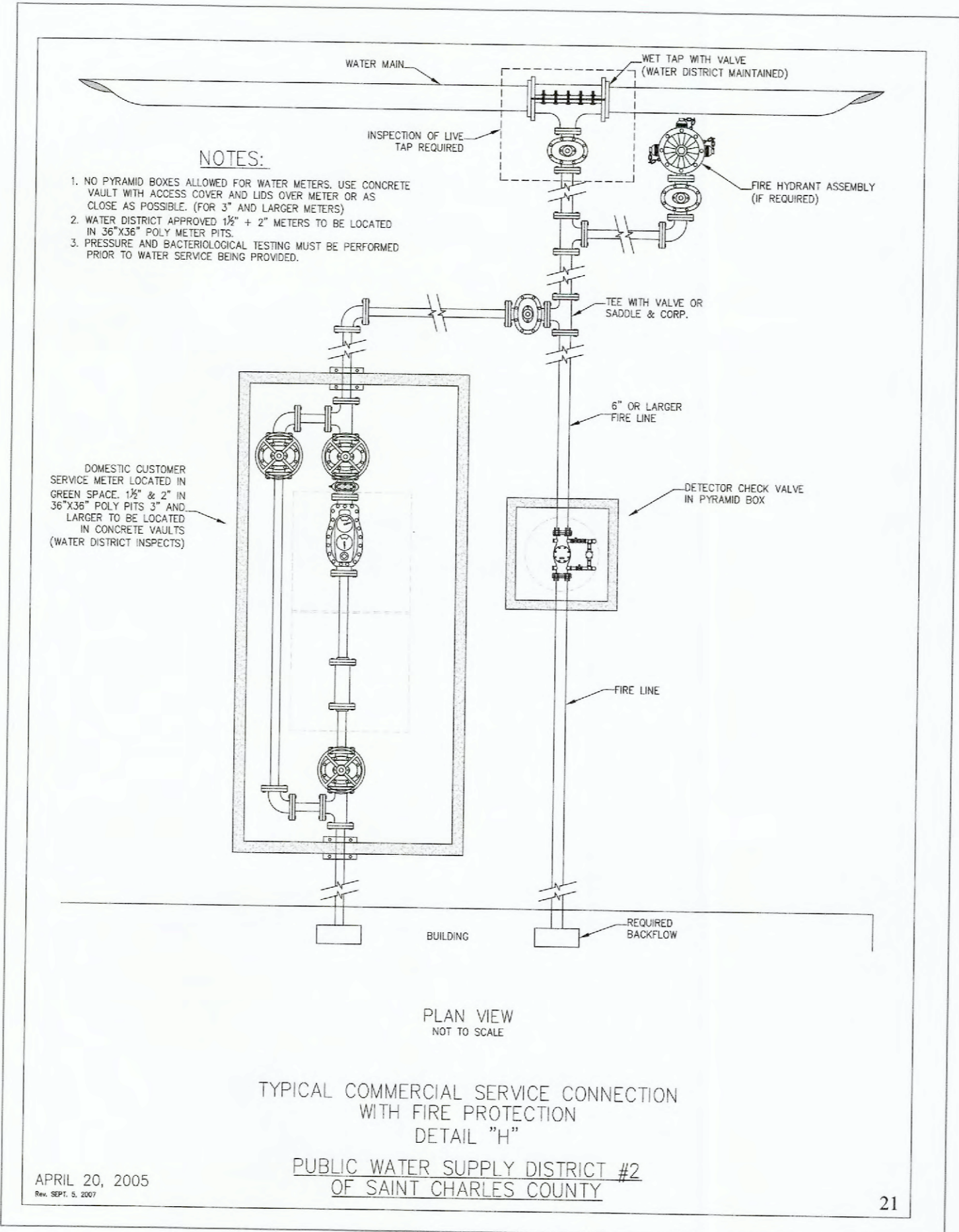
PAVEMENT CONSTRUCTION DETAILS  
JOINTS AND CURBS



- GENERAL NOTES**
1. Do not scale drawing. Follow dimensions.
  2. Sidewalk cross slope 0.02%/ft.
  3. Sidewalk thickness increases to 6" on each side of Private Driveways and 7" on each side of Commercial Driveways for one section of sidewalk equal in length to the width of the sidewalk. See "Entrance Construction Details".
  4. For sidewalk locations on Cui-De-Sacs see "Pavement Construction Details".
  5. For longitudinal and transverse joints, dowel, and tie bar requirements and dimensions refer to the "Integral Curb Pavement Typical Sections and Details".
  6. For roadway cross slopes, pavement types, and thickness, refer to "Standard Typical Section".

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

CONCRETE SIDEWALK  
THROUGH  
COMMERCIAL ENTRANCES



**AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS**

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- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
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- LIGHT STANDARDS
- TOPOGRAPHY OF DETENTION BASIN, DETENTION BASIN SECTIONS

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BAX ENGINEERING COMPANY, INC.  
MARK E. COLLINS  
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



**PROJECT TITLE:**  
AS-BUILT PLANS FOR:  
POINT WEST PROPERTIES, LLC  
601 PEARL DRIVE  
ST. PETERS MO. 63376



BAX ENGINEERING COMPANY, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
ENGINEERING #000655  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
SURVEYING #000144

**REVISIONS**

NO.	DESCRIPTION

**Developer / Owner:**  
POINT WEST PROPERTIES LLC  
103 ENTERPRISE DRIVE  
WENTZVILLE, MO 63385  
636-327-5575

**PAVEMENT AND WATER DETAILS**

P+Z No. # 18-006296  
Approval Date: Aug. 2, 2018

City No. #

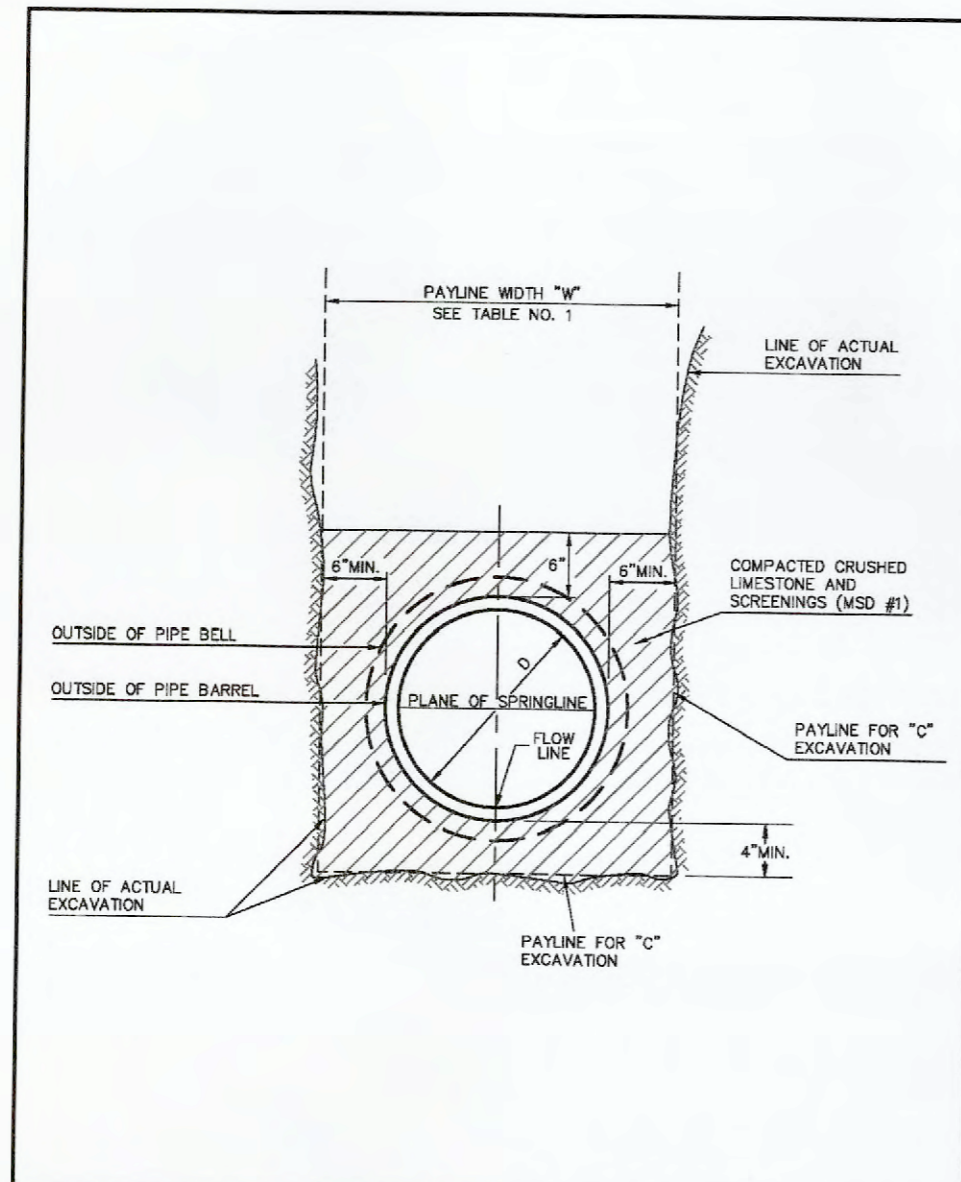
Page No.



ROUND PIPE				HORIZONTAL ELLIPTICAL PIPE			
INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT.	INSIDE DIMENSIONS OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT.
4	30	2.50	3.28				
6	30	2.50	3.59				
8	30	2.50	3.87				
10	30	2.50	4.09				
12	30	2.50	4.25				
15	36	3.00	5.58				
18	36	3.00	5.77	14 x 23	41	3.42	5.94
21	39	3.25	6.61				
24	42	3.50	7.39	19 x 30	49	4.08	7.68
27	45	3.75	8.19	22 x 34	53	4.42	8.61
30	49	4.08	8.30	24 x 38	58	4.83	9.70
33	53	4.42	10.53	27 x 42	62	5.17	10.71
36	56	4.67	11.43	29 x 45	66	5.50	11.72
39	DISCONTINUED			32 x 49	71	5.92	13.14
42	63	5.25	13.38	34 x 53	75	6.25	14.08
45	70	5.83	15.87	38 x 60	83	6.92	16.18
54	77	6.42	18.15	43 x 68	92	7.67	18.81
60	84	7.00	20.73	48 x 76	101	8.42	21.59
66	91	7.58	23.45	53 x 83	109	9.08	24.35
72	98	8.17	26.37	58 x 91	118	9.83	27.45
78	105	8.75	29.39	63 x 98	126	10.50	30.50
84	112	9.33	32.57	68 x 106	135	11.25	33.91
90	119	9.92	35.90	72 x 113	143	11.92	36.99
96	126	10.50	39.37	77 x 121	152	12.67	40.69
102	133	11.08	42.99	82 x 128	160	13.33	44.45
108	140	11.67	46.75	87 x 136	168	14.00	47.79
114	147	12.25	50.68	92 x 143	176	14.67	51.70
120	154	12.83	54.72	97 x 151	185	15.42	56.07
126	161	13.42	58.92				
132	168	14.00	63.27	106 x 168	202	16.83	64.48
144	182	15.17	72.40	116 x 180	218	18.17	73.59

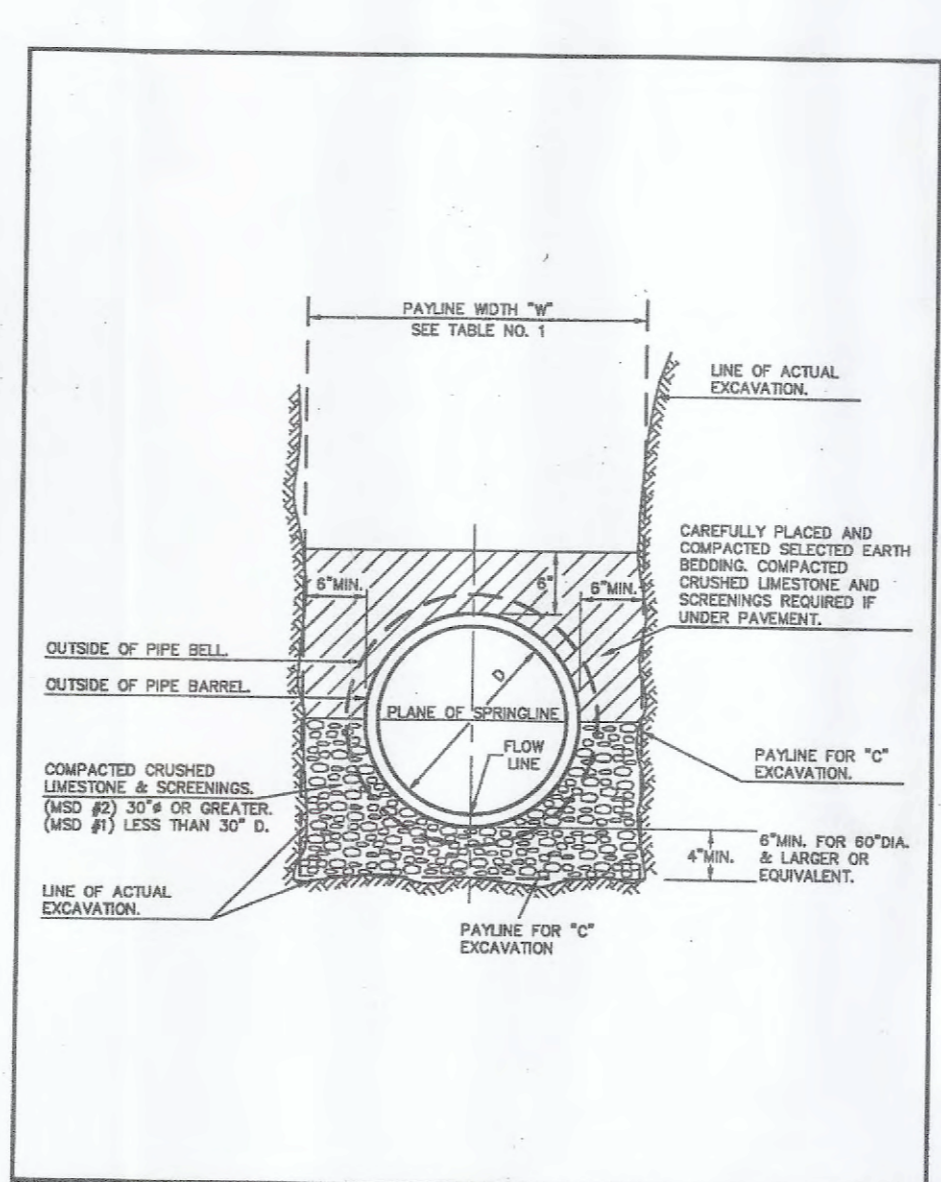
TABLE 1  
PAYLINE WIDTHS OF TRENCH AND PAY-QUANTITIES OF CONCRETE

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. B.E.R./S.A.M. Ch. J.C.K. 2009 SHEET 1



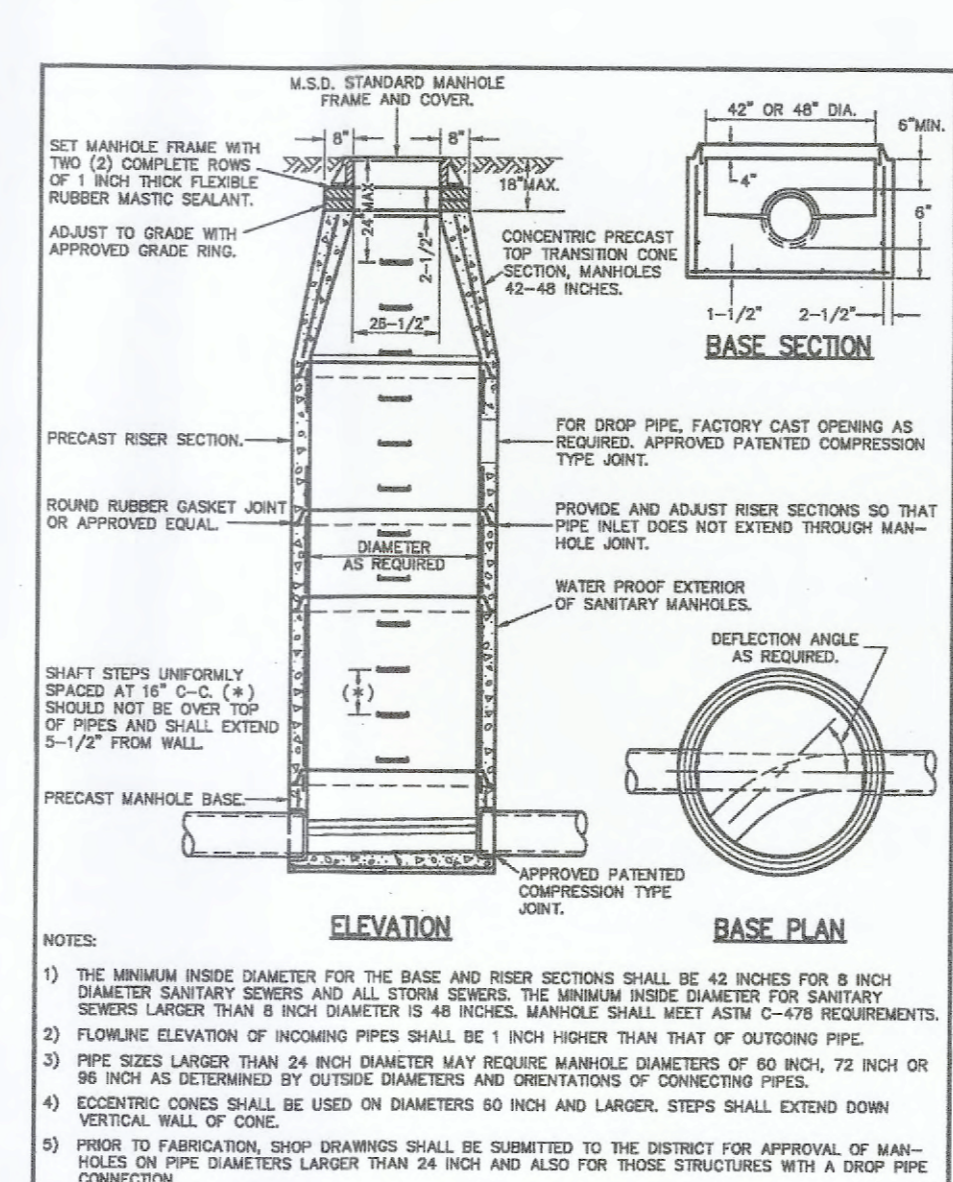
PIPE BEDDING CLASS "C"  
(FOR ALL 6" TO 18" PIPE EXCEPT REINFORCED CONCRETE PIPE)

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. W.S.H./S.A.M. Ch. J.C.K. 2009 SHEET 4



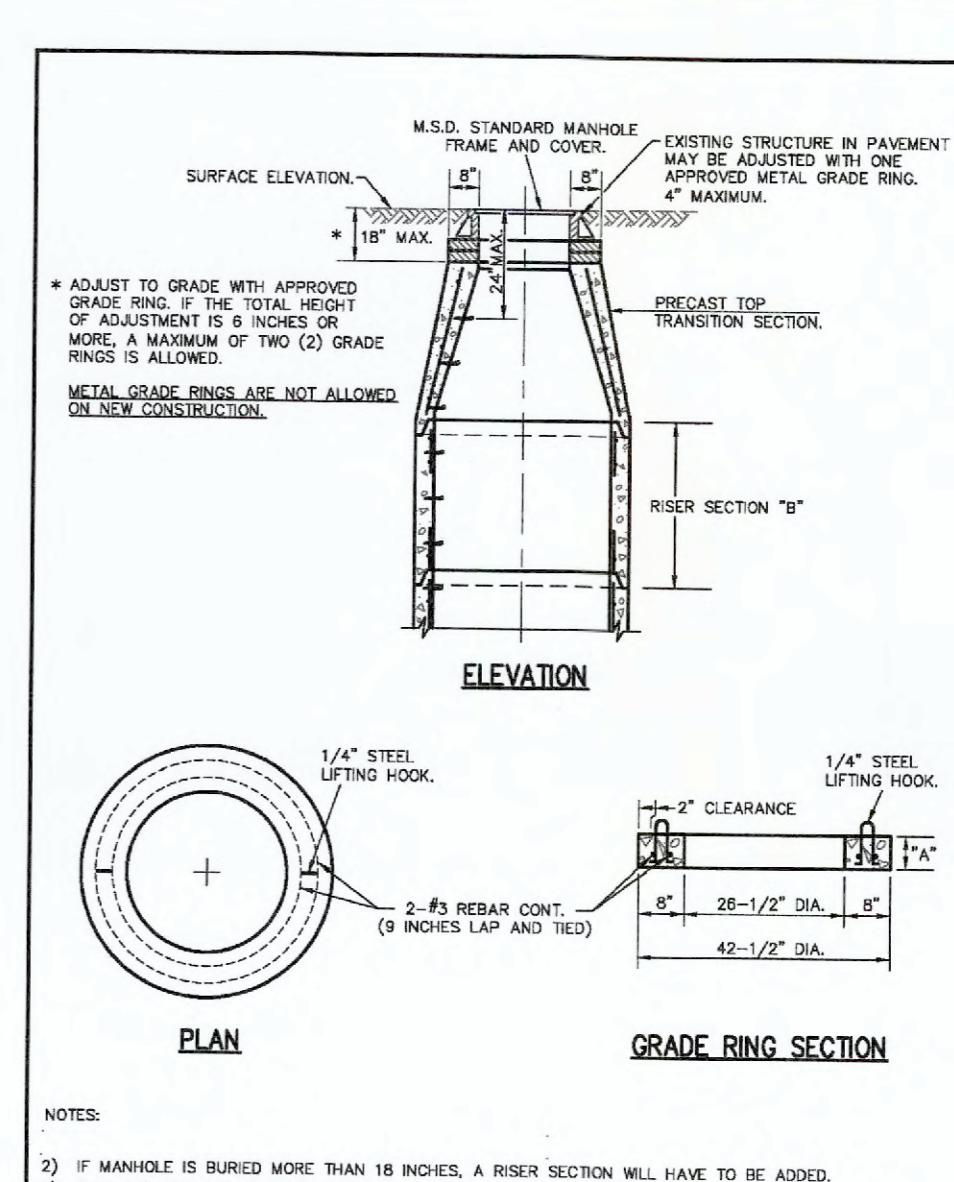
PIPE BEDDING CLASS "C"  
(MODIFIED FOR REINFORCED CONCRETE PIPE)

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. W.S.H./S.A.M. Ch. J.C.K. 2009 SHEET 5



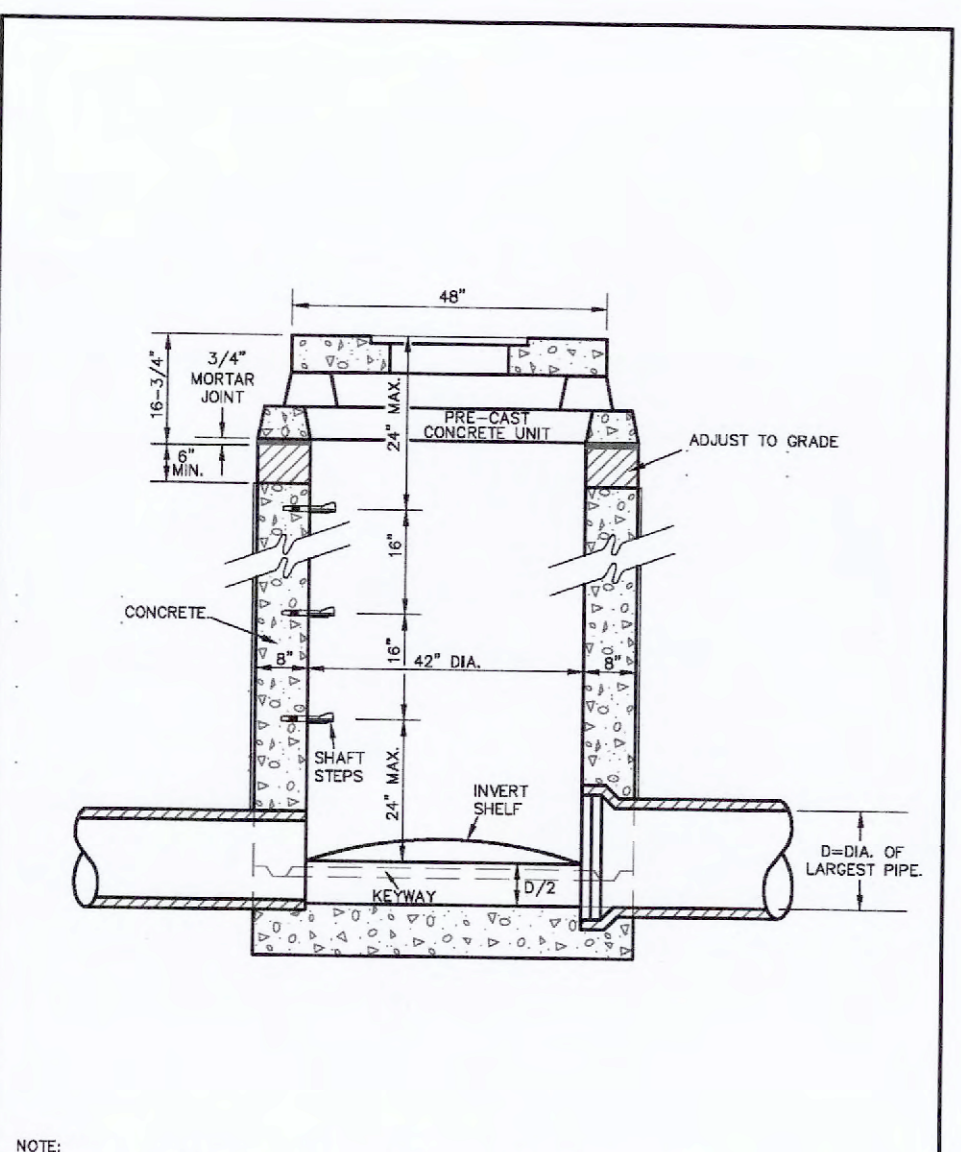
PRECAST CONCRETE MANHOLE

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. W.S.H./S.A.M. Ch. J.C.K. 2009 SHEET 21



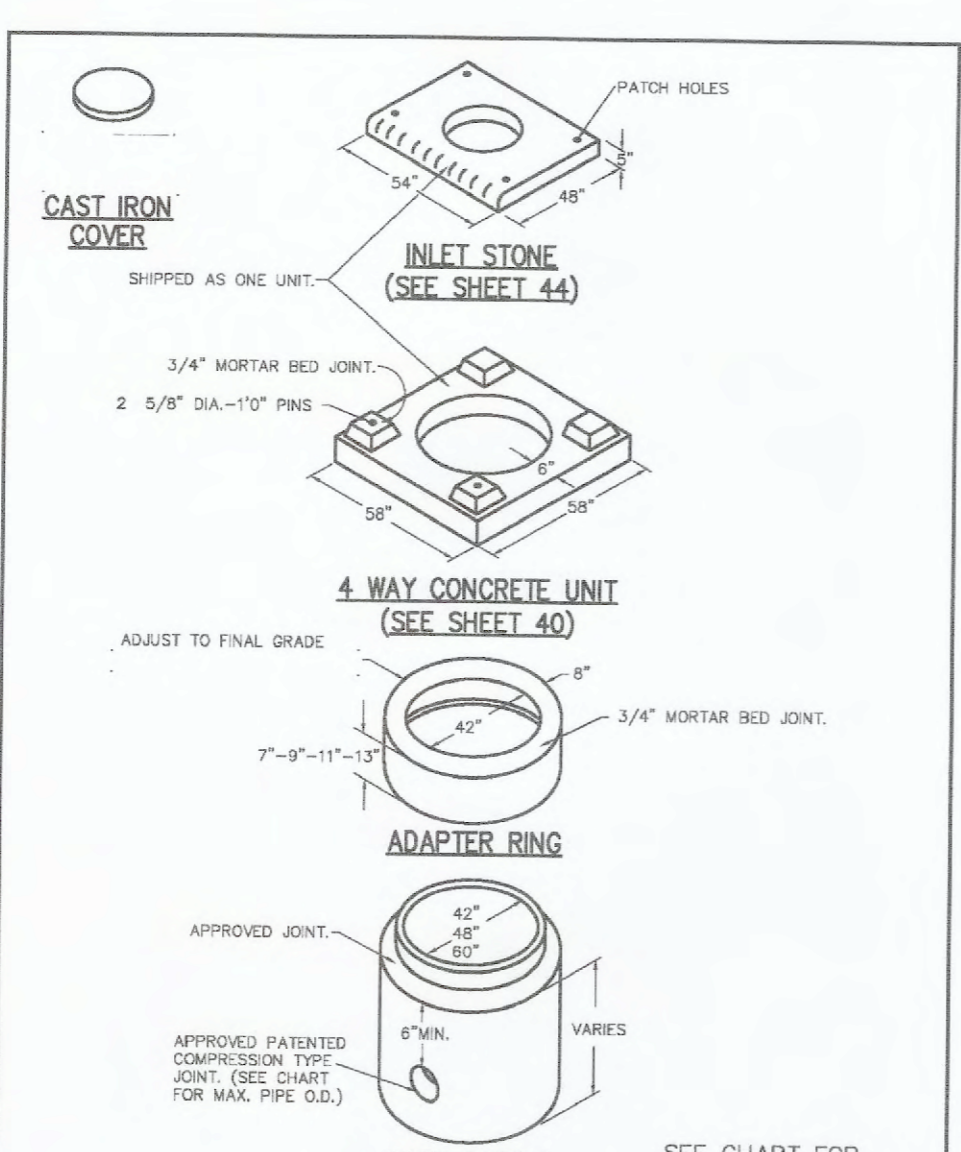
MANHOLE STEP FOR PRECAST & CAST-IN-PLACE MANHOLE

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. S.A.M./S.A.M. Ch. J.C.K. 2009 SHEET 23



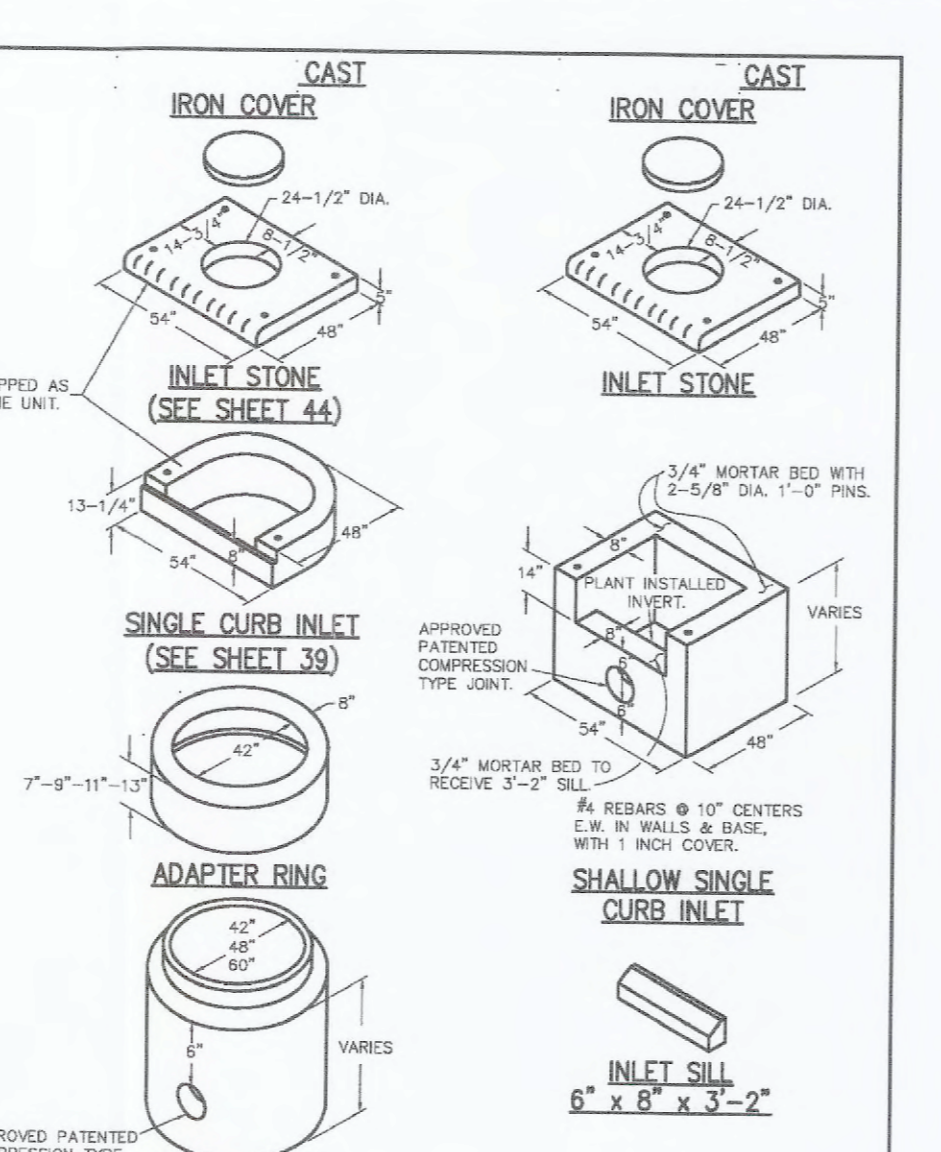
AREA INLET MANHOLE (12" THRU 24")

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. R.G.W./S.A.M. Ch. J.C.K. 2009 SHEET 29



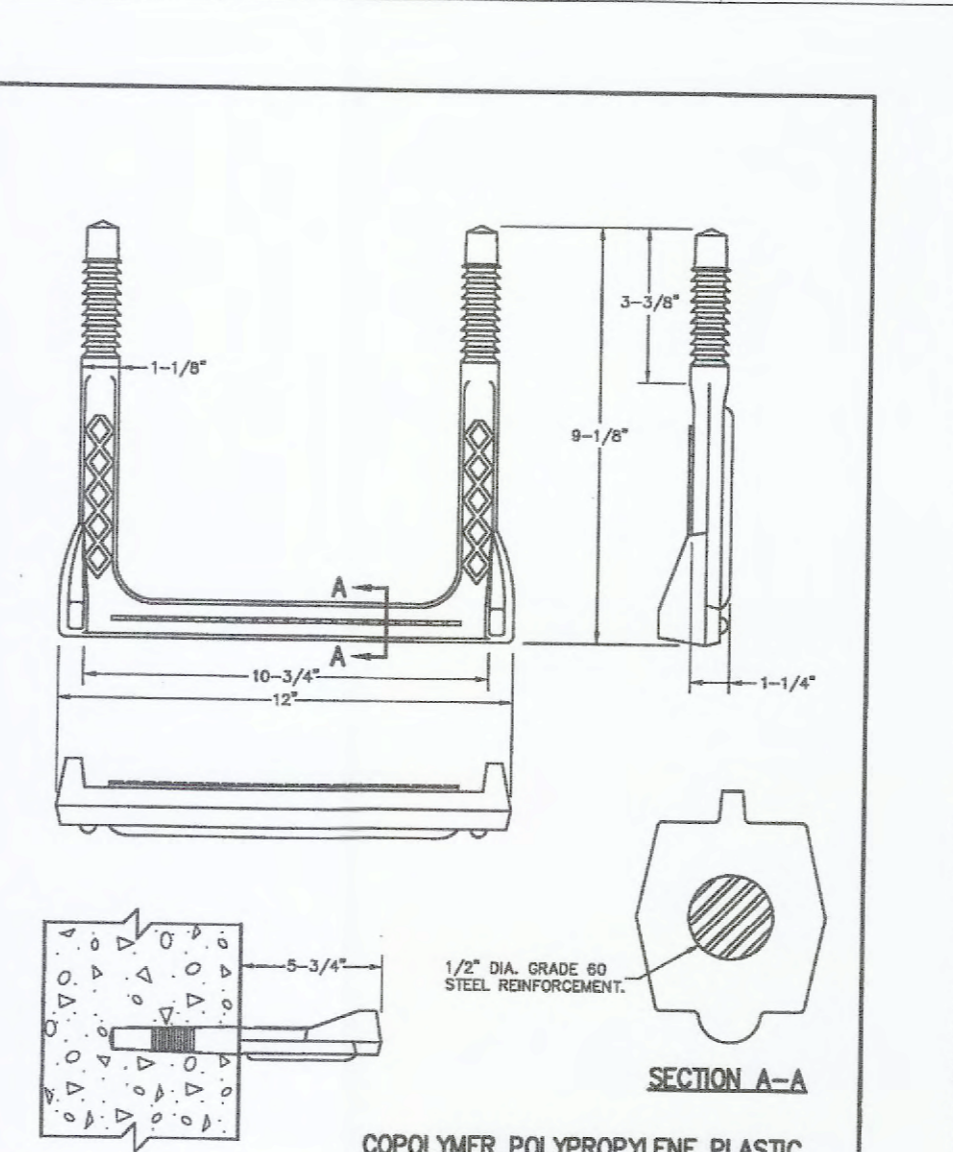
AREA INLET PRECAST CONCRETE

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. J.G.G./S.A.M. Ch. J.C.K. 2009 SHEET 34



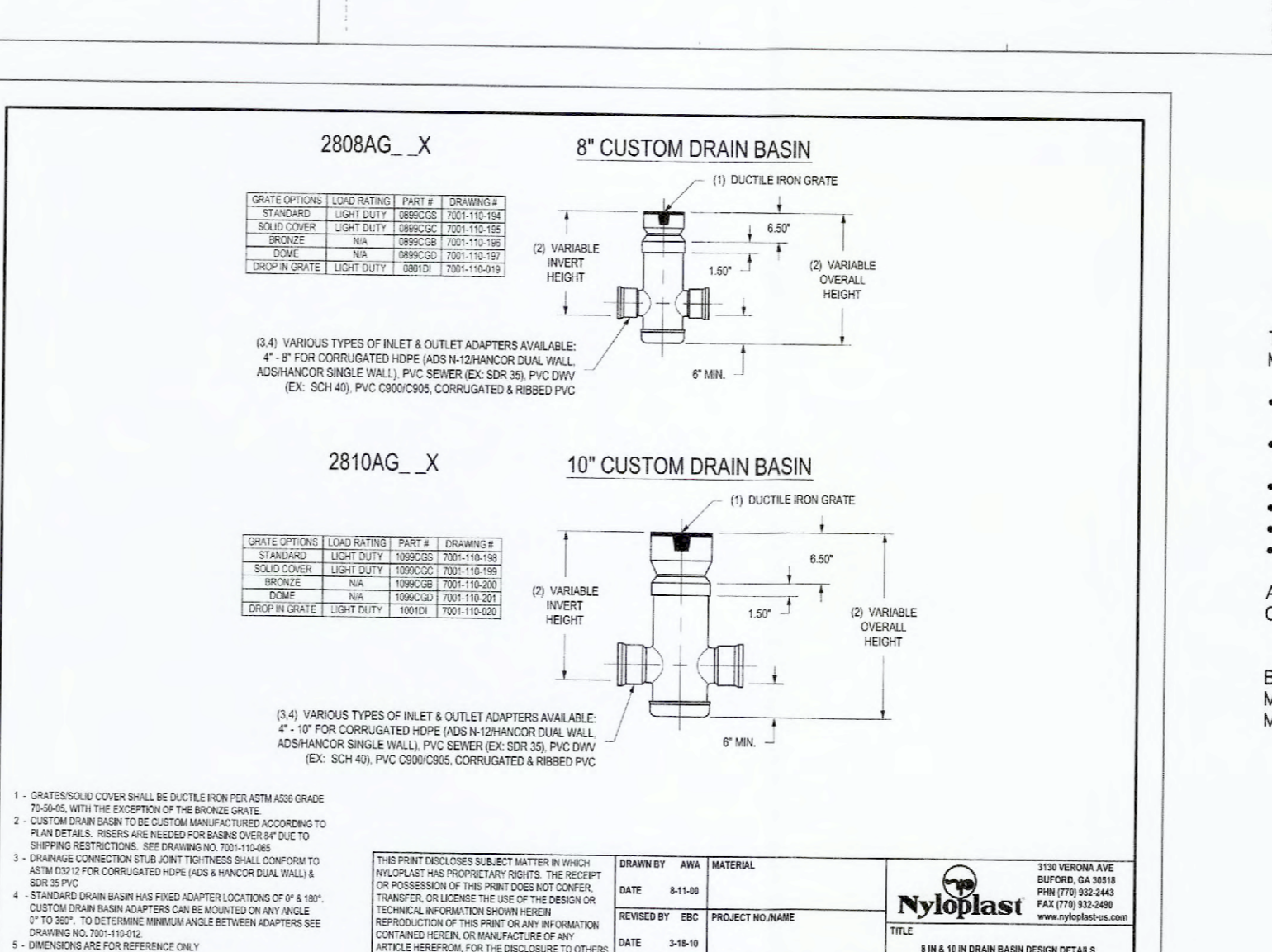
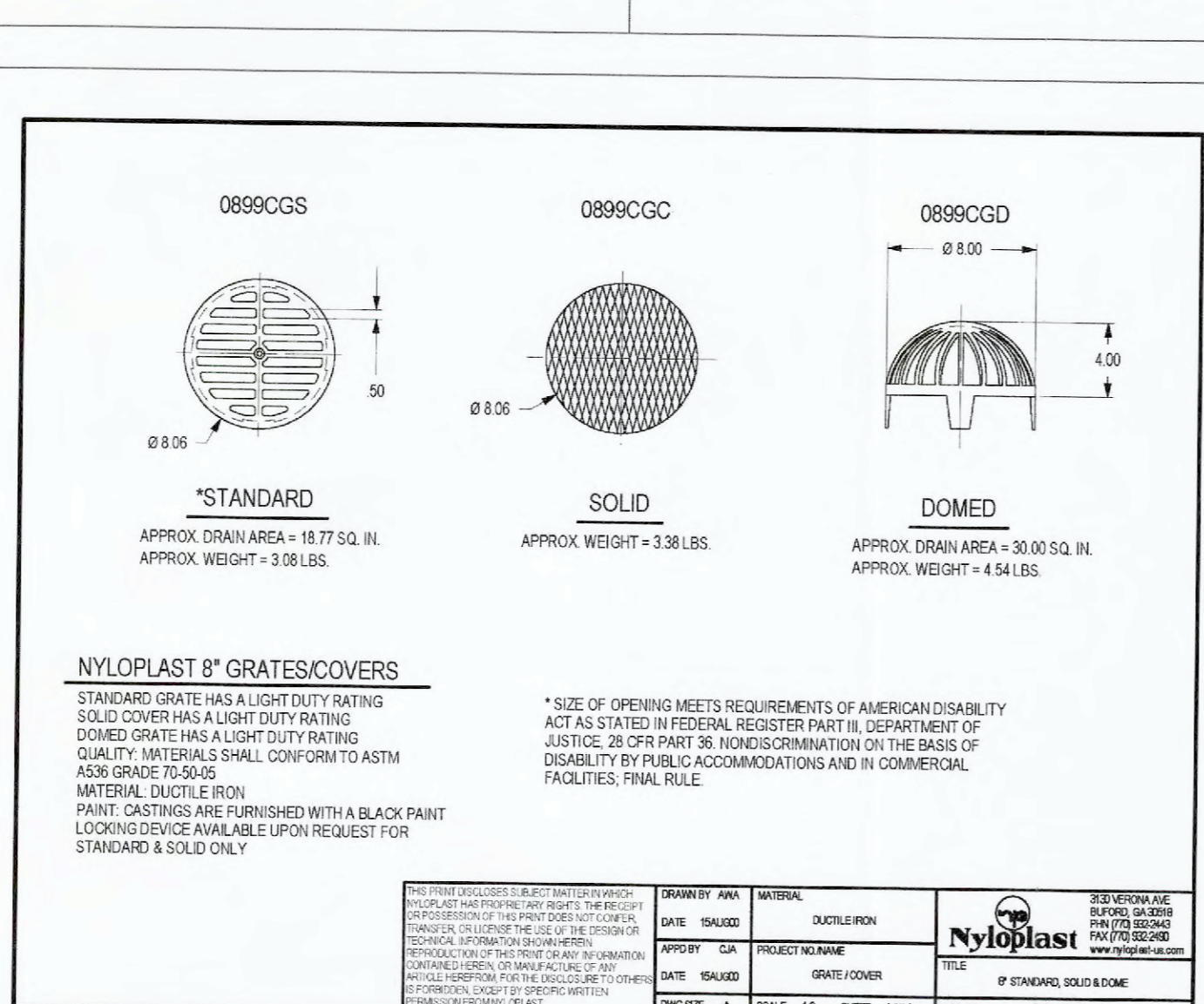
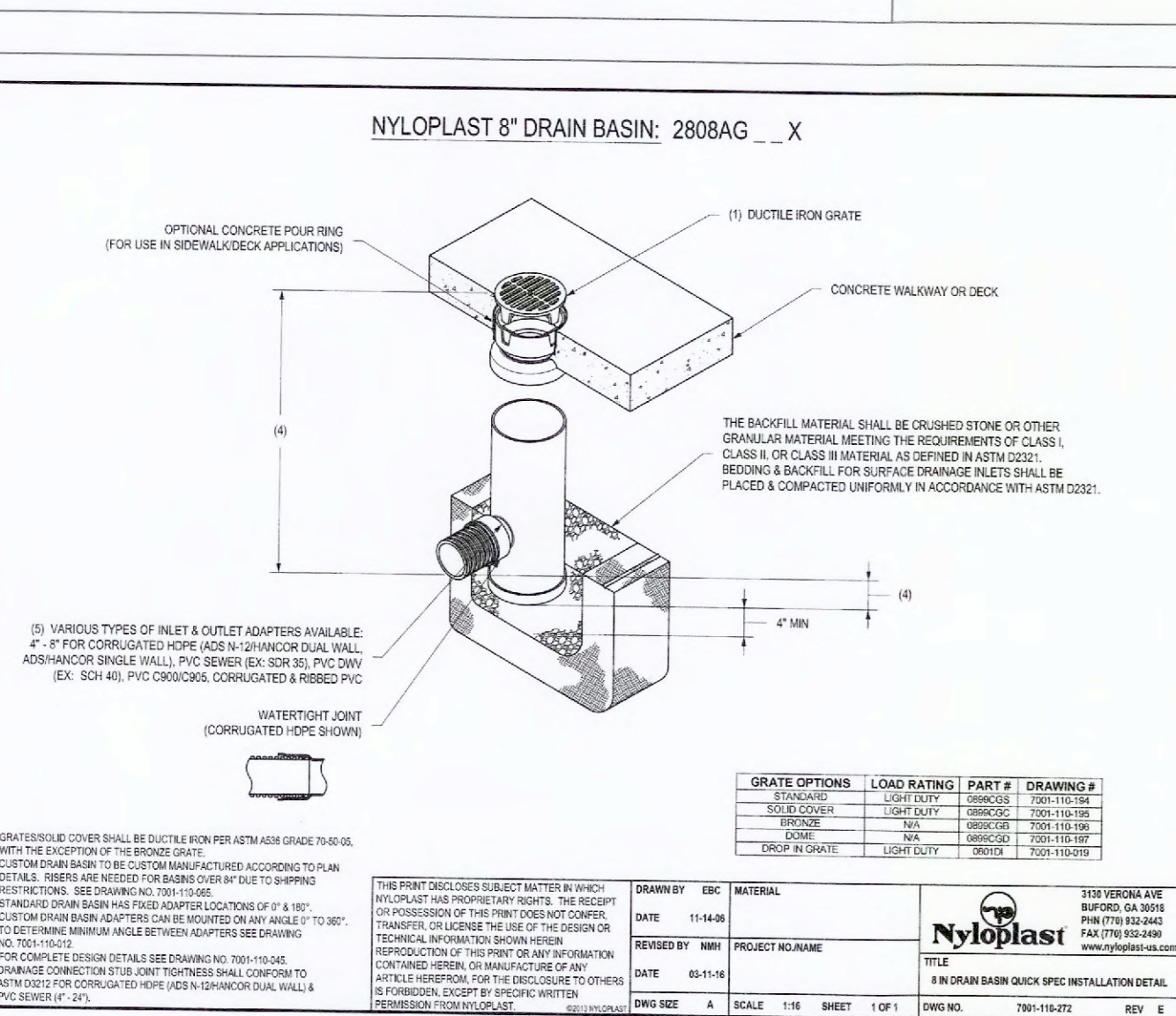
SINGLE STREET INLETS PRECAST CONCRETE

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. J.G.G./S.A.M. Ch. J.C.K. 2009 SHEET 36



MANHOLE STEP FOR PRECAST & CAST-IN-PLACE MANHOLE

METROPOLITAN ST. LOUIS SEWER DISTRICT  
Standard Details of Sewer Construction  
Dr. W.S.H./S.A.M. Ch. J.C.K. 2009 SHEET 58



AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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

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

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



PROJECT TITLE:  
AS-BUILT PLANS FOR:  
POINT WEST PROPERTIES, LLC  
601 PEARL DRIVE  
ST. PETERS MO. 63376

ENGINEERING  
PLANNING  
SURVEYING

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

BAX ENGINEERING COMPANY, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
ENGINEERING #006655  
MISSOURI STATE CERTIFICATE OF AUTHORITY  
SURVEYING #000144

REVISIONS

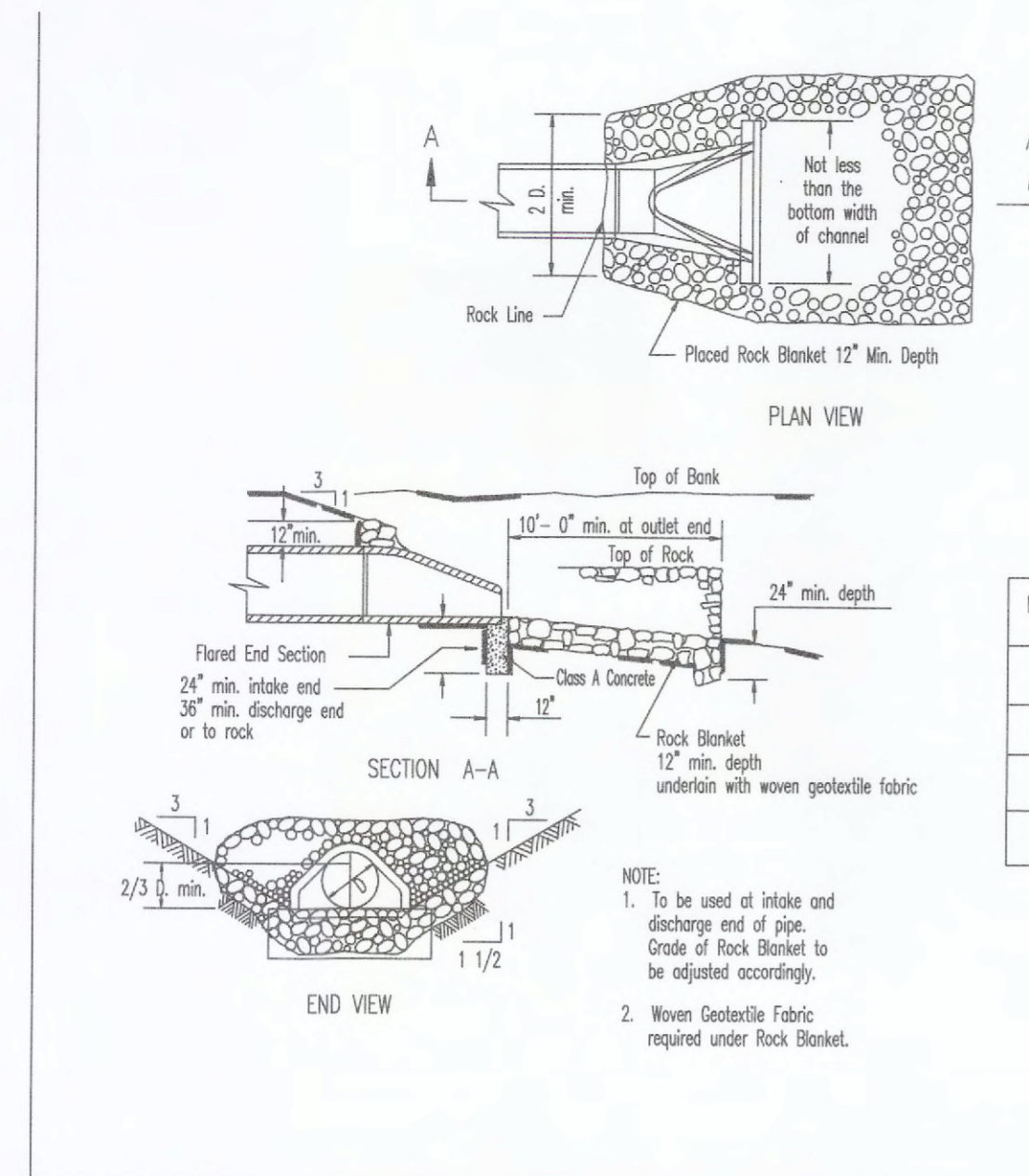
NO.	DATE	DESCRIPTION

Developer / Owner:  
POINT WEST PROPERTIES LLC  
103 ENTERPRISE DRIVE  
WENTZVILLE, MO 63385  
636-327-5575

Approval Date: Aug. 2, 2018

STORM DETAILS

P+Z No. # 18-006296  
Approval Date: Aug. 2, 2018  
City No. #  
Page No. 17 of 20



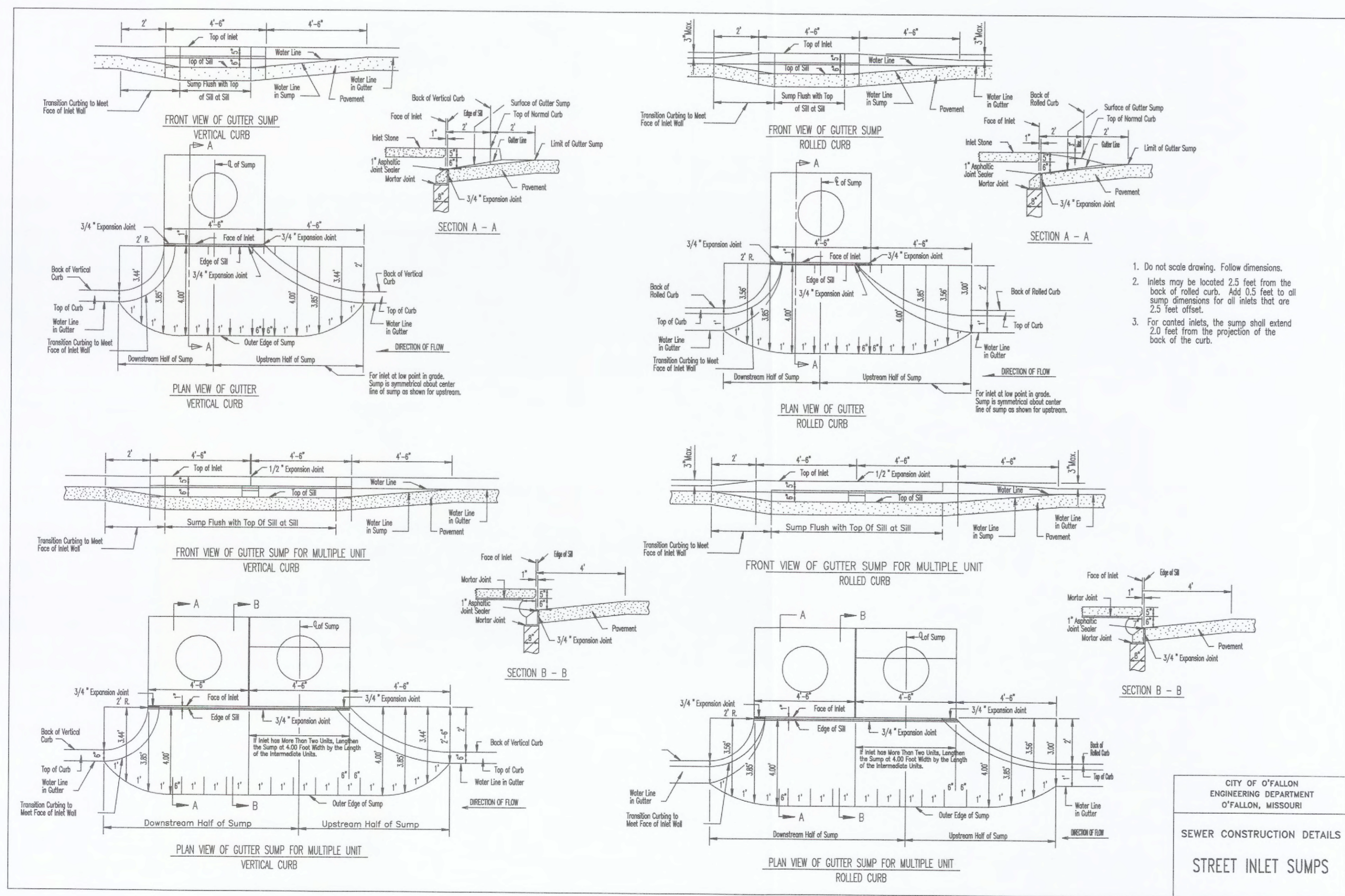
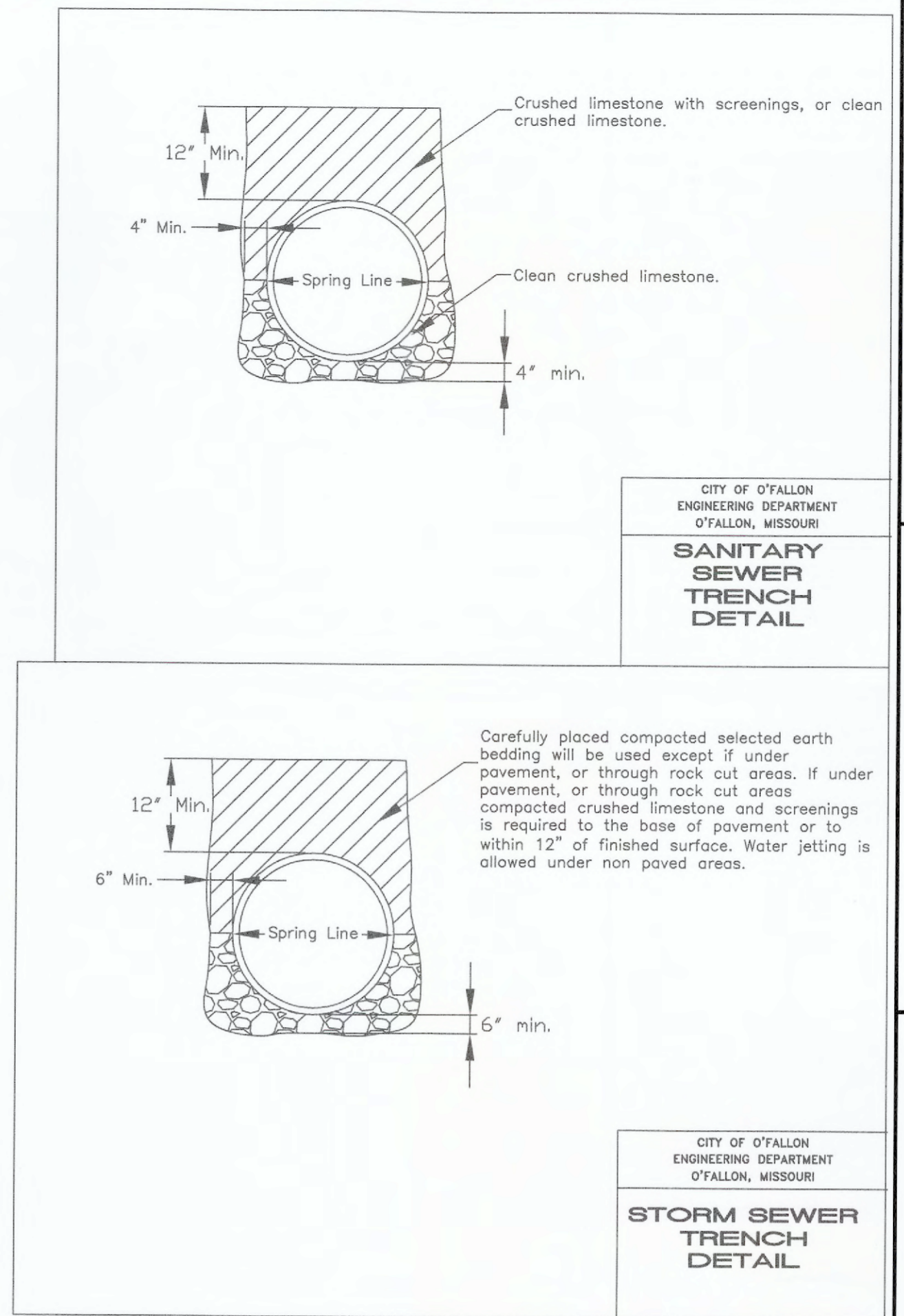
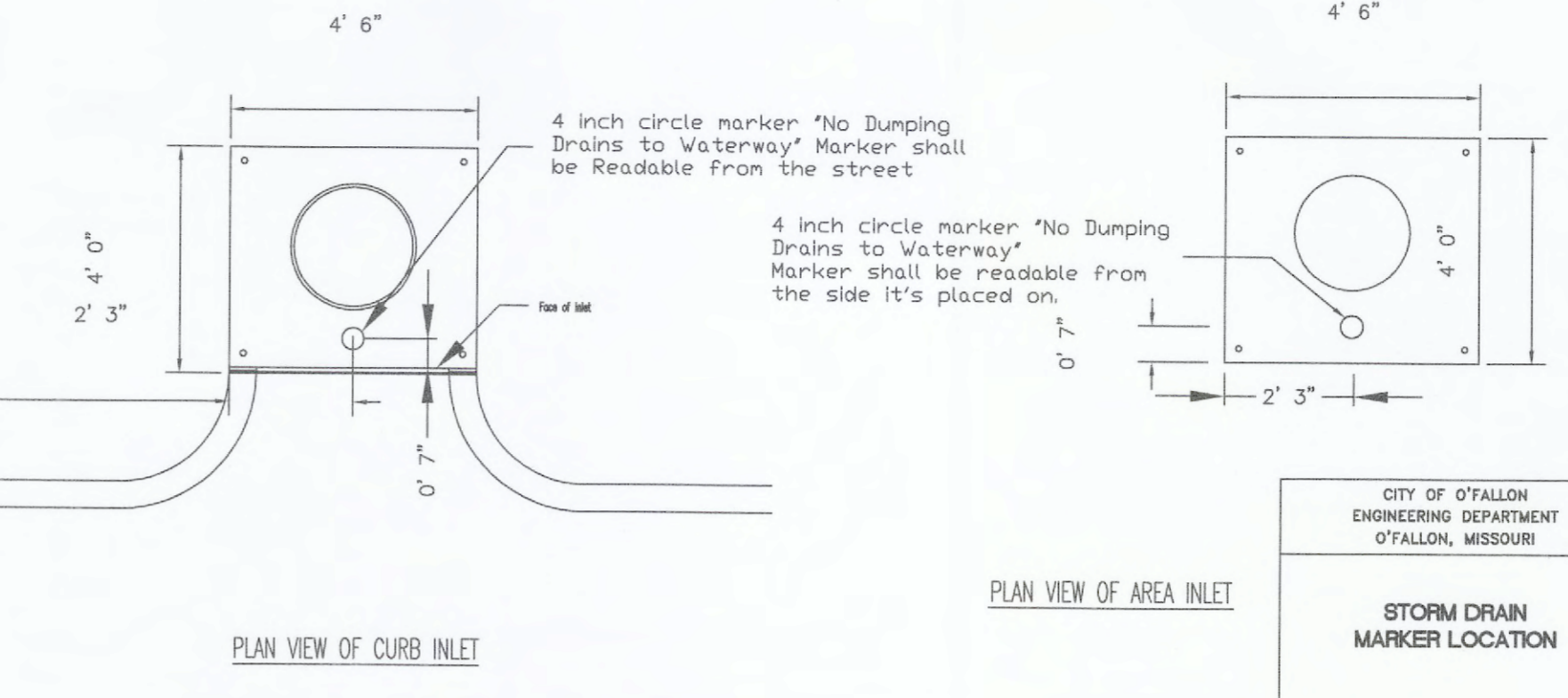
\* The discharge point of all flared end sections shall be protected by rip rap or other approved means.  
 \*\* Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to 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

\* The City of O'Fallon must be provided with a symbol/medallion for review and approval prior to installation. Contact the City if any information is needed.

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



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

CITY OF O'FALLON  
 ENGINEERING DEPARTMENT  
 O'FALLON, MISSOURI  
 SEWER CONSTRUCTION DETAILS  
 STREET INLET SUMPS

**AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS**

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

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- WATER VALVES
- LIGHT STANDARDS
- TOPOGRAPHY OF DETENTION BASIN, DETENTION BASIN SECTIONS

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

BAX ENGINEERING COMPANY, INC.  
 MARK E. COLLINS  
 MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



**PROJECT TITLE:**  
 AS-BUILT PLANS FOR:  
 POINT WEST PROPERTIES, LLC  
 601 PEARL DRIVE  
 ST. PETERS MO. 63376

**ENGINEERING PLANNING SURVEYING**  
 BAX ENGINEERING COMPANY, INC.  
 221 Point West Blvd.  
 St. Charles, MO 63301  
 636-828-6562  
 FAX 828-1718

CITY OF O'FALLON  
 ENGINEERING DEPARTMENT  
 O'FALLON, MISSOURI  
 SANITARY SEWER TRENCH DETAIL

CITY OF O'FALLON  
 ENGINEERING DEPARTMENT  
 O'FALLON, MISSOURI  
 STORM SEWER TRENCH DETAIL

BAX ENGINEERING COMPANY, INC.  
 MISSOURI STATE CERTIFICATE OF AUTHORITY #000655  
 MISSOURI STATE CERTIFICATE OF AUTHORITY #000144

**REVISIONS**

NO.	DESCRIPTION

**Developer / Owner:**  
 POINT WEST PROPERTIES LLC  
 103 ENTERPRISE DRIVE  
 WENTZVILLE, MO 63385  
 636-327-5575

**STORM AND SANITARY DETAILS**

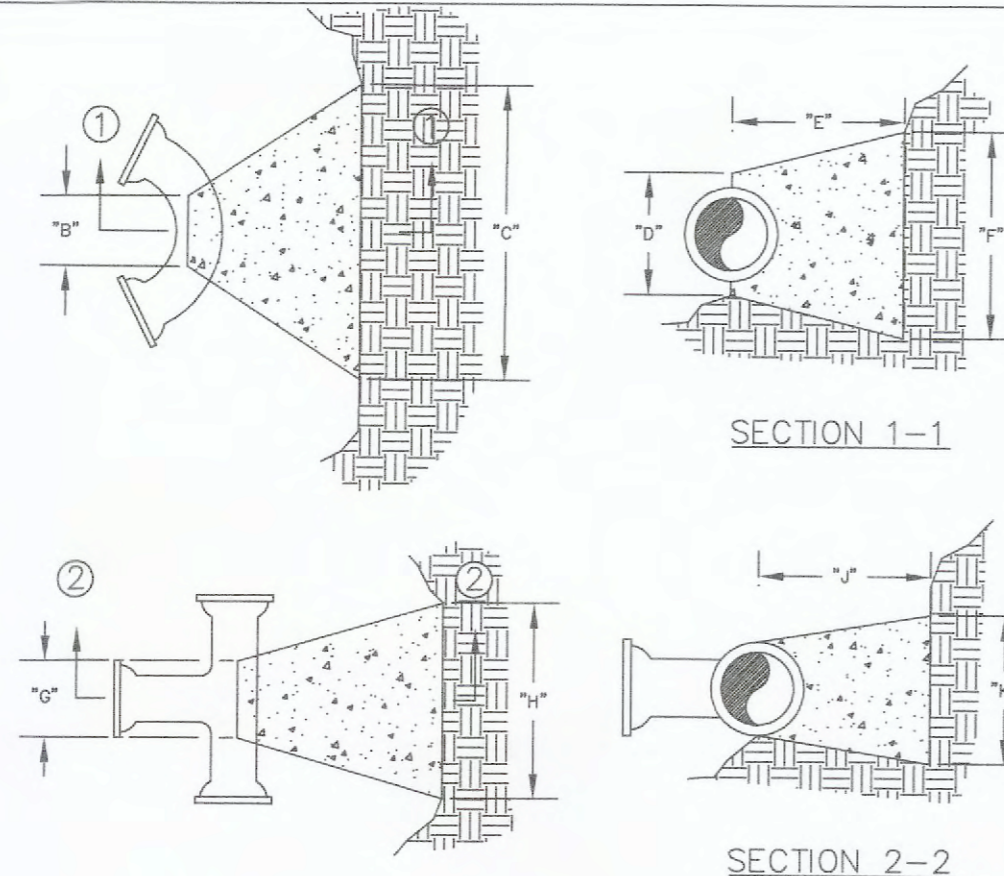
**P+Z No.** # 18-006296  
**Approval Date:** Aug. 2, 2018  
**City No.** #  
**Page No.** 18 of 20

\* 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).

BENDS	"B"	"C"	"D"	"E"	"F"
6"-11 1/4"	8"	15"	24"	24"	10"
6"-22 1/2"	8"	18"	24"	24"	13"
6"-40"	8"	30"	24"	24"	15"
6"-90"	8"	30"	12"	24"	28"
8"-11 1/4"	8"	20"	24"	24"	10"
8"-22 1/2"	8"	22"	24"	24"	18"
8"-40"	8"	31"	24"	24"	24"
8"-90"	8"	38"	12"	24"	38"
12"-11 1/4"	8"	30"	12"	24"	10"
12"-22 1/2"	8"	35"	12"	24"	23"
12"-40"	8"	40"	12"	24"	40"
12"-90"	8"	60"	12"	24"	52"
16"-11 1/4"	TL	28"	24"	24"	28"
16"-22 1/2"	TL	39"	24"	24"	39"
16"-40"	TL	55"	24"	24"	55"
16"-90"	TL	91"	24"	24"	60"
20"-11 1/4"	TL	34"	24"	24"	28"
20"-22 1/2"	TL	48"	24"	24"	39"
20"-40"	TL	74"	24"	24"	50"
20"-90"	TL	136"	24"	24"	60"
24"-11 1/4"	TL	40"	24"	24"	40"
24"-22 1/2"	TL	56"	24"	24"	56"
24"-40"	TL	101"	24"	24"	60"
24"-90"	TL	186"	24"	24"	60"
30"-11 1/4"	TL	49"	34"	30"	49"
30"-22 1/2"	TL	79"	34"	30"	60"
30"-40"	TL	154"	34"	30"	60"
30"-90"	TL	285"	34"	30"	60"

TEES	"G"	"H"	"I"	"J"
8"x8"x6"	12"	24"	24"	18"
8"x8"x6"	12"	24"	24"	18"
8"x8"x8"	12"	27"	24"	27"
12"x12"x8"	12"	24"	24"	18"
12"x12"x8"	12"	27"	27"	27"
12"x12"x12"	12"	36"	24"	36"
24"x24"x18"	18"	33"	28"	33"

NOTES:  
 1. 2"x4" FITTINGS EQUIVALENT TO 6" FITTINGS.  
 2. TAPPING SLEEVES TO HAVE BIDDING BLOCKS SAME SIZE AS REQUIRED FOR TEES.  
 3. "L" = TOTAL LENGTH OF FITTING MINUS CLEARANCE FOR BELLS.

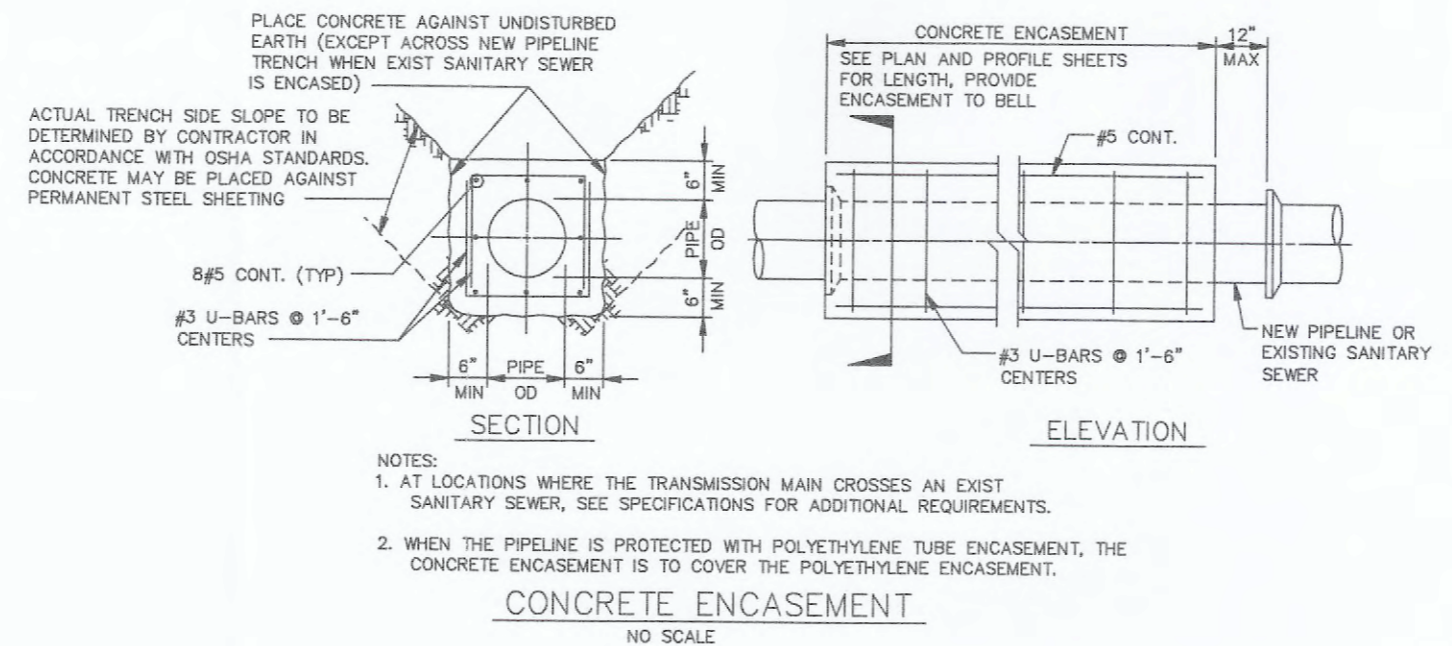


INTERNAL WATER PRESSURE 6" through 12"=200 psi  
 INTERNAL WATER PRESSURE 18" through 30"=210 psi  
 BEARING PRESSURE OF 500-5000 psi

**BACKING BLOCKS**  
 NOT TO SCALE

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

**BACKING BLOCK  
 DETAILS AND LOCATIONS**

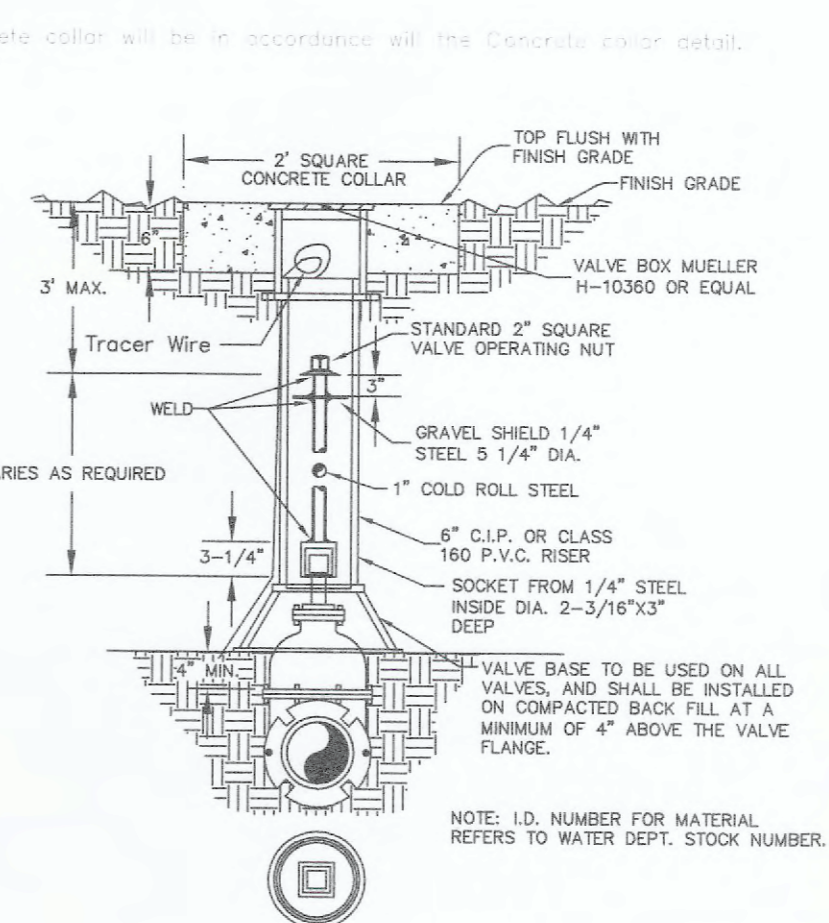


NOTES:  
 1. AT LOCATIONS WHERE THE TRANSMISSION MAIN CROSSES AN EXISTING SANITARY SEWER, SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.  
 2. WHEN THE PIPELINE IS PROTECTED WITH POLYETHYLENE TUBE ENCASUREMENT, THE CONCRETE ENCASUREMENT IS TO COVER THE POLYETHYLENE ENCASUREMENT.

**CONCRETE ENCASUREMENT**  
 NO SCALE

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

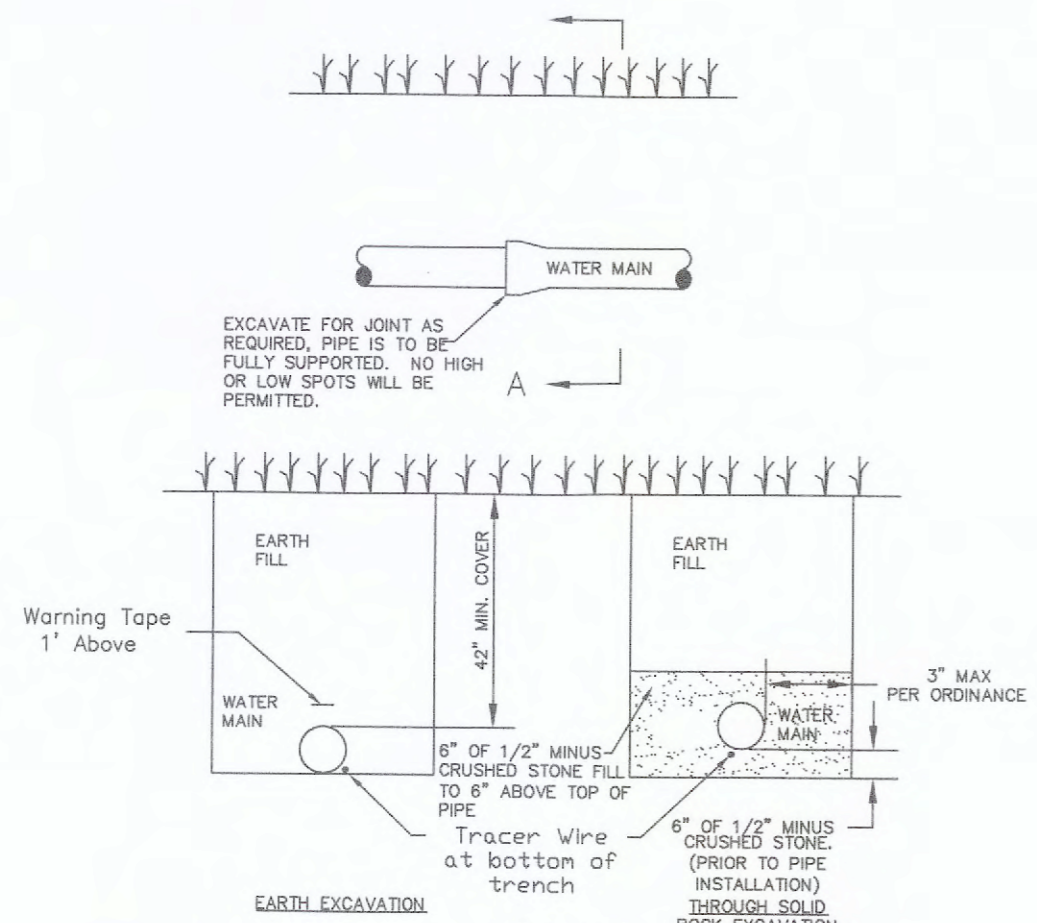
**CONCRETE ENCASUREMENT  
 DETAILS**



**WATER VALVE DETAIL**  
 NOT TO SCALE

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

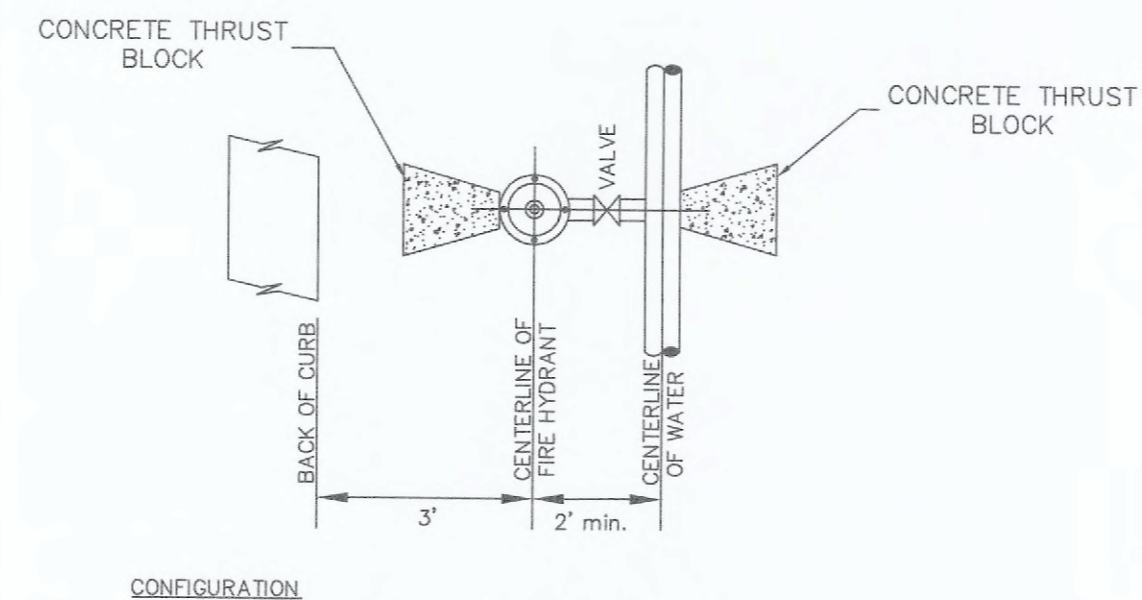
**WATER  
 VALVE DETAIL**



**TYPICAL WATER MAIN  
 INSTALLATION DETAILS**  
 NOT TO SCALE

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

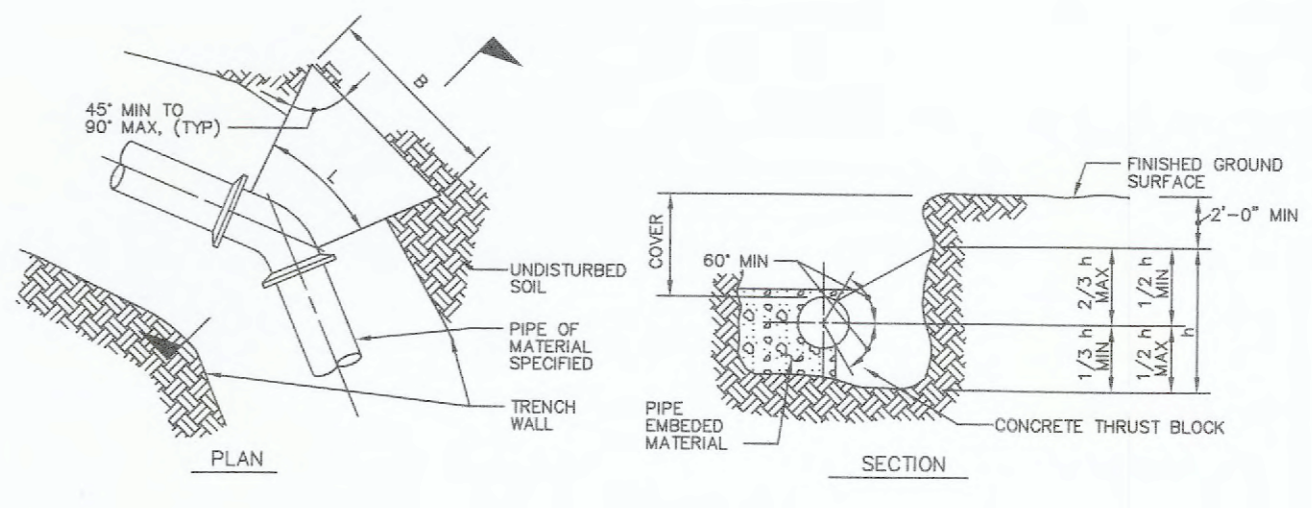
**WATER MAIN  
 INSTALLATION DETAIL**



**TYPICAL WATER MAIN AND FIRE  
 HYDRANT LOCATIONS**  
 NOT TO SCALE

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

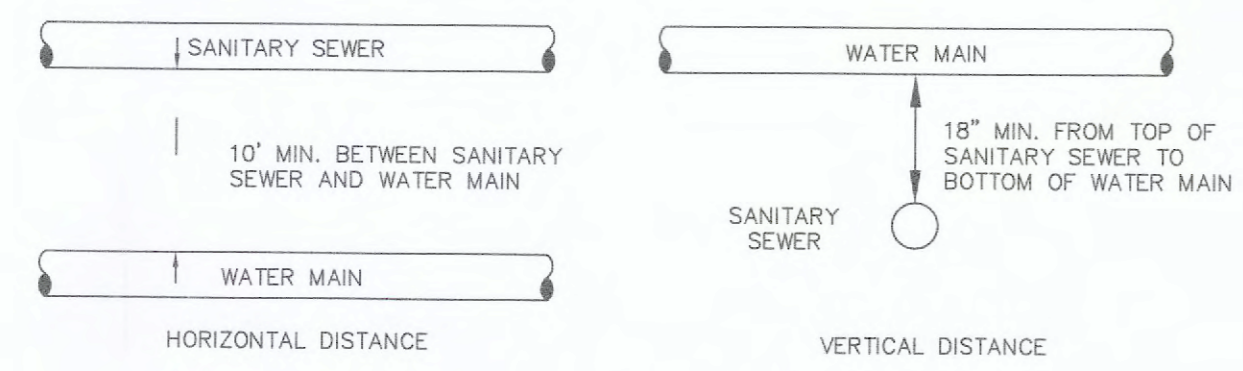
**WATER MAIN  
 FIRE HYDRANT DETAIL**



**CONCRETE THRUST BLOCKING**  
 NOT TO SCALE

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

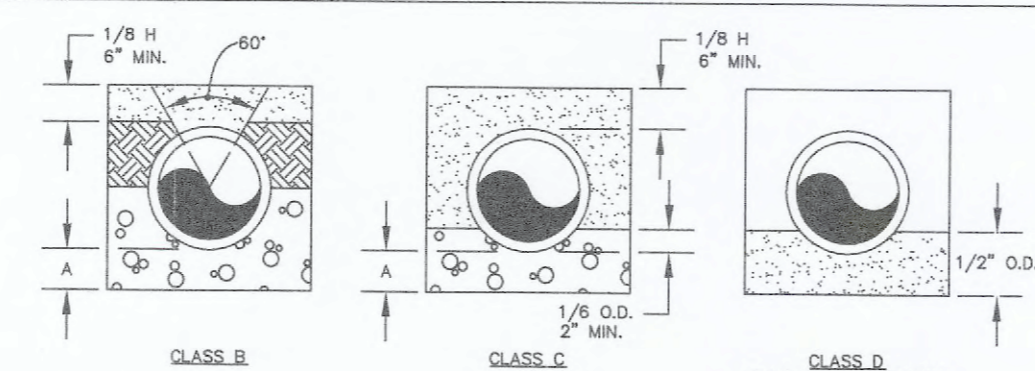
**CONCRETE THRUST  
 BLOCKING DETAILS**



**TYPICAL WATER AND SEWER  
 SEPARATION**  
 NOT TO SCALE

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

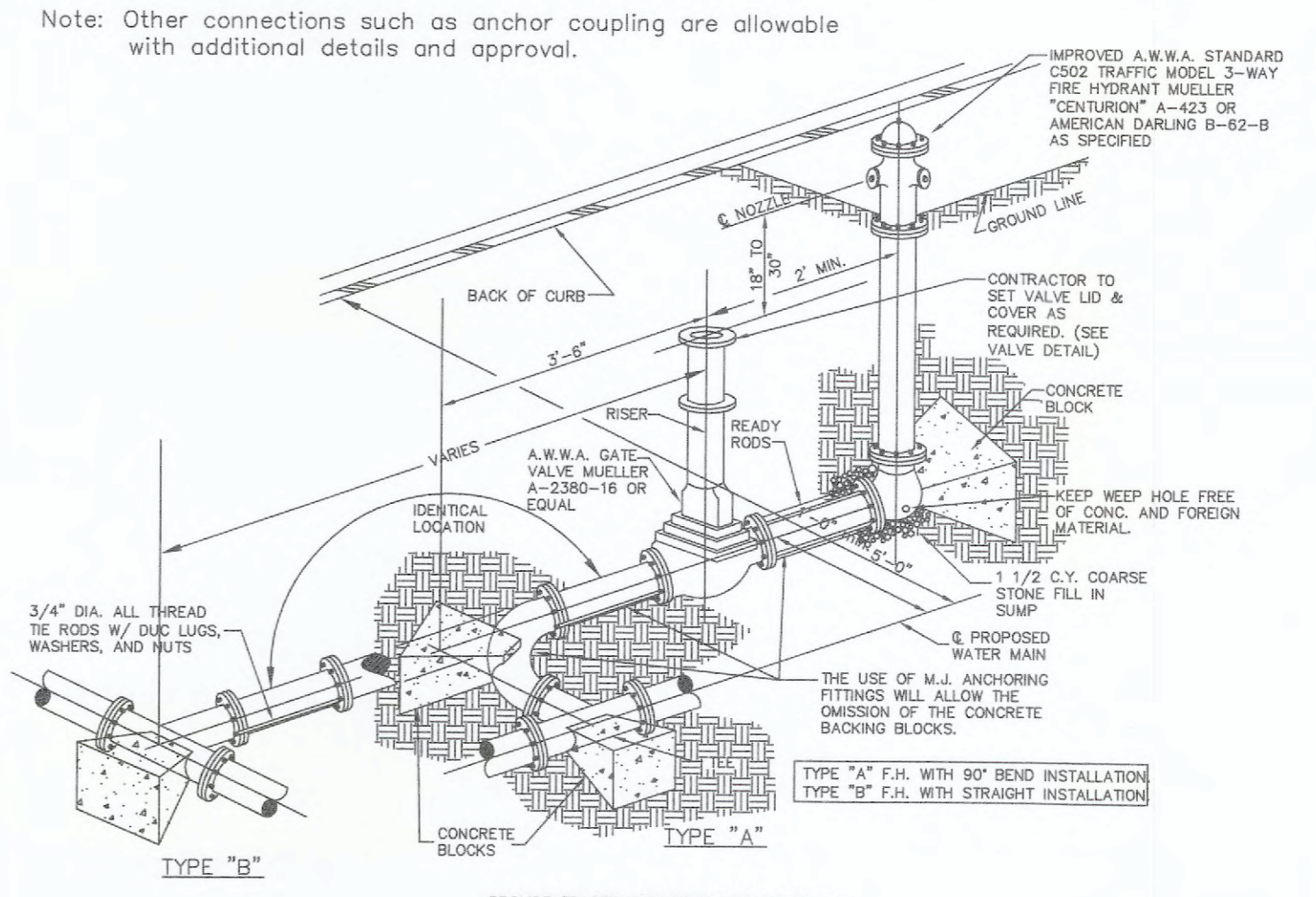
**WATER AND SEWER  
 SEPARATION DETAIL**



**WATER MAIN EMBEDDED**  
 NOT TO SCALE

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

**WATER MAIN  
 EMBEDDED**



**FIRE HYDRANT DETAIL**  
 NOT TO SCALE

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

**FIRE HYDRANT  
 DETAILS**

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

**AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS**

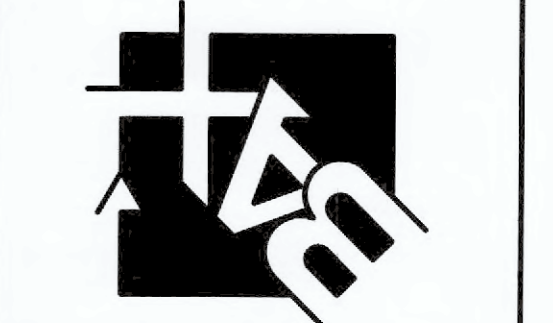
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- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
  - SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
  - FIRE HYDRANTS
  - WATER VALVES
  - LIGHT STANDARDS
  - TOPOGRAPHY OF DETENTION BASIN, DETENTION BASIN SECTIONS
- ALL PUBLIC UTILITIES SHOWN HEREON AS BEING AS-BUILT ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

BAX ENGINEERING COMPANY, INC.  
 MARK E. COLLINS  
 MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



**PROJECT TITLE:**  
 AS-BUILT PLANS FOR:  
 POINT WEST PROPERTIES, LLC  
 601 PEARL DRIVE  
 ST. PETERS MO. 63376

**ENGINEERING  
 PLANNING  
 SURVEYING**  
 221 Point West Blvd.  
 St. Charles, MO 63301  
 636-828-6562  
 FAX 828-1718



BAX ENGINEERING COMPANY, INC.  
 MISSOURI STATE CERTIFICATE OF AUTHORITY  
 ENGINEERING #000655  
 MISSOURI STATE CERTIFICATE OF AUTHORITY  
 SURVEYING #000144

**REVISIONS**

NO.	DATE	DESCRIPTION

**Developer / Owner:**  
 POINT WEST PROPERTIES LLC  
 103 ENTERPRISE DRIVE  
 WENTZVILLE, MO 63385  
 636-327-5575

**WATER DETAILS**

**P+Z No.** # 18-006296  
**Approval Date:** Aug. 2, 2018

**City No.** #

**Page No.**