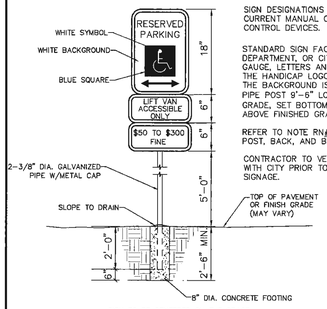


SIGN DESIGNATIONS ARE FROM THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

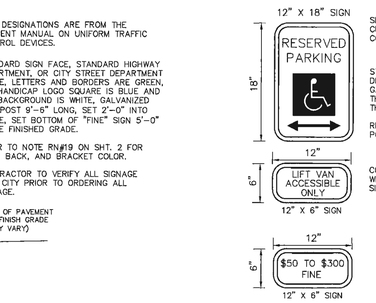
STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS ARE GREEN, THE HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE, GALVANIZED PIPE POST 9'-6" LONG, SET 2'-0" INTO GRADE, SET BOTTOM OF "FINE" SIGN 5'-0" ABOVE FINISHED GRADE.

REFER TO NOTE RN#19 ON SHT. 2 FOR POST, BACK, AND BRACKET COLOR.

CONTRACTOR TO VERIFY ALL SIGNAGE WITH CITY PRIOR TO ORDERING ALL SIGNAGE.

SIGN TO BE CENTERED ON THE SPACE

ACCESSIBLE VAN PARKING SIGN
NOT TO SCALE



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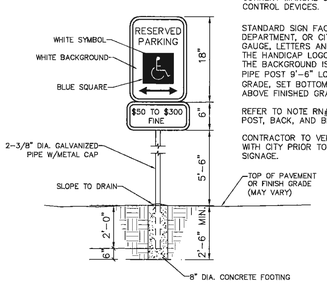

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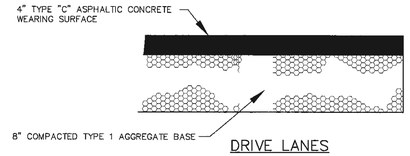
REFER TO NOTE RN#19 ON SHT. 2 FOR POST, BACK, AND BRACKET COLOR.

CONTRACTOR TO VERIFY ALL SIGNAGE WITH CITY PRIOR TO ORDERING ALL SIGNAGE.

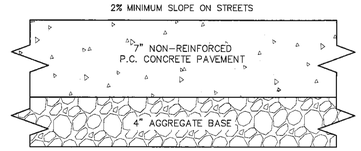
SIGN TO BE CENTERED ON THE SPACE

ACCESSIBLE CAR PARKING SIGN
NOT TO SCALE

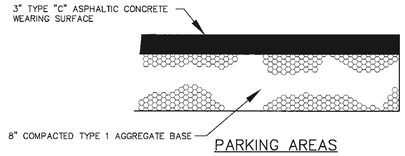


DRIVE LANES
ASPHALT PAVEMENT DETAIL
NOT TO SCALE

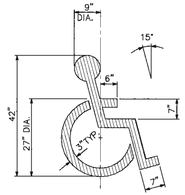
NOTE: ALL PAVEMENT TO COMPLY WITH THE CITY ROADWAY NOTES ON SHEET 2.



PUBLIC ROAD
CONCRETE PAVEMENT DETAIL
NOT TO SCALE

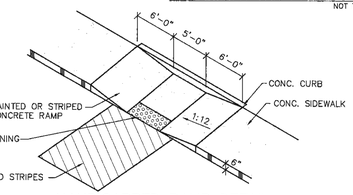


PARKING AREAS
ASPHALT PAVEMENT DETAIL
NOT TO SCALE

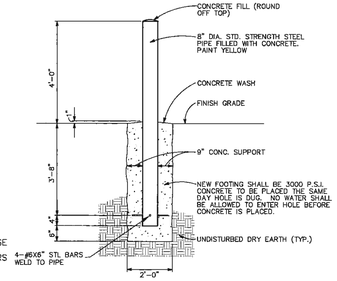


PAINTED HANDICAPPED
PARKING SYMBOL
NOT TO SCALE

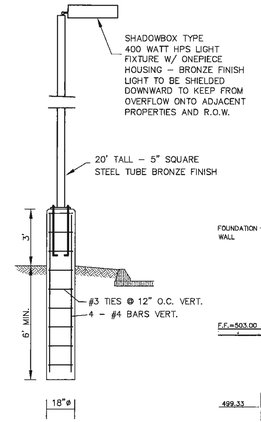
NOTE: ALL ADA SYMBOLS AND PARKING STRIPES TO BE PAINTED BLUE.



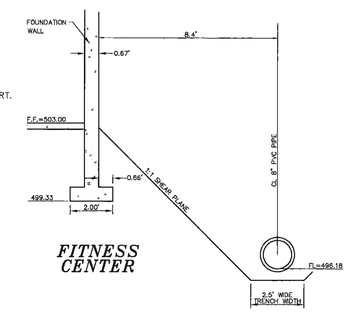
HANDICAPPED RAMP DETAIL
NOT TO SCALE



PIPE BOLLARD DETAIL
NOT TO SCALE

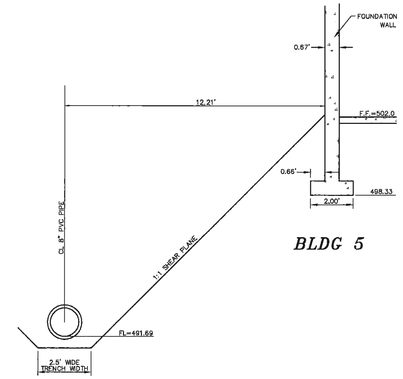


LIGHT POLE & BASE
NOT TO SCALE



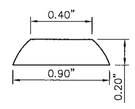
FITNESS CENTER

FOOTING LOCATION DETAIL
NOT TO SCALE

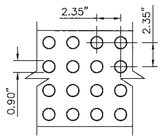


BLDG 5

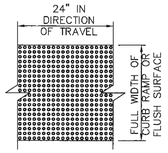
FOOTING LOCATION DETAIL
NOT TO SCALE



SECTION VIEW OF DOME

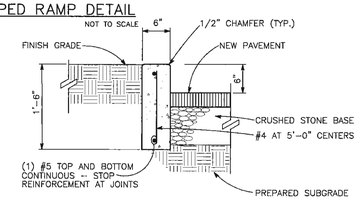


PLAN AND SECTION VIEWS OF DETECTABLE WARNING DOMES AND THEIR RELATIVE SPACING ON THE X AND Y AXIS

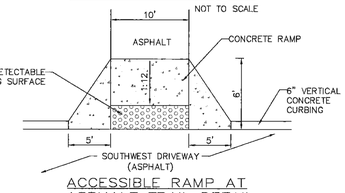


PLAN VIEW OF A DETECTABLE WARNING SURFACE SHOWING DOMES ALIGNED IN ROWS, NOT SKEWED DIAGONALLY.

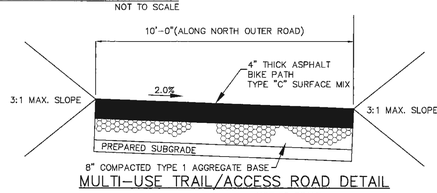
TYPICAL DETAIL OF DETECTABLE WARNING SURFACE
NOT TO SCALE



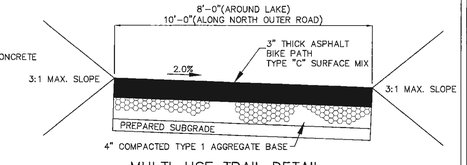
CONCRETE CURB DETAIL
NOT TO SCALE



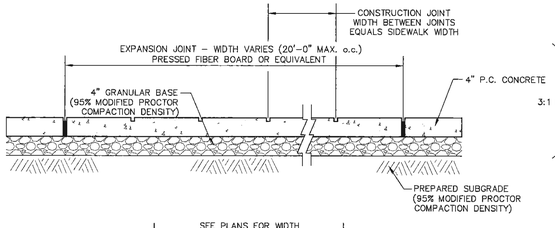
ACCESSIBLE RAMP AT
ASPHALT TRAIL DETAIL
NOT TO SCALE

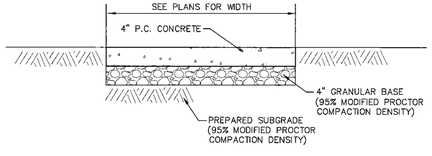


MULTI-USE TRAIL/ACCESS ROAD DETAIL
NOT TO SCALE



MULTI-USE TRAIL DETAIL
NOT TO SCALE





CONCRETE SIDEWALK WITH BASE DETAIL
NOT TO SCALE

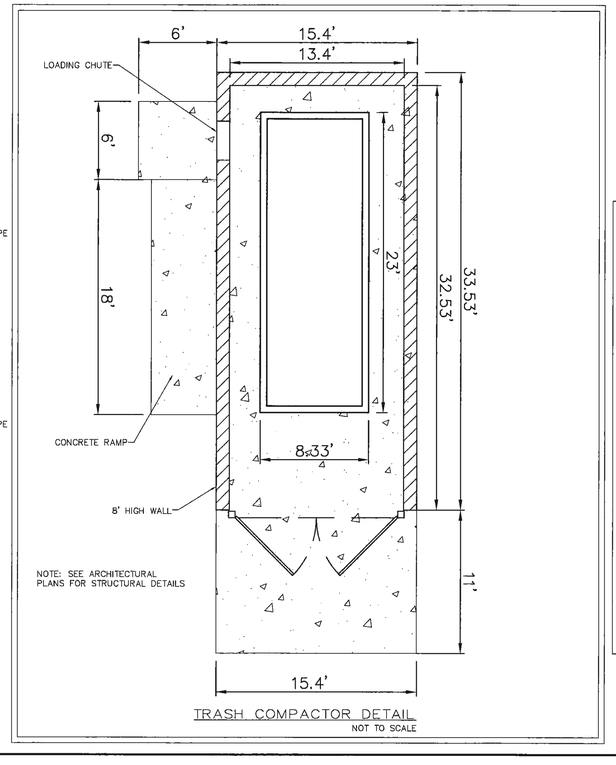
NOTES:

PROVIDE HANDICAP RAMP WHERE TRAIL INTERSECTS ACCESS DRIVES OR STREETS OR WHERE TRAIL INTERSECTS WITH CURBING (SEE PLAN).

PROVIDE STRIPING OR A COLORED TEXTURED PAVEMENT THROUGH THE ACCESS DRIVES OR STREETS INTO THE DEVELOPMENT.

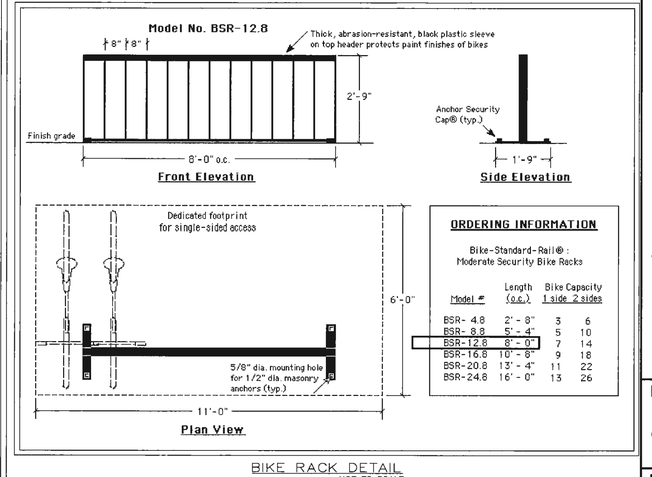
MAXIMUM SLOPE OF THE PATH SHALL NOT EXCEED 8% AND 2% CROSS SLOPE PER CITY OF O'FALLON SPECIFICATIONS.

THE TRAIL SHALL BE CONSTRUCTED WITH A CONSISTENT SLOPE WITH VERTICAL CURVES A MINIMUM OF 50' IN LENGTH. AFTER FINAL COMPRESSION, THE SURFACE SHALL BE SMOOTH AND TRUE TO THE ESTABLISHED CROWN AND GRADE. ANY LOW OR DEFECTIVE PLACES SHALL IMMEDIATELY BE REMEDIED BY CUTTING OUT THE COURSE AT SUCH SPOTS AND REPLACING IT WITH FRESH HOT MIXTURE, WHICH SHALL BE IMMEDIATELY COMPACTED TO CONFORM WITH THE SURROUNDING AREA AND SHALL BE THOROUGHLY BONDED TO IT. THE FINISHED PAVEMENT SHALL BE SET FREE FROM DEPRESSIONS EXCEEDING ONE-EIGHTH INCH AS MEASURED WITH A TEN-FOOT STRAIGHT EDGE PARALLELING THE CENTERLINE OF THE TRAIL.



NOTE: SEE ARCHITECTURAL PLANS FOR STRUCTURAL DETAILS

TRASH COMPACTOR DETAIL
NOT TO SCALE



ORDERING INFORMATION

Bike-Standard-Rail®:
Moderate Security Bike Racks

Model #	Length (o.c.)	Bike Capacity 1 side	Bike Capacity 2 sides
BSR- 4.8	2' - 8"	3	6
BSR- 8.8	5' - 4"	5	10
BSR-12.8	8' - 0"	7	14
BSR-16.8	10' - 8"	9	18
BSR-20.8	13' - 4"	11	22
BSR-24.8	16' - 0"	13	26

BIKE RACK DETAIL
NOT TO SCALE

BIKE PARKING SPACES ARE REQUIRED FOR RECREATIONAL AREA ONLY. AMENTITY PARKING SPACES IS 31. 1 BIKE SPACE PER EVERY 15 CAR PARKING SPACES EQUALS 3 BIKE SPACES REQUIRED ONSITE.

BIKE RACK TO PROVIDE A MINIMUM OF 7 BIKE SPACES.

PROJECT TITLE:
ALTAIR AT THE PRESERVE
(FKA WINGHAVEN POINTE)

Bax Project #14-6403 | Issue Date: 03/18/2016

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

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

STATE OF MISSOURI
CLIFFORD L. HEITMANN
NUMBER E-29817
REGISTERED PROFESSIONAL ENGINEER
3-25-18

CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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REVISIONS

04/25/2016	DCSD & PWSD2 COMMENTS
05/16/2016	CITY REVIEW
06/15/2016	CITY REVIEW & DCSD COMMENTS
07/29/2016	CITY REVIEW
08/04/2016	MODOT REVIEW
06/29/2017	MODOT REVIEW

Developer / Owner:
ROLWES DEVELOPMENT, L.L.C.
13100 MANCHESTER ROAD, SUITE 65
ST. LOUIS, MISSOURI 63131
314-821-9600

CONSTRUCTION DETAILS

P-I-Z No.
#9831.65.02

City No.
#

Page No.
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