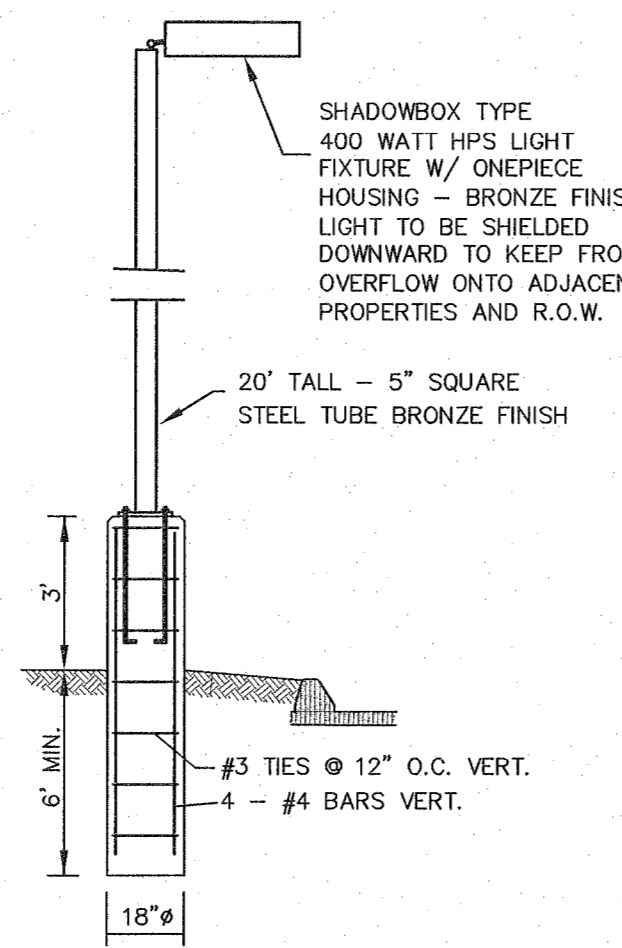
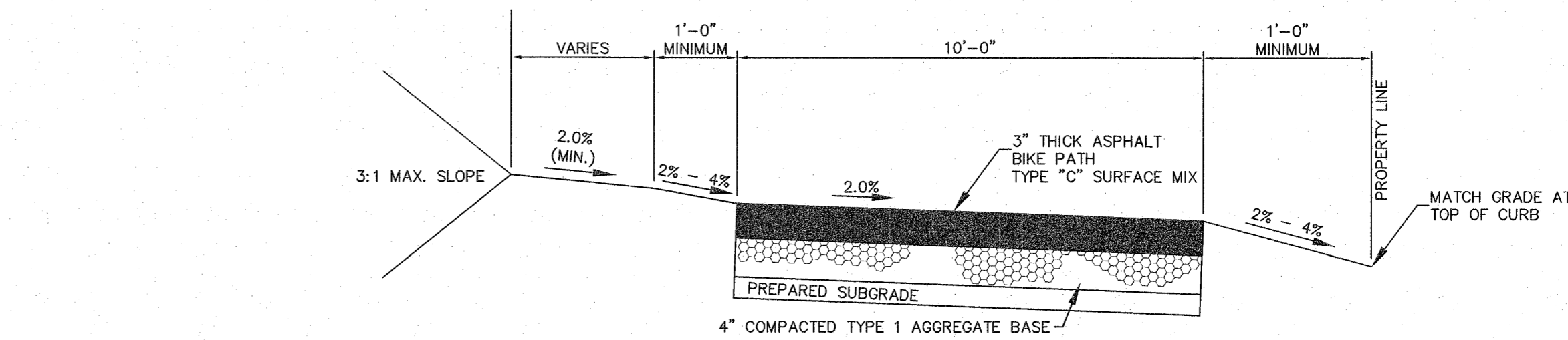


6" HIGH VINYL PRIVACY FENCE
NOT TO SCALE

- A TOP RAIL
2" X 6" X 8" RIBBED
CHANNEL TO ACCEPT PICKETS
INCLUDES REINFORCING CHANNEL
- B PICKET SPACING
NONE
- C PICKETS
28 PIECES OF 7/8" X 6" X 59-1/2"
- D BOTTOM RAIL
2" X 6" X 8" RIBBED
CHANNEL TO ACCEPT PICKETS
INCLUDES REINFORCING CHANNEL
- E POST
2" X 6" X 120" FOR IN GROUND INSTALLATION
5" X 6" X 84" FOR ABOVE GROUND INSTALLATION

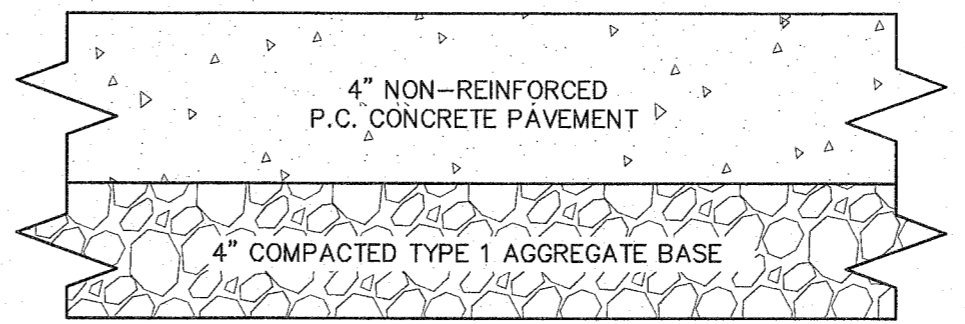


LIGHT POLE & BASE
NOT TO SCALE



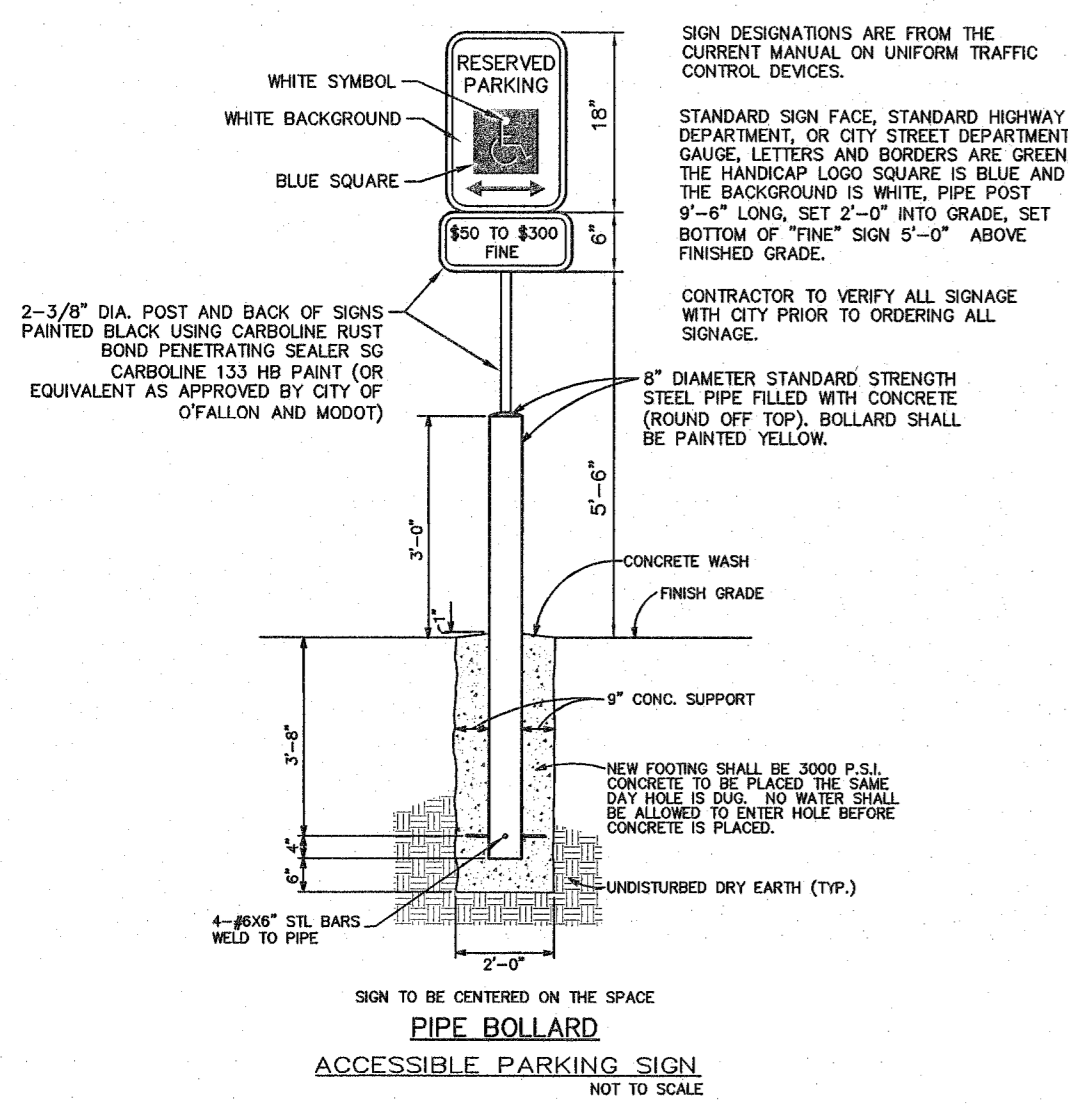
MULTI-USE TRAIL DETAIL
NOT TO SCALE

- 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.

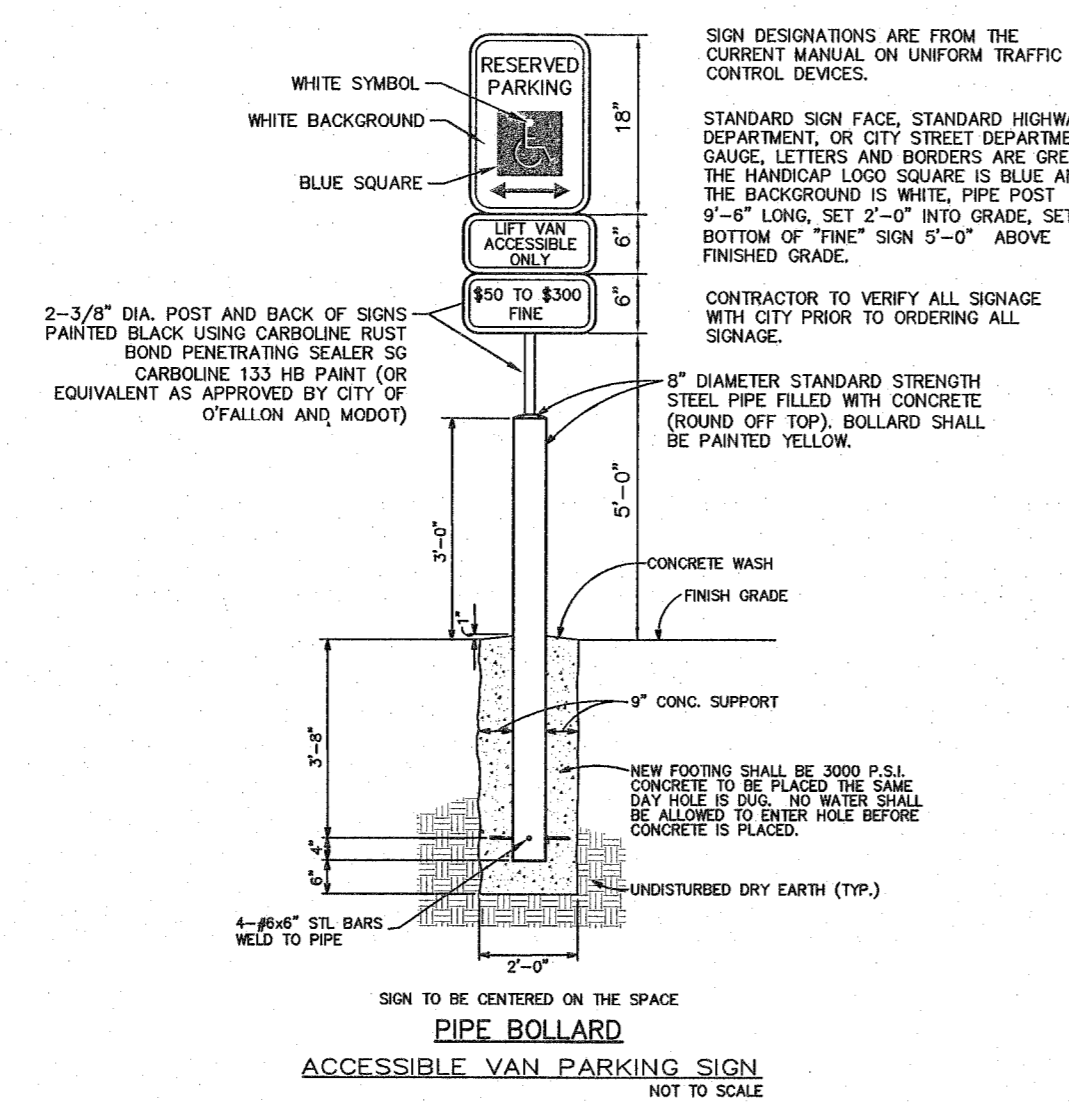


10' WIDE TRAIL LANDING
CONCRETE PAVEMENT DETAIL
NOT TO SCALE

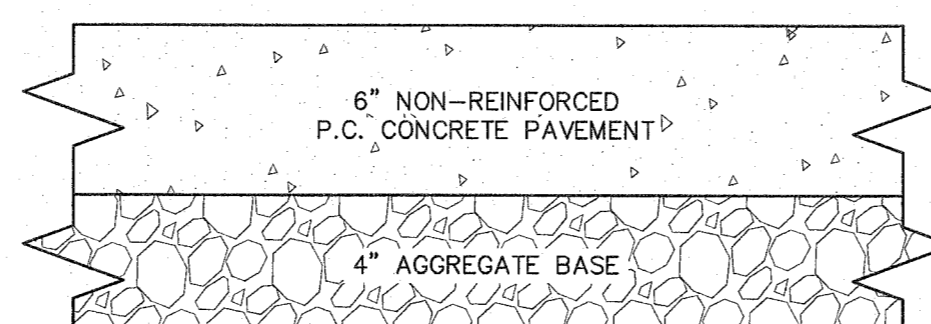
- * CONCRETE PAVEMENT SHALL REACH A MINIMUM OF 4000 psi IN 28 DAYS.
- * ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS.



ACCESSIBLE PARKING SIGN
NOT TO SCALE

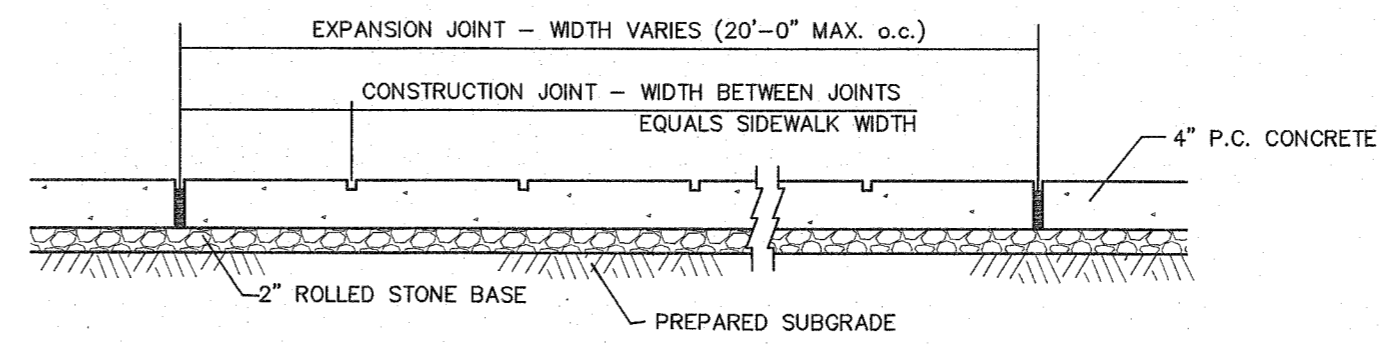


ACCESSIBLE VAN PARKING SIGN
NOT TO SCALE



6" CONCRETE PAVEMENT DETAIL
NOT TO SCALE

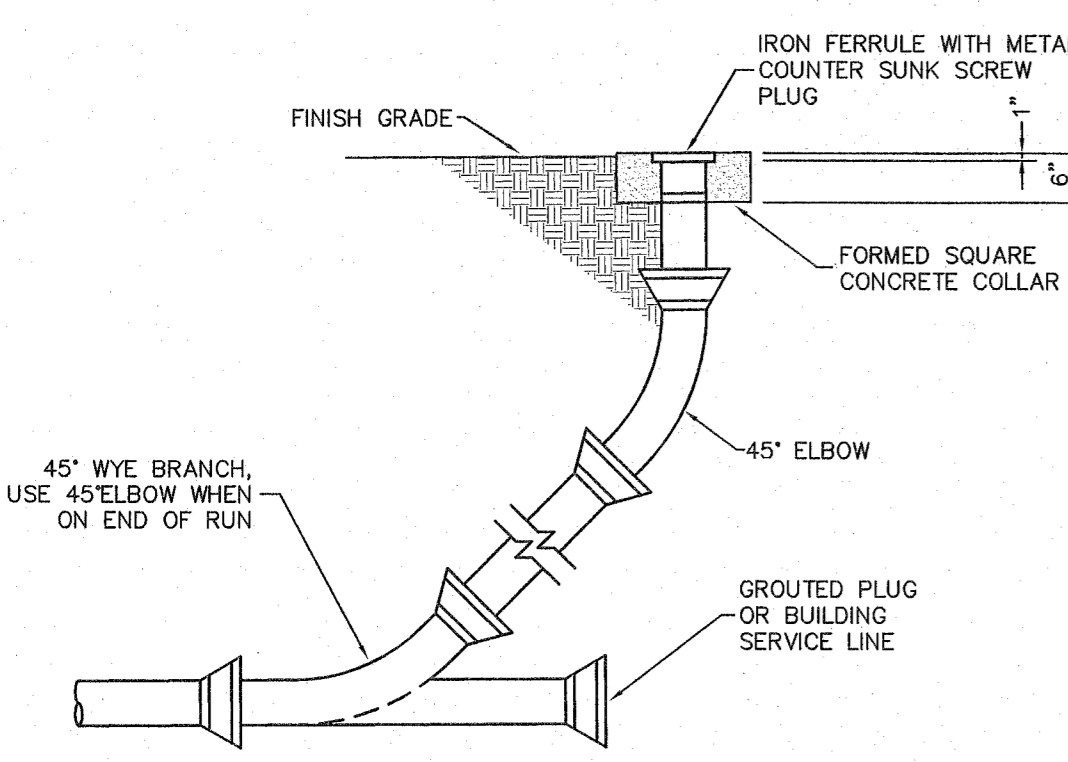
- * CONCRETE PAVEMENT SHALL REACH A MINIMUM OF 4000 psi IN 28 DAYS.
- * ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS.



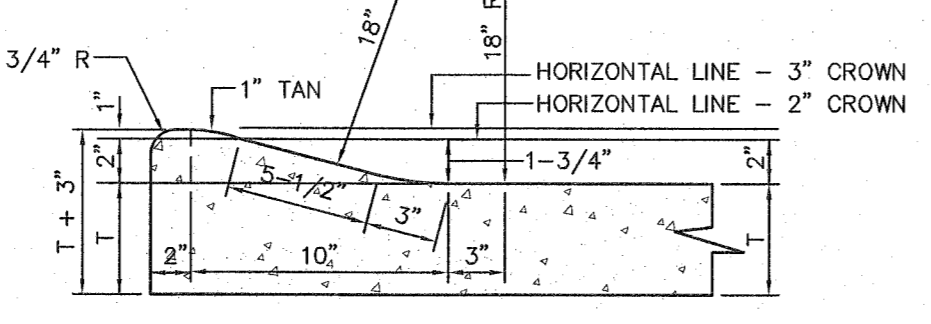
CONCRETE SIDEWALK DETAIL
NOT TO SCALE

- * 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.

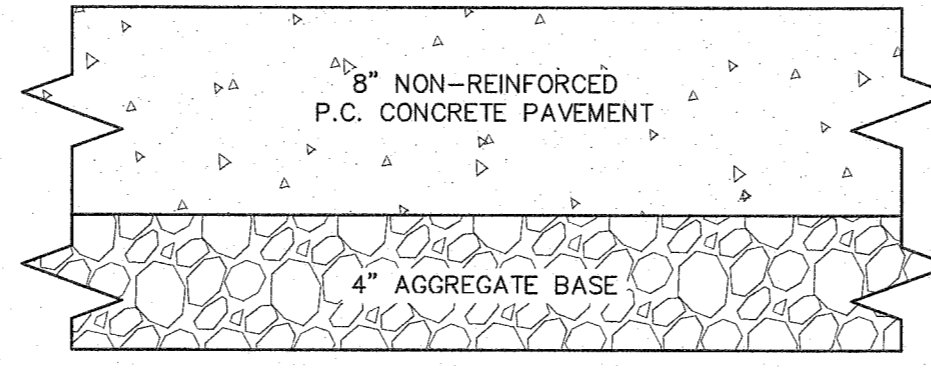
NOTE:
ALL ADA PAVEMENT MARKINGS
SHALL BE PAINTED BLUE.



SEWER CLEANOUT
NOT TO SCALE

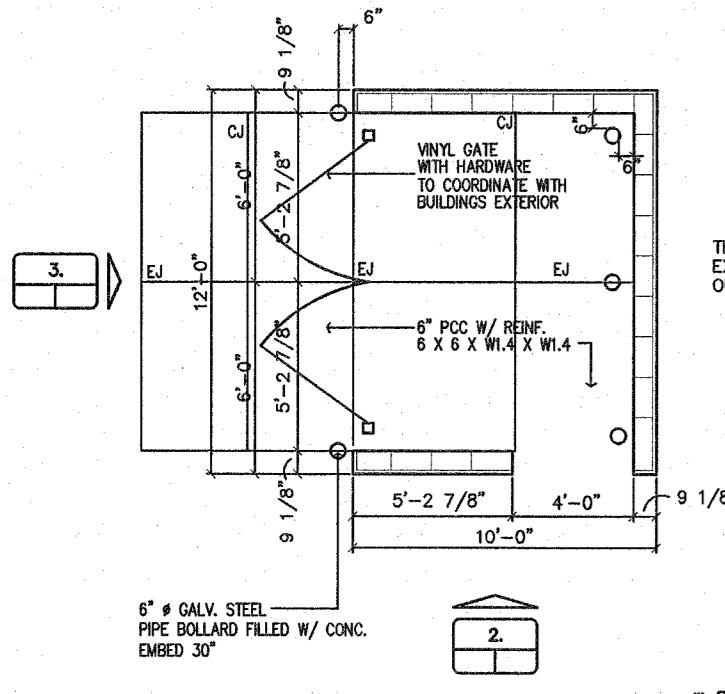


ROLLED CURB PAVEMENT DETAILS
NOT TO SCALE

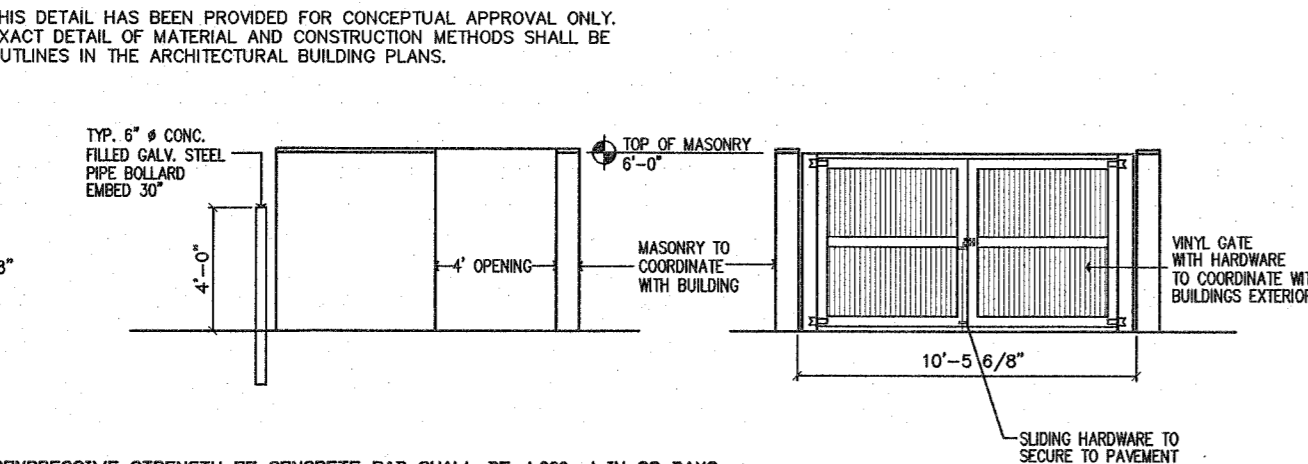


8" CONCRETE PAVEMENT DETAIL
NOT TO SCALE

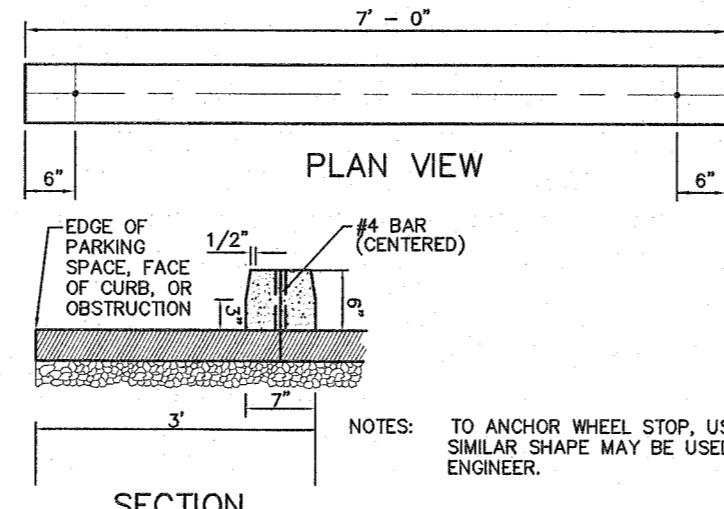
- * CONCRETE PAVEMENT SHALL REACH A MINIMUM OF 4000 psi IN 28 DAYS.
- * ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS.



1. TRASH ENCLOSURE PLAN
NOT TO SCALE

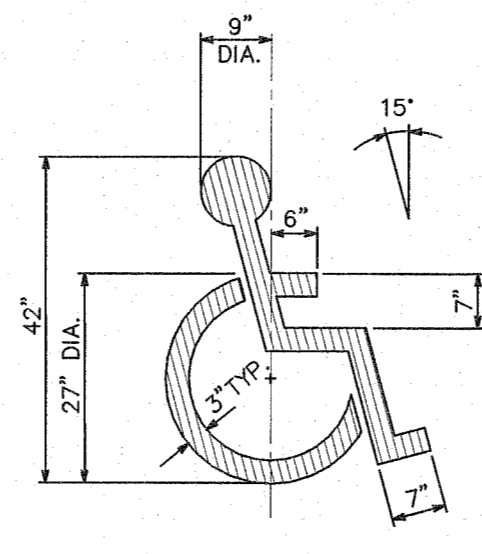


2. ELEVATION
NOT TO SCALE

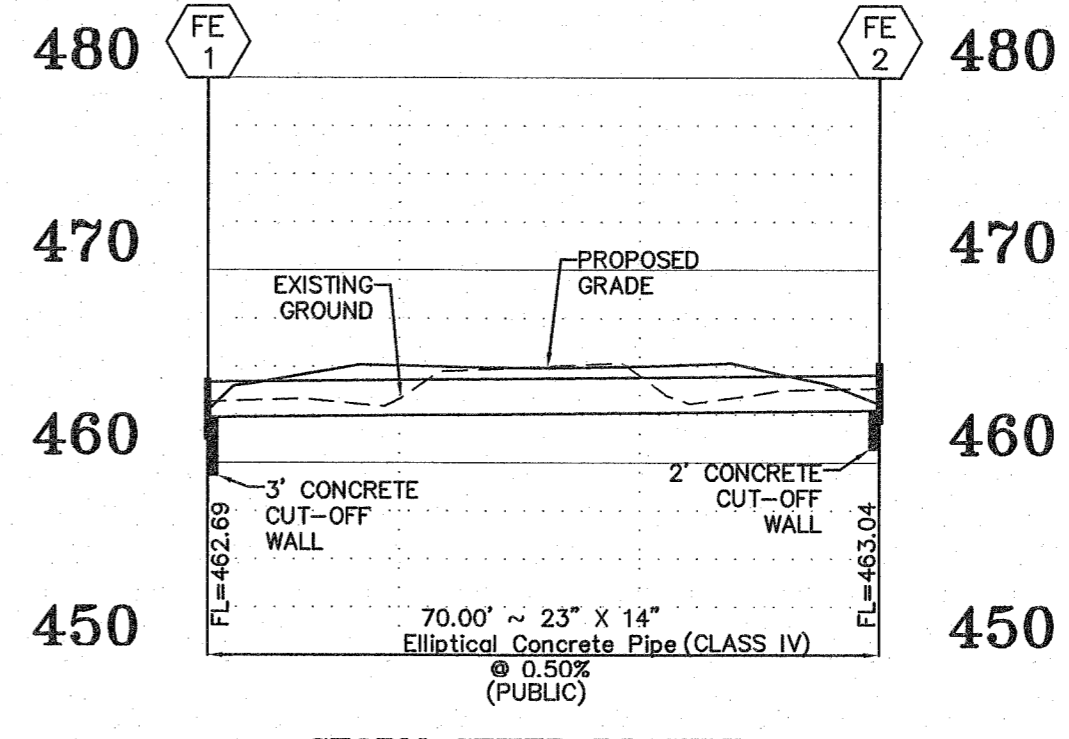


3. ELEVATION
NOT TO SCALE

PRECAST CONCRETE WHEELSTOP



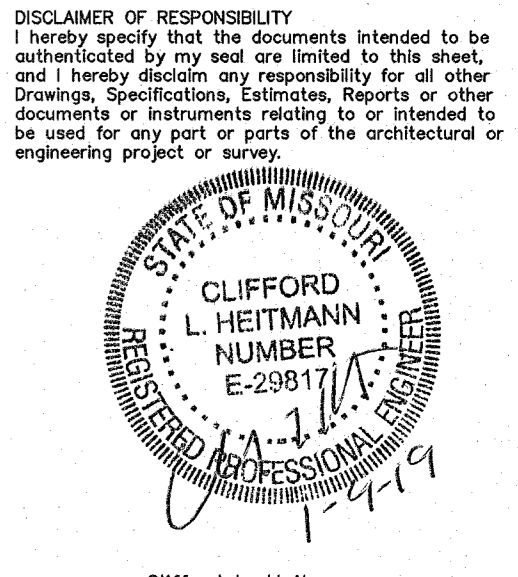
PAINTED HANDICAPPED
PARKING SYMBOL
NOT TO SCALE



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

PROJECT TITLE:
SHANE ESTATES
#572 HIGHWAY P
CITY OF O'FALLON
ST. CHARLES COUNTY, MO, 63366
Bax Project # 97-9209C Issue Date: 05/15/2018

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



Clifford L. Heitmann
Civil Engineer
E29817
Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #00655

REVISIONS

DATE	CITY COMMENTS
07/05/18	CITY COMMENTS
07/17/18	CITY COMMENTS
08/31/18	MODOT COMMENTS
09/12/18	MODOT COMMENTS
12/10/18	CLIENT COMMENTS
01/09/19	CITY COMMENTS

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

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DETAILS