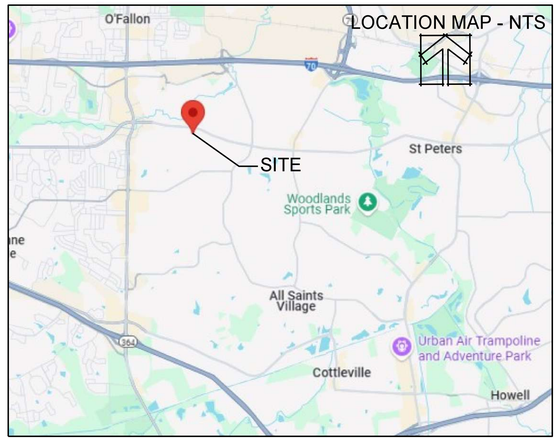


LEGAL DESCRIPTION

A tract of land being part of U.S. Survey 1766, Township 47 North, Range 3 East, St. Charles County, Missouri, and being described as follows:

Commencing at a point marking the Southwest comer of U.S. 1766; thence along the South line of said U.S. Survey 1766, North 66 degrees 23 minutes 11 seconds East, a record distance of 2356.79 feet to the POINT OF BEGINNING of the tract herein described; thence departing the South line of U.S. Survey 1766 North 23 degrees 32 minutes 36 seconds West, 1298.27 feet to a spike in the centerline of Mexico Road; thence along said centerline North 81° 16' 28" East 136.22 feet to a point; thence along a curve to the right 198.31 feet to a point, said curve having a radius of 622.58 feet and included angleofl8 degrees 15 minutes 00 seconds; thence South 80 degrees 28 minutes 32 seconds East, 421.45 feet to a point; thence South 80 degrees 24 minutes 18 seconds East, 353.37 feet to a point; thence along a curve to the right of 269.73 feet to a point, said curve having a radius of 852.38 feet and an included angle of 18 degrees 07 minutes 51 seconds; thence South 62° 16 minutes 27 seconds East, 530.11 feet to a point; thence along a curve to the left 219.52 feet to a point; said curve having a radius of 1084.31 feet and an included angle of 11 degrees 36 minutes 00 seconds; thence South 73 degrees 52 minutes 26 seconds East 12.39 feet to an iron pipe on the South line of U.S. Survey 1766; thence departing the centerline of Mexico Road and along the South line of U.S. Survey 1766, South 66 degrees 23 minutes 11 seconds West 1655.10 feet to the point of beginning: EXCEPTING THEREFROM that part conveyed to the City of O'Fallon, Missouri, a Municipal corporation by the General Warranty Deed dated December 2, 1988 and recorded August 23, 1989 in Book 1282 page 1423.

BENCHMARKS

BEARINGS WERE ESTABLISHED FROM GRID NORTH OF THE "MISSOURI COORDINATE SYSTEM OF 1983" BY UTILIZING TRIMBLE R8S GNSS INSTRUMENTATION AND THE MODOT GPS RTK NETWORK.

VERTICAL CONTROL WAS ESTABLISHED USING TRIMBLE R8S GNSS INSTRUMENTATION AND THE MODOT GPS RTK NETWORK. VERTICAL CONTROL IS REPORTED IN NAVD 88 USING GEOID 18.

SOURCES OF RECORD:

(R1) DOCUMENT NUMBER 2024-003925
(R2) DEED BOOK 1282, PAGE 1423
(R3) "VACATION AND BOUNDARY ADJUSTMENT PLAT", PLAT BOOK 36, PAGE 393
(R4) "WHISPERING HILLS NO. 2", PLAT BOOK 7, PAGE 19
(S) DENOTES SURVEY

SITE BENCHMARK: ELEV. 515.47: CUT CROSS "J52"ON CONCRETE WALK ON THE SOUTH SIDE OF MEXICO ROAD, 15.5' WEST OF THE EAST END OF THE CONCRETE WALK WHERE IT CHANGES TO ASPHALT, 5' SOUTH OF THE BACK OF CURB, 346'±WEST OF THE CENTERLINE OF BARRINGTON DRIVE AT THE CENTERLINE OF MEXICO ROAD.

* THE AREA OF THIS PHASE OF DEVELOPMENT IS 27.06 AC
THE AREA OF LAND DISTURBANCE IS 21.98 AC
NUMBER OF PROPOSED LOTS IS 76
BUILDING SETBACK INFORMATION. FRONT 20'
SIDE 6'
REAR 15'

* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER 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 PM MONDAY THROUGH SUNDAY
JUNE 1 THROUGH SEPTEMBER 30
6:00 A.M. TO 8:00 PM MONDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.
MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING OR INTNEDED USES OF THIS OR ADJACENT SITES,THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFIYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

DISCLAIMER:

VOLZ INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER AND CONTRACTOR.

A SET OF IMPROVEMENT PLANS FOR:

STRAWBERRY FARMS

GEOTECHNICAL ENGINEER'S NOTE

NEITHER SCI ENGINEERING, INC. (SCI) NOR THE UNDERSIGNED HAS PREPARED ANY PART OF THESE PLANS. THE SIGNATURE AND SEAL ARE INTENDED TO CONFIRM OUR REVIEW AND PROFESSIONAL OPINION THAT THESE PLANS AND REVISIONS, THROUGH THE DATE GIVEN BELOW, COMPLY WITH THE FOLLOWING REPORTS AND LETTERS FOR THE PROJECT, AND ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE, AS ANTICIPATED FROM THE EXPLORATION DATA. THE FOLLOWING REPORTS AND LETTERS WERE COMPLETED FOR THE PROJECT: *GEOTECHNICAL REPORT: 8265 MEXICO ROAD* DATED NOVEMBER, 2024.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, SCI MUST BE INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION. CONSTRUCTION MEANS AND METHODS SHALL BE LEFT TO THE CONTRACTOR.

SCI ENGINEERING, INC.

Timothy J. Barrett, P.E.

STATE OF MISSOURI · TIMOTHY J. BARRETT · NUMBER PE-2011015698 · PROFESSIONAL ENGINEER

DATE: 1/24/25

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE: JULY 9, 2025
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

CITY OF O'FALLON
100 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
PHONE: (636) 240-2000

WATER DEPARTMENT
100 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
PHONE: (636) 240-2000

SEWER DEPARTMENT
100 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
PHONE: (636) 240-2000

O'FALLON FIRE DISTRICT
111 LAURA K DRIVE
O'FALLON, MISSOURI 63366
PHONE: (636) 272-3493

FORT ZUMWALT SCHOOL DISTRICT R-II
555 E. TERRA LN.,
O'FALLON, MISSOURI 63366
PHONE: (636) 240-2072

CenturyLink
1151 CENTURY TEL DRIVE
WENTZVILLE, MISSOURI 63385
PHONE: (636) 332-7261

Ameren
P.O. BOX 790098
ST. LOUIS, MISSOURI 63179
PHONE: (866) 992-6619

MISSOURI AMERICAN WATER
1290 MOTHERHEAD RD.,
COTTLEVILLE, MISSOURI 63304
PHONE: (866) 430-0820

spire
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
PHONE: (314) 522-2297

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

O'Fallon Planning and Zoning Commission Report

Staff Recommendation:

Staff recommends the Planning and Zoning Commission forward a recommendation of **approval** to the City Council for the Final Plan of the Strawberry Farms based upon the following findings and conditions:

Findings:
1. A Rezoning and Area Plan have been previously approved for this development.
2. The proposed final plan is in substantial compliance with the approved Area Plan.

Conditions:
1. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code.
2. Address the Construction Plan comments listed in the Staff Report.
3. The line-of-sight exhibit shows the car sitting in the crosswalk. Revise to have the car behind the stop bar (2' behind the crosswalk). This may put the monument sign within the line of sight.
4. Work with Staff to determine if a right or left turn lane or accelerate/decelerate lanes are required per Chapter 15 of the Traffic Management Policy.
5. Remove easement to the City over the private storm sewer.

SANITARY FLOW CALCULATIONS					
LOT TYPE & COUNT					
RESIDENCES					
76					
TOTAL UNITS: 76					
PROPOSED AVERAGE PER CAPITA					
UNIT TYPE	NUMBER OF UNIT	PERSONS/UNIT	GAL/CAP/DAY	TOTAL G/C/D	TOTAL CFS
RESIDENCES	76	3.7	100	28,120	0.044
				TOTAL:	0.04
PROPOSED PEAK FLOW PER CAPITA					
UNIT TYPE	NUMBER OF UNIT	PERSONS/UNIT	GAL/CAP/DAY	TOTAL G/C/D	TOTAL CFS
RESIDENCES	76	3.7	400	112,480	0.174
				TOTAL:	0.17

DRAWING INDEX

APPROVED FINAL PLAN FILE No: 24-009370 (DEC. 5TH, 2024)

McKELVEY HOMES
Building A Tradition Of Excellence Since 1986
424 S. WOODS MILL RD., SUITE 110
TOWN & COUNTRY, MISSOURI 63017

VOLZ Incorporated
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.890.1244 Fax
314.890.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI · TIMOTHY JOHN MEYER · NUMBER E-24665 · 7/11/25 · PROFESSIONAL ENGINEER
TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

COVER SHEET

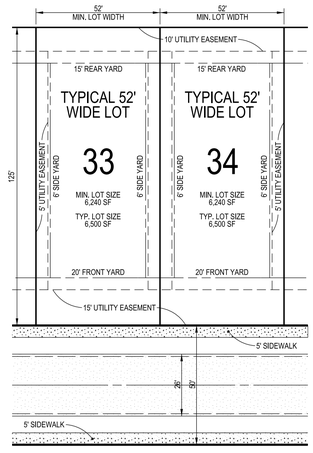
8265 MEXICO ROAD,
O'FALLON, MO 63376

PARCEL ID: 2x01b-T8fx-0-0004.5
CITY OF O'FALLON
PERMIT #: RSP2024-00001
PROJECT: #23444

07-01-25
C01

REVISION TABLE

		DESCRIPTION	GRADING PERMIT SUBMITTAL TO OTA OF FALLON	GRADING PERMIT SUBMITTAL TO OTA OF FALLON	IMPROVEMENT PLAN SUBMITTAL TO OTA OF FALLON	REVISIONS PLAN SUBMITTAL TO OTA OF FALLON	IMPROVEMENT PLAN APPROVAL TO OTA OF FALLON	IMPROVEMENT PLAN SUBMITTAL TO CITY OF FALLON							
			REV. 0 12-06-24	REV. 1 01-27-25	REV. 0 01-31-25	REV. 1 04-01-25	REV. 2 04-30-25	REV. 3 06-05-25							COMMENTS
G01	COVER SHEET		X	X											
G02	GENERAL INFORMATION & NOTES		X	X											
G03	EXISTING CONDITIONS & NATURAL RESOURCES PLAN		X	X											
G04	DEMOLITION PLAN		X	X											
G05	GRADING PLAN		X	X											
G06	SEDIMENT BASIN PLAN & DETAILS		X	X											
G07	DETENTION BASIN OUTFALL STRUCTURE		X	X											
G08	SWPP PLAN		X	X											
G09	SWPP DETAILS SHEET 1		X	X											
G10	SWPP DETAILS SHEET 2		X	X											
G11	EXISTING DRAINAGE AREA MAP		X	X											
G12	PROPOSED DRAINAGE AREA MAP		X	X											
C01	COVER SHEET				X	X	X	X							
C02	GENERAL INFORMATION				X	X	X	X							
C03	GENERAL NOTES				X	X	X	X							
C04	EXISTING CONDITIONS & DEMOLITION PLAN				X	X	X	X							
C05	SITE PLAN				X	X	X	X							
C06	GRADING PLAN				X	X	X	X							
C07	STORM & SANITARY SEWER PLAN				X	X	X	X							
C08	WATER PLAN				X	X	X	X							
C09	TRAFFIC CONTROL & SIGNAGE PLAN				X	X	X	X							
C09A	STREET GEOMETRIC PLAN					X	X	X							
C10	STREET PROFILES				X	X	X	X							
C11	STREET WARPINGS				X	X	X	X							
C12	STORM SEWER PROFILES: SHEET 1				X	X	X	X							
C13	STORM SEWER PROFILES: SHEET 2				X	X	X	X							
C14	STORM SEWER PROFILES: SHEET 3				X	X	X	X							
C15	STORM SEWER HYDRAULIC CALCULATIONS				X	X	X	X							
C16	SANITARY SEWER PROFILES: SHEET 1				X	X	X	X							
C17	SANITARY SEWER PROFILES: SHEET 2				X	X	X	X							
C18	WET RETENTION POND PLAN & CROSS-SECTIONS				X	X	X	X							
C19	WET RETENTION POND OUTFALL STRUCTURE DETAILS (OS 03)				X	X	X	X							
C20	STORM & SANITARY SEWER PIPE INFLUENCE PLAN				X	X	X	X							
C21	STORM & SANITARY SEWER PIPE INFLUENCE PROFILES				X	X	X	X							
C22	EXISTING DRAINAGE AREA MAP				X	X	X	X							
C23	PROPOSED DRAINAGE AREA MAP				X	X	X	X							
C24	EMERGENCY RELIEF PATH DRAINAGE AREA MAP				X	X	X	X							
C25	EMERGENCY RELIEF PATH DETAILS				X	X	X	X							
C26	EMERGENCY RELIEF PATH CROSS-SECTIONS				X	X	X	X							
C27	CONSTRUCTION DETAILS: SHEET 1				X	X	X	X							
C28	CONSTRUCTION DETAILS: SHEET 2				X	X	X	X							
C29	CONSTRUCTION DETAILS: SHEET 3				X	X	X	X							
C30	CONSTRUCTION DETAILS: SHEET 4				X	X	X	X							
C31	CONSTRUCTION DETAILS: SHEET 5				X	X	X	X							
C32	CONSTRUCTION DETAILS: SHEET 6				X	X	X	X							
C33	CONSTRUCTION DETAILS: SHEET 7				X	X	X	X							
C34	CONSTRUCTION DETAILS: SHEET 8				X	X	X	X							
C35	WATER DETAILS: SHEET 1				X	X	X	X							
C36	WATER DETAILS: SHEET 2				X	X	X	X							
C37	SWPP PLAN				X	X	X	X							
C38	SWPP DETAILS: SHEET 1				X	X	X	X							
C39	SWPP DETAILS: SHEET 2				X	X	X	X							
C40	ENTRANCE PLAN & DETAILS				X	X	X	X							
C41	PARKING AREA WARPING				X	X	X	X							
C42	MEXICO ROAD LINE OF SIGHT PLAN & PROFILE				X	X	X	X							



TYPICAL LOT DETAIL

EXISTING SURVEY LEGEND

AC	EXISTING AIR CONDITIONER UNIT
A	EXISTING AREA INLET
	EXISTING BOLLARD
C	EXISTING CABLE PEDESTAL
CO	EXISTING CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
	EXISTING CURB INLET
	EXISTING DOUBLE CURB INLET
E	EXISTING ELECTRIC METER
ET	EXISTING ELECTRIC TRANSFORMER
E	EXISTING ELECTRIC PEDESTAL
FF	FINISHED FLOOR
	EXISTING FIRE HYDRANT
FP	EXISTING FLAG POLE
	EXISTING FLARED END
FL	FLOWLINE
GI	EXISTING GRATE INLET
G	EXISTING GAS METER
GV	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDICAP PARKING SPACE
	EXISTING LIGHT STANDARD
MBOX	EXISTING MAIL BOX
M.H.	EXISTING MANHOLE
OS	OUTFALL STRUCTURE
P.M.	EXISTING PARKING METER
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SP	EXISTING SPIGOT
TB	EXISTING TELEPHONE BOX
T.H.	TEST HOLE
T	EXISTING TELEPHONE PEDESTAL
T.S.	EXISTING TRAFFIC SIGNAL
TSCB	EXISTING TRAFFIC SIGNAL CONTROL BOX
U.M.H.	EXISTING UTILITY MANHOLE
	EXISTING UTILITY POLE
VCP	VITRIFIED CLAY PIPE
W	EXISTING WATER METER
W.V.	EXISTING WATER VALVE
	EXISTING YARD LIGHT
5	EXISTING NO. OF PARKING SPACES
-FO-	EXISTING FIBER OPTIC
-FM-	EXISTING FORCE MAIN
-G-	EXISTING GAS LINE
-OU-	EXISTING OVERHEAD UTILITIES
-SS-	EXISTING SANITARY SEWER
-STM-	EXISTING STORM SEWER
-T-	EXISTING TELEPHONE LINE
-UE-	EXISTING UNDERGROUND ELECTRIC
-W-	EXISTING WATER LINE
-X-	EXISTING FENCE
	EXISTING PINE
	EXISTING TREE

PROPOSED IMPROVEMENTS LEGEND

	LIMITS OF DISTURBANCE / GRADING LIMTIS
	CURB INLET
	AREA INLET
	MANHOLE
	FLARED END
MH C	STORM SEWER DESIGNATOR
MH A	SANITARY SEWER DESIGNATOR
	FIRE HYDRANT
	ADA COMPLIANT HANDICAP RAMP
	WET POND NORMAL WATER LEVEL (PLAN VIEW)
	AQUATIC BENCH
	SAFETY BENCH
	STORM SEWER
	SANITARY SEWER
	SANITARY SEWER LATERAL
	EASEMENT LINE
	BUILDING LINE
	WATER MAIN
	WATER SERVICE LINE
	100-YR LOW FLOW BLOCKED HIGH WATER
	3" ROLLED CURB AND GUTTER
	6" VERTICAL CURB
	TURN ARROW PAVEMENT MARKING
	STREET CENTERLINE
604	MINOR CONTOUR AND ELEVATION INDEX
610	MAJOR CONTOUR AND ELEVATION INDEX
	OVERLAND FLOW PATH DRAINAGE ARROW
607	INTERIM CONTOUR AND ELEVATION INDEX
609.60	SPOT ELEVATION GRADE
	DRY DETENTION BASIN FILTER MEDIA
	ROCK REVETMENT
	STREET AND DRIVEWAY PAVEMENT STIPPLE
	SIDEWALK AND TRAIL PAVEMENT STIPPLE
	FENCE
	STREET LIGHT
123	ADDRESS
	TRAFFIC OR STREET SIGN LOCATION
SI S	STREET SIGN DESIGNATOR - STOP SIGN
SI SN	STREET SIGN DESIGNATOR - STOP SIGN WITH STREET NAME
SI N	STREET SIGN DESIGNATOR - STREET NAME
SI TC	STREET SIGN DESIGNATOR - TRAFFIC CALMING AHEAD

ABBREVIATIONS

ATG	ADJUST TO GRADE
AI	AREA INLET
BF	BASEMENT FLOOR
℄	CENTERLINE
CC	CONCRETE COLLAR
CO	CLEAN OUT
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
DAI	DOUBLE AREA INLET
DCI	DOUBLE CURB INLET
DCSD	DUCKETT CREEK SANITARY DISTRICT
ERS	EMERGENCY RELIEF SWALE
ESMT	EASEMENT
EP	END OF PIPE
ED	ENERGY DISSIPATOR
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FE	FLARED END
FL	FLOWLINE
GI	GRATE INLET
2GISI	2 GRATE INLET WITH SIDE INTAKE
LIP	LEAVE IN PLACE
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
N/F	NOW OR FORMERLY
P.C.C.	PORTLAND CEMENT CONCRETE
PERF.	PERFORATED
PLCS	PLACES
PSI	POUND PER SQUARE INCH
PVC	POLYVINYLCHLORIDE (PLASTIC PIPE)
PVMT	PAVEMENT
P.S.D.E.	PERMANENT SITE DISTANCE EASEMENT
PSWD #2	PUBLIC WATER SUPPLY DISTRICT #2
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SCC	ST. CHARLES COUNTY MISSOURI
STA	STATION
T	TOP
TBR	TO BE REMOVED
TBRBO	TO BE REMOVED BY OTHERS
TBR&R	TO BE REMOVED AND REPLACED
TF	TOP OF FOUNDATION
TYP	TYPICAL
UIP	USE IN PLACE
UP	UTILITY POLE
W	WIDE

McKELVEY HOMES
Building A Tradition Of Excellence Since 1998
424 S. WOODS MILL RD., SUITE 110
TOWN & COUNTRY, MISSOURI 63017

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314.890.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI
SCOTT
7/11/25
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED ENGINEER

TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

GENERAL INFORMATION

8265 MEXICO ROAD
O'FALLON, MO 63376

PARCEL ID: 2-0119-1766-00-0004.5
CITY OF O'FALLON
PERMIT No: RSP25-00001
PROJECT #23444

07-01-25
C02

GENERAL NOTES

1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
2. Sidewalks(including sections through the driveways), curb ramps, ramps, all pedestian pathways and accessible parking spaces shall be constructed in accordance with the current approved Public Right of Way Accessibility Guidelines (PROWAG) and "American with Disabilities Act Accessibility Guidelines (ADAAG) along with required grades, constrution materials, specifications and signage. If any conflicts occurs between the above information and the plans, the PROWAG and ADAAG guidlines shall take precedence and the constrctor prior to any constrution shall notify the Project Engineer
   2.1. Truncated domes for curb ramps located in public right of way shall meet PROWAG requirements and shall be constructed using red pre-cast truncated domes per pavement details.
3. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
4. 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
5. All proposed utilities and/or utility relocations shall be located underground.
6. All proposed fencing requires a separate permit through the Building Safety Division.
7. 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.
8. (INTENTIONALLY OMITTED)
9. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
10. 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 clarify 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.
11. 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.
12. 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.
13. 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 confirm 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.
14. 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.
15. There are no known wells, cisterns and/or springs on the property.

GRADING NOTES

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:
   1.1. Maximum dry density
   1.2. Optimum moisture content
   1.3. Maximum and minimum allowable moisture content
   1.4. 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 ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
   1.5. Curve must have at least 5 density points with moisture content and sample locations listed on document
   1.6. Specific gravity
   1.7. Natural moisture content
   1.8. Liquid limit
   1.9. 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.
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.
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.
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.
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 Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.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. The City recognizes 70% coverage per square foot to be sufficient to prevent erosion.
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.
7. All low places whether on site or off shall be graded to provide drainage with temporary ditches.
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.
9. (INTENTIONALLY OMITTED)
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 new construction outside of pavements 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.
   10.1. 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.
   10.2. Equipment, The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
   10.3. 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.
   10.4. 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.
11. Site grading.
   11.1. 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 of each lift.
   11.2. 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.
12. Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

EROSION CONTROL NOTES

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 as required to prevent erosion 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."
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.
3. Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.
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)
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. 6496, Section 405.095

STORM SEWER NOTES

1. All Storm Sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon ordinances.
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.
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. 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 flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. All concrete pipes will be installed with O-ring rubber type gaskets.
8. Connections at all storm structures are to be made with A-lock joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. The swale in the detention basins shall have a minimum 2% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
11. All structures and flared end sections must be concrete. 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.
12. (INTENTIONALLY OMITTED)
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.
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)
16. All reinforced concrete pipe (RCP) in St. Charles County right-of-way shall be minimum Class III. Corrugated metal pipe shall be a minimum of 14 gauge.

WATER NOTES

1. Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
2. Coordinate with the water company on the location of water meters. For meters in the City's district, meters shall be in the right-of-way, otherwise an access easement from the right-of-way shall be provided.
3. All water main must have a minimum of 42" of cover. (City water mains)
4. Provide water valves to isolate the system.
5. All water mains shall be class 200 SDR 21 or equal with locator/tracer wires
6. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psf concrete mix.
7. 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.
8. PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the HIGHEST 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 results are achieved. Any MDNR required dechlorination will be performed by the contractor.
9. 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.
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

1. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances and as noted for the Mexico Road right-of-way in Note 21 of this section.
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.
3. Provide 7" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
   3.1. Rock to meet the all the requirements of MoDOT type 5 rock with a tighter restriction on the fines being that no more than ten percent (10%) fines shall pass a no. 200 sieve. (City Code 405.210.B.1) The gradation of this rock needs to be submitted to the City for approval. Any deliveries made without the proper delivery ticket, including signature, will not gradation of this rock needs to be submitted to the City for approval. Any deliveries made without the proper delivery ticket, including signature, will not be accepted. The delivery ticket must list the project name or jobsite location. A separate certification sheet may be provided attached to the delivery ticket with a signature of the company's quality control manager. The quality control certification must be current and dated within 4 weeks of the delivery. (City Code 405.210.A.2.k)
4. Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
5. Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
7. All street stub-outs over 250' in length will require a temporary turnaround.
8. All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
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 quality control guidelines, in accordance with St. Louis County requirements 501.3.1.
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.
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.
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.
   12.1. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive strength. One (1) set of five (5) 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, three (3) at twenty-eight (28) days, and one (1) held in reserve.
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.
14. Sub grade and base beneath pavements shall be compacted to St. Louis County Highway Department specifications. The moisture range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within -2/+4 percentage points of the optimum moisture content.
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.
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. Louis County standards.
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
   17.1. Air meter--weekly.
   17.2. Cylinder compression--annually by independent calibration service.
   17.3. Batch scales--monthly.
   17.4. Nuclear testing devices--every six (6) months.
   17.5. Proctor equipment--every six (6) months.
   17.6. Slump cone--monthly.
18. All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with either w16-9p or w16-7p signs.
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)
20. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psi concrete mix.
21. All paving on Mexico Road right-of-way shall conform to St. Charles County Standard Specifications.

SANITARY SEWER NOTES

1. All sanitary sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon Ordinances.
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.
3. Connections at all sanitary structures are to be made with A-Lock joint or equal
4. All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
5. All sanitary mains shall be a minimum of 8" diameter pipe.
6. All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar at each pipe joint. Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
7. All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
8. All sanitary sewer mains must have a minimum of 42" cover.
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.
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 flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
11. The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required.
12. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-8.120 (7)(E).
13. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
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.
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.

UNITED STATES POSTAL SERVICE (USPS) NOTES

1. Centralized Box Units (CBU's) must be installed at least one week prior to customer occupancy.
2. CBU's must not be installed until the local USPS representative has conducted an onsite visit to ensure compliance with the official specifications. Contact the local USPS representative to have the pads inspected prior to pouring the concrete.
3. CBU's must be installed facing the correct direction. CBU's installed on concrete pads poured behind the sidewalk should face the sidewalk. Do not install the CBU facing the curb or street - causing the carrier and/or the customer to stand in the street to deliver or retrieve the mail.
4. Notify your local USPS representative immediately upon completion of the CBU installation so that we can install the arrow lock and secure the unit.
5. All CBU cmopartment keys will be distributed by the builder/developer at the time of move in. The local USPS representative needs to be contacted by the builder/developer for the box address assignments. Each homeowner should receive a copy of the Mod of Delivery Agreement at the time of move in.
6. Any deviations from the USPS designated location of the CBU must not occur without first receiving authorization from the local USPS representative.

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Authority #203

STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24665
PROFESSIONAL ENGINEER
7/1/25

TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

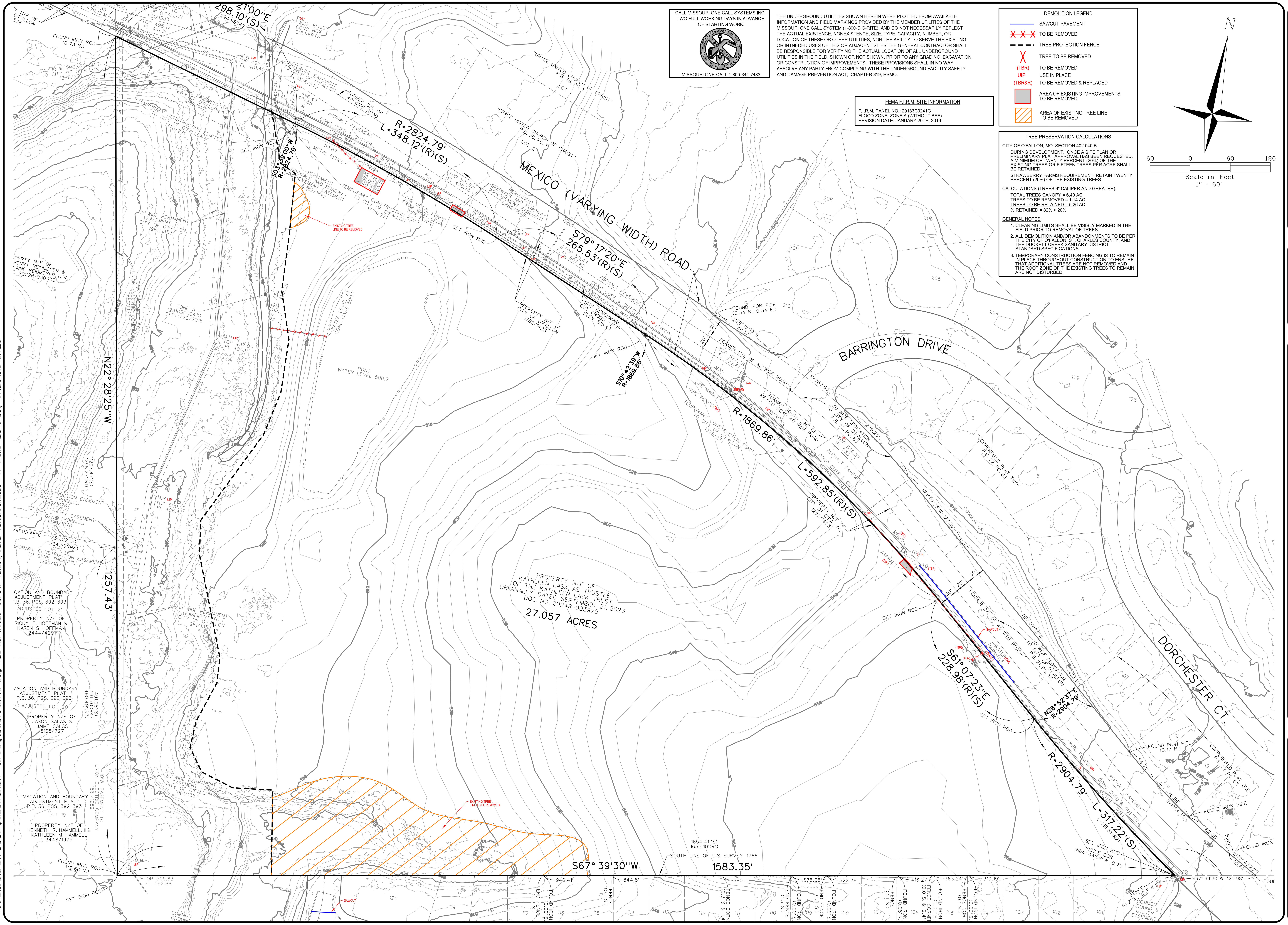
GENERAL NOTES

8265 MEXICO ROAD,
O'FALLON, MO 63376

PARCEL ID: 2-0119-1786-00-0024.5
CITY OF O'FALLON
PERMIT No: RSP25-000001
PROJECT #23444

07-01-25

C03



CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTNEDED USES OF THIS OR ADJACENT SITES.THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

FEMA F.I.R.M. SITE INFORMATION

F.I.R.M. PANEL NO.: 29183C0241G
FLOOD ZONE: ZONE A (WITHOUT BFE)
REVISION DATE: JANUARY 20TH, 2016

DEMOLITION LEGEND

(blue line)	SAWCUT PAVEMENT
X—X—X	TO BE REMOVED
— — —	TREE PROTECTION FENCE
X	TREE TO BE REMOVED
(TBR)	TO BE REMOVED
UIP	USE IN PLACE
(TBR&R)	TO BE REMOVED & REPLACED
(grey box)	AREA OF EXISTING IMPROVEMENTS TO BE REMOVED
(orange hatch)	AREA OF EXISTING TREE LINE TO BE REMOVED

TREE PRESERVATION CALCULATIONS

CITY OF O'FALLON, MO: SECTION 402.040.B

DURING DEVELOPMENT. ONCE A SITE PLAN OR PRELIMINARY PLAT APPROVAL HAS BEEN REQUESTED, A MINIMUM OF TWENTY PERCENT (20%) OF THE EXISTING TREES OR FIFTEEN TREES PER ACRE SHALL BE RETAINED.

STRAWBERRY FARMS REQUIREMENT: RETAIN TWENTY PERCENT (20%) OF THE EXISTING TREES.

CALCULATIONS (TREES 6" CALIPER AND GREATER):

TOTAL TREES CANOPY = 6.40 AC
TREES TO BE REMOVED = 1.14 AC
TREES TO BE RETAINED = 5.26 AC
% RETAINED = 82% > 20%

GENERAL NOTES:

1. CLEARING LIMITS SHALL BE VISIBLY MARKED IN THE FIELD PRIOR TO REMOVAL OF TREES.
2. ALL DEMOLITION AND/OR ABANDONMENTS TO BE PER THE CITY OF O'FALLON, ST. CHARLES COUNTY, AND THE DUCKETT CREEK SANITARY DISTRICT STANDARD SPECIFICATIONS.
3. TEMPORARY CONSTRUCTION FENCING IS TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION TO ENSURE THAT ADDITIONAL TREES ARE NOT REMOVED AND THE ROOT ZONE OF THE EXISTING TREES TO REMAIN ARE NOT DISTURBED.

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Authority #203

STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED PROFESSIONAL ENGINEER
7/1/25
TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

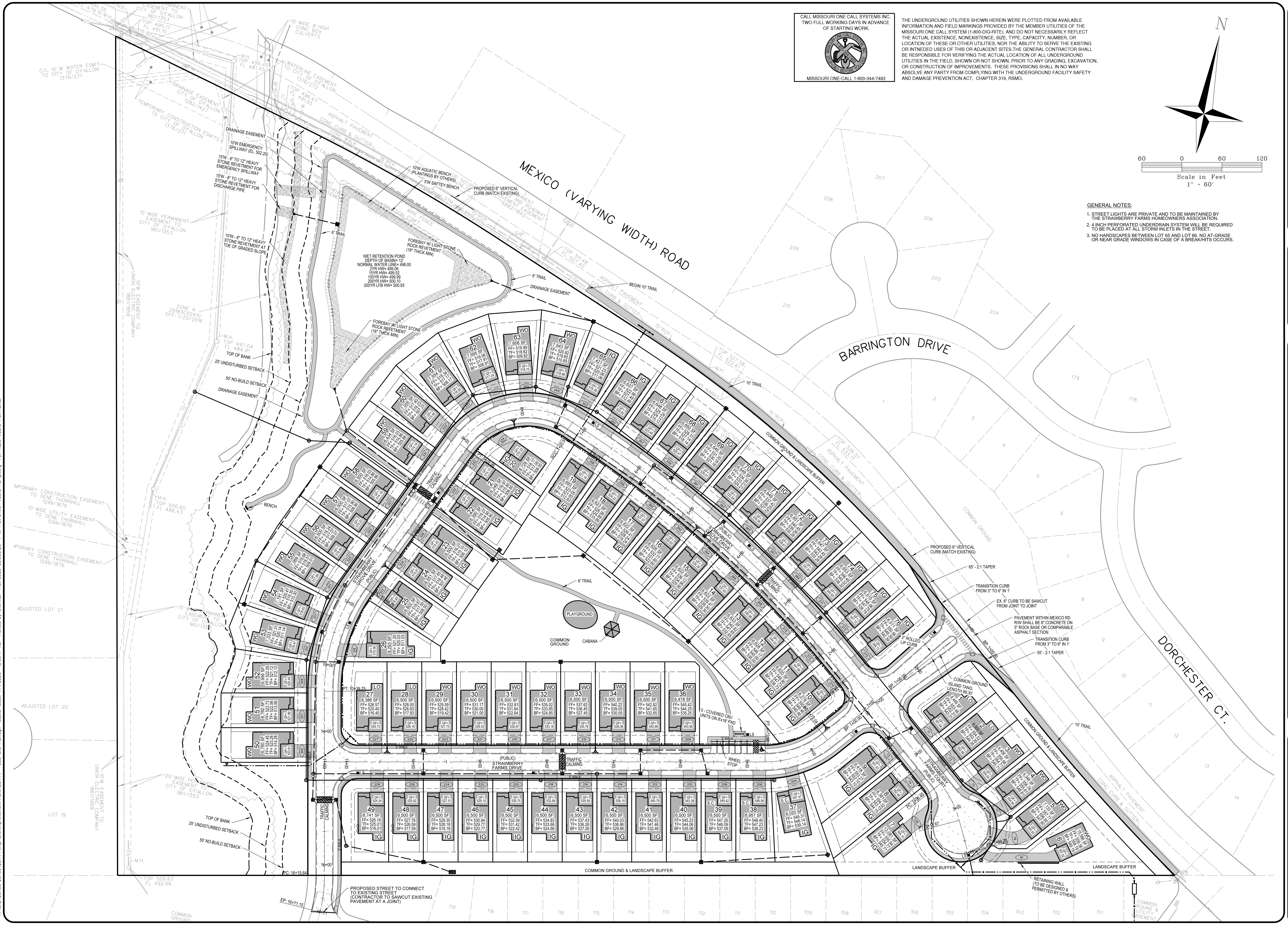
EXISTING CONDITIONS & DEMOLITION PLAN

8265 MEXICO ROAD, O'FALLON, MO 63376

PARCEL ID: 2-0119-1766-00-0024.5
CITY OF O'FALLON
PERMIT No: RSP25-000001
PROJECT #23444

07-01-25

C04



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GENERAL NOTES:

1. STREET LIGHTS ARE PRIVATE AND TO BE MAINTAINED BY THE STRAWBERRY FARMS HOMEOWNERS ASSOCIATION.
2. 4 INCH PERFORATED UNDERDRAIN SYSTEM WILL BE REQUIRED TO BE PLACED AT ALL STORM INLETS IN THE STREET.
3. NO HARDSCAPES BETWEEN LOT 65 AND LOT 66. NO AT-GRADE OR NEAR GRADE WINDOWS IN CASE OF A BREAK/HITS OCCURS.

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7/1/25
TIMOTHY JOHN MEYER
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REGISTERED PROFESSIONAL ENGINEER

TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

SITE PLAN

PARCEL ID: 2-0119-1766-00-0024.5

CITY OF O'FALLON
PERMIT No: RSP25-0000001

PROJECT #23444

8265 MEXICO ROAD,
O'FALLON, MO 63376

07-01-25

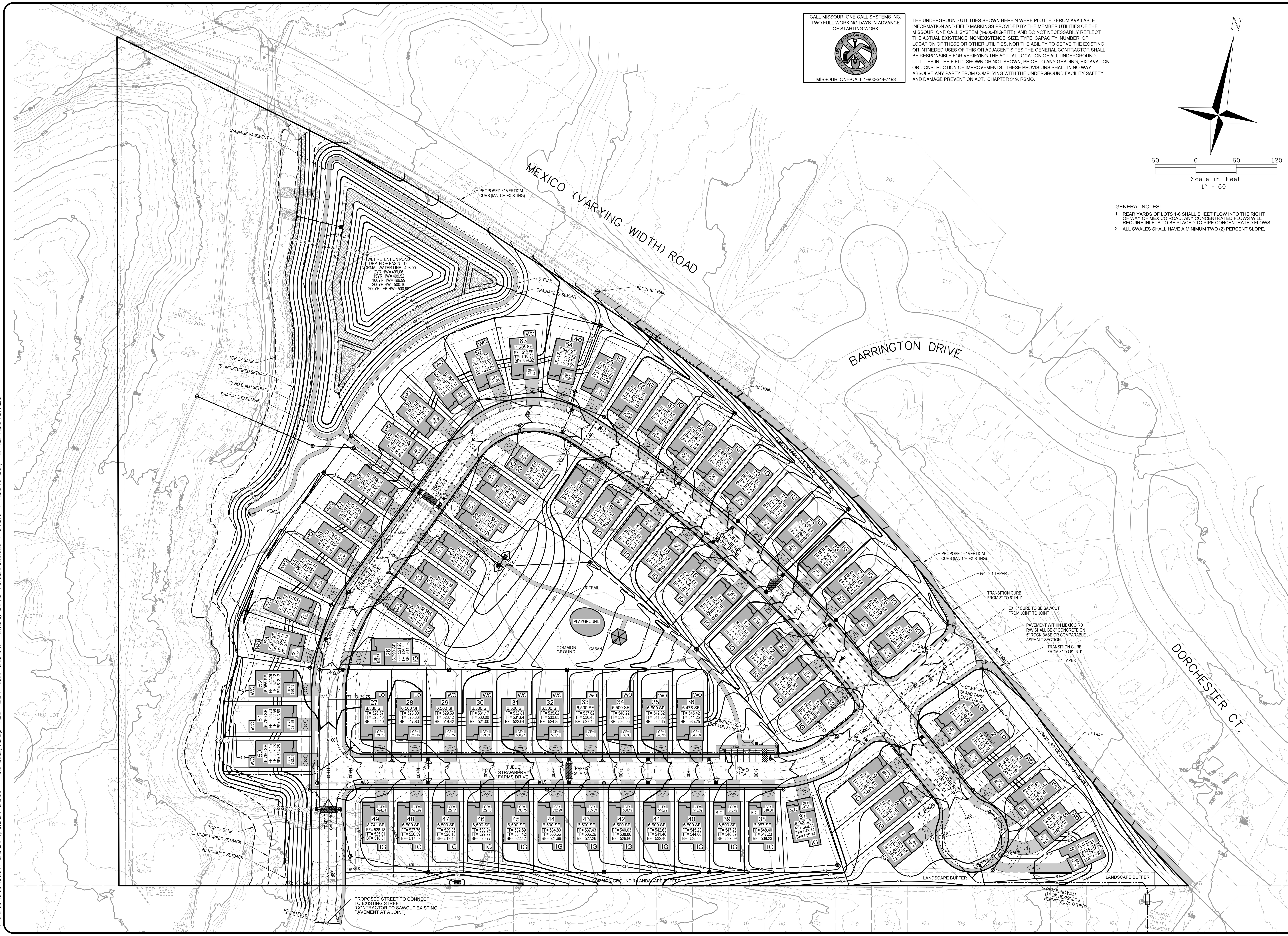
C05

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTNEDED USES OF THIS OR ADJACENT SITES.THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



GENERAL NOTES:

1. REAR YARDS OF LOTS 1-6 SHALL SHEET FLOW INTO THE RIGHT OF WAY OF MEXICO ROAD. ANY CONCENTRATED FLOWS WILL REQUIRE INLETS TO BE PLACED TO PIPE CONCENTRATED FLOWS.
2. ALL SWALES SHALL HAVE A MINIMUM TWO (2) PERCENT SLOPE.

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STATE OF MISSOURI
7/1/25
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED PROFESSIONAL ENGINEER

TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

GRADING PLAN

8265 MEXICO ROAD,
O'FALLON, MO 63376

PARCEL ID: 2-0119-1766-00-0024.5

CITY OF O'FALLON
PERMIT No: RSP25-000001

PROJECT #23444

07-01-25

C06

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING OR INTNEDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

GENERAL NOTES:

1. ALL PROPOSED REINFORCED CONCRETE PIPE IN ST. CHARLES COUNTY RIGHT-OF-WAY SHALL BE MINIMUM CLASS III.
2. CONTRACTOR TO INSTALL A CLEANOUT ON ALL SANITARY SEWER LATERAL BENDS AND ON LATERALS OVER 100 FT IN LENGTH.
3. PROVIDE GRANULAR BACKFILL TO ALL STORM SEWER, SANITARY SEWER, SANITARY LATERALS, WATER MAIN AND/OR WATER SERVICE LINE TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.
4. WHEN A STORM SEWER CROSSES ABOVE A SANITARY SEWER PIPE, THE UPPER RCP SHALL BE CONCRETE CRADLED ACROSS THE FULL WIDTH OF THE SANITARY SEWER TRENCH. GRANULAR FILL SHALL BE PLACED IN THE TRENCH BETWEEN THE LOWER SANITARY SEWER PIPE AND THE UPPER STORM SEWER PIPE.
5. ALL SANITARY SEWER LATERALS SHALL BE CONSTRUCTED OF SCHEDULE 40 PVC WITH A MINIMUM SLOPE OF 2.0%.
6. LOT OWNERS OF LATERALS THAT CROSS ONTO OTHER LOTS OR WITHIN COMMON GROUND AREAS SHALL HAVE THE RIGHT TO REPAIR, REPLACE AND MAINTAIN LATERALS THAT ARE COVERED BY GENERAL UTILITY EASEMENTS.
7. ANY SANITARY MANHOLE BUILT WITHIN THE 100 YEAR FLOOD PLAIN LIMITS MUST HAVE LOCK-TYPE WATERTIGHT MANHOLE COVERS. (100 YEAR HWL: 493.56)

N

60 0 60 120

Scale in Feet
1" = 60'

MEXICO (VARYING WIDTH) ROAD

BARRINGTON DRIVE

DORCHESTER CT.

(PUBLIC) STRAWBERRY FARMS DRIVE

STRAWBERRY FARMS COURT (PUBLIC)

STRAWBERRY GROVE DRIVE (PUBLIC)

PLAYGROUND

CABANA

BENCH

10W EMERGENCY SPILLWAY (EL. 502.25)

15W - 8" TO 12" HEAVY STONE REVETMENT FOR EMERGENCY SPILLWAY

15W - 8" TO 12" HEAVY STONE REVETMENT FOR DISCHARGE PIPE

10W - 8" TO 12" HEAVY STONE REVETMENT AT TOE OF GRADED SLOPE

10W AQUATIC BENCH (PLANTINGS BY OTHERS)

5W SAFETY BENCH

FOREBAY W/ LIGHT STONE ROCK REVETMENT (18" THICK MIN)

WET RETENTION POND
(DEPTH OF BASIN= 12')
NORMAL WATER LINE= 498.00
2YR HWI= 499.06
15YR HWI= 499.52
100YR HWI= 499.99
200YR HWI= 500.10
200YR LFB HWI= 500.93

TOP OF BANK

25' UNDISTURBED SETBACK

50' NO-BUILD SETBACK

5 - COVERED CBU UNITS ON 6"x18" PAD

WHEEL STOP

COMMON GROUND & UTILITY EASEMENT

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STATE OF MISSOURI
7/1/25
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED ENGINEER

TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

STORM & SANITARY SEWER PLAN

PARCEL ID: 2-0119-7766-00-0024.5
PERMIT No: RSP24-00001

8265 MEXICO ROAD.
O'FALLON, MO 63376

07-01-25

PROJECT #21444

C07

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

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GENERAL NOTES:

1. PROVIDE GRANULAR BACKFILL TO ALL STORM SEWER, SANITARY SEWER, SANITARY LATERALS, WATER MAIN AND/OR WATER SERVICE LINE TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.
2. LOT OWNERS OF LATERALS THAT CROSS ONTO OTHER LOTS OR WITHIN COMMON GROUND AREAS SHALL HAVE THE RIGHT TO REPAIR, REPLACE AND MAINTAIN LATERALS THAT ARE COVERED BY GENERAL UTILITY EASEMENTS.
3. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42" OF COVER.
4. UPGRADE FROM 8" WATER MAIN TO 12" WATER MAIN, WATER METER VAULT, 8" MAIN EXTENSION NEAR LOT 50, AND CONNECTION TO EXISTING MAIN ON MEXICO ROAD TO BE AT THE EXPENSE OF THE CITY OF O'FALLON WATER DIVISION.
5. SAWCUT OF PAVEMENT IS TO BE FULL SLAB REPLACEMENT AND SAWCUT FROM JOINT TO JOINT. ONLY ONE (1) LANE TO BE CLOSED AT A TIME AND FLAGGERS WILL BE REQUIRED AT ALL TIMES DURING CONSTRUCTION WITH STEEL PLATES NEEDED TO BE INSTALLED WHEN CONSTRUCTION IS NOT OCCURRING UNTIL PAVEMENT IS POURED AND CURED. OPEN CUTTING OF ASPEN POINTE DR. CANNOT OCCUR UNTIL THE CONNECTION OF ASPEN POINTE CT. IS COMPLETED.
6. WATER METERS FOR INDIVIDUAL LOTS TO BE LOCATED WITHIN UTILITY EASEMENT AS CLOSE TO RIGHT OF WAY AS POSSIBLE.

N

60 0 60 120

Scale in Feet
1" = 60'

MEXICO (VARYING WIDTH) ROAD

BARRINGTON DRIVE

DORCHESTER CT.

(PUBLIC) STRAWBERRY FARMS DRIVE

STRAWBERRY GROVE DRIVE (PUBLIC)

PLAYGROUND

CABANA

WET RETENTION POND
DEPTH OF BASIN= 12'
NORMAL WATER LINE= 498.00
2YR HWI= 499.06
15YR HWI= 499.52
100YR HWI= 499.99
200YR HWI= 500.10
200YR LFB HWI= 500.93

NEW 12"x12"x12" TEE (CONNECTION TO BE PER CITY OF O'FALLON SPECIFICATIONS)

12" TO 8" REDUCER

GATE VALVE (TYP.)

FIRE HYDRANT (TYP.)

NEW 8"x12"x12" TEE (CONNECTION TO BE PER CITY OF O'FALLON SPECIFICATIONS)

GRANULAR FILL REQUIRED AT STREET CROSSING

CONTRACTOR TO BEND PIPE PER CITY OF O'FALLON SPECS TO REDUCE NUMBER OF BENDS

NEW 8"x8" TEE (CONNECTION TO BE PER CITY OF O'FALLON SPECIFICATIONS)

12' COVERED CBU UNITS ON 8'X8' PAD

BLOW-OFF/FLUSHING HYDRANT (TYP.)

W.M.

TOP OF BANK

25' UNDISTURBED SETBACK

50' NO-BUILD SETBACK

WATER LATERAL
6" PVC WATER MAIN
8" PVC WATER MAIN
12" PVC WATER MAIN
EX. 8" WATER MAIN

RETAINING WALL (TO BE DESIGNED & PERMITTED BY OTHERS)

WATER METER VAULT. SEE DETAIL SHEET C36

SAWCUT PAVEMENT PER O'FALLON SPECIFICATIONS (SEE GENERAL NOTE #5)

EX. 8" PVC

NEW 8"x12"x8" TEE (CONNECTION TO BE PER MAWC SPECIFICATIONS)

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Authority #203

STATE OF MISSOURI
7/1/25
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED ENGINEER

TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

WATER PLAN

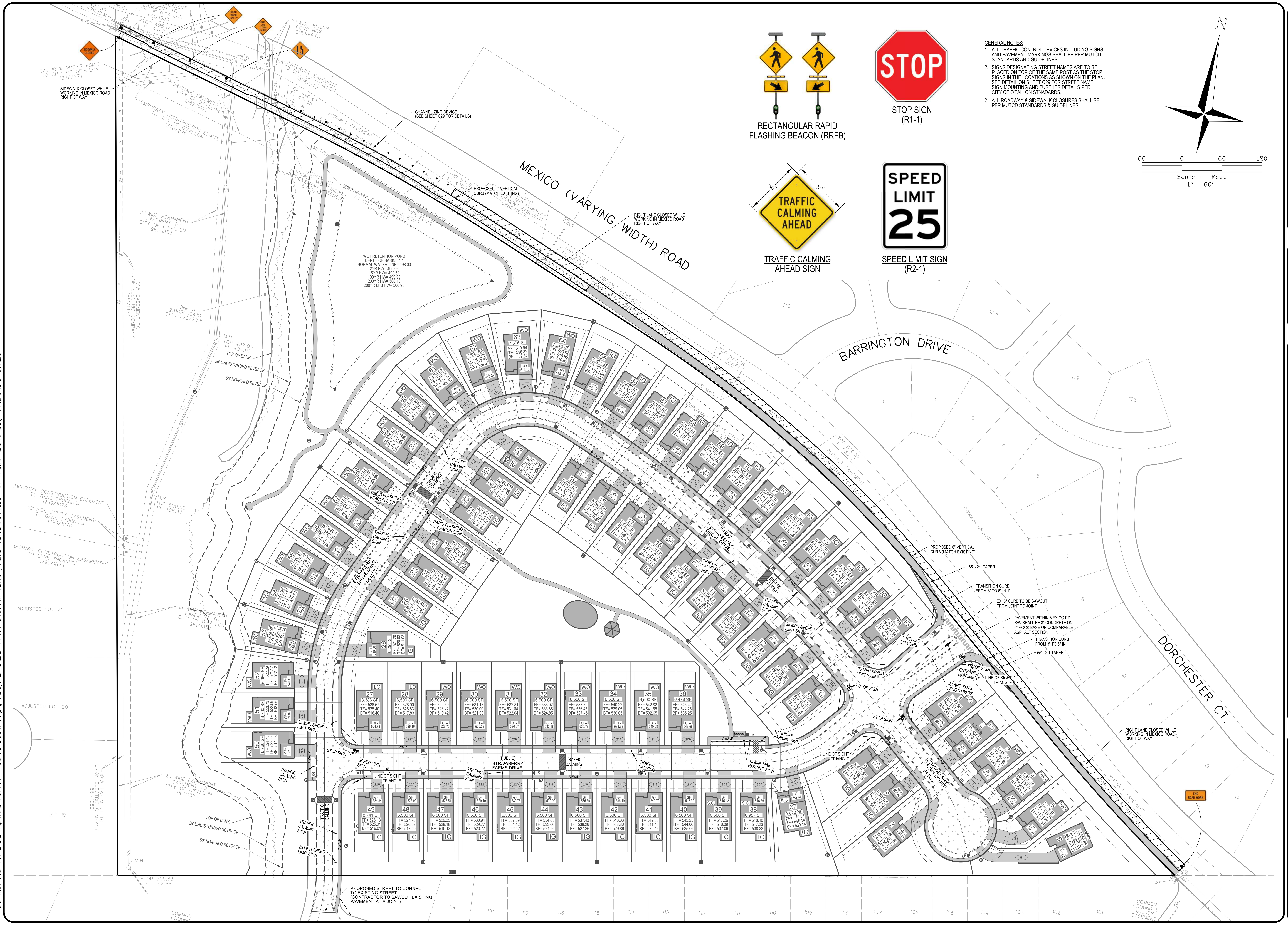
8265 MEXICO ROAD
O'FALLON, MO 63376

PARCEL ID: 2-0119-1796-00-0004.5
CITY OF O'FALLON
PERMIT No: RSP25-0001

PROJECT #23444

07-01-25

C08



RECTANGULAR RAPID FLASHING BEACON (RRFB)

STOP SIGN
(R1-1)

TRAFFIC CALMING AHEAD SIGN

SPEED LIMIT SIGN
(R2-1)

GENERAL NOTES:

1. ALL TRAFFIC CONTROL DEVICES INCLUDING SIGNS AND PAVEMENT MARKINGS SHALL BE PER MUTCD STANDARDS AND GUIDELINES.
2. SIGNS DESIGNATING STREET NAMES ARE TO BE PLACED ON TOP OF THE SAME POST AS THE STOP SIGNS IN THE LOCATIONS AS SHOWN ON THE PLAN. SEE DETAIL ON SHEET C29 FOR STREET NAME SIGN MOUNTING AND FURTHER DETAILS PER CITY OF O'FALLON STNADARDS.
2. ALL ROADWAY & SIDEWALK CLOSURES SHALL BE PER MUTCD STANDARDS & GUIDELINES.

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TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED PROFESSIONAL ENGINEER
7/1/25

TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

TRAFFIC CONTROL & SIGNAGE PLAN

8265 MEXICO ROAD,
O'FALLON, MO 63376

PARCEL ID: 2-0119-1766-00-0024.5
CITY OF O'FALLON
PERMIT No: RSP25-000001
PROJECT #23444

07-01-25
C09

STRAWBERRY FARMS

STREET GEOMETRIC PLAN

PARCEL ID: 24119-19R4-00-0024.5
PERMIT No: RSP24-000011

8265 MEXICO ROAD.
O'FALLON, MO 63376

07-01-25

C09A

PROJECT #21444

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STATE OF MISSOURI
7/11/25
TIMOTHY JOHN MEYER
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REGISTERED PROFESSIONAL ENGINEER

TIMOTHY J MEYER
Professional Engineer
MO E-24665

N

60 0 60 120
Scale in Feet
1" = 60'

MEXICO (VARYING WIDTH) ROAD

BARRINGTON DRIVE

DORCHESTER CT.

(PUBLIC) STRAWBERRY FARMS DRIVE

STRAWBERRY GROVE DR. (PUBLIC)

WET RETENTION POND
DEPTH OF BASIN= 12'
NORMAL WATER LINE= 498.00
2YR HWI= 499.06
15YR HWI= 499.52
100YR HWI= 499.99
200YR HWI= 500.10
200YR LFB HWI= 500.93

PROPOSED 6" VERTICAL CURB (MATCH EXISTING)

PROPOSED STREET TO CONNECT TO EXISTING STREET (CONTRACTOR TO SAWCUT EXISTING PAVEMENT AT A JOINT)

SIGHT DISTANCE EASEMENT

65' - 2:1 TAPER

TRANSITION CURB FROM 3" TO 6" IN 1'

EX. 6" CURB TO BE SAWCUT FROM JOINT TO JOINT

PAVEMENT WITHIN MEXICO RD R/W SHALL BE 8" CONCRETE ON 5" ROCK BASE OR COMPARABLE ASPHALT SECTION

3" ROLLED LIP CURB

55' - 2:1 TAPER

ISLAND TANG LENGTH 88.30'

LINE OF SIGHT TRIANGLE

TRAFFIC CALMING

ADJUSTED LOT 21

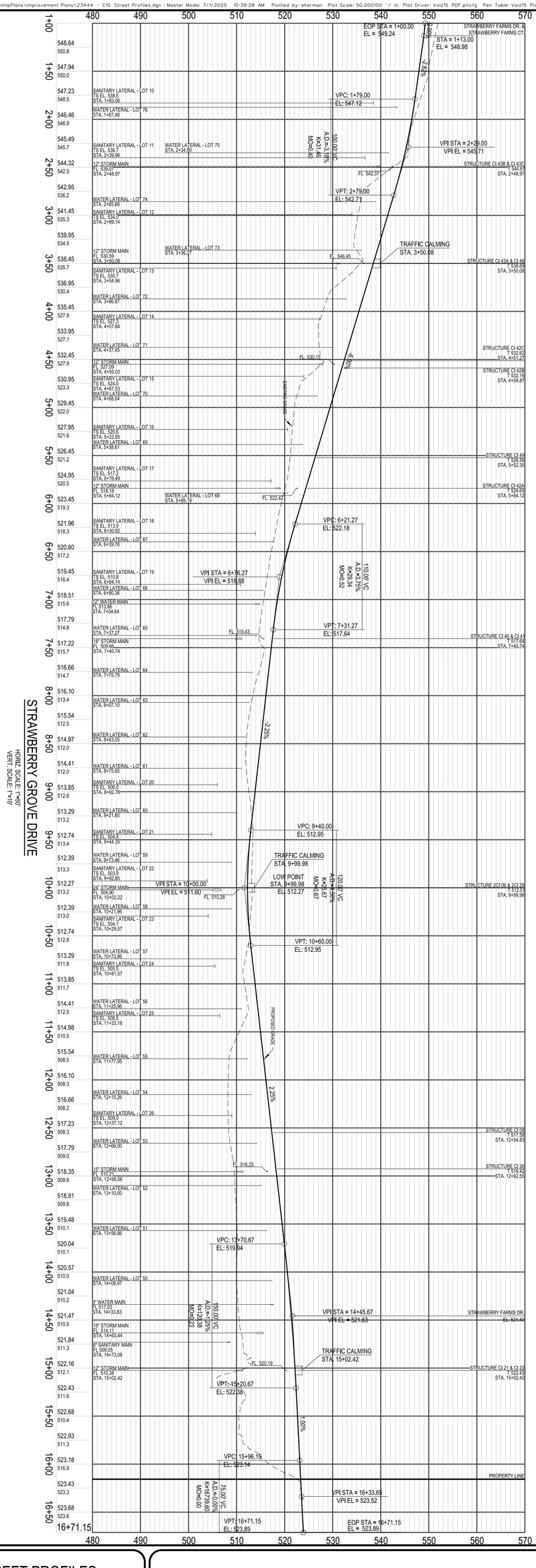
ADJUSTED LOT 20

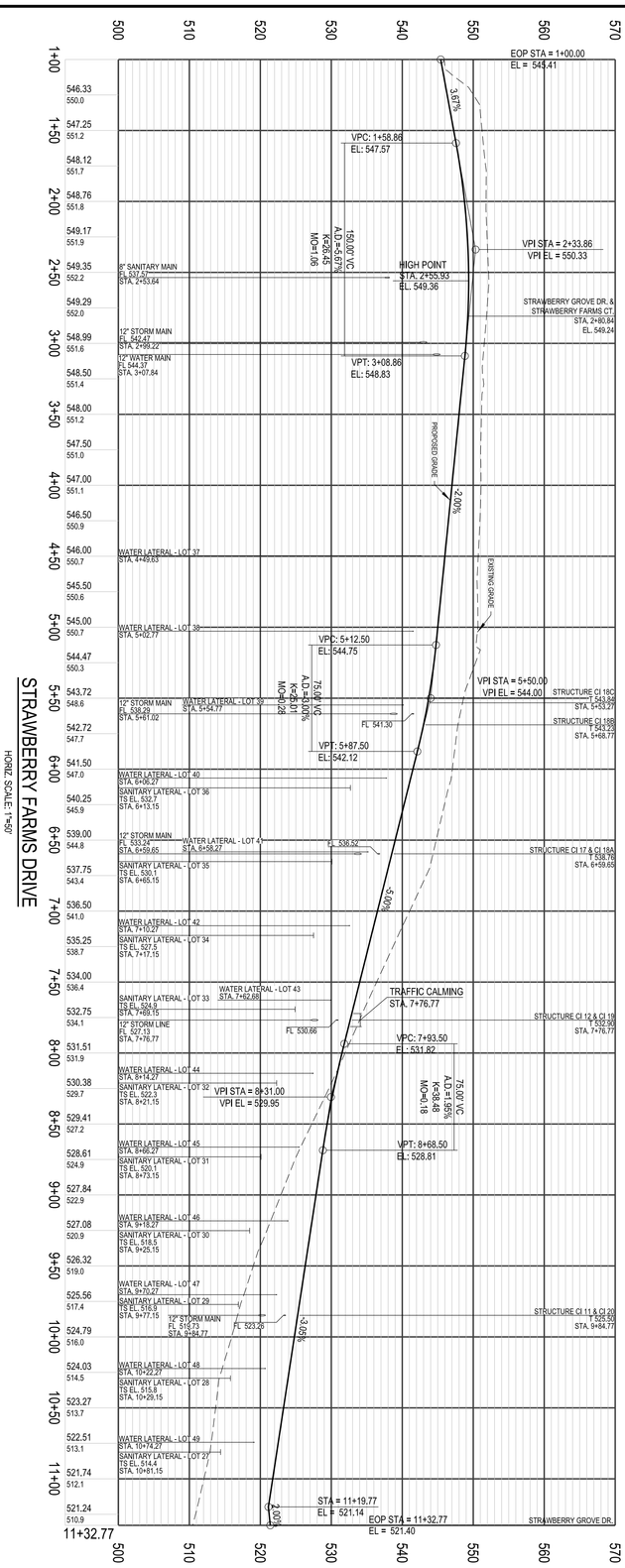
LOT 19

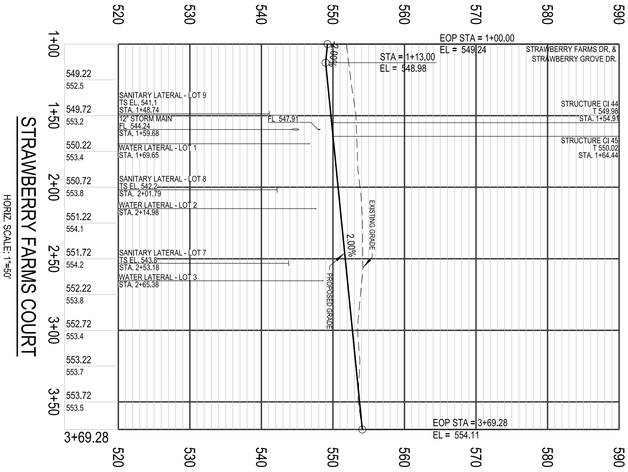
COMMON GROUND

COMMON GROUND & UTILITY EASEMENT

ASPHALT PAVEMENT CONC. CURB & GUTTER







STREET PROFILES

07-01-25
C10

PARCEL ID: 2-0119-1766-00-0024.5
CITY OF O'FALLON
PERMIT No: RSP25-000001
PROJECT #23444

8265 MEXICO ROAD,
O'FALLON, MO 63376

STRAWBERRY FARMS

TIMOTHY J. MEYER
Professional Engineer
NO. E-24465

MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24465
ENGINEER
07/11/2025

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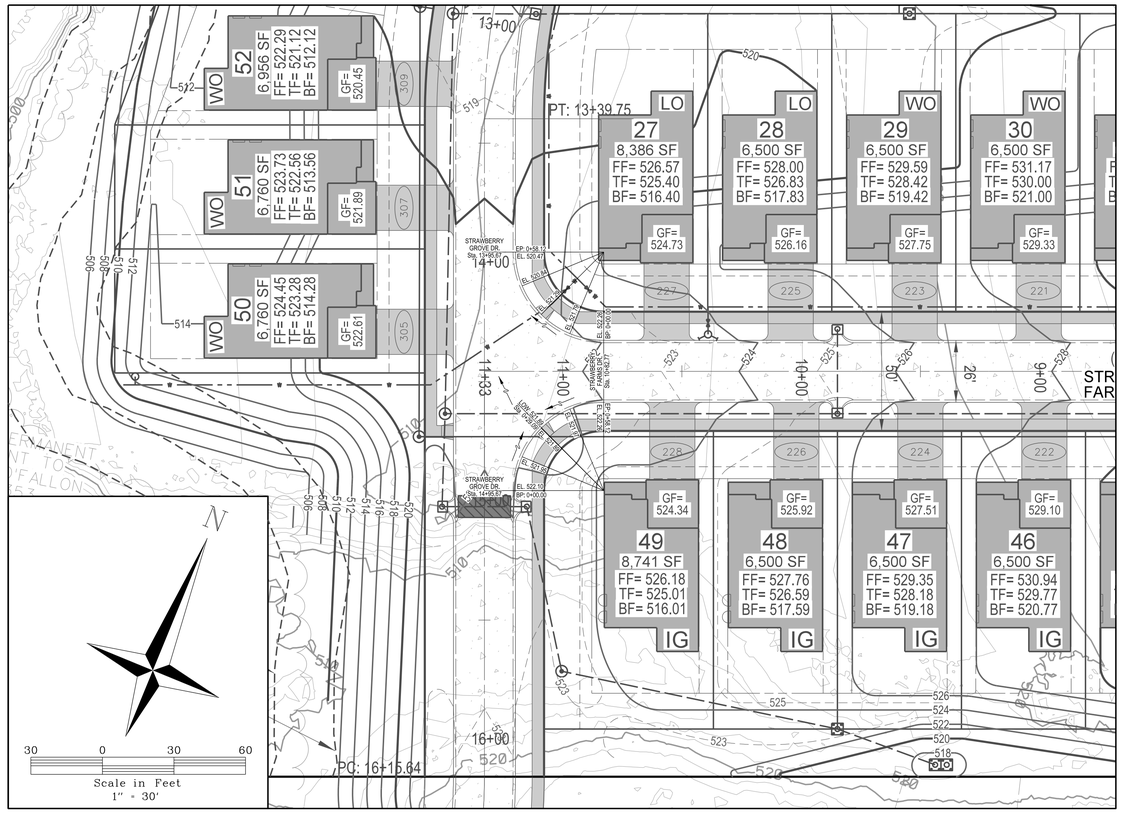
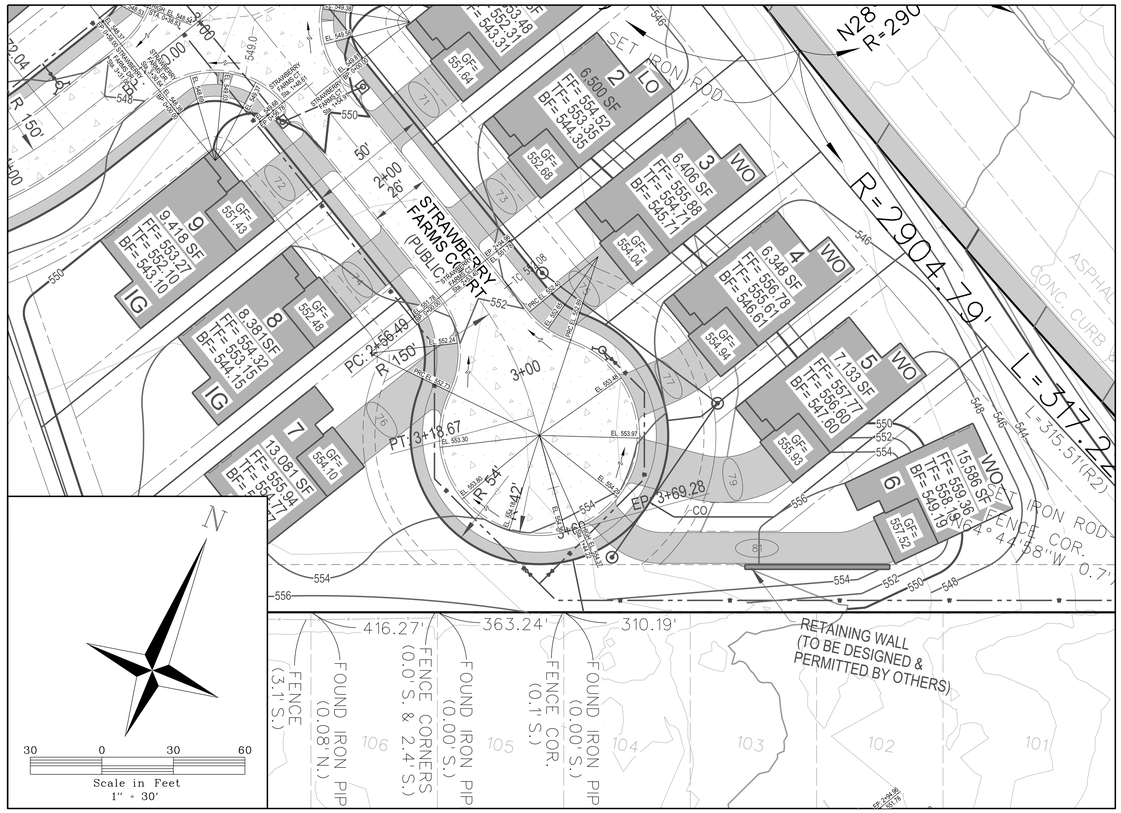
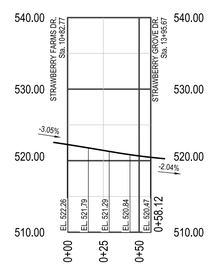


NOTE: ALL WARPING ELEVATIONS SHOWN ARE TO TOP OF CURB

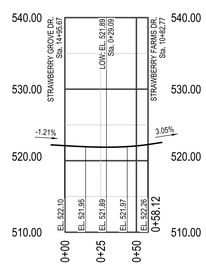


NOTE: ALL WARPING ELEVATIONS SHOWN ARE TO TOP OF CURB



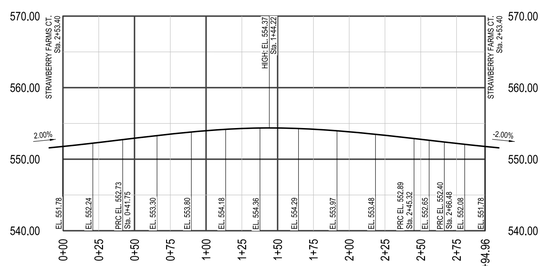
STRAWBERRY FARMS DR. & STRAWBERRY GROVE DR.: NORTH ROUNDING

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



STRAWBERRY FARMS DR. & STRAWBERRY GROVE DR.: SOUTH ROUNDING

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



STRAWBERRY FARMS CT. CUL-DE-SAC:

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

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NUMBER E-24665
TIMOTHY J MEYER
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MO E-24665

STRAWBERRY FARMS

STREET WARPINGS

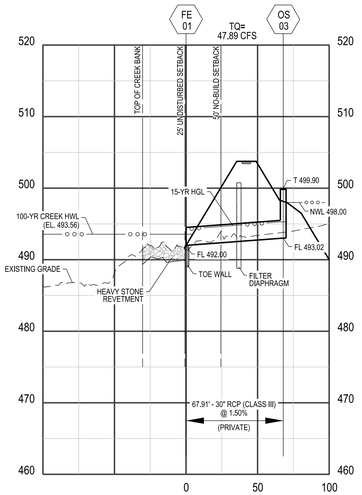
8265 MEXICO ROAD,
O'FALLON, MO 63376

PARCEL ID: 2-0119-7806-00-004.5
CITY OF O'FALLON
PERMIT NO: RSP2025-0001
PROJECT #23444

07-01-25

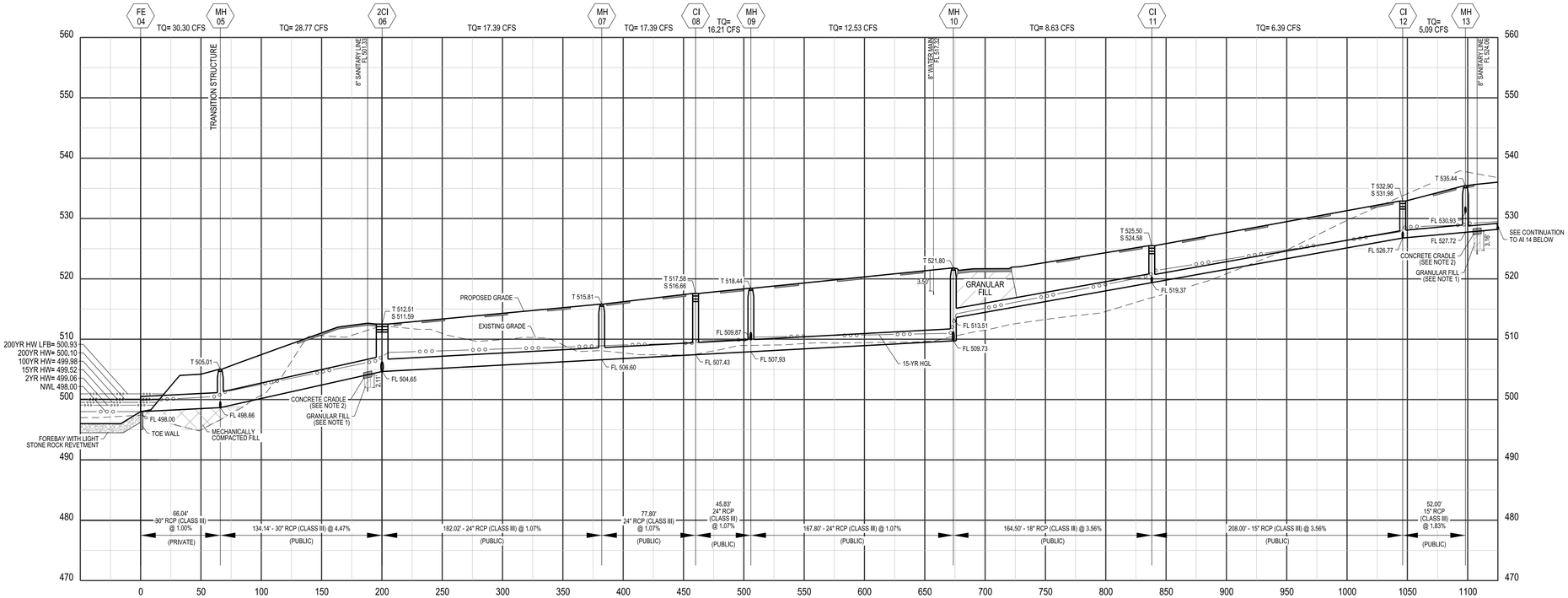
C11

H:\CAD\23400-23499\23444\Imp\Plans\Improvement Plans\23444 - C11 Street Warpings.dgn - Master Model - 7/1/2025 10:39:29 AM Plotted by: ehermon Plot Scale: 50.000100 ' / in. Plot Driver: Volz15 PDF.pltcfg Pen Table: Volz15 Plot Full.tbl



STORM PROFILE: FE 01 - OS 03

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

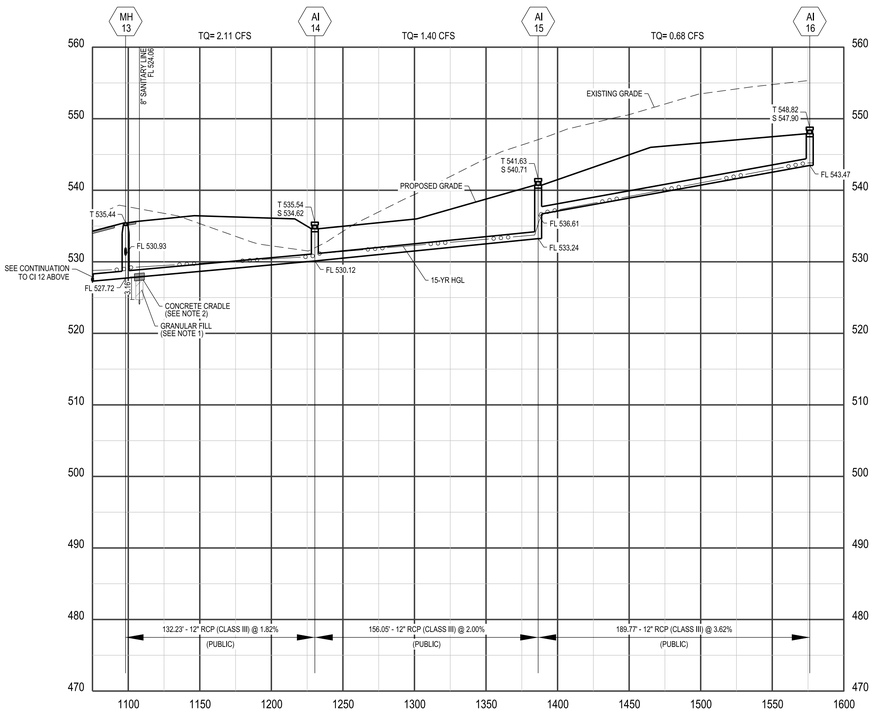


STORM PROFILE: FE 04 - AI 16

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

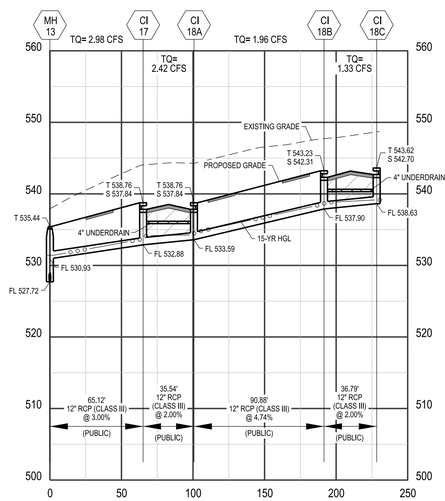
GENERAL NOTES

1. PROVIDE GRANULAR BACKFILL TO ALL STORM SEWER, SANITARY SEWER, SANITARY LATERALS, WATER MAIN, AND/OR WATER SERVICE LINE TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.
2. WHEN A STORM SEWER CROSSES ABOVE A SANITARY SEWER PIPE, THE UPPER RCP SHALL BE CONCRETE CRADLED ACROSS THE FULL WIDTH OF THE SANITARY SEWER TRENCH. GRANULAR FILL SHALL BE PLACED IN THE TRENCH BETWEEN THE LOWER SANITARY SEWER PIPE AND THE UPPER STORM SEWER PIPE.



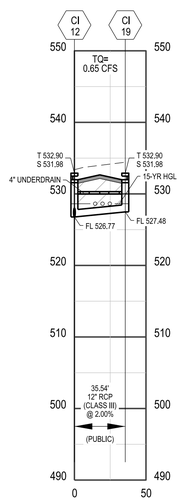
STORM PROFILE: FE 04 - AI 16

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



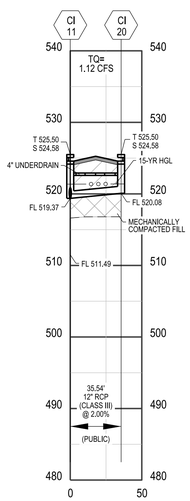
STORM PROFILE: MH 13 - CI 18C

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



STORM PROFILE: CI 12 - CI 19

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



STORM PROFILE: CI 11 - CI 20

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

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Authority #203

MISSOURI REGISTERED ENGINEER
7/1/25
TIMOTHY JOHN MEYER
NUMBER E-24665
RENEWAL 12/31/2026
TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

STORM PROFILES: SHEET 1

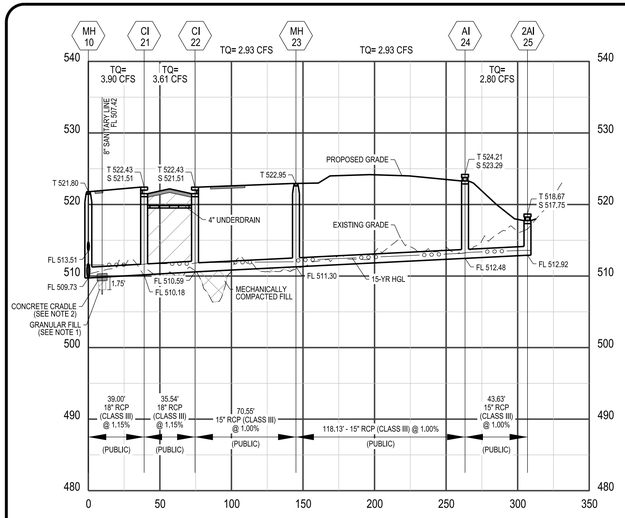
PARCEL ID: 2-0119-7766-00-0024.5
PERMIT No: 6572C2000001

8265 MEXICO ROAD,
O'FALLON, MO 63376

PROJECT #23144

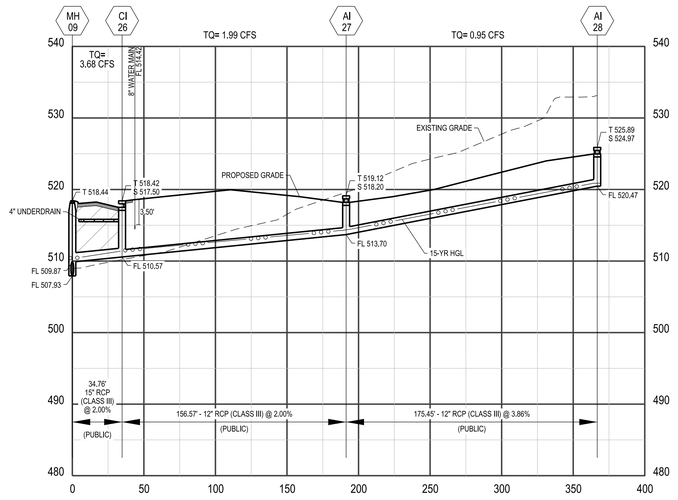
07-01-25

C12



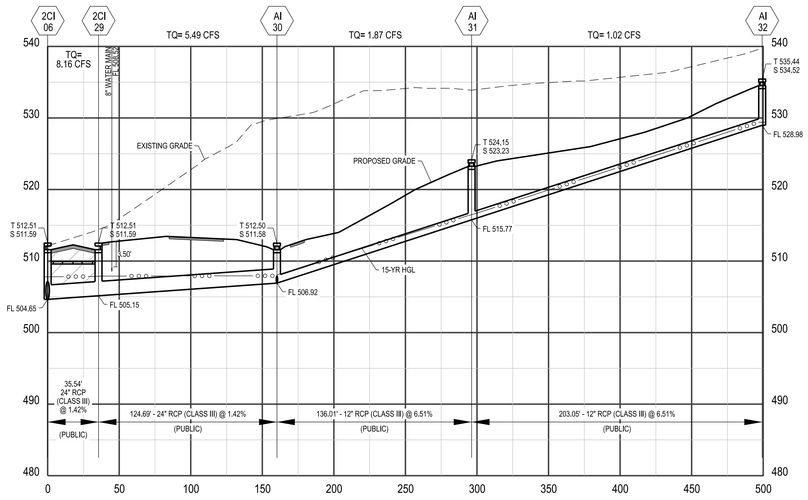
STORM PROFILE: MH 10 - 2AI 25

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



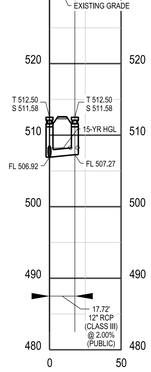
STORM PROFILE: MH 09 - AI 28

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



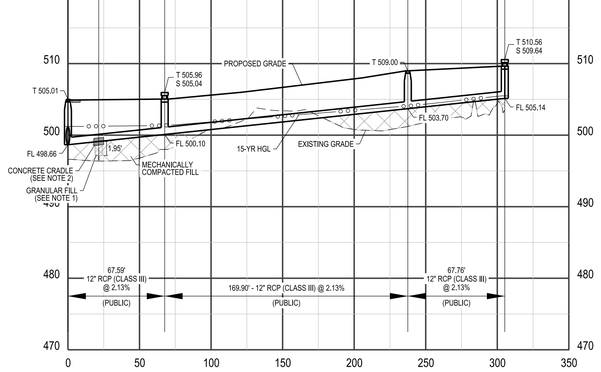
STORM PROFILE: 2CI 06 - AI 32

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



STORM PROFILE: AI 30 - AI 33

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



STORM PROFILE: MH 05 - AI 36

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

GENERAL NOTES

1. PROVIDE GRANULAR BACKFILL TO ALL STORM SEWER, SANITARY SEWER, SANITARY LATERALS, WATER MAIN, AND/OR WATER SERVICE LINE TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.
2. WHEN A STORM SEWER CROSSES ABOVE A SANITARY SEWER PIPE, THE UPPER RCP SHALL BE CONCRETE CRADLED ACROSS THE FULL WIDTH OF THE SANITARY SEWER TRENCH. GRANULAR FILL SHALL BE PLACED IN THE TRENCH BETWEEN THE LOWER SANITARY SEWER PIPE AND THE UPPER STORM SEWER PIPE.

McKELVEY HOMES
Building A Tradition Of Excellence Since 1956
424 S. WOODS MILL RD., SUITE 110
TOWN & COUNTRY, MISSOURI 63017

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Authority #203

STATE OF MISSOURI
7/1/25
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED ENGINEER
TIMOTHY J MEYER
Professional Engineer
MO E-24665

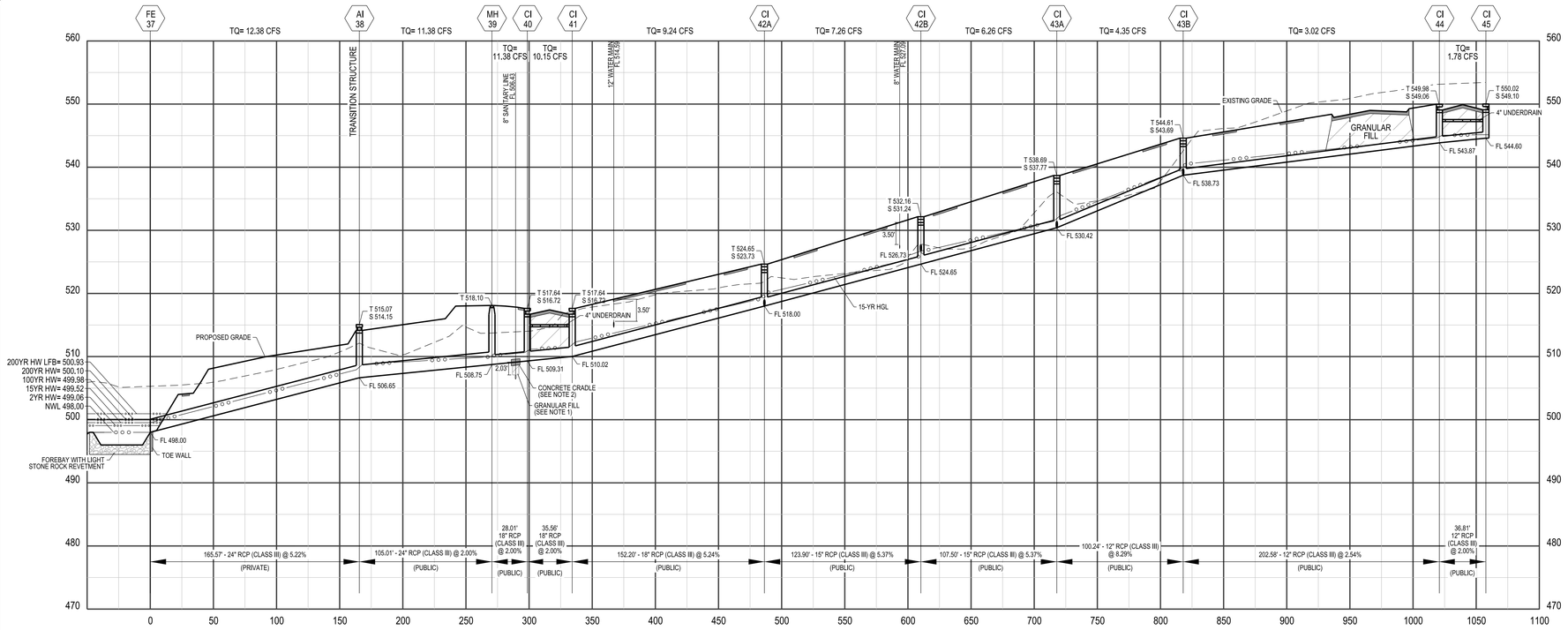
STRAWBERRY FARMS

STORM PROFILES: SHEET 2

8265 MEXICO ROAD,
O'FALLON, MO 63376

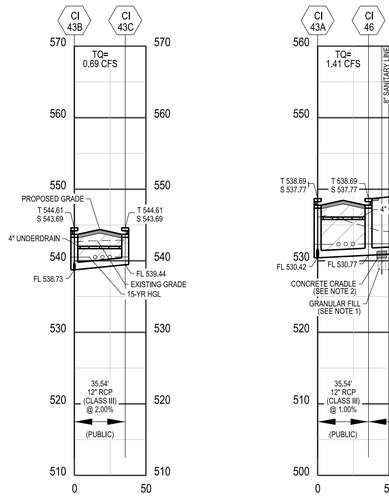
PARCEL ID: 2-0115-799-00-0024.5
CITY OF O'FALLON
PERMIT NO: RSP2025-0001
PROJECT #23444

07-01-25
C13



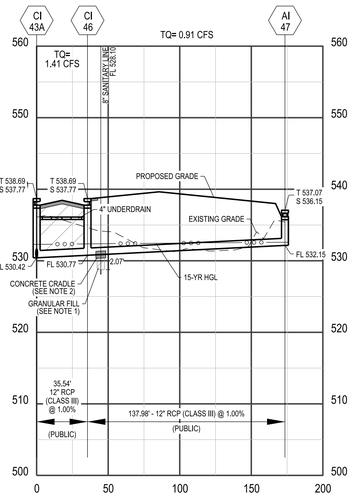
STORM PROFILE: FE 37 - CI 45

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



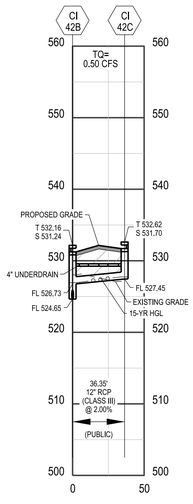
STORM PROFILE: CI 43B - CI 43C

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



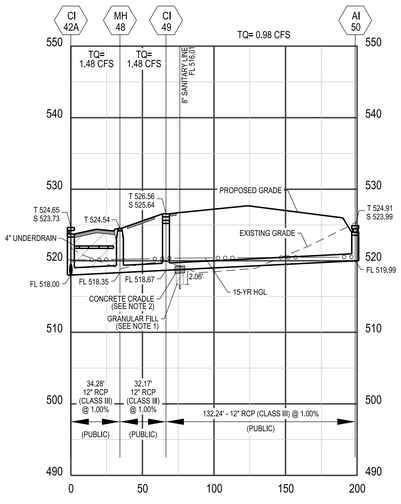
STORM PROFILE: CI 43A - AI 47

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



STORM PROFILE: CI 42B - CI 42C

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



STORM PROFILE: CI 42A - AI 50

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

GENERAL NOTES

1. PROVIDE GRANULAR BACKFILL TO ALL STORM SEWER, SANITARY SEWER, SANITARY LATERALS, WATER MAIN, AND/OR WATER SERVICE LINE TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.
2. WHEN A STORM SEWER CROSSES ABOVE A SANITARY SEWER PIPE, THE UPPER RCP SHALL BE CONCRETE CRADLED ACROSS THE FULL WIDTH OF THE SANITARY SEWER TRENCH. GRANULAR FILL SHALL BE PLACED IN THE TRENCH BETWEEN THE LOWER SANITARY SEWER PIPE AND THE UPPER STORM SEWER PIPE.

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7/1/25
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED ENGINEER
TIMOTHY J MEYER
Professional Engineer
MO E-24665

STRAWBERRY FARMS

STORM PROFILES: SHEET 3

8265 MEXICO ROAD.
O'FALLON, MO 63376

PARCEL ID: 3-0119-1799-00-0024.5
CITY OF O'FALLON
PERMIT NO. RSP2025-0001
PROJECT #23444

07-01-25
C14