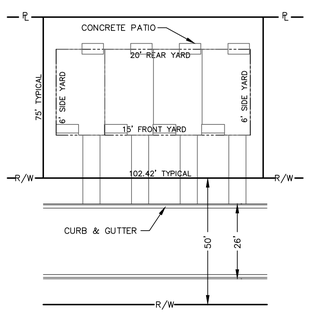
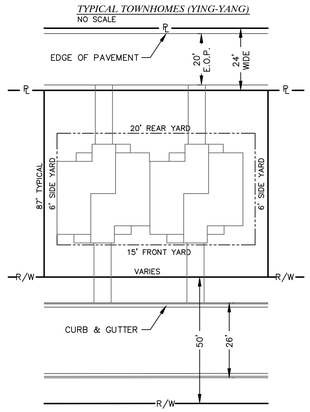
Drawing name: F:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCad Drawings\6821 - Plan Sheets\Construction Drawings\PH2 Residential Plans\32_Detail Sheet Phase 2.dwg Tab: C14.02 Plotted on: Jan 13, 2021 - 3:48pm Plotted by: jmeyer

TYPICAL TOWNHOMES (FRONT LOAD)
NO SCALE



TYPICAL TOWNHOMES (YING-YANG)
NO SCALE



TYPICAL LOT DETAILS
NO SCALE

NEW	REVISIONS			
7-24-03	7-31-07	10-22-08	3-1-10	7-6-11

ST. LOUIS COUNTY PROJ.	SHEET NUMBER	TOTAL SHEETS

General Notes

1) Do not scale drawings, follow dimensions.

2) The surface shall be compliant with the "Americans with Disabilities Act Accessability Guidelines (ADAAG)", Detectable Warnings (Paragraph 4.29), and Curb Ramps (Paragraph 4.7), and Ramps (Paragraph 4.8). Non-compliance shall be removed and corrected at contractor's expense.

3) The contractor and/or manufacturer must provide a performance warranty on the product and installation of the Detectable Warning Surface (DWS) for a minimum period of 1-year from the date of project acceptance or installation (whichever date is later). The performance warranty shall guarantee that the DWS is free from defects in workmanship and material including deformation, breakage, excessive wearing or breakage of truncated domes, color fastness, delamination, or attachment to pavement surface.

4) The Detectable Warning Surface (DWS) type shall be "Cast-in-Place with Screw Anchoring" (both new and retrofit applications) or "Surface Applied with Adhesive" (retrofit only), with the approved manufacturers listed on the "MoDOT Qualified Lists, Qualified Truncated Domes, FS-1067 Table 1" (also see MoDOT Std. Dwg. C608.10N). The MoDOT "Qualified Lists" are located on the internet at: www.modot.org/business/materials/pdf/main/tables.pdf

5) Refer to St. Louis County Standard Drawings C608.40 through C608.50 for sidewalk and curb ramp details and typical configurations. Truncated dome mats, tiles or panels are required on all raised concrete channelization islands with curb ramps (see Standard Drawing C608.49).

6) SAFETY MEASURES - Using barricades, cones or other safety devices, block off work area to pedestrian and vehicle traffic during installation process. Have work crew be prepared to offer alternate accessible pathway to disabled pedestrians during the time work is being performed and adhesive is curing.

7) Contractors or manufacturers shall at the request of this Department, provide product literature, installation procedures, maintenance instructions, detectable warning (truncated dome) samples (minimum 12 in. x 12 in.), and if necessary current test reports in accordance with ASTM guidelines, and possible test installation by the contractor or manufacturer.

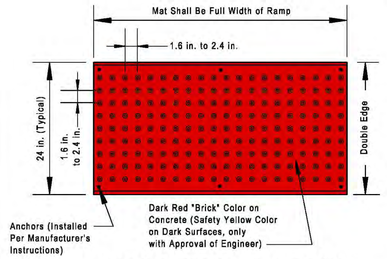
8) MATERIALS

Cast-in-place composite tiles or mats shall be made of polyester/vinyl ester reinforced compression molded material or similar approved material, throughout the thickness of the dectectable warning surface. Colors shall be dark red "Brick" color (on concrete surface) and Safety Yellow (on dark surfaces with the approval of the engineer). DWS shall meet the Federal standard colors for tactile panels. UV stabilization protection (fade resistance) shall be homogeneous throughout the composite material and not rely on any type of painted or coated surface to achieve color or UV code compliance. Mats or tiles shall have a minimum of six (6) corrosion resistant anchors with color coordinated corrosion resistant fasteners.

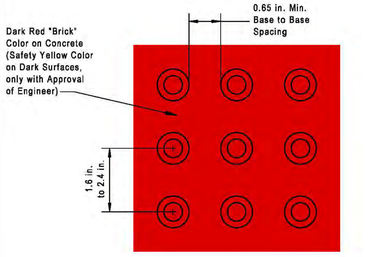
9) Detectable Warning Surface (DWS) shall consist of a surface of truncated domes aligned in a square or radial grid pattern. The pattern shall be aligned with the edge of pavement in the direction of travel. The DWS shall extend 24 inches in the direction of travel and span the full width of the curb ramp (exclusive of flares), landing or blended transition. The DWS shall contrast visually with the ramp or landing surface (dark-on-light surface, or light-on-dark surface), with a slip resistant surface or pattern (comply with ADA and ADAAG guidelines). Truncated domes shall be aligned parallel to the running slope of a ramp, in a square grid, when installed in the direction of pedestrian travel, to permit wheels to roll between the domes. DWS shall be installed 6 in. to 8 in. from the face of curb, the full width of the ramp (max. of 2 in. from each side of the ramp or landing - see Detail "A" on Std. Dwg. C608.40). DWS in a cut-through island, shall be installed full width, aligned with the face of the cut-through island curb (see Std. Dwg. C608.49).

10) The DWS, truncated dome mats, tiles or panels used, shall be consistent throughout the project and are required to be installed on all curb ramps at public and private street intersections; signalized entrances; and at all channelized and raised islands where a curb ramp or cut-through is provided. DWS shall be omitted on curb ramps adjacent to private entrances. The DWS type and location shall be approved by the Engineer prior to installation. No direct payment will be made for detectable warning surfaces.

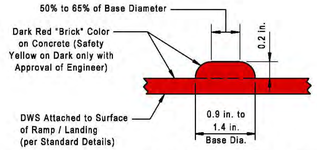
11) Truncated dome mats, tiles or panels shall be a cast-in-place product (new construction) or surface applied (retrofit applications), and approved by the project engineer prior to usage. Tiles or mats shall be pre-formed or pre-cast and installed per manufacturer's recommendations and instructions. Stamped concrete truncated domes or grooves will not be accepted.



Detectable Warning Surface (DWS) (Mat, Tile or Panel)



Square Pattern, Parallel Alignment



Truncated Dome Detail

SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI

SIDEWALK & CURB RAMP DETAILS

DETECTABLE WARNING SURFACE FOR NEW CONSTRUCTION AND RETROFITTING OF CURB RAMPS

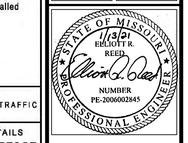
REVISION DATE: July 6, 2011

DRAWING
C608.51

636-584-0540 (fax)
636-584-0542 (tel)
mail@ochranreng.com
530A E. Independence Dr.
Union, Missouri 63084
OCHRAN
• Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning
Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

Three working days prior to the start of any excavation on this site, contractor shall contact Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of excavation involved and shop plans shall be strictly followed (ie. Trenching, Blasting, etc.)



THE STREETS OF CALEDONIA
PHASE II RESIDENTIAL
O'FALLON, MISSOURI

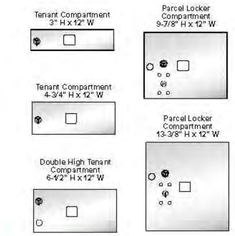
DRN. BY:	APPD. BY:
JMM	ERR

DATE: JAN. 13, 2021
SCALE: NO SCALE
PROJ. NO: 17-6821
DWG. NO: C14.02

DETAIL SHEET

Cluster Box Units
FEATURES & OPTIONS

CBU STANDARD COMPARTMENT SIZES
All CBU models are USPS Approved and pre-configured with standard tenant and parcel locker compartment heights which meet specific USPS regulations.
Note: All OPL parcel locker compartments are 19-5/8" H x 12" W



DOOR ID OPTIONS
Decals: All CBUs come standard with silver adhesive decals which are 1-1/2"H x 1-3/4"W. Black lettering can contain up to five characters (alpha and numeric) per decal.

Engraving: Custom engraving utilizes the USPS Standard US Block font and is 3/4" tall. All engraving can include up to 12 characters on one or two lines.

COLOR OPTIONS
All cluster box unit types are available in six different architectural color options; all in a durable, powder coat finish.

*Note: Postal Grey is USPS Approved for replacement only and is not intended for new installations.

Cluster Box Units

PRODUCT SELECTIONS

CONTRACTOR SHALL VERIFY MODEL # AND COLOR WITH DEVELOPER PRIOR TO ORDERING MATERIALS

vital™ Cluster Box Units

Pre-configured units include parcel lockers and outgoing mail collection to be used alone or in large groupings. Pedestal included ensures mailboxes and parcel lockers comply with USPS installation regulations. Available in six architectural colors (see page 7).

MODEL #	CBU TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1570-8XX	vital™ Type I CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	8	2
1570-12XX	vital™ Type II CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	12	1
1570-16XX	vital™ Type III CBU	62"	30-1/2"	18"	14-1/2"	175	3"H x 12"W x 15"D	16	2
1570-13XX	vital™ Type IV CBU	62"	30-1/2"	18"	14-1/2"	167	4-3/4"H x 12"W x 15"D	13	1
1570-4T5XX	vital™ Type V CBU	62"	30-1/2"	18"	28-1/2"	145	6-1/2"H x 12"W x 15"D	4	2
1570-8T6XX	vital™ Type VI CBU	62"	30-1/2"	18"	14-1/2"	176	3"H x 12"W x 15"D	8	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black=BK Dark Bronze=DB Sandstone=SD Postal Grey=PG White = WH Forest Green = FG

valiant™ Outdoor Parcel Lockers

Industry unique package delivery system with key trapping locks can be used alone or with CBU installation to accomodate USPS-delivered packages in a secure locker.

Florence "F" Series CBU is Officially Licensed by the US Postal Service
The Florence vital™ 1570 series CBU line is an Officially Licensed CBU product of the US Postal Service for centralized mail delivery.
License #"CD SEQ-08-8-0012

MODEL #	CPL TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1590-T1XX	valiant™ Type I OPL	62"	15"	18"	14-1/2"	100	19-5/8"H x 12"W x 15"D	0	2
1590-T2XX	valiant™ Type II OPL	62"	30-1/2"	18"	14-1/2"	139	19-5/8"H x 12"W x 15"D	0	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black=BK Dark Bronze=DB Sandstone=SD Postal Grey=PG White = WH Forest Green = FG

OWNER/DEVELOPER:
DD LAND DEVELOPMENT, LLC
10407 BAUR BLVD. SUITE B
ST. LOUIS, MO 63132