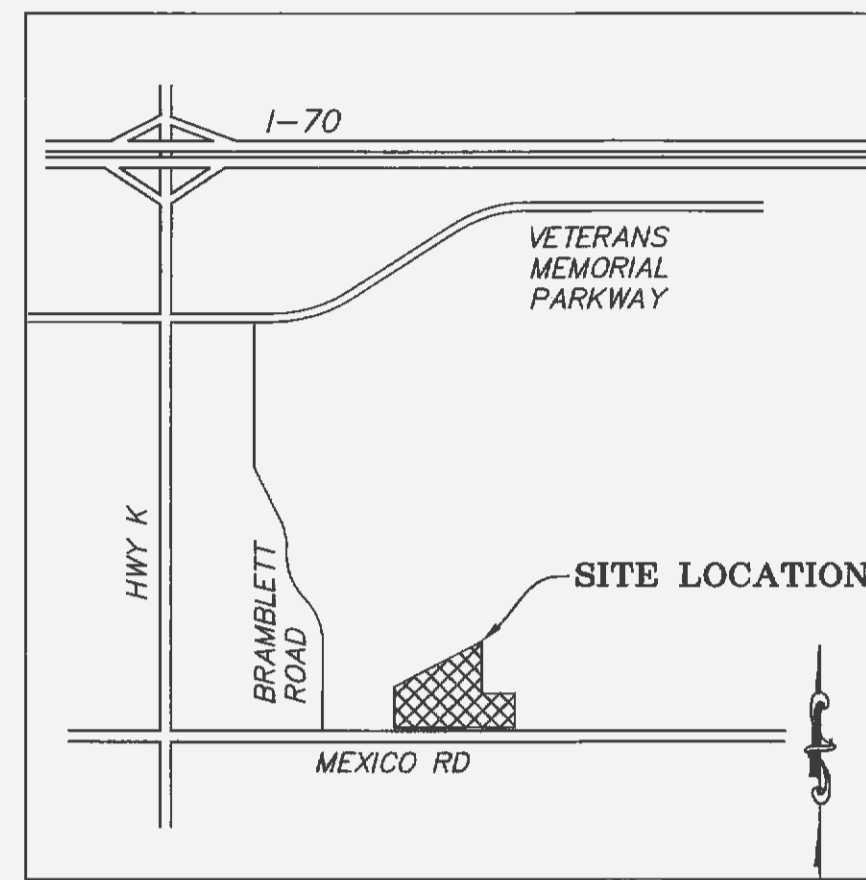


Plan View



Locator Map N.T.S.

A SET OF AS-BUILT PLANS FOR  
**CULVERS OF O'FALLON  
 - BRAMBLETT CROSSING**  
 A TRACT OF LAND BEING PART OF  
 LOT C OF BRAMBLETT CROSSING  
 P.B. 46, PGS. 112-115  
 TOWNSHIP 47 NORTH, RANGE 3 EAST,  
 ST. CHARLES COUNTY, MISSOURI

**Drawing Index**

1. COVER SHEET
2. CITY OF O'FALLON NOTES
3. DEVELOPMENT NOTES
4. FLAT PLAN
5. FLAT PLAN - LOT C - 2
6. GRADING PLAN
7. GRADING PLAN - LOT C - 2
8. ROADWAY PROFILE & ENTRANCE WARNINGS
9. SEWER PROFILES
10. BMP PLAN
11. BMP PLANTING PLAN
12. BMP DRAINAGE AREA MAP
13. LANDSCAPE PLAN
14. DRAINAGE ARE MAP (15yr, 20min)
15. SWPPP
16. SWPPP DETAILS
17. EROSION CONTROL DETAILS
18. SITE AND CONSTRUCTION DETAILS
19. STORM & SANITARY DETAILS
20. WATERLINE DETAILS
21. PAVEMENT DETAILS
22. PAVEMENT DETAILS

**Benchmarks**

**Project**

RM60 - ELEVATION (NGVD) 480.00  
 2-INCH CUT SQUARE IN CENTER OF NORTH END OF WALKWAY AT THE NORTHEAST CORNER OF BELLEAU CREEK ROAD BRIDGE OVER BELLEAU CREEK

**Site**

ELEV.-509.76 - CROSS CUT ON CONC. CURB  
 80 LF SOUTHEAST OF FIRE HYDRANT & 15 LF EAST OF FOUND CROSS OF EASTERN-MOST PROPERTY CORNER IN THE CENTERLINE OF THE SHARED DRIVE (CHRISTIAN BROS. AUTOMOTIVE ENTRANCE).

**SYMBOL LEGEND**

X	FOUND CROSS	□	ELECTRIC BOX	TV	CABLE TV BOX
○	FOUND IRON PIPE	□	ELECTRIC METER	⊗	LIGHT STANDARD
●	SET IRON ROD	⊕	POWER POLE	⊗	CLEAN OUT
⊕	BENCHMARK	○	GUY WIRE	⊕	SANITARY MANHOLE (EXISTING)
⊕	TRAFFIC SIGNAL BOX	⊕	GAS METER	⊕	STORM SEWER MANHOLE (EXISTING)
□	PHONE BOX	⊕	GAS VALVE	⊕	STORM SEWER DRAIN (EXISTING)
⊕	UTILITY MANHOLE	⊕	WATER METER	⊕	GRATE INLET (EXISTING)
○	BOLLARD	⊕	WATER VALVE	□	AREA INLET (EXISTING)
⊕	MAILBOX	⊕	HYDRANT	—	GENERAL SURFACE DRAINAGE
—	SIGN	⊕	WATER SHUT OFF	—	EXISTING CONTOUR
—	POST	○	SPRINKLER HEAD	—	TREE LINE
⊕	EXISTING SHRUB	⊕	IRRIGATION VALVE BOX	—	8" PVC SAN. SEWER (EXISTING)
⊕	EXISTING DECIDUOUS TREE	⊕	WELL	—	12" CPVC STORM DRAIN (EXISTING)
⊕	EXISTING EVERGREEN TREE	⊕	TEST HOLE	(ASB)	AS-BUILT ELEVATION

**Conditions of Approval  
 From Planning and Zoning**

1. The 10 foot multi-purpose trail shall connect to the curb cut on Mexico Rd. and tie into the sidewalk with an accessible ramp.
2. A stream bank stability analysis shall be performed by a Geotechnical Engineer for any impact to the stream bank.
3. A location shall be provided where the future trail along the creek will be able to connect to the building.
4. Each compact parking space shall be labeled with a sign or surface lettering in accordance with section 400.510.
5. The applicant shall abide by the Municipal Code Requirements listed above.
6. A photometric plan shall be provided before construction plan approval.
7. A landscape plan shall be provided before construction plan approval.

NOTE:  
 Basis of Bearings and Easements are per: Plat Book 49, page 172.

**AS-BUILT CERTIFICATION:**  
 THE EXISTING SEWER LENGTHS, SIZES, FLOW LINES, DEPTHS OF STRUCTURES & SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF AS-BUILT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

THD DESIGN GROUP

**Utility Contacts**

**Sanitary Sewers**  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 Contact: 636-281-2858

**Water**  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 Contact: 636-281-2858

**Storm Sewer**  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 636-281-2858

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

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

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

**Fire District**  
 O'Fallon Fire Protection District  
 119 E. Elm St.  
 O'Fallon, MO. 63366  
 636-272-3493

\* City of O'Fallon Construction work hours per City 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 P.M. Monday Through Sunday

June 1 Through September 30

6:00 A.M. To 8:00 P.M. Monday Through Friday

7:00 A.M. to 8:00 P.M. Saturday and Sunday

\* The area of this phase of development is 1.65 Acres ±  
 The area of land disturbance 1.65 Acres ±  
 Number of proposed lots is 2. Lot currently is being Re-Subdivided.  
 Building setback information.

Front: 25 Feet  
 Side: 0 Feet  
 Rear: 10 Feet

\* The estimated sanitary flow in gallons per day is 4,000 GPD.  
 \* Tree preservation calculations: See Landscape Plan

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

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, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

**APPROVED**

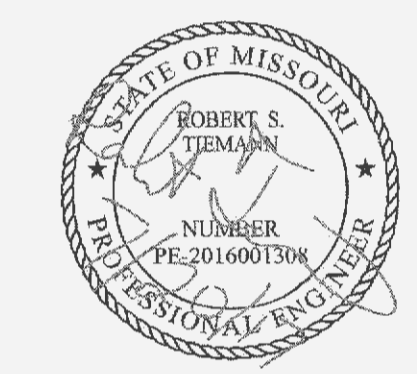
*Jamie Shultz*

9/27/17

FINAL MEASUREMENT DRAWINGS

PROJECT TITLE:  
**CULVERS OF O'FALLON  
 BRAMBLETT CROSSING**

**THD DESIGN GROUP, INC.**  
 "your solution for engineering and surveying"  
 146 CHESTERFIELD INDUSTRIAL BLVD, STE C, CHESTERFIELD, MO 63005  
 TEL: 636-294-2972  
 FAX: 636-294-3027  
 WEB: THDDESIGNGROUP.COM  
 Corporate Certificate of Authority: AED11004115

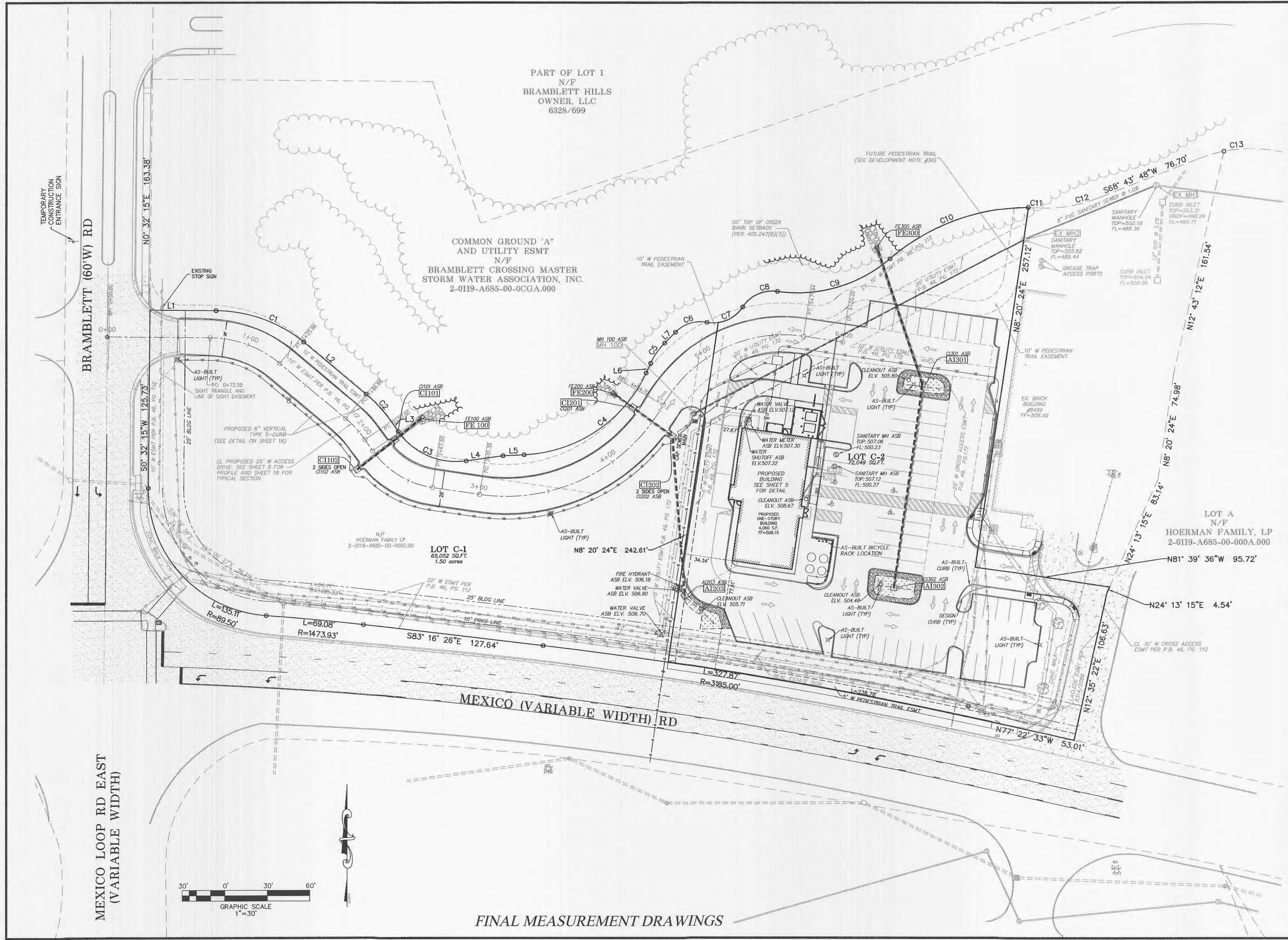


Date: Jul 20, 2017  
 Robert S. Tiemann  
 License No. PE-2016001308  
 Professional Engineer

Owner Info: Hoerman Family, LP  
 Developer/Owner Under Contract: KK+G, LLC.  
 Contact: Allen Walz  
 1920 Jefferson Street  
 Jefferson City, MO 65109  
**Cover Sheet**

P+Z No: 3805.08.02  
 Approval Date:  
 01/07/2016  
 City No.

Page No.  
 1 OF 23



PART OF LOT 1  
N/F  
BRAMBLETT HILLS  
OWNER, LLC  
6328/699

COMMON GROUND "A"  
AND UTILITY ESMT  
N/F  
BRAMBLETT CROSSING MASTER  
STORM WATER ASSOCIATION, INC.  
2-0119-A685-00-0CGA.000

N/F  
HOERMAN FAMILY LP  
2-0119-A685-00-000C.00

LOT C-1  
65,052 SQ.FT.  
1.50 acres

LOT C-2  
72,049 SQ.FT.

LOT A  
N/F  
HOERMAN FAMILY, LP  
2-0119-A685-00-000A.000

**THD DESIGN GROUP, INC.**

"your solution for engineering and surveying"

146 CHESTERFIELD INDUSTRIAL BLVD, STE G, CHESTERFIELD, MO 63005  
TEL: 636-394-2972  
FAX: 636-394-3027  
WEB: THDDESIGNGROUP.COM  
Corporate Certificate of Authority #021.004415

**PROJECT TITLE:**  
**CULVERS OF O'FALLON-  
BRAMBLETT CROSSING**

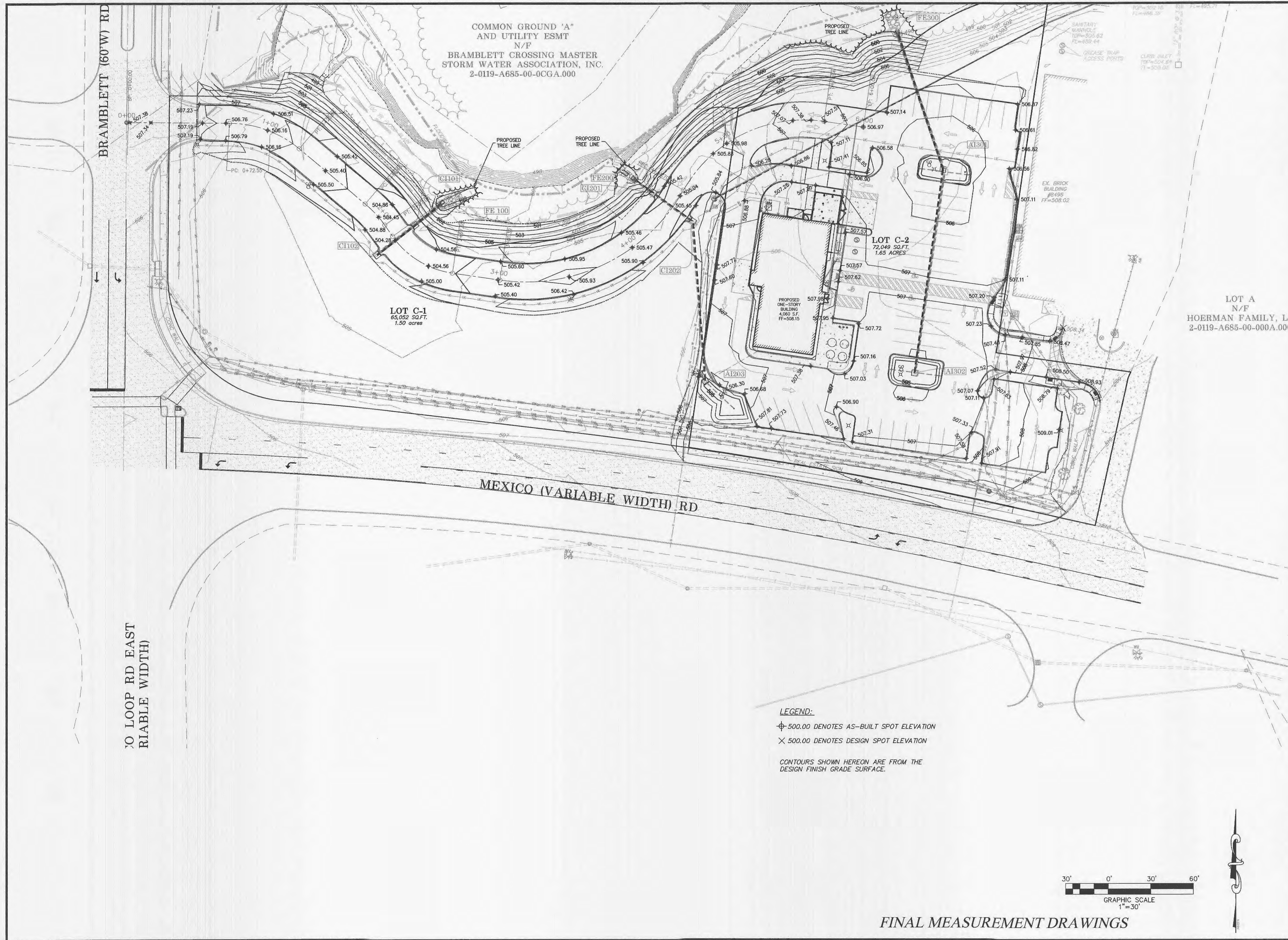
Owner Info: Hoerman Family, LP  
Developer/Owner Under Contract: KK+G, LLC.  
Contact: Allen Walz  
1920 Jefferson Street  
Jefferson City, MO 65109

**Flat Plan**

P+Z No: 3805.08.02  
Approval Date:  
01/07/2016  
City No.

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**4 OF 23**

**FINAL MEASUREMENT DRAWINGS**



NO LOOP RD EAST  
RIABLE WIDTH)

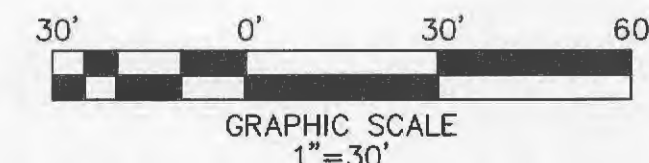
COMMON GROUND 'A'  
AND UTILITY ESMT  
N/F  
BRAMBLETT CROSSING MASTER  
STORM WATER ASSOCIATION, INC.  
2-0119-A685-00-0CGA.000

LOT C-1  
65,052 SQ.FT.  
1.50 acres

LOT C-2  
72,049 SQ.FT.  
1.65 ACRES

LOT A  
N/F  
HOERMAN FAMILY, LP  
2-0119-A685-00-000A.000

**LEGEND:**  
⊕ 500.00 DENOTES AS-BUILT SPOT ELEVATION  
× 500.00 DENOTES DESIGN SPOT ELEVATION  
CONTOURS SHOWN HEREON ARE FROM THE  
DESIGN FINISH GRADE SURFACE.



FINAL MEASUREMENT DRAWINGS

**THD DESIGN GROUP, INC.**  
"your solution for engineering and surveying"  
148 CHESTERFIELD INDUSTRIAL BLVD, STE G, CHESTERFIELD, MO 63003  
TEL: 636-294-2972  
FAX: 636-294-3027  
WEB: THDDESIGNGROUP.COM  
Corporate Certificate of Authority #2011004415

**PROJECT TITLE:**  
CULVER'S OF FALLON-  
BRAMBLETT CROSSING

Owner Info: Hoerman Family, LP  
Developer/Owner Under Contract: KK+G, LLC.  
Contact: Allen Walz  
1920 Jefferson Street  
Jefferson City, MO 65109  
**Grading Plan**

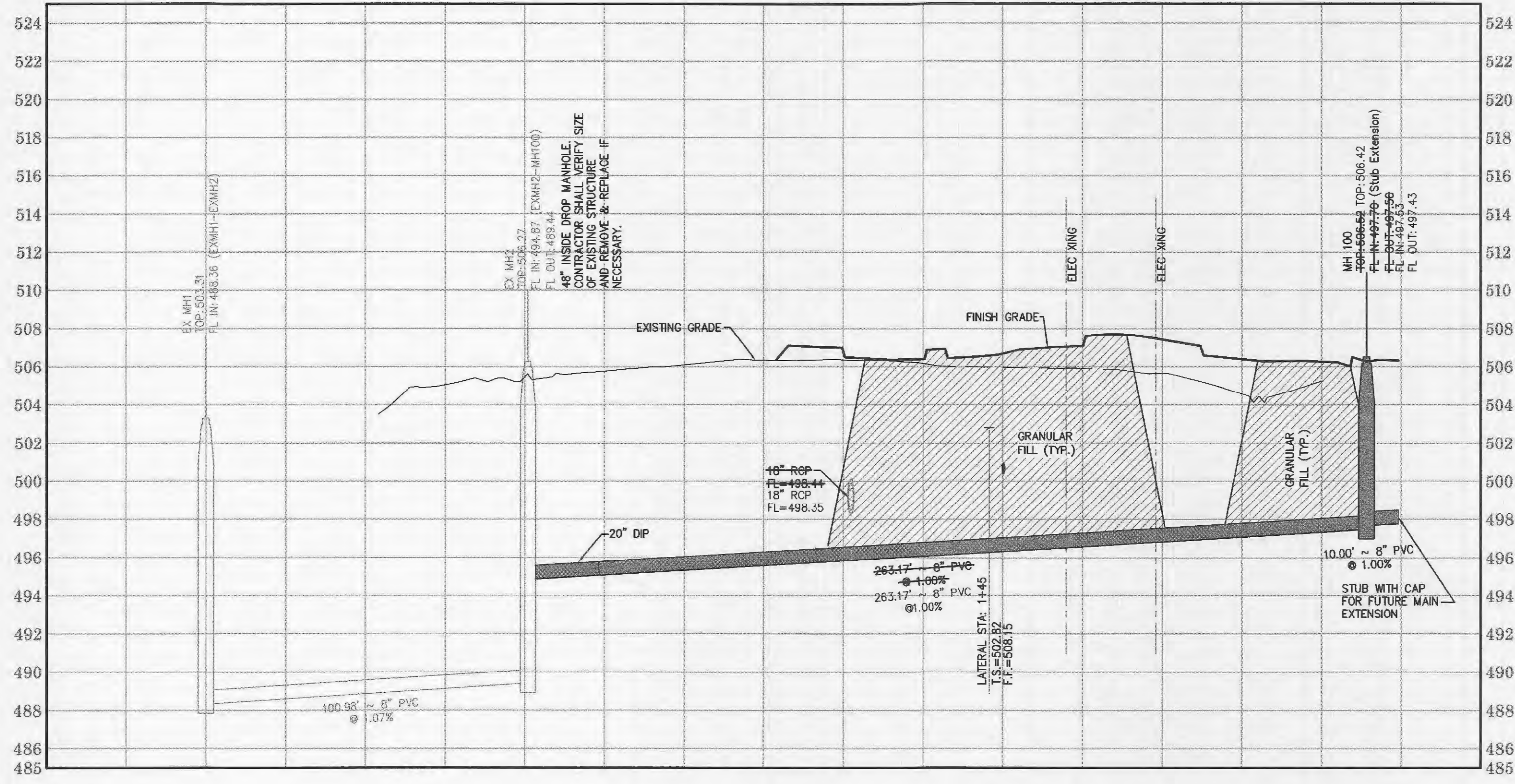
P+Z No: 3805.08.02  
Approval Date:  
01/07/2016  
City No.

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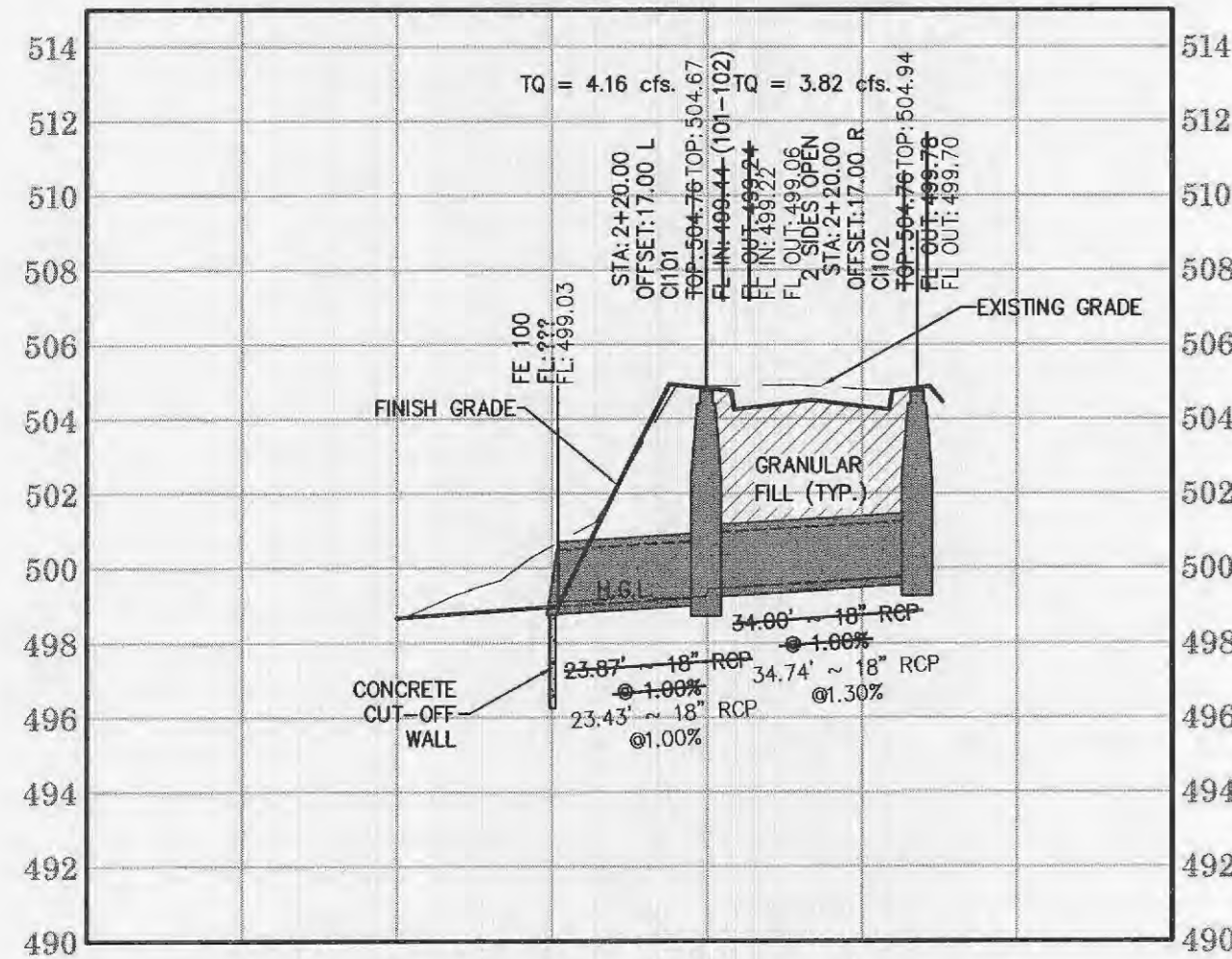
VERT.  
1"=5'

1"=30'  
HORIZ.

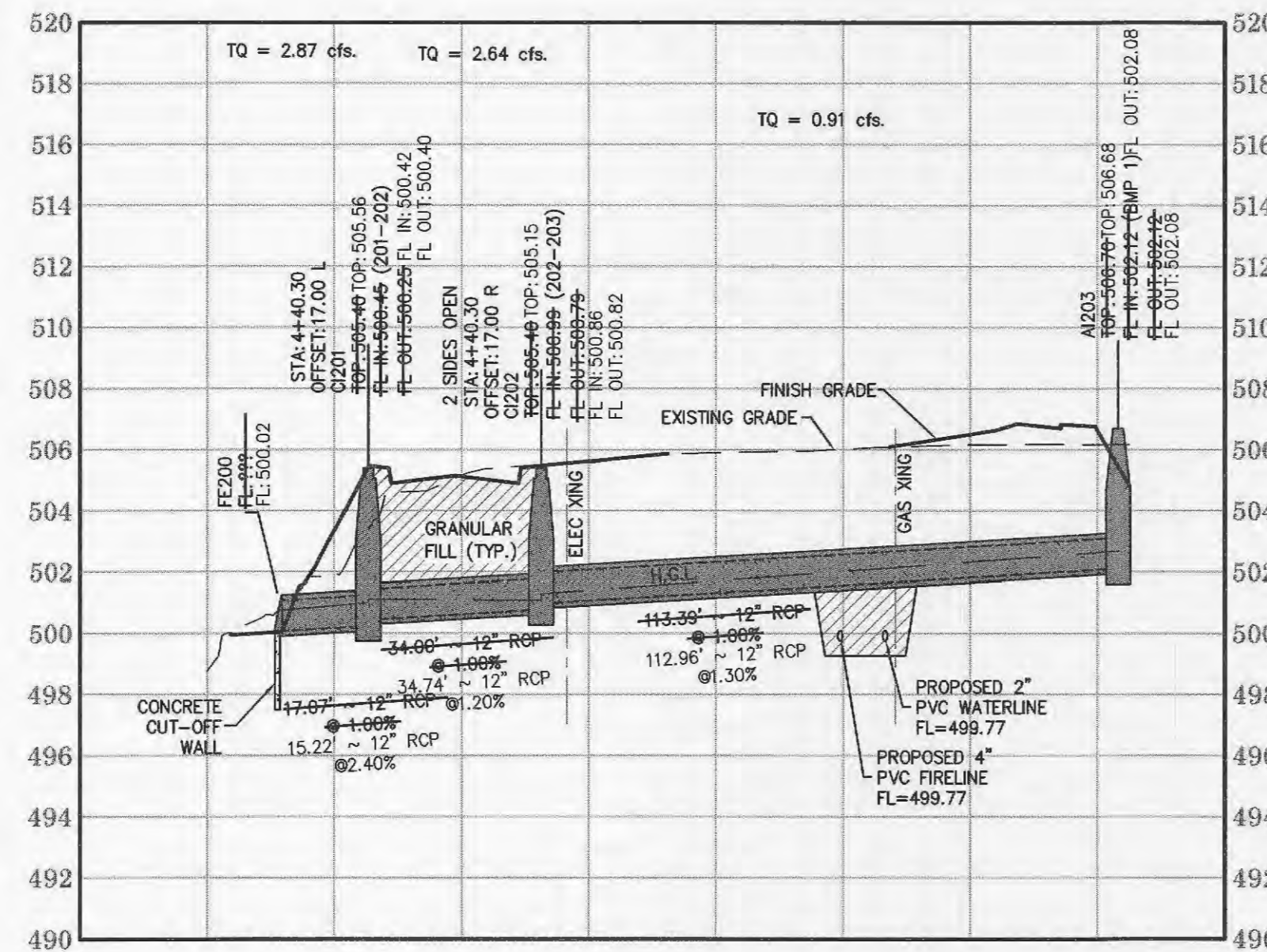
SCALE:



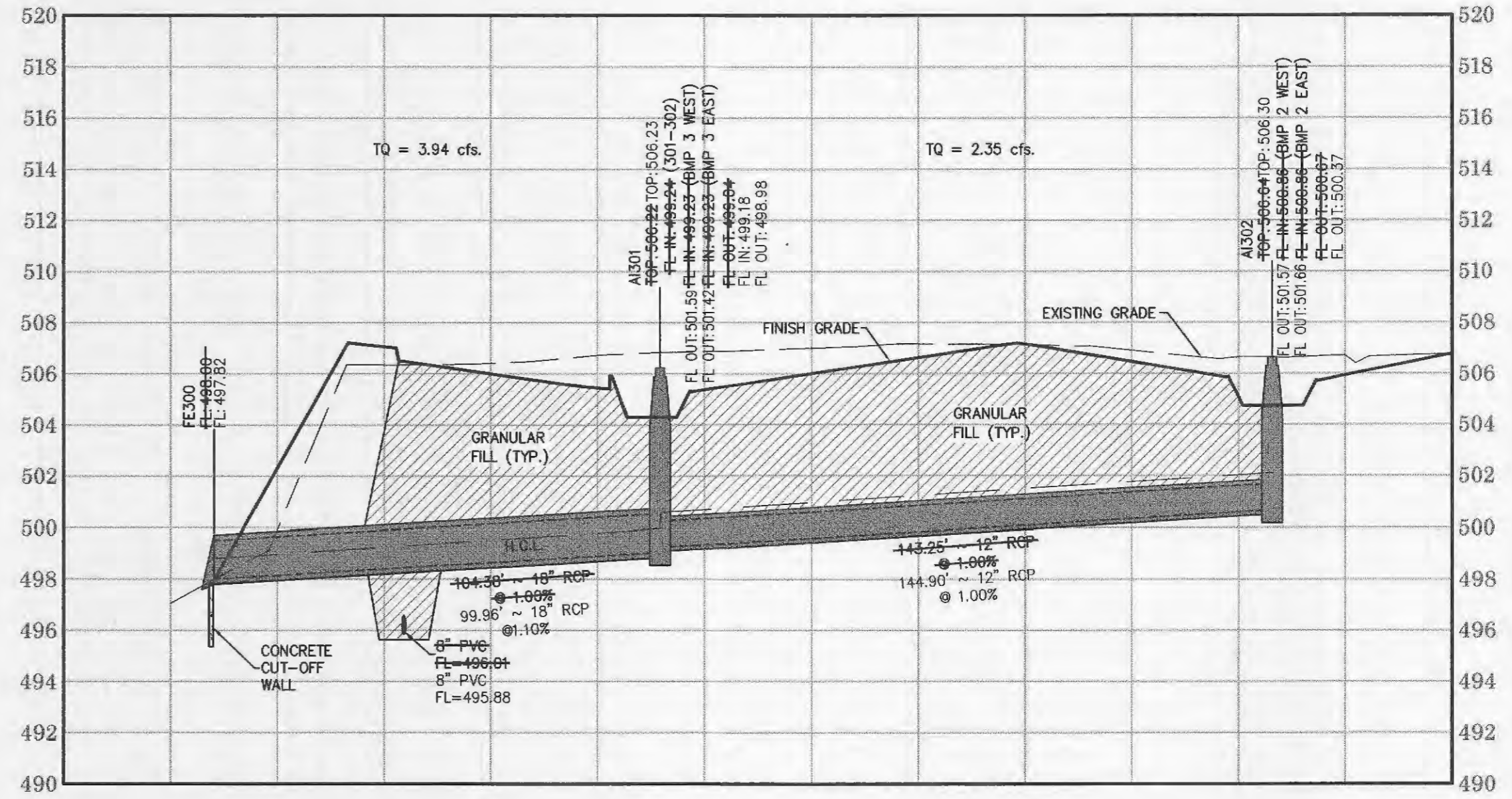
**SANITARY SEWER PROFILE  
(PUBLIC)**



**STORM SEWER PROFILE  
FE100 - CI102  
(PRIVATE)**



**STORM SEWER PROFILE  
FE200 - CI203  
(PRIVATE)**



**STORM SEWER PROFILE  
FE300 - AI302  
(PRIVATE)**

FINAL MEASUREMENT DRAWINGS

**THD DESIGN GROUP, INC.**  
"your solution for engineering and surveying"

148 CHESTERFIELD INDUSTRIAL BLVD STE G, CHESTERFIELD, MO 63005  
TEL: 636-294-2972  
FAX: 636-294-3002  
WWW: THDDESIGNGROUP.COM  
Corporate Certificate of Authority #0211004415

PROJECT TITLE:

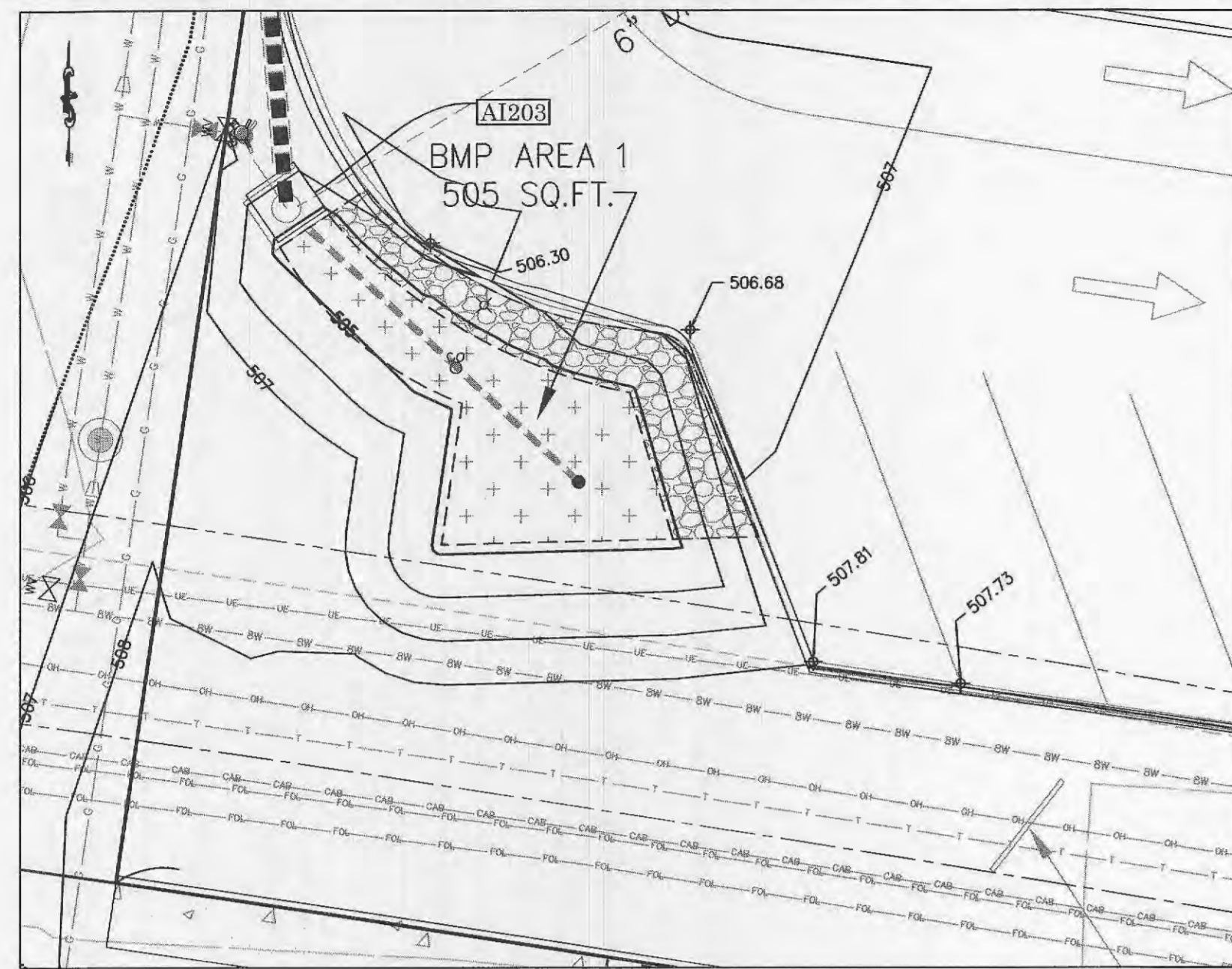
CULVER'S OF O'FALLON-  
BRAMBLETT CROSSING

Owner Info: Hoerman Family, LP  
Developer/Owner Under Contract: KK+G, LLC.  
Contact: Allen Walz  
1920 Jefferson Street  
Jefferson City, MO 65109

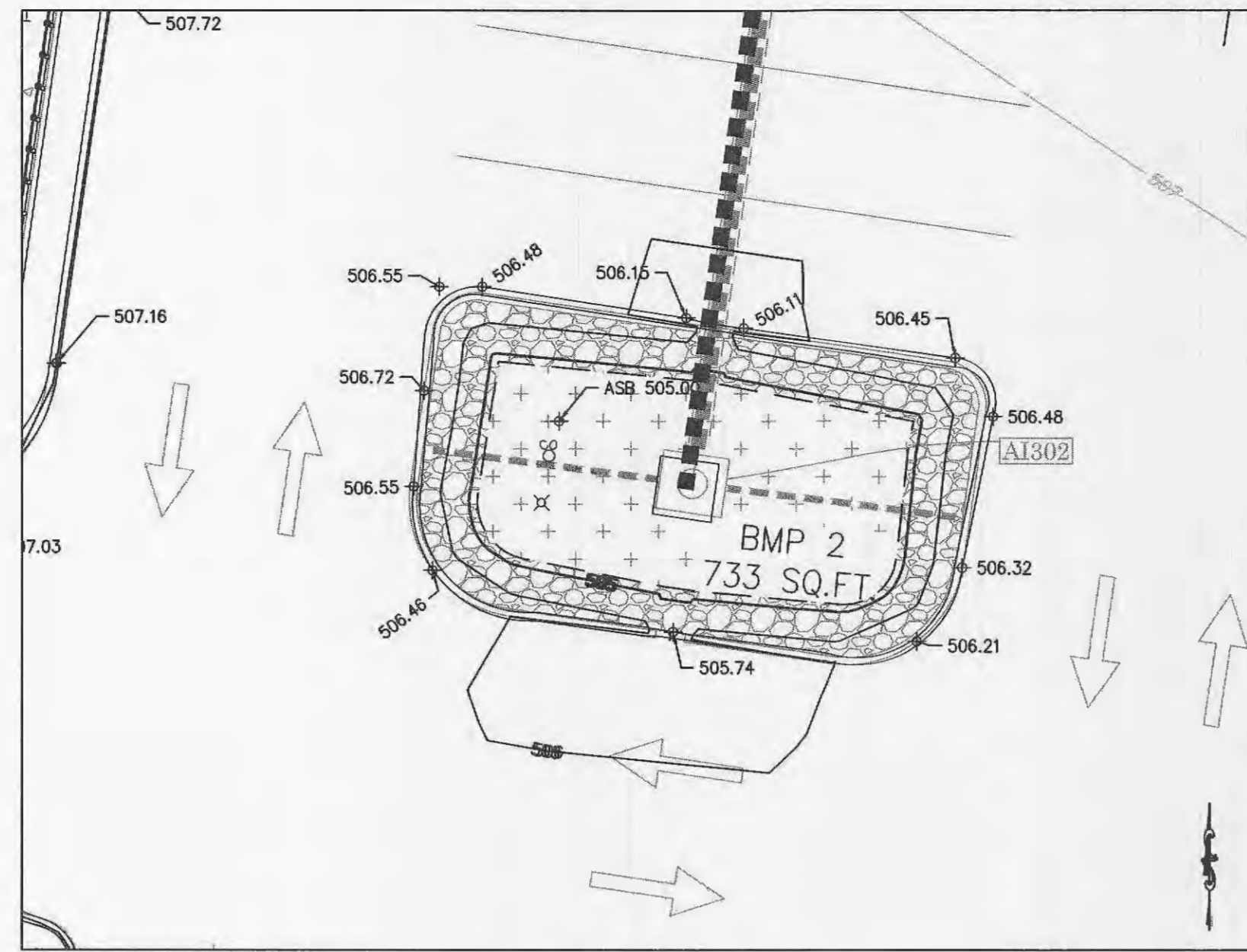
Sewer Profiles

P+Z No: 3805.08.02  
Approval Date:  
01/07/2016  
City No.

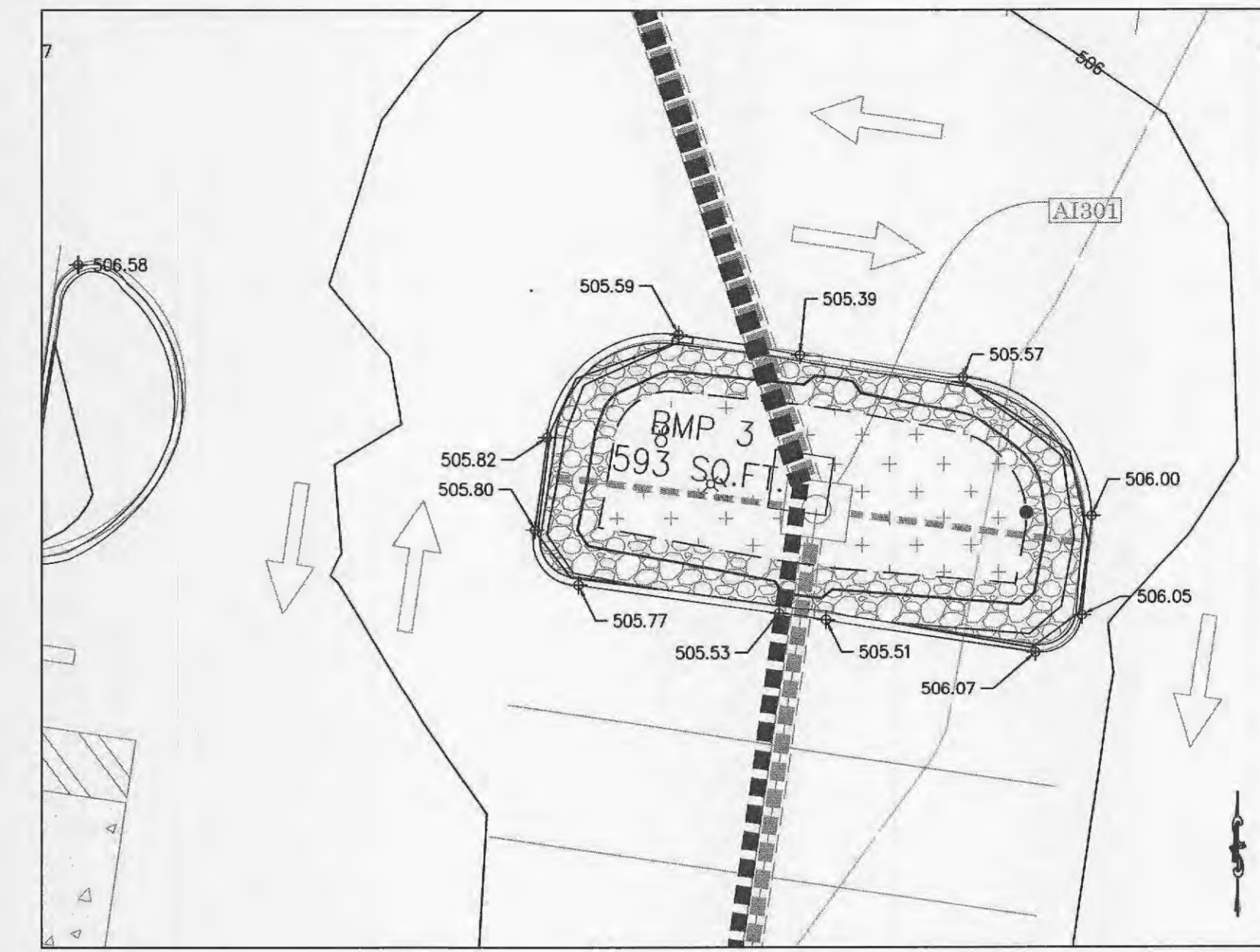
Page No.



**BMP AREA 1**  
SCALE: 1"=10'



**BMP AREA 2**  
SCALE: 1"=10'

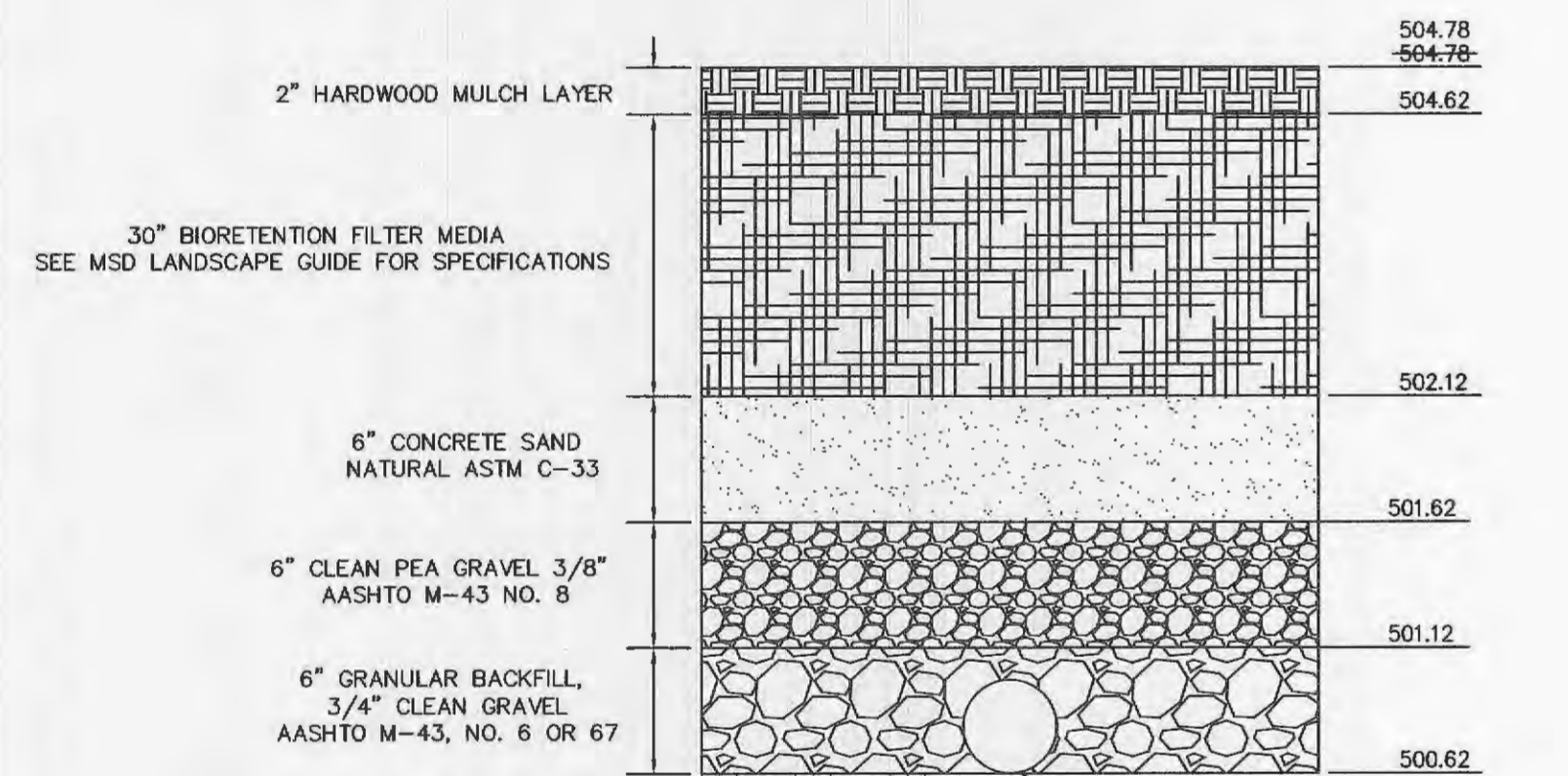


**BMP AREA 3**  
SCALE: 1"=10'

**LEGEND:**

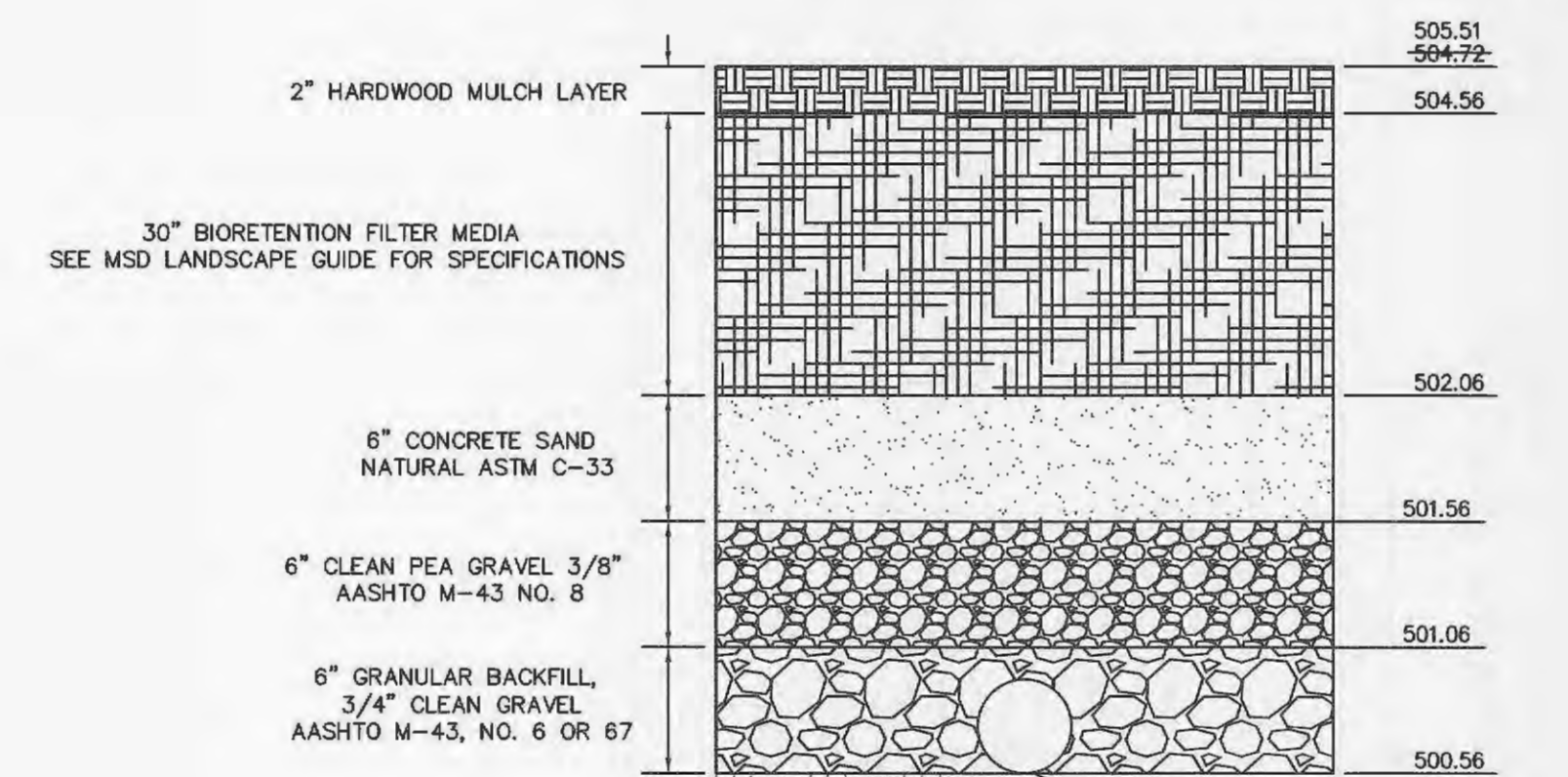
- ⊕ 500.00 DENOTES AS-BUILT SPOT ELEVATION
- × 500.00 DENOTES DESIGN SPOT ELEVATION

CONTOURS SHOWN HEREON ARE FROM THE DESIGN FINISH GRADE SURFACE.



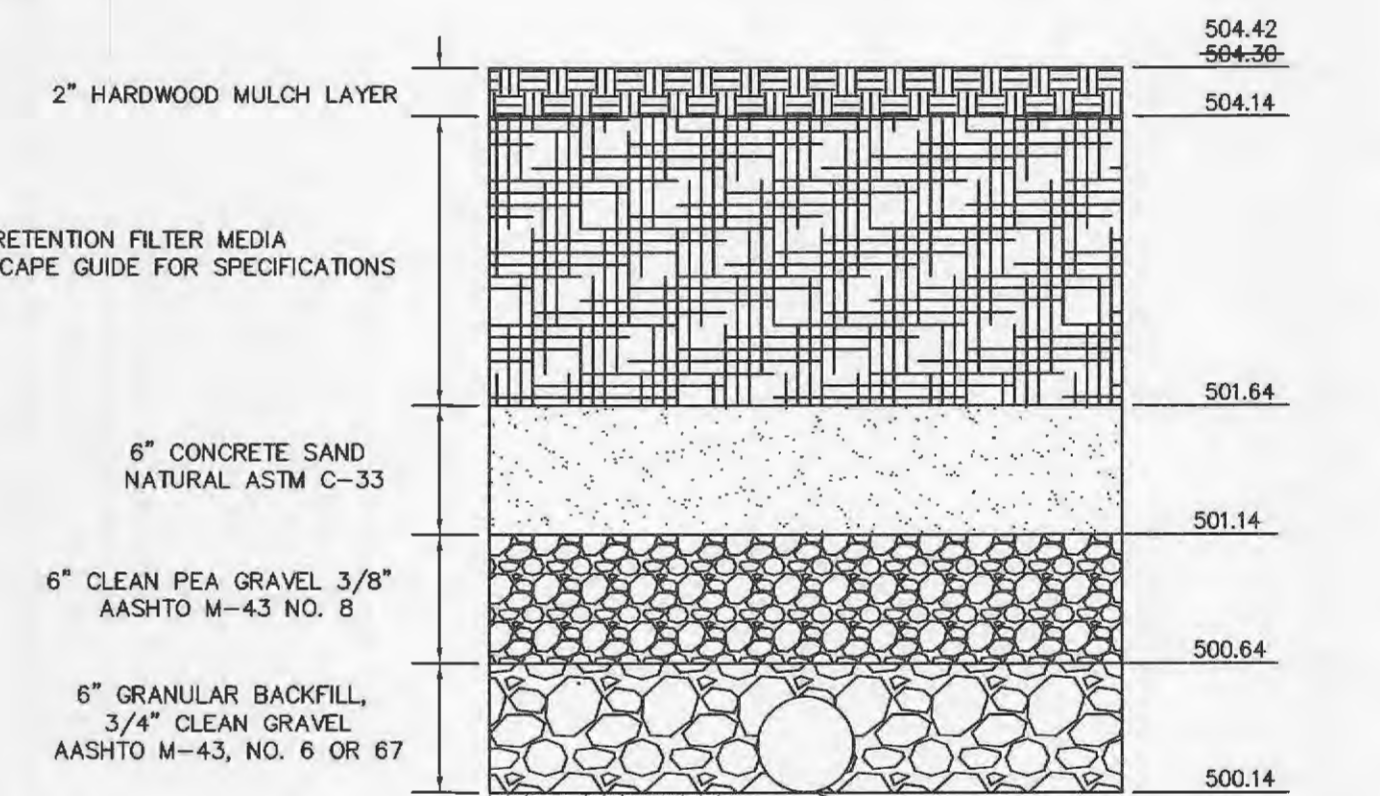
EXISTING SOIL TO BE TILLED OR "RIPPED" 12 INCHES DEEP BEFORE BACKFILLING

4" SCHEDULE 40 PVC OR SDR 35 PERFORATED WITH 3/8" DIAMETER HOLES SPACED ON 6" CENTERS, FOUR ROWS OF HOLES ON ONE SIDE OF PIPE, HOLES FACING DOWN.



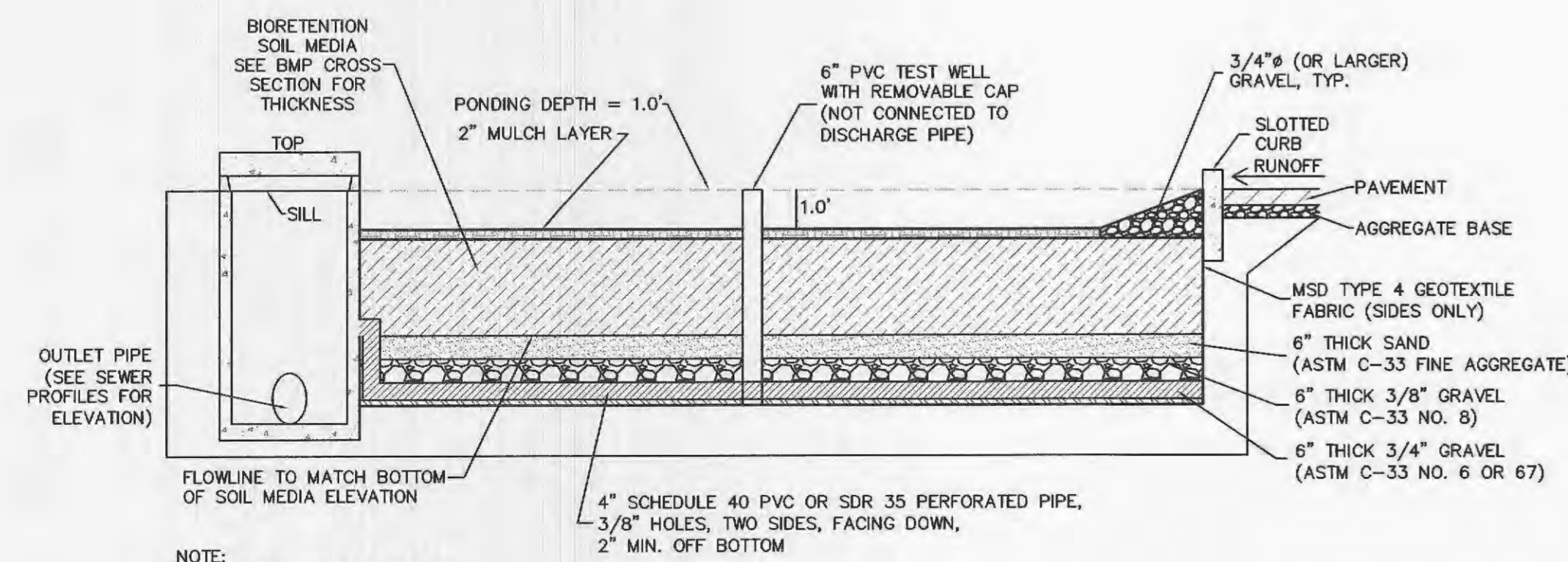
EXISTING SOIL TO BE TILLED OR "RIPPED" 12 INCHES DEEP BEFORE BACKFILLING

4" SCHEDULE 40 PVC OR SDR 35 PERFORATED WITH 3/8" DIAMETER HOLES SPACED ON 6" CENTERS, FOUR ROWS OF HOLES ON ONE SIDE OF PIPE, HOLES FACING DOWN.



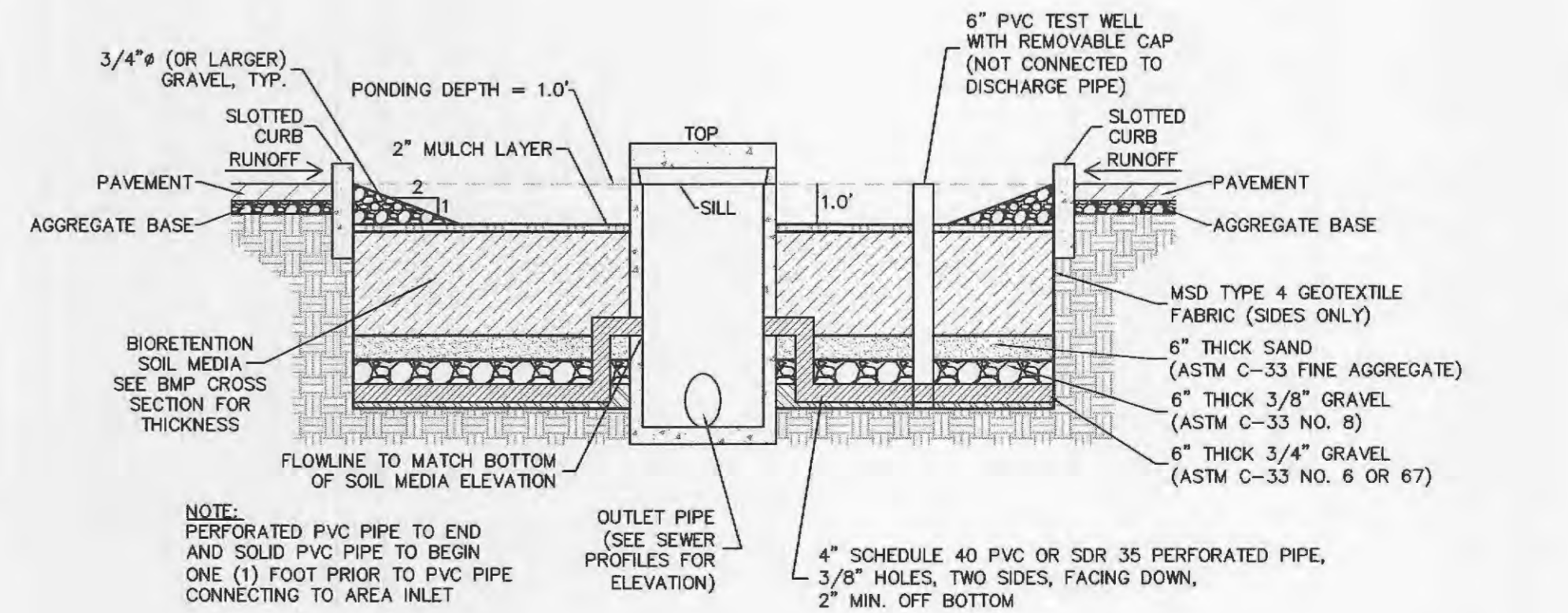
EXISTING SOIL TO BE TILLED OR "RIPPED" 12 INCHES DEEP BEFORE BACKFILLING

4" SCHEDULE 40 PVC OR SDR 35 PERFORATED WITH 3/8" DIAMETER HOLES SPACED ON 6" CENTERS, FOUR ROWS OF HOLES ON ONE SIDE OF PIPE, HOLES FACING DOWN.



NOTE:  
PERFORATED PVC PIPE TO END AND SOLID PVC PIPE TO BEGIN ONE (1) FOOT PRIOR TO PVC PIPE EXITING GRAVEL OUTFALL PIPE AT 0.5% MINIMUM

**BIOMETENTION FACILITY 1 DETAIL**  
N.T.S.



NOTE:  
PERFORATED PVC PIPE TO END AND SOLID PVC PIPE TO BEGIN ONE (1) FOOT PRIOR TO PVC PIPE CONNECTING TO AREA INLET

**PARKING LOT BIOMETENTION FACILITY 2 & 3 DETAIL**  
N.T.S.

**FINAL MEASUREMENT DRAWINGS**

**PROJECT TITLE:**  
CULVER'S OF FALLON-  
BRAMBLETT CROSSING

**THD DESIGN GROUP, INC.**  
"your solution for engineering and surveying"  
148 CHESTERFIELD INDUSTRIAL BLVD, STE G, CHESTERFIELD, MO 63005  
TEL: 636-294-2972  
FAX: 636-294-3027  
WEB: THDDSGROUP.COM  
Corporate Certificate of Authority #2011004415

**Owner info: Hoerman Family, LP**  
**Developer/Owner Under Contract: KK+G, LLC.**  
**Contact: Allen Walz**  
**1920 Jefferson Street**  
**Jefferson City, MO 65109**  
**BMP Plan**

**P+Z No: 3805.08.02**  
**Approval Date:**  
**01/07/2016**  
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