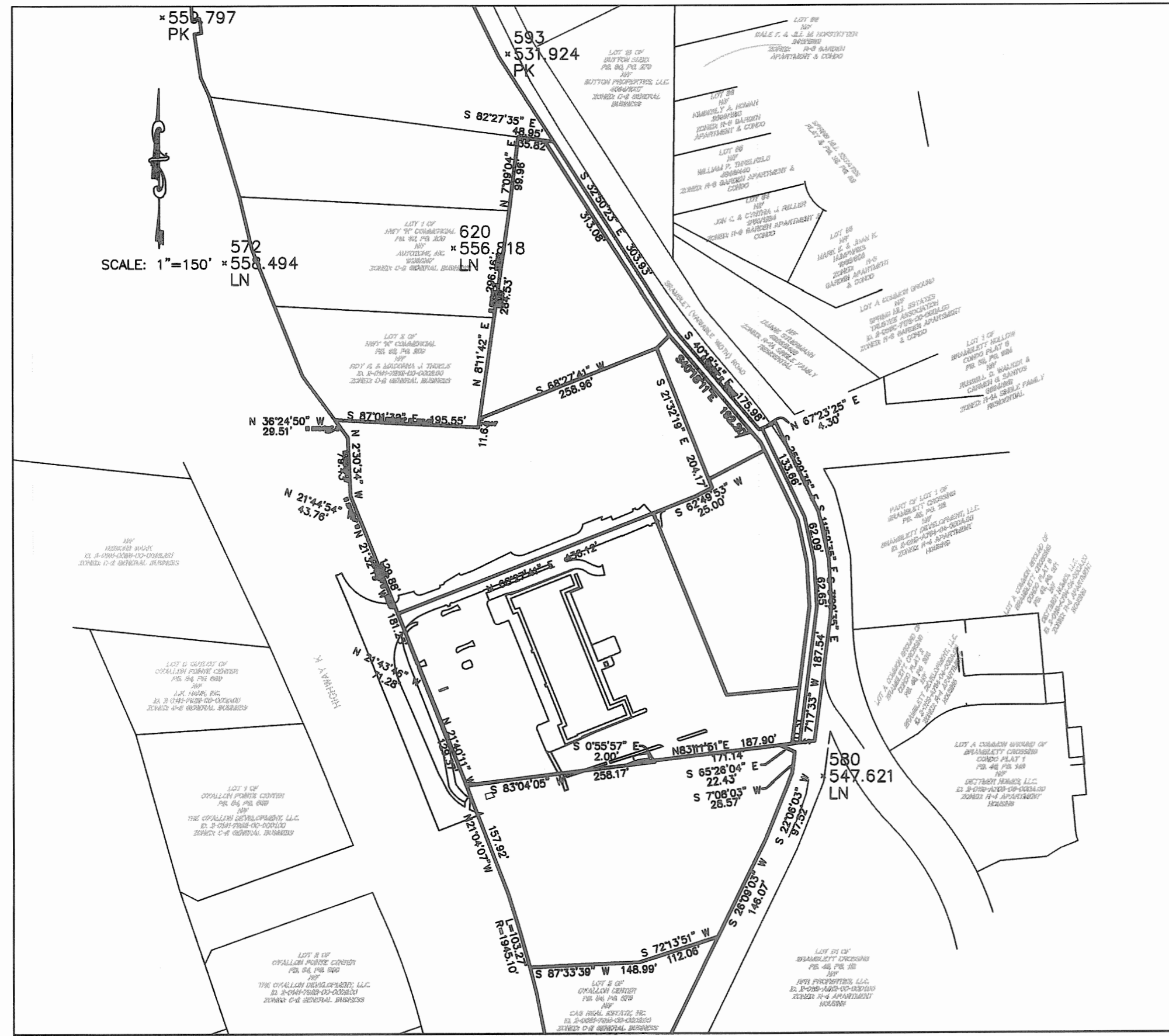


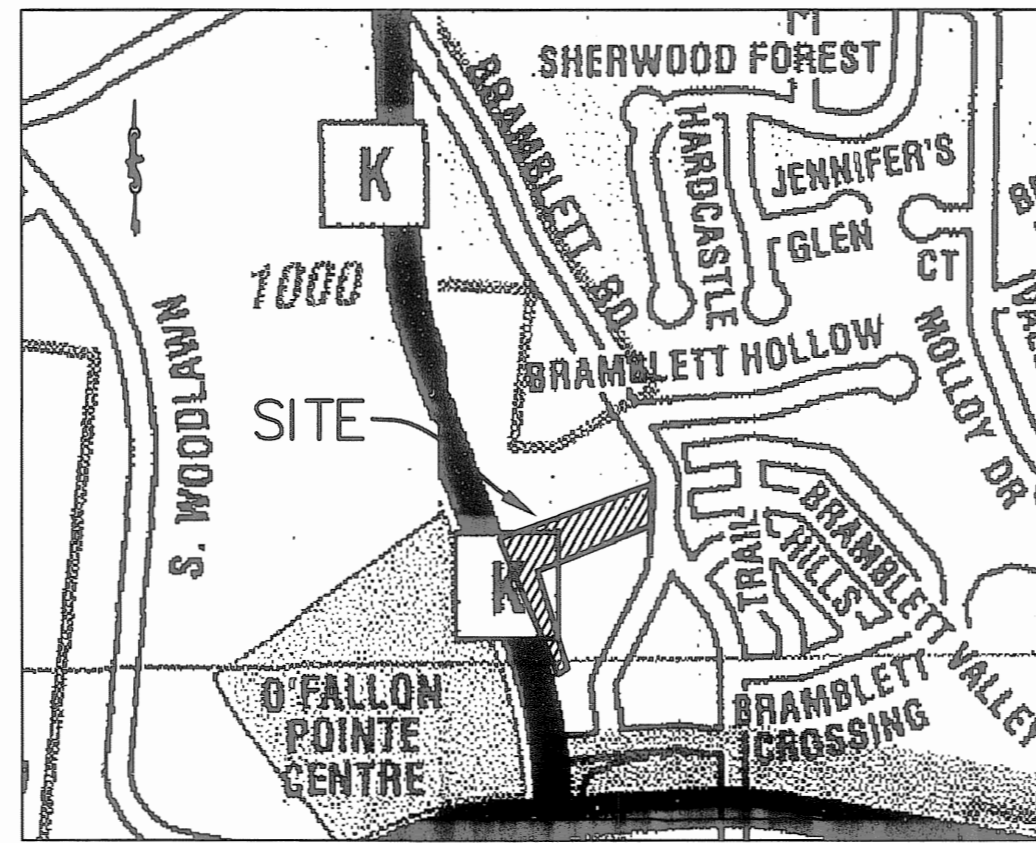
A SET OF IMPROVEMENT PLANS FOR HIGHWAY "K" RETAIL - ACCESS DRIVE

SEVERAL TRACTS OF LAND BEING
LOT 3 OF HIGHWAY K COMMERCIAL
AND PART OF U.S. SURVEYS 55 & 1766
AND PART OF FRACTIONAL SECTIONS 28 & 33,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MO

10/06/2014 REVISED STORM SEWER
09/16/2014 REVISED STORM SEWER
07/22/2014 REVISED PER CITY OF O'FALLON COMMENTS
06/04/2014 REVISED PER CITY OF O'FALLON & MCDOT COMMENTS
03/11/2014 REVISED PER CITY OF O'FALLON & MCDOT COMMENTS
02/03/2014 REVISED PER CITY OF O'FALLON COMMENTS



Plan View



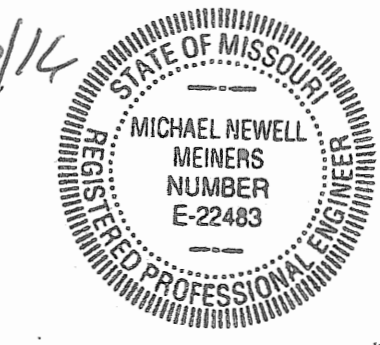
Locator Map

FINAL MEASUREMENT DRAWINGS

THE EXISTING SEWER LENGTHS, SIZES, FLOW LINES, DEPTHS OF STRUCTURES AND 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. THE LOCATION OF THE UNDERGROUND WATER LINES HAVE BEEN SHOWN FROM THE IMPROVEMENT PLANS. THE WATERLINE APPURTENANCES, WATER VALVES, WATER METERS AND FIRE HYDRANTS HAVE BEEN SHOWN AS LOCATED IN THE FIELD.

ST. CHARLES ENGINEERING AND SURVEYING, INC.

6/8/14
MICHAEL NEWELL MEINERS
MISSOURI PROFESSIONAL ENGINEER NUMBER E-22483

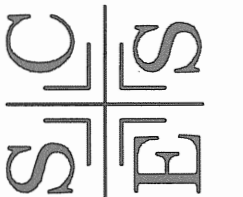


MODOT OUTSOURCE INSPECTOR INFORMATION:

GEORGE BUTLER & ASSOCIATES
225 S. MAIN STREET
SUITE 200
O'FALLON, MO 63366
CONTACT: DAN SHANE
OFFICE: 636-240-2444 EXT 15
CELL: 314-803-7662
EMAIL: DSHANE@GBATEAM.COM

HIGHWAY "K" RETAIL
- ACCESS DRIVE
AS BUILT PLANS

ST. CHARLES ENGINEERING & SURVEYING, INC.
601 CHATELAIN BLVD
ST. CHARLES, MO 63301
TEL: (636) 947-9077
FAX: (636) 947-3446



ENGINEER
SIGNATURE
BLOCK

SHEET INDEX:

1. TITLE
2. GENERAL NOTES
3. GENERAL NOTES
4. GRADING & EROSION CONTROL PLAN
- 4A. GRADING & EROSION CONTROL PLAN
5. PLAN & PROFILE
6. INTERSECTION DETAILS
7. SEWER PROFILES
8. SEWER PROFILES
9. STRIPING & TRAFFIC CONTROL PLAN
10. STORMWATER DETENTION DETAILS
11. ACCESS DRIVE CROSS SECTIONS
12. HIGHWAY K CROSS SECTIONS
13. DRAINAGE AREA MAP EXISTING
14. DRAINAGE AREA MAP DEVELOPED
15. EROSION CONTROL DETAILS
16. SEWER DETAILS
17. WATER DETAILS
18. WATER DETAILS & WATER LINE PROFILE
19. PAVEMENT DETAILS
20. PAVEMENT DETAILS
- 21-21A. CONSTRUCTION / MODOT DETAILS
22. MODOT DETAILS
23. STORMWATER DETAILS
24. BRAMBLETT DR. ROADSIDE DITCH
25. ROADSIDE DITCH SECTIONS
26. ROADSIDE DITCH SECTIONS

Benchmarks

Project

SC-16
THE STATION AND AZIMUTH MARKS ARE MISSOURI DNR GRS ALUMINUM DISKS STAMPED "SC-16 1994" AND "SC-16A2 2000", EACH SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND ELEVATION (NGVD) 592.19

Site

THE HIGH POINT ON AN OLD STONE BEING THE NORTHEAST CORNER OF U.S. SURVEY 55 AND ALSO BEING THE NORTHERN MOST CORNER OF THE PROPERTY. ELEVATION 536.41

Legend

	SANITARY STRUCTURE		CLEAN OUT
	STORM STRUCTURE		TO BE REMOVED
	TEST HOLE		TO BE REMOVED & RELOCATED
	POWER POLE		TO BE REMOVED & REPLACED
	LIGHT STANDARD		TO BE PROTECTED
	CI		TO BE ABANDONED
	DCI		BASE OF CURB
	GI		TOP OF CURB
	AI		TOP OF WALL
	DAI		TYPICAL
	FE		UNLESS NOTED OTHERWISE
	EP		USE IN PLACE
	E.D.		EXISTING CONTOUR
	MH		PROPOSED CONTOUR
	RCP		TREE LINE
	CMP		SAN. SEWER (EXISTING)
	CIP		SAN. SEWER (PROPOSED)
	PVC		STORM DRAIN (EXISTING)
	VCP		STORM DRAIN (PROPOSED)
	T		PHONE BOX
	SIGN		IRON PIPE
	POST		WATER LINE
	WATER METER		HYDRANT
	WATER VALVE		CONCRETE PAVEMENT
	WATER SHUT OFF		PLACED RIP-RAP W/ UNDERLAIN FABRIC
	GAS VALVE		GENERAL SURFACE DRAINAGE
	OHE		NOT TO SCALE
	C.L.		RIGHT-OF-WAY
	E.O.A.		TOP BACK CURB
	E.O.C.		DUCTILE IRON PIPE
	A.T.G.		DO NOT DISTURB
	F.G.		TOP OF PAVEMENT
	DIVERSION SWALE		
	DITCH CHECK		

Conditions of Approval From Planning and Zoning

1. The drainage swale along Highway K shall be piped and enclosed per MoDOT standards.
2. The city will require that a traffic study be completed for this development. The developer has the choice of hiring a consultant to conduct the study and then engage the City's consultant at the developer's expense to review the study, or engage the City's Traffic Consultant to complete the study. This study shall include the review of the shared roadway to determine what the width and slope should be, review internal traffic patterns, and the utilization of the shared road for circulation access onto Highway K. The recommendations and conclusions of this traffic study shall be incorporated into the Grading and Construction Plans.
3. Bramblett Road is not currently constructed to City standards. Per Section 400.261 of the Municipal Code, the existing Bramblett Road shall be improved to the centerline for a collector roadway standard. Since the roadway improvements have not yet been designed, a fee in lieu of construction will be accepted.
4. The proposed internal shared road from Bramblett Road to Highway K is shown as an easement on the Preliminary Plat and is labeled to be constructed by others on the Site Plan. The plans for this roadway shall be reviewed and approved prior to or concurrently with the Construction Plans for the Goodwill site. This roadway shall be in place and open to traffic prior to the issuance of an occupancy permit for Goodwill.
5. There have been issues in the past with the velocity of the water in the roadside ditch, where the detention outfall is located on the Preliminary Plat, eroding to the point of endangering Bramblett Road. Indicate what will be done to ensure that this outfall will not contribute to this problem. Show improvements to the ditch along Bramblett Road for the length of road frontage for this site and provide a typical detail for the ditch improvements.
6. Provide any necessary easements for future Bramblett Road construction should the ten (10) foot right-of-way dedication not be sufficient.

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
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

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
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Developer / Owner Information
K PROPERTIES HOLDINGS, LLC
1704 NORTH FOURTH STREET
ST. CHARLES, MO 63301
CONTACT: MIKE THOELLE
(814) 220-1205

City of O'Fallon Cover Sheet

P+Z No. 18-1205
Approval Date: May 2, 2013

City No.

Page No.

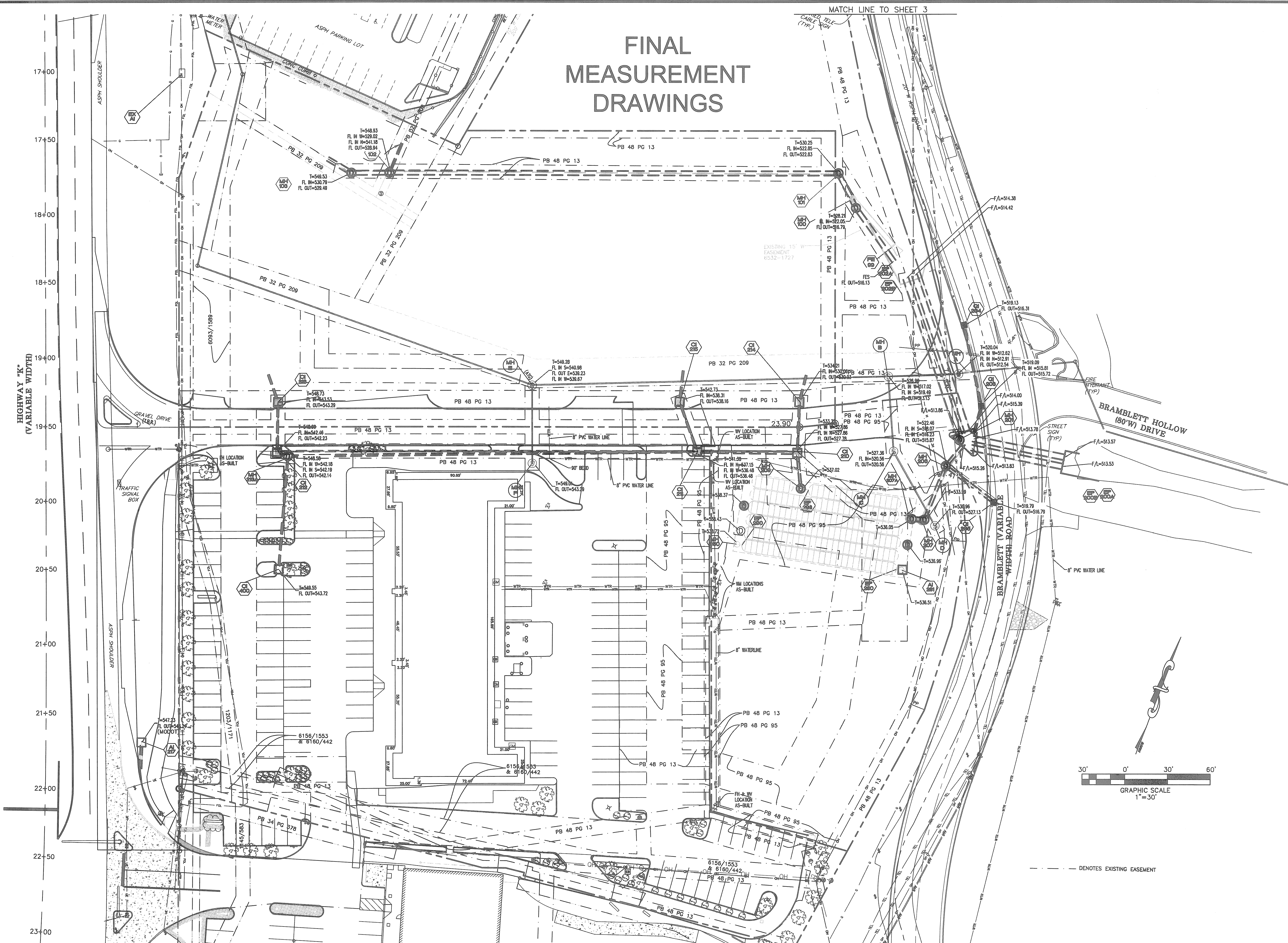
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November 5, 2013



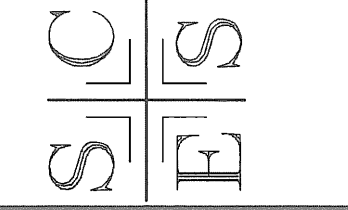
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

FINAL MEASUREMENT DRAWINGS

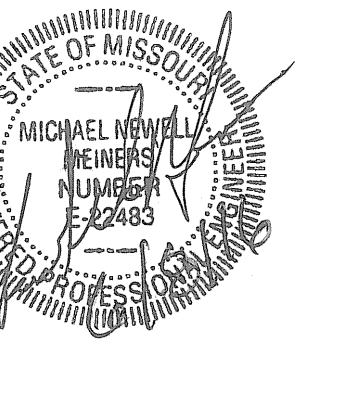


HIGHWAY "K" RETAIL
- ACCESS DRIVE
AS BUILT PLANS

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0807
FAX: (636) 947-2448



ENGINEER SIGNATURE
BLOCK

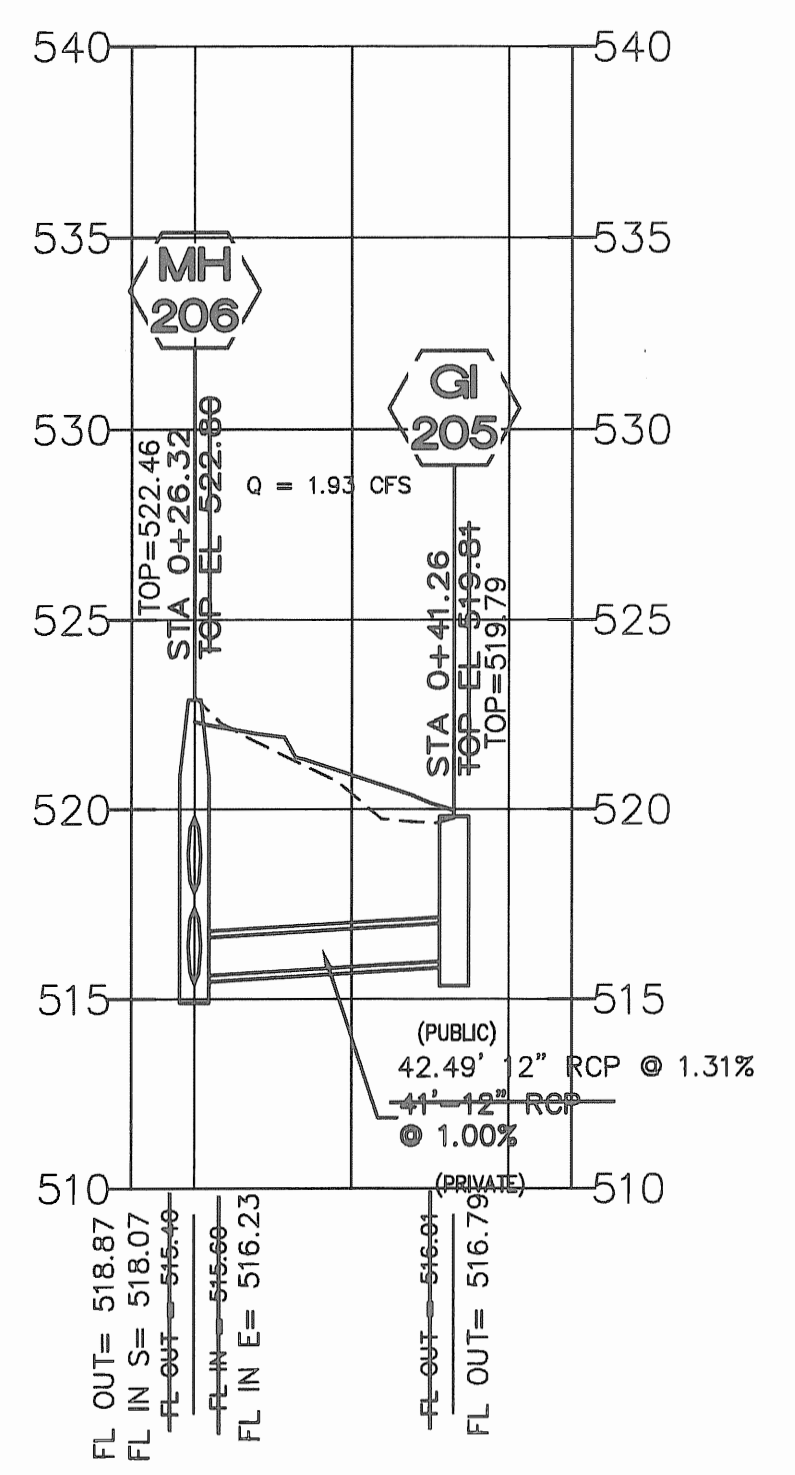
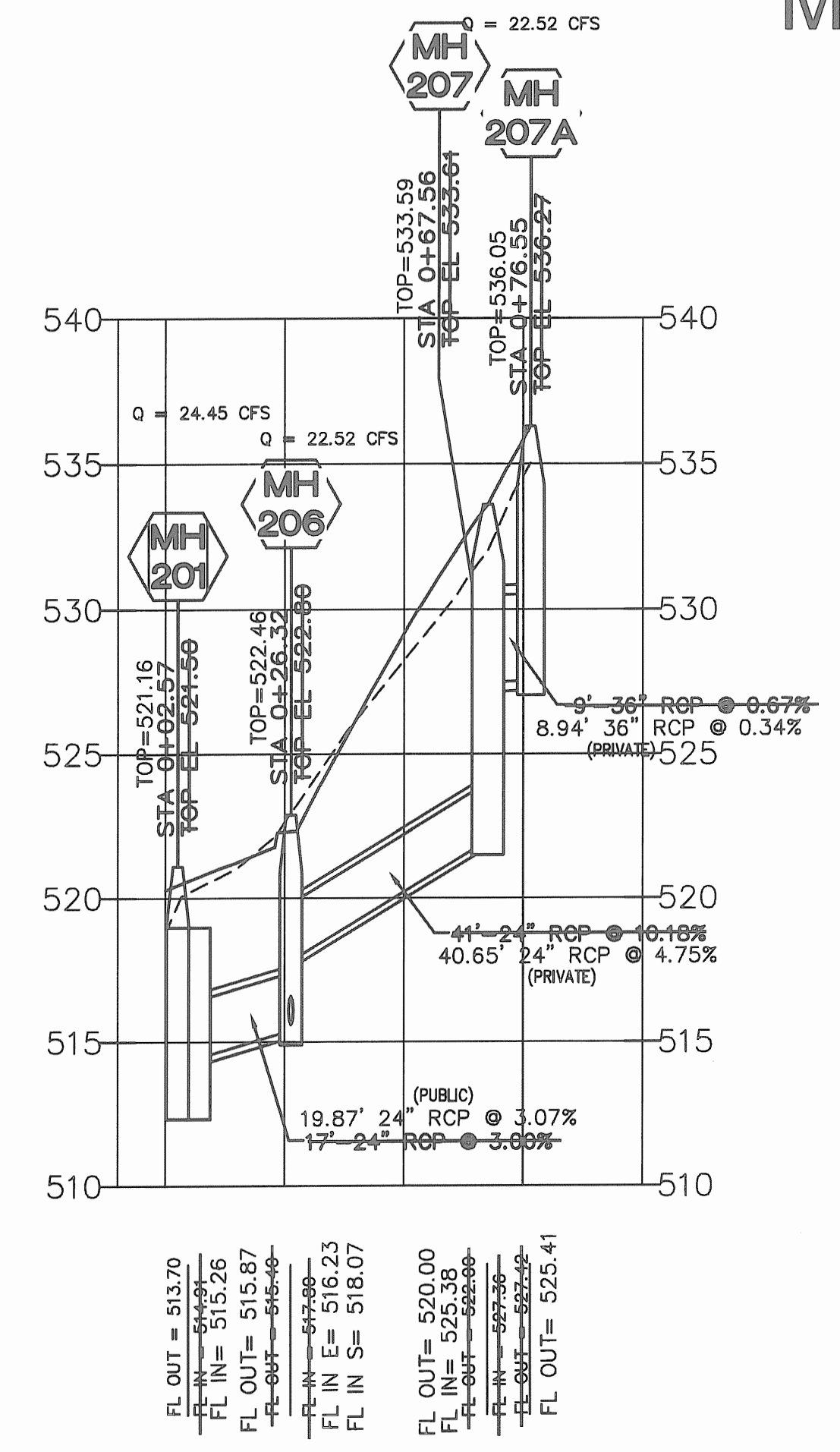
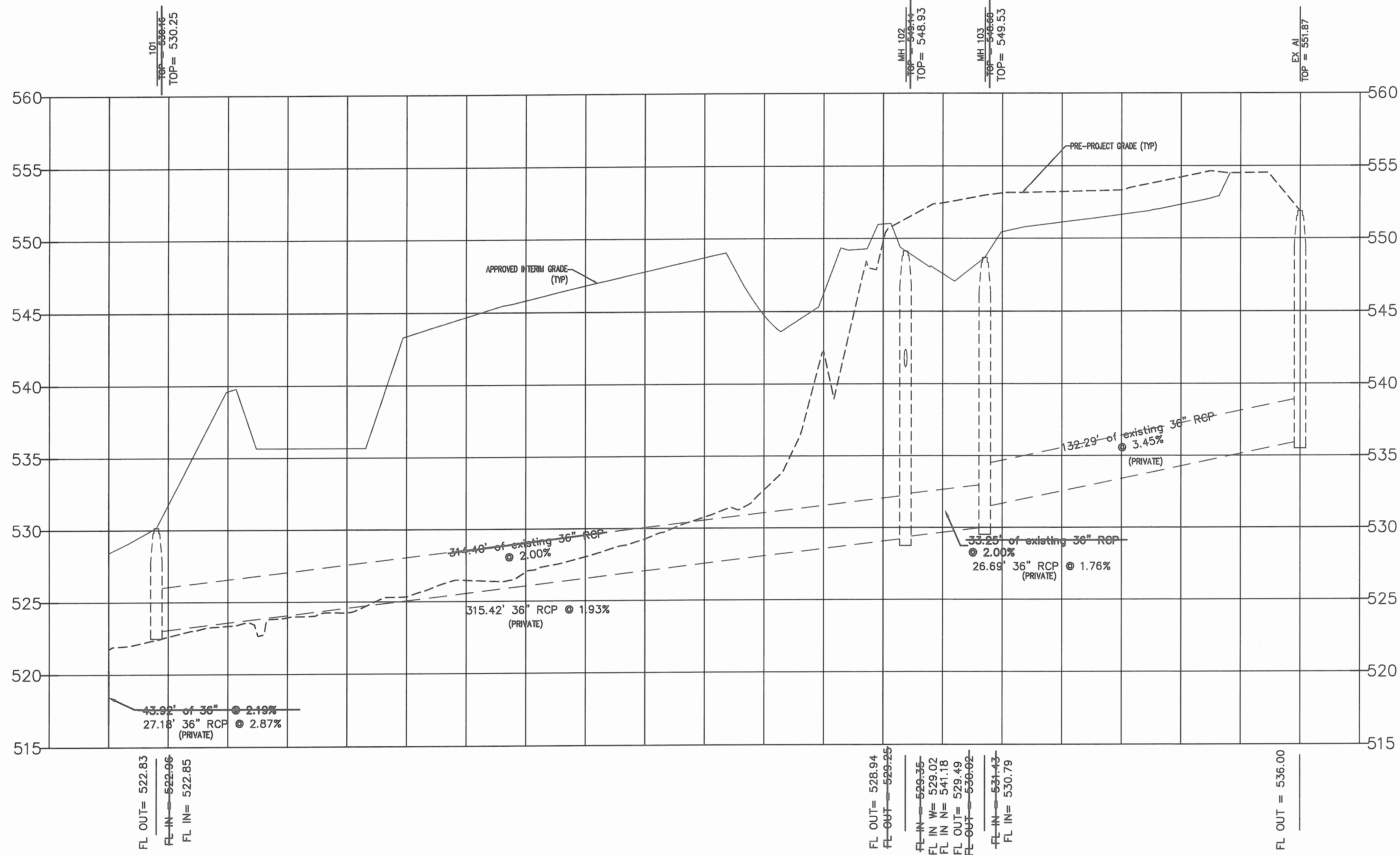
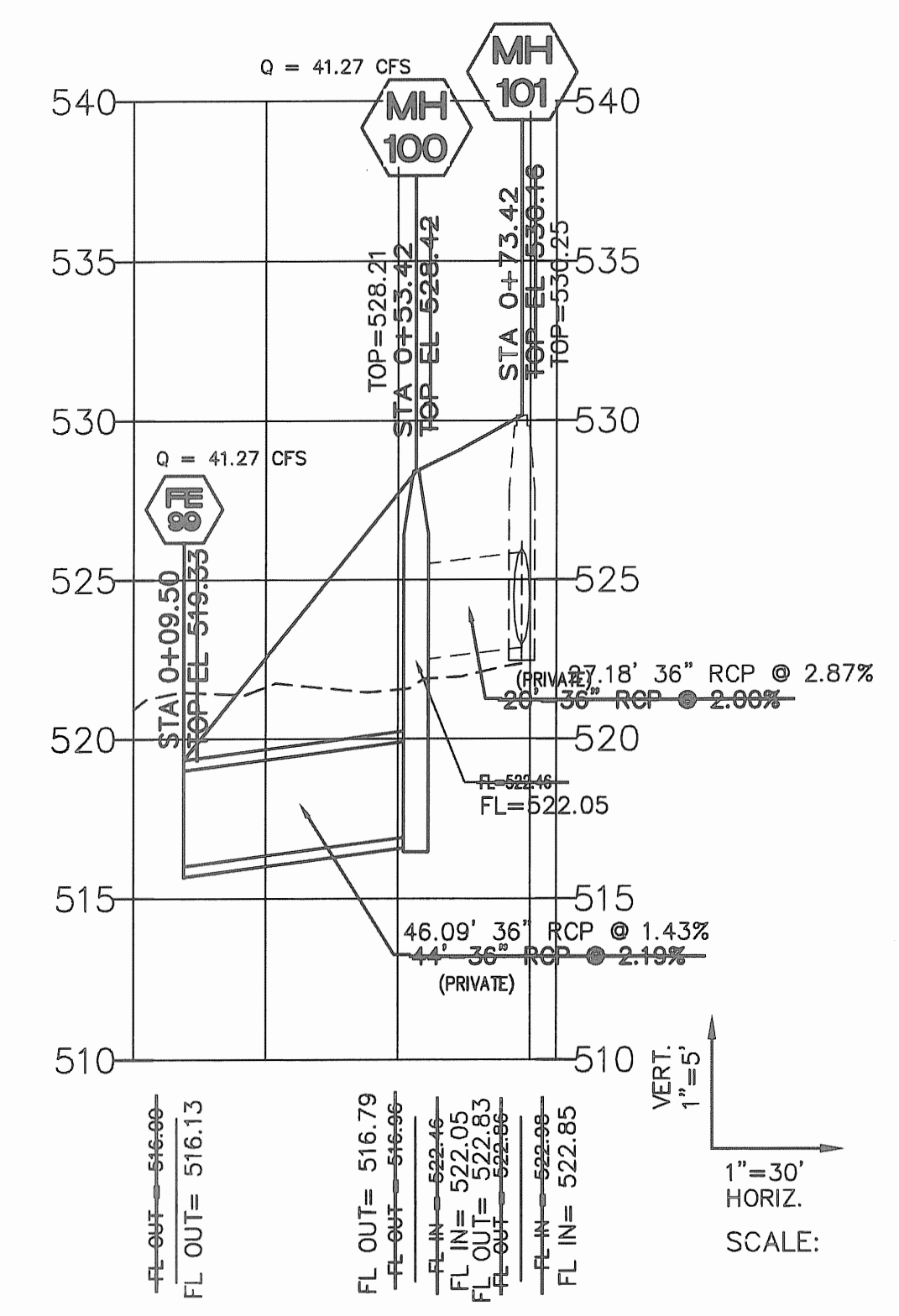
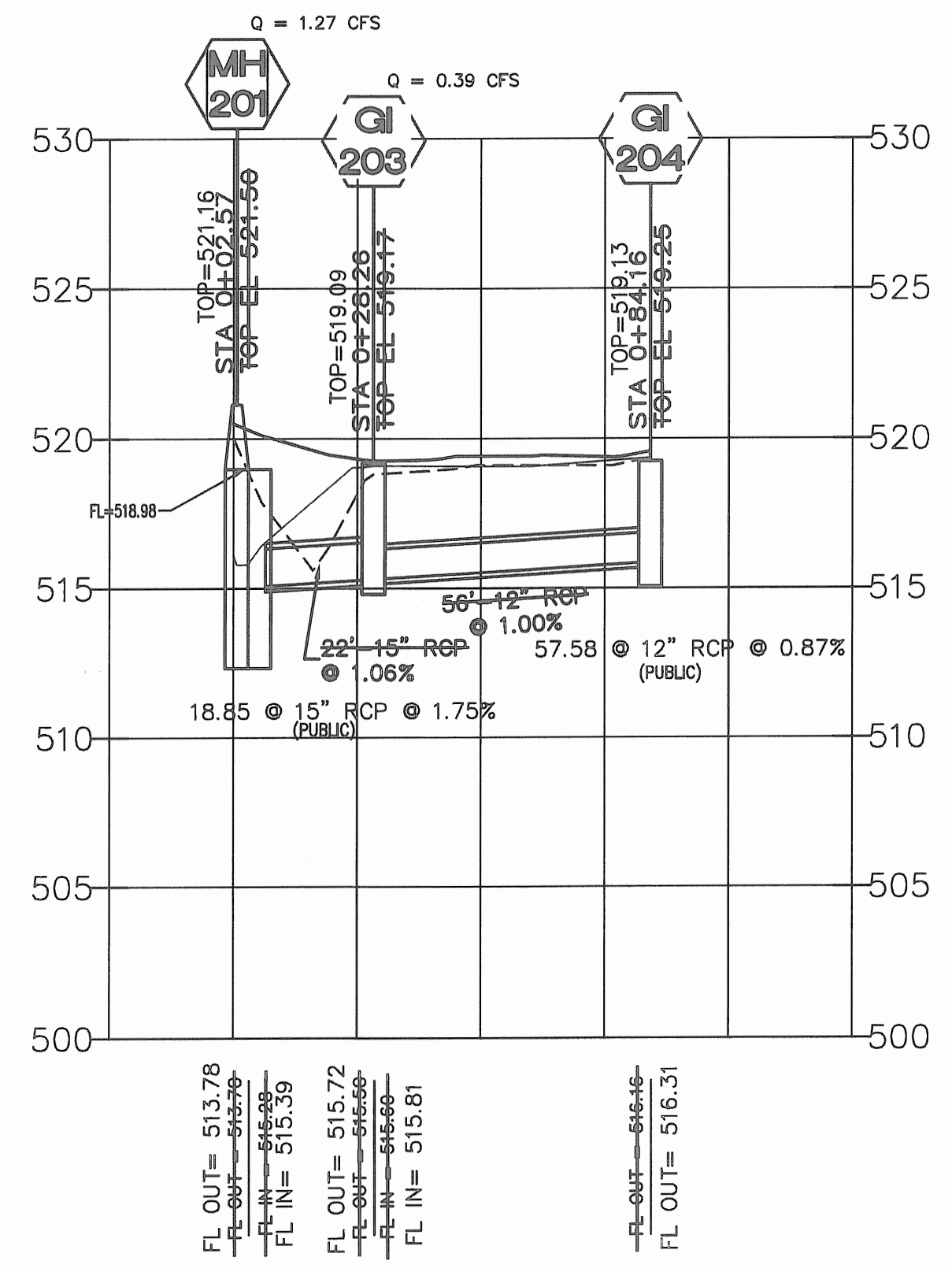
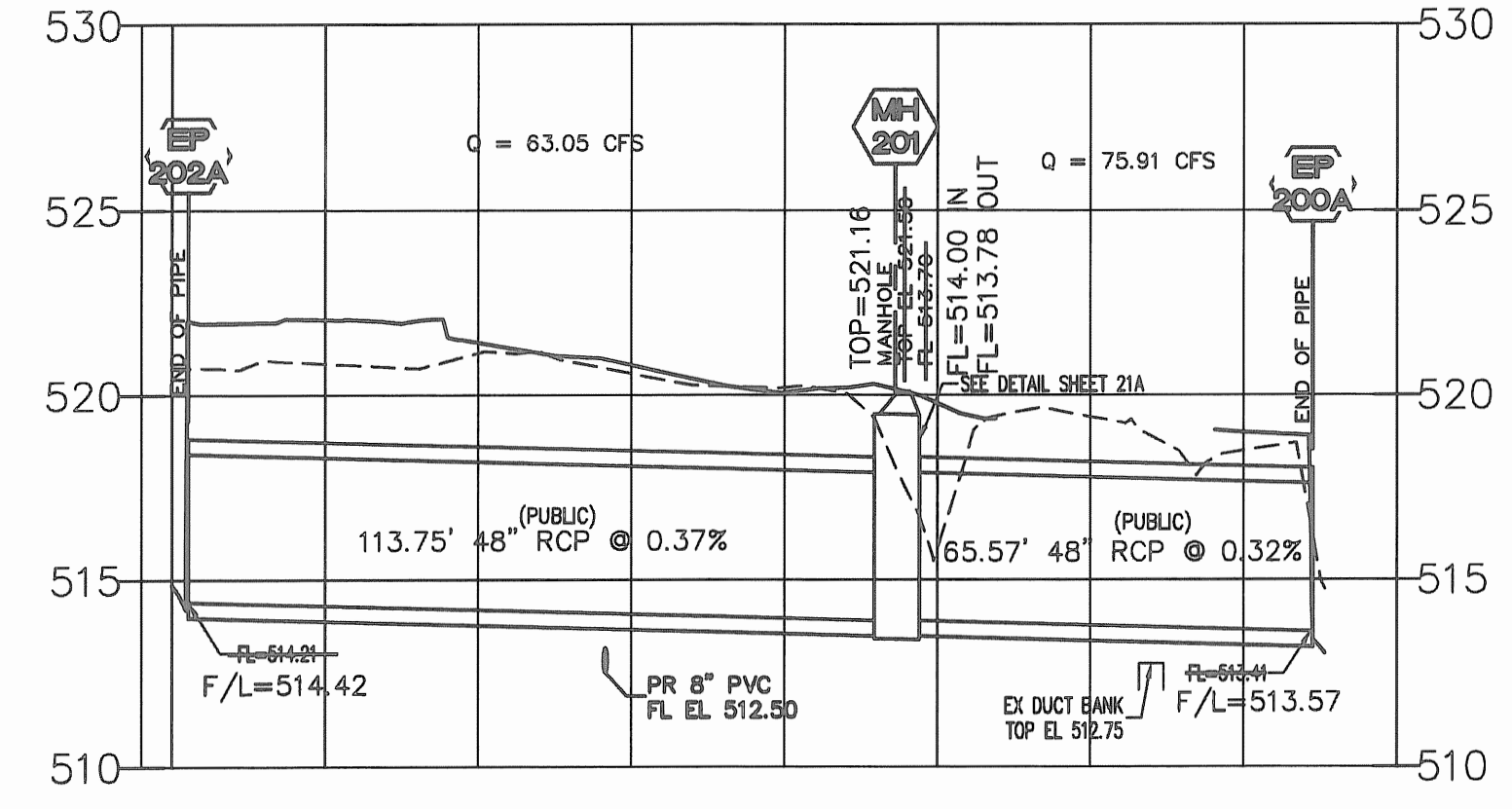
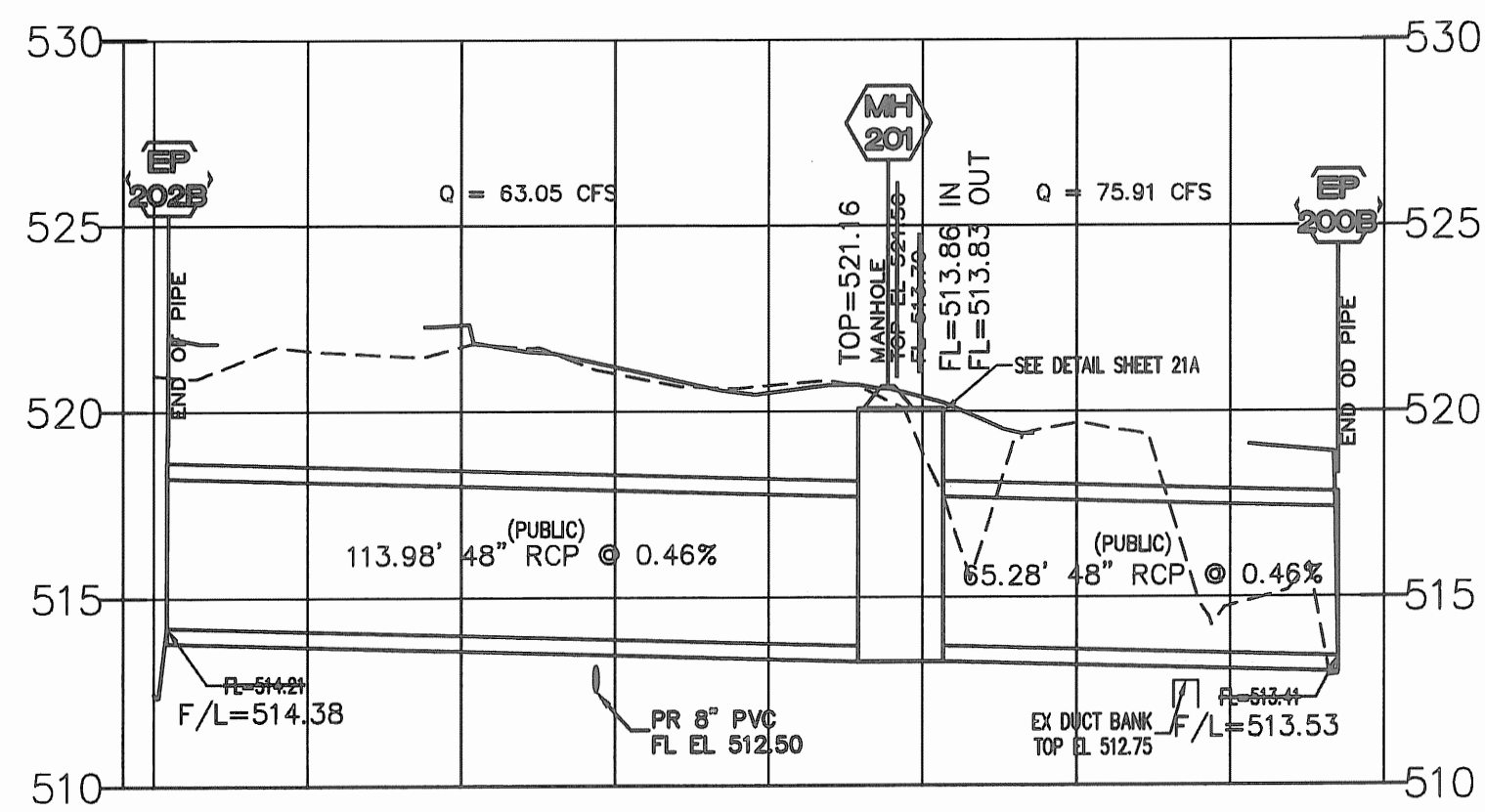


Developer / Owner Information
K PROPERTIES HOLDINGS, LLC
1704 NORTH FOURTH STREET
ST. CHARLES, MO 63301
CONTACT: MIKE THOLE
(314) 220-1205

GRADING & EROSION CONTROL PLAN

P4-Z No. 18-1205
Approval Date: May 2, 2018
City No.

Page No.
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FINAL MEASUREMENT DRAWINGS

HIGHWAY "K" RETAIL ACCESS DRIVE

S E I S

ENGINEER SIGNATURE BLOCK

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
MICHAEL NEWELL
NUMBER
E22483

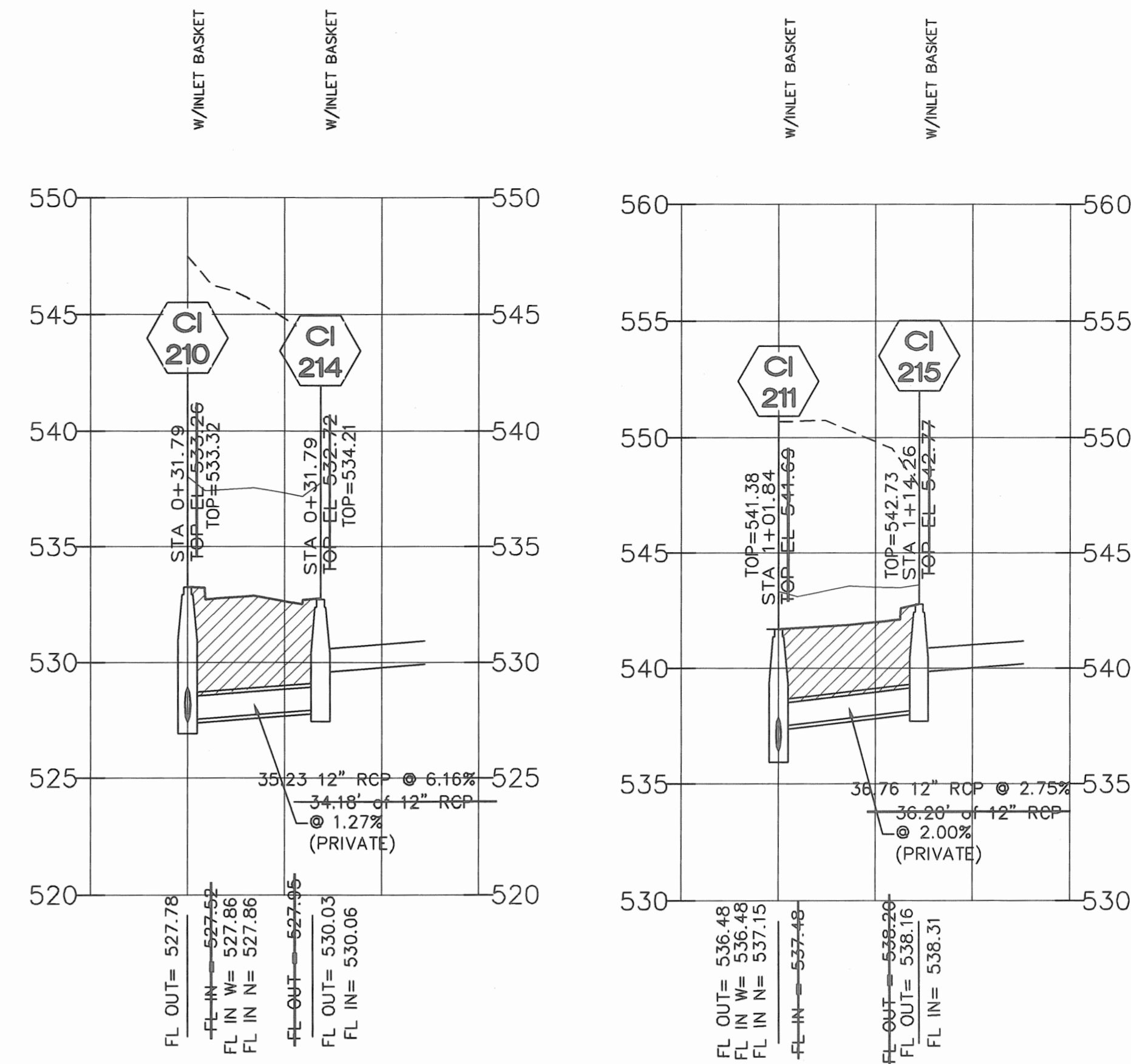
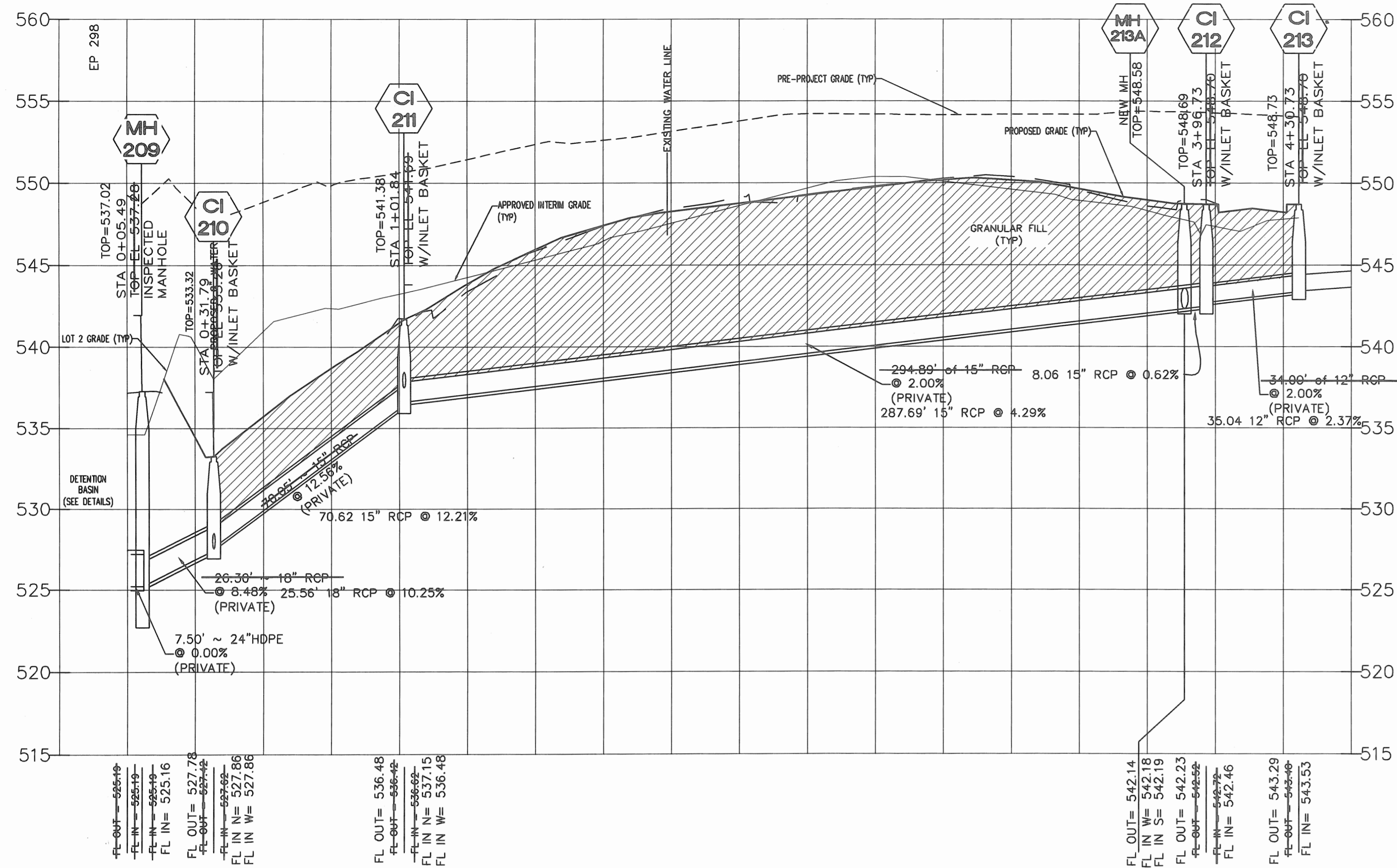
Developer / Owner Information
K PROPERTIES HOLDINGS, LLC
1704 NORTH FOURTH STREET
ST. CHARLES, MO 63301
CONTACT: MIKE THOLE
(314) 220-1205

SEWER PROFILES

P+Z No. 18-1205
Approval Date: May 2, 2013
City No.
Page No.

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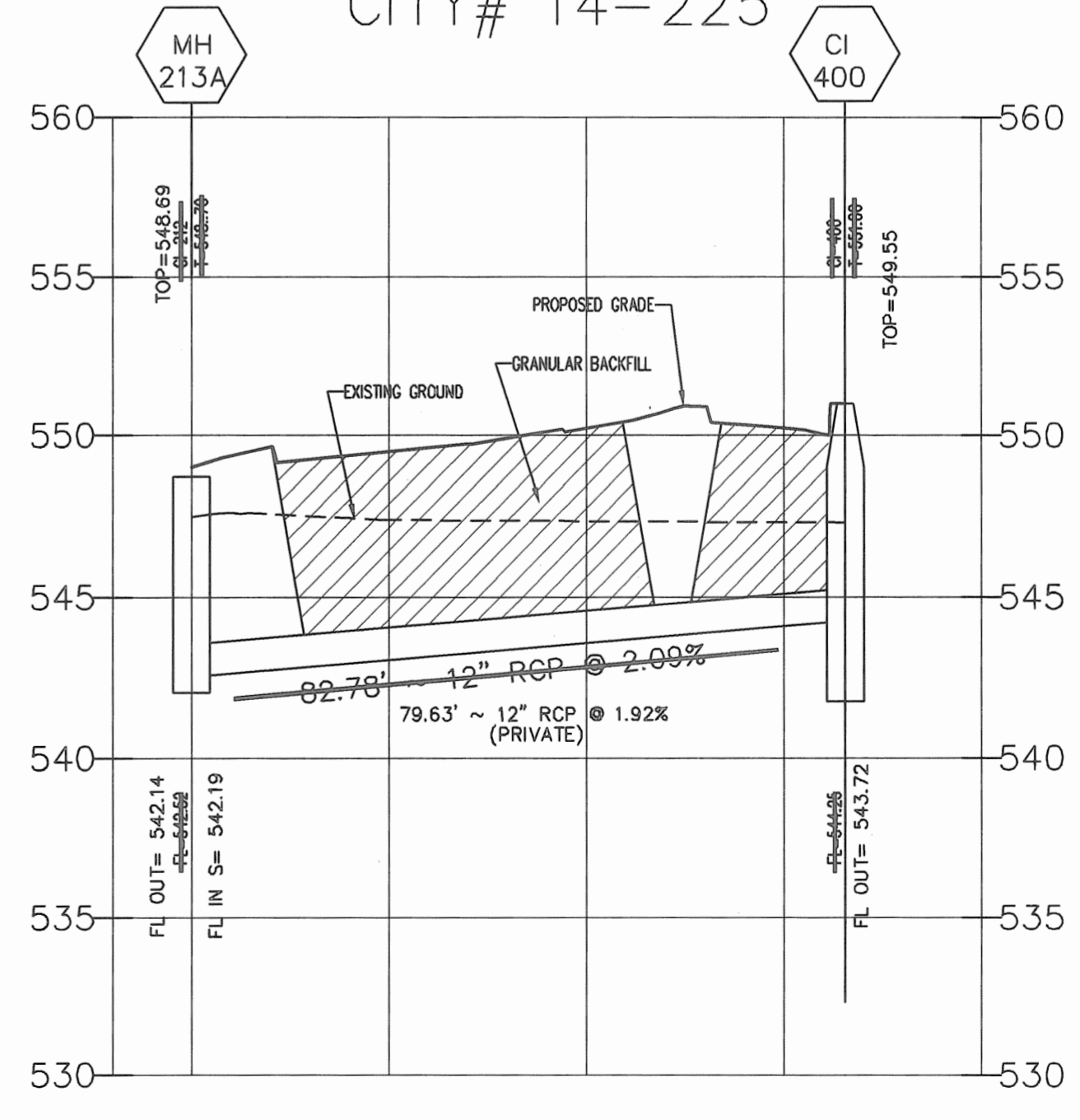
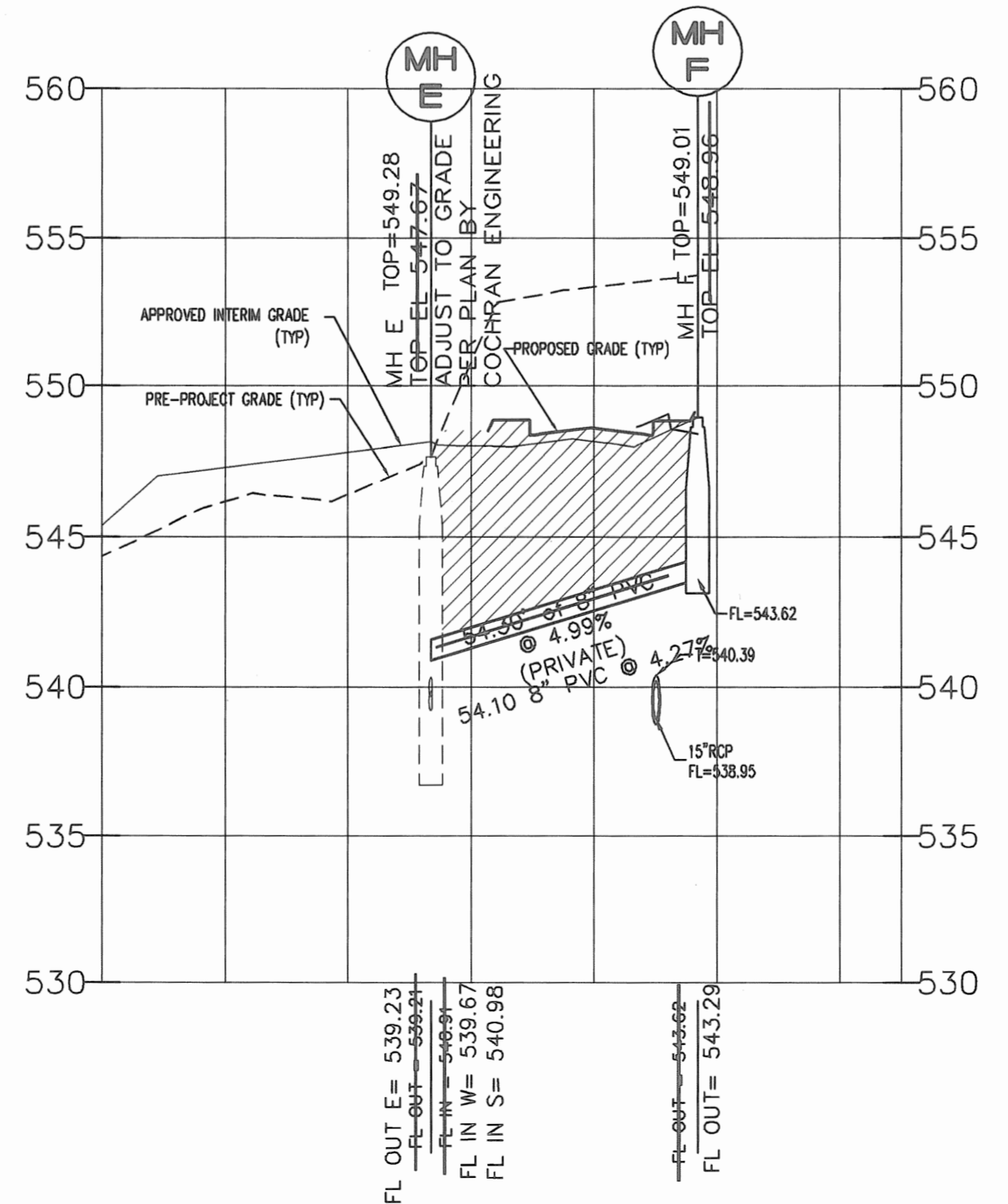
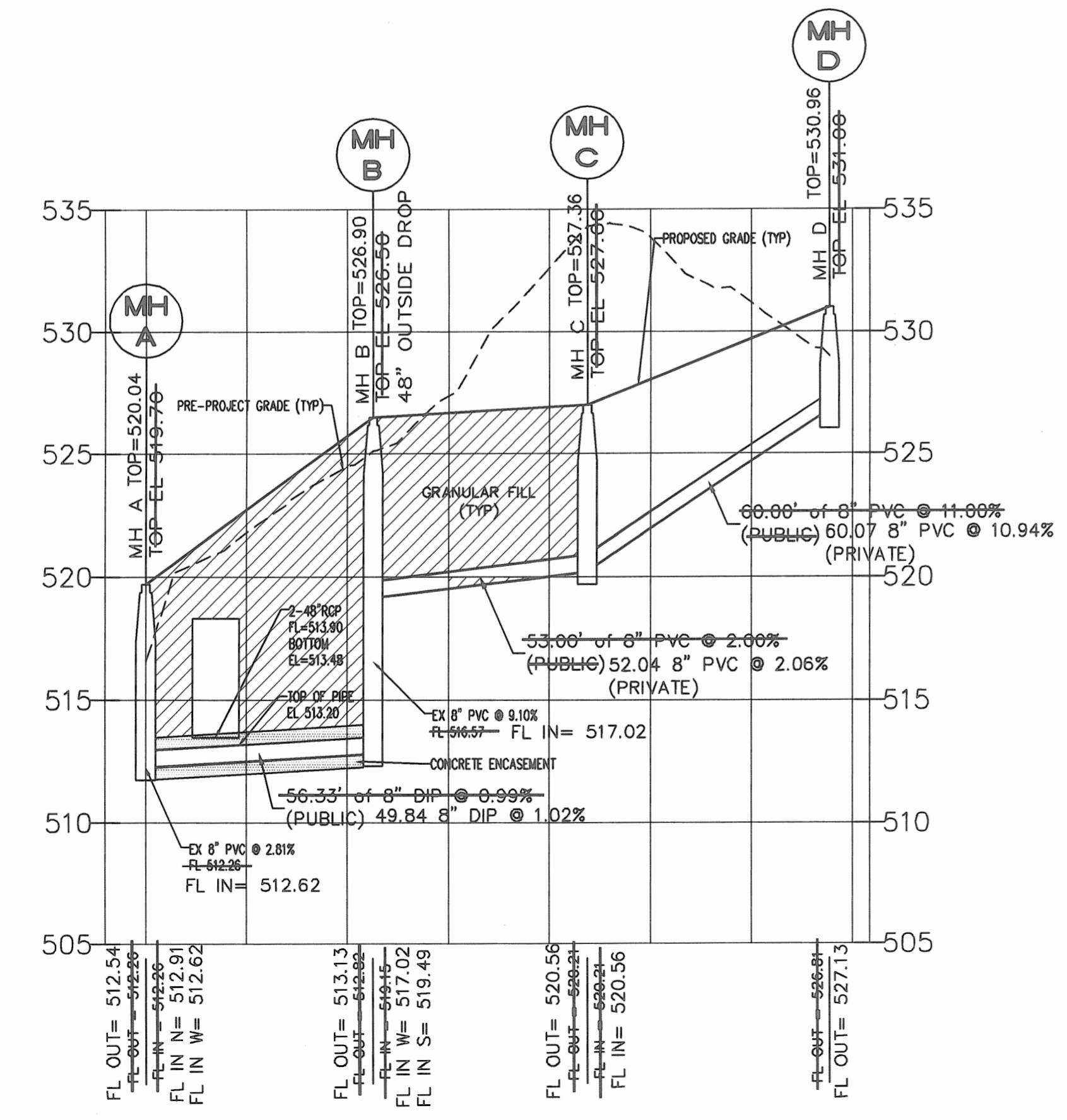
CONTRACTOR SHALL VERIFY MANHOLE AND JUNCTION BOX SIZES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF THERE IS A CONFLICT



FINAL MEASUREMENT DRAWINGS

PROFILE FROM LOT 2A
HIGHWAY K RETAIL
IMPROVEMENT PLANS
P&Z# 18-12.05.01
CITY# 14-225

VERT. 1"=5'
HORIZ. 1"=30'
SCALE:

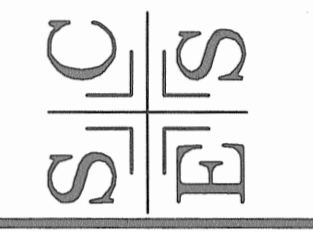


Developer / Owner Information
K PROPERTIES HOLDINGS, LLC
1704 NORTH FOURTH STREET
ST. CHARLES, MO 63301
CONTACT: MIKE THOLE
(314) 220-1205

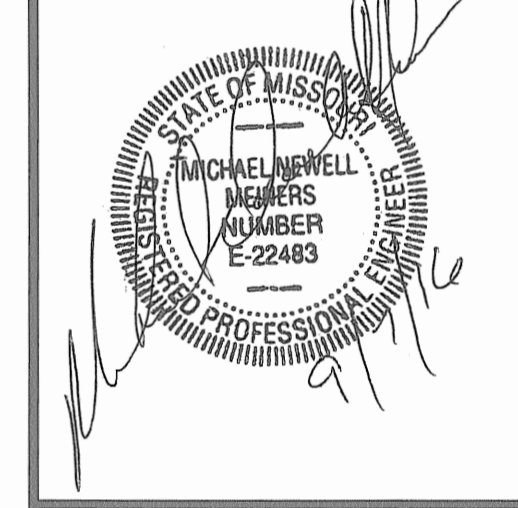
P+Z No. 18-12.05
Approval Date: May 2, 2013
City No.

Page No.

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: 636 947-0607
FAX: 636 947-3448



ENGINEER SIGNATURE BLOCK

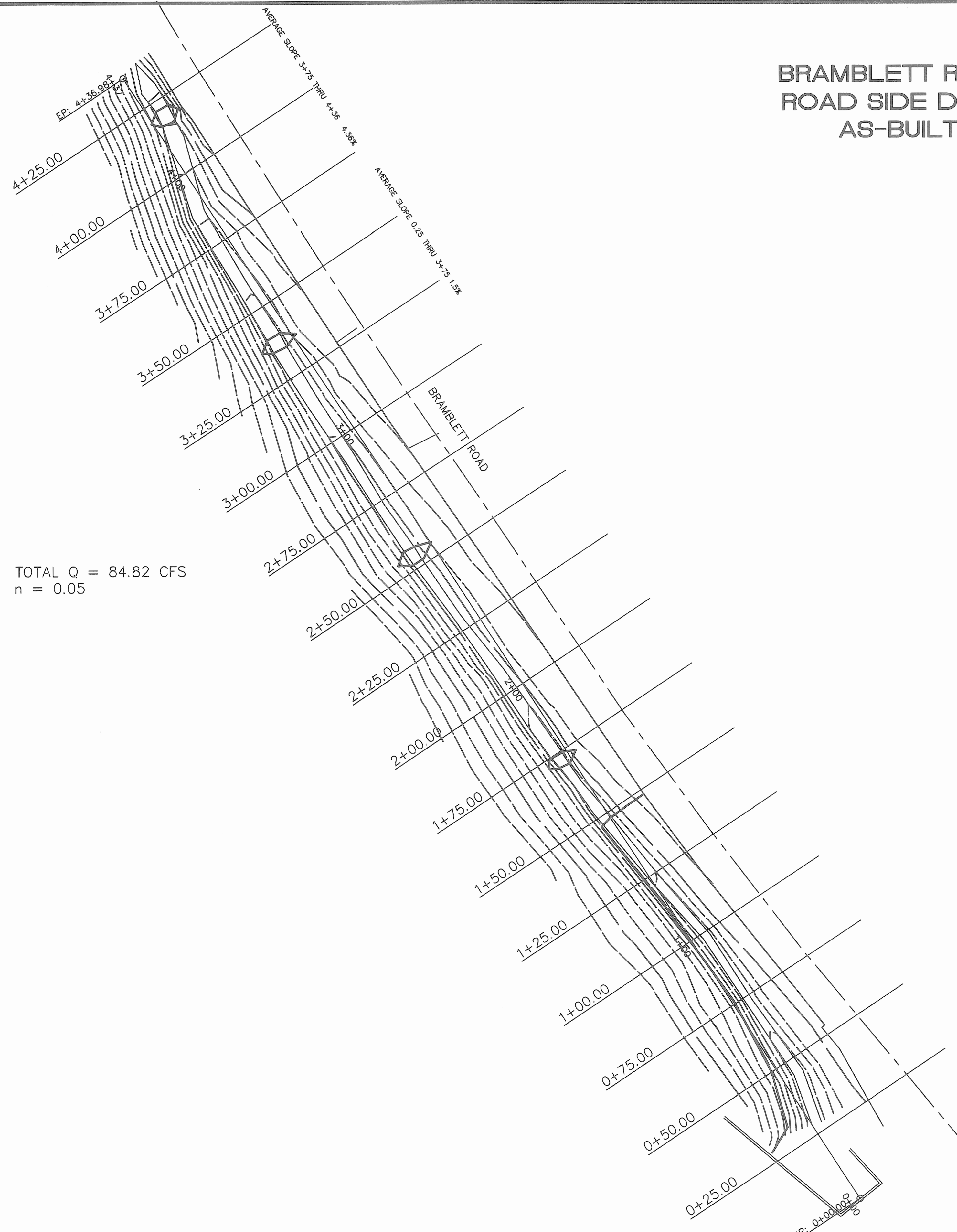


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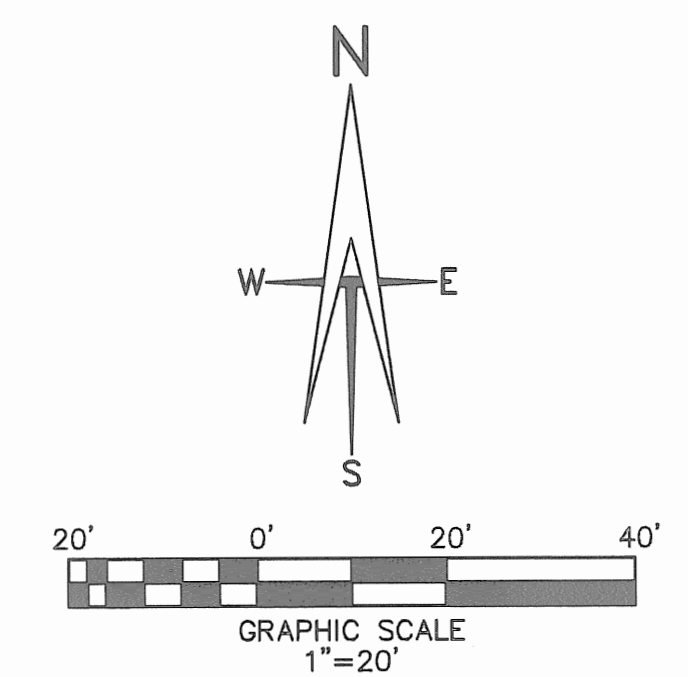
HIGHWAY "K" RETAIL
ACCESS DRIVE

CONTRACTOR SHALL VERIFY MANHOLE AND JUNCTION BOX SIZES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF THERE IS A CONFLICT

BRAMBLETT ROAD
ROAD SIDE DITCH
AS-BUILT

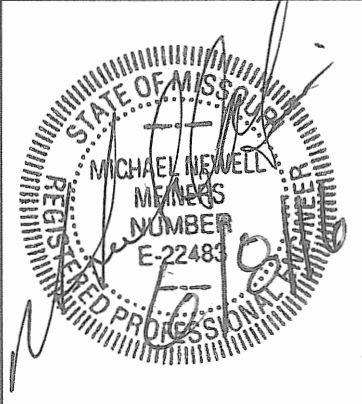
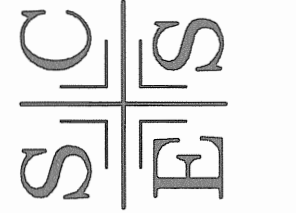


TOTAL Q = 84.82 CFS
n = 0.05



BRAMBLETT ROAD
ROAD SIDE DITCH
AS-BUILT

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647

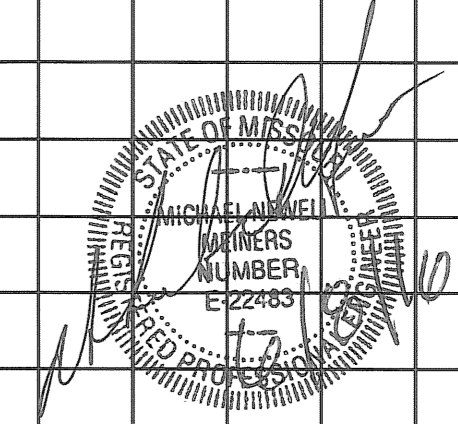
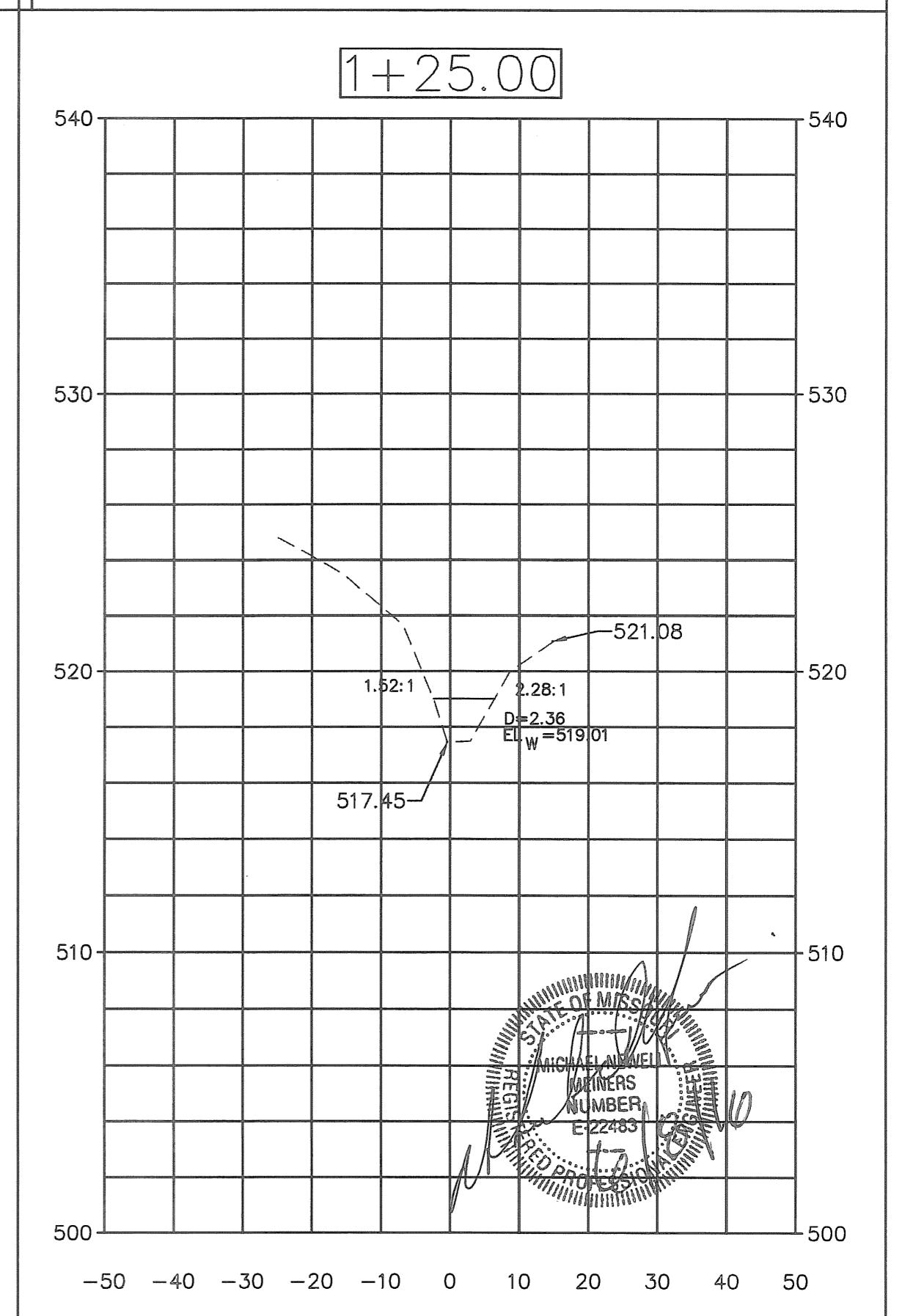
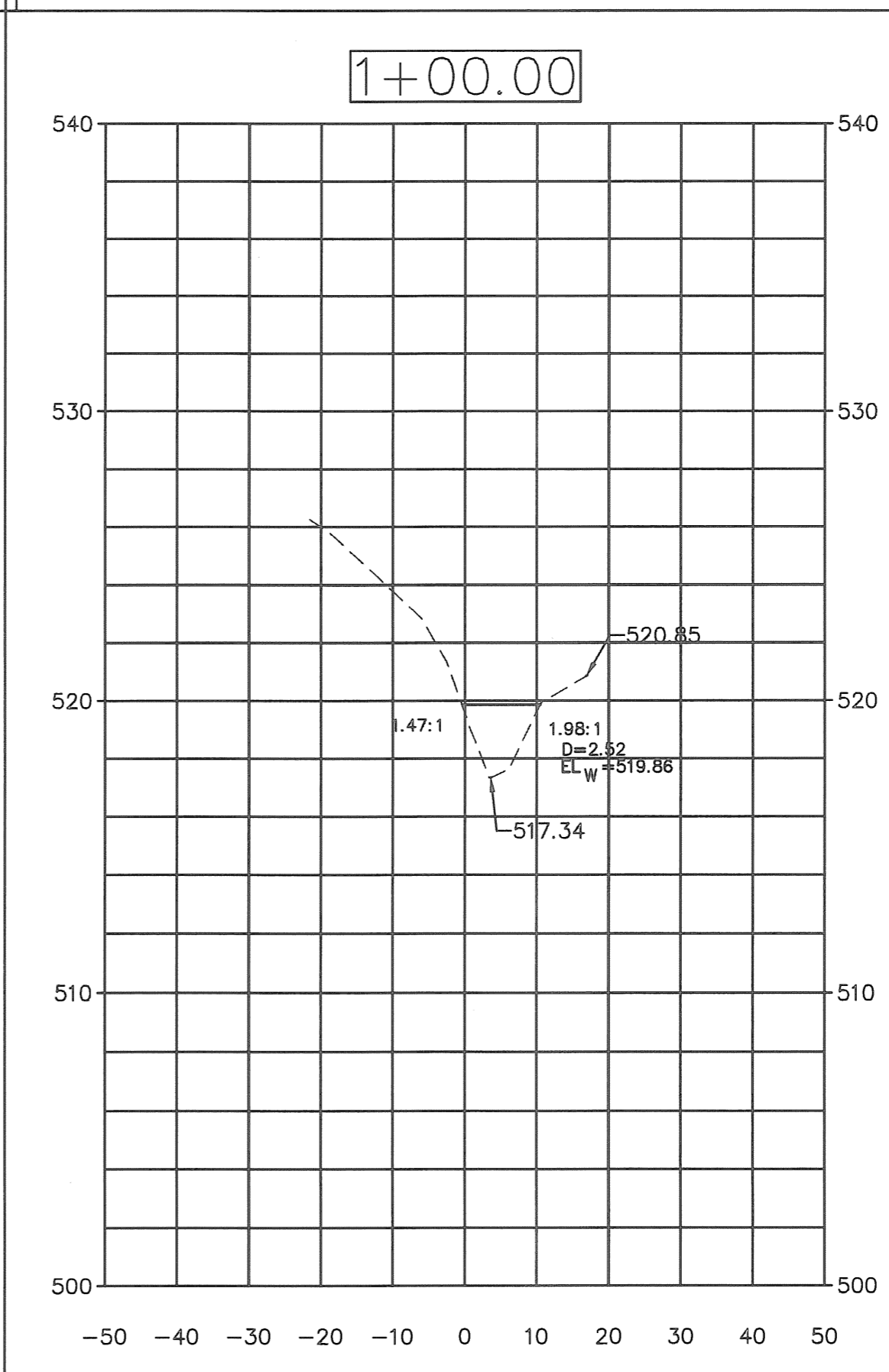
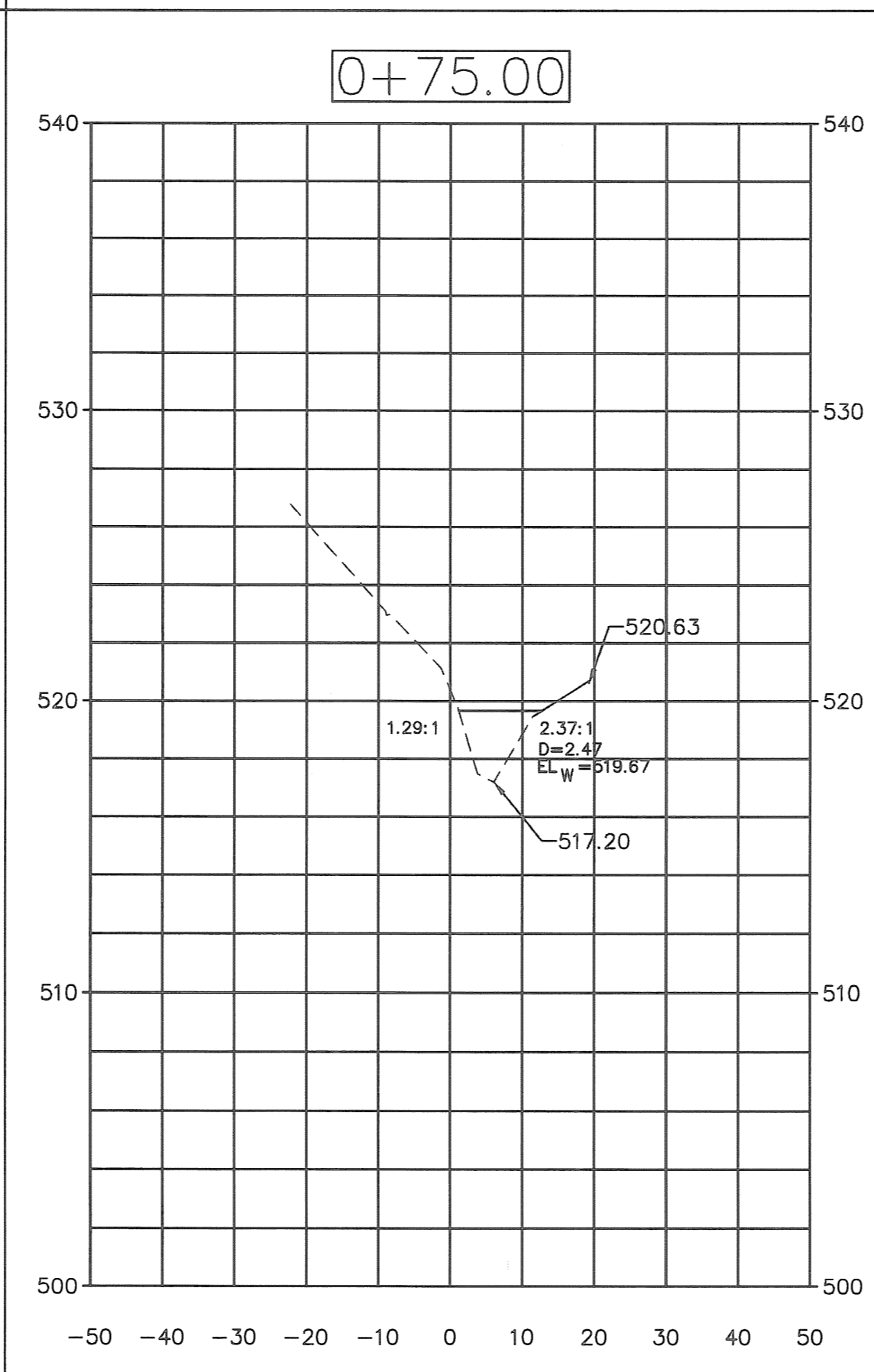
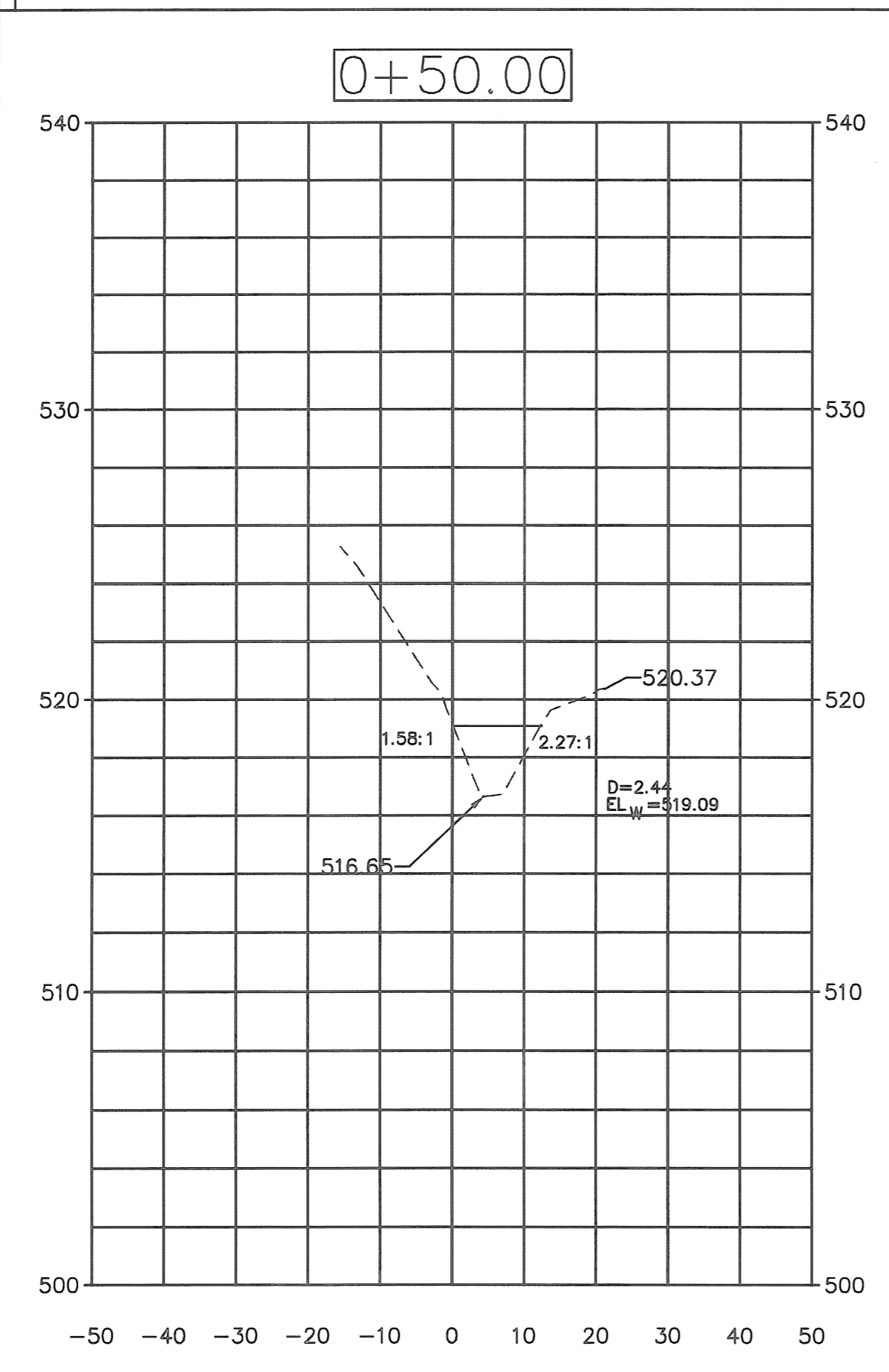
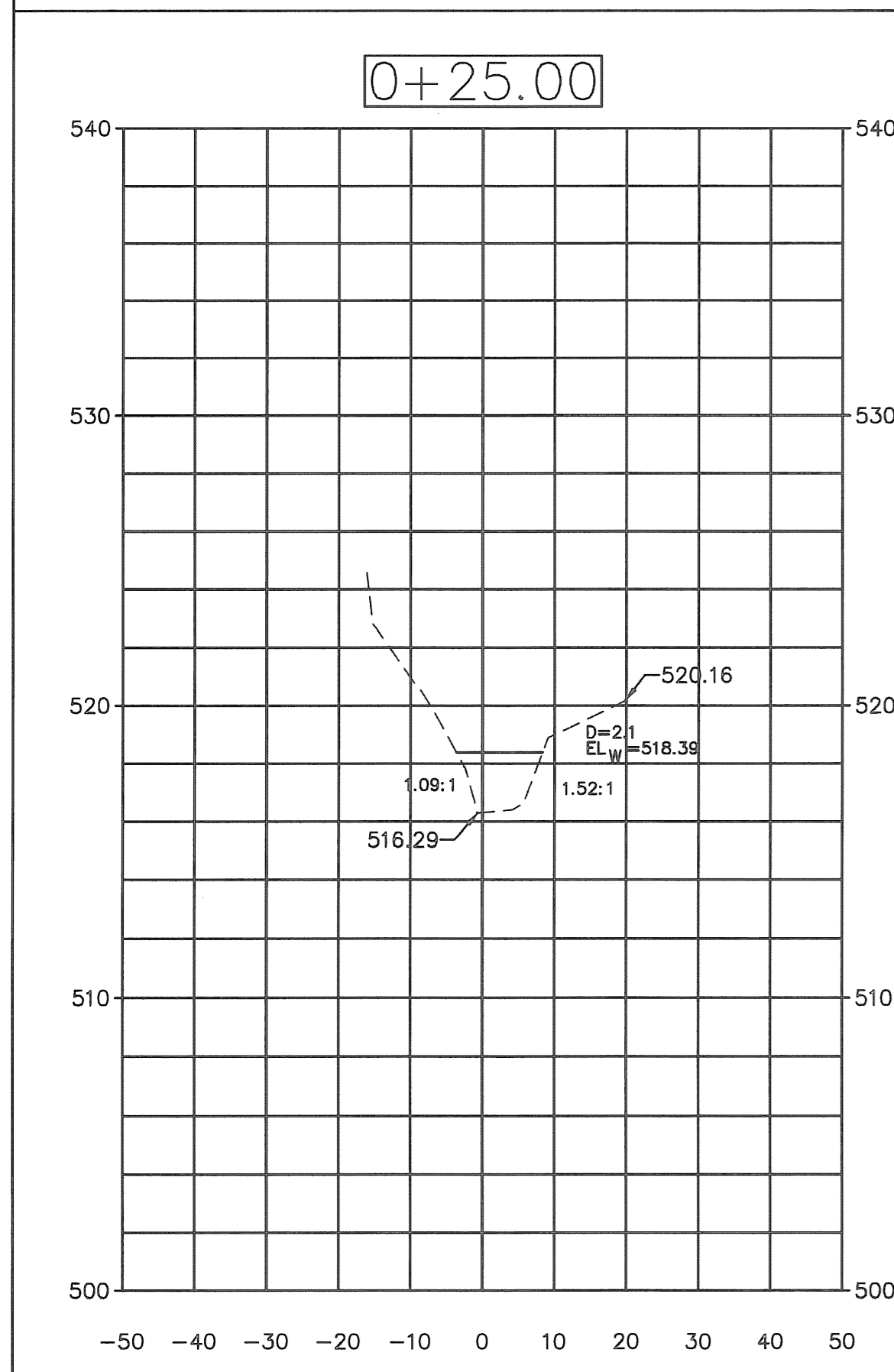
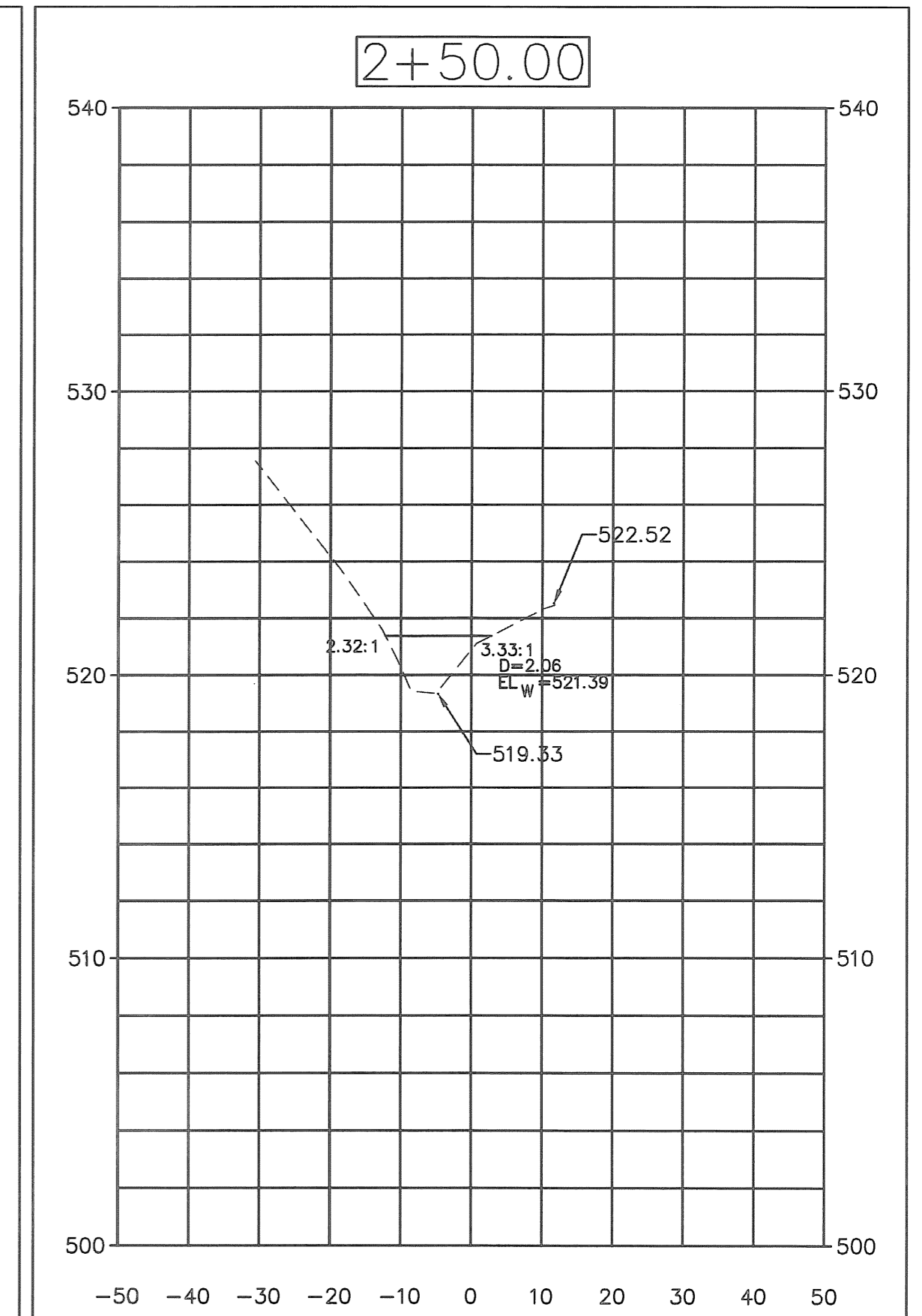
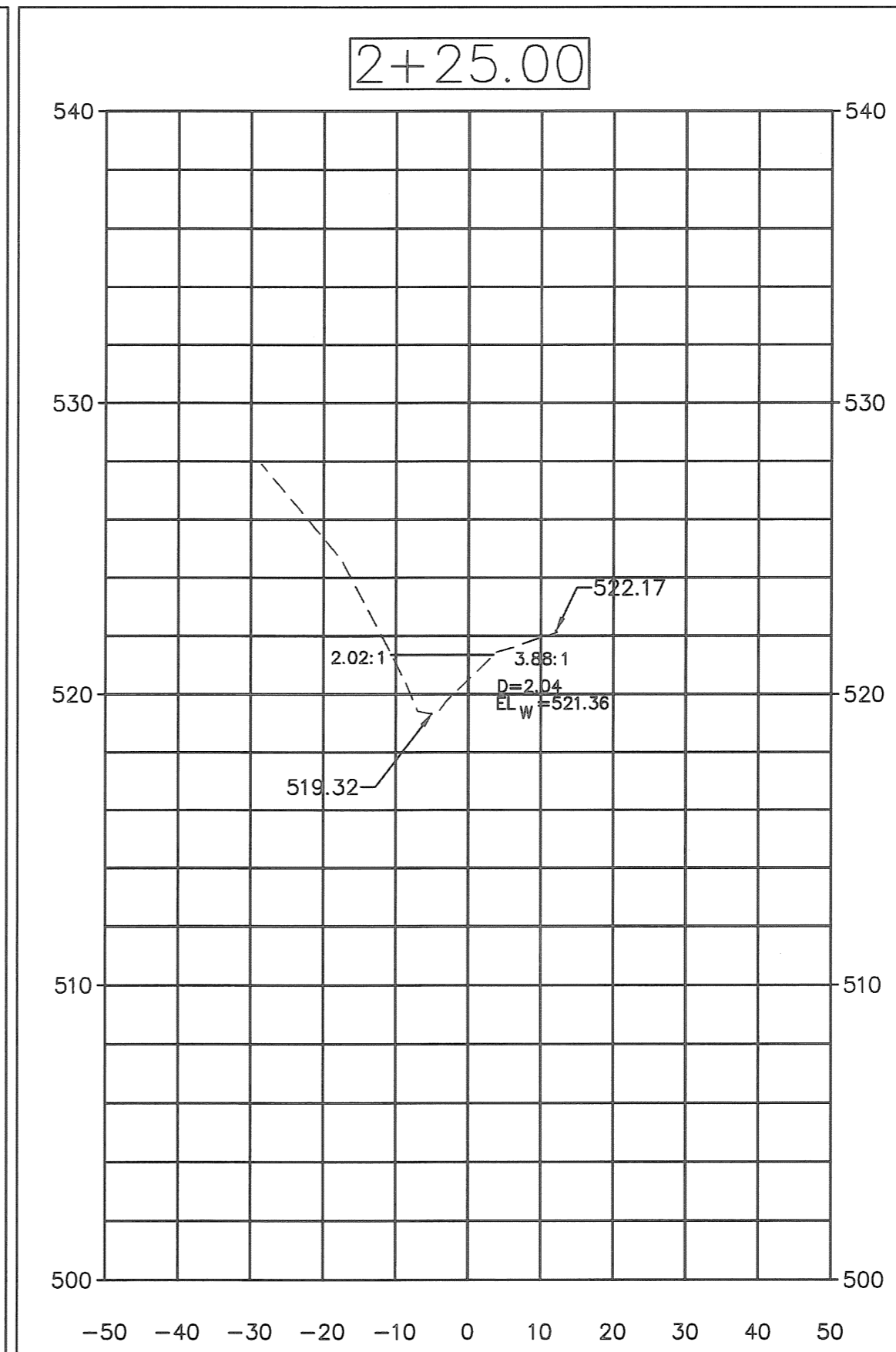
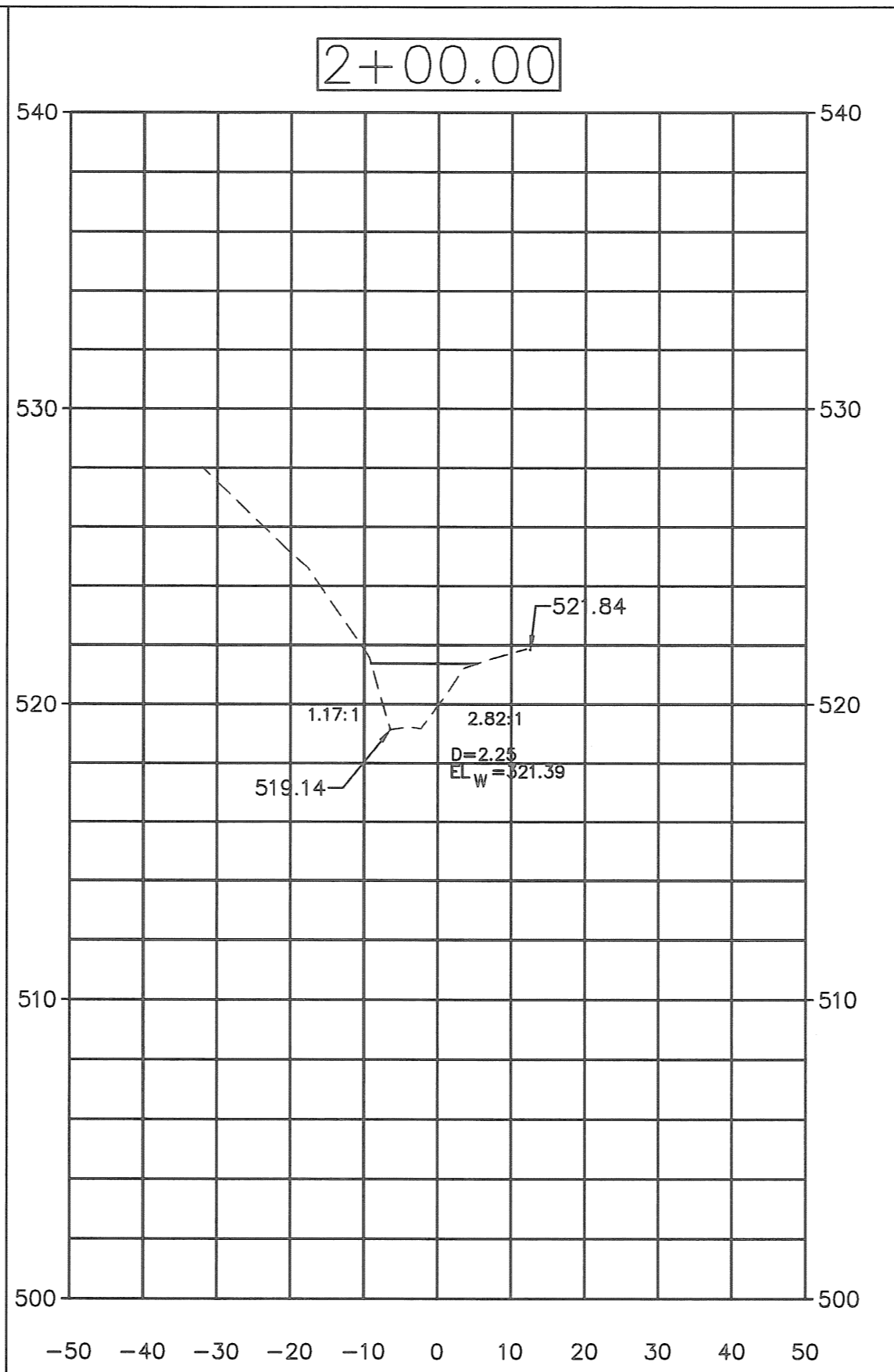
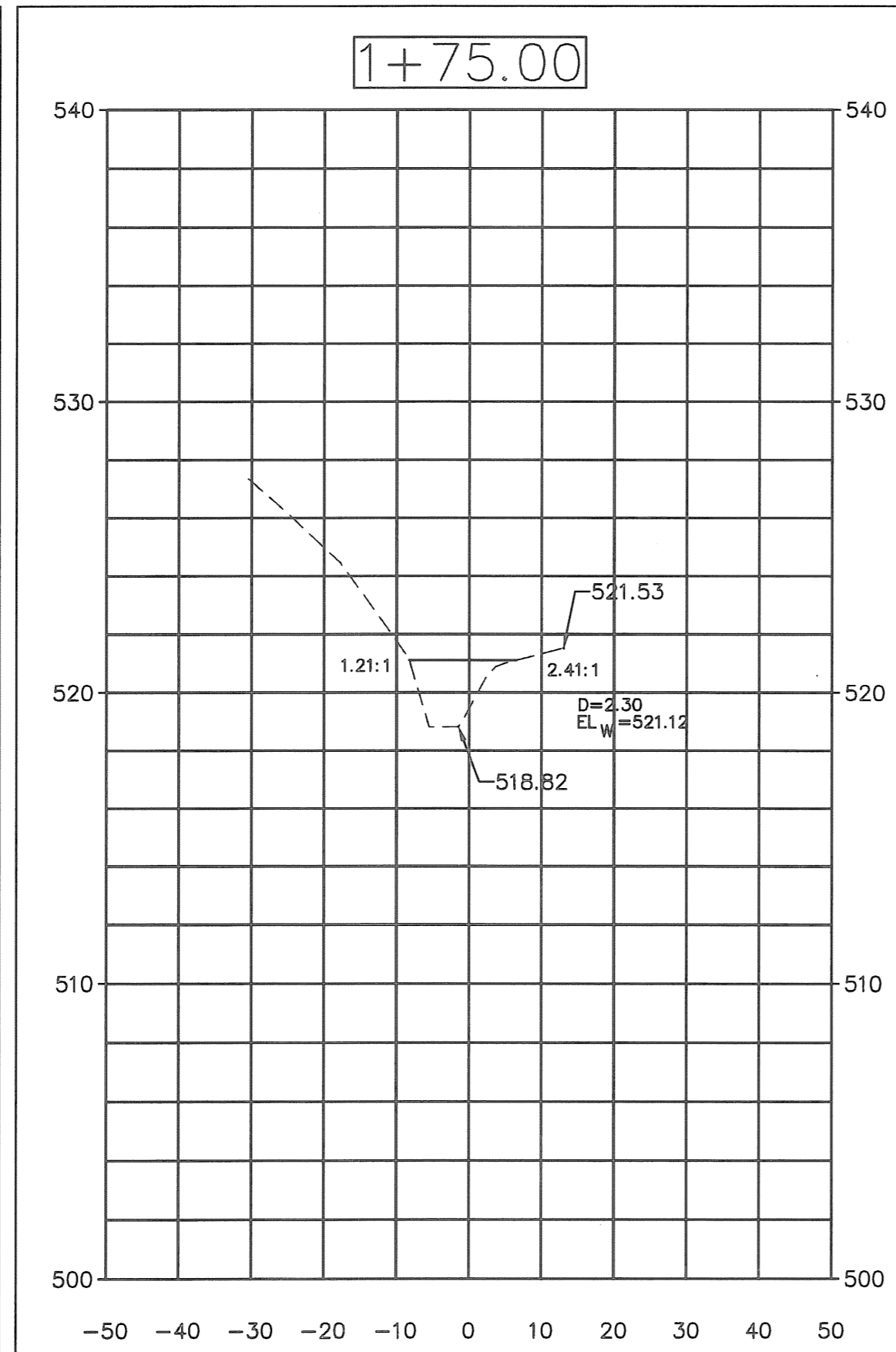
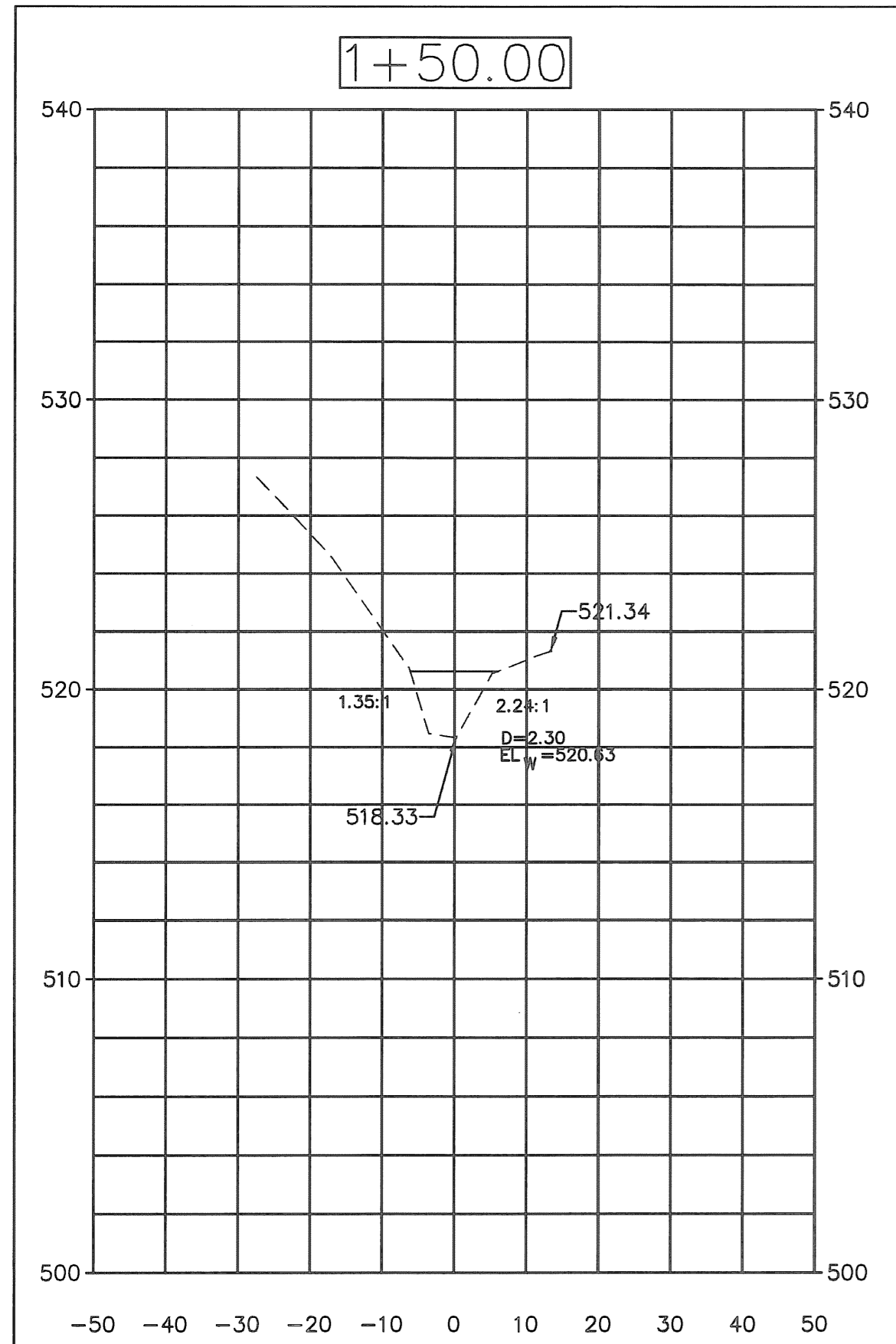


ORDER NO.
12-0170

DATE
4/15/16

SHT 24

BRAMBLETT ROAD
ROAD SIDE DITCH
AS-BUILT



SCALE: 1"=20' HOR.
1"=2.5' VERT.

BRAMBLETT ROAD
ROAD SIDE DITCH
AS-BUILT

