

PERSIMMON POINT MARKET

PART OF LOTS 19 & 24 OF JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

SITE IMPROVEMENT PLANS

LEGEND

EXISTING



UTILITY POLE
GUY WIRE
LIGHT STANDARD
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELEPHONE BOX
TELEPHONE MANHOLE
UNDERGROUND TELEPHONE LINE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER MANHOLE
WATER LINE
GAS METER
GAS VALVE
GAS DRIP
GAS LINE
STREET SIGN
BOLLARD OR POST
MAILBOX
SANITARY SEWER
STORM SEWER
STORM DRAIN GRATE INLET
STORM DRAIN AREA INLET
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
FLARED END SECTION
FENCE: CHAIN LINK OR WIRE
FENCE: WOOD CONSTRUCTION
GUARDRAIL
MINOR CONTOUR INTERVAL
MAJOR CONTOUR INTERVAL
SPOT ELEVATION
BUSH OR SHRUB
TREE W/APPROXIMATE DIAMETER SIZE
FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED
CLEAN-OUT/DOWN-SPOUT
SWALE
UTILITY EASEMENT

PROPOSED



UTILITY POLE
GUY WIRE
LIGHT STANDARD
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELEPHONE BOX
TELEPHONE MANHOLE
UNDERGROUND TELEPHONE LINE
FIRE HYDRANT
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WATER MANHOLE
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FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED
CLEAN-OUT/DOWN-SPOUT
SWALE
UTILITY EASEMENT



LOCATOR MAP

PROPERTY OWNER

PERSIMMON POINTE MARKET, L.L.C.

165 N. MERAMEC AVE., STE. 500
 ST. LOUIS, MO. 63105

EXISTING ZONING

C-2

SITE ACREAGE

3.88 Ac.

SITE ADDRESS

**1120 TECHNOLOGY DRIVE
 O'FALLON, MO 63304**

PARKING CALCULATIONS

LOT 1:	
SHOPPING CENTER: 5.5 PER 1,000 S.F.	33,800 S.F. = 186 SPACES
	TOTAL REQUIRED = 186 SPACES TOTAL PROPOSED = 213 SPACES
PROPOSED INCLUDES 36 COMPACT SPACES 16.90% < 20% MAX	
H.C. ACCESSIBLE:	TOTAL REQUIRED = 7 SPACES TOTAL PROPOSED = 7 SPACES
LOADING SPACES: (12' x 35')	TOTAL REQUIRED = 2 SPACES TOTAL PROPOSED = 2 SPACES
BICYCLE PARKING 1 PER 15 CAR SPACES	TOTAL REQUIRED = 14 SPACES TOTAL PROPOSED = 14 SPACES

SEWER MEASUREMENTS

The existing sewer lengths, sizes, flowlines, 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 Final Measurement 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.

Leonard J. Meers 10/22/04
 P.E./L.S. DATE

UTILITIES

WATER DISTRICT	PUBLIC WATER DISTRICT NO. 2 100 WATER DR., BOX 967 O'FALLON, MO 63303
SEWER DISTRICT	DUCKETT CREEK 3550 HIGHWAY K O'FALLON, MO 63304-8616
GAS SERVICE	LACLEDE GAS CO. 1999 TRADE CENTER DRIVE EAST ST. PETERS, MO 63376
ELECTRIC SERVICE	AMEREN UE 200 N. CALLAHAN RD. WENTZVILLE, MO 63385-1999
PHONE SERVICE	SOUTHWESTERN BELL 402 N. 3RD ST. GRND FLOOR ST. CHARLES, MO 63301
CABLE SERVICE	CHARTER COMMUNICATIONS 4160 OLD MILL PARKWAY ST. PETERS, MO 63376

MoDOT
 1-314-340-4100
 Call Before you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field 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.

NOTE-FIBER OPTICS ARE PRESENT WITHIN THE LIMITS OF THIS PROJECT

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C7-C8	STORM PROFILES
C9	STORM DETAILS
C10-C15	SANITARY DETAILS
C16	OFF-SITE PLAN
C17	SANITARY PROFILES
C18-C19	SPECIFICATIONS
C20	DRAINAGE AREA MAP

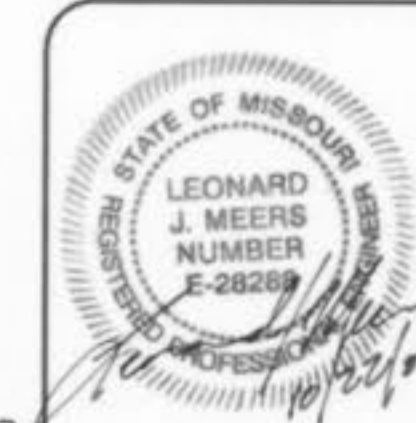
FLOOD NOTE

NOTE: THE ENTIRE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C0430 E. EFFECTIVE DATE: AUGUST 2, 1996

J. R. GRIMES CONSULTING ENGINEERS, 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. J. R. GRIMES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED FOR:
 PERSIMMON POINTE MARKET, L.L.C.
 165 N. MERAMEC AVE., STE. 500
 ST. LOUIS, MO 63105
 PH: (314) 721-3444
 FAX: (314) 721-3071

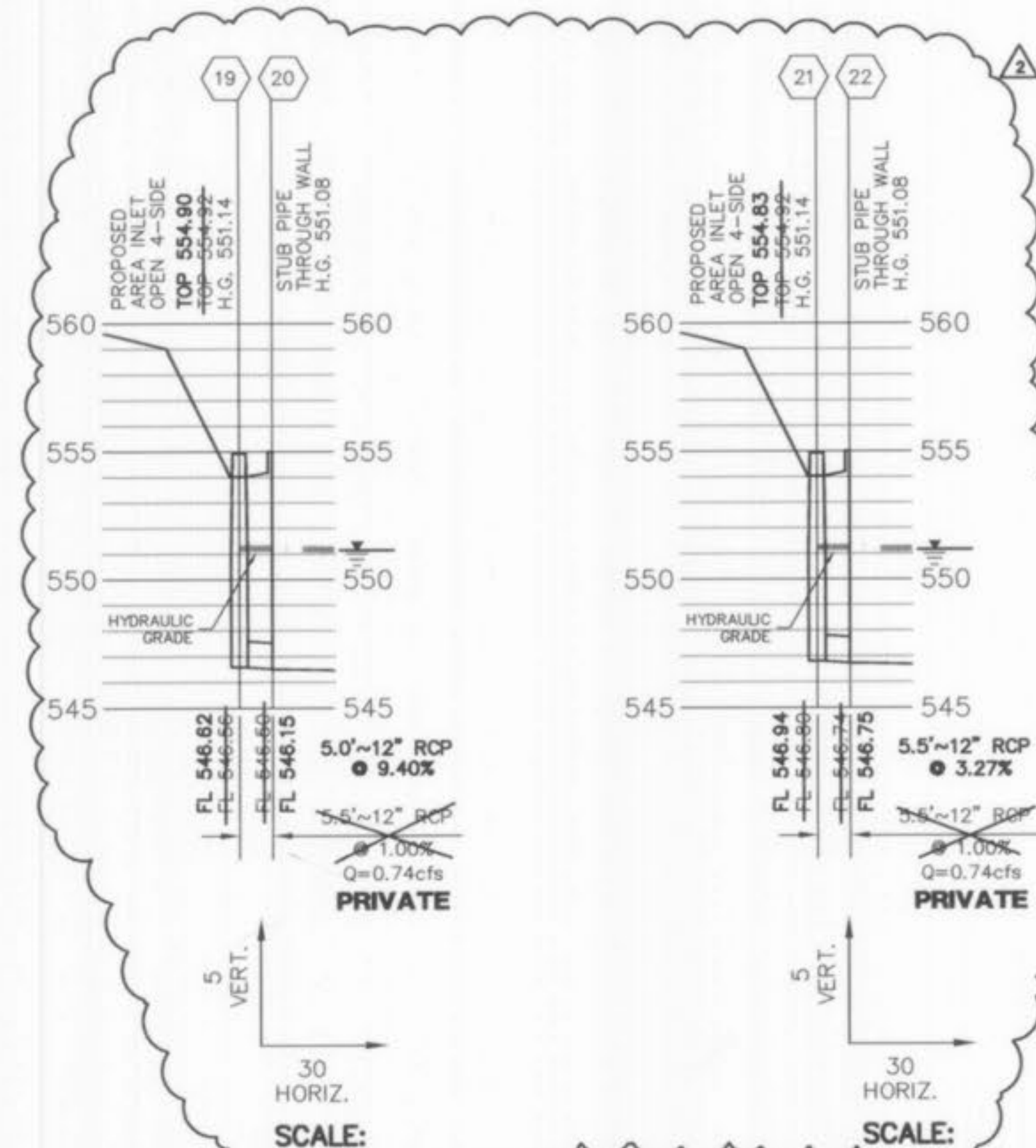
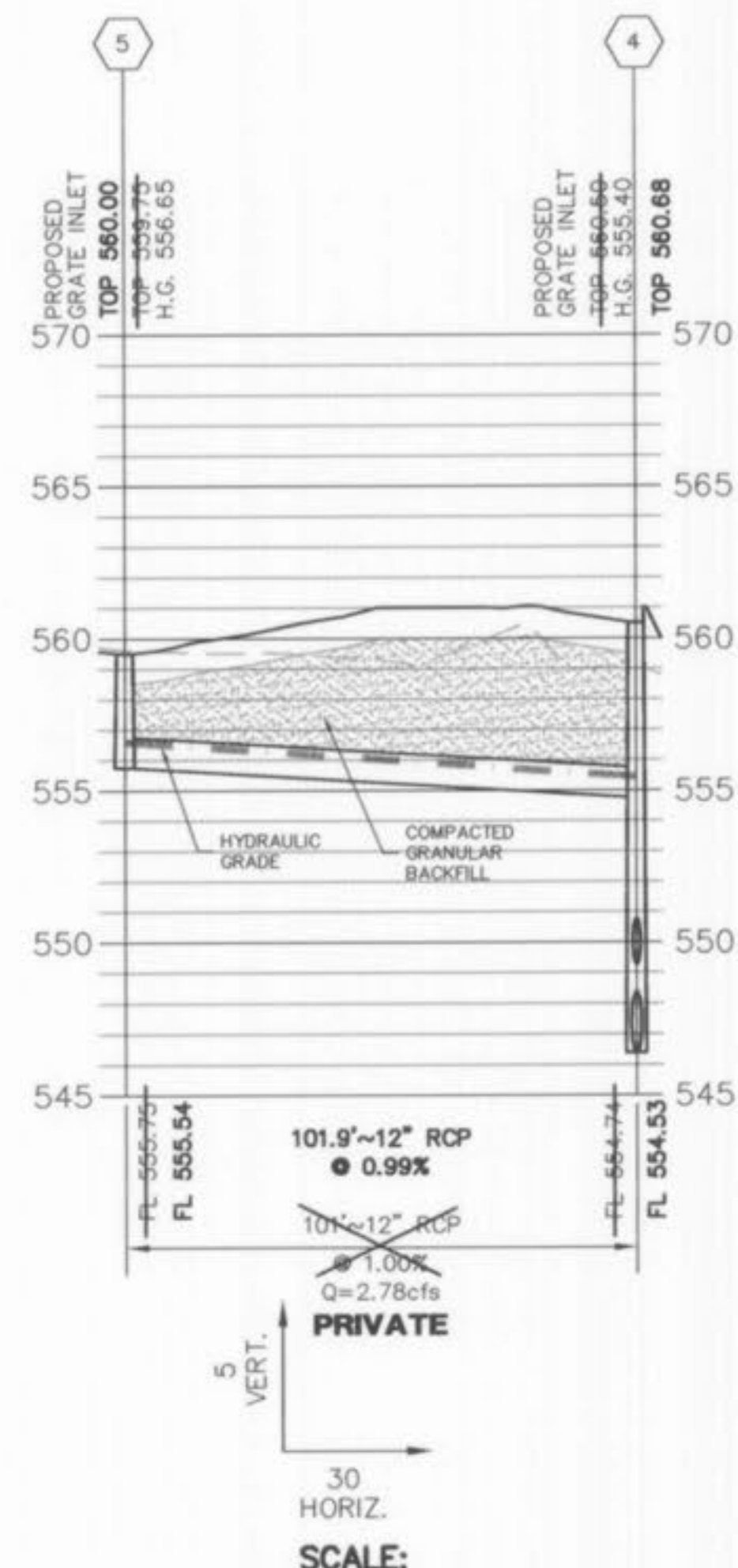
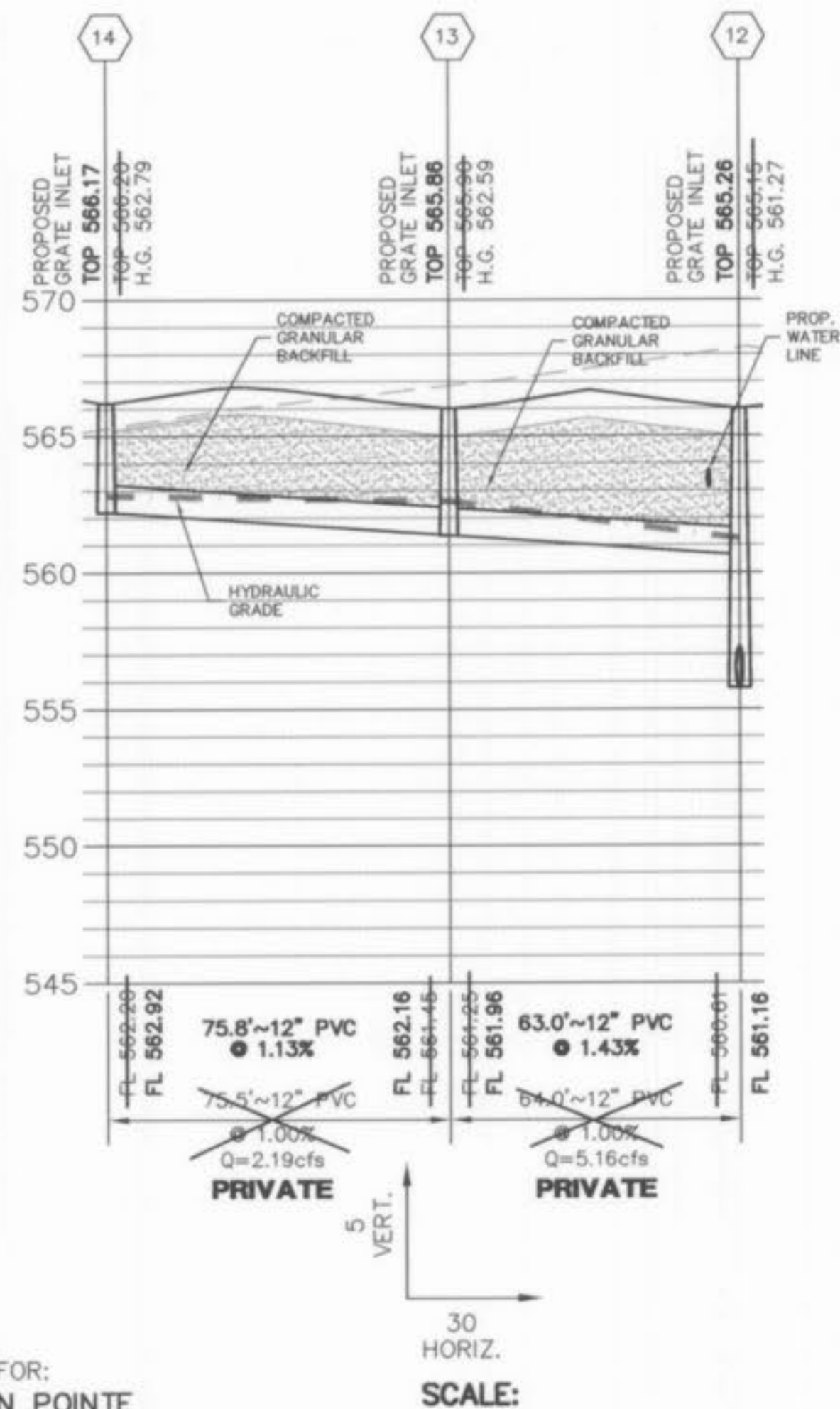
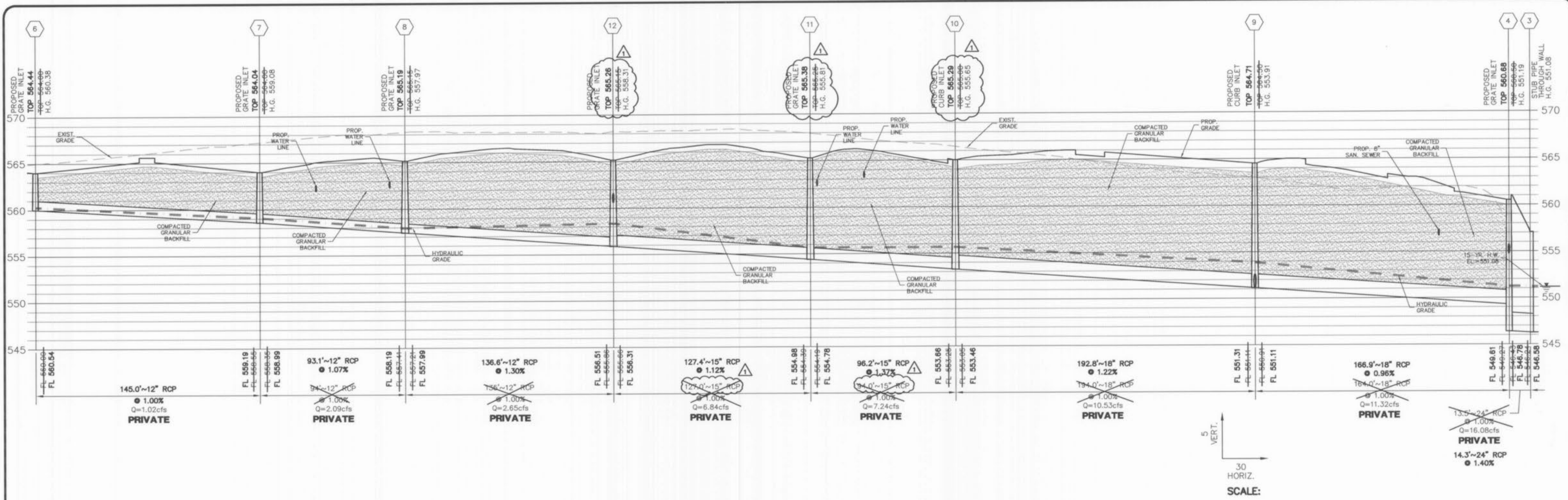
SITE BENCHMARK:
 (553.29) - CHISELED SQUARE AT THE SOUTHWEST CORNER OF THE CONCRETE BASE OF THE QUIK TRIP SIGN LOCATED AT THE SOUTHWEST CORNER OF THE QUIK TRIP PROPERTY.



"AS-BUILT"

P&Z FILE # 3101.02

PERSIMMON POINTE MARKET	
TITLE SHEET	
J. R. GRIMES	
CONSULTING ENGINEERS, INC.	
12300 OLD TESSON ROAD SUITE 300-D ST. LOUIS, MO. 63128 PH. (314) 849-6100 FAX (314) 849-6010 E-MAIL: jrgeng@link.com	
DRAWN BY: DATE: KAN 09/12/03	CHECKED BY: DATE: LJM 09/12/03
JOB NUMBER: 6751	SHEET: C0



"AS-BUILT"

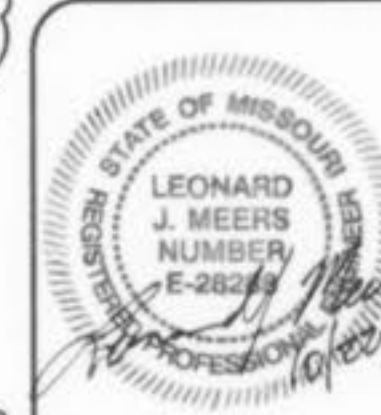
NOTE: STORM FLOWS ARE FOR 15-YR. DESIGN STORM.

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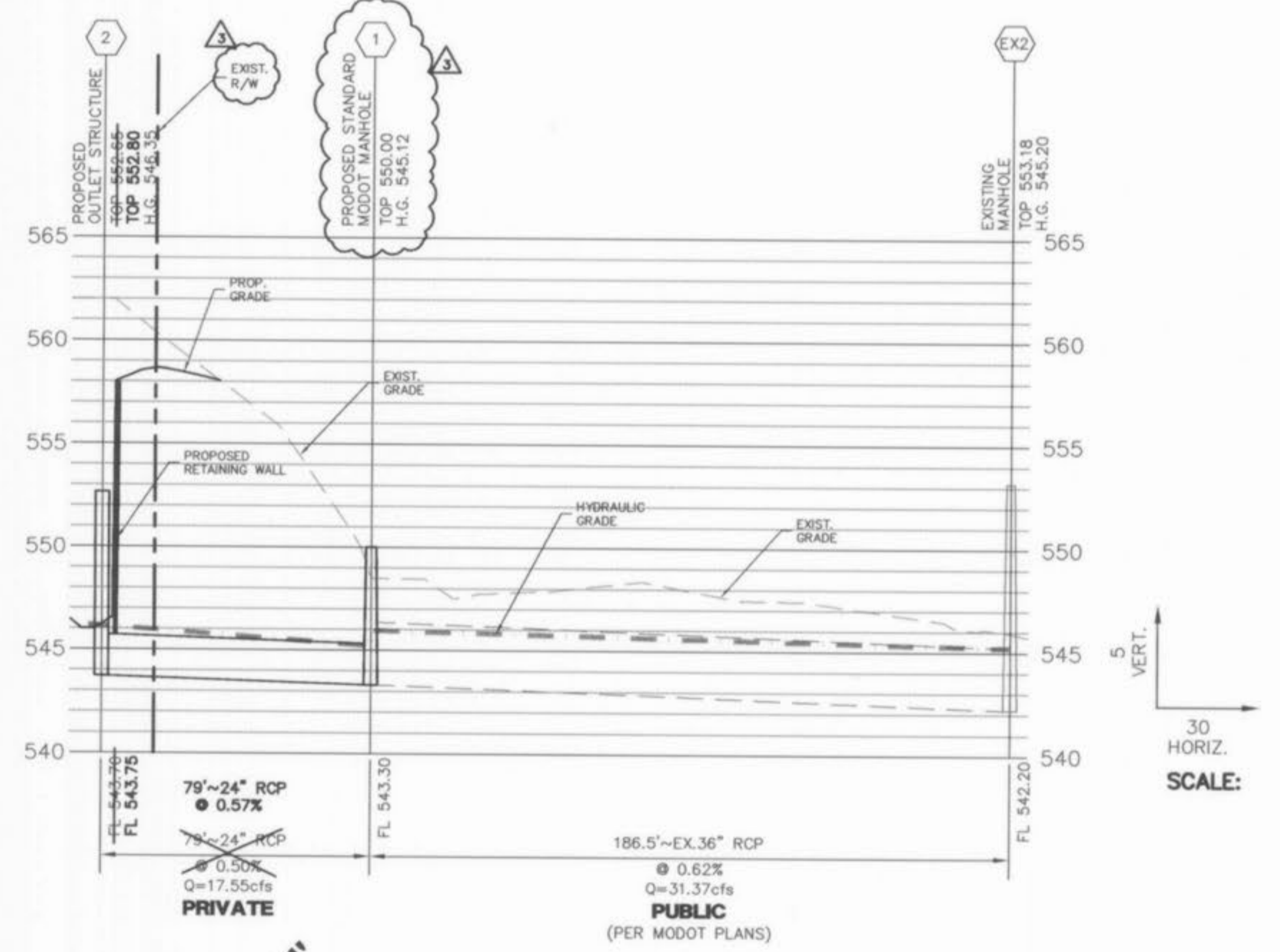
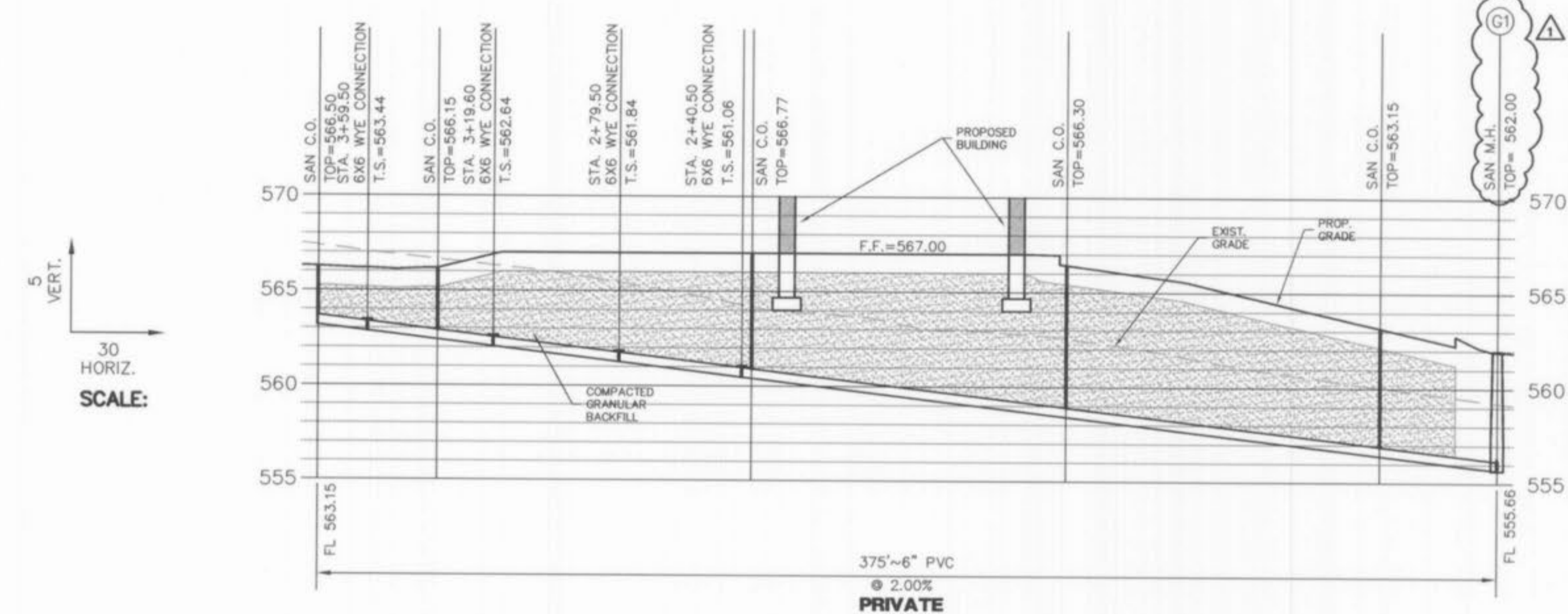
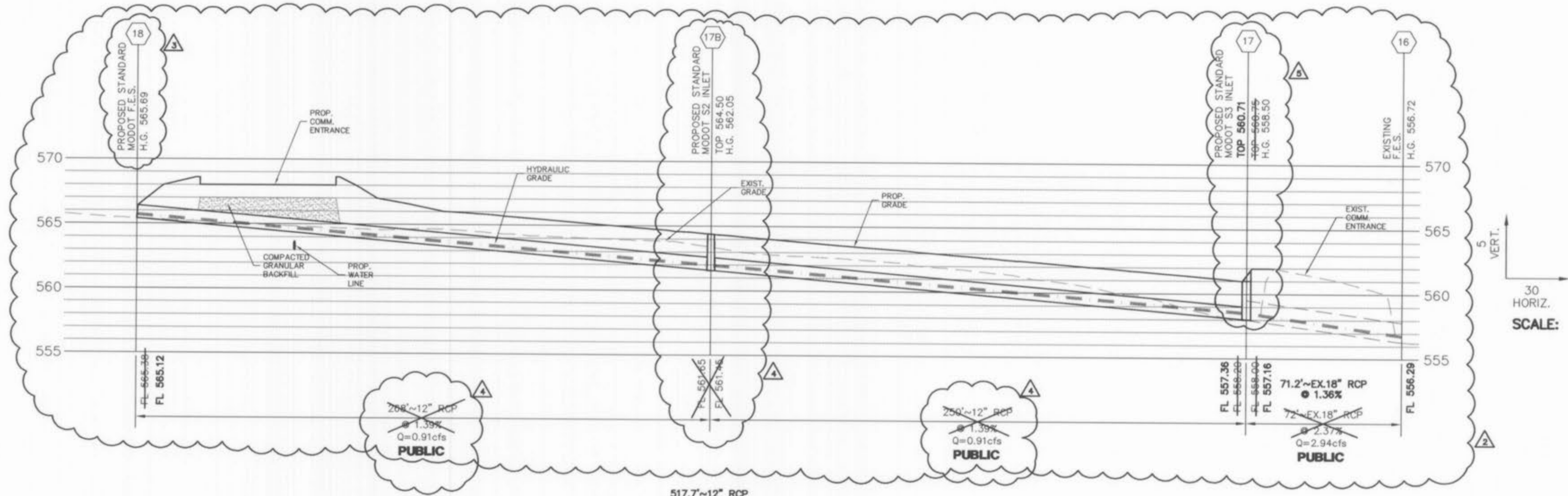
- 10/27/03 PER DESIGN REVISIONS
- 10/15/03 PER CITY OF O'FALLON COMMENTS

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PERSIMMON POINTE MARKET			
SEWER PROFILES			
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KAN	09/12/03	LJM	09/12/03
JOB NUMBER:	6751	SHEET:	C7



J.R. GRIMES
CONSULTING ENGINEERS, INC.

PERSIMMON POINTE MARKET

CALC. BY: K. NURNBERGER
DATE: 09/09/2003
REVISED:

VER. 2.0

STRUCTURE	UPR	LOWER	FLOWLINE	LENGTH	GRADE	PIPE	T ₁	Q	TOTAL	V	V _h	PIPE LOSSES (ft.)				STRUCTURE LOSSES (ft.)			HYD. ELEV		HYD GRADE	LOWEST	FREEBOARD	PIPE CAPACITY	Q/CAP.	DEPTH	FULL FLOW VELOCITY	GIVEN LOWER
												FRCT.	CURVE	TOTAL	LOSS	LOSS	LOSS	LOSS	LOSS	LOSS								
HYDRAULIC DATA 15 YEAR STORM																												
1	EX2	543.30	542.20	186	0.0059	36	0.013	0.00	31.37	4.66	0.34	0.45	0.00	0.45	0.24	0.24	0.47	546.12	545.20	0.00244	550.00	3.88	51.29	0.61	1.67	4.44	545.20	
2	1	543.71	543.30	82	0.0050	24	0.013	1.47	17.55	6.26	0.61	0.62	0.00	0.62	0.61	0.00	0.61	546.35	545.12	0.00755	546.00	16.00	1.10	1.82	5.59			
4	3	546.43	546.24	19	0.0100	24	0.013	1.98	16.08	5.53	0.47	0.11	0.00	0.11	0.00	0.00	0.00	551.19	551.08	0.00589	560.50	9.31	22.62	0.71	1.22	5.12	551.08	
9	4	550.91	549.27	164	0.0100	18	0.013	0.79	11.32	7.30	0.83	2.48	0.00	2.48	0.47	0.39	0.86	553.91	550.58	0.01509	564.00	10.09	10.50	1.08	1.31	6.41		
10	9	553.05	551.11	194	0.0100	18	0.013	0.62	10.53	6.85	0.73	2.58	0.00	2.58	0.14	0.26	0.39	555.31	552.33	0.01329	564.15	8.84	10.50	1.00	1.22	5.96		
11	10	554.19	553.25	94	0.0100	12	0.013	0.40	7.24	9.22	1.32	3.88	0.00	3.88	0.46	0.30	0.77	558.84	554.19	0.04129	565.25	6.41	3.56	2.03	0.94	9.22		
12	11	555.66	554.39	127	0.0100	12	0.013	0.54	6.84	8.71	1.18	4.68	0.00	4.68	1.15	0.72	1.86	561.87	555.33	0.03686	565.15	3.28	3.56	1.92	0.94	8.71		
8	12	557.21	555.86	135	0.0100	12	0.013	0.56	2.65	3.71	0.21	0.90	0.00	0.90	0.12	0.00	0.12	557.97	556.50	0.00669	565.15	7.18	3.56	0.74	0.64	3.37		
7	8	558.35	557.41	94	0.0100	12	0.013	1.07	2.09	2.77	0.12	0.35	0.00	0.35	0.12	0.07	0.19	559.08	557.96	0.00372	564.00	4.92	3.56	0.59	0.55	2.66		
6	7	560.00	558.55	145	0.0100	12	0.013	1.02	1.02	1.11	0.02	0.09	0.00	0.09	0.02	0.00	0.02	560.38	558.91	0.00060	564.00	3.62	3.56	0.29	0.36	1.30		
13	12	561.25	560.61	64	0.0100	12	0.010	1.46	3.65	5.16	0.41	0.49	0.00	0.49	0.39	0.29	0.68	562.59	561.27	0.00765	565.90	3.31	4.63	0.79	0.66	4.65	556.86	
14	13	562.20	561.45	75	0.0100	12	0.010	2.19	2.19	2.73	0.12	0.16	0.00	0.16	0.12	0.00	0.12	562.79	561.93	0.00215	566.20	3.41	4.63	0.47	0.48	2.79		
17	16	558.00	556.29	72	0.0238	18	0.013	2.03	2.94	1.26	0.02	0.03	0.00	0.03	0.02	0.00	0.02	558.45	556.72	0.00045	561.00	2.55	16.19	0.18	0.43	1.66	FES	
18	17	565.38	558.20	518	0.0139	12	0.013	0.91	0.91	0.90	0.01	0.20	0.00	0.20	0.01	0.00	0.01	565.89	558.50	0.00039	566.38	0.69	4.19	0.22	0.30	1.16		
5	4	555.75	554.74	101	0.0100	12	0.013	2.78	2.78	3.93	0.24	0.76	0.00	0.76	0.24	0.00	0.24	556.65	555.40	0.00750	559.75	3.10	3.56	0.78	0.66	3.54	551.15	

"AS-BUILT"

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- ▲ 04/08/03 PER MDOT COMMENTS
- ▲ 03/24/03 PER MDOT COMMENTS
- ▲ 11/20/03 PER MDOT COMMENTS
- ▲ 10/27/03 PER DESIGN REVISIONS
- ▲ 10/03/03 PER D.C.S.D. COMMENTS

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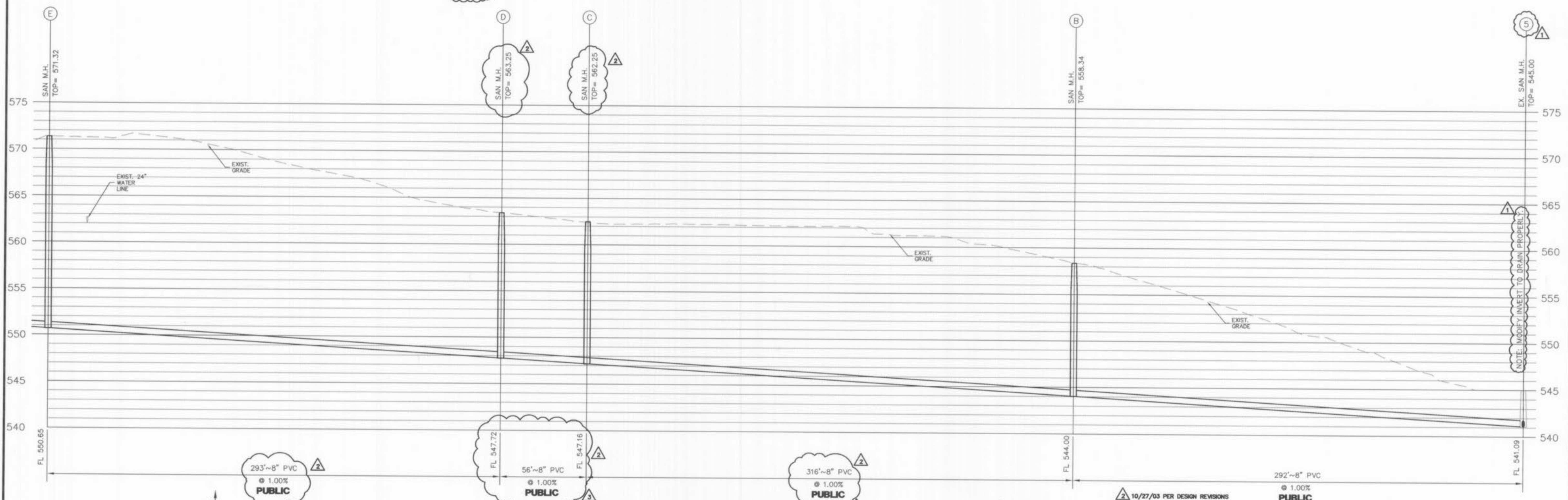
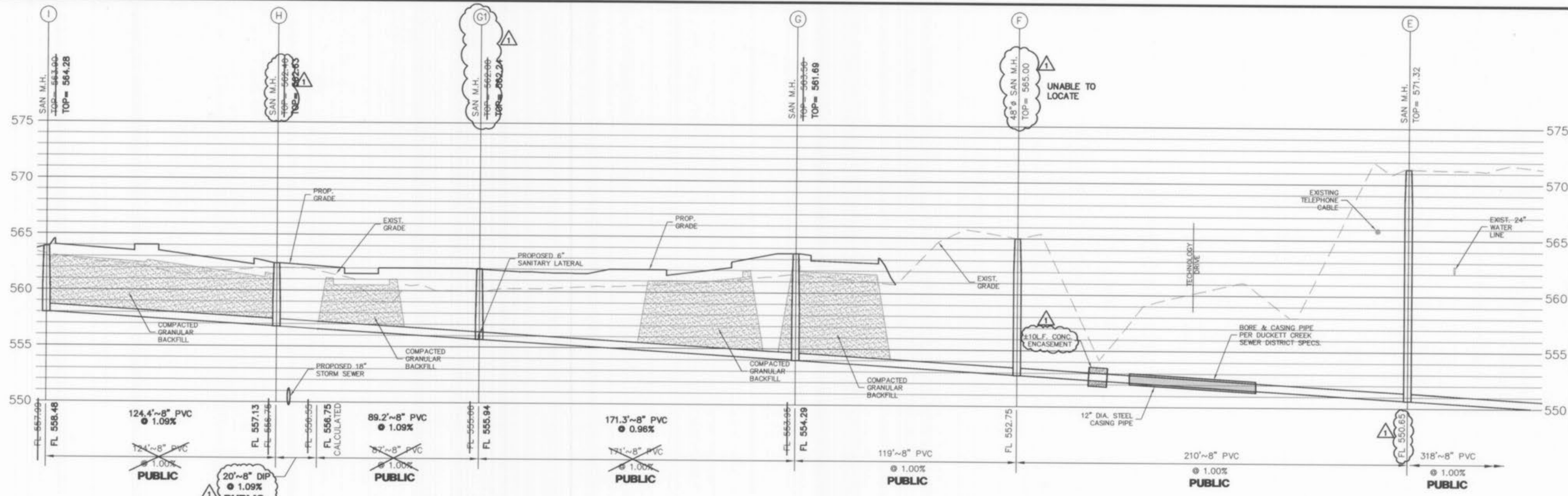
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SEWER PROFILES

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DRAWN BY: KAN	DATE: 09/12/03	CHECKED BY: LJM	DATE: 09/12/03	JOB NUMBER: 6751	SHEET: C8
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5 VERT.
30 HORIZ.
SCALE:



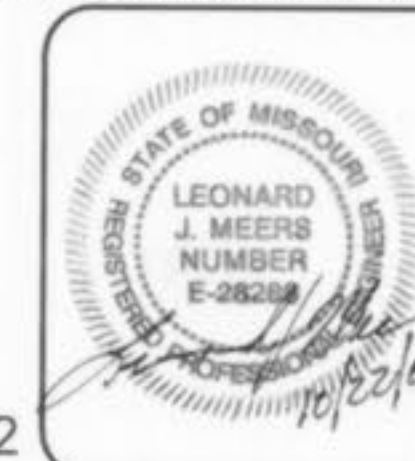
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- 1 10/03/03 PER D.C.S.D. COMMENTS
- 2 10/27/03 PER DESIGN REVISIONS
- 3 03/24/04 PER DESIGN REVISIONS



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SANITARY SEWER PROFILES			
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Persimmon Point Market 215103 App Asbuilt