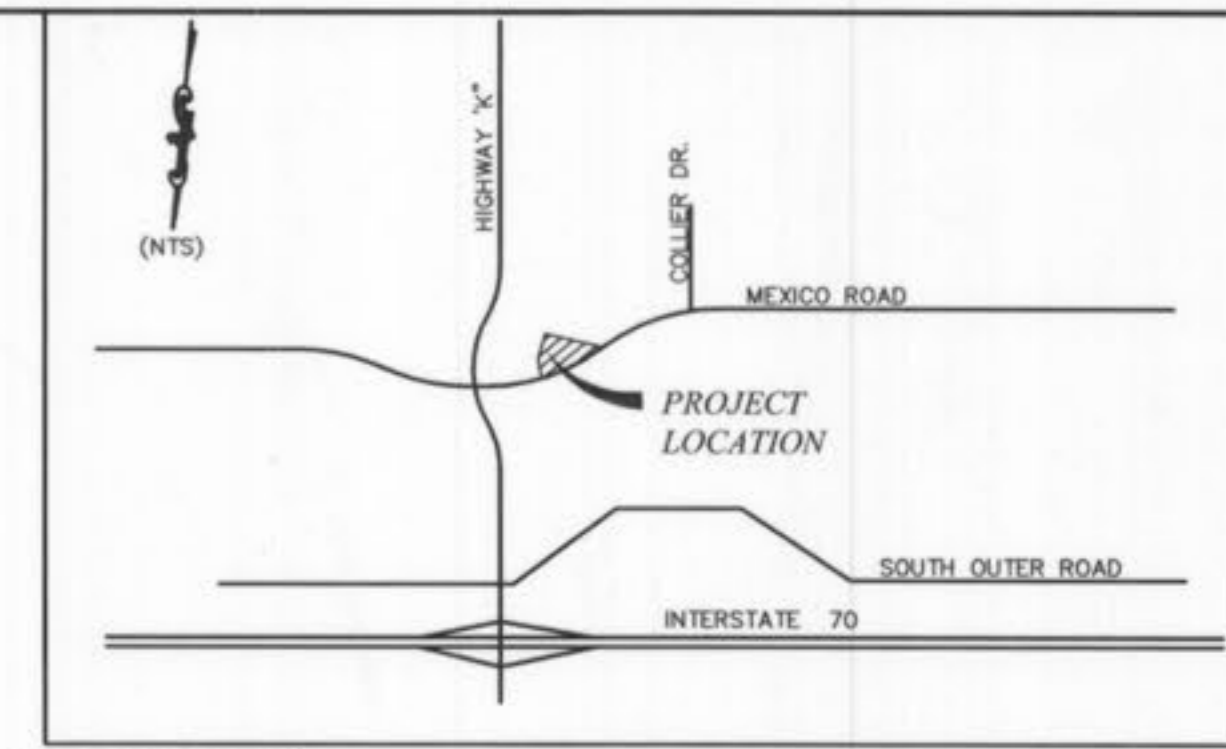


**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	AS-BUILT COVER SHEET
2	UTILITY PLAN
3	DRAINAGE MAP/PROFILES/DETAILS

**AS-BUILT PLANS**  
**ADJUSTED TRACT 1 OF THE BOUNDARY ADJUSTMENT PLAT**  
**QUIKTRIP NO. 643**  
**IN U.S. SURVEY 55**  
**TOWNSHIP 47 NORTH, RANGE 3 EAST**  
**CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI**



NOTE:  
THIS IS TO CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 29183C0237E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996) AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA CONTAINING THIS PROJECT. THE RESULTS OF THAT EXAMINATION SHOW THAT PART OF THIS SITE IS WITHIN DESIGNATED FLOOD ZONE AREA "AE," AN AREA DEFINED AS HAVING BASE FLOOD ELEVATIONS DETERMINED, & FLOODWAY AREAS WITHIN ZONE "AE." THIS IS FOR THE PURPOSE OF PROVIDING INFORMATION AS INDICATED ON THE CURRENT FLOOD INSURANCE RATE MAP FOR THIS AREA. IT SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED FOR THE PROPERTY REFERENCED.

**LEGAL DESCRIPTION**  
A tract of land being Adjusted Tract 1 of the Boundary Adjustment Plat Quiktrip No. 643 according to the plat thereof recorded in Plat Book 37, page 29 of the St. Charles County Records, situated in U.S. Survey 55, Township 47 North, Range 3 East, City of O'Fallon, St. Charles County, Missouri and being further described as follows: Commencing at the Southeastern corner of a tract of land conveyed to the Trustees of the Trust Agreement of Mary L. Hill according to instrument recorded in Book 1052, page 1329 of the St. Charles County Records; thence along the Southern line of said Hill tract, North 83 degrees 11 minutes 29 seconds West, 56.75 feet to the Point of Beginning of the herein described tract of land; thence continuing along the Southern line of said Hill tract, North 83 degrees 11 minutes 29 seconds West, 437.75 feet to a point on the Southeastern right of way of Mexico Road, as established by instrument recorded in Book 1557, page 1565 of the St. Charles County Records; thence along said Southeastern line being a curve to the right having a radius of 960.00 feet an arc distance of 521.51 feet (chord of North 59 degrees 41 minutes 38 seconds East, 515.12 feet) to a point; thence leaving said Southeastern right of way, South 5 degrees 31 minutes 00 seconds East, 164.98 feet; thence South 9 degrees 57 minutes 31 seconds East, 149.87 feet to a point on the Southern line of Hill; being the point of beginning and containing 83,463 square feet (1.916 acres).

- SITE DATA:**
- AREA OF PROJECT SITE 83,463 SQ. FT. OR 1.92 ACRES.
  - SITE IS ZONED C-2 GENERAL BUSINESS DISTRICT.
  - PROPOSED USE, SHOPPING CENTER  
 PARKING REQUIRED:  
 FIVE POINT FIVE (5.5) PER ONE THOUSAND (1000) SQUARE FEET OF FLOOR AREA.  
 LOADING SPACES REQUIRED:  
 ONE (1) FOR SHOPPING CENTER USE  
 TOTAL FLOOR AREA = 9130 SQ. FT. = 51 SPACES  
 TOTAL SPACES PROVIDED = 51 (INCLUDES 3 HANDICAPPED SPACES)
  - SITE IS SERVED BY THE FOLLOWING UTILITIES:  
 GAS - LACLEDE GAS COMPANY  
 WATER - CITY OF O'FALLON  
 SEWER - CITY OF O'FALLON  
 ELECTRIC - AMEREN U.E. ELECTRIC COMPANY  
 TELEPHONE - CENTURYTEL
  - BUILDING AREA = 9,130 SQ. FT. OR 10.9%  
 PAVEMENT AREA = 24,588 SQ. FT. OR 29.5%  
 GREEN SPACE = 49,745 SQ. FT. OR 59.6%  
 TOTAL AREA = 83,463 SQ. FT.
  - LANDSCAPING = 1 TREE FOR EVERY 40' OF FRONTAGE AND 1 TREE FOR EVERY 3,000 SQ. FT. OF LANDSCAPE AREA.  
 350/40 = 8.8 (9)    9,608/3,000 = 3.2 (3)    TOTAL TREES TO BE PLANTED = 12
  - PARKING LANDSCAPING = 6% OF 270 S.F./SPACE X 51 SPACES = 826 S.F.  
 PARKING LANDSCAPING PROVIDED = 832 S.F.
  - THIS PARCEL IS IDENTIFIED AS ADJUSTED TRACT 1 OF "THE BOUNDARY ADJUSTMENT PLAT OF TRACTS 1 AND 2 OF QUIKTRIP NO. 643" PER PLAT BOOK 37, PAGE 29.
  - PHOTOMETRICS PLAN WILL ADDRESS ANY CONCERNS WITH OUTDOOR LIGHTING DURING THE CONSTRUCTION PLAN REVIEW PHASE OF THE PROJECT.
  - EXISTING MULTIPURPOSE ASPHALT TRAIL SHALL BE OVERLAYED
  - NO TREES WILL BE REMOVED WITH THIS PROJECT
  - ALL HVAC & MECHANICAL UNITS SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE.
  - BENCHMARK: CENTER OF HEADWALL ON THE W. SIDE HIGHWAY "K" AT BELLEAU CREEK ELEV.=511.13
  - TEMPORARY SITE BENCHMARK: S.W. CORNER OF CONCRETE PAD ON QUIKTRIP PROPERTY ELEV.=517.99

**LANDSCAPE LEGEND**

SYMBOL	QUANTITY	SIZE	DESCRIPTION
	12	4' HIGH	HONEY LOCUST
	10	1 GAL.	BUSH - YEW

REFERENCE CITY OF O'FALLON, MO ARTICLE X - LANDSCAPING AND SCREENING REGULATIONS SECTION 400.420(C) & (D) - PLANTING REQUIREMENTS. THIS CAN BE FOUND ON THE CITY'S WEBSITE: WWW.OFALLON.MO.US

**BELLEAU CREEK STORM ELEVATIONS:**

10-YEAR	508.57
25-YEAR	510.5
50-YEAR	512.06
100-YEAR	513.35
500-YEAR	513.63

BENCHMARK: CENTER OF HEADWALL ON THE W. SIDE HIGHWAY "K" AT BELLEAU CREEK ELEV.=511.13

TEMPORARY SITE BENCHMARK: S.W. CORNER OF CONCRETE PAD ON QUIKTRIP PROPERTY ELEV.=517.99

LACLEDE GAS CO.  
1999 Trade Center Drive East  
St. Peters, Missouri 63376  
(636) 978-2663  
MIKE LANGAN

AMERENUE  
200 North Callahan Road  
Wentzville, Missouri 63385  
(636) 639-8311  
JEFF BUTLER

CENTURYTEL  
1151 CenturyTel Drive  
Wentzville, Missouri 63385  
(636) 332-7392  
CARL OWENS

O'FALLON FIRE PROTECTION DISTRICT  
119 East Elm Street  
O'Fallon, Missouri 63366  
(636) 978-3900  
ASST. FIRE MARSHAL MARK MORRISON

CITY OF O'FALLON - SITE, WATER, SEWER  
100 North Main Street  
O'Fallon, Missouri 63366  
(636) 379-5592

Call Before you DIG  
 TOLL FREE  
**1-800-344-7483**  
 MISSOURI ONE-CALL SYSTEM INC.

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

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

REVISIONS	

**ASBUILT COVER SHEET**  
**RETAIL CENTER**  
 HWY "K" & Mexico Road  
 O'Fallon, Missouri 63366

Prepared for:  
**CLEAN-N-CRUISE L.L.C.**  
 2010 Bluestone Drive  
 St. Charles, MO 63303  
 (636) 669-9111, fax: (636) 669-9117

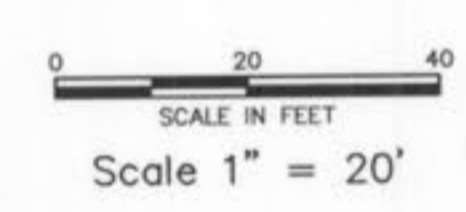
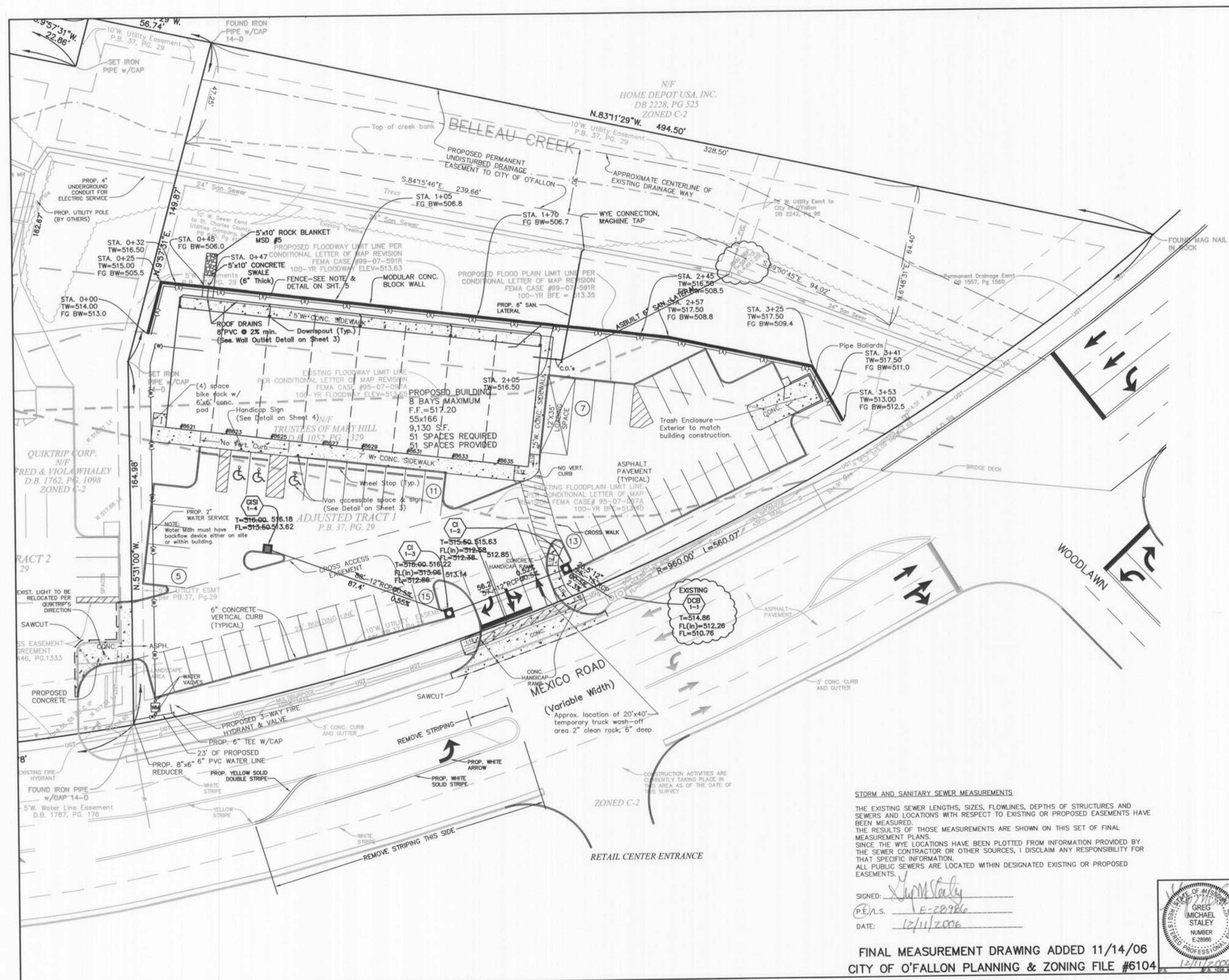
Designed	EAS/GMS
Drawn	RKF
Checked	GMS
Date	11/13/06
Project Number	99007-7
Sheet Number	1 of 3



**STORM AND SANITARY 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.

SIGNED:   
 P.E./A.S. E-28986  
 DATE: 12/11/2006

**FINAL MEASUREMENT DRAWING ADDED 11/14/06**  
**CITY OF O'FALLON PLANNING & ZONING FILE #6104**



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NO.	REVISIONS

**UTILITY PLAN  
RETAIL CENTER  
HWY "K" & Mexico Road  
O'Fallon, Missouri 63366**

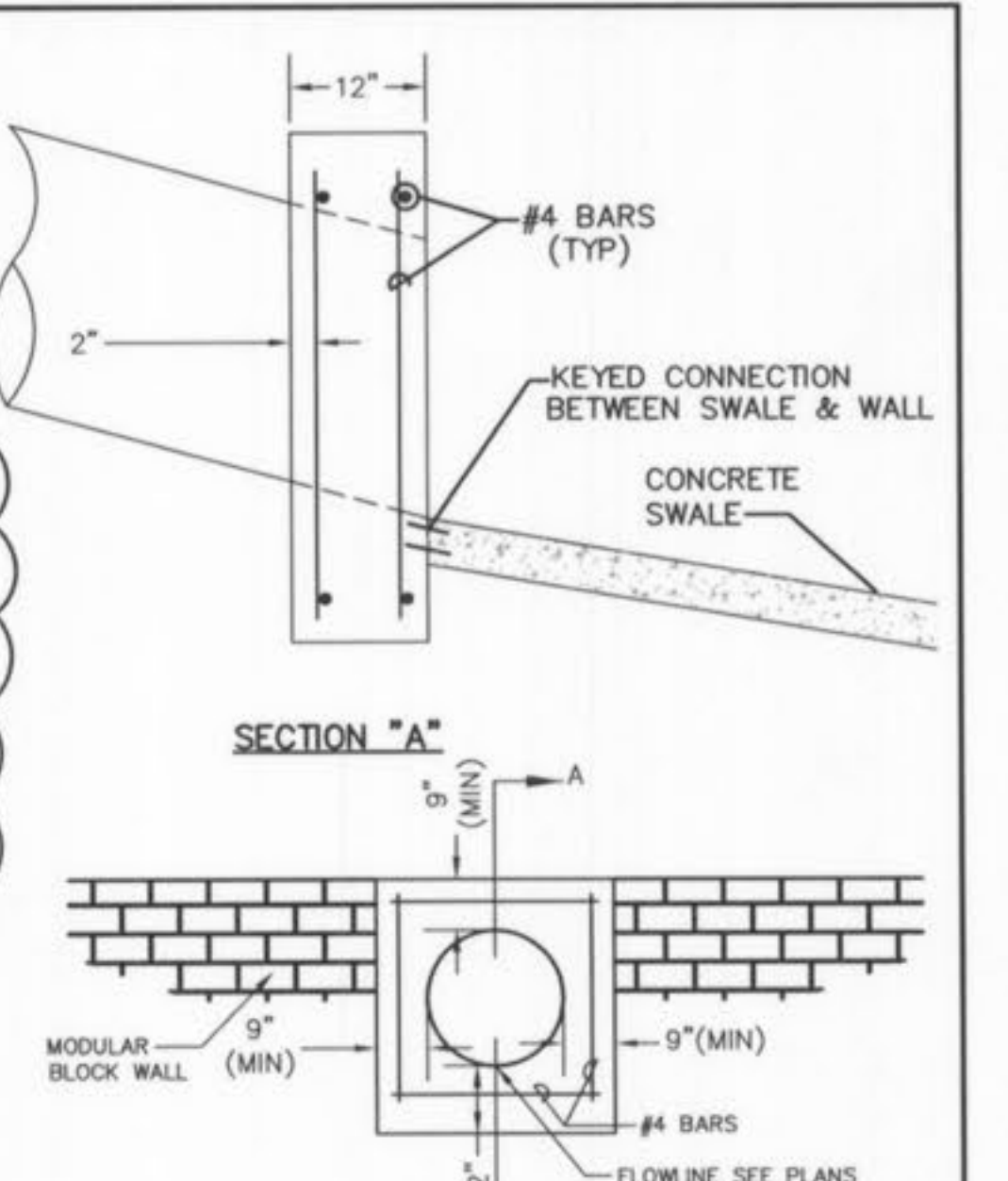
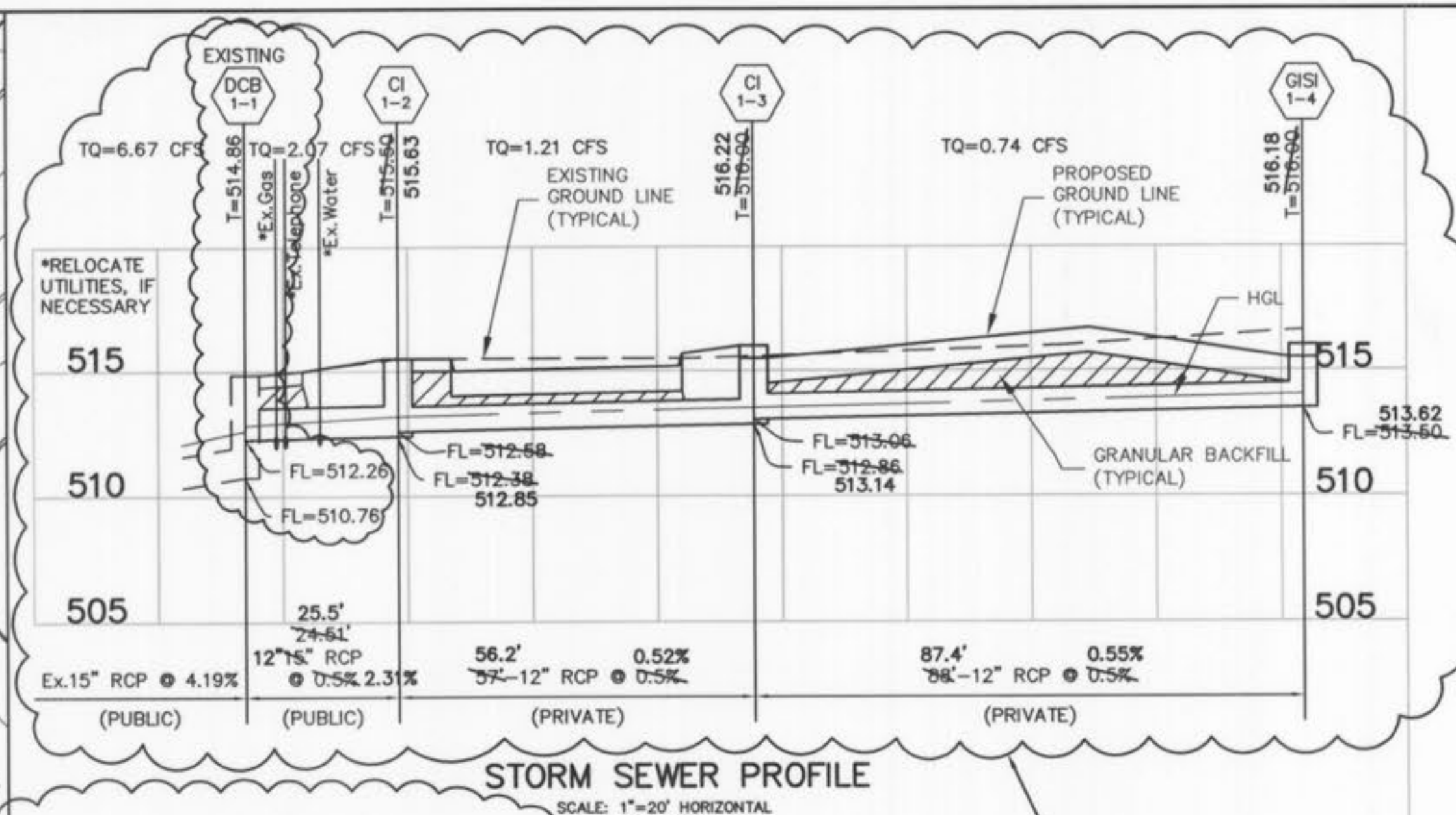
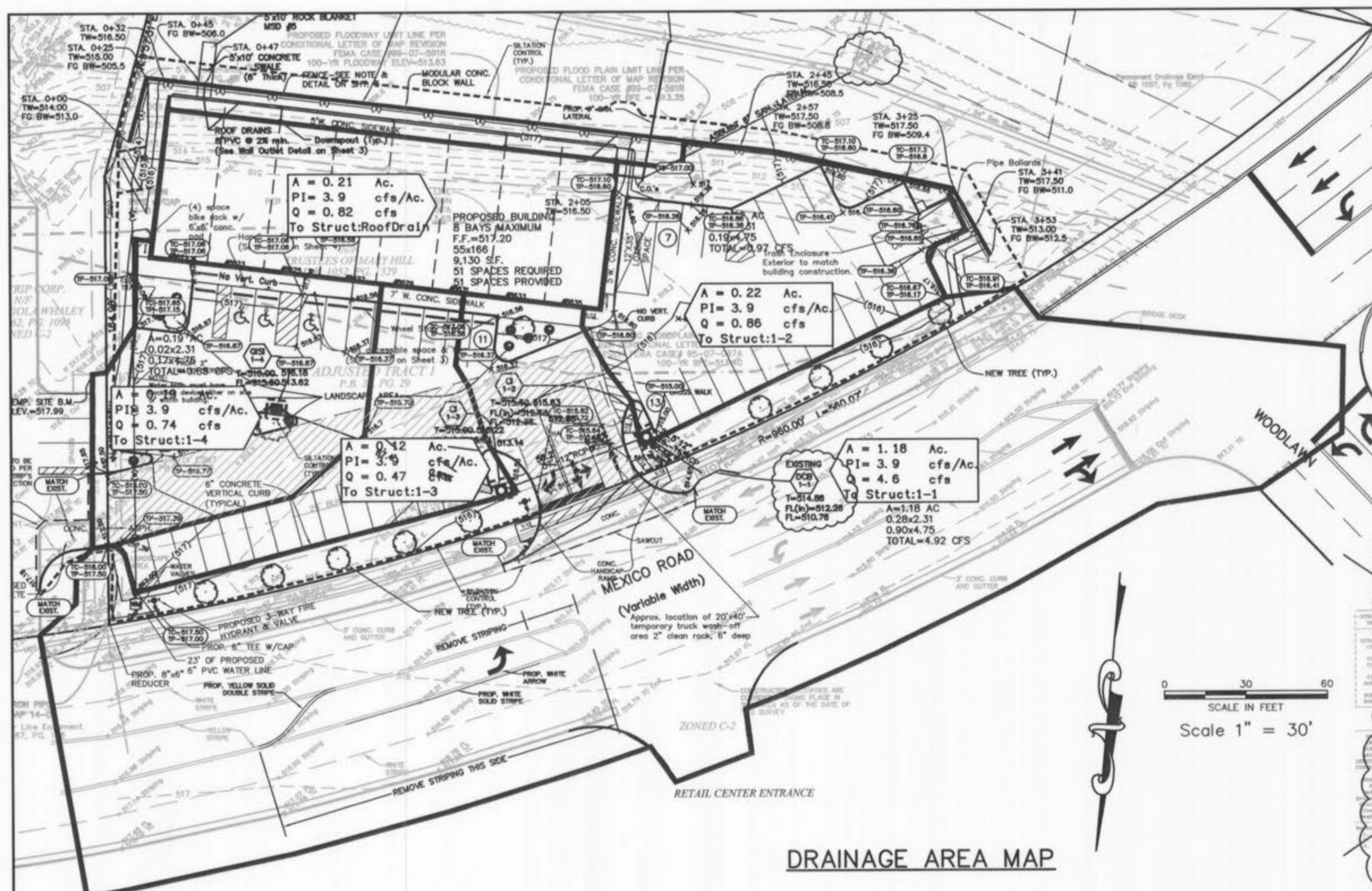
Prepared for:  
**CLEAN-N-CRUISE L.L.C.**  
2010 Bluestone Drive  
St. Charles, MO 63303  
(636) 669-9111, fax: (636) 669-9117

	Designed	EAS/GMS
	Drawn	RKF
	Checked	GMS
	Date	11/13/06
Project Number		99007-7
Sheet Number		2 of 3

**STORM AND SANITARY SEWER MEASUREMENTS**  
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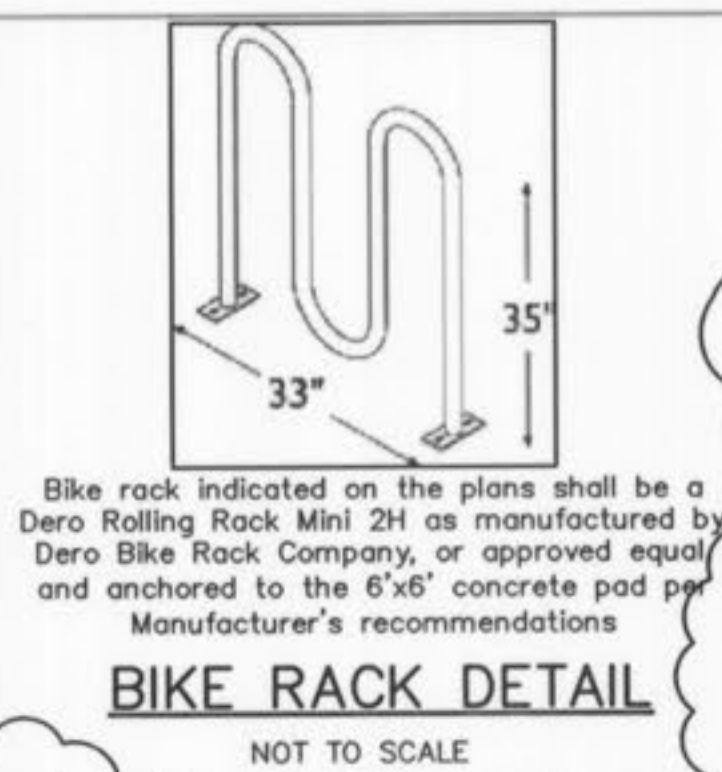
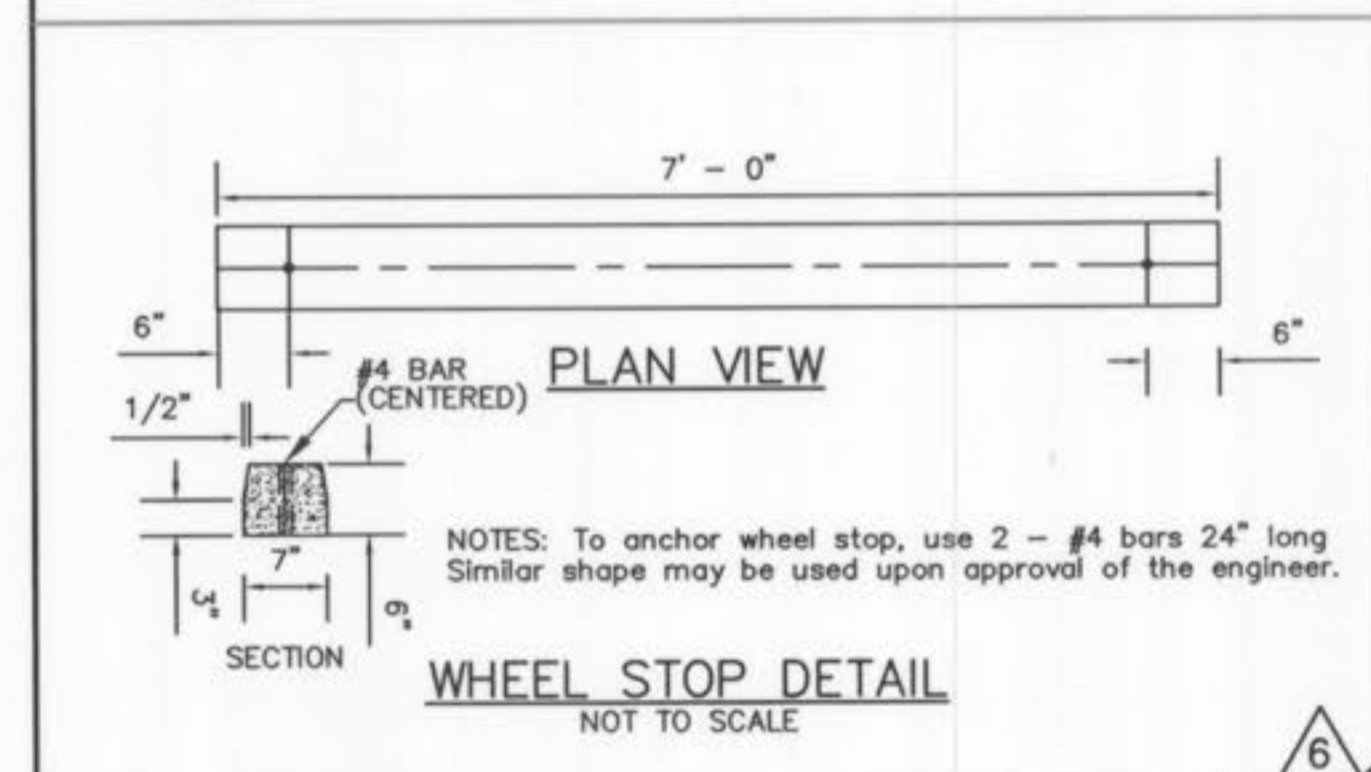
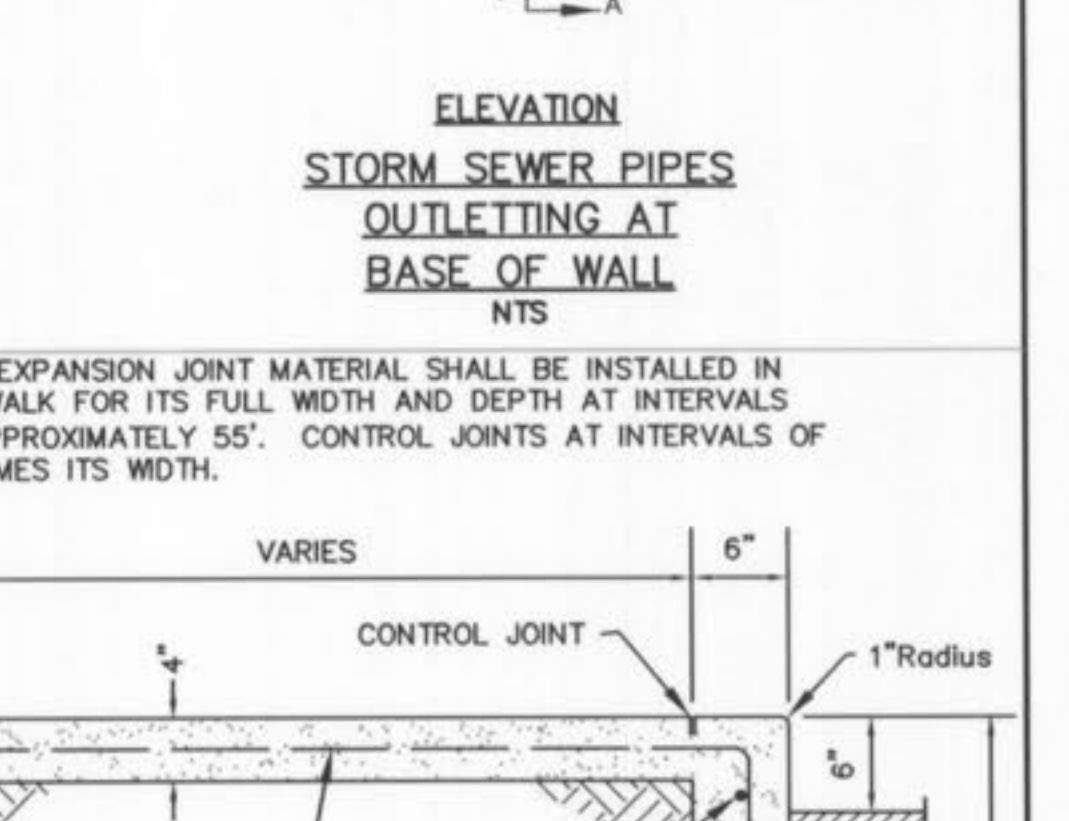
SIGNED: *Greg Staley*  
P.E./L.S. E-28986  
DATE: 12/11/2006

**FINAL MEASUREMENT DRAWING ADDED 11/14/06  
CITY OF O'FALLON PLANNING & ZONING FILE #6104**



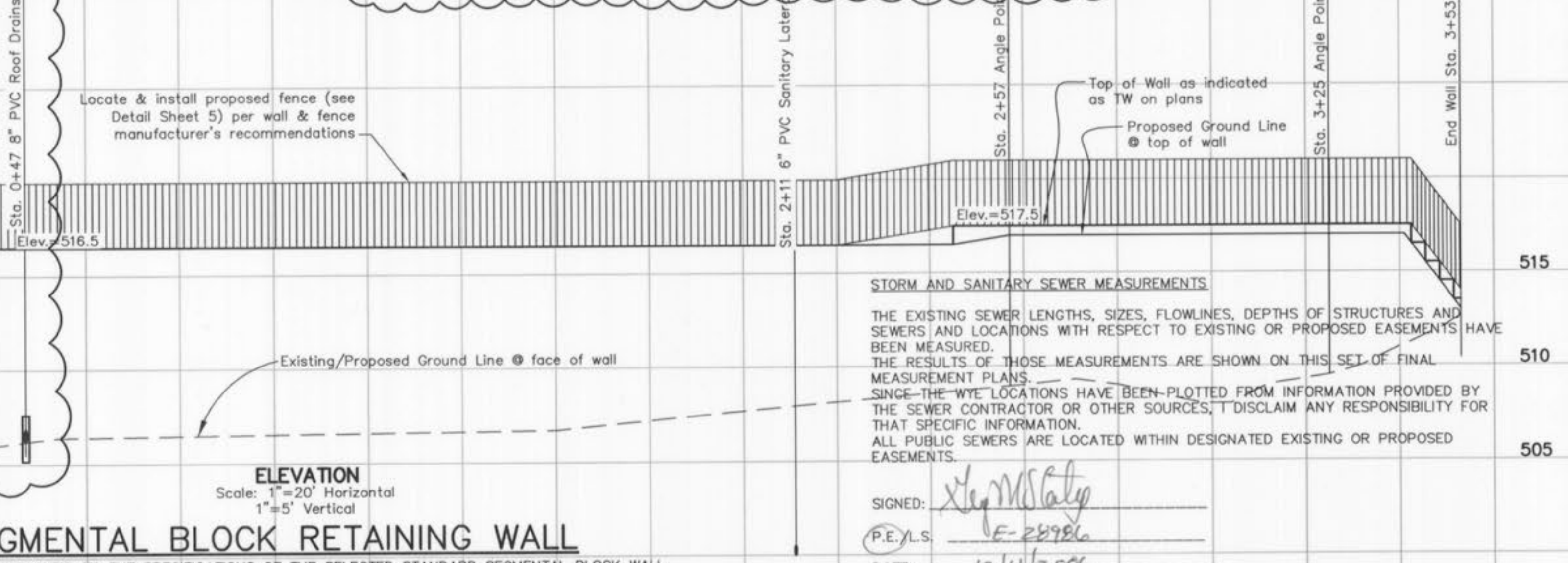
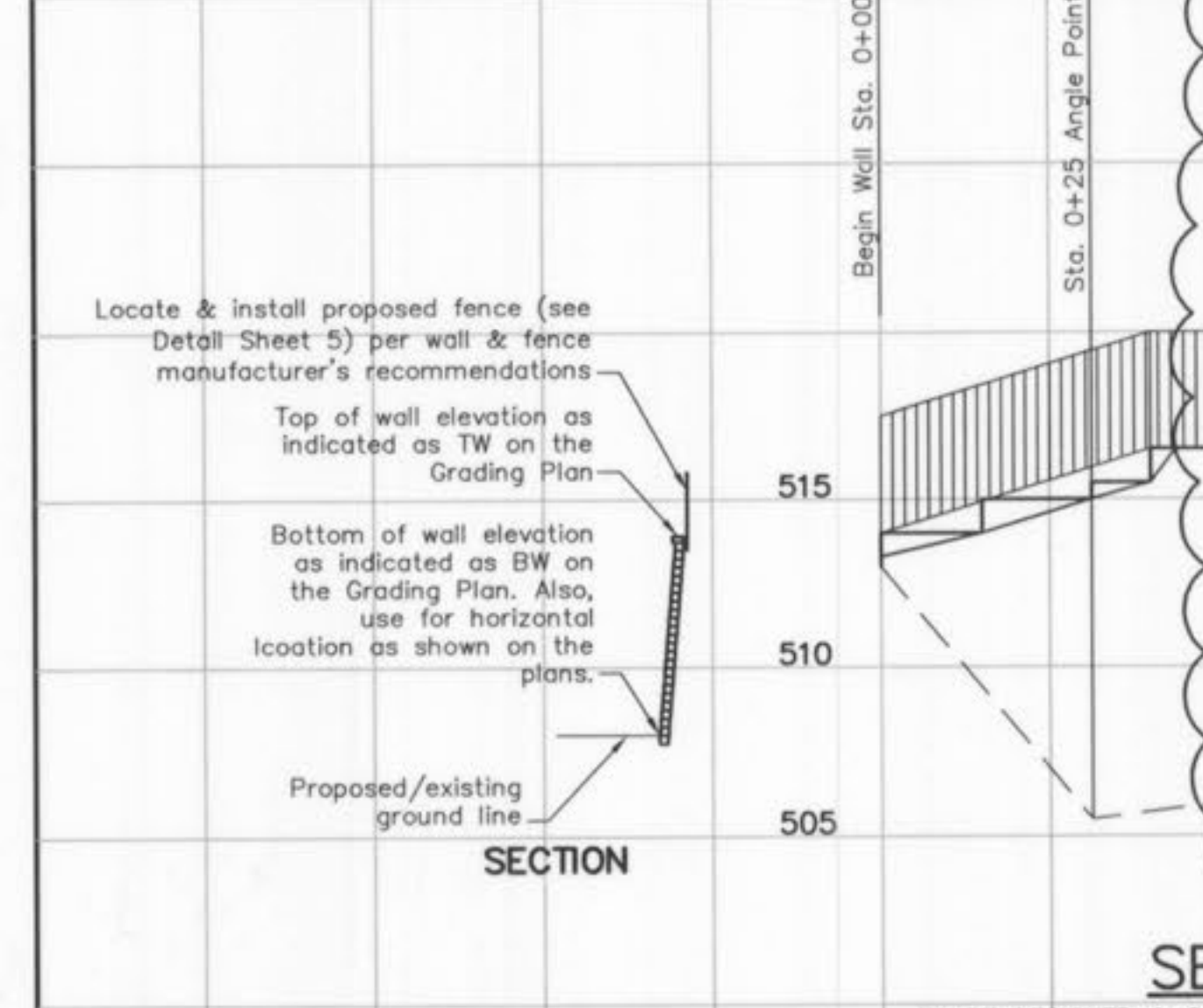
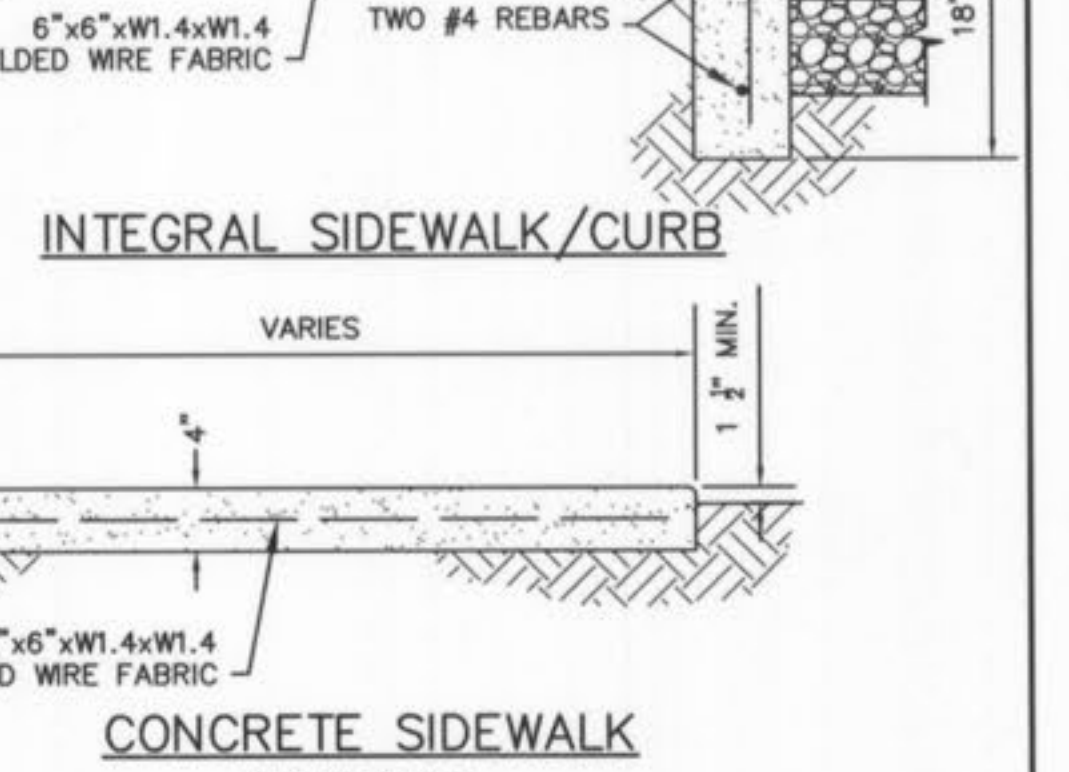
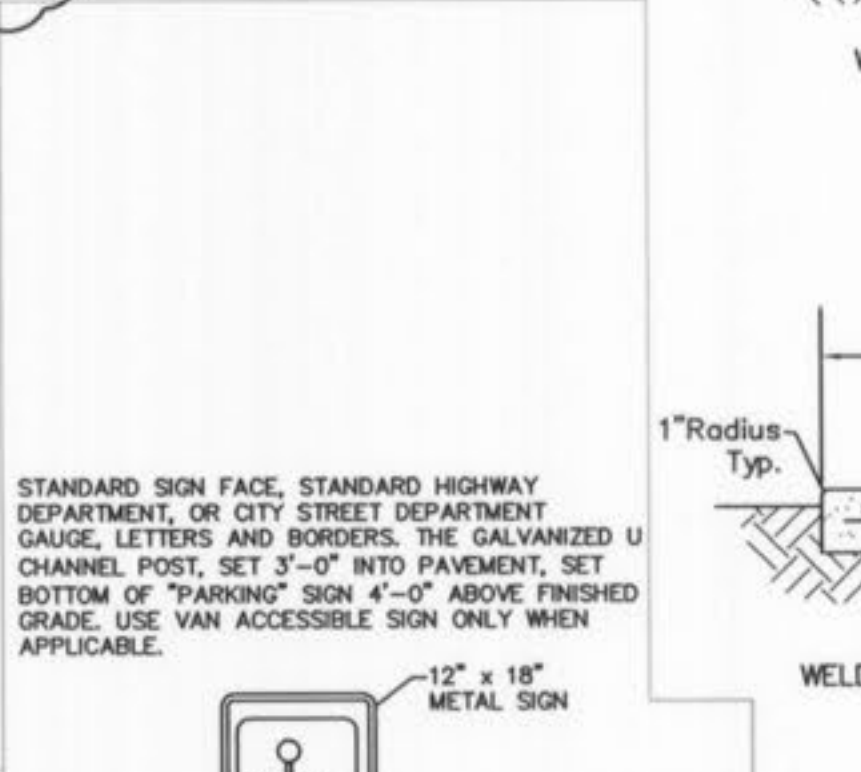
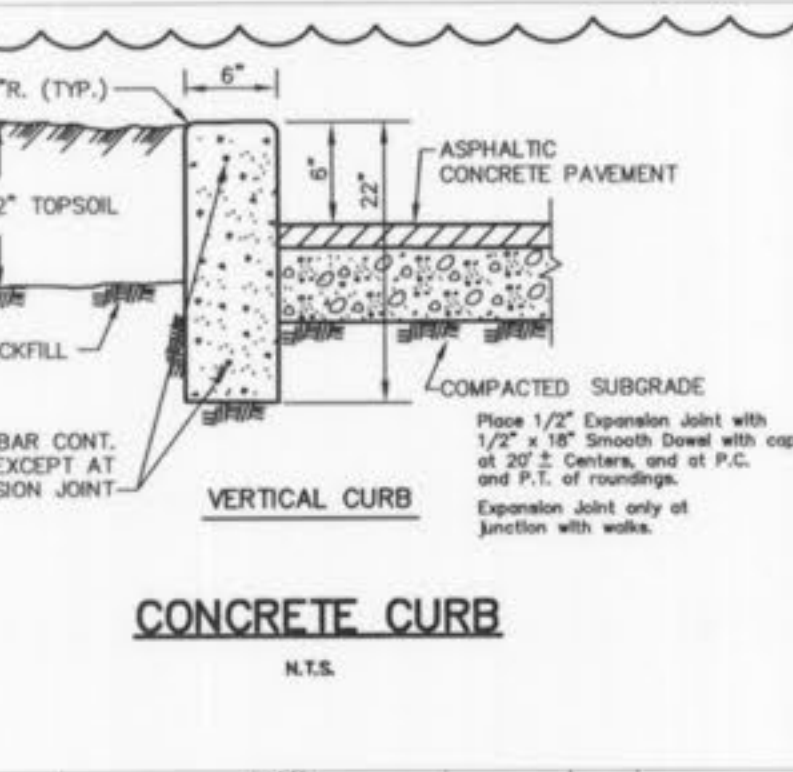
STORM SEWER PROFILE SCALE: 1"=20' HORIZONTAL, 1"=5' VERTICAL

Station	Length	Slope	Material	Flow Rate (Q)
515	25.5'	12" RCP @ 4.19%	Public	6.67 CFS
510	56.2'	12" RCP @ 2.3%	Public	2.07 CFS
505	56.2'	12" RCP @ 0.52%	Private	1.21 CFS
505	87.4'	12" RCP @ 0.55%	Private	0.74 CFS



Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. There does exist certain 'peel and stick' adhesive pads, but these will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3-7/8"	Epoxy	Crystal Cap	No Dumping Drains to Waterways (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains to Stream (#SDS)	www.dasmanufacturing.com



TO BE DESIGNED & CONSTRUCTED TO THE SPECIFICATIONS OF THE SELECTED STANDARD SEGMENTAL BLOCK WALL MANUFACTURER. WALL CONTRACTOR/MANUFACTURER SHALL PROVIDE SEALED SHOP DRAWINGS AND DESIGN FOR THE ENTIRE WALL SYSTEM. WALL DESIGNER SHALL OBTAIN OR BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT FOR SOIL RECOMMENDATIONS. THE PROPOSED FENCE SHALL BE LOCATED & INSTALLED PER THE WALL & FENCE MANUFACTURER'S RECOMMENDATIONS.

STORM AND SANITARY SEWER MEASUREMENTS  
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SIGNED: *[Signature]*  
 P.E./L.S. E-28786  
 DATE: 12/11/2006

FINAL MEASUREMENT DRAWING ADDED 11/14/06  
 CITY OF O'FALLON PLANNING & ZONING FILE #6104

REVISIONS

DRAINAGE MAP / PROFILES / DETAILS  
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 Drawn: RKF  
 Checked: GMS  
 Date: 11/13/06

Project Number: 99007-7  
 Sheet Number: 3 of 3

the clayton engineering company, inc.  
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