

PROPOSED TERRA RETAIL SUBDIVISION AND FACILITY FOR ASHLEY FURNITURE AT LOT 3

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 5,

TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI
EXISTING ZONING: 'C-2' (GENERAL BUSINESS DISTRICT)

IMPROVEMENT PLANS



PERTINENT DATA

OWNER
ZONING
SITE ACREAGE
SITE ADDRESS
FIRE DISTRICT
SEWER DISTRICT
WATER SHED
WATER SERVICE
GAS SERVICE
ELECTRIC SERVICE
PHONE SERVICE
DEED BOOK
PARCEL ID#
F.I.R.M. MAP
WUNNENBERG'S

= HIGHWAY K INVESTMENTS, L.L.C.
= "C-2" COMMERCIAL DISTRICT
= 7.82 ± Acres
= 2331 HIGHWAY K
O'FALLON, MISSOURI 63376
= O'FALLON FIRE PROTECTION DISTRICT
= CITY OF O'FALLON
= DARDENNE CREEK
= ST. CHARLES WATER NO. 2
= LACLEDE GAS COMPANY
= AmerenUE ELECTRIC COMPANY
= CENTURY-TEL TELEPHONE
= DB. 3280 PG. 1135
= 2-0067-S005-00-2
= 29183C0239 E (REVISED AUGUST 2, 1996)
= PG. 45, GRID SS-18

LEGEND

EXISTING CONTOURS	----- 120 -----
PROPOSED CONTOURS	----- 120 -----
EXISTING SANITARY SEWERS	=====○=====
EXISTING STORM SEWERS	=====□=====
PROPOSED SANITARY SEWERS	-----●-----
PROPOSED STORM SEWERS	-----■-----
EXISTING RIGHT-OF-WAY	-----
PROPOSED RIGHT-OF-WAY	-----
CENTERLINE	-----
EASEMENT	-----
NON-REINFORCED CONCRETE PAVEMENT	▨
EXISTING SPOT ELEVATION	+ EX. 120.15
PROPOSED SPOT ELEVATION	+ 120.10
SWALE	-----
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
TRASH ENCLOSURE	⊗
LIGHT STANDARD	⊙
GAS MAIN	----- G -----
WATER MAIN	----- W -----
UNDERGROUND TELEPHONE	----- T -----
FIRE HYDRANT	⊕
POWER POLE	⊙
HAY BALE	⊗
SILTATION CONTROL	----- X -----
PROPOSED	PR

U.S.G.S. BENCHMARK

ELEV. 568.69 CHISLED SQUARE ON THE WEST SIDE OF 2 FOOT DIAMETER CONCRETE BASE OF FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN ON THE EAST SIDE OF HIGHWAY K, 106± NORTH OF BABBLE CREEK.

SITE BENCHMARK

ELEV.=615.12 IRON PIPE AT SOUTHEAST CORNER OF RICHARD AND DOROTHY WOLF PROPERTY AS DESCRIBED IN DEED BOOK 404 PAGE 418; 5.8' WEST OF DOUBLE UTILITY POLE.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, 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.

FIBER OPTICS EXIST WITHIN PROJECT AREA



MoDOT 314-340-4100

STOCK AND ASSOCIATES 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. STOCK AND ASSOCIATES 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.

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MAY 23 2005
BUILDING DEPT.

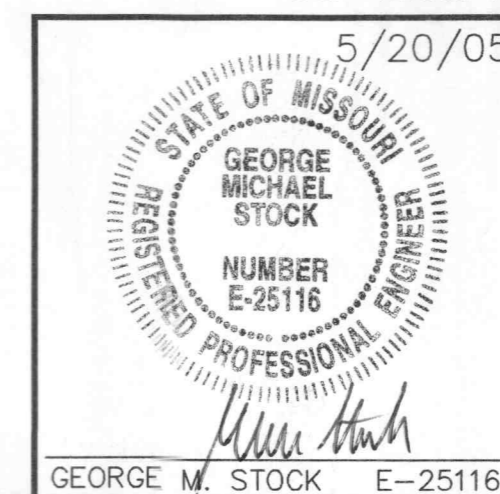
ABBREVIATIONS

C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
D.I.P.	- DUCTILE IRON PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
N.T.S.	- NOT TO SCALE

5-31-05
APPROVED

- △ 05/20/05 REVISED PER CITY COMMENT LETTERS DATED 4-11-05 AND 4-27-05
- △ 04/29/05 REVISED WATER LINE PER PWSO NO. 2 COMMENTS
- △ 04/26/05 REVISED FOR MoDOT COMMENTS
- △ 04-21-05 REVISED WATER LINE CONNECTION
- △ 04-15-05 REVISED SANITARY SEWER
- △ 04-12-05 REVISED SANITARY SEWER-EX. WATER LINE CONFLICT
- △ 04-07-05 REVISED SANITARY SEWER PER AS-BUILT CONDITIONS
- △ 02-15-05 REVISED SANITARY PROFILE-SHOWED EX. STORM CROSSING
- △ 01-20-05 REVISED PER MoDOT'S COMMENTS/RAISED SITE
- △ 12-16-04 REVISED PER ST. CHARLES COUNTY WATER NO. 2 COMMENTS
- △ 11-24-04 REVISED PER CITY COMMENT LETTER DATED 11-15-04

P&Z NOS: 98-126.03
98-126.04



TITLE SHEET	
TERRA RETAIL DEVELOPMENT/ASHLEY FURNITURE	
	257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com
DRAWN BY: J.P.P. DATE: 10/20/04	CHECKED BY: G.M.S. DATE: 10/20/04
JOB NUMBER: 204-3381	SHEET: C1 of 23

Bldg Inspector