BELLEAU CROSSING
FLAT PLAN

01/18/08	REVISED BID SET
02/18/08	REVISED PER CITY COMMENTS
08/06/08	REVISED STORM SEWERS
09/25/08	REVISED PHASE PLAN
10/02/08	REVISED PHASE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

S|C|E|S

KENT ANTHONY SCHOENIKE
NUMBER PE-2003015039
PROFESSIONAL ENGINEER
STATE OF MISSOURI
3-5-09

ORDER NO.
04-1419-01

DATE

C-5

BRAMBLETT HILL LP (PRIVATE)

BRAMBLETT CROSSING (PRIVATE)

BRAMBLETT RD. (60' ROW 39' PVMT)

COMMON GROUND "A"
8.28 Acres

STORMWATER STORAGE (WETLAND)

FUTURE DEVELOPMENT

MEXICO ROAD

POOL
ELEV=523.0
20' 45' 20'

3 STORY BLDG 1st FL=516.3 T.F. 522.3

3 STORY BLDG T.F. 518.7

3 STORY BLDG 1st FL=514.1

3 STORY BLDG 1st FL=502.2 T.F. 524.0

3 STORY BLDG 1st FL=497.0

3 STORY BLDG 1st FL=502.9

3 STORY BLDG 1st FL=511.0

REVISED 08/06/08

PC = 4+46.66
DELTA: 4+69.70

STREET LIGHT (TYP)

25' SETBACK

10' EASEMENT

R=375.00

20' ACCESS EASEMENT

8' WIDE TRAIL ESMT

60' WIDE DRAINAINAGE EASEMENT

100 YEAR FLOODPLAIN ELEV. 494.20

FLOODWAY

FLOODPLAIN

RIP RAP REINFORCE OUTSIDE BEND OF CREEK

15'W ESMT 961/371

15'W ESMT 945/1196

10'W ESMT 1288/2373

8" PVC (T.B.A.)

N22°07'07"W 886.89'

SITE BENCHMARK TOP OF EX MH ELEV.498.07

N/F GREYSTONE HOLDINGS LLC 3823/801

N/F ROBERT EVANS 988/1472

N/F JOHN AHOL 874/607

EXISTING MANHOLE TO BE REMOVED

SAN MH 482.54 SAN MH FL

N11°15"W 76.94'

OLD IRON PIPE

S13°24'36"W 438.63'

CITY OF O'FALLON 12/19/13

EXISTING WATER LINE

RETAINING WALLS AND BOX CULVERT UNDER SEPERATE PERMIT

6' FENCE TO BE INSTALLED ON TOP OF WING WALLS AND BOX CULVERT

125 LF 15'W x 5'H BOX CULVERT

1.5x1.5 BOX (TBR)

N89°27'45"W 26.89'

N72°04'4"W R=167.50 L=50.84'

L=150.76'

12'W x 16'L SCOUR STOP OR APPROVED EQUAL

100 YEAR FLOODPLAIN ELEV. 502.65

POWER POLE TO BE RELOCATED

STOP 5' SIDEWALK TO BE BUILT ONCE COMMERCIAL LOT DEVELOPS

NO CONNECTION TO MEXICO RD MAY BE MADE PRIOR TO THE TRAFFIC STUDY AND TRAFFIC SIGNAL PLANS BEING APPROVED BY THE CITY OF O'FALLON

PROPOSED POWERPOLE

POSSIBLE LOCATION 20'W ESMT 658/1032(VAGUE)

3.5x5.5 BOX

PROPOSED FULL ACCESS

1.5x2.5 BOX

EXISTING FIRE HYDRANT

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL 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.

GRAPHIC SCALE
1"=50'
50' 0' 50' 100'

O'FALLON P+Z NO. 3805.05
APPROVED AUGUST 16, 2007

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