ASPHALT TO BE REMOVED

NEW PARCEL A
"O'FALLON GATEWAY BOBCAT
BOUNDARY ADJUSTMENT PLAT"
P.B. 39 PG. 181

PROPERTY N/F
EKD PROPERTIES
PARCEL ID:4-0052-9138-00-00A1.0000000
CITY OF O'FALLON
ZONED: I-2

NEW PARCEL A
"O'FALLON GATEWAY BOBCAT
BOUNDARY ADJUSTMENT PLAT"
P.B. 39 PG. 181

PROPERTY N/F
EKD PROPERTIES III LLC
D.B. 3710 PG 24
PARCEL ID:4-0052-9138-00-00A2.0000000
CITY OF O'FALLON
ZONED: I-2

LEASE AGREEMENT WITH
NEW CINGULAR WIRELESS PCS, LLC
D.B. 5646 PG. 251
(4,900 SQ. FT.)

LOT 2
"ROCK HILL"
P.B. 50 PGS. 131-132

PROPERTY N/F
CROWN CASTLE TOWERS 09 LLC
D.B. 7176 PG. 1587
PARCEL ID: 2-0058-6698-00-0002.0000000
CITY OF O'FALLON
ZONED: I-2

FRACTIONAL SECTION 26
U.S. SURVEY 54

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

ZONE X (SHADED)
ZONE AE
ZONE AE (FLOODWAY)
ZONE X

SANITARY MANHOLE
TOP=490.57
FL=481.40

UIP
FLARED END
FL=477.36
END OF PIPE
18" CMP
FL=477.47

UIP
END OF PIPE
18" CMP
FL=479.66

UIP
END OF PIPE
18" CMP
FL=480.56

20' X 50' CONSTRUCTION ENTRANCE
ALL TRUCKS SHALL BE WASHED DOWN PRIOR TO LEAVING THE SITE.
IF WATER IS NOT AVAILABLE, A WATER TRUCK WILL BE PROVIDED.
CONTRACTOR SHALL KEEP ADJACENT ROADS CLEAN AND FREE OF DEBRIS.

SANITARY MANHOLE
TOP=494.93
DROP=491.18
FL=485.45

SANITARY MANHOLE
TOP=502.14
FL=494.94

SANITARY MANHOLE
TOP=501.99
FL=496.45

UIP
FLARED END
18" RCP
FL=492.41

UIP
END OF PIPE
24" RCP
FL=498.56

UIP
FLARED END
18" RCP
FL=502.17

RADIAL BEARING
N07°24'25"W
R=550.83'
L=16.93'

RADIAL BEARING
N05°54'22"E

N07°24'25"W 10.00'
R=560.83' L=130.31'

SANITARY MANHOLE
TOP=505.63
FL=497.50

FLARED END
FL=477.90
END OF PIPE
18" CMP
FL=477.90
(SILTED IN)

UIP

GUARDRAIL

RADIAL BEARING
N06°25'59"E

ZONE AE (SHADED)

EASEMENT FOR
RIGHT OF WAY
D.B. 1326 PG. 1704
(PARCEL 12.10)

EASEMENT FOR RIGHT OF WAY
D.B. 1326 PG. 1704
(PARCEL 11.20, TRACT NO. 1)

N06°25'59"E
32.00'

100 YEAR FLOOD ELEVATION = 488

S87°25'21"E 95.16'

TREE LINE

SANITARY MANHOLE
TOP=484.63
DROP (IN, NE)=477.56
FL=480.80

COLD NOT VERIFY
DOWNSTREAM
CONNECTION

BURIED WATER AS
MARKED BY UTILITY
LOCATOR

ZONE AE

EASEMENT FOR
RIGHT OF WAY
D.B. 1326 PG. 1704
(PARCEL 12.10)

N03°09'22"W
5.00'

RADIAL BEARING
N03°09'22"W

SAWCUT
(TYP)

EX. ASPHALT
TBR

WEST TERRA LANE
A.K.A. NORTH OUTER ROAD
A.K.A. OLD ROUTE 40
(IRREGULAR WIDTH)

R=1959.86' L=328.01

R=1954.86' L=359.26'

BFE = 488

DRAINAGE DITCH
EASEMENT
(PARCEL 12.20)

GRAVEL
TBR

30' X 80'
TEMPORARY
CONSTRUCTION
PARKING

GRAVEL/BEDROCK

GRAVEL
TBR

S37°04'19"E
238.85'

LOT 2
"DRI-PORT MARINE"
P.B. 48 PGS. 54-55

PROPERTY N/F
DRI-PORT MARINE, INC
D.B. 4065 PG. 159
PARCEL ID: 4-0021-C179-00-0002.0000000
CITY OF O'FALLON
ZONED: I-1

BILLBOARD
UIP

PROPERTY N/F
BAITHOMAS FARM, LLC
D.B. 12429 PG. 2010
PARCEL ID: 4-0052-9138-00-0005.1000000
CITY OF O'FALLON
ZONED: I-2

N52°30'05"E 115.18'

BURIED
SANITARY AS
MARKED BY
UTILITY LOCATOR

15'W. SANITARY EASEMENT
GRANTED TO PWDS2
D.B. 564 PG. 589

25'W. EASEMENT
GRANTED TO
LAKE SAINT LOUIS
WATER AND SEWER CO.
D.B. 564 PG. 589

15'W. SANITARY SEWER
EASEMENT GRANTED TO
CITY OF O'FALLON
D.B. 999 PG. 688

17" PIPE FLOW
(PER BASE MAP)

N87°59'59"W 1054.23'

N87°59'59"W 107.59'

S02°00'01"W
10.00'

100 YEAR FLOOD ELEVATION = 489

ZONE AE
ZONE X
(SHADED)

FRACTIONAL SECTION 26
U.S. SURVEY 54

INTERSTATE HIGHWAY 70

CALL BEFORE
YOU DIG!
1-800-DIG-RITE

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 OR CONSTRUCTION OF THE IMPROVEMENTS.

PROJECT TITLE:
Construction Plans For A
Brock's Tree Service
1850 West Terra Lane
O'Fallon, Missouri 63366

Bax Project # 05-124598 | Issue Date: 03/21/2023

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project.

STATE OF MISSOURI
LARRY DAVID WALKER
NUMBER E-PE-2007020343
PROFESSIONAL ENGINEER
3/21/23
Larry D. Walker
Civil Engineer
2007020343

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REVISIONS

09-11-23	CITY COMMENTS
09-26-23	CITY COMMENTS
10-11-23	CITY COMMENTS

Developer / Owner:
BROCK'S TREE SERVICE
8 OAK RIDGE COURT
O'Fallon, MO 63366
(314) 267-2239

DEMOLITION PLAN

P+Z No. 23-000680
Approval Date: 03-02-23
City No. #

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