PLEASANT BREEZE (50'W) DRIVE

BROOK RIDGE ESTATES PLAT ONE PB. 48, PG. 82

PROPOSED CLEARING LIMIT

PARCEL ID: 4-0020-S027-00-0001.10
2862 MEXICO ROAD
AREA:
956,813 SQ. FT.
OR
21.9654 ACRES±

FENCE TO BE REMOVED

36" WIRE FENCE

48" WIRE FENCE

N02°44'23"E(R) 695.21'(R)

S02°45'18"W(C) 1212.49'(C)

BUILDING

N/F
PATRICIA B. MERKLIN, TRS.
D.B. 2768 PG. 656
PARCEL ID: 4-0020-S027-00-0001
2804 MEXICO RD.

CITY LIMIT OF WENTZVILLE

UNINCORPORATED ST. CHARLES COUNTY

COMMON GROUND "F"

BUILDING TO BE REMOVED

FENCE TO BE REMOVED

FND: IRON ROD W/CAP (WALTERMAN) (0.3'N, 0.11'E)

N73°54'03"W 266.31'

N06°26'53"W 0.11'

TREES TO BE REMOVED

N73°02'26"W(R) 238.43'(R)

N73°02'21"W(C) 238.78'(C)

223.75'(C)

SAWCUT EXISTING ASPHALT PAVEMENT FULL DEPTH & REPLACE IN KIND AS REQUIRED TO INSTALL WATER MAIN

MEXICO (40'W) ROAD

R=525.00'
L=61.52'
ChB=S23°33'51"W(C)
ChB=S23°33'46"W(R)
ChD=61.48'

S01°33'37"W(R)
S01°33'46"W(C) 55.38'

R=2200.00'
L=276.81'
ChB=S23°18'59"W(C)
ChB=S23°18'54"W(R)
ChD=276.63'

S19°42'37"W(R)
S19°42'42"W(C) 117.09'

R=495.00'
L=272.20'
ChB=S39°27'40"W
ChD=268.78'

L1

R=495.06'
L=243.16'
ChB=S34°22'57"W(C)
ChB=S34°22'50"W(R)
ChD=240.72'

R=640.00'
L=65.64'
ChB=S45°33'03"W(C)
ChB=S45°30'58"W(R)
ChD=65.61'

S48°27'13"W(R)
S48°27'18"W(C) 181.10'

R=230.00'
L=91.80'
ChB=S31°08'42"W(C)
ChB=S31°08'38"W(R)
ChD=91.19'

S80°33'17"W 21.62'

N77°33'25"W 0.15'

N84°19'33"W 0.13'

N47°38'40"W 0.21'

SITE BENCHMARK #1
SET P.K. NAIL
ELEVATION = 575.79'

SITE BENCHMARK #2
FND" CROSS
ELEVATION = 528.16'

CURB INLET #308
RIM = 526.54
BOTTOM = 517.85
CURB INLET #309
RIM = 526.42

SANITARY MH #384
RIM = 526.77
BOTTOM = 513.14

AREA INLET #374
RIM = 530.65
BOTTOM = 526.45

SANITARY MH #383
RIM = 528.20
BOTTOM = 514.35

SANITARY MH #382
RIM = 528.76
BOTTOM = 515.45

CURB INLET #343
RIM = 533.39
IN = 526.96
BOTTOM = 524.28

STORM MH #379
RIM = 535.04
IN = 526.46
IN = 525.58
BOTTOM = 525.35

F.E.S.
FL=532.55

REMOVE EXISTING CONCRETE PAVEMENT FULL DEPTH @ NEAREST JOINT & REPLACE IN KIND AS REQUIRED TO INSTALL SANITARY SEWER (SEE "DETAILS OF TEMPORARY OPENINGS IN ROADWAY PAVEMENT" ON SHEET 13.2)

SAWCUT EXISTING ASPHALT PAVEMENT ALONG PROPERTY LINE

OLD GUTHRIE (30'w) ROAD
GUTHRIE ROAD WAS VACATED AND ABANDONED IN PLACE BY THE CITY OF O'FALLON, MISSOURI ON JUNE 27, 2013 BY ORDINANCE 5897 AND AS RECORDED IN BOOK 6072 PAGE 1480. UTILITY EASEMENT RIGHTS REMAIN IN PLACE.

UNDERGROUND TELEPHONE LINES PER FIELD MARKS

WATER LEVEL 532.5

FERN BROOK (50'W) COURT

LOT 100 HOUSE

LOT 101

LOT 102

LOT 103

BROOKSIDE VILLAGE PLAT TWO-B PB. 148, PG. 304-305

5' ESMT (PL48/304)

COMMON GROUND

N/F
CAVE SPRINGS ESTATES, LLC
DB. 6677, PG. 1461
PARCEL ID: 4-0020-S027-00-0001.30

LOT A79

LOT A80

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ISSUE	DATE / REMARKS
1	08/28/2017 Initial Submittal
2	10/06/2017 City Comments
3	11/10/2017 City Comments
4	12/18/2017 City Comments
5	01/11/2018 City Resubmittal

PROJECT TITLE

Brookview

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
Lower Level, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

STATE OF MISSOURI
SEAN M. ACKLEY
NUMBER
PE-2009018679
PROFESSIONAL ENGINEER

Date: 01/11/18
SEAN ACKLEY
LICENSE # PE-2009018679
Civil Engineer

McBride Guthrie, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. (636) 537-2000
Fax (636) 537-2546

EXISTING CONDITIONS & DEMOLITION PLAN

P+Z No. 17-005894
City No. 17-008288
Date: 01/11/18
Job No. 17-02-041

Page No.
2.2
IMP

"Final Plan" Approval Date: August 24, 2017

Drawing name: I:\17\02041 Guthrie Road\Drawings\Engineering\Improvements\02041IMP.dwg Plotted on: Jan 11, 2018 - 8:42am Plotted by: sackley