PROPOSED CLEARING LIMIT

STA. 0+00
G.T.W.=555.0
G.B.W.=554.5
0.5'H.

RETAINING WALL #4 (DESIGN BY OTHERS)

STA. 0+13
G.T.W.=555.0
G.B.W.=551.6
3.4'H.

18" THICK MSD DESIGNATION 7 STONE (74 S.F.); STONE TO BE UNDERLAIN WITH GEOTEXTILE

STA. 0+16
G.T.W.=555.0
G.B.W.=551.5
3.5'H.

STA. 0+26
G.T.W.=555.0
G.B.W.=554.0
1.0'H.

TRAFFIC CALMING DIP (SEE SHEETS 12.1 & 13.3)

STA. 1+64
G.T.W.=568.0
G.B.W.=567.0
1.0'H.

STA. 1+50
G.T.W.=569.3
G.B.W.=567.7
1.6'H.

STA. 1+00
G.T.W.=573.9
G.B.W.=570.0
3.9'H.

STA. 0+50
G.T.W.=576.1
G.B.W.=572.2
3.9'H.

RETAINING WALL #5 (DESIGN BY OTHERS)

STA. 0+00
G.T.W.=575.0
G.B.W.=574.5
0.5'H.

PLEASANT BREEZE (50'W) DRIVE

BROOK RIDGE ESTATES PB. 48, PG. 82

N/F PATRICIA B. MERKLIN, TRS. D.B. 3768, PG. 65 PARCEL ID: 4-0020-S027-00-0001.00 2804 MEADOW RD

44" WIRE FENCE

N02°44'07"E(R) 895.21'(R)

25' REAR SETBACK LINE

20' BUILDING SETBACK

24' PUBLIC UTILITY EASEMENT

BROOKVIEW WAY COURT (50' R/W PUBLIC 28' PAVE)

BROOKVIEW WAY DRIVE (50' R/W PUBLIC 28' PAVE)

N02°44'07"E(R) 517.18'(R)

48" WIRE FENCE

CITY LIMIT OF O'FALLON

UNINCORPORATED ST. CHARLES COUNTY

COMMON GROUND "F"

36" WIRE FENCE

FND: IRON ROD W/CAP (WALTERMAN) (0.37'N, 0.11'E)

R=150.00'
L=124.59'

N73°54'03"W(C) 266.31'

N06°26'53"W 0.11'

R=150.00'
L=78.92'

TYPE"A"JT. 1+99.68

TYPE"A"JT. 2+78.59

TYPE"A"JT. 3+13.05

TYPE"A"JT. 4+13.05

PROPOSED CLASS A UNDERDRAIN

PROPOSED 8" PVC SANITARY SEWER (TYP.)

REMOVE ASPHALT FULL DEPTH & REPLACE IN KIND AS REQUIRED TO INSTALL WATER MAIN (SEE "DETAILS OF TEMPORARY OPENINGS IN ROADWAY PAVEMENT" ON SHEET 13.2)

PROPOSED R2-1 24"X30" "SPEED LIMIT 25 MPH" SIGN

MONUMENT SIGN EASEMENT

PROPOSED MONUMENT SIGN. (SEE NOTE #4 ON 5.1-5.3)

SIGHT DISTANCE TRIANGLE

PROPOSED "STOP" SIGN

N72°33'54"W 0.37'

20' R/W DEDICATION

N73°02'26"W(R) 238.43'(R)

MEXICO (40'W) ROAD

LOT A79

LOT A80

PROPOSED CLASS A UNDERDRAIN

PROPOSED LIGHT STANDARD (TYP.)

PROPOSED R2-1 25 MPH LIMIT 24"X30" SPEED LIMIT SIGN

PROPOSED R1-2 36"x36"x36" "YIELD" SIGN

R=150.00'
L=115.94'

N22°18'30"E 117.69'

R=150.00'
L=68.49'

N48°28'14"E 84.59'

N37°14'42"E 62.28'

R=150.00'
L=74.67'

N10°15'54"E 74.67'

N63°27'13"W(R) 181.10'

N84°19'33"W 0.13'

N47°38'40"W 0.21'

COMMON GROUND

R=495.00'
L=243.16'(R)
L=243.18'(C)
ChB=S34°22'57"W(C)
ChB=S34°25'50"W(R)
ChD=240.72'

PROPOSED MAILBOX KIOSKS & PARKING

PORTION OF GUTHRIE ROAD 30 FEET WIDE NOT VACATED BY ORDINANCE 5897

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

COMMON GROUND & DETENTION

PROPOSED DRAINAGE EASEMENT

SEE SHEET 11.1 FOR OUTFALL STRUCTURE DETAILS

STA. 1+52
G.T.W.=552.0
G.B.W.=551.1
0.9'H.

STA. 1+00
G.T.W.=552.0
G.B.W.=540.6
11.4'H.

STA. 0+50
G.T.W.=553.1
G.B.W.=542.8
10.3'H.

STA. 0+00
G.T.W.=553.0
G.B.W.=552.0
1.0'H.

RETAINING WALL #3 w/ FENCE (DESIGN BY OTHERS)

COMMON GROUND

PROPOSED CLASS A UNDERDRAIN

PROPOSED R2-1 25 MPH LIMIT 24"X30" SPEED LIMIT SIGN

PROPOSED CLEARING LIMIT

R=525.00'
L=91.52'
ChB=S23°33'51"W(C)
ChB=S23°33'46"W(R)
ChD=91.41'

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

S80°33'17"W 216.2'

S80°33'37"W(R)

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

16'WIDE X 20' LONG 18" THICK MSD DESIGNATION 7 STONE; STONE TO BE UNDERLAIN WITH GEOTEXTILE

SANITARY MH #384
RIM = 526.77
BOTTOM = 513.14

FERN BROOK (50'W) COURT

SITE BENCHMARK #2
FND" CROSS
ELEVATION = 528.16'

AREA INLET #374
RIM = 530.65
BOTTOM = 526.45

SANITARY MH #382
RIM = 528.76
BOTTOM = 515.45

SANITARY MH #383
RIM = 528.20
BOTTOM = 514.35

5' ESMT.(PL48/304)

PROPOSED 8" PVC SANITARY SEWER (TYP.)

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=533.55

REMOVE EXISTING CONCRETE PAVEMENT FULL DEPTH @ NEAREST JOINT & REPLACE IN KIND AS REQUIRED TO INSTALL SANITARY SEWER

BROOKSIDE VILLAGE PLAT TWO-B PB. 48, PG. 304-305

LOT 100 HOUSE

LOT 101

LOT 102

LOT 103

COMMON GROUND

OUTFRONT (VARIABLE)

UNDERGROUND TELEPHONE LINES PER FIELD MARKS

WATER LEVEL 532.5

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.

S19°42'37"W(R) 11.09'

S19°42'40"W(C)

R=730.00'
L=91.80'
ChB=S31°08'42"W(C)
ChB=S31°08'38"W(R)
ChD=91.19'

N77°33'25"W 0.15'

TYPE"A"JT. 2+72.80

TYPE"A"JT. 1+78.22

TYPE"A"JT. 1+44.24

TYPE"A"JT. 4+63.43

TYPE"A"JT. 3+41.30

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

R=65.64'
L=65.64'
ChB=S45°31'03"W(C)
ChB=S45°30'58"W(R)
ChD=65.61'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:
1. GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD
2. ALL SIGNS DESIGNATING STREET NAMES ARE TO BE MOUNTED TO THE TOP OF THE SAME POST AS THE STOP/YIELD SIGN.
3. HOUSES AND DRIVEWAYS SHOWN FOR REFERENCE ONLY.
4. ALL SIGNS ARE REVIEWED THROUGH A SEPARATE PROCESS AND ALL SIGNS MUST BE AT LEAST TEN (10) FEET FROM THE PROPERTY LINE.

ISSUE	DATE / REMARKS
1	08/28/2017 Initial Submittal
2	10/06/2017 City Comments
3	11/10/2017 City Comments
4	12/16/2017 City Comments
5	01/11/2018 City Resubmittal

PROJECT TITLE

Brookview

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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Corporate Certificate of Authority #001348

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

SITE PLAN

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

Page No.
5.2
IMP

"Final Plan" Approval Date: August 24, 2017

Drawing name: V:\17\02041 Guthrie Road\Drawings\Engineering\Improvements\2041IMP.dwg Plotted on: Jan 11, 2018 - 9:44am Plotted by: sackley