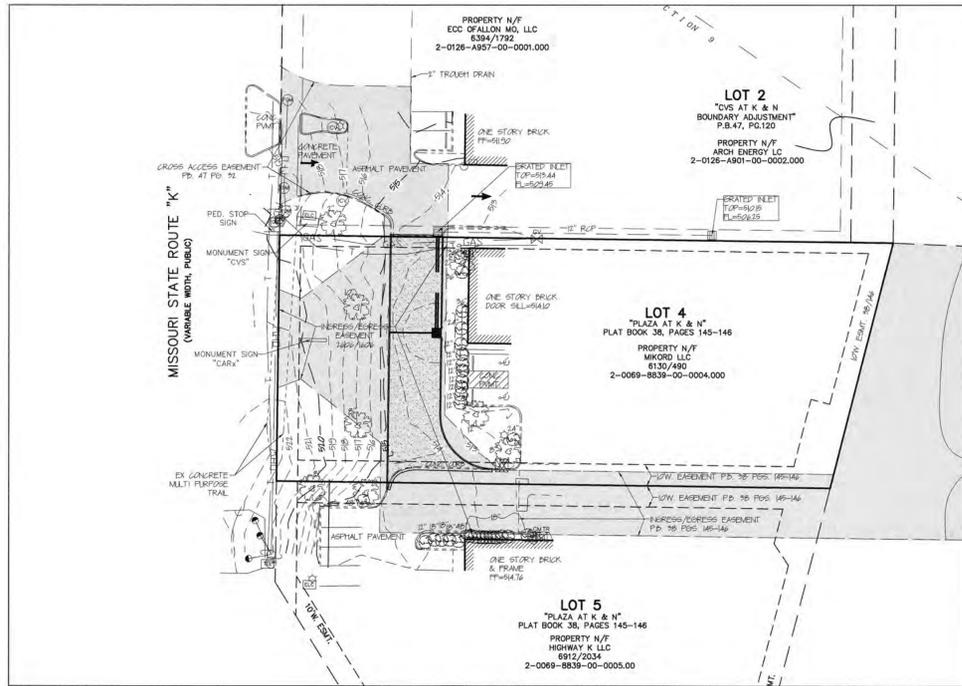
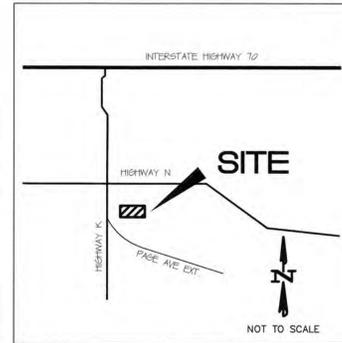


A SET OF CONSTRUCTION PLANS FOR DRIVE AISLE CONNECTION

A TRACT OF LAND BEING PART OF LOTS 4 AND 5 OF 'THE PLAZA AT K AND N' PLAT BOOK 38 PAGES 145-146 AND LOT 1 OF 'CVS AT K AND N BOUNDARY ADJUSTMENT' PLAT BOOK 47 PAGE 120
 TOWNSHIP 46 NORTH, RANGE 3 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 CITY OF O'FALLON
 ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Legend

600.00	EXISTING LABELS	□	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	□	EXIST. AREA INLET
CI	SINGLE CURB INLET	□	EXIST. GRATE INLET
DCI	DOUBLE CURB INLET	□	PROPOSED SINGLE CURB INLET
AI	AREA INLET	■	PROPOSED AREA INLET
DAI	DOUBLE AREA INLET	■	PROPOSED GRATE INLET
GI	GRATE INLET	⊙	EXIST. SANITARY MANHOLE
DGI	DOUBLE GRATE INLET	⊙	EXIST. STORM MANHOLE
MH	MANHOLE	●	PROPOSED MANHOLE
FE	FLARED END SECTION	⊙	POWER POLE
EP	END PIPE	⊙	GUY WIRE
CP	CONCRETE PIPE	☆	LIGHT STANDARD
RCP	REINFORCED CONCRETE PIPE	⊙	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE	⊙	WATER METER
CPP	CORRUGATED PLASTIC PIPE	⊙	WATER VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	⊙	GAS VALVE
CO	CLEAN OUT	⊙	TELEPHONE MANHOLE
.....	SLOPE LIMITS	⊙	FIBER OPTIC MARKER
—	DRAINAGE SWALE	⊙	AC UNIT
— STM —	EXISTING STORM SEWER	⊙	TELEPHONE CABLE PEDESTAL
— SAN —	EXISTING SANITARY SEWER	⊙	ELECTRIC METER
— W —	EXISTING WATER LINE	⊙	CLEANOUT
— FO —	EXISTING FIBER OPTIC LINE	⊙	MAILBOX
— GAS —	EXISTING GAS LINE	⊙	SIGN
— UGE —	EXISTING UNDERGROUND ELECTRIC	⊙	TREE
— OHW —	EXISTING OVERHEAD ELECTRIC	⊙	
— CTV —	EXISTING CABLE TV LINE	⊙	
— T —	EXISTING TELEPHONE LINE	⊙	
—	PROPOSED STORM SEWER	⊙	
—	PROPOSED SANITARY SEWER	⊙	
— X — X —	FENCE LINE		
—	SAWCUT LINE		
TBR	TO BE REMOVED		
UIP	USE IN PLACE		

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:
 October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 Through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 0.10 Acres
 The area of land disturbance is 0.10 Acres Number of proposed lots is one.
 Building setback information. Front = 25 feet
 Side = 0 feet
 Rear = 0 feet

* The estimated sanitary flow in gallons per day is N/A

* Tree Preservation Calculations: 20% of existing trees or 15 trees per acre (whichever is greater) shall be preserved
 Required Tree Preservation: No existing trees shall be removed

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

Benchmarks Project

RM58 ELEV. 487.55
 BOX CUT ON CENTERLINE OF NORTH HEADWALL OF CONCRETE BOX CULVERT NORTH OF DARDENNE CREEK ALONG WEST SIDE OF HIGHWAY "K"

Site

ELEV 519.45
 SQUARE CUT IN CONCRETE BASE OF MOBIL SIGN AT THE SOUTHWEST CORNER OF MOBIL PROPERTY

Utility Contacts

Sanitary Sewer
 Duckett Creek Sewer District
 3550 Highway K
 O'Fallon, MO 63368
 636-441-1244

Water
 Public Water Supply District #2
 100 Water Dr
 O'Fallon, MO 63368
 636-561-3737

Gas
 Spire Gas Company
 6400 Graham Road
 St. Louis, MO 63134
 314-522-2297

Electric
 Ameren UE
 200 Callahan Road
 Wentzville, MO 63385
 636-639-8312

Telephone
 Centurylink
 1151 Century Tel Dr.
 Wentzville, MO 63385
 636-332-7261

Charter Communications
 941 Charter Commons
 Town & Country, MO 63017
 888-438-2427

Fire Department
 O'Fallon Fire Protection District
 119 E. Elm St.
 O'Fallon, MO 63366
 636-272-3493

Development Notes:

- DEVELOPMENT AREA: 0.10 ACRES
- THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0069-8839-00-0004.0000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
- EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: 3004 HIGHWAY K O'FALLON, MO 63368
- PROPOSED USE: DRIVE AISLE CONNECTION
- DEVELOPER: CISSELL MUELLER 5530 SALT RIVER ROAD ST. PETERS, MO 63376
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C02396, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0239 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
 • ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.
- 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.
- ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
- NO ADDITIONAL LIGHTING IS PROPOSED WITH DRIVE AISLE CONNECTION.
- DETENTION WAS PROVIDED WITH EXISTING DEVELOPMENT.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS. ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MODOT STANDARDS.

Conditions of Approval From Planning and Zoning - Site Plan

- Staff Recommendations
- The drive aisle shall be 25 feet in width.
 - Provide a signed property owner acknowledgement form.
 - Provide a photometric lighting plan with construction plans if additional lighting is proposed.

Developer

Contact: Cissell Mueller
 5530 Salt River Road
 St. Peters, MO 63376
 636-970-0330

Drawing Index

- COVER SHEET
- COMMERCIAL NOTES
- SITE PLAN/GRADING PLAN
- DRAINAGE AREA MAPS
- CONSTRUCTION DETAILS

Grading Quantities:

160 C.Y. CUT (INCLUDES SUBGRADE)
 10 C.Y. FILL (INCLUDES 8% SHRINKAGE)
 150 C.Y. HEAVY
 THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: Jeannie Greenlee DATE 09/17/2019
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
 CONSTRUCTION PLANS FOR
 DRIVE AISLE CONNECTION
 3004 HIGHWAY K
 O'FALLON, MISSOURI 63366

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 authorized 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 or work.



Larry D. Walker
 Civil Engineer
 2007020343
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REVISIONS

NO.	DATE	DESCRIPTION

Developer / Owner:
 CISSELL MUELLER
 5530 Salt River Road
 St. Peters, Missouri 63376
 (636) 970-0330

COVER SHEET

P+Z No. #18-007793
 Approval Date 09-06-18
 City No. #

Page No.

1 of 5



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