Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID 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

SITE PLAN
FALLON PARKWAY
PLAT TWO
7/29/05 02-695

PROPERTY N/F
KAPLAN LUMBER COMPANY, INC &
LEONARD KAPLAN, TRUSTEE
(2408/1/83)

5.50 AC. ± ZONED R-1
FUTURE DEVELOPMENT

NOTE:
MULTI USE TRAIL TO BE LOCATED ON EAST SIDE OF CREEK. EXACT LOCATION AND DETAILS TO BE PROVIDED AT TIME OF DEVELOPMENT OF THIS PARCEL.

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

R-1 ZONING
C-2 ZONING
FLOODWAY
EXISTING FLOOD PLAIN LIMITS
PROPOSED FLOOD PLAIN LIMITS
EXISTING 100 YR. FLOOD ELEVATION 513
UNDISTURBED DRAINAGE EASEMENT
BASE FLOOD ELEVATION 513
EXISTING MH 7005 -12
EXISTING MH 7005 -11A
EXISTING MH 7005 -11
FORT ZUMWALT ELEMENTARY SCHOOL

MISSOURI STATE HIGHWAY "K"
EX. R.O.W.
PR. R.O.W.
12' ROADWAY DEDICATION
25' BUILDING LINE
100' DEDICATED LEFT TURN LANE
EXISTING PAVEMENT OPENS DOWN
EXISTING CONCRETE CURB

120+00
121+00
122+00
123+00
124+00
125+00
126+00
127+00
128+00

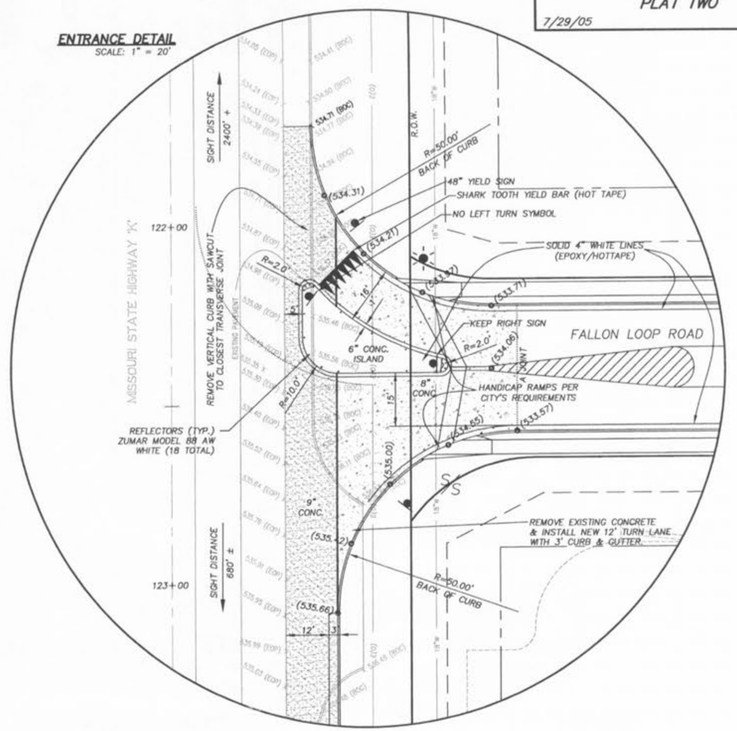
BEGIN SAWCUT OF EXISTING CONCRETE CURB AND PAVEMENT
STATION: 121+72.19 OFFSET: 51.75' LEFT
START PAVEMENT ROUNDING
STA: 122+40.09 ℄ MISSOURI HIGHWAY "K" =
STA: 0+00.00 ℄ R.O.W. FALLON LOOP ROAD
STA: 122+40.09
PROPOSED NEW ACCESS POINT FOR PROPOSED ROAD
3/4 ACCESS ONLY (RIGHT-IN, LEFT-IN, & RIGHT-OUT)
STATION: 123+08.19 OFFSET: 46.86' LEFT
END PAVEMENT ROUNDING
START PAVEMENT WIDENING
STATION: 126+19.21 OFFSET: 47.25' LEFT
END PAVEMENT WIDENING
START 5:1 TAPER
STATION: 126+54.33 OFFSET: 40.39' LEFT
END 5:1 TAPER
STATION: 126+71.34 +/- OFFSET: 40.48' LEFT
TIE-IN TO EXISTING CURB

20'W BUFFER STRIP ADJACENT TO R-1
10' W. UTILITY EASEMENT
LOT 5
101 FALLON LOOP ROAD
1.20 AC.
52,134 SQ.FT.
STREET TREES
FRAXINUS PENNSYLVANICA 'EMERALD' (RED ASH)
CROSS WALK TO BE STRIPED PER CITY'S RECOMMENDATION AND STANDARD.
25' BUILDING LINE
SPEED LIMIT SIGN (25 MPH)
CONSTRUCTION ENTRANCE & WASHDOWN AREA (SEE DETAIL)
PROPOSED BANK (BY OTHERS)
SOLID 4" WHITE LINES (EPOXY/HOTTAPE)
LOT 4
110 FALLON LOOP ROAD
1.22 AC.
53,167 SQ.FT.
CROSS-ACCESS EASEMENT TO BE DEPICTED ON LOT 4 SITE PLAN
12' WIDE TURN LANE
(REMOVE SHOULDER - REPLACE 12' NEW CONC.)
3' CURB & GUTTER TYPE "B" (BARRIER) 609.00N
TYPE "E" (604.23B) W/ CURVED VANE GRATE (614.11B, 614.10T)
EXIST. BILLBOARD (TO REMAIN)
LOT 3
140 FALLON LOOP ROAD
1.89 AC.
82,475 SQ.FT.
REMOVE EX. ENTRANCE
STRIPING TO RESTRICT LANE
EX. CONC. VERTICAL CURB
TYPE "E" (604.23B)
25' BUILDING LINE (TYP)
PROPOSED 10' WIDE ROAD DEDICATION
12' TURN LANE ADDITION
RESTRIPE FALLON PARKWAY
REMOVE VERTICAL CURB WITH SAWCUT TO CLOSEST TRANSVERSE JOINT
FALLON (60'W) PARKWAY
194.6'+/- SOLID WHITE LINE
40' +/- DASHED WHITE LINE
EXISTING ENTRANCE
AI 10 MAY REQUIRE A LARGER PRECAST BASE
MASTER STORMWATER DETENTION EASEMENT AREA
STREET LIGHT (TYP.)
370 FEET OF GUARDRAIL
DOUBLE INTERMITTENT 4" YELLOW LINE (EPOXY/HOTTTAPE)
SPEED LIMIT SIGN (25 MPH)
100-YR HIGH WATER ELEVATION 512.83
CONSTRUCTION ENTRANCE & WASHDOWN AREA (SEE DETAIL)
ONE (1) FOOT DIAMETER HEAVY STONE REVETMENT (12'W x 30'L)
CROSS WALK TO BE STRIPED PER CITY'S RECOMMENDATION AND STANDARD.
FALLON LOOP ROAD
FALLON (60'W) PARKWAY
"VILLAS AT FALLON PARK"
FALLON VILLAS (60'W) COURT
"FALLON PARKWAY" PLAT ONE (P.B90,P.0274)

NOTE: STRIPING OF FALLON PARKWAY WITHIN CITY RIGHT OF WAY ADJUST AS NECESSARY WITH APPROVAL OF CITY PERSONNEL

NOTE: MODOT SUGGEST LOCATING THE ENTRANCES FOR LOTS 3 AND 5 AS FAR AS PRACTIBLE FROM THE INTERSECTIONS OF FALLON LOOP ROAD AND HIGHWAY K AND FALLON PARKWAY TO PROVIDE MAXIMUM CORNER CLEARANCE FROM INTERSECTION.

ENTRANCE DETAIL
SCALE: 1" = 20'



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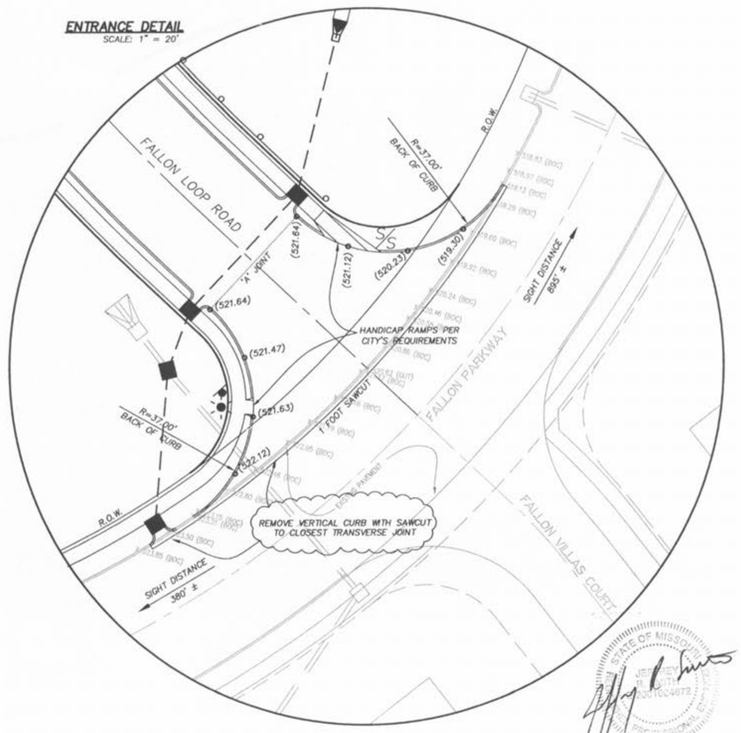

STATE OF MISSOURI
JEFFREY L. SMITH
NUMBER 2004012487
DIRECTOR OF ENGINEERING
3-5-06