PARCEL 2
S.W. CORNER OF THE EAST 1/2 OF THE N.E. 1/4 SECTION 5
COMMON GROUND & EASEMENT
PB. 29, PGS. 7-8
N/F
BRANDYWINE ESTATES HOMEOWNERS ASSOCIATION
DB. 2133, PG. 1917
FND. IRON PIPE 0.14'N. 0.24'W.
LOT 24
PB. 29, PGS. 7-8
N/F
KELLY, BARBARA
DB. 1996, PG. 1073
ZONING: R3
USE: SINGLE FAMILY HOME
LOT 23
PB. 29, PGS. 7-8
N/F
KRAEMER, CHAD
DB. 4331, PG. 820
ZONING: R3
USE: SINGLE FAMILY HOME
LOT 22
PB. 29, PGS. 7-8
N/F
KELLY, LEO FRANK JR. & COLE-KELLY, TRACEY ANN
DB. 4392, PG. 125
ZONING: R3
USE: SINGLE FAMILY HOME
PROPOSED TRANSFORMER/PAD CONTRACTOR SHALL VERIFY SIZE & LOCATION w/ AMEREN-UE
COMMON GROUND & EASEMENT
PB. 29, PGS. 7-8
N/F
BRANDYWINE ESTATES HOMEOWNERS ASSOCIATION
DB. 2133, PG. 1917
ZONING: R3
FND. IRON PIPE 0.17' E.
SITE BENCHMARK
REPLACE EX. FENCE W/ 6'HT. WHITE VINYL FENCE ALONG LENGTH OF W. PROPERTY LINE
PROPOSED 20'W. BUFFER YARD
FENCE CORNER 0.2' E, 0.7'N
N.00°13'49"E. 415.60'
APPROXIMATE LOCATION OF OVERHEAD ELECTRIC
FENCE CORNER 0.4'
FND. IRON PIPE 0.12' N
10' x 12' TRASH ENCLOSURE
CONTRACTOR SHALL VERIFY ADEQUATE FLOWLINE ELEVATION
FL=546.62±
NOTE: CONTRACTOR SHALL REMOVE ANY EXISTING DEBRIS & VEGETATION FROM EXIST. DETENTION BASIN
TOP OF WALL ELEV.=569.90
6" SAN. (@ 2% MIN. SLOPE)
CONTRACTOR SHALL VERIFY FL w/ MEP
1 STORY FRAME BUILDING 4,819 SQ. FT. FF=574.67 (T.B.R.)
PROPOSED GAS METER LOCATION- CONTRACTOR SHALL VERIFY w/ LACLEDE GAS
BORING ELEV.=575.00
72" CHAINLINK FENCE (T.B.R.)
GATE (T.B.R.)
EDGE OF ASPHALT (T.B.R.)
ASPHALT PAVEMENT (T.B.R.)
TOP OF WALL ELEV.=571.97
BORING ELEV.=573.06
GOLD'S GYM
39,900 S.F.
F.F.=576.75
BREAK-UP CONC. FLOOR, CONC. PAVT. & ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS & USE AS FILL MATERIAL (TYP.)
APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC PER MARKS IN THE FIELD (T.B.R.)
APPROXIMATE LOCATION OF POSSIBLE BURIED MANHOLE PER RECORD INFORMATION
AREA INLET TOP=572.39 FL=567.76
APPROXIMATE LOCATION OF 6" SANITARY SEWER LATERAL PER RECORD INFORMATION (T.B.R. - CONTRACTOR SHALL FIELD VERIFY)
BORING ELEV.=574.50
BORING ELEV.=575.82
POST (TYP.) (T.B.R.)
ELECTRIC TRANSFORMER (T.B.R.)
CONCRETE PAVEMENT (T.B.R.)
APPROX. LOCATION OF F.D.C. (APPROX. 50' OF HYDRANT) VERIFY w/ FIRE PROTECTION ENGINEER & FIRE DEPARTMENT
6' FIRE INTO BUILDING
FIRE HYDRANT & VALVE
3" DOMESTIC WATER
THE EXISTING CHAIN-LINK FENCE AROUND THE DETENTION BASIN, SHALL BE REMOVED AND REPLACED BY A WROUGHT IRON FENCE OR A STYLE AS ALLOWED BY CITY OF O'FALLON ZONING CODE
EXIST. HYDRANT (T.B.R.)
N/F
FORT ZUMWALT SCHOOL DISTRICT
DB. 1087, PG. 1038
ZONING: R4
USE: DARDENNE ELEMENTARY SCHOOL
PROPOSED 8" WATER
PROPOSED 6" CURB & GUTTER (TYP.)
AFTER HOURS 12' x 35' LOADING SPACE
PROPOSED BIKE RACK FOR 4 BIKES
2" DOMESTIC METER
SAWCUT
PARCEL 1
LOT 1
PB. 32, PG. 238
217,948 SQ. FT.
5.003 ACRES±
PROPOSED 8" WATER
CONNECT TO EX. 8" WATER
PLEASANT UNION FAMILY PARTNERSHIP, L.P.
DB. 4794, PG. 167
LOC.#A9620-0574
ADDRESS: 2601 HIGHWAY K
PROVIDE MAN-GATE (LOCKABLE). INSTALL MANHOLE STEPS INTO EX. CONC. DETENTION BASIN WALL FOR MAINTENANCE ACCESS PER MSD SHEET 58
APPROXIMATE LOCATION OF OVERHEAD ELECTRIC
N.89°44'25"W. 517.30'
TOP OF WALL ELEV.=569.86
GAS REGULATOR STATION (NO ACCESS GATE LOCKED) (TO REMAIN)
(PROVIDE CONIFER TREES PER CITY OF O'FALLON ZONING CODE AROUND THE EXIST. GAS REGULATOR STATION TO PROVIDE SCREENING AS ALLOWED BY THE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE w/ UTILITY CO. PRIOR TO INSTALLATION OF TREES)
OPEN AREA
OVERHEAD CANOPY (T.B.R.)
BUILDING HEIGHT 24.6'±
GRATE INLET TOP=571.49 / 564.70 FL=564.70 / 559.95
GRATE INLET TOP=575.60 FL=569.95
GRATE INLET TOP=575.82 FL=569.28
GRATE INLET TOP=581.19 FL=575.54
N.00°15'35"E. 173.62'
FENCE CORNER 0.7' S, 214.5' W
SANITARY M.H. TOP=581.48 FL=575.33
CONTRACTOR SHALL COORDINATE SERVICE DEMOLITION w/ UTILITY CO. (TYP. ALL EXIST UTILITY SERVICES)
8" P.V.C.
AREA INLET TOP=582.02 FL=576.04
18" R.C.P.
CURB INLET TOP=582.49 FL=575.88
10' EASEMENT TO THE CITY OF O'FALLON PB. 32, PG. 238
25' UTILITY EASEMENT PB. 32, PG. 238
EXIST. 8" WATER
10'w EASEMENT TO UNION ELECTRIC COMPANY DB. 1782, PG. 254
PROPOSED 5'W. PAINTED MULTI-PURPOSE PATH
PROPOSED LIGHT POLE (TYP.) CONTRACTOR SHALL REFER TO PHOTOMETRICS BY LEO & CO. AS APPROVED BY THE CITY
PROPOSED CROSS-ACCESS EASEMENT FOR OUTPARCEL
PROPOSED OUTPARCEL (NOT PART OF GOLD'S GYM DEVELOPMENT) 33,050± S.F. "FUTURE RESTAURANT"
185.97'
N.89°44'25"W.
534.90'
S.89°44'25"E.
REUSE EXISTING STRIPES
TEMPORARY PAINT STRIPING FOR THIS OUTPARCEL UNTIL OUTPARCEL IS DEVELOPED
APPROXIMATE LOCATION OF GAS LINE PER MARKS IN THE FIELD
APPROXIMATE LOCATION OF WATER LINE PER MARKS IN THE FIELD
20' EASEMENT TO PUBLIC WATER DISTRICT NO. 2 PB. 32, PG. 238
TRAIL TO BE EXTENDED BY OTHERS AS PART OF OUTPARCEL SITE PLAN APPROVAL - NOT PART OF GOLD'S GYM PROJECT
TYPE 2 RAMP (TYP.) T.B.R.
SIGN (T.B.R.)
ASPHALT CURB (T.B.R.)
ASPHALT PAVEMENT
SAWCUT
S.09°02'35"E. 85.42'
S.06°40'38"W. 231.35'
S.00°28'26"E. (131.00') 131.04'
42.86'
SET IRON
FENCE CORNER 0.3'W., 0.4' N
CURB CUT
SCHOOL ENTRANCE
SANITARY M.H. TOP=572.86 FL(out)=559.33 (A.T.G.)
PROPOSED 8' MULTI-PURPOSE TRAIL
PROPOSED DOUBLE YELLOW STRIPE
PROPOSED 8' MULTI-PURPOSE TRAIL w/ 10'W. EASEMENT
4" SOLID WHITE STRIPE
GOLD'S GYM ENTRANCE
PROPOSED TYPE 'A' 6" INTERGRAL MoDOT CURBS IN R.O.W. (STRIPING TYP.)
PROPOSED PAVEMENT WIDENING STRIP. GRIND OFF EXIST. RUMBLE STRIPS & FILL WITH EXPOXY. INSTALL 18"L. EPOXY COATED #5 DOWEL BARS @ 30" CTRS. SEE MoDOT DETAIL 502.10F
FND. R.O.W. MARKER
EXIST. HYDRANT (U.I.P.)
P.E.S. EL=583.86
SIGNAL CONTROL BOX (TO BE RELOCATED)
10'w EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY DB. 1381, PG. 1352
10'w EASEMENT TO CONTINENTAL TELEPHONE COMPANY DB. 1039, PG. 1708
10'w PERMANENT EASEMENT TO LACLEDE GAS COMPANY DB. 1007, PG. 1416
10'w EASEMENT TO UNION ELECTRIC COMPANY DB. 1505, PG. 205
APPROXIMATELY 555.26 FEET TO WOOD CREST BLVD.
METAL FRAME PORTABLE BUILDING
SIGNAL CONTROL BOX
ELECTRIC METERS
CURB CUT
STORM M.H. TOP=594.11 FL=587.33
FIRE HYDRANT & VALVE
72" CHAINLINK FENCE
SANITARY M.H. TOP=575.84 FL=568.98
WATER SPIGOT
CURB INLET TOP=576.29 FL=569.64
FENCE CORNER 0.7'E, 0.7'N
FL=569.41
LOT 2-A
PB. 35, PGS. 399
N/F
BLUE RIBBON PARTNERSHIP
DB. 2284 PG. 0568
LOCATER #T00240-0157
PARCEL ID# 2-0067-6200-00-2A
ZONING: C2
USE: FOUR SEASONS SHOPPING CENTER
LOT 2-B
PB. 35, PGS. 399
N/F
FRITZS MARKETING GROUP
DB. 3599, PG. 1444
LOCATER #T04240-0144
PARCEL ID# 2-0067-8200-00-2B
ZONING: C2
USE: FOUR SEASONS SHOPPING CENTER
N.00°28'26"W. 357.30' (N.00°28'26"W. 346.96')
S.00°28'26"W. 272.33' (S.00°28'26"W. 251.96')
S.89°44'25"E. 36.37' (S.89°44'25"E. 30.84')
N.89°44'25"W. 204.14'
S.00°28'26"W. 15.00'
S.00°28'26"W. 40.00'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

2 MoDOT, WATER COMMENTS 11/10/06
1 CITY, MoDOT, FIRE COMMENTS 11/7/06

GOLD'S GYM – O'FALLON, MO

SITE AND GRADING PLAN

GEORGE MICHAEL STOCK NUMBER E-25116 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI
11/10/06
GEORGE M. STOCK E-25116

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
H.L.T.	8/14/06	C.A.M.	8/14/06	206-3850	C7

O:\Job\06300\06385\07plan\GDT-SiteKeck.dwg, 11/10/2006 3:37:57 PM, EP 9900 (Perl to File).pc3