P.O.C.
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
0.17' E.
SITE BENCHMARK
ELEV.=589.58

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

FENCE CORNER
0.4' E

FND. IRON PIPE
0.12' N

REPLACE EX. FENCE W/ 6'H. 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'

10' SETBACK PER PB. 32 PG. 238

U.S. TRANSITION STRIP PER PB. 32 PG. 238

APPROXIMATE LOCATION OF OVERHEAD ELECTRIC

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.=569.96

1 STORY FRAME BUILDING
4,819 SQ. FT.
FF=574.67
(T.B.R.)

BUILDING HEIGHT 16.9'±

TOP OF WALL ELEV.=573.06

ASPHALT PAVEMENT (T.B.R.)

PROPOSED GAS METER LOCATION- CONTRACTOR SHALL VERIFY w/ LACLEDE GAS

BORING ELEV.=575.00

72" CHAINLINK FENCE (T.B.R.)

GOLD'S GYM
39,900 S.F.
F.F.=576.75

GATE (T.B.R.)

EDGE OF ASPHALT (T.B.R.)

ASPHALT PAVEMENT (T.B.R.)

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.)

6" SAN. (@ 2% MIN. SLOPE)

CONTRACTOR SHALL VERIFY FL w/ MEP

E.O.P. 8

AREA INLET TOP=572.39 FL=567.76

15" R.C.P.

72" CHAINLINK FENCE

APPROXIMATE LOCATION OF 6" SANITARY SEWER LATERAL PER RECORD INFORMATION (T.B.R. - CONTRACTOR SHALL FIELD VERIFY)

APPROXIMATE LOCATION OF POSSIBLE BURIED MANHOLE PER RECORD INFORMATION

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

BORING ELEV.=574.50

BORING ELEV.=575.82

POST (TYP.) (T.B.R.)

ELECTRIC TRANSFORMER (T.B.R.)

CONCRETE PAVEMENT (T.B.R.)

285.00'

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

12" CONCRETE WALL

24" R.C.P.

EXIST. HYDRANT (T.B.R.)

N/F
FORT ZUMWALT SCHOOL DISTRICT
DB. 1087, PG. 1038
ZONING: R4

USE: DARDENNE ELEMENTARY SCHOOL

CONCRETE DETENTION AREA (U.I.P.)

PROPOSED 8" WATER.

PROPOSED 8" MULTI-PURPOSE TRAIL

CRACK FOR BIKES

AFTER HOURS 35' x 35' LOADING SPA.

ASPHALT PAVEMENT (T.B.R.)

AFTER HOURS 12' x 35' LOADING SPA.

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

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

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)

N.89°44'25"W. 517.30'

PLEASANT UNION FAMILY PARTNERSHIP, L.P.
DB. 1784, PG. 107
LOCATOR #06205-0574
ADDRESS: 2601 HIGHWAY K

OPEN AREA

METAL FRAME PORTABLE BUILDING

OVERHEAD CANOPY (T.B.R.)

BUILDING (T.B.R.)

GRATE INLET TOP=571.49 FL=564.70

GRATE INLET TOP=571.60 FL=569.38

GRATE INLET TOP=575.82 FL=571.28

GRATE INLET (U.I.P.)

CONCRETE WALLS

FENCE CORNER 0.7' S 214.5' W

N.00°15'35"E. 173.62'

S.89°44'25"E. 534.90'

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

GRATE INLET TOP=581.97 FL=575.62

PROPOSED CROSS-ACCESS EASEMENT FOR OUTPARCEL

PROPOSED OUTPARCEL
(NOT PART OF GOLD'S GYM DEVELOPMENT)
33,050± S.F.

"FUTURE RESTAURANT"

REUSE EXISTING STRIPES

PROPOSED LIGHT POLE (TYP.)
CONTRACTOR SHALL REFER TO PHOTOMETRICS BY LEO & CO. AS APPROVED BY THE CITY

10' EASEMENT TO THE CITY OF O'FALLON PB. 32, PG. 238

25' UTILITY EASEMENT PB. 32, PG. 238

EXIST. 8" WATER

TOWNSHIRE ELECTRIC COMPANY DB. 1782, PG. 1284

UNION ELECTRIC COMPANY DB. 1505, PG. 205

10'w UTILITY EASEMENT PB. 32, PG. 238 DB. 1505

ASPHALT CURB (T.B.R.)

TYPE 2 RAMP (TYP.)

T.B.R.

BUILDING UNDER CONSTRUCTION

ASPHALT PAVEMENT

APPROXIMATE LOCATION OF WATER LINE PER MARKS IN THE FIELD

APPROXIMATE LOCATION OF GAS 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.

S.09°02'35"E. 55.42'

S.06°40'38"W. 231.35'

S.00°28'26"E. 131.04' (131.00')

SET IRON PIPE (TYP.)

CURB CUT

SCHOOL ENTRANCE

SANITARY M.H. TOP=572.98 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

SIGNAL CONTROL BOX

APPROXIMATE LOCATION OF GAS LINE PER MARKS IN THE FIELD

FND. R.O.W. MARKER 0.22' N

EXIST. HYDRANT (U.I.P.)

SIGNAL CONTROL BOX (TO BE RELOCATED)

F.E.S. FL=585.86

CURB CUT

SIGNAL CONTROL BOX

FL(in)=589.27

21" R.C.P.

10'w EASEMENT TO CONTINENTAL TELEPHONE COMPANY DB. 1039, PG. 1708

10'w EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY DB. 1181, PG. 1352

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

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.

STORM M.H. TOP=594.11 FL=587.33

LOT 2-A
PB. 35, PGS. 399
N/F
BLUE RIBBON PARTNERSHIP
DB. 2284 PG. 0568
LOCATER #T00240-0157
PARCEL ID# 2-0067-8200-00-2A
ZONING: C2

USE: FOUR SEASONS SHOPPING CENTER

CURB INLET TOP=578.52 FL=569.40

SANITARY M.H. TOP=575.84 FL=568.98

FIRE HYDRANT & VALVE

WATER SPIGOT

72" CHAINLINK FENCE

PROPOSED 6" CURB & GUTTER (TYP.)

PROPOSED 8" WATER.

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

S.89°44'25"E. 36.37' (S.89°44'25"E. 30.64')

N.00°28'26"W. 357.39' (N.00°28'26"W. 346.96')

S.00°28'26"W. 272.33' (S.00°28'26"W. 251.96')

S.00°28'26"W. 40.00' (S.00°28'26"W. 40.00')

ELECTRIC METER

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

GEOMETRIC & UTILITY PLAN

GEORGE MICHAEL STOCK NUMBER E-25116 PROFESSIONAL ENGINEER STATE OF MISSOURI

GEORGE M. STOCK E-25116 11/10/06

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H.L.T.	8/14/06	C.A.M.	8/14/06	206-3850	C8

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