GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BASIS OF BEARINGS:
PLAT OF "GLENMARO PLAT ONE"
PLAT BOOK 33 PAGES 98-99
ST. CHARLES COUNTY LAND RECORDS

BRYAN (VARIABLE WIDTH) ROAD

SHALLOW LAKE DRIVE

CENTERLINE STATION 76+90.99

CENTERLINE STATION 70+55.14

EXISITNG STRIPING

PROPOSED FULL ACCESS DRIVE ENTRANCE PER CITY OF O'FALLON STANDARDS CROSS WALK TO BE A.D.A. COMPLIANT

5' WIDE EASEMENT TO THE CITY OF O'FALLON BK. 1829, PG. 480

PROPOSED 5'W UTILITY EASEMENT

CENTERLINE

PROPOSED WATER METER

PROPOSED RETAIL CENTER SIGN

8'W ASPHALT PED. TRAIL

WATER TAP PER WATER DIST. NO. 2

PROPOSED 5'W PERMANENT UTILITY EASEMENT

PROPOSED FIRE DETECTOR CHECK

PROPOSED FULL ACCESS DRIVE ENTRANCE PER CITY OF O'FALLON STANDARDS CROSS WALK TO BE A.D.A. COMPLIANT

0.5' High Raised Concrete Median

CORNER CONCRETE CURB 30.97' SOUTH 3.45' WEST

5' WIDE EASEMENT TO THE CITY OF O'FALLON BK. 1829, PG. 480

CONCRETE CURB

ASPHALT SIDEWALK

H.C. RAMP

N 02°00'54" E 635.85' (R.&S.)

10' PARKING SETBACK P.B. 37, PGS. 353-354

HYDRANT AND VALVE

Ecclat Pipe F.L.: 605.97

FOUND IRON PIPE OLD CROSS

39.00'

HEAVY-DUTY ASPHALT PAVEMENT

10' WIDE SANITARY SEWER EASEMENT BK. 2502, PG. 113

10' WIDE PERMANENT UTILITY EASEMENT BK. 2488, PG. 1608

EXISTING PARKING LOT

SEE BELOW FOR CONTINUATION

25' BUILDING LINE P.B. 37, PGS. 353-354

157

GLENMARO PLAT FOUR P.B.34 PGS. 274-275 ZONED: RESIDENTIAL

TELE. CABLE PEDESTAL

158

FOUND IRON PIPE

25.00'

S 89°56'48" W 298.75' (R.&S.)

10' PARKING SET-BACK

20' BUFFER YARD

25' BUILDING LINE

BUSHES

GARDEN AREA

PROPOSED 6'H WHITE VINYL SIGHT PROOF FENCE

159

COMMON GROUND UTILITY EASEMENT AND 25' W LANDSCAPE BUFFER AREA, TYP.

ASPHALT CURB, SOUTH SIDE OF MAIN DRIVE

36.00'

PROPOSED CROSS ACCESS EASEMENT AS HATCHED

160

TELE. CABLE PEDESTAL

FOUND IRON PIPE 0.37' WEST

25.00'

11.95'

GARDEN AREA

FOUND IRON PIPE POINT OF BEGINNING

161

82.37'

FOUND IRON PIPE 0.34' WEST

25.00'

TELE. CABLE PEDESTAL

162

GLENMARO PLAT ONE P.B.33 PGS. 98-99

TELE. CABLE PEDESTAL

163

PROP. 6" VERTICAL CURB, TYP.

PROPOSED LIGHT, 25'H TYPICAL

PROPOSED CROSS-ACCESS EASEMENT

PARKING LOT STRIPING, WHITE, TYP.

DEPRESS CURB 8'W PEDESTRAIN CROSSWALK

LIGHT-DUTY ASPHALT PAVEMENT

PROPOSED 10'W SANITARY SEWER EASEMENT

STOP BAR SIGN

STOP BAR / SIGN

181.50'

PROP. 6" VERTICAL CURB, TYP.

30' WIDE INGRESS/EGRESS EASEMENT BK. 2488, PG. 1608

APPROXIMATE LOCATION OF EXISTING BUILDING

NO WORK SHALL BE ALLOWED ON THE WALGREEN'S PROPERTY UNTIL WRITTEN APPROVAL IS PROVIDED TO THE CITY OF O'FALLON

LOT 1 BLACKSTONE CORNERS P.B. 37 PG. 353

PROPERTY N/F WALGREEN CO. BOOK 2638 PAGE 504 ZONED: COMMERCIAL

S 88°00'57" E 298.24' (R.&S.)

43.16'

29.71'

89.44'

43.95'

BICYCLE PARKING W/RACK AREA, 13 BIKES

9.00' ASPHALT PAVEMENT

H.C. RAMP

PROPOSED LIGHT, 25'H TYPICAL

PROPOSED MONOLITHIC CONCRETE CURB & WALK

PROPOSED LIGHT, 25'H TYPICAL

PROPOSED CROSS ACCESS EASEMENT

STEPS

PROPOSED PATIO

PROPOSED RETAIL CENTER BLDG. HT.=20' 26,400 S.F. 180 PARKING SPACES 6.8/1000

Land Area 188,241 S.F. 4.32 Acres

UTILITY ROOM

PLANTER AREA, TYP.

STEPS

TRASH AREA W/ENCLOSURE

PROPOSED LIGHT, 25'H TYPICAL

HEAVY-DUTY ASPHALT PAVEMENT

PROPOSED ELECTRIC/GAS METERS

PROP. 6" VERTICAL CURB, TYP.

CONC. PAD AT EACH DOOR (TYP.)

TRASH AREA W/ENCLOSURE

ASPHALT CURB, EAST SIDE OF MAIN DRIVE

CONC. PAVEMENT

10' BUILDING LINE

CONC. PAVEMENT

65.97'

Grate Inlet Top: 605.49' F.L.: 601.59'

CORNER CONCRETE CURB 2.90' WEST

Existing Transformer to be replaced with loop feed transformer BY AMERENUE

PROPOSED 4" SCH. 40 CONDUIT FOR ELECTRIC SERVICE

SITE BENCHMARK ELEV = 609.59

CONTRACTOR TO MARK END OF PROPOSED CONDUIT FOR FUTURE DEVELOPMENT

PROPOSED 4" SCH. 40 CONDUIT FOR ELECTRIC SERVICE

S 01°59'03" W 625.78' (R.&S.)

PROPOSED ELECTRIC TRANSFORMER TRANSFORMER SHALL BE SCREENED AS APPROVED BY AMERENUE

PROPOSED 4" SCH. 40 CONDUIT FOR ELECTRIC SERVICE

PROPERTY N/F RAYMOND AND DORIS HILLMANN BOOK 1020 PAGE 482 ZONED: COMMERCIAL

CORNER CONCRETE CURB 30.97' SOUTH 3.45' WEST

FOUND IRON PIPE 0.15' WEST

PROPERTY N/F RAYMOND AND DORIS HILLMANN BOOK 1020 PAGE 482

SEE ABOVE FOR CONTINUATION

10' WIDE UTILITY EASEMENT BK. 2502, PG. 113

REPLACE EXISTING ASPHALT SIDEWALK IN KIND, AS NEEDED FOR STORM SEWER INSTALLATION

CONCRETE CURB

ASPHALT SIDEWALK

RETAINING WALL

SIGN

SIGN

10' WIDE SANITARY SEWER EASEMENT BK. 2502, PG. 113

EX MH TOP=604.90 FL=595.33

10' WIDE UTILITY EASEMENT BK. 2502, PG. 113

TELEPHONE PEDESTAL

MEXICO ROAD (VARIABLE WIDTH)

GENERAL NOTES

1.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.

2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH POTENTIAL CONFLICTS AND/OR DISRUPTION OF SERVICE WITH THE RESPECTIVE UTILITY COMPANIES, FOR SEWER AND UTILITY INSTALLATIONS AND ALL OTHER ON-SITE ACTIVITIES.

3.) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION PARKING WITH THE CITY OF O'FALLON.

4.) THE CONTRACTOR IS RESPONSIBLE FOR ANY TRAFFIC CONTROL AND/OR LANE CLOSURES REQUIRED DURING THE CONSTRUCTION PROCESS, AND SHALL COORDINATE WITH THE CITY OF O'FALLON AS NECESSARY.

5.) CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.

6.) PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.

7.) PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.

8.) RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND GRADES, AS ACCEPTABLE TO PROPERTY OWNERS.

9.) CONTRACTOR SHALL COORDINATE ALL PAVEMENT/HARDSCAPE INSTALLATION WITH PROPOSED UTILITY INSTALLATIONS TO AVOID THE CONDITION WHERE NEW PAVEMENT IS SAWCUT OR REMOVED FOR A REQUIRED UTILITY INSTALL. CONDUIT LOCATIONS AND UTILITY SERVICES SHALL BE REVIEWED BY CONTRACTOR, PRIOR TO PAVEMENT/HARDSCAPE INSTALLATIONS.

10.) ALL PROPOSED UTILITIES UNDER EXISTING CITY OF O'FALLON STREET ARE TO BE BORED.

LEGEND FOR NEW PAVEMENT

8" NON-REINFORCED CONCRETE PAVEMENT ON 4" TYPE 1 AGGREGATE BASE

3" ASPHALT PAVEMENT ON 8" TYPE 1 AGGREGATE BASE.

4" ASPHALT PAVEMENT ON 8" TYPE 1 AGGREGATE BASE.

PLANNING AND ZONING FILE # 1404

BRANDON A. HARP, P.E. E-28650

CIVIL ENGINEERING DESIGN CONSULTANTS, INC.
11402 GRAVOIS ROAD SUITE 100
SAINT LOUIS MISSOURI 63125
314.729.1400 FAX 314.729.1404
INFO@CEDC.NET WWW.CEDC.NET

Improvement Plans

Hillmann Farm Plaza

1260 Bryan Road
O'Fallon, Missouri 63366

Proj. # 0266	
No. Description	Date
Owner Review	12.01.04
Per Engineer	12.07.04
Permit / Bidding	01.10.05
Per City	03.17.05
Per City	04.11.05
Per City	04.22.05
Per City	06.01.05
Per Contractor	09.07.05

SITE GEOMETRICS PLAN

C5

OF 9