

# A SET OF IMPROVEMENT PLANS FOR

## HIGHWAY "K" RETAIL - ACCESS DRIVE

SEVERAL TRACTS OF LAND BEING  
 LOT 3 OF HIGHWAY K COMMERCIAL  
 AND PART OF U.S. SURVEYS 55 & 1766  
 AND PART OF FRACTIONAL SECTIONS 28 & 33,  
 TOWNSHIP 47 NORTH, RANGE 3 EAST,  
 CITY OF O'FALLON, ST. CHARLES COUNTY, MO

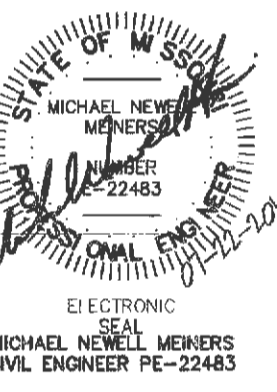
07/22/2014	REVISED PER CITY OF O'FALLON COMMENTS
06/04/2014	REVISED PER CITY OF O'FALLON & MODOT COMMENTS
03/11/2014	REVISED PER CITY OF O'FALLON & MODOT COMMENTS
02/03/2014	REVISED PER CITY OF O'FALLON COMMENTS

HIGHWAY "K" RETAIL  
 ACCESS DRIVE

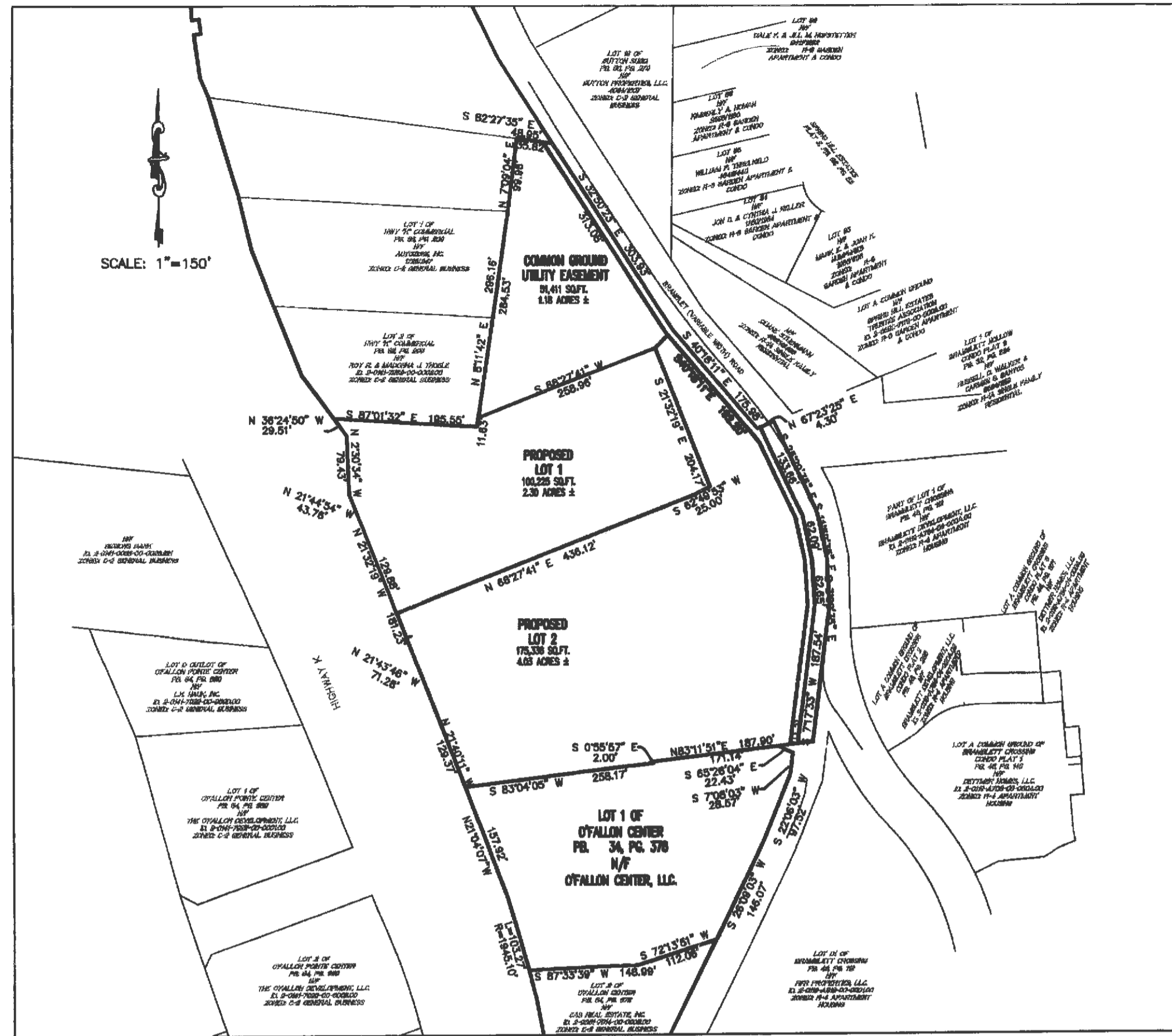
ST. CHARLES ENGINEERING & SURVEYING, INC.  
 801 S. FIFTH STREET, SUITE 200  
 ST. CHARLES, MO 63301  
 TEL: (636) 947-9800  
 FAX: (636) 947-9448



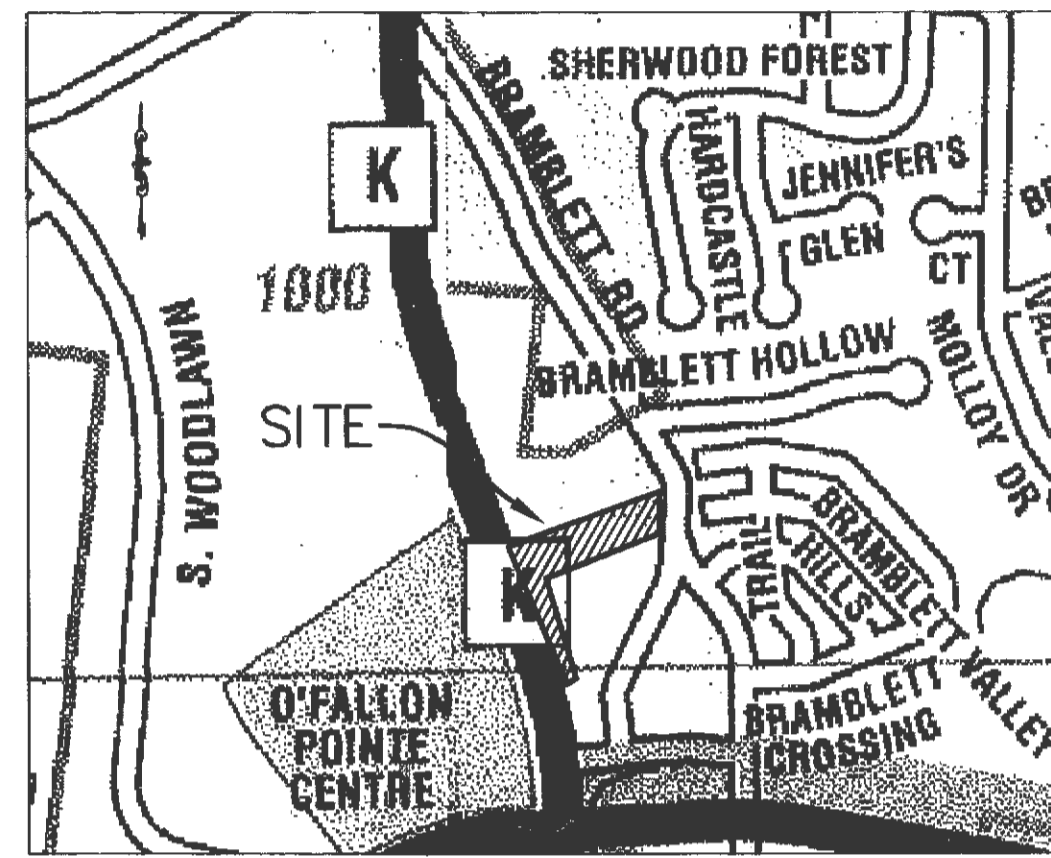
ENGINEER  
 SIGNATURE  
 BLOCK



ELECTRONIC  
 MICHAEL NEWELL  
 CIVIL ENGINEER PE-22483



Plan View



Locator Map

MODOT OUTSOURCE INSPECTOR INFORMATION:

GEORGE BUTLER & ASSOCIATES  
 225 S. MAIN STREET  
 SUITE 200  
 O'FALLON, MO 63366  
 CONTACT: DAN SHANE  
 OFFICE: 636-240-2444 EXT 15  
 CELL: 314-803-7662  
 EMAIL: DSHANE@GBTEAM.COM

SHEET INDEX:

1. TITLE
2. GENERAL NOTES
3. GENERAL NOTES
4. GRADING & EROSION CONTROL PLAN
- 4A. GRADING & EROSION CONTROL PLAN
5. PLAN & PROFILE
6. INTERSECTION DETAILS
7. SEWER PROFILES
8. SEWER PROFILES
9. STRIPING & TRAFFIC CONTROL PLAN
10. STORMWATER DETENTION DETAILS
11. ACCESS DRIVE CROSS SECTIONS
12. HIGHWAY K CROSS SECTIONS
13. DRAINAGE AREA MAP-EXISTING
14. DRAINAGE AREA MAP-DEVELOPED
15. EROSION CONTROL DETAILS
16. SEWER DETAILS
17. WATER DETAILS
18. WATER DETAILS & WATER LINE PROFILE
19. PAVEMENT DETAILS
20. PAVEMENT DETAILS
21. CONSTRUCTION / MODOT DETAILS
22. MODOT DETAILS
23. STORMWATER DETAILS

Benchmarks

Project

SC-16  
 THE STATION AND AZIMUTH MARKS ARE MISSOURI DNR GRS  
 ALUMINUM DISKS STAMPED "SC-16 1994" AND "SC-16A2 2000",  
 EACH SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30  
 INCHES LONG AND FLUSH WITH THE GROUND  
 ELEVATION (NGVD) 592.19

Site

THE HIGH POINT ON AN OLD STONE BEING THE NORTHEAST CORNER  
 OF U.S. SURVEY 55 AND ALSO BEING THE NORTHERN MOST CORNER  
 OF THE PROPERTY.  
 ELEVATION 536.41

\* 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 \_\_\_\_\_  
 The area of land disturbance is \_\_\_\_\_  
 Number of proposed lots is \_\_\_\_\_  
 Building setback information. Front \_\_\_\_\_  
 Side \_\_\_\_\_  
 Rear \_\_\_\_\_

Legend

	SANITARY STRUCTURE		CLEAN OUT
	STORM STRUCTURE		T.B.R. TO BE REMOVED
	TEST HOLE		T.B.R. & R. TO BE REMOVED & RELOCATED
	POWER POLE		T.B.R. & R. TO BE REMOVED & REPLACED
	LIGHT STANDARD		T.B.P. TO BE PROTECTED
	CURB INLET		T.B.A. TO BE ABANDONED
	DOUBLE CURB INLET		B.C. BASE OF CURB
	GRATE INLET (EXISTING)		T.C. TOP OF CURB
	AREA INLET (EXISTING)		T.W. TOP OF WALL
	DOUBLE AREA INLET		TYP. TYPICAL
	FLARED END SECTION		U.N.O. UNLESS NOTED OTHERWISE
	END OF PIPE		U.I.P. USE IN PLACE
	ENERGY DISSIPATOR		EXISTING CONTOUR
	MANHOLE		PROPOSED CONTOUR
	REINFORCED CONCRETE PIPE		TREE LINE
	CORRUGATED METAL PIPE		SAN. SEWER (EXISTING)
	CAST IRON PIPE		SAN. SEWER (PROPOSED)
	POLYVINYL CHLORIDE PIPE		STORM DRAIN (EXISTING)
	VITRIFIED CLAY PIPE		STORM DRAIN (PROPOSED)
	GUY WIRE		PHONE BOX
	SIGN		IRON PIPE
	POST		WATER LINE
	WATER METER		HYDRANT
	WATER VALVE		CONCRETE PAVEMENT
	WATER SHUT OFF		PLACED RIP-RAP W/UNDERLAIN FABRIC
	GAS VALVE		GENERAL SURFACE DRAINAGE
	OVERHEAD ELECTRIC LINE		N.T.S. NOT TO SCALE
	CLEARING LIMITS		R.O.W. RIGHT-OF-WAY
	EDGE OF ASPHALT		T.B.C. TOP BACK CURB
	EDGE OF CONCRETE		D.I.P. DUCTILE IRON PIPE
	ADJUST TO GRADE		D.N.D. DO NOT DISTURB
	FINISHED GRADE		T.P. TOP OF PAVEMENT
	DIVERSION SWALE		
	DITCH CHECK		

Conditions of Approval From  
 Planning and Zoning

1. The drainage swale along Highway K shall be piped and enclosed per MoDOT standards.
2. The city will require that a traffic study be completed for this development. The developer has the choice of hiring a consultant to conduct the study and then engage the City's consultant at the developer's expense to review the study, or engage the City's Traffic Consultant to complete the study. This study shall include the review of the shared roadway to determine what the width and slope should be, review internal traffic patterns, and the utilization of the shared road for circulation access onto Highway K. The recommendations and conclusions of this traffic study shall be incorporated into the Grading and Construction Plans.
3. Bramblett Road is not currently constructed to City standards. Per Section 400.261 of the Municipal Code, the existing Bramblett Road shall be improved to the centerline for a collector roadway standard. Since the roadway improvements have not yet been designed, a fee in lieu of construction will be accepted.
4. The proposed internal shared road from Bramblett Road to Highway K is shown as an easement on the Preliminary Plat and is labeled to be constructed by others on the Site Plan. The plans for this roadway shall be reviewed and approved prior to or concurrently with the Construction Plans for the Goodwill site. This roadway shall be in place and open to traffic prior to the issuance of an occupancy permit for Goodwill.
5. There have been issues in the past with the velocity of the water in the roadside ditch, where the detention outfall is located on the Preliminary Plat, eroding to the point of endangering Bramblett Road. Indicate what will be done to ensure that this outfall will not contribute to this problem. Show improvements to the ditch along Bramblett Road for the length of road frontage for this site and provide a typical detail for the ditch improvements.
6. Provide any necessary easements for future Bramblett Road construction should the ten (10) foot right-of-way dedication not be sufficient.

Utility Contacts

**Sanitary Sewers**  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 Contact: 636-281-2858

**Water**  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 Contact: 636-281-2858

**Storm Sewer**  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 636-281-2858

**Electric**  
 Curve River Electric Co.  
 P.O. Box 160  
 Troy, MO. 63378-0160  
 1-800-392-3709

**Gas**  
 Ameren UE  
 200 Callahan Road  
 Wentzville, MO. 63385  
 636-639-8312

**Telephone**  
 Laclede Gas Company  
 6400 Graham Road  
 St. Louis, MO. 63134  
 314-522-2297

**Fire District**  
 Century Tel  
 1151 Century Tel Dr.  
 Wentzville, MO. 63385  
 636-332-7261

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

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: DATE 8-13-14  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

Developer / Owner Information  
 K PROPERTIES HOLDINGS, LLC  
 1704 NORTH FOURTH STREET  
 ST. CHARLES, MO 63301  
 CONTACT: MIKE THOELLE  
 (314) 220-1205

City of O'Fallon Cover Sheet

P+Z No. 18-1205  
 Approval Date: May 2, 2013

City No.  
 Page No. 1

November 5, 2013



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 AND/OR CONSTRUCTION OF IMPROVEMENTS.

RECEIVED  
 JUL 24 2014  
 BUILDING DEPARTMENT