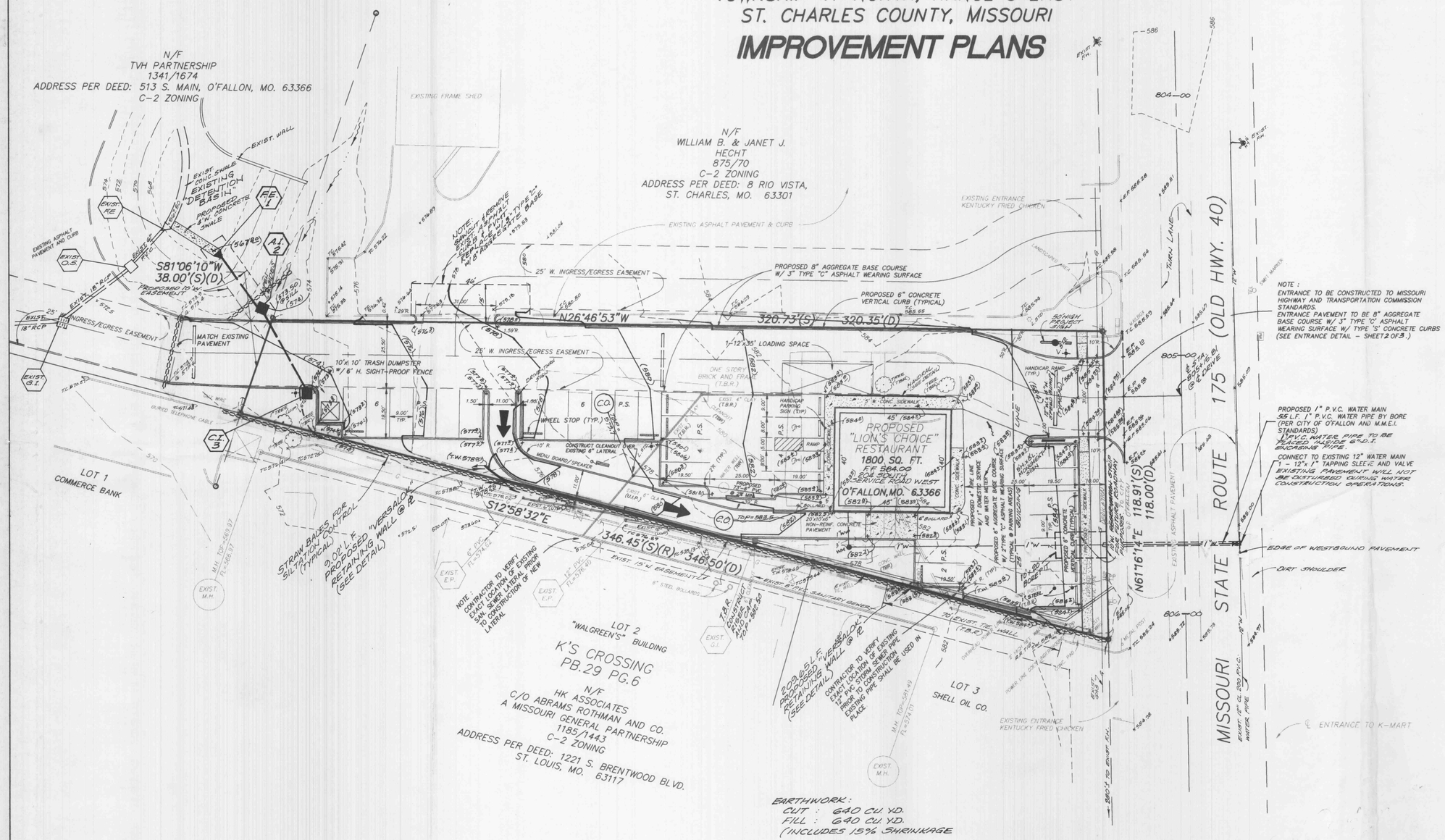
LION'S CHOICE
O'FALLON, MISSOURI

BEING A TRACT OF LAND IN THE
SOUTHEAST FRACTIONAL QUARTER OF SECTION 29
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

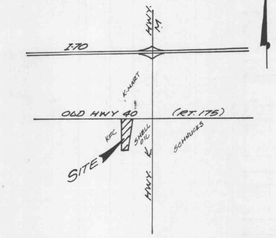
IMPROVEMENT PLANS



NOTE:
ENTRANCE TO BE CONSTRUCTED TO MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION STANDARDS.
ENTRANCE PAVEMENT TO BE 8" AGGREGATE BASE COURSE W/ 3" TYPE "C" ASPHALT WEARING SURFACE W/ TYPE "S" CONCRETE CURBS (SEE ENTRANCE DETAIL - SHEET 2 OF 3.)

PROPOSED 1" P.V.C. WATER MAIN
55 L.F. 1" P.V.C. WATER PIPE BY BORE (PER CITY OF O'FALLON AND M.M.E.I. STANDARDS)
1" P.V.C. WATER PIPE TO BE PLACED INSIDE 6" D.I.P. ENCASING PIPE.
CONNECT TO EXISTING 12" WATER MAIN 1 - 12"x 1" TAPPING SLEEVE AND VALVE
EXISTING PAVEMENT WILL NOT BE DISTURBED DURING WATER CONSTRUCTION OPERATIONS.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.



LOCATION MAP
N.T.S.

LEGEND

PROPOSED SANITARY SEWER		POWER POLE	
EXISTING SANITARY SEWER		LIGHT STANDARD	
PROPOSED STORM SEWER		C.I.	CURB INLET
EXISTING STORM SEWER		D.C.I.	DOUBLE CURB INLET
WATER LINE AND SIZE		G.I.	GRATE INLET
WATER VALVE		A.I.	AREA INLET
FIRE HYDRANT		D.A.I.	DOUBLE AREA INLET
18	LOT OR BUILDING NUMBER	C.C.	CONCRETE COLLAR
FENCE LINE		F.E.	FLARED END SECTION
TREE LINE		E.P.	END PIPE
TRAFFIC SIGN		E.D.	ENERGY DISSIPATOR
TRAFFIC FLOW		M.H.	MANHOLE
524	EXISTING CONTOUR	C.P.	CONCRETE PIPE
524.0	PROPOSED CONTOUR	R.C.P.	REINFORCED CONCRETE PIPE
	GROUTED RIP-RAP	C.M.P.	CORRUGATED METAL PIPE
	END OF LATERAL	C.I.P.	CAST IRON PIPE
	HANDICAPPED PARKING SPACE	C.O.	CLEAN OUT
	CONCRETE PAVEMENT	P.V.C.	POLYVINYL CHLORIDE
	STORM/SANITARY STRUCTURE	ATG	ADJUST TO GRADE
	TEST HOLE	TBR & RBO	TO BE REMOVED & RELOCATED BY OTHERS
SS	STREET SIGN	TCE	TEMPORARY CONSTRUCTION EASEMENT
TBR	TO BE REMOVED		
PDE	PERMANENT DRAINAGE EASEMENT		
	PROPOSED LIGHT STANDARD		

BENCH MARK : ELEVATION = 586.94
SQUARE " " CUT ON SOUTHWEST SIDE OF TRIANGULAR ISLAND AT SOUTHWEST CORNER OF INTERSECTION OF HIGHWAY K AND OLD HIGHWAY 40.

EARTHWORK:
CUT : 640 CU. YD.
FILL : 640 CU. YD.
(INCLUDES 15% SHRINKAGE

STORMWATER DIFFERENTIAL RUNOFF: (25YR. STORM)
EXISTING CONDITIONS: 0.58 AC. @ 4.75 P.I. Q= 2.76 cfs
PROPOSED CONDITIONS: 0.58 AC. @ 4.75 P.I. Q= 2.76 cfs
NO INCREASE IN STORMWATER RUNOFF.

APPROVED
DATE 12/11/92
P & Z

FILE COPY
APPROVED AS NOTED
12-14-92
Frank Godwin

REV. 12-2-92
REV. 11-23-92

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless resuthenticated.
PICKETT, RAY & SILVER, INC.
STATE OF MISSOURI HAROLD J. DARTOH JR. E-17751 REGISTERED PROFESSIONAL ENGINEER
Signature
12-7-92
Date

PICKETT RAY & SILVER
Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

PREPARED FOR :
RED LION BEEF CORP.
12015 MANCHESTER ROAD SUITE 180
DES PERES, MO. 63131
(314) 821-8665

DRAWN	J.L.K.	DATE	11-06-92
CHECKED		DATE	
FIELD BOOK	384A	PROJECT # / JOB ORDER #	92-186 / 27575

1 / 4

92186.DWS