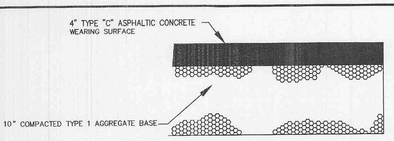
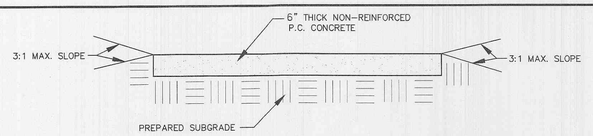
KEY

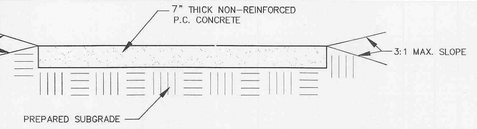
- AREA OF 10' WIDE UTILITY EASEMENT
- AREA OF CROSS-ACCESS EASEMENT
- AREA OF PAVEMENT TO RECEIVE TRUCK TRAFFIC (SEE DEVELOPMENT NOTE # 11
- AREA OF INTERNAL LANDSCAPING
- AREA OF LIGHT DUTY PAVEMENT



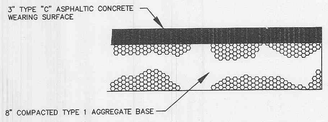
ASPHALT PAVEMENT DETAIL
FOR TRUCK TRAFFIC
NOT TO SCALE



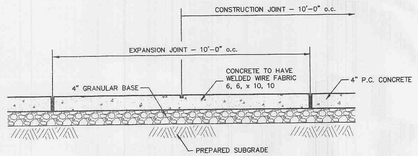
TRASH ENCLOSURE/DOCK AREA
CONCRETE PAVEMENT DETAIL
NOT TO SCALE



ENTRANCE
CONCRETE PAVEMENT DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
FOR LIGHT DUTY
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

FEISE ROAD

PROPERTY N/F
MICHAEL LADLIE &
DENISE LADLIE
816/969

PROPERTY N/F
RICHARD L. HUGHES, ETAL
2484/1696

PROPERTY N/F
RICHARD L. HUGHES, ETAL
2386/1582 PARCEL 2

PROPERTY N/F
GEORGE AND VICKIE ELBE
2007/638

PROPERTY N/F
ROBERT J. MERCER AND
CINDY MERCER
800/336

PROPERTY N/F
RICHARD HUGHES AND
JOHN HANNEGAN
1586/1231
PARCEL 2

PROPERTY N/F
ANTHONY KEEVAN
1861/530

PROPERTY N/F
DENNIS GIERHART
2117/1980

PROPERTY N/F
RICHARD L. HUGHES, ETAL
2386/1582 PARCEL 4

PROPERTY N/F
RICHARD L. HUGHES, ETAL
2386/1582 PARCEL 3

PROPERTY N/F
RICHARD L. HUGHES, ETAL
2386/1582 PARCEL 5

PROPERTY N/F
RICHARD L. HUGHES, ETAL
2386/1582 PARCEL 6

"ALL CREATURES CENTER"
PLAT BOOK 33 PAGE 231
LOT 1

SECTION 32 T.47N. R.3E.
SECTION 5 T.46N. R.3E.

RELOCATED FEISE ROAD

MISSOURI STATE HIGHWAY K

BUILDING A
PROPOSED RETAIL
12,000 SQ.FT.
FF=603.85

BUILDING B
PROPOSED RETAIL
13,600 SQ.FT.
FF=602.85

BUILDING C
PROPOSED RETAIL
11,725 SQ.FT.
FF=600.00
9,918 s.f. of sales area

BUILDING D
PROPOSED RETAIL
16,882 SQ.FT.
FF=598.00
16,725 s.f. of sales area

BUILDING E
PROPOSED RETAIL
28,280 SQ.FT.
FF=596.00
23,791 s.f. of sales area

BUILDING F
PROPOSED RETAIL
60,664 SQ.FT.
FF=594.00
54,355 s.f. of sales area

BUILDING G
PROPOSED RETAIL
12,000 SQ.FT.
FF=608.50
10,400 s.f. of sales area

20'X40' TEMPORARY CONSTRUCTION WASH OFF AREA(TYP)

ROLL OUT TYPE DUMPSTER

CONCRETE WALK

PLANTER AREA (TYP)

SEE GENERAL NOTE #24 (TYP)

LIGHT STANDARD (TYP)

HANDICAP SIGNS, SYMBOLS & STRIPING PER A.D.A.STANDARDS (TYPICAL)

5' STRIPING (TYP)

DO NOT ENTER SIGN

"STOP" SIGNS

STOP SIGN (TYP)

HANDICAP RAMP (TYP)

25' BUILDING SETBACK

NO SETBACK

SEE ENTRANCE DETAIL #1 (SHEET 7)

SEE ENTRANCE DETAIL #2 (SHEET 7)

SEE ENTRANCE DETAIL #3 (SHEET 7)

SEE ENTRANCE DETAIL #4 (SHEET 7)

7" NON-REINFORCED CONCRETE

SAWCUT LINE

EX. CONCRETE PAVEMENT

EX. LANE STRIPING

EX. SANITARY MANHOLE TOP = 607.28 FL = 593.68

EX. SANITARY MANHOLE TOP = 582.45 FL = 576.72

RIGHT IN RIGHT OUT TO BE REMOVED BY OTHERS

FUTURE STORM SYSTEM

EX. FIRE HYDRANT TO BE RELOCATED

EX. STREET LIGHT

EX. MAIL BOX

EX. FENCE (T.B.R.)

BUFFER VARIANCE GRANTED ALONG THIS BOUNDARY

6" VERTICAL CONCRETE CURB (TYPICAL)

10' X 12' TRASH ENCLOSURE W/ 10' X 20' CONCRETE PAD (TYPICAL)

10' X 12' TRASH ENCLOSURE W/ 10' X 20' CONCRETE PAD (TYPICAL) SEE DETAIL SHEET 11 OF 11

EXTENDED FOUNDATION

LOADING ZONE

6' WIDE TRAIL (3" ASPHPALT OVER 4" ROCK BASE)

TAP EX. SANITARY PER CITY STANDARDS

BORE HWY. K PER MoDOT AND CITY STANDARDS

TAP EXISTING 14" WATER MAIN PER PWSD #2 STANDARDS

SERVICE WATER LINE AND METER (TYPICAL) SIZE PER ARCHITECTURAL PLANS

8" WATER MAIN (TYPICAL)

8" FIRE LINE (TYPICAL)

6" SANITARY LATERAL P.V.C. @ MIN. 2% SLOPE

HANDRAIL (TYP)

WATER VALVE/MH

6' CONCRETE SWALE

4' CONCRETE SWALE

25 YR. HW=574.47
100 YR. HW=575.15
100 YR. HW(LFB) 579.50

20' DETENTION EASEMENT

FUTURE POTENTIAL INTERSITE CONNECTIONS

EX. SANITARY MANHOLE TOP = 587.26 FL = 573.91

ST. JOHN THREE 13

LD LANE

PAVEMENT PLAN
O'FALLON WALK

99-10667D 02-23-04

REVISIONS:
03-19-04 Per City/Client
04-22-04 Per City Comments
04-29-04 Per City Comments

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 OR CONSTRUCTION OF THE IMPROVEMENTS.

O'FALLON FILE NUMBER 2803

5/20

E:\DWG\A10500PLUS\10667D HIGHWAY K AND FEISE\Construction\10667Dcon.dwg, PAVEMENT PLAN(5), 5/3/2004 2:21:08 PM, STATION 35 KW