Jim

THE GREAT ESCAPE
IMPROVEMENT PLANS

LOT 2 OF CALEDONIA BEING
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13,
TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	STORM MANHOLE	
	GRATED INLET	
	SANITARY MANHOLE	
	SIGN	
	FLARED END SECTION	
	LIGHT STANDARD	
	UTILITY POLE	
	WATER VALVE	
	FIRE HYDRANT	FH
	WATER MANHOLE	
	WATER METER	
	SEWER CLEANOUT	CO
	BOLLARD	
	ELECTRIC METER	
	GAS METER	
	CURB INLET	
DP	DRAINAGE PIPE	
	2-POLE SIGN	
	SOIL BORING	
	TREE	
	CABLE TV SPLICEBOX	
	TELEPHONE SPLICEBOX	
	MANHOLE	
	SEWER VENT	
	MAILBOX	
	GAS VALVE	
	ELECTRIC OUTLET	
	TRAFFIC CONTROLBOX	
	FOUND IRON ROD	
	FOUND IRON PIE	
	FOUND CONCRETE MONUMENT	
	SET IRON PIPE "COLE PDF 2447"	
500	CONTOUR	559
	TREE LINE	
UT UT UT	UNDERGROUND TELEPHONE	UT
OH OH OH	OVERHEAD UTILITY	
UE	UNDERGROUND ELECTRIC	UE
	SANITARY SEWER	AS NOTED
	STORM SEWER	
	RETAINING WALL	
	AREA INLET	
G G G	GAS LINE	
W W	WATER LINE	8"W
	SWALE	
	GUARDRAIL	
	SPOT ELEVATION	+ 565.58
	SANITARY SEWER STRUCTURE LABEL	
	STORM SEWER STRUCTURE LABEL	
	TRAFFIC SIGNAL POLE	
	DENOTED CONCRETE PAVEMENT	
	ELECTRICAL TRANSFORMER	T

ABREVIATIONS

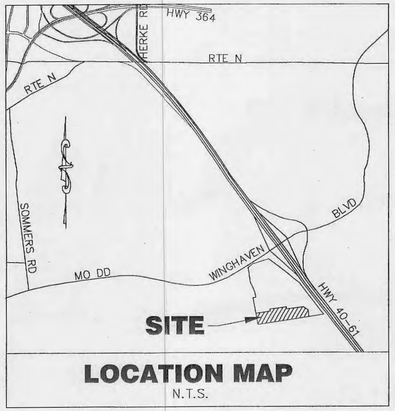
MODOT= MISSOURI DEPARTMENT OF TRANSPORTATION
P.P.N.= PERMANENT PARCEL NUMBER
R.C.C.= ROLLED CONCRETE CURB
V.C.C.= VERTICAL CONCRETE CURB
ASP. OR ASPH.= ASHPALT
CONC.= CONCRETE
RCP= REINFORCED CONCRETE PIPE
CMP= CORRUGATED METAL PIPE
S.W.S.= SINGLE WHITE PAVEMENT STRIPE
D.W.S.= DASHED WHITE PAVEMENT STRIPE
Y.D.S.= DOUBLE YELLOW PAVEMENT STRIPE
(TBR)= TO BE REMOVED
(UIP)= USE IN PLACE
TW= TOP OF WALL
BW= FINISH GRADE AT BASE OF WALL
LAT.=LATERAL

CL= CENTERLINE
FL=FLOWLINE
TYP.=TYPICAL
HYD.= HYDRAULIC
W/= WITH
STA.= STATION
HDPE= HIGH DENSITY POLYETHYLENE
PVC= POLY VINYL CHLORIDE
D.Y.S.= DOUBLE YELLOW STRIPE
SQ.= SQUARE
FT.= FEET
FF= FINISH FLOOR
FIN.=FINISH
FLR.= FLOOR
TRC= TOOL RENTAL CENTER
T.S.=TAIL STAKE

REC.=RECORD
S=SURVEY
L= LENGTH
FES= FLARED END SECTION
W.W.F.= WOVEN WIRE FABRIC
P.C.= PORTLAND CEMENT
MAX.= MAXIMUM
MIN.= MINIMUM
D= DIAMETER
AC.= ACRES
TS= TOP OF SLAB
TG= TOP OF GRATE
PROP.= PROPOSED
ELEC.= ELECTRIC
MH= MANHOLE
ELEV.=ELEVATION

BENCHMARK

BENCH MARK: (USGS DATUM)
X-CUT IN S.W. CORNER OF NORTH ABUTMENT OF BOX CULVERT UNDER PHOENIX PARKWAY EAST OF THE ENCLAVE APARTMENTS.
ELEV.=503.51



LOCATION MAP
N.T.S.

PERTINANT DATA

MUNICIPALITY - CITY OF O'FALLON
WENTZVILLE FIRE DISTRICT
WENTZVILLE SCHOOL DISTRICT
PUBLIC WATER DISTRICT NO.2
CURRENT ZONING - HTCD
TOTAL AREA - 6.898 ACRES
SITE ADDRESS: 900 CALEDONIA DRIVE
O'FALLON MISSOURI 63366

THERE IS NO FLOOD PLAIN SHOWN ON THE FLOOD UNSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29183C0410E DATED AUGUST 2, 1996 ON THIS SITE.

ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY. ALL UTILITIES WILL BE LOCATED UNDER-GROUND.

UTILITIES

WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT NO.2
100 WATER DRIVE - P.O. BOX 370
O'FALLON, MO. 63366
CONTACT: BILL SHIRLEY
(636) 561-3737 EXT. 120

SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT
3550 HIGHWAY K
ST. CHARLES, MO 63304
CONTACT: CHRISTINE BEASLEY
(636) 441-1244

PHONE SERVICE = SBC
402 NORTH 3RD STREET
ST. CHARLES, MO 63301
CONTACT: DEBORAH ESTES
636-949-1320

CABLE SERVICE = CHARTER COMMUNICATIONS
2275 CASSENS DRIVE, SUITE 138
FENTON, MO 63026
CONTACT: DALE DENNIS
(636) 305-3340

FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT
209 W.PEARCE BLVD.
WENTZVILLE, MO. 63385
CONTACT: JOE HEITKAMP
(636) 327-6239

ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC
P.O. BOX 160
TROY, MO 63379
CONTACT: KEITH STONE
(636) 528-8261 EXT. 277

GAS SERVICE = LACLEDE GAS COMPANY
1999 TRADE CENTER DR. EAST
ST. PETERS, MO 63376
CONTACT: MIKE LANGAN
(636) 978-2663 EXT. 103

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C7.0 SITE DETAILS
DA1 DRAINAGE AREA MAP
L1.0 LANDSCAPE PLAN
SE-1 SITE LIGHTING PLAN

SITE DATA CALCULATIONS

SITE CALCULATIONS FOR LOT 2
GREEN SPACE: 54,869 S.F. (18%)
PAVEMENT: 199,275 S.F. (67%)
BUILDING: 46,346 S.F. (15%)
TOTAL AREA= 300,490 S.F. (6.898 AC)

TREE PRESERVATION CALCULATION
AREA OF TREES REMOVED: 0.53 ACRES
TREES REQUIRED: 15 TREES/1 ACRE TREES REMOVED)
(0.53AC. X 15)= 8 TREES
TREES PROVIDED: 64 TREES

LANDSCAPE ISLAND CALCULATION
1 ISLAND / 20 CAR SPACES 29 REQUIRED
29 PROVIDED

BUILDING:	AREA:	PARKING:
BUILDING A (THEATER BUILDING)	2,302 SEATS/46,420 S.F.	@ 1 P.S. /4 SEATS 575 P.S.
BUILDING B (RETAIL BUILDING)	9,055 S.F.	@ 5.5 P.S /1000 S.F. 50 P.S.
BUILDING C (RETAIL BUILDING)	9,055 S.F.	50 P.S.
TOTAL REQUIRED:		676 P.S.
TOTAL PROVIDED:		726 P.S.
HANDICAP SPACES REQUIRED:		15 P.S.
TOTAL PROVIDED:		16 P.S.
BICYCLE PARKING SPACES (THEATRE ONLY):		1/15 CAR PARKING SPACES 39 P.S. REQUIRED 39 P.S. PROVIDED

PROPERTY DESCRIPTION

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF U.S. SURVEY 297, ALSO BEING ON THE NORTHERN LINE OF U.S. SURVEY 1641 AND THE SOUTHERN LINE OF FRACTIONAL SECTION 13 AND ON THE EAST RIGHT OF WAY LINE OF POST ROAD (30 FEET WIDE) PER ROAD PLAT BOOK 1, PAGE 9 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER?S OFFICE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 08 DEGREES 21 MINUTES 43 SECONDS WEST, A DISTANCE OF 253.55 FEET;

THENCE ALONG SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 82 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 346.57 FEET; NORTH 07 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF 40.04 FEET; NORTH 82 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 396.99 FEET; SOUTH 07 DEGREES 10 MINUTES 49 SECONDS EAST, A DISTANCE OF 21.04 FEET; NORTH 82 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 301.51 FEET; SOUTH 55 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 51.99 FEET; NORTH 82 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 19.50 FEET; SOUTH 07 DEGREES 10 MINUTES 49 SECONDS EAST, A DISTANCE OF 238.12 FEET TO THE AFOREMENTIONED SOUTH LINE OF FRACTIONAL SECTION 13;

THENCE ALONG SAID SOUTH LINE, SOUTH 82 DEGREES 49 MINUTES 11 SECONDS WEST, A DISTANCE OF 1098.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 6.898 ACRES IS BASED UPON A BOUNDARY SURVEY PERFORMED BY COLE & ASSOCIATES, INC. DURING THE MONTH OF NOVEMBER 2004 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESREVATIONS AND CONDITIONS OF RECORD, IF ANY.

RECEIVED
APR 21 2005
ENGINEERING DEPARTMENT

5-18-05
APPROVED

CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).
ALSO CALL MODOT AT (314) 340-4100.

P&Z 5504

Bldg Inspector

REVISIONS

	DATE:	DESC:
1	3/25/05	CITY OF O'FALLON COMMENTS
2	3/30/05	CITY OF O'FALLON COMMENTS
3	4/20/05	CALEDONIA COORDINATION OF UTILITIES

DEVELOPER/OWNER:
ALLIANCE ENTERTAINMENT COMPANY
300 PROFESSIONAL COURT
NEW ALBANY IN. 47105
(812) 945-4006

THE PROFESSIONAL WORK SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS RESPONSIBILITY FOR ANY OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

SEAL: STATE OF MISSOURI JAMES T. ROTH NUMBER E-2001150065 PROFESSIONAL ENGINEER 4/21/05

THE GREAT ESCAPE
HIGHWAY 40/61 AND WINGHAVEN
O'FALLON, MO 63366

TITLE SHEET

planning • engineering • surveying • landscape architecture
Cole and ASSOCIATES INCORPORATED
10777 sunset office dr. suite 10
saint louis, missouri 63127
p: 314 984 9887 f: 314 984 0587

DESIGNED BY JF
DRAWN BY JF
CHECKED BY JTR
DATE 2/7/05
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