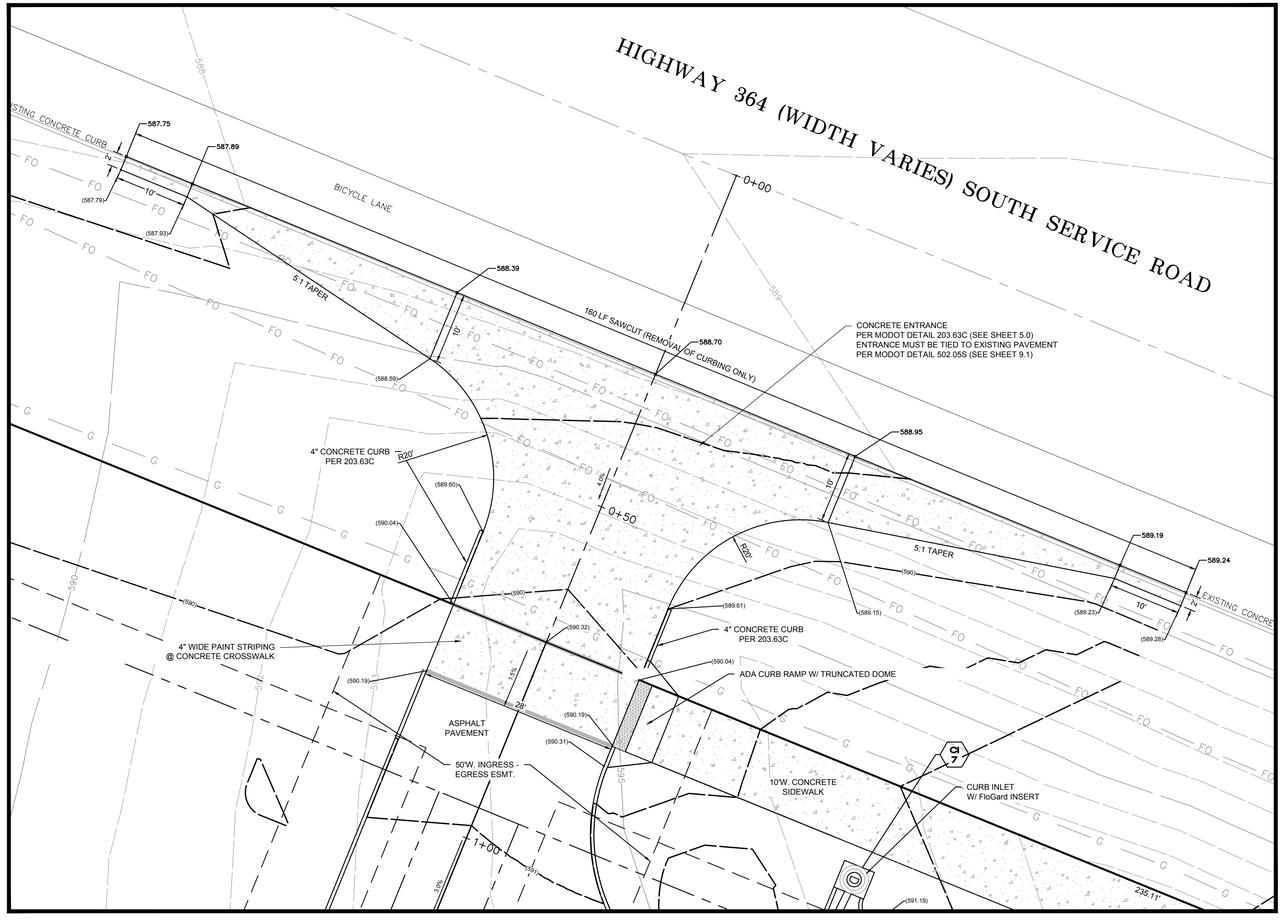
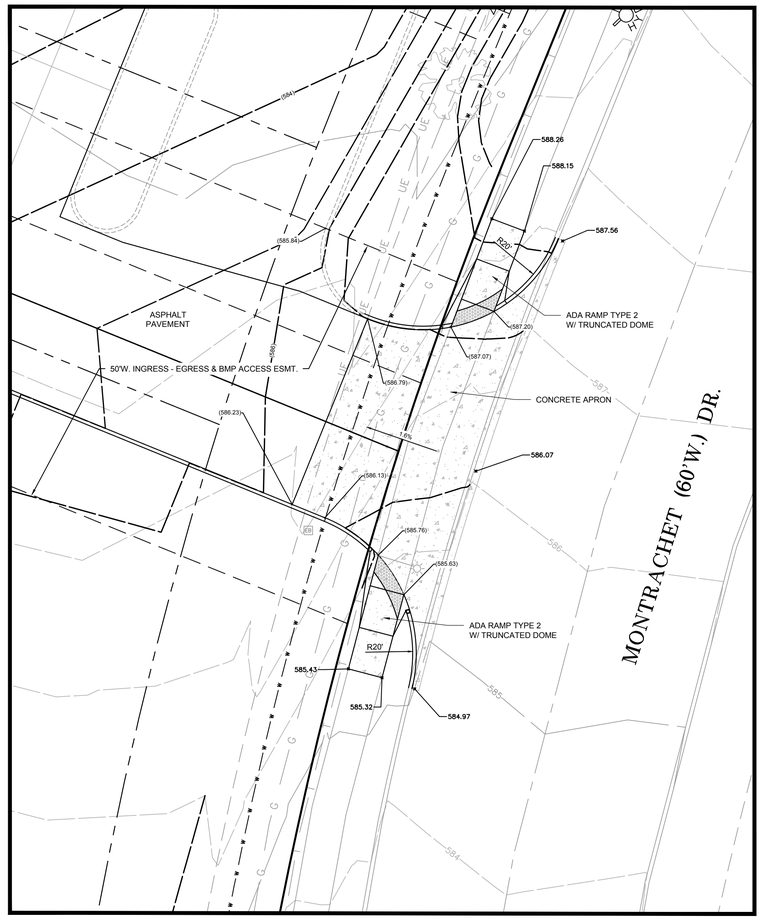
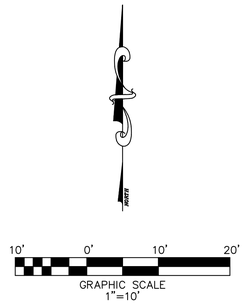






10-25-2024	CITY OF O'FALLON COMMENT REVISIONS
11-14-2024	IMPROVEMENT PLAN SUBMITTAL
11-21-2024	DCSD & PWSD#2 COMMENT REVISIONS
11-27-2024	CITY OF O'FALLON COMMENT REVISIONS
12-02-2024	DCSD COMMENT REVISIONS
04-11-2025	PHASING REVISIONS
04-23-2025	GRADING QUANTITIES
05-08-2025	ADD SAWCUT NOTE PER CITY COMMENT
07-28-2025	ADDED LIGHT STANDARDS PER LIGHTING PLAN
08-25-2025	REVISED TRASH ENCLOSURE AND ADA TRAIL DESIGN

IMPROVEMENT PLAN

THE VILLAGES AT MONTRACHET
WEST COMMERCIAL

ENTRANCE DETAILS

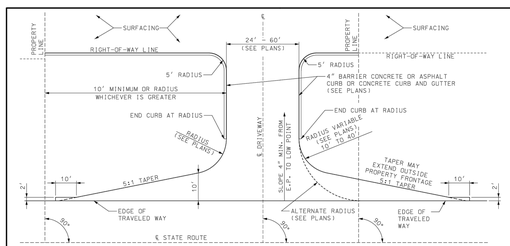
ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATES OF AUTHORITY – 001647 & 000379

STATE OF MISSOURI
MICHAEL NEWELL MEMERS
NUMBER E-22483
PROFESSIONAL ENGINEER
08/25/25

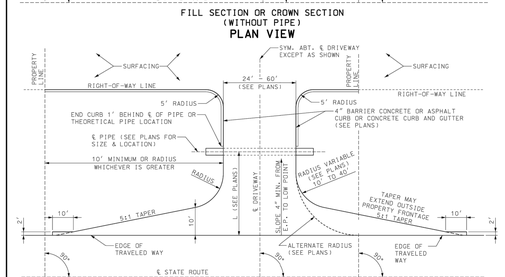
ORDER NO.
2024020

DATE
08/25/2025

5.0



FILL SECTION OR CROWN SECTION
(WITHOUT PIPE)
PLAN VIEW



DITCH SECTION
(WITH PIPE)
PLAN VIEW

GENERAL NOTES:

FOR LIGHT DUTY PAVEMENT (<3500 ADT) DRIVEWAY BEGINS AT EDGE OF PAVEMENT.

RECOMMENDED WIDTH OF DRIVEWAY – 40'. SKETCH OR PLAN REQUIRED.

NO PART OF THE DRIVEWAY EXCLUDING TAPERS SHALL BE CONSTRUCTED OUTSIDE OF THE PROPERTY FRONTAGE.

SURFACING SHALL BE AS SHOWN ON THE PLANS OR PERMIT.

4 INCHES OF TYPE 1 OR 5 BASE SHALL BE PLACED AND COMPACTED BENEATH THE AREAL SURFACE OF CONCRETE AND ASPHALT DRIVEWAYS.

LENGTH OF PIPE SHALL BE DETERMINED BY DEPTH AND LOCATION OF DITCH. (SEE PLANS).

IF A PAVED APPROACH IS REQUIRED, REFER TO STANDARD PLAN 608.00 FOR CONSTRUCTION DETAILS AND CONSTRUCT CURB (IF REQUIRED) TO MEET CURB ON PAVED APPROACH. TRANSITION REQUIRED FROM 4" CURB TO 6" CURB.

CURB OR CURB AND GUTTER BETWEEN RIGHT-OF-WAY LINE AND PIPE MAY MEET LOCAL AGENCY STANDARDS.

PIPE SIZE AND LOCATION TO BE DETERMINED BY GEOMETRICS AND DRAINAGE CONDITIONS (SEE PLANS).

THIS DRAWING ILLUSTRATES DRIVEWAY DETAILS FOR MINIMUM SITUATIONS. TRAFFIC VOLUMES, SAFETY CONSIDERATIONS, DRAINAGE CONSIDERATIONS, LOCAL REQUIREMENTS, ETC., MAY DICTATE MORE EXTENSIVE IMPROVEMENTS THAN ILLUSTRATED.

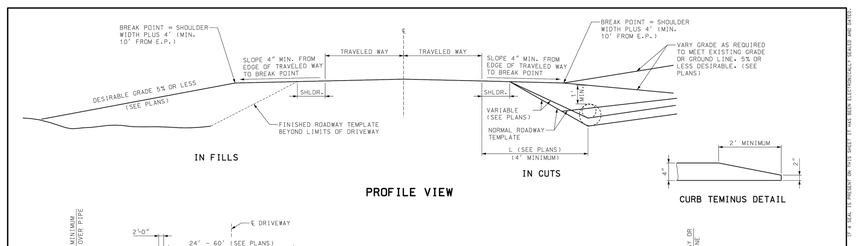
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

DRIVEWAY
TYPE III

DATE EFFECTIVE:	07/01/2020
DATE PREPARED:	4/29/2020

203.63C

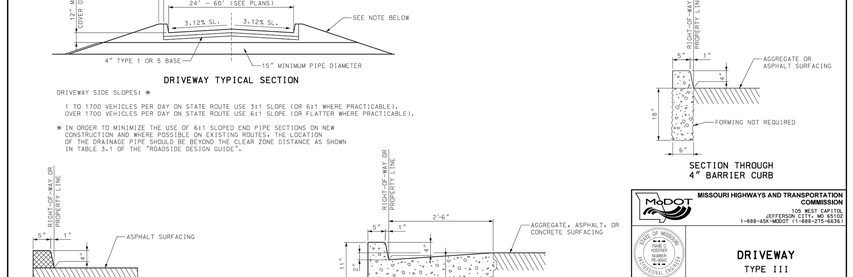
SHEET NO. 1 OF 2



DRIVEWAY SIDE SLOPES: ✳

1 TO 1700 VEHICLES PER DAY ON STATE ROUTE USE 3:1 SLOPE (OR 6:1 WHERE PRACTICABLE).
OVER 1700 VEHICLES PER DAY ON STATE ROUTE USE 6:1 SLOPE (OR FLATTER WHERE PRACTICABLE).

✳ IN ORDER TO MINIMIZE THE USE OF 6:1 SLOPED END PIPE SECTIONS ON NEW CONSTRUCTION AND WHERE POSSIBLE ON EXISTING ROUTES, THE LOCATION OF THE DRAINAGE PIPE SHOULD BE BEYOND THE CLEAR ZONE DISTANCE AS SHOWN IN TABLE 3.1 OF THE "ROADSIDE DESIGN GUIDE".



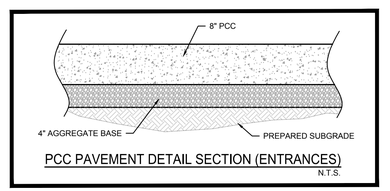
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

DRIVEWAY
TYPE III

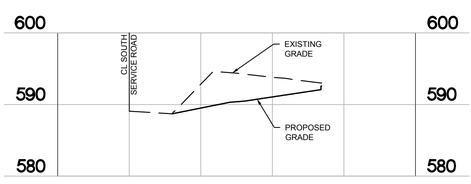
DATE EFFECTIVE:	07/01/2020
DATE PREPARED:	4/29/2020

203.63C

SHEET NO. 2 OF 2



PCC PAVEMENT DETAIL SECTION (ENTRANCES)
N.T.S.



SOUTH OUTER ROAD ENTRANCE PROFILE

SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'

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.

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

ENGINEER'S AUTHENTICATION

THE RESPONSIBILITY FOR THE 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 REAUTHENTICATED.

I:\2024020 – montrachet dr\CAD\2024020 WORKING.dwg 08/25/25–9:33am