NORTH

LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINER
- –EXISTING WOOD PRIVACY FENCE
- –EXISTING CURB
- –EXISTING LANE STRIPE
- –EXISTING STORM SEWER LINE
- –EXISTING SANITARY SEWER LINE
- –EXISTING OVERHEAD ELECTRIC LINE
- –EXISTING WATER LINE (SIZE INDICATED)
- –EXISTING GAS LINE
- –EXISTING TELEPHONE LINE
- –EXISTING STORM INLET
- –EXISTING STORM MANHOLE
- –EXISTING SANITARY MANHOLE
- –EXISTING FIRE HYDRANT
- –EXISTING WATER VALVE
- –EXISTING LIGHT POLE
- –EXISTING TRAFFIC STRUCTURE
- –EXISTING IRON ROD (PROPERTY CORNER)
- –EXISTING GAS VALVE
- –EXISTING CLEANOUT
- –EXISTING SIGN
- –EXISTING UTILITY POLE
- –EXISTING POLE GUY
- –EXISTING INDEX CONTOUR
- –EXISTING INTERMEDIATE CONTOUR

DEMOLITION

1 STORY FRAME GARAGE FF=559.58

- DENOTES ITEMS TO BE REMOVED
- DENOTES ITEMS TO REMAIN

HICKORY TREE LANE (PRIVATE)
SECTION 1 ESTATES
ADJUSTED LOT 1
RESUBDIVISION OF LOTS
1 & 2 OF PEATON CROSSING
P.B. 44 PGS. 99-100
ZONING: C-2
LOT 214
MONTICELLO VILLAGE "B"
P.B. 30, PGS. 68-71
LOT 213
MONTICELLO VILLAGE "B"
P.B. 30, PGS. 68-71
PROPERTY N/F
SCHULZE
#4001 HWY K
1925/1810
ZONING: C-2
PROPERTY N/F
DUFOUR
5077/1604
#3955 HWY K
AREA=1.702 ACRES
ZONING: C-2
1 STORY FRAME GARAGE FF=559.58
1 STORY BRICK & FRAME FF=562.71± #4001
DUNKIN' DONUTS
4009 HWY K
2,325 SQ.FT.
FF=563.1±
38' X 13' STORMWATER DETENTION & BMP RESERVE AREA PB 48/PG 349
MISSOURI STATE HIGHWAY "K"
LIMITS OF DISTURBANCE
EXISTING EDGE OF PAVEMENT U.I.P.
EXISTING BUILDING T.B.R.
EXISTING ELECTRICAL UTILITY T.B.R.
EXISTING HYDRANT TO BE RELOCATED
EXISTING UTILITY POLE TO BE RELOCATED
EXISTING EDGE OF PAVEMENT U.I.P
FOUND IRON PIPE 0.09' NORTH 0.41' WEST ELEV.=553.29
FOUND IRON PIPE N13°24'27"E 0.51' FENCE 0.5' SOUTH
FENCE CORNER 1.0' SOUTH
75.00' TEMPORARY GRADING EASEMENT (FOR LOT 1)
10' EASEMENT TO DCSD PB 48/PG 349
10' UTILITY EASEMENT P.B. 30 PGS. 68-71
13' EASEMENT TO DCSD PB 48/PG 349
5' UTILITY EASEMENT PB 48/PG 349
CROSS-ACCESS EASEMENT PB 48/PG 349
SIGHT TRIANGLE AND LINE OF SIGHT EASEMENT PB 48/PG 349
15'-562' UTILITY EASEMENT PB 48/PG 349
20' UTILITY EASEMENT PB 48/PG 349
15' TRAIL EASEMENT PB 48/PG 349
25' INGRESS/EGRESS EASEMENT 2578/252
INGRESS/EGRESS EASEMENT 449/135 SHOWN IN P.B. 44 PGS. 99-10
8' WIDE BARED W/E FAITH CHAPEL ASSEMBLY OF GOD, INC. 5396/149 & 2578/252
10' UTILITY EASEMENT P.B. 44 PGS. 99-100
FOUND SPINDLE
FOUND IRON PIPE
STOP
STREET
CONCRETE PAVEMENT
ASPHALT PAVEMENT
VERTICAL CONCRETE CURB
LANE STRIPE
10' EASEMENT TO LACLEDE GAS CO. 2116/1162
10' EASEMENT TO PUBLIC WATER DISTRICT NO. 2 1075/1538
(2) 4" PVC CONDUIT FOR FUTURE UTILITY FEEDS
CONCRETE WALK
ASPHALT CURBS & PAVEMENT
SANITARY MH #6638-235 TOP=558.63 FL=549.21
FOUND IRON PIPE N07°08'23"E 0.28' ELEV.=549.21
EX. MH#104 TOP=558.76 FL OUT=552.90
EX. MH#102 TOP=558.76 FL IN=550.25
EX. AI TOP=560.8 FL OUT=555.8
AREA INLET TOP=561.05 FL=556.72
AREA INLET TOP=558.12 SILL=556.63 FL=551.37
GRATE INLET TOP=559.40 FL=551.33
GRATE INLET TOP=552.84 FL=552.14
GRATE INLET TOP=559.55 FL=550.29
STORM MH TOP=560.29 FL IN=549.87 FL OUT=546.39
FOUND IRON PIPE N37°27'04"W 0.55' ELEV.=558.36
FOUND IRON PIPE
18" DUCTILE IRON WATER MAIN
15" CONC.
18" CONC.
12" HDPE
6" WOOD FENCE OWNERSHIP UNKNOWN
N37°34'25"E 155.79'
N27°20'06"W 300.55'
S62°54'27"W 90.84'
S29°54'42"W 368.84'
N60°05'18"W 201.27'
N27°28'47"E 114.50'

SCALE IN FEET
0 20 40

CALL BEFORE YOU DIG! 1-800-DIG-RITE
MARCH 14, 2015
ISSUED TICKET#: 150730244

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

STATE OF MISSOURI
DANIEL ROBERT KOZIATEK
NUMBER
PE - 2004017198
04/11/17
PROFESSIONAL ENGINEER

P&Z CUP#25.16
OCT. 31, 2016
DANIEL KOZIATEK
2004017198
*HAND SIGNATURE ON FILE

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1	12/29/16	INITIAL IMPROVEMENT PLAN SUBMITTAL TO CITY, DOSD, COTTLEVILLE FIRE, AND UTILITIES
2	02/17/17	RESUBMITAL TO CITY OF O'FALLON
3	04/11/17	FINAL SUBMITAL TO CITY, COTTLEVILLE FIRE, AND UTILITIES FOR APPROVAL
4	—	—
5	—	—
6	—	—
7	—	—
8	—	—

Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 · 866-250-3679
www.cecinc.com

QUICK SERVE PROPERTIES, LLC
7201 OLIVE BLVD.
UNIVERSITY CITY, MO 63130

WICKED GREENZ
4015 HIGHWAY K
OFALLON, MISSOURI 63368
EXISTING CONDITION/DEMOLITION PLAN

DATE:	SEPT. 2016
DWG SCALE:	1" = 20'
PROJECT NO.:	162-880
DRAWN BY:	MAK
CHECKED BY:	DRK
APPROVED BY:	DRK*

DRAWING NO.:
C100
SHEET 03 OF 14

P:\2016\162-880\1 - CAD\CIVIL\WICKEDGREENZ\162880-CV01 C100.DWG LAST SAVED BY(MATT.KNUTH) - 4/7/2017 2:52:24 PM, LAST PRINTED BY(KNUTH, MATT) - 4/11/2017 2:46:07 PM