

Legend of Symbols

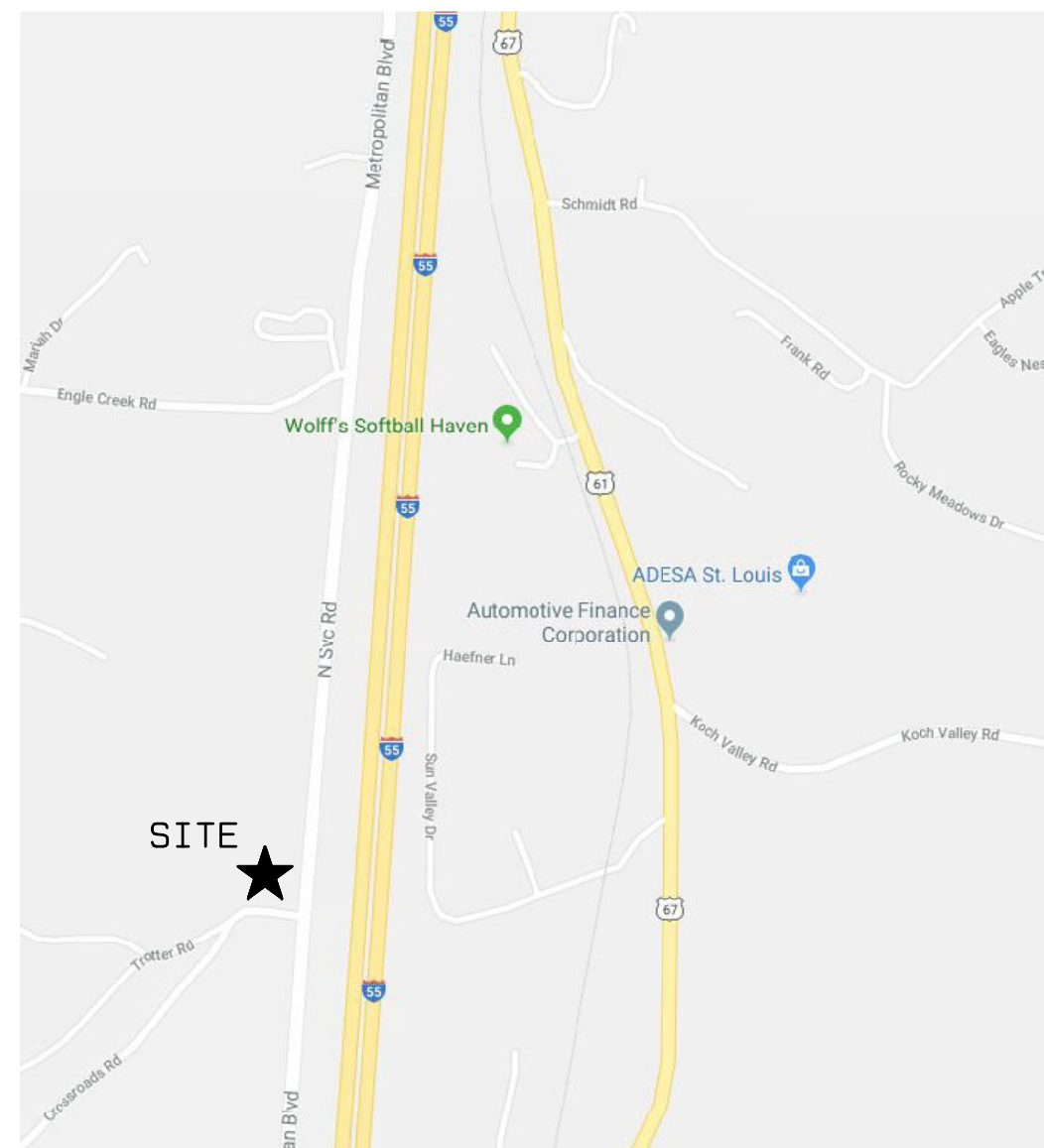
- Benchmark
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Water Manhole
- ⊕ Gas Valve
- ⊕ Gas Meter
- ⊕ Propane Tank
- ⊕ Electric Pedestal
- ⊕ Electric Meter
- ⊕ Light Pole
- ⊕ Utility Pole
- ⊕ Transformer Pole
- ⊕ Cable TV Pedestal
- ⊕ Grated Inlet
- ⊕ Storm Manhole
- ⊕ Sanitary Manhole
- ⊕ Downspout
- ⊕ Flared End Pipe
- ⊕ Telephone Pedestal/Marker
- ⊕ Sign
- Bollard
- Cleanout
- Electric line
- Gas line
- Sewer pipe
- Storm pipe
- Water line

Abbreviations

- AI AREA INLET
- ARC ARC LENGTH
- ADJ ADJUST TO GRADE
- BT BOTTOM OF WALL
- CI CURB INLET
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- DCI DOUBLE CURB INLET
- DGI DOUBLE GRATED INLET
- ELEV ELEVATION
- EOP END OF PAVEMENT
- EX EXISTING
- FES FLARED END SECTION
- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- GI GRATED INLET
- GIS GRATED INLET WITH SIDE INTAKE
- HDPE HIGH DENSITY POLYETHYLENE
- JB JUNCTION BOX
- L LENGTH
- LF LINEAR FEET
- LH LAMP HOLE
- L LEFT
- MAX MAXIMUM
- MG MATCH GRADE
- MH MANHOLE
- MIN MINIMUM
- N/F NOW OR FORMERLY
- NO NUMBER
- D/S OFFSET
- OC ON CENTER
- OPS CURB ALL STRUCTURE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT-OF-WAY
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- RT RIGHT
- SAN SANITARY
- SMH STORM MANHOLE
- SSD STOPPING SIGHT DISTANCE
- ST STORM
- SW SIDEWALK
- STA STATION
- TBR TO BE REMOVED
- TBRSR TO BE REMOVED AND REPLACED
- TC TOP OF CURB ELEVATION
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TW TOP OF WALL
- TYP TYPICAL
- VPC VERTICAL POINT OF CURVATURE
- VPI VERTICAL POINT OF INTERSECTION
- VPT VERTICAL POINT OF TANGENCY

Concept Plan CROSSROADS

Located in Section 6, Township 41 North, Range 6 East,
City of Pevely, Jefferson County, Missouri
Zoned B-2 High Density Business District Regulations



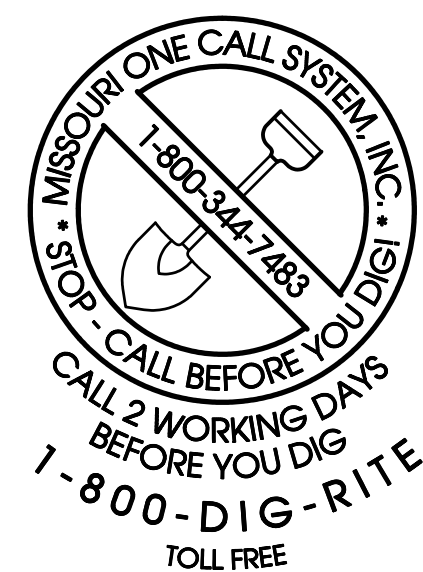
FLOOD STATEMENT

No portion of this site is located in the 100yr. Flood Plain according to the Flood Insurance Rate Map-Community-Panel No.29099C 0234F Effective Date: 06/20/2019

PARCEL ID: 10-3-0-06-0-2-001-009.02
PARCEL SIZE: 2.55 ACRES

TOPO existing topography is based on field survey data by Govers Land Services

SETBACK
Front: 30 feet
Requested: 20 feet
Side: 10 feet
Rear Yard: 25 feet



AMBULANCE
Joachim-Plattin Ambulance District
1235 N. Truman Blvd
Crystal Gl, MO 63019
(636) 937-2224

CABLE TELEVISION
Spectrum/Charter Communications

ELECTRIC
Ameren Missouri
1901 Chouteau Ave
St. Louis, MO 63103
(314) 621-3222

GAS
Spine Inc.
800 Market St.
St. Louis, MO 63101
(314) 342-3343

FIRE
Dunklin Fire Protection District
1987 Highway 7
Pevely, MO 63070
(636) 479-3757
(636) 475-7401

JEFFERSON COUNTY 911
Travis Williams
5475 Buckeye Valley Road
House Springs, MO 63051
(636) 797-9757
twilliams@jeffco911.org

POST OFFICE
Barnhart
1635 Marriott Lane
Barnhart, MO 63012
636-464-3606
1-800-275-8777

SCHOOLS
Dunklin R-V
497 Joachim
Pevely, MO 63070
Herculaneum, MO 63048
(636) 479-5200

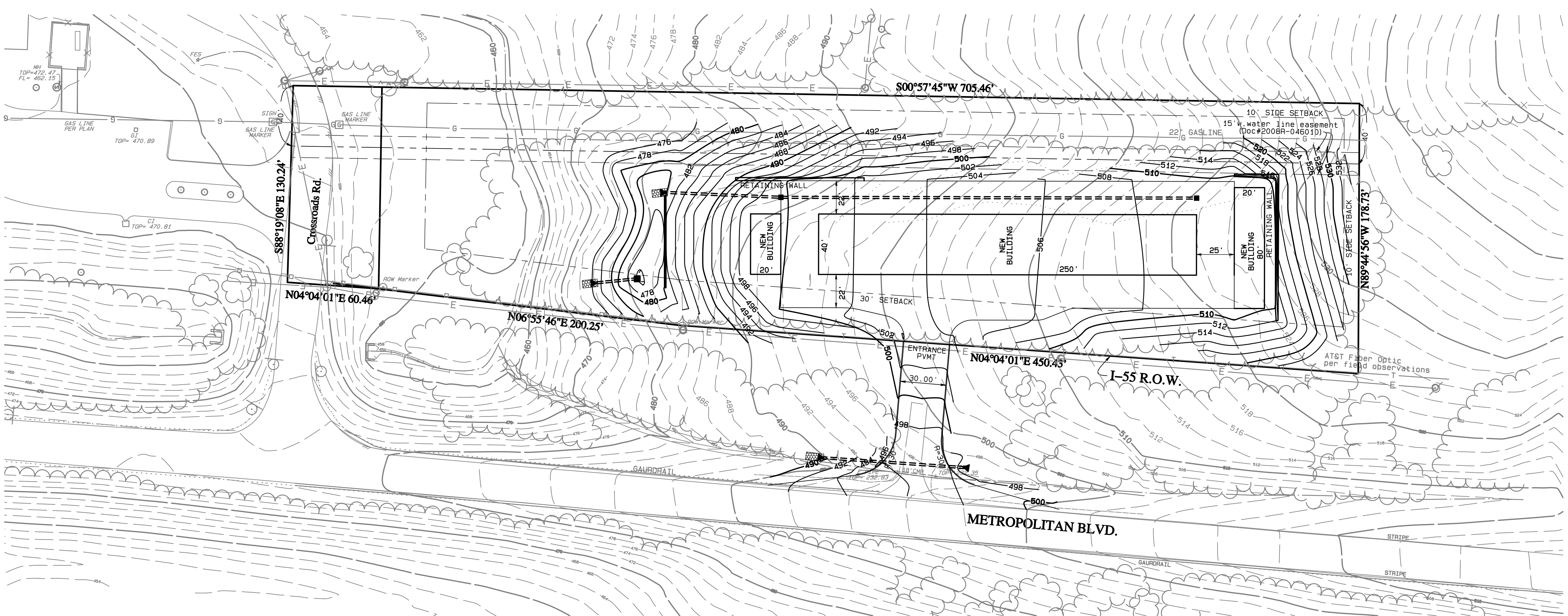
SEWERS
City of Pevely
301 Main St.
Pevely, MO 63070
(636) 475-4454

TELEPHONE
AT&T

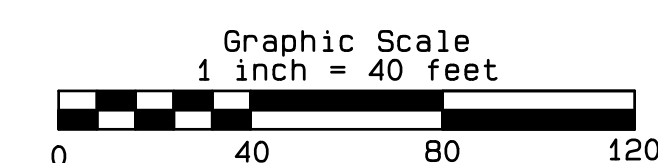
WATER
PWS #C-1
P.O. Box 430
Barnhart, MO 63012
(636) 948-2500
administrator@pwsdc1.com

NOT FOR CONSTRUCTION

**Site Plan
CROSSROADS
7939 Metropolitan Blvd.
Barnhart, MO 63012**



SITE PLAN



OWNER/DEVELOPER
Hiram Properties LLC
Chad Hiramman
1704 Greenwood Court
Imperial, MO 63052
314-322-5999

SURVEYOR - ENGINEER
Govero Land Services, Inc. 242D
5929 Old State Road
Imperial, MO 63052
636-464-9380

**SURVEYOR - Daniel L. Govero LS-1778
ENGINEER - Jerome J. Govero E-13969**

GOVERO LAND SERVICES
SURVEYING • ENGINEERING
6929 OLD STATE RD.
IMPERIAL, MO 63052
Email: info@goveroandservices.net
Ph: (636) 464-9380 FAX: (636) 464-9326
Engineering Corporation License #001036
Surveying License #03292

REVISION	REVISION	REVISION	REVISION
FIELD WORK BY	DRAWN BY	CHECKED BY	DATE
	J.G.M.	D.L.G.	09/07/2022

ENGINEERS SEAL
NAME
DISCIPLINE
LTC#