

# A SET OF AS BUILT PLANS FOR AUTOZONE STORE #2064 O'FALLON, MISSOURI 6798 HIGHWAY "N"

A TRACT OF LAND BEING ALL OF  
LOT 3 OF "THE PLAZA AT K AND N"  
IN U.S. SURVEY 67 AND FRACTIONAL SECTION 9,  
TOWNSHIP 46 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
ST. CHARLES COUNTY, MISSOURI



## SHEET INDEX

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| 2 | SITE PLAN   |
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### UTILITIES:

**WATER**  
ALLIANCE P.W.S.D/ #2  
100 WATER DRIVE  
P.O. BOX 967  
O'FALLON, MO 63366  
636-561-3737 x101  
TIM GERAGHTY OR BILL SHIRLEY

**TELEPHONE**  
CENTURYTEL  
1151 CENTURYTEL DRIVE  
WENTZVILLE, MO 63385  
636-332-7705  
RON WINKLEMAN OR BILL VOLKER

**ELECTRIC**  
AMEREN UE - ST. CHARLES  
2100 BLUESTONE  
ST. CHARLES, MO 63301  
636-925-3242  
MIKE GIRTMAN

**SANITARY**  
DUCKETT CREEK SEWER DISTRICT  
3550 HIGHWAY K  
O'FALLON, MO 63304  
636-441-1244  
BRAD MEYERS

**GAS**  
LACLEDE GAS  
3950 FOREST PARK BLVD.  
ST. LOUIS, MO 63108  
314-658-5418  
VIC MIGNECO

**CABLE**  
CHARTER COMMUNICATIONS  
5240 OAKLAND AVE.  
ST. LOUIS, MO 63110  
314-361-4331 X-2061  
RON DUMKE

**MISSOURI DEPARTMENT OF TRANSPORTATION**  
1590 WOODLAKE DR.  
CHESTERFIELD, MO 63017  
314-340-4390  
BARRY BERGMAN

### ZONING

THIS PROPERTY IS CURRENTLY ZONED "C-2"  
GENERAL BUSINESS DISTRICT ACCORDING TO  
O'FALLON ZONING. THIS PROPERTY IS SUBJECT  
TO, BUT NOT LIMITED TO THE FOLLOWING:  
MINIMUM SITE AREA: 5 ACRES UNLESS THE  
PROJECT ABUTS EXISTING COMMERCIAL OR  
INDUSTRIAL ZONE.

MINIMUM LOT WIDTH: 25 FEET

MAXIMUM LOT COVERAGE: NO LIMIT

FRONT YARD SETBACK: NOT LESS THAN 25  
FEET, EXCLUDING SIGNS, PUMP ISLANDS, AND  
CANOPIES OF GASOLINE SERVICE STATIONS.

SIDE YARD SETBACK: NO SIDE YARD IS  
REQUIRED EXCEPT THAT WHERE A SIDE LINE OF  
A LOT IN THIS DISTRICT ABUTS THE SIDE LINE  
OF A LOT IN ANY RESIDENTIAL OR OFFICE  
DISTRICT, A SIDE YARD SHALL THEN BE  
PROVIDED THE SAME AS REQUIRED IN THE  
DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS  
THAN 25 FEET SHALL BE PROVIDED ON THE  
STREET SIDE OF A CORNER LOT.

REAR YARDS: NO REAR YARD IS REQUIRED  
EXCEPT THAT WHERE A REAR LINE OF A LOT IN  
THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL  
OR OFFICE, A REAR YARD OF NOT LESS THAN  
10 FEET SHALL BE PROVIDED.

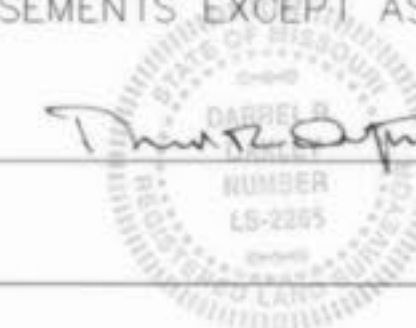
HEIGHT REQUIREMENTS: NO BUILDING OR  
STRUCTURE SHALL EXCEED A HEIGHT OF 50  
FEET

### SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF  
STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING  
OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF  
THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL  
MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR  
PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED: \_\_\_\_\_  
P.E./L.S.



1/12/05  
DATE

**ASBUILTS NOTE:**  
ALL DISTANCE AND SLOPE CALCULATIONS ARE FROM  
CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

PREPARED FOR:  
AUTOZONE STORE #2064  
6798 HIGHWAY "N"  
O'FALLON, MISSOURI 63366

DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents attached  
to be authenticated by my seal are limited to  
this sheet, and I hereby disclaim any respon-  
sibility for all other Drawings, Specifications,  
Estimates, Reports or other documents or  
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### REVISIONS

NO.	DATE	DESCRIPTION



**BIO ENGINEERING  
PLANNING  
SURVEYING**

1052 South Cloverleaf Drive  
St. Peters, MO. 63378-6445  
636-928-5552  
FAX 928-1718

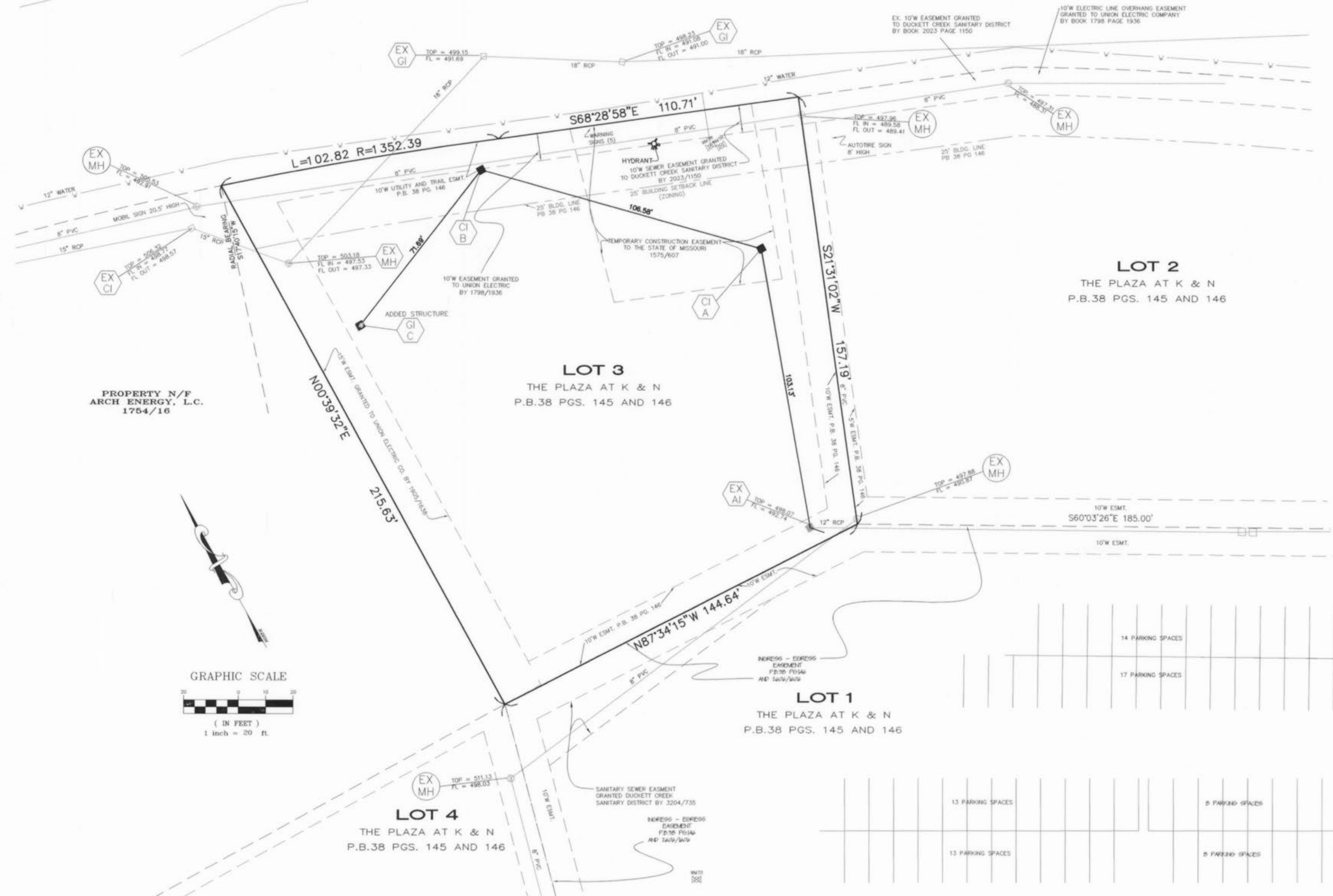


07-06-05  
DATE  
01-11336DA  
PROJECT NUMBER  
1 OF 3  
SHEET OF  
11336DAASB.DWG  
FILE NAME  
MCG  
DRAWN  
MCG  
DESIGNED CHECKED

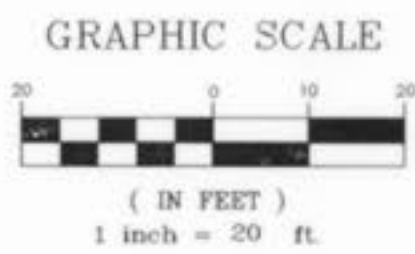
**AS-BUILTS ADDED JULY 2005**

# AS-BUILTS ADDED JULY 2005

MISSOURI STATE HIGHWAY "N"  
PUBLIC RIGHT OF WAY  
(VARIABLE WIDTH)



PROPERTY N/F  
ARCH ENERGY, L.C.  
1754/16



PREPARED FOR:  
AUTOZONE STORE #2064  
6798 HIGHWAY "N"  
O'FALLON, MISSOURI 63366

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REVISIONS

NO.	DATE	DESCRIPTION

**B&B**  
ENGINEERING  
PLANNING  
SURVEYING

1052 South Cloverleaf Drive  
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636-928-5552  
FAX 928-1718

07-06-05  
DATE  
01-113360A  
PROJECT NUMBER  
2 OF 3  
SHEET OF  
113360AASB.DWG  
FILE NAME  
MCG  
DRAWN  
MCG  
DESIGNED CHECKED



Vicinity Map  
 Not to Scale

**LAND DESCRIPTION**

A TRACT OF LAND BEING ALL OF LOT 3 OF "THE PLAZA AT K & N" AS RECORDED IN PLAT BOOK 38 PAGES 145 AND 146 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

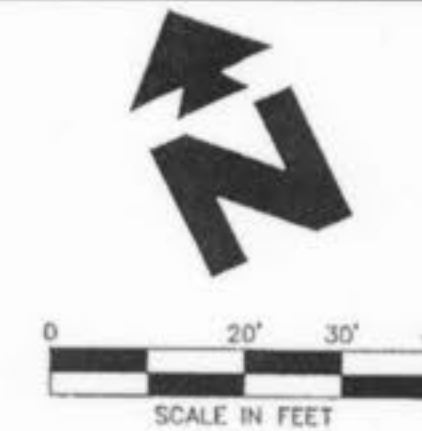
**FLOOD CERTIFICATION: (PER SURVEY)**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, THIS CITY OF FALLON AREA (COMMUNITY PANEL NUMBER 290316 0239 E DATED AUGUST 2, 1996) IS WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.



NOTE:  
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK:  
 CUT "X" ON LIGHT STANDARD CONCRETE BASE LOCATED 9.8'± NORTHEAST OF THE SOUTHEAST CORNER OF LOT 3 OF "THE PLAZA AT K & N".  
 ELEV. 499.84

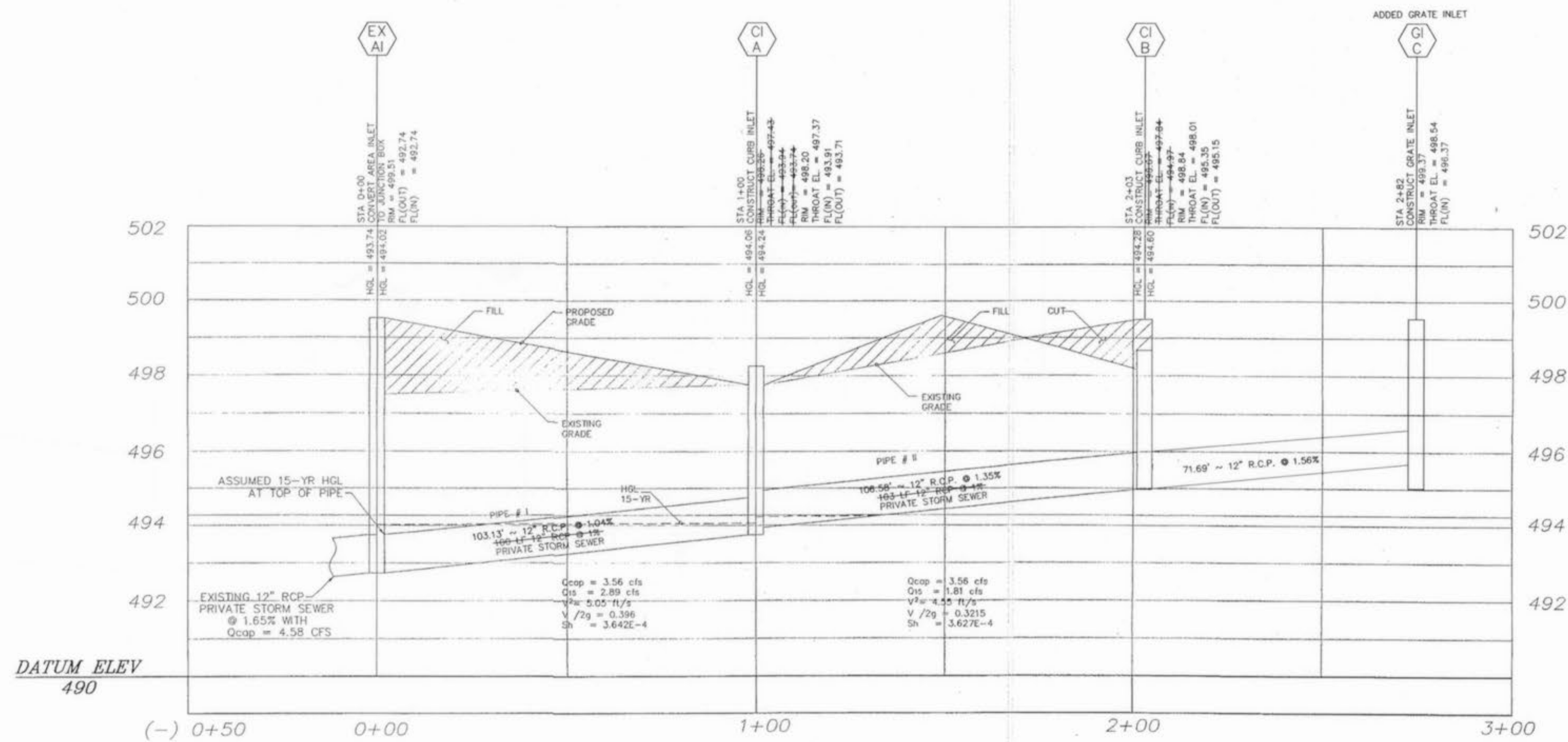


**HGL Calculations**

PIPE #	SLOPE	LENGTH	Q	SIZE	Sh	HG-UP	HG-DN	V1-IN	V2-OUT	V2/2G	V1/2G	K	KV1/2g	H	HGL
I	0.01	100	2.89	12"	3.64E-04	494.06	494.02	5.05	6.16	0.589	0.396	0.7	0.277201	0.277201	494.24
II	0.01	103	1.81	12"	3.63E-04	494.28	494.24	-	4.55	0.321	-	0.55	0.176807	0.176807	494.6

**LEGEND**

- | EXISTING |                      | NEW |                       |
|----------|----------------------|-----|-----------------------|
| ⊕        | UTILITY POLE         | ⊕   | WATER VALVE           |
| ⊙        | IRON PIPE            | ⊕   | FIRE HYDRANT          |
| ⊙        | SANITARY MANHOLE     | ⊕   | RCP                   |
| ---      | SANITARY SEWER       | --- | REINFORCED CONC. PIPE |
| ---      | UNDERGROUND ELECTRIC | --- | FENCE                 |
| ---      | STORM SEWER          | ⊕   | TEST HOLE             |
| ---      | OVERHEAD ELECTRIC    | --- | THICK                 |
| ---      | BURIED TELEPHONE     | --- | TOP OF BLOCK WALL     |
| ---      | GAS LINE             | --- | TK                    |
| ---      | WATER LINE           | --- | BOTTOM OF BLOCK WALL  |



SCALE:  
 1" = 20' HORIZONTAL  
 1" = 2' VERTICAL



**AS-BUILTS ADDED JULY 2005**

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.

NOTE:  
 All sanitary sewer lateral fallstake elevations have been designed for 9.0' basements in homes, unless otherwise noted.

SCALE:  
 VERTICAL = 1:10  
 HORIZONTAL = 1:20