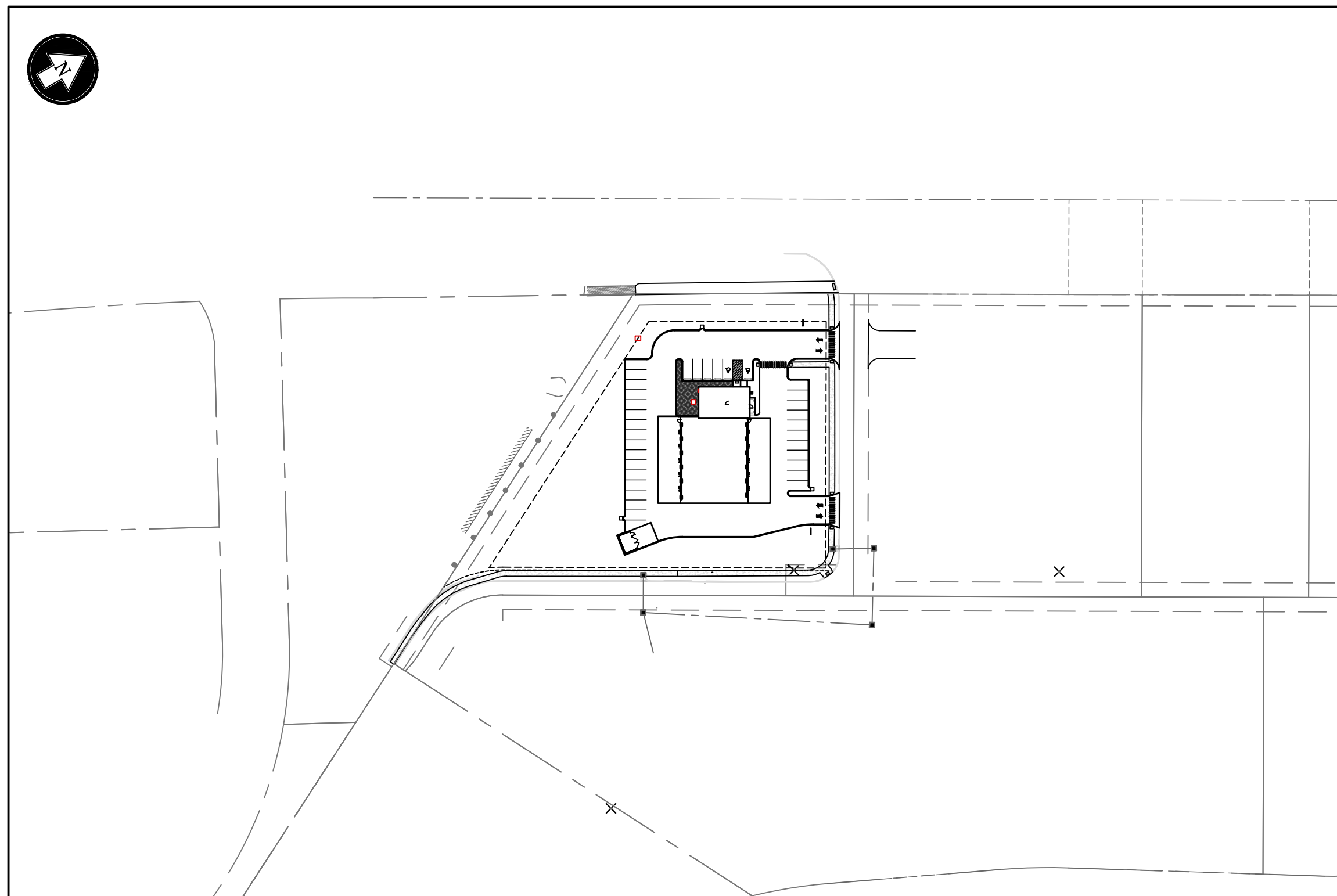
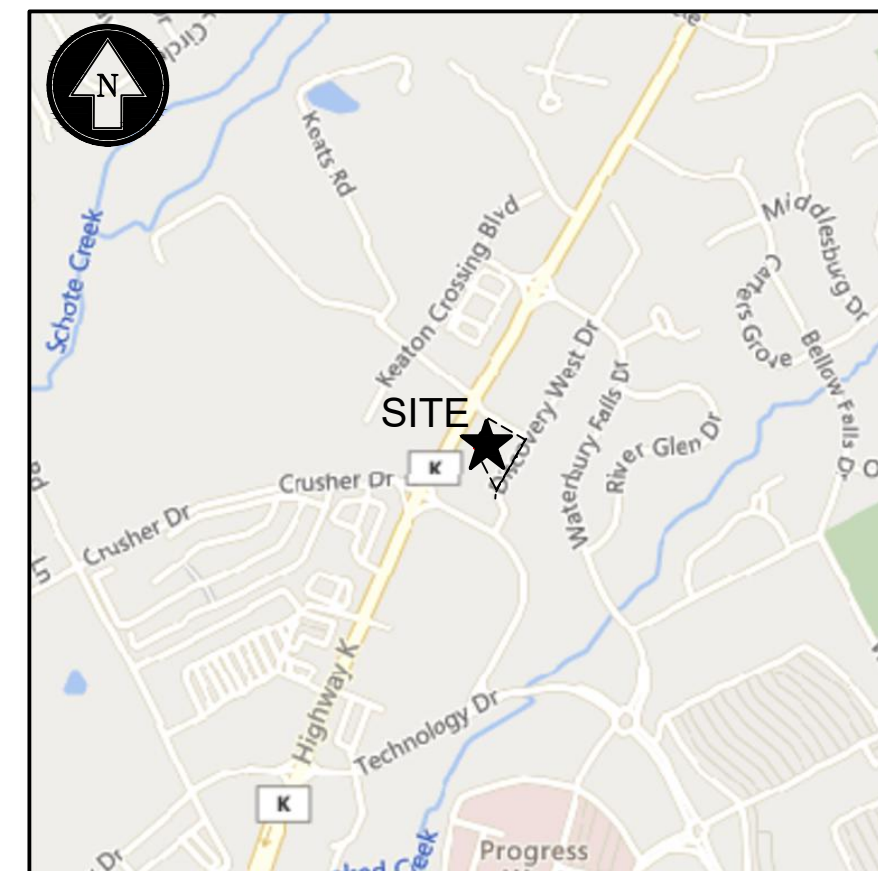


A SET OF CONSTRUCTION PLANS FOR CHRISTIAN BROTHERS AUTOMOTIVE



Plan View
Scale: 1:100



Locator Map

Legal Description

SURVEY DESCRIPTION:

Lot 3A of Waterbury Town Center, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 89, of the records of the St. Charles County, Missouri Recorder of Deeds, described as follows:

Beginning at a point being the Northwest corner of Lot 4 of Kingsmill Crossing Plat One, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 38, said point also being the Southwest corner of Lot 3A of Waterbury Town Center, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 89, on the Eastern right-of-way line of Highway K (POINT OF BEGINNING), thence along said Eastern right-of-way N28°54'14"E a distance of 40.43 feet to a point; thence continuing on the Eastern right-of-way N29°57'05"E a distance of 157.64 feet to a point being the Southwestern corner of Lot 3B of said Waterbury Town Center; thence leaving said right-of-way S60°02'55"E a distance of 271.03 feet to a point being the Southeastern corner of said Lot 3B of Waterbury Town Center; thence S29°57'05"W a distance of 314.35 feet to a point of curvature to the left having chord bearing of S1°23'21"W and a chord length of 71.72 feet with a radius of 75.00 feet and an arc length of 74.78 feet to a point; thence S27°10'22"E a distance of 24.07 feet to a point, along a curve to the right having a chord bearing of S20°19'21"E and a chord length of 17.89 feet with a radius of 75.00 feet a distance of 17.93 feet; thence S62°43'48"W a distance of 11.97 feet to a point on the northern line of aforesaid Lot 4 of Kingsmill Crossing; thence N27°16'12"W a distance of 394.97 feet to the POINT OF BEGINNING and containing 78,540 square feet or 1.08 acres, more or less.

Drawing Index

CVR	COVER
G-0	GENERAL NOTES
C-1.0	EXISTING CONDITIONS
C-1.1	EXISTING DRAINAGE AREAS
C-1.2	PROPOSED DRAINAGE AREAS
C-2.0	SITE PLAN
C-3.0	GRADING PLAN
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS
C-5.0	UTILITY PLAN
C-6.0	STORM & SANITARY DETAILS
C-6.1	WATER DETAILS #1
C-6.2	WATER DETAILS #2
C-6.3	PAVEMENT DETAILS
C-6.4	CIVIL DETAILS
C-6.5	UTILITY DETAILS

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. To 8:00 P.M. Saturday and Sunday

* The area of this phase of development is CONSTRUCTION SITE PLAN

The area of land disturbance is 1.05 ACRES

Number of proposed lots is 1

Building setback information. Front: 25'

Side: 25'

Rear: N/A

* The estimated sanitary flow in gallons per day is _____

* Tree preservation calculations

Benchmarks

Geographic Reference System, Station ID: SC-56
N=321424.279 (M) / 1,054,539.4880 ft
E=233087.493 (M) / 764,721.2158 ft
Grid Factor=0.9999156
Elevation (NAVD 1988): 167.0 (M) / 547.90 ft.

Legend

———	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
-870-	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
-x-x-x-x-x-	EXISTING FENCE
---	EXISTING DITCH FLOW LINE
-SAN-SAN-	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
-GAS-GAS-	EXISTING GAS LINE
-W-W-W-	EXISTING WATER LINE
-F-F-F-	EXISTING FIBER OPTIC LINE
-T-T-T-	EXISTING TELEPHONE LINE
-UE-UE-UE-	EXISTING UNDERGROUND ELEC. LINE
-OE-OE-OE-	EXISTING OVERHEAD ELECTRIC
○	EXISTING SPOT ELEVATION
○	SET COTTON PICKER SPINDLE
●	IRON PIN FOUND
■	CHISELED MARK FOUND
■	CONCRETE MONUMENT FOUND
○	CUT "X" SET
○	CURB INLET
○	SANITARY MANHOLE
○	WATER BOX (WATER VALVE)
○	TREE, DECIDUOUS (800 SIZE TYPE)
○	TREE, CONIFER (800 SIZE TYPE)
○	ELECTRIC MANHOLE
○	TRANSFORMER
○	CURB/AREA INLET
○	STORM MANHOLE

Conditions of Approval From Planning and Zoning

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

1. PROVIDE STORM WATER CLEANSING FOR THE SITE. See Detail Sheet C-6.5. Also see note 11 on C-3
2. EXTEND THE SIDEWALK TO THE SOUTH PROPERTY LINE THE CURB. Complete. See C-2.0
3. THE PASSIVE DUMPSTER ENCLOSURE SHOULD HAVE THE PASSIVE ENTRANCE ON THE SIDE OF THE ENCLOSURE WITH A PARTITION WALL SCREENING THE SIDE ENTRANCE. A Complete. See C-2.0 SIDEWALK CONNECTION FROM THE PARKING LOT TO THIS ENTRANCE SHALL BE PROVIDED.
4. THE TRASH ENCLOSURE IS TO HAVE A MINIMUM 20' LONG CONCRETE PAD. Complete. See C-2.0
5. ADD A FINE LEGEND TO THE ACCESSIBLE PARKING SIGN. Complete. See C-6.5
6. SHOW THE UTILITY SERVICES TO THE BUILDING ON THE PLAN. Complete. See C-5.0
7. PROVIDE APPROVAL LETTERS FROM MODOT, DUCKETT CREEK SANITARY, FIRE DISTRICT AND WATER COMPANY. See email attachments sent.
8. PROVIDE A 10' WIDE SIDEWALK & UTILITY EASEMENT ALONG INSPIRATION DRIVE. See Site Plan
9. THE PHOTOMETRIC LIGHTING PLAN SHOULD HAVE A MINIMUM OF 0.4 FOOTCANDLES AT PROPERTY LINES ADJACENT TO RIGHT-OF-WAY, AND SHOULD BE INCREASED AT THE SITE ENTRANCES BY INSTALLING ADDITIONAL LIGHTS. See Photometric Plan
10. PROVIDE NO PARKING SIGNS ALONG THE SITE'S FRONTAGE OF PROSPERITY AND INSPIRATION DRIVES AND A STOP SIGN AT THE INTERSECTION OF PROSPERITY AND See Site Plan INSPIRATION DRIVES AS REVIEWED AND APPROVED ON THE CONSTRUCTION SITE PLAN.

UPDATE 1-9-2023: THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. FOR STORM SEWER LOCATES, CONTACT 636-281-2858, FOR TRAFFIC LOCATES, CONTACT 636-379-5602. CONTACT THE ENGINEERING DIVISION AT 636-379-1445.

THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. FOR STORM SEWER LOCATES, CONTACT 636-281-2858, FOR TRAFFIC LOCATES, CONTACT 636-379-5602. CONTACT THE ENGINEERING DIVISION AT 636-379-5556 AND THE CONSTRUCTION INSPECTION DIVISION AT 636-379-1445.

PROJECT INFORMATION

PROPERTY OWNER

COMPANY NAME: CHRISTIAN BROTHERS AUTOMOTIVE

CONTACT PERSON: LaToya Moten

ADDRESS: LOT 3A, HIGHWAY K

O'FALLON, MO

PHONE: (254) 772-1856

EMAIL: LaToya.Moten@cbac.com

DESIGN ENGINEER & PLAN PREPARER

THOROUGHbred ENGINEERING, INC.

CONTACT: DANIEL REHNER, P.E.

EMAIL: Drehner@tbredfirm.com

P.O. BOX 481

LEXINGTON, KENTUCKY 40588

PHONE (502) 863 - 1756

SURVEYOR

CEC, INC.

DOUGLAS SCOTT TIEMANN, PLS

700 CHERINGTON PARKWAY,

MOON TOWNSHIP, PA 15108

PHONE: (412) 429-2324

Utility Contacts

Sanitary Sewers

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric

Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Telephone

CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO. 63304
636-447-6655

CHRISTIAN BROTHERS AUTOMOTIVE
LOT 3A, HIGHWAY K
O'FALLON, ST. CHARLES COUNTY, MO 63368

THOROUGHbred
DESIGN | ENGINEER | CONSTRUCT
P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI CONSTRUCTION SERVICES

ENGINEER
SIGNATURE
BLOCK



CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY SUITE 200
HOUSTON, TX 77094

City of O'Fallon Cover Sheet

P+Z No. : 22-005763

Approval Date:

JULY 7TH, 2022

Permit No. :

SP22-000021

Page No.

CVR

REV 1 11-18-2022
REV 2 1-6-2023
REV 3 1-6-2023
REV 4 02-09-23
REV 5 02-10-23

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Harl Ebert DATE 07/27/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN