

IMPROVEMENT PLANS FOR CHRISTIAN BROTHERS AUTOMOTIVE

LOT "B" OF THE PROPOSED "BELLEAU CROSSING" DEVELOPMENT AND US SURVEY 1766 AND SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST. ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES:

1. Owner:
Mark Hoeman
420 South Church Street
St. Peters, MO 63376
(636) 397-6040
2. Developer:
Christian Brothers Automotive Corporation
15995 N Barkers Landing, Suite 145
Houston, TX 77079
(281) 870-8900
3. Area of Tract = 0.76 Acres
4. Zoning - C-2, General Business District
5. Proposed Use - Automotive Repair
6. Setback Requirements: C-2
-Front Yard Setback: 25 Feet
-Side Yard Setback: 0 Feet
-Rear Yard Setback: 0 Feet, unless it abuts a residential zoning then 10 Feet
7. All proposed utilities to be located underground, including the electric service if necessary.
8. Parking Calculations:
Required parking:
Auto Repair Garage - 1 space per 500 square feet, 5 spaces minimum
4,921 sq ft * 1/500 = 9.84 = 10 spaces required
Proposed Parking: 27 Parking spaces, including 2 handicap spaces.
- Bicycle Parking:
6 spaces provided on bike rack.
9. Utilities
-Water: City of O'Fallon
-Sanitary: City of O'Fallon
-Electric: Ameren UE
-Gas: Laclede Gas Company
-Telephone: Century Tel
-Fire: O'Fallon Fire Protection District
10. This site shall be in compliance with Phase II Illicit Storm Water Discharge Guidelines per Ordinance 5082. Storm water runoff will be piped to a wetland area before it is discharged into the creek.
11. According to FRM Map Panel Number 291830 C 0237 E Dated August 2, 1996, part of this development is located within the 100 year flood plain. A flood plain development permit shall be obtained from the City of O'Fallon before any work is done within the special flood hazard zone. The lowest floor of the proposed building shall be at least one (1) foot above the base flood elevation. A detailed study shall be submitted to FEMA for review and approval to more accurately show the existing flood plain and floodway limits. No buildings shall be located within the revised floodway, CDMR Case number 07-07-1719R dated September 27th, 2007.
12. Lighting will meet the O'Fallon City Code. Downcast lighting fixtures shall be used to reduce light pollution. Prior to Construction Site Plan Approval, a photo metric lighting plan in accordance with the City's Exterior Lighting Standards will be submitted for review and approval for all proposed exterior lighting.
13. Site Coverage Calculations:
Building 0.11 Ac. (15%)
Pavement 0.45 Ac. (59%)
Grass 0.20 Ac. (26%)
Total Site 0.76 Ac. (100%)
14. Storm water Calculations:
Detention has been provided in an existing detention Basin, located within the common ground to the North of the lot.
Pre-developed --> 0.76 * 1.70 = 1.29 cfs
Post-developed --> 0.76 * 3.54 = 2.69 cfs
2.69 - 1.29 = 1.40 cfs increase.
15. All exterior solid waste containers shall be screened from public view by an enclosure, with a passive access, which shall be a minimum of six (6') feet in height. Enclosure shall be constructed of solid walls with a site proof vinyl or metal gate. The enclosure shall have a concrete floor.
16. Landscaping shall be submitted with the improvement plans and shall meet or exceed all the requirements of the City of O'Fallon.
17. All HVAC and mechanical units shall be properly screened as required by City Code. Ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit on the ground.
18. Roof drains will discharge at grade along the perimeter of the building.
19. This plan complies with the City of O'Fallon Comprehensive Plan.
20. No trees shall be removed for the development of this lot.
21. Proposed temporary full access shall be limited to one (1) commercial lot, the current owner will escrow with the City of O'Fallon the necessary fee to convert the Full access to a three-quarters access once additional lots develop.
22. Conditions of the proposed conditional use permit:
Should this conditional use cease operations for a period of over one (1) year, the conditional use shall be revoked.
No vehicles or vehicle parts may be worked on outside of the building.
The impounding or storage of derelict vehicles is prohibited.
No storage of any vehicle parts or products, temporary or otherwise, is permitted outside of the building.
The sale of automobiles or other motor vehicles shall be prohibited.
23. Estimated sanitary flow:
1,600 Gallons Per day
24. The developer shall post a financial guarantia of performance (per an approved cost estimate) as required by Article 405 of the Subdivision Ordinance.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

FEMA BENCHMARK:
RM60 - ELEVATION (NGVD) 480.00
2-INCH CUT SQUARE IN CENTER OF NORTH END OF WALKWAY AT THE NORTHEAST CORNER OF BELLEAU CREEK ROAD BRIDGE OVER BELLEAU CREEK

SITE BENCHMARK:
ELEV. - 498.07 TOP OF EXISTING MANHOLE ON EASTERN PROPERTY LINE



GRADING BALANCE	
CUT	670 CuYds
10% SHRINKAGE	67 CuYds
TOTAL CUT	603 CuYds
FILL	600 CuYds
ALL SOIL WILL REMAIN ON SITE	

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION



CONTACT THE CITY OF O'FALLON FOR UTILITIES LOCATED UNDER ITS MAINTENANCE RESPONSIBILITY (WATER, SANITARY, STORM, AND TRAFFIC LOCATES)
*** FIBER OPTIC LINES PRESENT ALONG ROADWAY FRONTAGE ***

INDEX OF SHEETS:

- C1 - TITLE SHEET
- C1A - CONSTRUCTION NOTES
- C2 - DIMENSION PLAN - UTILITY PLAN
- C3 - GRADING PLAN - DRAINAGE AREA MAP
- C4 - PROFILES
- C5 - ENTRANCE DETAIL
- C6 - LANDSCAPING PLAN
- C7 - OVERALL PLAN
- D1-D2 - SANITARY DETAILS
- D3-D5 - STORM SEWER DETAILS
- D6 - WATER DETAILS
- D7 - PAVEMENT AND SIDEWALK DETAILS

LEGEND

	SANITARY STRUCTURE		CLEAN OUT
	STORM STRUCTURE		T.B.R. TO BE REMOVED
	TEST HOLE		T.B.R. TO BE REMOVED & RELOCATED
	POWER POLE		T.B.P. TO BE PROTECTED
	LIGHT STANDARD		T.B.A. TO BE ABANDONED
	CI CURB INLET		B.C. BASE OF CURB
	DCI DOUBLE CURB INLET		T.C. TOP OF CURB
	GI GRATE INLET (EXISTING)		T.W. TOP OF WALL
	AI AREA INLET (EXISTING)		TYP. TYPICAL
	DAI DOUBLE AREA INLET		U.N.O. UNLESS NOTED OTHERWISE
	FE FLARED END SECTION		U.I.P. USE IN PLACE
	EP END OF PIPE		EXISTING CONTOUR
	E.D. ENERGY DISSIPATOR		PROPOSED CONTOUR
	MH MANHOLE		TREE LINE
	RCP REINFORCED CONCRETE PIPE		SAN. SEWER (EXISTING)
	CMP CORRUGATED METAL PIPE		SAN. SEWER (PROPOSED)
	CIP CAST IRON PIPE		STORM DRAIN (EXISTING)
	PVC POLYVINYL CHLORIDE PIPE		STORM DRAIN (PROPOSED)
	VCP VITRIFIED CLAY PIPE		PHONE BOX
	GUY WIRE		IRON PIPE
	SIGN		WATER LINE
	POST		HYDRANT
	WATER METER		CONCRETE PAVEMENT
	WATER VALVE		PLACED RIP-RAP W/UNDERLAIN FABRIC
	WATER SHUT OFF		GENERAL SURFACE DRAINAGE
	GAS VALVE		N.T.S. NOT TO SCALE
	OHE OVERHEAD ELECTRIC LINE		ROW RIGHT-OF-WAY
	C.L. CLEARING LIMITS		T.B.C. TOP BACK CURB
	E.O.A. EDGE OF ASPHALT		D.I.P. DUCTILE IRON PIPE
	E.O.C. EDGE OF CONCRETE		D.N.D. DO NOT DISTURB
	A.T.G. ADJUST TO GRADE		T.P. TOP OF PAVEMENT
	F.G. FINISHED GRADE		

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 5-12-09
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

IMPROVEMENT PLANS
FOR CHRISTIAN
BROTHERS AUTOMOTIVE

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

S E

DEVELOPER

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
15995 N. Barkers Landing, Suite 145
Houston, TX 77079
Curtis Cain
(281) 870-8900 X 105
(281) 870-1200 (f)



ENGINEERS 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.

PLANNING AND DEVELOPMENT DEPARTMENT
FILE NUMBER 3805.02.03
APPROVED FEB. 12, 2009

ORDER NO.

08-0643-01

DATE

2/20/09

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