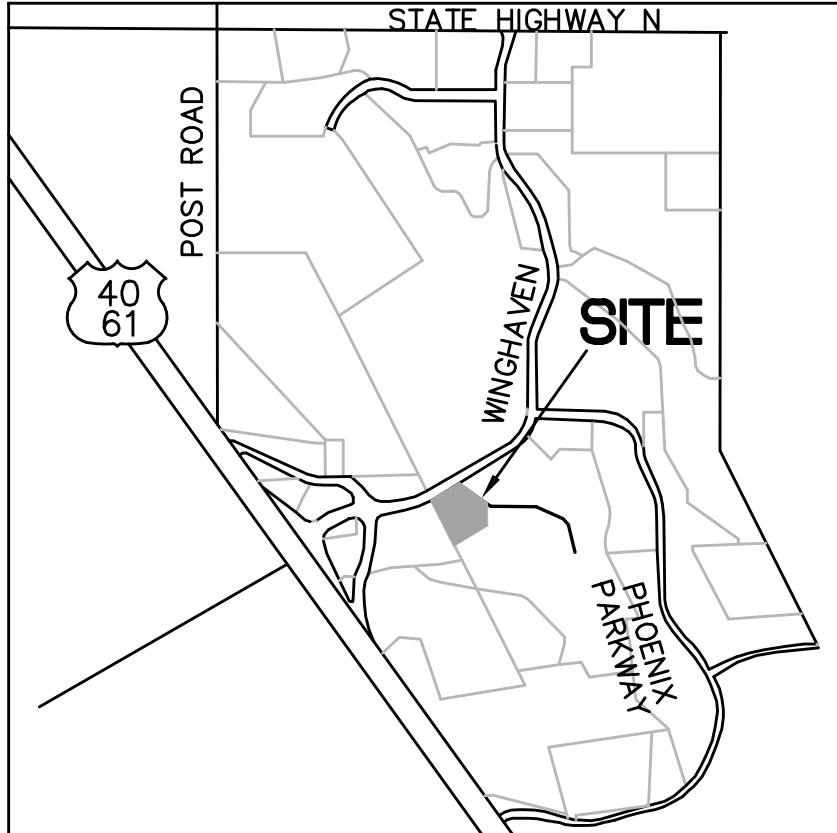




Plan View



Locator Map

Drawing Index

C1.0	TITLE SHEET
C1.1	GRADING NOTES
C2.0	EXISTING and PROPOSED CONDITIONS PLANS
C2.1	STORM SEWER PROFILE, PIPE HYDRAULICS, & SWALE SECTIONS
C3.0	STORM WATER POLLUTION PREVENTION PLAN
C3.1 & C3.2	EROSION CONTROL STANDARD DETAILS
C3.3	SEEDING TABLES & PLAN
C4.0	EXISTING and PROPOSED DRAINAGE AREA MAPS

Project Benchmark

SC-13 ELEV=499.34
LOCATED 2.70 MILES N/W OF THE INTERSECTION OF HIGHWAY 84 AND HIGHWAY D ON THE NORTH SIDE OF WESTBOUND LANES OF HIGHWAY 40 NEAR A FIELD ENTRANCE GOING NORTH FOR THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FEET NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FEET SW OF THE CENTER OF THE TOP OF THE NORTHWEST END OF A CORRUGATED METAL PIPE.

Site Benchmark

(SAME AS PROJECT BM)

* 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 5.84 Acs.
The area of land disturbance is 3.9± Acs.
Number of proposed lots is n/a
Building setback information. Front 50 feet
Side 20 feet
Rear 35 feet

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.

A SET OF GRADING PLANS FOR TRISTAR Wing LLC

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669 AND PART OF MONSANTO ANIMAL AGRICULTURAL FARM, AS RECORDED IN PLAT BOOK 22, PAGE 165, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Legal Description

A tract of land being part of U.S. Survey 1669 and part of Monsanto Animal Agricultural Farm as recorded in Plat Book 22 Page 165 of the St. Charles County Records and being with Township 46 North Range 2 East of the Fifth Principal Meridian in the City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of "Lakeside Shoppes" as per the plat thereof recorded in Plat Book 40, Page 45 of the St. Charles County Records, said point being on the Southern line of Winghaven Boulevard; thence along said Southern line North 58 degrees 35 minutes 06 seconds East, a distance of 315.00 feet to a point; thence North 59 degrees 43 minutes 48 seconds East, a distance of 27.52 feet to a point; thence leaving said Southern line along the Western line of a tract of land described in a deed to CORE Holdings, LLC as recorded in Book 5189 Page 2415 of the St. Charles County Records South 53 degrees 57 minutes 22 seconds East, a distance of 453.97 feet to a point; thence along the Southern line of a tract of land described in a deed to Tristar Wing LLC as recorded in Book 2908, Page 2011 of the St. Charles County Records the following South 15 degrees 44 minutes 34 seconds West, a distance of 159.26 feet to a point; thence South 58 degrees 35 minutes 06 seconds West, a distance of 480.86 feet to the Eastern line of the aforesaid "Lakeside Shoppes"; thence along the Eastern line of said "Lakeside Shoppes" the following: North 26 degrees 45 minutes 26 seconds West, a distance of 282.92 feet to a point; thence along a curve to the right having a radius of 215.74 feet, an arc length of 76.68 feet, and a chord which bears North 13 degrees 50 minutes 57 seconds West, a chord distance of 76.27 feet to a point; thence North 03 degrees 40 minutes 03 seconds West, a distance of 25.02 feet to a point; thence along a curve to the right having a radius of 187.50 feet, an arc length of 75.56 feet, and a chord which bears North 15 degrees 12 minutes 41 seconds West, a chord distance of 75.05 feet to a point; thence North 26 degrees 45 minutes 26 seconds West, a distance of 58.96 feet to a point; thence North 27 degrees 06 minutes 00 seconds West, a distance of 7.08 feet to a point; thence along a curve having a radius of 29.50 feet, an arc length of 13.81 feet, and a chord which bears North 43 degrees 14 minutes 27 seconds West, a chord distance of 13.69 feet to the Point of Beginning and containing 254,440 sq. ft. or 5.841 acres as per calculations by Stock & Associates during October, 2009.

Legend

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	+
EXISTING BUILDING	▢
EXISTING CONTOUR	---
SPOT ELEVATION	650
EXISTING UTILITIES	---
FOUND 1/2" IRON PIPE	•
SET IRON PIPE	•
FOUND CROSS	+
FOUND STONE	□
FIRE HYDRANT	⊗
LIGHT STANDARD	⊗
BUSH	⊗
SIGN	⊗
NOTES PARKING SPACES	⊗
GUY WIRE	⊗
POWER POLE	⊗
WATER VALVE	⊗
DENOTES RECORD INFORMATION	⊗
HANDICAPPED PARKING	⊗
APPROXIMATE LOCATION OF PIPELINE DEPTH MEASUREMENT	⊗

C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
C.M.P.	- CORRUGATED METAL PIPE
F.E.S.	- FLARED END SECTION
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

Conditions of Approval From Planning and Zoning

- Provide diversion swale along the southeast property line. Provide a detail of the diversion swale.
- Provide all City standard notes for grading plans and standard cover sheet with appropriate notes filled in on cover sheet.
- Provide SWPP plan and details needed for site.
- Site is over 1 acre so an MDNR Land Disturbance permit will be required.

Utility Contacts

Sanitary Sewers

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

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

Water

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

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

Guivre River Electric Co.
P.O. Box 100
Froy, MO 63379-0100
1-866-392-3709

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

Gas

Spire Gas
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Telephone

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

Fire District

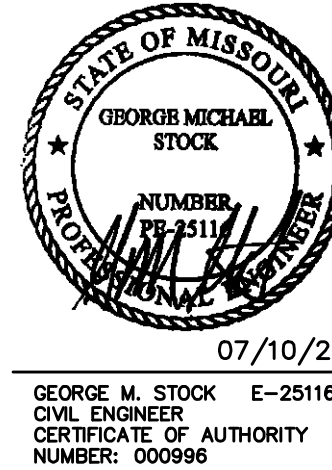
O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO 63366
636-272-3493

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO 63385

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO 63364
636-447-6655

TRISTAR Wing LLC
Parcel ID:
4-069B-5614-00-0001.6300000
O'Fallon, Missouri 63368

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
Phone: (636) 530-5000
Contact: Doug Bruns, P.E.
doug.bruns@stockassoc.com



Developer / Owner Information
TRISTAR WING, L.L.C.
c/o TRISTAR COMPANIES
12647 Olive Blvd., Suite 510
St. Louis, MO 63141

Title Sheet

P+Z No. : 23-010299

Approval Date : 09/07/23

Permit No. :

Page No.

C1.0