

**CITY OF FALLON STORM AND SANITARY STRUCTURE ADJUST TO GRADE NOTES:**

- SANITARY AND STORM SEWER STRUCTURES SHALL NOT BE RAISED WITH BRICKS AND GROUT. CONTRACTOR SHALL CONFIRM FIELD VERIFY STRUCTURE SHAPE, SIZE AND APPURTENANCES AND COORDINATE WITH THE CITY OF FALLON INSPECTOR PRIOR TO WORK TO DETERMINE THE PROPER METHODOLOGY AND RECOMMENDATIONS THAT WILL ALLOW RAISING THE STRUCTURE TOP TO THE PROPOSED GRADE.

**UTILITY PLAN SCHEDULE**

CODE	DESCRIPTION	DETAIL
U-101	PROPOSED LIGHT STANDARD. GENERAL CONTRACTOR SHALL DESIGN BUILD ELECTRICAL COMPONENTS FOR SITE LIGHTING AND COORDINATE WITH AMEREN UE FOR TRANSFORMER, CONDUIT AND WIRING TO LIGHTING. LIGHTING AND ALL ASSOCIATED APPURTENANCES SHALL BE INCLUDED IN THE BID.	
U-102	PROPOSED LAND DISTURBANCE LIMITS (TYP.)	
U-103	PROPOSED 2" GAS MAIN. G.C. SHALL INCLUDE IN BID THE COST TO EXTEND GAS MAIN AND CAP FOR FUTURE CONNECTIONS. COORDINATE ALL WORK WITH GAS COMPANY PRIOR TO INSTALLATION.	
U-104	POINT OF CONNECTION FOR WATER MAIN EXTENSION. CONNECT AT EXISTING WATER VALVE AND REMOVE CAP OR PLUG FOR 12" WATER MAIN EXTENSION. EXISTING VALVE SHALL BE ADJUSTED TO GRADE.	
U-105	EXISTING FIBER OPTIC VAULT. G.C. TO INCLUDE COST TO RAISE EXISTING VAULT AND COORDINATE WITH FIBER COMPANY.	
U-106	EXISTING FIBER OPTIC VAULT (PROTECT)	
U-107	EXISTING FIBER OPTIC VAULT TO BE REMOVED AND REPLACED WITH HS-20 RATED VAULT PER FIBER COMPANY SPECIFICATIONS.	
U-108	NO WORK SHALL OCCUR ON STARBUCKS PROPERTY UNTIL AFTER AUTHORIZATION BY PROPERTY OWNER HAS BEEN OBTAINED AND OFFSITE EASEMENTS ARE IN PLACE.	
U-109	"CAUTION" EXISTING FIBER OPTIC LINES. PROTECT EXISTING FIBER OPTIC LINES. DEPTHS ARE FROM 4 FOOT TO 5 FOOT AT THE NORTHERN END TO 1 FOOT TO 2 FOOT AT THE SOUTHERN END OF THE PROPERTY. G.C. SHALL POT-HOLE AND CONFIRM DEPTHS OF UTILITIES IN THE BRYAN ROAD CORRIDOR.	
U-110	"CAUTION" EXISTING UNDERGROUND ELECTRIC AND FIBER OPTIC LINES. DEPTHS ARE UNKNOWN. VERIFY PRIOR TO CONSTRUCTION OF ENTRANCE.	
U-111	PROPOSED ENTRANCE AND TURN LANE. REFER TO DETAIL SECTION AND WARNING DETAIL.	
U-112	PROPOSED ENTRANCE AND WALK. REFER TO DETAIL FOR ELEVATIONS.	
U-113	PROPOSED (MDOOT) TYPE 4 RIP-RAP.	
U-114	PROPOSED UNDERGROUND ELECTRIC BY AMEREN UE. GENERAL CONTRACTOR SHALL COORDINATE WITH AMEREN UE FOR ELECTRIC SERVICES.	
U-115	PROPOSED SWITCHGEAR CONFIRM LOCATION WITH AMEREN UE.	
U-116	EXISTING 4 IN CONDUITS. COORDINATE WITH AMEREN UE.	
U-117	PROPOSED POINT OF CONNECTION TO EXISTING WATER MAIN. TRAFFIC CONTROL SHALL BE PROVIDED WITH PLATES. FULL SLAB REPLACEMENT SHALL BE REQUIRED.	
U-118	PROPOSED 2 X 5 MDOOT TYPE 2 RIP RAP.	
U-119	PROPOSED 48" TALL ADA COMPLIANT RAIL. REFER TO DETAIL.	
U-120	PROPOSED INSERT-A-TEE VALVE PER CITY OF FALLON SPECIFICATIONS.	



**ENGINEERS AUTHENTICATION**  
 The responsibility for professional engineering services on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is declined for all other engineering plans involved in this project and specifically excludes reviews after the date shown hereunder.  
**STEVEN D. MARSON P.E.**  
 PROFESSIONAL ENGINEER  
 PE 200607195

**NOLES PROPERTIES LLC**  
 BRYAN ROAD COMMERCIAL DEVELOPMENT  
 TBD BRYAN ROAD  
 OF FALLON, MO 63376  
 NOLES PROPERTIES LLC  
 11361 OLIVE BLVD  
 CREVE COEUR, MO 63141

Date: 5/2/2023

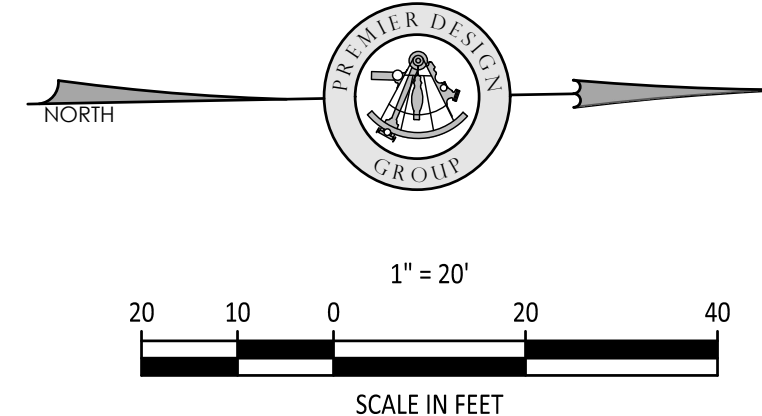
#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF FALLON AND OF FALLON FIRE COMMENTS

Sheet Number: **C-400**  
 Project No.: 2202920  
 Drawn By: P. HEITZ  
 Checked By: M. FOGARTY

**GRADING AND UTILITY PLAN NORTH**

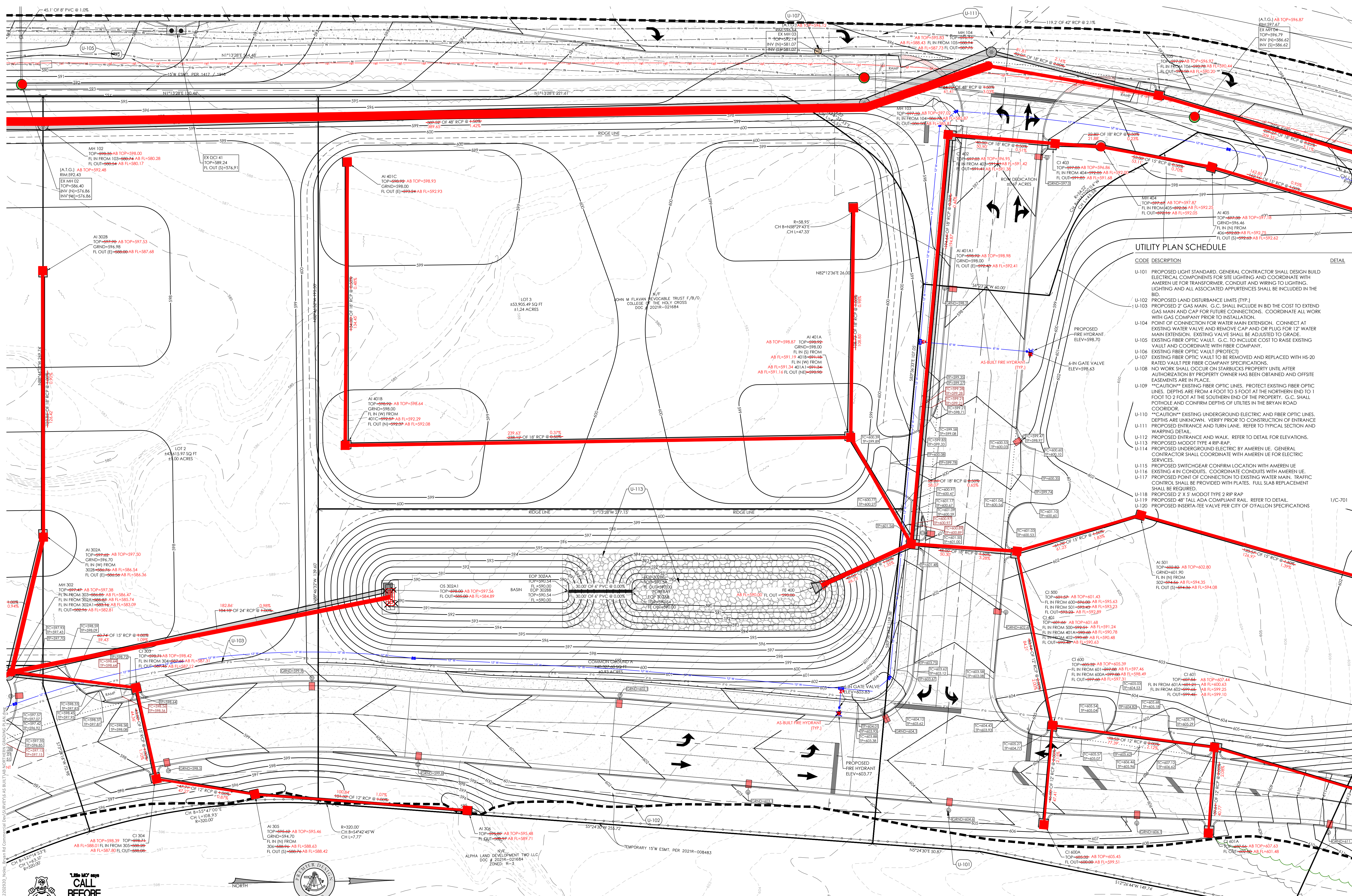


**UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:**  
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)



**"AS-BUILTS"**

ISSUED FOR CONSTRUCTION



### UTILITY PLAN SCHEDULE

CODE	DESCRIPTION	DETAIL
U-101	PROPOSED LIGHT STANDARD, GENERAL CONTRACTOR SHALL DESIGN BUILD ELECTRICAL COMPONENTS FOR SITE LIGHTING AND COORDINATE WITH AMEREN UE FOR TRANSFORMER, CONDUIT AND WIRING TO LIGHTING, LIGHTING AND ALL ASSOCIATED APPURTENANCES SHALL BE INCLUDED IN THE BID.	
U-102	PROPOSED LAND DISTURBANCE LIMITS (TYP.)	
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U-104	POINT OF CONNECTION FOR WATER MAIN EXTENSION, CONNECT AT EXISTING WATER VALVE AND REMOVE CAP AND OR PLUG FOR 12" WATER MAIN EXTENSION, EXISTING VALVE SHALL BE ADJUSTED TO GRADE, EXISTING FIBER OPTIC VAULT, G.C. TO INCLUDE COST TO RAISE EXISTING VAULT AND COORDINATE WITH FIBER COMPANY.	
U-105	EXISTING FIBER OPTIC VAULT (PROTECT)	
U-107	EXISTING FIBER OPTIC VAULT TO BE REMOVED AND REPLACED WITH HS-20 RATED VAULT PER FIBER COMPANY SPECIFICATIONS.	
U-108	NO WORK SHALL OCCUR ON STARBUCKS PROPERTY UNTIL AFTER AUTHORIZATION BY PROPERTY OWNER HAS BEEN OBTAINED AND OFFSITE EASEMENTS ARE IN PLACE	
U-109	"CAUTION" EXISTING FIBER OPTIC LINES, PROTECT EXISTING FIBER OPTIC LINES, DEPTHS ARE FROM 4 FOOT TO 5 FOOT AT THE NORTHERN END TO 1 FOOT TO 2 FOOT AT THE SOUTHERN END OF THE PROPERTY, G.C. SHALL POITOLE AND CONFIRM DEPTHS OF UTILITIES IN THE BRYAN ROAD COORDINATOR.	
U-110	"CAUTION" EXISTING UNDERGROUND ELECTRIC AND FIBER OPTIC LINES, DEPTHS ARE UNKNOWN, VERIFY PRIOR TO CONSTRUCTION OF EXCHANGE	
U-111	PROPOSED ENTRANCE AND TURN LANE, REFER TO TYPICAL SECTION AND WARNING DETAIL.	
U-112	PROPOSED ENTRANCE AND WALK, REFER TO DETAIL FOR ELEVATIONS.	
U-113	PROPOSED MODOT TYPE 4 RIP-RAP	
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U-119	PROPOSED 48" TALL ADA COMPLIANT RAIL, REFER TO DETAIL	
U-120	PROPOSED INSERT-TEE VALVE PER CITY OF OFFALLON SPECIFICATIONS	



**ENGINEERS AUTHENTICATION**  
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**STEVEN J. MARION, P.E.**  
 PROFESSIONAL ENGINEER  
 E-200800008

**NOLES PROPERTIES LLC**  
 BRYAN ROAD COMMERCIAL DEVELOPMENT  
 TBD BRYAN ROAD  
 OFFALLON, MO 63376  
 NOLES PROPERTIES LLC  
 11361 OLIVE BLVD  
 CREVE COEUR, MO 63141

Project: **BRYAN ROAD COMMERCIAL DEVELOPMENT**  
 Date: **5/2/2023**

#	Revision Date	Description of Changes
1	4/26/2023	REVISED PER CITY OF OFFALLON AND OFFALLON FIRE COMMENTS

Sheet Title: **GRADING AND UTILITY PLAN - MID**  
 Sheet No.: **C-401**

**CALL BEFORE YOU DIG!**  
 1-800-DIG-RITE

**UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:**  
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**SCALE IN FEET**  
 1" = 20'

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**"AS-BUILTS"**

Project No.: 2202920  
 Drawn By: P. HEITZ  
 Checked By: M. FOGARTY  
 ISSUED FOR CONSTRUCTION

**ENGINEERS AUTHENTICATION**  
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STEVEN S. MARSH, P.E.  
PROFESSIONAL ENGINEER  
PE 200007195

**NOLES PROPERTIES LLC**  
BRYAN ROAD COMMERCIAL DEVELOPMENT  
TBD BRYAN ROAD  
OFFALLON, MO 63376  
NOLES PROPERTIES LLC  
11361 OLIVE BLVD  
CREVE COEUR, MO 63141

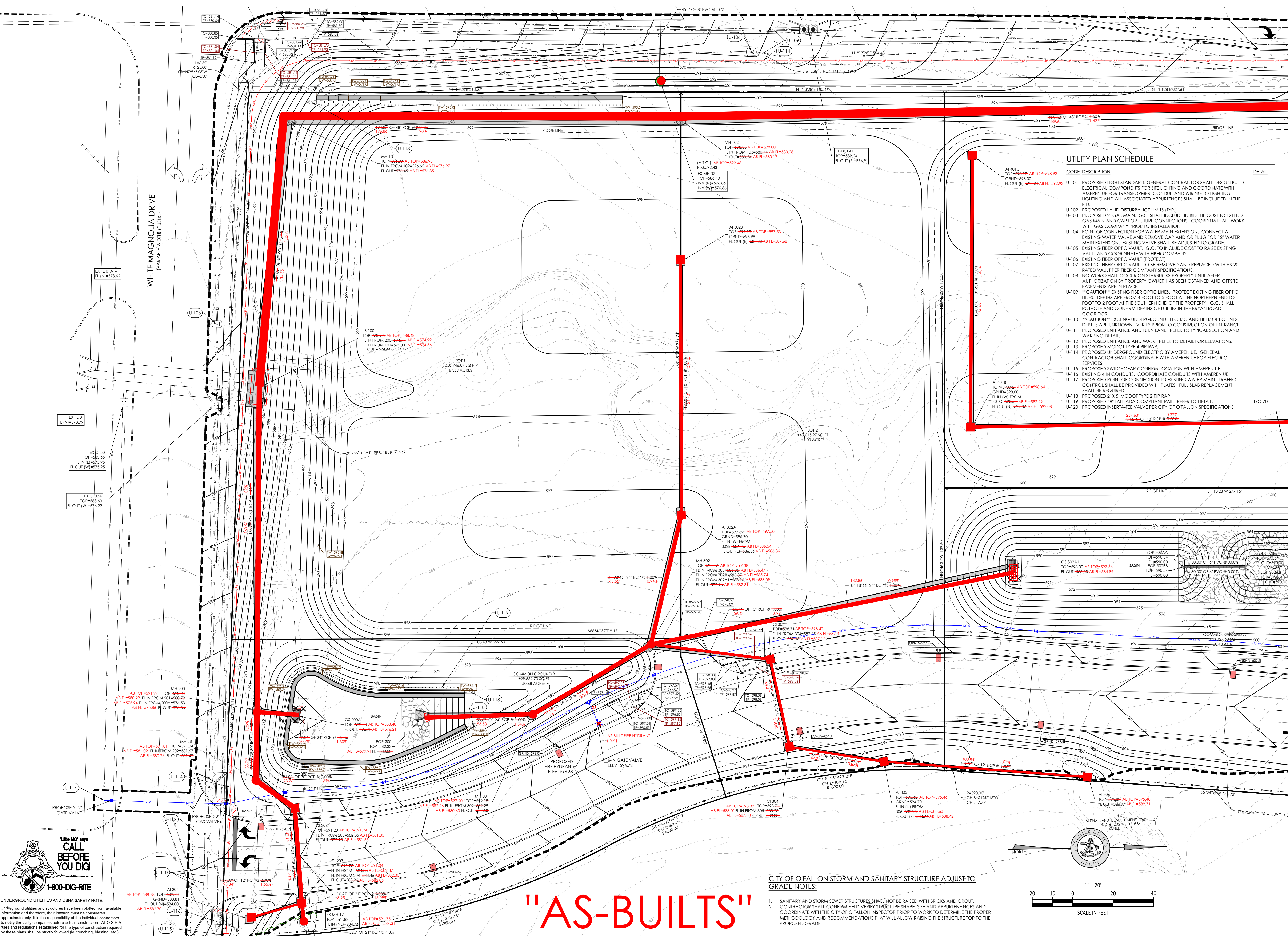
Project: **BRYAN ROAD COMMERCIAL DEVELOPMENT**  
Date: **5/2/2023**

#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF OFFALLON AND OFFALLON FIRE COMMENTS

Sheet Title: **GRADING AND UTILITY PLAN SOUTH**

Project No: **2202920**  
Drawn By: **P. HEITZ**  
Checked By: **M. FOGARTY**

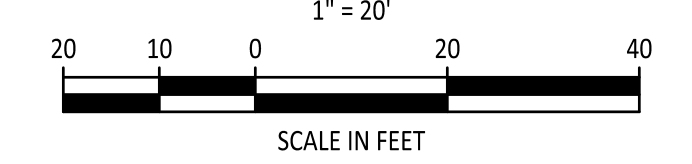
ISSUED FOR CONSTRUCTION



**"AS-BUILTS"**

**CITY OF OFFALLON STORM AND SANITARY STRUCTURE ADJUST TO GRADE NOTES:**

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**1-800-DIG-RITE**  
CALL BEFORE YOU DIG!

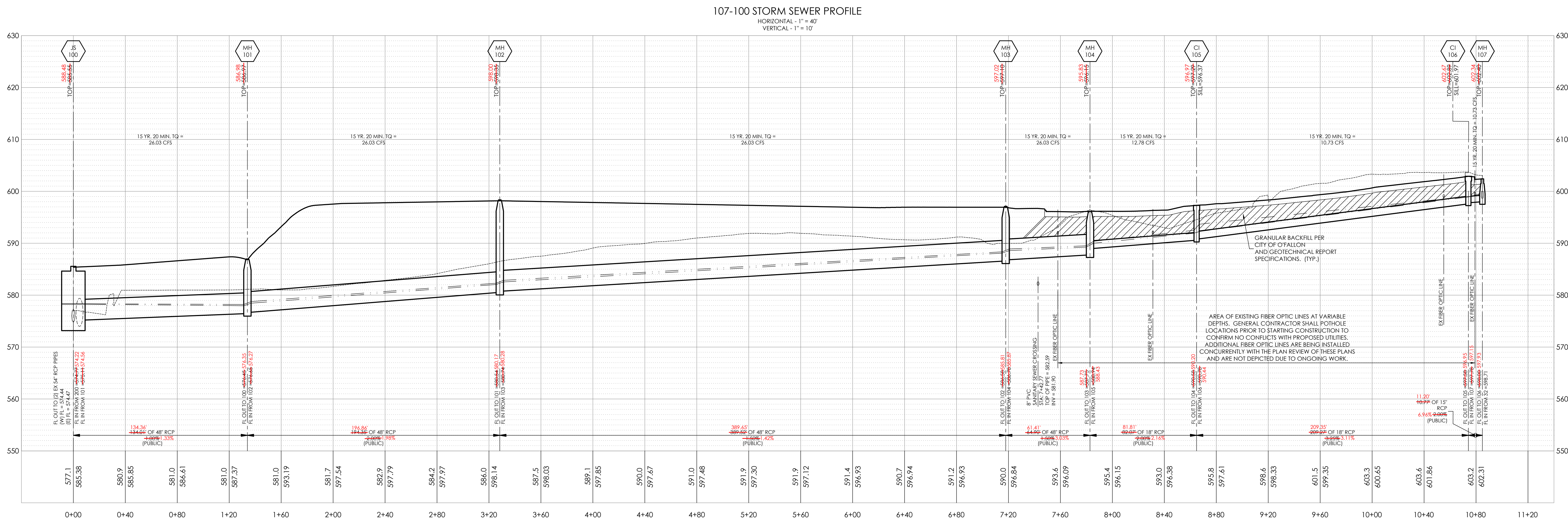
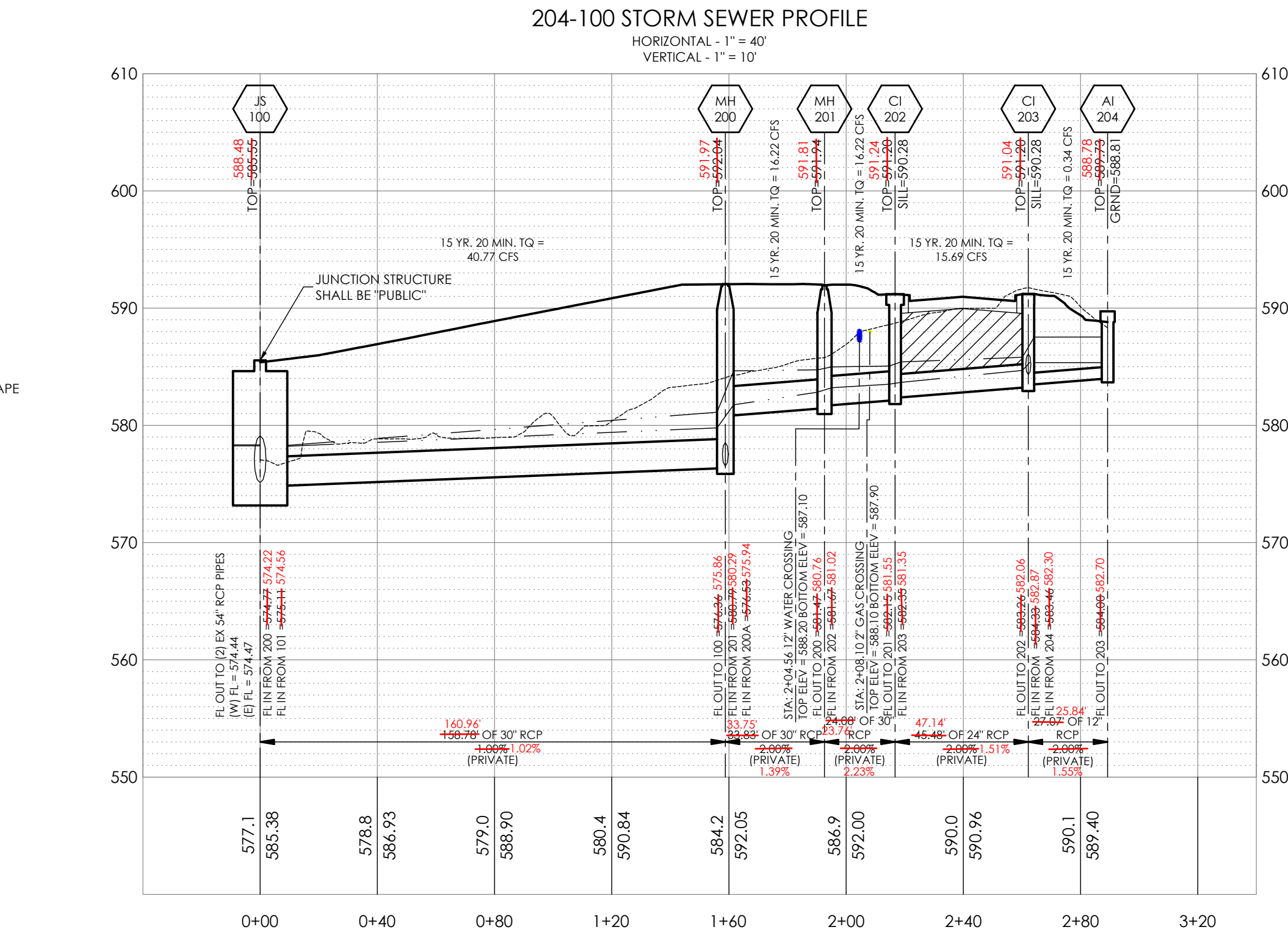
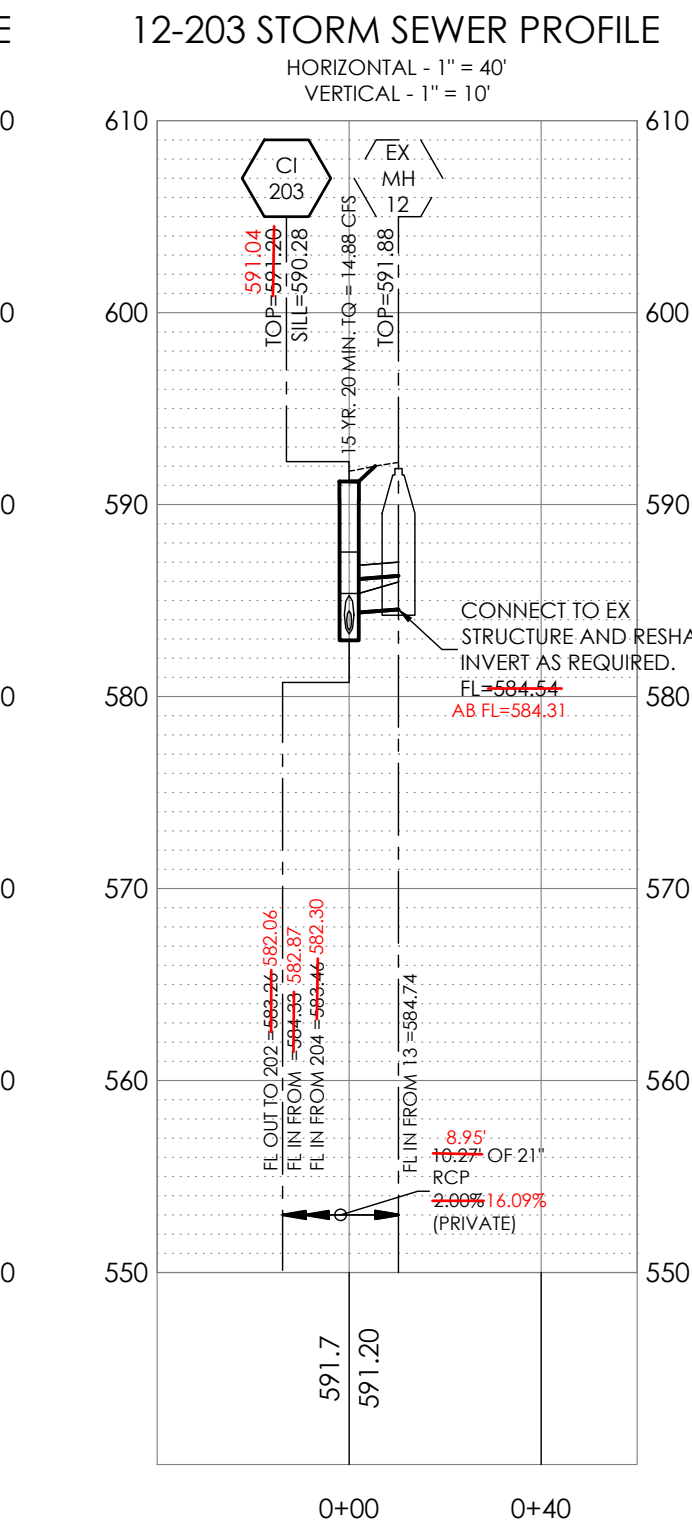
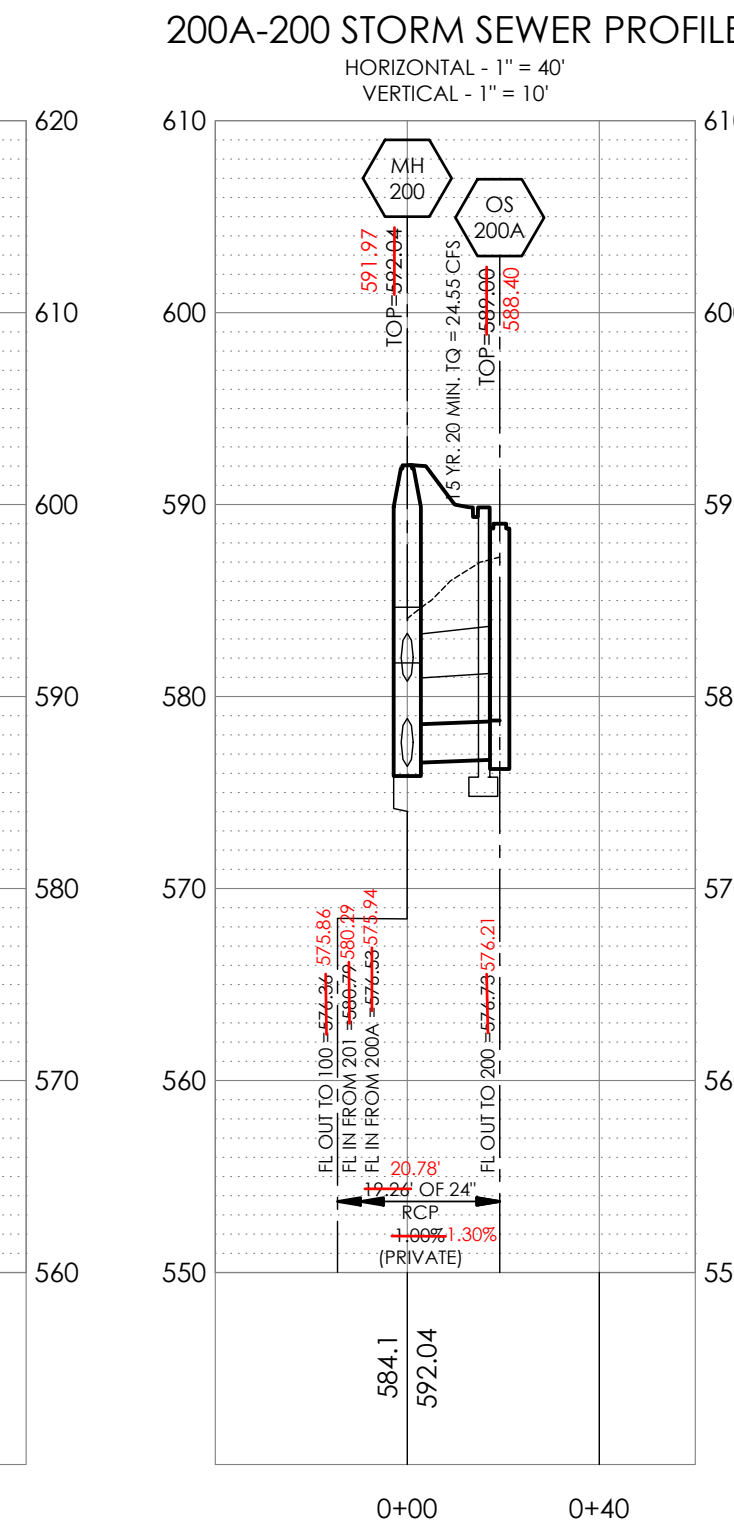
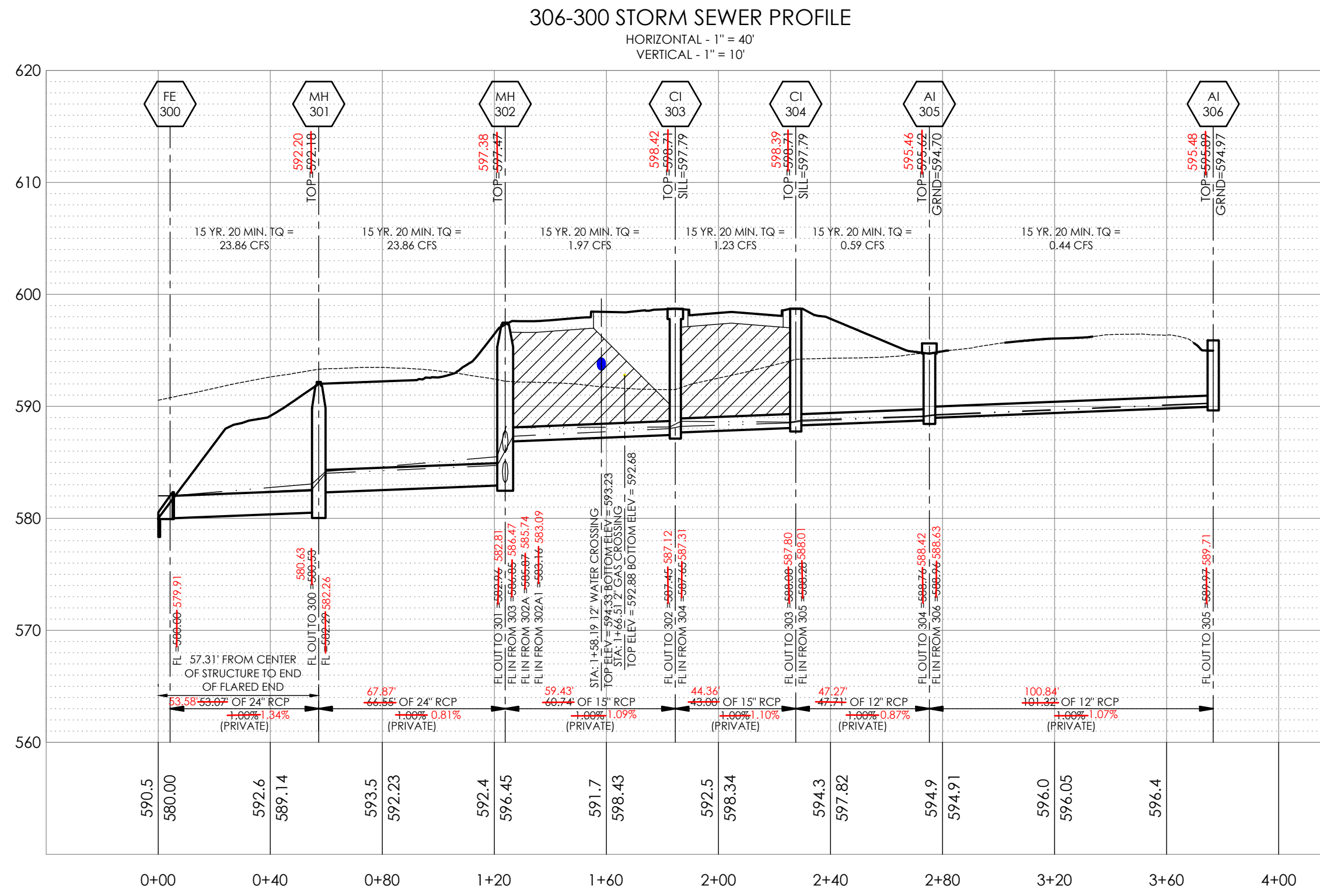
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\\na01\p01\cadd\civil\3D PROJECTS\2023\2202920\_Noles\_Bryan Rd Commercial Dev\SUBMIT\16 AS BUILT\NORTHERN GRADING PLAN.dwg

# "AS-BUILTS"

## CITY OF FALLON STORM SEWER SHOP DRAWING NOTE:

ALL STRUCTURES WITH MULTIPLE INCOMING PIPES WILL REQUIRE SHOP DRAWINGS TO VERIFY THAT THE PIPES WILL FIT PROPERLY INTO THE STRUCTURES. THE SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND THE CITY OF FALLON FOR REVIEW PRIOR TO FABRICATION.



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STEVEN D. MARROW, P.E.  
PROFESSIONAL ENGINEER  
PE 200607195

NOLES PROPERTIES LLC  
BRYAN ROAD COMMERCIAL DEVELOPMENT

TBD BRYAN ROAD  
OF FALLON, MO 63376  
NOLES PROPERTIES LLC  
11361 OLIVE BLVD  
CREVE COEUR, MO 63141

Project: \_\_\_\_\_  
Date: 5/2/2023

#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF FALLON AND OF FALLON FIRE COMMENTS
2	7/17/2023	REVISED PER CITY OF FALLON COMMENTS

Sheet Number: C-600  
Project No.: 2202920  
Drawn By: P. HEITZ  
Checked By: M. FOGARTY  
ISSUED FOR CONSTRUCTION

STORM SEWER PROFILES

# "AS-BUILTS"

**CITY OF OFALLON STORM SEWER SHOP DRAWING NOTE:**

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**STEVEN D. MARION, P.E.**  
PROFESSIONAL ENGINEER  
PE 200007195

**NOLES PROPERTIES LLC**  
BRYAN ROAD COMMERCIAL DEVELOPMENT  
TBD BRYAN ROAD  
OFALLON, MO 63376  
NOLES PROPERTIES LLC  
11361 OLIVE BLVD  
CREVE COEUR, MO 63141

Project: **NOLES PROPERTIES LLC BRYAN ROAD COMMERCIAL DEVELOPMENT**

Date: **5/2/2023**

#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF OFALLON AND OFALLON FIRE COMMENTS
2	7/17/2023	REVISED PER CITY OF OFALLON COMMENTS

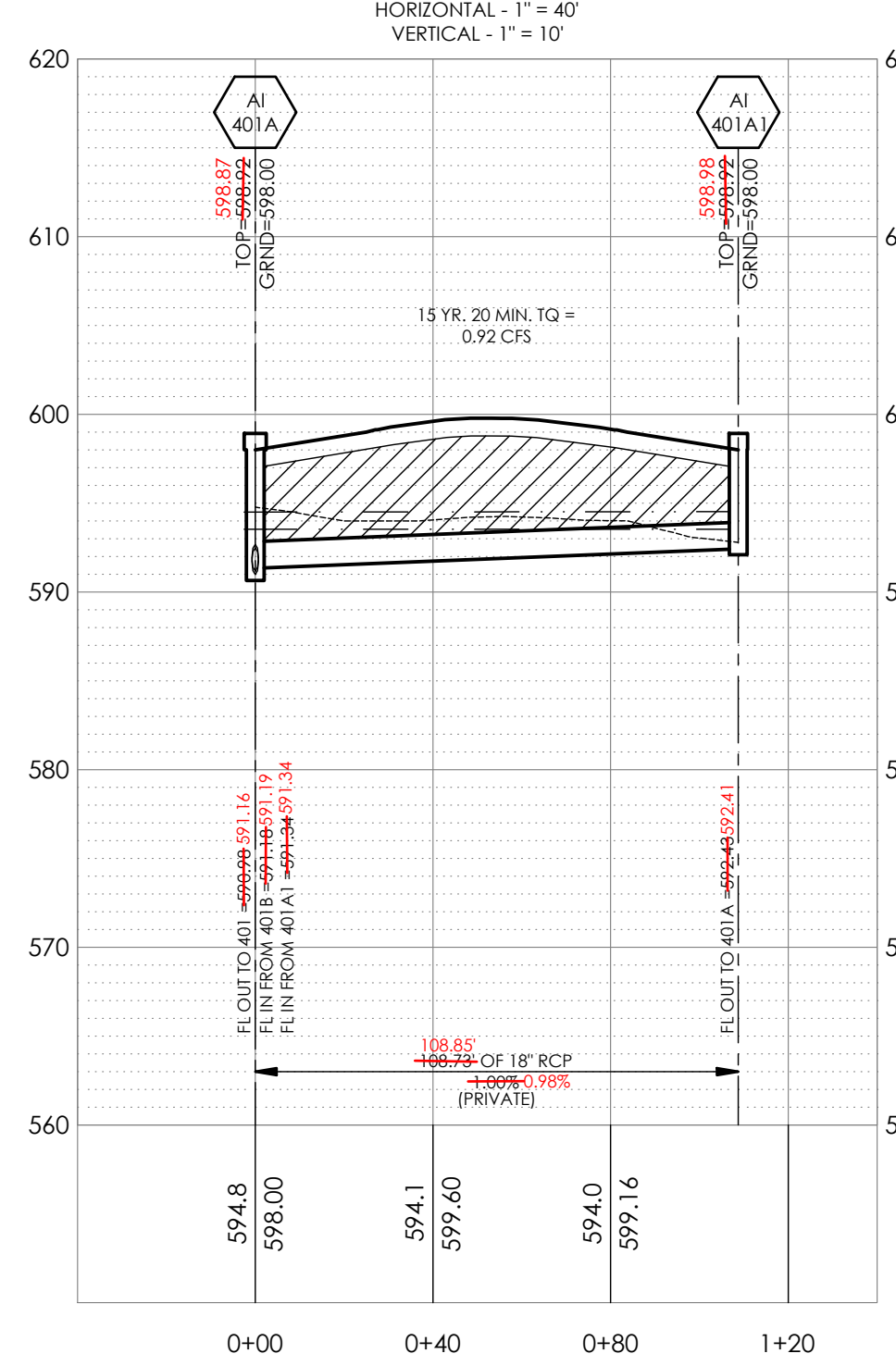
Sheet Title: **STORM SEWER PROFILES**

Sheet Number: **C-601**

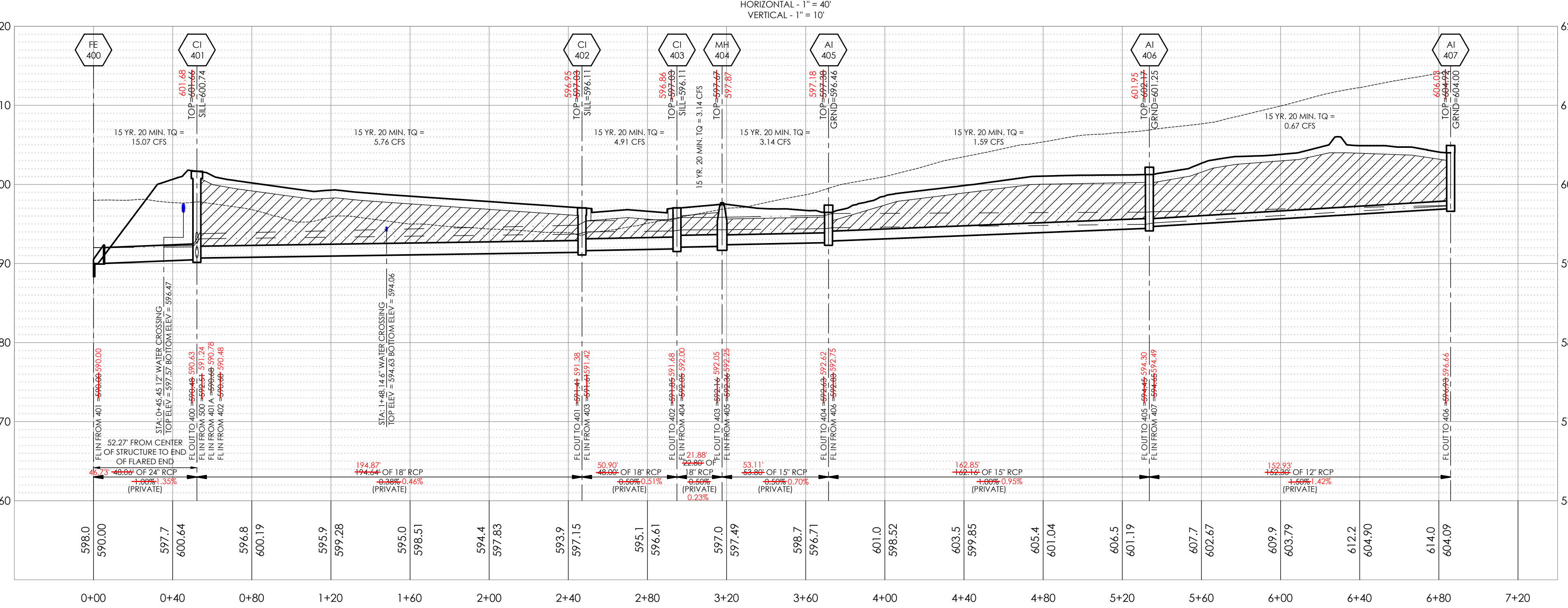
Project No.: 2202920  
Drawn By: P. HEITZ  
Checked By: M. FOGARTY

ISSUED FOR CONSTRUCTION

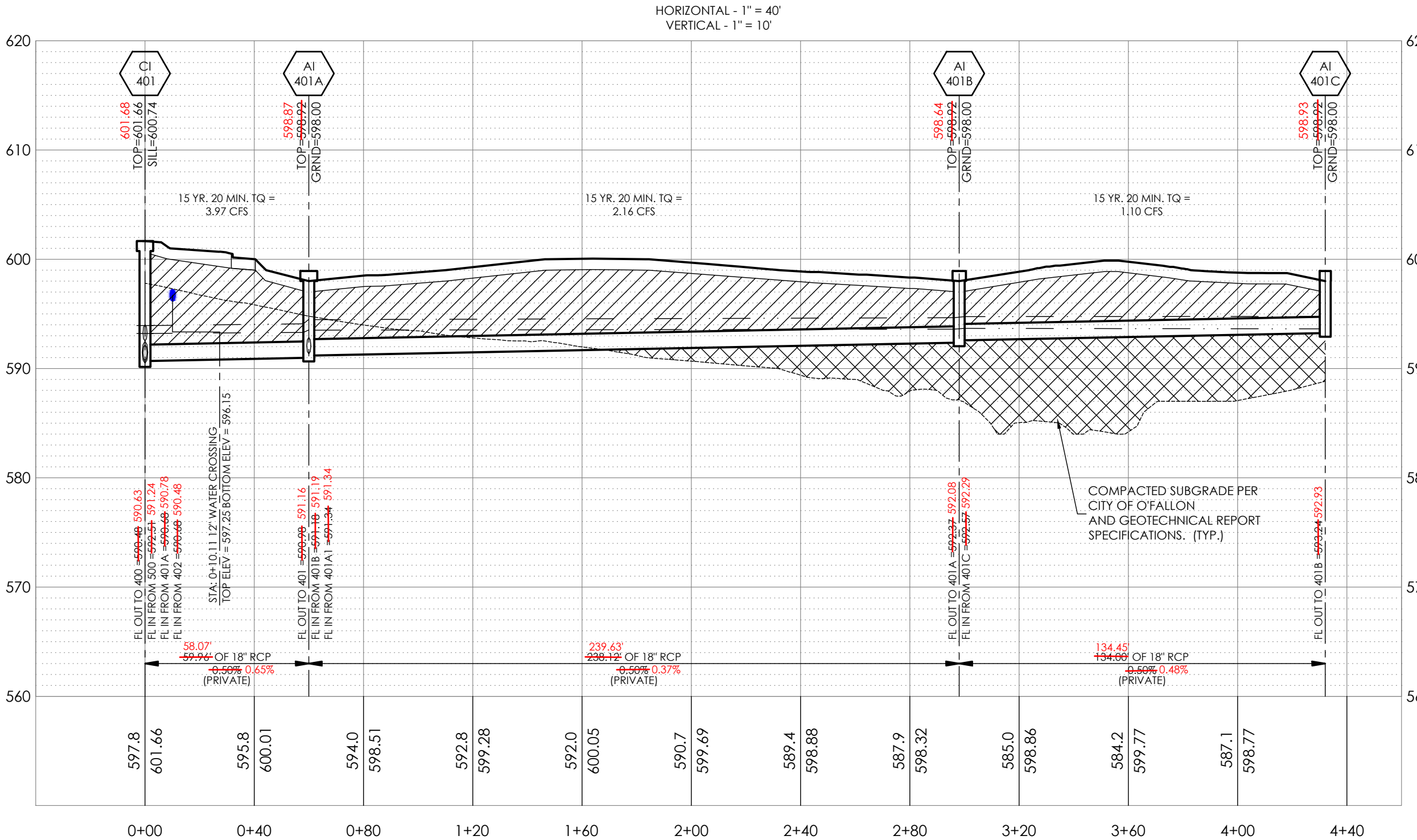
**401A1-401A STORM SEWER PROFILE**



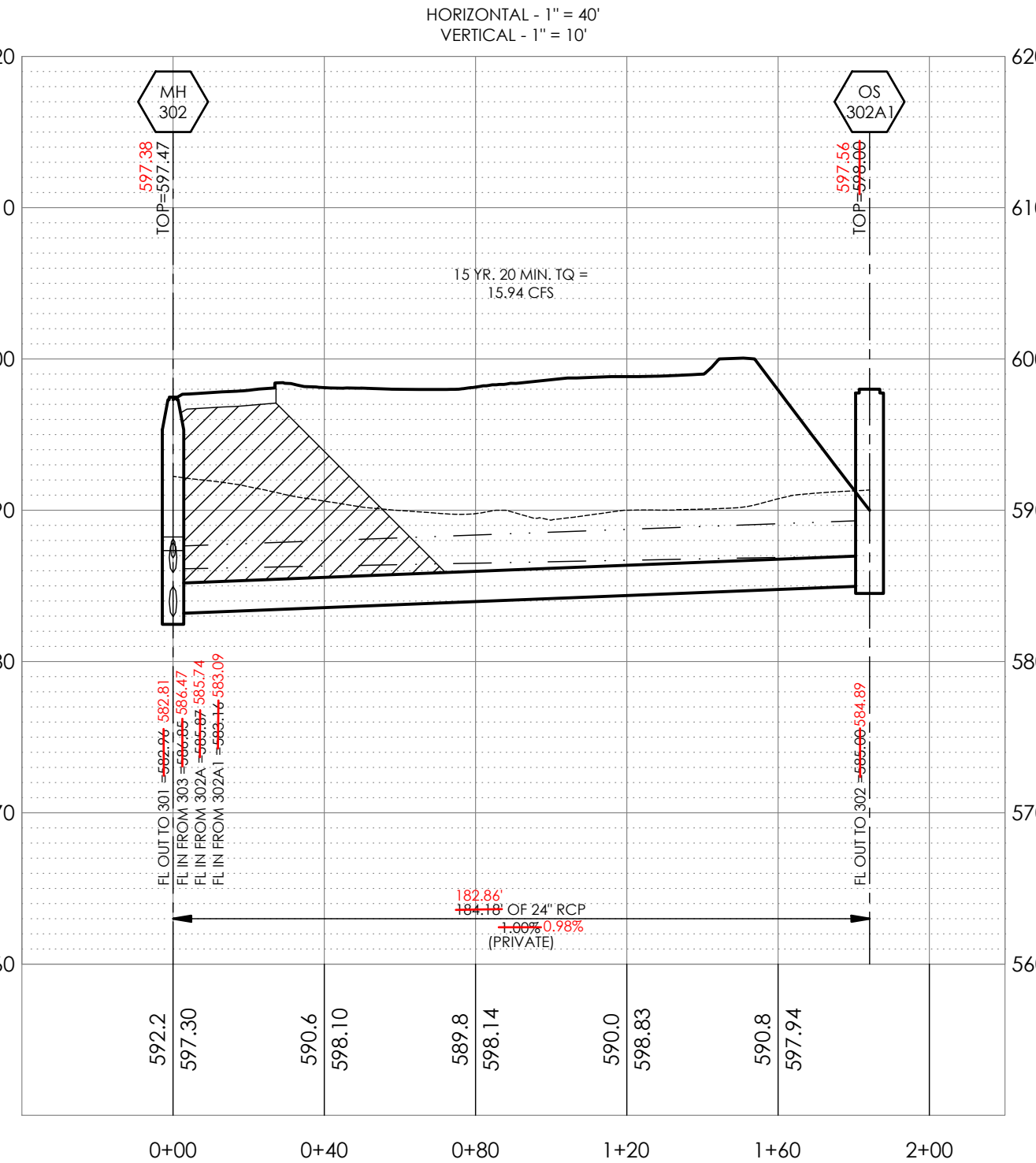
**407-400 STORM SEWER PROFILE**



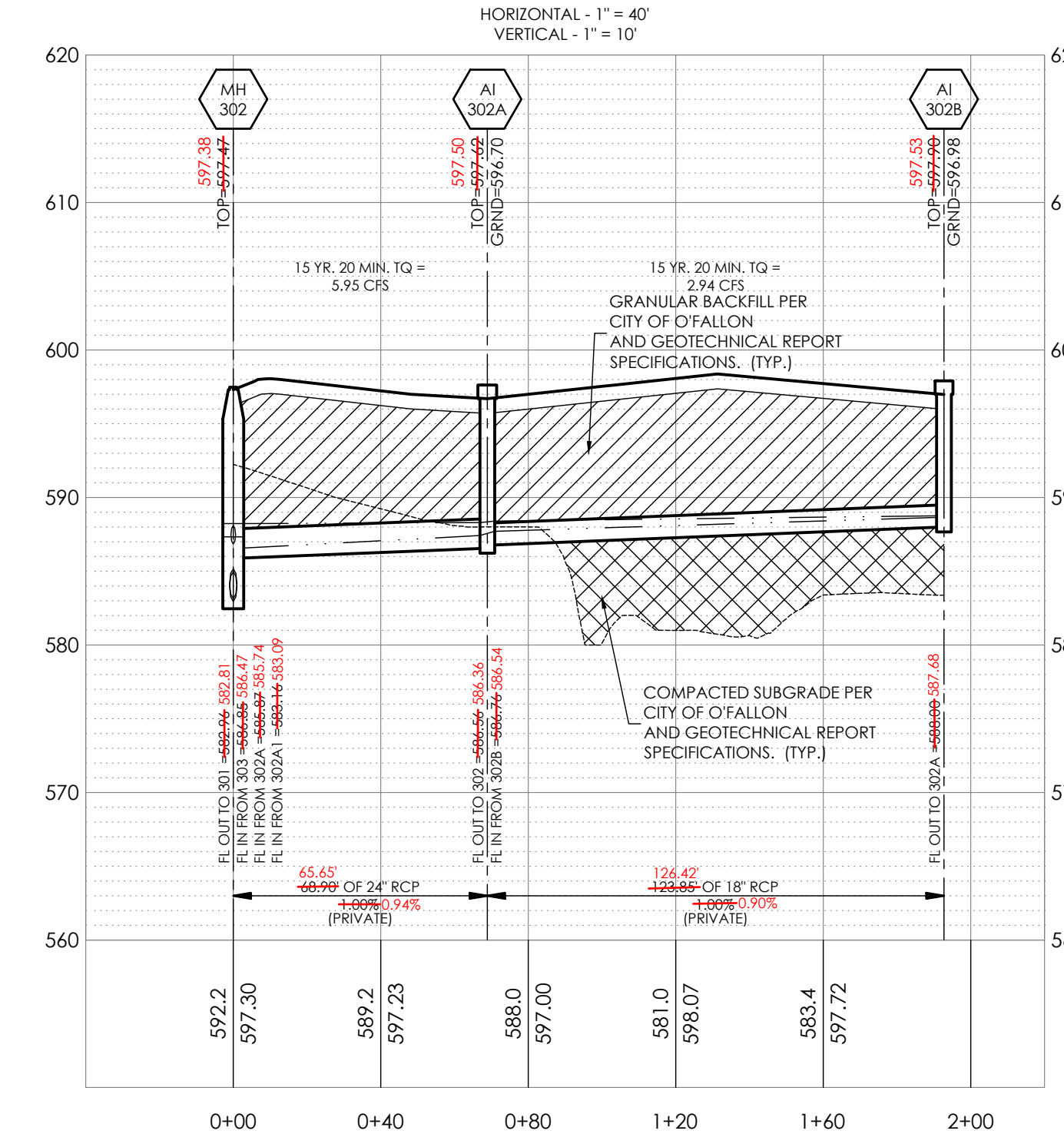
**401C-401 STORM SEWER PROFILE**



**302A1-302 STORM SEWER PROFILE**



**302B-302 STORM SEWER PROFILE**



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# "AS-BUILTS"

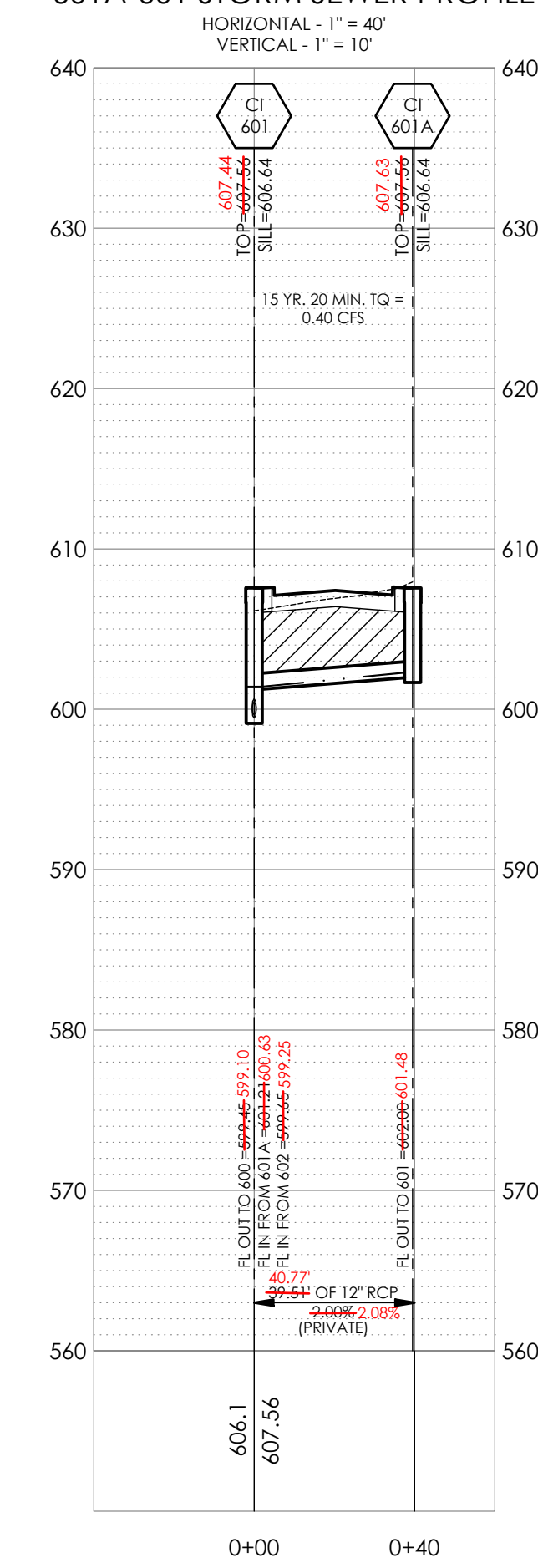
## CITY OF OFFALLON STORM SEWER SHOP DRAWING NOTE:

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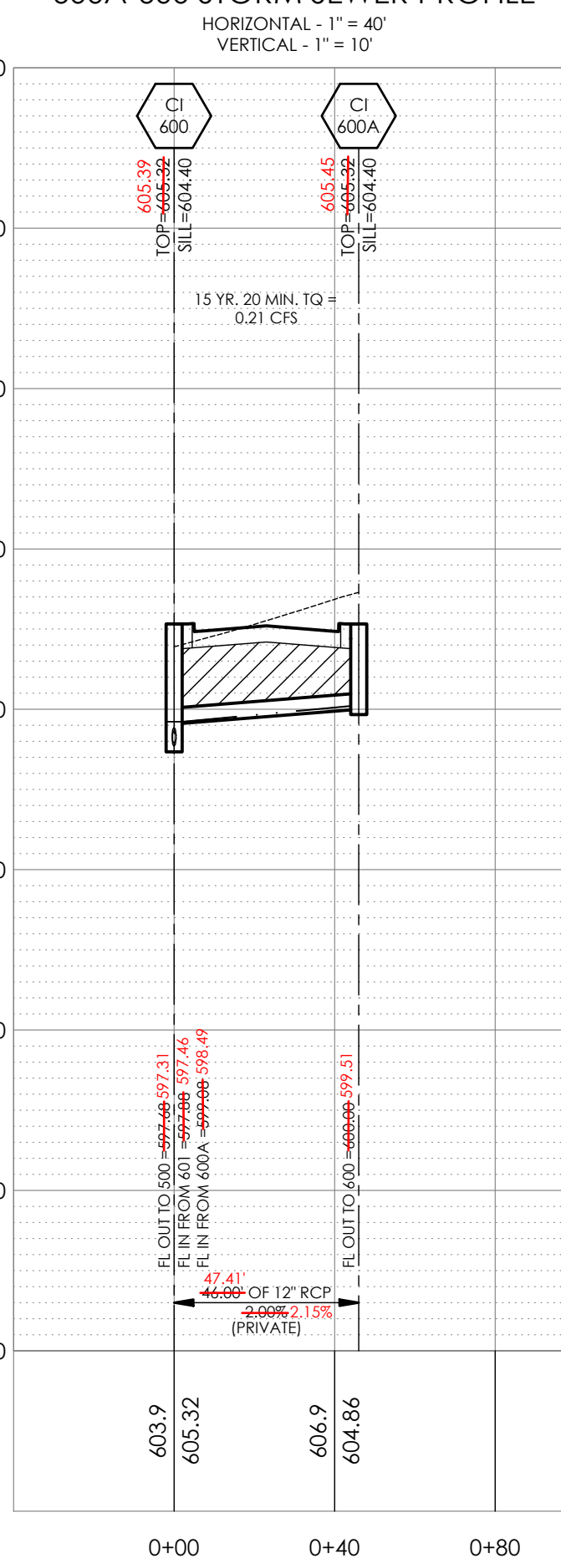


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**STEVEN D. MARSON, P.E.**  
PROFESSIONAL ENGINEER  
PE 200007195

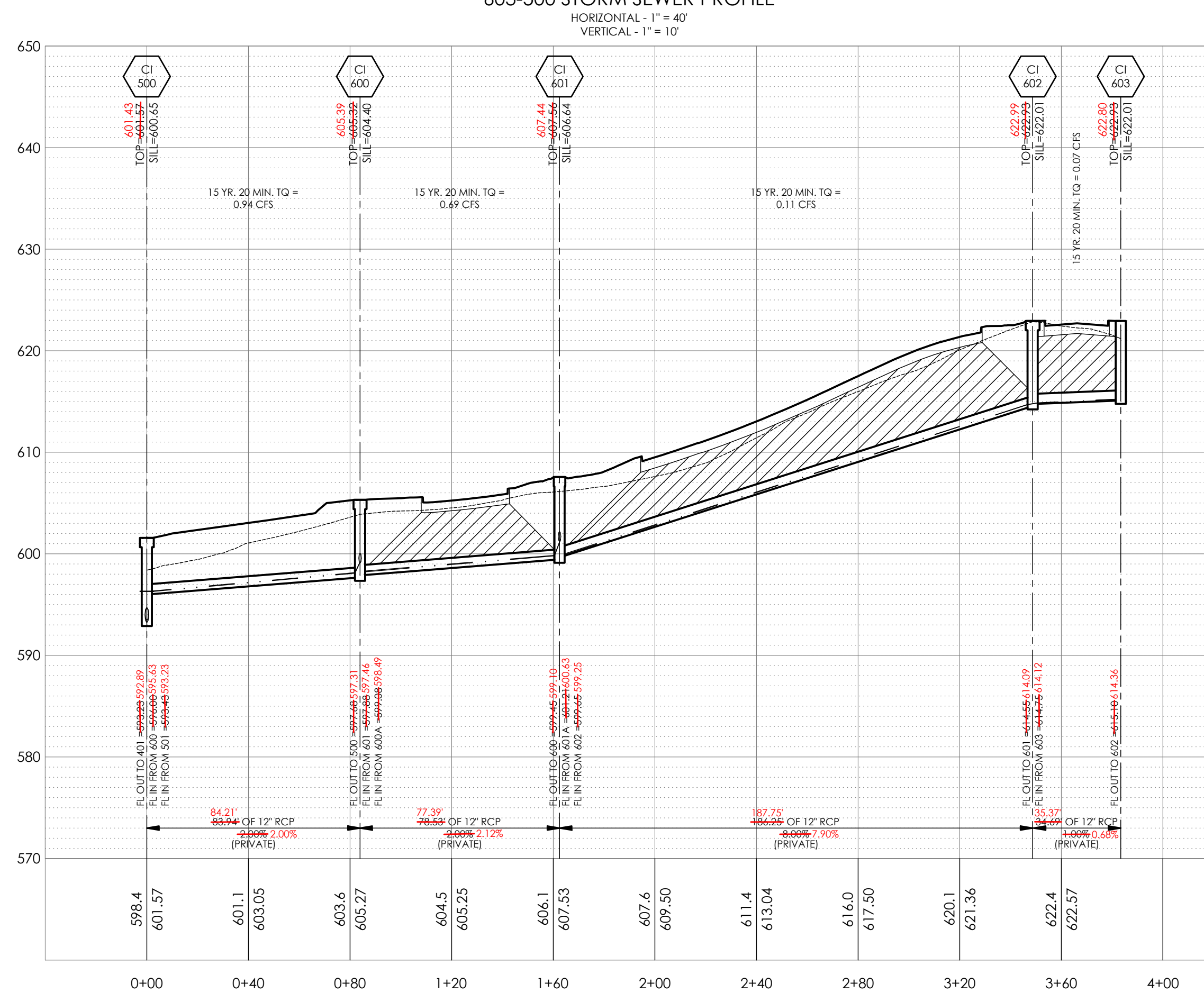
601A-601 STORM SEWER PROFILE



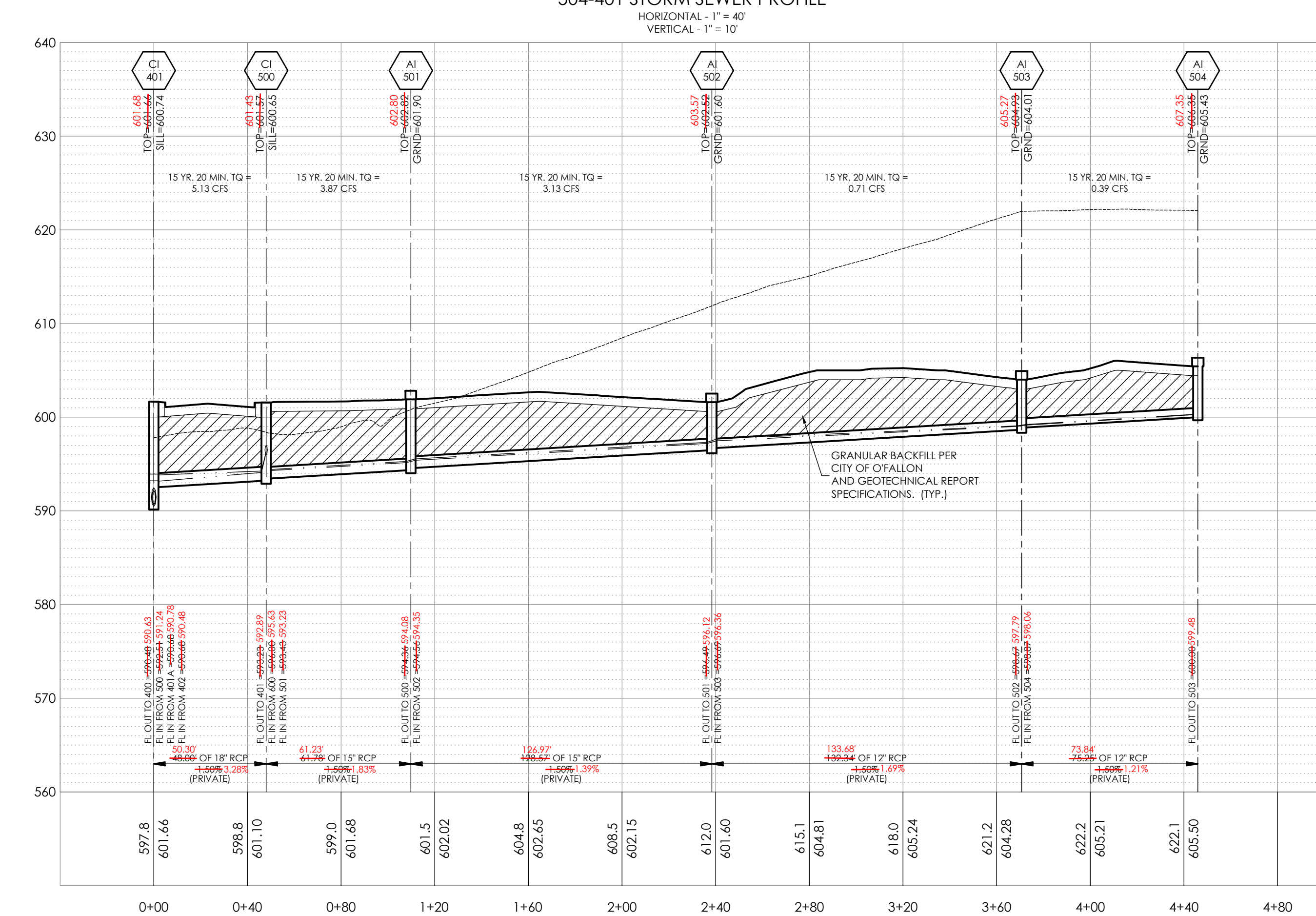
600A-600 STORM SEWER PROFILE



603-500 STORM SEWER PROFILE



504-401 STORM SEWER PROFILE



**NOLES PROPERTIES LLC**  
BRYAN ROAD COMMERCIAL DEVELOPMENT  
BRYAN ROAD  
OFFALLON, MO 63376  
NOLES PROPERTIES LLC  
11361 OLIVE BLVD  
CREVE COEUR, MO 63141

#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF OFFALLON AND OFFALLON FIRE COMMENTS
2	7/17/2023	REVISED PER CITY OF OFFALLON COMMENTS

Project: **BRYAN ROAD COMMERCIAL DEVELOPMENT**  
Date: **5/2/2023**

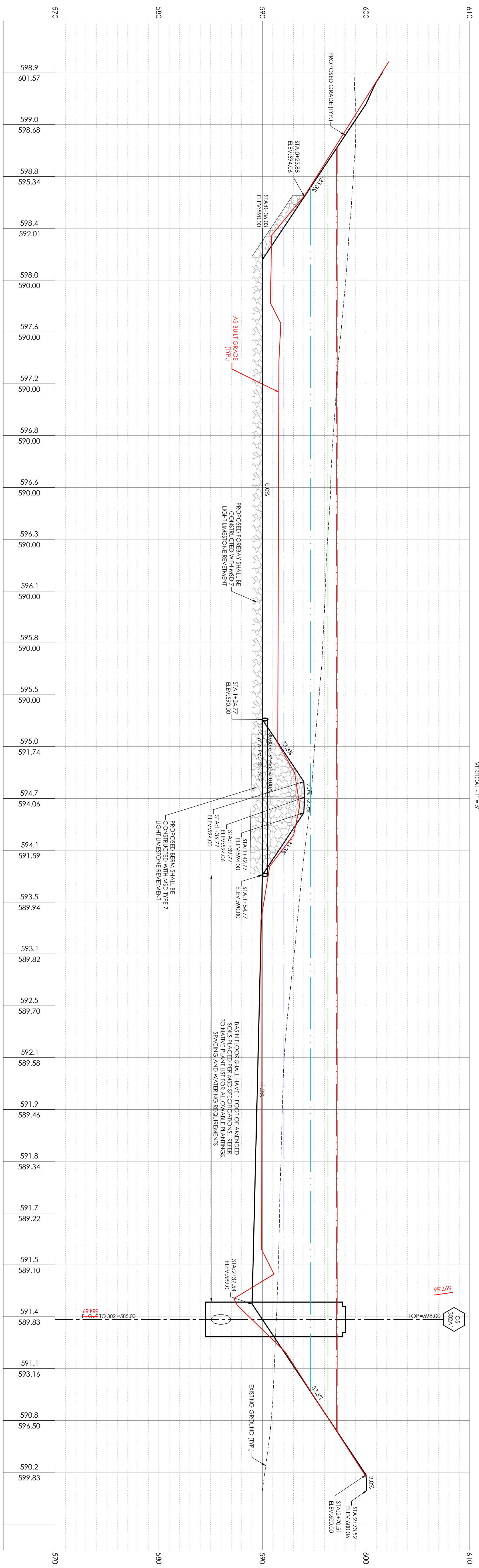
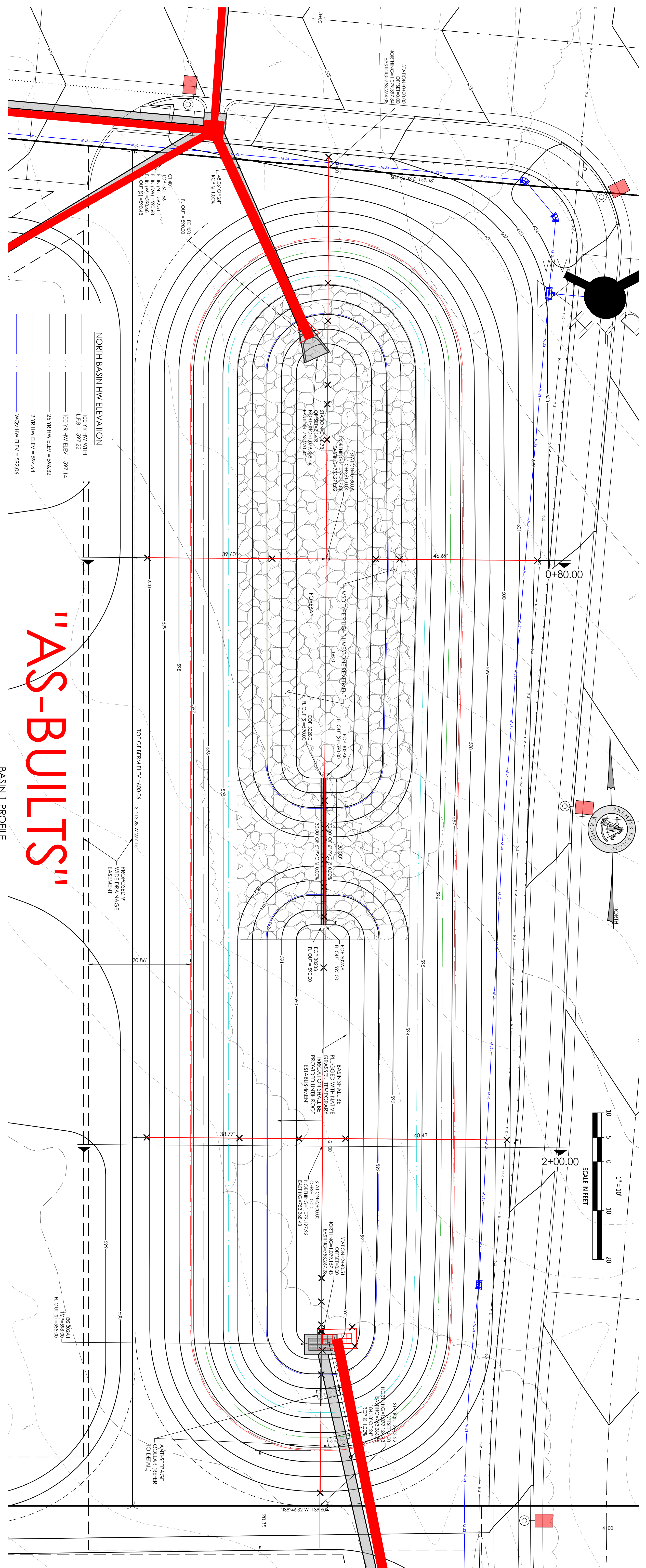
Sheet Number: **C-602**

Project No: **2202920**  
Drawn By: **P. HEITZ**  
Checked By: **M. FOGARTY**

ISSUED FOR CONSTRUCTION

STORM SEWER PROFILES

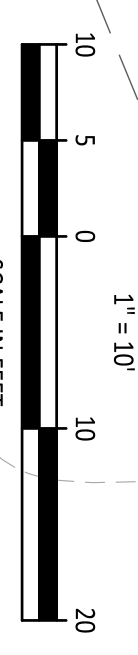
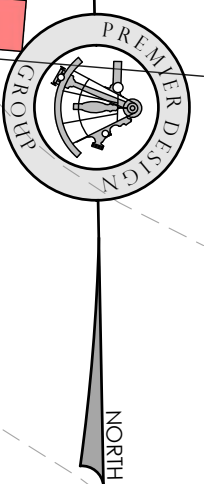
Sheet Title



**NORTH BASIN HW ELEVATION**

- 100 YR HW ELEV = 597.22
- 100 YR HW ELEV = 597.14
- 25 YR HW ELEV = 596.32
- 2 YR HW ELEV = 594.44
- WCW HW ELEV = 592.04

**BASIN 1 PROFILE**  
 HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 5'



Sheet Number	Revision Date	Description of Changes
C-604		

Project: NOLES PROPERTIES LLC  
 Date: 5/2/2023

**NOLES PROPERTIES LLC**  
**BRYAN ROAD COMMERCIAL DEVELOPMENT**  
 TBD BRYAN ROAD  
 OFALLON, MO 63376  
 NOLES PROPERTIES LLC  
 11361 OLIVE BLVD  
 CREVE COEUR, MO 63141

**Expressed Authorization**  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office, and that the same conforms to the requirements of the laws of the State of Missouri relating to the practice of the profession of Engineering.

**STEPHEN L. MANDORF**  
 PROFESSIONAL ENGINEER  
 No. 200007785

**PREMIER DESIGN GROUP**  
 100 MIDLAND PARK DRIVE  
 WENTZVILLE, MO 63385  
 MISSOURI CERTIFICATE OF AUTHORITY #E-201000003  
 MISSOURI CERTIFICATE OF AUTHORITY #S-20120007849



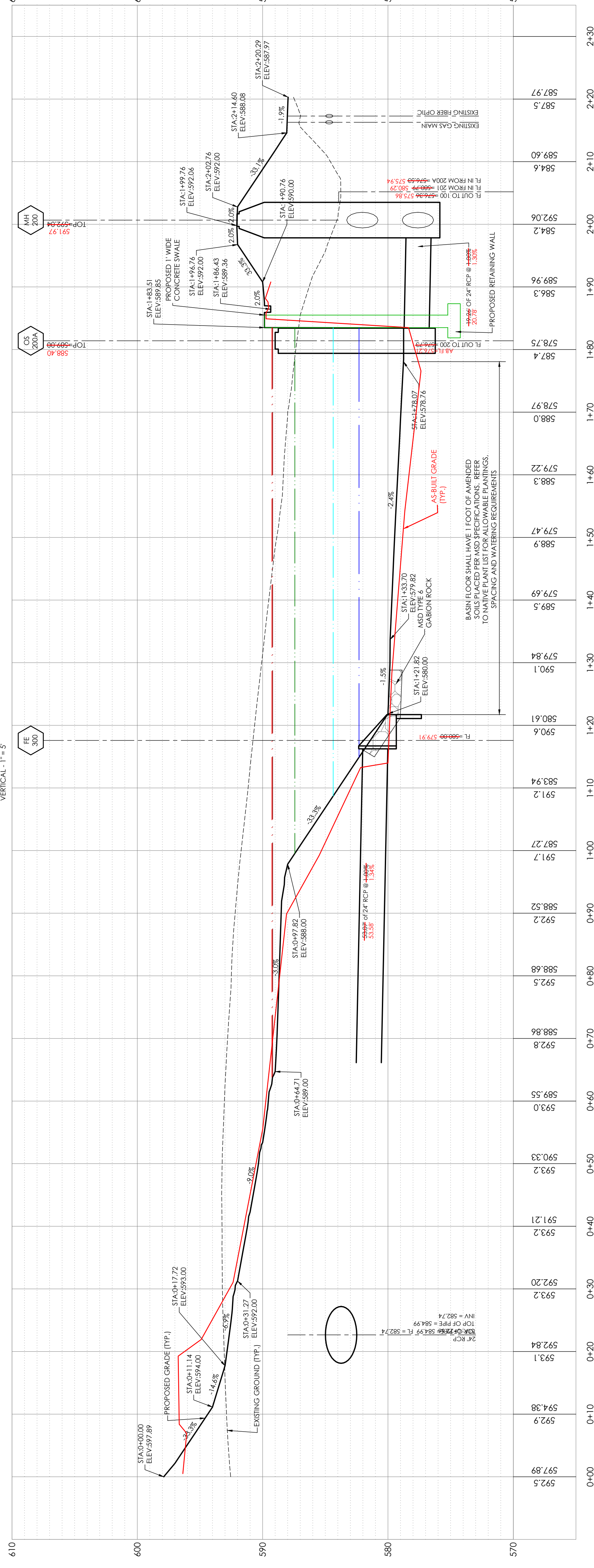
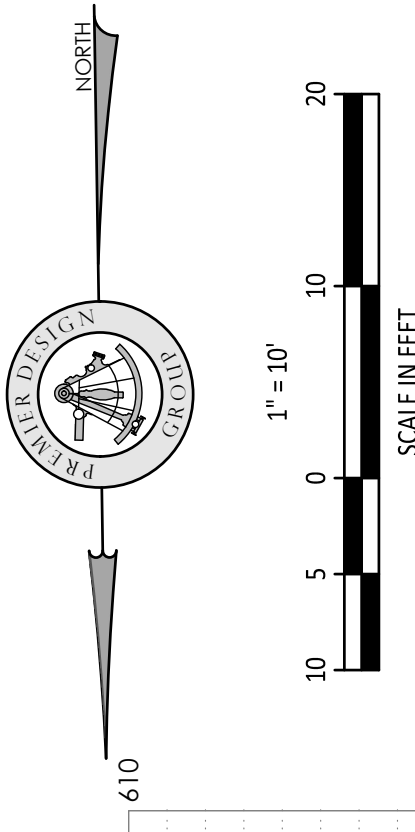
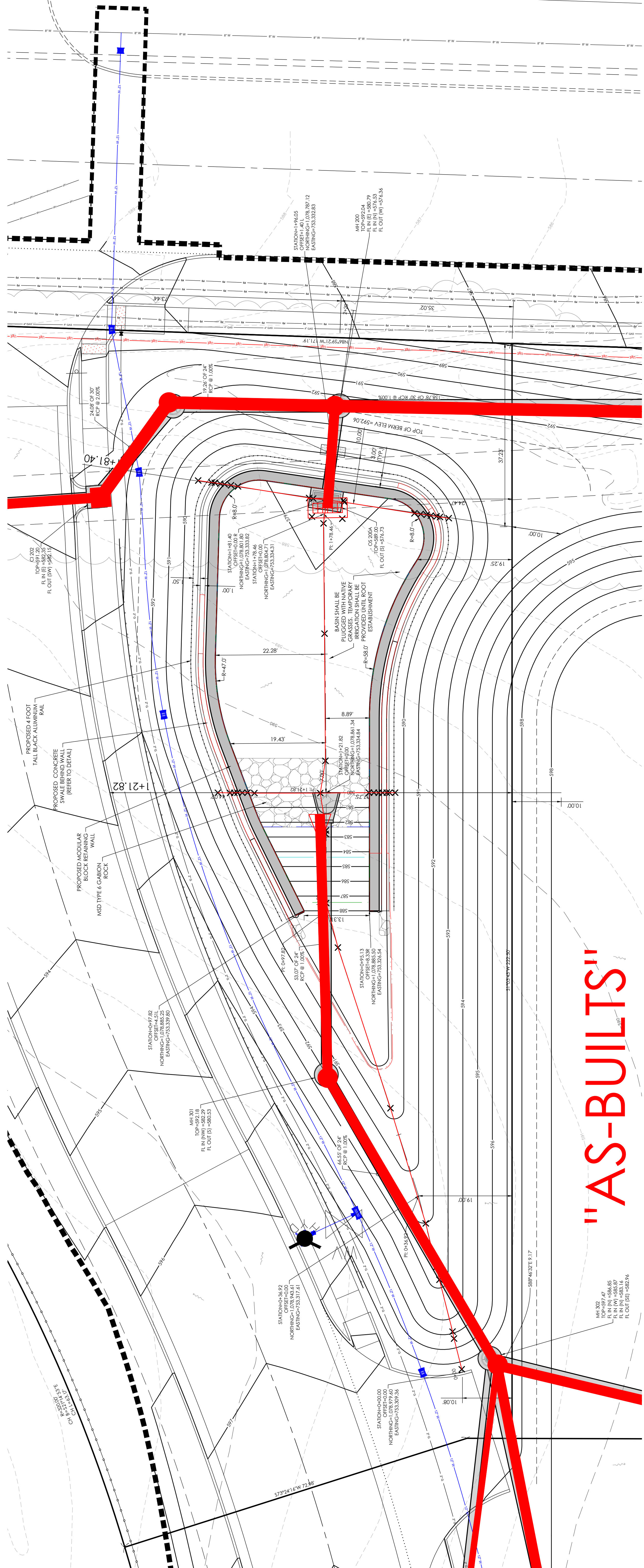


**ENGINEER'S CERTIFICATION**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Missouri, do hereby certify that I am the author of the design and calculations shown on this drawing and that I am a duly Licensed Professional Engineer in the State of Missouri. My Missouri License Number is PE 000007796.

**NOLES PROPERTIES LLC**  
 BRYAN ROAD COMMERCIAL DEVELOPMENT  
 TBD BRYAN ROAD  
 OFALLON, MO 63376  
 13861 OLIVE BLVD  
 CREVE COEUR, MO 63141

**SOUTH BASIN PLAN AND PROFILE**  
 SHEET NUMBER  
 C-606  
 REVISION DATE: 6/26/2023  
 REVISION DESCRIPTION: REVISED PER CITY OF OFALLON AND FIRE COMMENTS

ISSUED FOR CONSTRUCTION  
 Checked By: M. FOAGARY  
 Drawn By: P. HEITZ  
 Project No: 2202920



**SOUTH BASIN HW ELEVATION**

100 YR HW WITH L.F.A.	ELEV = 589.26
100 YR HW ELEV	ELEV = 589.20
25 YR HW ELEV	ELEV = 587.43
2 YR HW ELEV	ELEV = 584.37
WQV HW ELEV	ELEV = 582.31

# "AS-BUILTS"

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**STEVEN D. MARSON, P.E.**  
PROFESSIONAL ENGINEER  
PE 200007195

**NOLES PROPERTIES LLC**  
BRYAN ROAD COMMERCIAL DEVELOPMENT  
TBD BRYAN ROAD  
O'FALLON, MO 63376  
NOLES PROPERTIES LLC  
11361 OLIVE BLVD  
CREVE COEUR, MO 63141

Project  
Date 5/2/2023

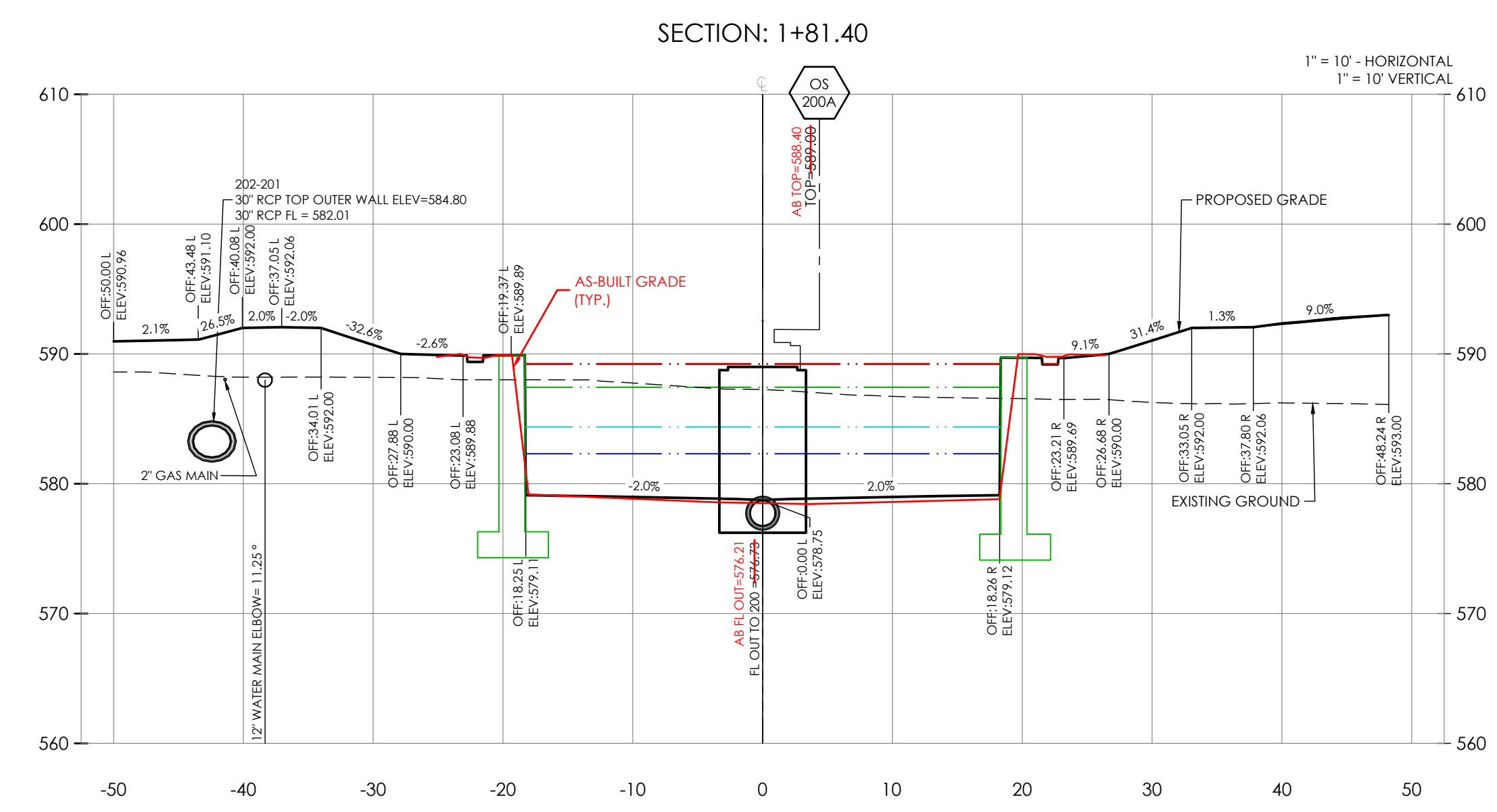
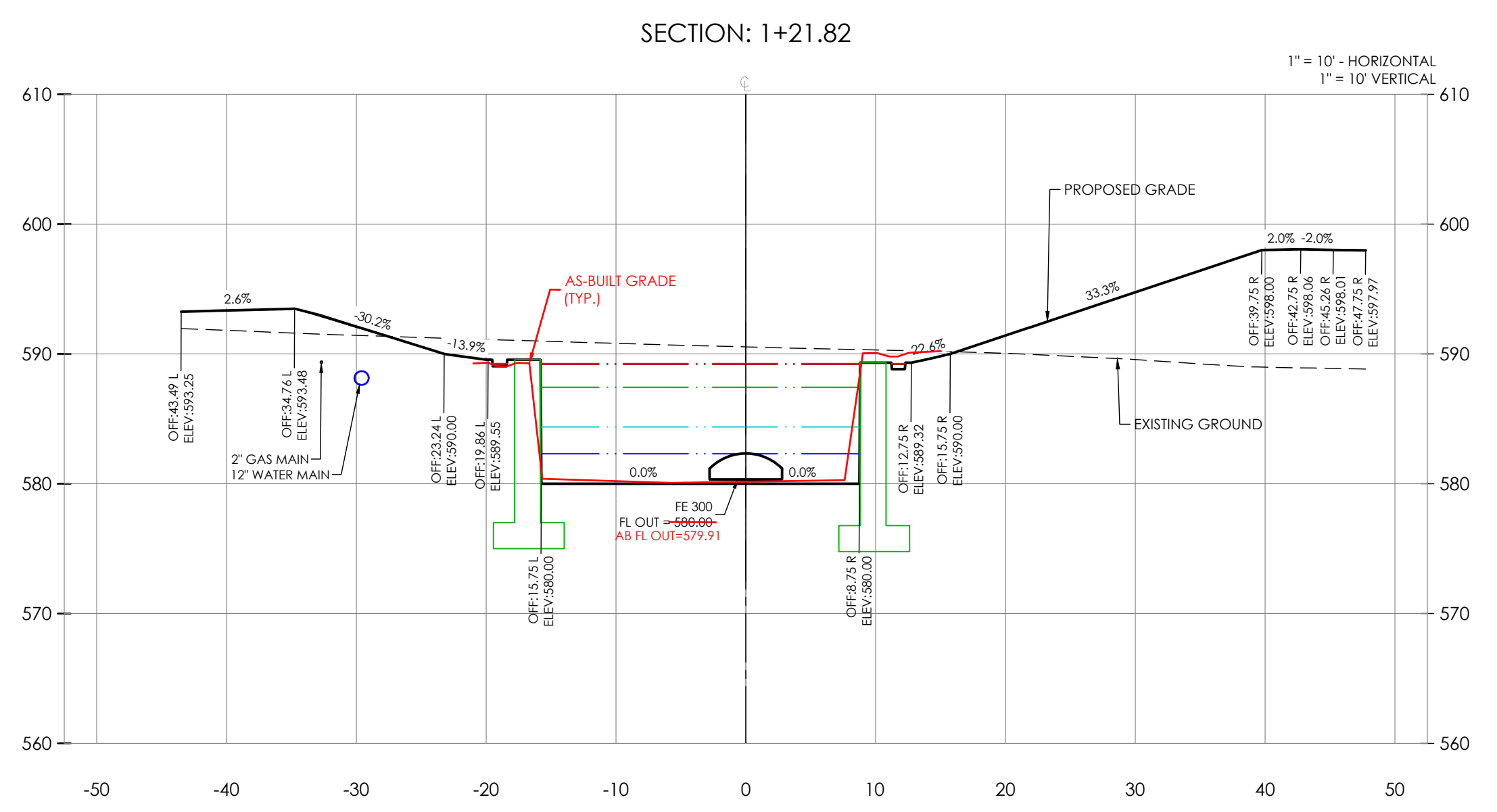
#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF O'FALLON AND O'FALLON FIRE COMMENTS

Sheet Title  
**SOUTH BASIN SECTIONS**

Sheet Number  
**C-607**

Project No. 2202920  
Drawn By P. HEITZ  
Checked By M. FOGARTY

ISSUED FOR CONSTRUCTION

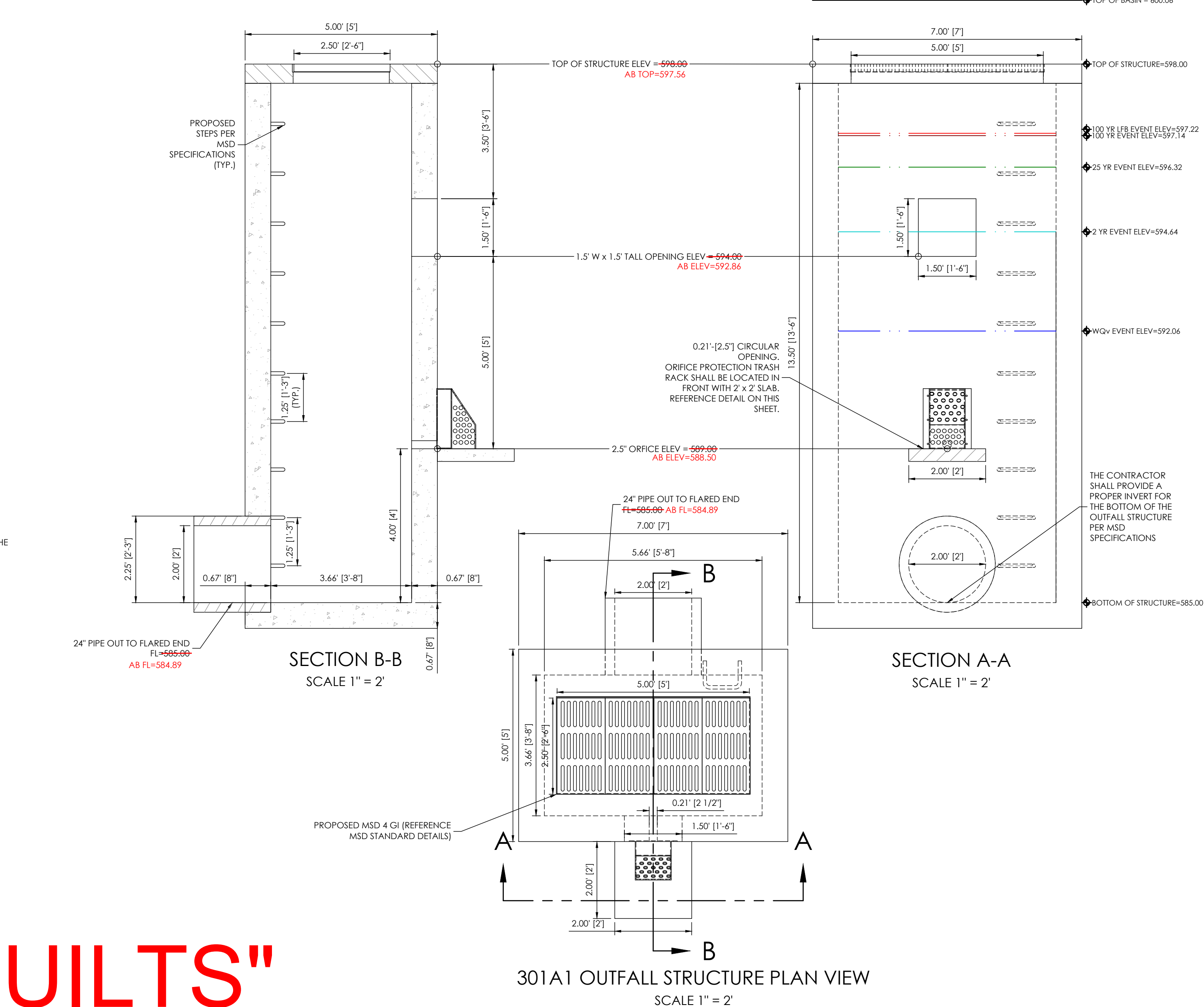
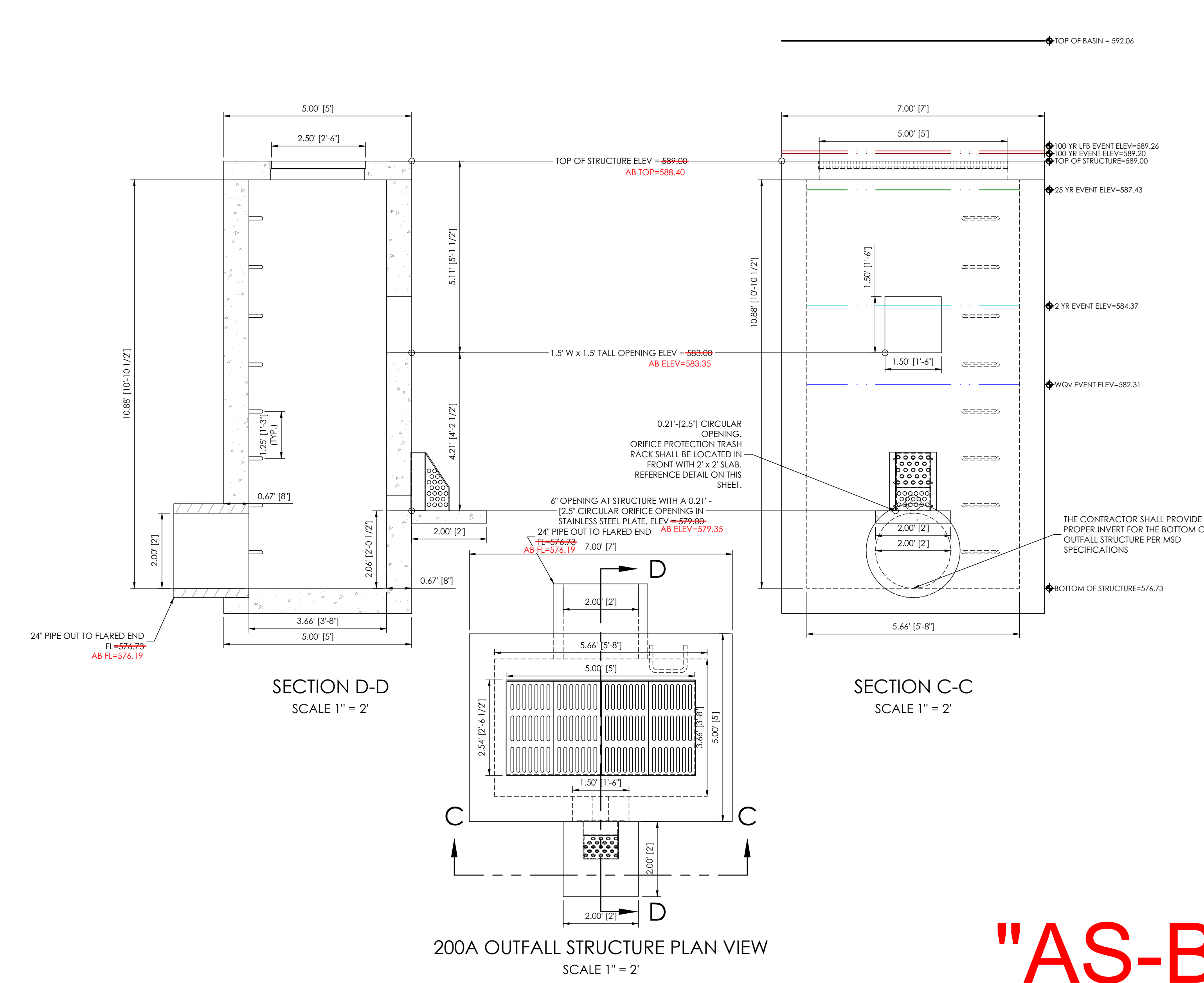
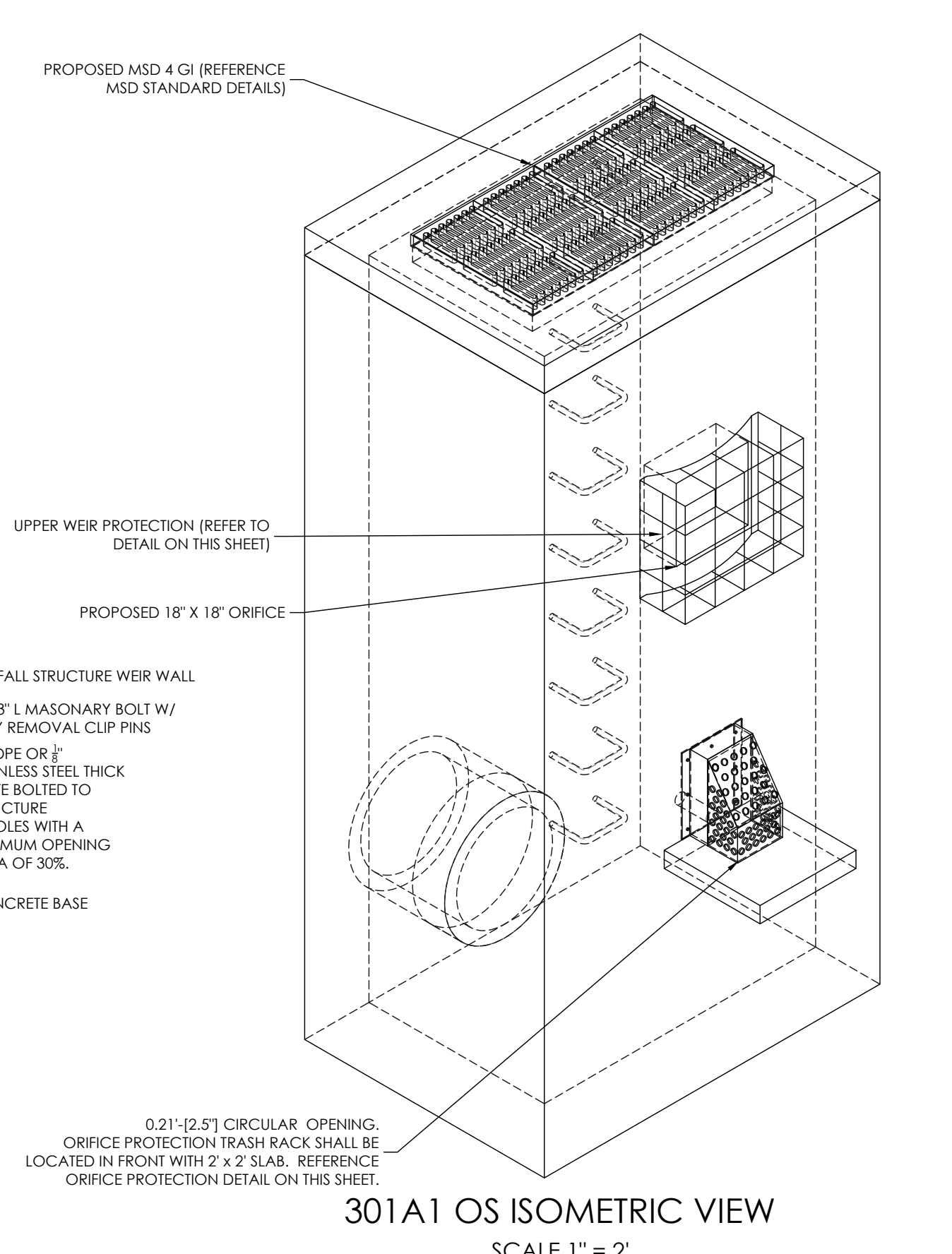
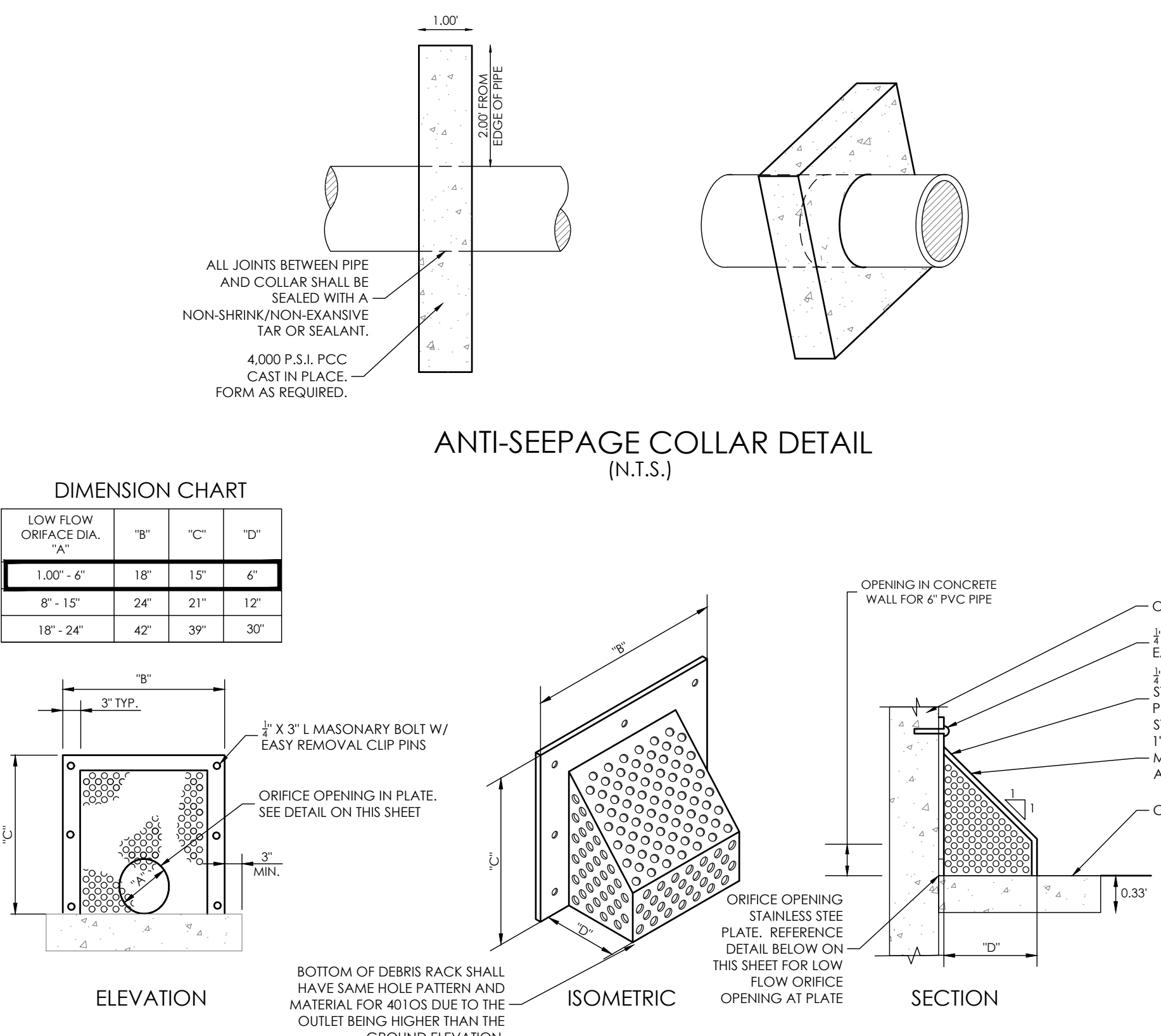
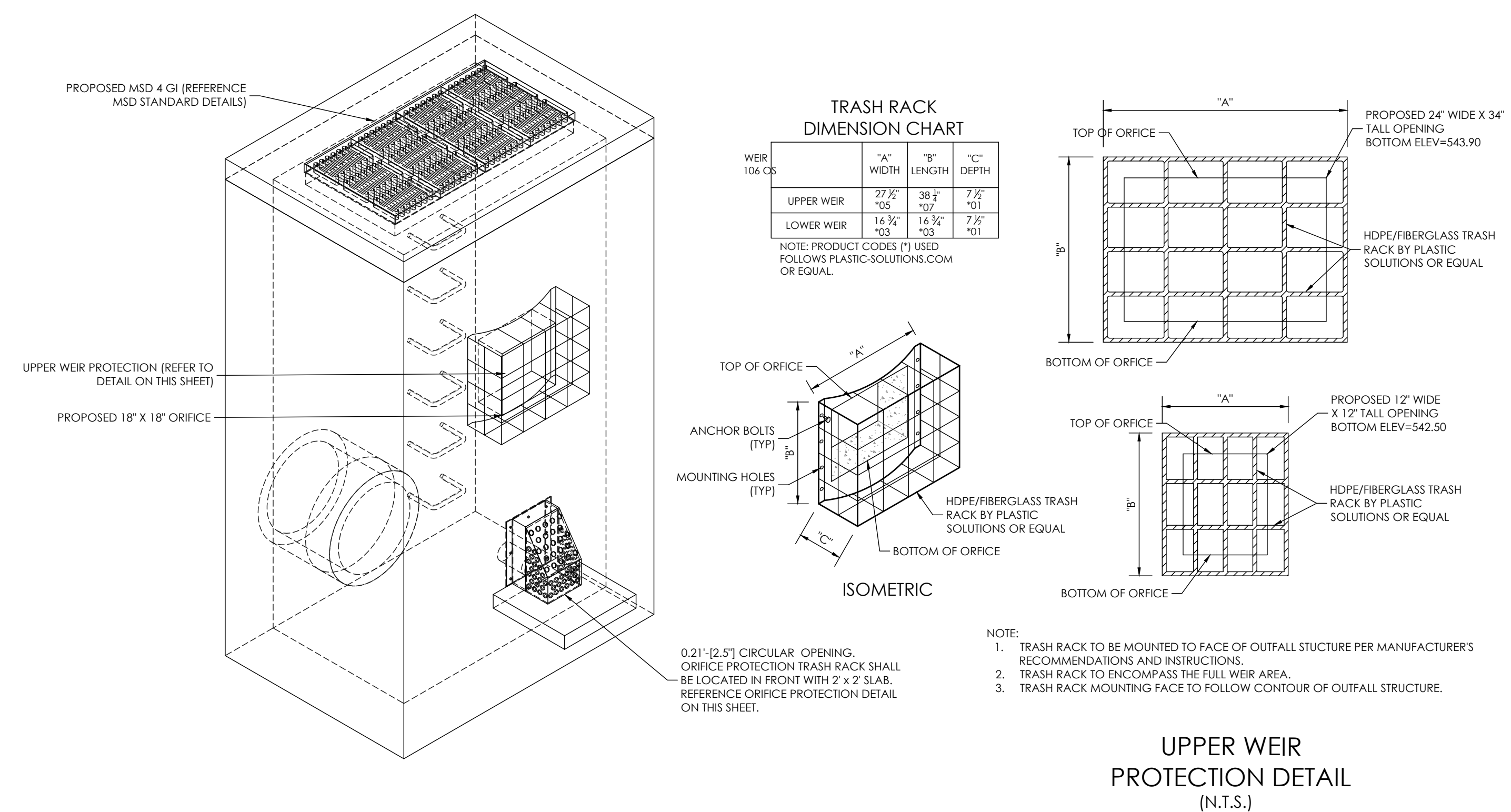


**SOUTH BASIN HW ELEVATION**

100 YR HW WITH L.F.B. = 589.26	---
100 YR HW ELEV = 589.43	---
25 YR HW ELEV = 584.37	---
2 YR HW ELEV = 584.37	---
WQV HW ELEV = 582.31	---

I:\Work\paw\civil\3D PROJECTS\2022\2202920\_Noles\_Bryan Rd Commercial\Drawings\DWG AS-BUILT\BASIN SOUTH BASIN DETAIL.DWG

**ENGINEERS AUTHENTICATION**  
The responsibility for professional engineering services on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date stated hereunder.  
STEVEN D. MARSON P.E.  
PROFESSIONAL ENGINEER  
PE 2008007195



**"AS-BUILTS"**

**NOLES PROPERTIES LLC**  
BRYAN ROAD COMMERCIAL DEVELOPMENT  
TBD BRYAN ROAD  
OFALLON, MO 63376  
NOLES PROPERTIES LLC  
11361 OLIVE BLVD  
CREVE COEUR, MO 63141

Project: Bryan Road Commercial Development  
Date: 5/2/2023

Revised Per City of Fallon and Ofallon Fire Comments

#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF FALLON AND OFALLON FIRE COMMENTS

Sheet Title: OUTFALL STRUCTURE DETAILS

Sheet Number: C-608

Project No: 2202920  
Drawn By: P. HEITZ  
Checked By: M. FOGARTY

ISSUED FOR CONSTRUCTION

\\vaup-hpc\vaup\Civil\3D PROJECTS\2023\2202920\_Noles\_Bryan Rd Commercial Dev\SURVEY\AS-BUILT\AB-C608-OUTFALL STRUCTURE DETAILS.dwg

**ENGINEERS AUTHENTICATION**  
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**STEVEN D. MARSON, P.E.**  
 PROFESSIONAL ENGINEER  
 PE 2008007195

**NOLES PROPERTIES LLC**  
**BRYAN ROAD COMMERCIAL DEVELOPMENT**  
 TBD BRYAN ROAD  
 OFALLON, MO 63376  
**NOLES PROPERTIES LLC**  
 11361 OLIVE BLVD  
 CREVE COEUR, MO 63141

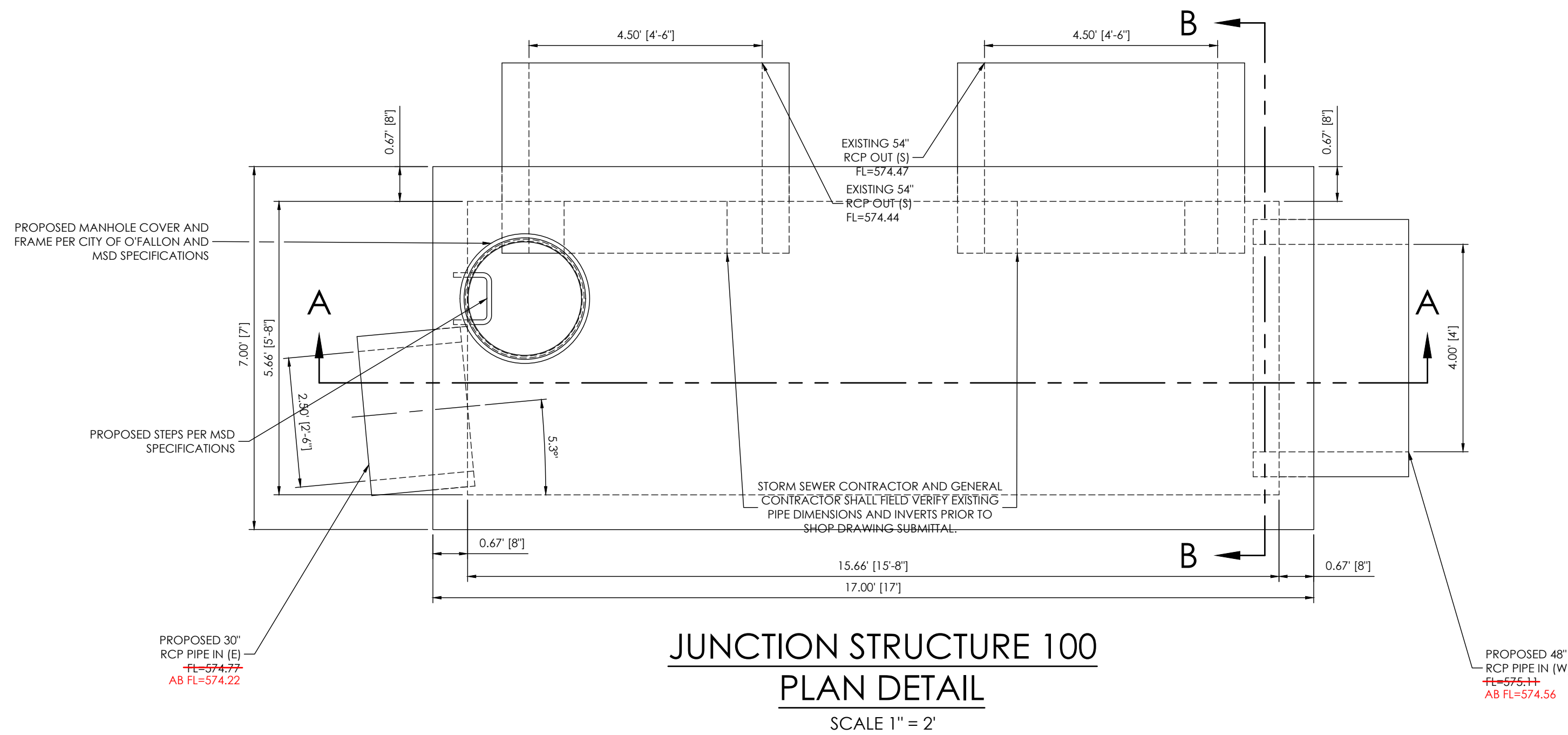
Project  
 Date **5/2/2023**

#	Revision Date	Description of Changes	Sheet Title
			<b>JUNCTION STRUCTURE 100 DETAIL</b>

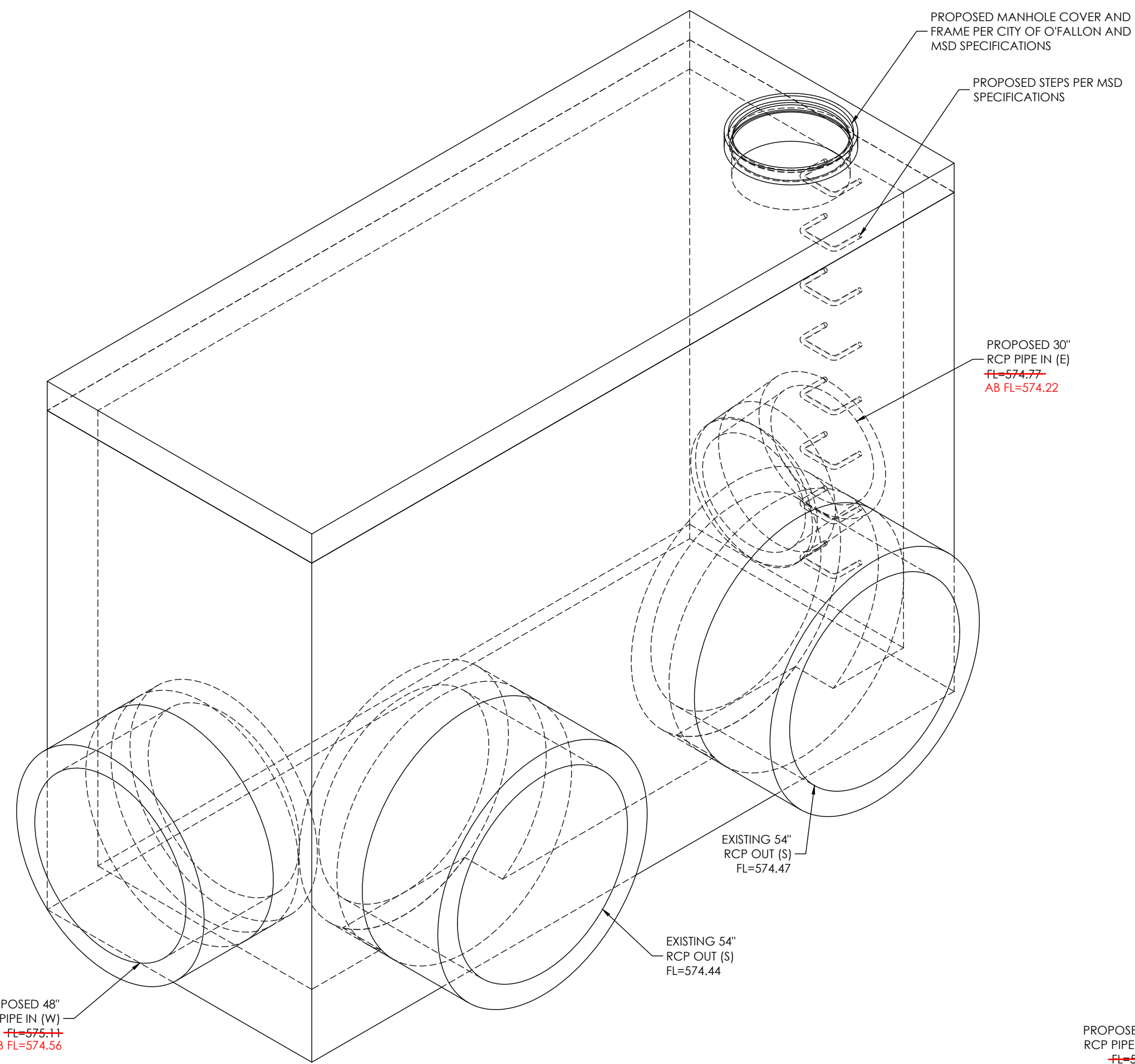
Sheet Number  
**C-609**

Project No. 2202920  
 Drawn By P. HEITZ  
 Checked By M. FOGARTY

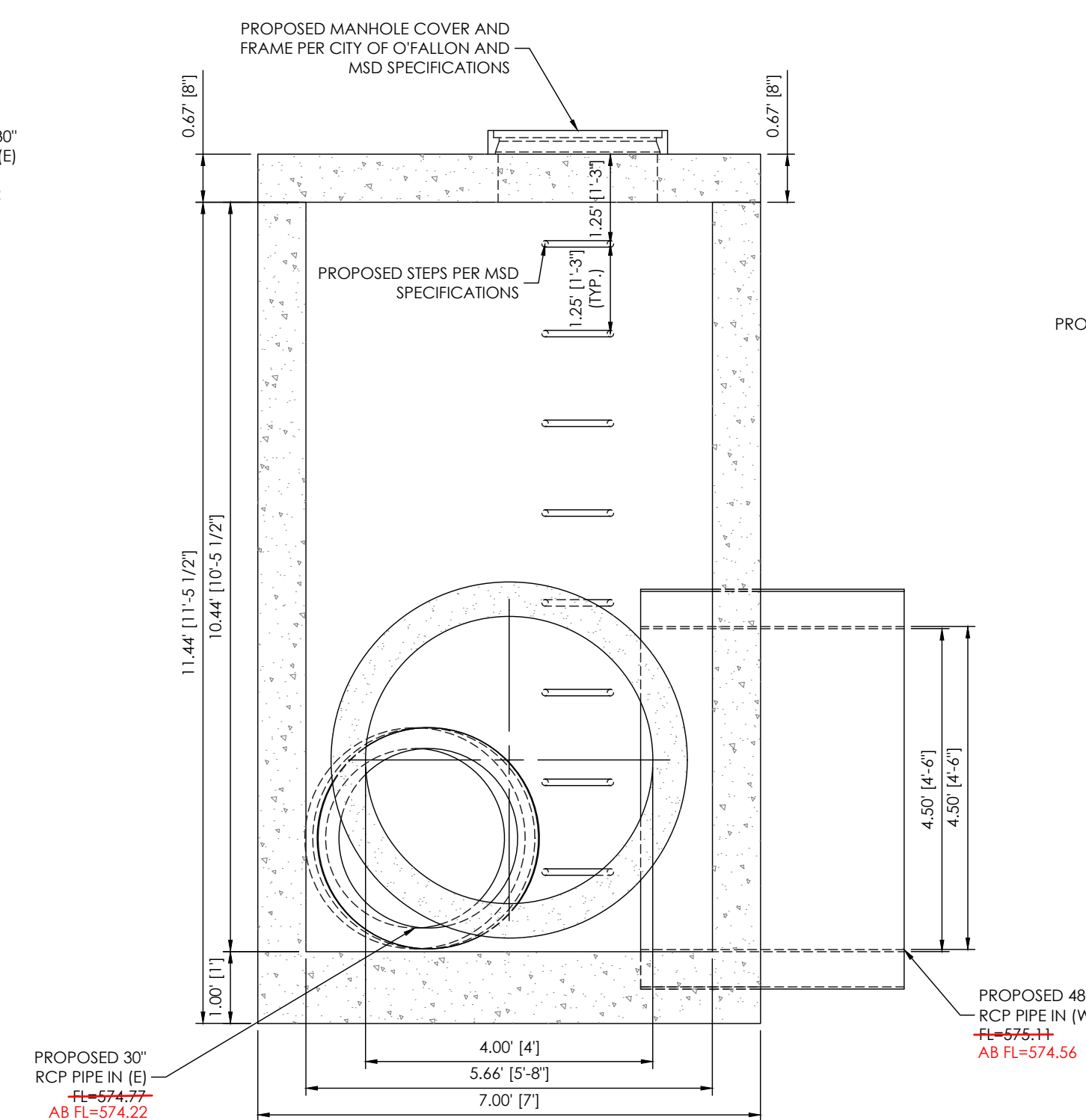
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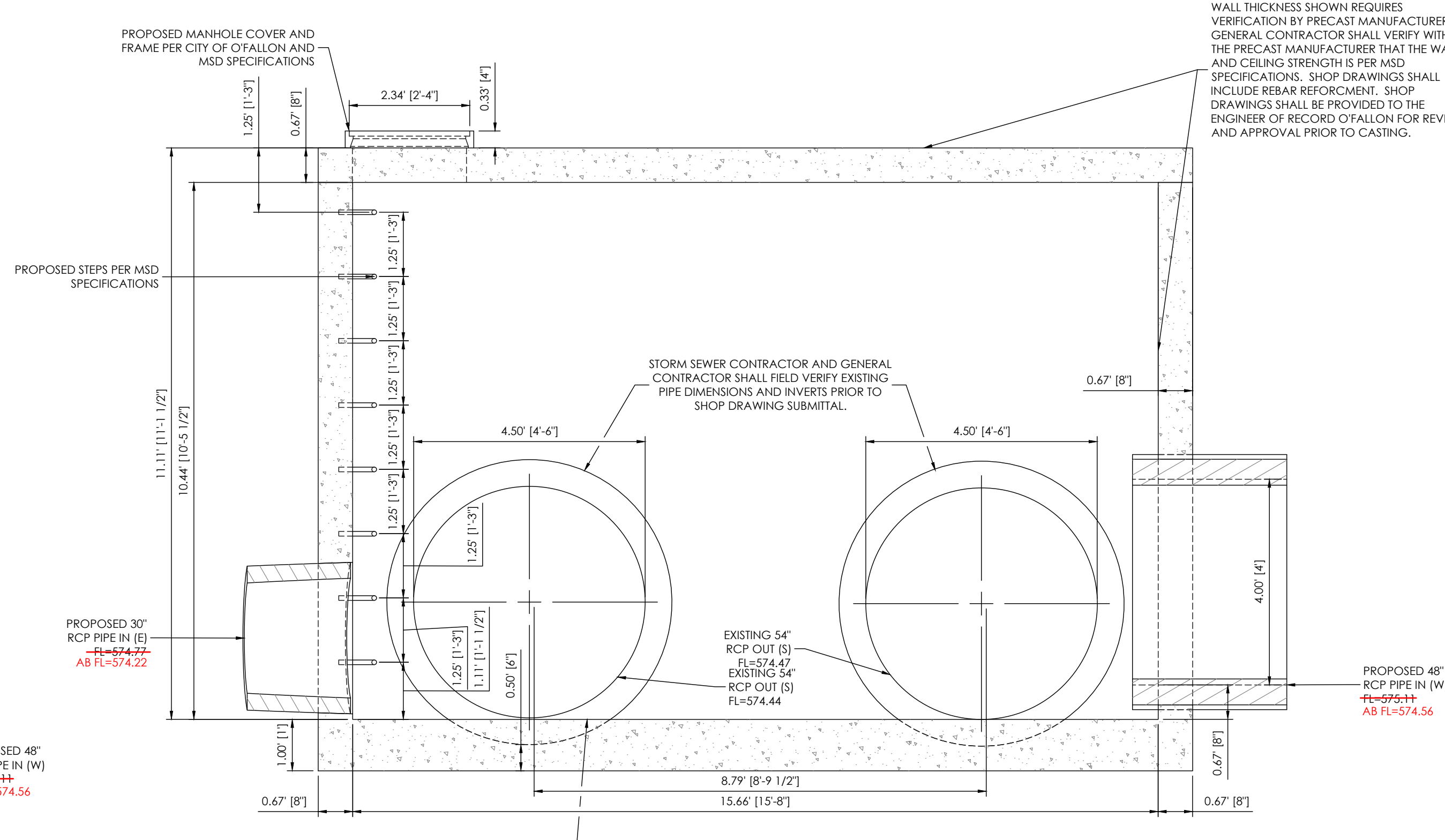
**JUNCTION STRUCTURE 100**  
**PLAN DETAIL**  
 SCALE 1" = 2"



**JUNCTION STRUCTURE 100**  
**ISOMETRIC VIEW**



**SECTION B-B**  
 SCALE 1" = 2"



**SECTION A-A**  
 SCALE 1" = 2"

**"AS-BUILTS"**