

PROJECT DIRECTORY

PERMITEE/PROPERTY OWNER
NOLES PROPERTIES
660 OFFICE PARKWAY
CREVE COEUR, MO 63141
CONTACT:
RYAN NOLES
314-306-7467

CIVIL ENGINEER
PREMIER CIVIL ENGINEERING, LLC
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
(314) 925-7444
CONTACT: MATT FOGARTY
EMAIL ADDRESS:
MFOGARTY@PREMIERCIVIL.COM

LAND SURVEYOR
PREMIER CIVIL ENGINEERING, LLC
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
(314) 925-7444
CONTACT: MATT THOMAS

UTILITY PROVIDERS

CITY OF O'FALLON STORMWATER:
100 NORTH MAIN STREET
O'FALLON, MO 63366
636.281.2858 OR
T.B.D.
CONTACT: T.B.D.

CITY OF O'FALLON WATER SERVICE:
100 NORTH MAIN STREET
O'FALLON, MO 63366
636.281.2858 OR
T.B.D.
CONTACT: T.B.D.

CITY OF O'FALLON SANITARY SEWER SERVICE:
100 NORTH MAIN STREET
O'FALLON, MO 63366
636.281.2858
CONTACT: T.B.D.

SPIRE ENERGY
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
314.522.2297
CONTACT: T.B.D.

AMEREN -UE
200 N. CALLAHAN ROAD
WENTZVILLE, MO 63385
636.639.8312
CONTACT: DAN GIESSMANN

O'FALLON FIRE PROTECTION DISTRICT
111 LAURA K DR.
O'FALLON, MO 63366
636.272.3493
CONTACT: MR. MARK MORRISON

CENTURY LINK TELEPHONE PROVIDER
T.B.D.
T.B.D.
(636) 332-7261
CONTACT: T.B.D.

REGULATIONS AND PERFORMANCE STANDARDS FOR C-3 ZONING DISTRICT

1. LOT AREA = 5 ACRES UNLESS ABUTTING EXISTING COMMERCIAL OR INDUSTRIAL ZONE.
2. LOT WIDTH = 25 FEET.
3. FRONT YARD = NOT LESS THAN 30 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS OF GASOLINE SERVICE STATIONS.
4. SIDE YARD = NOT LESS THAN 20 FEET
5. REAR YARD = NOT LESS THAN 25 FEET, EXCLUDING TRASH, RECYCLING AND GREASE ENCLOSURES.
6. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF 35 FEET.
7. DISTANCE BETWEEN BUILDINGS - SIDE = 40 FEET
8. DISTANCE BETWEEN BUILDINGS - FRONT OR REAR - 60 FEET
9. LANDSCAPE YARD ALONG SIDE OR REAR OF R-M ADJOINING COMMERCIAL = 20 FEET.
10. OFF-STREET PARKING SETBACK = 10 FEET

PARCEL DESCRIPTION:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LYING WEST OF AND ADJACENT THE WEST LINE OF PROPERTY CONVEYED TO ALPHA LAND DEVELOPMENT TWO, LLC BY DEED RECORDED AS DOCUMENT NO.202218-021685 IN THE ST. CHARLES COUNTY RECORDS:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

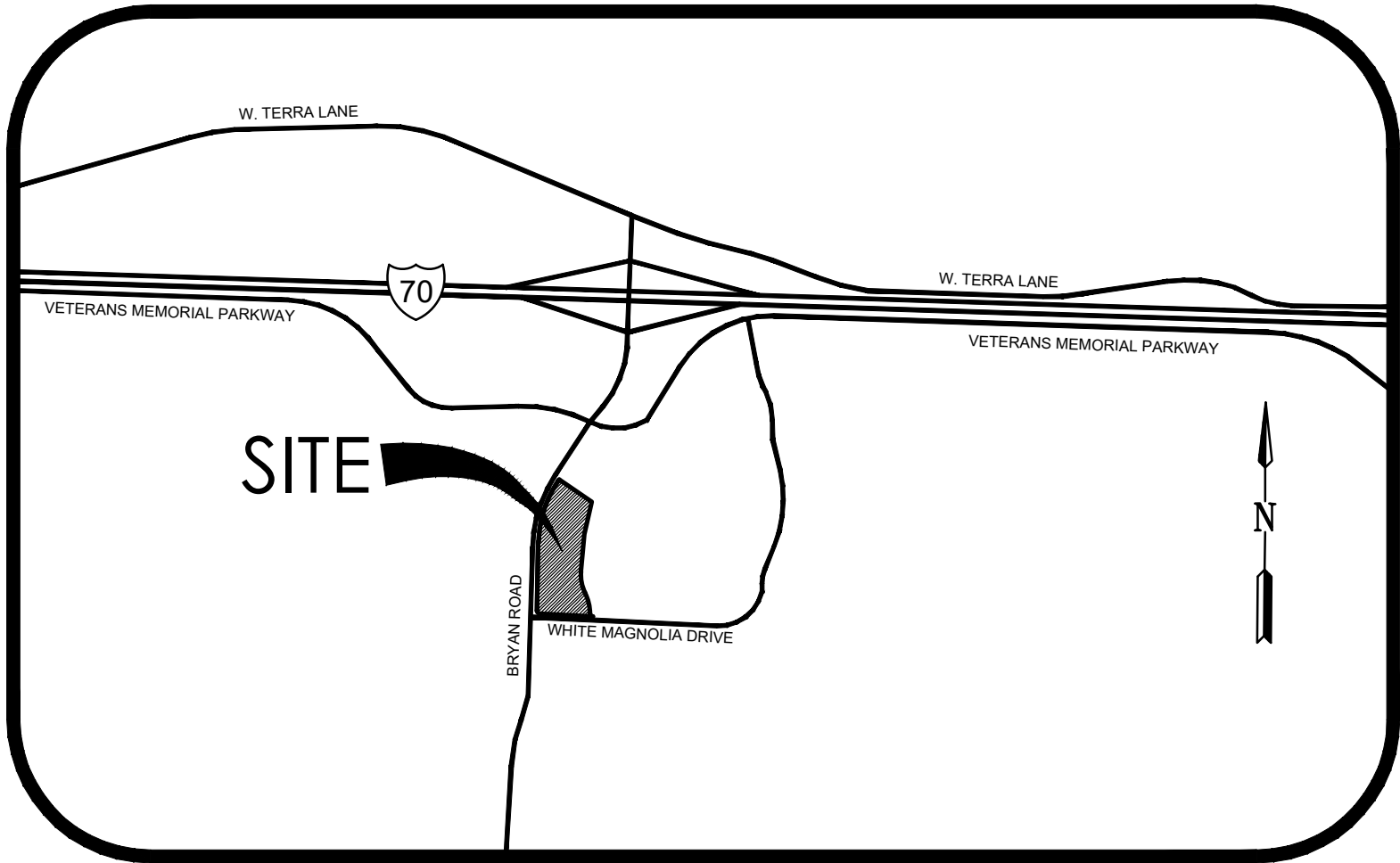
COMMENCING AT THE NORTHWEST CORNER OF LOT 98 OF "TURTLE CREEK PLAT THREE" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 243-247 OF THE ST. CHARLES COUNTY RECORDS, THENCE NORTH 02 DEGREES 49 MINUTES 30 SECONDS WEST 86.22 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF TURTLE CREEK DRIVE, NORTH 86 DEGREES 58 MINUTES 39 SECONDS WEST 1416.74 FEET; AND ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 42 DEGREES 52 MINUTES 15 SECONDS WEST 34.80 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST 25.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 38.49 FEET TO THE EAST LINE OF BRYAN ROAD; THENCE ALONG THE EAST LINE OF BRYAN ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREES 14 MINUTES 10 SECONDS EAST 564.48 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 18 DEGREES 05 MINUTES 41 SECONDS EAST 524.88 FEET AND WHOSE RADIUS POINT BEARS SOUTH 88 DEGREES 45 MINUTES 32.43 FEET; THENCE NORTH 34 DEGREES 57 MINUTES 10 SECONDS EAST 659.13 FEET TO THE SOUTH LINE OF VETERANS MEMORIAL PARKWAY (100 FEET WIDE); THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 47 DEGREES 33 MINUTES 06 SECONDS EAST 241.88 FEET, WHOSE RADIUS POINT BEARS NORTH 24 DEGREES 50 MINUTES 57 SECONDS WEST 400.00 FEET FROM THE LAST MENTIONED POINT, AN ARC LENGTH OF 245.73 FEET; THENCE NORTH 29 DEGREES 57 MINUTES 10 SECONDS EAST 441.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 36 DEGREES 59 MINUTES 32 SECONDS EAST 157.37 FEET AND WHOSE RADIUS POINT BEARS SOUTH 40 DEGREES 02 MINUTES 50 SECONDS EAST 642.04 FEET FROM THE LAST MENTIONED POINT, AN ARC LENGTH OF 157.77 FEET; THENCE ALONG SAID EAST LINE OF PROPERTY DESCRIBED IN BOOK 774 PAGE 1108, SOUTH 02 DEGREES 49 MINUTES 30 SECONDS EAST 2221.29 FEET TO THE POINT OF BEGINNING.

CONSTRUCTION DOCUMENTS FOR:
BRYAN ROAD COMMERCIAL
DEVELOPMENT

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF
FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

T.B.D. BRYAN ROAD O'FALLON, MO 63366
NOLES PROPERTIES
ZONED: "C-3" HIGHWAY COMMERCIAL
PARCEL ID# 2-0057-S030-00-0030.5000000
TOTAL AREA: ±8.67 ACRES

"AS-BUILTS"



LOCATION MAP

(NOT TO SCALE)

DISTURBED AREA = ± 9.40 ACRES

BASIS OF BEARINGS:

ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983,
EAST ZONE

SITE BENCHMARKS:

BENCHMARKS ESTABLISHED:

ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S
VRS, RTK SYSTEM, NAVD 88, EAST ZONE.

SITE BM#1 - "O" IN OPEN AT FIRE HYDRANT LOCATED FROM THE SOUTHEAST CORNER OF THE
PROPERTY DIRECTLY SOUTH ACROSS THE WHITE MAGNOLIA. ELEV = 594.15

SITE BM#2 - CUT CROSS IN LIGHT STANDARD LOCATED AT THE SOUTHERN SIDE OF THE
STARBUCKS PARKING LOT. ELEV = 625.13

DIFFERENTIAL RUNOFF CALCULATIONS

EXISTING	
8.67 ACRES PRIOR TO ROW DEDICATION	
0.00 AC. IMPERVIOUS @ 3.54 =	0.00 CFS
8.19 AC. PERVIOUS @ 1.70 =	13.92 CFS
PERCENTAGE IMPERVIOUS =	0%
PROPOSED	
8.19 ACRES	
6.55 AC. IMPERVIOUS @ 3.54 =	23.19 CFS
1.64 AC. PERVIOUS @ 1.70 =	2.73 CFS
	25.96 CFS
PERCENTAGE IMPERVIOUS =	80%

THIS SITE PLAN PROPOSES AN INCREASE OF 6.55 ACRES IN
IMPERVIOUS AREA COVERAGE BASED ON THE ENTIRE PROJECT
BEING DEVELOPED WITH 80% IMPERVIOUS AREA AFTER PROJECT
COMPLETION.

DIFFERENTIAL RUNOFF = 25.96 CFS - 13.92 CFS = 12.06 CFS INCREASE.

TREE PRESERVATION REQUIREMENTS

EXISTING AREAS OF TREE MASS TO BE REMOVED: 5.75 ACRES
PROPOSED PERCENTAGE OF TREES TO BE REPLACED: 20%
PROPOSED 4" CALIPER TREES REQUIRED PER ACRE: 15
TOTAL TREES REQUIRED: 5.75 x 0.20 x 15 = 18 TREES

PROPERTY DATA

OWNER ADDRESS	NOLES PROPERTIES T.B.D. BRYAN ROAD O'FALLON, MO 63366 2-0057-S030-00-0030.5000000 ±8.19 ACRES (AFTER ROW TAKING) O'FALLON FIRE PROTECTION DISTRICT- STATION #4 AMEREN UTE SPIRE ENERGY CITY OF O'FALLON CITY OF O'FALLON CENTURY LINK CHARTER CABLE 29183C0240G - JANUARY 20, 2016
PARCEL ID	
PROPERTY AREA	±8.19 ACRES
FIRE DISTRICT	O'FALLON FIRE PROTECTION DISTRICT- STATION #4
ELECTRIC COMPANY	AMEREN UTE
GAS COMPANY	SPIRE ENERGY
SEWER DISTRICT	CITY OF O'FALLON
WATER COMPANY	CITY OF O'FALLON
TELEPHONE COMPANY	CENTURY LINK
CABLE TV COMPANY	CHARTER CABLE
FEMA MAP	29183C0240G - JANUARY 20, 2016

PROPERTY INFORMATION

AREA OF THIS PHASE OF DEVELOPMENT: ±8.19 ACRES (AFTER ROW TAKING)
AREA OF LAND DISTURBANCE: ± 9.40 ACRES
NUMBER OF PROPOSED LOTS: 7
FRONT YARD BUILDING SETBACK: 30 FEET
SIDE YARD BUILDING SETBACK: 20 FEET
REAR YARD BUILDING SETBACK: 30 FEET
ESTIMATED SANITARY FLOW: TBD - SITE IMPROVEMENTS ONLY

PREPARED BY:



ELECTRONIC DRAWING NOTE:
ELECTRONIC MEDIA OR DIGITAL DRAWINGS ARE INSTRUMENTS OF
PROFESSIONAL SERVICES. OWNERSHIP OF SUCH WILL BE RETAINED BY
THE CIVIL ENGINEER AND MAY NOT BE RELEASED TO CONTRACTORS.
CONTRACTORS ARE ADVISED TO CREATE BIDS BASED ON THE USE OF
PAPER COPIES OF THE PLANS.

SHEET INDEX

#	TITLE
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	CITY OF O'FALLON NOTES
C-100	DEMOLITION PLAN
C-200	OVERALL SITE PLAN
C-203	ROAD PROFILES
C-204	TYPICAL ROADWAY SECTIONS
C-205	TRAFFIC CONTROL PLAN
C-206	TRAFFIC CONTROL PLAN
C-207	STRIPING AND SIGNAGE PLAN
C-300	OVERALL GRADING PLAN
C-301	ENTRANCE WARPING DETAIL
C-302	ENTRANCE WARPING DETAIL
C-400	GRADING AND UTILITY PLAN NORTH
C-401	GRADING AND UTILITY PLAN - MID
C-402	GRADING AND UTILITY PLAN SOUTH
C-500	EROSION CONTROL PLAN
C-501	EROSION CONTROL DETAILS
C-502	EROSION CONTROL DETAILS
C-600	STORM SEWER PROFILES
C-601	STORM SEWER PROFILES
C-602	STORM SEWER PROFILES
C-603	STORM SEWER HYDRAULICS
C-604	NORTH BASIN PLAN AND PROFILE
C-605	NORTH BASIN SECTIONS
C-606	SOUTH BASIN PLAN AND PROFILE
C-607	SOUTH BASIN SECTIONS
C-608	OUTFALL STRUCTURE DETAILS
C-609	JUNCTION STRUCTURE 100 DETAIL
C-610	BASIN PLANTING DETAILS
C-700	CONSTRUCTION DETAILS
C-701	CONSTRUCTION DETAILS
C-702	CONSTRUCTION DETAILS
C-800	STORM SEWER DETAILS
C-801	STORM SEWER DETAILS
C-802	STORM SEWER DETAILS
C-803	WATER MAIN DETAILS
C-900	EXISTING DRAINAGE AREA MAP
C-901	POST-DEVELOPED DRAINAGE AREA MAP
C-902	BMP DRAINAGE AREA MAP
PH-100	PHOTOMETRICS PLAN

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

1. THE DEVELOPER IS CURRENTLY NEGOTIATING WITH AND REVIEWING OPTIONS FOR FUTURE BRYAN ROAD IMPROVEMENTS WITH THE CITY, SUCH AS A SIGNALIZED INTERSECTION OR A ROUND-A-BOUT AT THE MAIN ENTRANCE THAT SERVES BOTH THIS SITE AND THE CITY'S JUSTICE CENTER. A ROADWAY IMPROVEMENT CONTRIBUTION WILL BE REQUIRED DEPENDING ON THE OUTCOME OF THOSE DISCUSSIONS.
2. PROVIDE A PHOTOMETRIC LIGHTING PLAN.
3. SHOW THE ROOFTOP UNITS BEING SCREENED BY THE PARAPET.
4. BUFFER YARD AREAS WITH DISABILITIES ACT ACCESSIBILITY ACT ACCESSIBILITY (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
5. PROVIDE A ROADWAY EASEMENT FOR ALL THE ROADS.
6. PROVIDE CALCULATIONS FOR TREE PRESERVATION AND REPLACEMENT PER SECTION 402.040 OF THE CITY CODE.
7. DESIGNATE ALL CROSS ACCESS EASEMENTS, UTILITY EASEMENTS, AND DETENTION EASEMENTS FOR THE SITE ON THE PRELIMINARY PLAT.
8. PER CITY CODE, MINIMUM WIDTH FOR A VAN ACCESSIBLE ADA PARKING STALL IS 17 FEET TOTAL (ACCESSIBLE AISLE WIDTH AND PARKING STALL WIDTH).
9. PROVIDE A DEMOLITION PLAN ON A SEPARATE SHEET FOR ALL PUBLIC ROADWAY CONSTRUCTION.
10. THE DETENTION BASINS SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION OF THE SITE.

GENERAL CONTRACTOR NOTE REGARDING GEOTECHNICAL REPORTS:

THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR AND INCLUDE IN HIS/HER BID THE EVALUATIONS FROM THE
GEOTECHNICAL REPORT.
ADDITIONAL REPORTS MAY HAVE BEEN COMPLETED BY THE OWNER WITHOUT FULL KNOWLEDGE BY THE ENGINEER OF
RECORD. THE GENERAL CONTRACTOR SHALL REQUEST ALL REPORTS FROM THE OWNER/DEVELOPER AS PART OF THE BID
PROCESS AND DURING CONSTRUCTION.

CITY OF O'FALLON GENERAL NOTES:

1. DIMENSIONS SHOWN FOR PROPOSED IMPROVEMENTS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS SPECIFICALLY NOTED.
2. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY ACT ACCESSIBILITY (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
5. ALL LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON. ALL LOTS WITHIN THE DEVELOPMENT.
6. ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
7. ALL PARKING LOT IMPROVEMENT AREAS SHALL USE VERTICAL CONCRETE CURBING, REQUIRED PER CITY STANDARDS AND SPECS.
8. ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
9. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.

CITY OF O'FALLON CONSTRUCTION HOURS:

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
OCTOBER 1 – MAY 31 7:00 A.M. TO 7:00 P.M. MONDAY – SUNDAY
JUNE 1 – SEPTEMBER 30 6:00 A.M. TO 8:00 P.M. MONDAY – FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY
CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

STORM SEWER INLET MARKING

THE CITY WILL ALLOW THE MARKERS PROVIDED AND ADHESIVE PROCEDURES ONLY AS SHOWN IN THE TABLE PROVIDED OR AN APPROVED EQUAL. "PEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED.			
MANUFACTURER	SIZE	ADHESIVE	STYLE
ACP INTERNATIONAL	3/78"	EPOXY	CRYSTAL CAP
DAS MANUFACTURING, INC.	4"	EPOXY	STANDARD STYLE

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE 01/28/2025
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND DEVELOPMENT

PLANNING AND DEVELOPMENT DIVISION FILE NUMBER: 22-012919
PLANNING AND ZONING COMMISSION SITE PLAN APPROVAL: FEBRUARY 2, 2023



ENGINEERS AUTHENTICATION
The responsibility for professional engineering services on this project is hereby limited to the act 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 values are authenticated.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

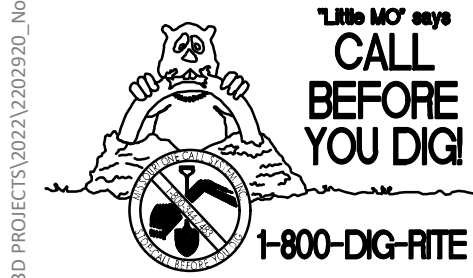
NOLES PROPERTIES LLC
BRYAN ROAD COMMERCIAL DEVELOPMENT
TBD BRYAN ROAD
O'FALLON, MO 63376
NOLES PROPERTIES LLC
11361 OLIVE BLVD
CREVE COEUR, MO 63141

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
2	7/17/2023	REVISED PER CITY OF O'FALLON COMMENTS
3	7/17/2023	REVISED PER CITY OF O'FALLON COMMENTS
4		
5		
6		
7		
8		
9		
10		

Sheet Number	C-000
Project No.	2202920
Drawn By	P. HEITZ
Checked By	M. FOGARTY
ISSUED FOR CONSTRUCTION	

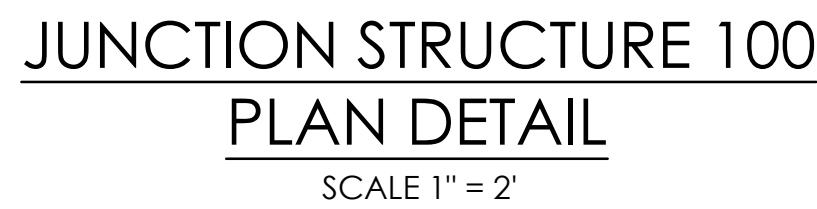
\\nas01g01\mnt\CIVIL\3D PROJECTS\2022\2023020 - Noles, Bryan Rd Commercial Dev\SUMMARY AS-BUILT\TAB C-000 COVER SHEET.dwg



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.)

15 YR. 20 MIN EVENT - AS BUILT

LineNo.	LineID	InletID	LineLength	LineSize	n--valuePipe	InvertUp	InvertDn	LineSlope	Grnd/RimElev Up	Grnd/RimElev Dn	DepthUp	HGLUp	HGLDn	Rim--Hw	Defl.Angle	VelDn	VelHd Dn	J--LossCoeff	EnergyLoss	MinorLoss	KnownQ	FlowRate	QCaptured	CapacityFull	QBypass	BypassDepth	BypassSpread	InletEff
53	302A1--302	302A1	182.860	24	0.013	584.89	583.09	0.98	597.56	597.38	2.00	586.97	586.06	10.19	17.516	5.07	0.40	1.00	0.908	0.40	15.94	15.94	....	22.44	....	....	....	....
52	302B--302A	302B	126.420	18	0.013	587.68	586.54	0.90	597.53	597.50	0.65**	588.33	587.51	9.20	-13.645	2.44	0.25	1.00	0.000	n/a	2.94	2.94	....	9.97	0.00	n/a	n/a	100
51	302A--302	302A	65.650	24	0.013	586.36	585.74	0.94	597.50	597.38	0.86**	587.22	586.45	10.28	-46.204	5.94	0.33	0.50	0.000	n/a	3.01	5.95	3.01	21.98	0.00	n/a	n/a	100
50	306--305	306	100.840	12	0.013	589.71	588.63	1.07	595.48	595.46	0.27**	589.98	588.86	5.50	-4.934	3.16	0.10	1.00	0.000	n/a	0.44	0.44	....	3.69	0.00	n/a	n/a	100
49	305--304	305	47.270	12	0.013	588.42	588.01	0.87	595.46	598.39	0.32**	588.74	588.39	6.72	-68.416	2.16	0.12	0.50	0.000	n/a	0.15	0.59	0.15	3.32	0.00	n/a	n/a	100
48	304--303	304	44.360	15	0.013	587.80	587.31	1.10	598.39	598.42	0.44**	588.24	587.88	10.15	71.524	2.27	0.16	1.41	0.000	n/a	0.64	1.23	0.64	6.79	0.00	0.00	0.00	100
47	303--302	303	59.430	15	0.013	587.12	586.47	1.09	598.42	597.38	0.56**	587.68	586.93	10.74	36.422	4.77	0.21	1.44	0.000	n/a	0.74	1.97	0.74	6.75	0.00	0.00	0.00	100
46	302--301	302	67.870	24	0.013	582.81	582.26	0.81	597.38	592.20	2.00	584.88	583.99	11.82	-29.988	8.26	1.06	0.76	0.725	0.68	0.00	23.86	....	20.36	....	....	....	
45	301--300	301	53.580	24	0.013	580.63	579.91	1.34	592.20	582.33	1.88	582.51	582.00	9.16	-88.938	7.60	0.90	0.56	0.556	0.53	0.00	23.86	....	26.22	....	....	....	
44	200A--200	200A	20.780	24	0.013	576.21	575.94	1.30	588.40	591.97	2.00	581.23	580.99	6.22	-81.657	7.82	0.95	1.00	0.245	0.95	24.55	24.55	....	25.78	....	....	....	
43	204--203	204	25.840	12	0.013	582.70	582.30	1.55	588.78	591.04	1.00	584.15	584.15	4.63	75.437	0.43	0.00	1.00	0.002	0.00	0.34	0.34	0.34	4.43	0.00	n/a	n/a	100
42	13--12	13	52.936	21	0.013	587.00	584.74	4.27	594.00	591.88	1.43**	588.43	585.92	5.57	-24.351	8.61	0.78	1.00	0.000	n/a	14.88	14.88	....	32.73	....	....	....	....
41	12--203	12	8.950	21	0.013	584.31	582.87	16.09	591.88	591.04	1.43**	585.74	583.56	6.14	-0.041	16.97	0.78	0.47	0.000	n/a	0.00	14.88	....	63.54	....	....	....	....
40	203--202	203	47.140	24	0.013	582.06	581.35	1.51	591.04	591.24	1.43**	583.49	583.07	7.55	45.934	5.46	0.67	1.46	0.000	n/a	0.47	15.69	....	27.76	0.00	0.00	0.00	100
39	202--201	202	23.760	30	0.013	581.55	581.02	2.23	591.24	591.81	1.36**	582.91	582.50	8.33	-49.700	5.36	0.55	1.14	0.000	n/a	0.53	16.22	0.53	61.25	0.00	0.00	0.00	100
38	201--200	201	33.750	30	0.013	580.76	580.29	1.39	591.81	591.97	1.36**	582.12	581.77	9.69	0.000	5.36	0.55	0.80	0.000	n/a	0.00	16.22	....	48.40	....	....	....	....
37	200--100	200	160.960	30	0.013	575.86	574.28	0.98	591.97	588.48	2.50	579.80	578.21	11.10	81.599	8.31	1.07	0.99	1.591	1.06	0.00	40.77	....	40.63	....	....	....	
36	24--23	24	30.926	42	0.013	595.34	592.27	9.93	599.30	601.14	1.11**	596.45	593.75	2.85	35.219	3.43	0.40	1.00	0.000	n/a	13.25	13.25	....	316.99	0.00	....	....	100
35	23--104	23	119.214	42	0.013	592.27	589.74	2.12	601.14	595.83	1.29**	593.38	590.45	7.76	-19.156	9.45	0.40	0.63	0.000	n/a	0.00	17.85	....	146.57	....	....	....	....
34	35--34	35	57.926	12	0.013	613.43	608.61	8.32	622.20	611.84	0.80**	614.23	609.01	8.08	5.027	10.31	0.32	1.00	0.000	0.32	2.62	2.62	....	10.27	....	....	....	....
33	34--33	34	8.508	12	0.013	607.56	606.86	8.23	611.84	611.31	0.80**	608.25	607.66	3.59	77.185	3.87	0.32	0.15	0.000	n/a	0.00	3.53	....	10.22	....	....	....	....
32	33--32	33	140.499	15	0.013	606.93	600.95	4.26	611.31	608.20	0.76**	607.58	601.79	3.73	21.066	3.00	0.26	0.98	0.000	n/a	0.00	2.62	....	13.32	....	....	....	....
31	32--106	32	39.795	15	0.013	600.95	598.71	5.63	608.20	602.34	0.65**	601.60	600.28	6.60	79.010	2.14	0.07	0.41	0.000	n/a	0.00	2.62	....	15.32	....	....	....	....
30	107--106	107	11.200	15	0.013	597.93	597.15	6.96	602.34	602.67	1.23**	599.13	598.21	3.21	-83.541	9.70	1.22	0.99	0.000	1.21	8.11	10.73	....	17.04	....	....	....	....
29	106--105	106	209.350	18	0.013	596.95	590.44	3.11	602.67	596.97	1.26**	598.21	591.88	4.46	2.240	6.15	0.72	1.49	0.000	n/a	0.00	10.73	0.00	18.52	0.00	0.00	0.00	0
28	105--104	105	81.810	18	0.013	590.20	588.43	2.16	596.97	595.83	1.34**	591.54	589.47	5.43	36.253	9.77	0.91	0.50	0.000	0.46	2.05	12.78	1.41	15.45	0.64	0.17	1.24	69
27	104--103	104	61.410	48	0.013	587.73	585.87	3.03	595.83	597.02	1.51**	589.24	587.81	6.59	-20.443	4.30	0.56	0.64	0.000	n/a	0.00	26.03	....	250.00	....	....	....	....
26	103--102	103	389.650	48	0.013	585.81	580.28	1.42	597.02	598.00	1.51**	587.32	582.17	9.70	-1.534	4.45	0.56	0.40	0.000	n/a	0.00	26.03	....	171.13	....	....	....	....
25	102--101	102	196.860	48	0.013	580.17	576.55	1.84	598.00	586.98	1.51**	581.68	578.38	16.32	83.117	4.64	0.56	0.15	0.000	n/a	0.00	26.03	....	194.79	....	....	....	....
24	101--100	101	134.360	48	0.013	576.38	574.62	1.31	586.98	588.48	1.51**	577.89	578.22	9.09	-91.275	2.18	0.56	0.99	0.000	n/a	0.00	26.03	....	164.41	....	....	....	....
23	100--01A	100	82.785	54(2b)	0.013	573.95	573.62	0.40	588.48	584.00	4.19	578.14	578.12	10.27	-80.618	2.14	0.07	1.00	0.023	0.08	1.38	68.18	....	248.34	....	....	....	....
22	401A1--401A	401A1	108.850	18	0.013	592.41	591.34	0.98	598.98	598.87	0.36**	592.77	592.82	6.21	32.230	0.52	0.13	1.00	0.000	0.13	0.92	0.92	10.41	0.00	n/a	n/a	n/a	100
21	401C--401B	401C	134.450	18	0.013	592.93	592.29	0.48	598.93	598.64	0.40	593.33	593.13	5.47	90.966	1.08	0.02	1.00	0.312	0.13	1.10	1.10	1.10	7.25	0.00	n/a	n/a	100
20	401B--401A	401B	239.630	18	0.013	592.08	591.19	0.37	598.64	598.87	0.91	592.99	592.87	5.56	-59.756	1.22	0.02	1.50	0.158	0.09	1.06	2.16	1.06	6.40	0.00	n/a	n/a	100
19	401A--401A	401A	58.070	18	0.013	591.16	590.78	0.65	598.87	601.68	1.50	592.66	592.58	6.05	-97.592	2.25	0.08	1.98	0.083	0.16	0.89	3.97	0.89	8.49	0.00	n/a	n/a	100
18	407--406	407	152.930	12	0.013	596.66	594.49	1.42	606.03	601.95	0.34**	597.00	594.98	9.03	10.986	1.77	0.12	1.00	0.000	n/a	0.67	0.67	4.24	0.00	n/a	n/a	n/a	100
17	406--405	406	162.850	15	0.013	594.30	592.75	0.95	601.95	597.18	0.50**	593.90	593.90	7.15	5.571	1.34	0.19	0.50	0.000	n/a	0.92	1.59	0.92	6.30	0.00	n/a	n/a	100
16	405--404	405	53.110	15	0.013	592.62	592.25	0.70	597.18	597.87	1.14	593.76	593.66	3.36	9.740	2.56	0.10	0.50	0.117	0.06	1.55	3.14	1.55	5.39	0.00	n/a	n/a	100
15	404--403	404	21.880	18	0.013	592.05	592.00	0.23	597.87	596.86	1.50	593.65	593.63	4.21	-3.687	1.78	0.05	0.20	0.020	0.01	0.00	3.14	....	5.02	....	....	....	....
14	403--402	403	50.900	18	0.013	591.68	591.42	0.51	596.86	596.95	1.50	593.50	593.38	3.30	90.000	2.78	0.12	0.50	0.111	0.06	1.77	4.91	1.52	7.51	0.25	0.14	1.03	86
13	402--401	402	194.870	18	0.013	591.38	590.48	0.46	596.95	601.68	1.50	593.09	592.50	3.61	-61.215	3.26	0.17	1.50	0.586	0.25	0.85	5.76	0.84	7.14	0.01	0.05	0.33	99
12	504--503	504	73.840	12	0.013	599.48	598.06	1.92	607.35	605.27	0.26**	599.74	598.27	7.61	-79.802	3.33	0.09	1.00	0.000	n/a	0.39	0.39	0.39	4.94	0.00	n/a	n/a	100
11	503--502	503	133.680	12	0.013	597.79	596.36	1.07	605.27	603.57	0.35**	598.14	597.11	7.13	9.107	1.12	0.13	1.48	0.000	n/a	0.32	0.71	0.32	3.68	0.00	n/a	n/a	100
10	502--501	502	126.970	15	0.013	596.12	594.35	1.39	603.57	602.80	0.71**	596.83	595.12	6.74	33.065	3.96	0.29	0.50	0.000	n/a	2.42	3.13	2.42	7.62	0.00	n/a	n/a	100
9	501--500	501	61.230	15	0.013	594.08	593.23	1.39	602.80	601.43	0.79**	594.87	593.97	7.93														



"AS-BUILTS"



ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder. ATTENTION is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

**STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195**

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

[illegible]

C-609

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

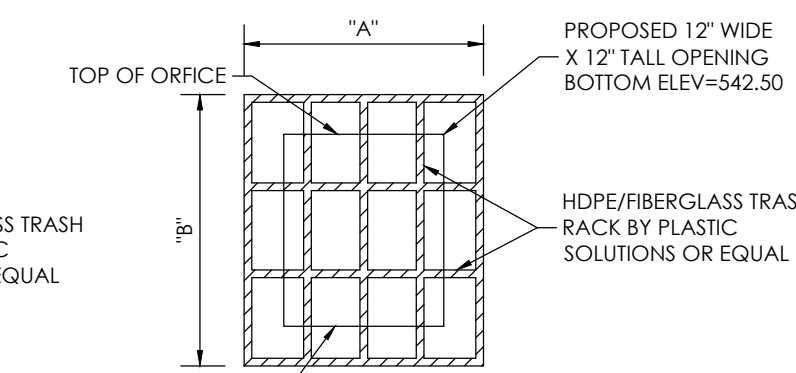
ISSUED FOR CONSTRUCTION



NOTE: PRODUCT CODES (*) USED
FOLLOWS PLASTIC-SOLUTIONS.COM
OR EQUAL.



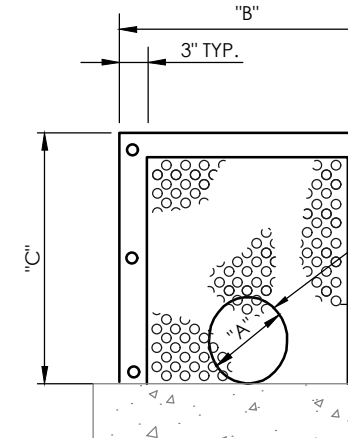
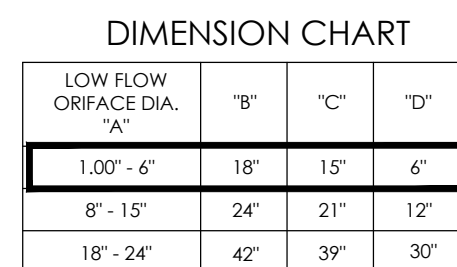
0.21'-[2.5"] CIRCULAR OPENING.
ORIFICE PROTECTION TRASH RACK SHALL
BE LOCATED IN FRONT WITH 2' x 2' SLAB.
REFERENCE ORIFICE PROTECTION DETAIL
ON THIS SHEET.



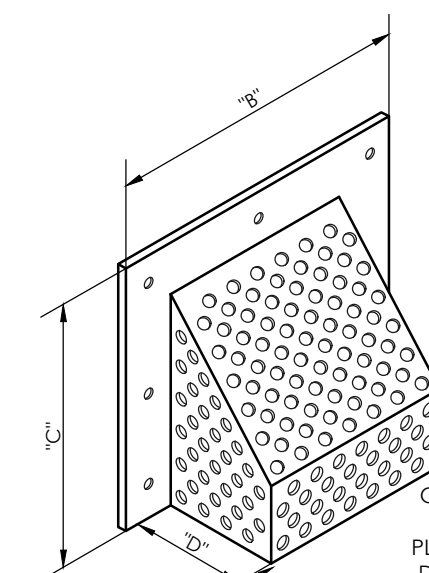
NOTE:

1. TRASH RACK TO BE MOUNTED TO FACE OF OUTFALL STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
2. TRASH RACK TO ENCOMPASS THE FULL WEIR AREA.
3. TRASH RACK MOUNTING FACE TO FOLLOW CONTOUR OF OUTFALL STRUCTURE.

UPPER WEIR
PROTECTION DETAIL
(N.T.S.)

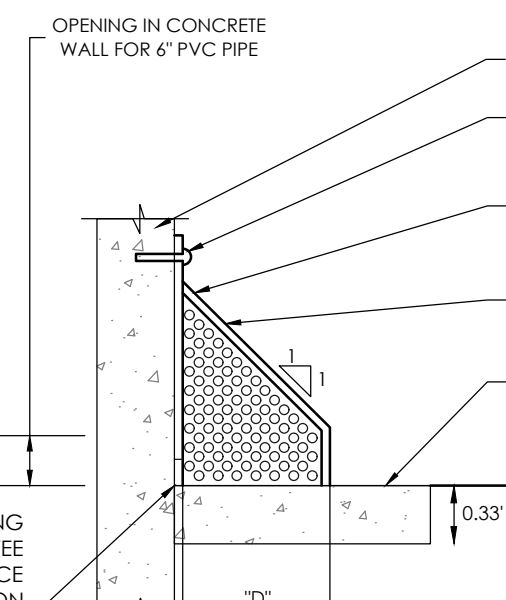


ELEVATION

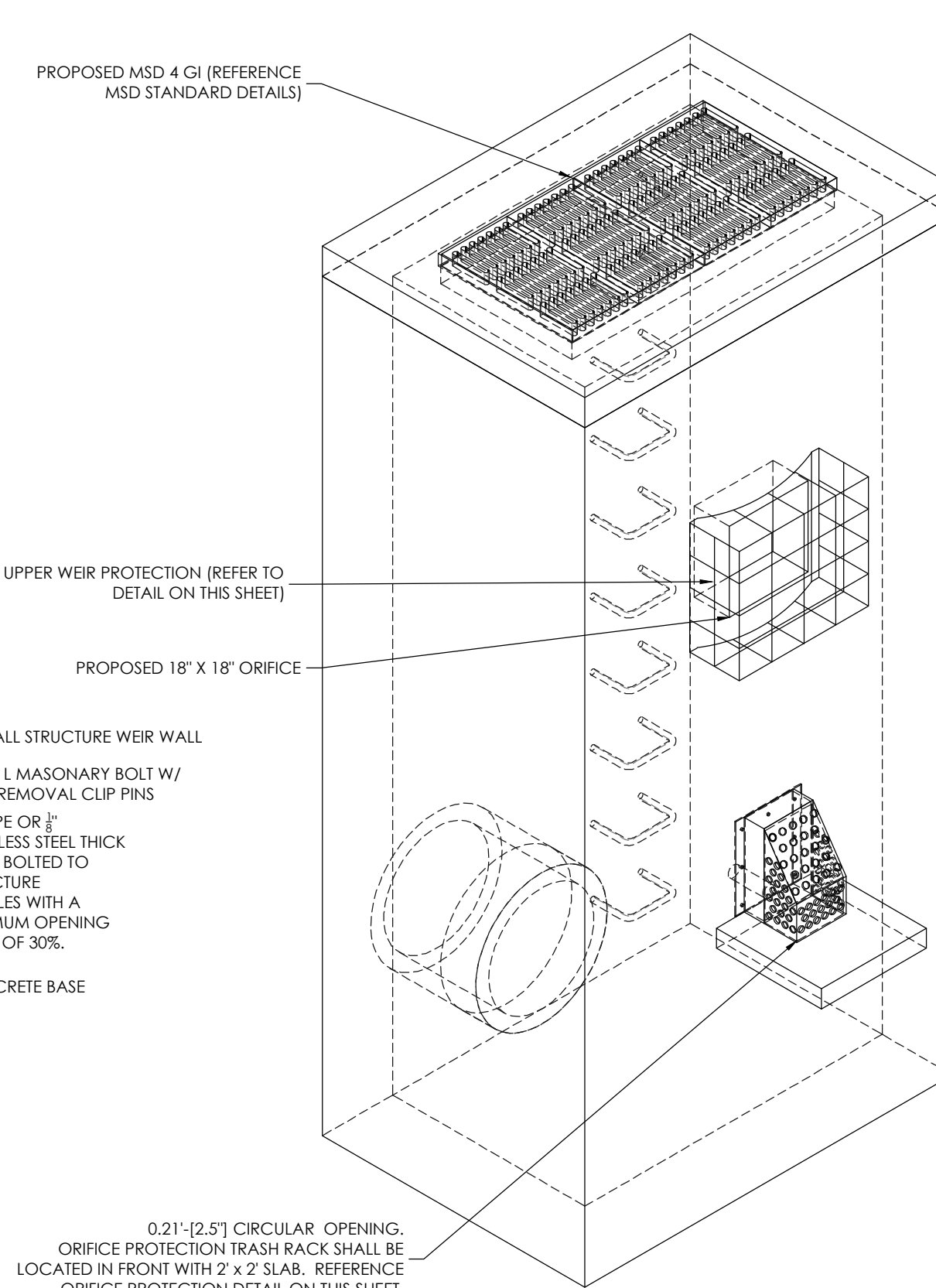


BOTTOM OF DEBRIS R
HAVE SAME HOLE PA
MATERIAL FOR 4010S
OUTLET BEING HIGHER
GROUND

ORIFICE PROTECTION DETAIL
(N.T.S.)



SECTION



301A1 OS ISOMETRIC VIEW
SCALE 1" = 2'



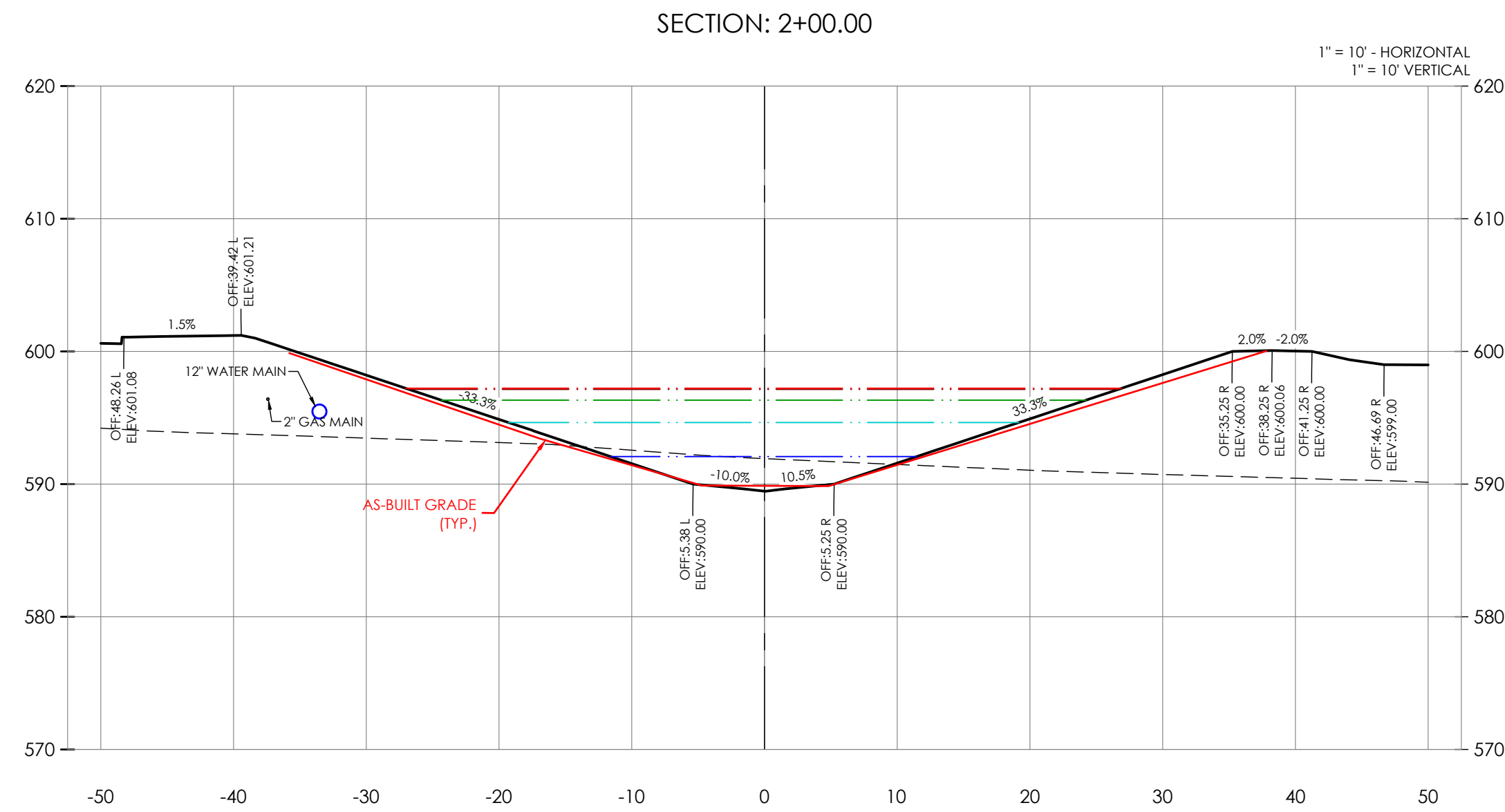
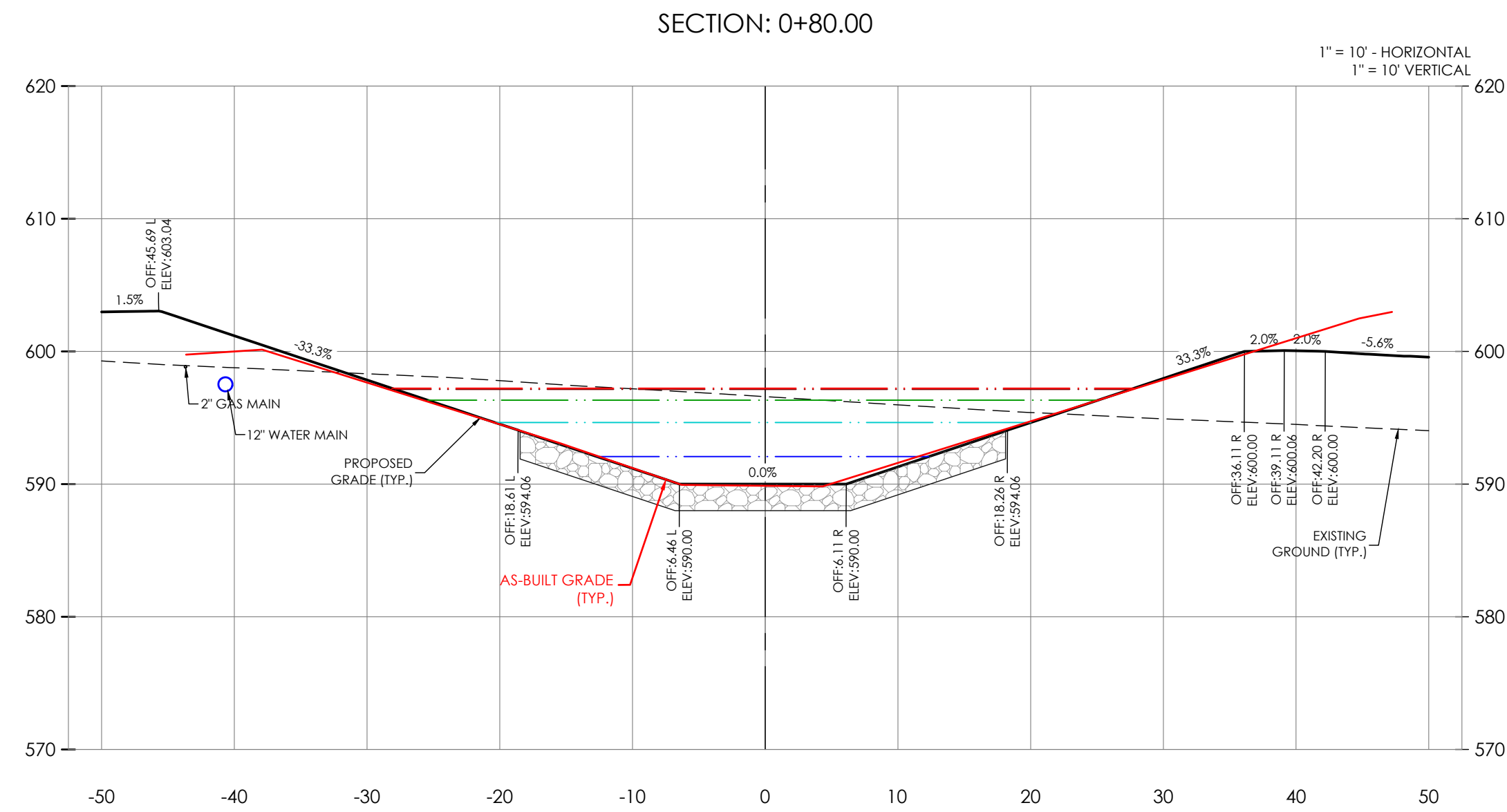
200A OUTFALL STRUCTURE PLAN VIEW
SCALE 1" = 2'



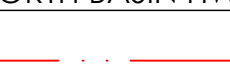
301A1 OUTFALL STRUCTURE PLAN VIEW
SCALE 1" = 2'

[illegible]

\\Vault-pc\\vault\\CIVIL 3D PROJECTS\\2022\\2202920_Noles_Bryan Rd Commercial Dev\\SURVEY\\6 AS BUILT\\AB C-603 NORTH BASIN DETAIL.dwg



NORTH BASIN HW ELEVATION



100 YR HW WITH L.F.B. = 597.22
100 YR HW ELEV = 597.14
25 YR HW ELEV = 596.32
2 YR HW ELEV = 594.64
WQv HW ELEV = 592.06

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

ENGINEERS AUTHENTICATION
The responsibility for 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 this project and specifically excludes revisions after this date unless reauthenticated.

STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195



Revision		Description of Changes	Sheet Title
#	Revision Date		
			NORTH BASIN SECTIONS

Sheet Number

C-605

Project No.

2202920

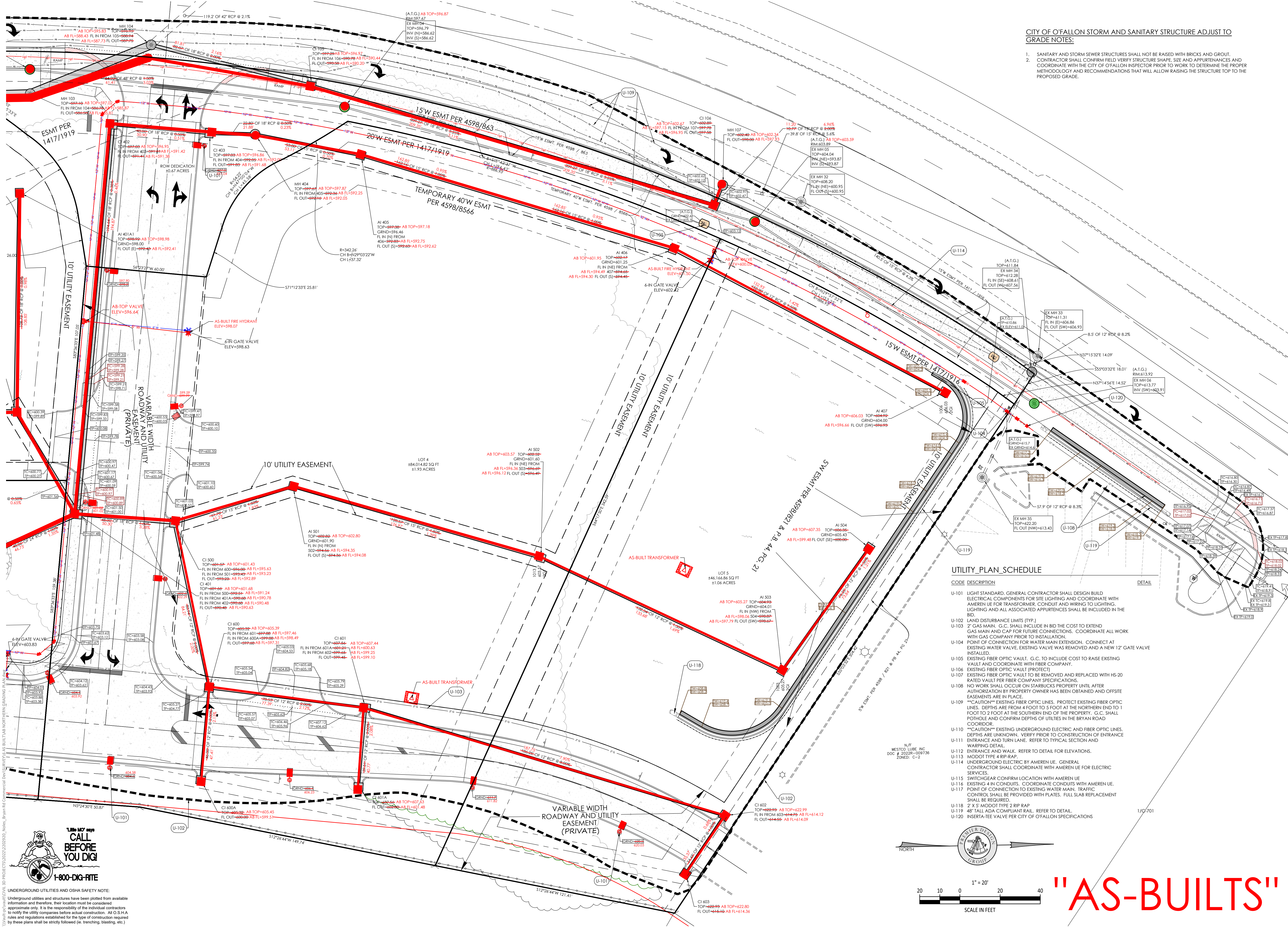
Drawn By

P. HEITZ

Checked By

M. FOGARTY

ISSUED FOR CONSTRUCTION



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

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



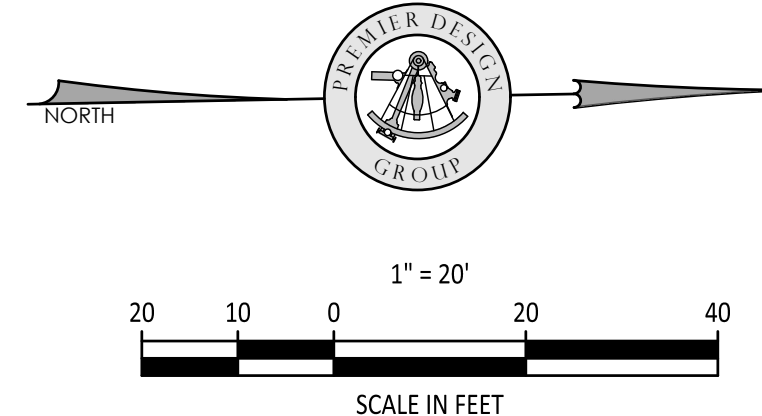
ENGINEERS AUTHENTICATION
The responsible civil engineer has reviewed and approved this plan on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date shown hereunder.

STEVEN D. MARION, 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

UTILITY PLAN SCHEDULE

CODE	DESCRIPTION	DETAIL
U-101	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	LAND DISTURBANCE LIMITS (TYP.)	
U-103	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, EXISTING VALVE WAS REMOVED AND A NEW 12" GATE VALVE INSTALLED.	
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 COORDINATOR.	
U-110	"CAUTION" EXISTING UNDERGROUND ELECTRIC AND FIBER OPTIC LINES. DEPTHS ARE UNKNOWN. VERIFY PRIOR TO CONSTRUCTION OF ENTRANCE ENTRANCE AND TURN LANE. REFER TO TYPICAL SECTION AND WARNING DETAIL.	
U-111	ENTRANCE AND WALK. REFER TO DETAIL FOR ELEVATIONS.	
U-112	MODOT TYPE 4 RIP-RAP.	
U-113	UNDERGROUND ELECTRIC BY AMEREN UE. GENERAL CONTRACTOR SHALL COORDINATE WITH AMEREN UE FOR ELECTRIC SERVICES.	
U-114	SWITCHGEAR CONFIRM LOCATION WITH AMEREN UE.	
U-115	EXISTING 4 IN CONDUITS. COORDINATE CONDUITS WITH AMEREN UE.	
U-116	POINT OF CONNECTION TO EXISTING WATER MAIN. TRAFFIC CONTROL SHALL BE PROVIDED WITH PLATES. FULL SLAB REPLACEMENT SHALL BE REQUIRED.	
U-117	2" X 5' MODOT TYPE 2 RIP-RAP.	
U-118	8" TALL ADA COMPLIANT RAIL. REFER TO DETAIL.	
U-119	8" TALL ADA COMPLIANT RAIL. REFER TO DETAIL.	
U-120	INSERT-A-TEE VALVE PER CITY OF O'FALLON SPECIFICATIONS	



"AS-BUILTS"

11th MO says
CALL BEFORE YOU DIG
1-800-DIG-RITE

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.)

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

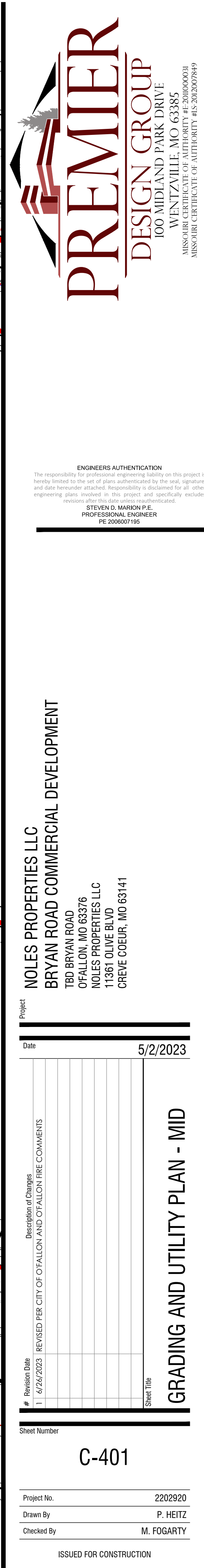
#	Revision Date	Description of Changes
1	5/2/2023	REVISED PER CITY OF O'FALLON AND O'FALLON PRE COMMENTS

Sheet Name: GRADING AND UTILITY PLAN NORTH

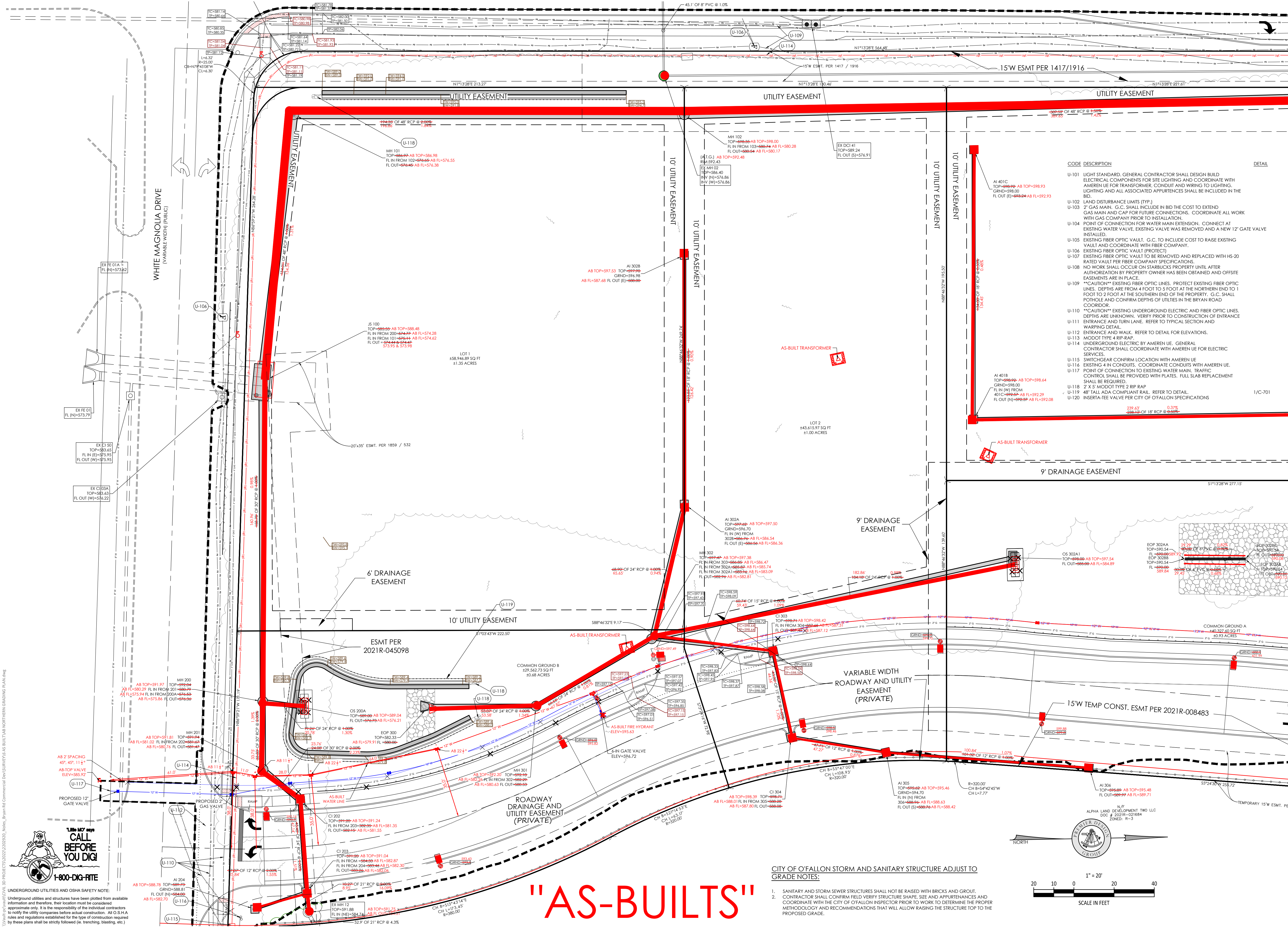
Project No: 2202920
Drawn By: P. HEITZ
Checked By: M. FOGARTY

ISSUED FOR CONSTRUCTION

C-400



"AS-BUILTS"



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.)

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

- CITY OF O'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 O'FALLON INSPECTOR PRIOR TO WORK TO DETERMINE THE PROPER METHODOLOGY AND RECOMMENDATIONS THAT WILL ALLOW RAISING THE STRUCTURE TOP TO THE PROPOSED GRADE.

CODE	DESCRIPTION	DETAIL
U-101	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	LAND DISTURBANCE LIMITS (TYP.)	
U-103	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. EXISTING VALVE WAS REMOVED AND A NEW 12" GATE VALVE INSTALLED.	
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 H5-20 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 POthOLE 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 ENTRANCE AND TURN LANE. REFER TO TYPICAL SECTION AND WARNING DETAIL.	
U-111	ENTRANCE AND WALK. REFER TO DETAIL FOR ELEVATIONS.	
U-112	MODOT TYPE 4 RIP-RAP.	
U-113	UNDERGROUND ELECTRIC BY AMEREN UE. GENERAL CONTRACTOR SHALL COORDINATE WITH AMEREN UE FOR ELECTRIC SERVICES.	
U-114	SWITCHGEAR CONFIRM LOCATION WITH AMEREN UE.	
U-115	EXISTING 4-IN CONDUITS. COORDINATE CONDUITS WITH AMEREN UE.	
U-116	POINT OF CONNECTION TO EXISTING WATER MAIN. TRAFFIC CONTROL SHALL BE PROVIDED WITH PLATES. FULL SLAB REPLACEMENT SHALL BE REQUIRED.	
U-117	2' X 5' WOODOT TYPE 2 RIP RAP	
U-118	48" TALL ADA COMPLIANT RAIL. REFER TO DETAIL.	
U-119	INSERT-A-TEE VALVE PER CITY OF O'FALLON SPECIFICATIONS	
U-120		

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WINTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #1-200000031
MISSOURI CERTIFICATE OF AUTHORITY #1-20000078949

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability 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 includes revisions after this date unless so indicated.

STEVEN S. MARSH, P.E.
PROFESSIONAL ENGINEER
PE 2000007195

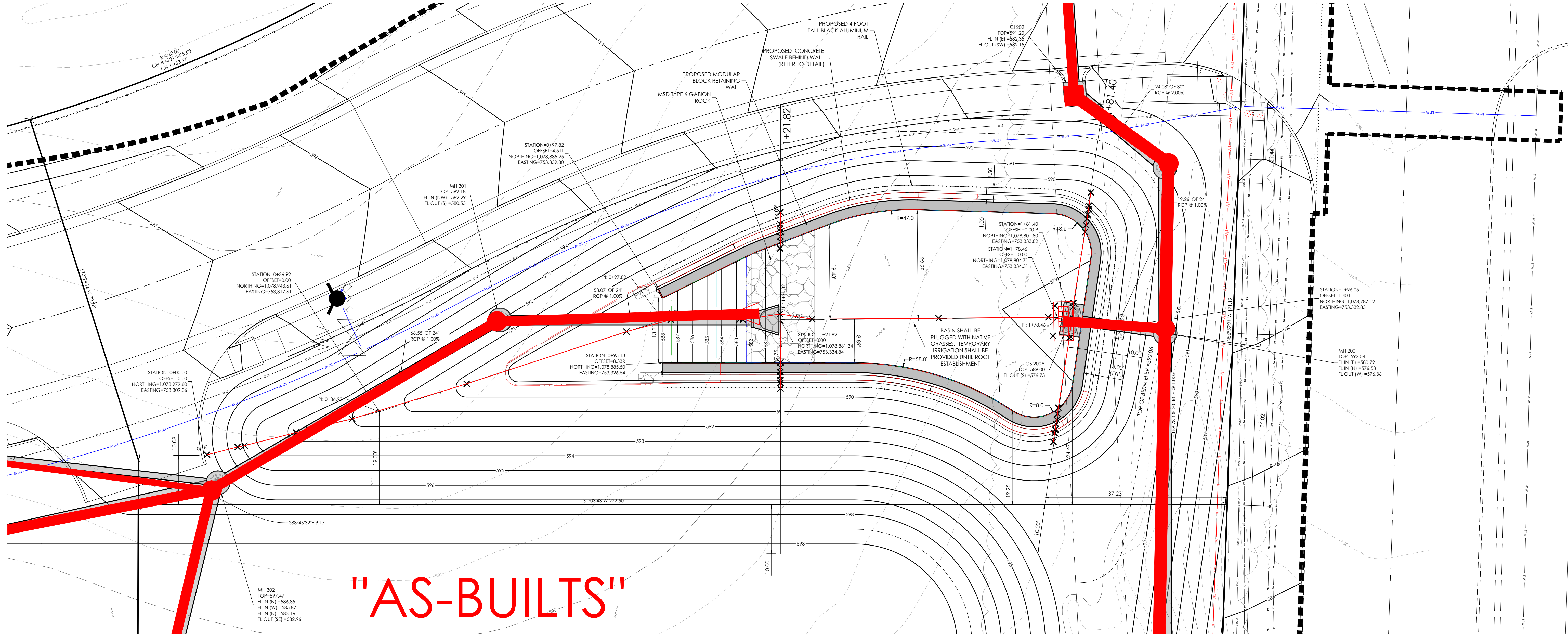
NOLES PROPERTIES LLC
BRYAN ROAD COMMERCIAL DEVELOPMENT
TBD BRYAN ROAD
O'FALLON, MO 63376
NOLES PROPERTIES LLC
11361 OLIVE BLVD
CREVE COEUR, MO 63141

Project
Date
Revision Date
Description of Changes
Sheet Number

5/2/2023

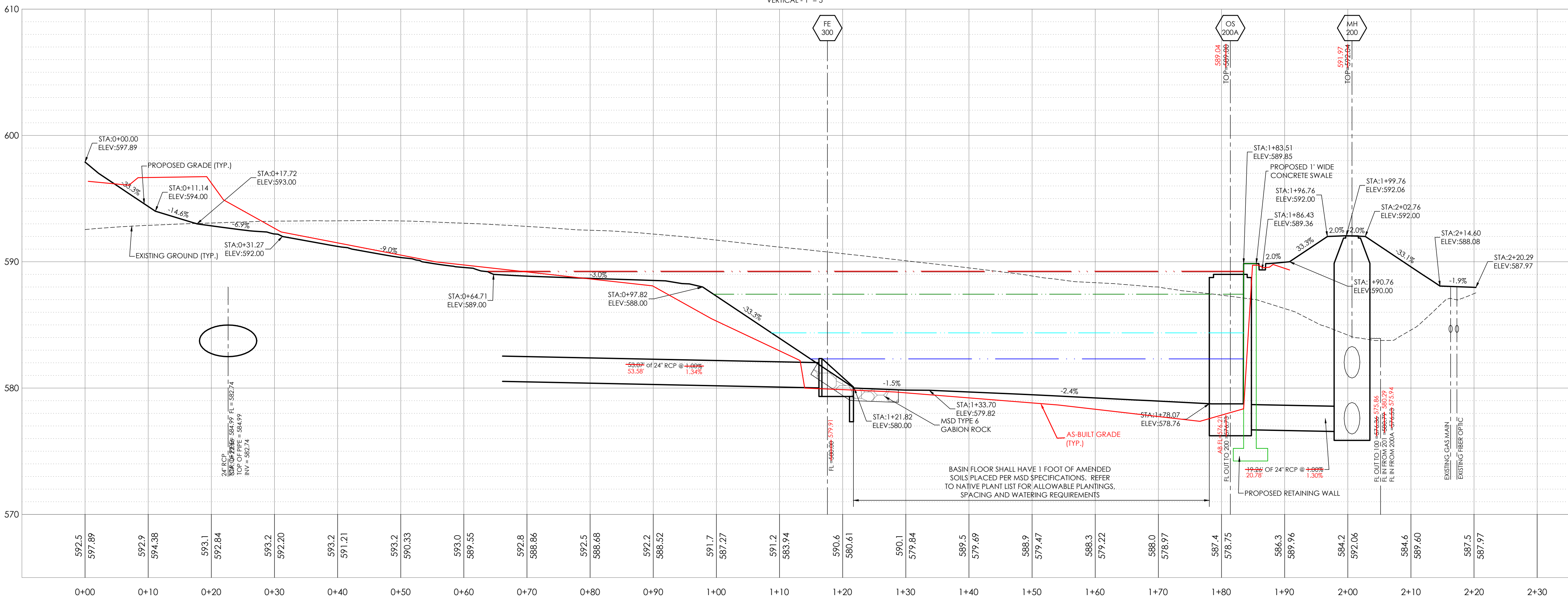
C-402

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



"AS-BUILTS"

SOUTH BASIN
HORIZONTAL - 1" = 10'
VERTICAL - 1" = 5'



SOUTH BASIN HW ELEVATION	
100 YR HW WITH L.F.B. = 589.26	
100 YR HW ELEV = 589.20	
25 YR HW ELEV = 587.43	
2 YR HW ELEV = 584.37	
WQV HW ELEV = 582.31	

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200000031
MISSOURI CERTIFICATE OF AUTHORITY #E-200007849

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability 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 on this plan.

STEVEN D. MARSH, P.E.
PROFESSIONAL ENGINEER
PE 2006007195

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
1	1	6/26/2023	REVISED PER CITY OF OFALLON AND OFALLON FIRE COMMENTS

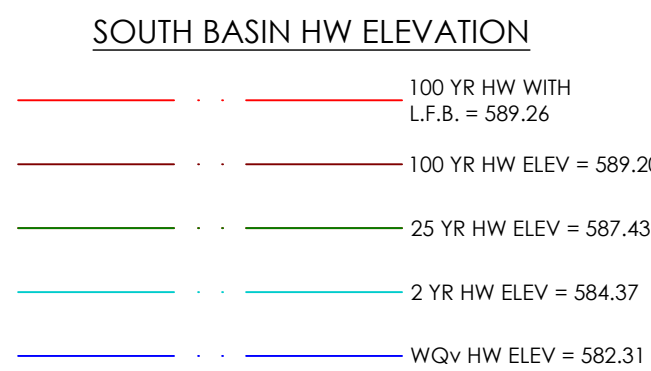
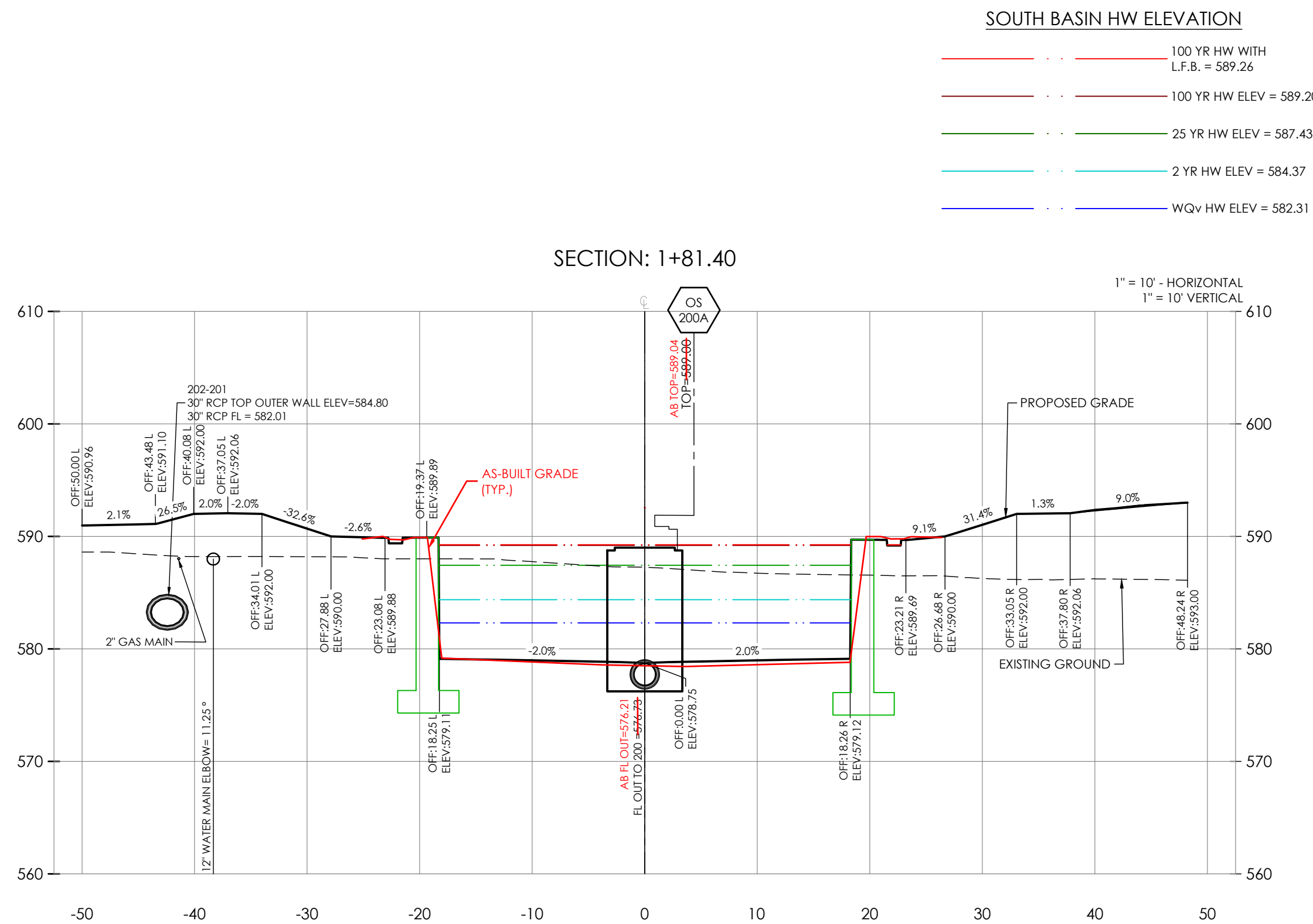
Sheet Number
C-606

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

ISSUED FOR CONSTRUCTION

SOUTH BASIN PLAN AND PROFILE

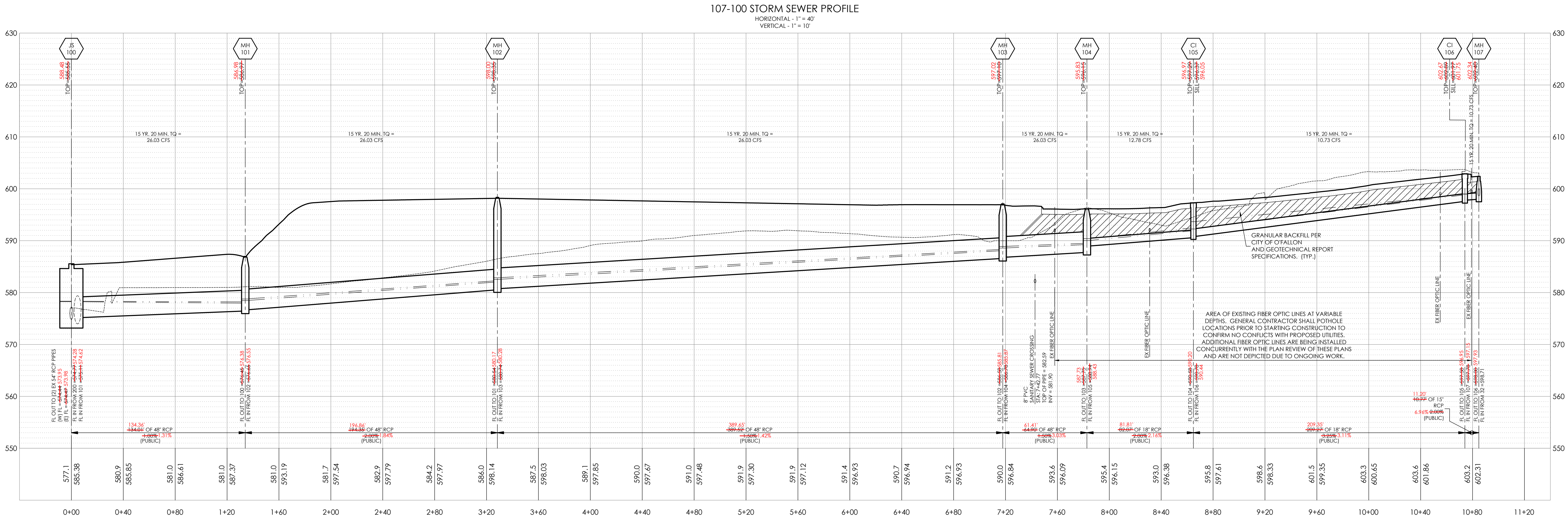
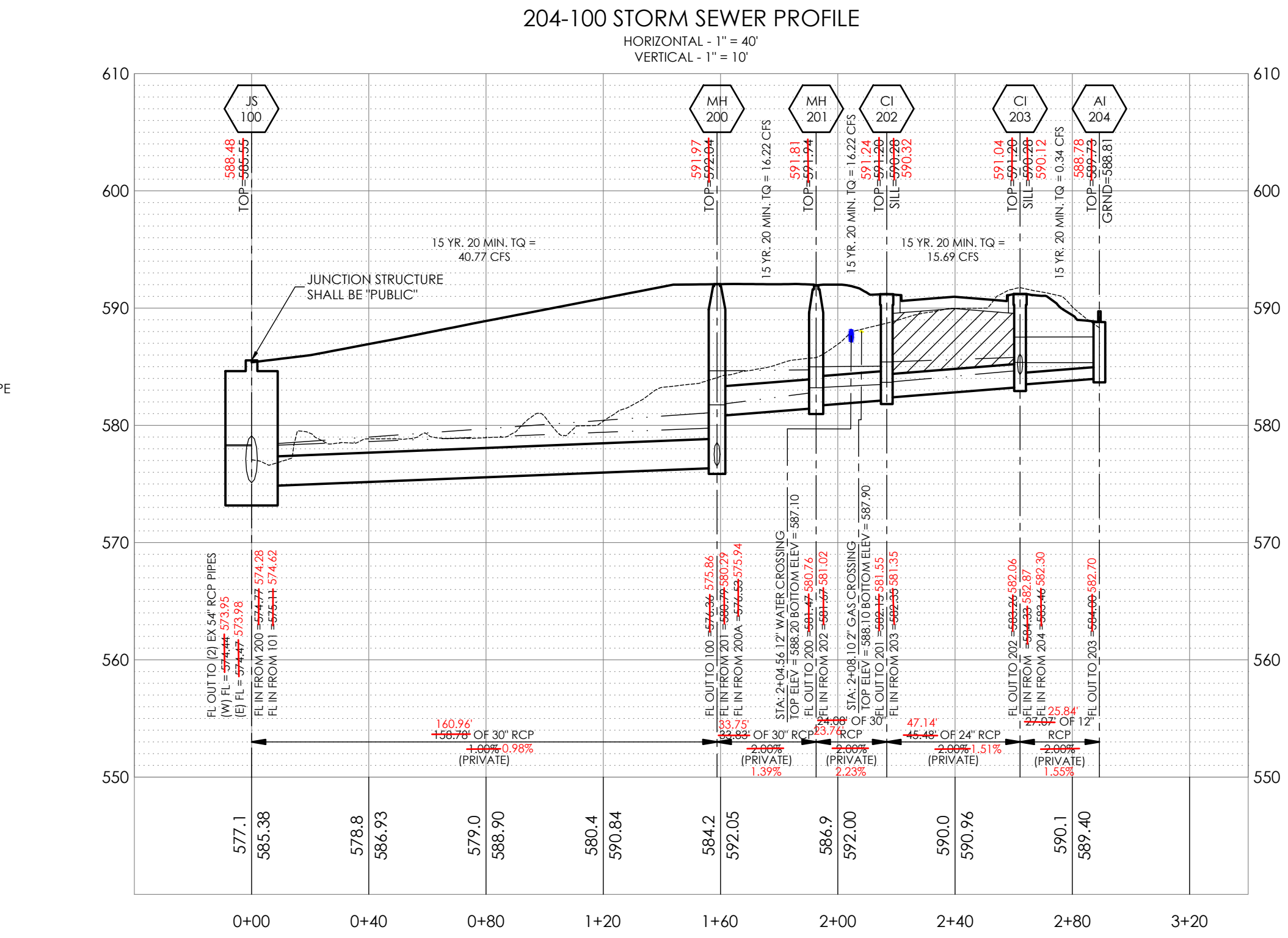
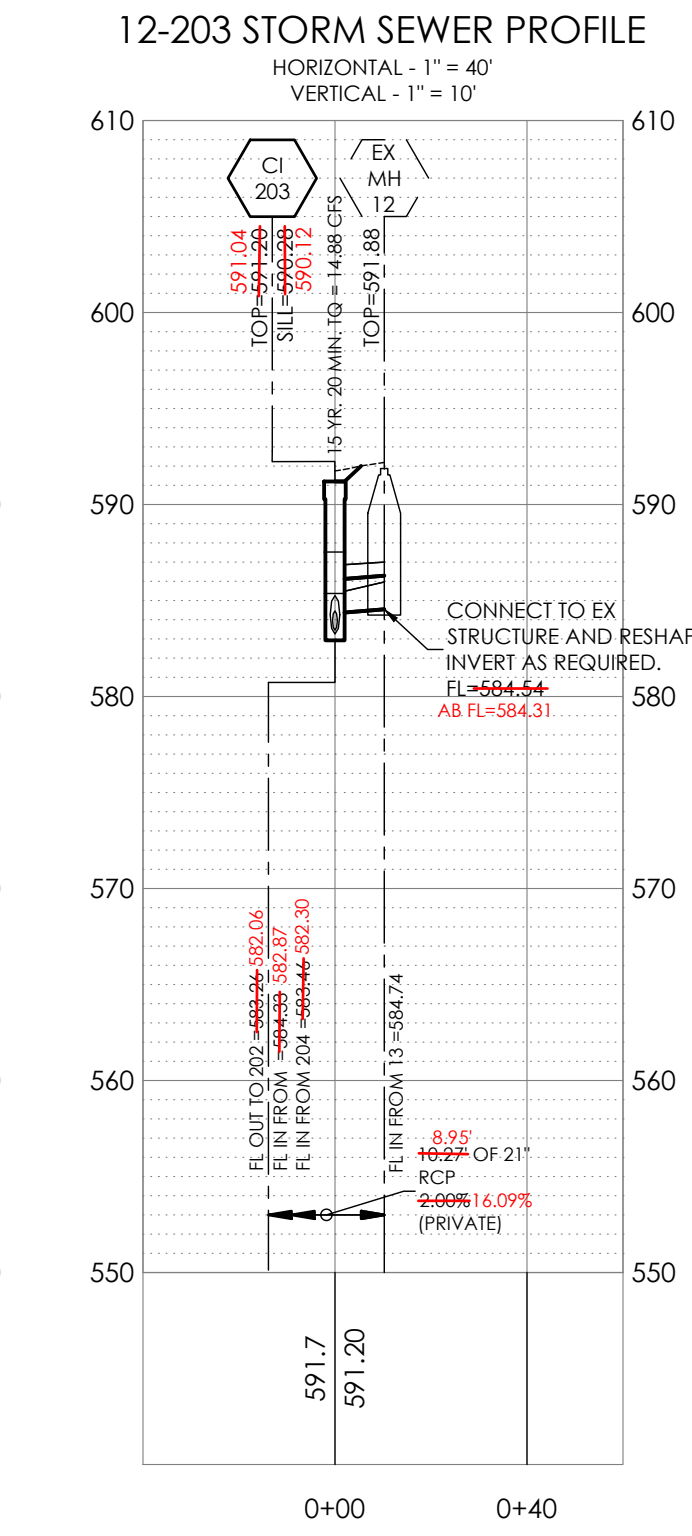
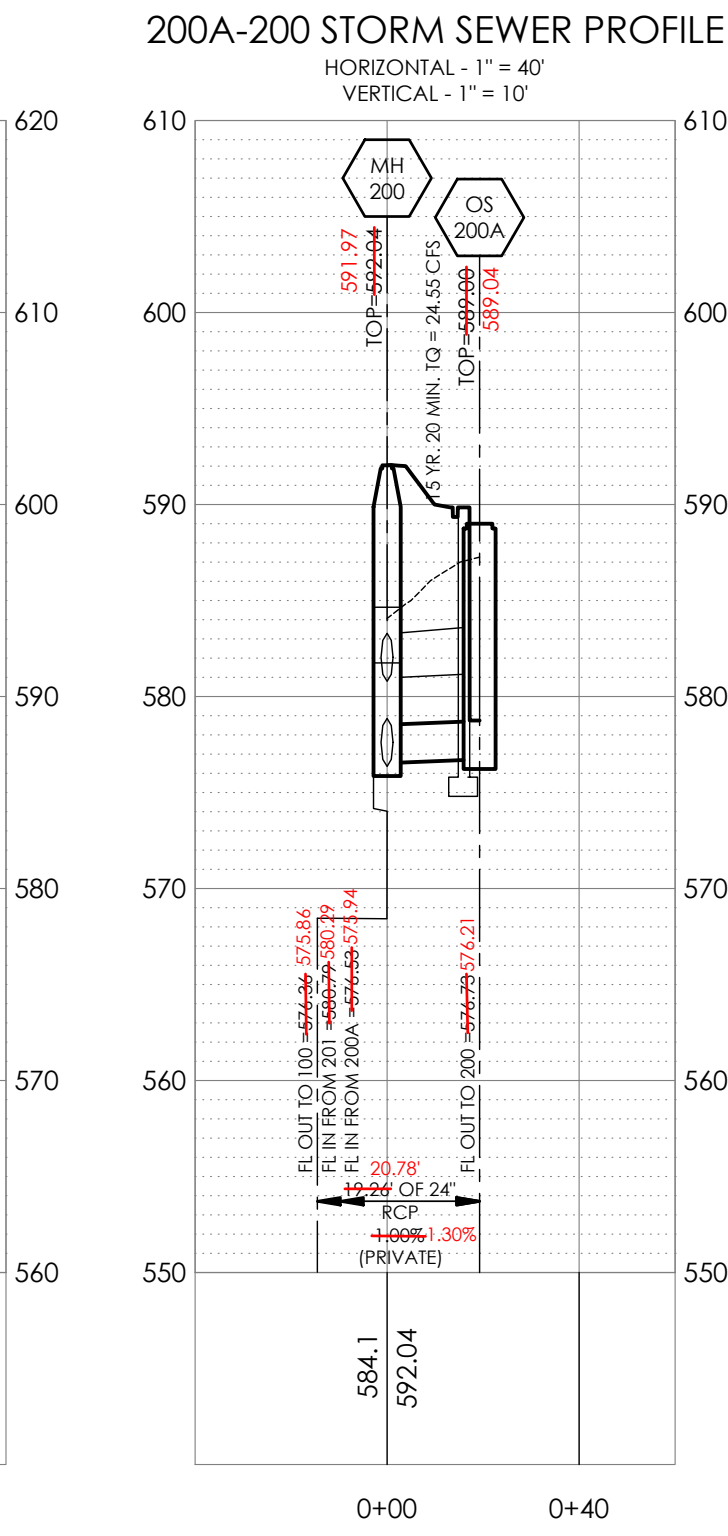
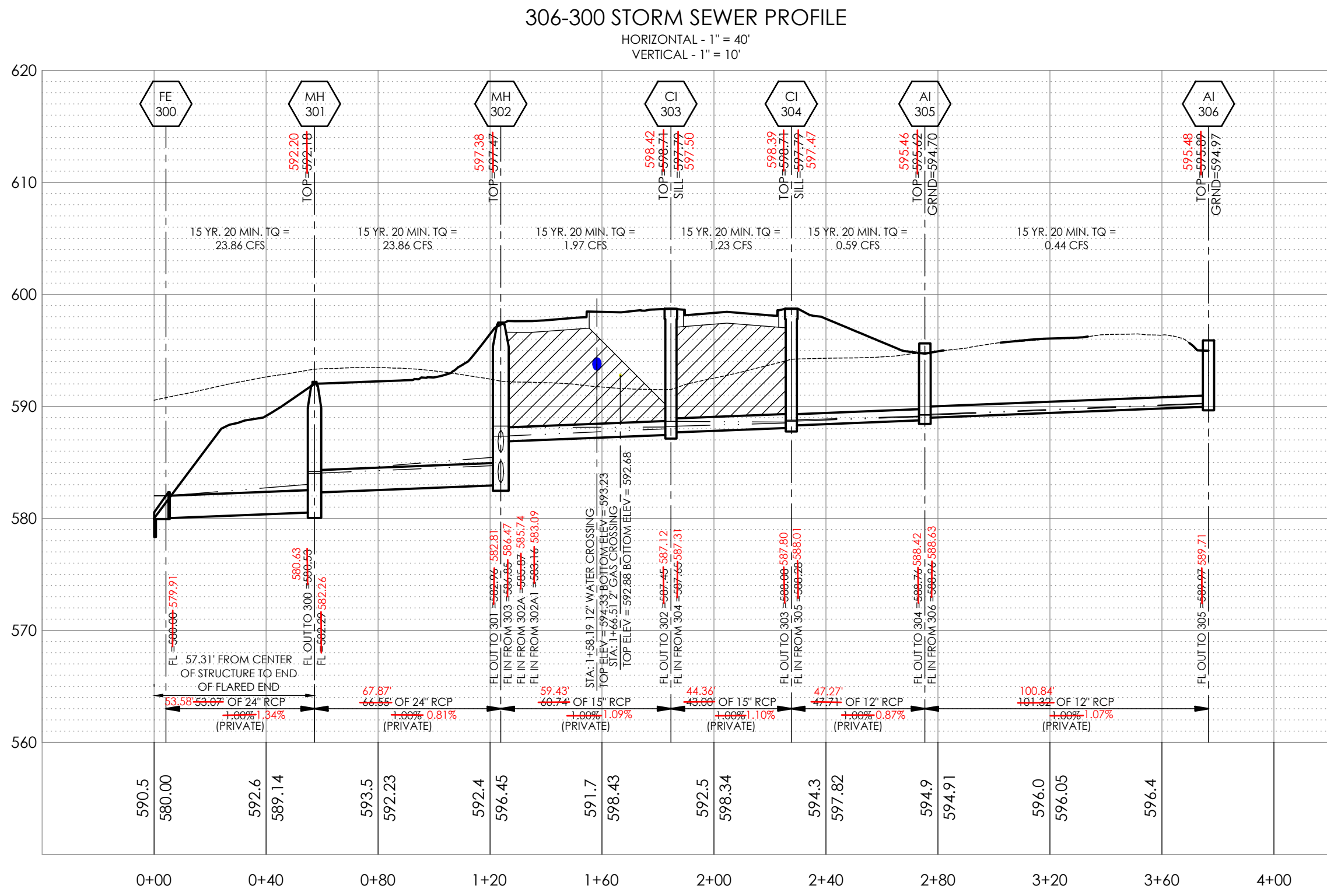
\\Vault-pc\vault\civil 3D PROJECTS\2022\2202920_Noles Bryan Rd Commercial Dev\SURVEY\6 AS BUILT\AB C-604 SOUTH BASIN DETAIL.dwg



"AS-BUILTS"

CITY OF O'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 O'FALLON FOR REVIEW PRIOR TO FABRICATION.



ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability 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 includes
revisions after the date stated hereunder.

STEVEN J. MARION P.E.
PROFESSIONAL ENGINEER
PE 2000007195

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
1	6/26/2023	REVISED PER CITY OF O'FALLON AND O'FALLON PRE COMMENTS
2	7/17/2023	REVISED PER CITY OF O'FALLON COMMENTS

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

C-600

STORM SEWER PROFILES

ISSUED FOR CONSTRUCTION

"AS-BUILTS"

CITY OF O'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 O'FALLON FOR REVIEW PRIOR TO FABRICATION.



ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability 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 2006007195

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
1	6/26/2023	REVISED PER CITY OF O'FALLON AND O'FALLON FIRE COMMENTS
2	7/17/2023	REVISED PER CITY OF O'FALLON COMMENTS

Sheet Number

C-601

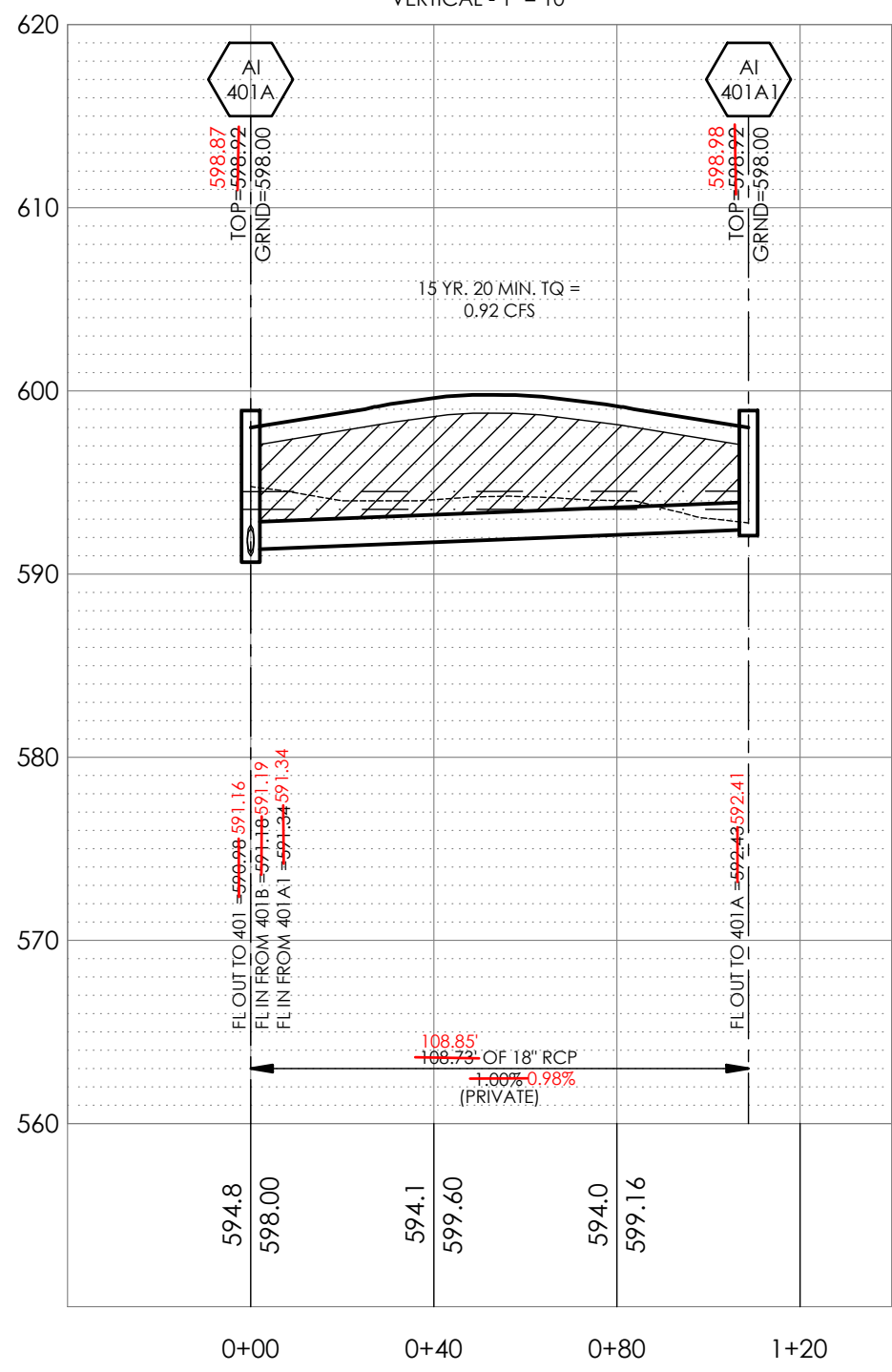
Project No. 2202920
Drawn By P. HEITZ
Checked By M. FOGARTY

ISSUED FOR CONSTRUCTION

STORM SEWER PROFILES

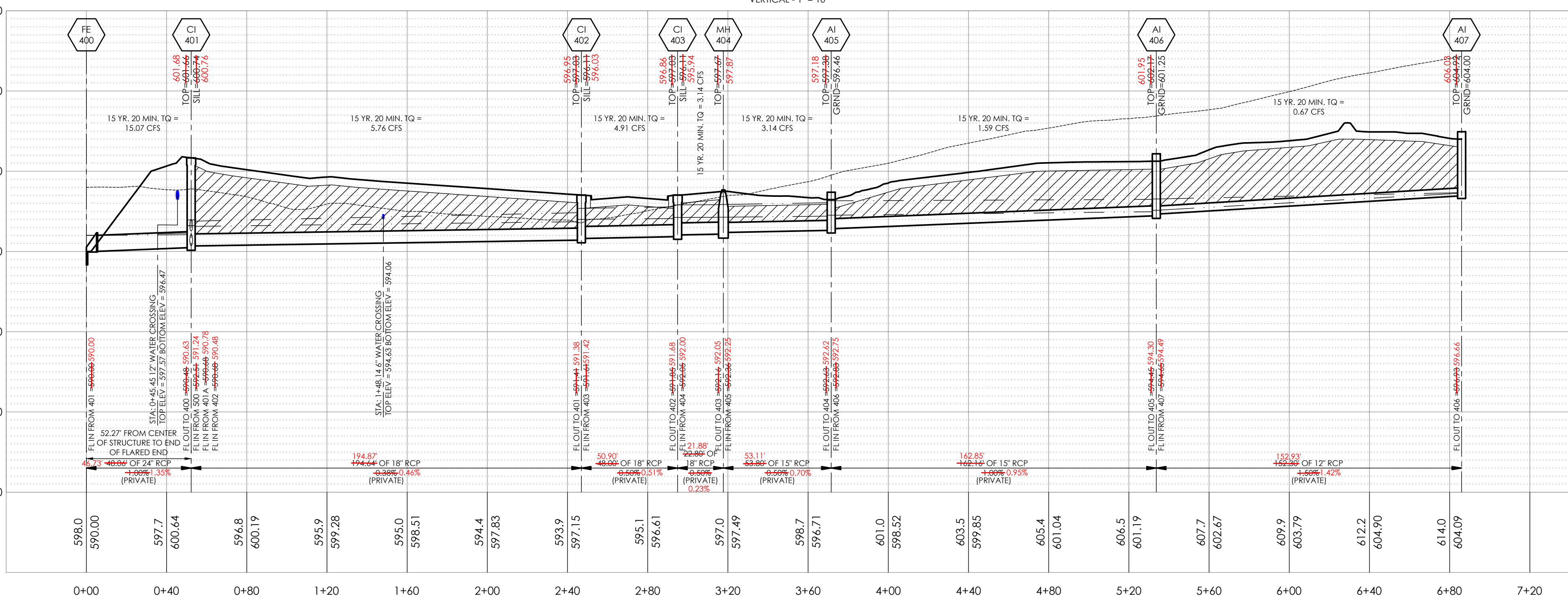
401A1-401A STORM SEWER PROFILE

HORIZONTAL - 1" = 40'
VERTICAL - 1" = 10'



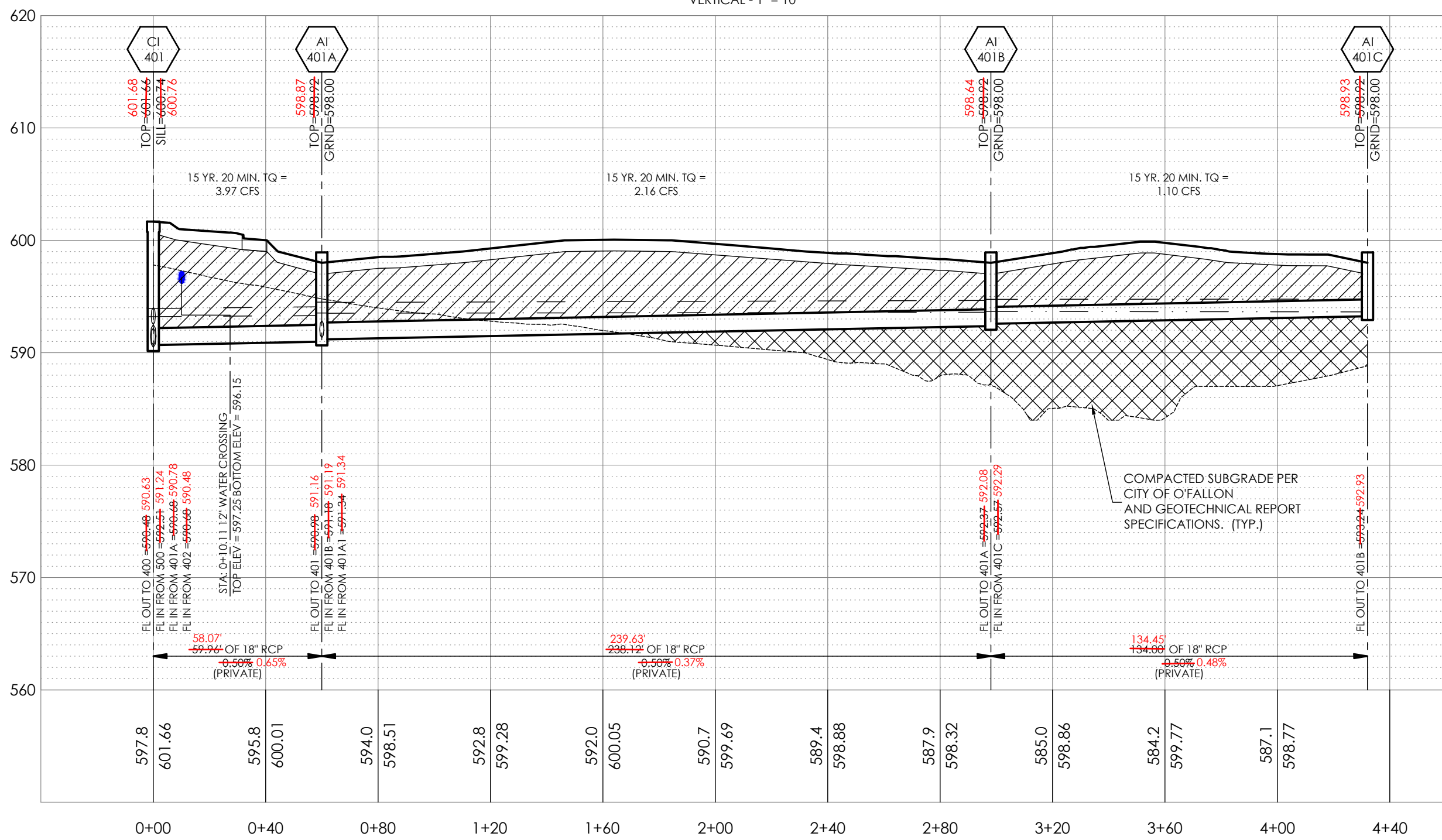
407-400 STORM SEWER PROFILE

HORIZONTAL - 1" = 40'
VERTICAL - 1" = 10'



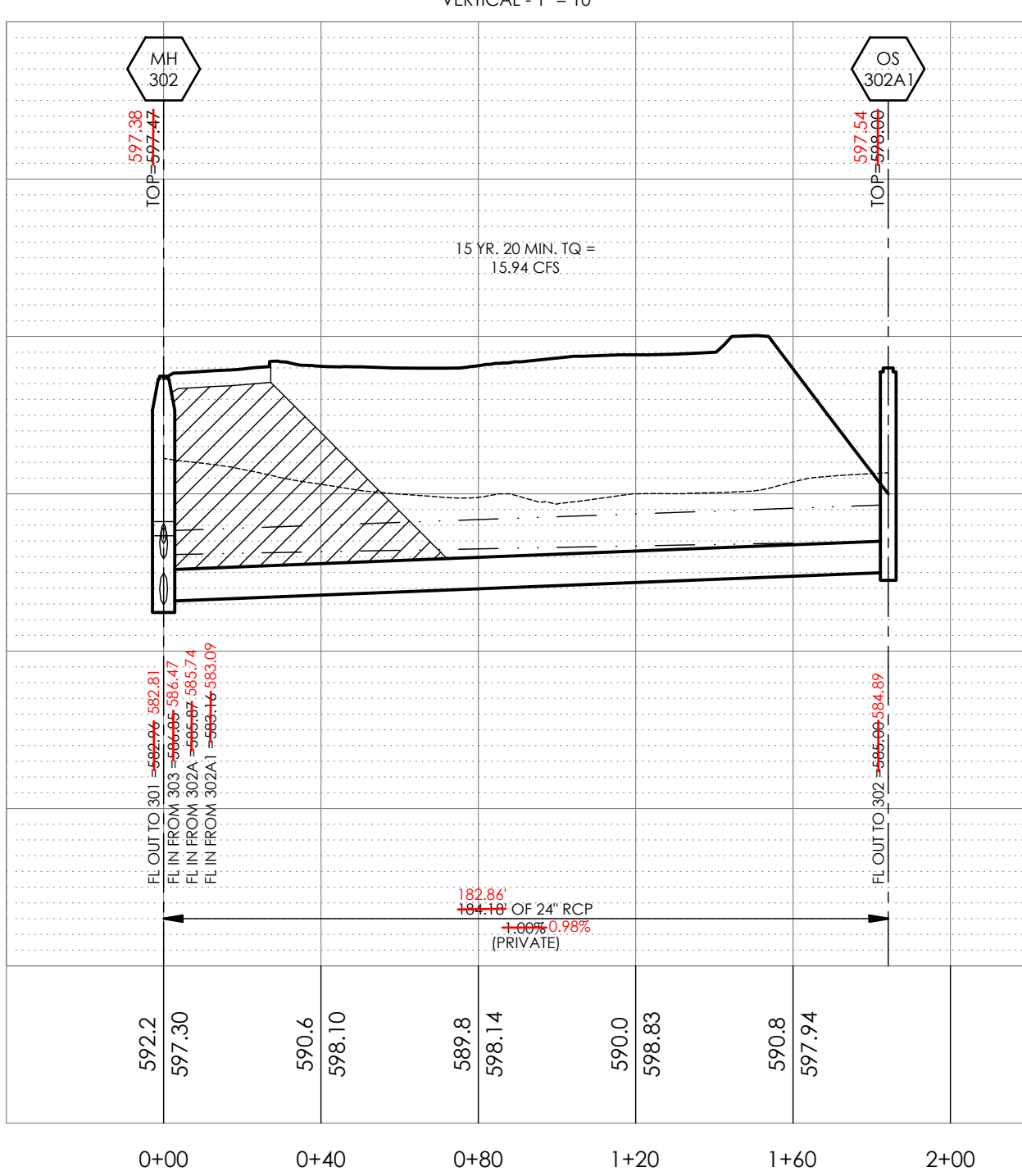
401C-401 STORM SEWER PROFILE

HORIZONTAL - 1" = 40'
VERTICAL - 1" = 10'



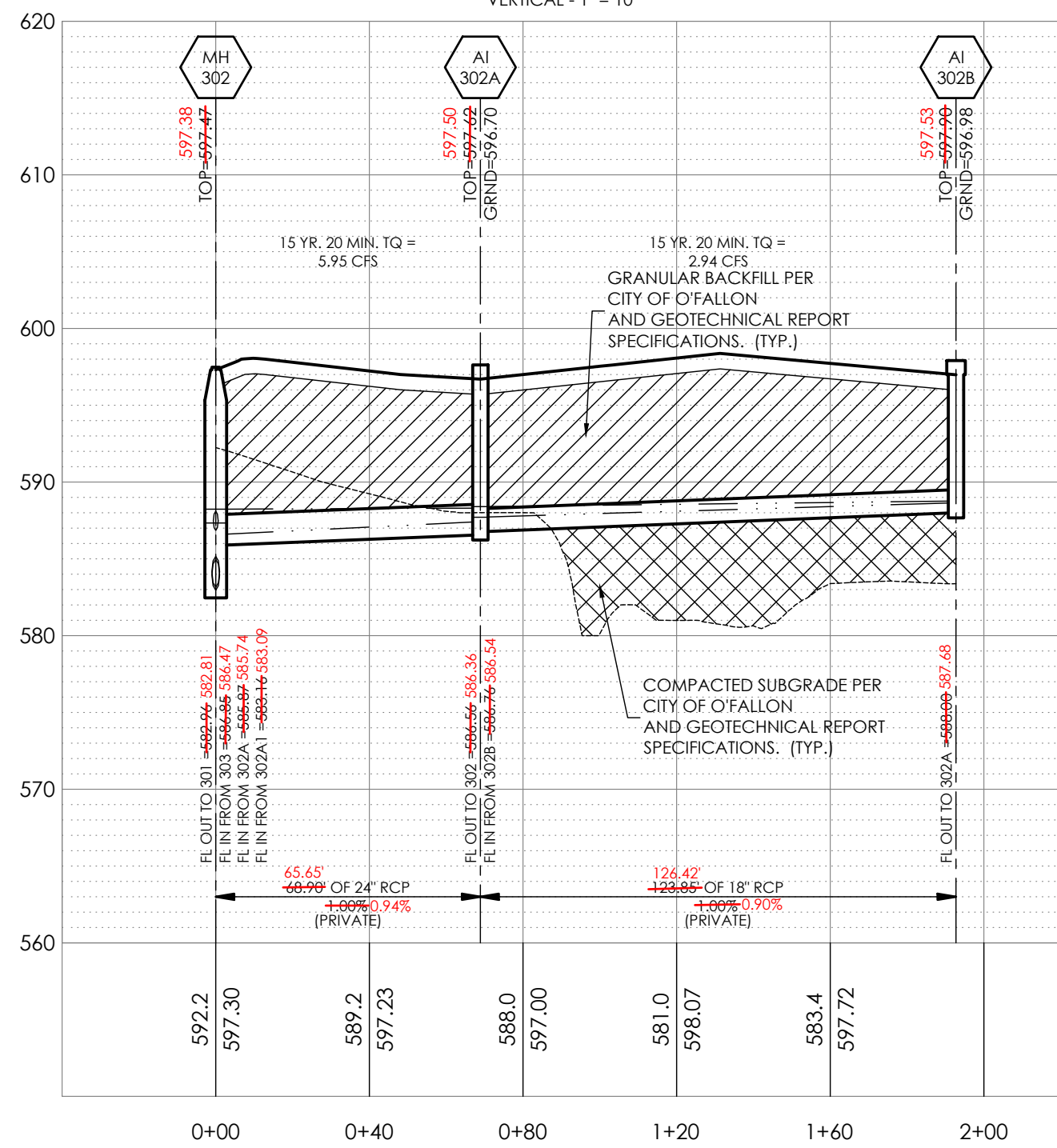
302A1-302 STORM SEWER PROFILE

HORIZONTAL - 1" = 40'
VERTICAL - 1" = 10'



302B-302 STORM SEWER PROFILE

HORIZONTAL - 1" = 40'
VERTICAL - 1" = 10'



"AS-BUILTS"

CITY OF O'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 O'FALLON FOR REVIEW PRIOR TO FABRICATION.



ENGINEERS AUTHENTICATION
The responsibility for professional engineering actions 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 values are authenticated.
STEVEN D. MARSON P.E.
PROFESSIONAL ENGINEER
PE 2006007195

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
1	6/26/2023	REVISED PER CITY OF O'FALLON AND O'FALLON FIRE COMMENTS
2	7/17/2023	REVISED PER CITY OF O'FALLON COMMENTS
Sheet Title		

C-602

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

ISSUED FOR CONSTRUCTION

STORM SEWER PROFILES

