

# IMPROVEMENT PLANS FOR BRYAN VALLEY COMMERCIAL SUBDIVISION

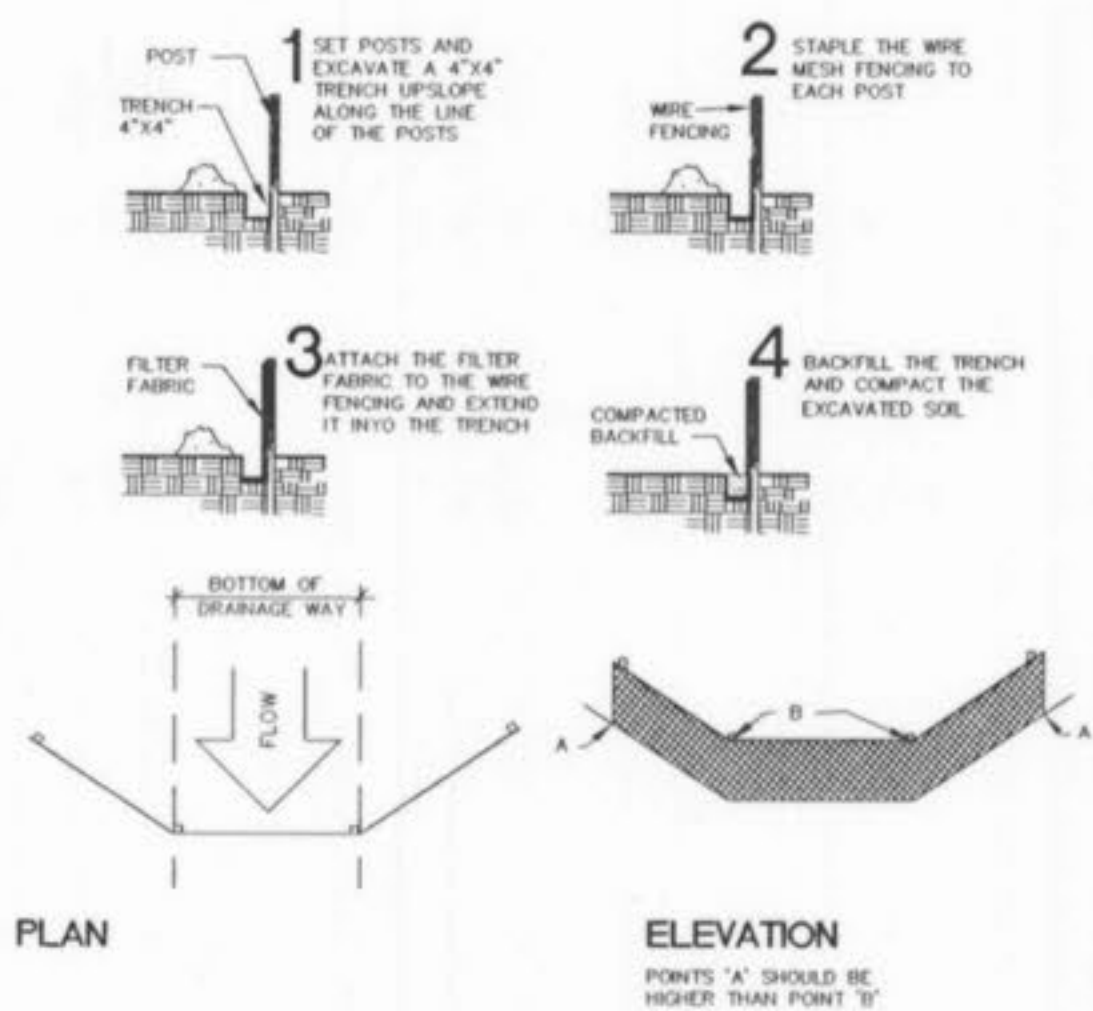
A TRACT OF LAND BEING PART OF  
U.S. SURVEY 1780, T. 47 N., R. 2 & 3 E.,  
ST. CHARLES COUNTY, MISSOURI

## AS-BUILT PLANS

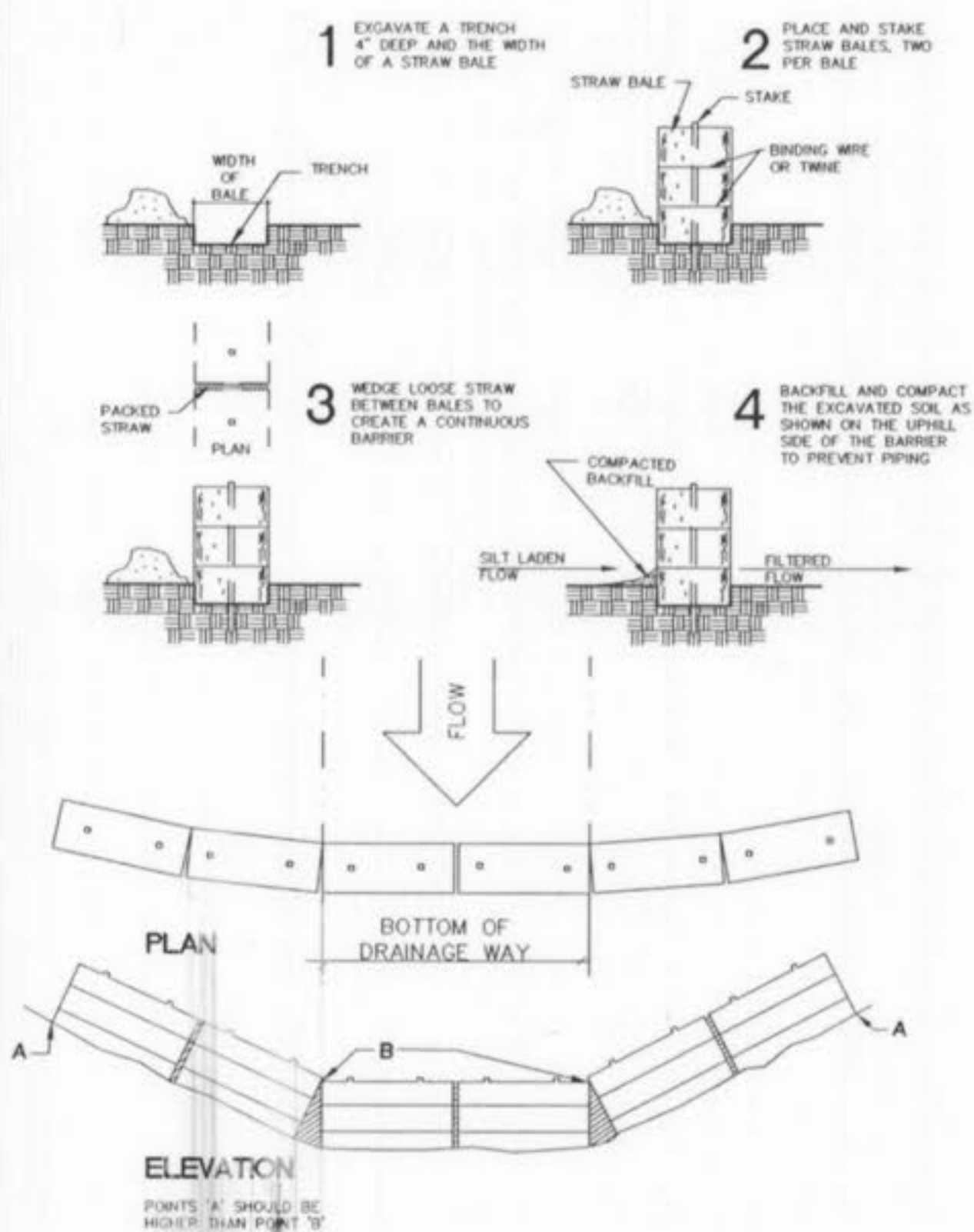
### SYNTHETIC FILTER BARRIERS FOR URBAN DEVELOPMENT SITES APPENDIX D

#### MAINTENANCE

- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric degenerate or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

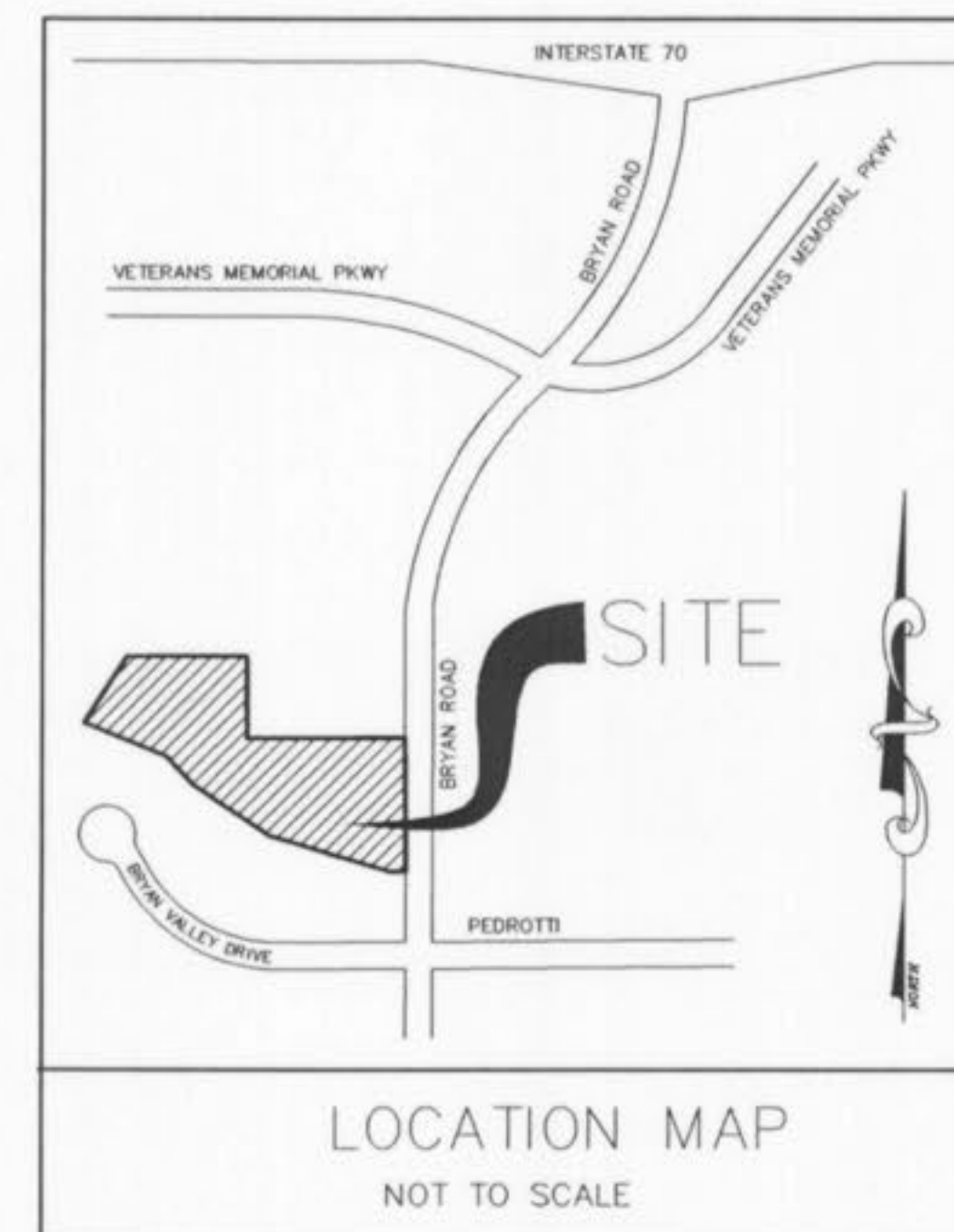


### STRAW BALE BARRIERS FOR URBAN DEVELOPMENT SITES APPENDIX C



## CONSTRUCTION NOTES

- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT. Erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Developer must supply City construction inspectors with soil reports prior to or during site soil testing.
- No slopes shall be steeper than 3(horizontal) to 1(vertical).
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- Sidewalk, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved American with Disabilities Act Accessibility Guidelines (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 take precedence and the contractor prior to any construction shall notify the Project Engineer.
- Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign locations and sizes must be approved separately through the Planning Division.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by the City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
- All utilities will be located underground.
- All sign locations and sizes must be approved separately through the Planning Division.



## DEVELOPMENT NOTES

- GROSS ACREAGE OF TRACTS:  
LOT 1: 1.61 ACRES  
LOT 2: .69 ACRES  
LOT 3: .21 ACRES  
LOT 4: .17 ACRES
- ZONING CLASSIFICATION: C-2 GENERAL BUSINESS DISTRICT
- PROPOSED USE: RETAIL AND OFFICE
- PARKING REQUIRED:  
OFFICE/RETAIL BUILDING A - 12,000 SQ. FT. BLDG. @ 5.5 P.S. PER 1000 SQ. FT. = 66 P.S.  
OFFICE BUILDING B - 2,500 SQ. FT. BLDG. @ 1 P.S. PER 300 SQ. FT. = 8 P.S.  
OFFICE BUILDING C - 2,500 SQ. FT. BLDG. @ 1 P.S. PER 300 SQ. FT. = 8 P.S.  
OFFICE BUILDING D - 3,000 SQ. FT. BLDG. @ 1 P.S. PER 300 SQ. FT. = 10 P.S.  
TOTAL PARKING STALLS REQUIRED ON SITE: 92
- PARKING PROVIDED  
ALL PARKING STALLS ARE TO BE IN CROSS PARKING EASEMENT FOR ALL BUILDINGS, TENANTS AND THEIR INVITEES.  
TOTAL PARKING STALLS PROVIDED: 93 (INCLUDING 5 P.S. RESERVED FOR PHYSICALLY HANDICAP PERSONS)  
BICYCLE PARKING REQUIRED: 1/15 SPACES=(93/15=6.2) 7 SHOWN: 10
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:  
WATER: CITY OF O'FALLON (636.281.2858)  
SANITARY SEWER: CITY OF O'FALLON (636.925.3235)  
ELECTRIC: AMEREN U.E. (636.946.6170)  
TELEPHONE: VERIZON TELEPHONE COMPANY (636.332.7392)
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:  
O'FALLON FIRE PROTECTION DISTRICT  
WENTZELLE SCHOOL DISTRICT
- THIS PROPERTY IS UNAFFECTED BY A SPECIAL FLOOD HAZARD AREA PER FIRM 29183C0240 E AUG. 2, 1996.
- SITE COVERAGE:  
BUILDINGS = 20,000 SQ. FT. (17%)  
PARKING = 36,571 SQ. FT. (31%)  
LANDSCAPE AREA = 60,118 SQ. FT. (52%)
- "C-2" GENERAL BUSINESS DISTRICT REGULATIONS  
FRONT YARD SETBACK = 25 FEET  
SIDE YARD SETBACK = 0 FEET  
REAR YARD SETBACK = 10 FEET  
BUILDING HEIGHT = 50 FEET MAXIMUM
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
- THE OWNER/DEVELOPER UNDERSTANDS THAT IF ALL OR PART OF THE COMBINATION OFFICE/RETAIL BUILDING IS TO BE UTILIZED FOR A RESTAURANT WITH DINE-IN SERVICE, THIS APPROVAL SHALL BE NULL AND VOID, FOR THE SITE WILL NOT MEET THE CITY'S CURRENT PARKING REQUIREMENTS.
- THERE SHALL BE NO TRASH PICK-UP OR LOADING/UNLOADING ACTIVITIES BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M.
- ALL PROPOSED EASEMENTS INCLUDING CROSS ACCESS AND DRAINAGE WAYS SHALL BE SHOWN ON THE RECORD PLAT.

## INDEX

- SHEET 1: COVER SHEET
- SHEET 3: FLAT PLAN
- SHEET 5: PROFILES / WALL DETAILS

BENCHMARK—U.S.G.S. DATUM  
Cross cut on the north ball of a fire hydrant  
located at the northeast corner of Mexico Rd.  
and Bryan Rd. ELEV.—595.53

### VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES APPENDIX A

#### SEEDING RATES:

##### Permanent:

Tall Fescue — 30 lbs./ac.  
Smooth Bromes — 20 lbs./ac.  
Combined: Fescue@15 lbs./ac. and Bromes@10 lbs./ac.

##### Temporary:

Wheat or Rye — 150 lbs./ac. (3.5 lbs. per 1000 sq. ft.)  
Oats — 120 lbs./ac. (2.75 lbs. per 1000 sq. ft.)

#### SEEDING PERIODS:

Fescue or Bromes — March 1 to June 1  
Wheat or Rye — August 1 to October 1  
Oats — March 15 to November 1

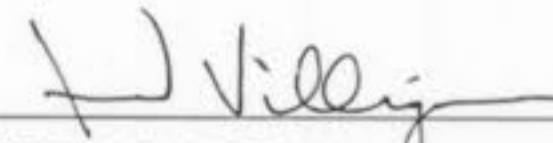
MULCH RATES: 100 lbs. per 1000 sq.ft. (4,356 lbs. per acre)

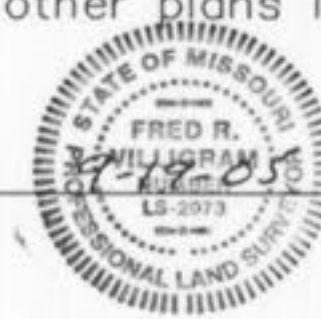
FERTILIZER RATES: Nitrogen — 30 lbs./ac.  
Phosphate — 30 lbs./ac.  
Potassium — 30 lbs./ac.  
Lime — 600 lbs./ac. ENM\*

\*ENM = effective neutralizing material as per State evaluation of quarried rock.

AS-BUILTS ADDED JUNE 22, 2005

The responsibility for professional Land Surveying liability on this project is hereby limited to the set of "As-Built" plans authenticated by the seal, signature, and date hereunder. Responsibility is disclaimed for all other plans in this project.

  
FRED VILLIGAM  
MO. REG. L.S. #2073



PREPARED FOR: C.N.T.R., LLC  
C/O CRAIG NORDEN  
4680 MEXICO ROAD  
ST. PETERS, MO 63376  
PHONE: (636)926-2900  
FAX: (636)926-0232

| DATE:   | NO.:   | REVISION:  |
|---|--------|------------|
| <b>MUSLER ENGINEERING COMPANY</b>             |        |            |
| CIVIL ENGINEERING - PLANNING - LAND SURVEYING |        |            |
| 32 Portwest Court, St. Charles Missouri 63303 |        |            |
| Telephone: (636) 916-0444                     |        |            |
| DATE:   | DRAWN: | CHECKED:   |
| SEPT. 15, 2005                                | J.D.N. | R.S.M.     |
| PROJECT NO.:                                  | 02-609 | SHEET NO.: |
|   |        | 1 of 6     |

Bryan Valley Commercial  
As-built  
FILE# 1003

N/F  
 WENTZWAY CORP  
 BK. 779, PG. 540  
 ZONING: C-2

BRYAN VALLEY PLAT TWO  
 COMMON GROUND &  
 UTILITY ESMT.  
 BK. 33, PG. 106

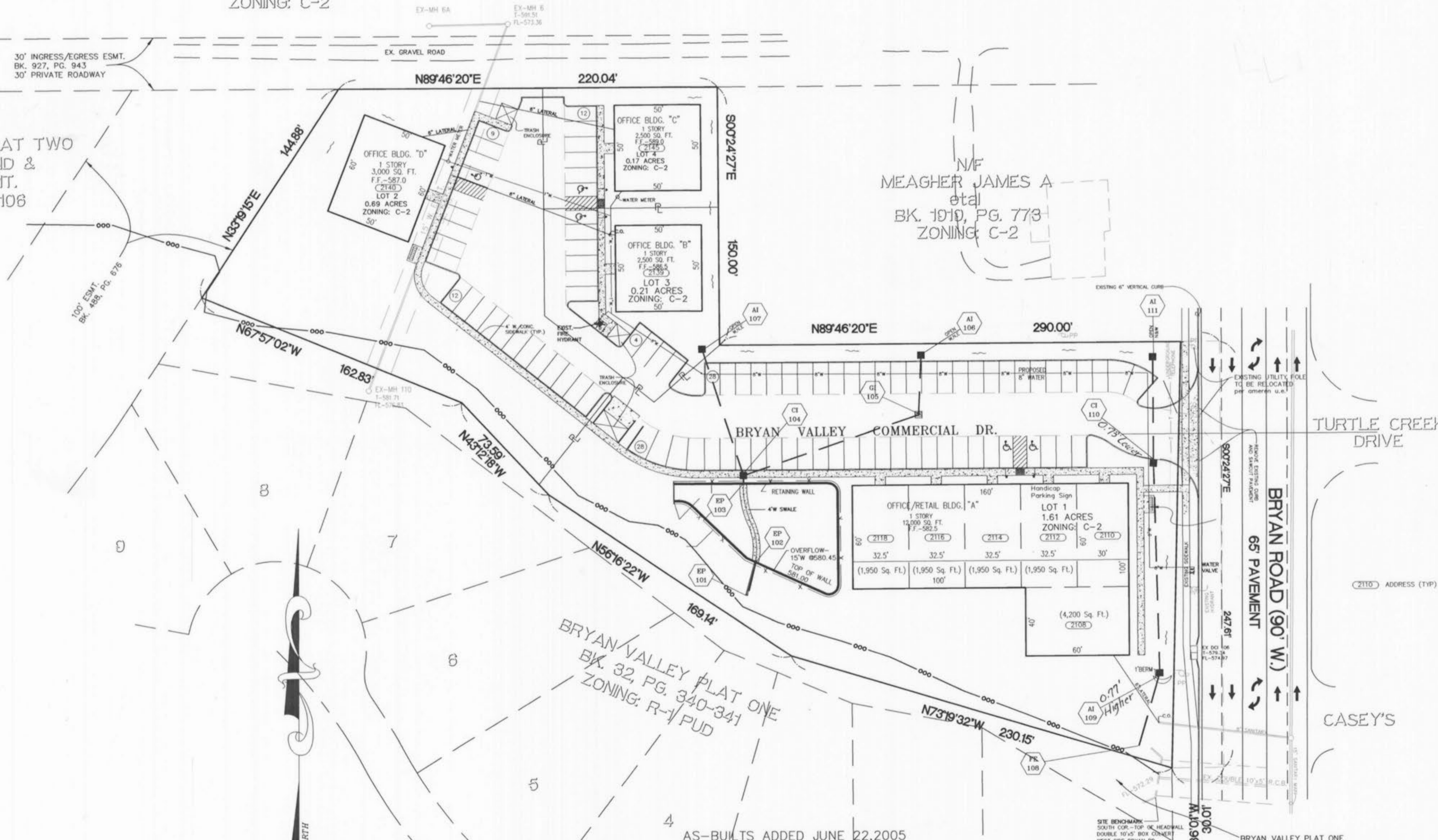
N/F  
 MEAGHER JAMES A  
 et al  
 BK. 1919, PG. 773  
 ZONING: C-2

BRYAN VALLEY PLAT ONE  
 BK. 32, PG. 340-341  
 ZONING: R-1/PUD

BRYAN VALLEY PLAT ONE  
 COMMON GROUND &  
 UTILITY ESMT.  
 BK. 32, PG. 341

30' INGRESS/EGRESS ESMT.  
 BK. 927, PG. 943  
 30' PRIVATE ROADWAY

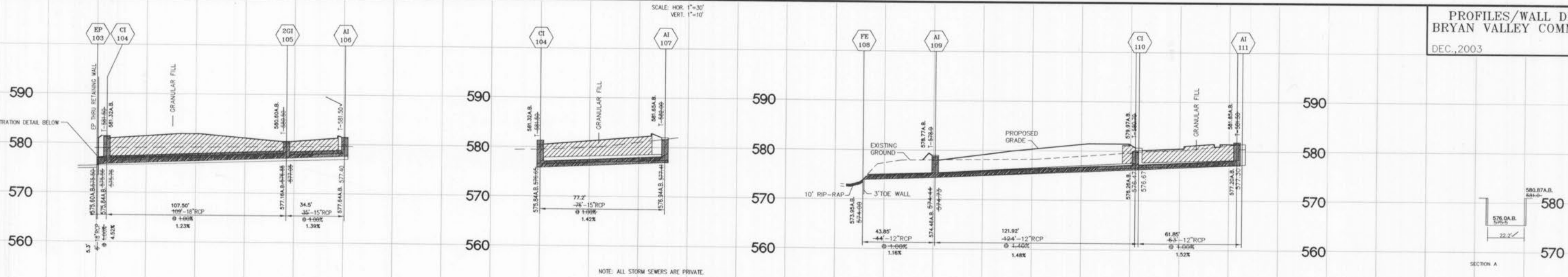
100' ESMT.  
 BK. 488, PG. 878



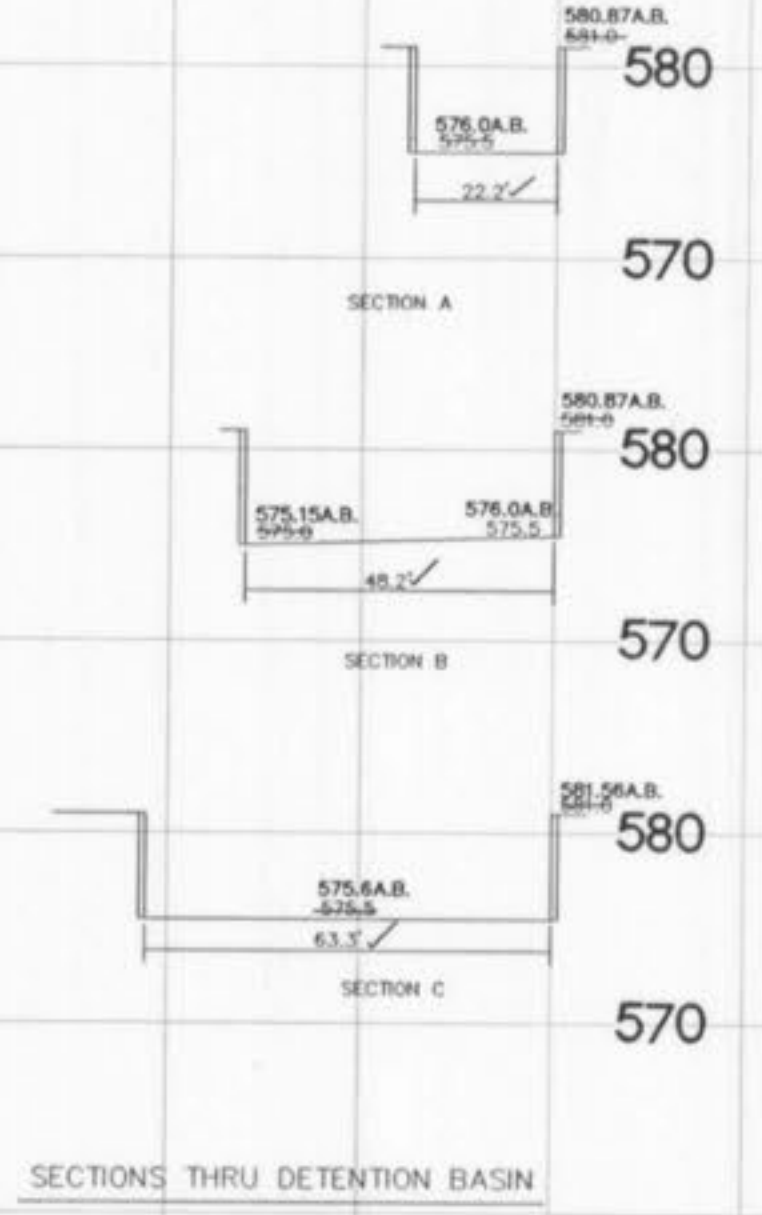
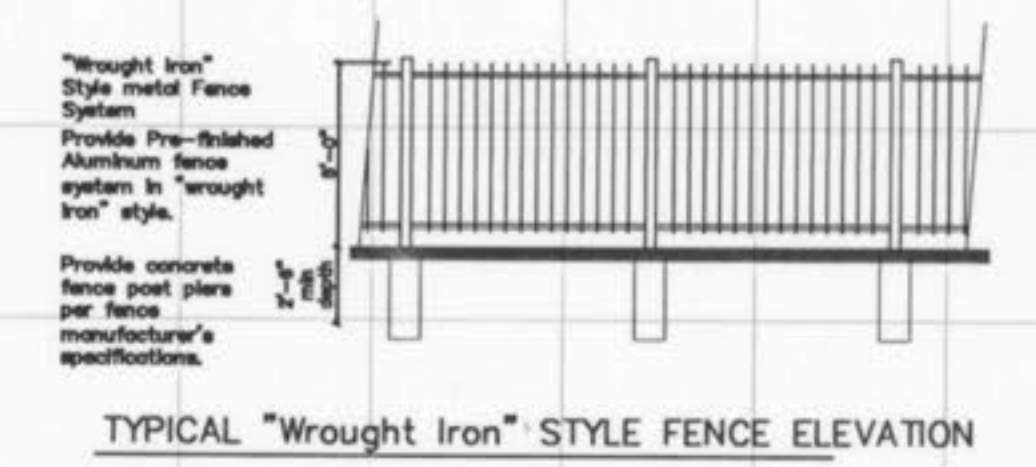
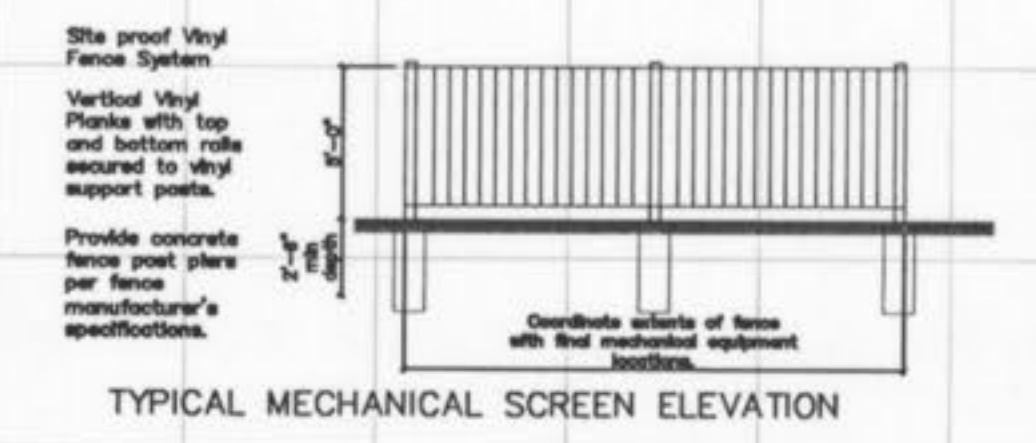
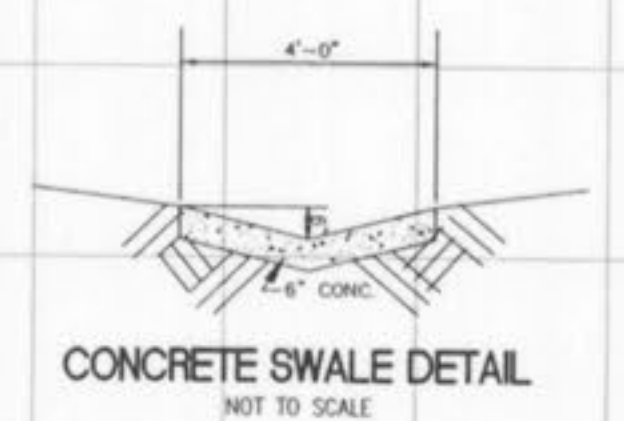
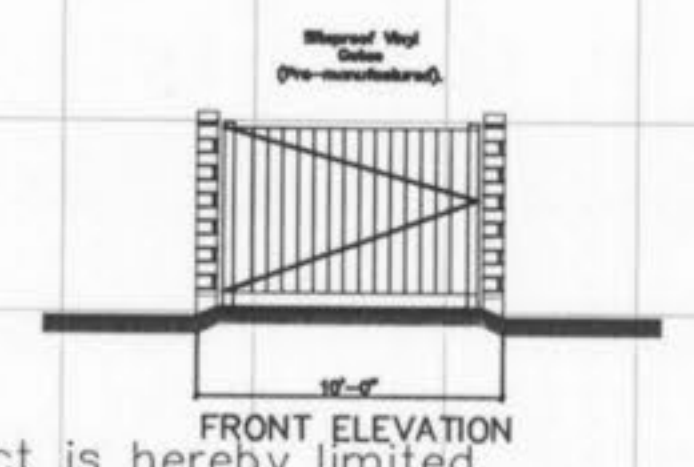
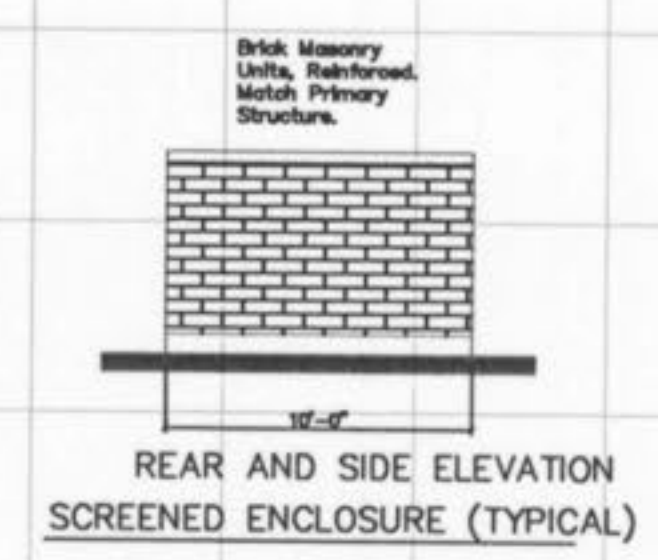
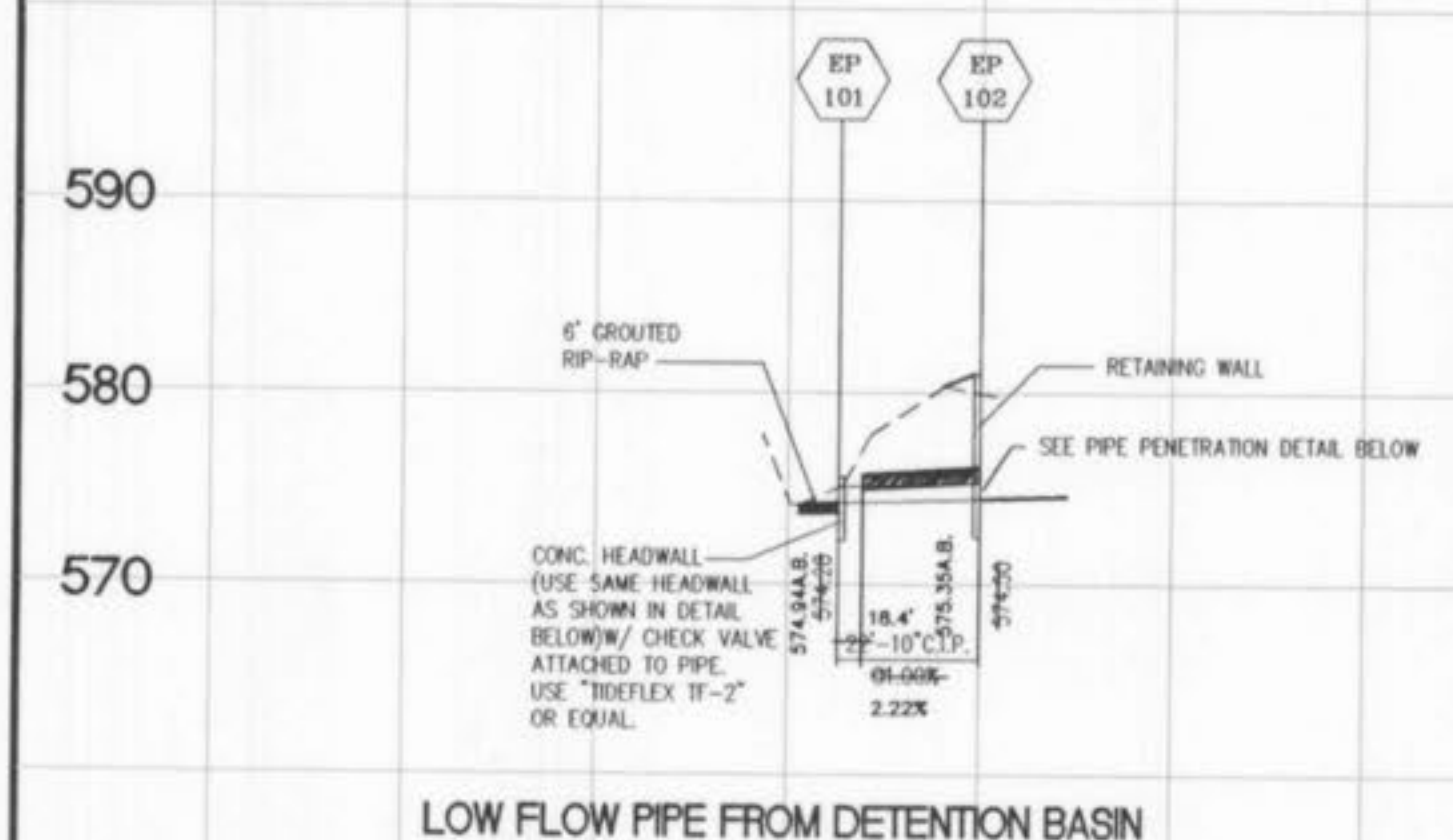
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 MO. REG. L.S. #2973





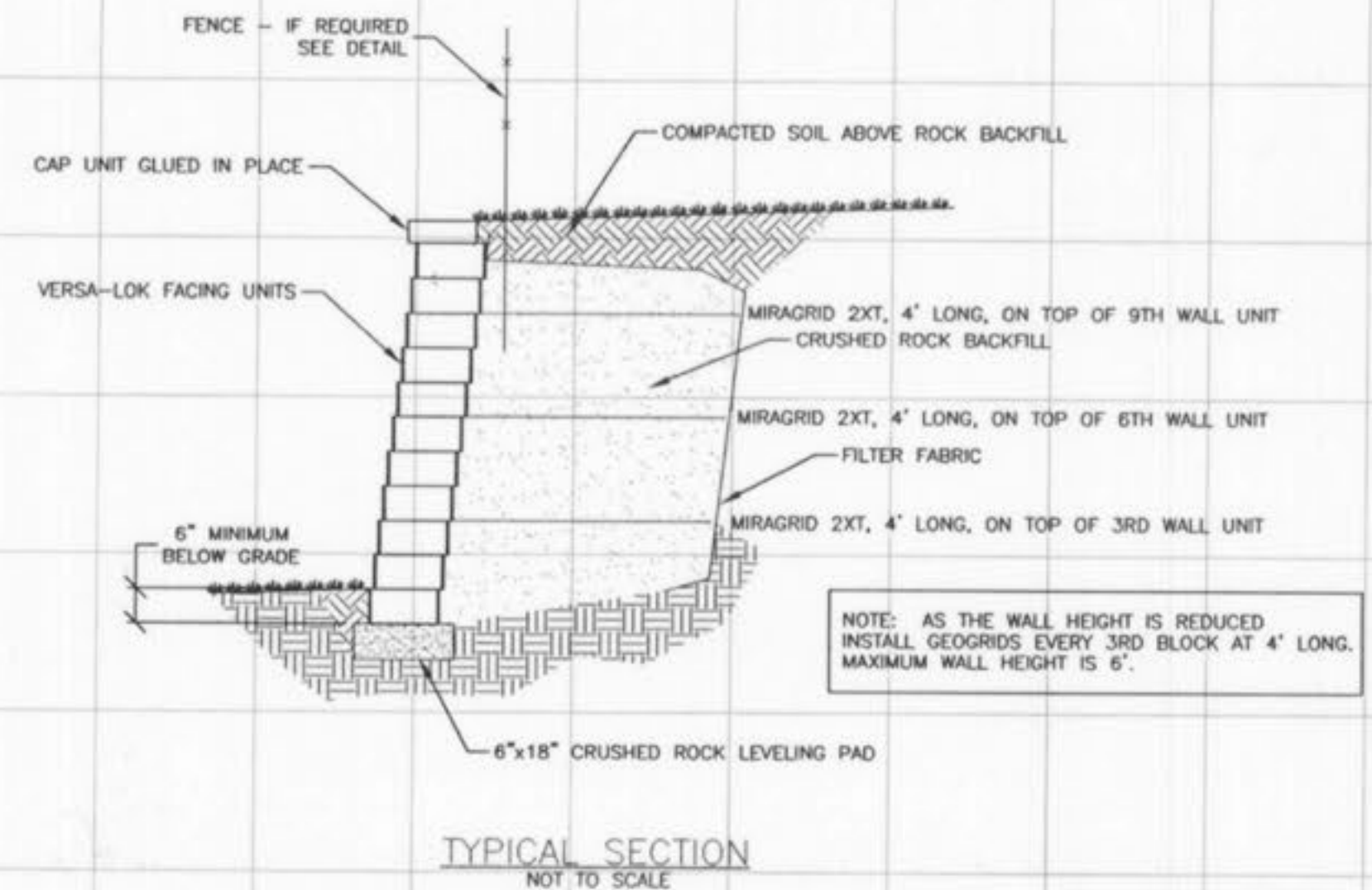
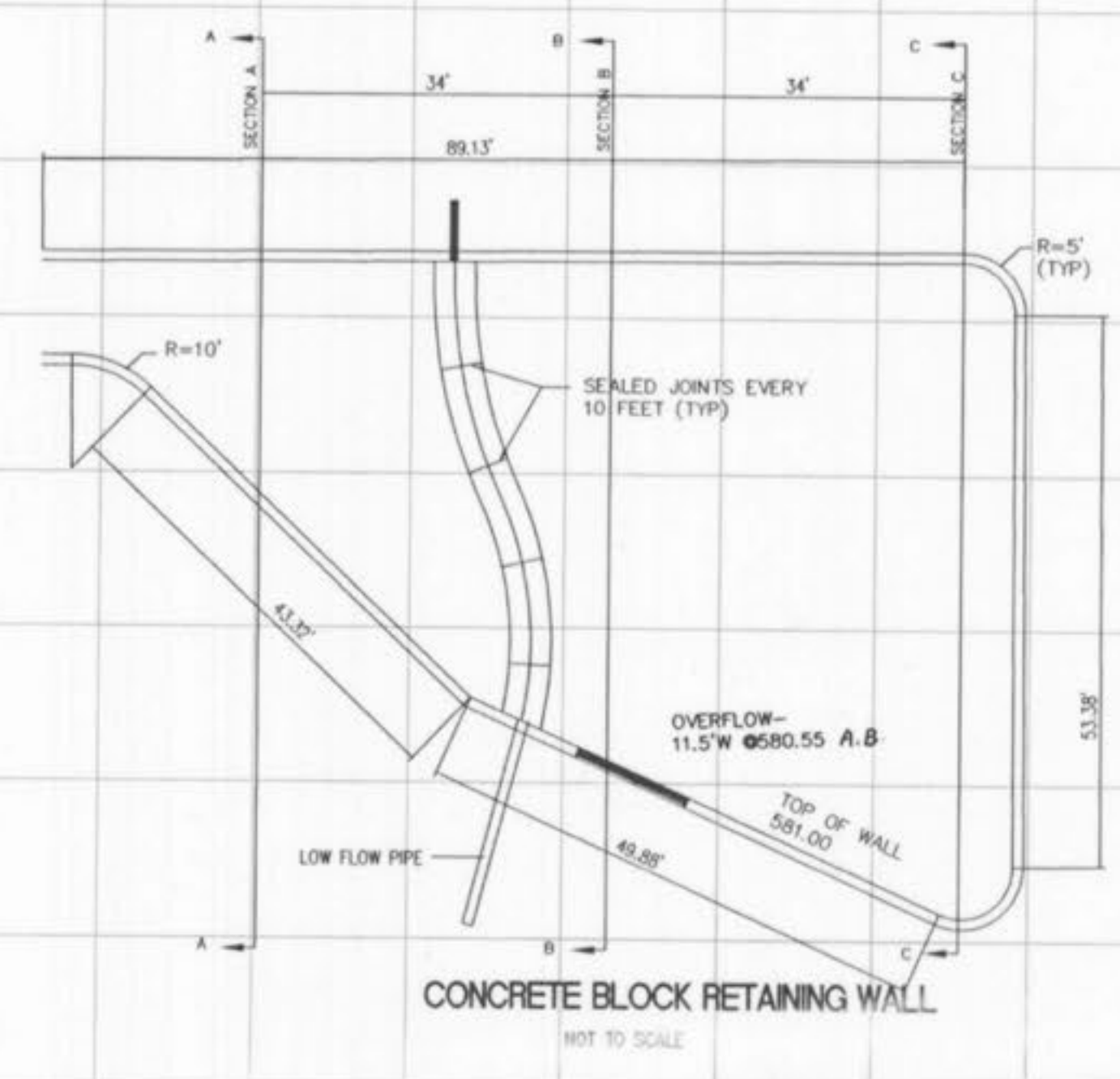
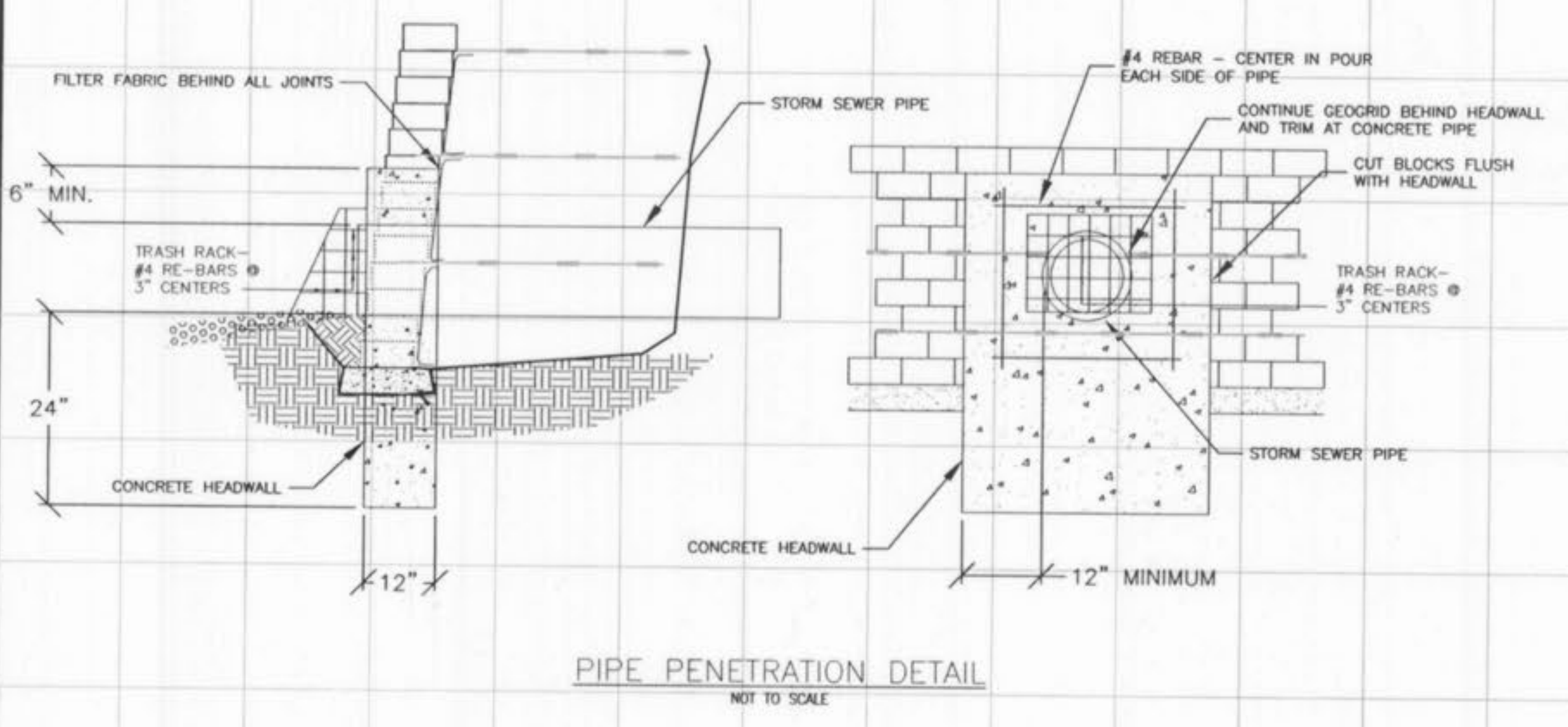
NOTE: ALL STORM SEWERS ARE PRIVATE.



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NOTE: DETAILS FOR RETAINING WALL ARE GENERAL DETAILS AND NOT TO BE CONSTRUED AS CONSTRUCTION DETAILS. FOR THIS PROJECT, CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR RETAINING WALL WHICH ARE SPECIFIC FOR THE WALL MANUFACTURER.