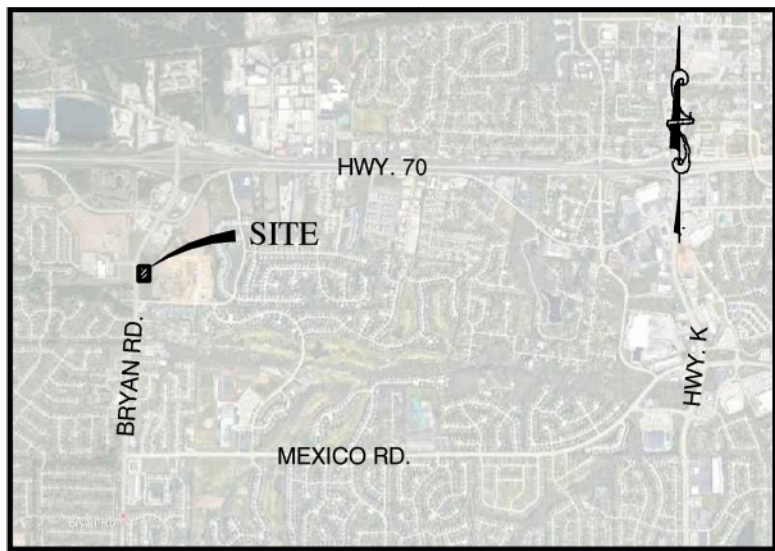


SITE IMPROVEMENT PLANS

for



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



LOCATION MAP

N.T.S.

PROPERTY DATA

OWNER = ROP-N LLO (660 Office Pkwy, Creve Coeur, MO 63141)
SITE ADDRESS = 970 BRYAN ROAD
PARCEL ID = 2-0057-S030-00-0030.5000000
ACREAGE = 1.24± ACRES
ZONING = C-3 HIGHWAY COMMERCIAL DISTRICT
FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = FORT ZUMWALT
SEWER DISTRICT = CITY OF O'FALLON
WATER SHED = DARDENNE CREEK
FEMA MAP = 29183C0240G
ELECTRIC COMPANY = AMEREN
GAS COMPANY = SPIRE
PHONE COMPANY = AT&T
WATER DISTRICT = CITY OF O'FALLON

UTILITY CONTACTS

SANITARY SEWER = CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
636-281-2858

STORM SEWER = CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
636-281-2858

WATER DISTRICT = CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
636-281-2858

FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT~ STATION #4
119 EAST ELM STREET
O'FALLON, MO. 63366
PH. (636) 272-3493
CONTACT: FIRE MARSHAL MARK MORRISON

ELECTRIC SERVICE = AMEREN UE - Boone Trails Division
200 N. CALLAHAN ROAD
WENTZVILLE, MO. 63385
DANIEL GIESMANN
PH. (636) 639-8336
CELL (636) 357-2978
FAX (636) 639-8256
EMAIL: DGiesmann@Ameren.com

GAS SERVICE = SPIRE
1999 TRADE CENTER DRIVE
ST. PETERS, MO 63376
MARK DEMLING
PH. (314) 575-9090

PHONE SERVICE = AT&T
402 N. 3RD ST.
ST. CHARLES, MO 63301
PH. (636)949-1320
CONTACT: ENGINEERING

STORMWATER DETENTION

Stormwater detention and water quality requirements for Lot 3 in Bryan Road Commercial Development are satisfied through a detention basin to be located in a common area lot just east of Lot 3.

SANITARY SEWER DAILY FLOW

The estimated daily water usage and daily sanitary sewer flow is estimated as 720 GPD.

LAND DESCRIPTION

LOT 3 OF BRYAN ROAD COMMERCIAL, PLAT 1, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2023R-038185 OF THE ST. CHARLES COUNTY RECORDS.

FLOODPLAIN

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map 29183C0240G, effective on 1/20/2016, the property lies within unshaded zone x (areas determined to be outside 500 year flood plain).

BENCHMARK

Elevation was established using the Missouri Department of Transportation's VRS, RTK System, NAVD 88 East Zone.

Site BM#1 - "O" in word "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.

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.

APPROVED

Jeannie Greenlee 03/23/2026

SHEET INDEX

C01 TITLE SHEET
C02 SPECIFICATIONS
C03 EXISTING CONDITIONS AND FACILITIES REMOVAL PLAN
C04 SITE AND GRADING PLAN
C05 SITE GEOMETRY AND UTILITY PLAN
C06 SITE DETAILS
C07 UTILITY & SEWER DETAILS
C08 SEWER PROFILES AND HYDRAULIC DATA
C09 DRAINAGE AREA PLAN
C10 STORM WATER POLLUTION PREVENTION PLAN
C11 STORM WATER POLLUTION PREVENTION DETAILS
L1 - L2 LANDSCAPING PLANS

WORK HOURS

* 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

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, 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, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, 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.

UTILITY NOTE:
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.

NOTE TO CONTRACTOR:
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSING, UNDERGROUND FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THEY SHALL MAKE SUCH CHANGES AT THEIR OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENT SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

LEGEND

EXISTING CONTOURS — 433 —
PROPOSED CONTOURS — 433 —
EXISTING STORM SEWER — — —
PROPOSED STORM SEWER — ST — ST —
EXISTING SANITARY SEWER — — —
PROPOSED SANITARY SEWER — SS — SS —
RIGHT-OF-WAY — — —
EASEMENT — — —
CENTERLINE — — —
EXISTING TREE — T.B.R. —
TO BE REMOVED — T.B.R. & R. —
TO BE REMOVED & RELOCATED — U.P. —
TO BE USED IN PLACE — A.T.G. —
ADJUST TO GRADE — B.C. —
BACK OF CURB — F.C. —
FACE OF CURB — W — W —
WATER MAIN — GAS —
GAS MAIN — T —
UNDERGROUND TELEPHONE — OHE —
OVERHEAD WIRE — E — E —
UNDERGROUND ELECTRIC — X —
SILTATION CONTROL —
FIRE HYDRANT —
POWER POLE —
WATER VALVE —
LIGHT STANDARD —

ABBREVIATIONS

N NORTH
S SOUTH
W WEST
CONC CONCRETE
ASPH ASPHALT
PB PLAT BOOK
DB DEED BOOK
PG PAGE
SF SQUARE FEET
AC ACRES
ELEV ELEVATION
FF FINISH FLOOR
FL FLOWLINE
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
STM STORM
SAN SANITARY
(S) SAVE
(R) REMOVE
PP — POWER POLE & GUY
COO CLEAN OUT
GV▲ GAS VALVE
GM▲ GAS METER
GD▲ GAS DRIP

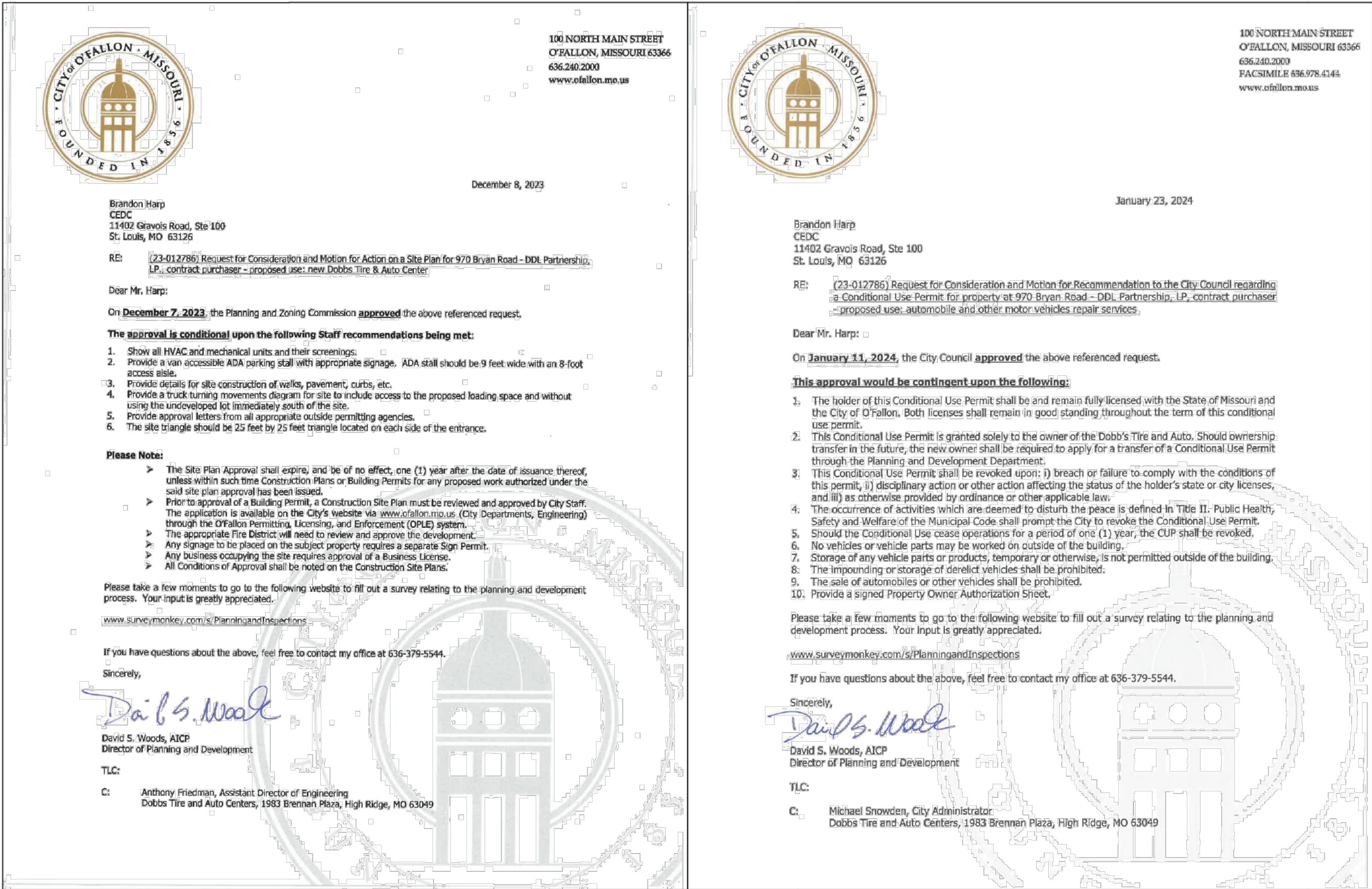
SYMBOLS

WV WATER VALVE
WMH WATER MANHOLE
TMH TELEPHONE MANHOLE
BRUSH & SHRUB LINE
TREE & SIZE
BUSH & SIZE
BOLLARD
SIGN
ELECTRIC YARD LIGHT
BORING LOCATION
MAIL BOX
ELECTRIC BOX
POWER POLE

AS-BUILT SIGNATURE

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS 2005011846 D

JARRETT C. LANGER
MISSOURI PLS 2000147865
FOR COCHRAN



PREPARED FOR:
ARCHIMAGES, INC.
143 WEST CLINTON PLACE
ST. LOUIS, MISSOURI 63122
(314) 965-7445

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
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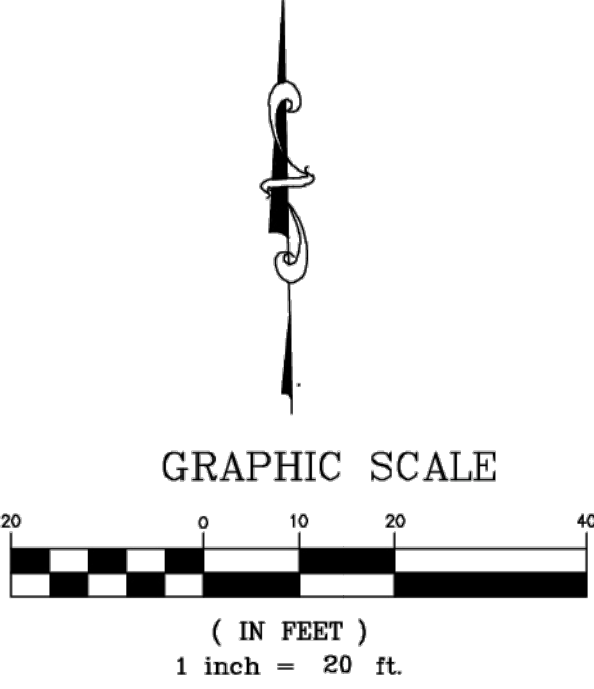
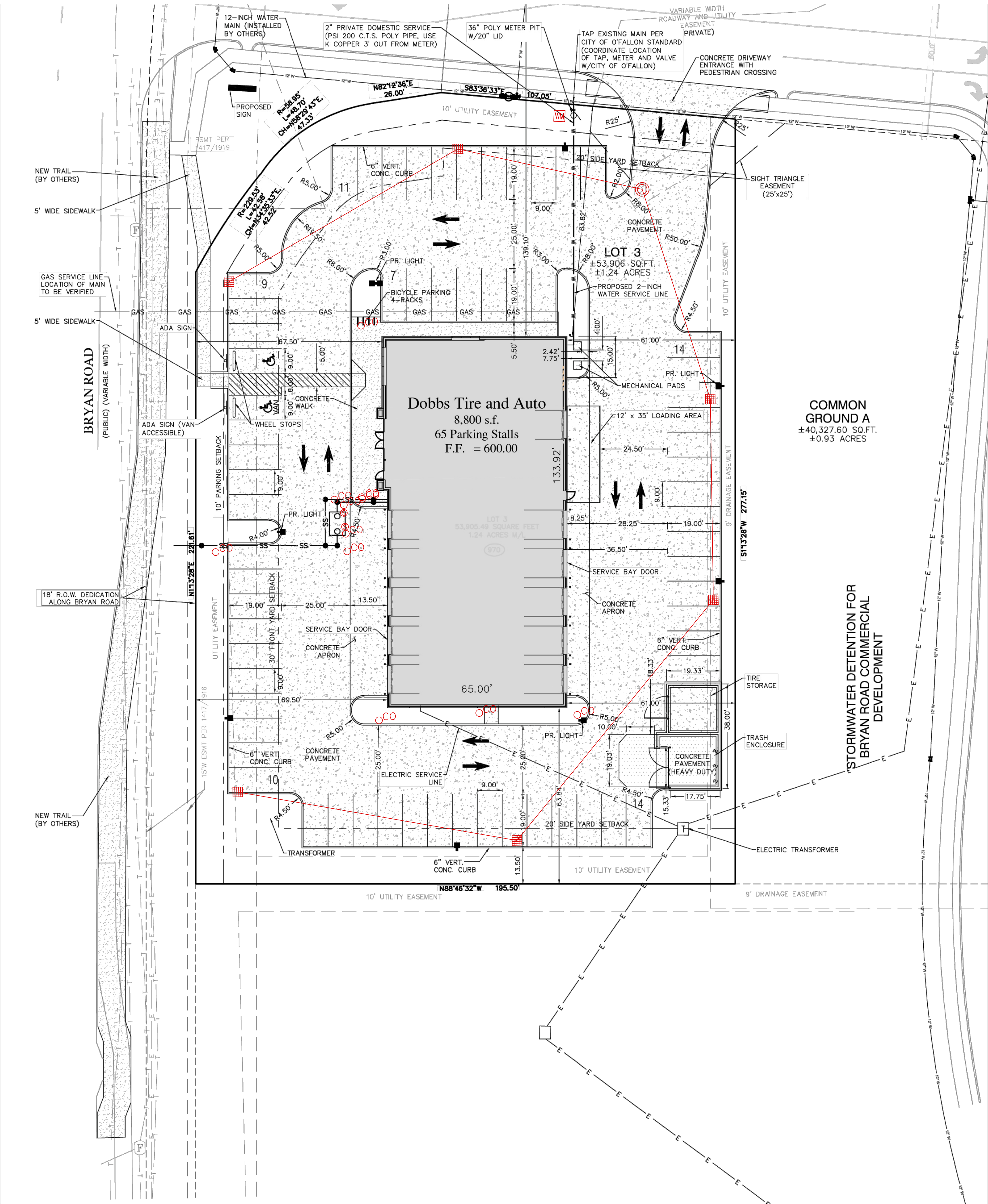
Site Improvement Plans for
DOBBS TIRE AND AUTO CENTER
970 BRYAN ROAD
O'FALLON, MO 63366

Proj. # 2398		
No.	Description	Date
PERMIT SET		1/5/24
REV PERMIT SET		2/12/24
REV PERMIT SET		3/20/24
RFI #01		4/9/24
CONFORMANCE SET		4/12/24

TITLE
SHEET

DRAWING NO.

C01



- LEGEND
- CONCRETE SIDEWALK
 - CONCRETE PAVEMENT (LIGHT DUTY)
 - CONCRETE PAVEMENT (HEAVY DUTY)

AS-BUILT SIGNATURE



M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS 2005011846 D

Jarrett C. Langer

JARRETT C. LANGER
MISSOURI PLS 2000147865
FOR COCHRAN

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CEDC
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DESIGN CONSULTANTS

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970 BRYAN ROAD
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3	REV PERMIT SET	3/20/24
4	RFI #01	4/9/24
5	CONFORMANCE SET	4/12/24

SITE GEOMETRY
AND UTILITY
PLAN

DRAWING NO.

C05

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive
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Saint Louis, Missouri 63127
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RFI #01	4/9/24	
CONFORMANCE SET	4/12/24	
SEWER PROFILES AND HYDRAULIC DATA		

DRAWING NO.
C08

STORM SEWER COMPUTATION SHEET																
Project __DOBBS TIRE, O'Fallon, MO__										Computed By __YH__						
										Date __2/9/2024__						
Sewer Location			Design					Profile								
Top Elevation	Structure No. to	Structure No.	Diameter (in.)	Manning's N	Slope	Velocity (fps)	Capacity (cfs)	Q100 Incr. Flow (cfs)	Q100 Design Flow (cfs)	Length (ft.)	Fall (ft.)	Invert Elevation Upper End	Invert Elevation Lower End	HYDRAFLOW LINK ID	100-YR HGL ELEV.	100-YR FREEBOARD
598.00	7	6	12	0.013	1.35%	5.28	4.15	0.62	0.62	97.34	1.31	593.63	592.32	7	593.63	4.37
597.75	6	1	12	0.013	1.00%	4.55	3.57	1.97	2.59	63.55	0.64	592.12	591.48	6	593.31	4.44
597.80	5	4	12	0.013	0.50%	3.22	2.53	0.57	0.57	103.96	0.52	593.94	593.42	5	595.06	2.74
598.35	4	3	12	0.013	0.50%	3.22	2.53	0.80	1.37	112.59	0.56	593.22	592.66	4	594.91	3.44
598.70	3	2	12	0.013	0.50%	3.22	2.53	0.51	1.88	71.9	0.36	592.46	592.10	3	594.18	4.52
598.70	2	1	18	0.013	0.50%	4.21	7.45	0.43	2.30	83.62	0.42	591.60	591.18	2	593.25	5.45
599.20	1	CI 401	18	0.013	0.50%	4.21	7.45	-	4.89	59.96	0.30	590.98	590.68	1	592.59	6.61

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Energy loss (ft)		
(in)		(cfs)								(ft)									(K)	(ft)			
1	18	4.90	590.68	592.18	1.50	1.77	2.77	0.12	592.30	0.218	58.960	590.98	592.28	1.30	1.63	3.01	0.14	592.42	0.169	0.208	0.125	1.00	0.14
2	18	2.31	591.18	592.42	1.24	1.57	1.47	0.03	592.45	0.047	83.620	591.60	592.45	0.85	1.04	2.23	0.06	592.53	0.127	0.087	0.073	0.55	0.04
3	12	1.88	592.10	592.74	0.64*	0.53	3.52	0.19	592.94	0.501	71.900	592.46	593.10	0.64	0.54	3.51	0.19	593.30	0.495	0.500	0.399	1.06	0.20
4	12	1.37	592.66	593.31	0.65	0.39	2.54	0.10	593.41	0.261	112.590	593.22	593.72	0.50**	0.39	3.51	0.19	593.91	0.604	0.432	0.487	1.34	0.26
5	12	0.57	593.42	593.97	0.55	0.21	1.28	0.03	594.00	0.073	103.960	593.94	594.26	0.32**	0.21	2.68	0.11	594.37	0.548	0.310	0.323	1.00	0.11
6	12	2.59	591.48	592.42	0.94	0.58	3.37	0.31	592.74	0.000	83.590	592.12	592.81	0.69**	0.58	4.49	0.31	593.12	0.000	0.000	n/a	1.06	0.33
7	12	0.62	592.32	592.81	0.49	0.22	1.62	0.12	592.93	0.000	97.340	593.63	593.96	0.33**	0.22	2.77	0.12	594.08	0.000	0.000	n/a	1.00	n/a
Project File: 2398.atm																		Number of lines: 7			Run Date: 2/9/2024		
Notes: * Normal depth assumed; ** Critical depth; j-Line contains hyd. jump ; c = cir e = ellip b = box																							

STORM PROFILE

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=5'

STORM PROFILE

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=5'

AS-BUILT SIGNATURE

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS 2005011846 D

JARRETT C. LANGER
MISSOURI PLS 2000147865
FOR COCHRAN

STATE OF MISSOURI
REGISTERED LAND SURVEYOR
JARRETT C. LANGER
NUMBER
LS-2000147865

SANITARY PROFILE

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=5'

SANITARY PROFILE

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=5'