

STARBUCKS - AS BUILT

950 BRYAN ROAD

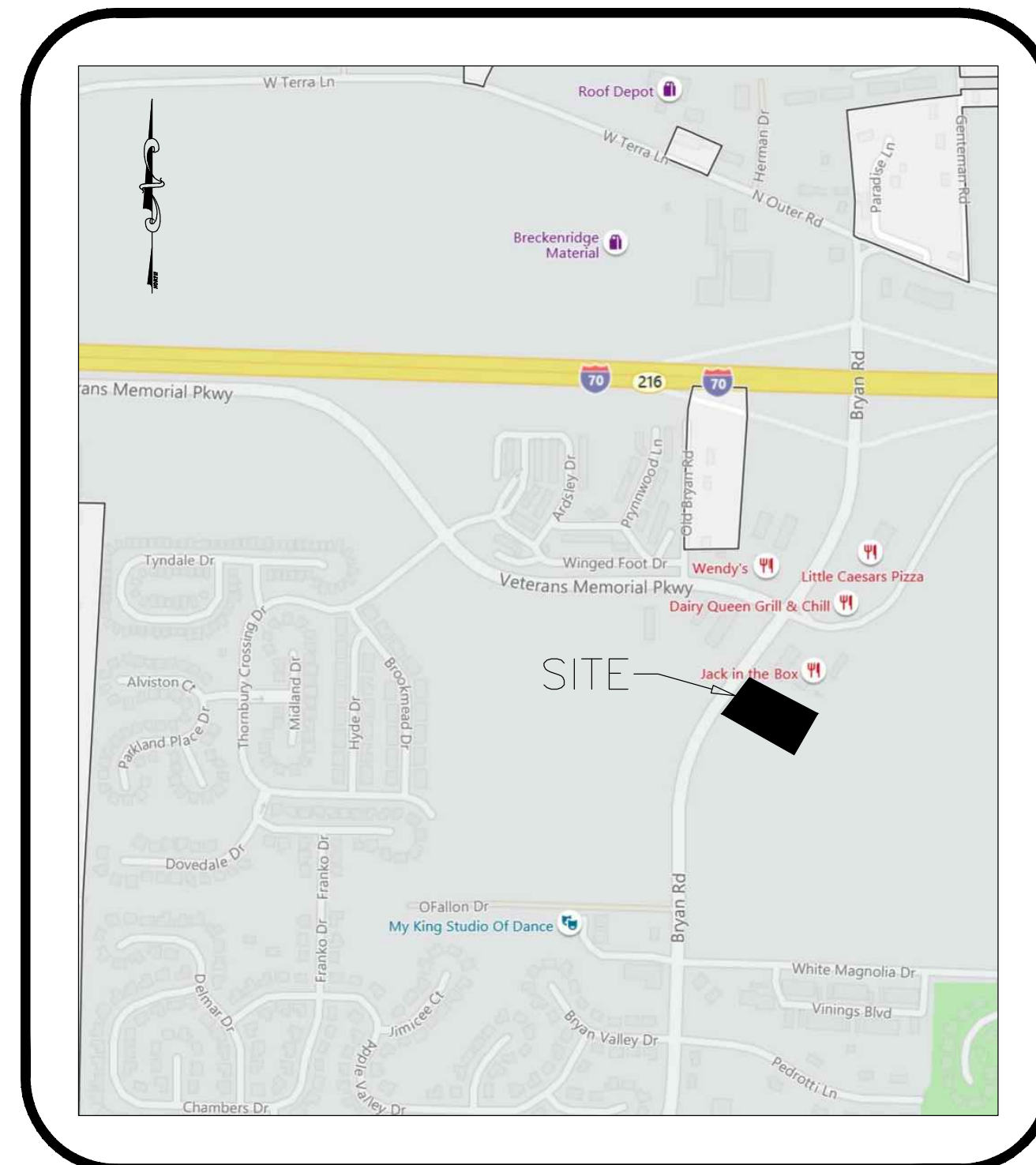
O'FALLON, ST. CHARLES CO., MISSOURI 63366

NOTES:

- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITH OUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL)
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORTS PRIOR TO AND DURING SITE SOIL TESTING. THE SOILS REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY: a. MAXIMUM DRY DENSITY, b. OPTIMUM MOISTURE CONTENT, c. MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT, d. CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON THE DOCUMENT. e. CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT. f. SPECIFIC GRAVITY, g. NATURAL MOISTURE CONTENT, h. LIQUID LIMIT, i. PLASTIC LIMIT. BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES TO PROCEED ON ANY PROJECT.
- THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE 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 THE CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND AS NECESSARY BY MODOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON AND AS REQUIRED BY MODOT.
- ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINSTORM RESULTING IN ONE-QUARTER INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHTS- OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
- ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- SIDEWALKS, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENTLY APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ALONG WITH THE REQUIRED GRADES, SIGNAGE, SPECIFICATIONS AND CONSTRUCTION MATERIALS. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
- 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, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER 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 IMPROVEMENTS 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 INSPECTORS.
- TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MORE STRINGENT.
- ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POST, 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 OF O'FALLON AND MODOT).
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.
- CONNECTIONS AT ALL SANITARY OR STORM STRUCTURES TO BE MADE WITH A-LOCK JOINT OR EQUAL.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. PRE-CAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
- HDPE PIPE IS TO BE N-12WT OR EQUAL AND TO MEET ASTM F1417 WATER TIGHT FIELD TEST.
- RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.
- A 5/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENING(S) OF ALL CURB INLETS AND AREA INLETS.
- ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
- NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.
- ALL SANITARY SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECIFICATION EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

UTILITY/ GOVERNING AGENCIES CONTACTS

ELECTRIC	AMEREN UE CONTACT: DANIEL GIESSMANN PHONE: (636) 357-2978 EMAIL: dgjessmann@ameren.com
GAS	SPIRE 700 MARKET STREET ST. LOUIS, MO 63101 CONTACT: MICHAEL LANGAN PHONE: (314) 575-4831 EMAIL: michael.langan@spireenergy.com
WATER	CITY OF O'FALLON WATER AND SEWER 100 NORTH MAIN STREET O'FALLON, MO 63366 CONTACT: PHONE: 636-281-2858
SANITARY SEWER	CITY OF O'FALLON WATER AND SEWER 100 NORTH MAIN STREET O'FALLON, MO 63366 CONTACT: PHONE: 636-281-2858
TELEPHONE	CENTURYLINK CONTACT: TIM HOWE PHONE: (636) 445-7055 EMAIL: tim.howe@centurylink.com
STORM SEWER	CITY OF O'FALLON WATER AND SEWER 100 NORTH MAIN STREET O'FALLON, MO 63366 CONTACT: PHONE: 636-281-2852
CITY	CITY ENGINEERING DEPARTMENT PHONE: 636-379-5556 CITY CONSTRUCTION INSPECTION DIVISION PHONE: 636-379-5596



SITE LOCATION MAP

NOT TO SCALE

REQUIREMENTS AND CONDITIONS OF APPROVAL FROM THE CITY OF O'FALLON, MO PLANNING AND ZONING COMMISSION ON JULY 2, 2020:

- (20-004335) SITE PLAN
- Upgrade both the existing trail and PC concrete ramp to be 10' in width.
 - Bike racks are to meet the APBP Standards and Recommendations.
 - Provide additional street lighting at the intersection of Bryan Road and the shared drive with the gas station.

(20-004336) CONDITIONAL USE PERMIT

- The Conditional Use Permit is contingent on the approval of the Site Plan.
- Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 80dB at a straight-line distance of 100 feet or greater or at any property line abutting a residential use, up to a height of eight feet above the ground at such property line.

BEARING REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK (US FOOT)

PRIMARY BENCHMARK - PK NAIL IN CONCRETE ON NORTH SIDE OF SHARED ACCESS ROAD APPROXIMATELY 13 FEET SOUTHEAST OF LIGHT POLE BASE. EL=624.24-624.18

SECONDARY BENCHMARK - PK NAIL IN CONCRETE IN THE CENTER OF ACCESS AT BRYAN ROAD APPROXIMATELY 29 FEET NORTHEAST FROM CENTER OF SANITARY MANHOLE IN SIDEWALK RAMP. EL=618.84

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:

OCTOBER 1 - MAY 31
7:00 AM TO 7:00 PM MONDAY THRU SUNDAY

JUNE 1 - SEPTEMBER 30
8:00 AM TO 8:00 PM MONDAY THRU FRIDAY
7:00 AM TO 8:00 PM SATURDAY AND SUNDAY

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

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	CS-1
TOPOGRAPHIC SURVEY	TS-1
EROSION AND SEDIMENT CONTROL PLAN/PHASE I	ESC-1
EROSION AND SEDIMENT CONTROL PLAN/PHASE II	ESC-2
EROSION AND SEDIMENT CONTROL PLAN/DETAIL SHEET	ESC-3
EROSION AND SEDIMENT CONTROL PLAN/DETAIL SHEET	ESC-4
GRADING PLAN	GR-1
SITE PLAN	ST-1
UTILITY PLAN	UT-1
STORM SEWER PLAN AND PROFILES	STPP-1
STORM SEWER PLAN AND PROFILES	STPP-2
SITE CROSS SECTIONS	SXS-1
*LANDSCAPE PLAN	L-1
*LANDSCAPE GUIDELINE SPECS	L-2
*PHOTOMETRIC PLAN	PM-1
DETAIL SHEET 1	DTL-1
DETAIL SHEET 2	DTL-2
DETAIL SHEET 3	DTL-3
DETAIL SHEET 4	DTL-4
DETAIL SHEET 5	DTL-5

*PLANS PREPARED BY OTHERS COVERED UNDER SEPARATE SEAL.

APPROVED

Jamie Greenlee 08/26/2021

NOTE: SIGNS ARE REVIEWED THROUGH A SEPARATE PROCESS

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7843 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PLANNING AND DEVELOPMENT DIVISION FILE#: 20-009652
APPROVED BY THE PLANNING AND ZONING COMMISSION: JULY 2, 2020

OWNER
BRYAN CROSSING LOT 2, LLC
1508 Highland Valley Circle
Wildwood, MO 63005
(314) 574-8048

AS BUILT

JOHN B. SCHEBAUM
NUMBER PE-2020000083
Date 07/20/21

John B. Schebaum, P.E. #2020000083
State of Missouri
Registered Professional Engineer
for BFA, Inc. Professional Engineer Corporation #000472

bfaeng.com TELEPHONE: (636) 239-4751

BFA
Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

BRYAN CROSSING LOT 2, LLC
950 Bryan Road
O'Fallon, St. Charles County,
Missouri 63366

REVISIONS

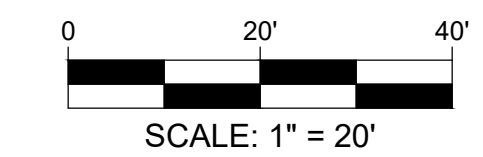
1	UPDATE PER TENANT COMMENTS.	By: E.J.H. 10-29-20 App: J.B.S.
2	UPDATE PER TENANT COMMENTS/UPDATED SANITARY SEWER FLOWLINE	By: G.W.C. 11-05-20 App: J.B.S.
3	UPDATE PER CITY COMMENTS	By: A.K.N. 11-30-20 App: J.B.S.
4	UPDATE PER CITY COMMENTS	By: G.W.C. 12-15-20 App: J.B.S.

DRAWN J.A.K.
CHECKED R.G.R.
DATE 07/20/21
SCALE NO SCALE
JOB No. 5918
SHEET NAME COVER SHEET (AS BUILT)

CS-1

GRADING PLAN

(AS BUILT)

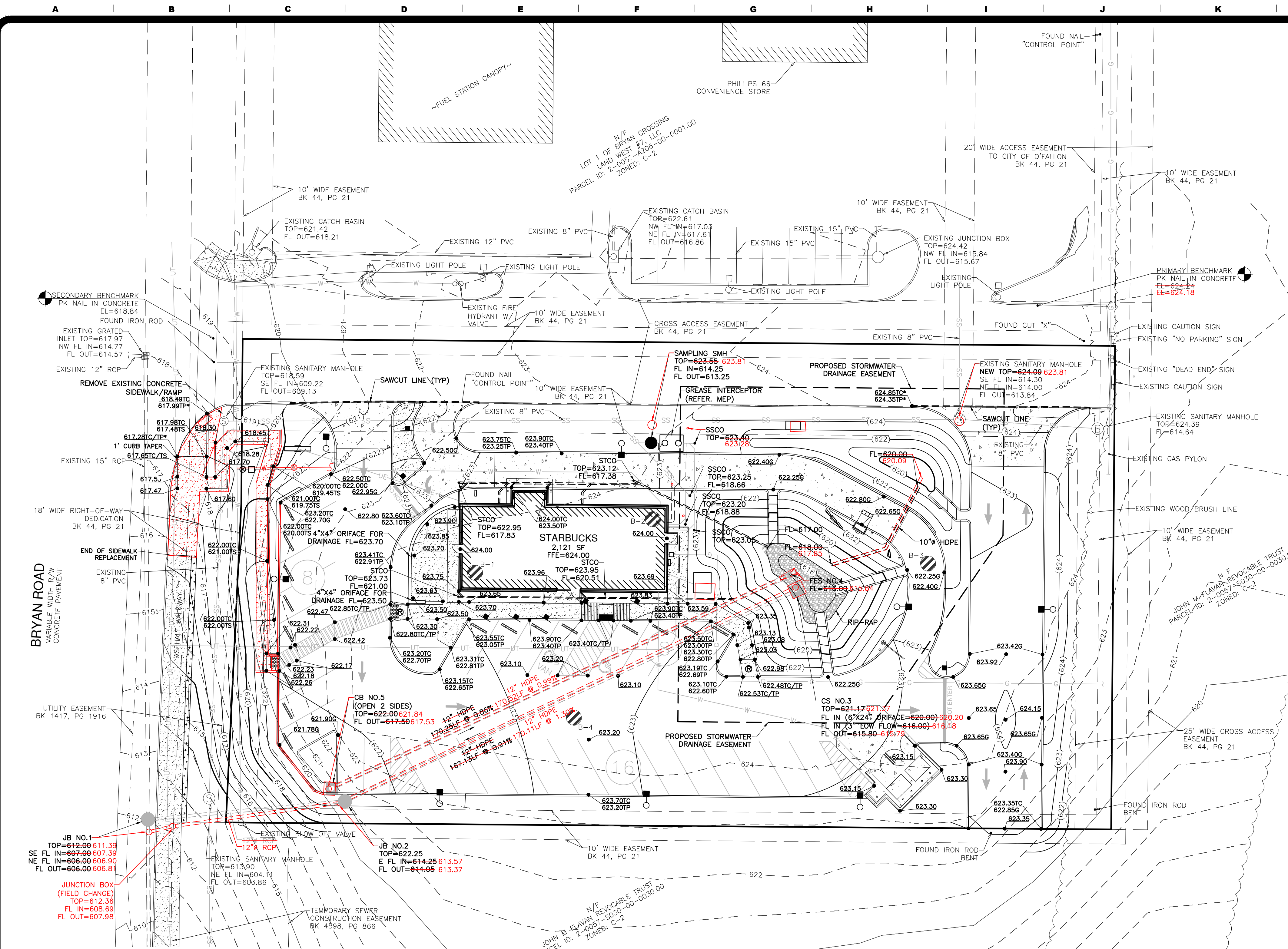


GRADING NOTES:

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observation utilizing the MoDOT VRS RTK Network (US Foot).
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
 - Primary Benchmark - PK Nail in concrete on north side of shared access road approximately 13 feet southeast of light pole base. EL=624.24 624.18
 - Secondary Benchmark - PK Nail in concrete in the center of access at Bryan Road approximately 29 feet northeast from center of sanitary manhole in sidewalk ramp. EL=618.84
- This site is within Zone X, area of minimal flood hazard, as per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 29183C0240C, dated January 20, 2016.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
- All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize, water, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
- The earthwork for all building foundations and slabs shall be in accordance with Building Plans & Specifications.
- The contractor is responsible for keeping storm water run-off and sediment under control during construction. All contractors shall refer to the Erosion and Sediment Control Plan throughout construction.
- The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This may mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenches and deep excavations will be required during construction.
- The stiletwork for this project shall meet or exceed the applicable authorities having jurisdiction specifications, permit requirements, and manufacture specifications.
- Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, downspouts, roof drains, precise building dimensions, exact building utility entrance locations and exact number and location of downspouts.
- Layers of pavement shall be placed perpendicular to each other with the final layer perpendicular to the finished contours on parking lot.
- All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the Contractors expense.
- The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the contractor.
- Prior to placement of the base rock within the parking lot, the entire area shall be proof rolled with a loaded tandem axle dump truck, having no more than 3 axles and weighing a minimum of 40,000 pounds.
- Due to seasonal variations in rainfall and the groundwater level, the Contractor may be required to use light earth moving equipment to minimize pumping.
- The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1 percent.
- The minimum depth of cover on all waterlines for this site is 42 inches.
- Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the BFA and appropriate modifications will be issued.
- Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by SCI Engineering, Inc. dated May 8, 2020. Their locations are to be considered approximate only.

SOIL PREPARATION AND COMPACTION

Within all construction areas and five feet beyond, existing utilities, structures, foundations, footings, slabs, pavements, and related below-grade components to be abandoned shall be properly demolished and the debris removed from the site, unless specifically noted otherwise. Existing utilities, cisterns and septic fields, as well as their associated backfill, shall be removed from the site, unless specifically noted to remain. Excavations resulting from the removal of existing site improvements shall be backfilled with properly compacted fill material meeting site specific specifications. Excavations shall be protected from extreme temperatures, precipitation, and construction disturbances. Areas to be cut or to receive fill shall be stripped of any surface vegetation and/or organic topsoil. The strippings shall be removed from the site and/or stockpiled for later placement in landscaped or common ground areas. Masonry rubble, rocks, and pavement broken to less than 3 inches in maximum dimension may be used as fill, if properly blended with acceptable soil and placed as approved by the site testing firm. Prior to compaction, soils may require moisture adjustment. The entire site shall be proof-rolled by systematically passing over the subgrade to achieve complete coverage with proper compaction or loaded construction equipment, and observing the subgrade for pockets of excessively soft, wet, or otherwise unacceptable materials. Remove, replace, and/or repair unsuitable areas with suitable material meeting site geotechnical recommendations prior to placement of additional fill, then proof-roll again. Proof-roll passes shall be limited, particularly on silty subgrades, to reduce the potential for pumping of moisture from within the soil. Fill material shall be free of organics, debris, other deleterious material, shall contain no chemicals that may result in the material being classified as "contaminated", shall not contain rocks greater than three (3) inches in size, and shall be placed in loose lifts not to exceed eight (8) inches in thickness. Within building and pavement areas, fill material shall be mechanically compacted to at least 95 percent of its Standard Proctor maximum dry density (ASTM D 698) within a moisture content range of 2% of the soil's optimum moisture content for Structural fill (cohesive) and mechanically compacted to at least 98 percent of its Standard Proctor Maximum dry density (ASTM D 698) within a moisture content range of 2% of the soil's optimum moisture content for Structural fill (granular). Moisture content for granular soils shall be at a workable level to allow for compaction and prevent undue pumping. Fill material shall be low-plastic with a maximum liquid limit of 45 and a maximum plasticity index of 25. Soils that become unstable due to moisture or disturbance shall be scarified, dried, and recompact; or undercut to a suitable bearing subgrade and replaced with compacted fill material. The Contractor shall overexcavate and re-compact existing fill within and 5 feet beyond the outside edge of the footings and building footprint prior to the placement of additional fill. Fill clay within 2 feet beneath the bearing level of shallow spread footings and 3 feet beneath the bottom of the floor slab, shall be remediated. The overexcavation shall be backfilled with properly compacted low plastic soil or one-inch minus crushed limestone. Refer to the Building Plans for any additional earthwork criteria associated with the building pad preparation and to the geotechnical report for additional requirements, recommendations, and remediation associated with the site soils. All earthwork activities and soil remediation performed shall be included in the contractor's base bid.



GRADING LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
WATERLINE	—W—	—W—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	=====	=====
EASEMENT	-----	-----
PROPERTY LINE	-----	-----
CONTOURS	—(100)—	—100—
UTILITY POLE	•	•
GUARD POST	•GP	•GP
SANITARY MANHOLE	•	•
WATER VALVE	•	•
FIRE HYDRANT	•	•
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRADED INLET	■	■
SOIL BORING	⊗	⊗

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
STCO	STORM SEWER CLEANOUT
FES	FLARED END SECTION
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT
⊗	ADA RAMP

SPOT GRADE LEGEND	
TOP OF CURB	•000.00TC
PAVEMENT ELEVATION	•000.00TP
INTERIOR PAVEMENT/ GROUND ELEVATIONS	•000.00
GUTTER ELEVATION	•000.00G
MATCH EXISTING GRADE	•000.00*

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

AS BUILT

JOHN B. SCHEBAUM
 NUMBER PE-2020000083
 REGISTERED PROFESSIONAL ENGINEER

07/20/21
 Date

John B. Schebaum, P.E. #2020000083
 State of Missouri
 Registered Professional Engineer
 for BFA, Inc. Professional Engineer Corporation #000472

bfaeng.com TELEPHONE: (636) 239-4751

BFA
 Engineering-Surveying

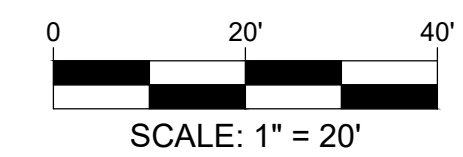
103 ELM STREET WASHINGTON, MISSOURI 63090

BRYAN CROSSING LOT 2, LLC
 950 Bryan Road
 O'Fallon, St. Charles County,
 Missouri 63366

REVISIONS	
1	UPDATED SANITARY SEWER FLOWLINE By: G.W.C 11-05-20 App: J.B.S
2	UPDATE PER CITY COMMENTS By: A.K.N. 11-30-20 App: J.B.S
3	REMOVE AND REPLACE SIDEWALK RAMP By: B.L.F 05-18-21 App: J.B.S
4	 By: X.X.X XX-XX-XX App: X.X.X

DRAWN	C.C.B.
CHECKED	
R.G.R.	
DATE	07/20/21
SCALE	1"=20'
JOB No.	5918
SHEET NAME	GRADING PLAN
	(AS BUILT)
	GR-1

SITE PLAN (AS BUILT)



SITE NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observation utilizing the ModOT VRS RTK Network (US Foot).
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
 - Primary Benchmark - PK Nail in concrete on north side of shared access road approximately 13 feet southeast of light pole base. EL=624.24 624.18
 - Secondary Benchmark - PK Nail in concrete in the center of access at Bryan Road approximately 29 feet northeast from center of sanitary manhole in sidewalk ramp. EL=618.84
- This site scales within Zone X, area of minimal flood hazard, as per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 29183C0240C, dated January 20, 2016.
- All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
- Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
- The contractor is responsible for keeping storm water run-off and sedimentation under control during construction.
- All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
- The sitework for this project shall meet or exceed the applicable authorities having jurisdiction specifications, permit requirements, and manufacture specifications.
- The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
- All dimensions are to the face of curb and all radii are to the back of curb, unless otherwise shown.
- Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.
- Stormwater detention and water quality will be addressed by means of an extended dry detention basin.
- Two (2) bike racks for four (4) total bike spaces. Bike racks shall be Olympia Model SKOLY black texture color. Contractor shall install bike racks per manufacturers installation instructions.
- Pavement repairs within Bryan Road shall be from existing joint to existing joint and require full depth replacement. Pavement shall be 8" concrete over 4" aggregate base within Bryan Road. (See Temporary Openings in Roadway Detail.)

SITE LIGHTING:
REFER TO SITE LIGHTING PLAN FOR ADDITIONAL INFORMATION REGARDING LIGHT POLES AND FIXTURES.

NOTE:
CONTRACTOR SHALL REFER TO THE ARCHITECT AND MEP PLANS FOR ELECTRIC CONDUIT TO DRIVE-THRU ORDER STATION EQUIPMENT, LIGHTING, SIGNAGE, ETC.

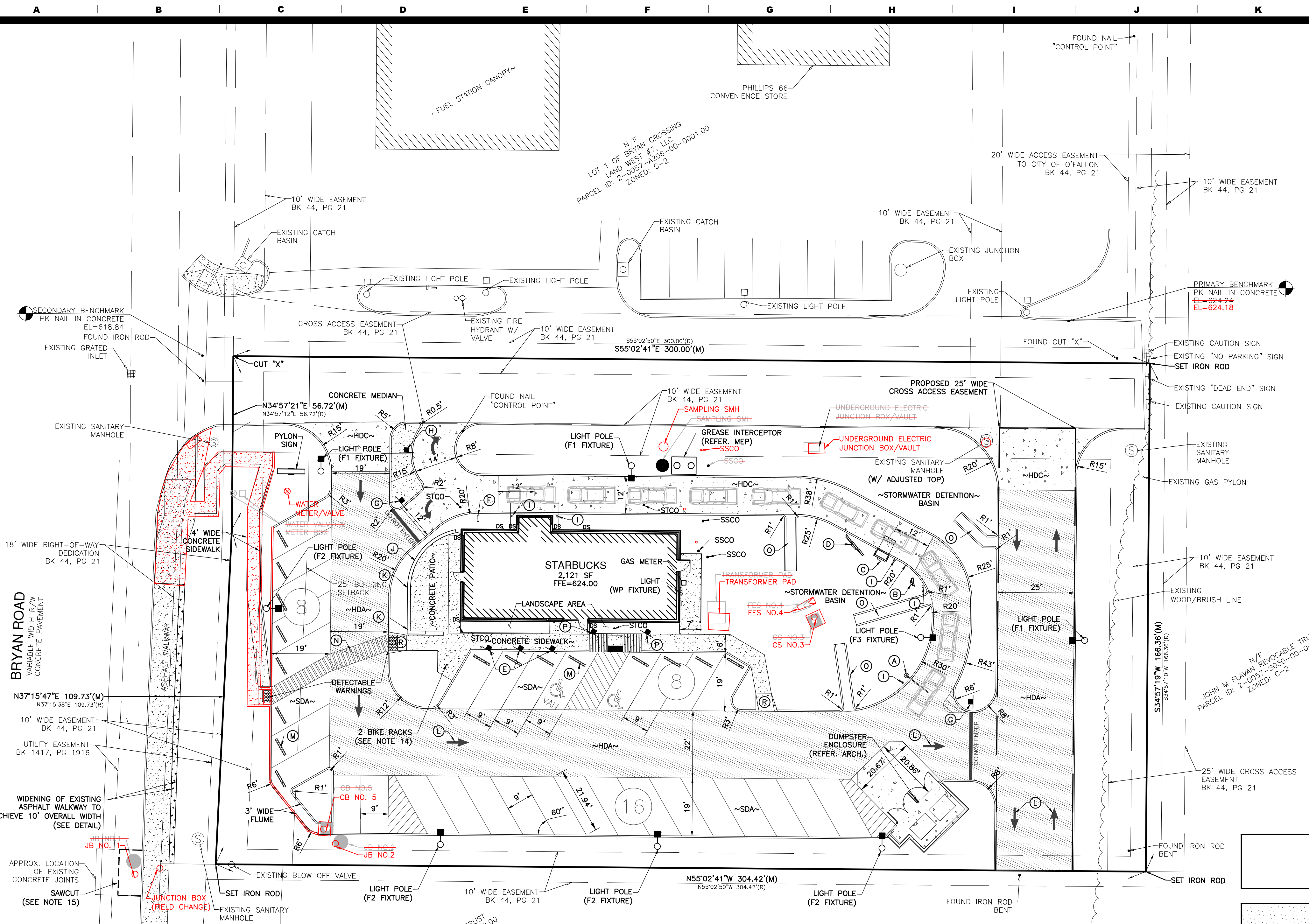
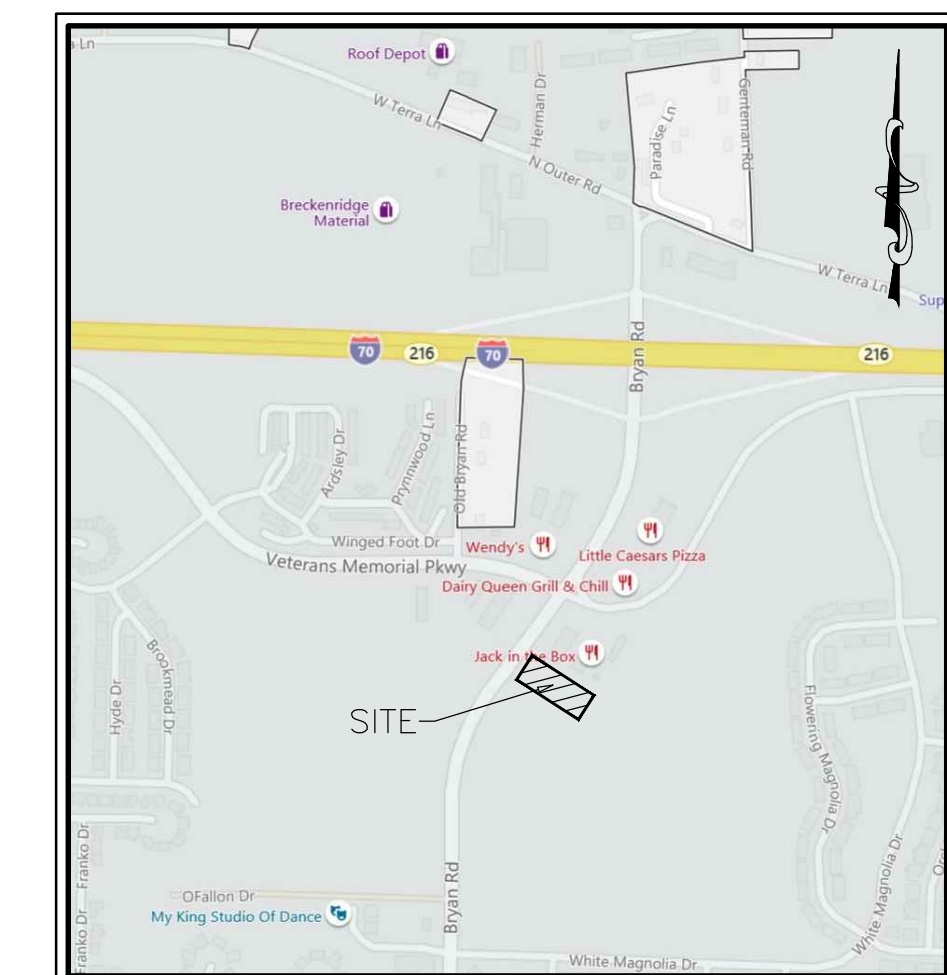
PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVEMENT (SDA)

HEAVY DUTY ASPHALT PAVEMENT (HDA)

HEAVY DUTY CONCRETE PAVEMENT (HDC)

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
STCO	STORM SEWER CLEANOUT
FES	FLARED END SECTION
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT
R	RAMP



- SITE LEGEND**
- (A) CLEARANCE BAR (REF TENANT/ARCH)
 - (B) PRE-MENU BOARD (REF TENANT/ARCH)
 - (C) ORDER CANOPY (REF TENANT/ARCH)
 - (D) MENU BOARD (REF TENANT/ARCH)
 - (E) "MOBILE ORDER PARKING ONLY" SIGN (REF TENANT/ARCH)
 - (F) "THANK YOU/EXIT ONLY" SIGN (REF TENANT/ARCH)
 - (G) "DO NOT ENTER" SIGN
 - (H) "RIGHT TURN ONLY" SIGN
 - (I) NON-ILLUMINATED BOLLARD (REF TENANT/ARCH)
 - (J) 12" WIDE X 24" TALL CONCRETE WALL
 - (K) 4"x4" OPENINGS FOR DRAINAGE IN WALL
 - (L) TRAFFIC ARROWS (TYP)
 - (M) PARKING BUMPERS (TYP)
 - (N) 5' WIDE PEDESTRIAN CROSSWALK
 - (O) 3' WIDE CONCRETE FLUME
 - (P) ADA SIGNAGE (SEE DETAIL)

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UTILITY POLE	•	•
GUARD POST	GP	GP
SANITARY MANHOLE	•	•
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▨	▨
CLEANOUT	•	•
GRATED INLET	■	■
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---
PROPERTY LINE	---	---

PARKING DATA

DRIVE-THRU RESTAURANT: PROPOSED BUILDING 2,121 S.F.
PROPOSED PATIO 466 S.F.

CITY REQUIRED PARKING:

RESTAURANT: TWENTY (20) SPACES, PLUS ONE (1) SPACE PER 100 S.F. OF FLOOR AREA, INCLUDING OUTDOOR PATIO SPACE

6-12 STACKING SPACES PER DRIVE THROUGH SERVICE AREA SHALL BE PROVIDED PER RESTAURANT DESIGN GUIDELINES

TOTAL REQUIRED PARKING SPACES: 46 SPACES

PROVIDED STANDARD SPACES 30 SPACES
PROVIDED H.C. ACCESSIBLE SPACES 2 SPACES
PROVIDED TOTAL PARKING 32 SPACES

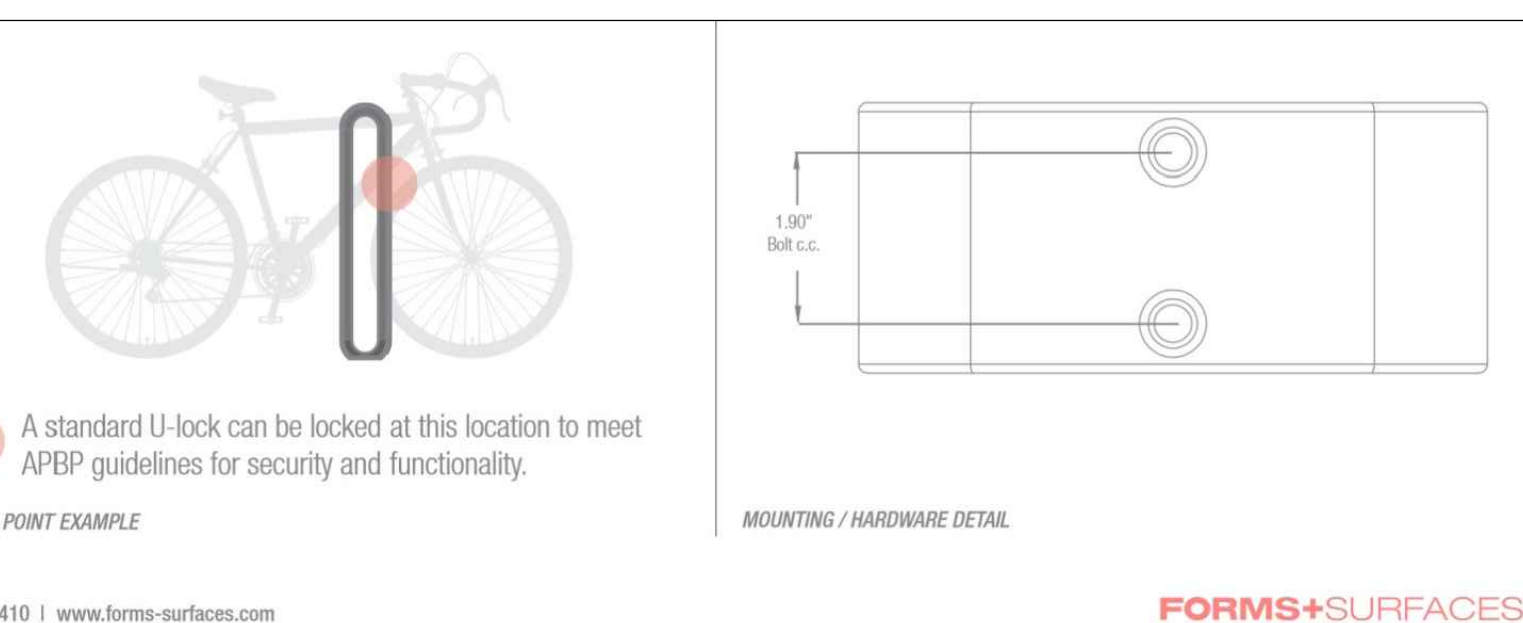
NOTE: A PARKING STUDY WAS COMPLETED BY THE CITY OF O'FALLON'S TRAFFIC CONSULTANT AND FOUND THE 32 PROPOSED PARKING SPACES TO BE SUFFICIENT FOR THIS SITE.

SITE COVERAGE

BUILDING: 2,121 SF (0.05 ACRES) 4%
PAVING: 31,031 SF (0.71 ACRES) 62%
GREEN SPACE: 16,997 SF (0.39 ACRES) 34%
TOTAL SITE AREA: 50,151 SF (1.15 ACRES) 100%

SITE DATA

ADDRESS: 950 BRYAN ROAD O'FALLON, MO 63366
LOT SIZE: 1.15 ACRES, 50,151 SQ.FT.
PARCEL ID: 2-0057-A206-00-0002.00
ZONING: C-2 GENERAL BUSINESS DISTRICT
OWNER: BRYAN CROSSING LOT 2, LLC, 1508 HIGHLAND VALLEY CIRCLE WILDWOOD, MO 63005
LEGAL: LOT 2 OF BRYAN CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 21 OF THE ST. CHARLES COUNTY, MISSOURI LAND RECORDS.



NOMINAL DIMENSIONS

OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
7" (178 mm)	3" (76 mm)	35.6" (904 mm)	22.2 lbs (10.1 kg)

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

AS BUILT

John B. Schebaum, P.E. #202000083
Registered Professional Engineer for BFA, Inc. Professional Engineer Corporation #000472

7/20/21 Date

Professional Engineer Seal for John B. Schebaum, State of Missouri, No. PE-202000083.

bfaeng.com TELEPHONE: (636) 239-4751

BFA
Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

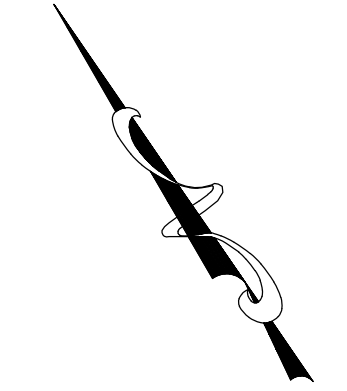
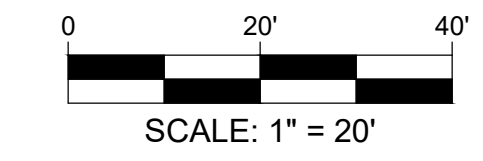
BRYAN CROSSING LOT 2, LLC
950 Bryan Road
O'Fallon, St. Charles County,
Missouri 63366

REVISIONS

NO.	DATE	DESCRIPTION
1	UPDATE PER TENANT COMMENTS	By: E.J.H. 10-29-20 App: J.B.S.
2	UPDATE PER CITY COMMENTS	By: A.K.N. 11-30-20 App: J.B.S.
3	UPDATE PER CITY COMMENTS	By: G.W.C. 12-15-20 App: J.B.S.
4	UPDATE PER CITY COMMENTS	By: X.X.X. XX-XX-XX App: X.X.X.

DRAWN C.C.B.
CHECKED R.G.R.
DATE 07/20/21
SCALE 1"=20'
JOB No. 5918
SHEET NAME SITE PLAN (AS BUILT)
ST-1

UTILITY PLAN (AS BUILT)



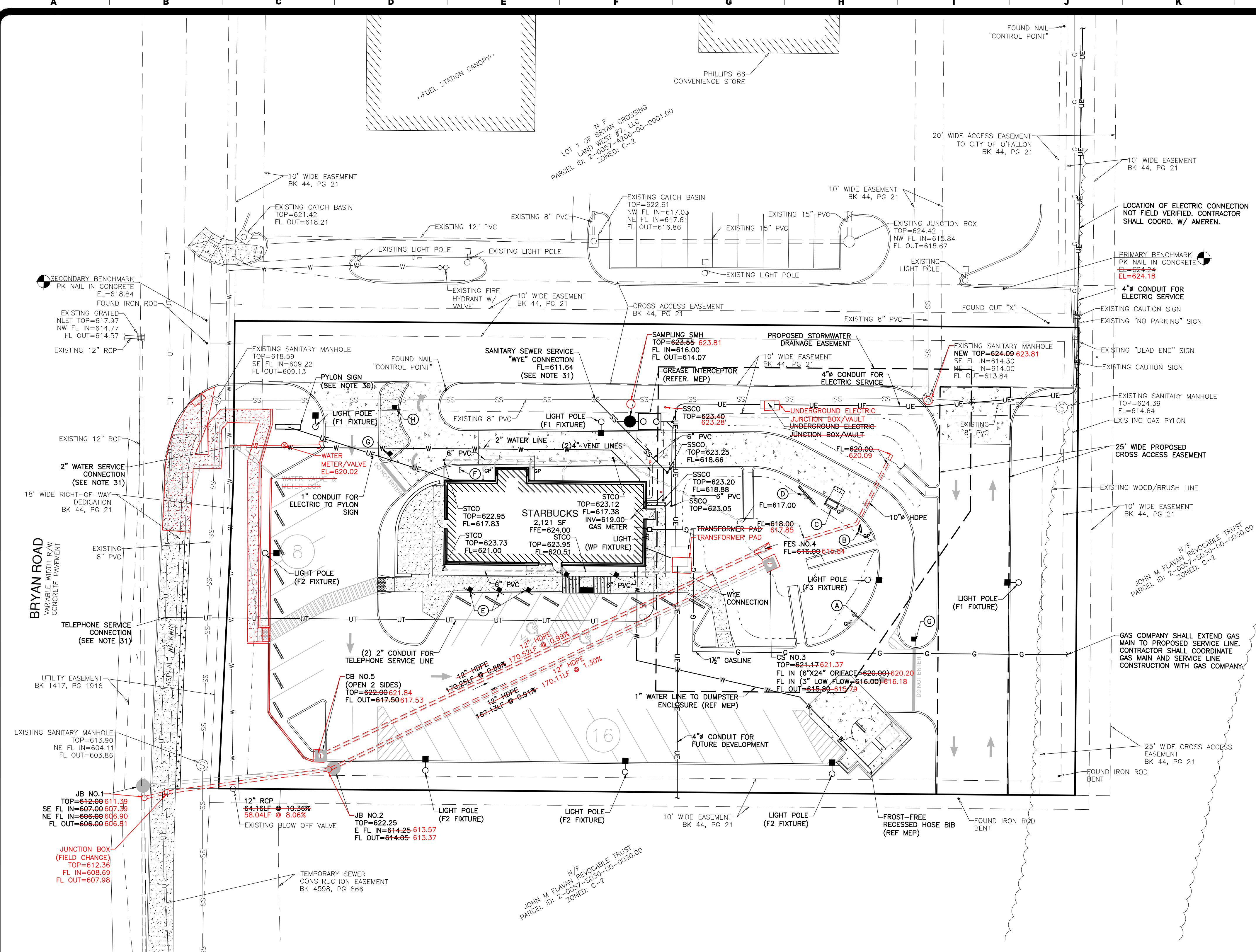
UTILITY NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observation utilizing the MoDOT VRS RTK Network (US Foot).
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
 Primary Benchmark - PK Nail in concrete on north side of shared access road approximately 13 feet southeast of light pole base. EL=624.24 624.18
 Secondary Benchmark - PK Nail in concrete in the center of access at Bryan Road approximately 29 feet northeast from center of sanitary manhole in sidewalk ramp. EL=618.84
- This site scales within Zone X, area of minimal flood hazard, as per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 29183C0240G, dated January 20, 2016.
- All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installation.
- Contractor to contact telephone, electric, gas, cable, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
- The Contractor is responsible for keeping storm water run-off and sediment under control during construction. All contractors shall refer to Erosion and Sediment Control Plans throughout construction.
- All survey monuments disturbed during construction shall be replaced at the Contractors expense, by a surveyor licensed in the state in which this project is located, at the Contractors expense.
- The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the contractor.
- Contractor shall notify utility authorities inspectors at least 72 hours before connecting to any existing line. Underground utilities shall be installed, inspected and approved prior to backfilling.
- Sanitary sewer pipe shall be 6" diameter SCH 40 PVC at a minimum of 2% slope.
- Water service lines shall be flexible copper tubing, type "K" or polyethylene pipe PE 3408 (CTS-OD) rated at 200 PSI and shall have a minimum of 42 inches of cover below finish grade, unless otherwise indicated on plans. Public water mains shall be class 200 SDR 21 or equal with locator/tracer wire.
- Contractor shall provide all watertight tees, valves, bends, tapping sleeves, meter pits, fire hydrants, etc. necessary to construct the waterlines as shown on these plans. Thrust blocking shall be provided at all tees, bends and fire hydrants.
- All flared end sections shall be RCP or CMP. Flared end sections that are CPP will not be allowed. Connections must be soil tight.
- Contractor shall obtain and follow installation requirements for storm sewer from pipe manufactures for each type of piping material.
- Contractor shall coordinate adjustments to existing utilities with appropriate utility company as work progresses. All costs shall be paid by the Contractor.
- Utility Contractor shall be responsible for all taping and tie-in fees, as well as cost of service connections.
- Unless indicated otherwise, all watertight and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the BFA and appropriate modifications will be issued.
- Verify location of all existing utilities to be crossed and identify potential conflicts prior to starting construction.
- Location of site utilities shall be verified by General Contractor the proper utility company providing service.
- General Contractor shall provide 2'x2'x8" thick concrete apron at all cleanouts, valves and meters. See Detail.
- General Contractor will be responsible for all top and tie on fees required, as well as cost of underground service connections to the building.
- Electrical service to pad mounted transformer shall be run underground, from road right-of-way to transformer location, associated cost by General Contractor.
- Thrust blocks shall be provided at all bends, tees, and fire hydrants.
- Dimensions shown are to centerline of pipe or fitting.
- All fire hydrants shall be provided with an approved gate valve a maximum of 5'-0" from hydrant.
- All trenching, pipe laying, and backfilling shall be in accordance with federal OSHA Regulations.
- General Contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
- All parking lot lighting poles and fixtures with lamps and paint will be provided by owner and installed by the Electrical Contractor. The Electrical Contractor shall provide owner a one-year warranty certificate. All incurred costs for receiving, storage, liability and warranty labor shall be included in the installation and contract price. Refer to architectural plans for location and layout of conduit and wiring.
- Pylon sign shall be constructed by others. Contractor shall stub conduit and wiring to pylon sign location as part of the contract.
- Contractor shall coordinate utility connections with appropriate AHJ. Contractor shall provide trenching, excavation, traffic control, coordinate with adjacent businesses, etc. when excavating and making utility service connections.
- All sanitary sewer installation is to be in accordance with M.S.D. Standards and Specifications except as modified by the City of O'Fallon ordinance.

BRYAN CROSSING LOT 2, LLC
 950 Bryan Road
 O'Fallon, St. Charles County,
 Missouri 63366

REVISIONS		
1	UPDATE PER TENANT COMMENTS.	By: E.J.H. 10-29-20 App: J.B.S.
2	UPDATE PER TENANT COMMENTS/UPDATED SANITARY SEWER FLOWLINE.	By: E.J.H. 11-5-20 App: J.B.S.
3	UPDATE PER CITY COMMENTS.	By: A.K.N. 11-30-20 App: J.B.S.
4		By: X.X.X. XX-XX-XX App: X.X.X.

DRAWN	C.C.B.
CHECKED	
DATE	07/20/21
SCALE	1"=20'
JOB No.	5918
SHEET NAME	UTILITY PLAN
	(AS BUILT)
	UT-1



UTILITY PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UTILITY POLE	•	•
GAS LINE	—G—	—G—
GUARD POST	•GP	•GP
SANITARY SEWER	—SS—	—SS—
SANITARY MANHOLE	•	•
STORM SEWER	=====	=====
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRATED INLET	■	■
WATERLINE	—W—	—W—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	----	----

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
STCO	STORM SEWER CLEANOUT
FES	FLARED END SECTION
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT

- ### SITE LEGEND
- (A) CLEARANCE BAR
 - (B) PRE-MENU BOARD
 - (C) ORDER CANOPY
 - (D) MENU BOARD
 - (E) "MOBILE ORDER PARKING ONLY" SIGN
 - (F) "THANK YOU/EXIT ONLY" SIGN
 - (G) "DO NOT ENTER" SIGN
 - (H) "RIGHT TURN ONLY" SIGN

SITE LIGHTING:
 REFER TO SITE LIGHTING PLAN FOR ADDITIONAL INFORMATION REGARDING LIGHT POLES AND FIXTURES.

NOTE:
 CONTRACTOR SHALL REFER TO THE ARCHITECT AND MEP PLANS FOR ELECTRIC CONDUIT TO DRIVE-THRU ORDER STATION EQUIPMENT, LIGHTING, SIGNAGE, ETC.

NOTE:
 THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 700 GAL/DAY TO 900 GAL/DAY.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

AS BUILT

STATE OF MISSOURI
 JOHN B. SCHEBAUM
 NUMBER PE-202000083
 PROFESSIONAL ENGINEER

John B. Schebaum
 Date 07/20/21
 John B. Schebaum, P.E. #202000083
 State of Missouri
 Registered Professional Engineer
 for BFA, Inc. Professional Engineer Corporation #000472

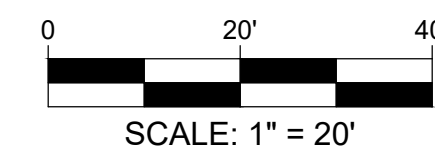
bfaeng.com TELEPHONE: (636) 239-4751

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 Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

STORM SEWER PLAN AND PROFILE

(AS BUILT)



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UTILITY POLE	•	•
GAS LINE	—G—	—G—
GUARD POST	•GP	•GP
SANITARY SEWER	—SS—	—SS—
SANITARY MANHOLE	•	•
STORM SEWER	-----	-----
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▨	▨
CLEANOUT	•	•
GRATED INLET	■	■
WATERLINE	—W—	—W—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
STCO	STORM SEWER CLEANOUT
FES	FLARED END SECTION
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT

BRYAN CROSSING LOT 2, LLC
 950 Bryan Road
 O'Fallon, St. Charles County,
 Missouri 63366

REVISIONS

NO.	DESCRIPTION
1	By: X.X.X XX-XX-XX App: X.X.X
2	By: X.X.X XX-XX-XX App: X.X.X
3	By: X.X.X XX-XX-XX App: X.X.X
4	By: X.X.X XX-XX-XX App: X.X.X

DRAWN	E.J.H.
CHECKED	J.B.S.
DATE	07/20/21
SCALE	1"=20'
JOB No.	5918
SHEET NAME	STORM SEWER PLAN AND PROFILE
	1 OF 2
	(AS BUILT)
	STPP-1

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

AS BUILT

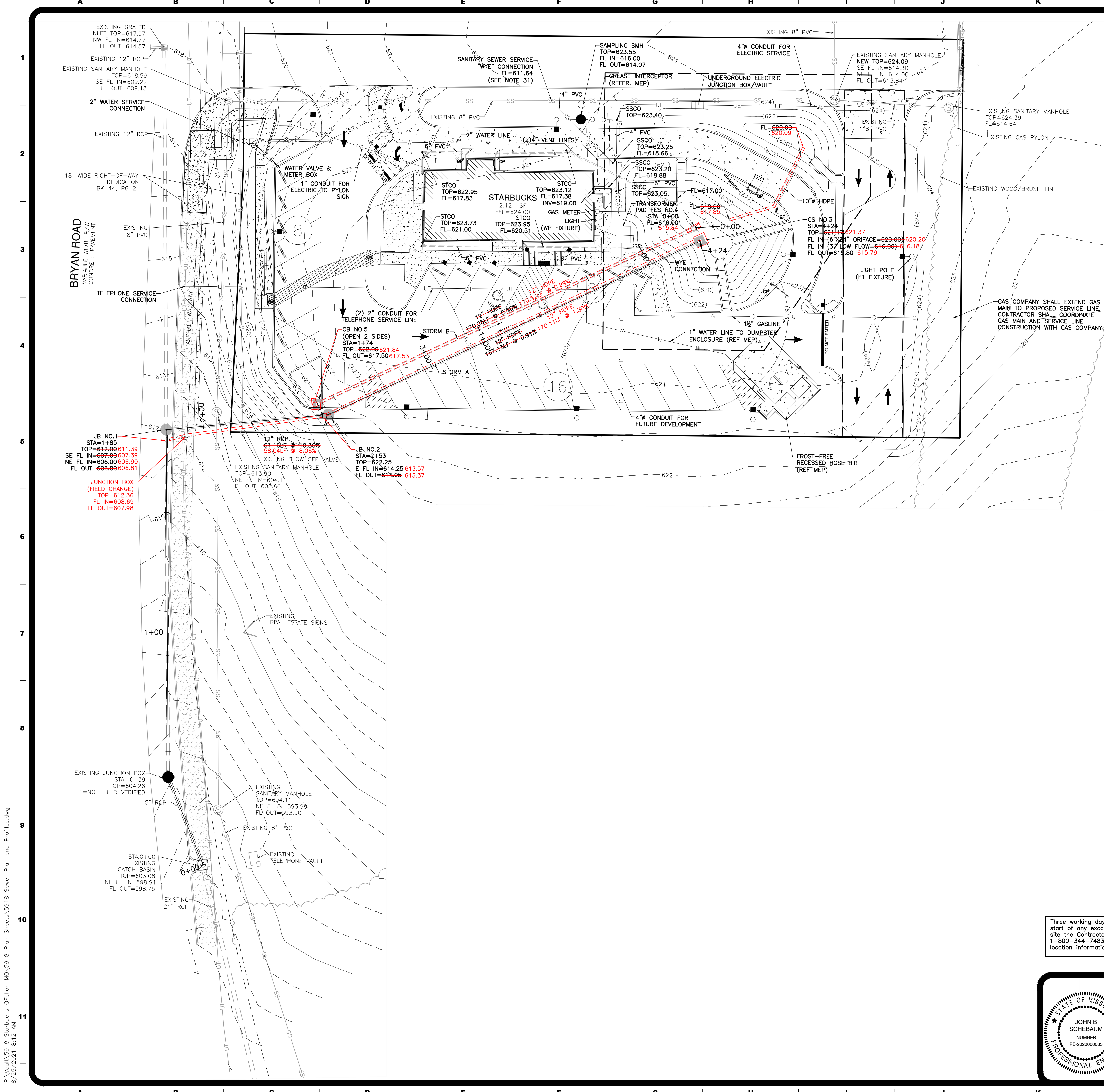
John B. Schebaum

JOHN B. SCHEBAUM
 NUMBER: PE-202000083
 DATE: 07/20/21
 State of Missouri
 Registered Professional Engineer
 for BFA, Inc. Professional Engineer Corporation #000472

bfaeng.com TELEPHONE: (636) 239-4751

BFA
 Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

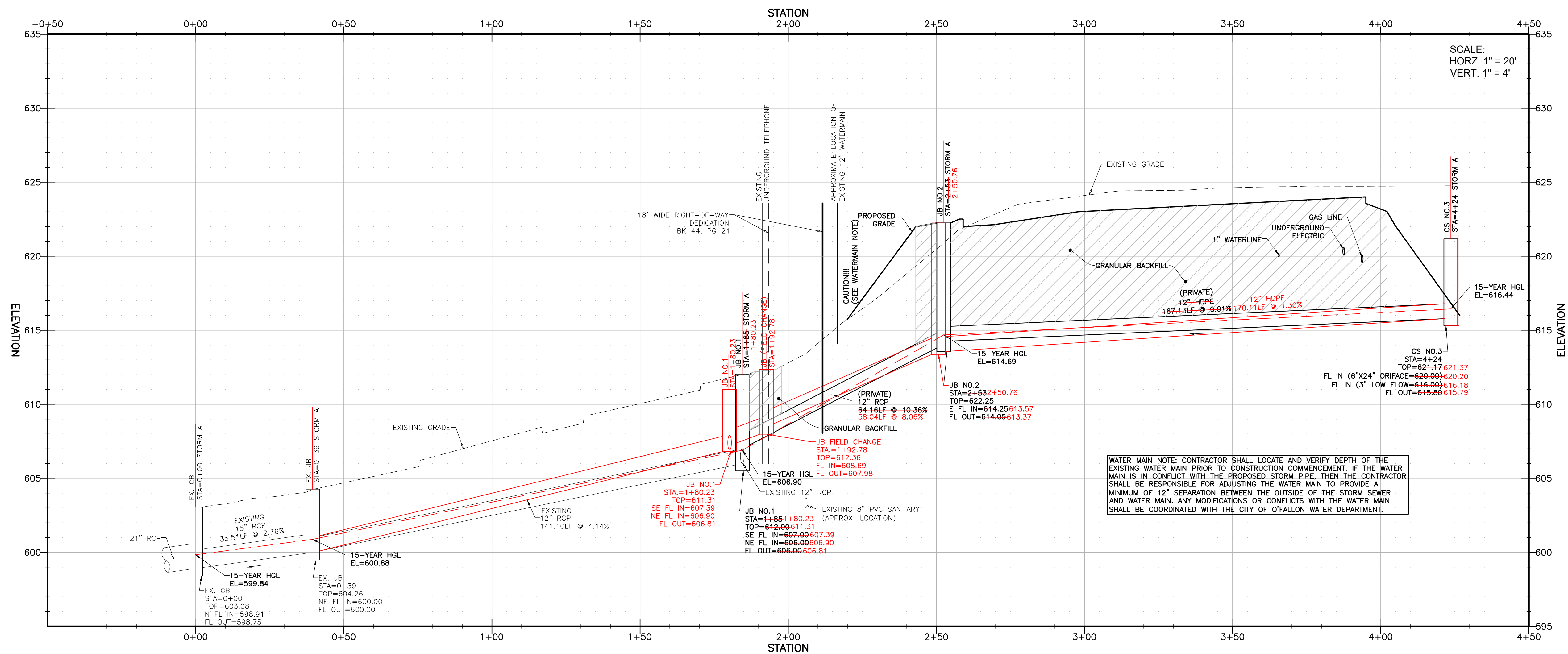


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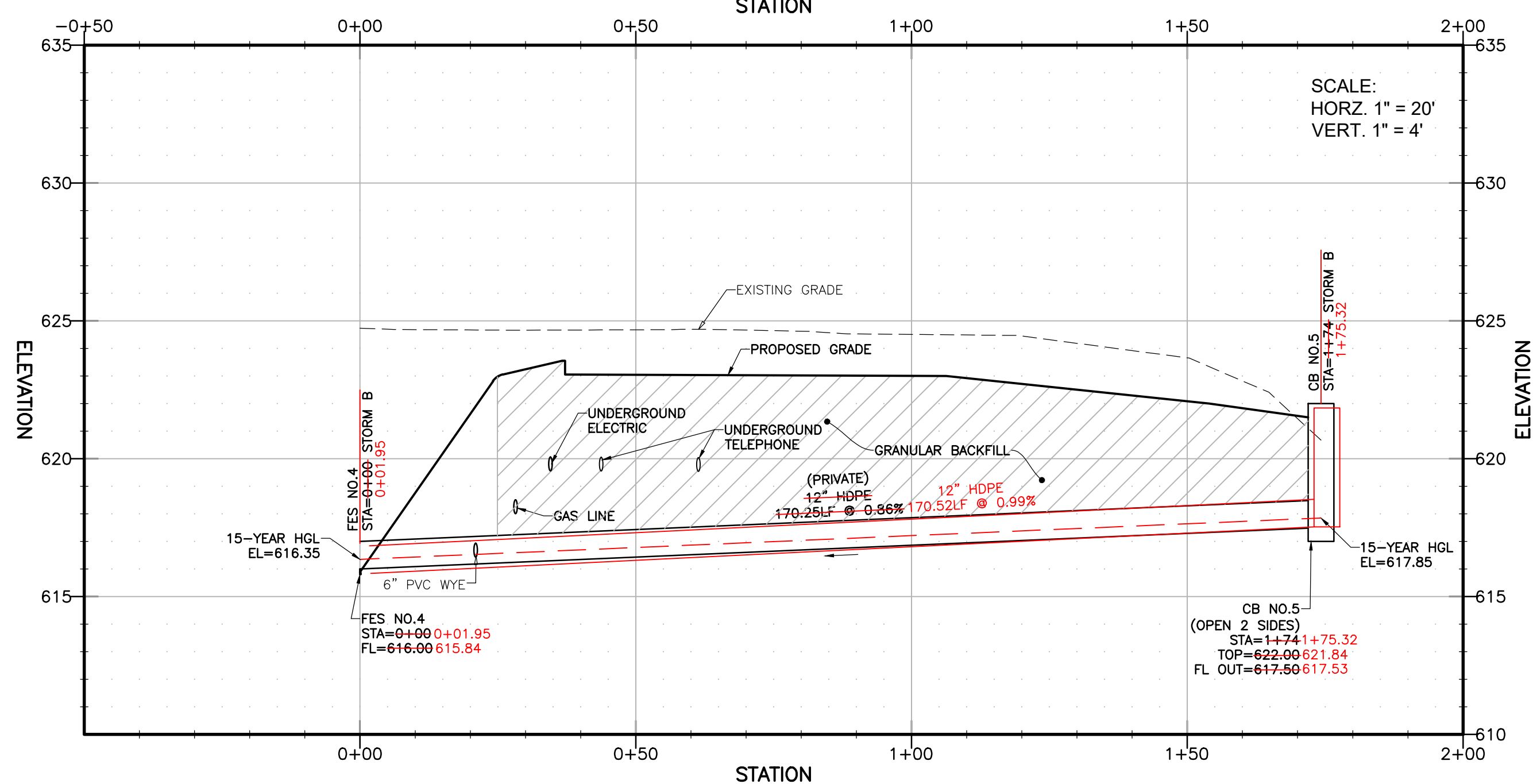
STORM SEWER PLAN AND PROFILE

AS BUILT

PROFILE VIEW OF STORM A



PROFILE VIEW OF STORM B



STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
STCO	STORM SEWER CLEANOUT
FES	FLARED END SECTION
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT

Table D-2: 15-yr / 100-yr 20-min Storm Sewer Summary

STRUCTURE ID	TOP OF MH OR JB, SILL OF INLET OR TOP OF GRATE (FT)	15-YEAR HGL (FT)	STRUCTURE FREEBOARD (FT)
EX CB	602.16	599.84	2.32
EX JB	604.26	600.88	3.38
JB NO. 1	612.00	606.90	5.10
JB NO. 2	622.25	614.69	7.56
CS NO. 3	621.17	616.44	4.73
CB NO. 5	622.00	617.85	4.15

* Structure is a Curb Inlet or Area Inlet. The sill elevation was used to calculate freeboard. The sill was determined by subtracting 11" from the structure top.

DESCRIPTION	LEGEND	
	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UTILITY POLE	•	•
GAS LINE	—G—	—G—
GUARD POST	GP	GP
SANITARY SEWER	—SS—	—SS—
SANITARY MANHOLE	•	•
STORM SEWER	=====	=====
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▢	▢
CLEANOUT	•	•
GRATED INLET	■	■
WATERLINE	—W—	—W—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

AS BUILT

JOHN B. SCHEBAUM
 PE 2020000083
 Registered Professional Engineer
 for BFA, Inc. Professional Engineer Corporation #000472

07/20/21
 Date

bfaeng.com TELEPHONE: (636) 239-4751

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 Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

BRYAN CROSSING LOT 2, LLC
 950 Bryan Road
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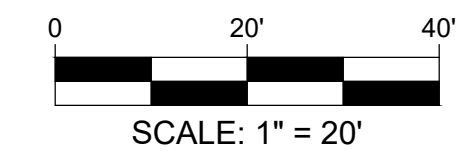
REVISIONS	
1	By: X.X.X XX-XX-XX App: X.X.X
2	By: X.X.X XX-XX-XX App: X.X.X
3	By: X.X.X XX-XX-XX App: X.X.X
4	By: X.X.X XX-XX-XX App: X.X.X

DRAWN E.J.H.
 CHECKED J.B.S.
 DATE 07/20/21
 SCALE 1"=20'
 JOB No. 5918
 SHEET NAME STORM SEWER PLAN AND PROFILE
 2 OF 2
 (AS BUILT)
STPP-2

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SITE CROSS SECTIONS

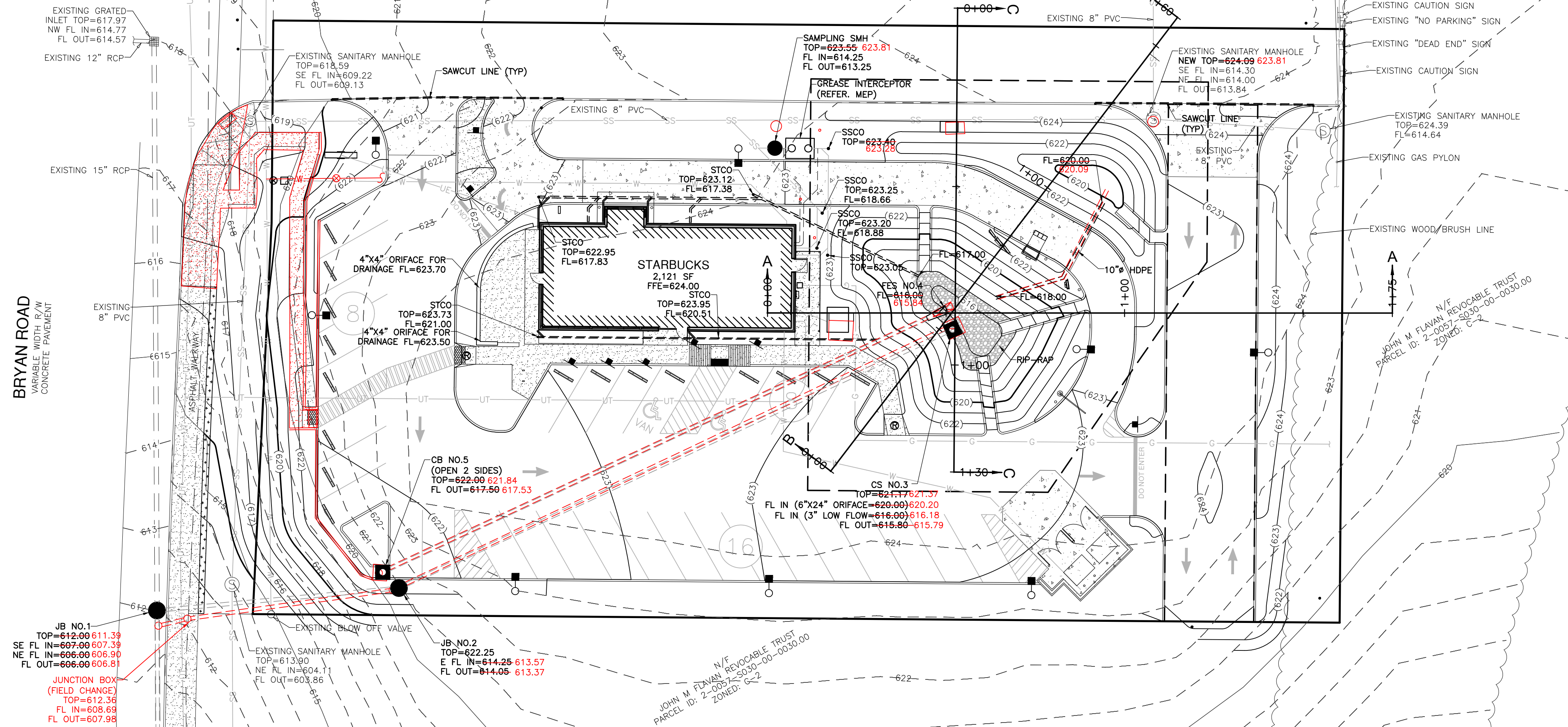
(AS BUILT)



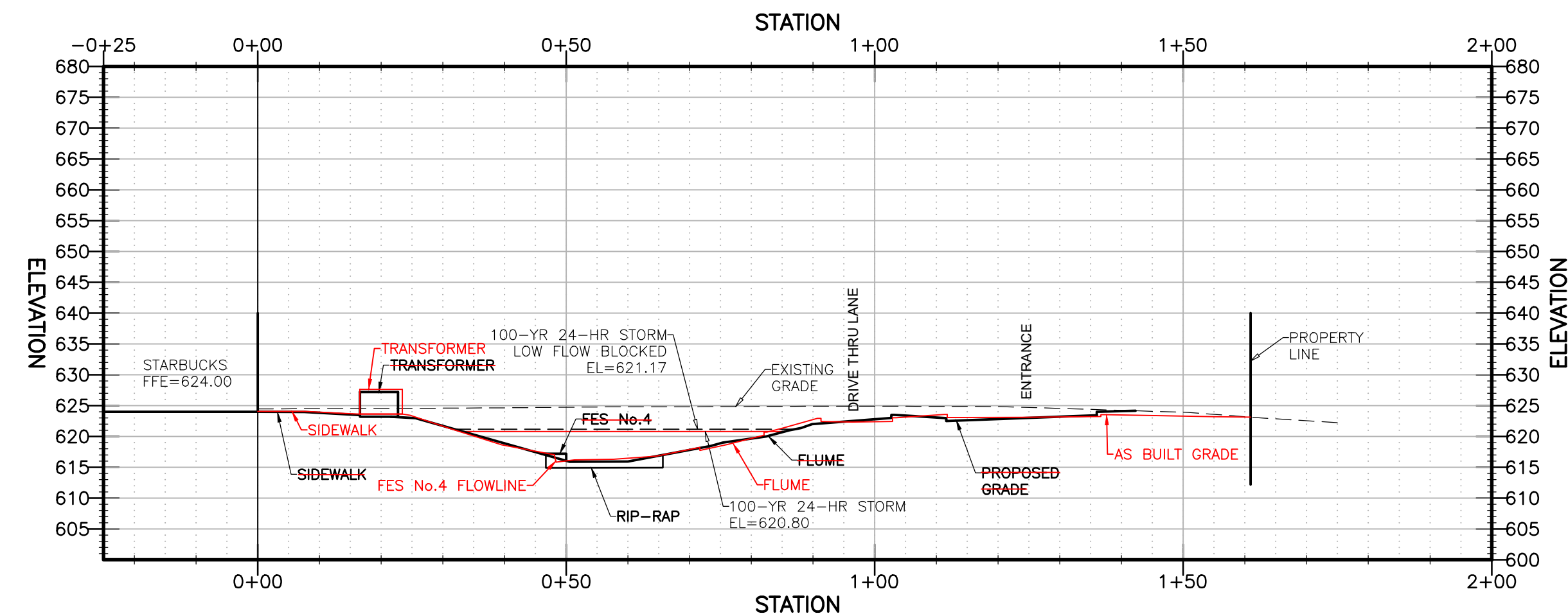
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	— AE —	— AE —
UNDERGROUND ELECTRIC	— UE —	— UE —
UTILITY POLE	•	•
GAS LINE	— G —	— G —
GUARD POST	• GP	• GP
SANITARY SEWER	— SS —	— SS —
SANITARY MANHOLE	•	•
STORM SEWER	— S —	— S —
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRATED INLET	■	■
WATERLINE	— W —	— W —
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
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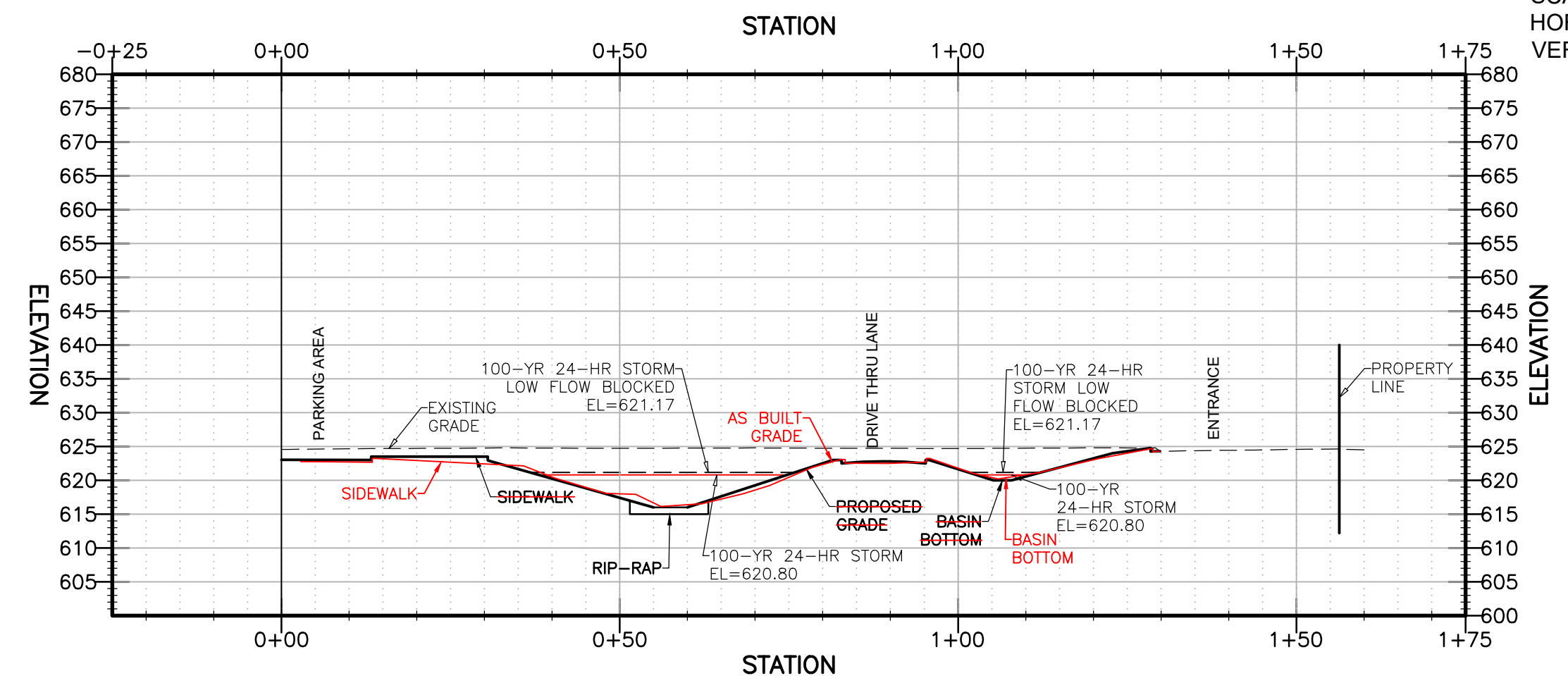
BRYAN ROAD
MANAGE CONCRETE PAVEMENT



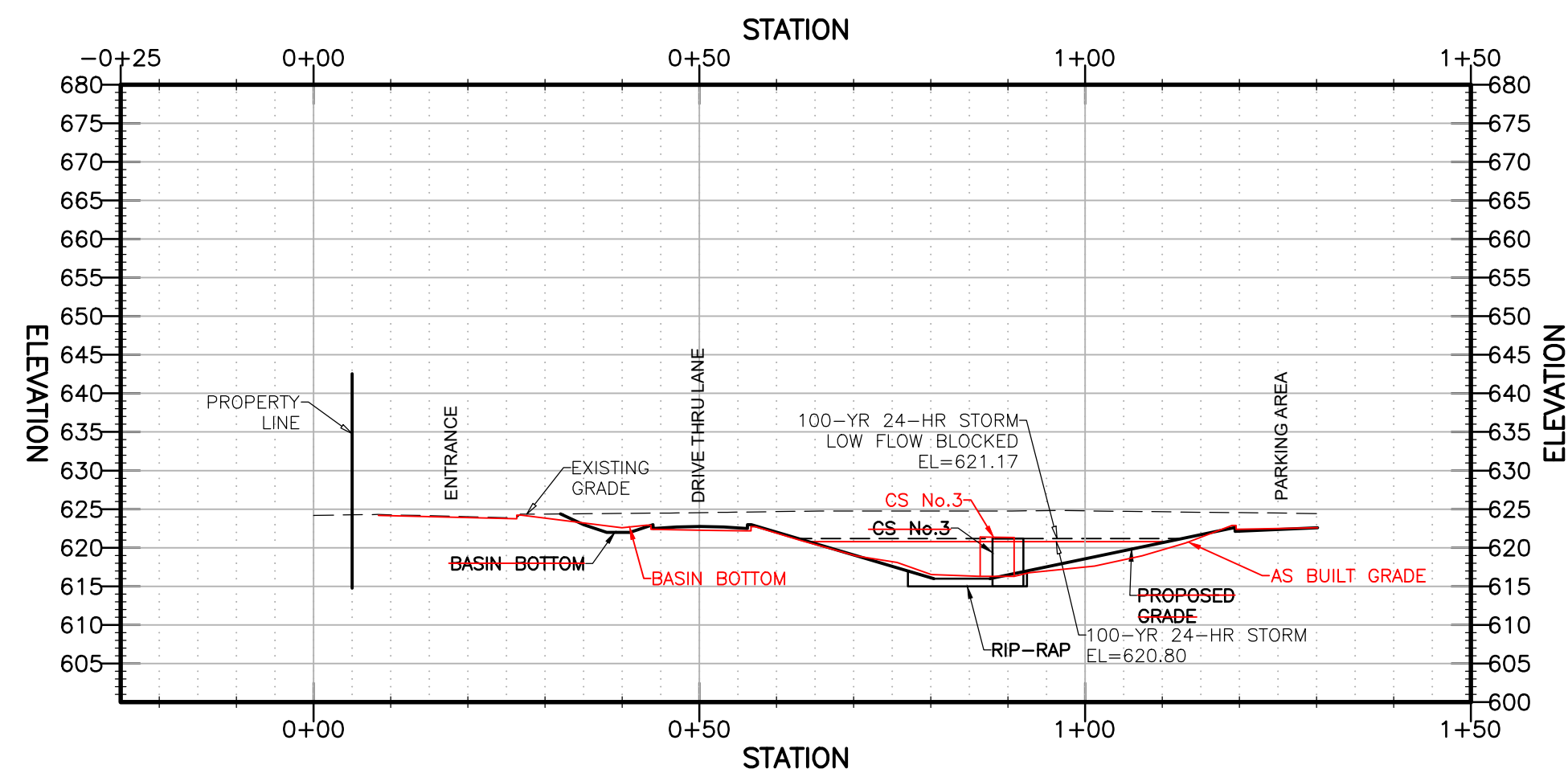
PROFILE VIEW OF CROSS SECTION A



PROFILE VIEW OF CROSS SECTION B



PROFILE VIEW OF CROSS SECTION C



Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

AS BUILT

STATE OF MISSOURI

 JOHN B. SCHEBAUM
 NUMBER PE-2020000083
 PROFESSIONAL ENGINEER

John B. Schebaum, P.E. #2020000083
 State of Missouri
 Registered Professional Engineer
 for BFA, Inc. Professional Engineer Corporation #000472

07/20/21
 Date

bfaeng.com TELEPHONE: (636) 239-4751

BFA
 Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

REVISIONS	
1	By: _____ App: _____
2	By: _____ App: _____
3	By: _____ App: _____
4	By: _____ App: _____

DRAWN E.J.H.
CHECKED J.B.S.
DATE 07/20/21
SCALE 1"=20'
JOB No. 5918
SHEET NAME SITE CROSS SECTIONS (AS BUILT)
SXS-1

BRYAN CROSSING LOT 2, LLC
 950 Bryan Road
 O'Fallon, St. Charles County,
 Missouri 63366

