EX. CURB AND DRIVE TO BE REMOVED. NEW CURB TO BE INSTALLED

EX. DRIVEWAY REMOVAL SHALL BE FULL DEPTH SAWCUT AT THE NEAREST JOINT. CURB AND GUTTER SECTION SHALL MATCH THE THICKNESS AND WIDTH OF ADJACENT PAVEMENT.

EX. R.R. TIE WALL (LOOSE TIES TO BE REMOVED AND/OR REPLACECED IF NECESSARY)

S86°07'00"E 163.37'

EX. END OF PIPE (ROOFDRAIN)

Bryan Road

R=1046.50' L=99.85'

ASPHALT TRAIL

BACK OF CURB

10' SETBACK

NEW WALK AREA FOR MAIN ENTRANCE

CONC. DRIVE (TBR)

WOOD DECK (TBR&R) FF=591.80

BIKE RACK

4' WIDE CONC. WALK (TYP)

EX. GAR. (UIP)

NEW 6' VINYL FENCE

LANDSCAPE BERM (TYP)

INSTALL ASPHALT TRAIL TO MATCH EXISTING

EX. 1-STORY FRAME # 1074 FF=592.02

SILT FENCE

3'x5' RIP-RAP (8" STONE, 1' DEEP)

N/F JAMES E. MORAN, II 6043/0371 1074 BRYN ROAD Loc ID# 2-0060-S031-00-0007.1000000 Zoned R-1 0.38 AC.

C.O. (ATG)

35' SETBACK

20' LANDSCAPE BUFFER

S00°48'00"W 100.00'

3" DIA. STEEL POST (TBR)

4' WIDE CONC. WALK (ADA COMPLIANT)

H.C. SIGN

LANDSCAPE BERM (TYP)

ASPHALT PVMT. (TYP)

6" VERTICAL CONC. CURB (TYP)

PROPOSED 6' LANDSCAPE

N86°07'00"W 170.10'

EX. CHAIN-LINK FENCE

EX. CURB TO BE REMOVED

EXISTING PARKING LOT

EX. CROSS ACCESS ESMT.

EX. FH

N/F NKC, LLC 4882/0823 1078 BRYN ROAD Loc ID# 2-0060-9250-00-0001.0000000 Zoned R-1 1.51 AC.

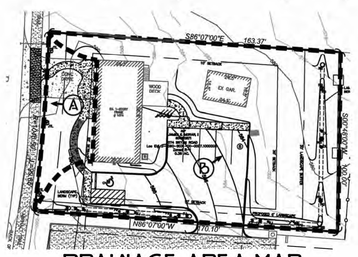
GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10 ft.

SITE / GRADING PLAN



DRAINAGE AREA MAP

SCALE: 1"=40'

EXISTING DRAINAGE AREA

A (TO BRYAN RD.) 0.03 Ac.(1.7) + 0.015 Ac.(3.54) + 0.00 Ac.(4.2) = 0.10 c.f.s.

B (TO REAR) 0.29 Ac.(1.7) + 0.005 Ac.(3.54) + 0.043 Ac.(4.2) = 0.69 c.f.s.

Q = 0.54 c.f.s. + 0.071 c.f.s. + 0.180 c.f.s.
= 0.79 c.f.s.

PROPOSED DRAINAGE AREA

A (TO BRYAN RD.) 0.035 Ac.(1.7) + 0.01 Ac.(3.54) + 0.00 Ac.(4.2) = 0.095 c.f.s.

B (TO REAR) 0.22 Ac.(1.7) + 0.082 Ac.(3.54) + 0.043 Ac.(4.2) = 0.84 c.f.s.

Q = 0.43 c.f.s. + 0.33 c.f.s. + 0.18 c.f.s.
= 0.94 c.f.s.

RUNOFF DIFFERENTIAL CALCULATIONS

15 YR./20 MIN. STORM EVENT
P.I. = 1.7 (GRASS)
P.I. = 3.54 (CONC./BLDG.)
P.I. = 4.2 (BLDG.)

AREA OF TRACT = 16,570.18 SQ. FT. (0.38 Ac.)

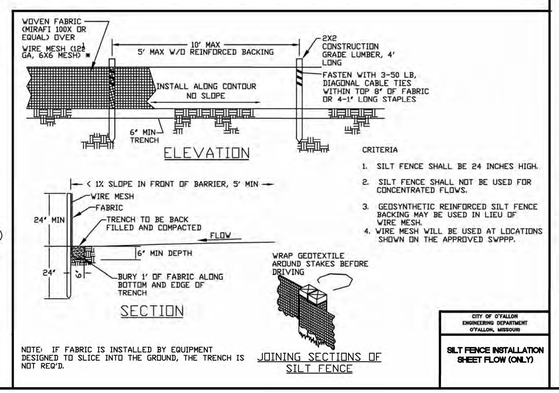
EXISTING CONDITIONS: Q = 0.79 c.f.s.

PROPOSED CONDITIONS: Q = 0.94 c.f.s.

DIFFERENTIAL Q:
Q = 0.94 – 0.79
= 0.15 c.f.s. (INCREASE)

NOTE: 0.13 CFS INCREASE IS UNDER THE 2 CFS RULE.

DRAINAGE AREA INFORMATION



NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT REQ'D.

CRITERIA

1. SILT FENCE SHALL BE 24 INCHES HIGH.
2. SILT FENCE SHALL NOT BE USED FOR CONCENTRATED FLOWS.
3. GEOSYNTHETIC REINFORCED SILT FENCE BACKING MAY BE USED IN LIEU OF WIRE MESH.
4. WIRE MESH WILL BE USED AT LOCATIONS SHOWN ON THE APPROVED SWPPP.

CITY OF O'FALLON ENGINEERING DEPARTMENT O'FALLON, MISSOURI

SILT FENCE INSTALLATION SHEET FLOW (ONLY)

TICKET NO.: 000000000

MISSOURI ONE CALL SYSTEM

Call Before you DIG TOLL FREE 1-800-344-7483 or 811

MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures and utilities have been platted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, 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.

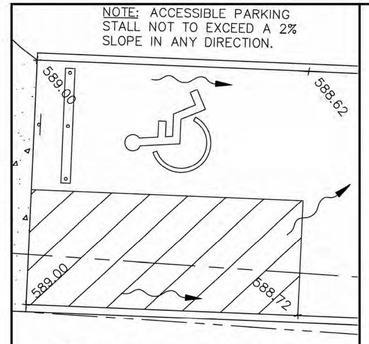
PROJECT NOTES

1. ST. CHARLES COUNTY LOCATOR ID's: 2-0060-S031-00-0007.1000000
2. AREA OF SITE: 0.38 ACRES (GROSS)
3. EXISTING ZONING: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
4. PROPOSED ZONING: "C-0" OFFICE DISTRICT
5. CITY APPROVAL NUMBER: P & Z APPROVAL...#32-15, OCT. 1, 2015
   B.O.A. APPROVAL...#6658, OCT. 22, 2015
   ORDINANCE #: 6152
6. REQUIRED BUILDING AND PARKING SETBACKS;
   (C-0)
   LANDSCAPE BUFFER: 20 FEET PROVIDED (EAST SIDE)
   6 FEET PROVIDED (SOUTH SIDE)
7. ALL HANDICAPPED PARKING TO MEET CITY AND FEDERAL ADA STANDARDS.
8. THIS PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP (FIRM) 29183 C 0240 E, DATED AUGUST 2, 1996.
   THE TRACT LIES WITHIN ZONE "X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
9. ANY PROPOSED SIGNAGE TO REQUIRE A SEPERATE PERMIT..
10. PROPERTY OWNER TO COORDINATE CROSS-ACCESS AGREEMENT WITH ADJOINER AND PROVIDE A COPY TO CITY PLANNING DEPARTMENT.
11. REFER TO SHEET 4 FOR LANDSCAPE AND GREENSPACE INFORMATION.
12. ALL PROPOSED FENCING REQUIRES A SEPERATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.
13. ANY WORK RELATED TO THE DECK WILL REQUIRE A SEPERATE PERMIT FROM THE BUILDING DEPARTMENT.
14. R.R. TIE RETAINING WALL ON NORTH SIDE OF PROPERTY TO HAVE LOOSE TIES REMOVED AND/OR REPLACED. PROPERTY OWNER TO WORK WITH ADJOINER DEPENDING ON WHO IS TO MAINTAIN/REPAIR THE WALL.

GENERAL SWPPP NOTES

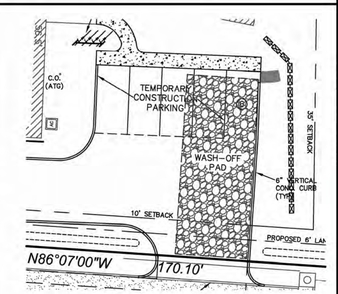
1. TEMPORARY CONSTRUCTION PARKING TO BE LOCATED NEAR THE REAR OF THE LOT.
2. CONTRACTOR TO KEEP CLEAN THE EXISTING ADJOINING PARKING LOT AND BRYAN ROAD FROM ANY MUD AND DEBRIS.
3. TEMPORARY BMP's TO BE MAINTAINED THROUGHOUT CONSTRUCTION PROCESS.
4. TEMPORARY BMP'S TO BE REMOVED AFTER COMPLETION OF GRADING OPERATION AND/OR ESTABLISHMENT OF SITE VEGETATION.
5. ALL MUD AND DEBRIS TO BE MAINTAINED ON-SITE TO PROTECT "VALUEABLE RESOURCE WATERS" AS DETERMINED BY MISSOURI DEPARTMENT OF NATURAL RESOURCES.
6. DURING NON-CONSTRUCTION TIMES THROUGH THE WINTER MONTHS, ALL EXPOSED OR UNVEGETATED AREAS SHALL BE COVERED WITH STRAW TO PREVENT EROSION.

NOTE: ACCESSIBLE PARKING STALL NOT TO EXCEED A 2% SLOPE IN ANY DIRECTION.



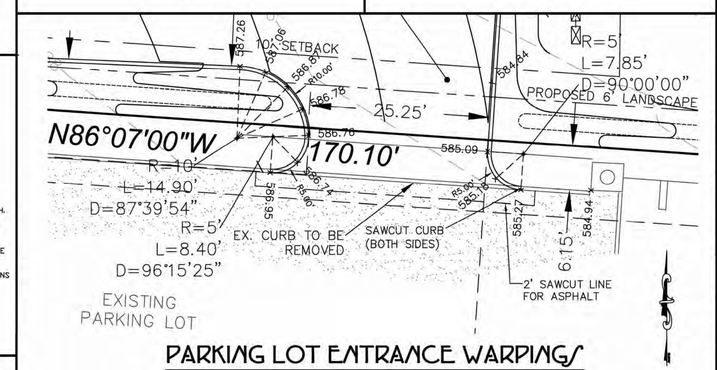
HC SPOT ELEVATIONS

N.T.S.



TEMP. CONST. PKG. & WASH-OFF PAD LOCATION

N.T.S.



PARKING LOT ENTRANCE WARPING

SCALE: 1"=10'

PROJECT TITLE

1074 Bryan Road

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 PORTWEST COURT • SAINT CHARLES, MISSOURI 63303-5065
PHONE: 636-916-0444 • FAX: 636-916-3444
CERTIFICATE OF AUTHORITY
ENGINEERING: E-1850, LAND SURVEYING: LS-284-D

RICHARD SCOTT MUSLER NUMBER PE-18338 PROFESSIONAL ENGINEER STATE OF MISSOURI

The Professional Engineer's and/or Professional Land Surveyor's responsibility is limited to plans and other documents displaying his/her signature and seal. Engineer and Surveyor hereby disclaim responsibility for:
* Unauthorized use of plans and other documents prior to receipt of all review agency approvals
* All previously issued versions of this sheet
* This sheet whenever a revised sheet is issued
* Individual use of any sheet that is part of a set of the plans

This applies to all plans and other documents associated with this project, whether this statement appears on them or not.

Elite Realty Rebecca Moran Rebecca@RebeccaMoran.com

Developer / Owner Information

Elite Realty
1074 Bryn Road
O'Fallon, MO 63366
636-485-3222
Rebecca Moran
Rebecca@RebeccaMoran.com

City of O'Fallon Site / Grading Plan

P&Z No.	32-15.01
Approval Date	10-1-15
City No.	32-15

Page No. 3

REV.: 1 02-24-16 REV. PER CITY COMMENTS