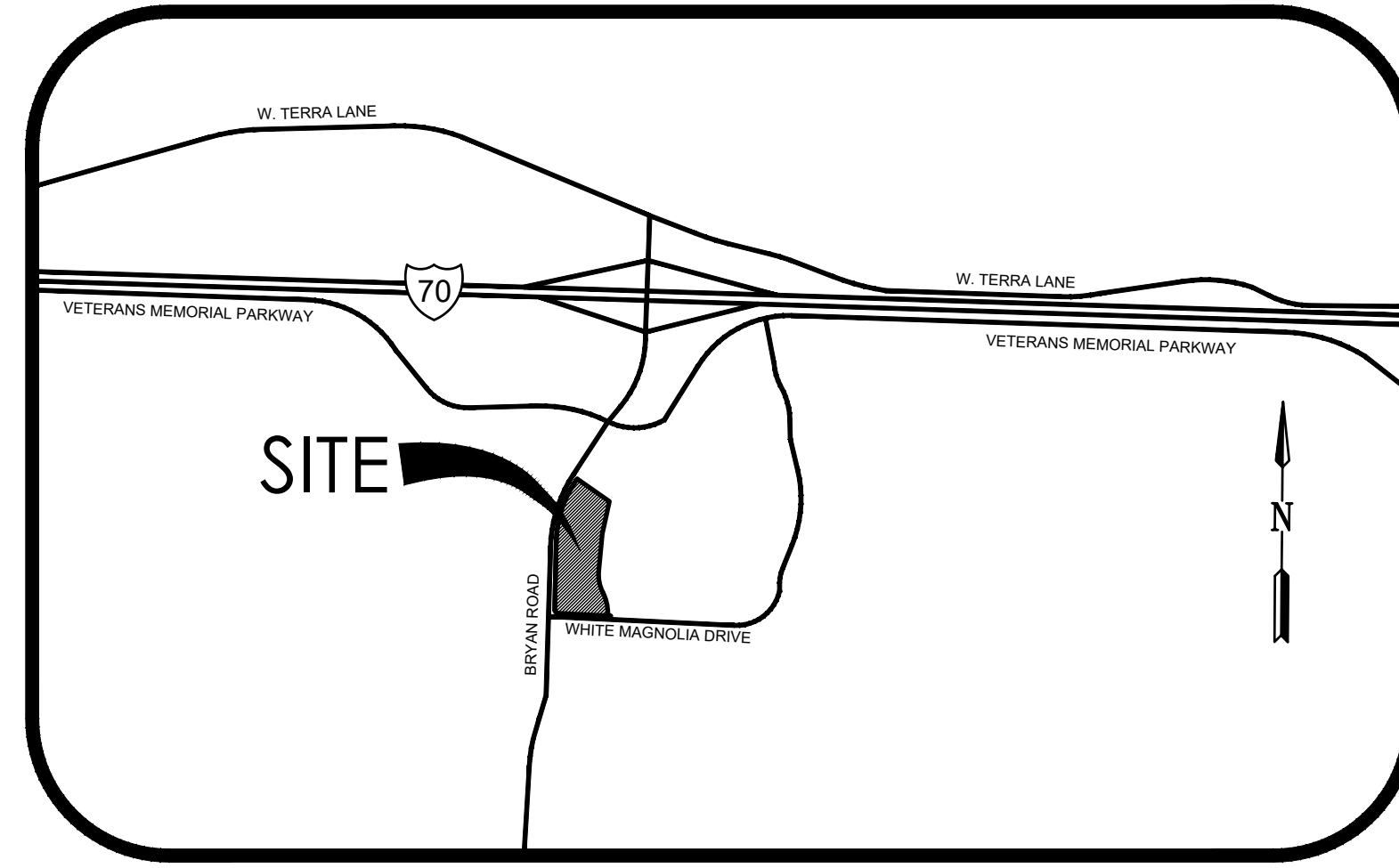


# CONSTRUCTION DOCUMENTS FOR: BRYAN ROAD COMMERCIAL DEVELOPMENT

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



## 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	PROPOSED
8.67 ACRES PRIOR TO ROW DEDICATION	8.19 ACRES
8.19 ACRES AFTER ROW DEDICATION	6.55 AC. IMPERVIOUS @ 3.54 = 23.19 CFS
0.00 AC. IMPERVIOUS @ 3.54 = 0.00 CFS	1.64 AC. PERVIOUS @ 1.70 = 2.79 CFS
8.19 AC. PERVIOUS @ 1.70 = 13.92 CFS/3.92 CFS	25.98 CFS
PERCENTAGE IMPERVIOUS = 0%	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 = 25.98 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:	86 TREES

## PREPARED BY:



PREMIER  
DESIGN GROUP  
100 MIDLAND PARK DRIVE  
WENTZVILLE, MO 63385

### 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

- 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.
- PROVIDE A PHOTOMETRIC LIGHTING PLAN.
- SHOW THE ROOFTOP UNITS BEING SCREENED BY THE PARAPET.
- BUFFER YARD PLANNING AND THE SIGHT PROOF FENCE NEED TO BE PUT IN ON ALL LOTS ALONG THE INTERNAL ACCESS ROAD ADJACENT TO THE RESIDENTIALLY ZONED PROPERTY WITH THE FIRST PHASE OF THE DEVELOPMENT.
- PROVIDE A ROADWAY EASEMENT FOR ALL THE ROADS.
- PROVIDE CALCULATIONS FOR TREE PRESERVATION AND REPLACEMENT PER SECTION 0402.04D OF THE CITY CODE.
- DESIGNATE ALL CROSS ACCESS EASEMENTS, UTILITY EASEMENTS, AND DETENTION EASEMENTS FOR THE SITE ON THE PRELIMINARY PLAN.
- PER CITY CODE, MINIMUM WIDTH FOR A VAN ACCESSIBLE ADA PARKING STALL IS 17 FEET TOTAL (ACCESSIBLE AISLE WIDTH AND PARKING STALL WIDTH).
- PROVIDE A DEMOLITION PLAN ON A SEPARATE SHEET FOR ALL PUBLIC ROADWAY CONSTRUCTION.
- 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:

- DIMENSIONS SHOWN FOR PROPOSED IMPROVEMENTS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS SPECIFICALLY NOTED.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON. ALL LOTS WITHIN THE DEVELOPMENT.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- ALL PARKING LOT IMPROVEMENT AREAS SHALL USE VERTICAL CONCRETE CURBING, REQUIRED PER CITY STANDARDS AND SPECS.
- ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
- 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.	SIZE	ADHESIVE	STYLE	MESSAGE (PART)	WEBSITE
ACP INTERNATIONAL	3.75"	EPOXY	CRYSTAL CAP	NO DUMPING TO WATERWAYS (SD-W-C)	www.acpinternational.com
DAS MANUFACTURING, INC.	4"	EPOXY	STANDARD STYLE	NO DUMPING DRAINS TO STREAM (NDS)	www.dasmanufacturing.com

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *Karl Ebert* DATE **08/15/2023**  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

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

## 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

- LOT AREA = 5 ACRES UNLESS ABUTTING EXISTING COMMERCIAL OR INDUSTRIAL ZONE.
- LOT WIDTH = 25 FEET.
- FRONT YARD = NOT LESS THAN 30 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS OF GASOLINE SERVICE STATIONS.
- SIDE YARD = NOT LESS THAN 20 FEET
- REAR YARD = NOT LESS THAN 25 FEET, EXCLUDING TRASH, RECYCLING AND GREASE ENCLOSURES.
- NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF 35 FEET.
- DISTANCE BETWEEN BUILDINGS - SIDE = 40 FEET
- DISTANCE BETWEEN BUILDINGS - FRONT OR REAR - 60 FEET
- LANDSCAPE YARD ALONG SIDE OR REAR OF R-M ADJOINING COMMERCIAL = 20 FEET.
- 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 TO THE WEST LINE OF PROPERTY CONVEYED TO ALPHA LAND DEVELOPMENT TWO, LLC BY DEED RECORDED AS DOCUMENT NO. 2021-021685 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 DESCRIBED 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 644.48 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 50 SECONDS EAST 904.93 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 532.53 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 38 SECONDS EAST 14.10 FEET; THENCE SOUTH 55 DEGREES 02 MINUTES 50 SECONDS EAST 322.43 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 461.00 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 221.29 FEET TO THE POINT OF BEGINNING.

### CITY OF O'FALLON COMMERCIAL WATER SPECIFICATIONS NOTE:

- ALL WATER MAINS, VALVES AND APPURTENANCES SHALL MEET OR EXCEED THE CITY OF O'FALLON WATER DISTRIBUTION SYSTEM SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL CAREFULLY REVIEW THE AS-BUILT REQUIREMENTS TO ENSURE PROPER PROCEDURES AND DATA IS RECORDED PRIOR TO THE WATER LINE BEING BURIED.

### CITY OF O'FALLON PUBLIC WATER NOTE:

- THE 12 INCH WATER MAIN AND THE (4) FOUR FIRE HYDRANTS SHOWN ON THESE PLANS ARE INTENDED TO BE PUBLIC.

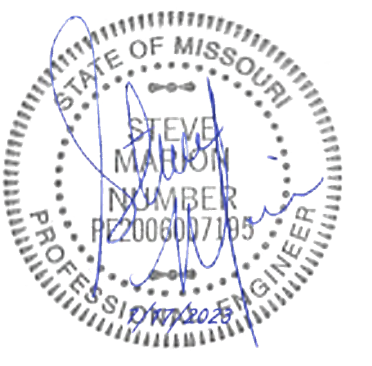
### MAINTENANCE RESPONSIBILITIES OF COMMON GROUND, RETAINING WALL AND HANDRAIL FRONTING STARBUCKS ALONG BRYAN ROAD

- THE MAINTENANCE RESPONSIBILITY FOR ALL COMMON GROUND AREAS SHALL BE RCP-N, L.L.C. AND/OR SUCCESSORS AND ASSIGNS.
- THE MAINTENANCE RESPONSIBILITY FOR THE RETAINING WALL WITHIN THE RIGHT OF WAY THAT IS ALONG THE FRONTAGE OF THE STARBUCKS SHALL BE BY RCP-N, L.L.C. AND/OR SUCCESSORS AND ASSIGNS.
- THE MAINTENANCE RESPONSIBILITY FOR THE HANDRAIL WITHIN THE RIGHT OF WAY THAT IS ALONG THE FRONTAGE OF THE STARBUCKS SHALL BE RCP-N, L.L.C. AND/OR SUCCESSORS AND ASSIGNS.



### 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.)



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 stated hereunder.  
STEVEN D. MARKON P.E.  
PROFESSIONAL ENGINEER  
PE 2200007195

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: Bryan Rd Commercial Development  
Date: 5/2/2023

#	Revision Date	Description of Changes	MESSAGE (PART)
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	

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

COVER SHEET