

**MAINTENANCE RESPONSIBILITIES OF RETAINING WALL AND HANDRAIL FRONTING STARBUCKS ALONG BRYAN ROAD**

1. 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.
2. 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.



**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 shown hereunder.

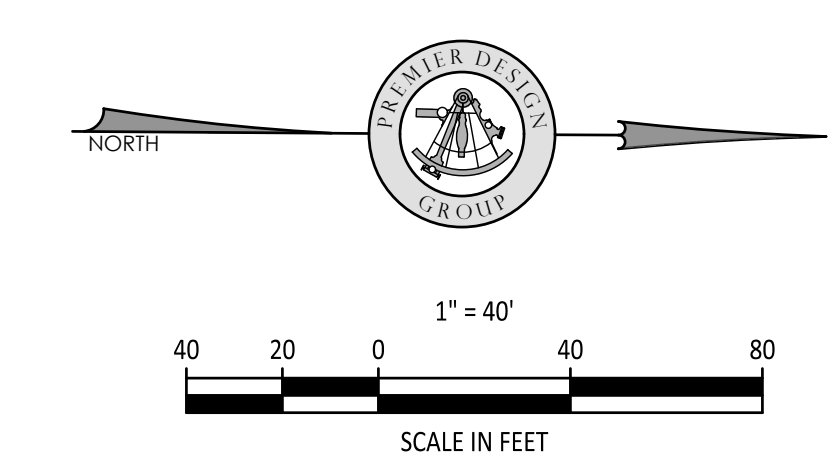
STEVEN J. MAROON, P.E.  
PROFESSIONAL ENGINEER  
PE 220007195

**NOLES PROPERTIES LLC**  
BRYAN ROAD COMMERCIAL DEVELOPMENT  
TBD BRYAN ROAD  
OFALLON, MO 63376  
NOLES PROPERTIES LLC  
11361 OLIVE BLVD  
CREVE COEUR, MO 63141

Project: Bryan Road Commercial Development  
Date: 5/2/2023

**SITE PLAN**

CODE	DESCRIPTION	DETAIL
SP-101	PROPOSED LANE WIDENING PER CITY OF O'FALLON SPECIFICATIONS. REFER TO TYPICAL SECTION FOR CONCRETE, ROCK BASE AND SUBGRADE THICKNESSES.	
SP-102	PROPOSED ENTRANCE PER CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.	
SP-103	SAWCUT AND MATCH EXISTING PAVEMENT. APPROXIMATE LIMITS OF ROAD DEMOLITION. SAWCUT SHALL BE JOINT TO JOINT AND/OR TO NEAREST JOINT.	
SP-104	PROPOSED CONCRETE SIDEWALK (REFERENCE DETAILS SHEET)	5/C-700
SP-105	PROPOSED RETAINING WALL WITH 48" TALL ADA COMPLIANT RAIL AT TOP OF WALL (DESIGN BY OTHERS)	
SP-106	PROPOSED DETENTION BASIN AREA (REFERENCE GRADING PLANS)	
SP-107	6" VERTICAL CURB	4/C-700
SP-108	PROPOSED STOP SIGN	
SP-109	PROPOSED LIGHT STANDARD (TYP.)	8/C-700
SP-110	PROPOSED 6' SIGHT PROOF FENCE	14/C-700
SP-111	PROPOSED ADA RAMP WITH RAILS	13/C-700
SP-112	RELOCATED INTERSECTION AHEAD SIGN	
SP-113	PROPOSED NO PARKING SIGN	
SP-114	PROPOSED 25 MPH SPEED LIMIT SIGN	7/C-700
SP-115	PROPOSED ADA CURB RAMP	1/C-700
SP-116	10' WIDE SIDEWALK ALONG BRYAN ROAD - SEE TYPICAL SECTIONS FOR DETAIL.	10/C-700
SP-117	2.5" CURB AND GUTTER	1/C-700
SP-118	PROPOSED PAVEMENT MARKINGS	10/C-700
SP-119	PROPOSED MONUMENT SIGN (BY OTHERS)	
SP-120	MATCH EXISTING CURB AND GUTTER AT NEAREST JOINT.	
SP-121	24" SOLID YELLOW LANE STRIPE	10/C-700
SP-122	RETAINING WALL WITH 1" STRIAE AT TOP OF WALL	12/C-700
SP-123	PROPOSED ADA COMPLIANT LANDING	7/C-700
SP-124	PROPOSED TYPE "A" CONSTRUCTION JOINT PER CITY OF O'FALLON DETAIL	11/C-700
SP-125	ALL CONCRETE TO BE REMOVED, REPLACED AND ADDED WITHIN THE BRYAN ROAD RIGHT OF WAY SHALL BE 9" EMPC PORTLAND CEMENT CONCRETE (TYP.)	
SP-126	PROPOSED TRUNCATED DOMES PER CITY OF O'FALLON SPECIFICATIONS. REFER TO C-701 FOR DETAIL.	
SP-127	SAWCUT ROADWAY AT NEAREST JOINT FOR REMOVAL AND REPLACEMENT OF ROADWAY TO INSTALL THE PROPOSED WATER MAIN. PLACE PLATES AS REQUIRED TO ENSURE TRAFFIC CAN REMAIN OPEN DURING CONSTRUCTION.	
SP-128	PROPOSED GUARD RAIL	1/C-702



**1-800-DIG-RITE**  
CALL BEFORE YOU DIG!  
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.)

Revision Date: 5/2/2023  
Description of Changes:  
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-200

Project No.: 2202920  
Drawn By: P. HEITZ  
Checked By: M. FOGARTY

ISSUED FOR CONSTRUCTION

OVERALL SITE PLAN