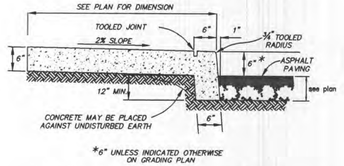
FLAT PLAN
BRYAN VALLEY COMMERCIAL

DEC., 2003 — 02-609

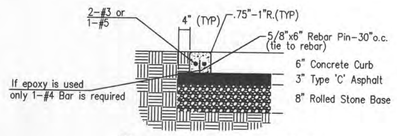


INTEGRAL CONCRETE CURB & SIDEWALK

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

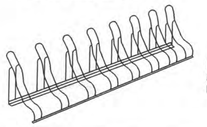


Perma Curb Detail

Huntco SUPPLY, LLC

HUNTCO SUPPLY, LLC
P.O. BOX 10385
PORTLAND, OREGON 97296-0385
1-800-547-5909
PHONE: (503) 224-8700
FAX: (503) 274-2055
www.huntco.com

☑SELECT DESIRED BIKE RACK



ONE SIDE LOADING

	MODEL	CAPACITY	LENGTH	HEIGHT	WIDTH
☐	SAS2	2	19"(482MM)	20.25"(514MM)	19.75"(502MM)
☒	SAS5	5	67"(1702MM)	20.25"(514MM)	19.75"(502MM)
☐	SAS8	8	115.25"(2927MM)	20.25"(514MM)	19.75"(502MM)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.PROJECTmarketsite.com REFERENCE NUMBER 096-007.

OLD SCHOOL BIKE RACKS
ANGLER SERIES – ONE SIDE AND BOTH SIDE LOADING

N/F
WENTZWAY CORP
BK. 779, PG. 540
ZONING: C-2

30' INGRESS/EGRESS ESMT.
BK. 927, PG. 943
30' PRIVATE ROADWAY

EX. GRAVEL ROAD

EX-MH 6A

EX-MH 6
T-591.51
FL-573.36

N89°46'20"E 220.04'

10' W. ESM'T. BK. 32, PG. 341

BRYAN VALLEY PLAT TWO
COMMON GROUND &
UTILITY ESMT.
BK. 33, PG. 106

N33°19'15"E 144.88'

OFFICE BLDG. "D"
1 STORY
3,000 SQ. FT.
F.F.-587.0
2140
LOT 2
0.69 ACRES
ZONING: C-2

OFFICE BLDG. "C"
1 STORY
2,500 SQ. FT.
F.F.-586.0
2145
LOT 4
0.17 ACRES
ZONING: C-2

OFFICE BLDG. "B"
1 STORY
2,500 SQ. FT.
F.F.-586.5
2139
LOT 3
0.21 ACRES
ZONING: C-2

Handicap Parking Sign

Mechanical Condensing Units, Provide 4' Vinyl Screen Fence

TRASH ENCLOSURE

WATER METER

INGRESS/EGRESS EASEMENT

DRAINAGE EASEMENT
30' FROM CL OF CREEK (TYP)

30' BUFFER STRIP

15' W. ESM'T. BK. 32, PG. 341

N67°57'02"W 162.83'

EX-MH 110
T-581.71
FL-576.83

EX. TOP OF BANK

73.59'
N43°12'18"W

N56°16'22"W 169.14'

S00°24'27"E 150.00'

NOTE: BACKFLOW PREVENTERS FOR WATER SERVICE LINES SHALL BE PROVIDED INSIDE BUILDINGS.

NOTE: ROOF DRAINS WILL DRAIN ONTO SPLASH BLOCKS.

N/F
MEAGHER JAMES A
ETAL
BK. 1919, PG. 773
ZONING: C-2

PROPOSED UNDERGROUND ELECTRIC (TYP)

CROSS ACCESS EASEMENT

N89°46'20"E 290.00'

APPROXIMATE LOCATION OF EXISTING WATER MAIN

EXISTING 6" VERTICAL CURB

10' W. ESM'T. BK. 32, PG. 341

VERTICAL CURB TYPICAL

PROPOSED 8" WATER

EXISTING UTILITY POLE TO BE RELOCATED per ameren u.e.

BRYAN VALLEY COMMERCIAL DR.

3" ASPHALTIC CONCRETE 8" ROLLED STONE BASE

8.00' 8.00' 8.00'

9.00' TYPICAL

HANDICAP RAMP

TURTLE CREEK DRIVE

BRYAN ROAD (90' W.)

65' PAVEMENT

S00°24'27"E 247.61'

REMOVE EXISTING CURB AND SPLIT RAIL FENCE

BICYCLE PARKING OLD SCHOOL BIKE RACKS MODEL SASS W/ POSTS

EXISTING SIDEWALK

EXISTING PAVEMENT

PROPOSED 10' UTILITY ESMT.

EX DCI 106
T-579.39
FL-574.07

RETAINING WALL
100YR. HIGHWATER 580.10
CONC. SWALE (SEALED JOINTS EVERY 10 FT.)

EP 109
EP 102
EP 101

OVERFLOW-15'W @580.45

TOP OF WALL 581.00

48" WROUGHT IRON FENCE

OFFICE/RETAIL BLDG. "A"
1 STORY
12,000 SQ. FT.
F.F.-582.5

LOT 1
1.61 ACRES
ZONING: C-2

2118 2116 2114 2112 2110

32.5' 32.5' 32.5' 32.5' 30'

(1,950 Sq. Ft.) (1,950 Sq. Ft.) (1,950 Sq. Ft.) (1,950 Sq. Ft.)

100'

160'

Handicap Parking Sign

Mechanical Condensing Units, Provide 4' Vinyl Screen Fence

DRAINAGE EASEMENT
30' FROM CL OF CREEK

30' BUFFER STRIP

(4,200 Sq. Ft.)
2108

40' 60'

N73°19'32"W 230.15'

PROPOSED 10' UTILITY ESMT.

BERM

25' B/L

6" SANITARY

EX DOUBLE 10'x5' R.C.B.

S89°36'30"W 30.01'

2110 ADDRESS (TYP)

BRYAN VALLEY PLAT ONE
BK. 32, PG. 340-341
ZONING: R-1 PUD

BRYAN VALLEY (50' W.) DRIVE

NORTH

SECTION A
SECTION B
SECTION C

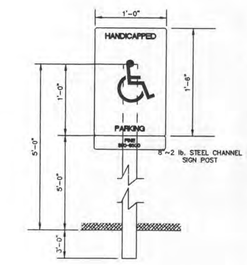
NOTE: SOME IMPROVEMENTS AND GRADING ARE PROPOSED WITHIN THE DRAINAGE EASEMENT ADJACENT TO THE CREEK. THESE ENCROACHMENTS SHALL REMAIN OUTSIDE THE EXIST. TOP OF BANK. ANY AREA DISTURBED WITHIN THE DRAINAGE EASEMENT SHALL BE SEEDED AND THEN COVERED WITH NORTH AMERICAN GREEN STRAW EROSION CONTROL BLANKET S150 OR EQUAL.

SITE BENCHMARK
SOUTH COR.-TOP OF HEADWALL DOUBLE 10'x5' BOX CULVERT WEST SIDE BRYAN RD
ELEV. 579.16

BRYAN VALLEY PLAT ONE
COMMON GROUND &
UTILITY ESMT.
BK. 32, PG. 341

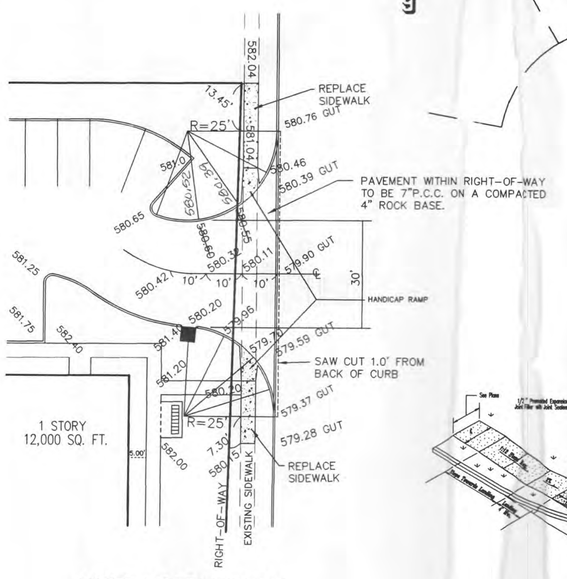
CASEY'S

STATE OF MISSOURI
RICHARD SCOTT MUSLER
NUMBER E-18838
REGISTERED PROFESSIONAL ENGINEER
14 MAY 2004



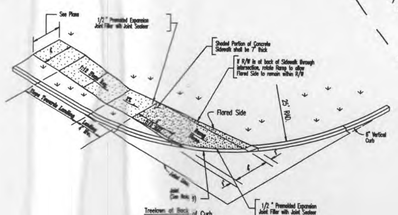
-PROVIDE ONE SIGN PER HANDICAPPED SPACE.
-NO STEPS AT BUILDING ENTRANCES.
-PROVIDE RAMPS OR DROP CURBS AT HANDICAPPED SPACES.
-PROVIDE 60"X 60" AREA OUTSIDE ENTRANCE FOR WHEELCHAIR MANEUVERABILITY.

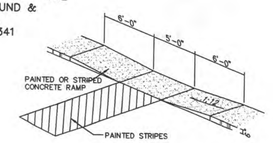
HANDICAPPED PARKING SIGN



ENTRANCE DETAIL

SCALE: 1"=20'





HANDICAPPED RAMP DETAIL
(PARKING LOT)
NOT TO SCALE