

# SITE IMPROVEMENT PLANS

for



A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST, BEING ALL OF LOT 3 OF BRYAN ROAD COMMERCIAL, PLAT 1 ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
N.T.S.

## PROPERTY DATA

OWNER = RCP-N LLC (860 Office Pkwy, Creve Coeur, MO 63141)  
 SITE ADDRESS = 970 BRYAN ROAD  
 PARCEL ID = 2-0037-5030-00-0030.5000000  
 ACREAGE = 1.24± ACRES  
 ZONING = C-3 HIGHWAY COMMERCIAL DISTRICT  
 FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT = FORT ZUMWALT  
 SEWER DISTRICT = CITY OF O'FALLON  
 WATER SHED = DARDENNE CREEK  
 FEMA MAP = 29183C0240G  
 ELECTRIC COMPANY = AMEREN  
 GAS COMPANY = SPIRE  
 PHONE COMPANY = AT&T  
 WATER DISTRICT = CITY OF O'FALLON

## UTILITY CONTACTS

SANITARY SEWER = CITY OF O'FALLON  
 100 N. MAIN ST.  
 O'FALLON, MO. 63366  
 636-281-2858

STORM SEWER = CITY OF O'FALLON  
 100 N. MAIN ST.  
 O'FALLON, MO. 63366  
 636-281-2858

WATER DISTRICT = CITY OF O'FALLON  
 100 N. MAIN ST.  
 O'FALLON, MO. 63366  
 636-281-2858

FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT- STATION #4  
 119 ELM STREET  
 O'FALLON, MO 63366  
 PH. (636) 272-3493  
 CONTACT: FIRE MARSHAL MARK MORRISON

ELECTRIC SERVICE = AMEREN UE - Boone Trails Division  
 200 N. CALLAHAN ROAD  
 WENTZVILLE, MO. 63385  
 DANIEL GIESSMANN  
 PH. (636) 639-8336  
 CELL (636) 357-2978  
 FAX (636) 639-8256  
 EMAIL: DGiessmann@Ameren.com

GAS SERVICE = SPIRE  
 1999 TRADE CENTER DRIVE  
 ST. PETERS, MO 63376  
 MARK DEMLING  
 PH. (314) 575-9090

PHONE SERVICE = AT&T  
 402 N. 3RD ST.  
 ST. CHARLES, MO 63301  
 PH. (636)949-1320  
 CONTACT: ENGINEERING

## STORMWATER DETENTION

Stormwater detention and water quality requirements for Lot 3 in Bryan Road Commercial Development are satisfied through a detention basin to be located in a common area lot just east of Lot 3.

## SANITARY SEWER DAILY FLOW

The estimated daily water usage and daily sanitary sewer flow is estimated as 720 GPD.

## LAND DESCRIPTION

LOT 3 OF BRYAN ROAD COMMERCIAL, PLAT 1, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2023R-038185 OF THE ST. CHARLES COUNTY RECORDS.

## FLOODPLAIN

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map 29183C0240G, effective on 1/20/2016, the property lies within unshaded zone x (areas determined to be outside 500 year flood plain).

## BENCHMARK

Elevation was established using the Missouri Department of Transportation's VRS, RTK System, NAVD 88 East Zone.

Site BM#1 - "O" in work "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.

## BASIS OF BEARING

BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.

## LEGEND

EXISTING CONTOURS	---433---
PROPOSED CONTOURS	---433---
EXISTING STORM SEWER	---S---
PROPOSED STORM SEWER	---ST---
EXISTING SANITARY SEWER	---SS---
PROPOSED SANITARY SEWER	---SS---
RIGHT-OF-WAY	---R---
EASEMENT	---E---
CENTERLINE	---C---
EXISTING TREE	---T---
TO BE REMOVED	---T.R.---
TO BE REMOVED & RELOCATED	---T.R. & R.---
TO BE USED IN PLACE	---U.P.---
ADJUST TO GRADE	---A.T.G.---
BACK OF CURB	---B.C.---
FACE OF CURB	---F.C.---
WATER MAIN	---W---
GAS MAIN	---GAS---
UNDERGROUND TELEPHONE	---T---
OVERHEAD WIRE	---OHE---
UNDERGROUND ELECTRIC	---E---
SILTATION CONTROL	---X---
FIRE HYDRANT	---H---
POWER POLE	---P---
WATER VALVE	---V---
LIGHT STANDARD	---L---

## ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
PP	POWER POLE & GUY
COO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

## SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
BRUSH & SHRUB	BRUSH & SHRUB LINE
TREE & SIZE	TREE & SIZE
BUSH & SIZE	BUSH & SIZE
BOLLARD	BOLLARD
SIGN	SIGN
ELECTRIC YARD LIGHT	ELECTRIC YARD LIGHT
BORING LOCATION	BORING LOCATION
MAIL BOX	MAIL BOX
ELECTRIC BOX	ELECTRIC BOX
POWER POLE	POWER POLE

## SHEET INDEX

C01	TITLE SHEET
C02	SPECIFICATIONS
C03	EXISTING CONDITIONS AND FACILITIES REMOVAL PLAN
C04	SITE AND GRADING PLAN
C05	SITE GEOMETRY AND UTILITY PLAN
C06	SITE DETAILS
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C09	DRAINAGE AREA PLAN
C10	STORM WATER POLLUTION PREVENTION PLAN
C11	STORM WATER POLLUTION PREVENTION DETAILS
L1 - L2	LANDSCAPING PLANS

## WORK HOURS

\* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

OCTOBER 1 THROUGH MAY 31  
 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY  
 JUNE 1 THROUGH SEPTEMBER 30  
 6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY  
 7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

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

NOTE: CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, 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.

NOTE TO CONTRACTOR: CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS, INSPECTION AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

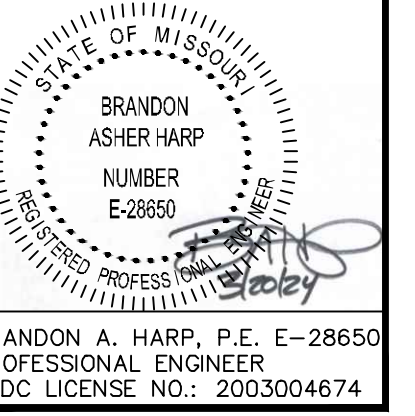
THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

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, THEY SHALL MAKE SUCH CHANGES AT THEIR 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 IMPROVEMENT 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 INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.



Brandon A. Harp, P.E. E-28650  
 PROFESSIONAL ENGINEER  
 CEDC LICENSE NO. 2003004674

10820 Sunset Office Drive  
 Suite 200  
 St. Louis, Missouri 63127  
 314-729-1400  
 Fax: 314-729-1404  
 www.cedc.net

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

Site Improvement Plans for  
**DOBBS TIRE AND AUTO CENTER**  
 970 BRYAN ROAD  
 O'FALLON, MO 63366

Proj. #	2398	
No.	Description	Date
	PERMIT SET	1/5/24
	REV PERMIT SET	2/12/24
	REV PERMIT SET	3/20/24

TITLE SHEET

DRAWING NO.  
**C01**

100 NORTH MAIN STREET  
 O'FALLON, MISSOURI 63366  
 636.280.2000  
 www.ofallon.mo.us

December 8, 2023

Brandon Harp  
 CEDC  
 11402 Graves Road, Ste 100  
 St. Louis, MO 63126

RE: (23-012786) Request for Consideration and Motion for Action on a Site Plan for 970 Bryan Road - DDL Partnership, LP, contract purchaser - proposed use: new Dobbs Tire & Auto Center

Dear Mr. Harp:

On December 7, 2023, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following Staff recommendations being met:

- Show all HVAC and mechanical units and their screenings.
- Provide a van accessible ADA parking stall with appropriate signage. ADA stall should be 9 feet wide with an 8-foot access aisle.
- Provide details for also construction of walks, pavement, curbs, etc.
- Provide a truck turning movements diagram for site to include access to the proposed loading space and without using the undeveloped lot immediately south of the site.
- Provide approval letters from all appropriate outside permitting agencies.
- The site triangle should be 25 feet by 25 feet triangle located on each side of the entrance.

Please Note:

- The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via [www.ofallon.mo.us](http://www.ofallon.mo.us) (City Departments, Engineering) through the Online Permitting, Licensing, and Enforcement (OPLE) system.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plans.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.  
[www.surveymonkey.com/s/planningandinspections](http://www.surveymonkey.com/s/planningandinspections)

If you have questions about the above, feel free to contact my office at 636-379-5544.

Sincerely,  
  
 David S. Woods, AICP  
 Director of Planning and Development

TLC:  
 C. Anthony Friedman, Assistant Director of Engineering  
 Dobbs Tire and Auto Centers, 1983 Brennan Plaza, High Ridge, MO 63049

100 NORTH MAIN STREET  
 O'FALLON, MISSOURI 63366  
 636.280.2000  
 FACSIMILE: 636.978.4144  
 www.ofallon.mo.us

January 23, 2024

Brandon Harp  
 CEDC  
 11402 Graves Road, Ste 100  
 St. Louis, MO 63126

RE: (23-012786) Request for Consideration and Motion for Recommendation to the City Council regarding a Conditional Use Permit for property at 970 Bryan Road - DDL Partnership, LP, contract purchaser - proposed use: automobile and other motor vehicles repair services

Dear Mr. Harp:

On January 11, 2024, the City Council approved the above referenced request.

This approval would be contingent upon the following:

- The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit.
- This Conditional Use Permit is granted solely to the owner of the Dobbs Tire and Auto. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
- This Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided by ordinance or other applicable law.
- The occurrence of activities which are deemed to disturb the peace is defined in Title II, Public Health, Safety and Welfare of the Municipal Code shall prompt this City to revoke the Conditional Use Permit.
- Should the Conditional Use cease operations for a period of one (1) year, the CUP shall be revoked.
- No vehicles or vehicle parts may be worked on outside of the building.
- Storage of any vehicle parts or products, temporary or otherwise, is not permitted outside of the building.
- The impounding or storage of derelict vehicles shall be prohibited.
- The sale of automobiles or other vehicles shall be prohibited.
- Provide a signed Property Owner Authorization Sheet.

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If you have questions about the above, feel free to contact my office at 636-379-5544.

Sincerely,  
  
 David S. Woods, AICP  
 Director of Planning and Development

TLC:  
 C. Michael Snowden, City Administrator  
 Dobbs Tire and Auto Centers, 1983 Brennan Plaza, High Ridge, MO 63049

PREPARED FOR:  
 ARCHIMAGES, INC.  
 143 WEST CLINTON PLACE  
 ST. LOUIS, MISSOURI 63122  
 (314) 965-7445

PREPARED BY:  
**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

10820 Sunset Office Drive  
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 Fax: 314-729-1404  
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CITY OF O'FALLON  
 ENGINEERING DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: Ryan Rockwell DATE: 04/22/2024  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

Call BEFORE you DIG  
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