

STARBUCKS

950 BRYAN ROAD

O'FALLON, ST. CHARLES CO., MISSOURI 63366

CONDITIONALLY APPROVED
PENDING COMPLETION OF
DETENTION AND CROSS
ACCESS EASEMENTS

APPROVED

Jamie Greenlee 01/04/2021

NOTES:

- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITH OUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL)
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORTS PRIOR TO AND DURING SITE SOIL TESTING. THE SOILS REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY: a. MAXIMUM DRY DENSITY, b. OPTIMUM MOISTURE CONTENT, c. MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT, d. CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON THE DOCUMENT. e. CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT. f. SPECIFIC GRAVITY, g. NATURAL MOISTURE CONTENT, h. LIQUID LIMIT, i. PLASTIC LIMIT. BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES TO PROCEED ON ANY PROJECT.
- THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH THE CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND AS NECESSARY BY MODOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON AND AS REQUIRED BY MODOT.
- ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINSTORM RESULTING IN ONE-QUARTER INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHTS- OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
- ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- SIDEWALKS, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENTLY APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ALONG WITH THE REQUIRED GRADES, SIGNAGE, SPECIFICATIONS AND CONSTRUCTION MATERIALS. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
- 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, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER 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 IMPROVEMENTS 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 INSPECTORS.
- TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MORE STRINGENT.
- ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POST, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY OF O'FALLON AND MODOT).
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.
- CONNECTIONS AT ALL SANITARY OR STORM STRUCTURES TO BE MADE WITH A-LOCK JOINT OR EQUAL.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER STRUCTURES. PRE-CAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
- HDPE PIPE IS TO BE N-12WT OR EQUAL AND TO MEET ASTM F1417 WATER TIGHT FIELD TEST.
- RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.
- A 5/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENING(S) OF ALL CURB INLETS AND AREA INLETS.
- ALL IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
- NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING & DEVELOPMENT DIVISION.
- ALL SANITARY SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECIFICATION EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

UTILITY/ GOVERNING AGENCIES CONTACTS

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|-----------------------|--|
| ELECTRIC | AMEREN UE CONTACT: DANIEL GIESSMANN PHONE: (636) 357-2978 EMAIL: dgiessmann@ameren.com |
| GAS | SPIRE 700 MARKET STREET ST. LOUIS, MO 63101 CONTACT: MICHAEL LANGAN PHONE: (314) 575-4831 EMAIL: michael.langan@spireenergy.com |
| WATER | CITY OF O'FALLON WATER AND SEWER 100 NORTH MAIN STREET O'FALLON, MO 63366 CONTACT: PHONE: 636-281-2858 |
| SANITARY SEWER | CITY OF O'FALLON WATER AND SEWER 100 NORTH MAIN STREET O'FALLON, MO 63366 CONTACT: PHONE: 636-281-2858 |
| TELEPHONE | CENTURYLINK CONTACT: TIM HOWE PHONE: (636) 445-7055 EMAIL: tim.howe@centurylink.com |
| STORM SEWER | CITY OF O'FALLON WATER AND SEWER 100 NORTH MAIN STREET O'FALLON, MO 63366 CONTACT: PHONE: 636-281-2852 |
| CITY | CITY ENGINEERING DEPARTMENT PHONE: 636-379-5556 CITY CONSTRUCTION INSPECTION DIVISION PHONE: 636-379-5596 |



SITE LOCATION MAP

NOT TO SCALE

REQUIREMENTS AND CONDITIONS OF APPROVAL FROM THE CITY OF O'FALLON, MO PLANNING AND ZONING COMMISSION ON JULY 2, 2020:

- (20-004335) SITE PLAN
- Upgrade both the existing trail and PC concrete ramp to be 10' in width.
 - Bike racks are to meet the APBP Standards and Recommendations.
 - Provide additional street lighting at the intersection of Bryan Road and the shared drive with the gas station.

(20-004336) CONDITIONAL USE PERMIT

- The Conditional Use Permit is contingent on the approval of the Site Plan.
- Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 80dB at a straight-line distance of 100 feet or greater or at any property line abutting a residential use, up to a height of eight feet above the ground at such property line.

BEARING REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK (US FOOT)

PRIMARY BENCHMARK - PK NAIL IN CONCRETE ON NORTH SIDE OF SHARED ACCESS ROAD APPROXIMATELY 13 FEET SOUTHEAST OF LIGHT POLE BASE. EL=624.24

SECONDARY BENCHMARK - PK NAIL IN CONCRETE IN THE CENTER OF ACCESS AT BRYAN ROAD APPROXIMATELY 29 FEET NORTHEAST FROM CENTER OF SANITARY MANHOLE IN SIDEWALK RAMP. EL=618.84

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:

OCTOBER 1 - MAY 31
7:00 AM TO 7:00 PM MONDAY THRU SUNDAY

JUNE 1 - SEPTEMBER 30
8:00 AM TO 8:00 PM MONDAY THRU FRIDAY
7:00 AM TO 8:00 PM SATURDAY AND SUNDAY

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

| SHEET INDEX | |
|--|--------------|
| SHEET TITLE | SHEET NUMBER |
| COVER SHEET | CS-1 |
| TOPOGRAPHIC SURVEY | TS-1 |
| EROSION AND SEDIMENT CONTROL PLAN/PHASE I | ESC-1 |
| EROSION AND SEDIMENT CONTROL PLAN/PHASE II | ESC-2 |
| EROSION AND SEDIMENT CONTROL PLAN/DETAIL SHEET | ESC-3 |
| EROSION AND SEDIMENT CONTROL PLAN/DETAIL SHEET | ESC-4 |
| GRADING PLAN | GR-1 |
| SITE PLAN | ST-1 |
| UTILITY PLAN | UT-1 |
| STORM SEWER PLAN AND PROFILES | STPP-1 |
| STORM SEWER PLAN AND PROFILES | STPP-2 |
| SITE CROSS SECTIONS | SXS-1 |
| *LANDSCAPE PLAN | L-1 |
| *LANDSCAPE GUIDELINE SPECS | L-2 |
| *PHOTOMETRIC PLAN | PM-1 |
| DETAIL SHEET 1 | DTL-1 |
| DETAIL SHEET 2 | DTL-2 |
| DETAIL SHEET 3 | DTL-3 |
| DETAIL SHEET 4 | DTL-4 |
| DETAIL SHEET 5 | DTL-5 |

*PLANS PREPARED BY OTHERS COVERED UNDER SEPARATE SEAL.

NOTE: SIGNS ARE REVIEWED THROUGH A SEPARATE PROCESS

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7843 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PLANNING AND DEVELOPMENT DIVISION FILE#: 20-009652
APPROVED BY THE PLANNING AND ZONING COMMISSION: JULY 2, 2020

PERMIT SET

Rick G. Rohlfing, P.E. #E-29409
State of Missouri
Registered Professional Engineer
for BFA, Inc. Professional Engineer Corporation #000472

12/15/20
Date

bfaeng.com TELEPHONE: (636) 239-4751

BFA
Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

BRYAN CROSSING LOT 2, LLC
950 Bryan Road
O'Fallon, St. Charles County,
Missouri 63366

REVISIONS

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|---|--|---------------------|-------------|
| 1 | UPDATE PER TENANT COMMENTS. | By: E.J.H. 10-29-20 | App: J.B.S. |
| 2 | UPDATE PER TENANT COMMENTS/UPDATED SANITARY SEWER FLOWLINE | By: G.W.C. 11-05-20 | App: J.B.S. |
| 3 | UPDATE PER CITY COMMENTS | By: A.K.N. 11-30-20 | App: J.B.S. |
| 4 | UPDATE PER CITY COMMENTS | By: G.W.C. 12-15-20 | App: J.B.S. |

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| DRAWN | J.A.K. |
| CHECKED | R.G.R. |
| DATE | 12/15/2020 |
| SCALE | NO SCALE |
| JOB No. | 5918 |
| SHEET NAME | COVER SHEET |

CS-1