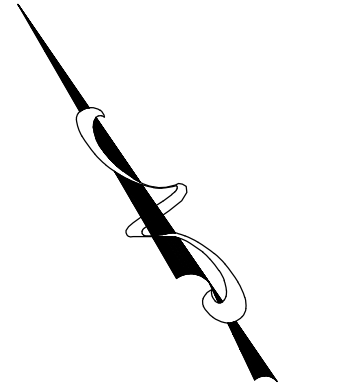
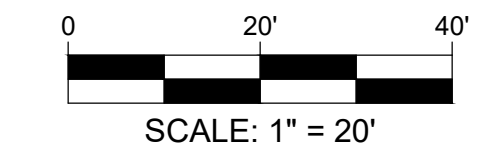


TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)



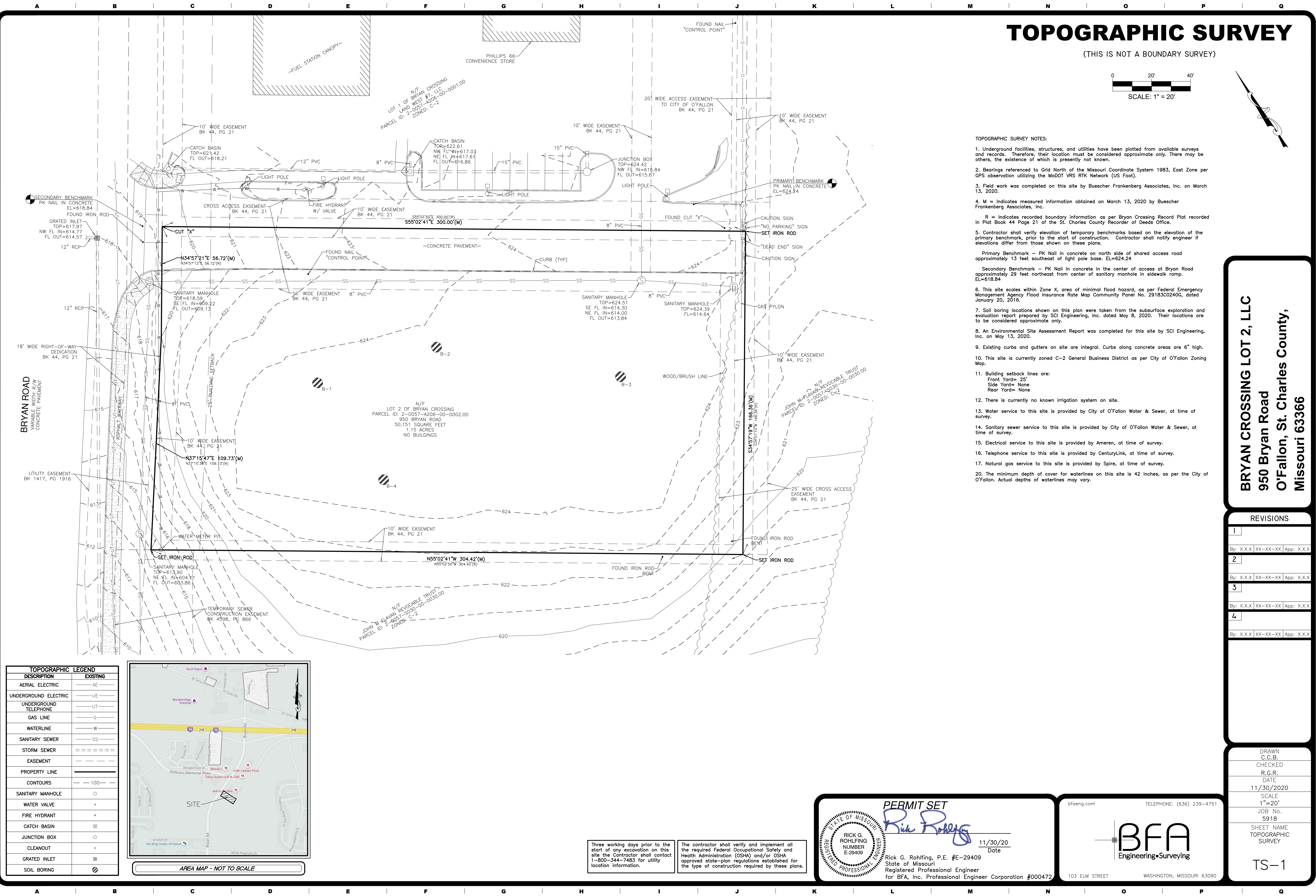
TOPOGRAPHIC SURVEY NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observation utilizing the MoDOT VRS RTK Network (US Foot).
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on March 13, 2020.
- M = Indicates measured information obtained on March 13, 2020 by Buescher Frankenberg Associates, Inc.
- R = Indicates recorded boundary information as per Bryan Crossing Record Plat recorded in Plat Book 44 Page 21 of the St. Charles County Recorder of Deeds Office.
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
 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
- This site scales within Zone X, area of minimal flood hazard, as per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 29183C02400, dated January 20, 2016.
- Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by SCI Engineering, Inc. dated May 8, 2020. Their locations are to be considered approximate only.
- An Environmental Site Assessment Report was completed for this site by SCI Engineering, Inc. on May 13, 2020.
- Existing curbs and gutters on site are integral. Curbs along concrete areas are 6" high.
- This site is currently zoned C-2 General Business District as per City of O'Fallon Zoning Map.
- Building setback lines are:
 Front Yard= 25'
 Side Yard= None
 Rear Yard= None
- There is currently no known irrigation system on site.
- Water service to this site is provided by City of O'Fallon Water & Sewer, at time of survey.
- Sanitary sewer service to this site is provided by City of O'Fallon Water & Sewer, at time of survey.
- Electrical service to this site is provided by Ameren, at time of survey.
- Telephone service to this site is provided by CenturyLink, at time of survey.
- Natural gas service to this site is provided by Spire, at time of survey.
- The minimum depth of cover for waterlines on this site is 42 inches, as per the City of O'Fallon. Actual depths of waterlines may vary.

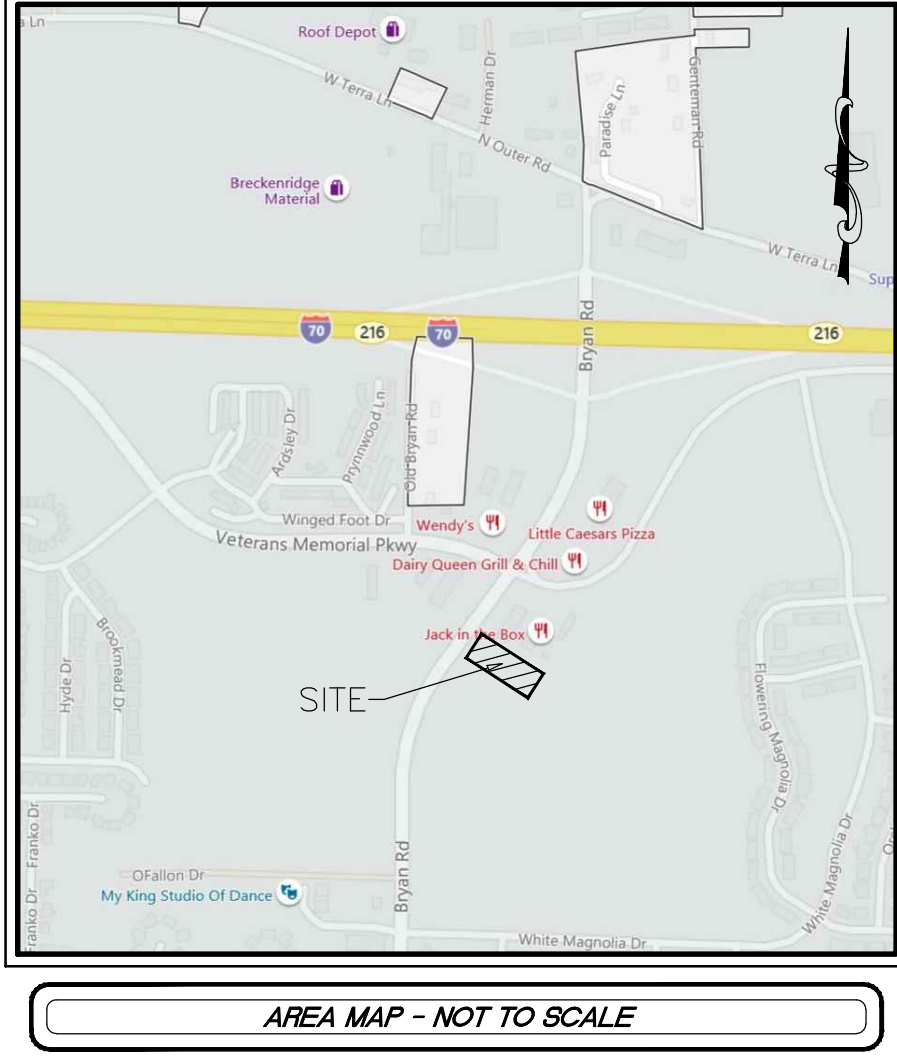
BRYAN CROSSING LOT 2, LLC
 950 Bryan Road
 O'Fallon, St. Charles County,
 Missouri 63366

REVISIONS	
1	By: X.X.X XX-XX-XX App: X.X.X
2	By: X.X.X XX-XX-XX App: X.X.X
3	By: X.X.X XX-XX-XX App: X.X.X
4	By: X.X.X XX-XX-XX App: X.X.X

DRAWN	C.C.B.
CHECKED	R.G.R.
DATE	11/30/2020
SCALE	1"=20'
JOB No.	5918
SHEET NAME	TOPOGRAPHIC SURVEY
TS-1	



TOPOGRAPHIC LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	SSS
EASEMENT	---
PROPERTY LINE	---
CONTOURS	--- 100 ---
SANITARY MANHOLE	○
WATER VALVE	•
FIRE HYDRANT	•
CATCH BASIN	⊠
JUNCTION BOX	○
CLEANOUT	•
GRATED INLET	⊠
SOIL BORING	⊗



Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 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.

PERMIT SET

Rick Rohlfing

RICK G. ROHLFING
 REGISTERED PROFESSIONAL ENGINEER
 NUMBER E-29409

11/30/20
 Date

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

bfaeng.com TELEPHONE: (636) 239-4751

BFA
 Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

P:\Vault\5918 Starbucks O'Fallon MO\5918 Plan Sheets\5918 Topographic Survey.dwg 11/30/2020 1:58 PM