

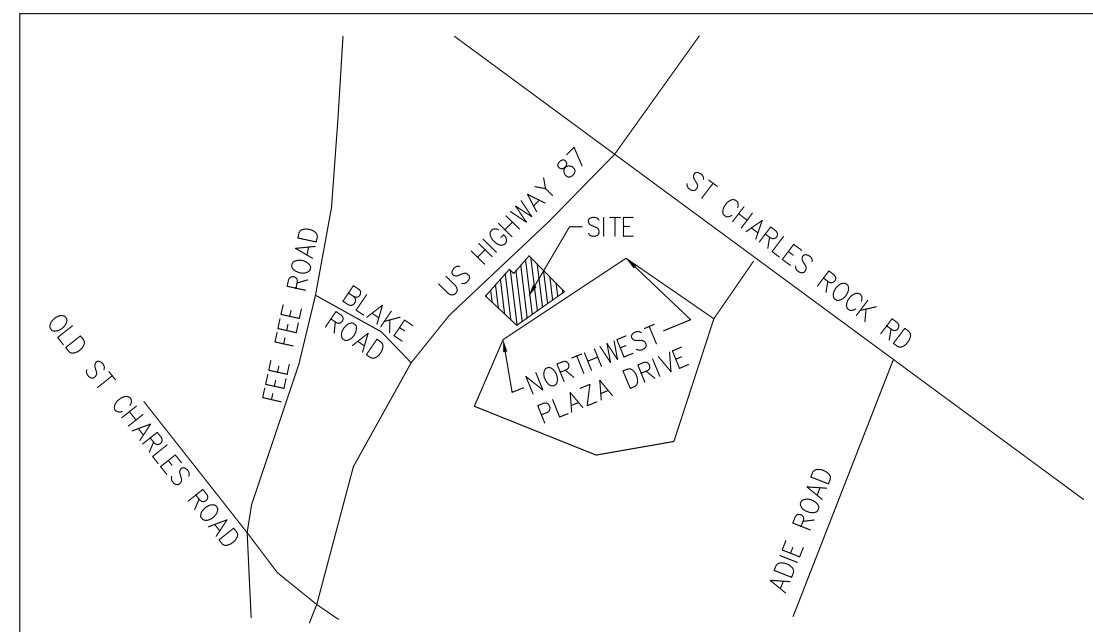
**ST. LOUIS COUNTY MEP PERMIT SUBMITTAL**  
**POPEYE'S LOUISIANA KITCHEN**  
 LOT 15 OF THE NORTHWEST PLAZA PLAT 13  
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI  
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN  
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044  
 PIN: 12M230123

**FOR REVIEW ONLY**  
**NOT FOR**  
**CONSTRUCTION**

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING PART OF LOT 5 OF THE PARTITION OF ERATSTUS POST'S ESTATE, ACCORDING TO THE PLAT THEREOF ATTACHED TO THE COMMISSIONER'S REPORT RECORDED IN BOOK 25 PAGE 509 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEYS 406 AND 1203, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD, SET FOR THE SOUTHWEST CORNER OF LOT 6 OF NORTHWEST PLAZA PLAT 6, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 363 PAGE 466 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF LINDBERGH BOULEVARD, VARIABLE WIDTH; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LINDBERGH BOULEVARD THE FOLLOWING COURSES AND DISTANCES: SOUTH 56 DEGREES 53 MINUTES 01 SECONDS WEST 40.04 FEET; THENCE SOUTH 44 DEGREES 01 MINUTES 33 SECONDS WEST 95.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 33 SECONDS WEST 59.57 FEET TO A SET 1/2" IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE DEPARTING THE SOUTHEASTERLY LINE OF SAID LINDBERGH BOULEVARD SOUTH 34 DEGREES 31 MINUTES 40 SECONDS EAST 228.71 FEET TO A SET 1/2" IRON ROD SET ON THE NORTHWESTERLY LINE OF A RECIPROCAL EASEMENT AGREEMENT (REA) RECORDED IN BOOK 20233 PAGE 159 OF THE ST. LOUIS COUNTY RECORDS; AND THE SOUTHEASTERLY LINE OF A 15 FOOT EASEMENT RECORDED IN PLAT BOOK 362 PAGE 213 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 55 DEGREES 38 MINUTES 48 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF SAID REA AND THE SOUTHEASTERLY LINE OF SAID 15 FOOT EASEMENT, A DISTANCE OF 221.57 FEET TO A SET 5/8" IRON ROD; THENCE DEPARTING LAST SAID NORTHWESTERLY AND SOUTHEASTERLY LINES NORTH 34 DEGREES 21 MINUTES 34 SECONDS WEST 93.12 FEET; THENCE NORTH 49 DEGREES 44 MINUTES 30 SECONDS WEST 122.67 FEET TO A SET 1/2" IRON ROD SET ON THE SOUTHEASTERLY LINE OF AFOREMENTIONED LINDBERGH BOULEVARD; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LINDBERGH BOULEVARD THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 52 MINUTES 04 SECONDS EAST 110.32 FEET; THENCE SOUTH 47 DEGREES 53 MINUTES 27 SECONDS EAST 31.30 FEET; THENCE NORTH 42 DEGREES 06 MINUTES 33 SECONDS EAST 100.00 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 33 SECONDS EAST 40.56 FEET TO THE POINT OF BEGINNING.



**VICINITY MAP**

SCALE: 1" = 1000'

**CONTACT LIST**

**OWNER**

GULSHAN ENTERPRISES  
 4415 HIGHWAY 6  
 SUGARLAND, TX 77478  
 ATTN: VANESSA BAUTISTA  
 (281) 201-2727

**CIVIL ENGINEER**

TAIT & ASSOCIATES, INC.  
 6163 E. COUNTY ROAD 16  
 LOVELAND, CO 80537  
 ATTN: LAURIE CLARK, PE  
 (970) 613-1447

**GEOTECHNICAL ENGINEER**

GATEWAY GEOTECHNICAL, LLC  
 17736 EDISON AVENUE  
 CHESTERFIELD, MISSOURI 63005  
 ATTN: SHARI A. CUNNINGHAM, PE  
 (636) 532-7747

**SURVEYOR**

SABUR, INC.  
 1751 ASHBY RD. ST. LOUIS, MO 63114  
 ST LOUIS, MO 63114  
 ATTN: MICHAEL SATER, PLS  
 (314) 428-1414

**WATER**

MISSOURI AMERICAN WATER CO.  
 727 CRAIG ROAD  
 ST LOUIS, MO 63141  
 ATTN: GINA BAYES  
 (314) 996-2464

**GAS**

LACLEDE GAS COMPANY  
 700 MARKET STREET  
 ST. LOUIS, MO 63101  
 ATTN: KENT THAEMERT  
 (314) 349-2697

**DEVELOPER**

HZ PROPS CO, INC.  
 445 E. FM 1382, SUITE #701  
 CEDAR HILL, TX 75104  
 ATTN: VERLIN WOODS  
 (770) 755-5415

**ARCHITECT**

DESIGN PARAMETERS, LLC  
 19647 SOLAR CIRCLE, #B-102  
 PARKER, CO 80134  
 ATTN: JEFFREY BAKER  
 (303) 668-1474

**LANDSCAPE ARCHITECT**

SUNLIT DESIGNS, LLC  
 6644 WADSWORTH BOULEVARD, SUITE 4  
 ARVADA, CO 80003  
 ATTN: BRUCE KEHR, LEED A.P.  
 (303) 909-3850

**STORM & SANITARY SEWER**

METROPOLITAN ST LOUIS SEWER DISTRICT  
 2350 MARKET ST #400  
 ST LOUIS, MO 63103  
 ATTN: CHRISTOPHER BETTS  
 (371) 768-2273

**ELECTRIC**

AMEREN MISSOURI  
 PO BOX 790352  
 ST LOUIS, MO 63179-0352  
 ATTN: SHELLEY MORRIS  
 (314) 344-9527

**SHEET INDEX**

- C1 - COVER SHEET
- ALTA1 - ALTA
- C2 - SITE PLAN
- C3 - GRADING PLAN
- C4 - EROSION CONTROL PLAN
- C5 - EROSION CONTROL DETAILS
- C6 - UTILITY PLAN
- C7 - MSD STORM AND SANITARY PLAN
- C8 - MSD STORM & SANITARY PROFILE
- C9 - MSD STORM & SANITARY DETAILS
- C10 - MSD BMP DETAILS
- C11 - PRE-DEVELOPMENT DRAINAGE PLAN
- C12 - POST-DEVELOPMENT DRAINAGE PLAN
- C13 - LANDSCAPE PLANS
- C14 - LANDSCAPE DETAILS
- C15 - PHOTOMETRIC PLAN

**OWNER'S SIGNATURE**

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN FORMER CHAPTER 59. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

GULSHAN ENTERPRISES, INC.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 AMIN DHANANI, MANAGER

STATE OF MISSOURI  
 CITY OF ST ANN AND COUNTY OF ST LOUIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_

BY AMIN DHANANI.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

\_\_\_\_\_  
 ADDRESS

**SURVEYOR'S CERTIFICATION**

I, MICHAEL A. SATER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE POPEYE'S RESTAURANT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

\_\_\_\_\_  
 MICHAEL A. SATER, MO P.L.S., #2001001915

**CLERK AND RECORDER'S CERTIFICATION**

STATE OF MISSOURI

§§.

COUNTY OF ST LOUIS

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK  
 \_\_\_\_\_ M., \_\_\_\_\_ 20\_\_\_\_ AND DULY RECORDED UNDER RECEPTION # \_\_\_\_\_

\_\_\_\_\_  
 CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY  
 FEE \_\_\_\_\_

**CITY ENGINEER STATEMENT:**

ALL WORK SHALL BE CONSTRUCTED TO CITY OF BRIDGETON AND COUNTY OF ST LOUIS STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER ST ANN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

\_\_\_\_\_  
 CITY ENGINEER (OR DESIGNEE) DATE

MSD PROJECT NUMBER: P-0030828-00

PREPARED UNDER THE SUPERVISION OF  
 TAIT & ASSOCIATES, INC.

Laurie Ann Clark  
 MISSOURI P.E.  
 #201600023

**ABBREVIATIONS:**

- BOR BOTTOM OF RAMP
- COB CITY OF BRIDGETON
- CF CURB FACE
- EF EXPOSED FOUNDATION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- LP LOW POINT
- S.F. SQUARE FEET
- TC TOP OF CURB
- TS TOP OF STEP
- TG TOP OF GRATE
- R/W RIGHT OF WAY
- ELEC/E ELECTRIC TRENCH
- EXIST EXISTING
- GAS/G GAS TRENCH
- INV INVERT
- PROP PROPOSED
- RCP REINFORCED CONCRETE PIPE
- S SEWER (SANITARY)
- SSMH SANITARY SEWER MANHOLE
- SD STORM DRAIN
- TELE/T TELEPHONE
- TOR TOP OF RAMP
- TYP TYPICAL
- W WATER

**SITE LEGEND:**

- ===== PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- NUMBER OF PARKING SPACES
- EXISTING FIRE HYDRANT
- EXISTING LAMP POST
- ◆ PROPOSED LAMP POST
- 51.15TC  
50.65FS PROPOSED GRADE
- (59.36)TC  
(58.86)FS EXISTING GRADE
- 2576----- PROPOSED CONTOUR
- (2576) ----- EXISTING CONTOUR
- 2.0%----- SLOPE/FLOW DIRECTION

**UNAUTHORIZED CHANGES & USES:**

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

**ENGINEERS NOTE TO CONTRACTOR:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

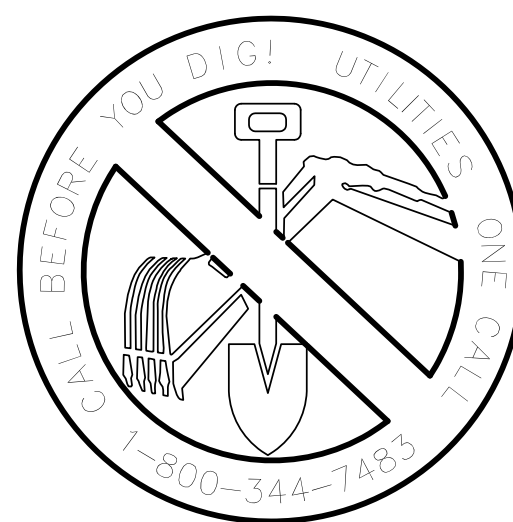
**BASIS OF BEARINGS:**

THE BASIS OF THE BEARING SYSTEM IS PER EXHIBIT "A" OF THE TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A FILE NUMBER OF 5762STL, AND AN EFFECTIVE DATE OF NOVEMBER 3, 2015.

**BENCH MARK:**

"SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.  
 BM ELEV=590.65

Aug 02, 2016 - 4:36pm by rmcclellan K:\Drawings\CO\CO13210 Northwest Crossings\_MO\ENG\CO13210\_CS.dwg



**UTILITY NOTES:**

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROPRIATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7483

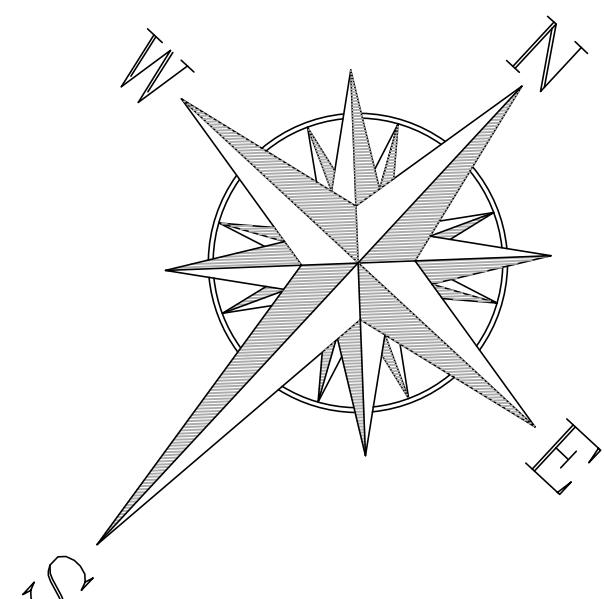
6163 E. County Road 16  
 Loveland, CO 80537  
 p: 970.613.1447 f: 970.613.1897  
 www.tait.com  
 Offices: Berkeley, Sacramento, San Francisco, San Jose, Dallas, Denver, Salt Lake City

**TAIT**  
 Since 1944

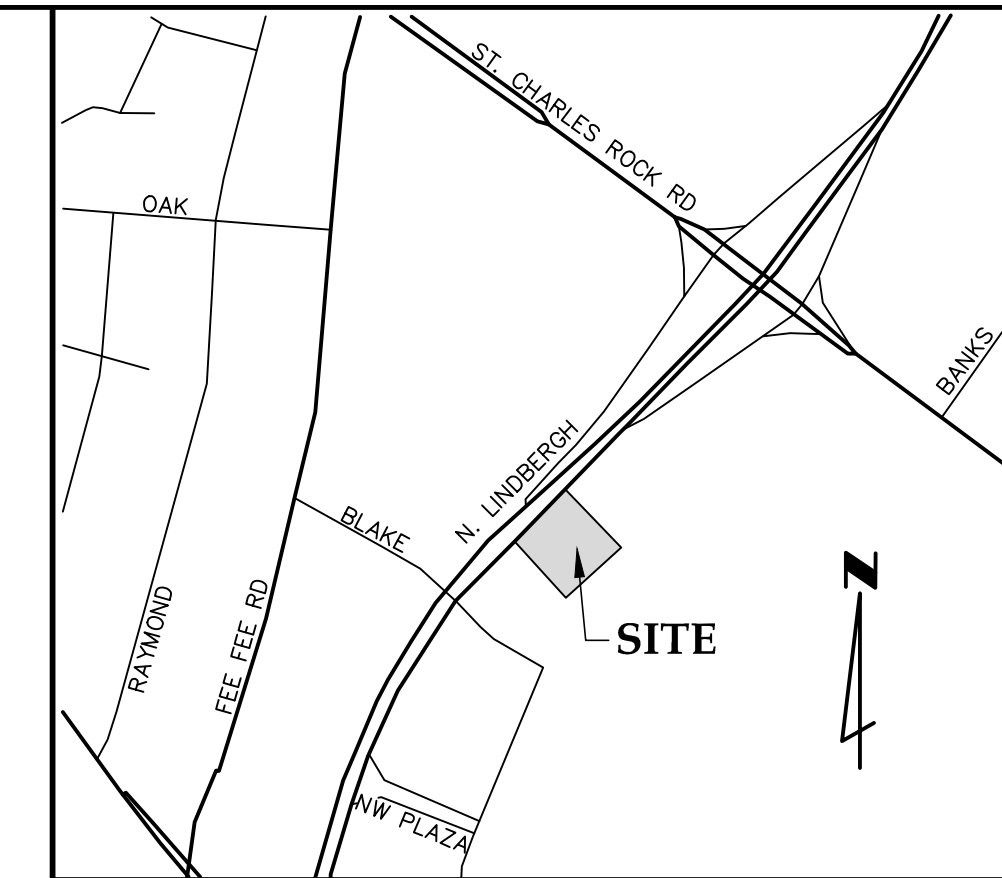
**COVER SHEET**  
 POPEYE'S BRIDGETON  
 HZ PROPS RE, LTD  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

DRAWN: RM  
 DATE: 04/12/2016  
 CHECKED: LAC  
 DATE: 08/03/2016  
 REVISION #:  
 DATE:  
 JOB NO: CO13210

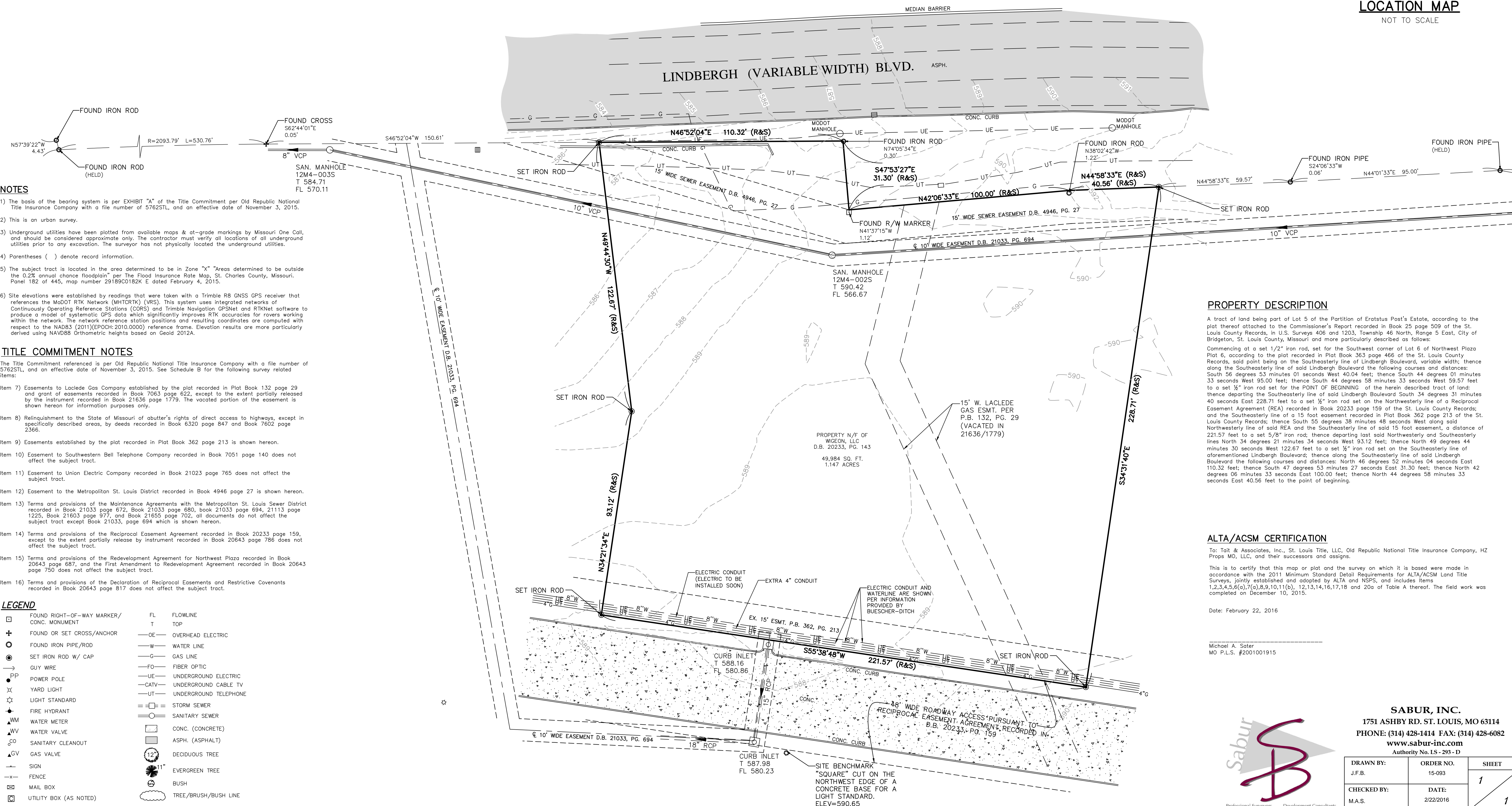
**C1 of 15**



# ALTA/ACSM LAND TITLE SURVEY OF LEASE AREA SCHEME 07 FOR THE CROSSINGS AT NORTHWEST PLAZA CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI



**LOCATION MAP**  
NOT TO SCALE



### NOTES

- 1) The basis of the bearing system is per EXHIBIT "A" of the Title Commitment per Old Republic National Title Insurance Company with a file number of 5762STL, and an effective date of November 3, 2015.
- 2) This is an urban survey.
- 3) Underground utilities have been plotted from available maps & at-grade markings by Missouri One Call, and should be considered approximate only. The contractor must verify all locations of all underground utilities prior to any excavation. The surveyor has not physically located the underground utilities.
- 4) Parentheses ( ) denote record information.
- 5) The subject tract is located in the area determined to be in Zone "X" "Areas determined to be outside the 0.2% annual chance floodplain" per The Flood Insurance Rate Map, St. Charles County, Missouri, Panel 182 of 445, map number 29189C0182K E dated February 4, 2015.
- 6) Site elevations were established by readings that were taken with a Trimble R8 GNSS GPS receiver that references the Modot RTK Network (MTRTK) (VRS). This system uses integrated networks of Continuously Operating Reference Stations (CORS) and Trimble Navigation GPSNet and RTKNet software to produce a model of systematic GPS data which significantly improves RTK accuracies for rovers working within the network. The network reference station positions and resulting coordinates are computed with respect to the NAD83 (2011) (EPOCH: 2010.0000) reference frame. Elevation results are more particularly derived using NAVD88 Orthometric heights based on Geoid 2012A.

### TITLE COMMITMENT NOTES

- The Title Commitment referenced is per Old Republic National Title Insurance Company with a file number of 5762STL, and an effective date of November 3, 2015. See Schedule B for the following survey related items:
- Item 7) Easements to Laclede Gas Company established by the plat recorded in Plat Book 132 page 29 and grant of easements recorded in Book 7063 page 622, except to the extent partially released by the instrument recorded in Book 21636 page 1779. The vacated portion of the easement is shown hereon for information purposes only.
  - Item 8) Relinquishment to the State of Missouri of abutter's rights of direct access to highways, except in specifically described areas, by deeds recorded in Book 6320 page 847 and Book 7602 page 2366.
  - Item 9) Easements established by the plat recorded in Plat Book 362 page 213 is shown hereon.
  - Item 10) Easement to Southwestern Bell Telephone Company recorded in Book 7051 page 140 does not affect the subject tract.
  - Item 11) Easement to Union Electric Company recorded in Book 21023 page 765 does not affect the subject tract.
  - Item 12) Easement to the Metropolitan St. Louis District recorded in Book 4946 page 27 is shown hereon.
  - Item 13) Terms and provisions of the Maintenance Agreements with the Metropolitan St. Louis Sewer District recorded in Book 21033 page 672, Book 21033 page 680, Book 21033 page 694, 21113 page 1225, Book 21603 page 977, and Book 21655 page 702, all documents do not affect the subject tract except Book 21033, page 694 which is shown hereon.
  - Item 14) Terms and provisions of the Reciprocal Easement Agreement recorded in Book 20233 page 159, except to the extent partially release by instrument recorded in Book 20643 page 786 does not affect the subject tract.
  - Item 15) Terms and provisions of the Redevelopment Agreement for Northwest Plaza recorded in Book 20643 page 687, and the First Amendment to Redevelopment Agreement recorded in Book 20643 page 750 does not affect the subject tract.
  - Item 16) Terms and provisions of the Declaration of Reciprocal Easements and Restrictive Covenants recorded in Book 20643 page 817 does not affect the subject tract.

### LEGEND

	FL FLOWLINE
	T TOP
	OE OVERHEAD ELECTRIC
	W WATER LINE
	G GAS LINE
	FO FIBER OPTIC
	UE UNDERGROUND ELECTRIC
	CATV UNDERGROUND CABLE TV
	UT UNDERGROUND TELEPHONE
	SS SANITARY SEWER
	CONC. (CONCRETE)
	ASPH. (ASPHALT)
	DT DECIDUOUS TREE
	ET EVERGREEN TREE
	BUSH
	TREE/BRUSH/BUSH LINE

### PROPERTY DESCRIPTION

A tract of land being part of Lot 5 of the Partition of Erastus Post's Estate, according to the plat thereof attached to the Commissioner's Report recorded in Book 25 page 509 of the St. Louis County Records, in U.S. Surveys 406 and 1203, Township 46 North, Range 5 East, City of Bridgeton, St. Louis County, Missouri and more particularly described as follows:

Commencing at a set 1/2" iron rod, set for the Southwest corner of Lot 6 of Northwest Plaza Plat 6, according to the plat recorded in Plat Book 363 page 466 of the St. Louis County Records, said point being on the Southeastly line of Lindbergh Boulevard, variable width; thence along the Southeastly line of said Lindbergh Boulevard the following courses and distances: South 56 degrees 53 minutes 01 seconds West 40.04 feet; thence South 44 degrees 01 minutes 33 seconds West 95.00 feet; thence South 44 degrees 58 minutes 33 seconds West 59.57 feet to a set 1/2" iron rod set for the POINT OF BEGINNING of the herein described tract of land; thence departing the Southeastly line of said Lindbergh Boulevard South 34 degrees 31 minutes 40 seconds East 228.71 feet to a set 1/2" iron rod set on the Northwestly line of a Reciprocal Easement Agreement (REA) recorded in Book 20233 page 159 of the St. Louis County Records; and the Southeastly line of a 15 foot easement recorded in Plat Book 362 page 213 of the St. Louis County Records; thence South 55 degrees 38 minutes 48 seconds West along said Northwestly line of said REA and the Southeastly line of said 15 foot easement, a distance of 221.57 feet to a set 5/8" iron rod; thence departing last said Northwestly and Southeastly lines North 34 degrees 21 minutes 34 seconds West 93.12 feet; thence North 49 degrees 44 minutes 30 seconds West 122.67 feet to a set 1/2" iron rod set on the Southeastly line of aforementioned Lindbergh Boulevard; thence along the Southeastly line of said Lindbergh Boulevard the following courses and distances: North 46 degrees 52 minutes 04 seconds East 110.32 feet; thence South 47 degrees 53 minutes 27 seconds East 51.30 feet; thence North 42 degrees 06 minutes 33 seconds East 100.00 feet; thence North 44 degrees 58 minutes 33 seconds East 40.56 feet to the point of beginning.

### ALTA/ACSM CERTIFICATION

To: Taft & Associates, Inc., St. Louis Title, LLC, Old Republic National Title Insurance Company, HZ Props MO, LLC, and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,6(a),7(a),8,9,10,11(b), 12,13,14,16,17,18 and 20a of Table A thereof. The field work was completed on December 10, 2015.

Date: February 22, 2016

Michael A. Sater  
MO P.L.S. #2001001915



**SABUR, INC.**  
1751 ASHBY RD. ST. LOUIS, MO 63114  
PHONE: (314) 428-1414 FAX: (314) 428-6082  
www.sabur-inc.com  
Authority No. LS-293-D

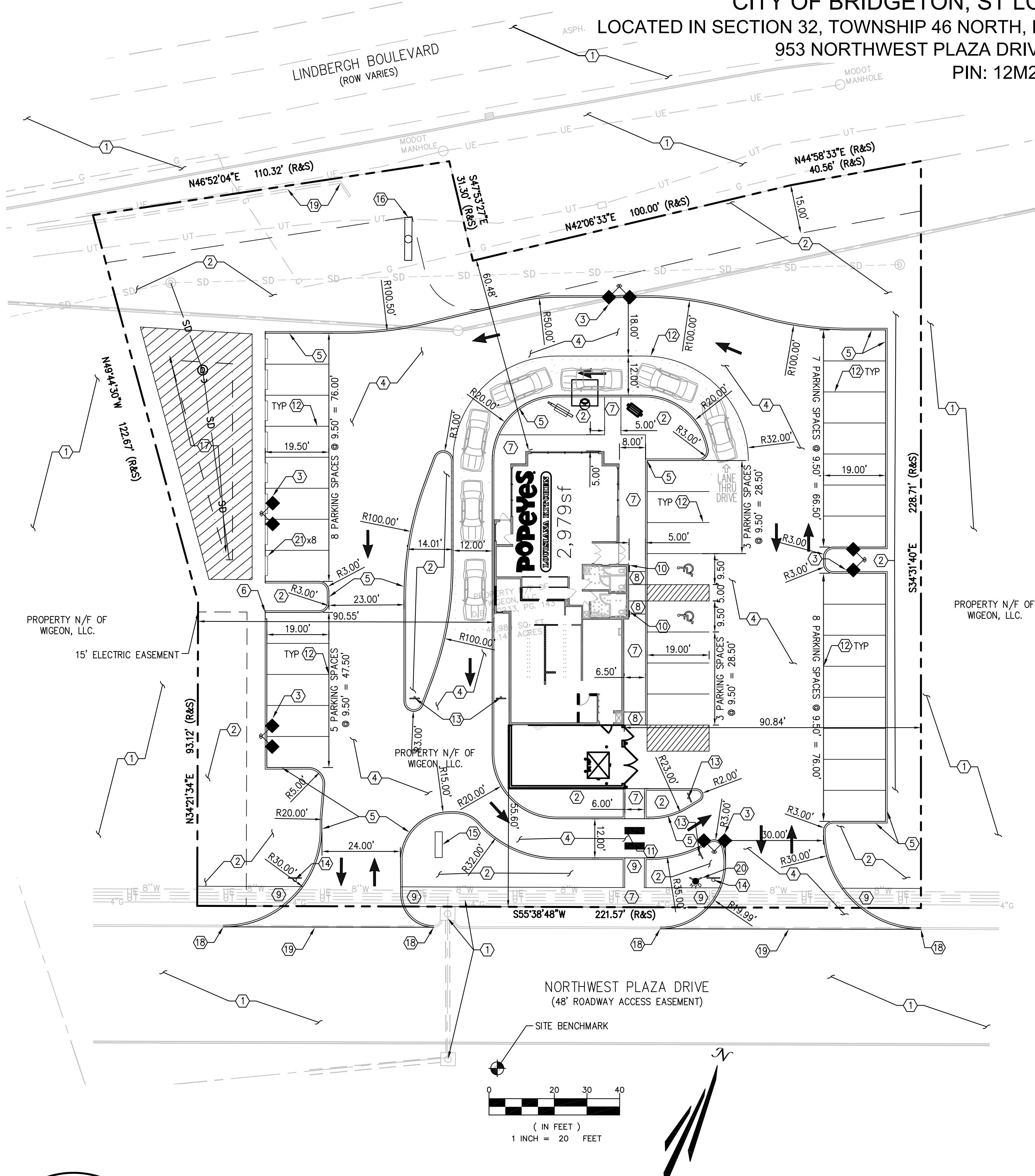
DRAWN BY: J.F.B.	ORDER NO. 15-093	SHEET 1
CHECKED BY: M.A.S.	DATE: 2/22/2016	1

# ST. LOUIS COUNTY MEP PERMIT SUBMITTAL POPEYE'S LOUISIANA KITCHEN

LOT 15 OF THE NORTHWEST PLAZA PLAT 13  
CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI

LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN  
953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044  
PIN: 12M230123

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION



LAND USE	LOT AREA	
	S.F.	PERCENT
LOT AREA	49,985	100.00%
BUILDING AREA	2,979	6.00%
DRIVEWAYS AND PARKING	25,735	51.00%
LANDSCAPED AREAS	19,270	39.00%
SIDEWALKS	2,251	4.00%
TOTAL	49,985	100.00%

ZONE DISTRICT	PUD, IIA	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE	49,985	1.15
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY	0	0
NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)	49,985	1.15
PROPOSED USE	DRIVE-THRU RESTAURANT	
GROSS FLOOR AREA	2,979 SF	
DESIGN ELEMENTS	MAXIMUM	PROVIDED
BUILDING HEIGHT, STORIES	NA	1
BUILDING HEIGHT, FEET	45'	24.50'
OVERALL BUILDINGS OR STRUCTURE LENGTH	---	84.00'
PARKING	REQUIRED	PROVIDED
PARKING REQUIREMENT	1 SPACE/50SF & 1 SPACE/2 EMPLOYEES	
STANDARD SPACES	34	34
COMPACT SPACES	NA	0
ACCESSIBLE	2	2
TOTAL	36	36
STACKING SPACES (ORDER BOX TO PICK-UP WINDOW)	NA	4
STACKING SPACES (BEFORE ORDER BOX)	NA	3
NORTH SETBACK	15'	58.34'
SOUTH SETBACK	15'	55.66'
EAST SETBACK	NA	89.34'
WEST SETBACK	NA	90.54'

### SITE NOTES:

- ① PROTECT EXISTING IMPROVEMENTS IN PLACE
- ② INSTALL LANDSCAPING PER LANDSCAPE PLAN ON SHEET 12.
- ③ INSTALL LIGHT FIXTURE PER PHOTOMETRIC PLAN ON SHEET c11.
- ④ INSTALL 6" CONCRETE PAVING OVER 12" 95% COMPACTED SUB-GRADE PER DESIGN RECOMMENDATIONS IN GROUND ENGINEERING CONSULTANTS, INC. GEOTECHNICAL REPORT #15-3065.
- ⑤ INSTALL 6" CURB AND GUTTER
- ⑥ INSTALL 2' CURB CUT AS SHOWN HEREON.
- ⑦ INSTALL 4" THICK SIDEWALK, DIMENSIONS AS SHOWN ON PLANS.
- ⑧ INSTALL CURB RAMP WITH TRUNCATED DOMES PER ST. LOUIS COUNTY DETAIL 608.41.
- ⑨ INSTALL CURB RAMP WITH TRUNCATED DOMES PER ST. LOUIS COUNTY DETAIL 608.44.
- ⑩ INSTALL ADA PARKING SIGN ON BUILDING FACADE AND STRIPE PER ADA REQUIREMENTS. AS SHOWN HEREON.
- ⑪ INSTALL 2'x6' ADA PATH STRIPING AND "DRIVE THRU" PAVEMENT MARKINGS AS SHOWN HEREON (2 COATS).
- ⑫ INSTALL 4" TRAFFIC WHITE PARKING STRIPE (2 COATS).
- ⑬ INSTALL "DO NOT ENTER" SIGN AS SHOWN HEREON.
- ⑭ INSTALL "STOP" SIGN AS SHOWN HEREON.
- ⑮ INSTALL MONUMENT SIGN WITH A MAXIMUM AREA OF 50SF PER SIDE, MAX HEIGHT OF 10' AND A 5' SETBACK.
- ⑯ INSTALL POLE SIGN WITH A MAXIMUM AREA OF 50SF PER SIDE, MAX HEIGHT OF 25' AND A 5' SETBACK.
- ⑰ INSTALL BIO-RETENTION POND PER DIMENSIONS AND DETAILS AS SHOWN ON SHEET C8.
- ⑱ TIE TO EXISTING CURB AND GUTTER.
- ⑲ REMOVE CURB AND GUTTER. 220LF
- ⑳ PROPOSED FIRE HYDRANT
- ㉑ WHEEL STOP (TYP)

### GENERAL NOTES:

1. DURING CONSTRUCTION, IF SITE RUNOFF FLOWS INTO A TEMPORARY SEDIMENT BASIN THAT WILL BE CONVERTED TO A PERMANENT BIORETENTION AREA; THEN AFTER THE TRIBUTARY AREA IS TOTALLY STABLE THE SEDIMENT BASIN WILL NEED TO BE CLEANED OF ALL SILT, SEDIMENT, AND TRASH THAT HAS ACCUMULATED WITHIN IT. OVER EXCAVATE AS NEEDED TO ALLOW FULL DEPTH OF THE BMP SECTION. BMP PLANTING CAN BE DONE ONLY AFTER THIS HAS BEEN DONE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE PLANTINGS.
2. DURING CONSTRUCTION, SITE RUNOFF SHALL NOT FLOW INTO THE BIORETENTION AREA. ALL STORMWATER FLOW TO THE BMP AREA SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.
3. LIMITS OF DISTURBANCE:  
THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

### CITY ENGINEER STATEMENT:

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CITY ENGINEER (OR DESIGNEE) \_\_\_\_\_ DATE \_\_\_\_\_

MSD PROJECT NUMBER: P-0030828-00  
PREPARED UNDER THE SUPERVISION OF  
TAIT & ASSOCIATES, INC.

Laurie Ann Clark  
Missouri P.E.  
#2016000023

### UNAUTHORIZED CHANGES & USES:

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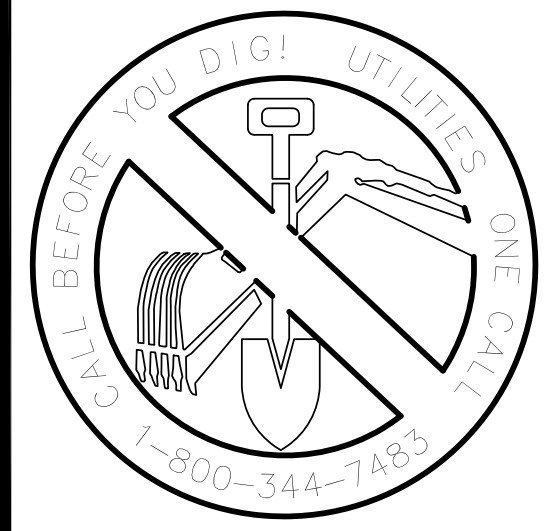
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**BENCH MARK:**  
"SQUARE" CUT ON THE NORTHWEST EDGE OF THE CONCRETE BASE OF THE FIRST LIGHT STANDARD NORTH OF THE CURB INLET ON THE EAST SIDE OF NORTHWEST PLAZA DRIVE.  
BM ELEV=590.65

### UTILITY NOTES:

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Aug 02, 2016 - 4:37pm by rmscellian K:\Drawings\COI\COI3210 Northwest Crossings, MO\ENG\COI3210\_SP.dwg

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SITING PLAN  
POPEYE'S BRIDGETON  
HZ PROPS RE, LTD  
953 NORTHWEST PLAZA DRIVE  
BRIDGETON, MO 63044

NO.	DESCRIPTION	REVISIONS	BY	DATE

DRAWN: RM  
DATE: 04/27/2016  
CHECKED: LAC  
DATE: 08/02/2016  
REVISION #:  
DATE:  
JOB NO: COI3210

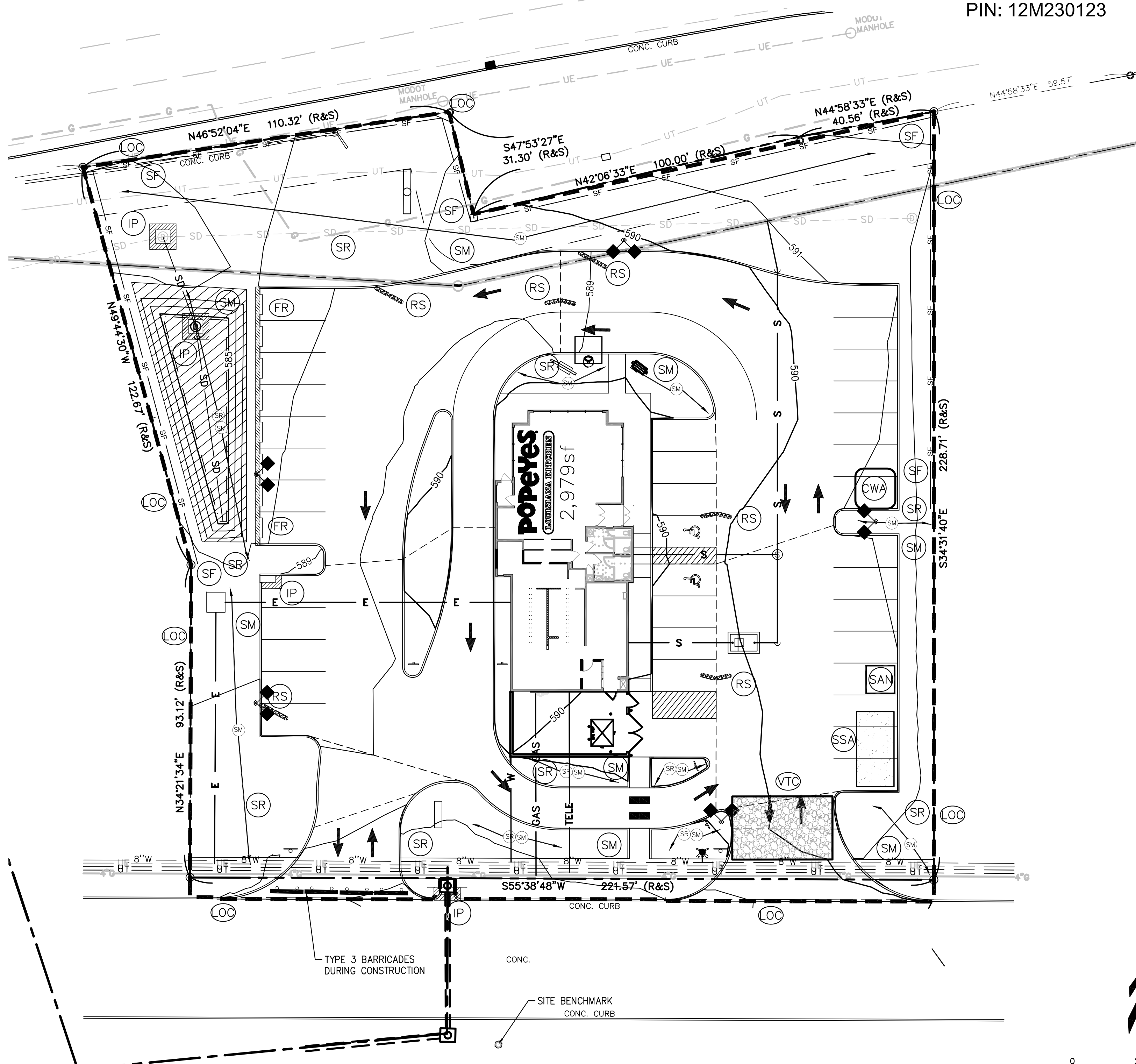
C2 of 15



ST. LOUIS COUNTY MEP PERMIT SUBMITTAL  
**POPEYE'S LOUISIANA KITCHEN**  
 LOT 15 OF THE NORTHWEST PLAZA PLAT 13  
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI  
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN  
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044  
 PIN: 12M230123

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**CONSTRUCTION**

- PHASING NOTES:**
- PHASE 1: (PRE-CONSTRUCTION)**  
 - SILT FENCE  
 - VEHICLE TRACKING CONTROL  
 - SANITARY FACILITIES  
 - INLET PROTECTION FOR EXISTING  
 - ROCK SOCKS ALONG EXISTING CURB  
 - SEEDING AND MULCHING  
 STOCKPILES OVER 7-DAYS IDLE
- PHASE 2: (DURING GRADING, AND PAVING)**  
 - CONCRETE WASHOUT AREA  
 - PRIOR TO ANY CONCRETE WORK  
 - INLET PROTECTION FOR PROPOSED  
 ONCE INSTALLED  
 - SEEDING AND MULCHING  
 STOCKPILES OVER 7-DAYS IDLE
- PHASE 3: (POST PAVING)**  
 - FINAL LANDSCAPE INSTALLATION PER LANDSCAPE PLANS  
 - REMOVE INLET PROTECTION ONCE STABILIZED  
 - REMOVE ROCK SOCKS ONCE STABILIZED  
 - REMOVE SEDIMENT FROM INLET AND STORM DRAIN SYSTEM



**EROSION CONTROL PLAN SYMBOLS**

TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA INSTALL PER STLSECM DRAWING NO. 806-46.00	(CWA)	[Symbol]
INLET PROTECTION INSTALL PER STLSECM DRAWING NO. 806-45.02	(IP)	[Symbol]
LIMITS OF CONSTRUCTION	(LOC)	--- [Symbol] ---
ROCK SOCK INSTALL PER STLSECM DRAWING NO. 806-45.08	(RS)	[Symbol]
SANITARY FACILITY INSTALL PER STLSECM	(SAN)	[Symbol]
PERMANENT SEEDING AND MULCHING SURFACE ROUGHENING INSTALL PER STLSECM DRAWING NO. 803-10.00 & 806-55.19	(SM) (SR)	[Symbol]
SILT FENCE INSTALL PER STLSECM DRAWING NO. 806-70.00	(SF)	[Symbol]
STABILIZED STAGING AREA/PARKING INSTALL PER STLSECM	(SSA)	[Symbol]
VEHICLE TRACKING CONTROL INSTALL PER STLSECM DRAWING NO. 806.46.01	(VTC)	[Symbol]
FIBER ROLLS (TYPE 4 STAKING) INSTALL PER STLSECM DRAWING NO. 806.65.02	(FR)	[Symbol]

NOTE: LOCATIONS OF THE TRACKING CONTROL AND CONCRETE WASHOUT ARE SUGGESTED. CONTRACTOR MAY PLACE IN ALTERNATE LOCATION AS NEEDED.

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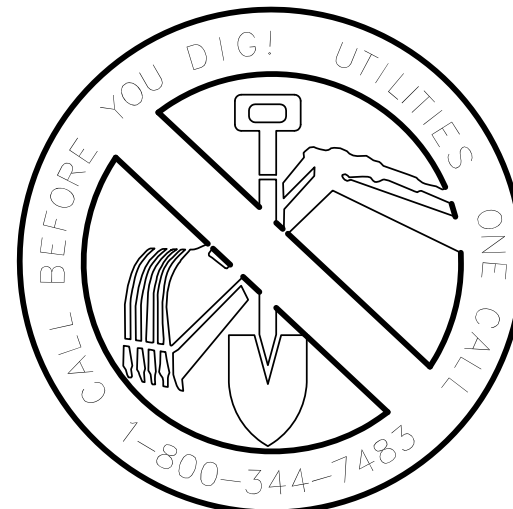
EROSION CONTROL PLAN

POPEYE'S BRIDGETON  
 HZ PROPS RE, LTD  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

DRAWN: RSM  
 DATE: 04/05/2016  
 CHECKED: LAC  
 DATE: 08/03/2016  
 REVISION #:  
 DATE:  
 JOB NO: CO13210

C4 of 15

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1/16/04	10/10/11 11/11/14 1/1/16

- LAY SOD IN A STAGGERED PATTERN WITH STRIPS BUTTED TIGHTLY AGAINST EACH OTHER.
- ON SLOPES GREATER THAN 4%, USE PEGS OR STAPLES TO FASTEN SOD FIRMLY AT THE CORNERS AND CENTERS.

**INSTALLATION OF GRASS SOD**

**INSTALLATION OF SOD IN WATERWAYS**

NOTE: JUTE MATTING CAN BE USED WHERE ADDITIONAL STABILITY IS REQUIRED.

ST. LOUIS COUNTY  
DEPARTMENT OF TRANSPORTATION  
CREVE COEUR, MISSOURI

**TYPICAL BMP DETAIL**

**SODDING**

REVISION DATE: January 1, 2016  
DRAWING 805-10.00

NEW	REVISIONS
1/16/04	10/10/11 1/1/16

**PLAN VIEW**

**SECTION A-A**

**DOWNSTREAM BERM**

ST. LOUIS COUNTY  
DEPARTMENT OF TRANSPORTATION  
CREVE COEUR, MISSOURI

**TYPICAL BMP DETAIL**

**INLET PROTECTION - BLOCK AND GRAVEL**

REVISION DATE: January 1, 2016  
DRAWING 806-45.02

NEW	REVISIONS
11/1/14	1/1/16

**GENERAL NOTES**

- LOCATION, DIAMETER AND LENGTH OF SOCK IS DEPENDENT ON THE INLET/GUTTER BEING PROTECTED (I.E. DOUBLE, TRIPLE INLET, ETC.).
- SMALL FILTER SOCKS MAY BE SUBSTITUTED FOR FILTER SOCKS.
- SOME LOCATIONS WILL NOT HAVE SIDEWALK (AS SHOWN IN THIS DETAIL).
- IF THE AREA BEHIND THE INLET (AND SIDEWALK IF NOT STABILIZED) A BMP SHALL BE USED TO PREVENT POLLUTANTS FROM ENTERING THE INLET FROM BEHIND.
- WHEN A HATCLE IS USED TO PREVENT POLLUTANTS FROM ENTERING AN INLET FROM BEHIND IT MUST BE PLACED ON A SIDEWALK TO MAINTAIN A MINIMUM 5 FOOT WALKING PATH. THE BMP SHALL BE MAINTAINED TO PREVENT SEDIMENT ACCUMULATION ON THE SIDEWALK.
- SOCKS (BAGS) SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON EXISTING INLETS AND IMMEDIATELY AFTER INSTALLATION OF PROPOSED INLETS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED BEFORE IT REACHES ONE HALF THE DIAMETER OF THE SOCK OR BAG HEIGHT AT A MINIMUM OR ENCROACHES ONTO A TRAVEL LANE.
- SEE GRAVEL BAG, FILTER SOCK (HATCLE, FIBER ROLL) AND INLET PROTECTION SPECIFICATIONS IN THE SEDIMENT AND EROSION CONTROL MANUAL FOR ADDITIONAL INFORMATION. GRAVEL BAGS MUST BE LAYERED AND PACKED TIGHTLY SUCH THAT NO GAPS ARE EVIDENT.
- LEAVE ONE GRAVEL BAG GAP IN THE TOP LAYER TO PROVIDE A BYPASSWAY FOR OVERFLOW.
- STRAW BALES MAY NOT BE USED AS A BMP. INSTALL A PAIR OF FILTER SOCKS, NEXT TO EACH OTHER, PARALLEL TO THE CURB INLET IF DIRECTED BY THE COUNTY.
- BMP'S MUST BE INSTALLED TO ALLOW THE INLET/GUTTER TO FUNCTION WITHOUT COMPLETELY BLOCKING FLOW TO ELIMINATE LOCALIZED FLOODING. CHOOSE THE DIAMETER OF SOCK AND LAYER(S) OF BAGS SUITABLE TO THE INDIVIDUAL SITUATION.
- INLET PROTECTION IS NOT A STRAND ALONE BMP AND SHOULD BE USED IN CONJUNCTION WITH OTHER UP GRADIENT BMP'S.
- SOCKS NEED TO BE VERIFIED FOR USE AROUND INLETS, INTERNAL ROLL, WEIGHT OR BY PLACING A WEIGHT, SUCH AS A CONCRETE BLOCK, ON THE DOWN STREAM SIDE OF THE SOCK. USE ALTERNATE BMP IF LOCALIZED FLOODING IS POSSIBLE.
- AT LOCATIONS WITHOUT CURBS, THE GUTTER PROTECTION MAY BE SHAPED INTO A HORSESHOE, WITH THE OPENING OPPOSITE THE DIRECTION OF FLOW. GUTTER PROTECTION CAN HELP PREVENT STORM WATER IF NEEDED.
- AT LOCATIONS WITHOUT CURBS, PLACE BMP'S OF CHOICE COMPLETELY AROUND THE INLET. OVERLAP ENDS IF NEEDED.

**CURB AND GRATE INLET FILTER SOCK PROTECTION DETAIL**

**CURB INLET FILTER SOCK PROTECTION DETAIL**

**GUTTER FILTER SOCK PROTECTION DETAIL**

ST. LOUIS COUNTY  
DEPARTMENT OF TRANSPORTATION  
CREVE COEUR, MISSOURI

**TYPICAL BMP DETAIL**

**GRADED UNIT, INLET AND GUTTER PROTECTION FILTER SOCK AND GRAVEL FILTER BAG**

REVISION DATE: January 1, 2016  
DRAWING 806-45.05

NEW	REVISIONS
1/16/04	7/1/04 10/10/11 1/1/16

**PLAN VIEW**

**PROFILE**

**SIGN**

ST. LOUIS COUNTY  
DEPARTMENT OF TRANSPORTATION  
CREVE COEUR, MISSOURI

**TYPICAL BMP DETAIL**

**CONSTRUCTION ENTRANCE**

REVISION DATE: January 1, 2016  
DRAWING 806-46.01

NEW	REVISIONS
1/16/04	7/1/04 10/10/11 1/1/16

**PLAN VIEW**

**SECTION A-A**

**SECTION B-B**

ST. LOUIS COUNTY  
DEPARTMENT OF TRANSPORTATION  
CREVE COEUR, MISSOURI

**TYPICAL BMP DETAIL**

**WASH STATION**

REVISION DATE: January 1, 2016  
DRAWING 806-46.00

NEW	REVISIONS
8/23/07	10/10/11 1/1/16

**FILTER ROLL SECTION & STAKING (TYPE 4)**

**STAKING WITH STAGGERED JOINTS (TYPE 4)**

**STAKING WITH BUTT JOINTS (TYPE 4)**

**STAKE DETAIL (TYPE 4)**

**INSTALLATION AND SPACING (TYPE 4 STAKING)**

**GENERAL NOTES**

- Do not scale drawing; follow dimensions.
- Row spacing for slope installations should be determined by site conditions such as slope gradient and soil type (see Table 1 for row spacing).
- Installations as shown above are designed for slopes of 1:10 and steeper.
- Warning: Filter sock or silt fence cover of rolls must be constructed of photodegradable or biodegradable material.
- Filter rolls or filter socks shall contain a biodegradable coarse composed of filter material in a light tubular roll, specifically designed for removal of silt from storm water runoff. Fill shall be free of any refuse, contaminants or other materials toxic to plant growth.
- Filter rolls or filter socks may be weighted for use around street inlets (internal roll weight) or by placing a weight, such as a concrete block, on the down stream side of the roll. Weight must not be placed on top of the roll, smashing or flattening the roll.
- Follow the roll manufacturer instructions and recommendations for the staking, installation and maintenance of all filter rolls or filter socks.

ST. LOUIS COUNTY  
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**TYPICAL BMP DETAIL**

**FILTER ROLL (FILTER SOCKS) (TYPE 4 STAKING)**

REVISION DATE: January 1, 2016  
DRAWING 806-65.02

NEW	REVISIONS
1/16/04	10/10/11 1/1/16

**TOP / BOTTOM / ALONG SLOPE SURFACE ROUGHENING TYPES**

**DOWN SLOPE SURFACE ROUGHENING WITH DIVERSION CHANNEL**

**PROFILES**

ST. LOUIS COUNTY  
DEPARTMENT OF TRANSPORTATION  
CREVE COEUR, MISSOURI

**TYPICAL BMP DETAIL**

**SURFACE ROUGHENING**

REVISION DATE: January 1, 2016  
DRAWING 806-65.19

NEW	REVISIONS
1/16/04	8/2/07 10/10/11 1/1/16

**PLAN VIEW**

**ELEVATION**

**JOINING SECTIONS OF SILT FENCE**

ST. LOUIS COUNTY  
DEPARTMENT OF TRANSPORTATION  
CREVE COEUR, MISSOURI

**TYPICAL BMP DETAIL**

**SILT FENCE**

REVISION DATE: January 1, 2016  
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Aug 02, 2016 - 4:48pm by rmcscellan K:\Drawings\COI\3210 Northwest Crossings, MO\ENG\COI3210\_ECP.dwg

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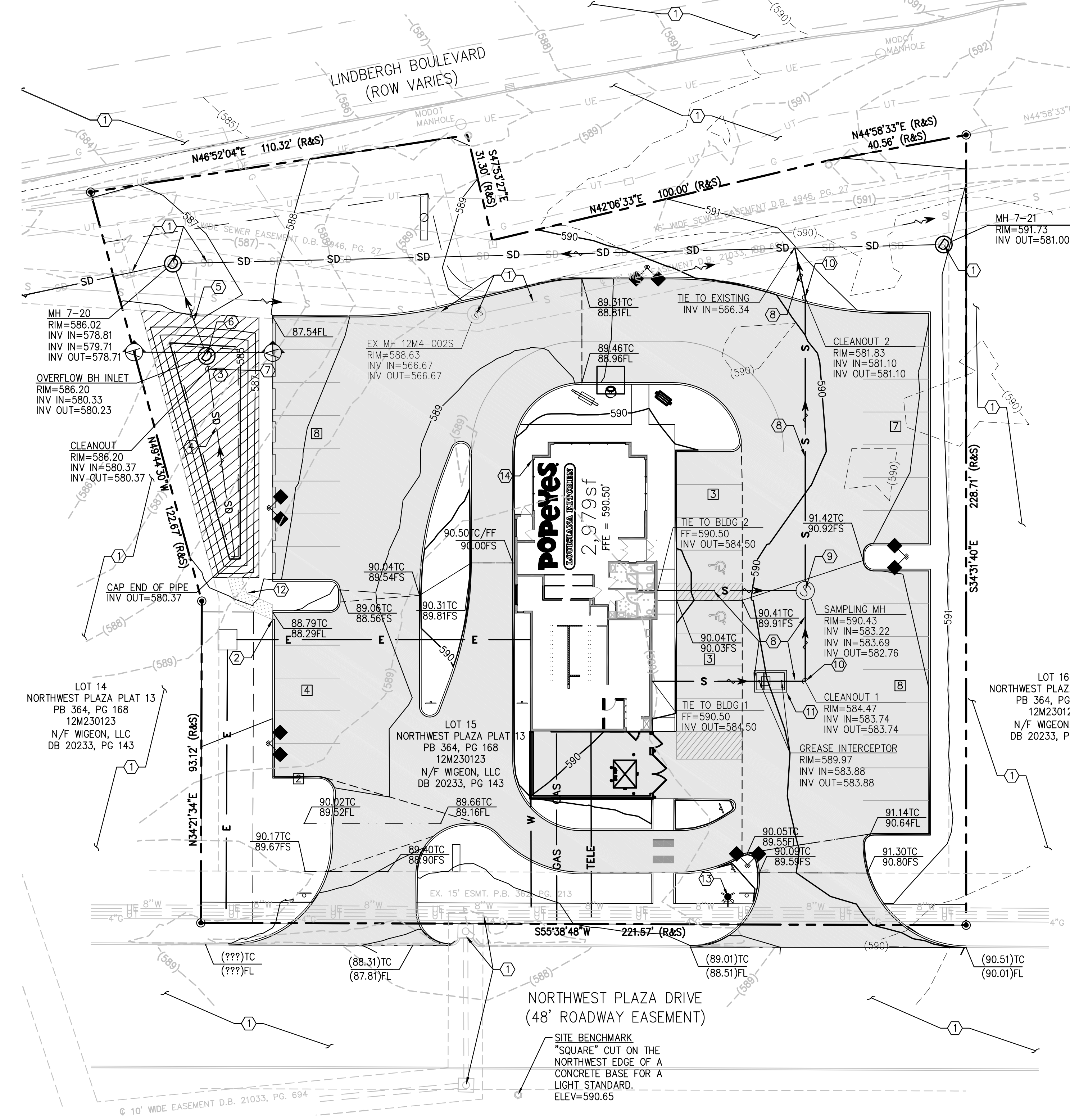
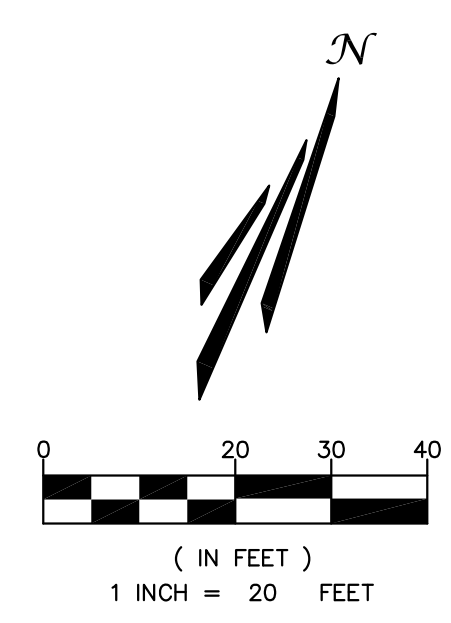
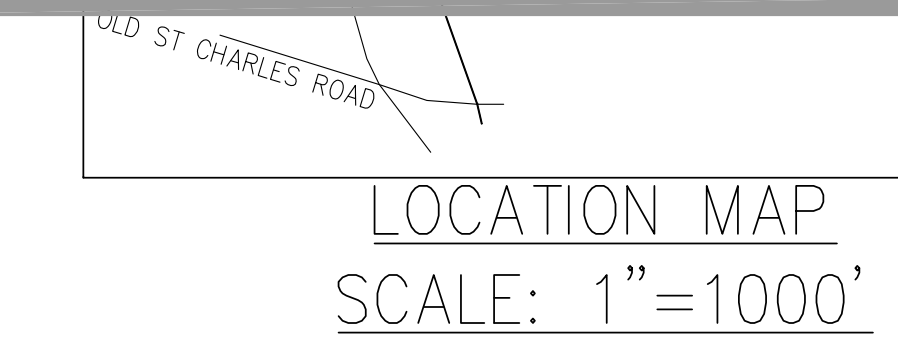
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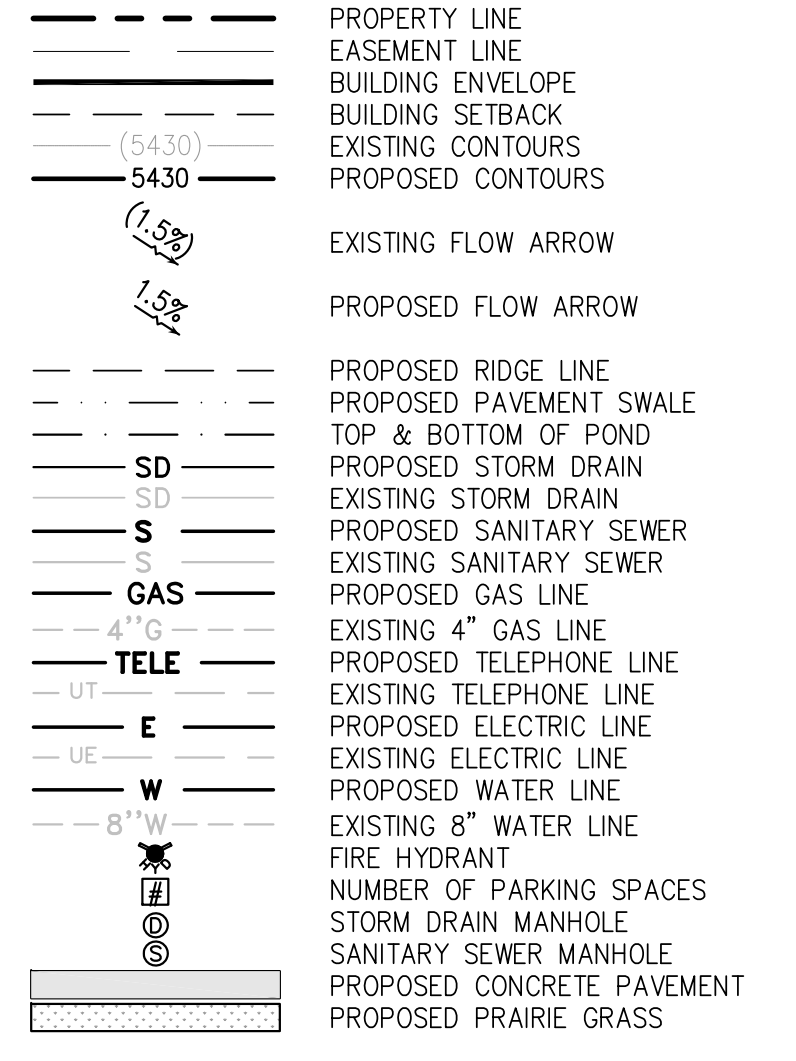
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**SITE NOTES:**

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- INSTALL 2' CURB CUT.
- INSTALL BIORETENTION POND PER DIMENSIONS AND DETAILS AS SHOWN ON SHEET C8.
- INSTALL 4" PERFORATED PVC UNDERDRAIN PER MSD STANDARDS AND SPECIFICATIONS.
- INSTALL 12" RCP STORM DRAIN PER MSD STANDARDS AND SPECIFICATIONS.
- INSTALL 48" STORM DRAIN MANHOLE W GRATED DOME INLET PER DETAIL ON C9 AND C10.
- INSTALL 4" STORM DRAIN CLEANOUT.
- INSTALL 6" SDR-35 PVC SANITARY SEWER PIPE.
- INSTALL SANITARY SEWER SAMPLING MANHOLE WITH LOCK-DOWN LID PER MSD STANDARD DETAIL SHEET 70
- INSTALL 6" SANITARY SEWER CLEANOUT.
- INSTALL GREASE INTERCEPTOR PER DETAILS ON C9
- INSTALL PRAIRIE GRASS
- INSTALL PROPOSED FIRE HYDRANT
- ROOF SPILLS TO PROPOSED GRADE

**LEGEND:**



**ABBREVIATIONS:**

EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FS	FINISHED SURFACE
INV	INVERT
MH	MANHOLE
RIM	RIM ELEVATION
TC	TOP OF CURB
BOSD	BOTTOM OF STORM DRAIN
TOSS	TOP OF SANITARY SEWER

**GENERAL NOTES:**

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR EASEMENT SHALL CONFORM TO THE CITY OF BRIDGETON CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER, AND MSD, OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION STAGING AREAS WILL BE REQUIRED TO STAY WITHIN THE LIMITS OF CONSTRUCTION AND AS APPROVED IN THE STORMWATER MANAGEMENT PLAN.
- THE APPROVED STORMWATER MANAGEMENT PLAN WILL BE REQUIRED ON SITE AT ALL TIMES.
- CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS PRIOR TO BEGINNING ANY CONSTRUCTION PROCESSES.
- MH7-20 AND MH7-21 ASSUMED EXISTING DURING DESIGN, TO BE INSTALLED IN SEPARATE PHASE IN THE OVERALL DEVELOPMENT.

**STORMWATER MANAGEMENT NOTE:**

LAND AREA DISTURBED = 1.15 ACRES  
ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

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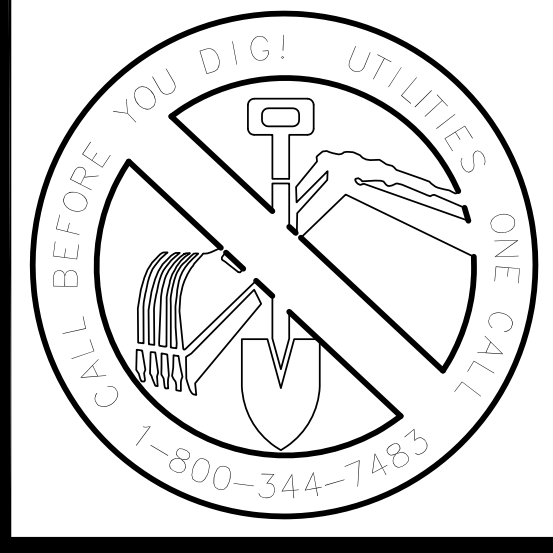
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BM ELEV=590.65

MSD PROJECT NUMBER: P-0030828-00  
PREPARED UNDER THE SUPERVISION OF  
TAIT & ASSOCIATES, INC.

Laurie Ann Clark  
Missouri P.E.  
#201600023

Aug 02, 2016 - 4:41pm by rmcclellan K:\Drawings\CO\13210 Northwest Crossings.MO\ENG\CO13210\_MSD.dwg



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**TAIT**

MSD STORM AND SANITARY PLAN  
POPEYES BRIDGETON  
HZ PROPS RE, LTD  
953 NORTHWEST PLAZA DRIVE  
BRIDGETON, MO 63044

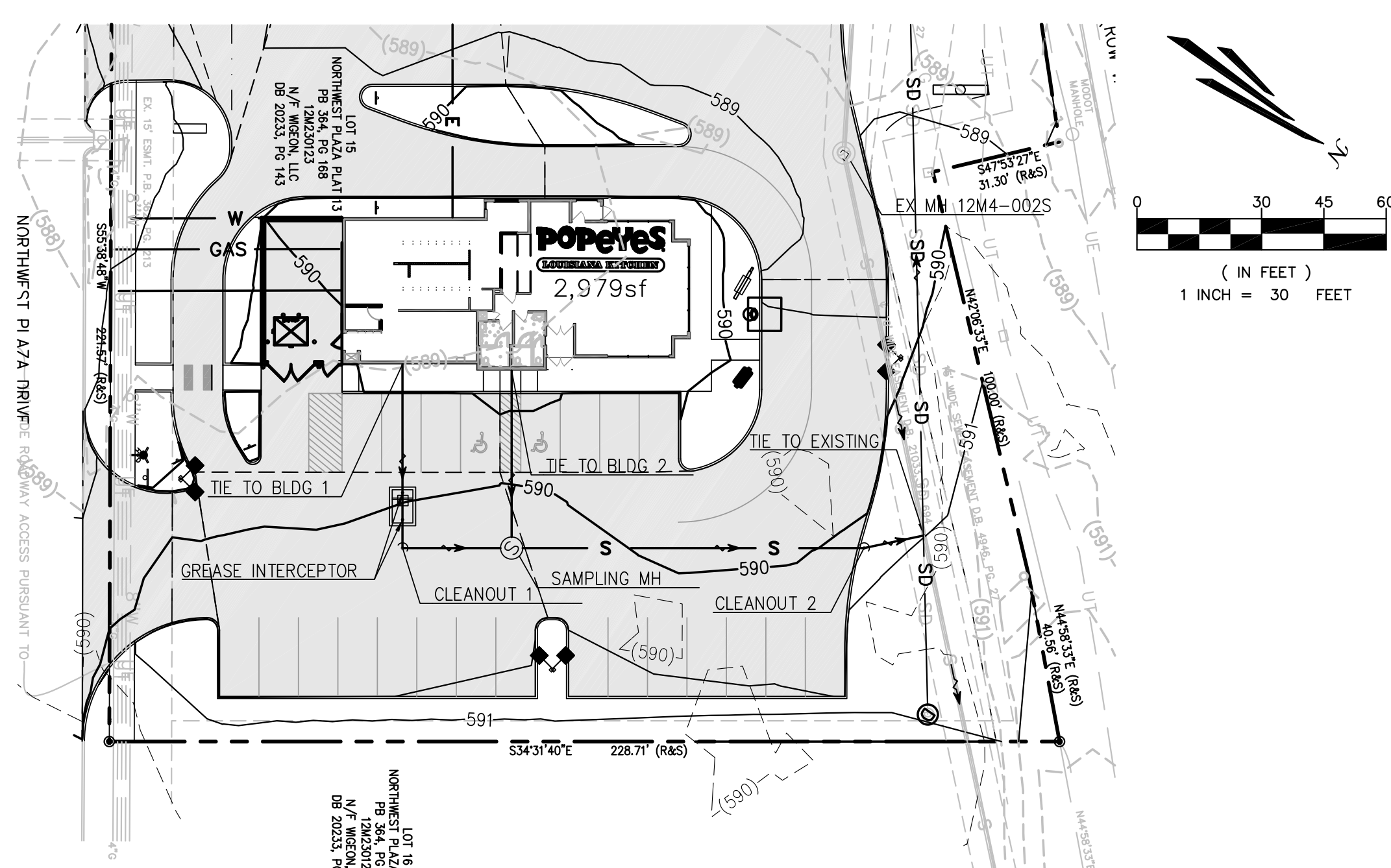
NO.	DESCRIPTION	REVISIONS	BY	DATE

DRAWN: RSM  
DATE: 04/05/2016  
CHECKED: LAC  
DATE: 08/03/2016  
REVISION #:  
DATE:  
JOB NO: CO13210

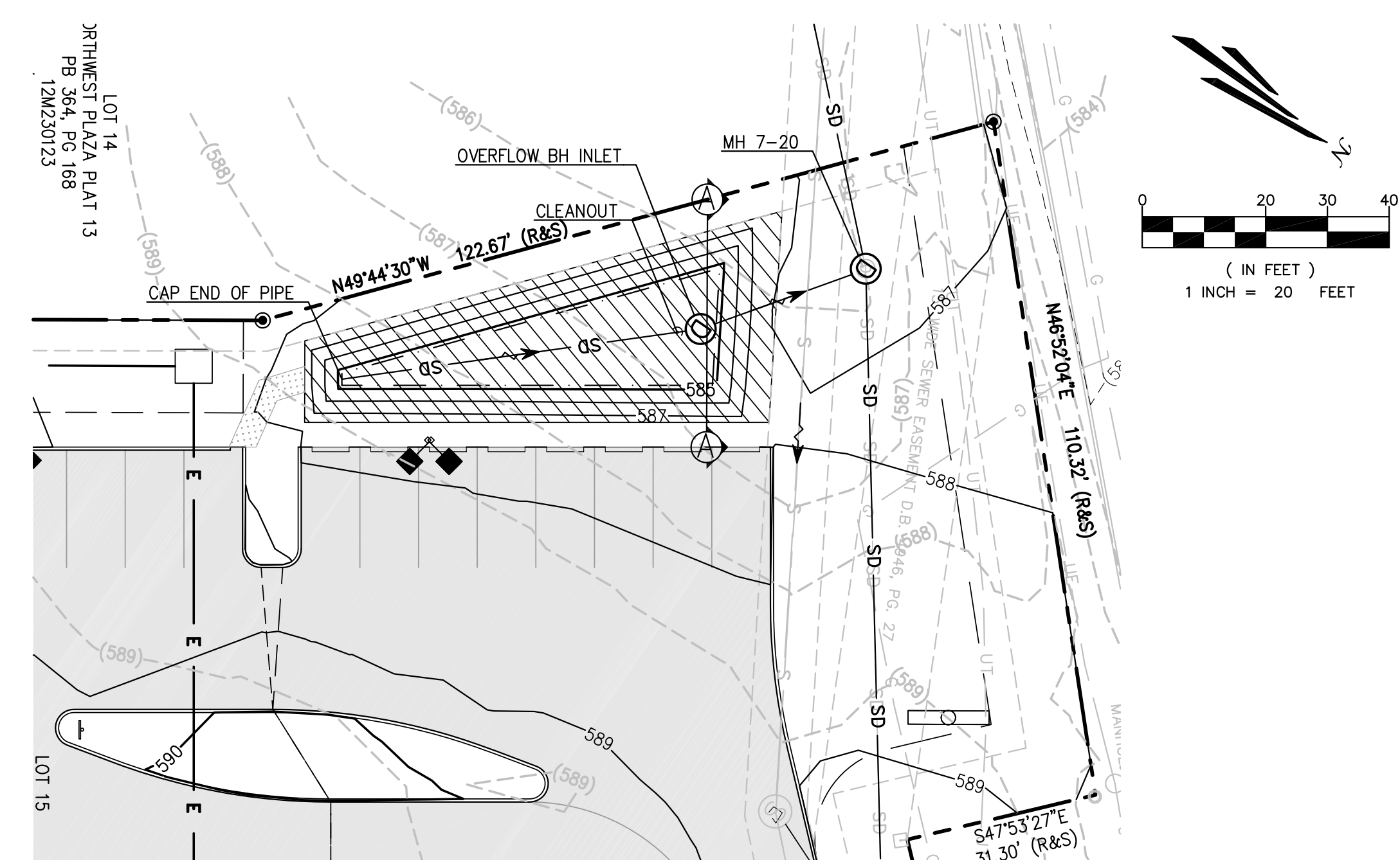
C7 of 15



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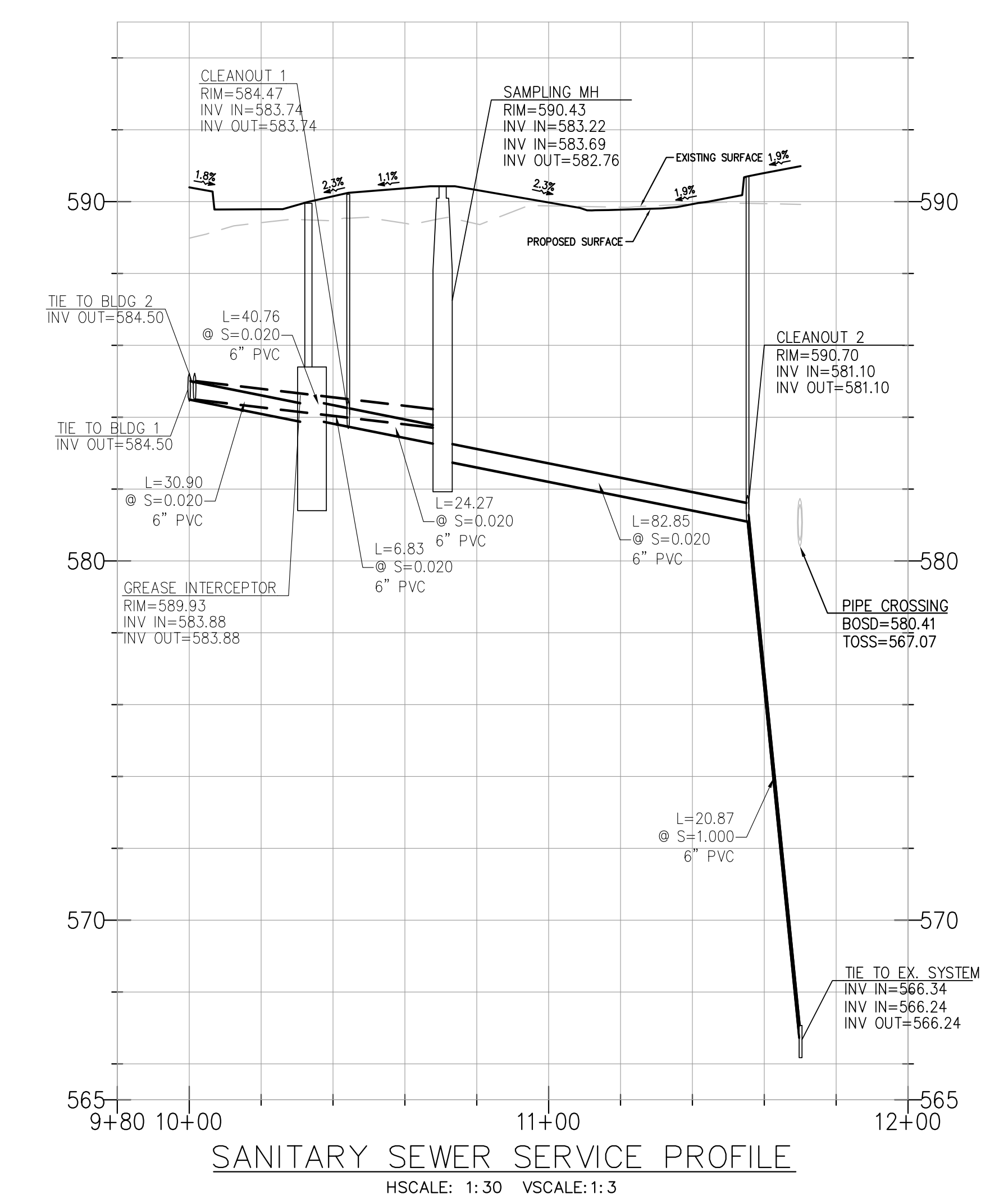


SANITARY SEWER SERVICE PLAN

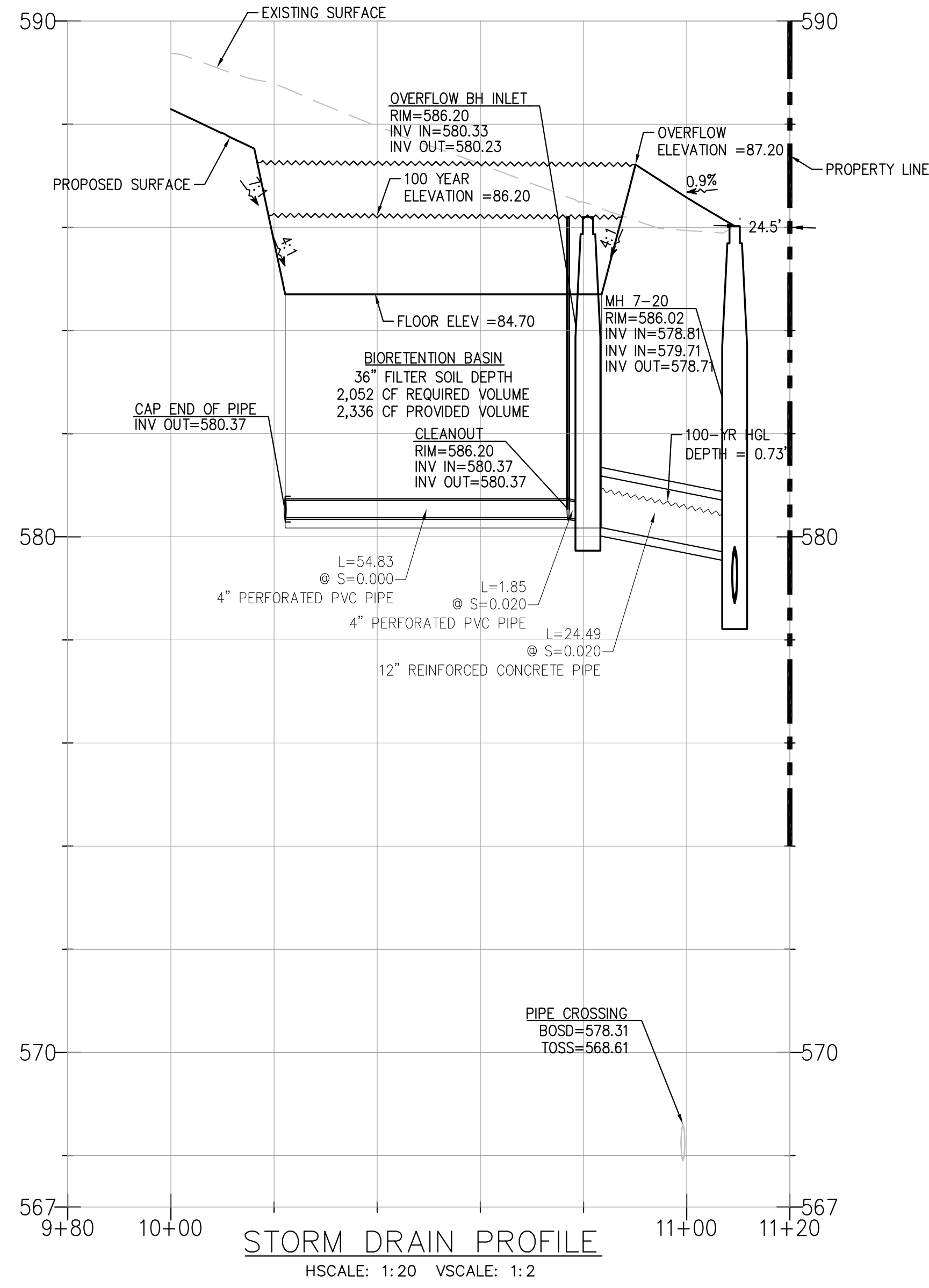


STORM DRAIN PLAN

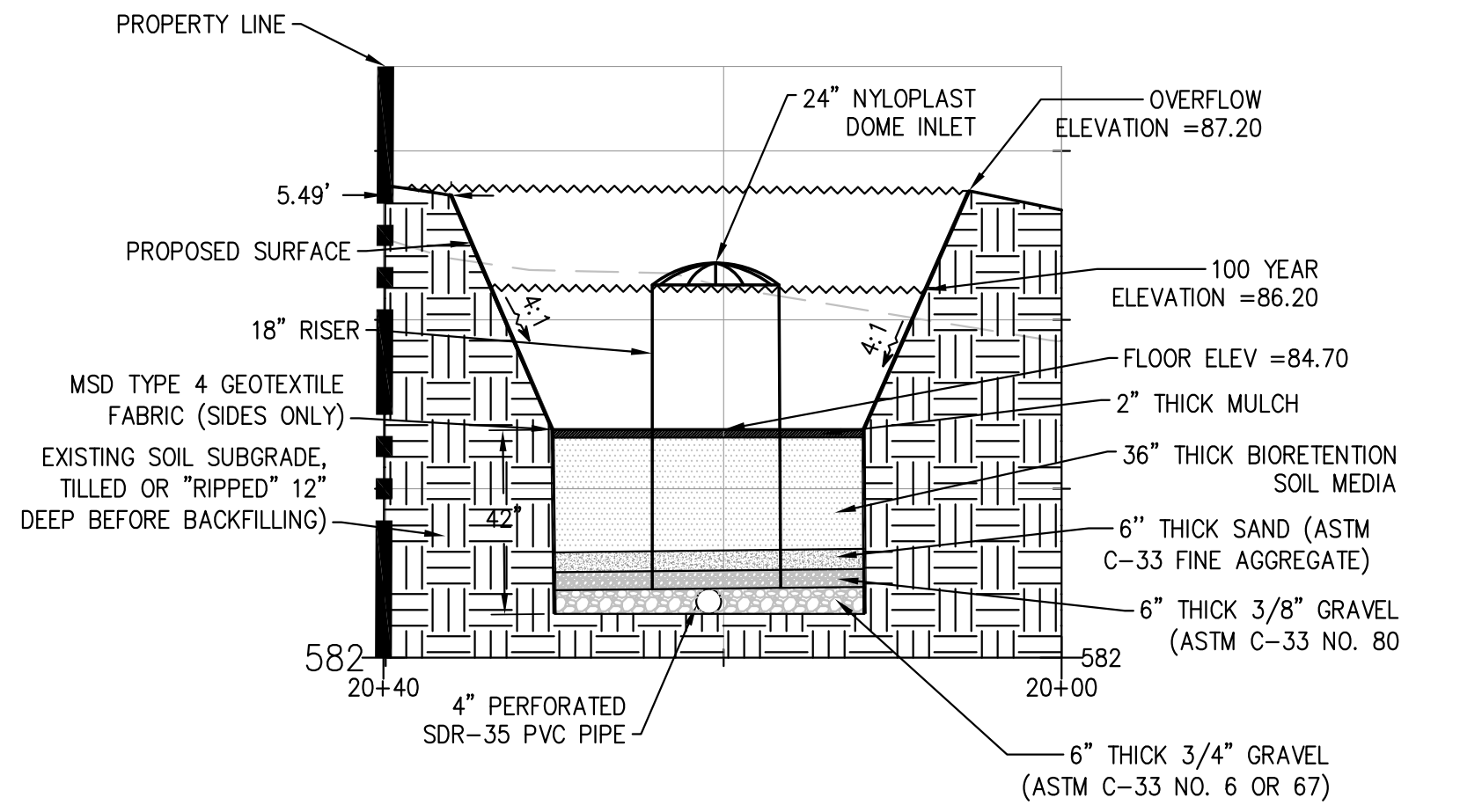
- LEGEND:
- PROPERTY LINE
  - - - UTILITY EASEMENT
  - ▭ BUILDING ENVELOPE
  - - - BUILDING SETBACK
  - SD - PLAN STORM DRAIN LINE - PLAN
  - SD - PROFILE STORM DRAIN LINE - PROFILE
  - SS - PLAN SANITARY SEWER LINE - PLAN
  - SS - PROFILE SANITARY SEWER LINE - PROFILE
  - ⊕ FIRE HYDRANT



SANITARY SEWER SERVICE PROFILE  
HSCALE: 1:30 VSCALE: 1:3



STORM DRAIN PROFILE  
HSCALE: 1:20 VSCALE: 1:2



BIORETENTION BASIN CROSS SECTION A-A  
HSCALE: 1:10 VSCALE: 1:2

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CITY ENGINEER (OR DESIGNEE) \_\_\_\_\_ DATE \_\_\_\_\_

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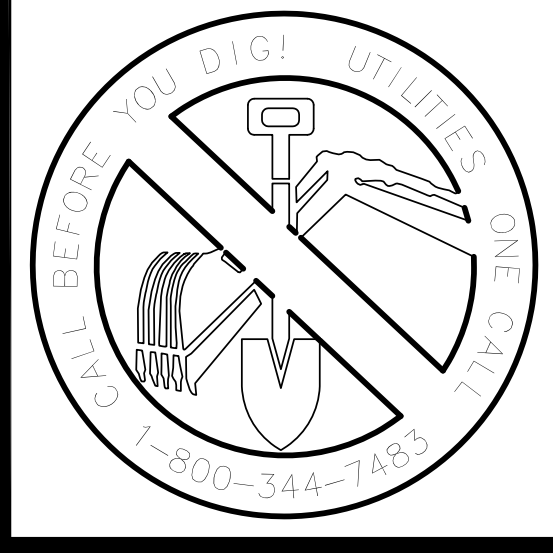
MSD STORM & SANITARY PROFILE  
POPEYE'S BRIDGETON  
HZ PROPS RE, LTD  
953 NORTHWEST PLAZA DRIVE  
BRIDGETON, MO 63044

NO.	DESCRIPTION	REVISIONS	BY	DATE

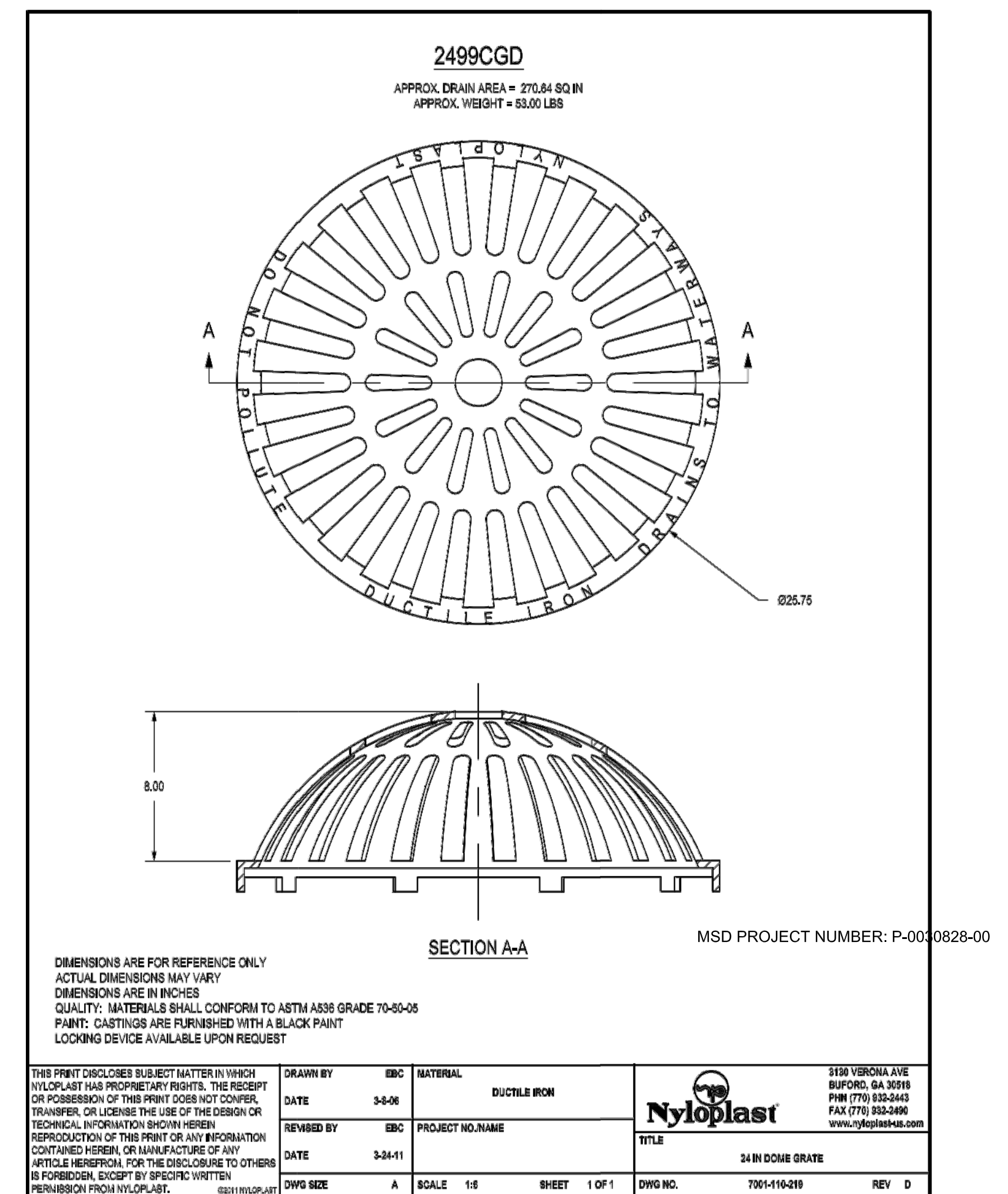
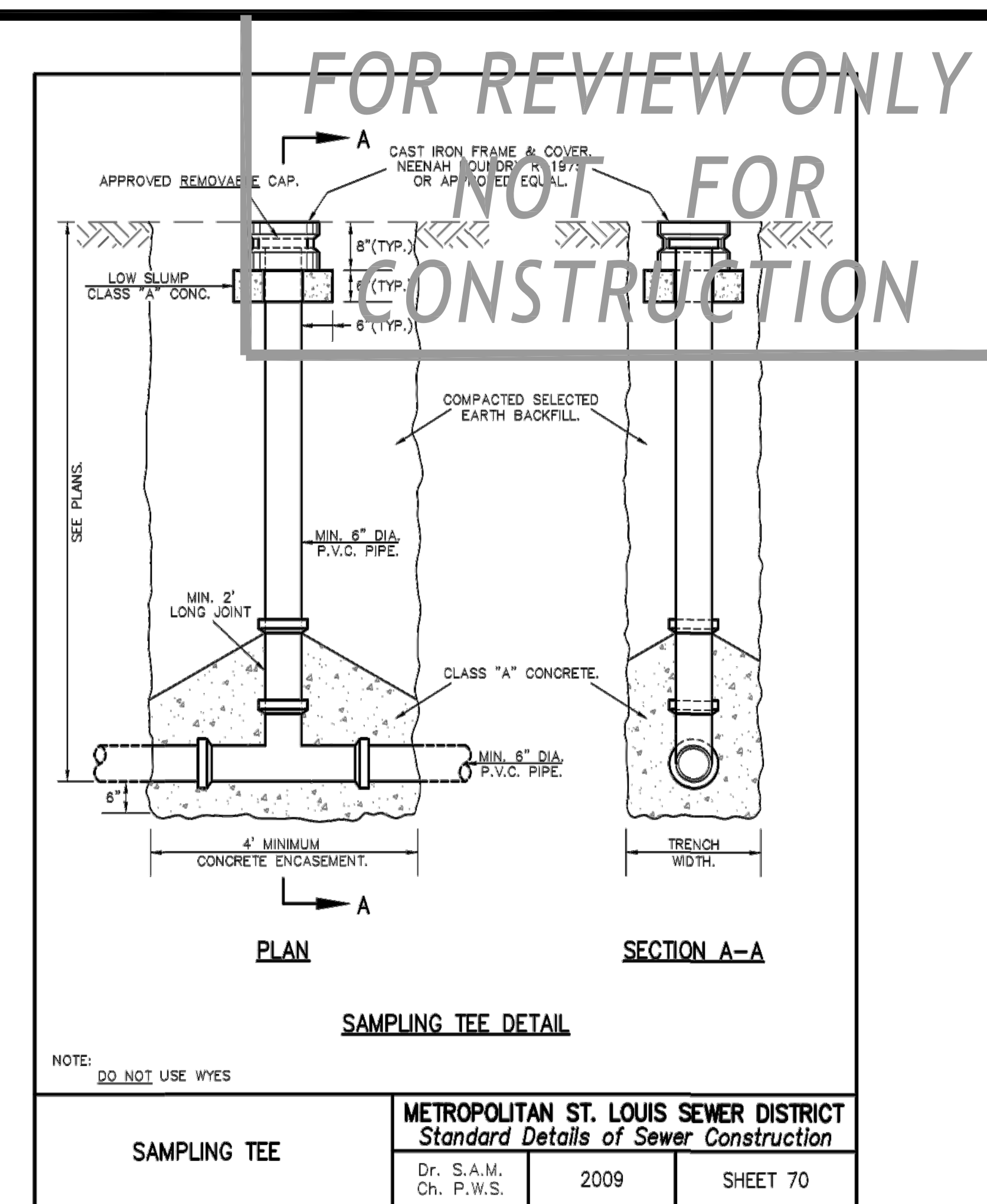
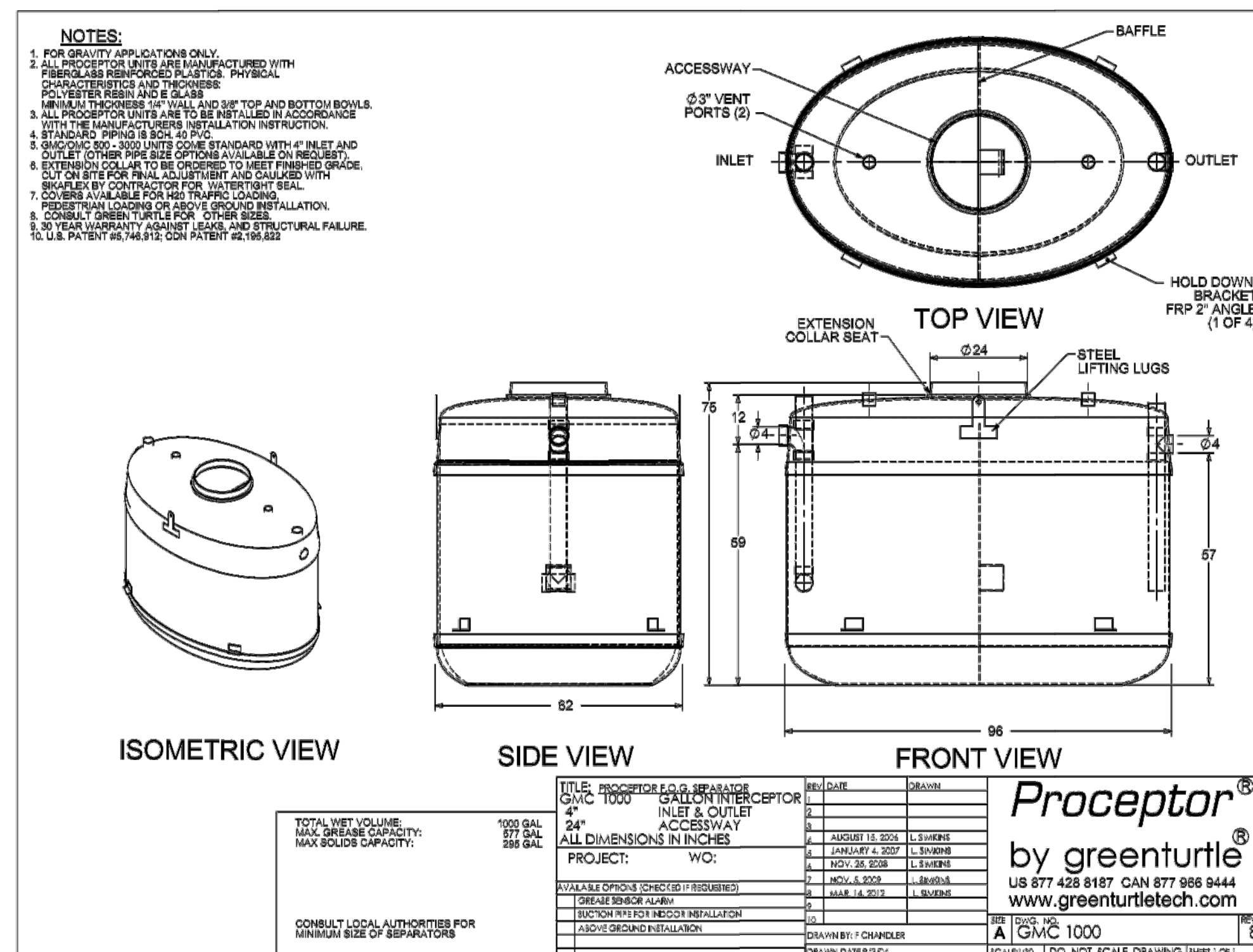
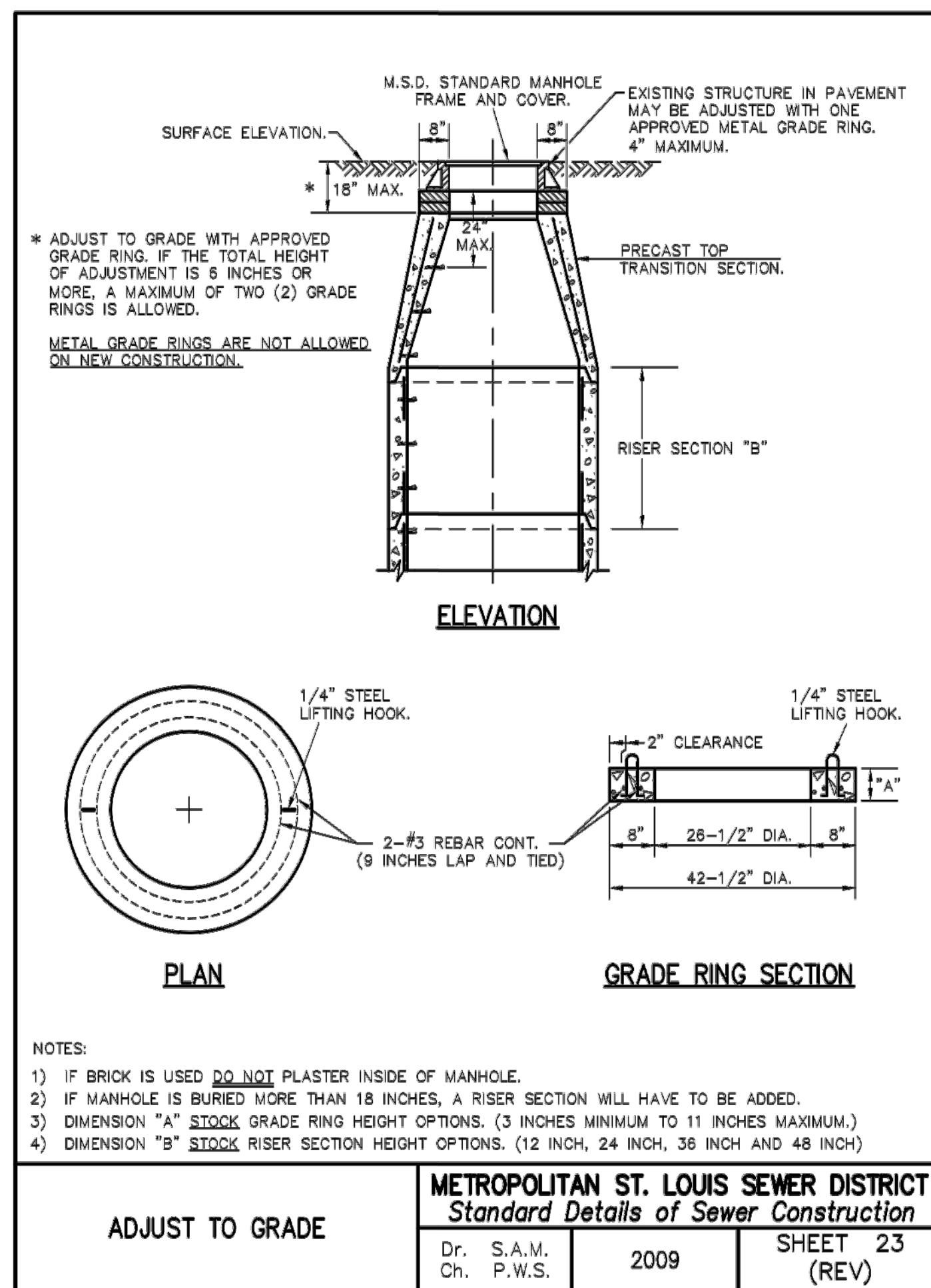
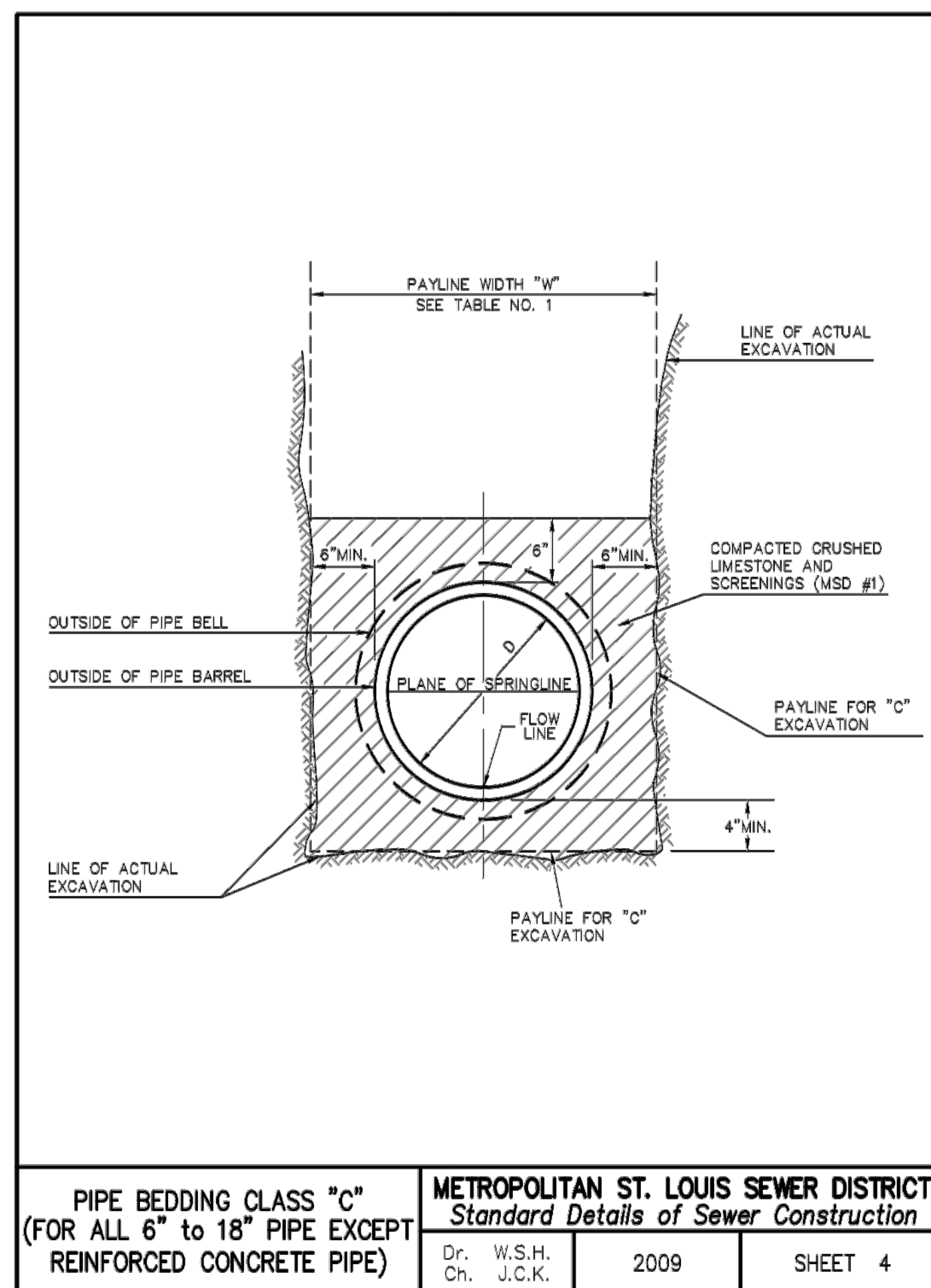
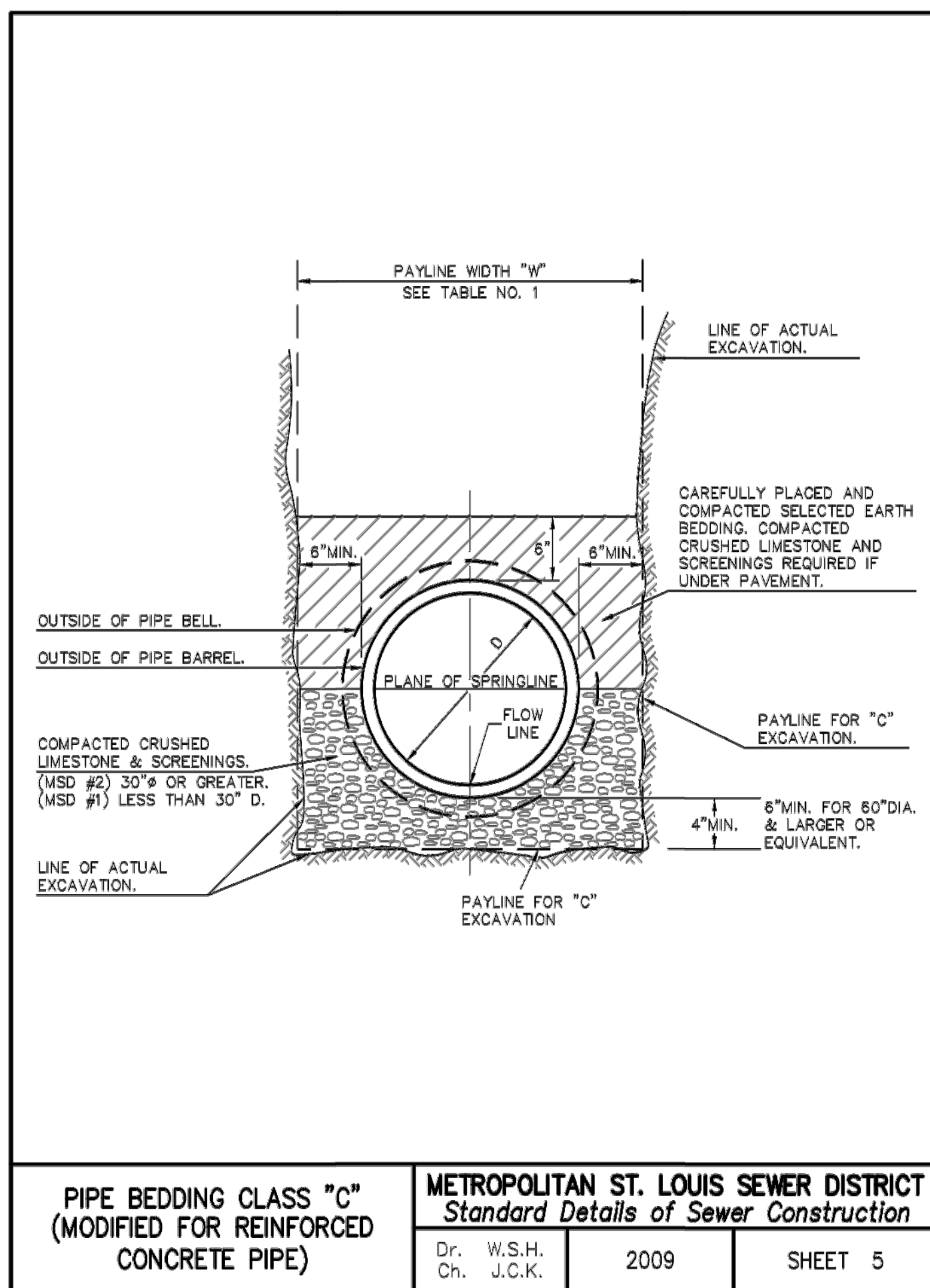
DRAWN: RSM  
DATE: 04/07/2016  
CHECKED: LAC  
DATE: 08/03/2016  
REVISION #:  
DATE:  
JOB NO: CO13210

C8 of 15

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ST. LOUIS COUNTY MEP PERMIT SUBMITTAL  
**POPEYE'S LOUISIANA KITCHEN**  
 LOT 15 OF THE NORTHWEST PLAZA PLAT 13  
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI  
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN  
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044  
 PIN: 12M230123



Aug 02, 2016 - 4:42pm by rmcclellan K:\Drawings\CO\13210 Northwest Crossings, MO\ENG\CO13210\_MSDDET.dwg

NOTE:

DETAILS SHOWN FOR PRIVATE CONSTRUCTION ONLY. REFER TO MSD SPECIFICATIONS AND DETAILS FOR PUBLIC SEWER AND PRIVATE UNDER MSD INSPECTION SEWER CONSTRUCTION.

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Dr. W.S.H. Ch. J.C.K.	Dr. S.A.M. Ch. P.W.S.	Dr. S.A.M. Ch. P.W.S.	Dr. S.A.M. Ch. P.W.S.
2009	2009	2009	2009
SHEET 5	SHEET 23 (REV)	SHEET 70	SHEET 4

**TAIT**  
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 Architects: Brach, Cucanoga, Sacramento, Santa Ana  
 Engineers: Dabbs, Denver  
 1914  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

MSD STORM & SANITARY DETAILS  
 POPEYE'S BRIDGETON  
 HZ PROPS RE, LTD  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

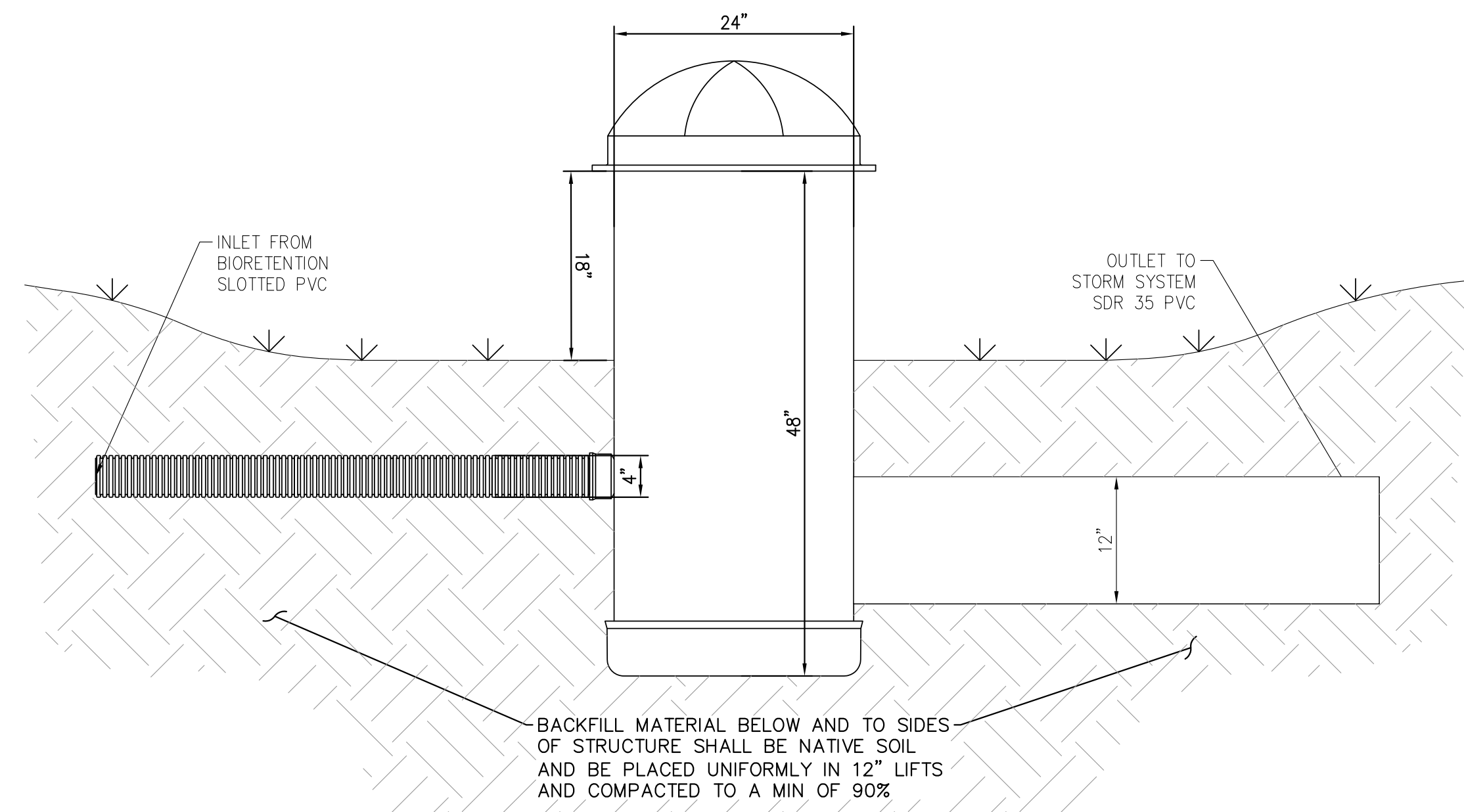
DRAWN: RSM	CHECKED: LAC	DATE: 04/05/2016	DATE: 08/03/2016	REVISION #:	DATE:	JOB NO: CO13210
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C9 of 15

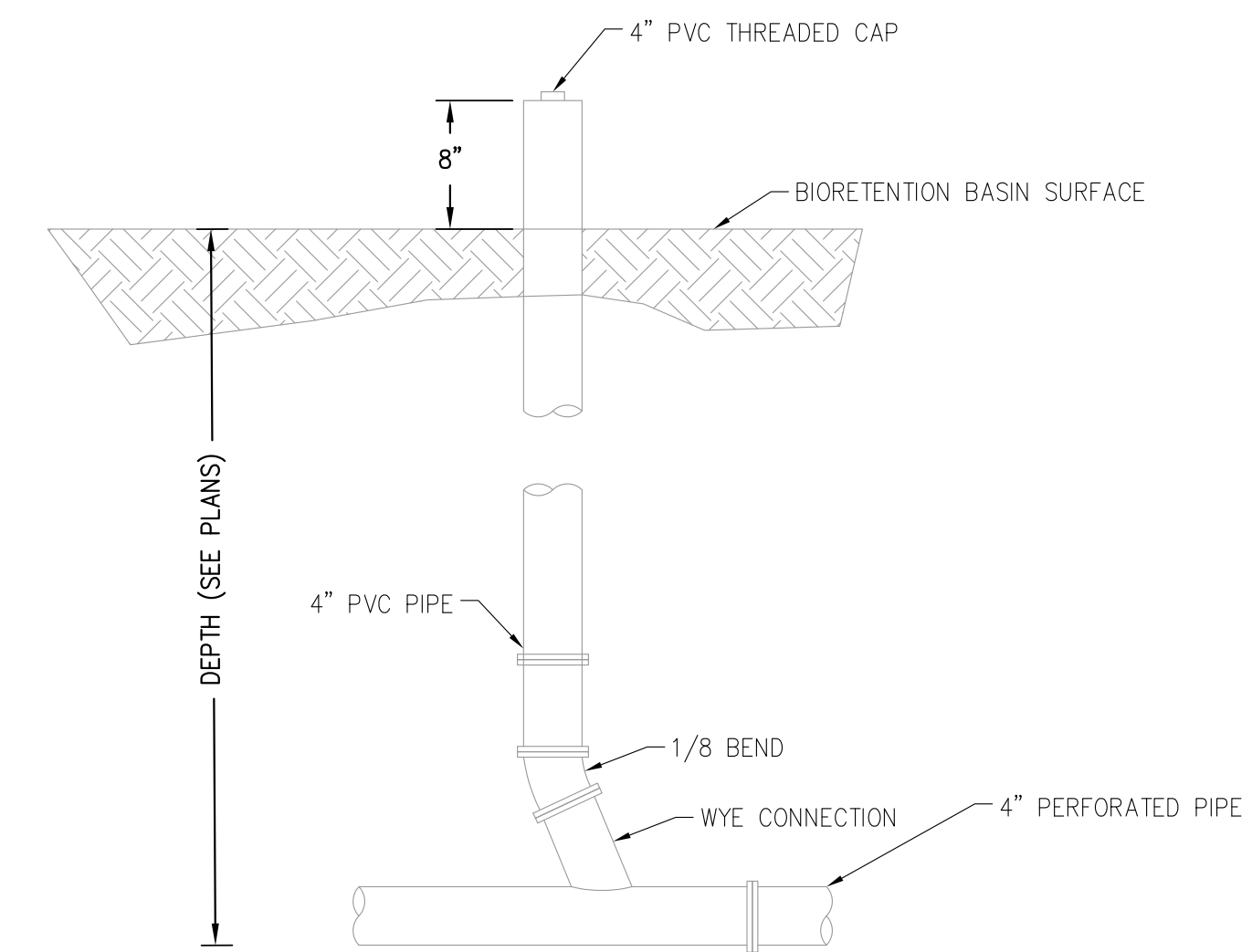
ST. LOUIS COUNTY MEP PERMIT SUBMITTAL  
**POPEYE'S LOUISIANA KITCHEN**  
 LOT 15 OF THE NORTHWEST PLAZA PLAT 13  
 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI  
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN  
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044  
 PIN: 12M230123

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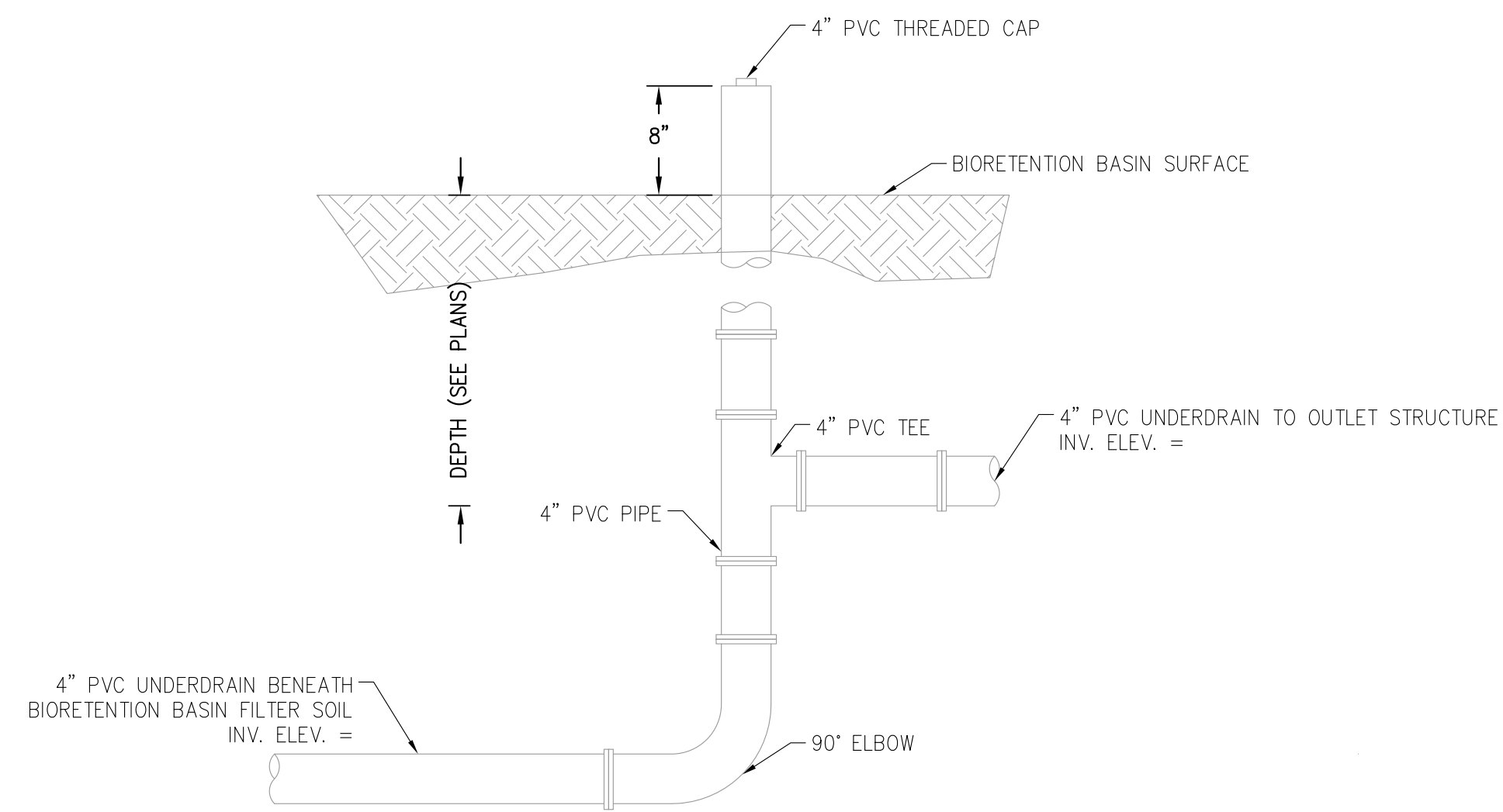
NO.	DESCRIPTION	REVISIONS	BY	DATE



PVC RISER AND CONNECTION DETAIL



UNDERDRAIN CLEANOUT



OBSERVATION WELL DETAIL

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MSD BMP DETAILS  
 POPEYE'S BRIDGETON  
 HZ PROPS RE, LTD  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

DRAWN: RSM  
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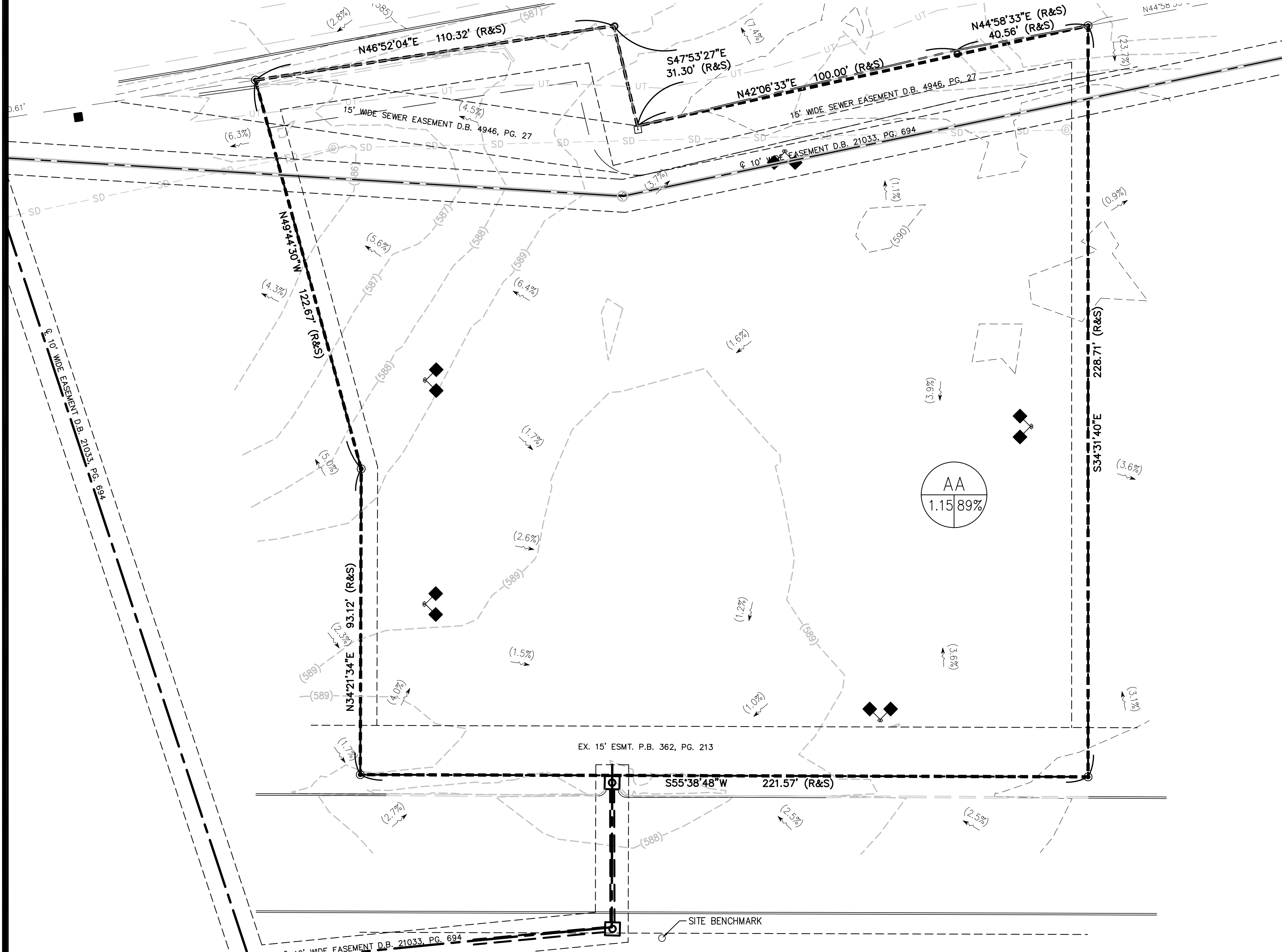
MSD PROJECT NUMBER: P-0030828-00

Aug 02, 2016 - 4:43pm by rmcclellan K:\Drawings\CO\CO13210 Northwest Crossings, MO\ENG\CO13210\_MSDDET.dwg

NOTE:  
 CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER & MSD. CONTACT MSD AT 314-335-2072

ST. LOUIS COUNTY MEP PERMIT SUBMITTAL  
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 CITY OF BRIDGETON, ST LOUIS COUNTY, MISSOURI  
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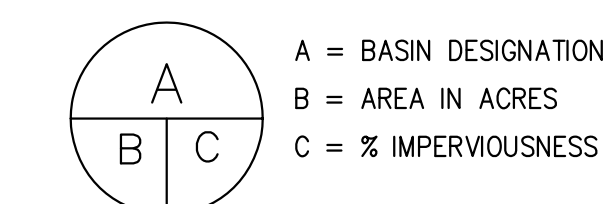
**STORMWATER RUNOFF NOTES:**

TOTAL LOT AREA: 1.15 ACRE  
 TOTAL DISTURBED AREA: 1.15 ACRE  
 PRE-DEVELOPMENT % IMPERVIOUS: 13%  
 PRE-DEVELOPMENT 15-YR STORM RUNOFF: 2.39 CFS

**DRAINAGE LEGEND:**

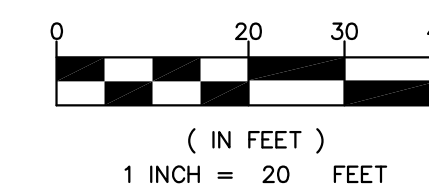
EXISTING SLOPE (1.0%)

BASIN LIMITS



**SUMMARY RUNOFF TABLE**

BASIN ID	CONTRIBUTING AREA (ACRES)	PEAK 15YR (CFS)
AA	0.41	0.70
BB	0.74	1.26



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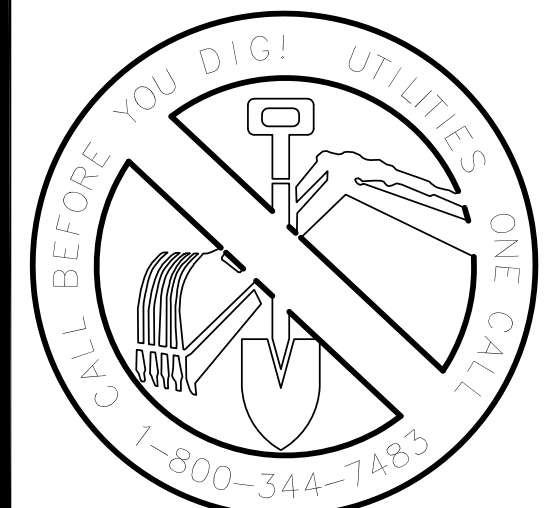
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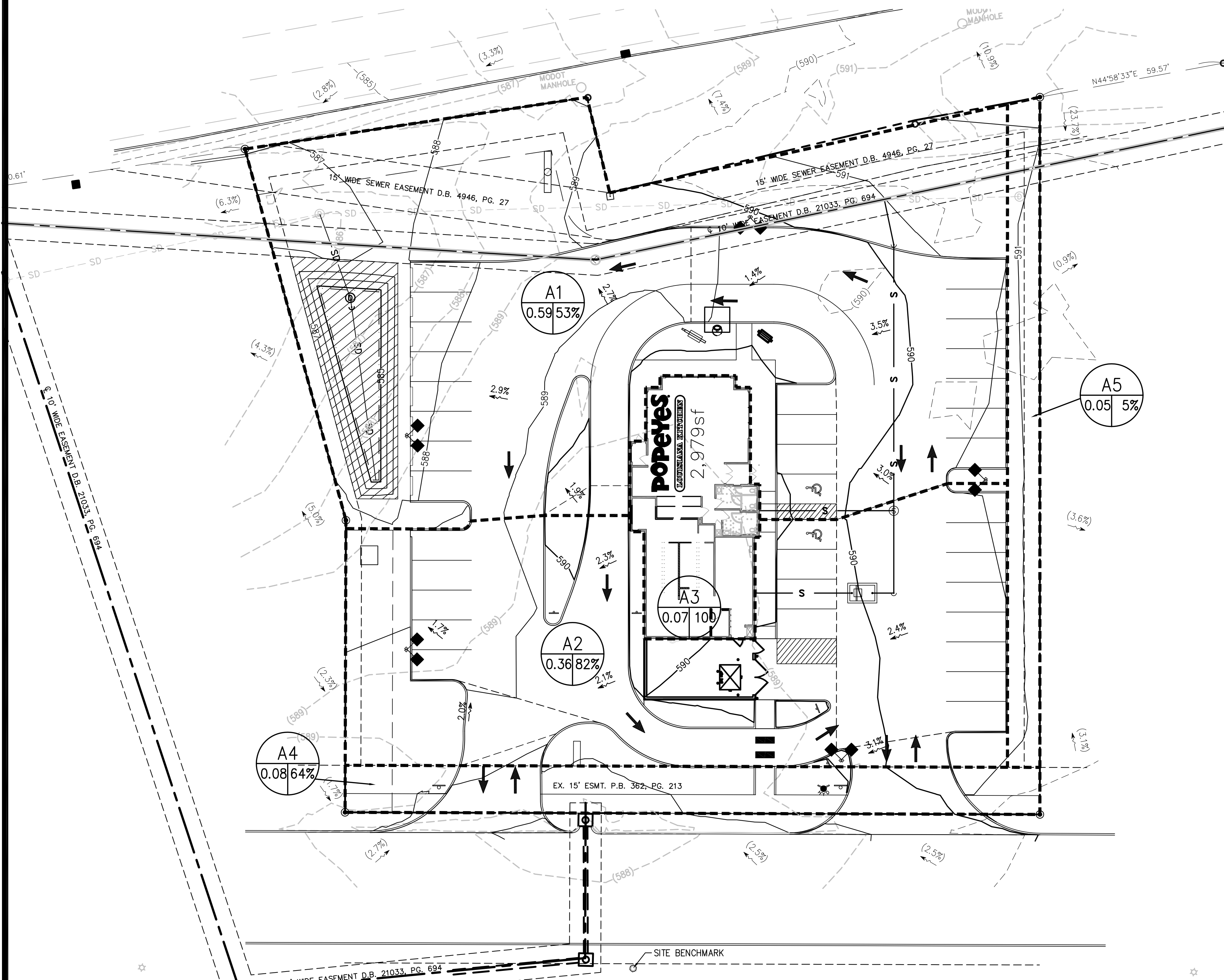
PRE-DEVELOPMENT DRAINAGE PLAN  
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 HZ PROPS RE, LTD  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

DRAWN: RM  
 DATE: 04/05/2016  
 CHECKED: LAC  
 DATE: 08/02/2016  
 REVISION #:  
 DATE:  
 JOB NO: CO13210

C11 of 15

ST. LOUIS COUNTY MEP PERMIT SUBMITTAL  
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**STORMWATER RUNOFF NOTES:**

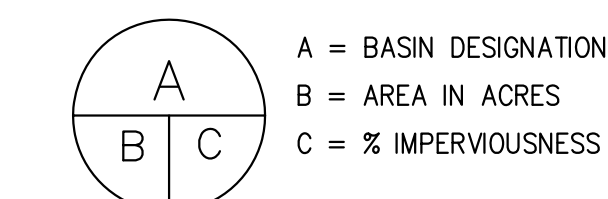
TOTAL LOT AREA: 1.15 ACRE  
 TOTAL DISTURBED AREA: 1.15 ACRE  
 PRE-DEVELOPMENT % IMPERVIOUS: 13%  
 POST-DEVELOPMENT % IMPERVIOUS: 66%  
 PRE-DEVELOPMENT 15-YR STORM RUNOFF: 2.39  
 POST-DEVELOPMENT 15-YR STORM RUNOFF: 3.72

**STORMWATER MANAGEMENT NOTE:**

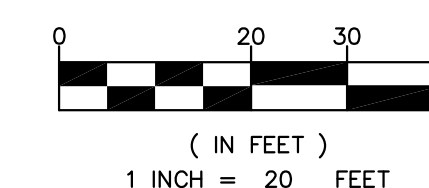
LAND AREA DISTURBED = 1.15 ACRES  
 ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

**DRAINAGE LEGEND:**

EXISTING SLOPE (1.0%)  
 BASIN LIMITS



BASIN ID	CONTRIBUTING AREA (ACRES)	PEAK 15YR (CFS)
A1	0.59	1.55
A2	0.36	1.17
A3	0.07	0.25
A4	0.08	0.23
A5	0.05	0.09



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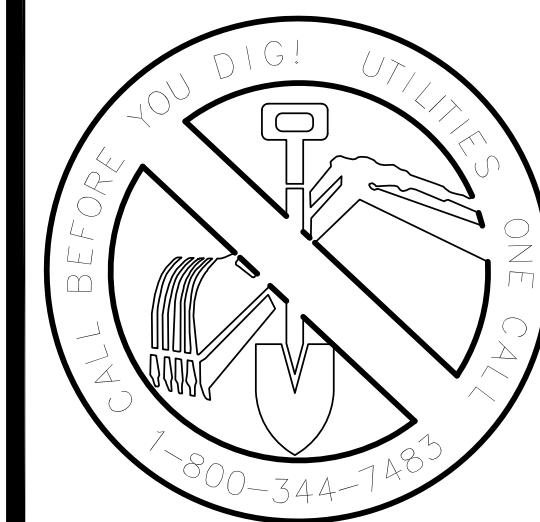
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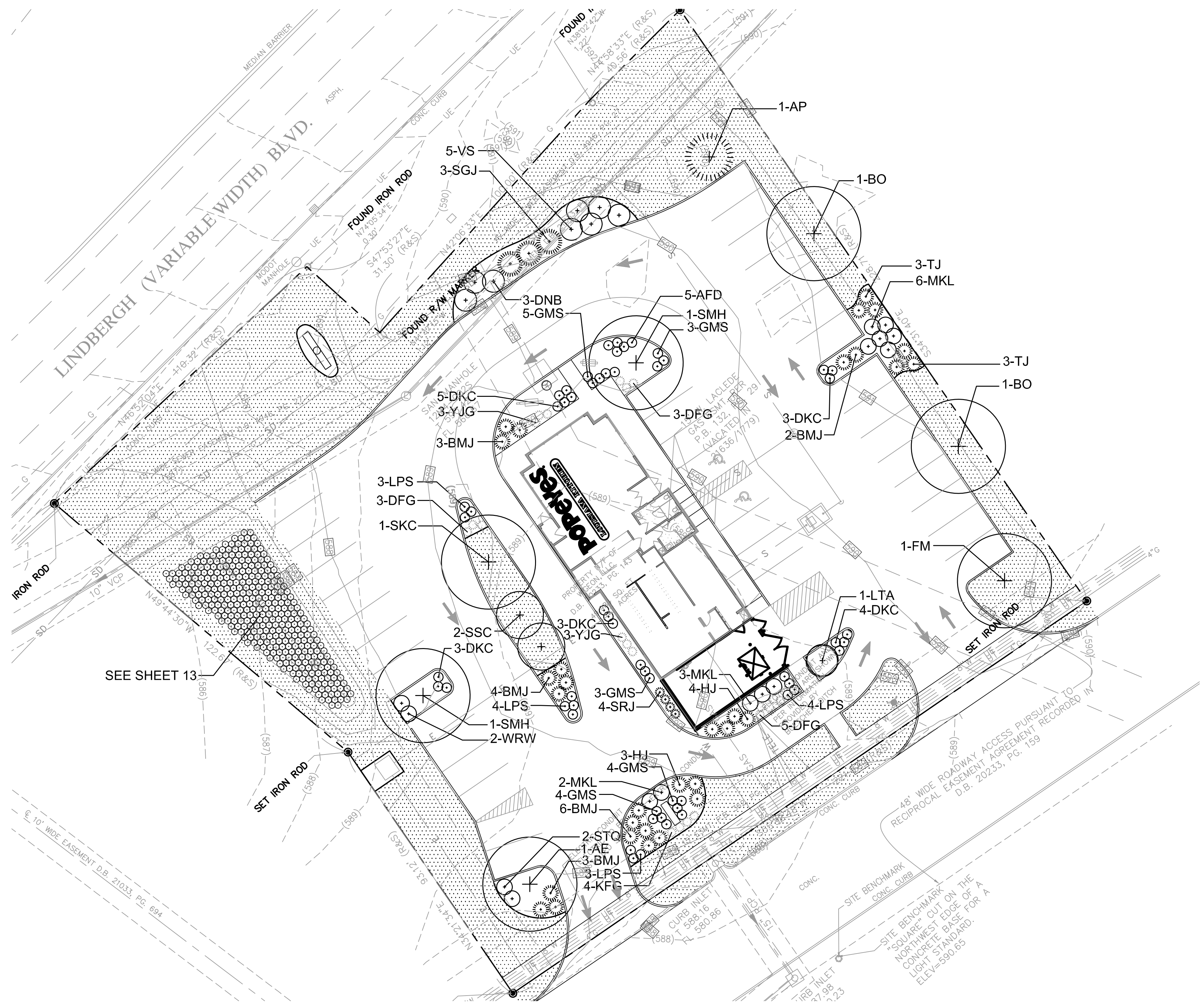
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**TAIT**  
 POST-DEVELOPMENT DRAINAGE PLAN  
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 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044  
 DRAWN: RM  
 DATE: 04/05/2016  
 CHECKED: LAC  
 DATE: 08/03/2016  
 REVISION #:  
 DATE:  
 JOB NO: CO13210  
 C12 of 15

ST. LOUIS COUNTY MEP PERMIT SUBMITTAL  
**POPEYE'S LOUISIANA KITCHEN**  
 LOT 15 OF THE NORTHWEST PLAZA PLAT 13  
 CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI  
 LOCATED IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 6TH PRIME MERIDIAN  
 953 NORTHWEST PLAZA DRIVE, BRIDGETON, MO 63044  
 PIN: 12M230123

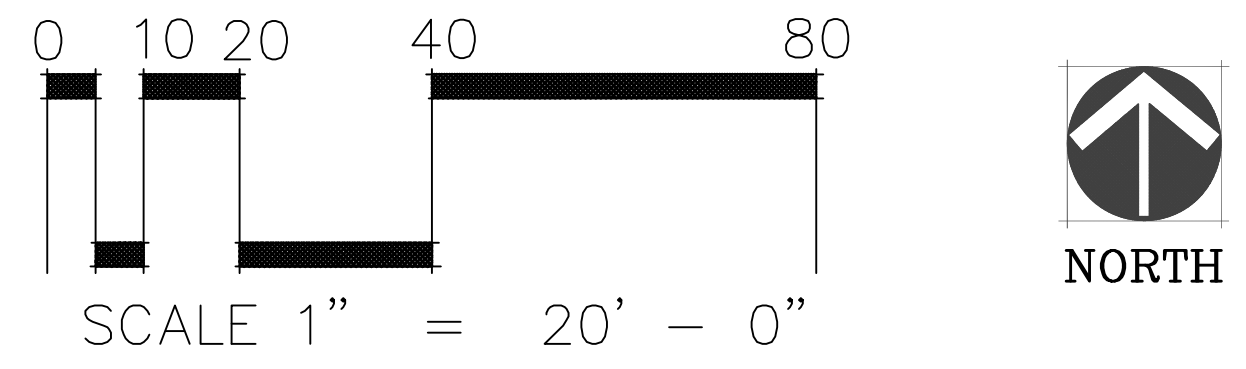
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 CONSTRUCTION

NO.	DESCRIPTION	BY	DATE



PLANT SCHEDULE				
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / CONDITION
<b>DECIDUOUS CANOPY TREES</b>				
1	FM	FANTASY MAPLE	ACER X FREEMANII 'FTR 102'	2 1/2" GAL. SPECIMEN
2	SMH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	2 1/2" GAL. SPECIMEN
1	SKG	SEEDLESS KENTUCKY COFFEETREE	GYNOCALADUS DIOICUS 'ESPRESSO'	2 1/2" GAL. SPECIMEN
2	BO	BURR OAK	QUERCUS MACROCARPA	2 1/2" GAL. SPECIMEN
1	AE	ACCOLADE ELM	ULMUS ACCOLADE	2 1/2" GAL. SPECIMEN
<b>EVERGREEN TREES</b>				
1	AP	AUSTRIAN PINE	PINUS NIGRA	6' HT. SPECIMEN
<b>ORNAMENTAL TREES</b>				
2	SSG	SPRINGS SNOW CRABAPPLE	MALUS SPRINGS SNOW	1 1/2" GAL. SPECIMEN
<b>EVERGREEN SHRUBS</b>				
6	TJ	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	#5 CONT.
10	BMJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.
3	SGJ	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	#5 CONT.
7	HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.
4	SRJ	SKY ROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	#5 CONT.
<b>DECIDUOUS SHRUBS</b>				
14	LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'NEON LITTLE PRINCESS'	#5 CONT.
14	GMS	GOLDMOUND SPIREA	SPIREA X BIMALDA 'GOLDMOUND'	#5 CONT.
15	DKC	DARK KNIGHT GARYOPTERIS	GARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	#5 CONT.
5	AFD	ARTIC FIRE DOGWOOD	CORNUS SERICEA 'ARTIC FIRE'	#5 CONT.
2	WRW	NINE 4 ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	#5 CONT.
11	MKL	MISS KIM LILLAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
2	STQ	SCARLET TEXAS QUINCE	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	#5 CONT.
3	DNB	DIABLO NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'DIABLO'	#5 CONT.
5	VS	RENAISSANCE VANHOUTTE SPIREA	SPIREA X VANHOUTTEI 'RENAISSANCE'	#5 CONT.
1	LTA	LUCY TREE ALTHEA	HIBISCUS SYRIACUS 'LUCY'	#10 CONT. M.S.
<b>ORNAMENTAL GRASSES</b>				
6	YJS	YAKU JIMA GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	#1 CONT.
11	DFG	DWARF FOUNTAIN GRASS	FENISTETUM ALOPECUROIDES 'HAMLIN'	#1 CONT.
4	KFG	KARL FORESTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	#1 CONT.

FESCUE SOD (WITH SOIL PREP)



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 IN METRO ST. LOUIS  
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BRUCE K. KEHR  
 Sunlit Designs, LLC  
 REGISTERED LANDSCAPE ARCHITECT  
 MISSOURI  
 PLA # 2016007815

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LANDSCAPE PLAN  
 POPEYE'S BRIDGETON  
 HZ PROPS CO, LLC  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

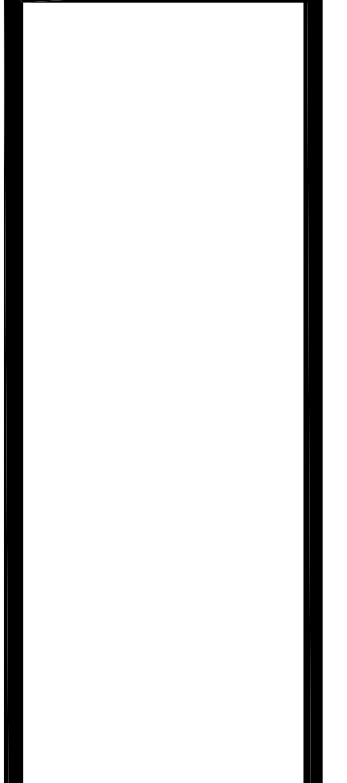
DRAWN: BK	DATE: 04-27-16
CHECKED: SLD	DATE: 04-27-16
REVISION #:	DATE:
JOB NO.:	CO13210

Apr 27, 2016 - 8:54am by Bruce C:\Users\Bruce\Documents\Sunlit Designs\Project Files\Bridgeton Missouri\Drawings\B-MO-POP-Landscape.dwg

ST. LOUIS COUNTY MEP PERMIT SUBMITTAL  
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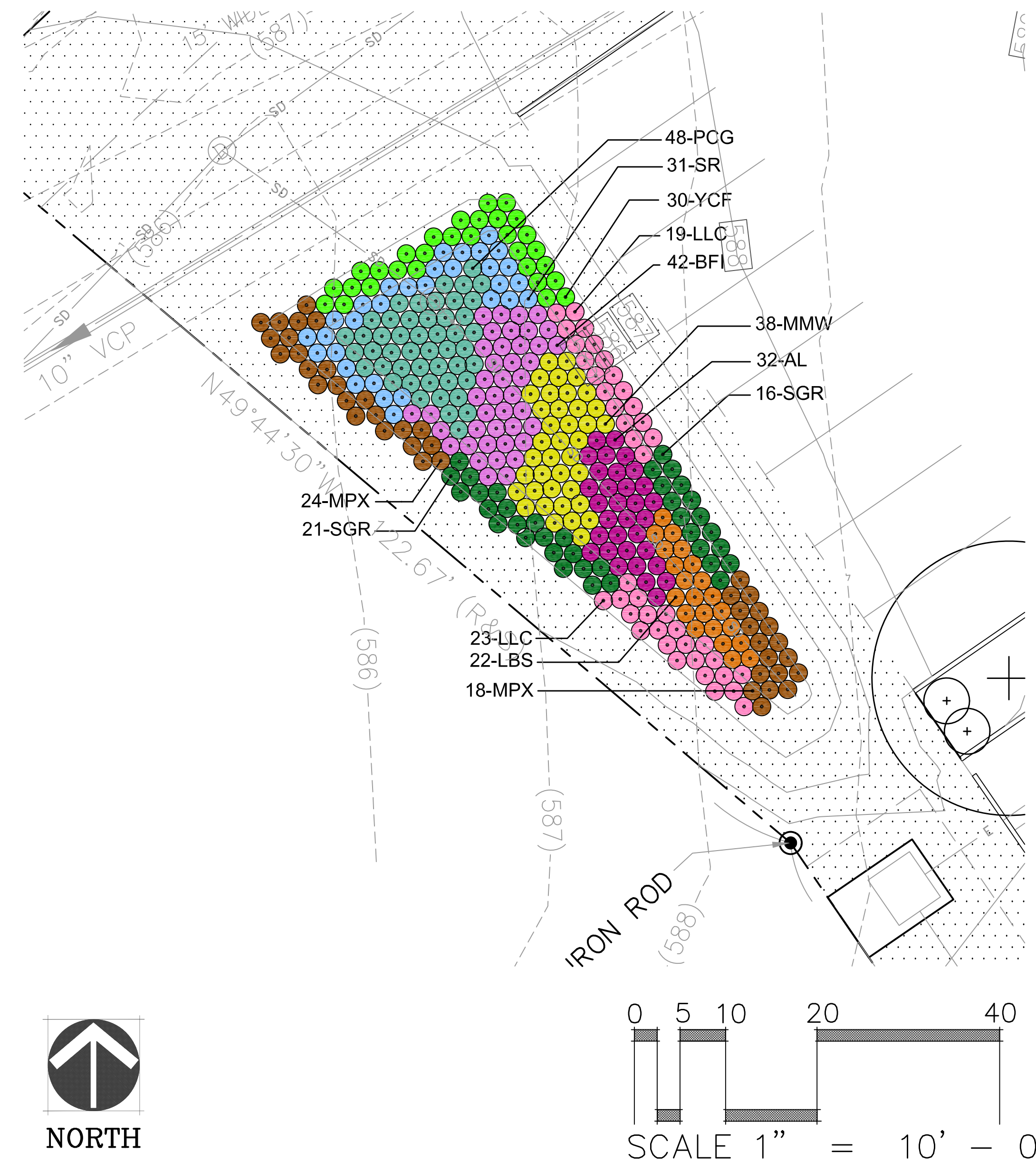


Sunlit Designs, LLC  
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 6644 N. 4th Street  
 Suite 4  
 Annapolis, MD 21403  
 (410) 293-4044  
 www.sunlitdesigns.com

LANDSCAPE DETAILS  
 POPEYE'S BRIDGETON  
 HZ PROPS CO. LLC  
 953 NORTHWEST PLAZA DRIVE  
 BRIDGETON, MO 63044

DRAWN: BK  
 DATE: 04-27-16  
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**PLANT SCHEDULE**

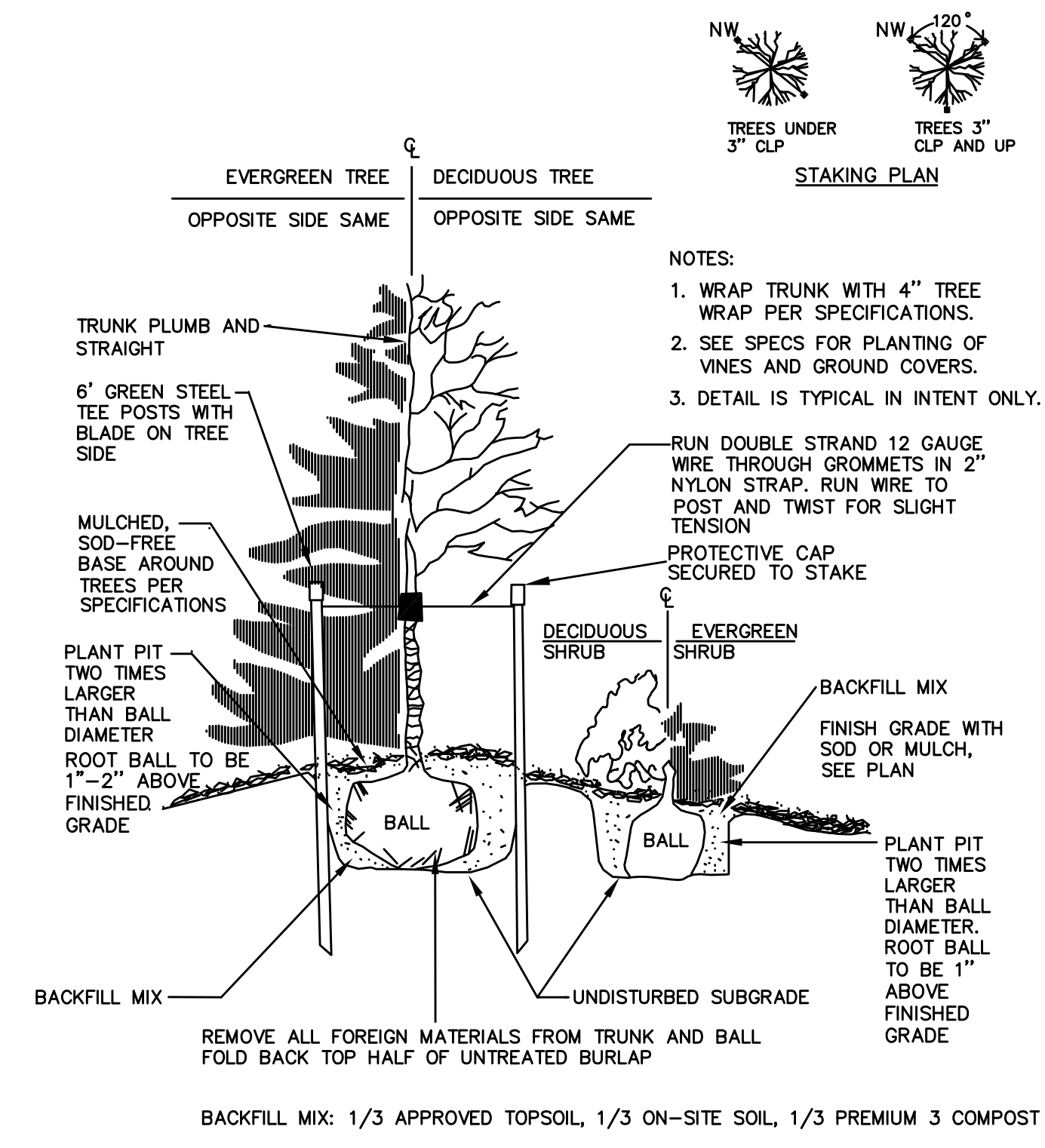
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / CONDITION
<b>BIO-RETENTION</b>				
42	MPX	MEADOW PHLOX	PHLOX PANICULATA	2 1/4" CONT.
42	LLC	LANCELEAF COREOPSIS	COREOPSIS LANCEOLATA	2 1/4" CONT.
31	SGR	SHOWY GOLDENROD	SOLIDAGO SPERGOSA	2 1/4" CONT.
30	YCF	YELLOW CONEFLOWER	RATIBIDA PINNATA	2 1/4" CONT.
22	LBS	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2 1/4" CONT.
32	AL	ARROWLEAF	SAGITTARIA LATIFOLIA	2 1/4" CONT.
38	MMW	MARSH MILKWEED	ASCLEPIAS INCARNATA	2 1/4" CONT.
31	SR	SOFT RUSH	JUNCUS EFFUSUS	2 1/4" CONT.
42	BFI	SOUTHERN BLUE FLAG IRIS	IRIS VIRGINICA	2 1/4" CONT.
48	PCG	PRAIRIE CORDGRASS	SPARTINA PECTINATA	2 1/4" CONT.

FESCUE SOD (WITH SOIL PREP.)

**BIO-RETENTION NOTES**

- INSTALLER SHOULD BE FAMILIAR WITH THE LANDSCAPE GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICE DESIGN, ST. LOUIS, MO - REV. 2, MAY 2012 & FOLLOW RECOMMENDATIONS FOR INSTALLATION.
- SEE CIVIL DRAWINGS FOR GRADING & DETAILING OF STORMWATER STRUCTURES.
- USE WESTERN RED CEDAR MULCH (GORILLA HAIR) AT A DEPTH OF 2 INCHES IN THE BIO-RETENTION BASIN. IF ROCK MULCH IS SPECIFIED USE 1-2 INCH CHICAGO BUFF (WASHED).
- TEST SOIL FOR INFILTRATION CAPACITY PRIOR TO PERFORMING ANY WORK AND REPORT ANY POORLY PERFORMING CONDITIONS TO THE LANDSCAPE ARCHITECT & CIVIL ENGINEER FOR RECOMMENDATIONS.
- COMPACTED SOILS SUCH AS THOSE THAT WERE PREVIOUSLY PARKING OR OTHER HARD SURFACE AREAS MUST BE RIPPED WITH A SUB-SOILER TO A MIN. DEPTH OF 18 INCHES. TOPSOIL WILL NEED TO BE IMPORTED FOR AREAS BEING CONVERTED FROM HARDSURFACE TO LANDSCAPE AREAS / BIO-RETENTION.

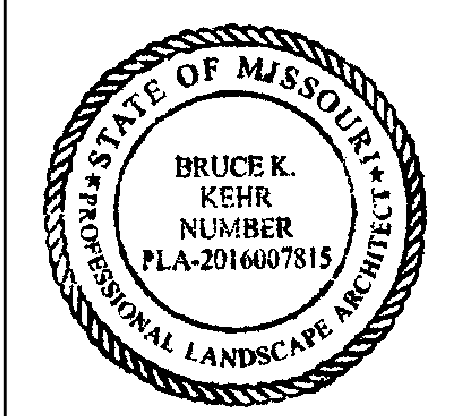
**PLANTING DETAIL**



**LANDSCAPE NOTES**

- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAIL. ALL TREES SHALL BE STAKED PER DETAIL FOR A PERIOD OF ONE YEAR. DECIDUOUS TREES ARE TO BE WRAPPED FOR THE FIRST WINTER SEASON, SEE SPECIFICATIONS. PROVIDE OWNER WITH ONE YEAR WARRANTY ON PLANT MATERIAL.
- ALL AREAS TO BE PLANTED ARE TO RECEIVE SOIL PREPARATION OF 5 C.Y. PER 1000 S.F. OF PREMIUM AGED COMPOST AMENDMENT. SUBMIT DELIVERY TICKETS TO L.A. FOR VERIFICATION OF QUANTITIES & MATERIAL.
- ALL PLANTING BEDS ARE TO RECEIVE 3" DEPTH 1"-2" CHICAGO BUFF ROCK MULCH OR WESTERN CEDAR (GORILLA HAIR) OVER A WEED CONTROL FABRIC, SEE PLAN FOR LOCATIONS. TREE RINGS ARE TO BE MULCHED WITH 3" DEPTH GORILLA HAIR CEDAR. WEED FABRIC IS NOT REQUIRED IN PERENNIAL BEDS OR TREE RINGS LOCATED IN GRASS AREAS.
- ALL PLANTING BEDS ARE TO BE CONTAINED BY A 4" INTERLOCKING STEEL EDGER, RYERSON OR OTHER APPROVED BY L.A.. EDGER IS NOT REQUIRED WHEN ADJACENT TO CONCRETE WALKS OR AROUND TREE RINGS.
- A "SPECIMEN" TREE REFERS TO A TREE BEING OF SYMMETRICAL SHAPE WITH ONE MAIN LEADER AND A MINIMUM HEIGHT OF 8 FEET FOR DECIDUOUS ORNAMENTAL TREES AND A MINIMUM HEIGHT OF 12 FEET FOR DECIDUOUS SHADE TREES.
- THE LANDSCAPER IS NOT TO START SOIL PREPARATION ACTIVITIES UNTIL MAJOR SITE GRADING HAS BEEN ACCEPTED AND IS WITHIN +/- 1.25 INCHES OF FINAL GRADE. WORK INITIATION BY THE LANDSCAPE CONTRACTOR SIGNIFIES THAT THE CONTRACTOR ACCEPTS THE GRADING AND IS RESPONSIBLE FOR FINAL GRADES SPECIFIED ON GRADING PLANS.
- ALL PLANT SUBSTITUTIONS, INCLUDING PERENNIALS, SHRUBS, AND TREES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- STOCKPILE 4-6 INCHES OF TOPSOIL TO BE RE-SPREAD FOLLOWING ROUGH GRADING. USE A RIPPER (MINIMUM DEPTH OF 12 INCHES) ON AREAS WITH COMPACTED SOIL SUCH AS PARKING AREAS BEING CONVERTED TO LANDSCAPING. SOIL BELOW EXISTING PARKING AREAS IS NOT ACCEPTABLE FOR TOPSOIL, IMPORT TOPSOIL IF NECESSARY.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND ACCOMPANYING RULES AND REGULATIONS.

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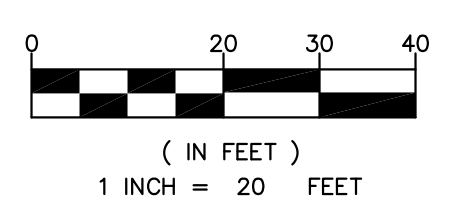
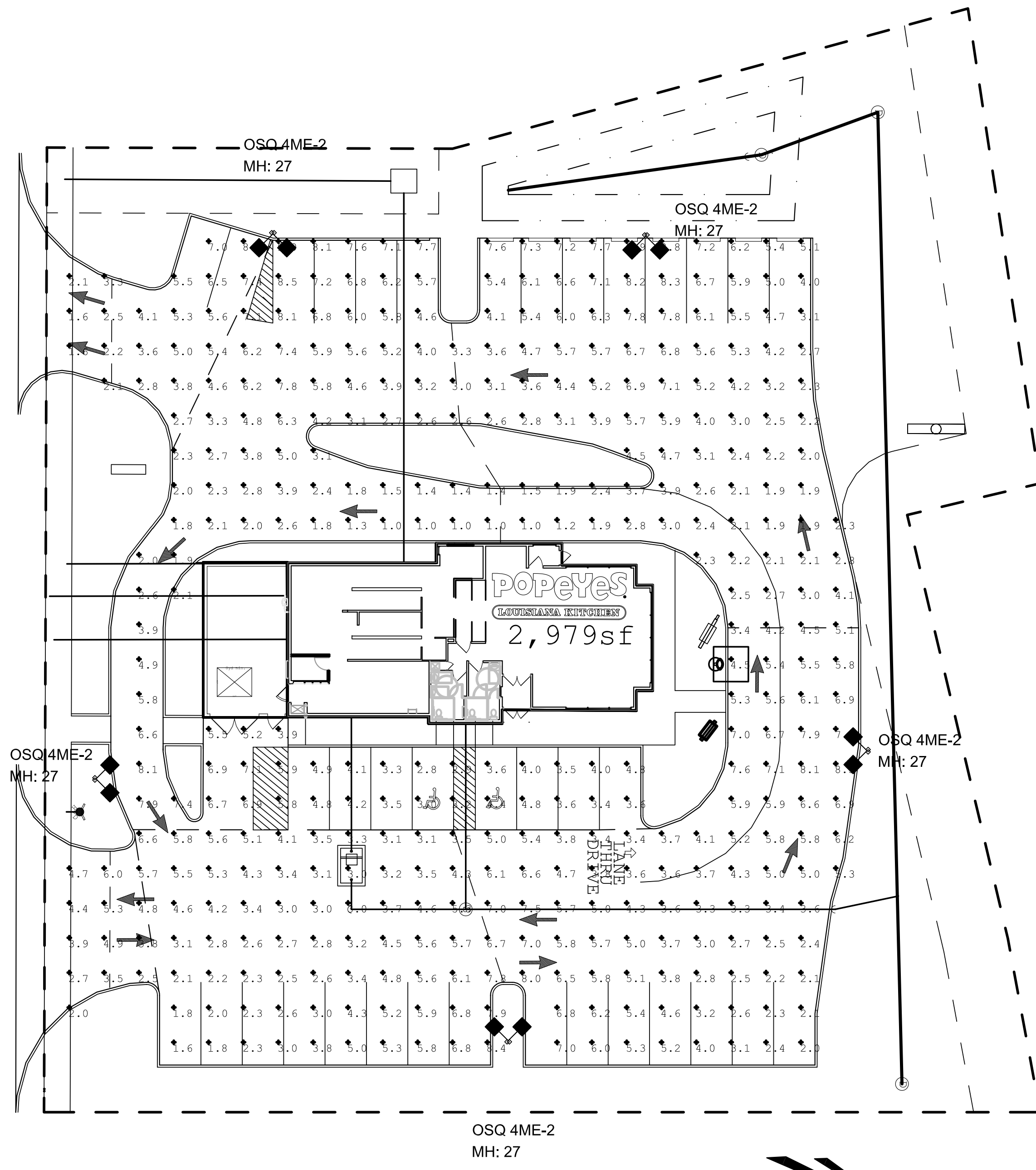
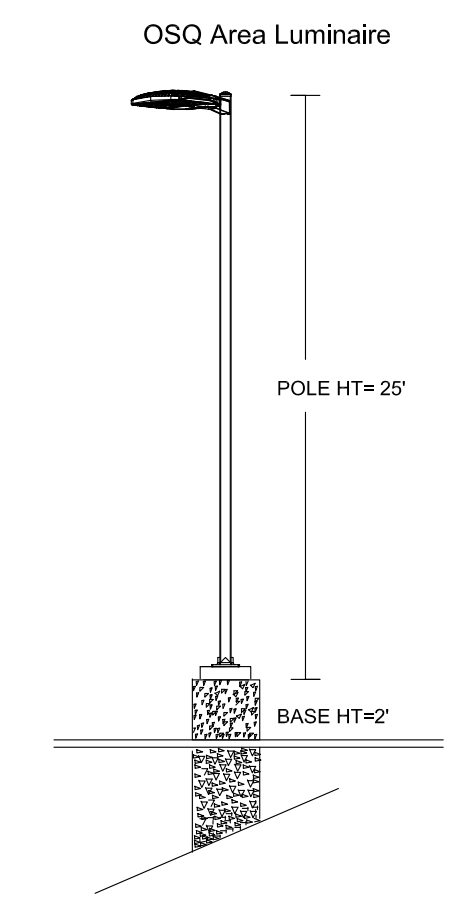
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Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
◆	6	OSQ 4ME-2	2 @ 90 DEGREES	22705	1.000	2230	OSQ-4ME-2-4ME-S-6TK-UL-BZ

Footcandles calculated using IESNA lumen values  
 Label  
 Parking Lot  
 Avg 4.43 Max 9.0 Min 1.0 Avg/Mo 4.43 Max/Mo 9.00

POLE SCHEDULE:  
 (2) OSQ-4ME-2-OT-BZ (20' x 4" STEEL SQUARE POLE, Tpa)  
 (1) OSQ-ABZ (Adjustable Arm Mount)  
 (5) PS-244 - (Walk Tension)  
 PROPOSED POLES MEET 120 MPH SUSTAINED WINDS



CITY ENGINEER STATEMENT:

ALL WORK SHALL BE CONSTRUCTED TO CITY OF BRIDGETON AND COUNTY OF ST LOUIS STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER ST ANN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

MSD PROJECT NUMBER: P-0030828-00

CITY ENGINEER (OR DESIGNEE)

DATE: \_\_\_\_\_  
**CREE**   
 Project Name: Popeye's - Bridgeton, MO  
 Date: 04/27/2016  
 Scale: 1"=16'  
 Footcandles calculated at grade  
 Layout by: Collin Withrow  
 Customer responsible to verify ordering information/catalog number prior to placing order.  
 1200 50th Street - St. Louis, MO 63117  
 www.cree.com - (800) 234-6400  
 Salesforce: SR-12704

Aug 02, 2016 - 4:44pm by rmcclellan K:\Drawings\CO\13210 Northwest Crossings, MO\ENG\CO13210\_PHOTO\METRIC.dwg

6183 E. Highway County Road 16  
 Loveland, CO 80537  
 p: 970/613/1447 f: 970/613/1897  
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**TAIT**  
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PHOTOMETRIC PLAN  
 POPEYE'S BRIDGETON  
 HZ PROPS RE, LTD  
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