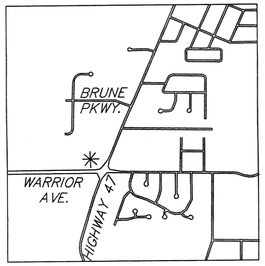
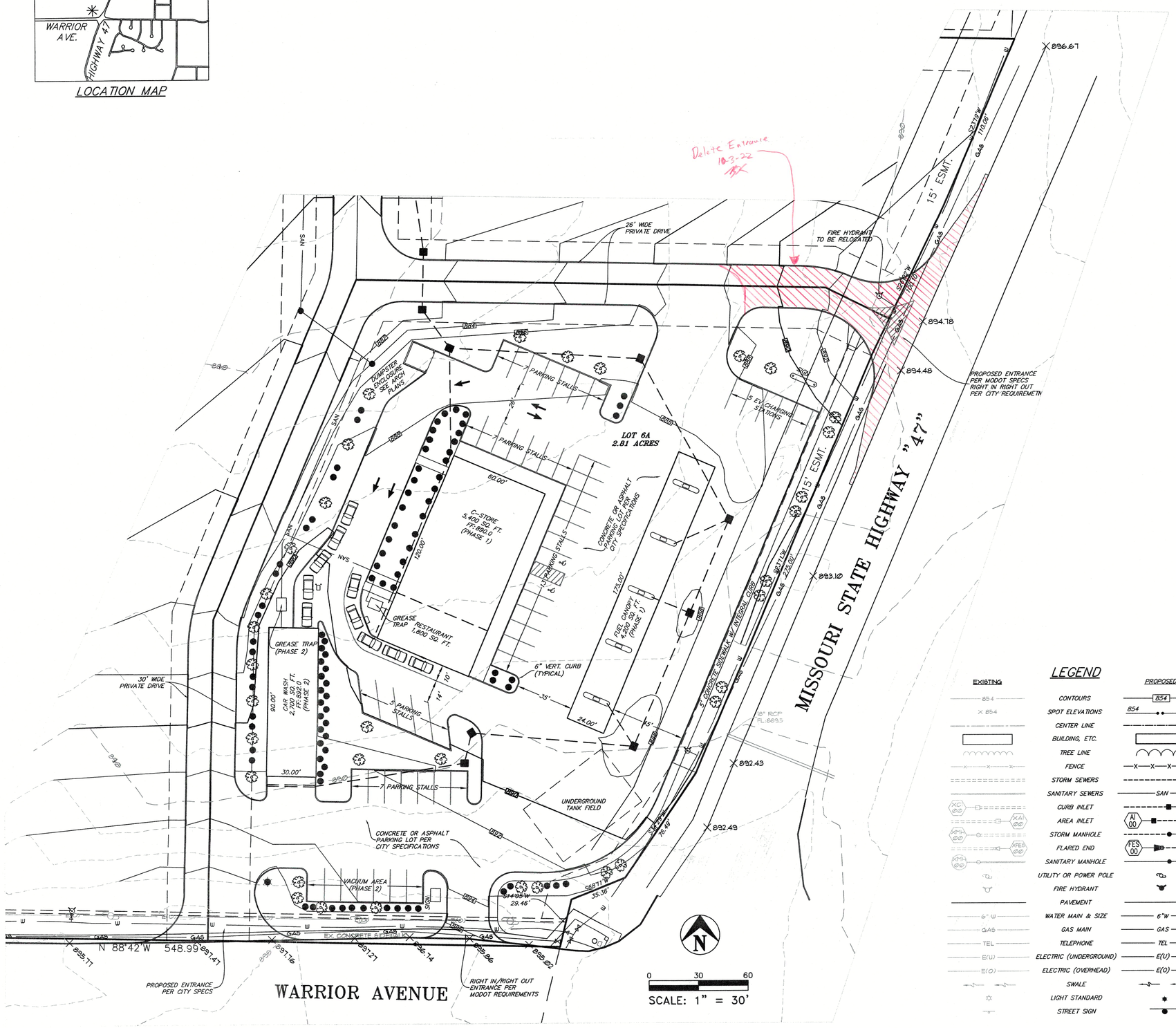
A CONDITIONAL USE SITE PLAN FOR:

NIRDOSH, LLC

A TRACT OF LAND BEING PART OF
SECTION 33, TOWNSHIP 47 NORTH, RANGE 2 WEST
CITY OF WARRENTON, WARREN COUNTY, MISSOURI



LOCATION MAP



LEGEND

EXISTING		PROPOSED
854	CONTOURS	854
× 854	SPOT ELEVATIONS	854 854
	CENTER LINE	
	BUILDING, ETC.	
	TREE LINE	
x x x	FENCE	X X X X
	STORM SEWERS	
	SANITARY SEWERS	SAN
XCI 00	CURB INLET	CI 00
XAI 00	AREA INLET	AI 00
XMH 00	STORM MANHOLE	MH 00
XFES 00	FLARED END	FES 00
XMH 00	SANITARY MANHOLE	MH 00
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	PAVEMENT	
6" W	WATER MAIN & SIZE	6"W
GAS	GAS MAIN	GAS
TEL	TELEPHONE	TEL
E(U)	ELECTRIC (UNDERGROUND)	E(U)
E(O)	ELECTRIC (OVERHEAD)	E(O)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	

DEVELOPMENT NOTES:

1. Owner: NIRDOSH LLC, 111 Bobcat Ct, Wentzville, MO 63385
2. Site Address: ___ S. Highway 47, Warrenton, MO 63383
3. Area of Site: 2.81 ac
4. Current Zoning: C-3 Highway Commercial
5. Previous Use: Vacant Land
6. Proposed Use: Convenience Store w/ Fuel, Drive Thru Restaurant, Car Wash
7. Setbacks: None
8. Building Size: Proposed C-Store: 5,400 sq. ft.; Proposed Restaurant: 1,800 sq. ft.; Proposed Car Wash: 2,700 sq. ft.
9. Site is served by:
   A. City of Warrenton Sewers
   B. City of Warrenton Water
   C. Ameren Electric
   D. Century-Link Telephone
   E. Warrenton Fire Protection District
   F. Warren County R-III School District
10. All proposed utilities shall be located underground.
11. Parking Calculations:
    Retail Store: One (1) parking space for each two hundred fifty (250) square feet of floor area:
    5,400 sq. ft. / 250 sq. ft. = 21.6 = 22 Parking Spaces Required.
    Restaurant: One (1) parking space for each one hundred (100) square feet of floor area:
    1,800 sq. ft. / 100 sq. ft. = 18 Parking Spaces Required.
    22 + 18 = 38 Parking Spaces Required, 39 Parking Spaces Provided
    Handicapped Stalls: 2 ADA spaces required. 2 Provided.
12. A ratio of at least 1 2.5" caliper shade tree per 7 parking spaces is required. 39 / 7 = 5.6 = 6 parking trees are required and 6 are proposed.
    A ratio of 1 2.5" caliper shade tree per 40 linear feet of street frontage. 630 LF / 40 = 15.75 = 16 street trees required and 16 are proposed.
13. Foundation Shrubs: 1 shrub per 10 feet of proposed building foundation is required. (per Sec. 405.265.F.4) 600 LF / 10 = 60 foundation shrubs are required and 60 are proposed.
    Additional Trees & Shrubs have been added along the west & south side of the site to help provide a visual buffer to the nearby residences.
14. Building to Site Ratio: 10.5%
15. All lighting shall be in compliance with the City of Warrenton's requirements. Period of illumination will be dusk to dawn. Lighting shall be provided by existing wall packs on building.
16. A Missouri DNR Land Disturbance permit will be required for this site.
17. Storm Run-off Calculations:
    PREDEVELOPED & POSTDEVELOPED:
    10 YR 20 MIN (5% Impervious): 1.59 cfs/acre
    10 YR 20 MIN (90% Impervious): 3.14 cfs/acre
    100 YR 20 MIN (5% Impervious): 2.29 cfs/acre
    100 YR 20 MIN (90% Impervious): 4.53 cfs/acre
    10 YR 20 MIN STORM
    Predeveloped Runoff = 2.81 ac x 1.59 cfs/ac = 4.47 cfs
    Postdeveloped Runoff = 2.81 ac x 3.14 cfs/ac = 8.82 cfs
    Change in Stormwater Run-off = 8.82 cfs – 4.47 cfs = 4.35 cfs
    100 YR 20 MIN STORM
    Predeveloped Runoff = 2.81 ac x 2.29 cfs/ac = 6.43 cfs
    Postdeveloped Runoff = 2.81 ac x 4.53 cfs/ac = 12.73 cfs
    Detention Required = 12.73 cfs – 6.43 cfs = 6.30 cfs
    Detention for All of Brune Business Park has been provided by regional detention basin located at the north end of the subdivision. No additional detention is proposed.
18. No signage is proposed by this plan. All signage will be by seperate permit.
19. MODOT approval will be required for any work within MODOT right-of-way.
20. Existing contours based on USGS Lidar data. Existing spot elevations are based on field survey.
21. Additional landscaping along Warrior Ave. has been provided to buffer residential property to the south.
22. Dumpster Enclosure shall match proposed building. See architect plans for details.
23. The construction of the Car Wash, Vacuums and related accessories may be part of a future phase.

LANDSCAPE LEGEND:

INDICATES PROPOSED 2.5" CALIPER MEDIUM TO LARGE DECIDUOUS SHADE TREE (EX. OAK, MAPLE, HICKORY, ETC.)

INDICATES PROPOSED SHRUB (AZALEA, HOSTA, RHODODENDRUM, OR OTHER HARDY VARIETY)

NOTE: LANDSCAPE PLAN AS SHOWN MEETS REQUIREMENTS OF THE CITY OF WARRENTON LANDSCAPE CODE. THESE PLANS MAY BE MODIFIED BY A QUALIFIED LANDSCAPE DESIGNER AS LONG AS THEY STILL MEET ALL REQUIREMENTS OF THE CITY OF WARRENTON.

MISSOURI ONE CALL SYSTEM, INC. 1-800-DIG-RITE STOP! CALL BEFORE YOU DIG!

Warrenton Public Works:
(636) 456-3535

ISSUE	DATE – REMARKS
1	10/29/2021 – CITY SUBMITTAL
2	11/29/2021 – Revised Per City Comments
3	12/17/2021 – Revised Per Comments

PREPARED FOR:
NIRDOSH, LLC
attn: Jatin Patel
111 Bobcat Ct.
Wentzville, MO 63385
(847) 436-8929

STATE OF MISSOURI BART BRANDON Number PE-2007020234 PROFESSIONAL ENGINEER 12-17-21

PREPARED BY:
Lewis - Bade, Inc.
LSC-312 & EGC-1369
101 E. Walton St.
Warrenton, Missouri 63383
(636) 456-2615 (FAX) 456-7252
Professional Land Surveyors and Professional Engineers

NIRDOSH LLC
C.U.P. SITE PLAN

PROJECT NO:	21207
DESIGNED BY:	BART
DRAWN BY:	BRANDON
CHECKED BY:	R.L.L.
SHEET NO:	1 OF 1

F:\2021\21207 - NIRDOSH (LOT 6 BRUNE)\SITE PLAN REVISED 12-17-2021.DWG 12/17/2021 2:03:50 PM