

**GENERAL NOTES:**

1. THE SITE AREA IS 1.53 AC.
  2. PROPOSED USE: RESTAURANT
  3. ACCOUNT/PARCEL #: Y051800081  
MAP ID #: XXXXX
  4. CURRENT ZONING: C-2 GENERAL BUSINESS DISTRICT
  5. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF O'FALLON, ST. CHARLES COUNTY AND THE STATE OF MISSOURI.
  6. U.S.G.S. BENCHMARK STATION: 5C-18, ELEV.-811.55.
- BOTH THE STATION AND THE AZMUTH MARK ARE STANDARD MD DNR ALUMINUM DISK. THE STATION IS STAMPED "5C-18, 1999" THE AZMUTH IS STAMPED "5C-12, 1999". BOTH DISK ARE SET IN 12 INCH DIAMETER BY 30 INCH DEEP CONCRETE MONUMENTS FLUSH WITH THE GROUND.
- PROJECT BM: TOP OF STORM SEWER GRATE INLET, WESTERN SIDE OF HIGHWAY K, SOUTH OF LOT 4F, ELEV.-555.74
7. PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS PROFESSIONAL SERVICES, INC., DATED NOVEMBER, 2004. ADDITIONAL INFORMATION PROVIDED BY THE CITY OF O'FALLON AND ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE.
  8. UTILITIES/DISTRICTS:  
WATER: MISSOURI AMERICAN WATER CO. - (314) 996-2286  
GAS: LA CLEDE GAS CO. - (314) 821-8960  
TELEPHONE: CENTURY-TEL TELEPHONE - (800) 201-4102  
ELECTRIC: AMEREN UE - (800) 552-7583  
SANITARY SEWER: DUCKETT CREEK SEWER DIST. - (636) 441-3825  
SCHOOL DISTRICT: FRANCIS HOWELL SCHOOL DISTRICT  
FIRE DISTRICT: COTTLEVILLE FIRE PROTECTION DISTRICT - (636)447-6855  
WATER/SEWER: PUBLIC WATER DISTRICT #2 - (636) 561-3737
  9. TRACT IS LOCATED IN:  
WELDON SPRING, MO USGS QUADRANGLE MAP  
WURNENBURG MAP PAGE 56, SECTION RW-23
  10. SITE ADDRESS: 4551 HIGHWAY K
  11. BUILDING SETBACKS ALONG INT. DRIVES - 10'  
REAR YARD - 5'  
ALONG HIGHWAY K - 25'
  12. BUILDING HEIGHT: PROPOSED BUILDING NOT TO EXCEED 50' OR 3-STORIES.
  13. ALL SIGNAGE TO REQUIRE SEPARATE REVIEW, APPROVAL AND PERMITS. MONUMENT SIGN TO BE PROPOSED WHEN TENANT HAS BEEN ACQUIRED
  14. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
  15. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR 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 GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNERS AND/OR THE CITY OF O'FALLON AND MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR DRAINS SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON.
  16. TREE PRESERVATION CALC'S. BARE SITE, NO EXISTING TREES. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING.
  17. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
  18. PROPOSED DETENTION TO BE PROVIDED UNDERGROUND. EXISTING STORM SEWER ALONG HIGHWAY K IS SIZED TO ACCEPT THE FINAL RUN-OFF PER U.S. DRIMES.
  19. REFER TO SEPARATE STORM WATER MANAGEMENT PLAN BY ZAVRADINOS PROFESSIONAL SERVICES, INC. FOR THE UNDERGROUND DETENTION HYDRAULICS.
  20. ALL SIGN LOCATIONS AND SHEET MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION. SIGN LOCATIONS TO BE SHOWN ON THE PLAN.
  21. ALL SIGN POSTS, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTPROOF PENETRATING SEALER 36 AND CARBOLINE 153-1R PAINT FOR EDGELIGHT AS APPROVED BY THE CITY AND MCDOT. SIGN RESISTING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM THE TRAFFIC CONTROL SIGN.
  22. CONTRACTOR TO SUBMIT ENGINEERING DRAWINGS TO THE CITY FOR THE RETAINING WALL CONTAINING THE FOLLOWING:  
A) TOP OF WALL & FOOTING ELEVATIONS  
B) STEPS IN FOOTING DESIGN  
C) LOCATION OF THE GEGRID DESIGNATED ON THE PROFILE  
D) EXISTING & PROPOSED DIMENSIONS  
E) WALL STRUCTURAL CALCULATIONS (SIGNED & SEALED BY P.E.) SHOWING 1.5 OVERTURN FACTOR OF SAFETY PER IBC.
  23. PROPOSED STORM SEWERS TO BE DESIGNED WITH FULL RUN TO SIZE PIPES. FREEBOARD TO BE 1'/2" ALL AND 2'/TOP ALL.
  24. MINIMUM VELOCITY OF FLOW SHALL EXCEEDS 3 FPS FOR PIPES GREATER THAN 36".
  25. ALL STRUCTURES SHALL BE PRE-CAST WITH A 2" FALL INSIDE THE STRUCTURE.
  26. TRAFFIC CONTROL IS TO BE PER MOST OR MIXED STANDARDS, WHICHEVER IS MOST STRINGENT.
  27. THE CITY WILL ALLOW THE FOLLOWING MARKERS AND ADHESIVE PROCEDURES ONLY AS SHOWN IN THE TABLE BELOW. "HEEL AND STICK" ADHESIVE PADS WILL NOT BE ALLOWED. PROVIDE A MARKING ON THE STORM SEWER INLETS.

28. THE FOLLOWING SYSTEMS SHALL BE USED TO ENHANCE THE EROSION CONTROL IMPACT TO THE EXISTING STORM SYSTEM WITHIN THE LABOURE CENTRE. "SOCK" STYLE SILTATION SYSTEM TO BE UTILIZED, ADDITIONAL SILTATION BASINS AT ALL OFFSITE DRAINAGE COURSES, SURVEYS TO CHECK SILTATION LEVELS IN THE SILTATION BASIN PIPE AND POST CONSTRUCTION, AND WEEKLY REPORTS OF SILTATION TURNED INTO THE CITY.
29. SHOULD GRADING OR CONSTRUCTION OPERATIONS ON THIS PROPERTY ADVERSELY EFFECT THE EXISTING DETENTION BASIN IN THE LABOURE CENTRE, THIS DEVELOPER SHALL BE RESPONSIBLE FOR CLEANING THE BASIN PRIOR TO OCCUPANCY PERMITS BEING ISSUED FOR ANY OF THE OFFICE BUILDINGS.
30. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
31. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
32. THE CITY OF O'FALLON TO BE CONTACTED FOR UTILITY LOCATED UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM AND TRAFFIC LOCATES.
33. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISH GRADE NOT TO EXCEED A 3:1 SLOPE(S) HORIZONTAL TO 1 VERTICAL (33%) UNLESS SPECIFICALLY APPROVED OTHERWISE.
34. GRADES FOR ENTRANCES SHOULD NOT EXCEED 2% AT WALKS, 4% FROM STREET AND 10% OVERALL. TYPICAL 2% FROM FROM BACK OF CURB THROUGH THE RIGHT-OF-WAY IS DESIRED.
35. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOILS REPORT PRIOR TO OR 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:  
1) MAXIMUM DRY DENSITY  
2) OPTIMUM MOISTURE CONTENT  
3) MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT  
4) CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 80% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHO 1-100 COMPACTION TEST (A.S.T.M.-D-1557)" OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST (ASTM 1-99, METHOD C)" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.  
5) CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT  
6) SPECIFIC GRAVITY  
7) NATURAL MOISTURE CONTENT  
8) LIQUID LIMIT  
9) 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 SITE.
36. NEW ENTRANCES TO REMOVE EXISTING CURB TO THE NEAREST JOINT FOR CONNECTION. SEE SHEET 10 FOR ENTRANCE WARPINGS.
37. REFER TO STORM WATER MANAGEMENT PLAN BY ZAVRADINOS PROFESSIONAL SERVICES FOR THE UNDERGROUND DETENTION CALCULATIONS. ATTACHED UNDER SEPARATE COVER.
38. ALL HVAC UNITS EITHER ROOFTOP MOUNTED OR GROUND MOUNTED WILL BE SCREENED BY PARAPETS OR LANDSCAPING FROM VIEW. PARAPET AND/OR LANDSCAPING SHALL BE AS HIGH AS THE TALLEST UNIT.
39. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER TWO (2) WEEKS ARE TO BE SEEDED AND MULCHED. (DNR REQUIREMENT)
40. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
41. HDPE PIPE IS TO BE 4-12"WT OR EQUAL ANY TO MEET ASTM C1417 WATER TIGHT FIELD TEST.
42. TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DESTRUCTIVE MATERIAL SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND NOTATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
43. ALL GRADES FOR ENTRANCES SHOULD NOT EXCEED 2% AT WALKS, 4% FROM STREET AND 10% OVERALL. TYPICAL 2% FROM FROM BACK OF CURB THROUGH THE RIGHT-OF-WAY IS DESIRED.
44. AT NEW ENTRANCE CONSTRUCTION, ALL PAVEMENT IS TO BE REMOVED TO THE NEAREST CURB JOINT.
45. IF THE PROPOSED ENTRANCE IS INTERSECTING WITH AN EXISTING ROADWAY THAT IS NOT CURBED, THEN THE CURBING ON THE NEW ENTRANCE SHALL BEGIN 10' FROM THE EDGE OF THE EXISTING ROADWAY.
46. ALL SILTATION AND EROSION CONTROL MEASURES (SILT FENCES, SILTATION BASINS, ETC.) TO FOLLOW ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
47. NOTE 36" COVER REQUIRED OVER STORM AND SANITARY LINES.
48. ALL IRON INLETS TO HAVE BEADING TRAILS AT 2% MINIMUM.
49. ALL DROP MANHOLES TO BE 48" DIAMETER MINIMUM.
50. PROVIDE 20' OF DUCTILE IRON PIPE WHEN THE SANITARY LINE CROSSES OVER THE STORM LINE SEWER LINES.
51. ILLUMINATION ATTRIBUTABLE TO EXTERIOR LIGHTING AS MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 0.5 FOOT-CANDELES.
52. ALL UTILITIES CROSSING UNDER EXISTING STREETS OR COLLECTOR SIZE AND GREATER SHALL BE IN CONDUIT OR CASING PIPE.
53. ALL PROPOSED UTILITIES UNDER EXISTING CITY OF O'FALLON STREETS SHALL BE BORED.

Manufacturer	Size	Adhesive	Style	Message (Font #)	Website
ADP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (50-W-50)	www.adpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains To Streams (#605)	www.dasmanufacturing.com

**NOTES, cont.:**

54. FLOOD DATA PROVIDED PER FIRM MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, PARCEL 450 OF 525, MAP NUMBER 2918300430 E, REVISED AUGUST 2, 1996. DATA VERIFIED WITH FEMA OH-LIKE WEB SITE.
55. RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
56. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHO 1-100 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM 1-99). ALL FILL PLACED IN PROPOSED AREAS 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. NOTE THAT THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
57. ALL JOINTS SHALL BE CASIETED "D-RING" TYPE.
58. SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER. (NOTE THAT AT LEAST ONE EIGHT FOOT WIDE HANDICAP ACCESSIBLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESSIBLE).
59. IRONIC SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER CONSTRUCTION. PRECAST CONCRETE STRUCTURES MAY TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
60. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER ROADWAYS MUST HAVE THE PROPER ROCK BACKFILL AND TO REQUIRE COMPACTION.
61. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
62. ALL PROPOSED FENCING TO REQUIRE SEPARATE PERMITS THROUGH PLANNING DIVISION.

**LOT CALCULATIONS**

A) LOT COVERAGE (RESTAURANT)  
OVERALL LOT 4F..... 57,891 S.F. - 100%  
BUILDING (& PATIO)..... 9,025.11 S.F. - 15.5%  
COOLER (AREA NOT INCLUDED IN PRKG. COUNTY)..... 437 S.F. - 0.8%  
PARKING & DRIVES..... 38,462 S.F. - 66.0%  
PARKING LOT GREENSPACE..... 1,886 S.F. - 3.2%  
PERIMETER GREENSPACE AREA..... 8,394 S.F. = 14.5%  
100.0%

B) PROPOSED BUILDING & PARKING INFORMATION:  
TOTAL BLDG. & PATIO S.F. = 9025.11 S.F.  
RESTAURANT | 1 SPACE/100 S.F. = 20 SP.  
  
REQUIRED:  
2025/100+20 = 110 SPACES  
HANDICAPPED NEEDED = 3 SPACES  
  
PROVIDED:  
SPACES PROVIDED = REGULAR SPACES = 89  
COMPACT.....1  
VAN HO.....1  
REG. HO.....4  
SPACES TOTAL: 115

C) BICYCLE PARKING SPACES:  
109 PARKING/715 BIKES=7.3 SPACES REQUIRED  
BIKE RACK LOCATED ADJACENT TO FRONT ENTRANCE.

**NOTES, cont.:**

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68. IRONIC SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY OR STORM SEWER CONSTRUCTION. PRECAST CONCRETE STRUCTURES MAY TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
69. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER ROADWAYS MUST HAVE THE PROPER ROCK BACKFILL AND TO REQUIRE COMPACTION.
70. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
71. ALL PROPOSED FENCING TO REQUIRE SEPARATE PERMITS THROUGH PLANNING DIVISION.

**LOT CALCULATIONS**

A) LOT COVERAGE (RESTAURANT)  
OVERALL LOT 4F..... 57,891 S.F. - 100%  
BUILDING (& PATIO)..... 9,025.11 S.F. - 15.5%  
COOLER (AREA NOT INCLUDED IN PRKG. COUNTY)..... 437 S.F. - 0.8%  
PARKING & DRIVES..... 38,462 S.F. - 66.0%  
PARKING LOT GREENSPACE..... 1,886 S.F. - 3.2%  
PERIMETER GREENSPACE AREA..... 8,394 S.F. = 14.5%  
100.0%

B) PROPOSED BUILDING & PARKING INFORMATION:  
TOTAL BLDG. & PATIO S.F. = 9025.11 S.F.  
RESTAURANT | 1 SPACE/100 S.F. = 20 SP.  
  
REQUIRED:  
2025/100+20 = 110 SPACES  
HANDICAPPED NEEDED = 3 SPACES  
  
PROVIDED:  
SPACES PROVIDED = REGULAR SPACES = 89  
COMPACT.....1  
VAN HO.....1  
REG. HO.....4  
SPACES TOTAL: 115

C) BICYCLE PARKING SPACES:  
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BIKE RACK LOCATED ADJACENT TO FRONT ENTRANCE.

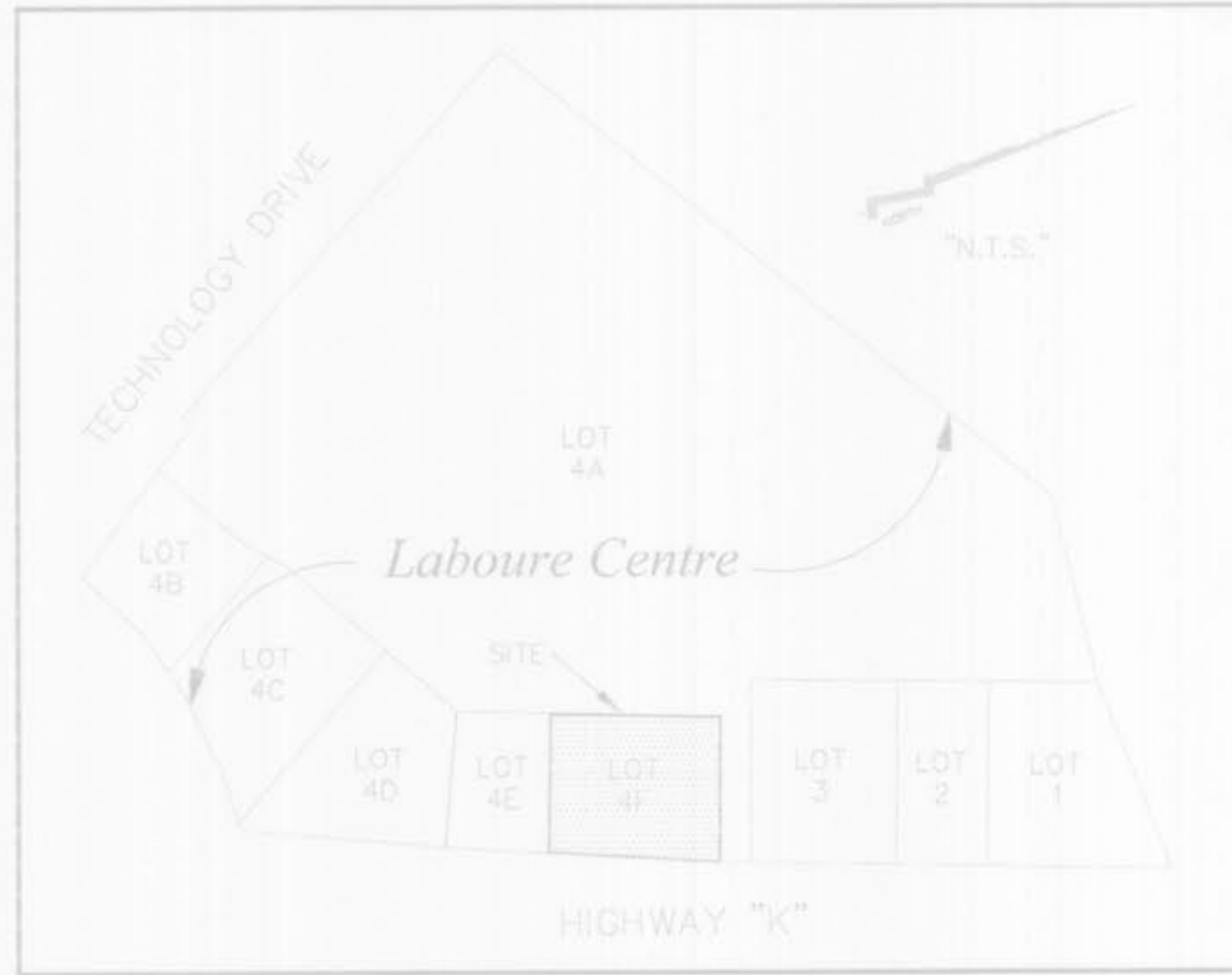
# ASBUILT PLANS

## CONSTRUCTION PLANS

for

# Bistro of Japan

LOT 4F OF OF WILLIAM H. ERKER SUBDIVISION CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI A BOUNDARY ADJUSTMENT OF LOTS 4A, 4B, 4C, 4D, 4E, AND 4F IN U.S. SURVEY 1869, TOWNSHIP 46 NORTH, RANGE 3 EAST



**LEGEND**

- Drainage Flow Arrow
- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line and Size
- Tie and Valve
- Fire Hydrant
- Gas
- Existing Fence Line
- Existing Pole Line
- Proposed Contour
- Street Sign
- Power Pole
- Sky Wire
- Light Standard (7'1/2" Height 24")
- Gas Line
- Electric Line
- Telephone Line
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Found Old Iron Pipe
- Found Sky Iron Rod
- Reinforced Concrete Pipe
- Compacted Metal Pipe
- Polyvinyl Chloride Pipe
- Cast Iron Pipe
- End Pipe
- Flared End Section
- Clean Out
- Manhole
- To Be Removed
- Set I.R. Set Iron Rod with Cap
- Old Iron Pipe
- Old Iron Rod
- New Light Standard

**SHEET INDEX:**

SHEET NO.	DESCRIPTION
1 OF 11	COVER SHEET
2 OF 11	SITE PLAN
3 OF 11	GRADING PLAN
4 OF 11	UNDERGROUND DETENTION
5 OF 11	LANDSCAPE PLAN (L.A.)
6 OF 11	DETAILS
7 OF 11	DETAILS
8 OF 11	DETAILS
9 OF 11	U.G. DETENTION & PROFILES
10 OF 11	DETAILS
11 OF 11	DETAIL SHEETS

**OWNER/DEVELOPER:**  
JOHNNY YOON  
523 MALINMOOR DRIVE  
ST. CHARLES, MO 63304  
PHONE (314) 650-3937

**ENGINEER / SURVEYORS:**  
ZAVRADINOS PROFESSIONAL SERVICES, INC.  
17813 EDISON AVENUE, SUITE 201  
CHESTERFIELD, MO 63005  
PHONE (636) 946-5555  
FAX (636) 449-0148

**ARCHITECT:**  
SUNG ARCHITECTURE, LLC  
4122 KEATON CROSSING BLVD., SUITE 105  
O'FALLON, MO 63304  
PHONE (636) 300-1810  
FAX (636) 300-1840

**LANDSCAPE ARCHITECT:**  
LANDSCAPE TECHNOLOGIES  
67 JACOBS CREEK DRIVE  
ST. CHARLES, MO 63304  
PHONE (636) 928-1250  
FAX (636) 928-4563

**PHOTOMETRICS:**  
LIGHTING & ASSOCIATES  
186 EAST KIRKHAM  
WEBSTER GROVES, MO 63119  
PHONE (314) 531-3500  
FAX (314) 531-3737



CONTRACTOR TO NOTIFY MoDOT TRAFFIC DIVISION TO LOCATE ANY EXISTING SIGNAL AND LIGHTING UNDERGROUND CABLES OR WIRES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR EARTHWORK. (314) 340-4400



Missouri One Call System, Inc.  
Call Before You Dig!  
1-800-DIG-RITE  
(1-800-344-7483)

O'FALLON P & Z CASE # 905.01  
(P & Z APPROVAL / 3-16-06)

DATE:	NO.:	REVISION:

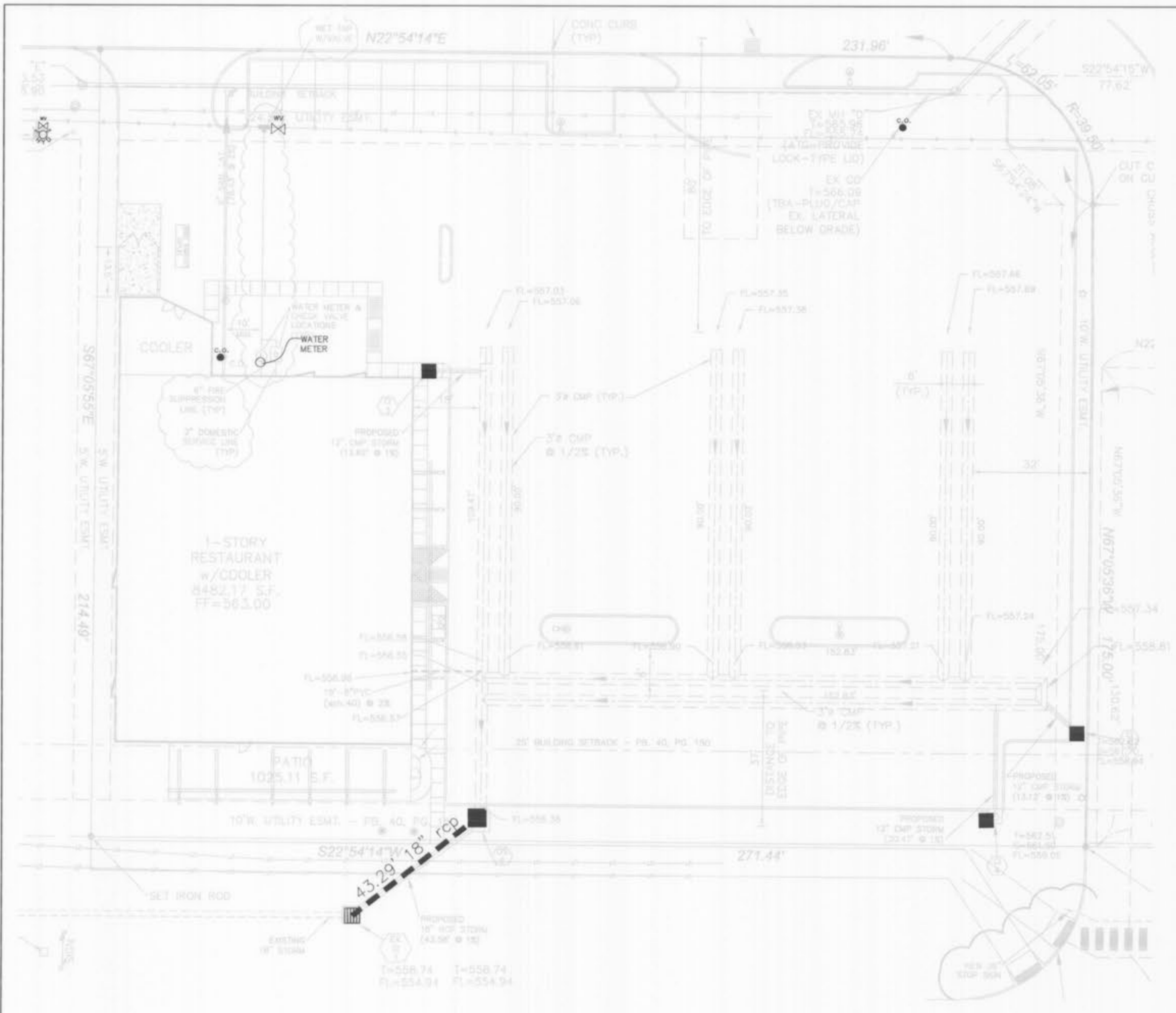
**MUSLER ENGINEERING COMPANY**

CIVIL ENGINEERING - PLANNING - LAND SURVEYING

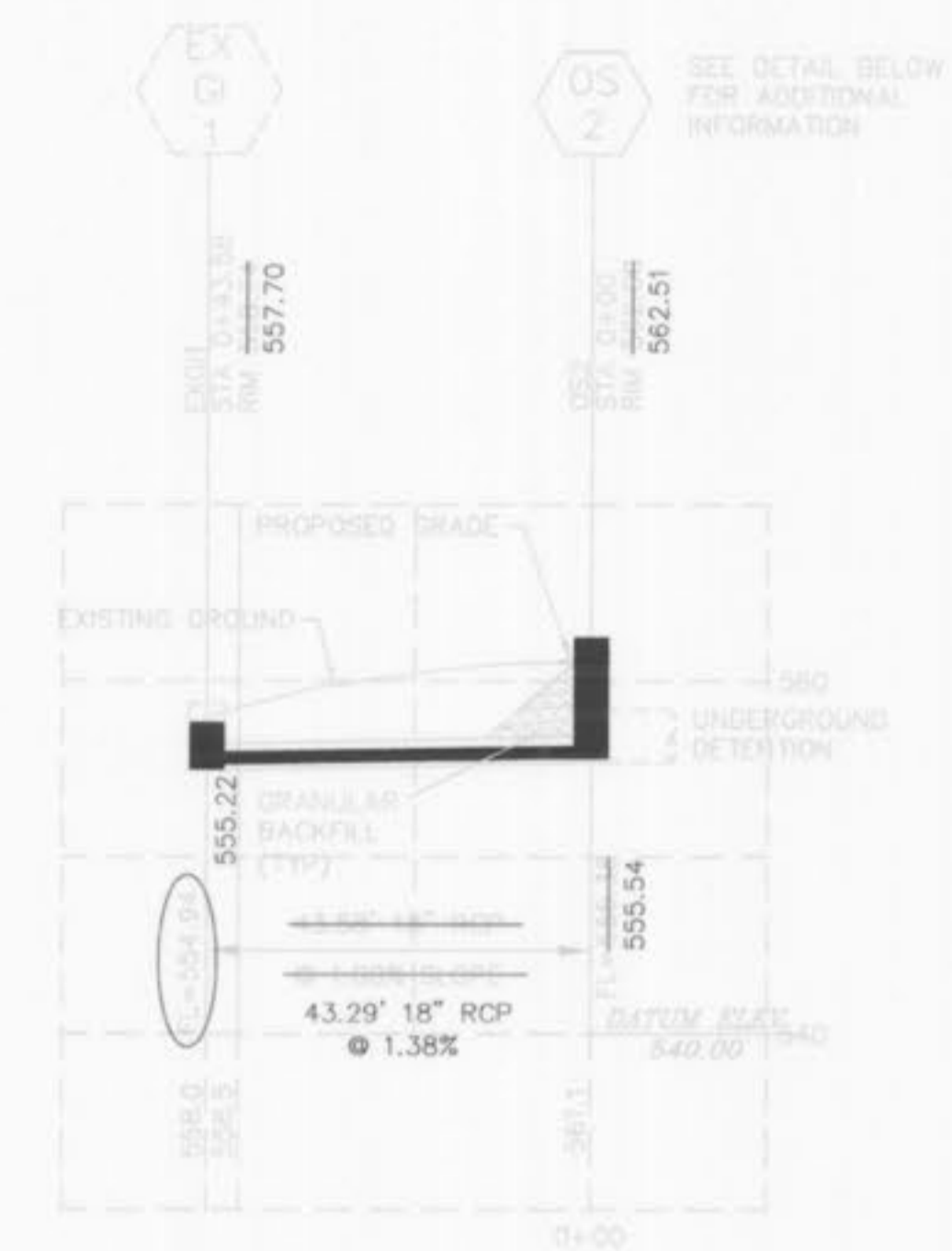
32 Portwest Court, St. Charles, Missouri 63303  
Telephone: (636) 916-0444 Fax: (636) 916-3444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
03-02-07	MWN	RSM	07-964	1-0F-2

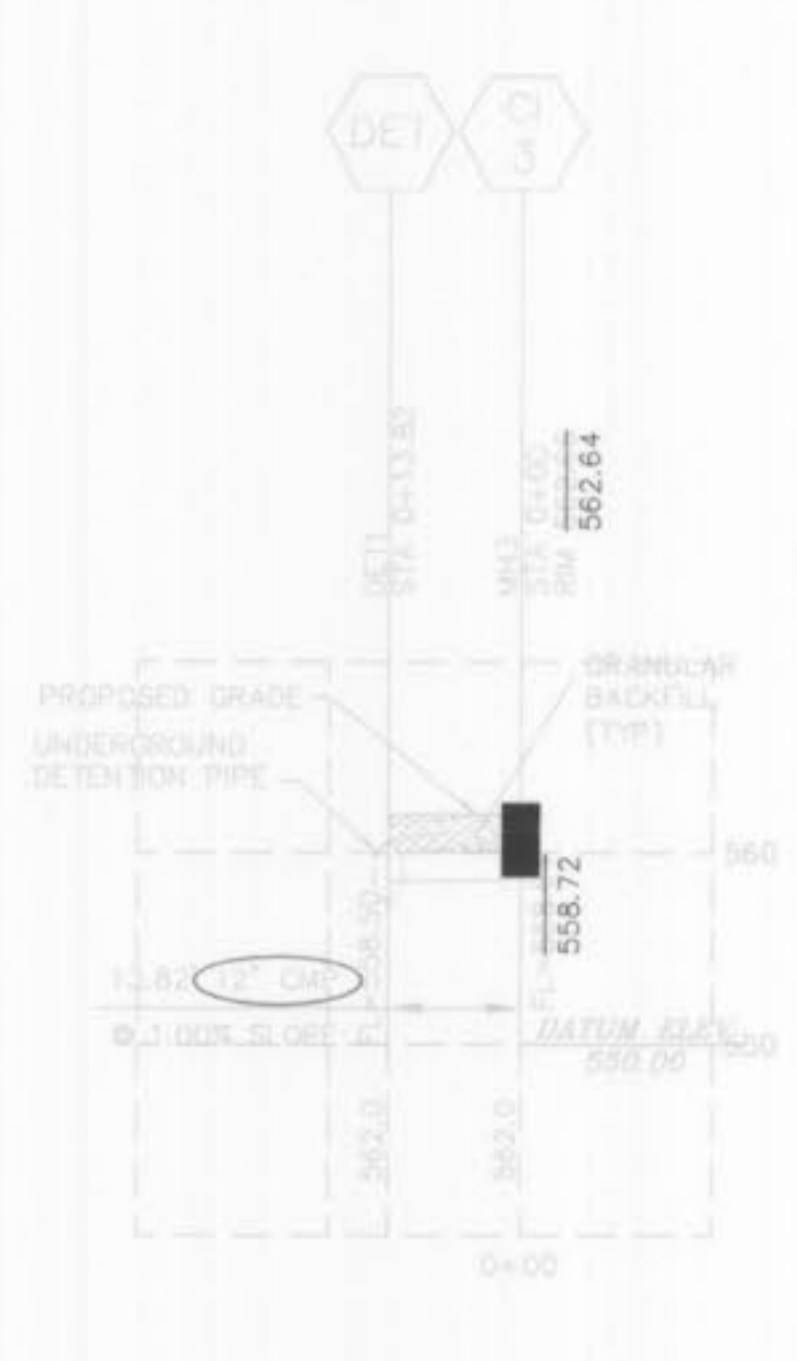




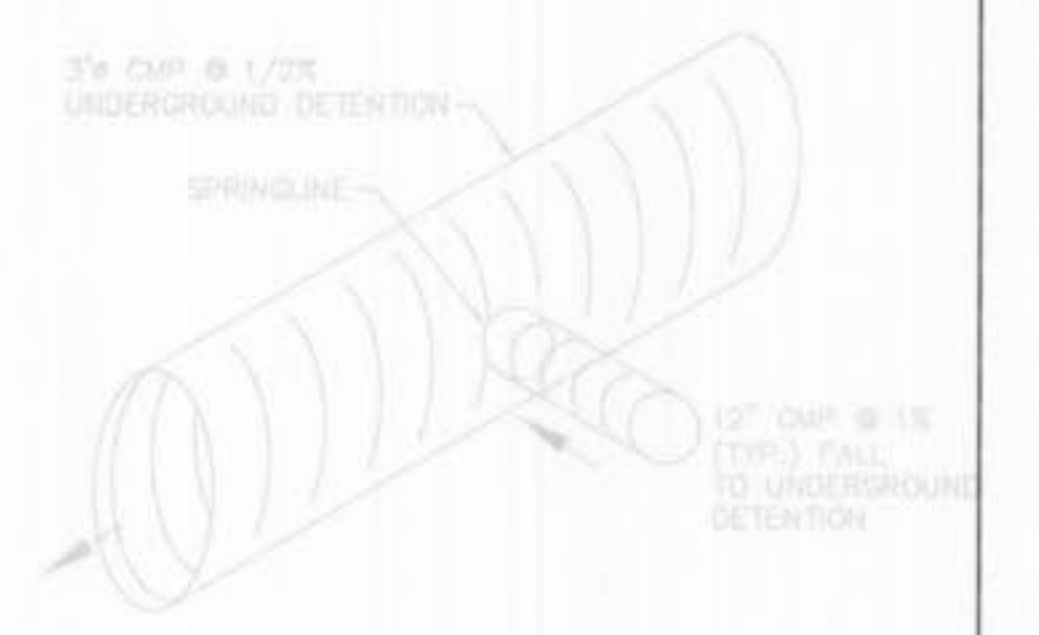
UNDERGROUND DETENTION LAYOUT  
 SCALE: 1"=10'



EXIST. OH TO OS2  
 STORM SEWER PROFILE  
 SCALE: 1"=20' HORIZ.  
 1"=10' VERT.  
 "PRIVATE"



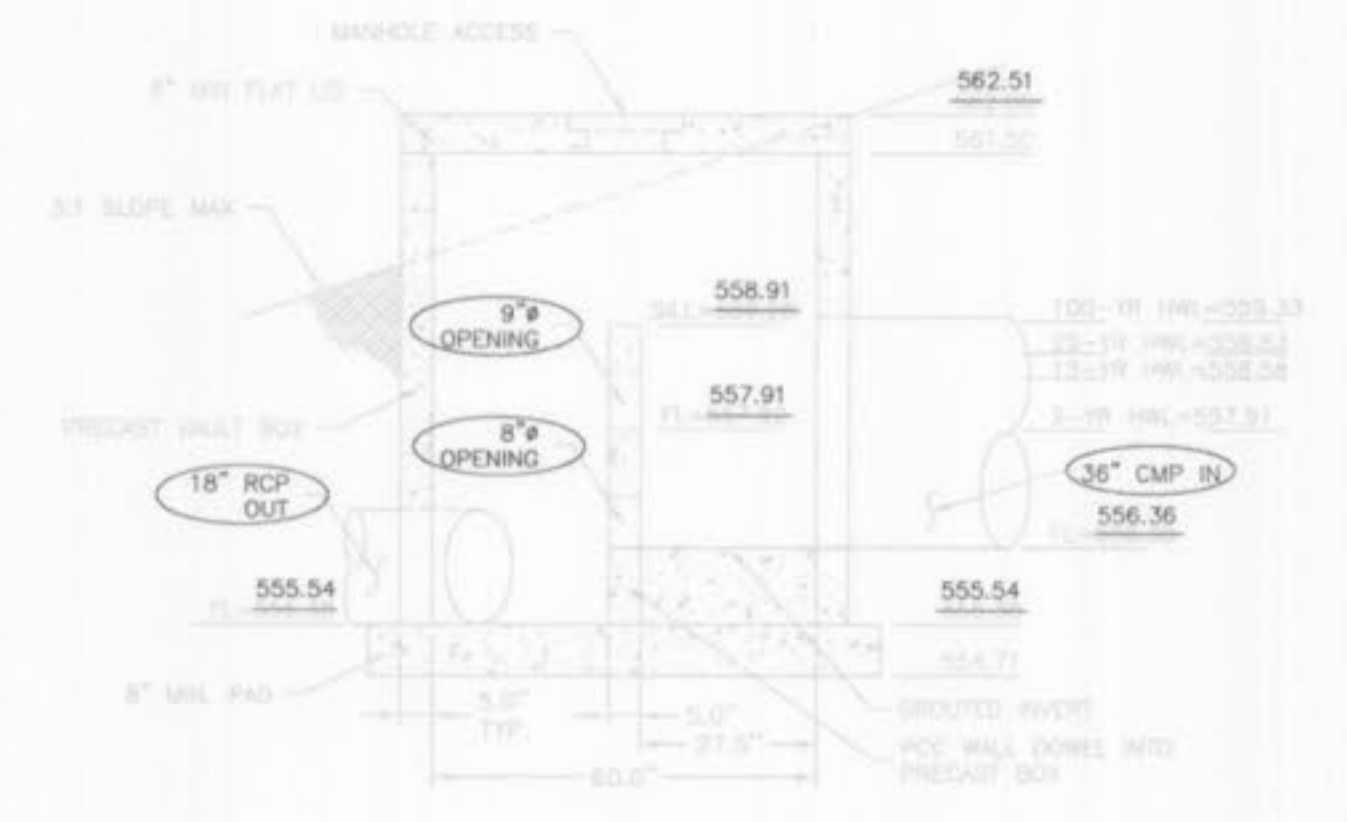
DET1 TO MH3  
 STORM SEWER PROFILE  
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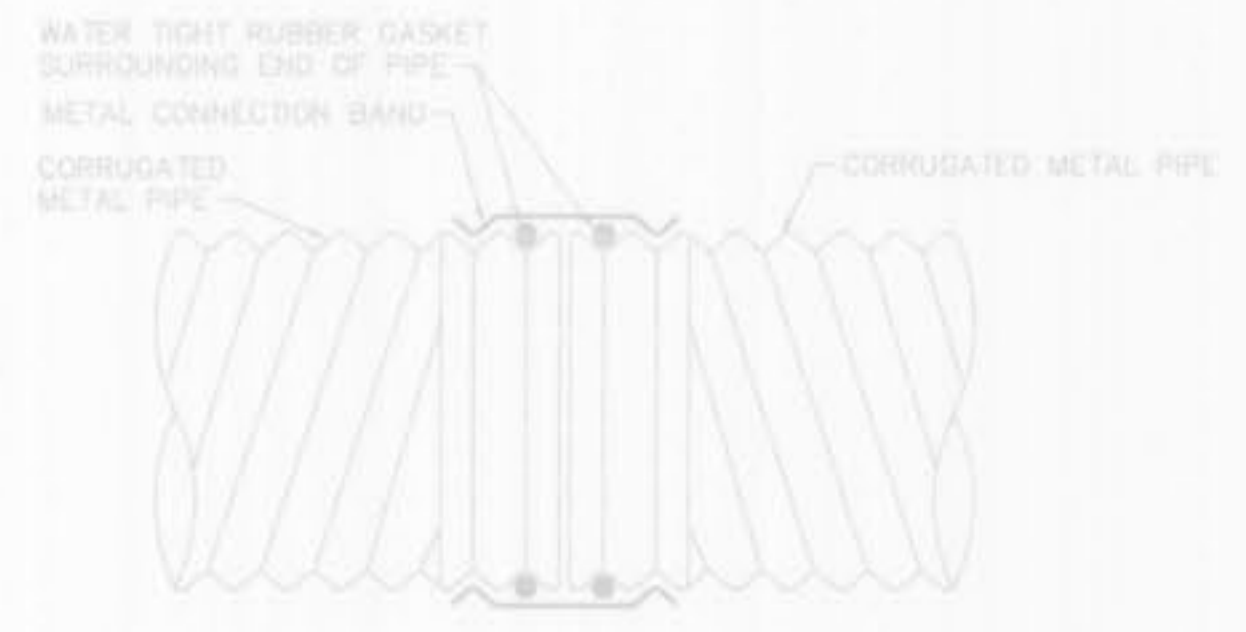
TYPICAL STORM CONNECTION  
 SCALE: NOT TO SCALE

- STORM SEWER NOTES:
- CONTRACTOR TO FOLLOW ALL STANDARDS SET FORTH BY THE CITY OF ST. LOUIS SECTION 462.120.
  - SPICE SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.
  - WHEREVER THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL EXCEED 10 FEET, CONCRETE SHALL BE CLASS 4-75 CLASS 4, MINIMUM OF 10" DEEP OR COMBUSTIBLE STEEL, MIN. 18 GAUGE GALVANIZED STEEL, OR ALUMINUM COATING, 2 MINIMUM 18 G.P.
  - STORM SEWER PIPES NOT LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL BE WATERPROOFED EXTERIOR WITH STURMO DRAINAGE AS PER THE DRAWING OR SHALL BE CLASS 4-75 CLASS 4, MINIMUM OF 10" DEEP OR COMBUSTIBLE STEEL, MIN. 18 GAUGE GALVANIZED STEEL, OR ALUMINUM COATING, 2 MINIMUM 18 G.P.
  - ALL FLARED ENDS TO BE CONCRETE.
  - CONCRETE SHALL BE 2" DEEP OVERLAP, 2" DEEP JOINTS.
  - ALL PIPE JOINTS TO BE GASKETED 3" MIN. PIPE.
  - MINIMUM OF 18" COVER OVER STORM LINES.
  - CONCRETE SHALL BE INSTALLED THROUGH ALL STRUCTURES AND MANHOLES.
  - PROVIDE 3/8" DIA. WASH BOLT FOR ALL BOLTS.

O'FALLON P & Z FILE NO.: (905.01)

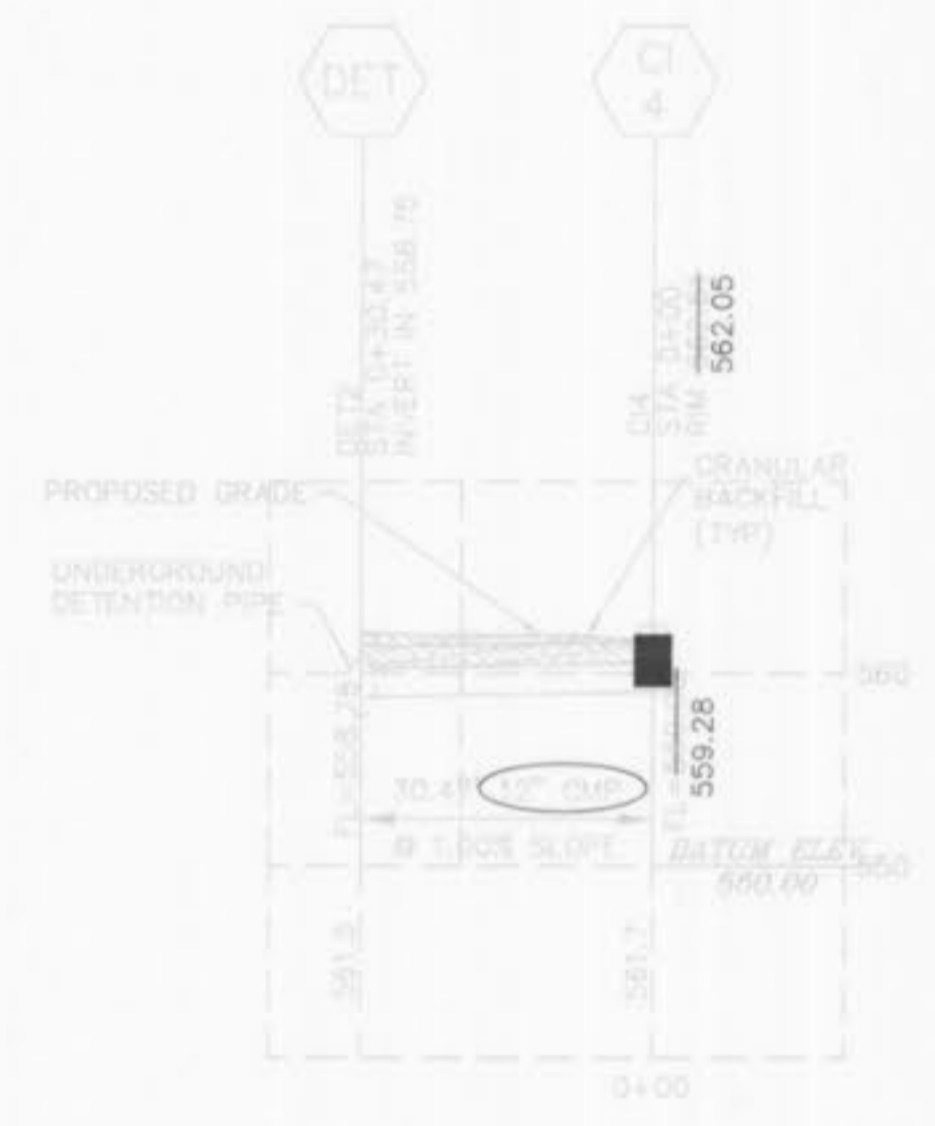


OUTFALL STRUCTURE  
 NOT TO SCALE  
 "PRIVATE"

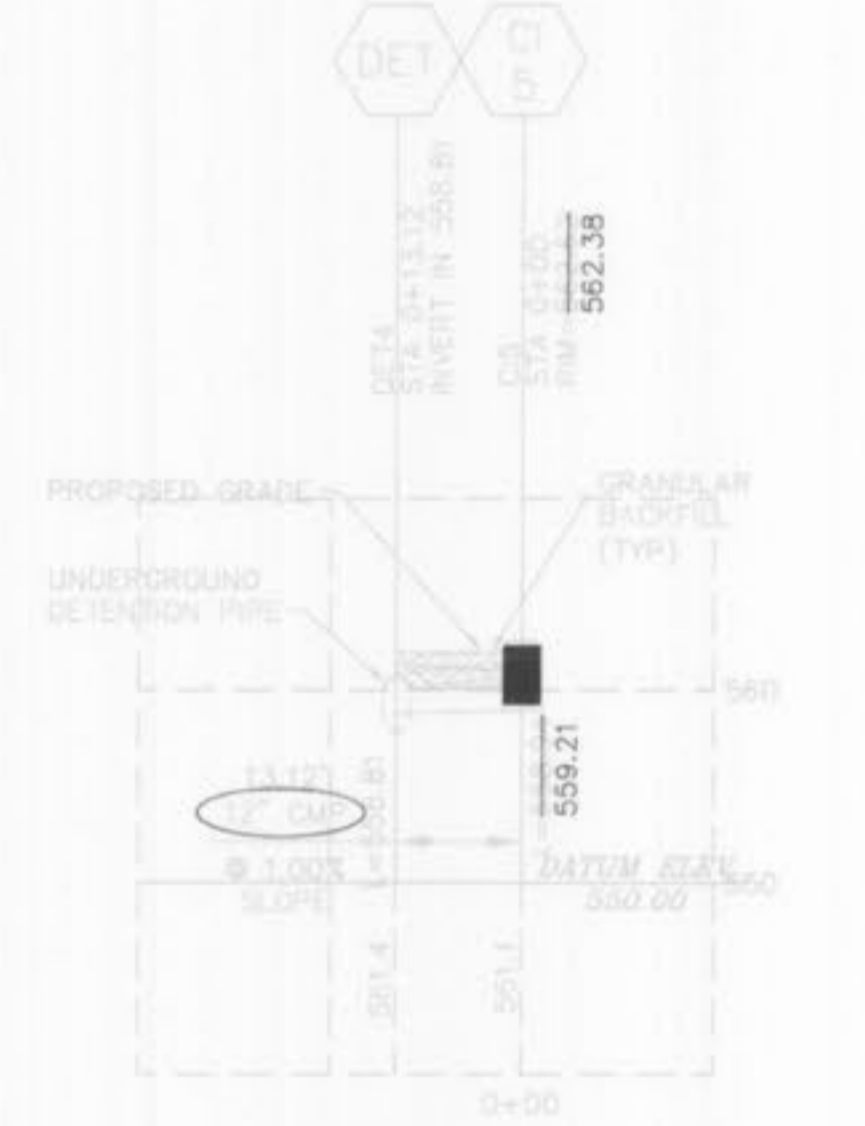


HUGGER BAND  
 WITH O-RING GASKET  
 NOT TO SCALE

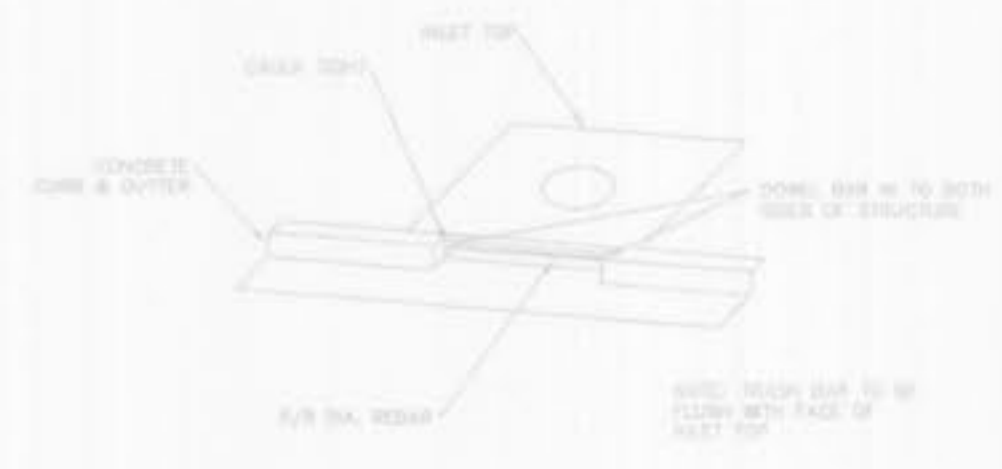
- NOTES:
- CMP'S TO BE JOINED AND HAVE CONTINUOUS GRADE.
  - CONNECTIONS TO BE CHECKED PRIOR TO BACKFILLING.
  - USE SAME MANUFACTURER FOR CONNECTIONS AS PIPE SUPPLIER.
  - USE DUCKETT CREEK PIPE BEDDING CLASS "C", DETAIL 43.



DET2 TO CI4  
 STORM SEWER PROFILE  
 SCALE: 1"=20' HORIZ.  
 1"=10' VERT.  
 "PRIVATE"



DET4 TO CI5  
 STORM SEWER PROFILE  
 SCALE: 1"=20' HORIZ.  
 1"=10' VERT.  
 "PRIVATE"



TRASH BAR FOR  
 CURB INLET DETAIL  
 NOT TO SCALE

DATE:	NO.:	REVISION:
07-984	MWN	RSM
<b>MUSLER ENGINEERING COMPANY</b>		
CIVIL ENGINEERING - PLANNING - LAND SURVEYING		
32 Portwest Court, St. Charles, Missouri 63303		
Telephone: (636) 916-0444 Fax: (636) 916-3444		
DATE:	DRAWN:	CHECKED:
07-984	MWN	RSM
PROJECT NO.:	SHEET NO.:	
07-984	2-OF-2	