

PROJECT CONTROL

BENCHMARKS

CONTROL DERIVED FROM OPUS SOLUTION, MISSOURI STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD '83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES.

CONTROL POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 1	1055767.780	765564.395	544.946	5/8" IRON PIN WITH CAP
CP 2	1055892.078	765651.344	543.190	5/8" IRON PIN WITH CAP
CP 3	1055651.488	765486.920	546.069	MON DNR SC-56A

FLOOD PLANE INFORMATION:

FEMA PANEL #: 29183C0430G - EFFECTIVE DATE: 1/20/2016
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

OWNER:

BREW CREW, LLC
ATTN: BRANDON SEBALD
3608 N STEELE BLVD #104
FAYETTEVILLE, AR 72703
brandon@7brewcrew.com

LEGAL DESCRIPTION

MONTICELLO PLAZA LOT 1.

SHEET INDEX

SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
GENERAL NOTES	C0.2
DEMOLITION PLAN	C1.1
SITE PLAN	C2.1
GRADING PLAN	C3.1
UTILITY PLAN	C4.1
STORMWATER PLAN	C4.2
STORMWATER PLAN	C4.3
PRE-DRAINAGE AREA MAP	C4.4
POST-DRAINAGE AREA MAP	C4.5
LANDSCAPE PLAN	C5.1
EROSION CONTROL PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2
DETAILS	C7.3
DETAILS	C7.4
TRASH ENCLOSURE DETAILS	A6.1

PLANNING AND ZONING COMMISSION NOTES:

APPROVED: APRIL 6, 2023

FILE NO 23-002277

CONDITIONS

- PROVIDE A SIGNED PROPERTY OWNER ACKNOWLEDGEMENT SHEET. THIS NEEDS TO BE THE OWNER, NOT THE CONTRACT PURCHASER.
- REROUTE TRAIL TO PROVIDE THREE (3) FEET OF CLEARANCE TO EXISTING MONUMENT SIGN.
- ADDRESS WHAT APPEARS TO BE A DOOR AT THE TOP OF THE BUILDING.
- CORRECT THE ADA SIGNAGE.
- PROVIDE ELEVATIONS FOR THE COOLER.
- ADDRESS WHETHER THERE WILL BE WALK UP SERVICE AND PATIO SEATING.

CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

OCTOBER 1 THROUGH MAY 31
7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY
JUNE 1 THROUGH SEPTEMBER 30
6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

THE AREA OF THIS PHASE OF DEVELOPMENT IS 1.41 ACRES
THE AREA OF LAND DISTURBANCE IS 1.10 ACRES
NUMBER OF PROPOSED LOTS IS (1) ONE
BUILDING SETBACK INFORMATION: FRONT: 25 FT
SIDE: 25 FT
REAR: 25 FT

THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 400 GPD

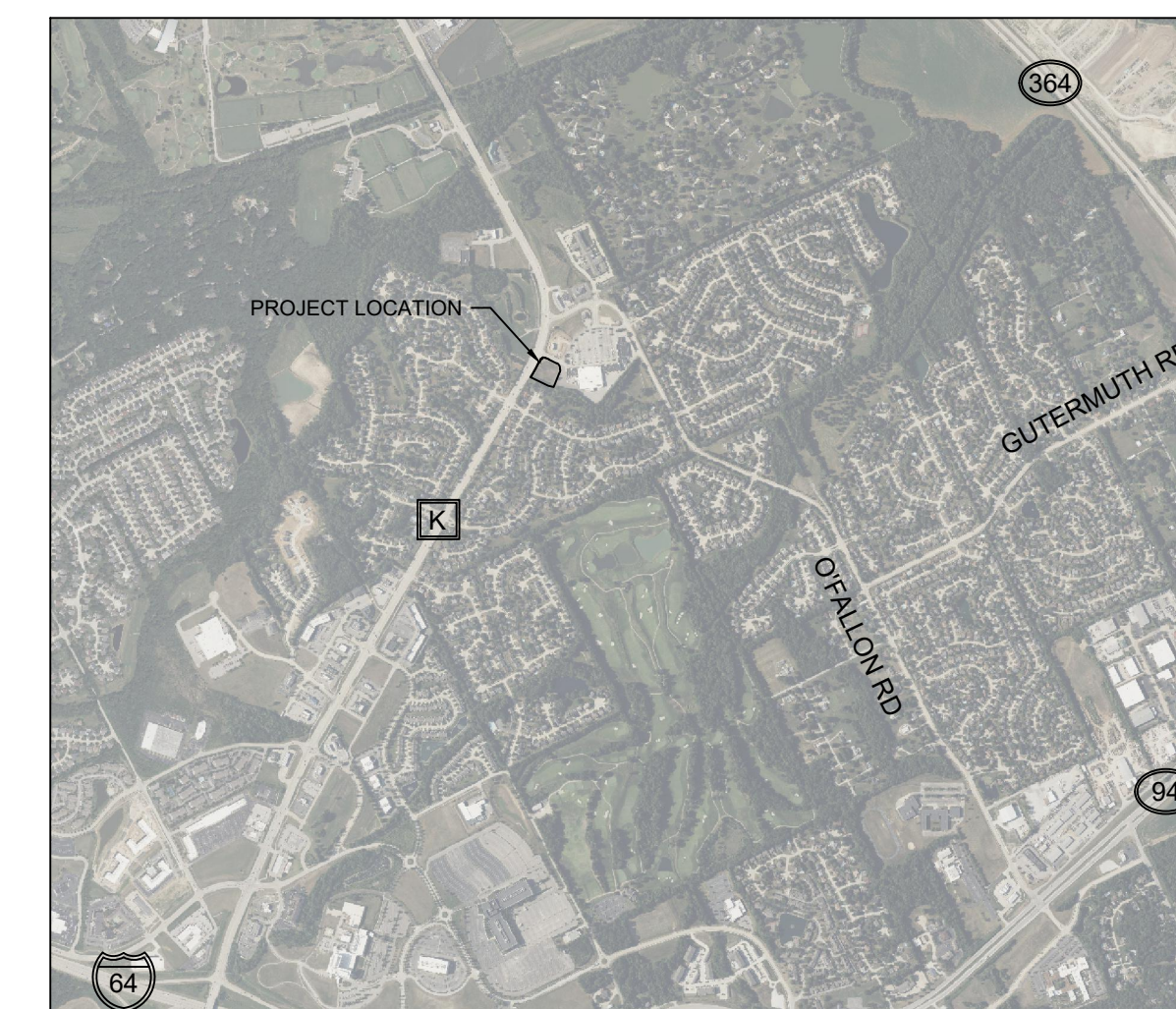
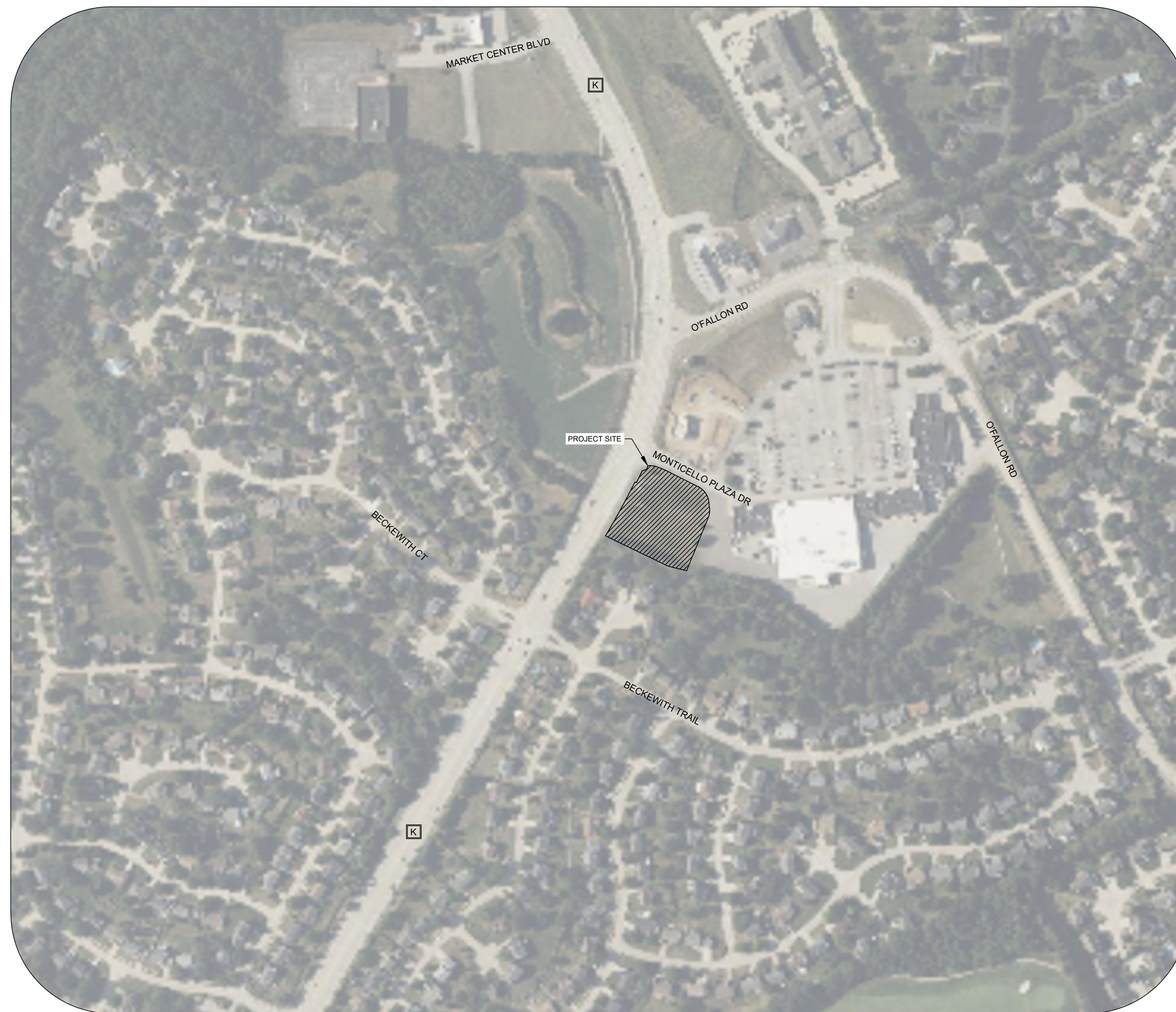
SITE DEVELOPMENT PLANS FOR



O'FALLON, MO # 2

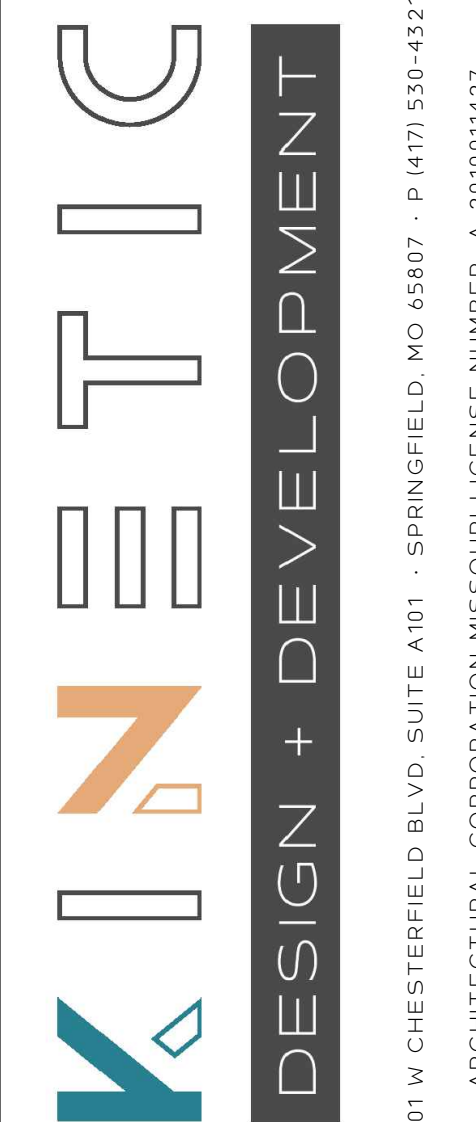
3600 MONTICELLO DR.
O'FALLON, MO 63304

PROJECT NUMBER:
23031-7BOM2



0 1000 2000

NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES
H. SCALE: 1" = 2000'



2101 W CHESTERFIELD BLVD, SUITE A101 - SPRINGFIELD, MO 65807 - P: (417) 530-4321
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. MO #PE-2009001053

PROJECT NUMBER:

23031-7BOM2

REVISION:

07-31-2023 CITY REVIEW COMMENTS

08-10-2023 CITY REVIEW COMMENTS

UTILITY CONTACTS

SANITARY SEWERS

~~CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000~~

~~DUCKETT CREEK SANITARY DISTRICT
3550 HIGHWAY K
O'FALLON, MO. 63368
636-441-1244~~

~~PUBLIC WATER SUPPLY DISTRICT NO. 2
P.O. BOX 967
O'FALLON, MO. 63366
636-561-3737~~

WATER

~~CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000~~

~~MISSOURI AMERICAN WATER CO.
727 ORANG RD.
ST. LOUIS, MO. 63141
1-866-430-0820~~

~~PUBLIC WATER SUPPLY DISTRICT NO. 2
P.O. BOX 967
O'FALLON, MO. 63366
636-561-3737~~

STORM SEWER

~~CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000~~

ELECTRIC

~~CURVE RIVER ELECTRIC CO.
P.O. BOX 160
TROY, MO. 63379-0160
1-800-392-3709~~

~~AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
636-639-8312~~

GAS

~~SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297~~

TELEPHONE

~~CENTURYLINK
1151 CENTURY TEL DR.
WENTZVILLE, MO. 63385
636-332-7261~~

FIRE DISTRICT

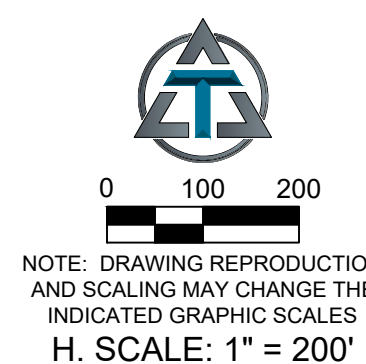
~~O'FALLON FIRE PROTECTION DISTRICT
111 LAURA K DR.
O'FALLON, MO. 63366
636-272-3493~~

~~WENTZVILLE FIRE DISTRICT
209 WEST PEARCE BLVD.
WENTZVILLE, MO. 63385~~

~~COTTLEVILLE FIRE PROTECTION DISTRICT
1385 MOTHERHEAD RD.
ST. CHARLES, MO. 63304
636-447-6655~~

7 BREW COFFEE
O'FALLON, MO # 2

3600 MONTICELLO DR.
O'FALLON, MO 63304



CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Karl Elert* DATE 08/24/2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN

C0.0
COVER SHEET

DATE: MAY 2, 2023