

N/F
BRIAN & KAREN GRANT
PARCEL ID
#3-157C-6537-00-0110.0000000

N/F
KAPLAN DEVELOPMENT AND
INVESTMENT COMPANY
PARCEL ID
#3-157C-1669-00-0004.9000000

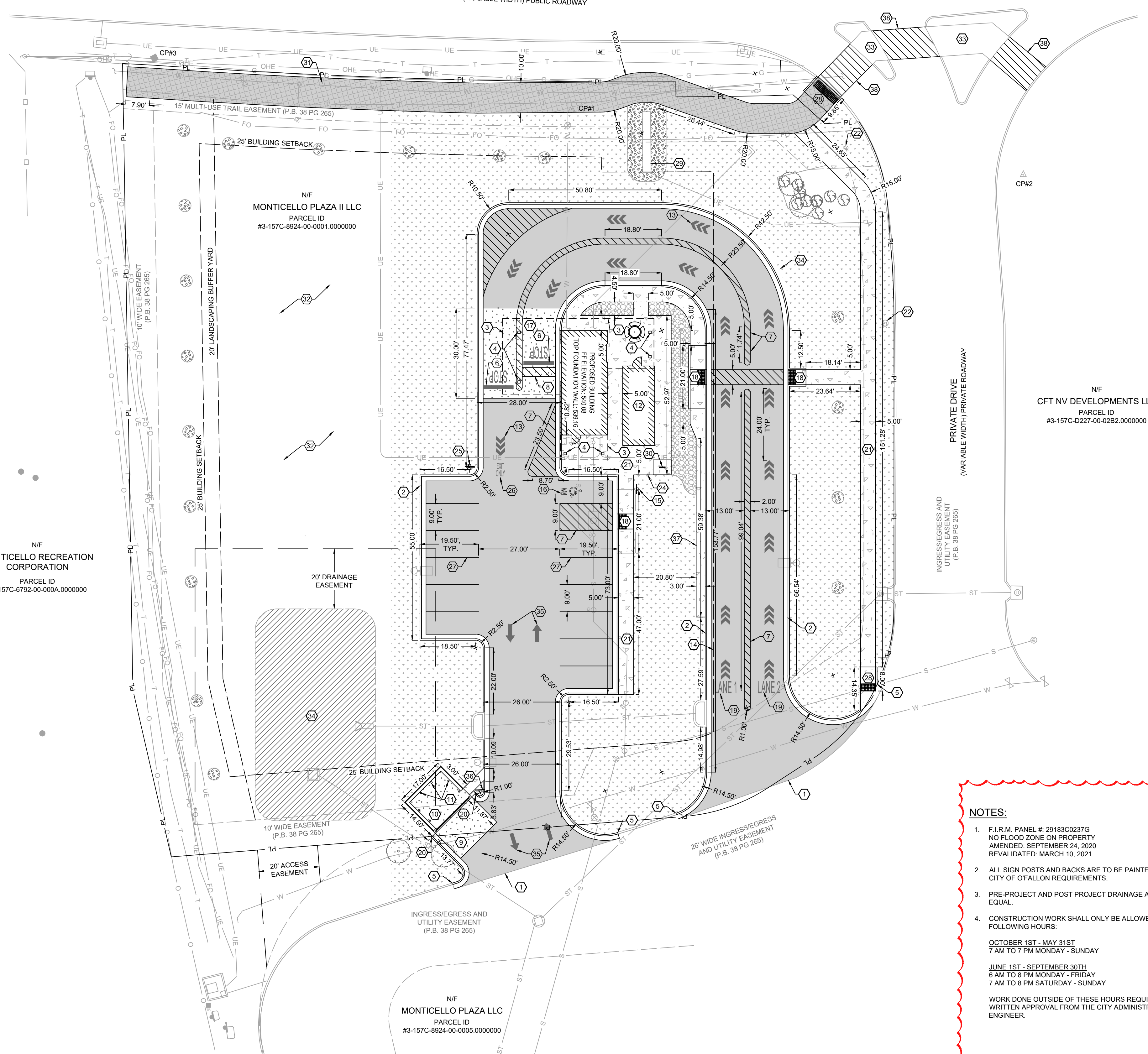
MISSOURI STATE
HIGHWAY K
(VARIABLE WIDTH) PUBLIC ROADWAY

N/F
MONTICELLO PLAZA II LLC
PARCEL ID
#3-157C-8924-00-0001.0000000

N/F
CFT NV DEVELOPMENTS LLC
PARCEL ID
#3-157C-D227-00-0282.0000000

N/F
MONTICELLO RECREATION
CORPORATION
PARCEL ID
#3-157C-6792-00-000A.0000000

N/F
MONTICELLO PLAZA LLC
PARCEL ID
#3-157C-8924-00-0005.0000000



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAILS SHEET C7.1.
- = ASPHALT PEDESTRIAN TRAIL PER CITY SPECIFICATIONS.
- = 4" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- = 8" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- = STORMWATER QUALITY BASIN, SEE SHEET C4.2.
- = TURF GRASS SOD INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK PLACE 6" OF 2" - 3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

- 1 MATCH EXISTING PAVEMENT.
- 2 CONCRETE CURB & GUTTER PER DETAIL SHEET C7.1.
- 3 CANOPY PER ARCHITECTURAL PLANS.
- 4 COLUMNS PER ARCHITECTURAL PLANS.
- 5 CONNECT TO EXISTING CURB.
- 6 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED, TYPICAL.
- 7 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- 8 ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- 9 8" CONCRETE PAD FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- 10 TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL DETAILS.
- 11 PIPE BOLLARD, TYPICAL PER DETAIL SHEET C7.1.
- 12 REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER DETAILS SHEET C7.1.
- 13 SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL SHEET C7.1.
- 14 60 FOOT BUILDING SETBACK LINE.
- 15 ADA VAN ACCESSIBLE SIGN PER DETAILS SHEET C7.1.
- 16 BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAILS SHEET C7.1.
- 17 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS SHEET C7.1.
- 18 TYPE 2 ADA CURB RAMP PER DETAILS SHEET C7.1.
- 19 48-INCH TALL "LANE #1" PAINTED IN WHITE.
- 20 INSTALL CURB TRANSITION PER DETAIL SHEET C7.1.
- 21 5' SIDEWALK PER DETAILS SHEET C7.1.
- 22 EXISTING LIGHT POLE, TO REMAIN.
- 23 EXISTING VERTICAL CURB, DO NOT DISTURB.
- 24 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL SHEET C7.1.
- 25 ONE WAY DO NOT ENTER SIGN PER DETAIL SHEET C7.1.
- 26 24-INCH TALL "EXIT ONLY" PAINTED IN WHITE.
- 27 4-INCH SOLID WHITE PAVEMENT MARKER, TYPICAL.
- 28 TYPE 3 ADA CURB RAMP PER DETAILS SHEET C7.1.
- 29 EXISTING MONUMENT SIGN TO REMAIN IN PLACE, PROTECT.
- 30 INSTALL BICYCLE RACK PER DETAIL SHEET C7.1.
- 31 MULTI-USE ASPHALT PEDESTRIAN TRAIL PER CITY SPECIFICATIONS, SEE DETAIL SHEET C7.2.
- 32 SEED AND STRAW DISTURBED AS NECESSARY TO ACHIEVE ESTABLISHED VEGETATION PRIOR TO END OF CONSTRUCTION.
- 33 10' WIDE PEDESTRIAN CORRIDOR BY OTHERS.
- 34 STORMWATER QUALITY BASIN, SEE SHEET C4.2.
- 35 SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKER AS SHOWN.
- 36 STOP SIGN PER DETAIL SHEET C7.1. ALL SIGN POSTS AND SIGN BACKS ARE TO BE PAINTED BLACK PER CITY REQUIREMENTS.
- 37 3' SIDEWALK PER DETAILS SHEET C7.1.
- 38 4-INCH SOLID WHITE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.

NOTES:

1. F.I.R.M. PANEL # 29183C0237G
NO FLOOD ZONE ON PROPERTY
AMENDED: SEPTEMBER 24, 2020
REVALIDATED: MARCH 10, 2021
2. ALL SIGN POSTS AND BACKS ARE TO BE PAINTED BLACK PER CITY OF FALLON REQUIREMENTS.
3. PRE-PROJECT AND POST PROJECT DRAINAGE AREAS ARE EQUAL.
4. CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
OCTOBER 1ST - MAY 31ST
7 AM TO 7 PM MONDAY - SUNDAY
JUNE 1ST - SEPTEMBER 30TH
6 AM TO 8 PM MONDAY - FRIDAY
7 AM TO 6 PM SATURDAY - SUNDAY
WORK DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU
HOURS OF OPERATION: 5:30 AM - 10:00 PM

ZONING:

ZONING: C-2 GENERAL BUSINESS DISTRICT

PARKING REQUIREMENTS:

RESTAURANTS (CARRY-OUT) - SECTIONS 400.480 & 400.485
790 S.F. @ ONE (1) SPACE PER 250 S.F. = 4 SPACES REQUIRED
13 SPACES PROVIDED, 12 STANDARD AND 1 ADA VAN ACCESSIBLE

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 40 S.F.
PRE-PROJECT PERVIOUS AREA = 61,380 S.F.
POST-PROJECT IMPERVIOUS AREA = 22,527 S.F.
POST-PROJECT PERVIOUS AREA = 38,853 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE TAKEN WITHIN PROPERTY LINE.

BUILDING AND LOT DATA:

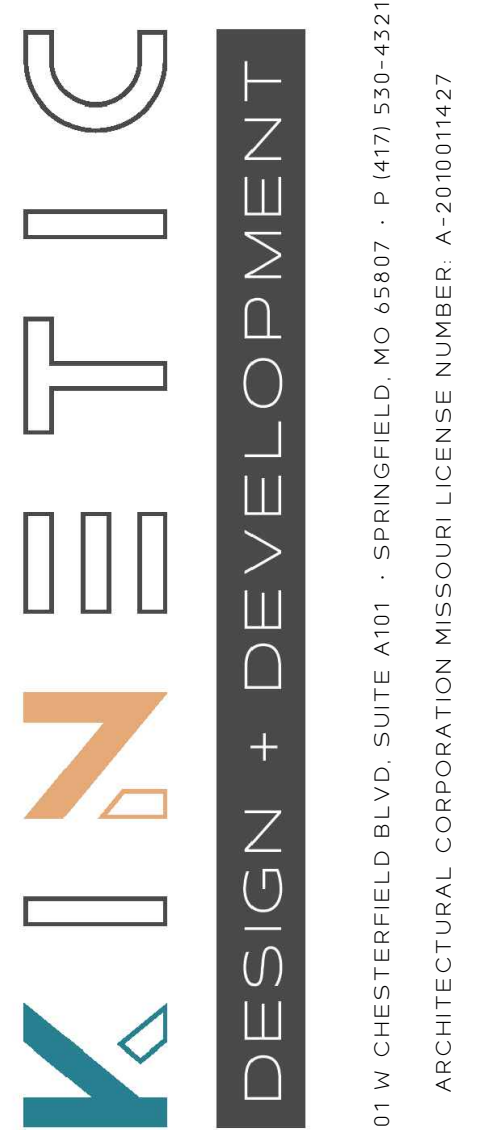
PROJECT FOOTPRINT = 61,420 S.F. = 1.41 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 280 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER: 990 L.F.
ASPHALT PAVEMENT: 12,975 S.F.
8" CONCRETE PAVEMENT: 1,130 S.F.
4" CONCRETE PAVEMENT: 3,630 S.F.
TURF GRASS SOD: 16,900 S.F.
LANDSCAPING ROCK: 520 S.F.
10' WIDE TRAIL PAVEMENT: 2,400 S.F.
LANDSCAPING MULCH: 500 S.F.

DRIVE THRU NOTE

DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING 69dB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR GREATER OR AT ANY PROPERTY LINE ABUTTING A RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE THE GROUND AT SUCH PROPERTY LINE.

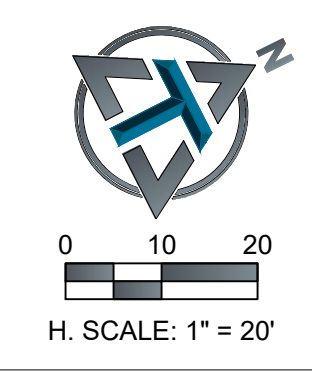


ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-2009010153

PROJECT NUMBER:
23031-7BOM2

REVISION:
07-10-2023 CITY REVIEW COMMENTS
07-31-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
O'FALLON, MO #2
3600 MONTICELLO DR.
O'FALLON, MO 63304



C2.1
SITE PLAN
DATE: MAY 2, 2023