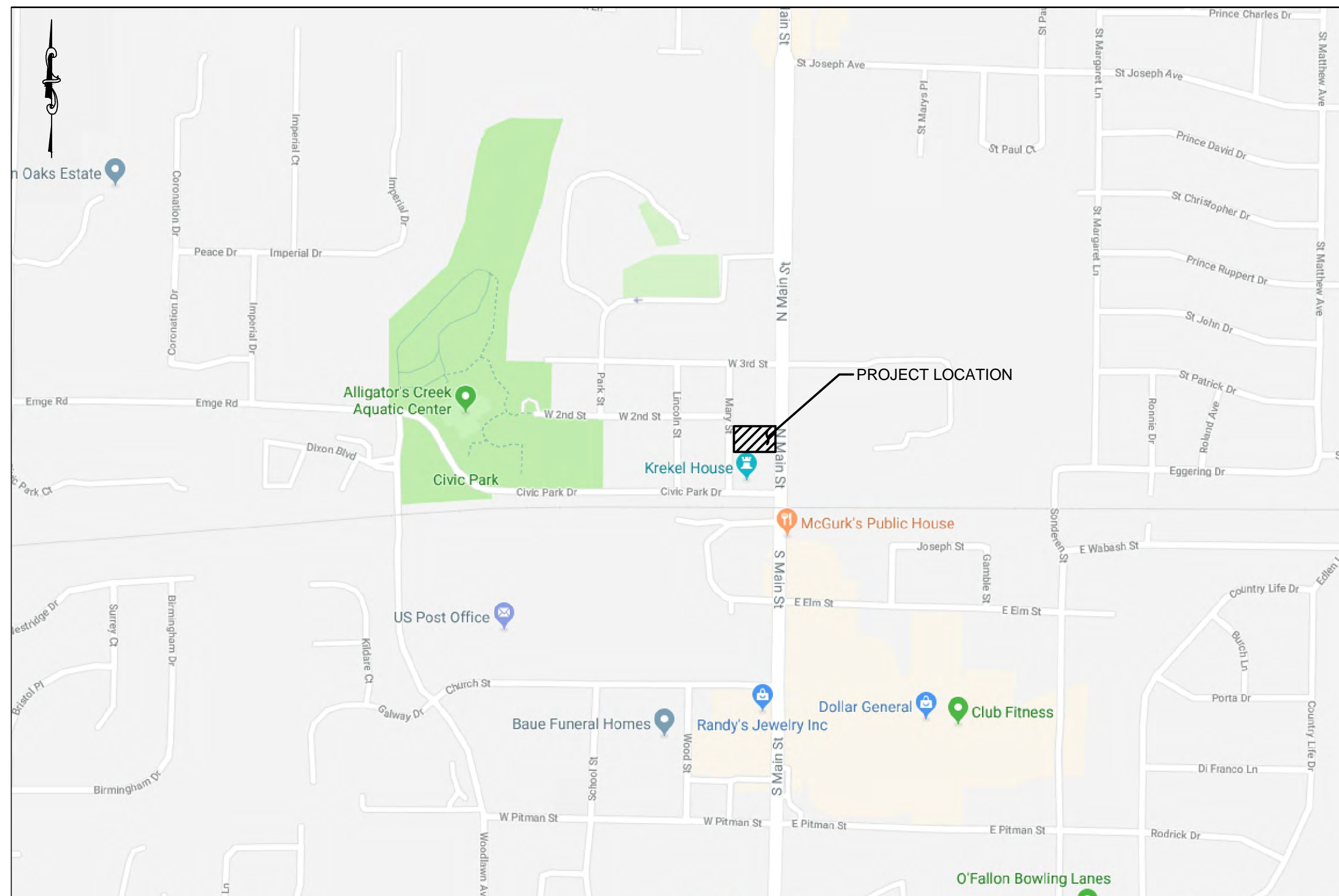
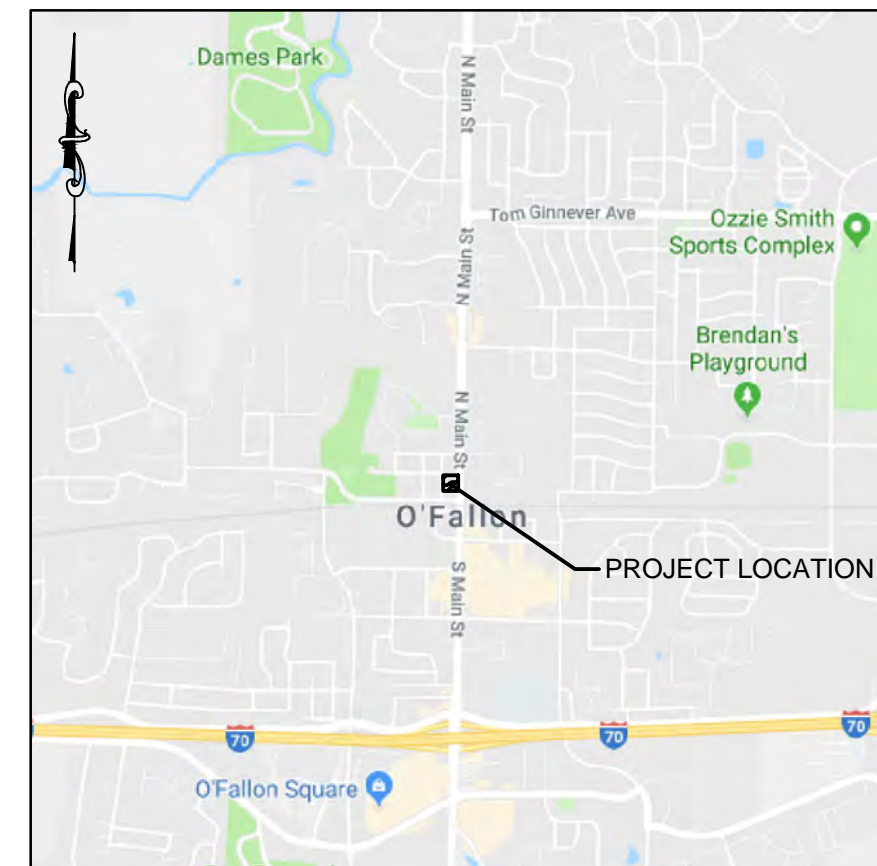


A SET OF CONSTRUCTION PLANS FOR ALPHA AND OMEGA ROASTING



Plan View
NTS.



Locator Map
NTS.

Legal Description

PART OF BLOCK 1 OF KREKELS ADDITION TO THE TOWN OF OFALLON, PB 2 PG 38, ST CHARLES COUNTY, MO

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric
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

Utility Locates
MISSOURI ONE-CALL
1-800-344-7483

THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. FOR WATER MAIN, SANITARY SEWER AND STORM SEWER LOCATES, CONTACT 363-281-2858, FOR TRAFFIC LOCATES, CONTACT 636-379-5602. CONTACT THE ENGINEERING DIVISION AT 636-379-5556 AND THE CONSTRUCTION INSPECTION DIVISION AT 636-379-5596.

Planning & Zoning Case No 18-000595 approved March 1, 2018

NO.	DATE	REVISION

STATE OF MISSOURI
APRIL M. GIESMANN
PROFESSIONAL ENGINEER
E-2001004592
5/24/18
Name: April Giesmann
License No. 2001004592
Expiration Date: 12-31-19

HORNER SHIFRIN
101 LAURA K DRIVE, STE. 101 OFALLON, MO 63366-3891
636-329-9296 • FAX 844-339-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000759
EXPIRATION DATE: DECEMBER 31, 2018

ALPHA & OMEGA ROASTING
111 N. MAIN STREET

DATE:	05/24/2018
DESIGNED:	AMH
DRAWN:	AMH
CHECKED:	AMG
JOB NO.	1803000
REF. NO.	N/A

COVER SHEET

Drawing Index

COVER SHEET	COV
LEGEND, CONTROL POINTS AND GENERAL NOTES	C1.1 - C1.2
EXISTING CONDITIONS AND DEMOLITION PLAN	C2.1
PAVING AND UTILITY PLAN	C3.1
GRADING AND EROSION CONTROL PLAN	C4.1
BMP AND ENTRANCE DETAILS	C5.1 - C5.2
DETAILS	C6.1 - C6.3
DRAINAGE AREA MAP	C7.1

Benchmarks Project

BENCHMARK ELEV = 542.47 - A STANDARD DISK, STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE GROUND AND BEING LOCATED IN THE SOUTHWEST CORNER OF O'FALLON CITY HALL PROPERTY, 40' EAST OF MAIN STREET (HIGHWAY M) AND 45 NORTH OF THE CENTERLINE OF MAIN RAILROAD TRACK

Zoning Code Facility Type for Concurrent Usage of all Facilities	Required Spaces for Type	Facility	Spaces Required	Spaces Provided
C2 - General Business District (Restaurants, dine-in and drive-through)	Twenty (20) spaces, plus one (1) space per 100 sq. ft. of floor area, including outdoor patio space.	Coffee Shop (2,194 s.f. of floor area)	43 spaces	17 spaces (See parking note below)
Accessible Parking	2 Spaces for 26 to 50 Parking Spaces		2 Spaces	2 Spaces
Bicycle Paking	1 space per 15 vehicular spaces		2 Spaces	4 Spaces

*Additional parking at Assumption of the Blessed Virgin Mary Church lot at southwest corner of 3rd St. and Main St. per agreement with Archdiocese of St. Louis.

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

Conditions of Approval From Planning and Zoning

- On-street parking shall be prohibited. All parking shall be located on the subject lot or on the Assumption Church lot per the approved shared parking agreement.
- The City's Traffic Consultant has reviewed the plan and traffic study and provided comment. All comments shall be addressed with the construction plan submittal.
- Do Not Enter and One-Way signage shall be placed at the Mary Street exit to deter customers using it as an ingress to the property.
- The developer shall address the Municipal Code Requirements.

Municipal Code Requirements:

- A landscape plan in accordance with Chapter 402 of the Code shall be provided.
- Details for all proposed and required improvements shall be provided on the construction plans
- Any proposed signage shall be reviewed under a separate permit process.
- All RTUs and/or ground mounted units shall be screened in accordance with Section 400.278 of the Code. Show locations on the construction plans.
- Provide a passive trash enclosure and detail in accordance with Section 400.278 of the Code.
- Provide accessible ramps for the accessible parking spaces.
- Provide a detail of the sight proof fence along the north and south property lines.
- Provide a landscape plan in accordance with the Chapter 410 of the Code.
- Provide details for proposed improvements.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Juanita Shackle DATE 06/07/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN