

DEVELOPMENT NOTES:

- Site Address: Mexico Road & Bramblett Rd, O'Fallon, MO 63366
- Owner Information: Hoerman Family, LP, 420 S. Church St., St. Peters, MO 63376
- Developer Information (Lot C-2 Contract Purchaser): KK&G, LLC, Contact: Allen Walz, 1920 Jefferson Street, Jefferson City, MO 65109, Ph: 573-415-1897, Fax: 573-298-8839
- Area of Tract: Lot C-1 - 65,052 Sq.Ft. or 1.50 Acres, Lot C-2 - 72,049 Sq.Ft. or 1.65 Acres, Total - 137,101 Sq.Ft. or 3.15 Acres ±.
- Proposed Use: Lot C-1 - General Business District (to be determined), Lot C-2 - Fast Food Restaurant with Drive-Thru
- Present Zoning: "C-2" General Business District

"C-2" General Business District Setback Requirements

Minimum Site Area:	5 acres, unless the project abuts existing commercial or industrial zone
Minimum Lot Width:	25 Feet
Maximum Lot Coverage:	0%
Front Yard:	25 Feet
Side Yard:	0 Feet
Rear Yard:	10 Feet
Height Requirement:	No building shall exceed a height of 50 feet
- Parking Requirements:

Lot C-2 - Restaurants (dine-in and drive-thru)
20 spaces, plus 1 space per 100 sq.ft. of floor area, including outdoor patio space

Parking Required:

Building:	4,207 sq.ft.
Outdoor Patio:	680 sq.ft.
Total:	4,887 sq.ft.

4,887 sq.ft. / 100 = 48.87 (49 Spaces required for building & patio area)
49 spaces + 20 additional spaces required = 69 total parking spaces required
Handicap Accessible: 4 accessible parking spaces required, including 1 van accessible

Parking Provided: 77 Parking Spaces (including 4 Handicap Accessible spaces and 6 Compact spaces)

Bicycle Parking Requirements:

Lot C-2 - Bicycle Parking Requirement Calculation

1 bicycle parking space per every 15 car parking spaces
(81/15 = 5 bicycle parking spaces required)
5 bicycle parking spaces provided
- Landscape Requirements:

Lot C-2 - "C-2" General Business District

Street Frontage: 1 tree for every 40 feet of frontage (292 l.f. / 40 = 8 trees required)

Landscape open space: 1 tree for every 3,000 sq.ft. of landscaped open space (1,714 sq.ft. open space / 3,000 sq.ft. = 0.57, 1 tree required for landscaped open space)

Interior Parking Landscape: Not less than 6% of the interior parking lot shall be landscaped. Interior parking calculation shall be calculated by (# of spaces x 270 sq.ft.). Planting which is required along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirement. (81 spaces x 270 sq.ft. = 21,870 sq.ft. (81 spaces x 270 sq.ft. = 21,870 sq.ft. required interior landscape)

Required Interior Landscape: 1,312.20 sq.ft.
Provided Interior Landscape: 1,714.00 sq.ft.
- Property served by the following:

Water	City of O'Fallon	636-240-5555
Sewer	City of O'Fallon	636-240-5555
Telephone	Century Tel	636-332-3011
Gas	Laclede Gas	636-658-5417
Electric	Ameren UE	636-925-3216
O'Fallon Fire Protection District		
Fort Zumwalt School District		
- According to the FIRM Flood Insurance Rate Map 29183C0237 G Dated January 20, 2016, the northwest corner of this parcel is located within the 100-year floodplain.
- Storm Water Detention has been provided by the Bramblett Crossing development.
- All Proposed utilities and/or utility relocations shall be located underground.
- This plan complies with the City of O'Fallon Comprehensive Plan.
- Tree Protection and Preservation shall be meet the City of O'Fallon Standards.
- Photometric Lighting plans in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all exterior lighting prior to final plan approval.
- Mechanical Installations shall be properly screened as per City Code.
- Landscaping shall be provided to meet or exceed the City of O'Fallon Tree Preservation Ordinances.
- Landscaping on-site shall be submitted prior to final plan approval and shall meet and/or exceed the City of O'Fallon requirements.
- A Floodplain Development Permit shall be obtained from the City of O'Fallon before any work is done within the special flood hazard zone. The lowest floor of any proposed structure will be at least one (1) above the floodplain elevation.
- All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit on the ground.
- All Sanitary laterals shall be 6" PVC at 2% slope minimum.
- All roadways and driveways, except Bramblett Road are to be Private.
- All utilities existing and proposed utilities shall be covered by easements.
- All siltation control devices (silt fences and sedimentation basins) shall follow "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.
- Pavement striping shall be yellow on PC Concrete, white on asphaltic concrete and all accessible space striping shall be blue.
- All structures that require a foundation or footing that are within 50' of the top of the creekbank shall have a slope evaluation conducted to provide assurance that there will be no erosion from the creek that will affect the building. If the study shows that there could be a threat to the building then a plan for stabilizing the creekbank in that area will be needed.
- All signage shall be approved through the Planning Division via a separate permitting process.
- Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 60dB 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.
- Per previous approvals for the Bramblett Crossing development, the developer shall grade and prepare the area along the north and south side of the creek for possible installation of an 8 foot wide multipurpose trail in the future. City staff has agreed that the developer shall grade the trail area, as shown hereon, to the maximum extent possible without the construction of retaining walls or mass grading. The owner of Lot 1 will grade the area on the south side of the creek, adjacent to Lot 1, to the maximum extent possible for future installation of the trail. The contract purchaser of Lot 2 will grade the area on the south side of the creek, adjacent to Lot 2, to the maximum extent possible for future installation of the trail. A public easement shall be granted to the city for public use of the eight (8) foot wide multi-purpose trail.
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.
- No known wells, cisterns and/or springs exist on this property.



Parcel Line Table

Line #	Length	Direction
L1	46.61	N89° 27' 45"W
L2	55.45	N49° 59' 04"W
L3	8.80	N34° 56' 45"W
L4	26.21	S81° 53' 33"W
L5	14.86	S87° 24' 39"W
L6	7.69	S24° 49' 17"W
L7	10.76	S44° 43' 37"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.90	100.00	39.48	N69° 43' 24"W	67.55
C2	26.25	100.00	15.04	N42° 27' 55"W	26.17
C3	55.12	50.00	63.16	S66° 31' 36"E	52.37
C4	109.24	100.00	62.59	N56° 06' 58"E	103.89
C5	17.37	50.00	19.91	S34° 46' 27"W	17.28
C6	24.18	25.00	55.42	S72° 25' 39"W	23.25
C7	29.19	25.00	66.90	N66° 41' 11"E	27.56
C8	28.36	25.00	65.00	S65° 44' 07"W	26.86
C9	85.37	100.00	48.91	N73° 46' 36"E	82.80
C10	106.39	150.00	40.64	S69° 38' 21"W	104.17
C11	7.80	150.00	2.98	N88° 33' 08"W	7.80
C12	42.25	100.00	24.21	N80° 50' 01"E	41.94
C13	60.43	100.00	34.62	S86° 02' 30"W	59.51

Coverage Calculations - Lot C-2

Existing			
Building	0		0.0%
Pavement	2,702		3.8%
Green Space	69,347		96.2%
Total	72,049		
Existing Impervious Coverage			3.8%
Proposed			
Building	4,060		5.6%
Pavement	43,679		60.6%
Green Space	24,310		33.7%
Total	72,049		
Proposed Impervious Coverage			66.3%

Owner Info: Hoerman Family, LP
Developer/Owner Under Contract: KK+G, LLC.
Contact: Allen Walz
1920 Jefferson Street
Jefferson City, MO 65109
City of O'Fallon Notes

P+Z No: 3805.08.02
Approval Date:
01/07/2016
City No.

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
COPYRIGHT 2016
146 CHESTERFIELD INDUSTRIAL BLVD, CHESTERFIELD, MO 63006
TEL: 636-294-3072
FAX: 636-294-3077
WEB: THDDSGROUP.COM

PROJECT TITLE:
CULVERS OF O'FALLON-
BRAMBLETT CROSSING