

Plan View

A SET OF CONSTRUCTION PLANS FOR DRAKE'S RESTAURANT O'FALLON, MISSOURI

900 HIGHWAY K CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Locator Map

Drawing Index

- **COVER SHEET**
- **DEVELOPMENT NOTES**
- **EXISTING CONDITIONS**
- OVERALL SITE PLAN
- SITE PLAN
- GRADING AND DRAINAGE PLAN
- DRAINAGE AREA
- STORM PROFILE
- STORM DETAILS
- **UTILITY PLAN**
- UTILITY DETAILS 5.1
- **EROSION CONTROL PLAN**
- **EROSION CONTROL DETAILS**
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- **DETAILS**
- PHOTOMETRIC PLAN
- **SPECIFICATIONS**
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* 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

Construction to be done outside of these hours requires prior written approval from the City Administrator or City Engineer

* The area of this phase of development is 1.23 Acres

The area of land disturbance is 4.39 Acres

Number of proposed lots is 2

Building setback information. Front 25 Feet

Side 0 Feet Rear 0 Feet

- * The estimated sanitary flow in gallons per day is 7,900 gallons/day
- * Tree preservation calculations are located on Sheet 9 Landscaping Plan
- * Property is located in Zone X per FEMA Map 29183C02376 Effective January 20, 2016

Benchmarks

Survey Control Data

CONTROL POINT#	DESCRIPTION	NORTHING	EASTING	ELEVATION
1 (BENCHMARK)	FOUND 'X'	1079800.75	763309.00	569.50
2	SET NAIL	1079455.67	763501.61	549.04
3	SET NAIL	1079156.46	763195.53	560.48

BASIS OF BEARINGS: MISSOURI STATE PLAN COORDINATES, GPS OBSERVED - MODOT VRS NETWORK SYSTEM (VAD83)

VERTICAL DATUM: GPS OBSERVED MODOT VRS NETWORK SYSTEM (NAVD88) SITE BENCHMARK: GPS OBSERVED - MODOT VRS NETWORK AS SHOWN ON SURVEY. ELEVATIONS ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVD88) GPS OBSERVED - MODOT VRS NETWORK.

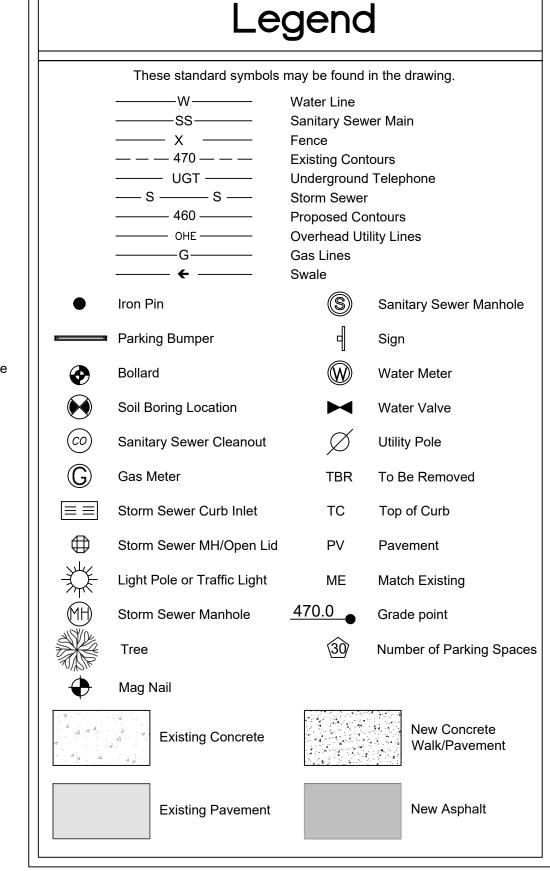
Legal Description

Legal Description Per Stewart Title Guaranty Company Commitment

A tract of land located in the West Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at a point 75.00 feet East of and perpendicular to the centerline, said point being on the East Right-of-Way line of relocated Highway "K" Station 4+83.85; thence N 62°38'24"E a distance of 50.77 feet to the West Right-of-Way line of Bramblett Road (40' wide); thence on said West Right-of-Way line the following two courses and distances; 1) S 39°21'39"E a distance of 176.90 feet; 2) S 26°08'18"E a distance of 215.06 feet; thence S 87°38'24"W a distance of 262.71 feet to the East Right-of-Way line of relocated Highway "K"; thence on said East Right-of-Way line the following three courses and distances; 1) N 07°00'09"E a distance of 101.46 feet; 2) N 02°16'29"E a distance of 100.00 feet; 3) N 02°47'08"W a distance of 116.42

Said tract of land contains 53,807 square feet or 1.24 acres, more or less.



Utility Contacts

Contact: 636-240-2000

Sanitary Sewers City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366

Ameren Missouri 200 Callahan Road Wentzville, MO. 63385 636-639-8312

Spire Gas

314-522-2297

6400 Graham Road 100 N. Main St. St. Louis, MO. 63134 O'Fallon, MO. 63366

O'Fallon, MO. 63366 Contact: 636-240-2000 Storm Sewer City of O'Fallon

City of O'Fallon

100 N. Main St.

636-240-2000

Communications 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

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET: 1. SHOW THE SHARED PARKING EASEMENT. THIS WILL NEED TO BE RECORDED

- 2. A PRELIMINARY PLAT CREATING THE LOT AS DEPICTED WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 1, 2021. HOWEVER, THE LOT HAS NOT YET BEEN RECORDED. THE RECORD PLAT WILL NEED TO BE APPROVED BEFORE CONSTRUCTION PLANS CAN BE APPROVED.
- WORK WITH STAFF ON THE ADA PARKING SPACE ACCESS AISLE DIMENSIONS. 4. PROVIDE THE STREET TREE CALCULATIONS ON THE LANDSCAPING PLANS.
- 5. THE ROOFTOP MECHANICAL UNITS SHALL BE FULLY SCREENED BY THE PARAPET WALL.
- 6. PROVIDE A CONTRIBUTION EQUAL TO THE COSTS ASSOCIATED WITH MAKING ROADWAY IMPROVEMENTS ON BRAMBLETT ROAD TO WIDEN THE ROADWAY TO 13' FROM THE CENTERLINE WITH A 6" VERTICAL CONCRETE CURB AND 5' WIDE SIDEWALK AS REVIEWED AND APPROVED AS PART OF THE CONSTRUCTION SITE PLANS.

CITY OF O'FALLON **ENGINEERING DEPARTMENT** ACCEPTED FOR CONSTRUCTION BY: 12/01/2022 DATE Karl Ebert PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

> PLANNING AND DEVELOPMENT DIVISION FILE #21-010051 APPROVED: JANUARY 6, 2022

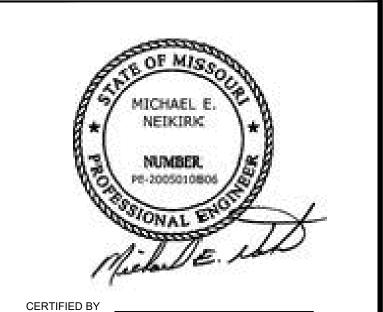
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REVISIONS DESCRIPTION DATE CONSTRUCTION DOCUMENTS

MICHAEL E. NEIKIRK PE

306 North Market Street, Ste 101 Mt. Carmel, IL 62863 Phone: (618) 263-4100

SCALE:	NTS
DRAWN BY:	RM
DESIGNER:	TJL,RM
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	IDesign
OWNER:	Bluegrass Hospitality Group



DRAKE'S RESTAURANT 900 HIGHWAY K O'FALLON, MO

DRAWING TITLE

COVER

FILE LOCATION

DRAWING NUMBER

CC