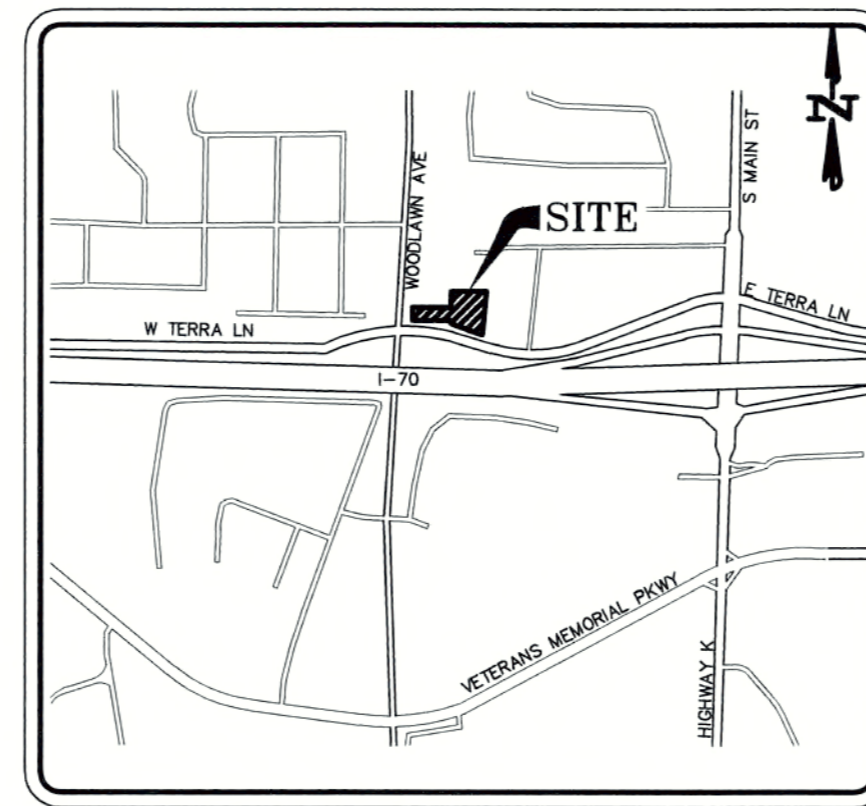
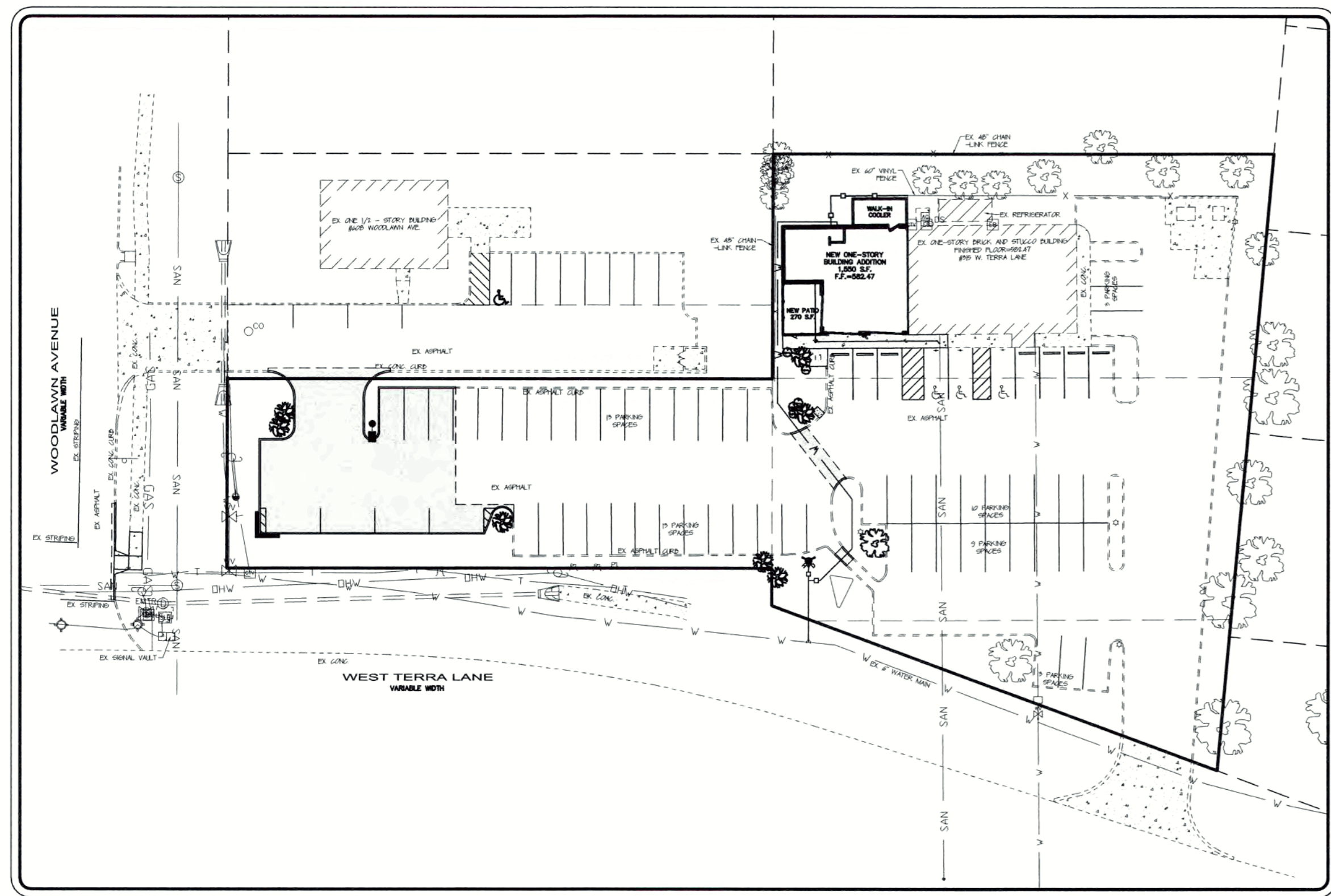


# A SET OF CONSTRUCTION PLANS FOR EL TIO PEPE MEXICAN RESTAURANT

FOUR TRACTS OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Locator Map  
NOT TO SCALE

## Conditions of Approval From Planning and Zoning and CUP

P&Z (33-14.01) SITE PLAN APPROVAL ON APRIL 6, 2017 WITH THE FOLLOWING CONDITIONS.

- THE SOUTHWEST END OF THE PARKING LOT ADDITION SHALL BE STRIPED FOR PARALLEL PARKING OR CONFIGURED TO PREVENT PARKING IN THE AREA BEYOND THE 25 FOOT DRIVE AISLE.
- ANY NEW ROOFTOP MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CITY CODE.
- THE CONSOLIDATION OF THE LOTS WILL REQUIRE A BOUNDARY ADJUSTMENT PLAT.
- THE APPLICANT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS.
- THE CROSS ACCESS CONNECTION SHALL BE SHIFTED AS FAR WEST AS POSSIBLE AS REVIEWED AND APPROVED ON THE CONSTRUCTION SITE PLANS.

- A PHOTOMETRIC LIGHTING PLAN SHALL BE PROVIDED.
- PROVIDE THE DETAIL FOR THE PATIO FENCE.
- THE COOLER SHALL BE COATED WITH EIFS OR STUCCO MATERIAL AND PAINTED TO MATCH THE BUILDING ON AREAS NOT COVERED BY THE SIX (6) FOOT VINYL FENCE.
- PROVIDE BICYCLE PARKING AS REQUIRED BY CITY CODE SECTION 400.490.
- ADA ACCESSIBLE SPACES SHALL BE A MINIMUM OF 9'x19' WITH A VAN ACCESSIBLE AISLE OF 96" AND A REGULAR ACCESS AISLE OF 60".
- UPDATE THE EXISTING RAMP AT THE CORNER OF WOODLAWN AND TERRA TO CURRENT ADA STANDARDS.
- PROVIDE THE DEED BOOK AND PAGE FOR THE CROSS ACCESS EASEMENT.
- PROVIDE A 10' WIDE UTILITY EASEMENT BEHIND ALL RIGHT OF WAY.

CUP (33-14.01.01) CONDITIONAL USE PERMIT APPROVAL ON APRIL 6, 2017 WITH THE FOLLOWING CONDITIONS.

- THE HOLDER OF THIS CONDITIONAL USE PERMIT SHALL BE AND REMAIN FULLY LICENSED WITH THE STATE OF MISSOURI AND THE CITY OF O'FALLON. BOTH LICENSES SHALL REMAIN IN GOOD STANDING THROUGHOUT THE TERM OF THIS CONDITIONAL USE PERMIT.
- THIS CONDITIONAL USE PERMIT IS GRANTED SOLELY TO THE OWNER OF EL TIO PEPE. SHOULD OWNERSHIP TRANSFER IN THE FUTURE, THE NEW OWNER SHALL BE REQUIRED TO APPLY FOR A TRANSFER OF A CONDITIONAL USE PERMIT THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE TRASH, GREASE AND RECYCLING RECEPTACLES SHALL BE LOCATED WITHIN THE ENCLOSURE AT ALL TIMES. THE GATES ON THE ENCLOSURE SHALL REMAIN CLOSED WHEN NOT IN USE.
- SHOULD THE PETITIONER CHOOSE TO OFFER LIVE ENTERTAINMENT AS DEFINED IN CHAPTER 635 OF THE MUNICIPAL CODE, A CONDITIONAL USE PERMIT AND LIVE ENTERTAINMENT LICENSE WILL NEED TO BE APPROVED BY THE CITY COUNCIL.
- THIS CONDITIONAL USE PERMIT SHALL BE REVOKED UPON: i) BREACH OR FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT, ii) DISCIPLINARY ACTION OR OTHER ACTION AFFECTING THE STATUS OF THE HOLDER'S STATE OR CITY LICENSES, AND iii) AS OTHERWISE PROVIDED BY ORDINANCE OR OTHER APPLICABLE LAW.
- THE OCCURRENCE OF ACTIVITIES WHICH ARE DEEMED TO DISTURB THE PEACE IS DEFINED IN TITLE II, PUBLIC HEALTH, SAFETY AND WELFARE OF THE MUNICIPAL CODE SHALL PROMPT THE CITY TO REVOKE THE CONDITIONAL USE PERMIT.
- OUTDOOR STORAGE OF RESTAURANT RELATED EQUIPMENT SHALL BE PROHIBITED. EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO SODA CANISTERS, BREAD RACKS, FLOOR MATS.
- DURING BUSINESS HOURS ALL DOORS OF THE ESTABLISHMENT SHALL REMAIN CLOSED AT ALL TIMES.
- SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE (1) YEAR, THE CUP SHALL BE REVOKED.

## Development Notes

- AREA OF TRACT: 1.11 ACRES
- PRESENT ZONING: C-2 (GENERAL BUSINESS)
- PROPOSED USE: RESTAURANT
- PROPERTY OWNER: JOSE & MARTHA JARA  
315 WEST TERRA LANE  
O'FALLON, MO 63366
- SETBACKS FOR C-2 ZONING:  
FRONT YARD: 25 FEET  
SIDE YARD: 0 FEET  
REAR YARD: 0 FEET

WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0237G, COMMUNITY PANEL NUMBERS (CITY OF O'FALLON, ST. CHARLES COUNTY, 290316 0237 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016), BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.

7. SITE COVERAGE:	
EXISTING:	TOTAL SITE ACREAGE - 48,219.36 SQ.FT.
	BUILDING AND PAVEMENT - 28,969.50 SQ.FT. = 60%
	GREEN SPACE - 19,249.86 SQ.FT. = 40%
PROPOSED:	BUILDING AND PAVEMENT - 34,512.79 SQ.FT. = 72%
	GREEN SPACE - 13,706.57 SQ.FT. = 28%
8. DIFFERENTIAL RUNOFF:	
EXISTING:	BUILDING & PAVEMENT 0.67 ACRES @ 3.85 = 2.58 cfs
	GREEN SPACE 0.44 ACRES @ 1.87 = 0.82 cfs
	TOTAL EXISTING = 3.40 cfs
100 year - 20 min	0.67 ACRES @ 6.08 = 4.07 cfs
	0.44 ACRES @ 2.95 = 1.30 cfs
	100 year 20 min TOTAL = 5.37 cfs
PROPOSED:	BUILDING & PAVEMENT 0.79 ACRES @ 3.85 = 3.04 cfs
	GREEN SPACE 0.31 ACRES @ 1.87 = 0.58 cfs
	TOTAL PROPOSED = 3.62 cfs
100 year - 20 min	0.79 ACRES @ 6.08 = 4.80 cfs
	0.31 ACRES @ 2.95 = 0.91 cfs
	100 year 20 min TOTAL = 5.71 cfs

TOTAL DIFFERENTIAL: 3.62 cfs - 3.40 cfs = 0.22 cfs INCREASE IN RUNOFF  
TOTAL DIFFERENTIAL 100 year - 20 min = 5.71 cfs - 5.37 cfs = 0.34 cfs INCREASE IN RUNOFF

NO DETENTION REQUIRED

- ALL PAVING TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, AND SPECIFICATIONS AND SIGNAGE.
- A PHOTOMETRIC PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS. LIGHTING SHALL BE DESIGNED FOR A MAXIMUM OF 0.4 FOOT CANDLES ALONG PROPERTY LINE. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- THE MAXIMUM SLOPE SHALL BE 3:1.
- 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 BEING SCREENED.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *Jamie Heath* DATE: 01/30/2018  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



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- PHOTOMETRIC PLAN

Plan View  
1"=40'

## Benchmarks Project

**BENCHMARK:**  
F-149 - ELEVATION 542.80 (DATUM NAVD88) ESTABLISHED BY COAST AND GEODETIC SURVEY 1935. A STANDARD BRASS DISK, STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 3 INCHES ABOVE GROUND, FURTHER DESCRIBED IN 2003 AS BEING LOCATED IN THE CITY OF O'FALLON, MO. APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER, TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-K/SR-M (MAIN STREET), GO NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A STANDARD CGS DISK STAMPED--F 149 1935--AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD

## Site Benchmark

**BENCHMARK:**  
ELEV. 598.80' - CROSS CUT ON NORTHEAST CORNER OF CONCRETE PAD AT THE BASE OF THE STREET LIGHT BOX AT THE NORTHEAST CORNER OF WOODLAWN AVENUE AND WEST TERRA LANE.

## Utilities

**Sanitary Sewer**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO 63366  
636-281-2858  
For city water, sanitary, and storm locates contact 636-281-2858.  
For traffic locates contact 636-379-5602.

**Water**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO 63366  
636-281-2858  
Contact Engineering at 636-379-5556.  
Construction Inspection Division at 636-379-5596.

**Electric**  
Ameren UE  
200 Callahan Road  
Wentzville, MO 63385  
636-639-8312  
Gas  
Laclede Gas Company  
1999 Trade Center Drive  
St. Peters, MO 63376  
636-575-0865

**Telephone**  
Century Link  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

**Fire Department**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO 63366  
636-272-3493

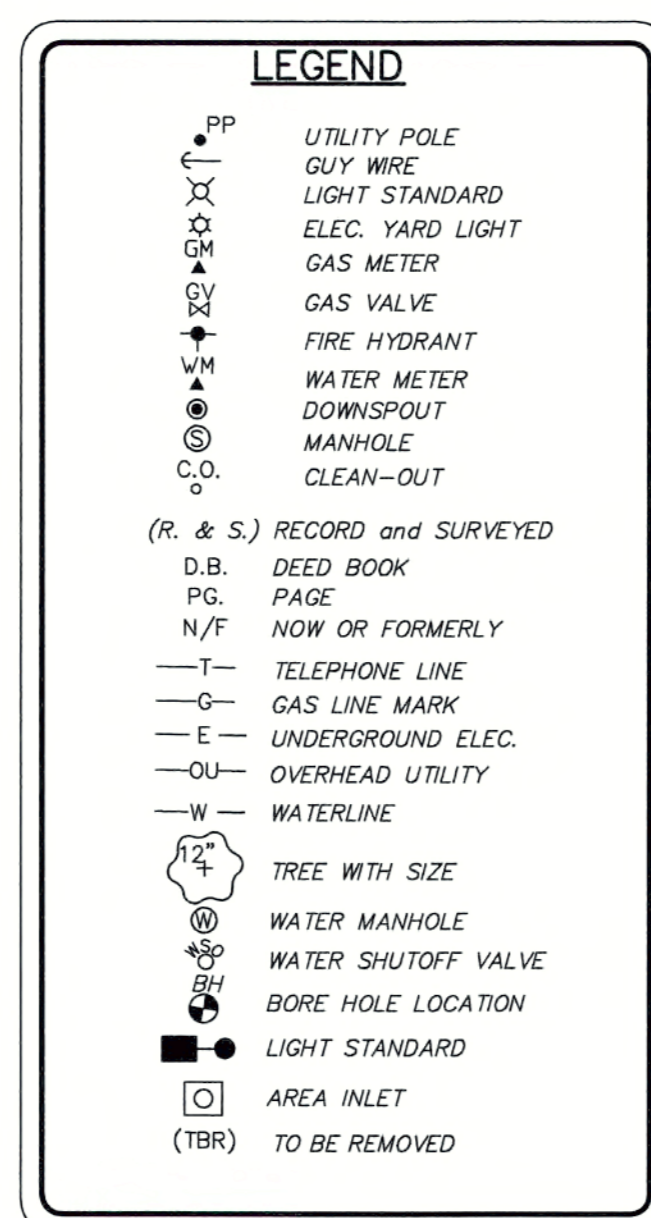
**Cable**  
Charter Communications  
4160 Old Mill Parkway  
St. Peters, MO. 63376  
636-387-6633

**Storm Sewer**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO 63366  
636-281-2858

## Grading Quantities

125 C.Y. CUT (INCLUDES SUBGRADES)  
46 C.Y. FILL (INCLUDES 8% SHRINKAGE)  
79 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE CITY ENGINEERING WITH HAUL ROUTE.



CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.

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, COMPLETE 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 IMPROVEMENT SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWING. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTORS.

## Site Notes

- 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 SATURDAY AND SUNDAY

- TOTAL SITE AREA 1.11 ACRES  
THE AREA OF LAND DISTURBANCE IS 0.22 ACRES  
NUMBER OF PROPOSED LOTS IS 1
- BUILDING SETBACK INFORMATION: FRONT YARD... 25 FEET  
SIDE YARD... 0 FEET  
REAR YARD... 0 FEET
- PARKING REQUIREMENTS:  
RESTAURANTS (DINE-IN AND DRIVE-THRU):  
TWENTY (20) SPACES PLUS ONE (1) SPACE PER 100 S.F. OF FLOOR AREA INCLUDING OUTDOOR PATIO SPACE = 4300/100 ~ 43 + 20 = 63 SPACES REQUIRED  
PROPOSED = 3 ACCESSIBLE SPACES  
65 OPEN SPACES  
68 SPACES TOTAL PROVIDED

- LANDSCAPING REQUIREMENTS:  
STREET TREE REQUIREMENTS:  
1 TREE FOR EVERY 40' OF FRONTAGE (ADDITIONAL PARKING AREA ONLY)  
155' OF RIGHT-OF-WAY FRONTAGE = 155/40=3.875 ~ 4 STREET TREES REQUIRED  
4 STREET TREES PROVIDED  
INTERIOR LANDSCAPING REQUIRED:  
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.  
68 SPACES X 270 = 18,360 X 6% = 1,102 SQ.FT. LANDSCAPING REQUIRED  
1200 SQ.FT. LANDSCAPING PROVIDED INCLUDING 2 TREES & 5 SHRUBS

PROJECT TITLE:  
EL TIO PEPE MEXICAN  
RESTAURANT

315 WEST TERRA LANE  
O'FALLON, ST. CHARLES,  
MISSOURI 63366

ENGINEERING  
SURVEYING

221 Pointe West Blvd.  
St. Charles, MO 63301  
636-928-5582  
FAX 928-1718



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I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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Surveying Authority No. 000144  
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## REVISIONS

DATE	CITY COMMENTS
09/19/17	CITY COMMENTS
10/04/17	CITY COMMENTS

Developer / Owner:  
WR HOLMAN, LLC  
2 HICKORY HILL DRIVE  
O'FALLON, MISSOURI 63366  
(636) 734-1815

P+Z No. 33-14.01  
CUP No. 33-14.01.01  
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