LION'S CHOICE RESTAURANT

A TRACT OF LAND BEING PART OF LOT 25 OF THE JOHN D. COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN U.S. SURVEY 1669, T. 46 N., R. 3 E. ST. CHARLES COUNTY, MISSOURI

LEGEND

EXISTING CONTOURS	433
PROPOSED CONTOURS	433
EXISTING STORM SEWER	= = = = =
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	= = = =
PROPOSED SANITARY SEWER	— SAN — SAN —
RIGHT-OF-WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	(12 ²)
EXISTING SPOT ELEVATION	× 433.28
PROPOSED SPOT ELEVATION	<u>433.28</u> ★
SWALE	
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R.& R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	—— w ———
GAS MAIN	—— GAS ——— GAS ——
UNDERGROUND TELEPHONE	—
OVERHEAD WIRE	— ОНЕ — ОНЕ —
UNDERGROUND ELECTRIC	—— Е ——— Е ———
SILTATION CONTROL	x x
FIRE HYDRANT	×
POWER POLE	WV C
WATER VALVE	₩ ⊠
LIGHT STANDARD	\Diamond

ABBREVIATIONS

N S	NORTH SOUTH
S E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED
	TO BE REMOVED AND REPLACED

HYDRAULIC GRADE

SITE BENCHMARK NAVD88 ELEV. - 555.83' FTUS "O" in the word open on fire hydrant.

* 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:

PROFESSIONAL ENGINEER'S SEAL

INDICATES RESPONSIBILITY FOR DESIGN

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

Lion's Choice Corporate Headquarters 12977 North Outer Forty Drive, Suite 100 CITY OF O'FALLON Saint Louis, MO 63141 PUBLIC WORKS DEPARTMENT tcharleville@lionschoice.com 0: 314-821-8665 ACCESPTED FOR CONSTRUCTION BY____grannie Greenlee_____DATE____09/11/2017

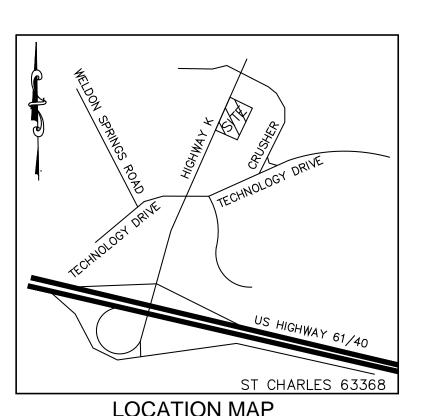
PREPARED BY:

PREPARED FOR:

Tina Charleville



10820 Sunset Office Drive Suite 200 Saint Louis, Missouri 63127



PROPERTY DATA

	<u> </u>	
OWNER	=	HWY K PROPERTIES, LLC
ADDRESS	=	4520 HIGHWAY K
PARCEL ID	=	3-157E-A663-00-0001.0000000
ACREAGE	=	0.95± ACRES
ZONING	=	C-3 HIGHWAY COMMERCIAL
PROPOSED USE	=	RESTAURANT W/DRIVE-THRU
FIRE DISTRICT		COTTLEVILLE
SCHOOL DISTRICT	=	FRANCIS HOWELL
SEWER DISTRICT	=	DUCKETT CREEK SEWER DISTRICT
WATER SHED	=	DARDENNE CREEK
FEMA MAP	=	29183C0430 E
ELECTRIC COMPANY	=	AMEREN UE
GAS COMPANY	=	LACLEDE GAS COMPANY
PHONE COMPANY	=	AT&T
WATER DISTRICT	=	P.W.S.D. #2

UTILITY CONTACTS

SANITARY SEWER	=	DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO. 63368 MIKE MERKT 636-441-1244	ELECTRIC SERVICE	=	AMEREN UE — Boone Trails Division 200 N. CALLAHAN ROAD WENTZVILLE, MO. 63385 DANIEL GIESSMANN PH. (636) 639—8336 CELL (636) 357—2978 FAX (636) 639—8256 EMAIL: DGiessmann@Ameren.com
STORM SEWER	=	STORM SEWER CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO. 63366 636–281–2858	GAS SERVICE	=	
WATER DISTRICT	=	PUBLIC WATER SUPPLY DISTRICT NO. 2 P.O. BOX 967 O'FALLON, MO. 63366 636-561-3737 EXT. 131			1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 MARK DEMLING PH. (314) 575-9090
FIRE DISTRICT	=	WENTZVILLE FIRE DISTRICT 209 WEST PEARCE BLVD. WENTZVILLE, MO. 63385 ATTN: MR. JOE HEITKAMP, FIRE MARSHAL PH. 636—332—9869	PHONE SERVICE	=	TELEPHONE CENTURY TEL 1151 CENTURY TEL DR. WENTZVILLE, MO. 63385 636-332-7261

IOU NORTH MAIN STREET O'FALLON, MISSOURI 5336 636.240.2600 FACSIMIL F 636.978.4144 www.ofallon.mo.us	Dune 2; 2017
June 2, 2017 Tina Charleville LC Real Estate- LLC	Tina Charleville LC Real Estate, LLC 12977, North 40 Drive, Ste. 100 Sc. Louis, MO: 63141. RE: (11-17,01) Request for Consideration and Motion for Action on a Site Plantor 4001, Crusher Drive. C. Real Estates.
1.2977 North 40 Drive, Ste 100 Sci Louis, MO 63141. RE: (11-17) Public Comment, Request for Consideration and Motion for Recommendation to the City Council regarding a Conditional Use Permit for 4001 Crusher Drive - LC Real Estate, LLC, applicant and contract purchaser - Highway K Properties, LC, property owner - proposed use: drive thru restaurant	LLC, applicant and contract purchaser - Highway K Properties, LC, property owner - proposed use: Lons Choice restaurant Dear Ms. Charleville: On June 1; 2017, the Planning and Zoning Commission approved the above referenced request:
Dear Ms. Charleville: On June 1, 2017, the Planning and Zoning Commission voted to forward a recommendation of approval to the City Council for the above referenced request. This approval would be contingent upon the following: Should this conditional use cease operations for a period of over one (1) year, the conditional use shall be revoked. This Conditional Use Permit shall be revoked upon: 1) 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 profinance or other applicable law. The occurrence of activities which are deemed to disturb the peace is defined in Title 11. Public Health, Safety and Welfare of the Municipal Code shall prompt the City to revoke the Conditional Use Permit. 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 approval is conditional upon the following Staff recommendations being met: 1. Parking setback shall be maintained 2. The bike racks will need to conform to Bike USA standards 3. There appears to be a conflict between interior parking lift tree location and the parking light locations. Work with staff on these locations. 4. The proposed development is not a separately platted lot and is located on a property with an existing development. The options for freestanding and menu board signage will be limited. 5. The municipal code requirements shall be met. The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans: 1. All signage shall be reviewed and approved through a separate permitting process. 2. Any equipment or mechanical units shall be screened in accordance with Section 400.278: 3. Provide a detail of the patio raling. 4. The drive thru bypass lane shall be at least 12 feet in width.
The City Council will hold a public hearing and first reading on this issue on June 8, 2017, with a final reading and vote being scheduled at their June 22, 2017 meeting. These meetings are held in the Council Chambers of the O'fallon Ministreet, O'fallon Missouri at 7:30 p.m. Your attendance at both City Council meetings is mandatory for this item to be processed. Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated. Www.surveymonkey.com/s/PlanningandInspections If you have questions about the above, feel free to contact my office at 636-379-5544.	Please Note: The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued. Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Public Works) Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system. The appropriate Fire District will need to review and approve the development. Any signage to be pisced on the subject property requires a separate Sign Permit. Any business occupying the site requires approval of a Business License. All Conditions of Approval shall be noted on the Construction Site Plans.
David S. Woods, ATCP Director of Planning and Development TLC: Lenore Josef Aldaz, Interim City Administrator John Heckmann, Hwy K Properties, 14151 Clayton Road, Town and Country, MO 63017 Brandon Harp, Civil Engineering Design Consultant, 10820 Sunset Office, St. Louis, MO 63127	Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated. www.surveymonkev.com/s/PlanningandInspections If you have questions about the above, feel free to contact my office at 636-379-5544. Sincerely, David S, Woods, AICP Director of Planning and Development TIC: Deff Schuepfer, Assistant City Engineer John Heckmann, Hwy K Properties, LC, 14151 Cayton Road, Town and Country, Mo 63017 Brandon Harp, Civil Engineering Design Consultant, 10820 Sunset Office, St. Louis, MO 63127

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C06	SITE DETAILS
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	A /

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PHOTOMETRIC PLAN

<u>UTILITY NOTE:</u>
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES. EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR: CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS: INSPECTIONS AND ASSOCIATED MONETARY CHARGES: AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOSE 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 IMPROVEMENT 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

The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.



MISSOURI ONE CALL TICKET NUMBER 170872683

The utilities contacted by Missouri One Call were Ameren Missouri Electric, ATT Distribution, MODOT St. Louis District, Laclede Gas Company, Missouri American Water Company and St. Charles County PWSD 2.

PROFESSIONAL ENGINEER CEDC LICENSE NO.: 2003004674

an staur Sice Result HIGHWAY

Missouri 6 Improvement **Choi** 4520 F Site S 0 -

Proj. # 1654 No. Description Date 1 Rev. per City/Client 7/13/17 To Cottleville FPD 7/17/17 7/28/17 City Resubmittal City Resubmittal 8/17/17 City Resubmittal 8/31/17

TITLE SHEET

PLANNING AND DEVELOPMENT FILE NUMBER = 11-17 PLAN WAS APPROVED BY P&Z COMMISSION ON JUNE 1, 201