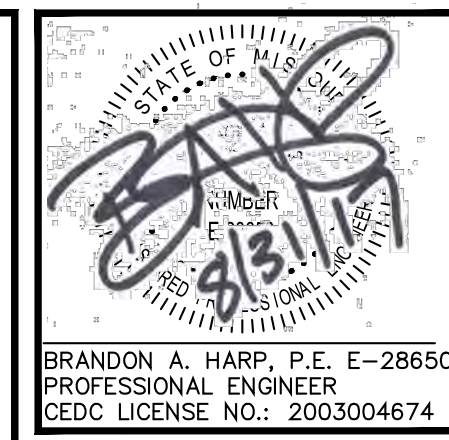


SITE IMPROVEMENT PLANS

FOR A

LION'S CHOICE RESTAURANT

KINGSMILL CROSSING
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

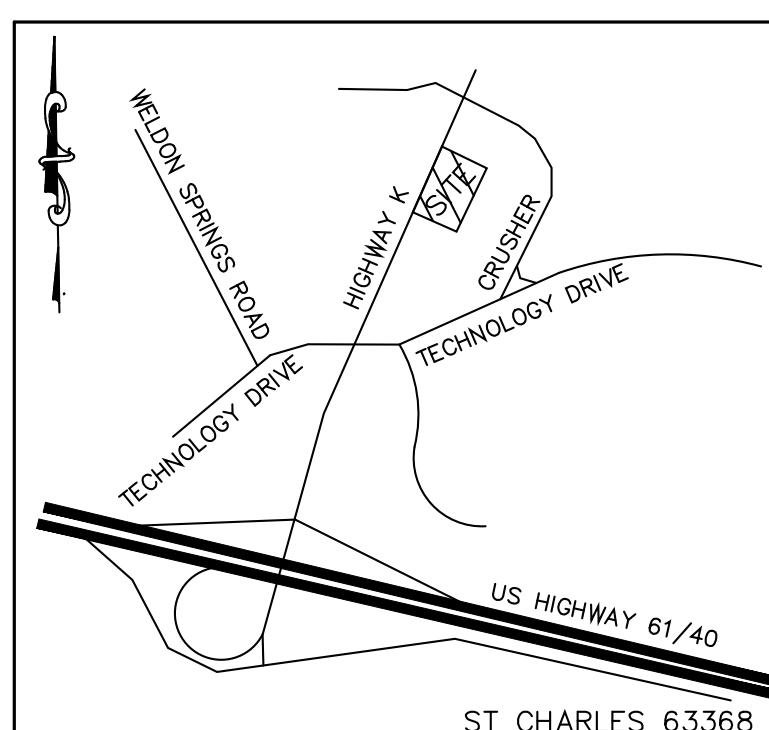


LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	— 433 —
EXISTING STORM SEWER	— [] —
PROPOSED STORM SEWER	— ST — ST —
EXISTING SANITARY SEWER	— [] —
PROPOSED SANITARY SEWER	— SAN — SAN —
RIGHT-OF-WAY	— — — — —
EASEMENT	— — — — —
CENTERLINE	— — — — —
EXISTING TREE	⊙
EXISTING SPOT ELEVATION	+ 433.28
PROPOSED SPOT ELEVATION	433.28
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 — W —
GAS MAIN	— GAS — GAS —
UNDERGROUND TELEPHONE	— T — T —
OVERHEAD WIRE	— OHE — OHE —
UNDERGROUND ELECTRIC	— E — E —
SILTATION CONTROL	— X — X —
FIRE HYDRANT	⊙
POWER POLE	⊙
WATER VALVE	⊙
LIGHT STANDARD	⊙

ABBREVIATIONS

N	NORTH
S	SOUTH
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
(T.B.R.&R.)	TO BE REMOVED AND REPLACED
H.G.	HYDRAULIC GRADE



LOCATION MAP
(NOT TO SCALE)

PROPERTY DATA

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	= COTTEVILLE
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: DGiesmann@Ameren.com
STORM SEWER	= STORM SEWER CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO. 63366 636-281-2858	GAS SERVICE	= LACLEDE GAS CO. 1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 MARK DEMLING PH. (314) 575-9090
WATER DISTRICT	= PUBLIC WATER SUPPLY DISTRICT NO. 2 P.O. BOX 967 O'FALLON, MO. 63366 636-561-3737 EXT. 131	PHONE SERVICE	= TELEPHONE CENTURY TEL 1151 CENTURY TEL DR. WENTZVILLE, MO. 63385 636-332-7261
FIRE DISTRICT	= WENTZVILLE FIRE DISTRICT 209 WEST PEARCE BLVD. WENTZVILLE, MO. 63385 ATTN: MR. JOE HEITKAMP, FIRE MARSHAL PH. 636-332-9869		

SITE BENCHMARK

NAV888 ELEV. - 555.83' FTUS

"0" 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:

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

CITY OF O'FALLON
PUBLIC WORKS DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY *Janice Duvall* DATE 09/11/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN

PREPARED FOR:

Tina Charleville
Lion's Choice Corporate Headquarters
12977 North Outer Forty Drive, Suite 100
Saint Louis, MO 63141
tcharleville@lionschoice.com
O: 314-821-8665

PREPARED BY:

CEDDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.ceddc.net

SHEET INDEX

C01	TITLE SHEET
C02	SPECIFICATIONS
C03	EXISTING CONDITIONS AND FACILITIES REMOVAL PLAN
C04	SITE AND GRADING PLAN
C05	SITE GEOMETRY AND UTILITY PLAN
C06	SITE DETAILS
C07	UTILITY & SEWER DETAILS
C08	SEWER PROFILES AND HYDRAULIC DATA
C09	DRAINAGE AREA & BMP PLAN
C10	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
L-1 - L-2	LANDSCAPE PLAN
E1	PHOTOMETRIC PLAN

NOTE:
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.

UTILITY NOTE:
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 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 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 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 INSPECTION.

NOTE:

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, MDOOT St. Louis District, Laclede Gas Company, Missouri American Water Company and St. Charles County PWS 2.

Site Improvement Plans
Lion's Choice Restaurant
4520 HIGHWAY K
O'Fallon, Missouri 63368

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

TITLE SHEET

C01