



MISSOURI ONE-CALL SYSTEM, INC.

FINAL ENGINEERING PLANS

FOR

OBERWEIS RESTAURANT

AT

1816 HIGHWAY K
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

Conditions of Approval from Planning and Zoning

1. Remove lot 1 and lot 2 labels.
2. All trails and walkways shall be ADA compliant.
3. The van accessible parking isle shall be an 8 foot wide parking isle.
4. The water meter will need to be in the right of way or an access easement will need to be provided to the City for access to the meter.

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CIVIL ENGINEERING PLANS		REVISIONS						
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C-3	OVERALL GEOMETRIC PLAN				X			
C-4	GRADING PLAN				X			
C-5	ACCESSIBLE ROUTE GRADES AND DETAILS				X			
C-6	UTILITY PLAN				X			
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C-8	PHASE II SOIL EROSION CONTROL PLAN							
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C-11	PROJECT DETAILS #2				X			
C-12	PROJECT SPECIFICATIONS							
C-13	CITY OF O'FALLON SPECIFICATIONS				X			
C-14	SANITARY AND STORM SEWER PROFILES AND CALCULATIONS				X			
C-15	STORM SEWER CALCULATION EXHIBIT				X			
SUPPORTING DOCUMENTS		REVISIONS						
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1 of 2	ALTA/NSPS LAND TITLE SURVEY							
2 of 2	ALTA/NSPS LAND TITLE SURVEY							
L-1	LANDSCAPE PLAN				X			
1 of 1	PHOTOMETRIC PLAN							

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

* 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

* THE AREA OF THIS PHASE OF DEVELOPMENT IS: 3.06 ACRES
THE AREA OF LAND DISTURBANCE IS: 1.28 ACRES
NUMBER OF PROPOSED LOTS IS: ONE
BUILDING SETBACK INFORMATION: FRONT 25'
SIDE 10'
REAR 10'

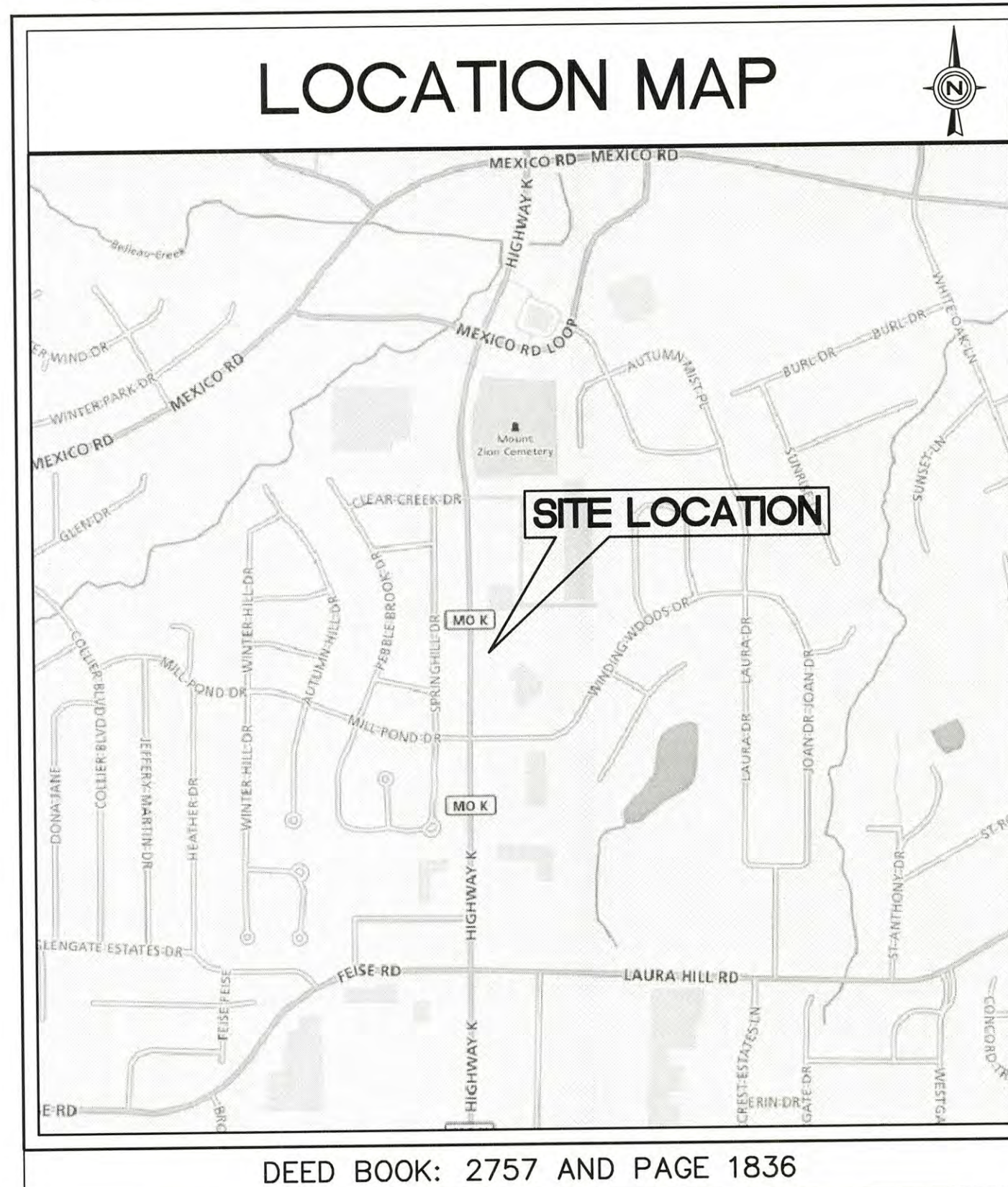
* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS: 1,250 G.P.D.
* TREE PRESERVATION CALCULATIONS

CITY APPROVAL OF ANY CONSTRUCTION SITE PLAN 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 IMPROVEMENTS 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.

LOCATION MAP



BENCHMARK

REFERENCE BENCHMARK

"O" IN OPEN ON FIRE HYDRANT LOCATED APPROXIMATELY 200 FEET EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.

ELEVATION = 568.26' FTUS NAVD88

FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0237G, COMMUNITY NUMBER 290316 (CITY OF O'FALLON) WHICH BEARS AN EFFECTIVE OF JANUARY 20, 2016.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeanie Greenlee DATE: 09/11/2019
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

LEGEND

EXISTING	DESCRIPTION	PROPOSED
⊙	CATCH BASIN	⊙
⊙	INLET	⊙
⊙	STORM MANHOLE	⊙
⊙	SANITARY MANHOLE	⊙
⊙	VALVE VAULT	⊙
⊙	FIRE HYDRANT	⊙
⊙	FLARED END SECTION	⊙
⊙	ELECTRICAL POWER POLE	⊙
⊙	OVERHEAD TRAFFIC SIGNAL	⊙
⊙	TRAFFIC SIGNAL MANHOLE	⊙
⊙	OVERHEAD ELECTRIC WIRES	⊙
⊙	TRANSFORMER PAD	⊙
⊙	TELEPHONE PEDESTAL	⊙
⊙	TELEPHONE MANHOLE	⊙
⊙	CABLE TELEVISION PEDESTAL	⊙
⊙	COMMONWEALTH EDISON MANHOLE	⊙
⊙	B/BOX	⊙
⊙	LIGHT POLE	⊙
⊙	SIGN	⊙
⊙	BOLLARD POLE	⊙
⊙	GAS MARKER	⊙
⊙	ELECTRIC MARKER	⊙
⊙	TELEPHONE MARKER	⊙
⊙	WATER MAIN	⊙
⊙	GAS MAIN	⊙
⊙	ELECTRIC LINE	⊙
⊙	TELEPHONE LINE	⊙
⊙	CABLE TV LINE	⊙
⊙	SANITARY SEWER	⊙
⊙	STORM SEWER	⊙
⊙	GUY POLE	⊙
⊙	CONIFEROUS TREE W/DIAMETER	⊙
⊙	DECIDUOUS TREE W/DIAMETER	⊙
⊙	WOOD FENCE	⊙
⊙	CHAIN LINK FENCE	⊙
⊙	METAL GUARDRAIL	⊙
⊙	CONCRETE SURFACE	⊙
⊙	CONTOUR LINE	⊙
⊙	FINISHED FLOOR ELEVATION	⊙
⊙	PAVEMENT ELEVATION	⊙
⊙	MATCH EXISTING ELEVATION	⊙
⊙	GROUND ELEVATION	⊙
⊙	TOP OF WALK ELEVATION	⊙
⊙	TOP OF RETAINING WALL ELEVATION	⊙
⊙	FLOW LINE ELEVATION	⊙
⊙	TOP OF CURB ELEVATION	⊙
⊙	RIM ELEVATION	⊙
⊙	DOWNSPOUT LOCATION	⊙
⊙	PERVIOUS AREA SLOPE DIRECTION	⊙
⊙	PAVEMENT SLOPE DIRECTION	⊙
⊙	OVERLAND OVERFLOW DIRECTION	⊙
⊙	INLET PROTECTION	⊙
⊙	INLET BASKET FILTER	⊙

UTILITY CONTACTS

SANITARY SEWERS
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-240-2000

WATER
PUBLIC WATER SUPPLY DISTRICT NO. 2
P.O. BOX 967
O'FALLON, MO. 63366
636-561-3737 EXT. 131

STORM SEWER
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
636-240-2000

ELECTRIC
AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
636-639-8312

GAS
SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297

TELEPHONE
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

NO.	REVISIONS	DATE
1	BID SET	5/23/19
2	BID SET	6/10/19
3	PERMIT SET	6/13/19
4	PER CITY REVIEW	7/19/19

Prepared For:

DXU ARCHITECTS
412 South Wells, 2nd Floor
Chicago, IL 60607

OBERWEIS RESTAURANT
1816 Highway K
O'Fallon, St. Charles County, Missouri, 63366

Prepared By:



STATE OF ILLINOIS
COUNTY OF KANE)

DATE: 7/19/19
JEFFREY C. MILLER
NUMBER: PE-2016015595
EXP: 11/30/19

JEFFREY C. MILLER - ENGINEER
MO# 2016015595

CHECKED BY: J.MILLER
DESIGN BY: M.HANSEN
DRAWN BY: K.P., M.H.
DATE: MAY 23, 2019
SCALE: NONE
PROJECT NO.: 18-085

STATE OF ILLINOIS
COUNTY OF KANE)

I, JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF MISSOURI, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED BY WATERMARK ENGINEERING RESOURCES, LTD. UNDER MY PERSONAL DIRECTION. THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE: 7/19/19

MISSOURI LICENSED PROFESSIONAL ENGINEER NO. 2016015595.
MY LICENSE EXPIRES ON 12-31-20.

UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

MISSOURI STATE CERTIFICATE OF AUTHORITY #2016015112.

O'FALLON PLANNING AND DEVELOPMENT FILE NUMBER (19-002162) (5/2/19)

COVER SHEET

C-1

COVER SHEET