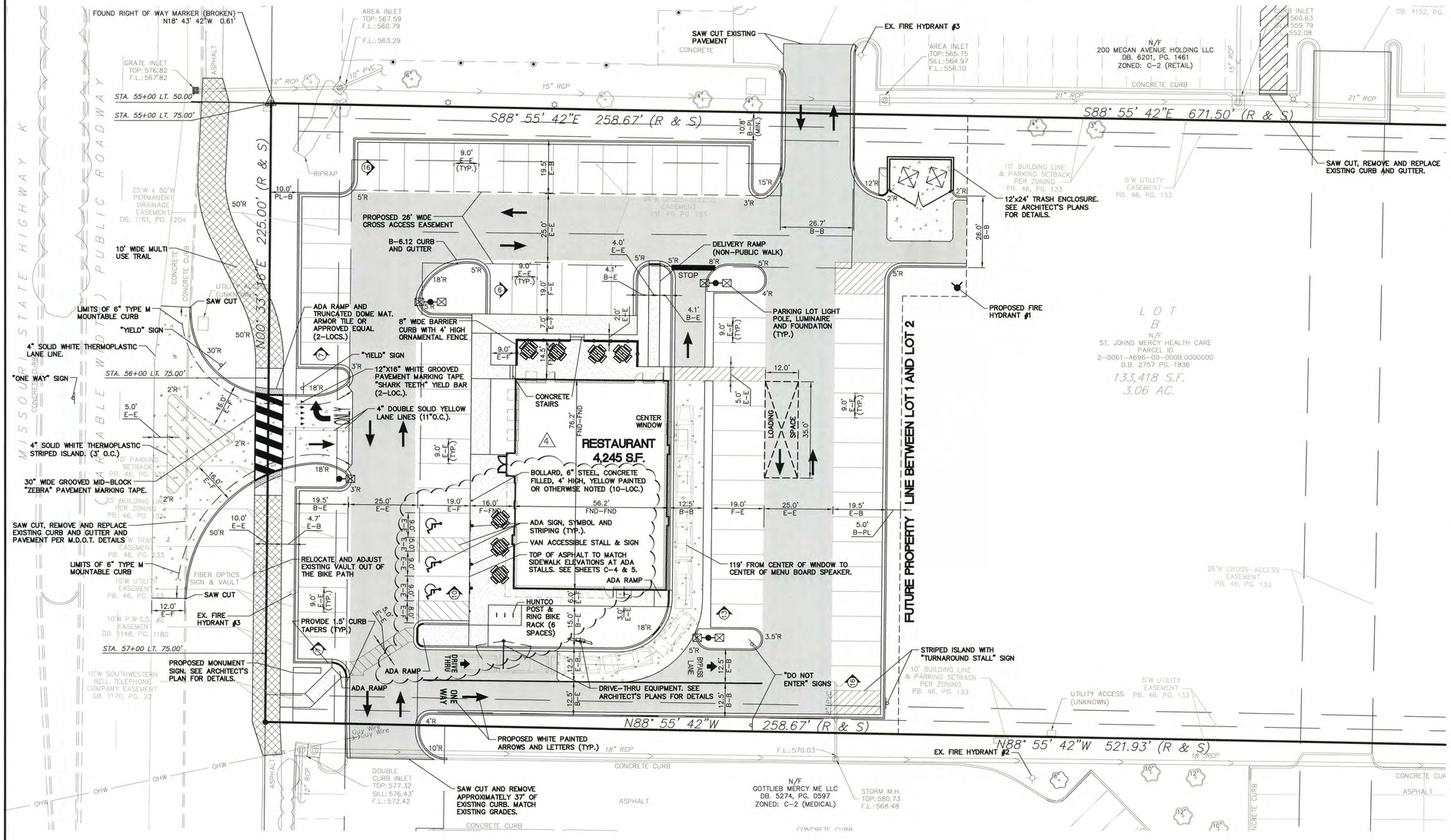


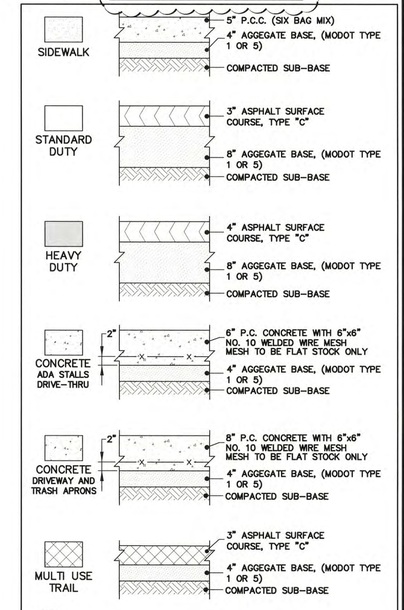
GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE SURVEY
   (SURVEY PROJECT #1807-109 DATED 01/08/19)
   PREPARED BY: MARLER SURVEYING COMPANY, INC.
   11402 GRAVOIS ROAD, SUITE 200, ST. LOUIS, MO. 63126
   (314) 729-1001
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

GEOMETRIC PLAN NOTES:

1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

4 PAVEMENT LEGEND



NOTES:

1. REFERENCE MO.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) FOR BINDER & SURFACE COURSES AGGREGATE BASE COURSE.
2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER MO.D.O.T. STANDARD.
7. ALL NON-REINFORCED CONCRETE SHALL BE 4,000 PSI AT 28 DAYS.
8. THE ASPHALT SHALL BE COMPACTED TO 98% MAXIMUM DENSITY.

ON SITE PARKING DATA

REGULAR SPACES	72
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	75
REQUIRED PARKING SPACES	72
(20 SPACES, PLUS 1 SPACE PER 100 S.F. OF FLOOR AREA, INCLUDING OUTDOOR PATIO SPACE	
BLDG. 4,245 S.F. + PATIO 890 S.F. = 5,135 S.F.)	
REQUIRED LOADING SPACE	1 (12'x35')
PROVIDED LOADING SPACE	1
(1 SPACE FOR FIRST 5,000 S.F. OF BUILDING)	
REQUIRED BICYCLE PARKING	5 (4.47)
PROVIDED BICYCLE PARKING	5
(1 BICYCLE PARKING/15 PARKING SPACES)	

SITE DATA

TOTAL LOT AREA	=	133,418 S.F. (3.06 AC.)
IMPERVIOUS AREA	=	43,699 S.F. (1.00 AC.)(32%)
PERVIOUS AREA	=	89,719 S.F. (2.06 AC.)(68%)
BUILDING AREA	=	4,245 S.F.
FAR	=	0.080

ZONED: C2 - GENERAL BUSINESS DISTRICT

EXISTING SITE CONDITIONS MAY FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF O'FALLON ZONING REGULATIONS. ZONING REGULATIONS ARE SUBJECT TO CHANGE, INTERPRETATION AND EXCEPTION, FOR FURTHER INFORMATION CONTACT THE CITY OF O'FALLON PLANNING AND ZONING DEPARTMENT AT 636-240-2000.

(BUILDING SETBACKS PER ZONING)
FRONT SETBACK - NOT LESS THAN 25 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OR GASOLINE SERVICE STATIONS.

SIDE SETBACK - NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN 25 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.

REAR SETBACK - NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OR OFFICE A REAR YARD OF NOT LESS THAN 10 FEET SHALL BE PROVIDED.

HEIGHT SETBACK - NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF 50 FEET.

LANDSCAPE DATA AND CALCULATIONS

PARKING SPACES 75 x 270 = 20,250 x 0.06 = 1,215
(REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA)

LANDSCAPE AREA PROVIDED = 9,370 S.F.
9,370/ 3,000 = 3 TREES REQUIRED
3 TREES PROVIDED

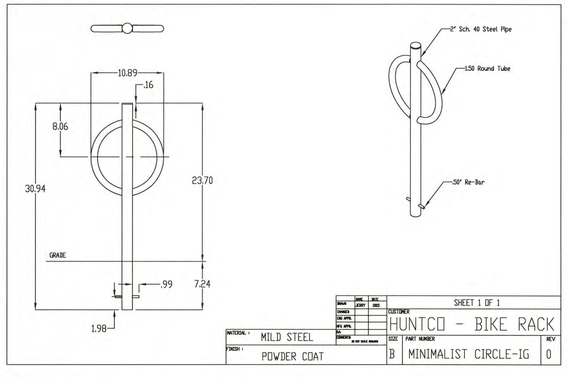
PROPERTY FRONTAGE = 225 / 40 = 6 TREES REQUIRED
6 TREES PROVIDED

LANDSCAPE BUFFER 2 UNITS PER 100 L.F.
1 UNIT = 30 POINTS

BUFFER FRONTAGE 100 L.F. = 2 UNITS (60 POINTS)

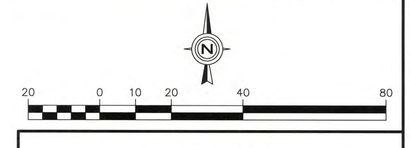
EVERGREEN TREES = 10 POINTS EACH

EVERGREEN TREES PROVIDED: 6 x 10 = 60 POINTS/ 2 UNITS



DIMENSION LEGEND

F	= FACE	FNC	= FENCE
FND	= FOUNDATION	R	= RADIUS
B	= BACK	C	= CENTER
E	= EDGE	PL	= PROPERTY LINE



GEOMETRIC PLAN

J:\dwgs\18jobs\18085\18085.DWG, 18-085

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

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:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

WATERMARK ENGINEERING RESOURCES, LTD.
MISSOURI STATE CERTIFICATE OF AUTHORITY #2016015112

DATE: 7/19/19

STATE OF MISSOURI
JEFFREY C. MILLER
NUMBER PE-2016015595
PROFESSIONAL ENGINEER

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:	1" = 20'
PROJECT NO.:	18-085

C-2

GEOMETRIC PLAN